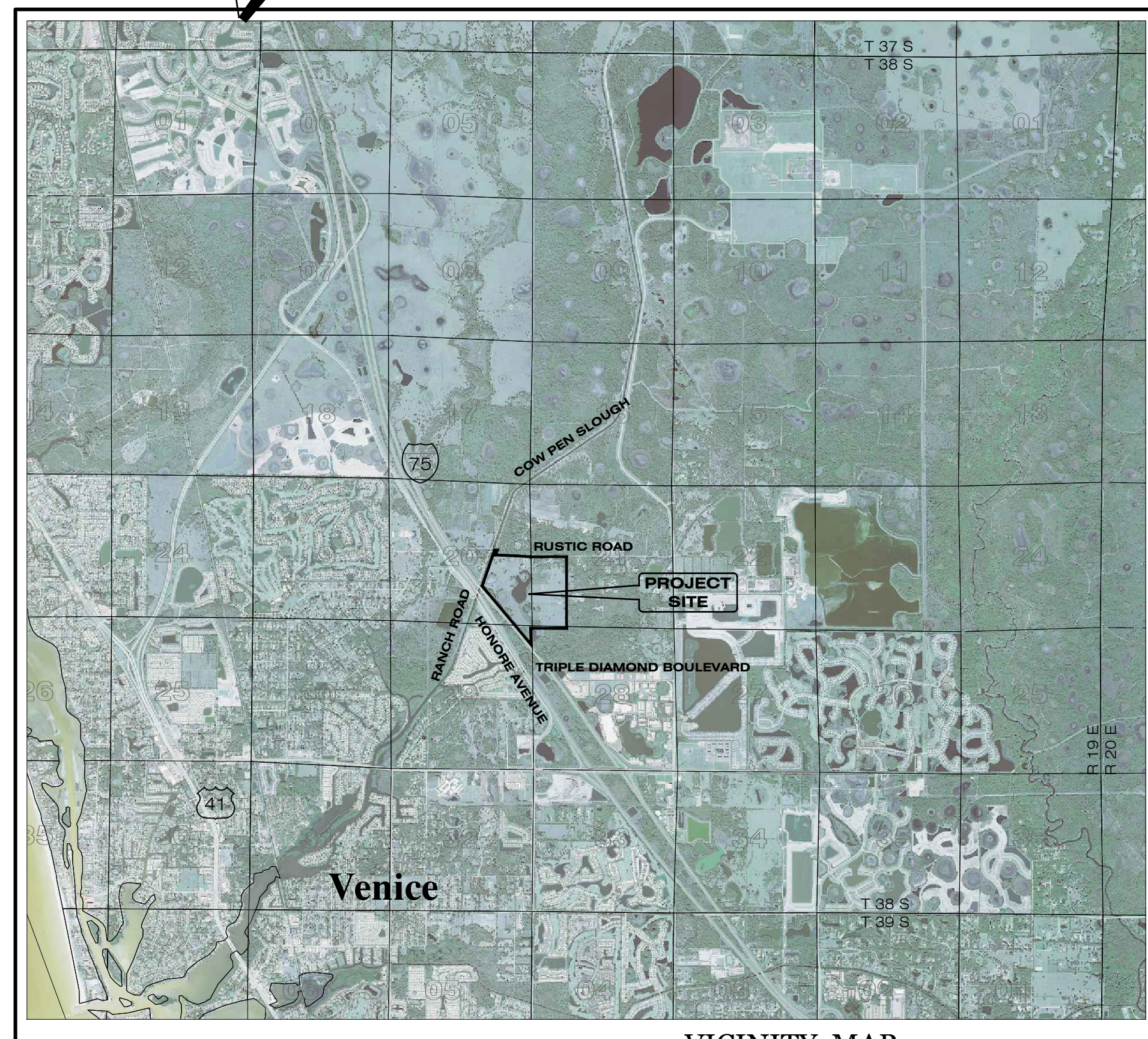
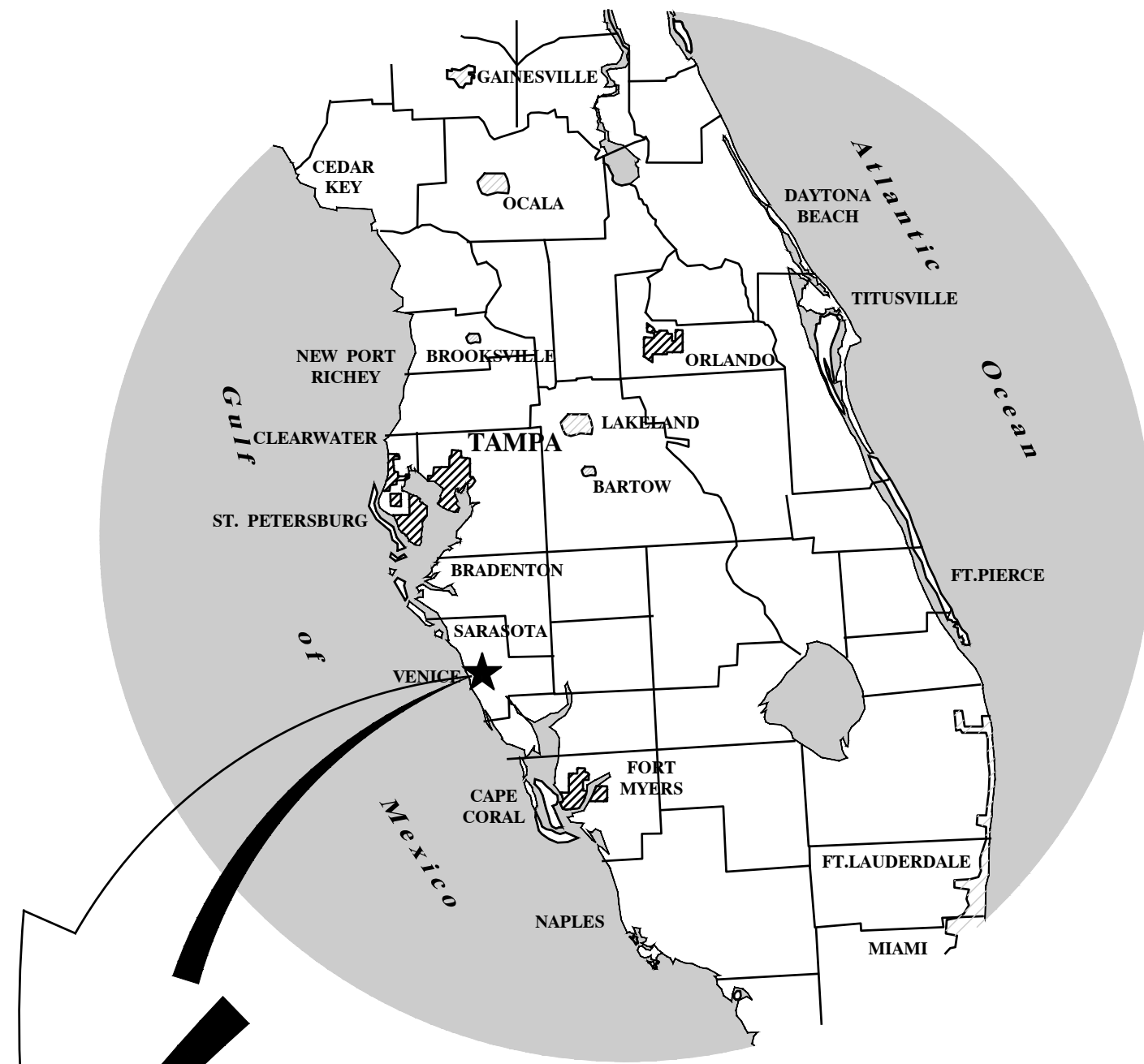


# RUSTIC ROAD SOUTH PHASES 1 & 2 CONSTRUCTION PLANS PHASE ONE WATER MAIN RECORD DRAWINGS



VICINITY MAP  
CITY OF VENICE, FLORIDA  
SECTION 20, 21, & 29, TOWNSHIP 38 SOUTH, RANGE 19 EAST

## INDEX OF CONSTRUCTION PLANS

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1-1-1-18	SHEETS FROM PRELIMINARY PLAT (21-03PP)

UTILITY INFORMATION		
UTILITY	SOURCE	OWNERSHIP
POTABLE WATER	CITY OF VENICE	CITY OF VENICE
WASTEWATER	CITY OF VENICE	CITY OF VENICE

## UTILITY CONTACT INFORMATION

CITY OF VENICE UTILITIES DEPT. DAMIEN STILLINGS 3510 LAUREL ROAD E VENICE, FL 34275 941-882-7311	FLORIDA POWER & LIGHT JOEL BRAY CONTACT BY PHONE 386-586-6403
FRONTIER COMMUNICATIONS TONI CANNON 3712 W WALNUT ST TAMPA, FL 33607 813-875-1014	COMCAST LEONARD MAXWELL-NEUBOLD 2601 SW 145TH AVE MIRAMAR, FL 33027 754-221-1254
SARASOTA COUNTY TRAFFIC MARK RICHMOND PO BOX 8 SARASOTA, FL 34230-0008 941-861-0942	TECO-PEOPLES GAS-SARASOTA JOAN DOMNING 8416 PALM RIVER RD TAMPA, FL 33619 813-275-3783



## RECORD DRAWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.  
FLORIDA CERTIFICATE NO. LS6837

RECORD DATA  
PROVIDED BY  
GEOPOINT  
SURVEYING,  
INC.

PREPARED FOR:

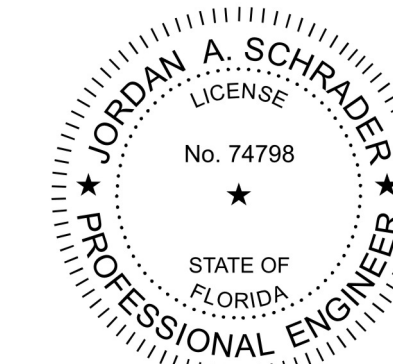
JEN TAMPA 1, LLC.  
C/O BANYAN LAND CAPITAL, LLC.

1316 West Swann Ave  
Tampa, Florida 33606  
Phone: (813) 362-1137

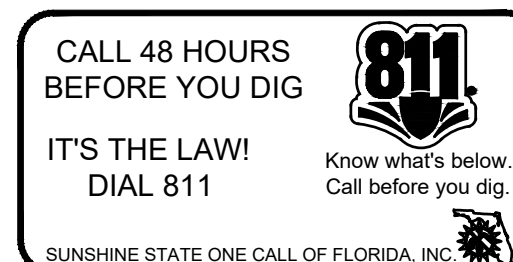
PREPARED BY:

**Clearview**  
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858  
3010 W Azelee St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975



PERMIT / FILE NOS.	
CITY OF VENICE PREL. PLAT NO. NO.	21-03PP
SWFWMD ERP/APPLICATION NO.	824081
WATER DEP	
SEWER DEP	
PARCEL ID NO.(S)	0362001010 & 0364040002



RUSTIC ROAD SOUTH PHASES 1 & 2	
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	
DATE: 09/19/2023	JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER
DATE: 09-19-2023	JOB NO. JEN-RU-009
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
STREET & DRAINAGE	WATER & SANITARY SEWER
DESIGNED BY: FERREIRA DRAWN BY: DUNCAN	DESIGNED BY: DUNCAN DRAWN BY: DUNCAN
FILE: CV	SHEET 1 OF 79

DATE	SHEET NO.	BY

GENERAL NOTES:

- 1. OWNERSHIP AND UNIFIED CONTROL STATEMENT: THE PROPOSED PROJECT IS OWNED BY JEN TAMPA 1, LLC
2. CHARACTER AND INTENDED USE STATEMENT: THE PROPOSED USE IS A 400 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
3. MAINTENANCE OF COMMON FACILITIES STATEMENT: THE OWNER, LDD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS...

STREET & DRAINAGE CONSTRUCTION NOTES:

- 1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project.
2. All construction, materials and workmanship are to be in accordance with City of Venice Subdivision Regulations and DOT Specifications, latest editions.
3. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction...

SOIL REUSE REQUIREMENTS:

- At least the following six (6) types of materials are present on-site that require proper handling/treatment by the Contractor, during the course of site development/construction activities.
1. Muck/Peat Organic Materials (Typically generated from wetland or lowland areas, or similar areas, permitted for impact or displacement, including excavation of unsuitable organic materials and refilling with suitable sandy soils...

POND/LAKE EXCAVATION NOTE:

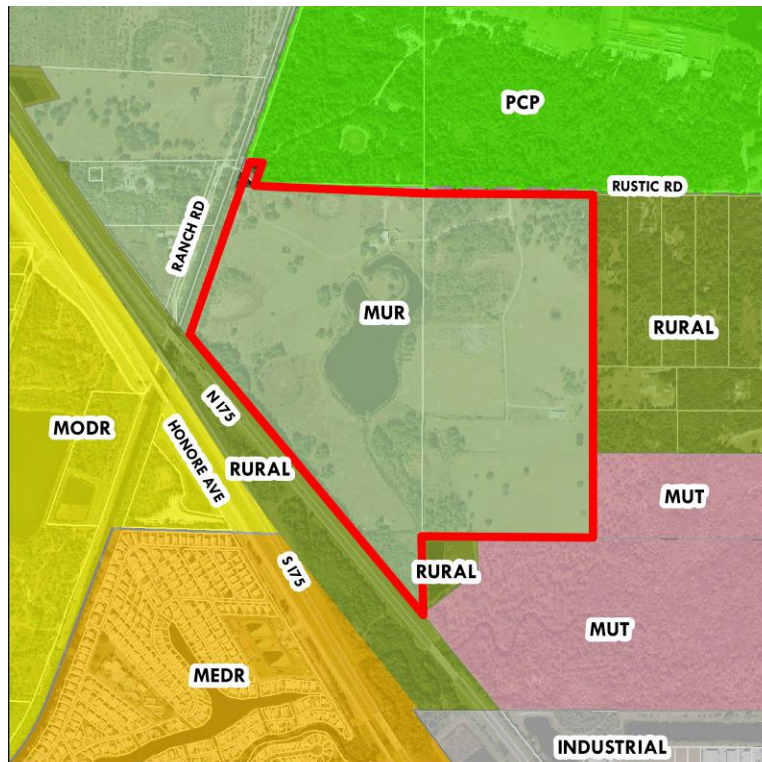
- 1. No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if they are encountered within the permitted depths/elevations...

14. UTILITY PROVIDERS: CITY OF VENICE UTILITIES DEPT., FLORIDA POWER & LIGHT, DAMIEN STILLINGS, JOEL BRAY, 3510 LAUREL ROAD E, CONTACT BY PHONE, VENICE, FL 34275, 386-586-6403

FRONTIER COMMUNICATIONS, COMCAST, TONI CANNON, LEONARD MAXWELL-NEUBOLD, 3712 W WALNUT ST, 2601 SW 145TH AVE, TAMPA, FL 33607, MIRIMAR, FL 33027, 813-785-1014, 754-221-1254

SARASOTA COUNTY TRAFFIC, TECO-PEOPLES GAS- SARASOTA, MARK RICHMOND, JOAN DOMNING, PO BOX 8, 8116 PALM RIVER RD, SARASOTA, FL 34230-0008, TAMPA, FL 33619, 941-861-0942, 813-275-3783

- 15. CITY OF VENICE REQUIRED NOTES: 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT (ROW) IN WVA1.
2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.



FUTURE LAND USE MAP

PARCEL MAP

ZONING MAP

UTILITY QUANTITIES table with columns: UTILITY, PHASE 1, PHASE 2, TOTAL. Includes rows for Potable Water (1/2", 8", 6", 4", 2"), Sanitary Sewer, and Force Main.

RUSTIC ROAD SOUTH PARCEL PRELIMINARY PLAT LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Sections 20, 21 and 29, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows: BEGINNING at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 21 and run thence along the East boundary of the said West 1/2 of the Southwest 1/4 of said Section 21, S.00°02'38"W., 2679.02 feet to the Southeast corner thereof...

NOTE: CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.

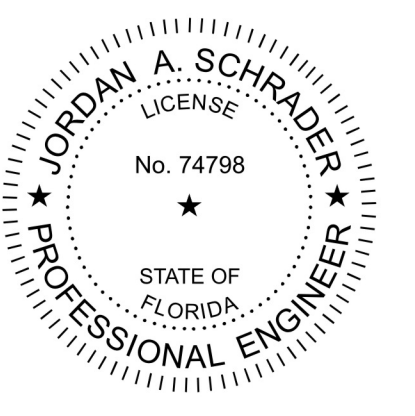
DEWATERING NOTES: CONTRACTORS WILL CONTAIN THE DISCHARGE, AND IMPLEMENT METHODS NECESSARY TO ISOLATE THE DEWATERING AREAS, AND WILL PROVIDE A DEWATERING PLAN TO THE DISTRICT FOR REVIEW

ALL EXISTING WELLS SHALL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2) F.A.C. UNLESS OTHERWISE NOTED

GEOTECHNICAL REPORT: THESE PLANS REFERENCE THE FOLLOWING REPORT(S), PREPARED BY NATIVE GEOSCIENCE, INC., AVAILABLE UPON REQUEST: PRELIMINARY SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING REPORT, RUSTIC RANCH, DATED NOVEMBER 02, 2020



Revision table with columns: DATE, DESCRIPTION, BY. Includes entries for Utility Table, Utility Provider Contact, and Review Submittal.



Clearview LAND DESIGN, P.L. Engineering Business Card. No.: 288858, 3010 W Azele St., Suite 150, Tampa, Florida 33609. Office: 813-223-3919 Fax: 813-223-3975

Owner/Developer: Jen Tampa 1, LLC c/o Banyan Land & Capital, 1316 West Swann Ave, Tampa, FL 33606, (813) 362-1137, Matt O'Brien, matt.obrien@banyanland.net

Engineer: Clearview Land Design, P.L., 3010 W. Azele St., Suite 150, Tampa, Florida 33609, (813) 223-3919, Jordan A. Schrader, P.E., jordan.schrader@clearviewland.com

Environmental: Steinhilber and Associates, Inc., Ecological Consultants, P.O. Box 1543, Sarasota, FL 34227, (941) 921-2707, Michele L. Steinhilber, President, michele@steinbaumeological.com

Surveyor: GeoPoint Surveying, Inc., 213 Hobbs Street, Tampa, FL 33619, (813) 248-8888, David Williams, P.S.M., R.P.L.S., davidwilliams@geopointsurvey.com. Geotechnical Engineer: Native Geoscience, Inc., 2014 Edgewater Dr., #246, Orlando, FL 32804, (407) 342-1443, P.G., cdiehl@nativegoe.com

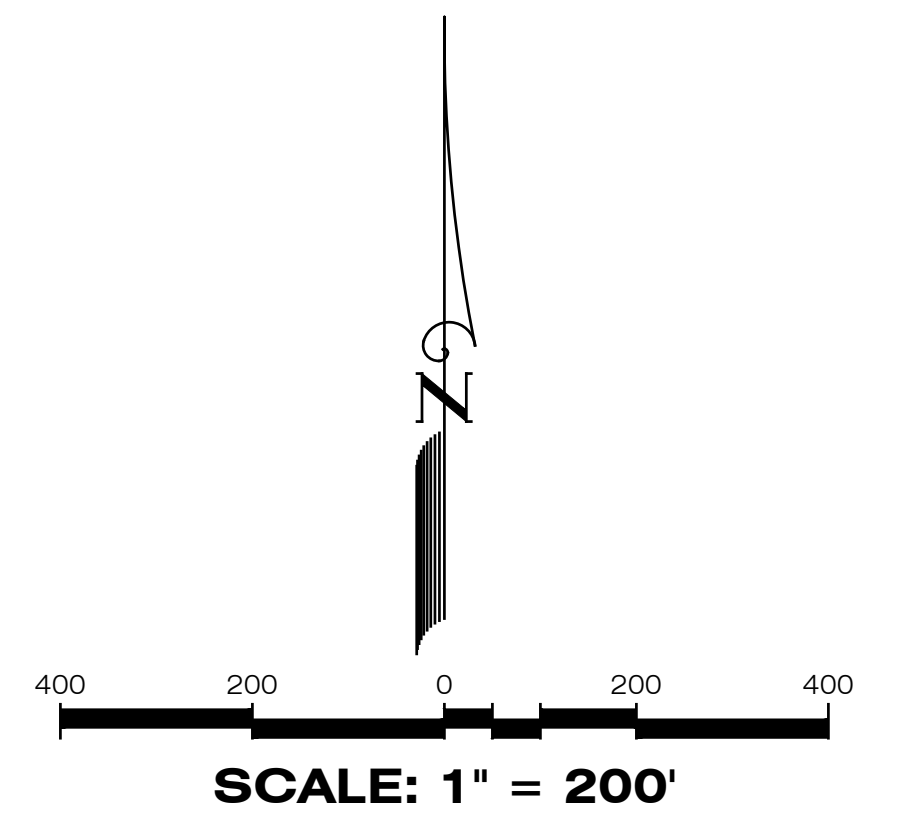
GENERAL NOTES section for RUSTIC ROAD SOUTH PHASES 1 & 2, including drawing info (JEN-RU-009, FERREIRA, DUNCAN), date (09-19-2023), and sheet number (SHEET 2 OF 79 SHEETS).

Local Benchmark  
 Found Survey Disk Stamped "R 702"  
 In Asphalt Pavement On Bridge Curb  
 Elevation = 17.01'

WATER MAIN POINT OF CONNECTION #1  
 REMOVE 12" PLUG  
 CONNECT TO 12" PVC STUB  
 CHLORINE INJECTION POINT  
 WDSP

FORCEMAIN POINT OF CONNECTION  
 REMOVE 6" PLUG  
 CONNECT TO 6" PVC FM

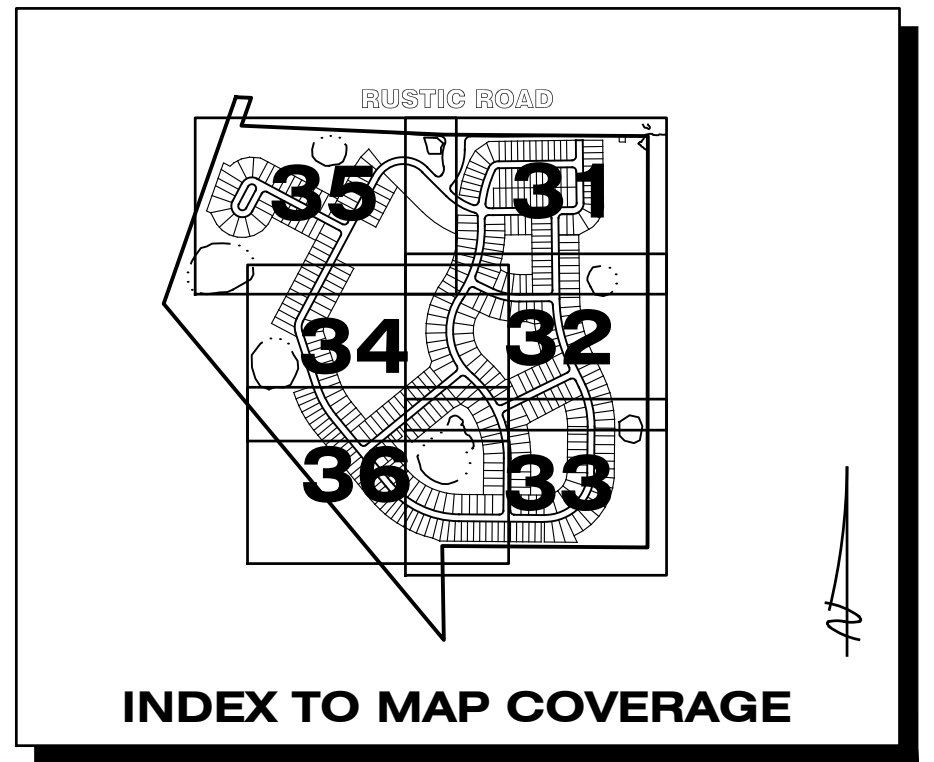
WATER MAIN POINT OF CONNECTION #2  
 REMOVE 8" PLUG  
 CONNECT TO 8" PVC STUB  
 CHLORINE INJECTION POINT  
 WDSP



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		WATER MAIN (WM)
		FIRE HYDRANT
		VALVE & BOX
		REDUCER
		PLUG
		BLOW-OFF
		BENDS
		VERTICAL BENDS
		DUAL SERVICE (WM) NEAR SIDE
		SINGLE SERVICE (WM) NEAR SIDE 1 LOT
		SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
		* SINGLE SERVICE (WM) FAR SIDE
		* W/SERVICE CASING FAR SIDE
		* DUAL SERVICE (WM) FAR SIDE
		* W/SERVICE CASING FAR SIDE
		WATER SERVICE W/VALVE
		WDSP
		SANITARY SEWER (SM)
		SINGLE SANITARY SERVICE
		DOUBLE SANITARY SERVICE
		SANITARY FORCE MAIN (FM)
		PLAN & PROFILE SHEET NO. REFERENCE

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**



REFER TO DRAINAGE KEY MAP  
 FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR  
 WATER & SEWER NOTES

03-14-2023 FM SIZE RR 08-04-2021 FH LOC DA 06-25-2021 REVIEW SUBMITTAL-CITY OF VENICE JAS 04-23-2021 REVIEW SUBMITTAL-SWFMD JAS			<b>Clearview</b> LAND DESIGN, P.L. Engineering Business C.A. No.: 88858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 09/19/2023 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	<b>MASTER WATER &amp; SEWER PLAN</b> JOB NO. JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 09-19-2023 FILE WSKEY	<b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b> PREPARED FOR: JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
DATE DESCRIPTION BY REVISIONS				<b>SHEET 29 OF 79 SHEETS</b>	

1 N E R S T A T E 7 5  
 Florida Department of Transportation  
 Right-of-Way Map No. 1775-2406  
 (Asphalt Pavement)

**PHASE 1**

SANITARY SEWER LIFT STATION  
 SEE SHEET 64  
 FOR DETAIL PLAN

P:\RUSTIC ROAD SOUTH-SP-INSPECTION & CERK\MASTER RECORD SET\RUSTIC SOUTH WM CAD\WSKEY.DWG-29 MASTER WATER & SEWER PLAN 2023/09/19 11:00 AM JASON BROOK

**WATER AND SEWER CONSTRUCTION NOTES:**

- Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
- All construction, materials and workmanship are to be in accordance with City of Venice Standard Details and Sarasota County, General Notes and Testing Requirements Dated January 2018.
- Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.
- In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 356, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 811 forty eight (48) hours in advance of any excavation.
- Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.
- Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
- Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.
- The field-surveyed or reported locations of all existing underground and above-ground utilities known to exist at the time of plans produced have been depicted hereon, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.
- Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
- All Sanitary Sewer Manholes to be constructed in unpaved areas shall have water tight ring and cover.
- The locations and elevation of all service lines are to be determined in the field by owner and/or contractor prior to construction of same.
- All sanitary sewer laterals shall be marked with an electronic 4" diameter ball marker compatible with the Water Resources Services Department's electronic locator and left in place after the connection is made to the building.
- All sanitary sewer gravity main pipe and fittings shall be PVC SDR-26, and shall comply with ASTM D 3034.
- All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.
- All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.
- All water main pressure pipe shall have a minimum 36" cover.
- All PVC water main pressure pipe shall conform to the requirements found in AWWA C-900, Class 200, DR-18 latest edition at the time of plan approval. All fittings and required appurtenances shall meet the requirements of the Standard Details, General Notes and testing Requirements Dated January 2018.
- All DIP water main pressure pipe shall be Class 50 and conform to the requirements found in ANSI/AWWA C151/A 21.51.
- All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62-555.32(2)(b)3, Florida Administrative Codes, using blue as the predominant color.
- Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
- When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.
- Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.
- All crossings shall be arranged so that the sewer and reclaimed pipes and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
- Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
- A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible. A minimum 5-foot horizontal separation shall be maintained between reclaimed water mains and water mains in parallel installation whenever possible.
- In cases where it is not possible to maintain a 10-foot horizontal separation between any type of parallel sewer and water main, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
- Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).
- All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.
- Water main shall be located 5' off right-of-way line unless otherwise noted.
- All PVC force main pressure pipe sizes 4" - 12" shall be AWWA C900 DR 18 PVC;

- sizes 16" and greater shall be AWWA C905 SDR 18 PVC.
- Force main shall be located 5' off right-of-way line unless otherwise noted.
- Force main depth of cover shall not be less than 3 feet.
- Bends shall be installed in force main and/or water main to avoid unforeseen conflicts in existing or proposed structures.
- The joint deflection method shall be used where practical in lieu of installing manholes in existing or proposed structures.
- Fire Hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.
- The location of new fire hydrants shall be identified with a blue reflective pavement marker installed on the roadway. The reflective marker shall be located perpendicular to the hydrant, in the center of the lane closest to the hydrant.
- The Engineer of Record and/or Contractor shall be responsible for the flow testing and color coding of all newly installed fire hydrants in the existing or proposed City of Venice right-of-way and utility easements that are to be dedicated to City of Venice prior to the final inspection of the project. The Engineer of Record and/or Contractor shall refer to NFPA Standard 291 for flow testing and color coding methods and procedures.
- On both water and sewer taps, contractor to provide and install tapping sleeve and valve and all appurtenances for City of Venice or Sarasota County.
- All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).

**TRENCH NOTES**

- Where water, reuse and/or sewer mains cross with less than eighteen inches (18") vertical clearance, one of the following methods of protection shall be utilized:
  - Should a conflict arise with an existing sewer or reuse main the proposed water main shall be minimum of twenty feet (20') of AWWA C-900 DR-14 PVC or CL-51 D.I.P centered on the point of crossing.
  - Where a conflict arises with an existing water or reuse main, the proposed sewer main shall be a minimum of twenty feet (20') of AWWA C-900 DR-14 PVC, centered on the point of crossing.
  - Where a conflict arises with proposed water, reuse and/or sewer mains, the water and reuse main shall be a minimum of twenty feet (20') of AWWA C-900, DR-14 PVC, or CL-51 D.I.P., while the sewer main shall be a minimum of twenty feet (20') of AWWA C-900 DR-14 PVC, centered on the point of crossing.
- When a water main parallels a wastewater line, a horizontal separation of at least ten feet (10') from outside edge to outside edge, should be maintained. When separated by less than 10 feet (10') horizontally the water main shall be AWWA C-900 DR-14 PVC, or Class 51 D.I.P. and sewer lines shall be AWWA C-900 DR-14 PVC. Joints shall be staggered to maximize joint separation.
- When a water main or wastewater line parallels a reuse main, a horizontal separation of at least five feet (5') center of pipe to center of pipe, should be maintained. In no case shall the horizontal separation be less than three feet (3') from outside edge of pipe to outside edge of pipe.
- Trench shall be braced or shored in accordance with the "Florida Trench & Safety Act".
- Width of trench bottom shall be outside diameter of pipe plus twelve inches (12") Each side, maximum.
- Contractor shall place metallic burial identification tape directly above water main in conformance with County Code.
- All well point holes shall be filled with coarse sand or other satisfactory granular material at time well points are pulled.
- Discharge from de-watering operation shall be disposed of in such a manner that it shall not interfere with the normal drainage of the area in which the work is being performed, create a public nuisance or form ponding. The operation shall not cause injury to any portion of the work completed, or in progress, or to the surface of streets, or to private property.
- The proposed de-watering method(s) and schedule shall be coordinated with the utility and/or the Engineer of Record and other necessary regulatory agencies prior to construction, additionally, where private property shall be involved, advance permission shall be obtained by the contractor and/or developer.
- The contractor shall provide soil compaction testing in accordance with the project specification. If the specification does not address compaction tests, they shall be done in accordance with the City of Venice uniform water and wastewater system and the reuse code, latest edition. All soil compaction test results shall be submitted to the Engineer or Record.
- All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.

**Water Distribution General Notes**

The following notes are intended as a supplement to the project specifications and are not intended to supersede the project specifications. It is assumed the irrigation mains are or will convey reuse waters.

- The Contractor shall investigate and verify before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.
- It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site. Water main tie-ins requiring water service to be shut off shall be made when required by the City of Venice.
- Water main installation shall be constructed with a minimum of 3 feet of cover below proposed grade or to the elevations and depths as indicated on the plans within 0.25 ft. Cost to relay main, if necessary, shall be borne by the contractor.
- All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottom shall be sodded to eliminate erosion. Restoration due to erosion occurring prior to grass rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
- Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc. to the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
- All existing salvageable pipe fittings, etc. shall remain the property of the owner and be stored on site at the direction of the engineer.
- All PVC water mains shall be blue in color. Color-coded plastic-coated metal tape 3" wide with the word "water main" shall be placed 18 inches below finished ground and above DIP installed water main. Also attach a color-coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blowoffs, etc. The cost for color tape and copper tracing wire shall be included in the water main unit prices.

- The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the wastewater main unit cost items contained in the proposal.
- All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottom shall be sodded to eliminate erosion. Restoration due to erosion occurring prior to grass rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
- Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc. the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
- All PVC force mains shall be green in color. Color-coded plastic-coated metal tape 3" wide with the word "force main" shall be placed 18 inches below finished ground and above force main. Also attach a color-coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blow offs, etc. The cost for color tape and copper tracing wire shall be included in the force main unit prices.
- Testing shall be in conformance with the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual, or the specifications, whichever is stricter.
- The contractor shall include in his cost for the various items contained in the bid schedule, the additional costs involved with limping the newly laid sewer pipe, exfiltration or infiltration testing and pipe deflection tests, all as outlined in the Sarasota county "uniform water, wastewater and reuse systems code". Please note limping of sewer lines is not allowed as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.
- The contractor shall have the new sewer system TV. Inspected as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.

**Joint Restraining**

- The contractor shall provide all joint restraining as required. See restrained joint tables.
- Design criteria: 150 p.s.i. test pressure times 2 safety factor (300 p.s.i.) for water hammer with assumed soil bearing capacity of 1000 lbs. per square foot.
- Completely coat exposed tie--bars or other uncoated steel after installation with two coats of portier tarsel max 7000 at 8 mils d.i.f. each (coat) used in accordance with manufacturer's recommendations.

**Wastewater Collection General Notes**

The following notes are intended as a supplement to the project specifications and are not intended to supersede the specifications.

- Elevations shown on the plans for flowlines of proposed wastewater mains shall be adhered to. In most cases the design grades are critical, and adjustments caused by misalignment or improper grades are impractical. Cost to relay main, if necessary, shall be borne by the contractor.
- The contractor shall investigate and verify or have verified the location of existing utilities and any other subsurface facilities before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.
- It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site and 48 hours prior to any testing. Please note that all scheduling for any inspections, testing, start of construction etc. shall be coordinated with Veronica Fori, vfori@cgsc.net and 941-861-6625.
- The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the wastewater main unit cost items contained in the proposal.
- All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottom shall be sodded to eliminate erosion. Restoration due to erosion occurring prior to grass rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
- Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc. the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
- For painting and surface finishing requirements, refer to appropriate division of the project specifications.
- Pipe and fittings for P.V.C. gravity pipe shall meet the requirements of A.S.T.M. specification D-3034 (SDR 26).
- Force mains shall be restrained joint in accordance with the water main details unless otherwise specified.
- All PVC force mains shall be green in color. Color-coded plastic-coated metal tape 3" wide with the word "force main" shall be placed 18 inches below finished ground and above force main. Also attach a color-coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blow offs, etc. The cost for color tape and copper tracing wire shall be included in the force main unit prices.

**Sewer Testing**

- Testing shall be in conformance with the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual, or the specifications, whichever is stricter.
- The contractor shall include in his cost for the various items contained in the bid schedule, the additional costs involved with limping the newly laid sewer pipe, exfiltration or infiltration testing and pipe deflection tests, all as outlined in the Sarasota county "uniform water, wastewater and reuse systems code". Please note limping of sewer lines is not allowed as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.
- The contractor shall have the new sewer system TV. Inspected as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.

**As-Builts**

- The contractor shall locate manholes, services, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the as-built drawing by the contractor.
- The contractor shall furnish "as-built" staking of sewer wyes using each downstream manhole as sta. 0+00.00.
- Top of pipe elevations for all force mains are required at a maximum interval of every 100' and every fitting or change in grade.
- Record drawings, if prepared by the contractor or contractor's surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer, the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings for submission to the county. Once approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format. Record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD. As-builts shall include a GIS submittal per COV standards.

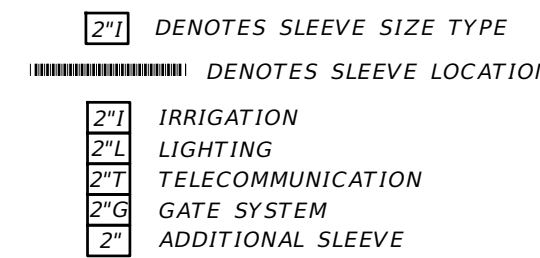
**Service Details**

- All meter boxes have been calculated for location and shall be staked accordingly in the field. Boxes found not constructed to the proposed location shall be removed and relocated by the contractor at no additional charge. Those boxes shown in clusters shall be placed in a neat row and against each other.
- All existing and proposed valve boxes shall be adjusted to finished grades as established in the field. No additional compensation shall be made by the owner.
- Fire hydrants shall be constructed with "ground line" set to finished grades as established in the field. Normal bury is 3 feet of cover for water lines. If extensions are required, the cost shall be included in the price bid.
- Air release taps shall be installed in water mains at high points where required. These locations shall be located on the record drawings. No air releases shall be located on water services. Air Release Valves shall be minimized throughout the water system.
- 2 inches or smaller diameter services shall include the service saddle, corporation stop, variable length P.E. 3406 -- A.S.T.M. 2737 copper tube size service pipe, curb stop and meter box of the size for meter indicated.
- Vertical clearance between water and storm/reuse/wastewater lines shall be 18 inches minimum.
- A "V" or "Y" shall be stamped into curb where water service or water valve is located in accordance with county code. A measurement from edge of curb taken by the contractor, shall be shown on the record plans for reference in locating the service or the valve.

**As-Builts**

- The contractor shall locate valves, services, hydrants, air release valves, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the as-built drawing by the contractor and presented to the engineer at each partial payment application for permanent recording.
- The contractor shall furnish "as-built" top of pipe elevations of all water mains every 100', all fittings and all changes in grade.
- Record drawings, if prepared by the contractor or contractor's surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer, the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings within 7 days of bacteriological clearance testing for submittal to the county. Once the drawings are approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format. Record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD. As-builts shall include a GIS submittal per COV standards.

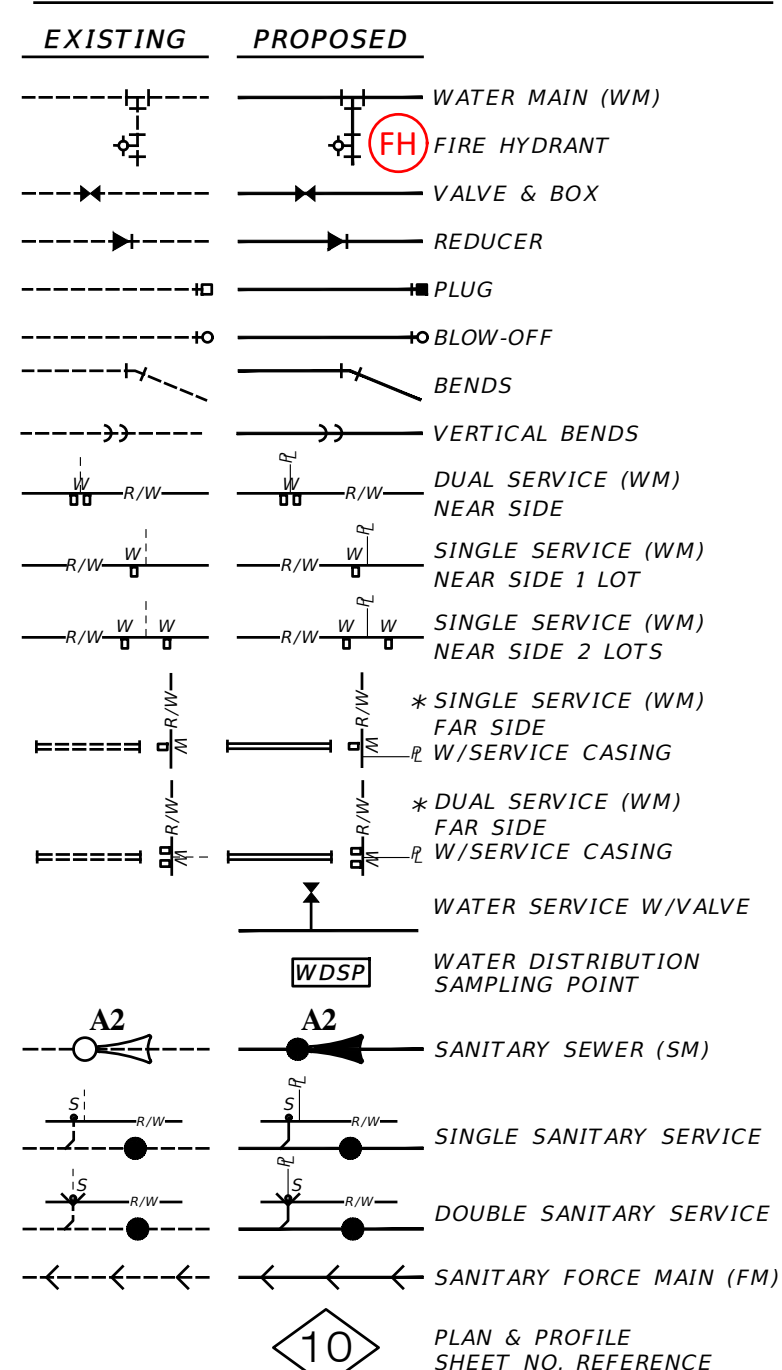
**PRIVATE SLEEVING LEGEND**



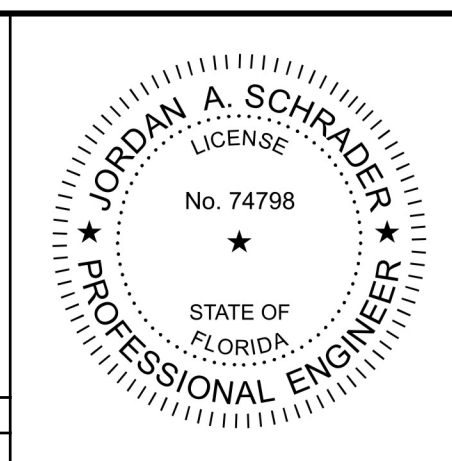
**PRIVATE SLEEVING NOTES**

- ALL SLEEVING TO BE SCHEDULE 40 PVC.
- THE TOP OF ANY SLEEVE SHALL BE BETWEEN 24" AND 42" BELOW THE BACK OF CURB.
- WHERE SEVERAL SLEEVES ARE REQUIRED, MAINTAIN 6" HORIZONTAL SEPARATION BETWEEN EACH SLEEVE. DO NOT STACK ONE ON TOP OF ANOTHER.
- ALL SLEEVES SHALL BE 2" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
- LOCATE ALL SLEEVES WITH PVC ELBOWS ABOVE GRADE. WHEN THERE ARE MULTIPLE SLEEVES ONLY (1) 2" SLEEVE NEEDS TO BE ELBOWED. STAKE WITH A 2x4 AND MARK WITH PAINT.
- CURBS AT AREA OF CROSSING TO BE MARKED USING CONCRETE SAW TO CREATE A TRIANGLE PATTERN ON THE TOP OF CURB.
- ALL SLEEVES SHALL EXTEND 24" MINIMUM BEYOND ALL CURBS OR WALKS.
- ADDITIONAL SLEEVING MAY BE REQUIRED FOR ADDITIONAL UTILITIES. SITE CONTRACTOR TO COORDINATE ADDITIONAL SLEEVING ONSITE.
- THE END OF ALL SLEEVES SHALL BE SEALED WITH DUCT TAPE.
- FIELD LOCATE SLEEVES TO ENSURE THEY DO NOT LINE UP WITH SIDEWALKS OR OTHER PROPOSED HARDSCAPE ELEMENTS, NOR IMPEDE OR CAUSE CONFLICT WITH ANY ACCESSWAY, VEHICULAR OR PEDESTRIAN CIRCULATION OR UTILITY SERVICE.

**LEGEND**



06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS
DATE	DESCRIPTION	BY
REVISIONS		



**Clearview LAND DESIGN, P.L.**  
 Engineering Business CA. No.: 288958  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by **JORDAN A. SCHRADER, P.E.** on the date adjacent to the signature. Draft copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

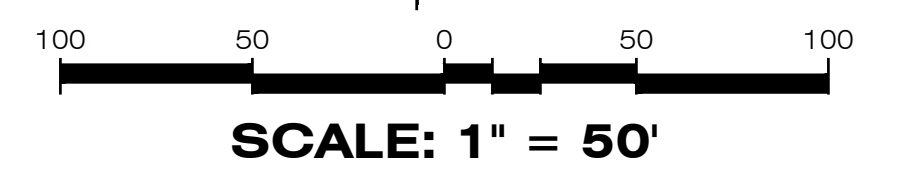
DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

<b>WATER &amp; SEWER NOTES</b>	
JOB NO. JEN-RU-009	<b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b>
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED JEN TAMPA I, LLC.
DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.
FILE WSNOTES	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 30 OF 79 SHEETS</b>	

WATER MAIN POINT OF CONNECTION #1  
 REMOVE 12" PLUG  
 CONNECT TO 12" PVC STUB  
 CHLORINE INJECTION POINT  
 WDSP

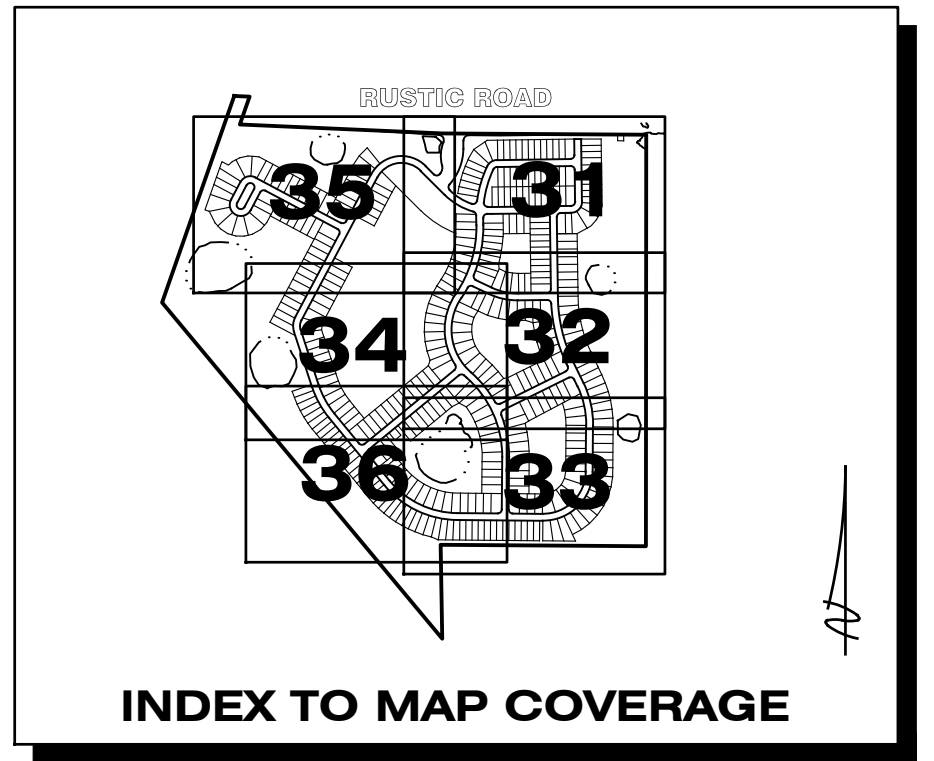
FORCEMAIN POINT OF CONNECTION  
 REMOVE 6" PLUG  
 CONNECT TO 6" PVC STUB

WATER MAIN POINT OF CONNECTION #2  
 REMOVE 8" PLUG  
 CONNECT TO 8" PVC STUB  
 CHLORINE INJECTION POINT  
 WDSP



**LEGEND**

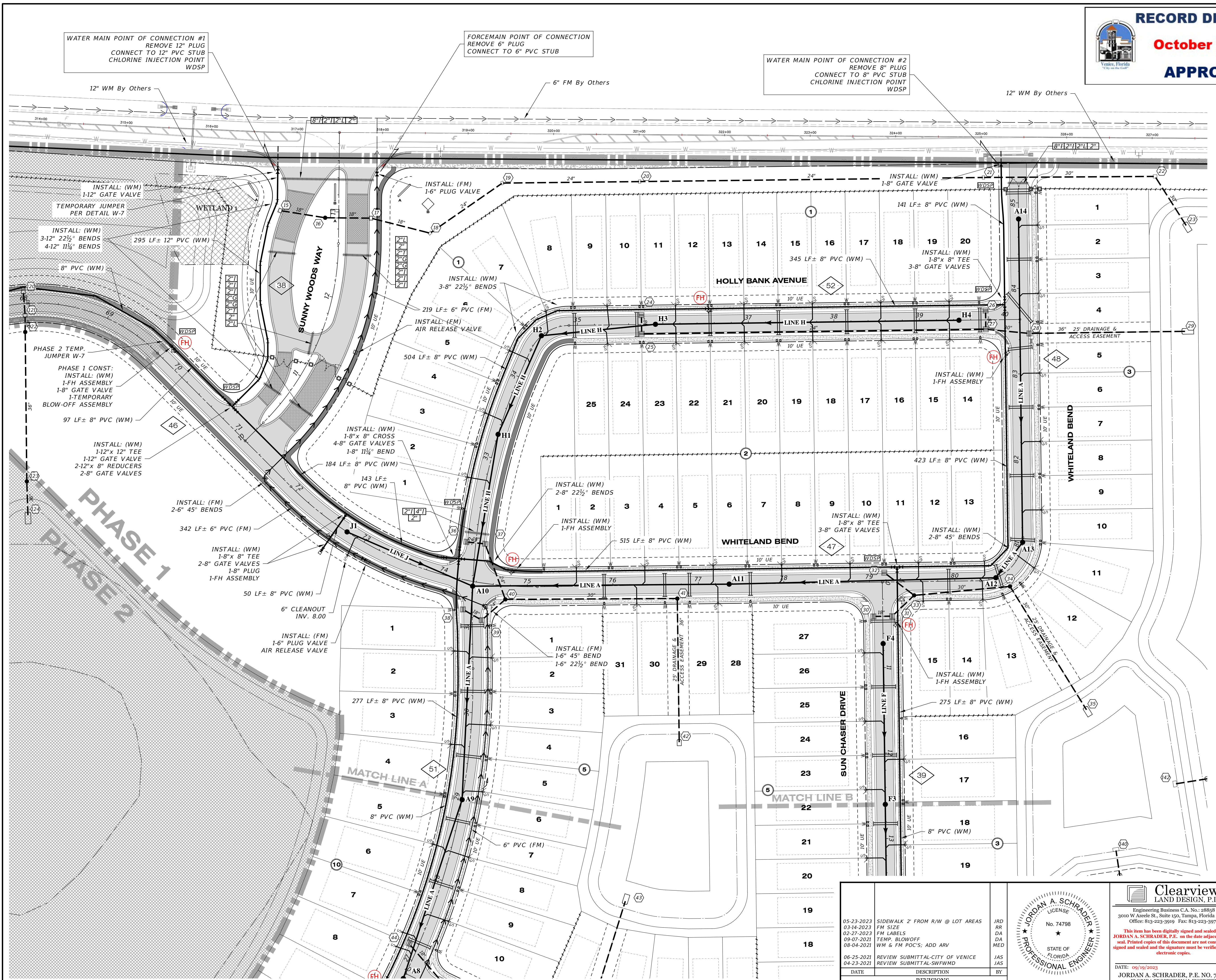
EXISTING	PROPOSED



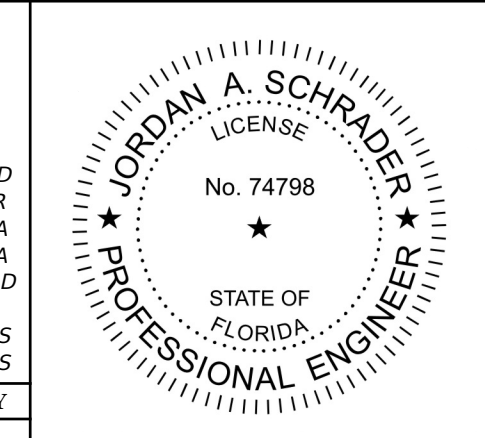
REFER TO NEIGHBORHOOD GRADING SHEETS 18-28 FOR ALL HARDSCAPE ELEMENTS

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES



DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
02-27-2023	FM LABELS	DA
09-07-2021	TEMP. BLOWOFF	DA
08-04-2021	WM & FM POC'S; ADD ARV	MED
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



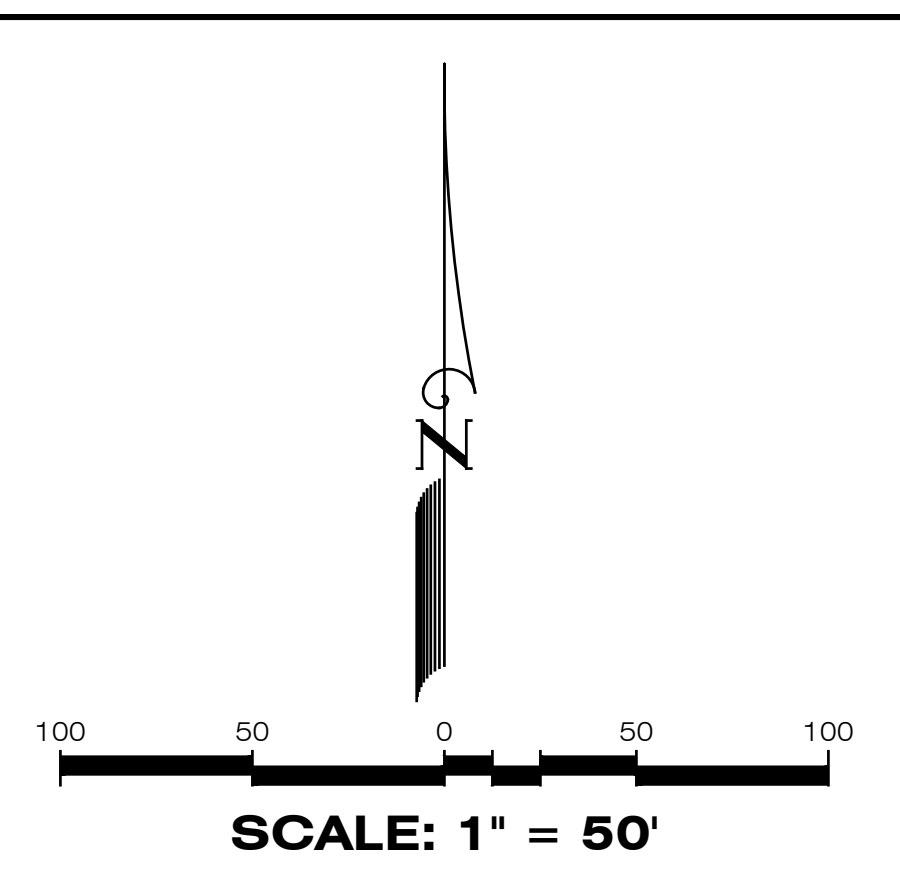
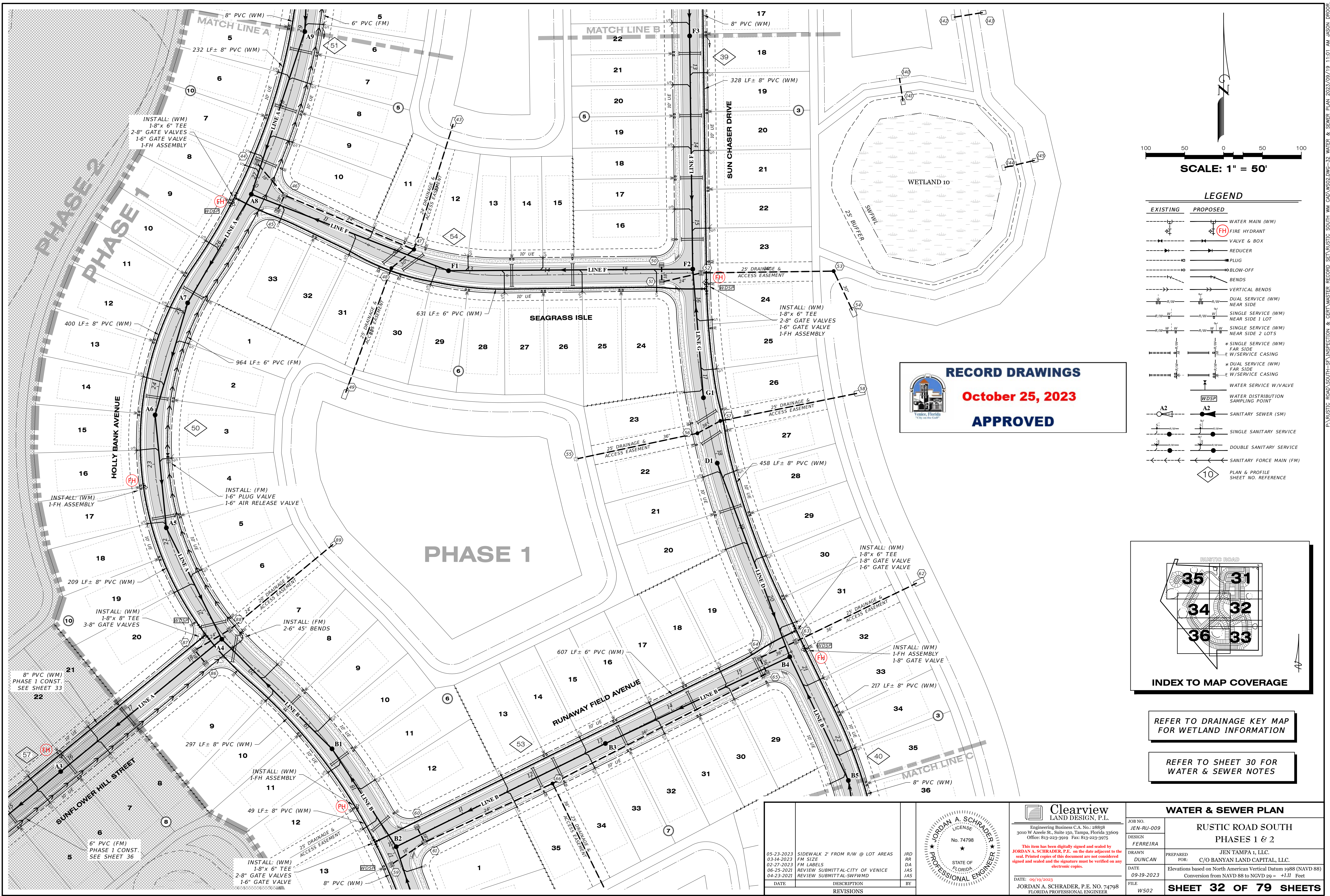
**Clearview**  
 LAND DESIGN, P.L.  
 Engineering Business C.A. No.: 88858  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN	
JOB NO. JEN-RU-009	PROJECT RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	PREPARED FOR JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DRAWN DUNCAN	DATE 09-19-2023
FILE WS01	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 31 OF 79 SHEETS</b>	

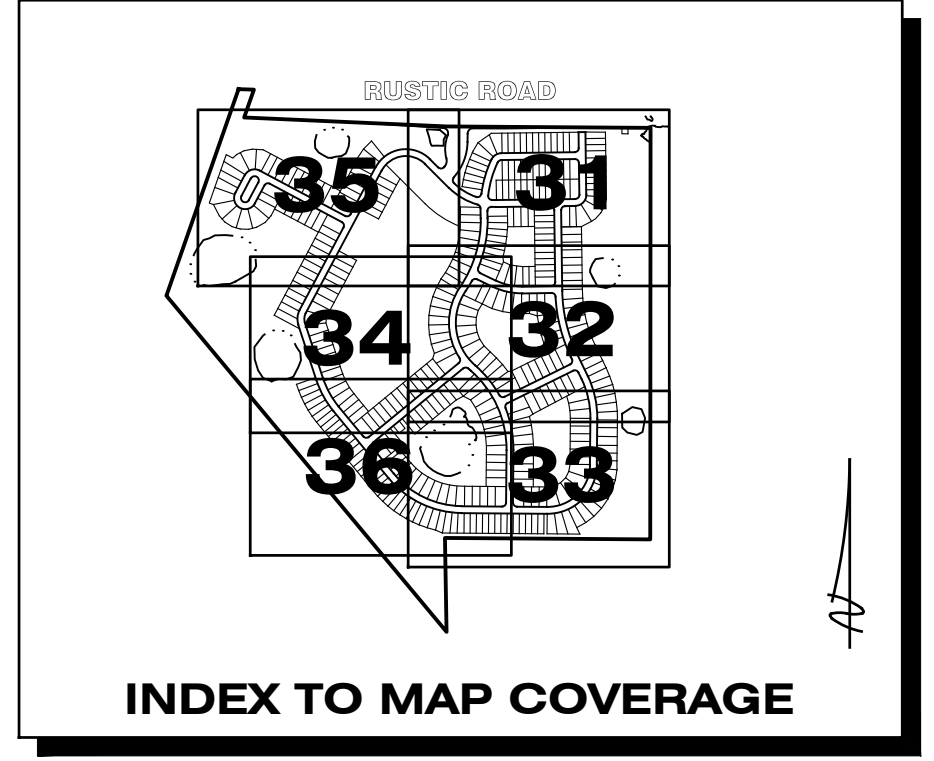
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**LEGEND**

EXISTING	PROPOSED

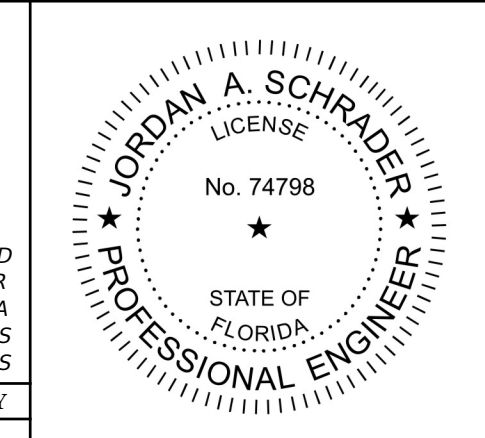
**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**



REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
02-27-2023	FM LABELS	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWM	JAS



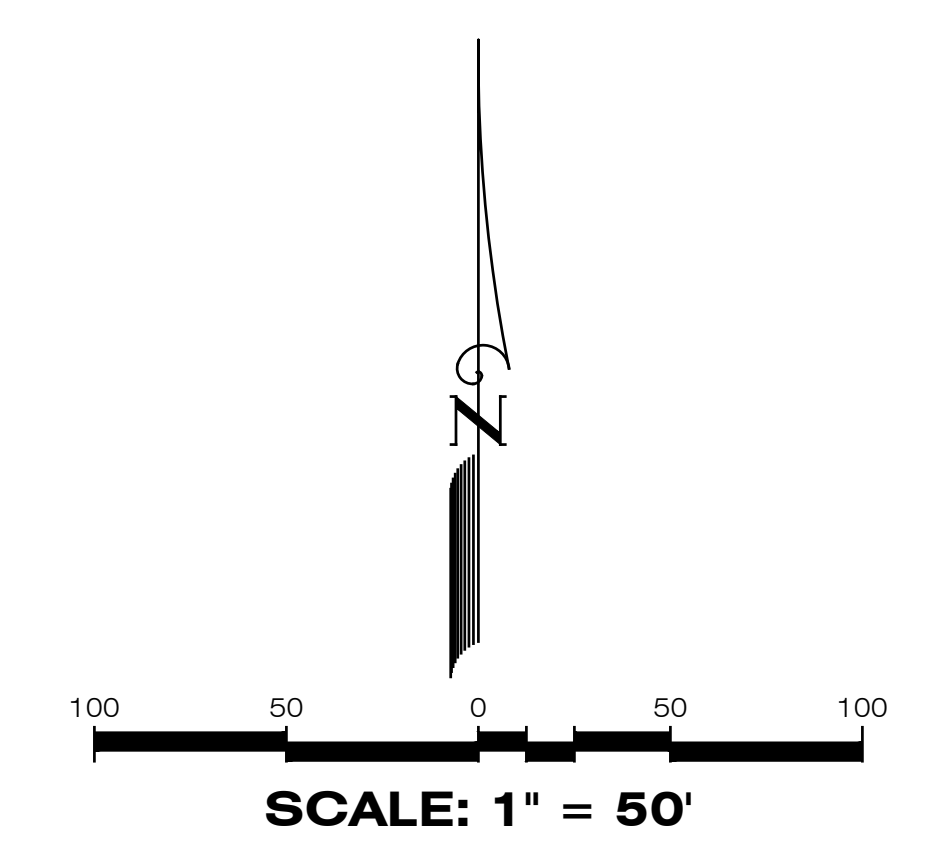
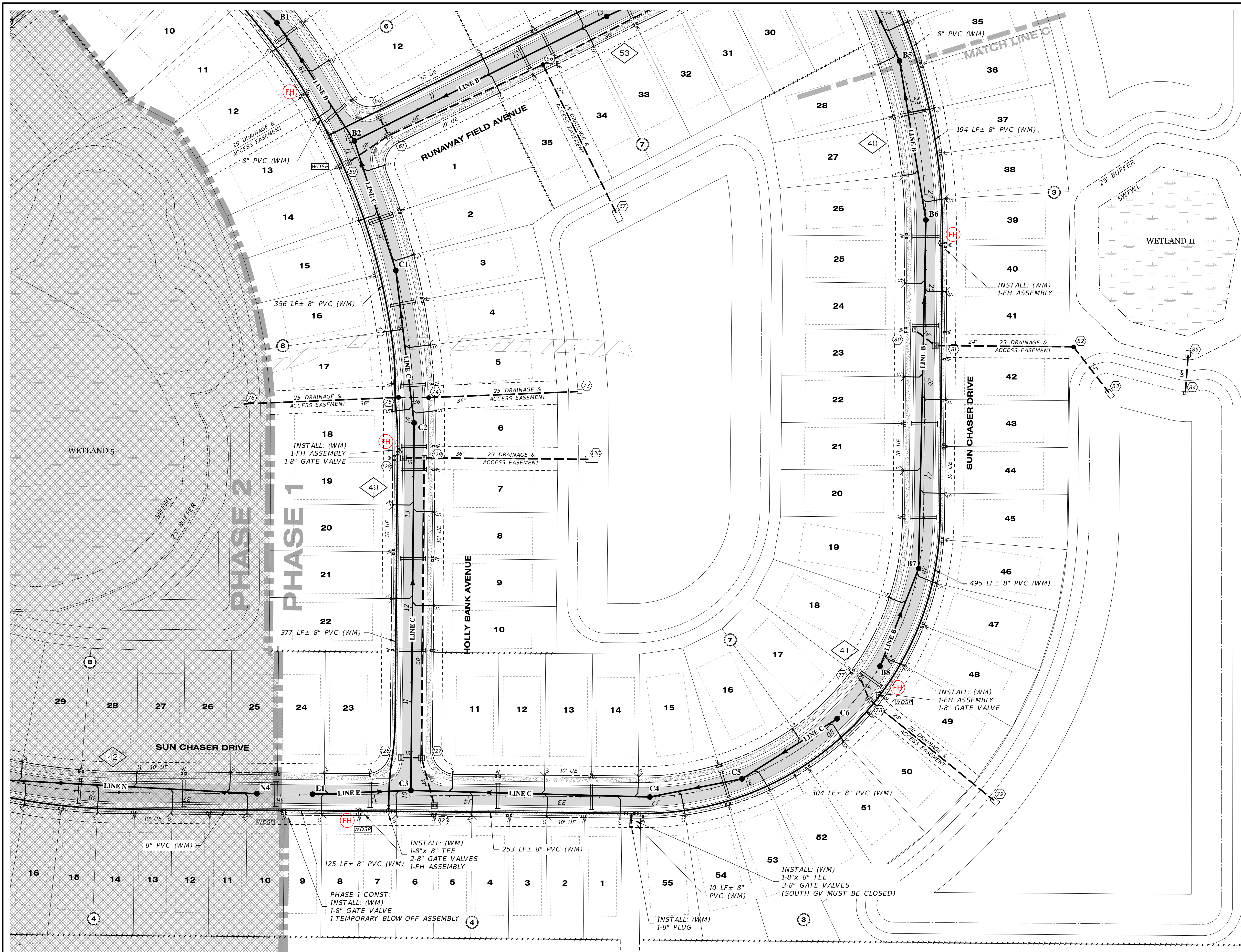
**Clearview**  
 LAND DESIGN, P.L.  
 Engineering Business C.A. No.: 88868  
 3010 W. Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

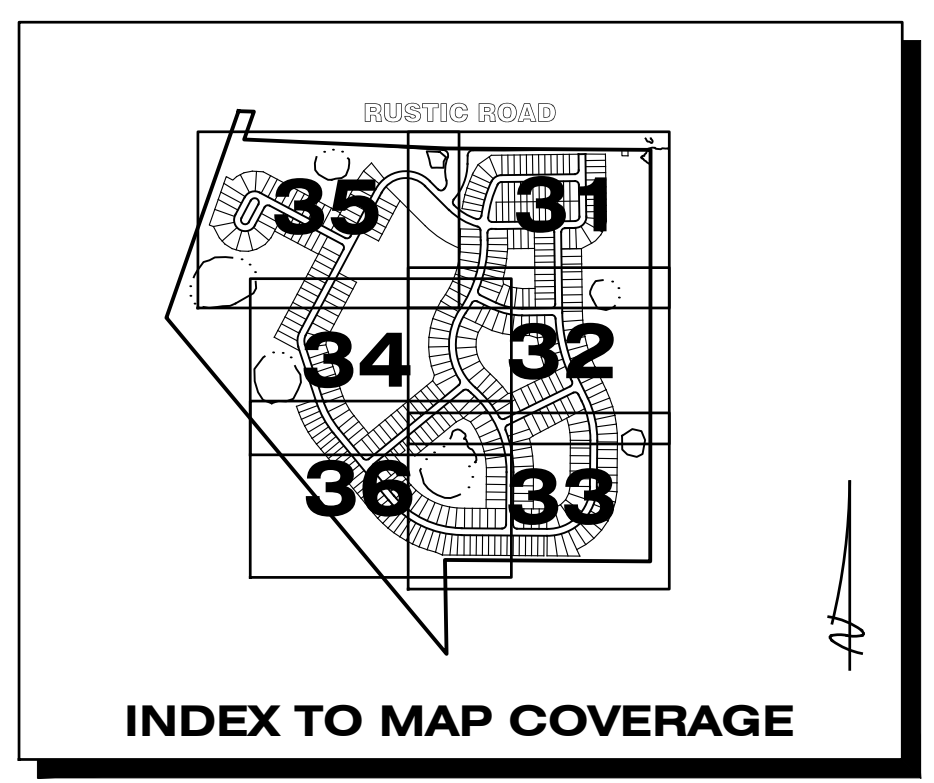
WATER & SEWER PLAN	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DATE 09-19-2023	PREPARED FOR JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.
FILE WS02	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 32 OF 79 SHEETS</b>	

P:\RUSTIC ROAD SOUTH-SP-INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH.WM CAD\WS02.DWG-32 WATER & SEWER PLAN 2023/09/19 11:01 AM JASON BROOKS



**LEGEND**

EXISTING	PROPOSED

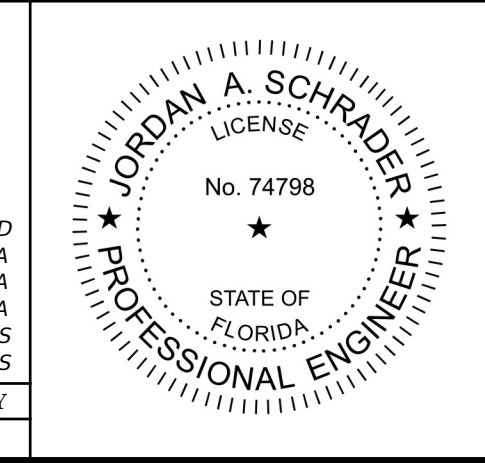


REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
02-27-2023	WM LABELS	DA
09-07-2021	REMOVE GV, TEMP. BLOWOFF	DA
08-04-2021	REMOVE 5\"/>	



**Clearview**  
 LAND DESIGN, P.L.  
 Engineering Business C.A. No.: 88858  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

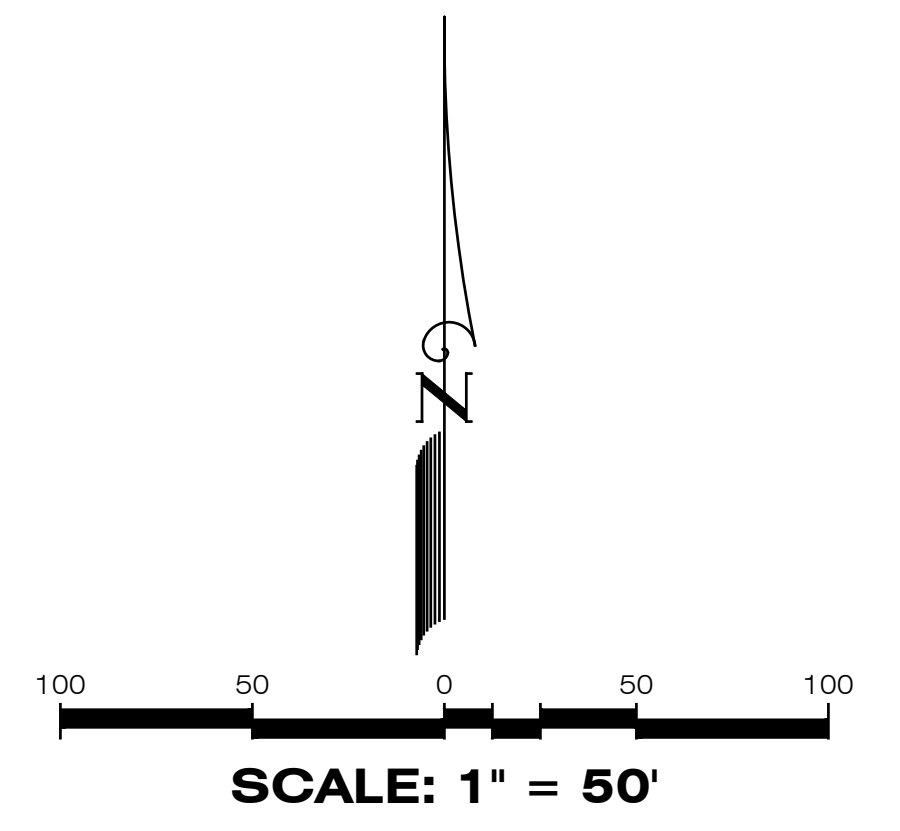
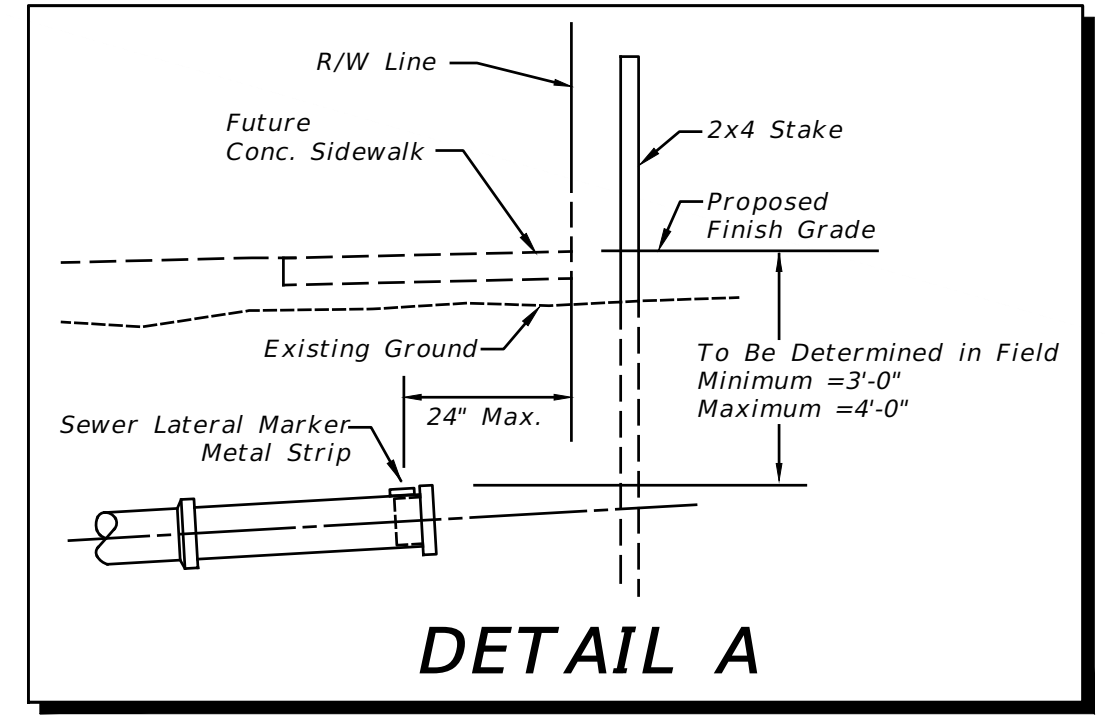
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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.
DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.
FILE WS03	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 33 OF 79 SHEETS</b>	

RUSTIC ROAD SOUTH - SANITARY SEWER RECORD SET - RUSTIC SOUTH WM CAD\WS03.DWG - 33 WATER & SEWER PLAN 2023/09/19 11:01 AM JASON BROOKS

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**



**LEGEND**

EXISTING	PROPOSED
	WATER MAIN (WM)
	FIRE HYDRANT (FH)
	VALVE & BOX
	REDUCER
	PLUG
	BLOW-OFF
	BENDS
	VERTICAL BENDS
	DUAL SERVICE (WM) NEAR SIDE
	SINGLE SERVICE (WM) NEAR SIDE 1 LOT
	SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
	* SINGLE SERVICE (WM) FAR SIDE
	* W/SERVICE CASING
	* DUAL SERVICE (WM) FAR SIDE
	* W/SERVICE CASING
	WATER SERVICE W/VALVE
	WATER DISTRIBUTION SAMPLING POINT (WDSP)
	A2 SANITARY SEWER (SM)
	SINGLE SANITARY SERVICE
	DOUBLE SANITARY SERVICE
	SANITARY FORCE MAIN (FM)
	PLAN & PROFILE SHEET NO. REFERENCE

**PHASE 1 SANITARY SEWER CONSTRUCTION:**  
 THE ENTIRE SANITARY SEWER "LINE A" AND MANHOLE K1 SHALL BE CONSTRUCTED WITH PHASE 1  
 CONSTRUCT ALL PHASE 1 HOUSE LATERALS TO RIGHT-OF-WAY LINE AS SHOWN ON DETAIL A  
 UNPAVED AREA OVER "LINE A" SHALL BE 12' WIDE COMPACTED ROADWAY

**PHASE 1 CONST. INSTALL: (WM) 1-8" GATE VALVE 1-TEMPORARY BLOW-OFF ASSEMBLY**

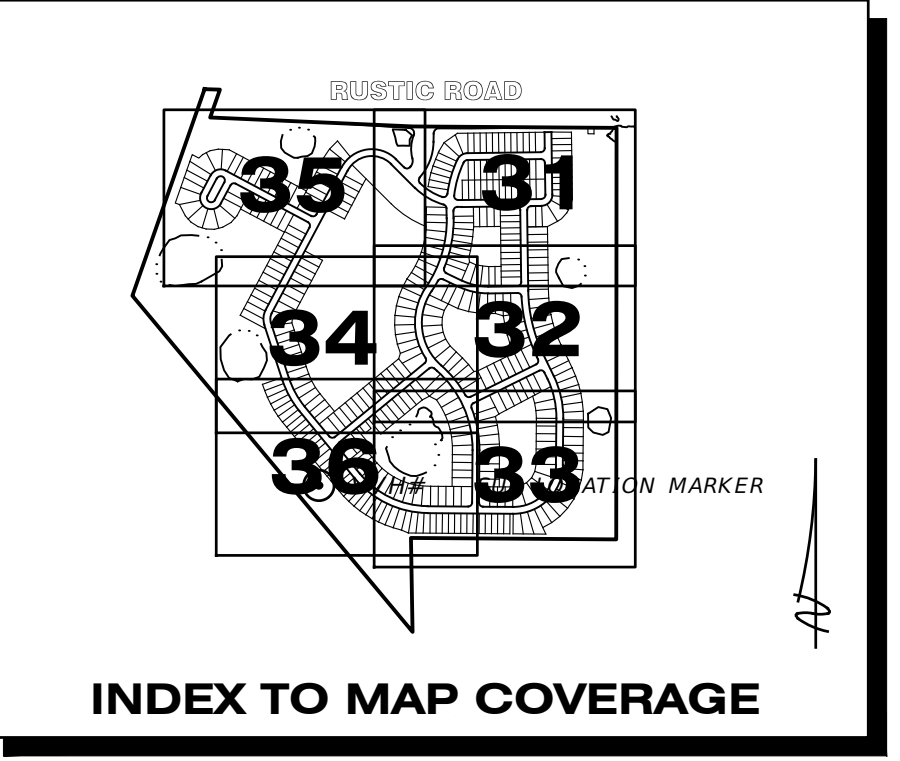
**PHASE 1 CONST. INSTALL: (SM) 1-8" STUB & PLUG**

**INSTALL: (WM) 1-FH ASSEMBLY 1-8" GATE VALVE**

**350 LF ± 8" PVC (WM)**

**INSTALL: (FM) 2-6" 45° BENDS**

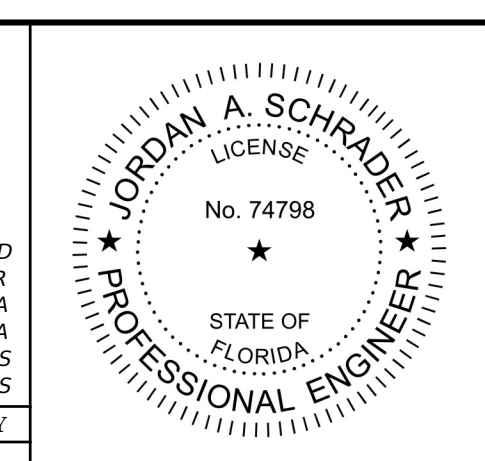
**INSTALL: (FM) 1-6" x 4" REDUCER**



**REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION**

**REFER TO SHEET 30 FOR WATER & SEWER NOTES**

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
02-27-2023	FM LABELS	DA
09-07-2021	REMOVE GV AND 2" STUB TEMP. BO	JAS
06-25-2021	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL SWFWMD	JAS



**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 288958  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

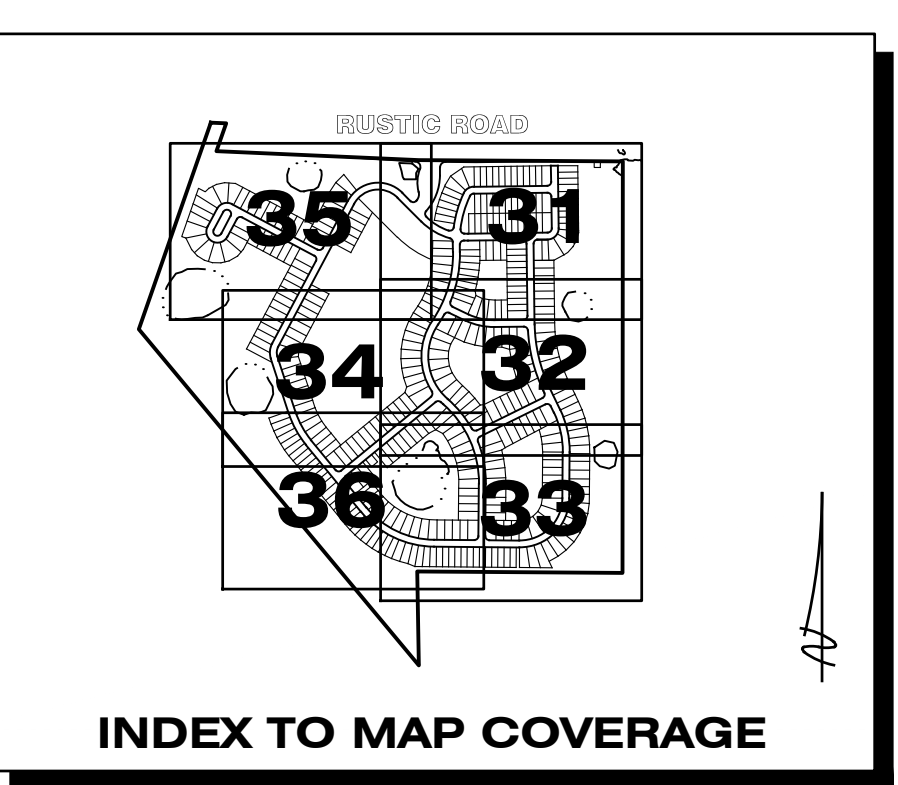
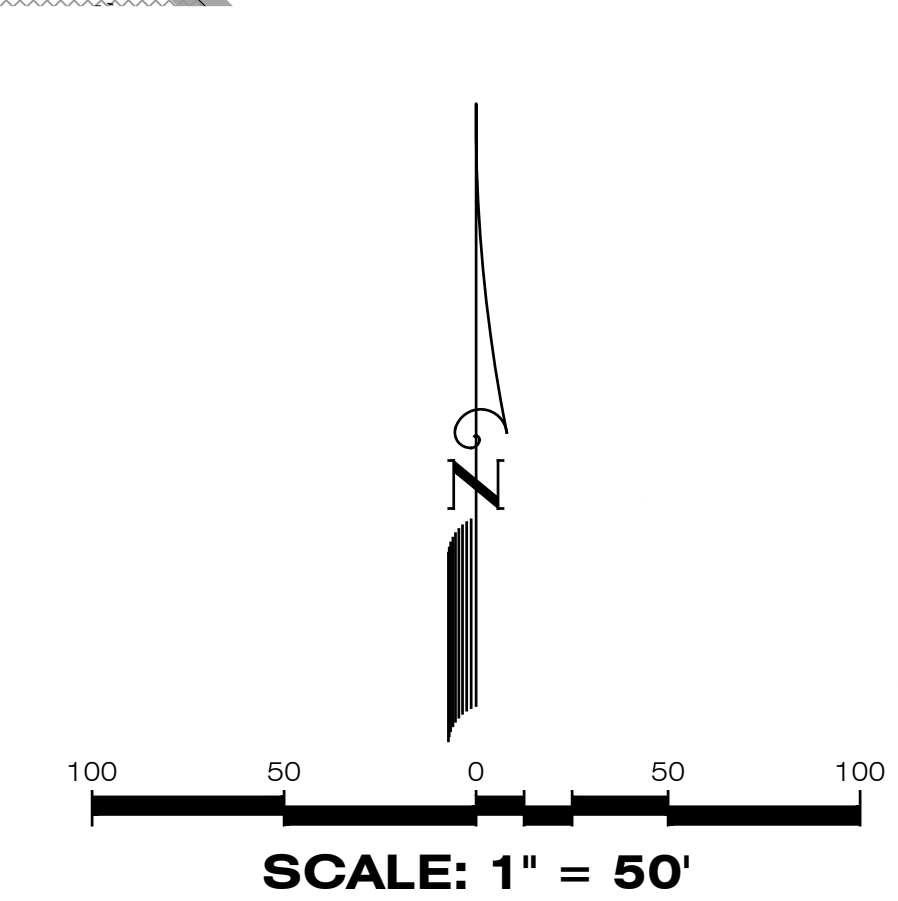
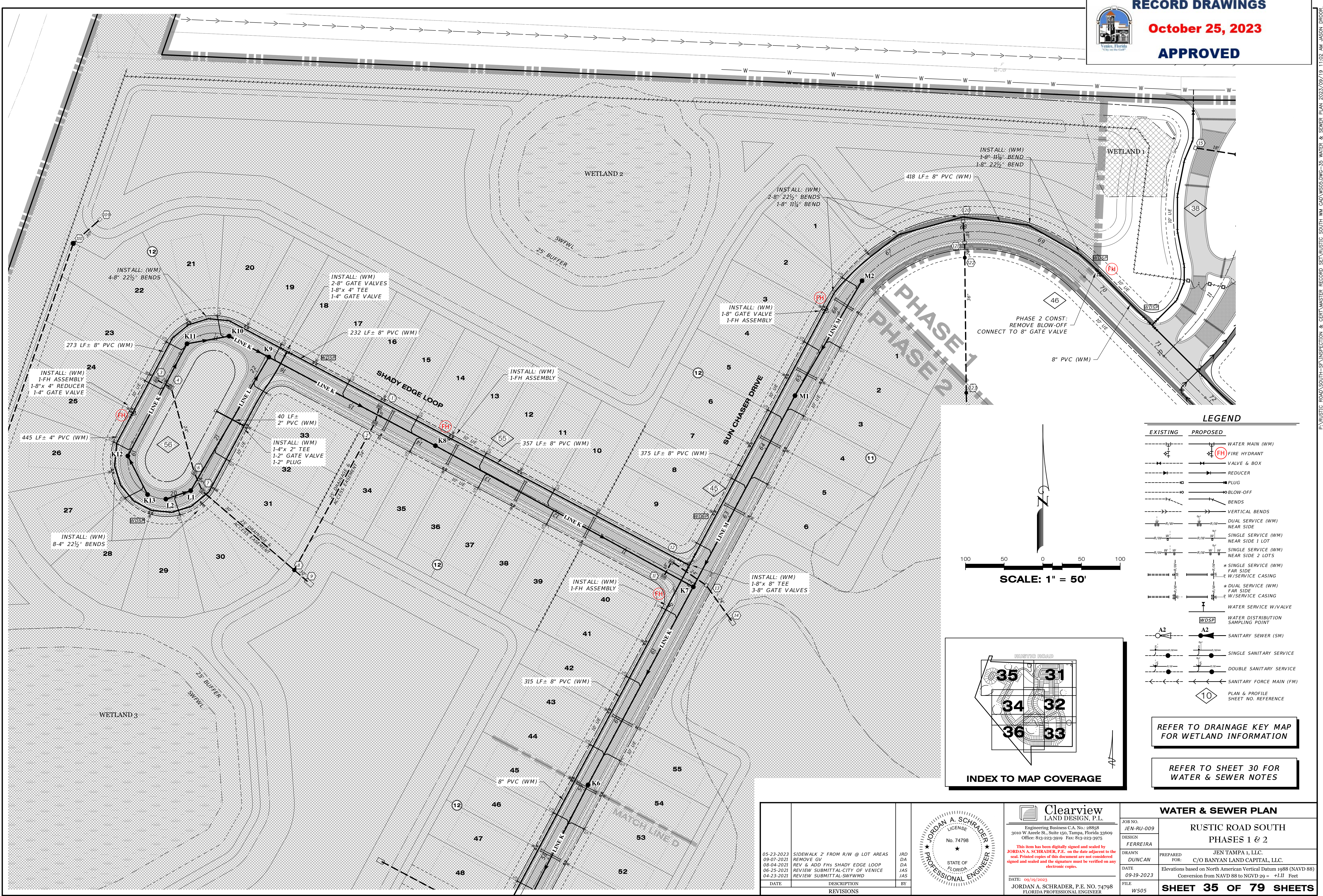
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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 09-19-2023	
FILE WS04	
PREPARED FOR: JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.	
DATE 09-19-2023	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 34 OF 79 SHEETS</b>	

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH.WM CAD\WS04.DWG-34 WATER & SEWER PLAN 2023/09/19 11:01 AM JASON BROOKS





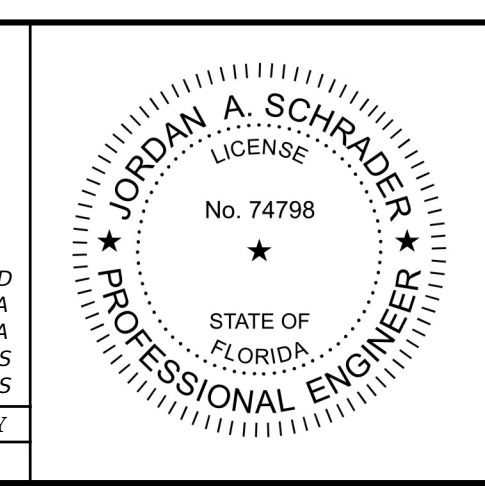
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	WATER MAIN (WM)
⊙	⊙	FIRE HYDRANT (FH)
⊕	⊕	VALVE & BOX
---	---	REDUCER
⊖	⊖	PLUG
---	---	BLOW-OFF
---	---	BENDS
---	---	VERTICAL BENDS
---	---	DUAL SERVICE (WM) NEAR SIDE
---	---	SINGLE SERVICE (WM) NEAR SIDE 1 LOT
---	---	SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
---	---	* SINGLE SERVICE (WM) FAR SIDE W/SERVICE CASING
---	---	* DUAL SERVICE (WM) FAR SIDE W/SERVICE CASING
---	---	WATER SERVICE W/VALVE
⊙	⊙	WATER DISTRIBUTION SAMPLING POINT (WDSP)
---	---	SANITARY SEWER (SM)
---	---	SINGLE SANITARY SERVICE
---	---	DOUBLE SANITARY SERVICE
---	---	SANITARY FORCE MAIN (FM)
10	10	PLAN & PROFILE SHEET NO. REFERENCE

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS REMOVE GV	JRD
09-07-2021	REV & ADD FHS SHADY EDGE LOOP	DA
08-04-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFMD	JAS



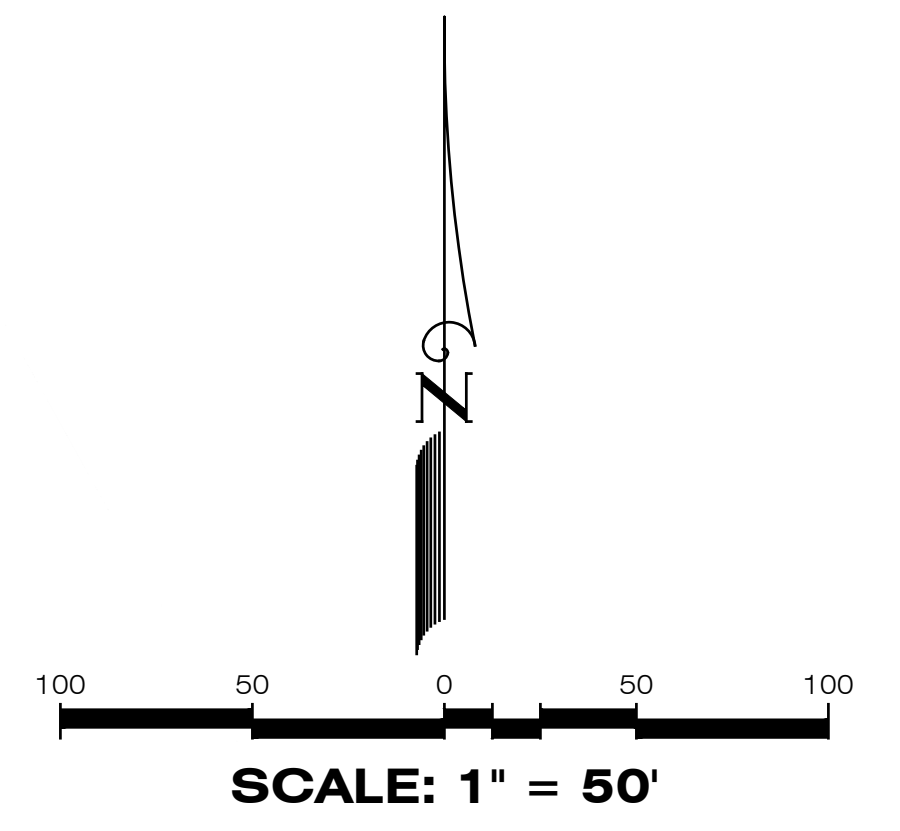
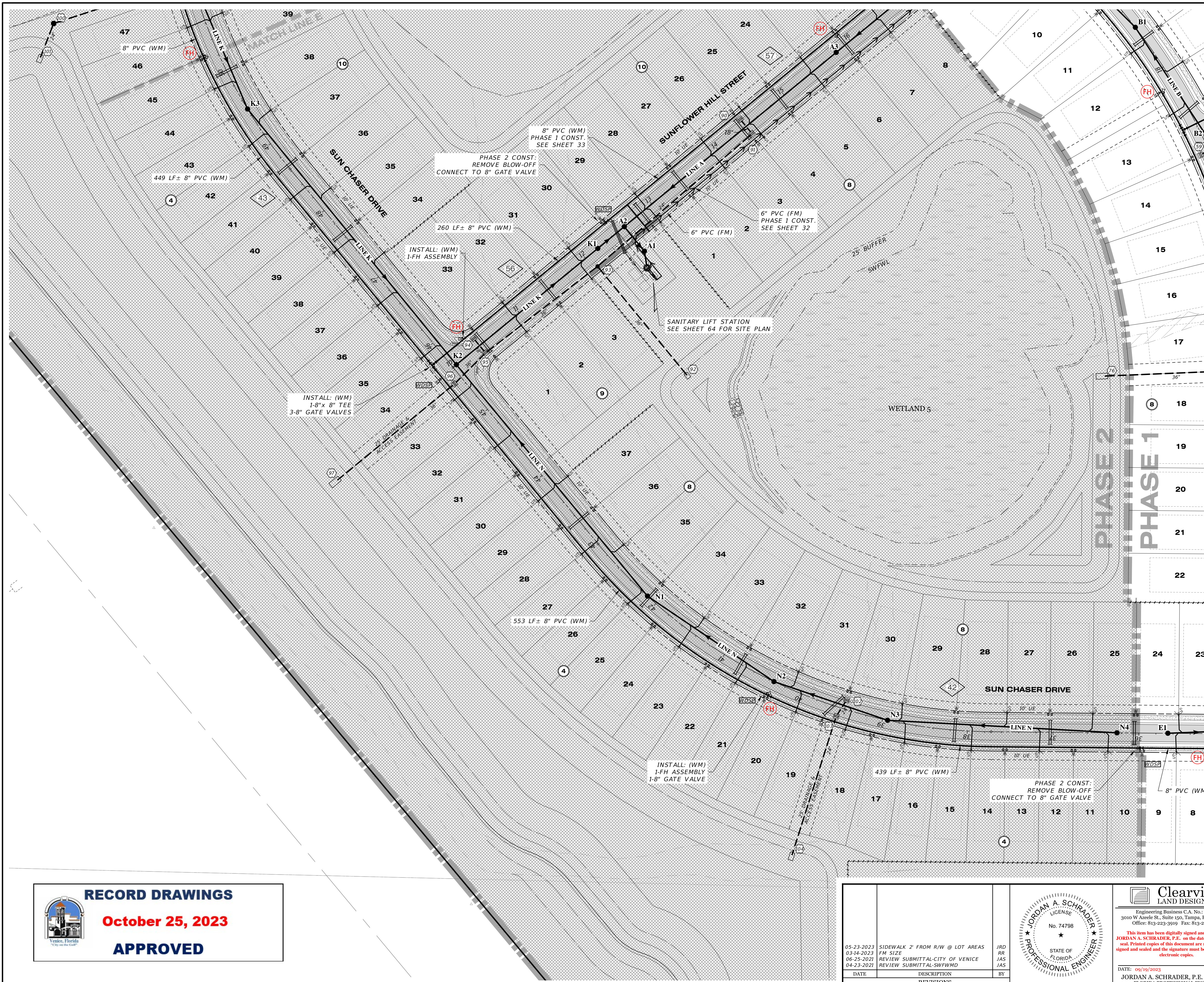
**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 88858  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

*This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.*

DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

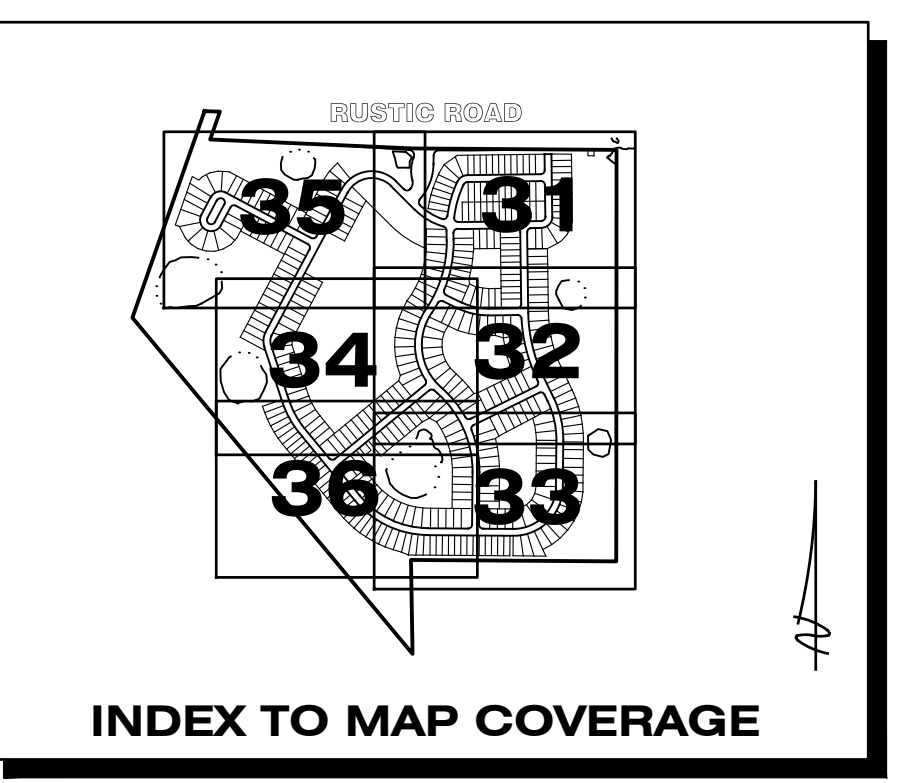
WATER & SEWER PLAN	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 09-19-2023	
FILE WS05	
PREPARED BY JEN TAMPA 1, LLC.	
FOR: C/O BANYAN LAND CAPITAL, LLC.	
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
<b>SHEET 35 OF 79 SHEETS</b>	

P:\RUSTIC ROAD SOUTH-SA INSPECTION & GERT MASTER RECORD SET\RUSTIC SOUTH WM CAD\WS05.DWG-35 WATER & SEWER PLAN 2023/09/19 11:02 AM JASON BROOKS



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	WATER MAIN (WM)
⊕	⊕	FIRE HYDRANT
⊕	⊕	VALVE & BOX
---	---	REDUCER
---	---	PLUG
---	---	BLOW-OFF
---	---	BENDS
---	---	VERTICAL BENDS
---	---	DUAL SERVICE (WM) NEAR SIDE
---	---	SINGLE SERVICE (WM) NEAR SIDE 1 LOT
---	---	SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
---	---	* SINGLE SERVICE (WM) FAR SIDE
---	---	* W/SERVICE CASING
---	---	* DUAL SERVICE (WM) FAR SIDE
---	---	* W/SERVICE CASING
---	---	WATER SERVICE W/VALVE
---	---	WATER DISTRIBUTION SAMPLING POINT
---	---	SANITARY SEWER (SM)
---	---	SINGLE SANITARY SERVICE
---	---	DOUBLE SANITARY SERVICE
---	---	SANITARY FORCE MAIN (FM)
10	10	PLAN & PROFILE SHEET NO. REFERENCE

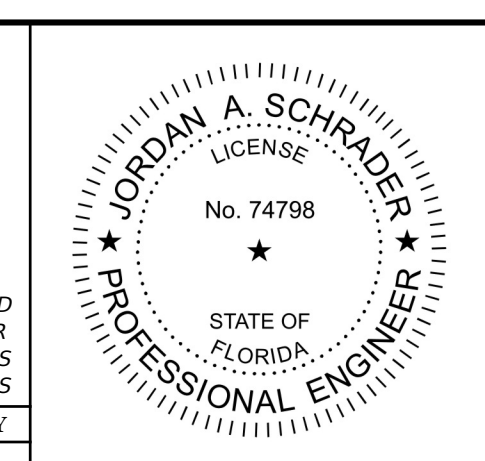


REFER TO DRAINAGE KEY MAP  
FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR  
WATER & SEWER NOTES

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
06-25-2022	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL SWFWMD	JAS



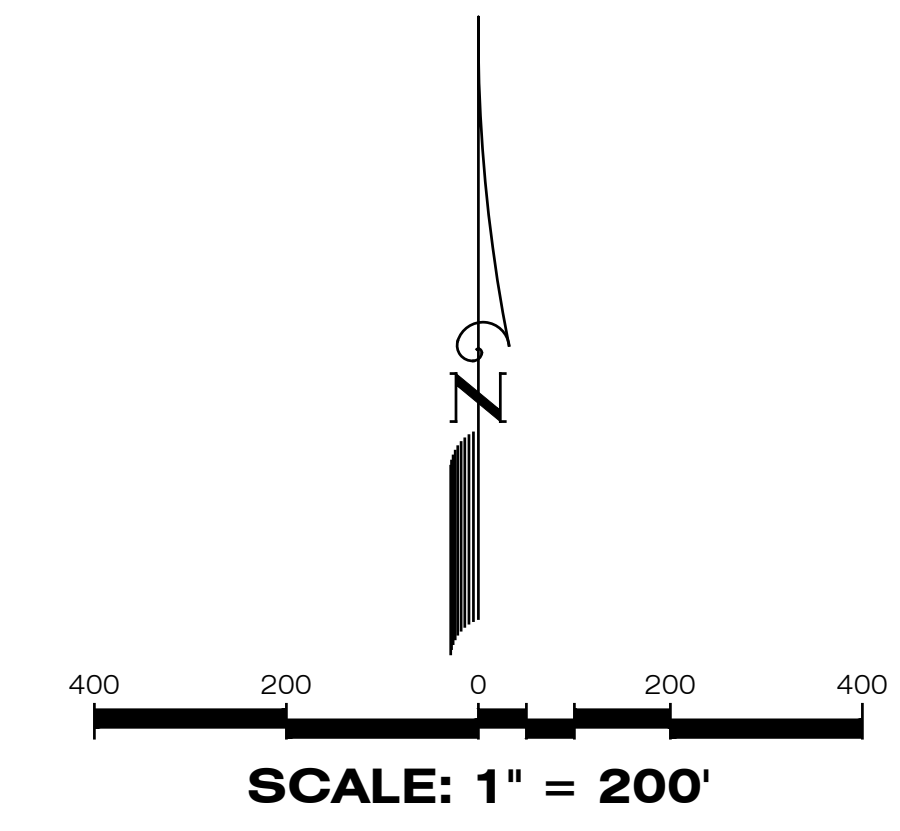
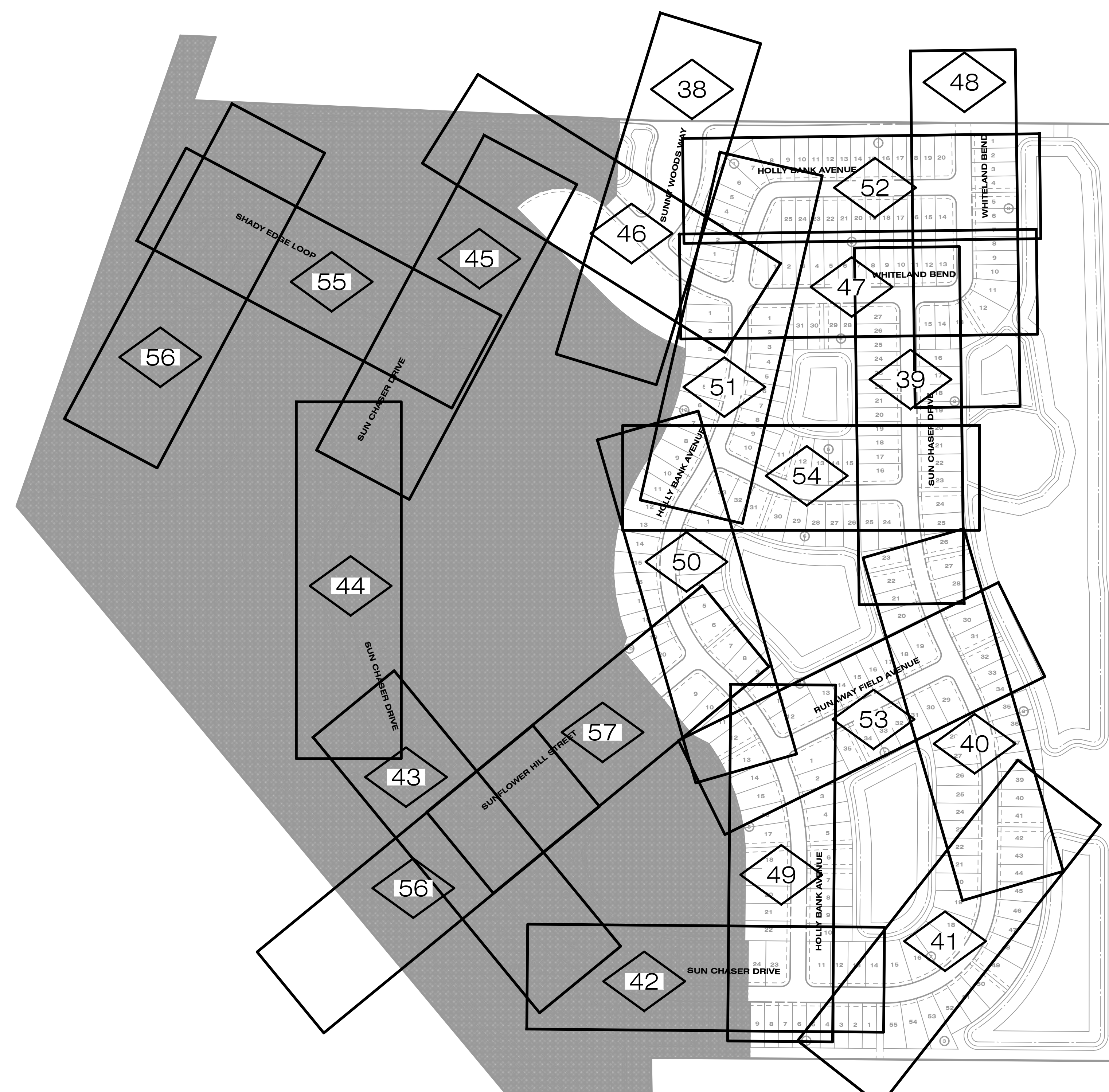
**Clearview**  
LAND DESIGN, P.L.  
Engineering Business CA. No.: 88858  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
JORDAN A. SCHRADER, P.E. NO. 74798  
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.
DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.
FILE WS06	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 36 OF 79 SHEETS</b>	

P:\RUSTIC ROAD SOUTH-SW INSPECTION & GERTY MASTER RECORD SET\RUSTIC SOUTH WM CAD\WS06DWG-36 WATER & SEWER PLAN 2023/09/19 11:02 AM JASON BROOKS



**LEGEND**

10	PLAN & PROFILE SHEET NO. REFERENCE
<b>PLAN &amp; PROFILE</b>	
EXISTING	PROPOSED
--- 12 ---	--- 12 ---
	STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES)
10	10
	STRUCTURE NO.
+ 62.9	65.00
	SPOT ELEVATION
65.00	65.00
	PROPOSED PROFILE GRADE ELEVATION
---	---
	CONTOUR
---	---
	DIRECTION OF SURFACE FLOW
---	---
	UNDERDRAIN WITH CLEANOUT
---	---
	STAKED EROSION CONTROL
---	---
	FLOATING TURBIDITY BARRIER
---	---
	SWFWMD WETLAND LINE
---	---
	25' OFFSET FROM WETLAND LINE
---	---
	WETLAND CONSERVATION AREA
---	---
	WETLAND AREAS
---	---
	PROPOSED WETLAND IMPACTS
---	---
	PROPOSED OSW IMPACTS
---	---
	PROJECT BOUNDARY
---	---
	RA-# ROAD AUGER LOCATION

**RECORD DRAWINGS**

**October 25, 2023**

**APPROVED**

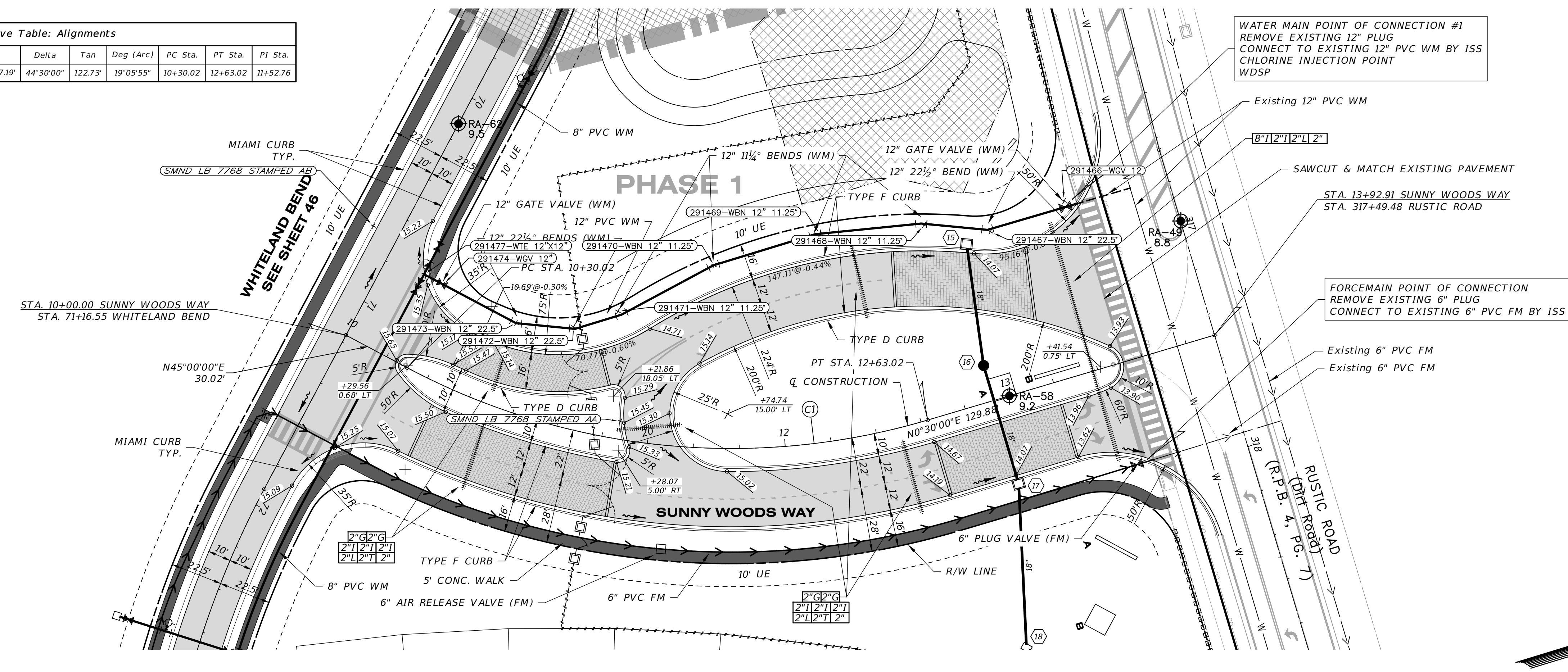
		<p style="font-size: 8px;">Engineering Business C.A. No.: 88858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</p> <p style="font-size: 8px; color: red;">This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</p> <p style="font-size: 8px;">DATE: 09/19/2023 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER</p>	<p><b>PLAN &amp; PROFILE SHEET INDEX</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">JOB NO. JEN-RU-009</td> <td style="text-align: center;"><b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b></td> </tr> <tr> <td>DESIGN FERREIRA</td> <td></td> </tr> <tr> <td>DRAWN DUNCAN</td> <td>PREPARED JEN TAMPA 1, LLC.</td> </tr> <tr> <td>DATE 09-19-2023</td> <td>FOR: C/O BANYAN LAND CAPITAL, LLC.</td> </tr> <tr> <td>FILE RP-INDEX</td> <td>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</td> </tr> <tr> <td></td> <td style="text-align: center;"><b>SHEET 37 OF 79 SHEETS</b></td> </tr> </table>	JOB NO. JEN-RU-009	<b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b>	DESIGN FERREIRA		DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.	DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.	FILE RP-INDEX	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet		<b>SHEET 37 OF 79 SHEETS</b>				
JOB NO. JEN-RU-009	<b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b>																		
DESIGN FERREIRA																			
DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.																		
DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.																		
FILE RP-INDEX	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet																		
	<b>SHEET 37 OF 79 SHEETS</b>																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">06-25-2021</td> <td style="width: 55%;">REVIEW SUBMITTAL-CITY OF VENICE</td> <td style="width: 10%;">JAS</td> <td style="width: 20%;"></td> </tr> <tr> <td>04-23-2021</td> <td>REVIEW SUBMITTAL-SWFMD</td> <td>JAS</td> <td></td> </tr> <tr> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> <td></td> </tr> <tr> <td colspan="4" style="text-align: center;">REVISIONS</td> </tr> </table>	06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS		04-23-2021	REVIEW SUBMITTAL-SWFMD	JAS		DATE	DESCRIPTION	BY		REVISIONS						
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS																	
04-23-2021	REVIEW SUBMITTAL-SWFMD	JAS																	
DATE	DESCRIPTION	BY																	
REVISIONS																			

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP-INDEX.DWG-37 PLAN & PROFILE SHEET INDEX 2023/09/19 11:02 AM JASON BROOKS

Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
CI	300.00'	233.00'	N22°45'00"E, 227.19'	44°30'00"	122.73'	19°05'55"	10+30.02	12+63.02	11+52.76	

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

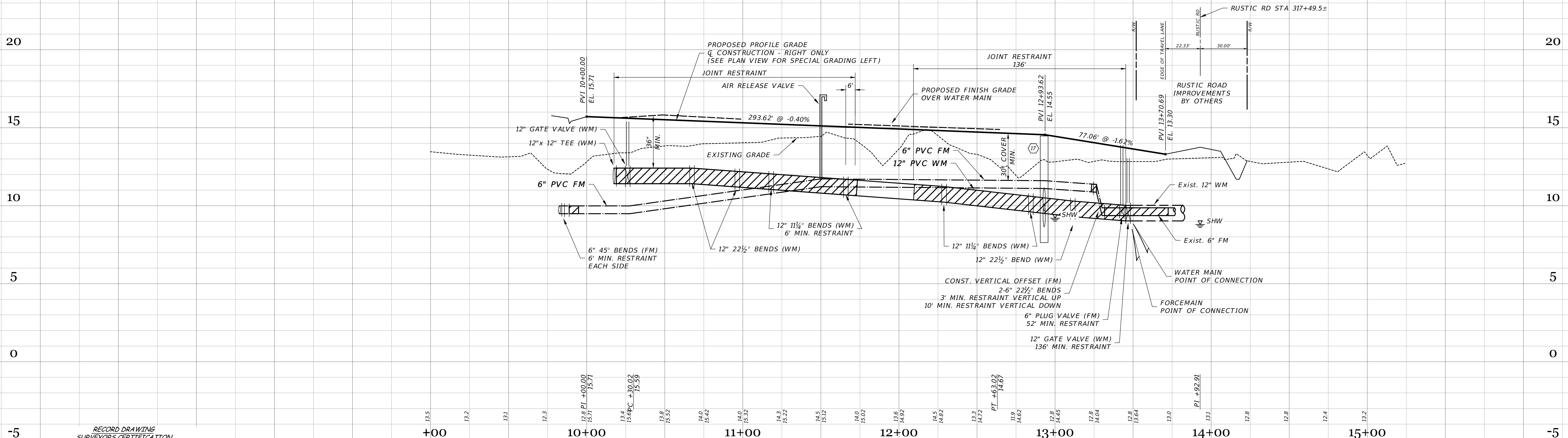
WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1	DISTANCE	LOCATION 2	DISTANCE 2
291466	WATER GATE VALVE 12"	11.41	STR 15	47.92	STR 16	79.33
291467	WATER BEND 12" 22.5"	9.79	STR 15	13.8	STR 16	58.21
291468	WATER BEND 12" 11.25"	10.64	STR 15	22.27	STR 16	66.29
291469	WATER BEND 12" 11.25"	10.82	STR 15	64.26	STR 16	91.02
291470	WATER BEND 12" 11.25"	11.12	STR 15	109.84	STR 16	125.15
291471	WATER BEND 11.25"	11.83	SMND AA	47.81	SMND AB	112.37
291472	WATER BEND 22.5"	11.62	SMND AA	45.82	SMND AB	97.29
291473	WATER BEND 12" 22.5"	11.13	SMND AA	62.31	SMND AB	74.83
291474	WATER GATE VALVE 12"	13.05	SMND AA	97.21	SMND AB	39.54
291477	WATER TEE 12"x12"	11.38	SMND AA	106.41	SMND AB	30.48



RECORD DRAWING NOTE:  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

**SUNNY WOODS WAY**

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

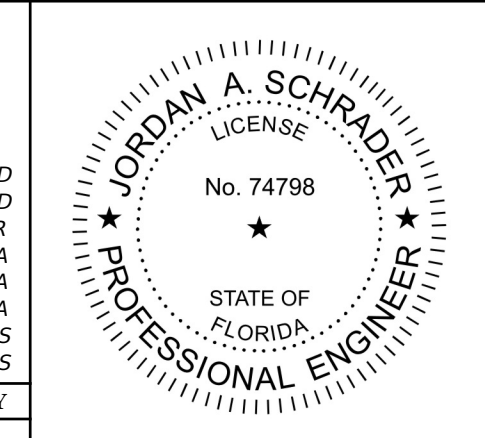
JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. LS6837

**RECORD DRAWING LEGEND**

	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH.
	"RECORD" ELEVATION OR DIMENSION WRITTEN IN.
	INDICATES RECORD ELEVATION
	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
	INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
11-15-2021	CURB LABEL	DA
09-07-2021	RESTRAINT JOINTS, FM PLUG	DA
08-04-2021	SCALE ADDED R/S FITTING LBLs IN PLAN	DA
06-25-2021	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL SWFWMD	JAS

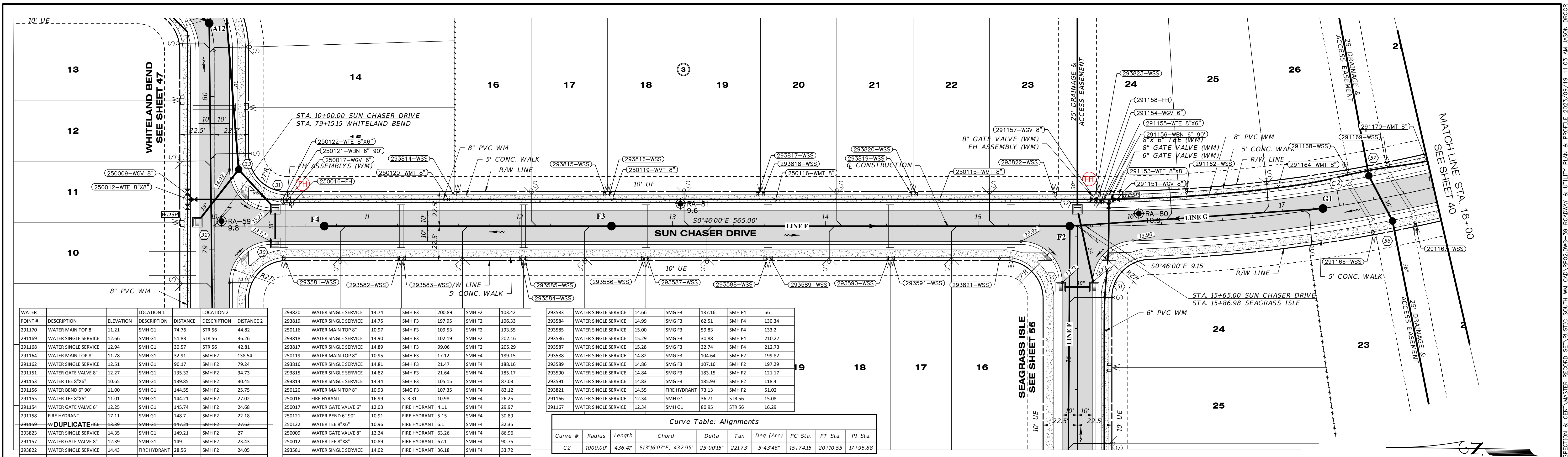


**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 88858  
 3010 W Azeele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED JEN TAMPA I, LLC.
DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.
FILE RP01	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 38 OF 79 SHEETS</b>	



POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE
291170	WATER MAIN TOP 8"	11.21	SMH G1	74.76	STR 56
291169	WATER SINGLE SERVICE	12.66	SMH G1	51.83	STR 56
291168	WATER SINGLE SERVICE	12.94	SMH G1	30.57	STR 56
291164	WATER MAIN TOP 8"	11.78	SMH G1	32.91	SMH F2
291162	WATER SINGLE SERVICE	12.51	SMH G1	90.17	SMH F2
291151	WATER GATE VALVE 8"	12.27	SMH G1	135.32	SMH F2
291153	WATER TEE 8"x6"	10.65	SMH G1	139.85	SMH F2
291156	WATER GATE VALVE 6"	11.00	SMH G1	144.55	SMH F2
291155	WATER TEE 8"x6"	11.01	SMH G1	144.21	SMH F2
291154	WATER GATE VALVE 6"	12.25	SMH G1	145.74	SMH F2
291158	FIRE HYDRANT	17.11	SMH G1	148.7	SMH F2
291159	WATER GATE VALVE 6"	13.39	SMH G1	147.21	SMH F2
293823	WATER SINGLE SERVICE	14.35	SMH G1	149.21	SMH F2
291157	WATER GATE VALVE 8"	12.39	SMH G1	149	SMH F2
293822	WATER SINGLE SERVICE	14.43	FIRE HYDRANT	28.56	SMH F2
250115	WATER MAIN TOP 8"	10.99	FIRE HYDRANT	102.54	SMH F2

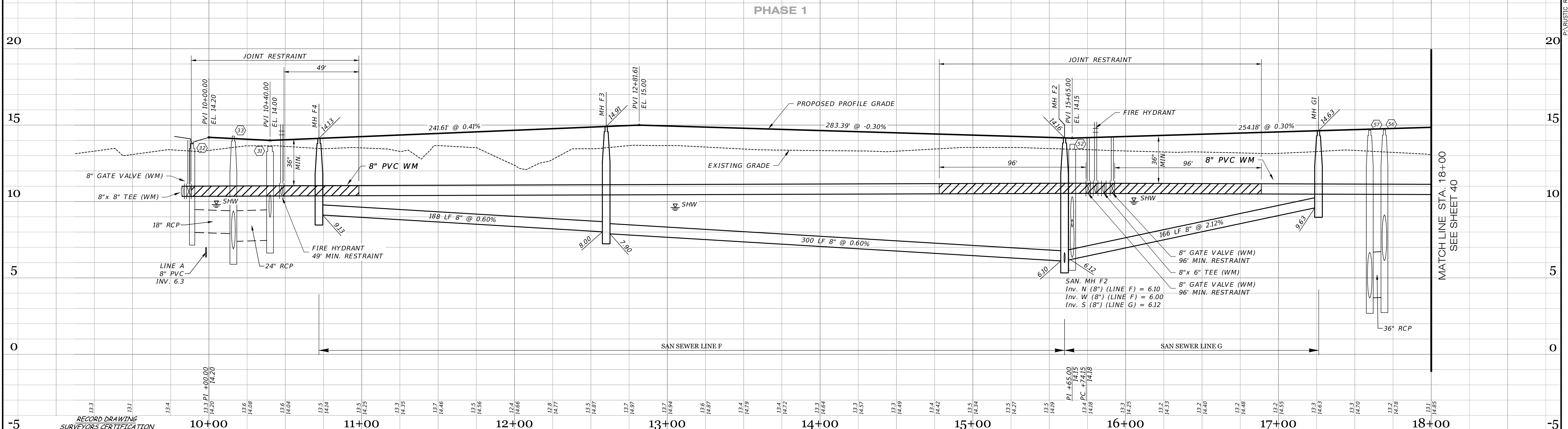
293820	WATER SINGLE SERVICE	14.74	SMH F3	200.89	SMH F2	103.42
293819	WATER SINGLE SERVICE	14.75	SMH F3	197.95	SMH F2	106.33
250116	WATER MAIN TOP 8"	10.97	SMH F3	109.53	SMH F2	193.55
293818	WATER SINGLE SERVICE	14.90	SMH F3	102.19	SMH F2	202.16
293817	WATER SINGLE SERVICE	14.89	SMH F3	99.06	SMH F2	205.29
293815	WATER MAIN TOP 8"	10.95	SMH F3	17.12	SMH F4	189.15
293816	WATER SINGLE SERVICE	14.81	SMH F3	21.47	SMH F4	188.16
293815	WATER SINGLE SERVICE	14.82	SMH F3	21.64	SMH F4	185.17
293814	WATER SINGLE SERVICE	14.44	SMH F3	105.15	SMH F4	87.03
250120	WATER MAIN TOP 8"	10.93	SMG F3	107.35	SMH F4	83.12
250016	FIRE HYDRANT	16.99	STR 31	10.98	SMH F4	26.25
250017	WATER GATE VALVE 6"	12.03	FIRE HYDRANT	4.11	SMH F4	29.97
250121	WATER BEND 6" 90°	10.91	FIRE HYDRANT	5.15	SMH F4	30.89
250122	WATER TEE 8"x6"	10.96	FIRE HYDRANT	6.1	SMH F4	32.35
250009	WATER GATE VALVE 8"	12.24	FIRE HYDRANT	63.26	SMH F4	86.96
250012	WATER TEE 8"x8"	10.89	FIRE HYDRANT	67.1	SMH F4	90.75
293581	WATER SINGLE SERVICE	14.02	FIRE HYDRANT	36.18	SMH F4	33.72
293582	WATER SINGLE SERVICE	14.63	SMG F3	140.04	SMH F4	53.35

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.41'	513'16"07"E, 432.95'	25'00'15"	221.73'	5'43'46"	15+74.15	20+10.55	17+95.88

RECORD DRAWING NOTE:  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

### SUN CHASER DRIVE

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



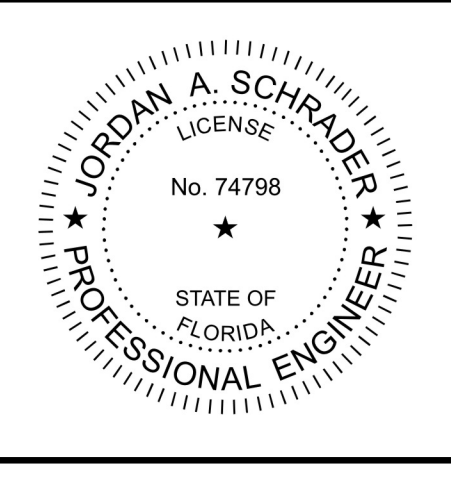
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.  
 DATE OF LAST FIELD SURVEY: 05/26/2023  
 JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 156837

**RECORD DRAWING LEGEND**  
 42.00  
 42.07  
 54.8  
 INDICATES RECORD ELEVATION  
 INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.  
 (10000) INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
 October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2 FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R15 IN PROF. FITTING LBL'S PLAN	DA
06-25-2021	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL SWFWMD	JAS

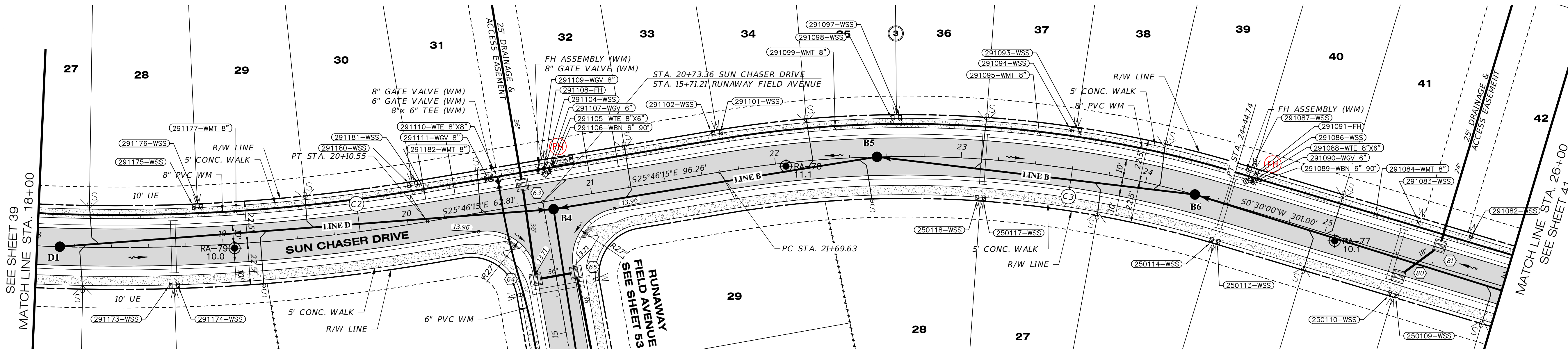


**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 88848  
 3010 W Azule St., Suite 150, Tampa, Florida 33609  
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 DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

**ROADWAY & UTILITY PLAN & PROFILE**

JOB NO. JEN-RU-009	DESIGN FERREIRA	DRAWN DUNCAN	DATE 09-19-2023	FILE RP02
RUSTIC ROAD SOUTH PHASES 1 & 2		PREPARED FOR: JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.		
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet				
<b>SHEET 39 OF 79 SHEETS</b>				

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\PROJ.DWG-40 ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:56 AM JASON BROOKS



# PHASE 1

WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	LOCATION 1 DISTANCE	LOCATION 2 DESCRIPTION	LOCATION 2 DISTANCE
29106	WATER BEND 6" 90°	11.07	SMH B4	19	FIRE HYDRANT	4
29107	WATER GATE VALVE 6"	12.11	SMH B4	20	FIRE HYDRANT	2
29108	FIRE HYDRANT	17.13	SMH B4	20	STR 80	13
29109	WATER GATE VALVE 8"	12.48	SMH B4	22	FIRE HYDRANT	3
29110	WATER TEE 8"x6"	11.04	SMH B4	23	FIRE HYDRANT	24
29111	WATER GATE VALVE 8"	12.42	SMH B4	27	FIRE HYDRANT	29
29112	WATER MAIN TOP 8"	10.78	SMH B4	70	SMH D1	198
29118	WATER SINGLE SERVICE	13.14	SMH B4	72	SMH D1	196
291180	WATER SINGLE SERVICE	12.91	SMH B4	77	SMH D1	192
291177	WATER SINGLE SERVICE	11.09	SMH B4	170	SMH D1	97
291176	WATER SINGLE SERVICE	12.62	SMH B4	189	SMH D1	78
291175	WATER SINGLE SERVICE	12.36	SMH B4	192	SMH D1	75
291173	WATER SINGLE SERVICE	12.55	SMH B4	209	SMH D1	64
291174	WATER SINGLE SERVICE	12.63	SMH B6	205	SMH D1	68
250118	WATER SINGLE SERVICE	15.07	SMH B6	118	SMH B5	158
250117	WATER SINGLE SERVICE	15.07	SMH B6	115	SMH B5	60
250114	WATER SINGLE SERVICE	14.65	SMH B6	28	FIRE HYDRANT	37
250113	WATER SINGLE SERVICE	14.65	SMH B6	29	FIRE HYDRANT	36
250110	WATER SINGLE SERVICE	14.32	SMH B6	118	STR 80	12
250109	WATER SINGLE SERVICE	14.34	SMH B6	121	STR 80	12

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.47'	513'16"07"E, 432.95'	25°00'15"	221.73'	5°43'46"	15+74.15	20+10.55	17+95.88
C3	600.00'	275.11'	S12°38'07"E, 272.70'	26°16'15"	140.02'	9°32'57"	21+69.63	24+44.74	23+09.64

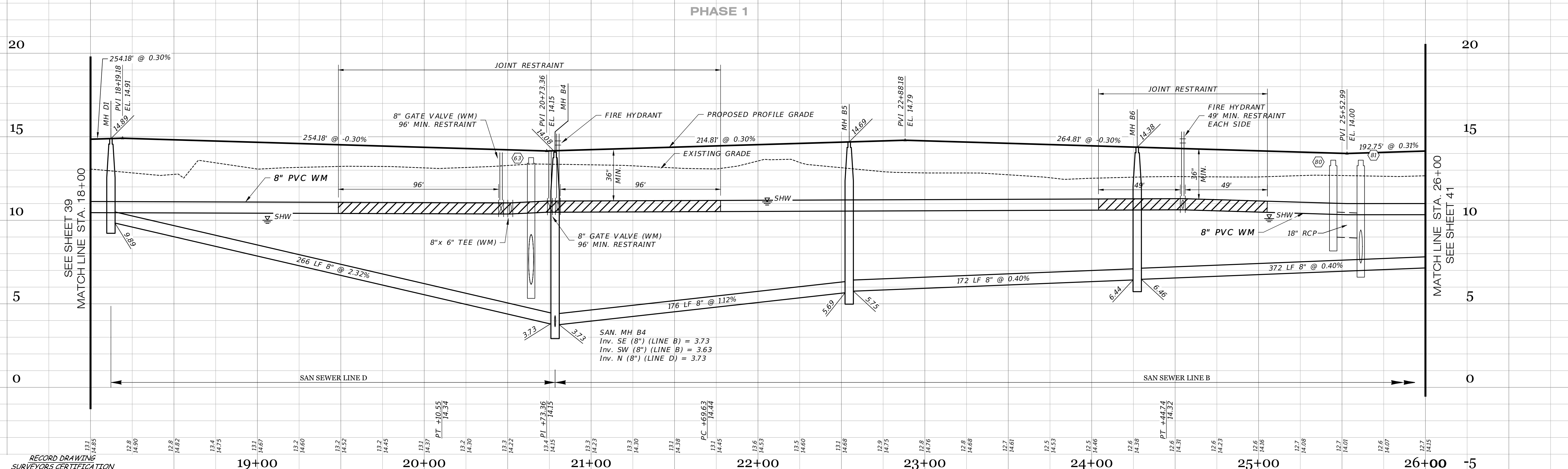
Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.47'	513'16"07"E, 432.95'	25°00'15"	221.73'	5°43'46"	15+74.15	20+10.55	17+95.88
C3	600.00'	275.11'	S12°38'07"E, 272.70'	26°16'15"	140.02'	9°32'57"	21+69.63	24+44.74	23+09.64

**RECORD DRAWING NOTE:**  
 RECORD DATA FOR BRANCH-RUN FITTINGS ARE NOT DEPICTED ON THIS SHEET. REFER TO THE RECORD DRAWINGS OF THE INTERSECTING STREET.

## SUN CHASER DRIVE

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 156837

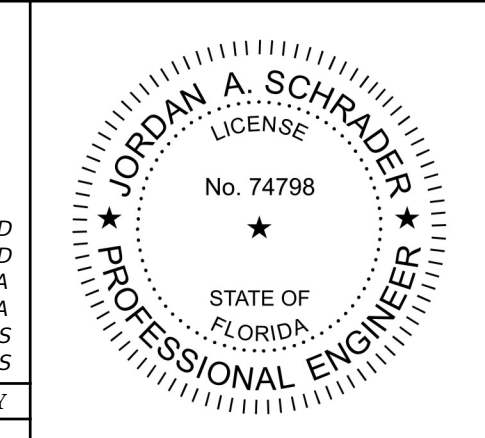
**RECORD DRAWING LEGEND**

- 42.00  
42.07  
54.8
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY**  
**GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2 FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS, REMOVED GV	DA
08-04-2021	ADDED R/S PROF, FITTING LBL PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SFWWMD	JAS



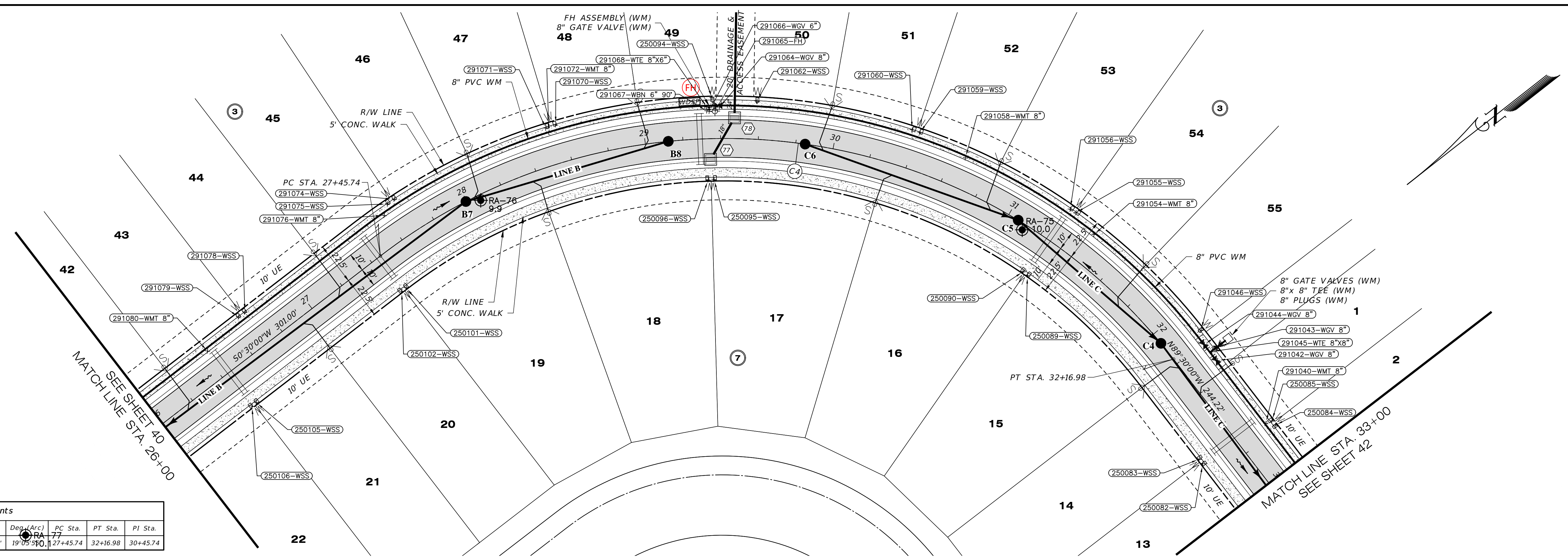
**Clearview LAND DESIGN, P.L.**  
 Engineering Business CA. No.: 88858  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.
DATE 09-19-2023	FOR C/O BANYAN LAND CAPITAL, LLC.
FILE RP03	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 40 OF 79 SHEETS</b>	

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RD4-DWG-41.ROADWAY & UTILITY PLAN & PROFILE. 2023/09/19 11:04 AM JASON BROOK



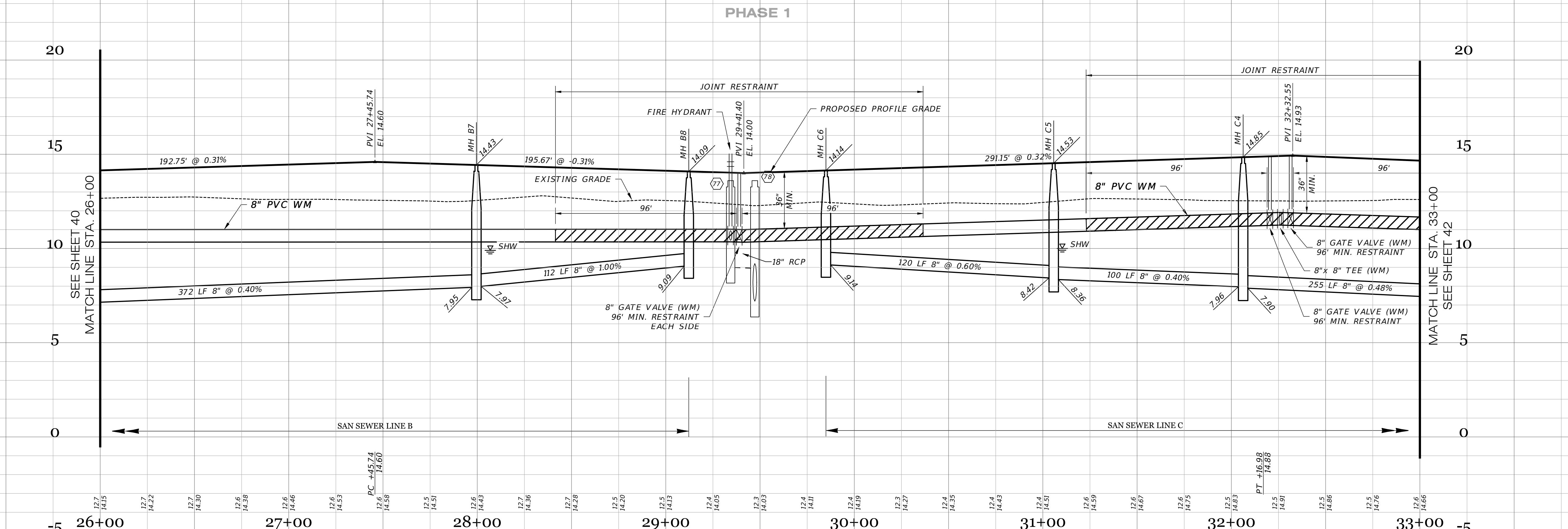
Curve #	Radius	Length	Chord	Delta	Tan	Deg. (Arc)	PC Sta.	PT Sta.	PI Sta.
C4	300.00'	471.24'	545'30\"/>						

**RECORD DRAWING NOTE:**  
RECORD DATA FOR BRANCH-RUN FITTINGS ARE NOT DEPICTED ON THIS SHEET. REFER TO THE RECORD DRAWINGS OF THE INTERSECTING STREET.

### SUN CHASER DRIVE

SCALE: 1" = 30' HORIZONTAL  
1" = 3' VERTICAL

POINT #	DESCRIPTION	ELEVATION	LOCATION 1	DESCRIPTION	LOCATION 2	DISTANCE 1	DISTANCE 2
250084	WATER SINGLE SERVICE	14.93	SMH C4	SMH C3	SMH C3	74	185
250085	WATER SINGLE SERVICE	14.97	SMH C4	SMH C3	SMH C3	72	188
291040	WATER MAIN TOP 8"	11.27	SMH C4	SMH C3	SMH C3	70	189
291042	WATER GATE VALVE 8"	12.23	SMH C4	SMH C3	SMH C3	31	129
291045	WATER TEE 8"x8"	10.91	SMH C4	SMH C3	SMH C3	27	124
291043	WATER GATE VALVE 8"	12.52	SMH C4	SMH C3	SMH C3	31	126
291044	WATER GATE VALVE 8"	12.29	SMH C4	SMH C3	SMH C3	23	119
291046	WATER SINGLE SERVICE	14.45	SMH C4	SMH C5	SMH C5	22	113
291054	WATER MAIN TOP 8"	11.21	SMH C4	SMH C5	SMH C5	68	41
291055	WATER SINGLE SERVICE	12.79	SMH C4	SMH C5	SMH C5	83	31
291056	WATER SINGLE SERVICE	12.53	SMH C4	SMH C5	SMH C5	86	28
291058	WATER MAIN TOP 8"	10.88	SMH C6	SMH C5	SMH C5	86	43
291059	WATER SINGLE SERVICE	12.82	SMH C6	SMH C5	SMH C5	62	70
291060	WATER SINGLE SERVICE	12.31	SMH C6	SMH C5	SMH C5	58	74
291062	WATER SINGLE SERVICE	12.02	SMH C6	SMH C5	SMH C5	34	52
291064	WATER GATE VALVE 8"	12.31	SMH C6	SMH C5	SMH C5	49	33
291065	FIRE HYDRANT	16.97	SMH C6	SMH C5	SMH C5	51	30
291066	WATER GATE VALVE 6"	11.97	SMH C6	SMH C5	SMH C5	53	27
291067	WATER BEND 6" 90°	10.76	SMH C6	SMH C5	SMH C5	55	26
291068	WATER TEE 8"x8"	10.95	SMH C6	SMH C5	SMH C5	55	28
250094	WATER SINGLE SERVICE	14.18	SMH C6	SMH C8	SMH C8	55	33
291070	WATER SINGLE SERVICE	12.15	SMH C7	SMH C8	SMH C8	62	65
291071	WATER SINGLE SERVICE	12.14	SMH C7	SMH C8	SMH C8	57	60
291072	WATER MAIN TOP 8"	10.35	SMH C7	SMH C8	SMH C8	57	63
291074	WATER SINGLE SERVICE	12.64	SMH C7	STR B1	STR B1	38	209
291075	WATER SINGLE SERVICE	12.33	SMH C7	STR B1	STR B1	42	205
291076	WATER MAIN TOP 8"	10.61	SMH C7	STR B1	STR B1	44	199
291078	WATER SINGLE SERVICE	12.24	SMH C7	STR B1	STR B1	131	110
291079	WATER SINGLE SERVICE	12.25	SMH C7	STR B1	STR B1	135	106
291080	WATER MAIN TOP 8"	10.51	SMH C7	STR B1	STR B1	158	81
250106	WATER SINGLE SERVICE	14.59	SMH C7	STR B1	STR B1	157	88
250105	WATER SINGLE SERVICE	14.55	SMH C7	STR B1	STR B1	154	91
250102	WATER SINGLE SERVICE	14.81	SMH C7	STR B1	STR B1	59	185
250101	WATER SINGLE SERVICE	14.87	SMH C7	STR B1	STR B1	56	188
250096	WATER SINGLE SERVICE	14.26	SMH C6	SMH C8	SMH C8	54	30
250095	WATER SINGLE SERVICE	14.23	SMH C6	SMH C8	SMH C8	51	32
250090	WATER SINGLE SERVICE	14.86	SMH C4	SMH C5	SMH C5	83	28
250089	WATER SINGLE SERVICE	14.86	SMH C4	SMH C5	SMH C5	80	30
250083	WATER SINGLE SERVICE	15.08	SMH C4	SMH C3	SMH C3	64	194
250082	WATER SINGLE SERVICE	15.07	SMH C4	SMH C3	SMH C3	67	191



RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.  
FLORIDA CERTIFICATE NO. LS6837

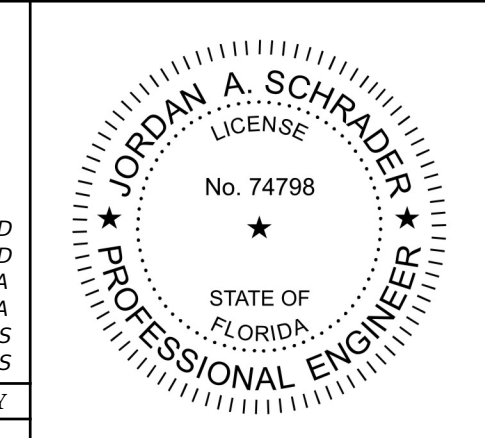
**RECORD DRAWING LEGEND**

- 42-00 PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF, FITTING LBS PLAN	JAS
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



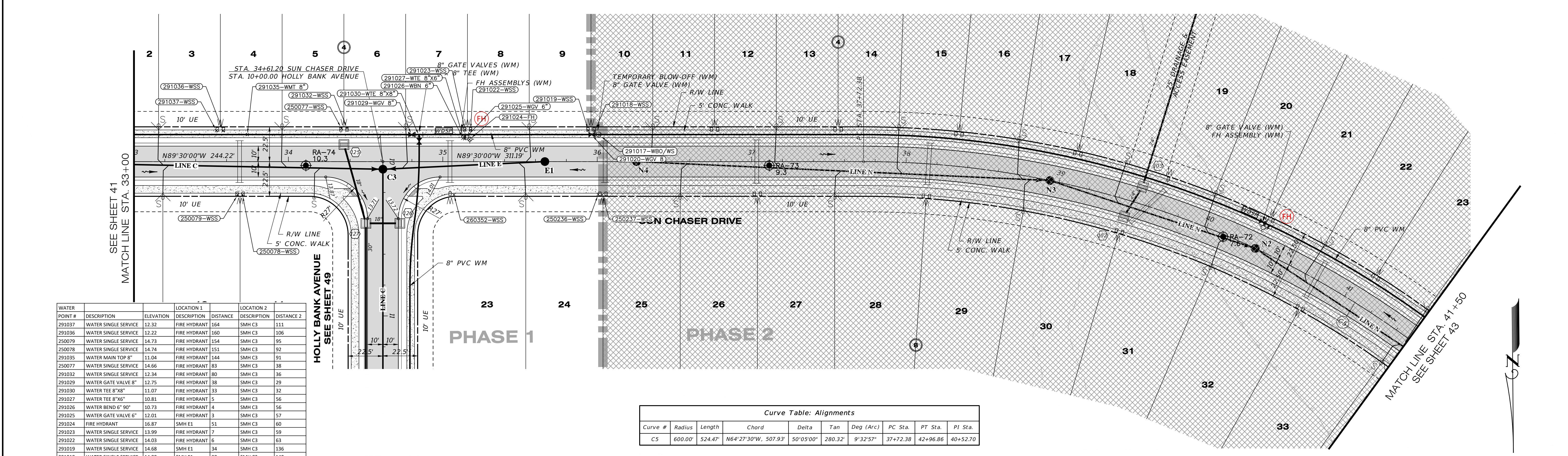
**Clearview Land Design, P.L.**  
Engineering Business C.A. No.: 28898  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 09/19/2023  
JORDAN A. SCHRADER, P.E. NO. 74798  
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 09-19-2023	
FILE RP04	
PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.	
Elevations based on North American Vertical Datum 1988 (NAVD 88)	
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
<b>SHEET 41 OF 79 SHEETS</b>	

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CHECKMASTER RECORD SET\RUSTIC SOUTH WM CAD\RD05.DWG-42 ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:47 AM JASON BROOK



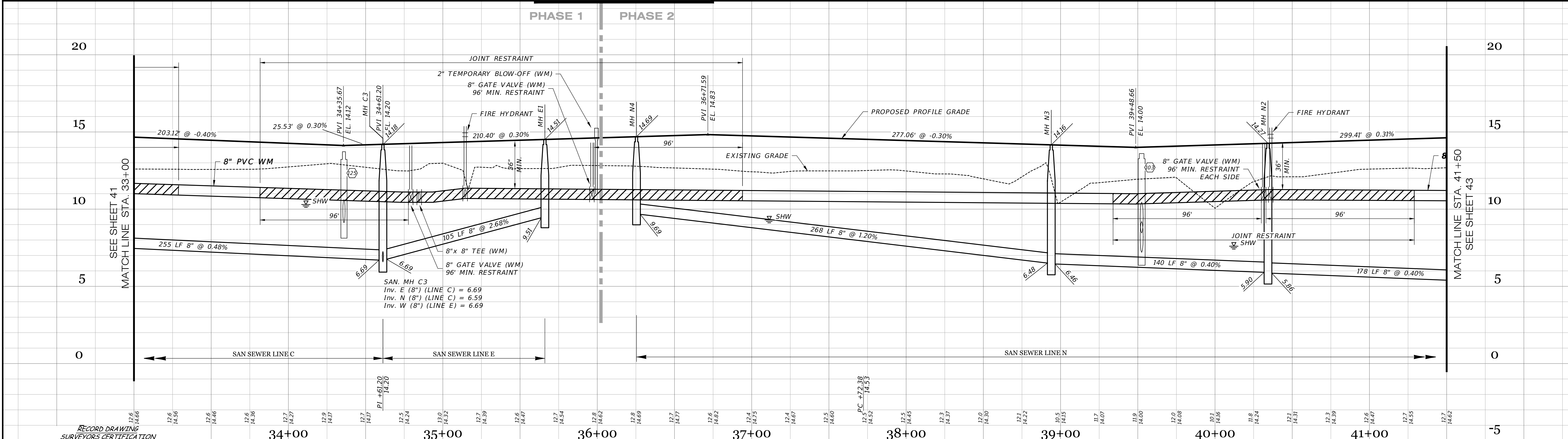
POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE 1	DISTANCE 2
291037	WATER SINGLE SERVICE	12.32	FIRE HYDRANT	164	SMH C3	111
291036	WATER SINGLE SERVICE	12.22	FIRE HYDRANT	160	SMH C3	106
250079	WATER SINGLE SERVICE	14.73	FIRE HYDRANT	154	SMH C3	95
250078	WATER SINGLE SERVICE	14.74	FIRE HYDRANT	151	SMH C3	92
291035	WATER MAIN TOP 8"	11.04	FIRE HYDRANT	144	SMH C3	91
250077	WATER SINGLE SERVICE	14.66	FIRE HYDRANT	83	SMH C3	38
291032	WATER SINGLE SERVICE	12.34	FIRE HYDRANT	80	SMH C3	36
291029	WATER GATE VALVE 8"	12.75	FIRE HYDRANT	38	SMH C3	29
291030	WATER TEE 8"x8"	11.07	FIRE HYDRANT	33	SMH C3	32
291027	WATER TEE 8"x6"	10.81	FIRE HYDRANT	5	SMH C3	56
291026	WATER BEND 6" 90°	10.73	FIRE HYDRANT	4	SMH C3	56
291025	WATER GATE VALVE 6"	12.01	FIRE HYDRANT	3	SMH C3	57
291024	FIRE HYDRANT	16.87	SMH E1	51	SMH C3	60
291023	WATER SINGLE SERVICE	13.99	FIRE HYDRANT	7	SMH C3	59
291022	WATER SINGLE SERVICE	14.03	FIRE HYDRANT	6	SMH C3	63
291019	WATER SINGLE SERVICE	14.68	SMH E1	34	SMH C3	136
291018	WATER SINGLE SERVICE	14.80	SMH E1	38	SMH C3	140
291020	WATER GATE VALVE 8"	12.39	SMH E1	35	SMH C3	137
291017	WATER BLOW-OFF	14.86	SMH E1	39	SMH C3	142
260352	WATER SINGLE SERVICE	14.67	SMH E1	63	SMH C3	49
250236	WATER SINGLE SERVICE	14.77	SMH E1	40	SMH C3	140
250237	WATER SINGLE SERVICE	14.75	SMH E1	43	SMH C3	143

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C5	600.00'	524.47'	N64°27'30"W, 507.93'	50°05'00"	280.32'	9°32'57"	37+72.38	42+96.86	40+52.70

**RECORD DRAWING NOTE:**  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

**SUN CHASER DRIVE**

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 156837

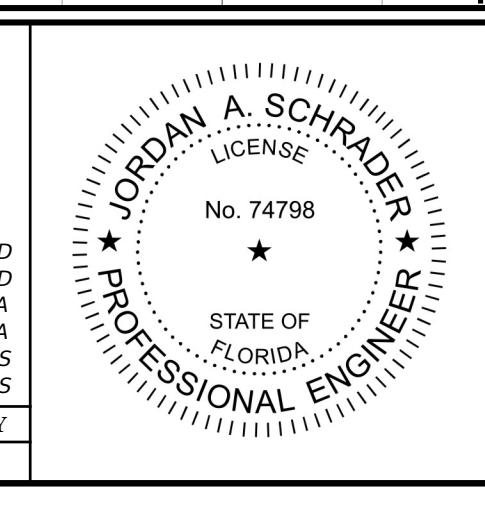
**RECORD DRAWING LEGEND**

- 42.00 DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY**  
**GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RJ, REMOVE GV, TEMP. BLOWOFF	DA
08-04-2021	ADDED R15 PROF. FITTING LBL5 PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



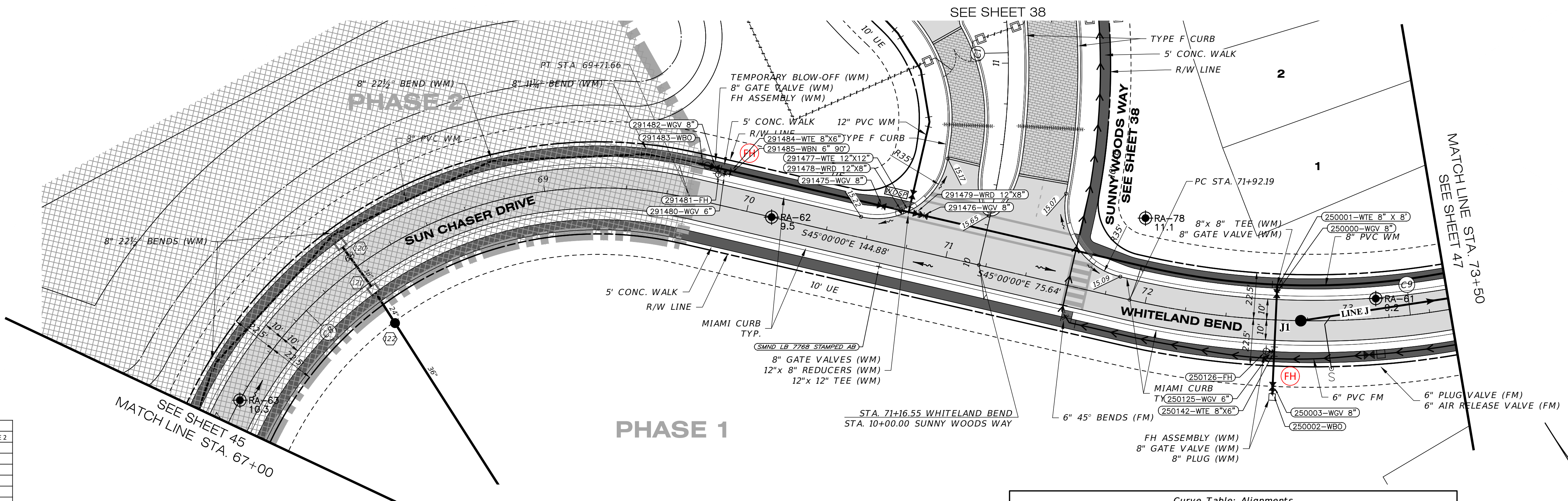
**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 88858  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	<b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b>
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 09-19-2023	
FILE RP05	
PREPARED FOR JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.	
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
<b>SHEET 42 OF 79 SHEETS</b>	





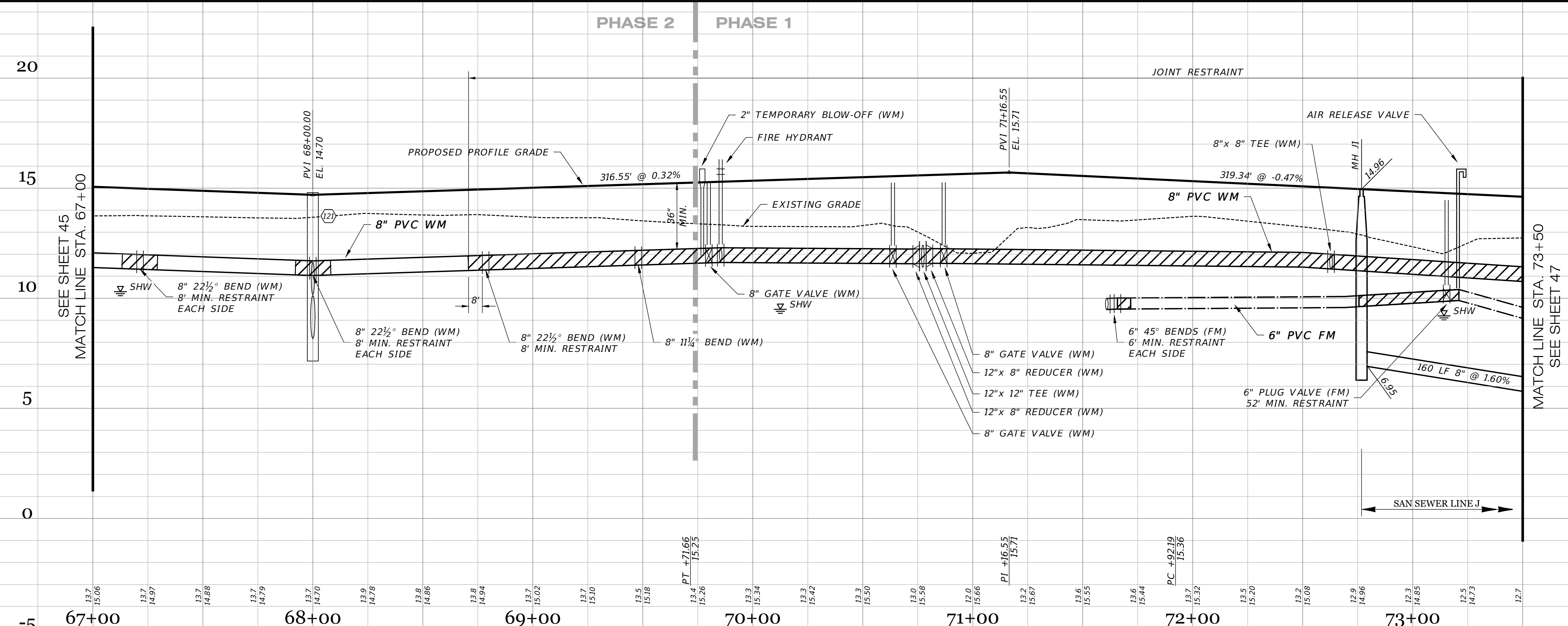
WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	DISTANCE	LOCATION 2 DESCRIPTION	DISTANCE 2
250002	WATER BLOW-OFF	15.66	SMH J1	37	FIRE HYDRANT 21	
250003	WATER GATE VALVE 8"	13.65	SMH J1	33	FIRE HYDRANT 17	
250126	FIRE HYDRANT	17.85	SMH J1	19	SMND AB 194	
250125	WATER GATE VALVE 6"	12.96	SMH J1	19	FIRE HYDRANT 3	
250142	WATER TEE 6"x8"	11.86	SMH J1	22	FIRE HYDRANT 4	
250000	WATER GATE VALVE 8"	12.94	SMH J1	19	FIRE HYDRANT 29	
250001	WATER TEE 8"x8"	11.49	SMH J1	21	FIRE HYDRANT 32	
291476	WATER GATE VALVE 8"	12.54	FIRE HYDRANT 102		SMND AB 33	
291479	WATER REDUCER 12"x8"	11.33	FIRE HYDRANT 98		SMND AB 32	
291477	WATER TEE 12"x12"	11.38	FIRE HYDRANT 95		SMND AB 30	
291478	WATER REDUCER 12"x8"	11.36	FIRE HYDRANT 91		SMND AB 29	
291475	WATER GATE VALVE 8"	12.51	FIRE HYDRANT 82		SMND AB 29	
291484	WATER TEE 6"x8"	12.13	FIRE HYDRANT 6		SMND AB 86	
291485	WATER BEND 6" 90°	11.95	FIRE HYDRANT 5		SMND AB 86	
291480	WATER GATE VALVE 6"	13.57	FIRE HYDRANT 3		SMND AB 88	
291481	FIRE HYDRANT	18.47	STR 120	187	SMND AB 91	
291482	WATER GATE VALVE 8"	13.67	FIRE HYDRANT 3		SMND AB 94	
291483	WATER BLOW-OFF	15.65	FIRE HYDRANT 6		SMND AB 100	

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	300.00'	233.00'	N22°45'00"E, 227.19'	44°30'00"	122.73'	19°05'55"	10+30.02	12+63.02	11+52.76
C8	200.00'	373.50'	N81°30'00"E, 321.54'	107°00'00"	270.28'	28°38'52"	65+98.16	69+71.66	68+68.45
C9	400.00'	319.51'	S67°53'00"E, 311.08'	45°46'00"	168.83'	14°19'26"	71+92.19	75+11.70	73+61.01

**RECORD DRAWING NOTE:**  
 RECORD DATA FOR BRANCH-RUN FITTINGS ARE NOT DEPICTED ON THIS SHEET. REFER TO THE RECORD DRAWINGS OF THE INTERSECTING STREET.

## SUN CHASER DRIVE / WHITELAND BEND

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.  
 DATE OF LAST FIELD SURVEY: 05/26/2023  
 JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. L56837

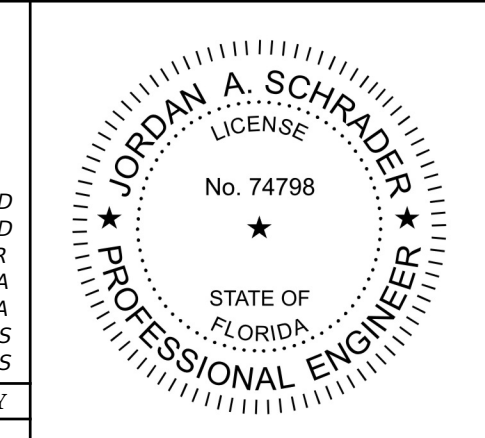
**RECORD DRAWING LEGEND**

- 42.00  
42.07  
54.8
- INDICATES PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
 October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
09-07-2021	RESTRAINT JOINTS, TEMP. BLOWOFF	DA
08-04-2021	ADD R/S PROP. FITTING LBL'S PLAN, ARV	DA
06-25-2021	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL SWFWMD	JAS

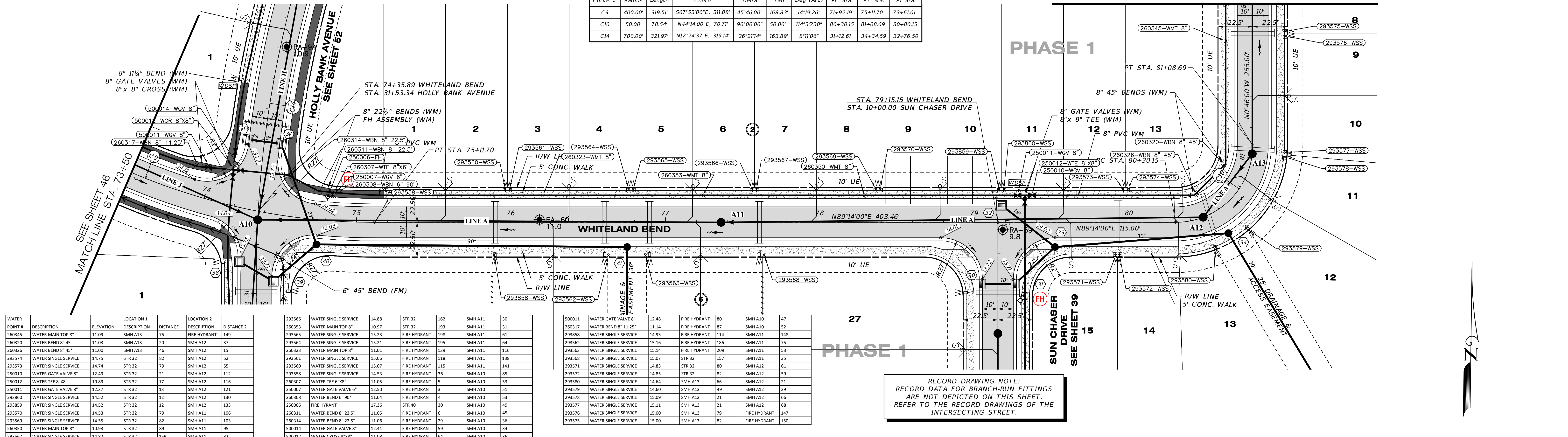


**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 88868  
 3010 W Azelea St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975  
 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
 DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 09-19-2023	
FILE RP09	
PREPARED FOR: JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.	
DATE 09-19-2023	
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
<b>SHEET 46 OF 79 SHEETS</b>	

Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C9	400.00'	319.51'	S67°53'00"E, 311.08'	45°46'00"	168.83'	14°19'26"	71+92.19	75+11.70	73+61.01	
C10	50.00'	78.54'	N44°14'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	80+30.15	81+08.69	80+80.15	
C14	700.00'	321.97'	N12°24'37"E, 319.14'	26°21'14"	163.89'	8°11'06"	31+12.61	34+34.59	32+76.50	

MATCH LINE STA. 82+00  
SEE SHEET 48



POINT #	DESCRIPTION	ELEVATION	LOCATION 1	DESCRIPTION	DISTANCE	LOCATION 2	DESCRIPTION	DISTANCE 2
260345	WATER MAIN TOP 8"	11.09	SMH A13	FIRE HYDRANT	75	FIRE HYDRANT	149	
260320	WATER BEND 8" 45°	11.03	SMH A13		20	SMH A12	37	
260326	WATER BEND 8" 45°	11.00	SMH A13		46	SMH A12	15	
293574	WATER SINGLE SERVICE	14.75	STR 32		82	SMH A12	52	
293573	WATER SINGLE SERVICE	14.74	STR 32		79	SMH A12	55	
250010	WATER GATE VALVE 8"	12.49	STR 32		21	SMH A12	112	
250012	WATER TEE 8"x8"	10.89	STR 32		17	SMH A12	116	
250011	WATER GATE VALVE 8"	12.37	STR 32		13	SMH A12	121	
293860	WATER SINGLE SERVICE	14.52	STR 32		13	SMH A12	130	
293859	WATER SINGLE SERVICE	14.52	STR 32		12	SMH A12	133	
293570	WATER SINGLE SERVICE	14.53	STR 32		79	SMH A11	106	
293569	WATER SINGLE SERVICE	14.55	STR 32		82	SMH A11	103	
260350	WATER MAIN TOP 8"	10.93	STR 32		89	SMH A11	95	
293567	WATER SINGLE SERVICE	14.82	STR 32		159	SMH A11	32	

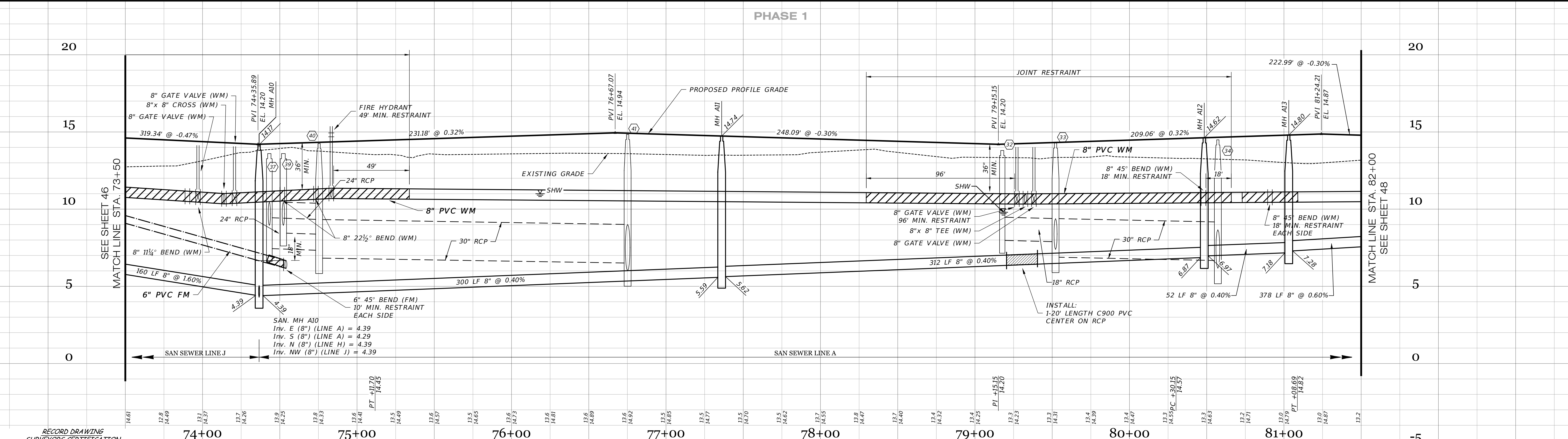
293566	WATER SINGLE SERVICE	14.88	STR 32		162	SMH A11	30	
260353	WATER MAIN TOP 8"	10.97	STR 32		193	SMH A11	31	
293565	WATER SINGLE SERVICE	15.23	FIRE HYDRANT		198	SMH A11	61	
293564	WATER SINGLE SERVICE	15.21	FIRE HYDRANT		195	SMH A11	64	
260323	WATER MAIN TOP 8"	11.01	FIRE HYDRANT		139	SMH A11	116	
293561	WATER SINGLE SERVICE	15.06	FIRE HYDRANT		118	SMH A11	138	
293560	WATER SINGLE SERVICE	15.07	FIRE HYDRANT		115	SMH A11	141	
293558	WATER SINGLE SERVICE	14.53	FIRE HYDRANT		36	SMH A10	85	
260307	WATER TEE 6"x8"	11.05	FIRE HYDRANT		5	SMH A10	51	
250007	WATER GATE VALVE 6"	12.50	FIRE HYDRANT		3	SMH A10	51	
260308	WATER BEND 6" 90°	11.04	FIRE HYDRANT		4	SMH A10	53	
250006	FIRE HYDRANT	17.36	STR 40		30	SMH A10	49	
260311	WATER BEND 8" 22.5°	11.05	FIRE HYDRANT		6	SMH A10	45	
260314	WATER BEND 8" 22.5°	11.06	FIRE HYDRANT		29	SMH A10	36	
500014	WATER GATE VALVE 8"	12.41	FIRE HYDRANT		59	SMH A10	34	
500012	WATER CROSS 8"x8"	11.08	FIRE HYDRANT		64	SMH A10	36	

500011	WATER GATE VALVE 8"	12.48	FIRE HYDRANT		80	SMH A10	47	
260317	WATER BEND 8" 11.25°	11.14	FIRE HYDRANT		87	SMH A10	52	
293568	WATER SINGLE SERVICE	15.23	FIRE HYDRANT		114	SMH A11	148	
293562	WATER SINGLE SERVICE	15.16	FIRE HYDRANT		186	SMH A11	75	
293563	WATER SINGLE SERVICE	15.14	FIRE HYDRANT		209	SMH A11	53	
293568	WATER SINGLE SERVICE	15.07	STR 32		157	SMH A11	35	
293571	WATER SINGLE SERVICE	14.83	STR 32		80	SMH A12	61	
293572	WATER SINGLE SERVICE	14.85	STR 32		82	SMH A12	59	
293580	WATER SINGLE SERVICE	14.64	SMH A13		66	SMH A12	21	
293579	WATER SINGLE SERVICE	14.60	SMH A13		49	SMH A12	29	
293578	WATER SINGLE SERVICE	15.09	SMH A13		21	SMH A12	66	
293577	WATER SINGLE SERVICE	15.11	SMH A13		21	SMH A12	68	
293576	WATER SINGLE SERVICE	15.00	SMH A13		79	FIRE HYDRANT	147	
293575	WATER SINGLE SERVICE	15.00	SMH A13		82	FIRE HYDRANT	150	

RECORD DRAWING NOTE:  
RECORD DATA FOR BRANCH-RUN FITTINGS  
ARE NOT DEPICTED ON THIS SHEET.  
REFER TO THE RECORD DRAWINGS OF THE  
INTERSECTING STREET.

### WHITELAND BEND

SCALE: 1" = 30' HORIZONTAL  
1" = 3' VERTICAL



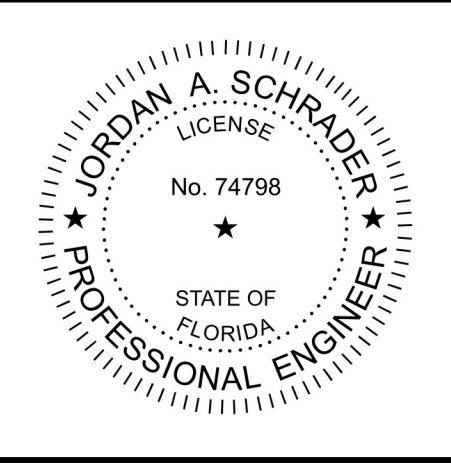
RECORD DRAWING SURVEYORS CERTIFICATION  
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.  
DATE OF LAST FIELD SURVEY 05/26/2023  
JUSTIN O. BRANTLEY, P.S.M.  
FLORIDA CERTIFICATE NO. 156837

RECORD DRAWING LEGEND	
	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH
	"RECORD" ELEVATION OR DIMENSION WRITTEN IN
	INDICATES RECORD ELEVATION
	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
	INDICATES "RECORD" ITEM NUMBER

RECORD DATA PROVIDED BY  
GEOPOINT,  
INC.

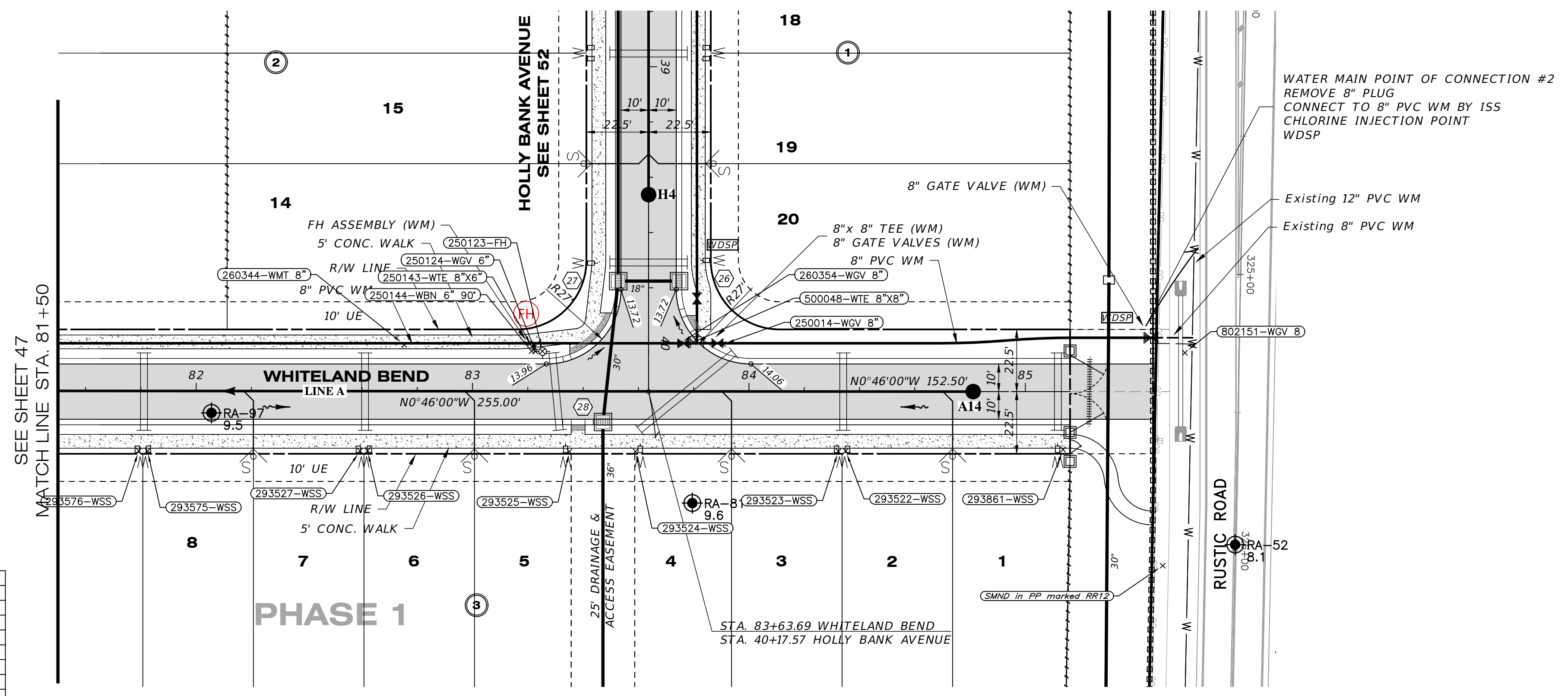
**RECORD DRAWINGS**  
October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADD R/S PROP. FITTING LBS PLAN, ARV	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



**Clearview**  
LAND DESIGN, P.L.L.C.  
Engineering Business C.A. No.: 28868  
3010 W Azele St., Suite 150, Tampa, Florida 33606  
Office: 813-223-3919 Fax: 813-223-3975  
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
DATE: 09/19/2023  
JORDAN A. SCHRADER, P.E. NO. 74798  
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 09-19-2023	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP10	<b>SHEET 47 OF 79 SHEETS</b>

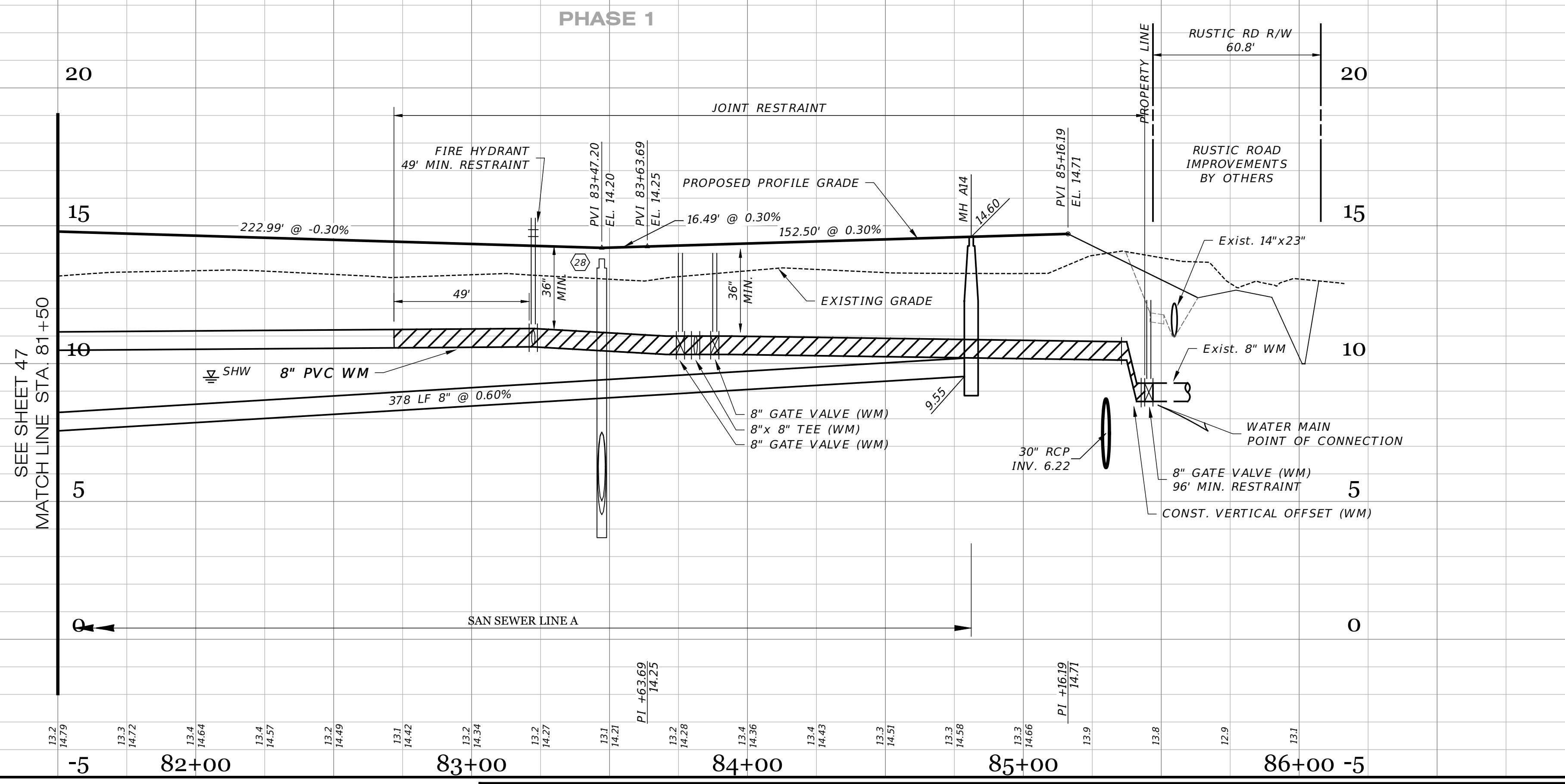


WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE 1	DISTANCE 2
802151	WATER GATE VALVE 8"	8.80	SMH A14	78	SMND RR12	77
250014	WATER GATE VALVE 8"	11.76	SMH A14	92	FIRE HYDRANT	66
500048	WATER TEE 8"x8"	10.56	SMH A14	103	FIRE HYDRANT	55
260354	WATER GATE VALVE 8"	11.93	SMH A14	108	FIRE HYDRANT	50
250123	FIRE HYDRANT	17.19	SMH A14	157	STR 28	33
250124	WATER GATE VALVE 6"	12.36	SMH A14	159	FIRE HYDRANT	2
250143	WATER TEE 6"x8"	11.15	SMH A14	160	FIRE HYDRANT	4
250144	WATER BEND 6" 90°	11.28	SMH A14	160	FIRE HYDRANT	4
260344	WATER MAIN TOP 8"	10.61	SMH A13	173	FIRE HYDRANT	50
293576	WATER SINGLE SERVICE	15.00	SMH A13	79	FIRE HYDRANT	150
293575	WATER SINGLE SERVICE	15.00	SMH A13	82	FIRE HYDRANT	147
293527	WATER SINGLE SERVICE	14.75	SMH A13	158	FIRE HYDRANT	75
293526	WATER SINGLE SERVICE	14.72	SMH A13	160	FIRE HYDRANT	73
293525	WATER SINGLE SERVICE	14.46	SMH A14	148	FIRE HYDRANT	38
293524	WATER SINGLE SERVICE	14.43	SMH A14	124	FIRE HYDRANT	50
293523	WATER SINGLE SERVICE	14.86	SMH A14	54	FIRE HYDRANT	113
293522	WATER SINGLE SERVICE	14.84	SMH A14	51	FIRE HYDRANT	116
293861	WATER SINGLE SERVICE	14.78	SMH A14	39	SMND RR12	55

RECORD DRAWING NOTE:  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

# WHITELAND BEND

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



RECORD DRAWING  
 SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 156837

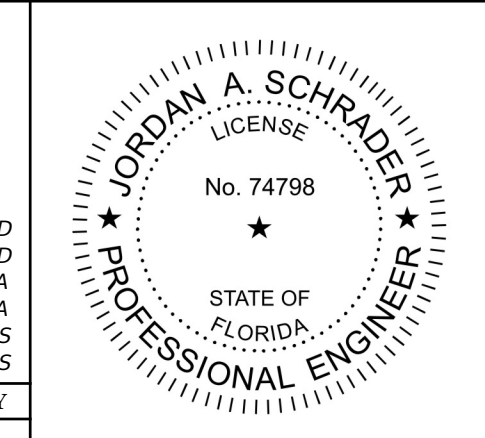
**RECORD DRAWING LEGEND**

	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH.
	"RECORD" ELEVATION OR DIMENSION WRITTEN IN.
	INDICATES RECORD ELEVATION
	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
	INDICATES "RECORD" ITEM NUMBER

RECORD DATA PROVIDED BY  
 GEOPOINT SURVEYING, INC.

**RECORD DRAWINGS**  
 October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF. FITTING LBSL PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWM	JAS



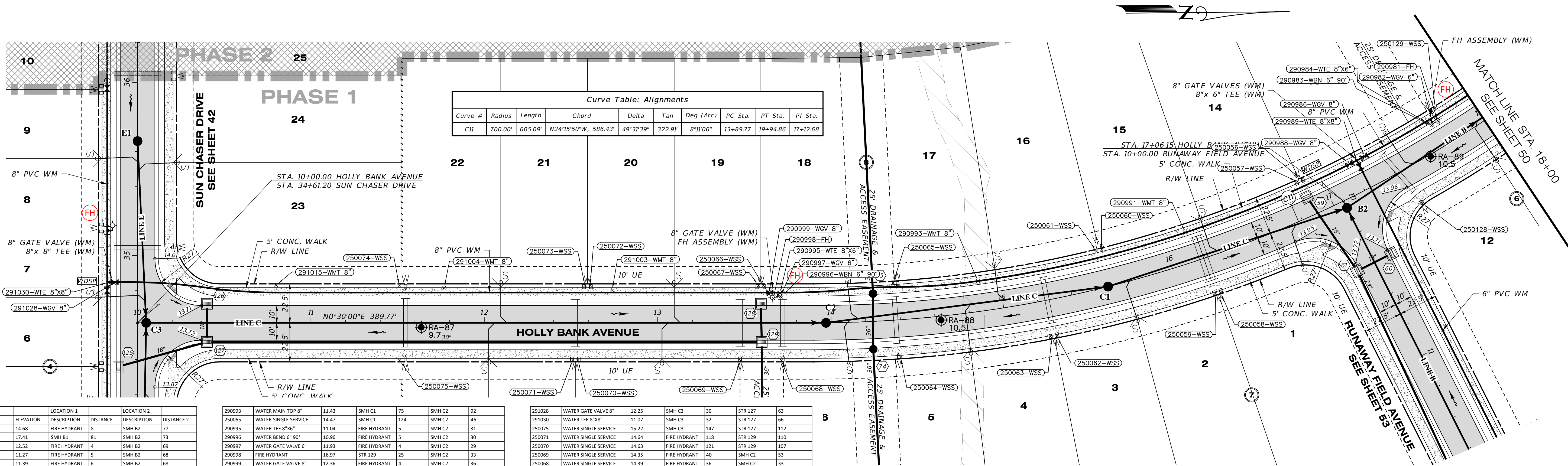
**Clearview LAND DESIGN, P.L.**  
 Engineering Business CA. No.: 28898  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED JEN TAMPA 1, LLC.
DATE 09-19-2023	FOR: C/O BANYAN LAND CAPITAL, LLC.
FILE RP11	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 48 OF 79 SHEETS</b>	

P:\RUSTIC ROAD\ROAD SOUTH-SP-INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP11.DWG-47 ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:06 AM JASON BROOKS



Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C11	700.00'	605.09'	N24°15'50\"/>						

WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2
250129	WATER SINGLE SERVICE	14.68	FIRE HYDRANT 8	SMH B2 77
290981	FIRE HYDRANT	17.41	SMH B1 81	SMH B2 73
290982	WATER GATE VALVE 6"	12.52	FIRE HYDRANT 6	SMH B2 69
290983	WATER BEND 6" 90°	11.27	FIRE HYDRANT 5	SMH B2 68
290984	WATER TEE 8"x8"	11.39	FIRE HYDRANT 6	SMH B2 68
290986	WATER GATE VALVE 8"	12.75	FIRE HYDRANT 47	SMH B2 32
290989	WATER TEE 8"x8"	11.34	FIRE HYDRANT 52	SMH B2 28
290988	WATER GATE VALVE 8"	12.54	FIRE HYDRANT 57	SMH B2 26
250056	WATER SINGLE SERVICE	14.59	SMH C1 128	SMH B2 31
250057	WATER SINGLE SERVICE	14.60	SMH C1 129	SMH B2 33
290991	WATER MAIN TOP 8"	11.43	SMH C1 55	SMH B2 95
250060	WATER SINGLE SERVICE	14.88	SMH C1 22	SMH C2 165
250061	WATER SINGLE SERVICE	14.87	SMH C1 22	SMH C2 162

290993	WATER MAIN TOP 8"	11.43	SMH C1 75	SMH C2 92
250065	WATER SINGLE SERVICE	14.47	SMH C1 124	SMH C2 46
290995	WATER TEE 8"x8"	11.04	FIRE HYDRANT 5	SMH C2 31
290996	WATER BEND 6" 90°	10.96	FIRE HYDRANT 5	SMH C2 30
290997	WATER GATE VALVE 6"	11.93	FIRE HYDRANT 4	SMH C2 29
290998	FIRE HYDRANT	16.97	STR 129 25	SMH C2 33
290999	WATER GATE VALVE 8"	12.36	FIRE HYDRANT 4	SMH C2 36
250066	WATER SINGLE SERVICE	14.37	FIRE HYDRANT 9	SMH C2 41
250067	WATER SINGLE SERVICE	14.39	FIRE HYDRANT 11	SMH C2 44
291003	WATER MAIN TOP 8"	11.04	FIRE HYDRANT 93	STR 129 91
250072	WATER SINGLE SERVICE	14.58	FIRE HYDRANT 106	STR 129 104
250073	WATER SINGLE SERVICE	14.60	FIRE HYDRANT 109	STR 129 107
291004	WATER MAIN TOP 8"	11.05	SMH C3 173	STR 127 140
250074	WATER SINGLE SERVICE	14.70	SMH C3 147	STR 127 115
291015	WATER MAIN TOP 8"	11.06	SMH C3 78	STR 127 51

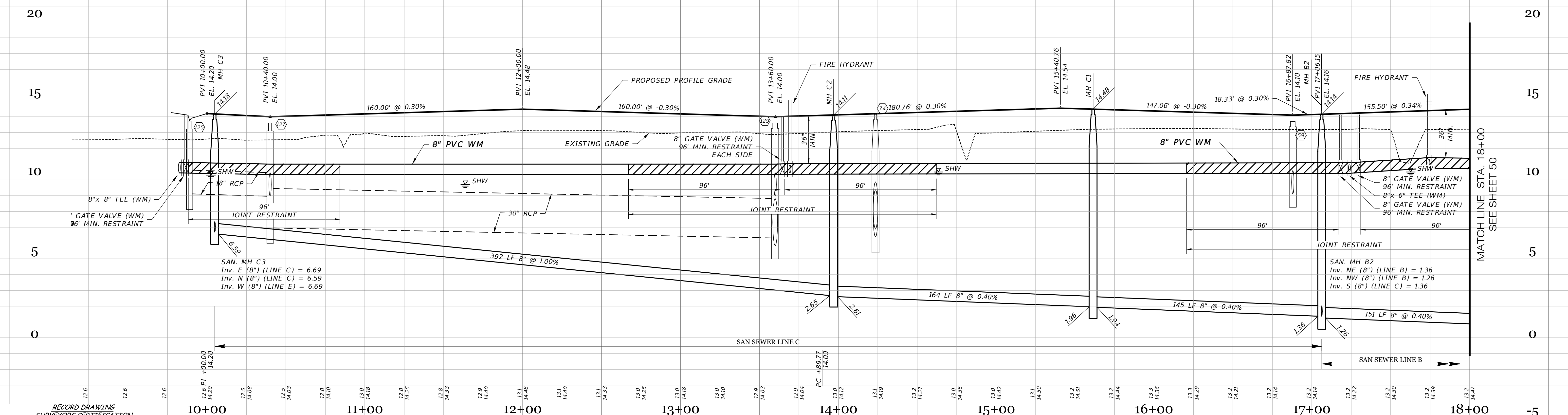
291028	WATER GATE VALVE 8"	12.25	SMH C3 30	STR 127 63
291030	WATER TEE 8"x8"	11.07	SMH C3 32	STR 127 66
250075	WATER SINGLE SERVICE	15.22	SMH C3 147	STR 127 112
250071	WATER SINGLE SERVICE	14.64	FIRE HYDRANT 118	STR 129 110
250070	WATER SINGLE SERVICE	14.63	FIRE HYDRANT 121	STR 129 107
250069	FIRE HYDRANT	14.35	FIRE HYDRANT 40	SMH C2 53
250068	WATER SINGLE SERVICE	14.39	FIRE HYDRANT 36	SMH C2 33
250064	WATER SINGLE SERVICE	14.55	SMH C1 126	SMH C2 48
250063	WATER SINGLE SERVICE	14.85	SMH C1 43	SMH C2 131
250062	WATER SINGLE SERVICE	14.81	SMH C1 41	SMH C2 134
250059	WATER SINGLE SERVICE	14.83	SMH C1 62	SMH B2 43
250058	WATER SINGLE SERVICE	14.83	SMH C1 65	SMH B2 88
250128	WATER SINGLE SERVICE	14.58	FIRE HYDRANT 48	SMH B2 90

RECORD DRAWING NOTE:  
RECORD DATA FOR BRANCH-RUN FITTINGS  
ARE NOT DEPICTED ON THIS SHEET.  
REFER TO THE RECORD DRAWINGS OF THE  
INTERSECTING STREET.

### HOLLY BANK AVENUE

SCALE: 1" = 30' HORIZONTAL  
1" = 3' VERTICAL

### PHASE 1



I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.  
FLORIDA CERTIFICATE NO. LS6837

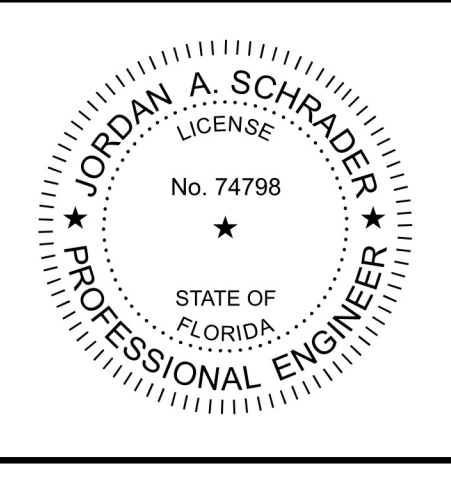
**RECORD DRAWING LEGEND**

- 42.00  
42.07  
54.8
- INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPPOINT	JRD
05-23-2023	SIDEWALK 2 FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF. FITTING LBL'S PLAN	JAS
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



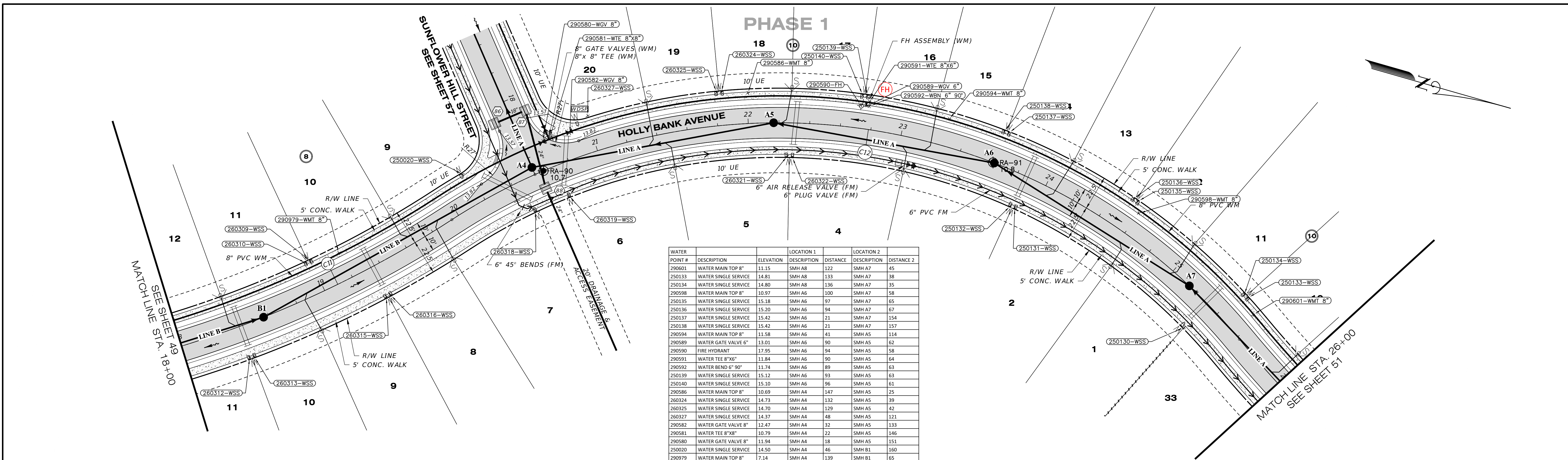
**Clearview LAND DESIGN, P.L.**  
Engineering Business CA. No.: 88898  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
JORDAN A. SCHRADER, P.E. NO. 74798  
FLORIDA PROFESSIONAL ENGINEER

**ROADWAY & UTILITY PLAN & PROFILE**

JOB NO. JEN-RU-009	DESIGN FERREIRA	DATE 09-19-2023	FILE RP12
PROJECT RUSTIC ROAD SOUTH PHASES 1 & 2		PREPARED FOR JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.	
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet			
<b>SHEET 49 OF 79 SHEETS</b>			

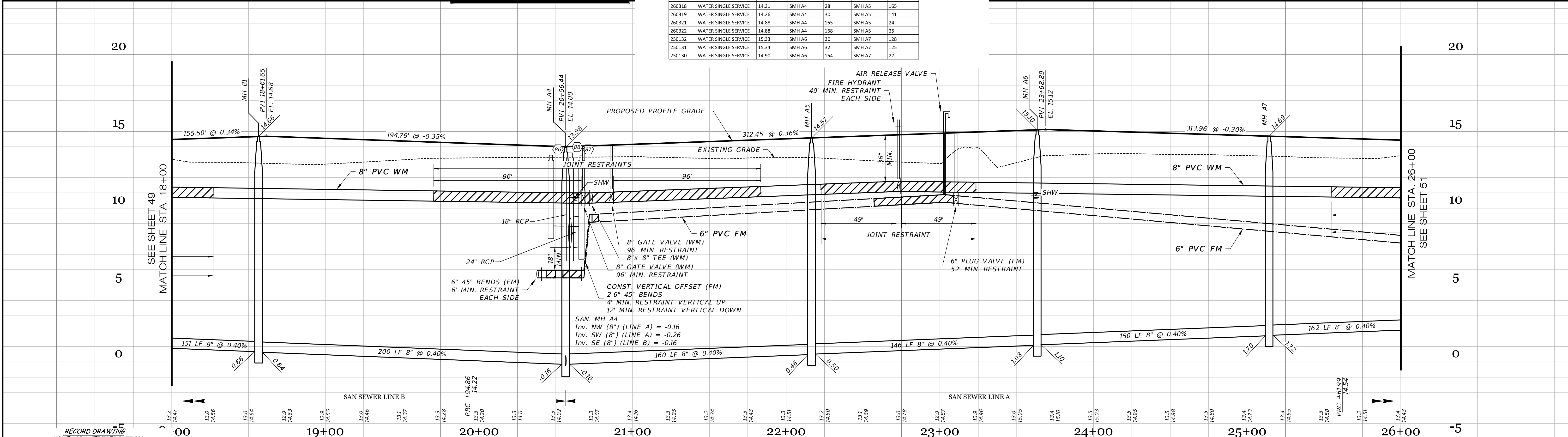


POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE 2	
290601	WATER MAIN TOP 8"	11.15	SMH A8	122	SMH A7	45
250133	WATER SINGLE SERVICE	14.81	SMH A8	133	SMH A7	38
250134	WATER SINGLE SERVICE	14.80	SMH A8	136	SMH A7	35
290598	WATER MAIN TOP 8"	10.97	SMH A6	100	SMH A7	58
250135	WATER SINGLE SERVICE	15.18	SMH A6	97	SMH A7	65
250136	WATER SINGLE SERVICE	15.20	SMH A6	94	SMH A7	67
250137	WATER SINGLE SERVICE	15.42	SMH A6	21	SMH A7	154
250138	WATER SINGLE SERVICE	15.42	SMH A6	21	SMH A7	157
290594	WATER MAIN TOP 8"	11.58	SMH A6	41	SMH A7	114
290589	WATER GATE VALVE 6"	13.01	SMH A6	90	SMH A5	62
290590	FIRE HYDRANT	17.95	SMH A6	94	SMH A5	58
290591	WATER TEE 8"x6"	11.84	SMH A6	90	SMH A5	64
290592	WATER BEND 6" 90°	11.74	SMH A6	89	SMH A5	63
250139	WATER SINGLE SERVICE	15.12	SMH A6	93	SMH A5	63
250140	WATER SINGLE SERVICE	15.10	SMH A6	96	SMH A5	61
290586	WATER MAIN TOP 8"	10.69	SMH A4	147	SMH A5	25
260324	WATER SINGLE SERVICE	14.73	SMH A4	122	SMH A5	39
260325	WATER SINGLE SERVICE	14.70	SMH A4	139	SMH A5	42
260327	WATER SINGLE SERVICE	14.37	SMH A4	48	SMH A5	121
290582	WATER GATE VALVE 8"	12.47	SMH A4	32	SMH A5	133
290581	WATER TEE 8"x8"	10.79	SMH A4	22	SMH A5	146
290580	WATER GATE VALVE 8"	11.94	SMH A4	18	SMH A5	151
250020	WATER SINGLE SERVICE	14.50	SMH A4	46	SMH B1	160
290979	WATER MAIN TOP 8"	7.14	SMH A4	139	SMH B1	65
260309	WATER SINGLE SERVICE	14.82	SMH A4	158	SMH B1	48
260310	WATER SINGLE SERVICE	14.81	SMH A4	161	SMH B1	46
260312	WATER SINGLE SERVICE	14.86	FIRE HYDRANT	72	SMH B1	27
260313	WATER SINGLE SERVICE	14.84	FIRE HYDRANT	74	SMH B1	25
260315	WATER SINGLE SERVICE	14.70	SMH A4	128	SMH B1	80
260316	WATER SINGLE SERVICE	14.71	SMH A4	126	SMH B1	83
260318	WATER SINGLE SERVICE	14.31	SMH A4	28	SMH A5	165
260319	WATER SINGLE SERVICE	14.26	SMH A4	30	SMH A5	141
260321	WATER SINGLE SERVICE	14.88	SMH A4	165	SMH A5	24
260322	WATER SINGLE SERVICE	14.88	SMH A4	168	SMH A5	25
250132	WATER SINGLE SERVICE	15.33	SMH A6	30	SMH A7	128
250131	WATER SINGLE SERVICE	15.34	SMH A6	32	SMH A7	125
250130	WATER SINGLE SERVICE	14.90	SMH A6	164	SMH A7	27

RECORD DRAWING NOTE:  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

**HOLLY BANK AVENUE**

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.  
 DATE OF LAST FIELD SURVEY: 05/26/2023

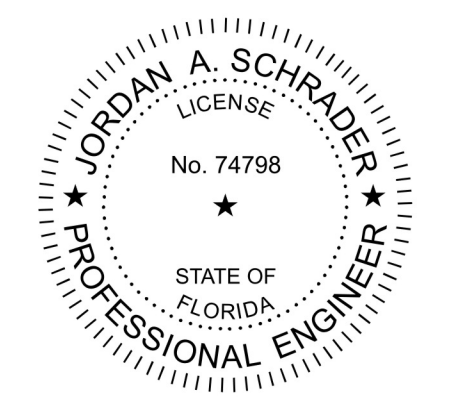
**RECORD DRAWING LEGEND**

42.00	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH.
42.07	"RECORD" ELEVATION OR DIMENSION WRITTEN IN.
42.08	INDICATES RECORD ELEVATION
42.09	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
100000	INDICATES "RECORD" ITEM NUMBER

RECORD DATA PROVIDED BY  
**GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
 October 25, 2023  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	3 SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF. FITTING LBSL PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFVMD	JAS



**Clearview LAND DESIGN, P.L.**  
 Engineering Business C.A. No.: 88868  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

**ROADWAY & UTILITY PLAN & PROFILE**

JOB NO. JEN-RU-009  
 DESIGN FERREIRA  
 DRAWN DUNCAN  
 DATE 09-19-2023  
 FILE RP13

**RUSTIC ROAD SOUTH PHASES 1 & 2**

PREPARED FOR: JEN TAMPA I, LLC  
 C/O BANYAN LAND CAPITAL, LLC.

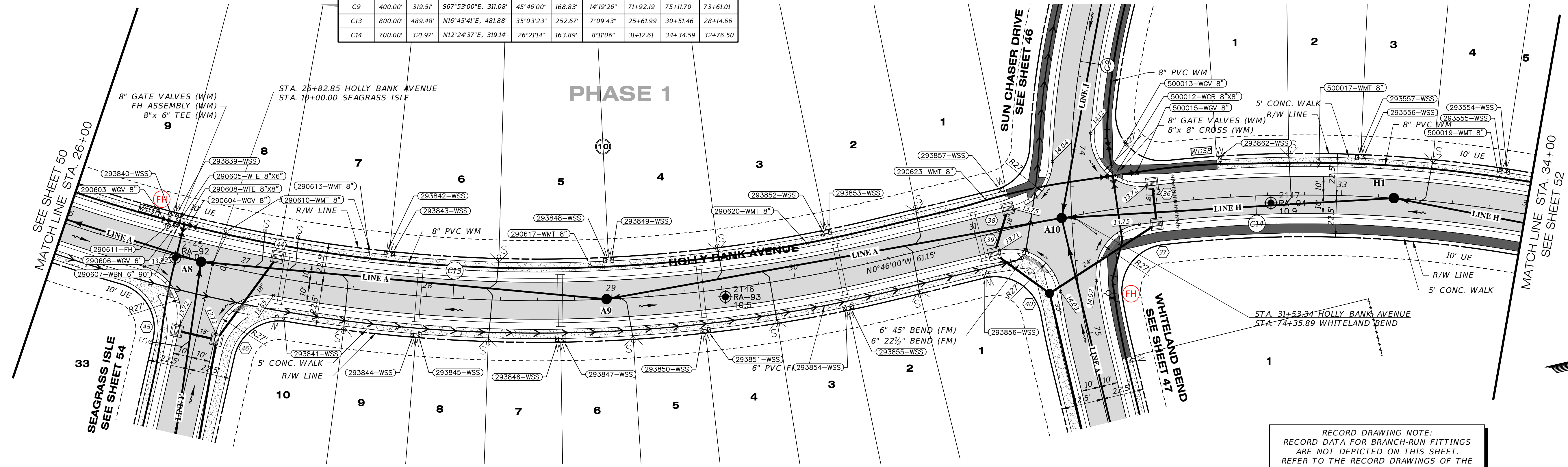
Elevations based on North American Vertical Datum 1988 (NAVD 88)  
 Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

**SHEET 50 OF 79 SHEETS**

P:\RUSTIC ROAD SOUTH-SP-INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP13.DWG-43 ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:40 AM JASON BROOK

Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C9	400.00'	319.51'	S67°53'00"E, 311.08'	45°46'00"	168.83'	14°19'26"	71+92.19	75+11.70	73+61.01	
C13	800.00'	489.48'	N16°45'41"E, 481.88'	35°03'23"	252.67'	7°09'43"	25+61.99	30+51.46	28+14.66	
C14	700.00'	321.97'	N12°24'37"E, 319.14'	26°21'14"	163.89'	8°11'06"	31+12.61	34+34.59	32+76.50	

**PHASE 1**

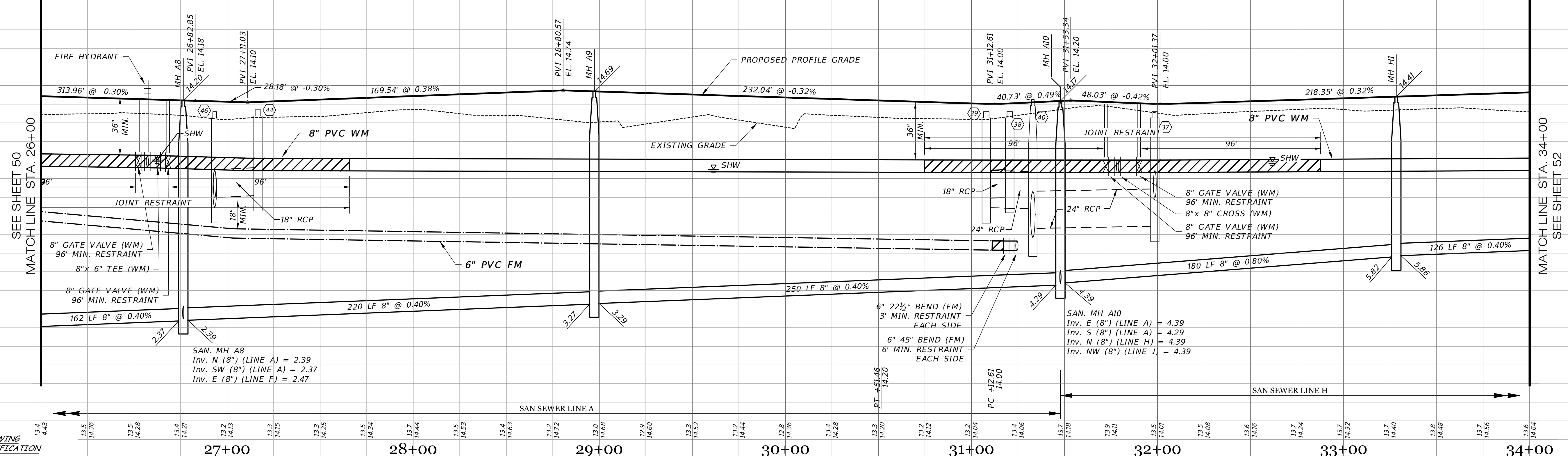


RECORD DRAWING NOTE:  
RECORD DATA FOR BRANCH-RUN FITTINGS  
ARE NOT DEPICTED ON THIS SHEET.  
REFER TO THE RECORD DRAWINGS OF THE  
INTERSECTING STREET.

WATER	LOCATION 1	LOCATION 2	293852	WATER SINGLE SERVICE	14.46	SMH A9	122	SMH A10	129
293554	SMH H1	64	SMH A9	10.67	SMH A9	112	SMH A10	138	
293555	SMH H1	61	SMH H2	14.97	SMH A9	22	STR 44	189	
500019	SMH H1	58	SMH H2	14.97	SMH A9	21	STR 44	178	
293556	SMH H1	27	SMH A10	12.90	SMH A9	21	STR 44	169	
293557	SMH H1	29	SMH A10	14.62	SMH A8	103	SMH A9	119	
500017	SMH H1	44	SMH A10	14.59	SMH A8	100	SMH A9	122	
293862	SMH H1	96	SMH A10	10.78	SMH A8	91	SMH A9	130	
500015	SMH H1	139	SMH A10	10.67	SMH A8	21	FIRE HYDRANT	12	
500012	SMH H1	151	SMH A10	12.30	SMH A8	22	FIRE HYDRANT	9	
500013	SMH H1	155	SMH A10	10.85	SMH A8	23	FIRE HYDRANT	6	
293857	SMH H1	33	SMH A10	10.90	SMH A8	25	FIRE HYDRANT	4	
290623	SMH A9	29	SMH A10	11.99	SMH A8	24	FIRE HYDRANT	6	
293853	SMH A9	125	SMH A10	10.80	SMH A8	24	FIRE HYDRANT	6	
293855	SMH A9	125	SMH A10	17.15	SMH A8	27	STR 45	57	

**HOLLY BANK AVENUE**

SCALE: 1" = 30' HORIZONTAL  
1" = 3' VERTICAL



RECORD DRAWING  
SURVEYORS CERTIFICATION  
I HEREBY CERTIFY THAT THE RECORD LOCATIONS  
AND ELEVATIONS DEPICTED ON THESE RECORD  
DRAWINGS ARE TRUE AND CORRECT AND WERE  
COLLECTED IN THE FIELD BY THE SURVEYOR  
AND MAPPER OR A REPRESENTATIVE UNDER THE  
DIRECT SUPERVISION OF THE SURVEYOR AND  
MAPPER.  
DATE OF LAST FIELD SURVEY 05/26/2023

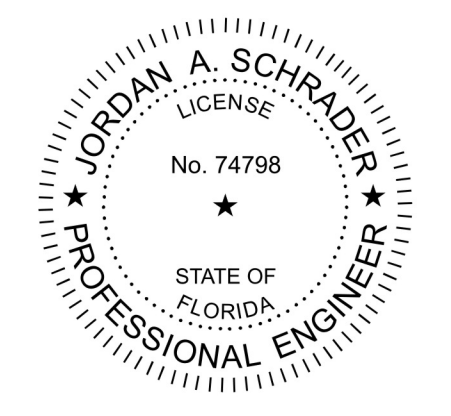
**RECORD DRAWING LEGEND**

	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
	INDICATES RECORD ELEVATION
	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
	INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
October 25, 2023  
**APPROVED**

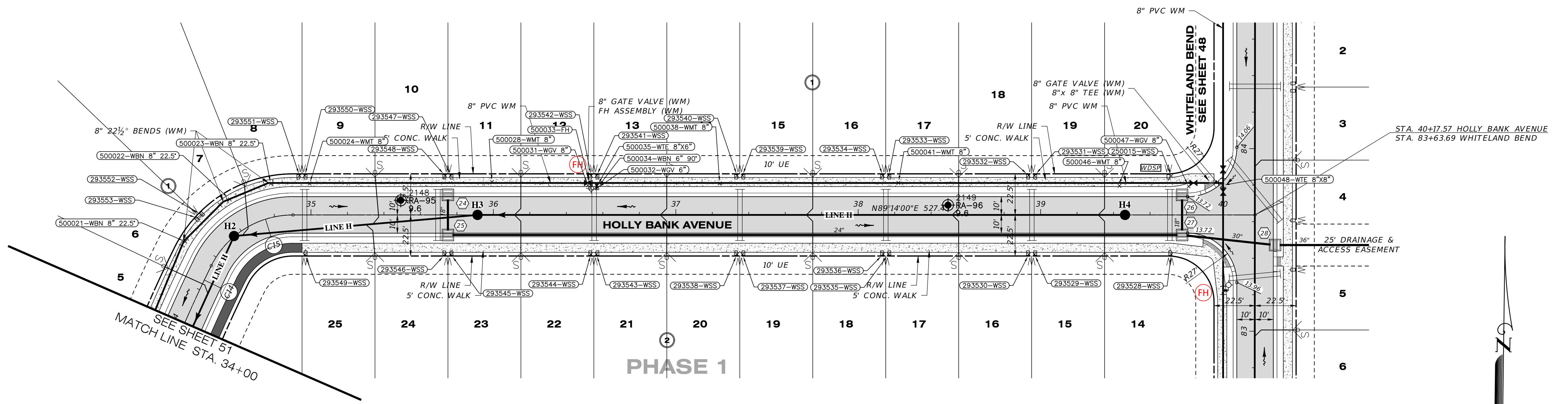
DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF. FITTING LBS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



**Clearview LAND DESIGN, P.L.**  
Engineering Business C.A. No.: 98868  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975  
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
DATE: 09/19/2023  
JORDAN A. SCHRADER, P.E. NO. 74798  
FLORIDA PROFESSIONAL ENGINEER

**ROADWAY & UTILITY PLAN & PROFILE**

JOB NO. JEN-RU-009	DESIGN FERREIRA	DRAWN DUNCAN	DATE 09-19-2023	FILE RP14
<b>RUSTIC ROAD SOUTH PHASES 1 &amp; 2</b>				
PREPARED FOR: JEN TAMPA I, LLC. FOR: C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet				
<b>SHEET 51 OF 79 SHEETS</b>				



**Curve Table: Alignments**

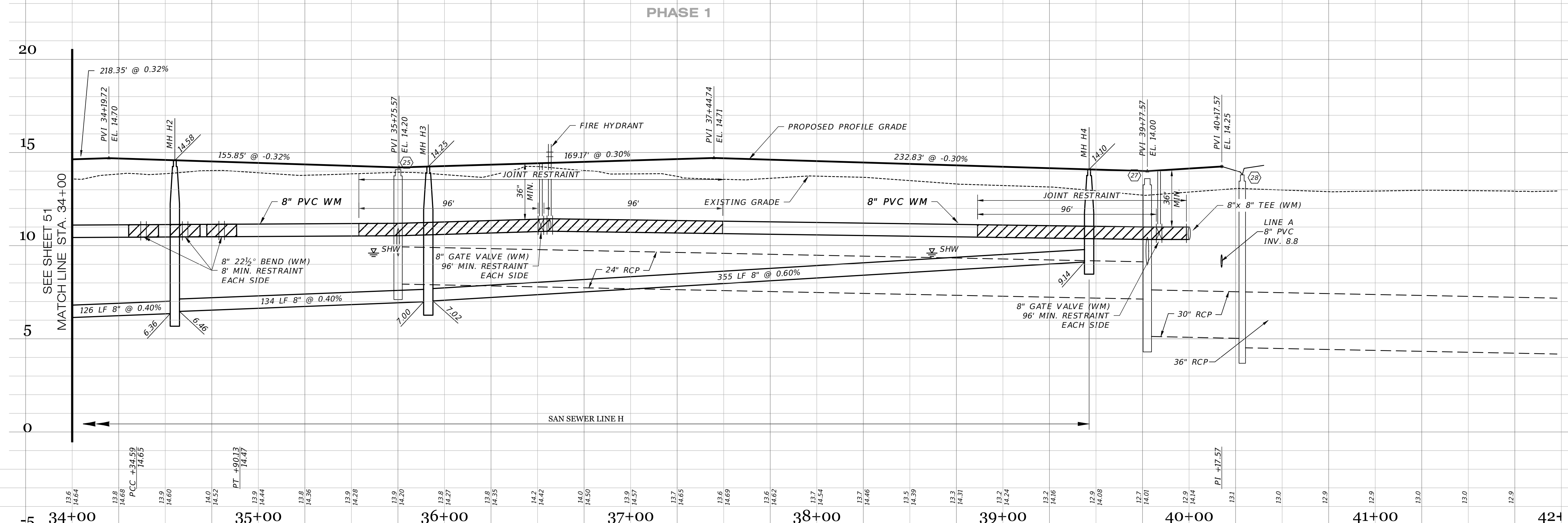
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C14	700.00'	321.97'	N12°24'37"E, 319.14'	26°21'14"	163.89'	8°11'06"	31+12.61	34+34.59	32+76.50
C15	50.00'	55.54'	N57°24'37"E, 52.73'	6°3'38'46"	31.03'	114°35'30"	34+34.59	34+90.13	34+65.62

**RECORD DRAWING NOTE:**  
 RECORD DATA FOR BRANCH-RUN FITTINGS ARE NOT DEPICTED ON THIS SHEET. REFER TO THE RECORD DRAWINGS OF THE INTERSECTING STREET.

### HOLLY BANK AVENUE

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL

POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE 1	DISTANCE 2
500048	WATER TEE 8"x8"	10.56	SMH H4	56	STR 27	34
500047	WATER GATE VALVE 8"	11.98	SMH H4	38	STR 28	7
500015	WATER SINGLE SERVICE	14.16	SMH H4	33	STR 28	13
500046	WATER MAIN TOP 8"	11.21	SMH H4	16	STR 28	35
293531	WATER SINGLE SERVICE	14.53	SMH H4	54	STR 28	82
293532	WATER SINGLE SERVICE	14.50	SMH H4	57	STR 28	85
293533	WATER SINGLE SERVICE	14.79	SMH H4	131	FIRE HYDRANT	164
293534	WATER SINGLE SERVICE	14.77	SMH H4	135	FIRE HYDRANT	160
500041	WATER MAIN TOP 8"	11.19	SMH H4	126	FIRE HYDRANT	169
293539	WATER SINGLE SERVICE	14.98	SMH H3	147	FIRE HYDRANT	83
293540	WATER SINGLE SERVICE	14.97	SMH H3	144	FIRE HYDRANT	81
500038	WATER MAIN TOP 8"	11.33	SMH H3	134	FIRE HYDRANT	71
500031	WATER GATE VALVE 8"	12.51	SMH H3	63	FIRE HYDRANT	2
500032	WATER GATE VALVE 6"	11.98	SMH H3	67	FIRE HYDRANT	3
500033	FIRE HYDRANT	17.29	SMH H3	64	STR 24	78
500034	WATER BEND 6" 90°	11.11	SMH H3	68	FIRE HYDRANT	4
500035	WATER TEE 8"x6"	11.34	SMH H3	68	FIRE HYDRANT	4
293541	WATER SINGLE SERVICE	14.60	SMH H3	69	FIRE HYDRANT	7
293542	WATER SINGLE SERVICE	14.60	SMH H3	68	FIRE HYDRANT	7
500028	WATER MAIN TOP 8"	10.68	SMH H3	20	FIRE HYDRANT	54
293547	WATER SINGLE SERVICE	14.44	SMH H3	26	SMH H2	123
293548	WATER SINGLE SERVICE	14.45	SMH H3	28	SMH H2	120
500024	WATER MAIN TOP 8"	10.89	SMH H3	94	SMH H2	50
293550	WATER SINGLE SERVICE	14.71	SMH H3	97	SMH H2	50
293551	WATER SINGLE SERVICE	14.70	SMH H3	100	SMH H2	48
500023	WATER BEND 8" 22.5°	10.42	SMH H3	114	SMH H2	34
500022	WATER BEND 8" 22.5°	11.03	SMH H3	136	SMH H2	20
293552	WATER SINGLE SERVICE	14.75	SMH H1	132	SMH H2	22
293553	WATER SINGLE SERVICE	14.73	SMH H1	129	SMH H2	23
500021	WATER BEND 8" 22.5°	11.03	SMH H1	115	SMH H2	27
293549	WATER SINGLE SERVICE	14.60	SMH H3	97	SMH H2	40
293546	WATER SINGLE SERVICE	14.51	SMH H3	28	SMH H2	116
293545	WATER SINGLE SERVICE	14.53	SMH H3	26	SMH H2	119
293544	WATER SINGLE SERVICE	14.73	SMH H3	66	FIRE HYDRANT	36
293543	WATER SINGLE SERVICE	14.73	SMH H3	69	FIRE HYDRANT	36
293538	WATER SINGLE SERVICE	14.97	SMH H3	141	FIRE HYDRANT	88
293537	WATER SINGLE SERVICE	14.98	SMH H3	147	FIRE HYDRANT	91
293536	WATER SINGLE SERVICE	14.77	SMH H4	135	FIRE HYDRANT	164
293535	WATER SINGLE SERVICE	14.78	SMH H4	132	FIRE HYDRANT	167
293530	WATER SINGLE SERVICE	14.56	SMH H4	57	STR 27	85
293529	WATER SINGLE SERVICE	14.56	SMH H4	54	STR 27	82
293528	WATER SINGLE SERVICE	14.33	SMH H4	33	STR 27	34



RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/28/2023

JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 158837

**RECORD DRAWING LEGEND**

42.00  
42.07  
35.8

INDICATES RECORD ELEVATION

INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

10000 INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**

October 25, 2023

**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	REVISION 1	JRD
05-23-2023	REVISION 2	JRD
09-07-2021	REVISION 3	DA
08-04-2021	REVISION 4	DA
06-25-2021	REVISION 5	JAS
04-23-2021	REVISION 6	JAS

**Clearview**  
 LAND DESIGN, P.L.

Engineering Business C.A. No.: 28898  
 3010 W Azeda St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

**ROADWAY & UTILITY PLAN & PROFILE**

JEN-TAMPA-1, LLC.  
 C/O BANYAN LAND CAPITAL, LLC.

PHASES 1 & 2

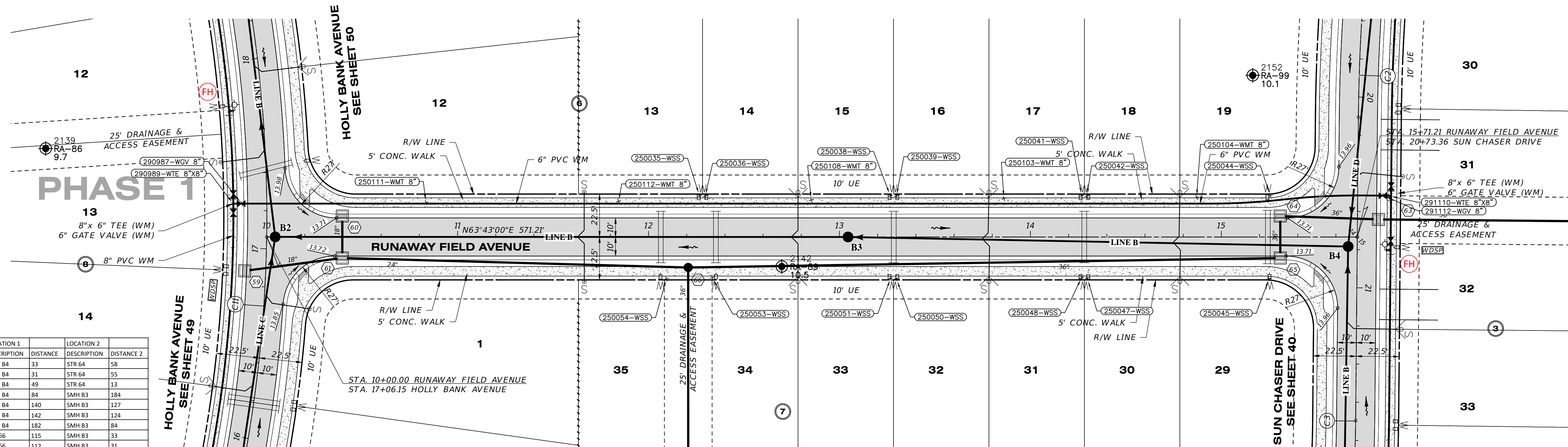
PREPARED FOR: JEN-TAMPA-1, LLC.  
 DATE: 09-19-2023  
 FILE: RP15

Elevations based on North American Vertical Datum 1988 (NAVD 88)  
 Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

**SHEET 52 OF 79 SHEETS**

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP15.DWG-51. ROADWAY & UTILITY PLAN & PROFILE. 2023/09/19 11:07 AM. JASON BROOKS

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP16.DWG-53 ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:08 AM JASON BROOKS

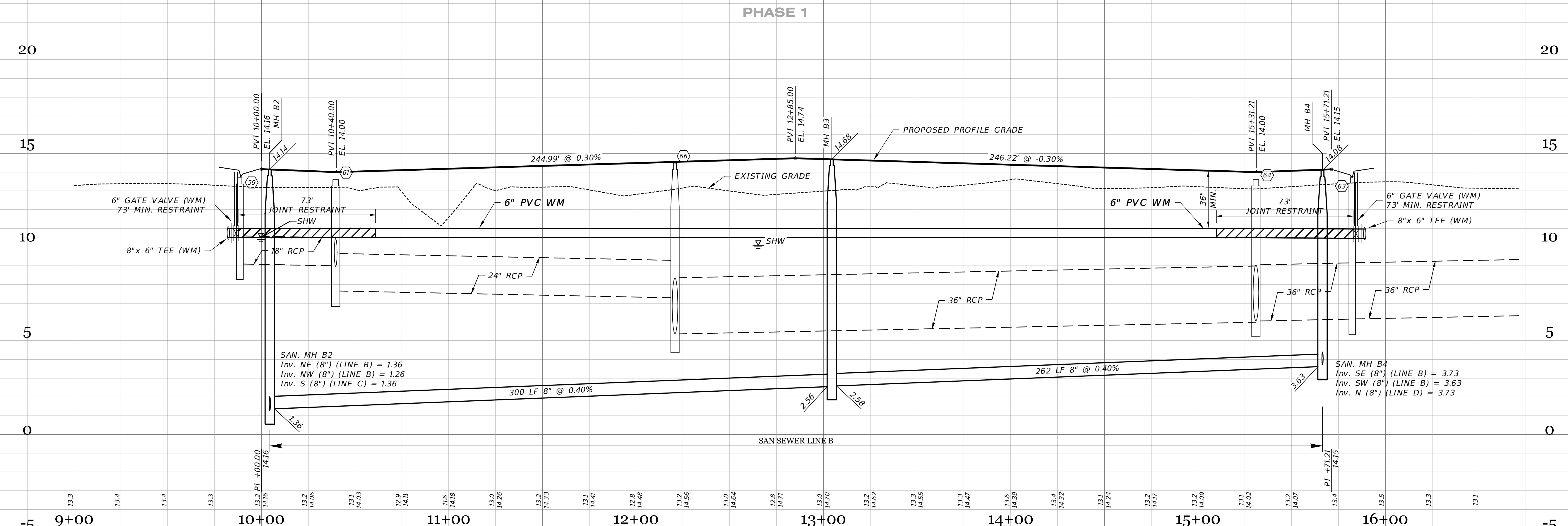


POINT #	DESCRIPTION	ELEVATION	LOCATION 1	DISTANCE	LOCATION 2	DESCRIPTION	DISTANCE 2
291110	WATER TEE 8"X8"	11.04	SMH B4	33	STR 64	58	
291112	WATER GATE VALVE 8"	12.22	SMH B4	31	STR 64	55	
250044	WATER SINGLE SERVICE	14.49	SMH B4	49	STR 64	13	
250044	WATER MAIN TOP 8"	11.09	SMH B4	84	SMH B3	184	
250042	WATER SINGLE SERVICE	14.72	SMH B4	140	SMH B3	127	
250041	WATER SINGLE SERVICE	14.72	SMH B4	142	SMH B3	124	
250103	WATER MAIN TOP 8"	11.14	SMH B4	182	SMH B3	84	
250039	WATER SINGLE SERVICE	15.01	STR 66	115	SMH B3	33	
250038	WATER SINGLE SERVICE	15.01	STR 66	112	SMH B3	31	
250108	WATER MAIN TOP 8"	11.19	STR 66	74	SMH B3	27	
250036	WATER SINGLE SERVICE	14.90	STR 66	39	SMH B3	78	
250035	WATER SINGLE SERVICE	14.88	STR 66	38	SMH B3	81	
250112	WATER MAIN TOP 8"	11.24	STR 66	50	SMH B3	122	
250111	WATER MAIN TOP 8"	11.29	STR 66	141	SMH B2	81	
290987	WATER GATE VALVE 8"	12.51	STR 60	53	SMH B2	25	
290989	WATER TEE 8"X8"	11.34	STR 60	58	SMH B2	28	
250054	WATER SINGLE SERVICE	14.89	STR 66	13	SMH B3	98	
250053	WATER SINGLE SERVICE	14.91	STR 66	14	SMH B3	74	
250051	WATER SINGLE SERVICE	14.93	STR 66	106	SMH B3	31	
250050	WATER SINGLE SERVICE	14.91	STR 66	109	SMH B3	34	
250048	WATER SINGLE SERVICE	14.60	SMH B4	142	SMH B3	124	
250047	WATER SINGLE SERVICE	14.57	SMH B4	138	SMH B3	127	
250045	WATER SINGLE SERVICE	14.43	SMH B4	56	STR 64	32	

RECORD DRAWING NOTE:  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

### RUNAWAY FIELD AVENUE

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



RECORD DRAWING SURVEYORS CERTIFICATION  
 I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.  
 DATE OF LAST FIELD SURVEY: 05/26/2023  
 JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 156837

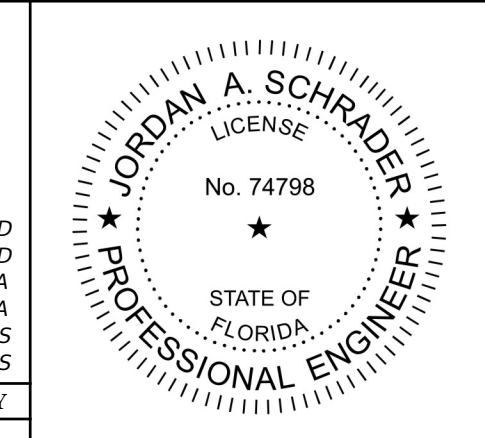
**RECORD DRAWING LEGEND**

- 42.00  
42.07  
INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 INDICATES "RECORD" ITEM NUMBER

**RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	RESTRAINT JOINTS	JRD
09-07-2021	ADDED R15 PROF. FITTING LBL'S PLAN	DA
08-04-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
06-25-2021	REVIEW SUBMITTAL-SWFWM	JAS
04-23-2021		

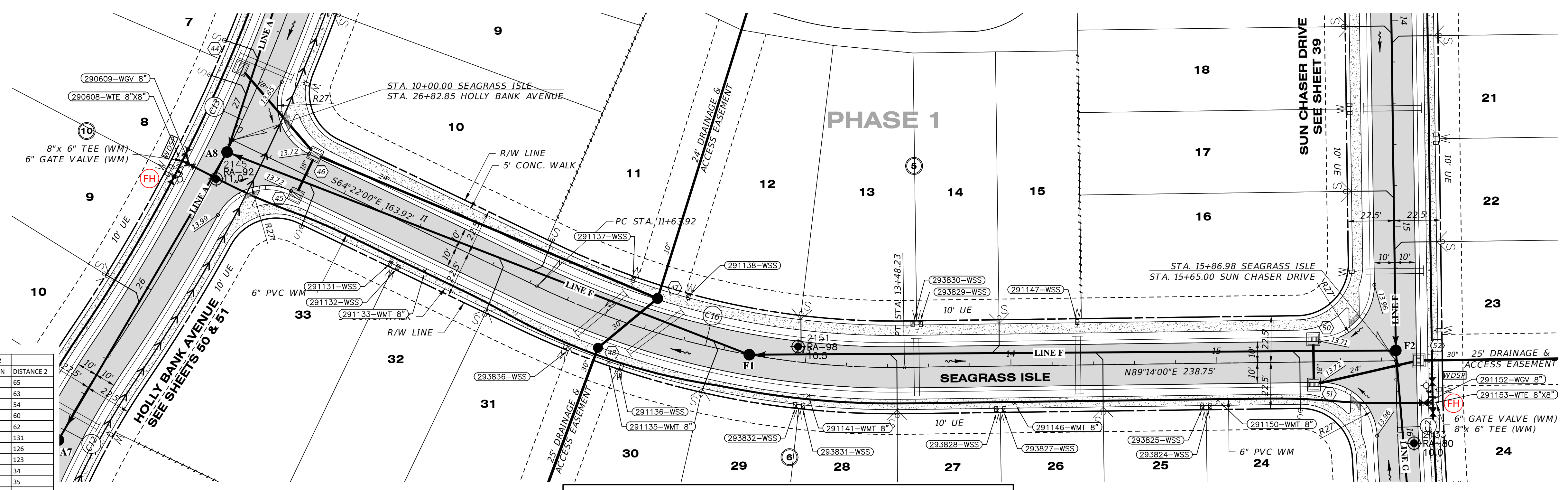


**Clearview LAND DESIGN, P.L.**  
 Engineering Business CA. No.: 88868  
 3010 W Azele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975  
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 DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 09-19-2023	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP16	<b>SHEET 53 OF 79 SHEETS</b>



P:\RUSTIC ROAD SOUTH-SP\INSPECTION & GEP\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP17.DWG-54 ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:08 AM JASON BROOK



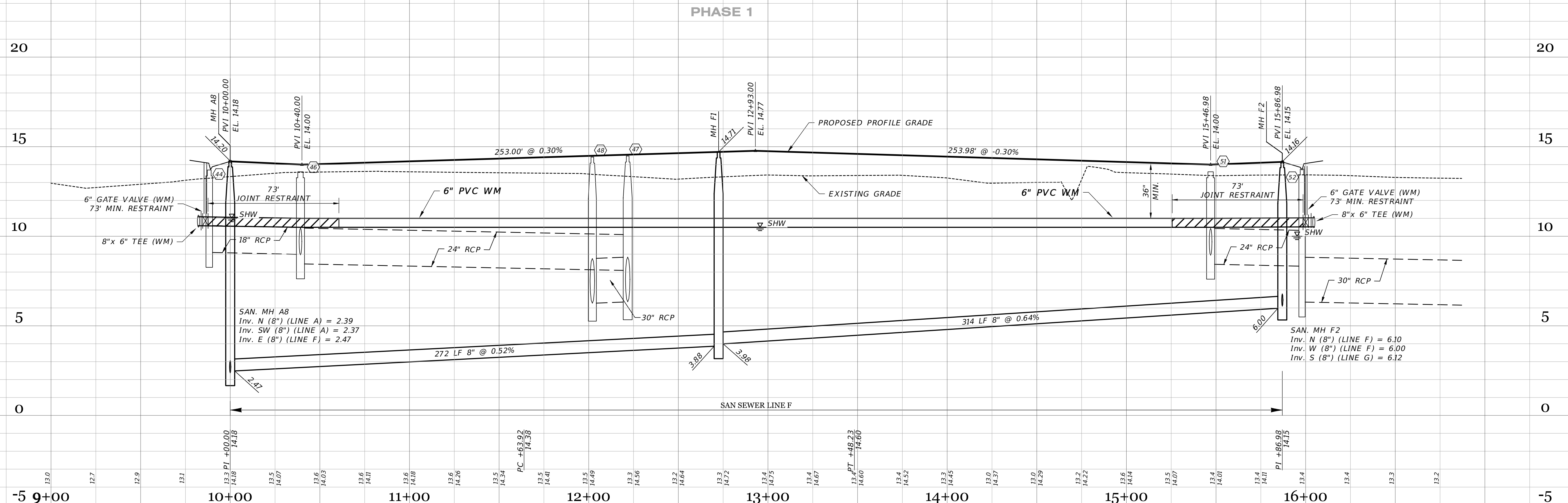
WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2	DISTANCE 1	DISTANCE 2
291153	WATER TEE 8"X8"	10.65	SMH F2	STR 50	30	65
291152	WATER GATE VALVE 8"	11.79	SMH F2	STR 50	29	63
291150	WATER MAIN TOP 8"	10.44	SMH F2	STR 50	90	54
293824	WATER SINGLE SERVICE	14.43	SMH F2	STR 50	95	60
293825	WATER SINGLE SERVICE	14.48	SMH F2	STR 50	98	62
291146	WATER MAIN TOP 8"	10.28	SMH F2	SMH F1	187	131
293827	WATER SINGLE SERVICE	14.76	SMH F2	SMH F1	193	126
293828	WATER SINGLE SERVICE	14.77	SMH F2	SMH F1	196	123
291141	WATER MAIN TOP 8"	10.98	STR 48	SMH F1	105	34
293831	WATER SINGLE SERVICE	14.90	STR 48	SMH F1	103	35
293832	WATER SINGLE SERVICE	14.91	STR 48	SMH F1	100	33
291136	WATER SINGLE SERVICE	12.71	STR 48	SMH F1	15	64
291135	WATER MAIN TOP 8"	11.00	STR 48	SMH F1	9	68
293836	WATER SINGLE SERVICE	14.80	STR 48	SMH F1	14	87
291133	WATER MAIN TOP 8"	10.95	SMH A8	SMH F1	112	163
291132	WATER SINGLE SERVICE	13.91	SMH A8	SMH F1	100	176
291131	WATER SINGLE SERVICE	13.78	SMH A8	SMH F1	96	180
290609	WATER GATE VALVE 8"	12.45	SMH A8	FIRE HYDRANT	20	8
290608	WATER TEE 8"X8"	10.85	SMH A8	FIRE HYDRANT	23	9
291137	WATER SINGLE SERVICE	12.43	STR 48	SMH F1	38	68
291138	WATER SINGLE SERVICE	12.45	STR 48	SMH F1	50	42
293830	WATER SINGLE SERVICE	14.83	STR 48	SMH F1	154	82
293829	WATER SINGLE SERVICE	14.86	STR 48	SMH F1	157	84
291147	WATER SINGLE SERVICE	12.54	SMH F2	SMH F1	156	160

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.41'	S13°16'07"E, 432.95'	25°00'15"	221.73'	5°43'46"	15+74.15	20+10.55	17+95.88
C12	390.00'	567.12'	N07°22'08"W, 518.46'	83°19'02"	346.97'	14°41'28"	19+94.86	25+61.99	23+41.84
C13	800.00'	489.48'	N16°45'41"E, 481.88'	35°03'23"	252.67'	7°09'43"	25+61.99	30+51.46	28+14.66
C16	400.00'	184.31'	S77°34'00"E, 182.68'	26°24'00"	93.82'	14°19'26"	11+63.92	13+48.23	12+57.74

RECORD DRAWING NOTE:  
 RECORD DATA FOR BRANCH-RUN FITTINGS  
 ARE NOT DEPICTED ON THIS SHEET.  
 REFER TO THE RECORD DRAWINGS OF THE  
 INTERSECTING STREET.

### SEAGRASS ISLE

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



RECORD DRAWING SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

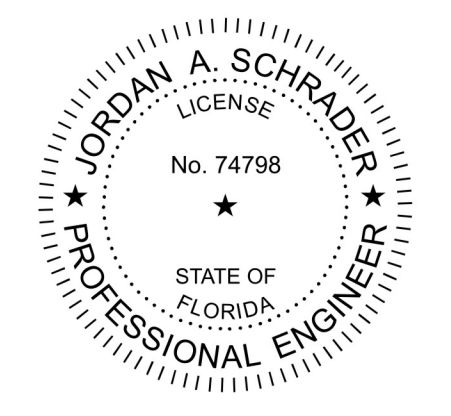
JUSTIN O. BRANTLEY, P.S.M.  
 FLORIDA CERTIFICATE NO. 156817

	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
	INDICATES RECORD ELEVATION
	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
	INDICATES "RECORD" ITEM NUMBER

RECORD DATA PROVIDED BY  
**GEOPOINT SURVEYING, INC.**

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2 FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF, FITTING LBL'S PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



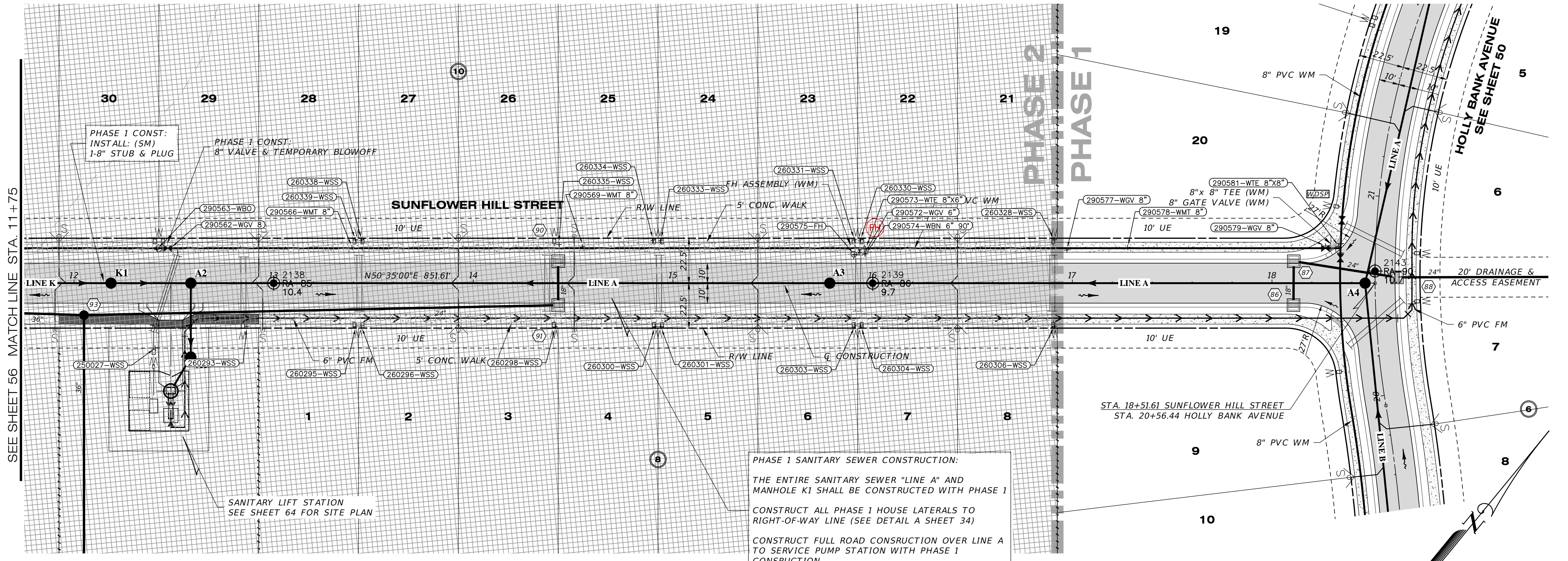
**Clearview LAND DESIGN, P.L.L.C.**  
 Engineering Business C.A. No.: 88898  
 3010 W Azeele St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 09-19-2023	
FILE RP17	
PREPARED FOR JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.	
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
<b>SHEET 54 OF 79 SHEETS</b>	

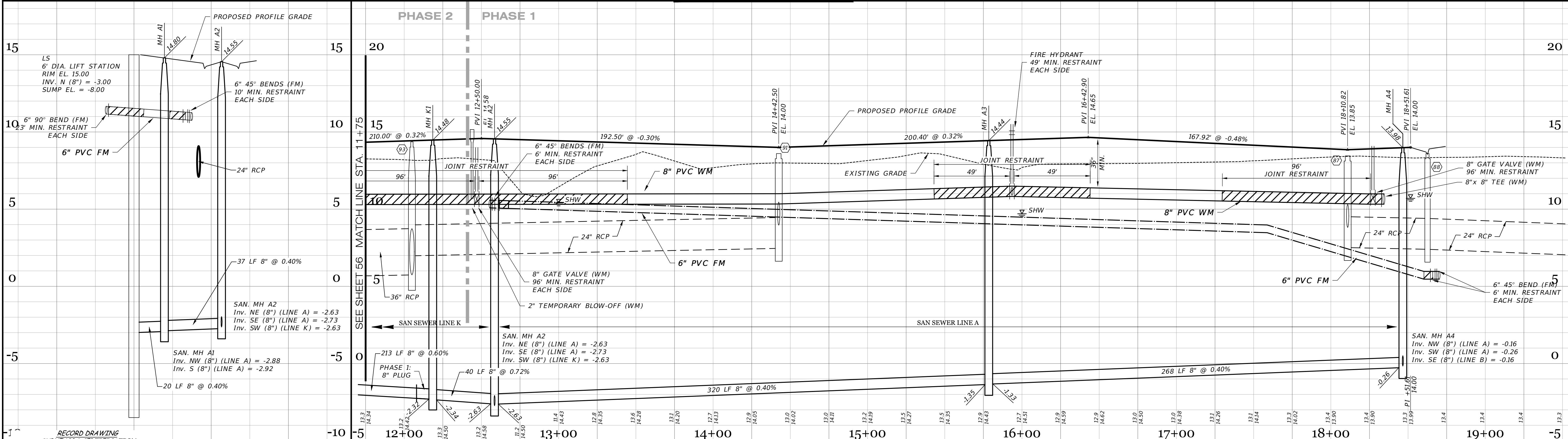
WATER POINT #	DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	DISTANCE	LOCATION 2 DESCRIPTION	DISTANCE 2
290581	WATER TEE 8"X8"	10.79	SMH A4	22	STR 86	36
290579	WATER GATE VALVE 8"	12.285	SMH A4	26	STR 86	33
290578	WATER MAIN TOP 8"	10.852	SMH A4	120	SMH A3	149
290577	WATER GATE VALVE 8"	10.294	SMH A4	150	SMH A3	119
260328	WATER SINGLE SERVICE	14.757	STR 91	157	SMH A3	113
290572	WATER GATE VALVE 6"	12.081	FIRE HYDRANT	5	SMH A3	22
290573	WATER TEE 8"X6"	10.541	FIRE HYDRANT	6	SMH A3	23
290574	WATER BEND 6" 90°	10.773	FIRE HYDRANT	6	SMH A3	25
290575	FIRE HYDRANT	17.183	STR 91	150	SMH A3	19
260330	WATER SINGLE SERVICE	14.706	FIRE HYDRANT	8	SMH A3	27
260331	WATER SINGLE SERVICE	14.716	FIRE HYDRANT	7	SMH A3	25
260333	WATER SINGLE SERVICE	14.749	STR 91	60	SMH A3	89
260334	WATER SINGLE SERVICE	14.762	STR 91	57	SMH A3	93
290569	WATER MAIN TOP 8"	10.832	STR 91	31	SMH A3	127
260335	WATER SINGLE SERVICE	14.559	STR 91	29	SMH A3	138
260338	WATER SINGLE SERVICE	14.519	STR 91	103	SMH A2	89
260339	WATER SINGLE SERVICE	14.527	STR 91	106	SMH A2	86
290566	WATER MAIN TOP 8"	10.625	STR 91	107	SMH A2	83
290562	WATER GATE VALVE 8"	12.224	STR 91	196	SMH A2	20
290563	WATER BLOW-OFF	13.103	STR 91	203	SMH A2	24
250027	WATER SINGLE SERVICE	14.82	STR 93	39	SMH A2	37
260293	WATER SINGLE SERVICE	14.289	STR 91	156	SMH A2	36
260295	WATER SINGLE SERVICE	14.483	STR 91	102	SMH A2	86
260296	WATER SINGLE SERVICE	14.467	STR 91	99	SMH A2	88
260298	WATER SINGLE SERVICE	14.222	STR 91	12	SMH A3	140
260300	WATER SINGLE SERVICE	14.357	STR 91	50	SMH A3	91
260301	WATER SINGLE SERVICE	14.376	STR 91	53	SMH A3	88
260303	WATER SINGLE SERVICE	14.67	FIRE HYDRANT	36	SMH A3	23



**RECORD DRAWING NOTE:**  
 RECORD DATA FOR BRANCH-RUN FITTINGS ARE NOT DEPICTED ON THIS SHEET. REFER TO THE RECORD DRAWINGS OF THE INTERSECTING STREET.

**SUNFLOWER HILL STREET**

SCALE: 1" = 30' HORIZONTAL  
 1" = 3' VERTICAL



**RECORD DRAWING SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/26/2023

JUSTIN O. BRANTLEY, P.S.M.

**RECORD DRAWING LEGEND**

42.00  
42.07  
5A.B  
INDICATES RECORD ELEVATION

INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

10000 INDICATES "RECORD" ITEM NUMBER

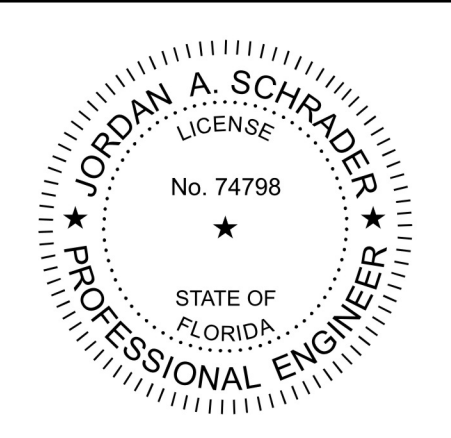
**RECORD DATA PROVIDED BY GEOPPOINT SURVEYING, INC.**

**RECORD DRAWINGS**

October 25, 2023

**APPROVED**

DATE	DESCRIPTION	BY
09-19-2023	RECORD DATA BY GEOPPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
10-19-2021	LIFT STATION DIA.	RR
09-07-2021	RJ, REMOVED GV, TEMP. BLOWOFF, REMOVED 2" STUB OUT	DA
08-04-2021	RJ'S PROF. FIT LBL'S PLAN, PS NOTE	JAS
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS



**Clearview LAND DESIGN, P.L.**

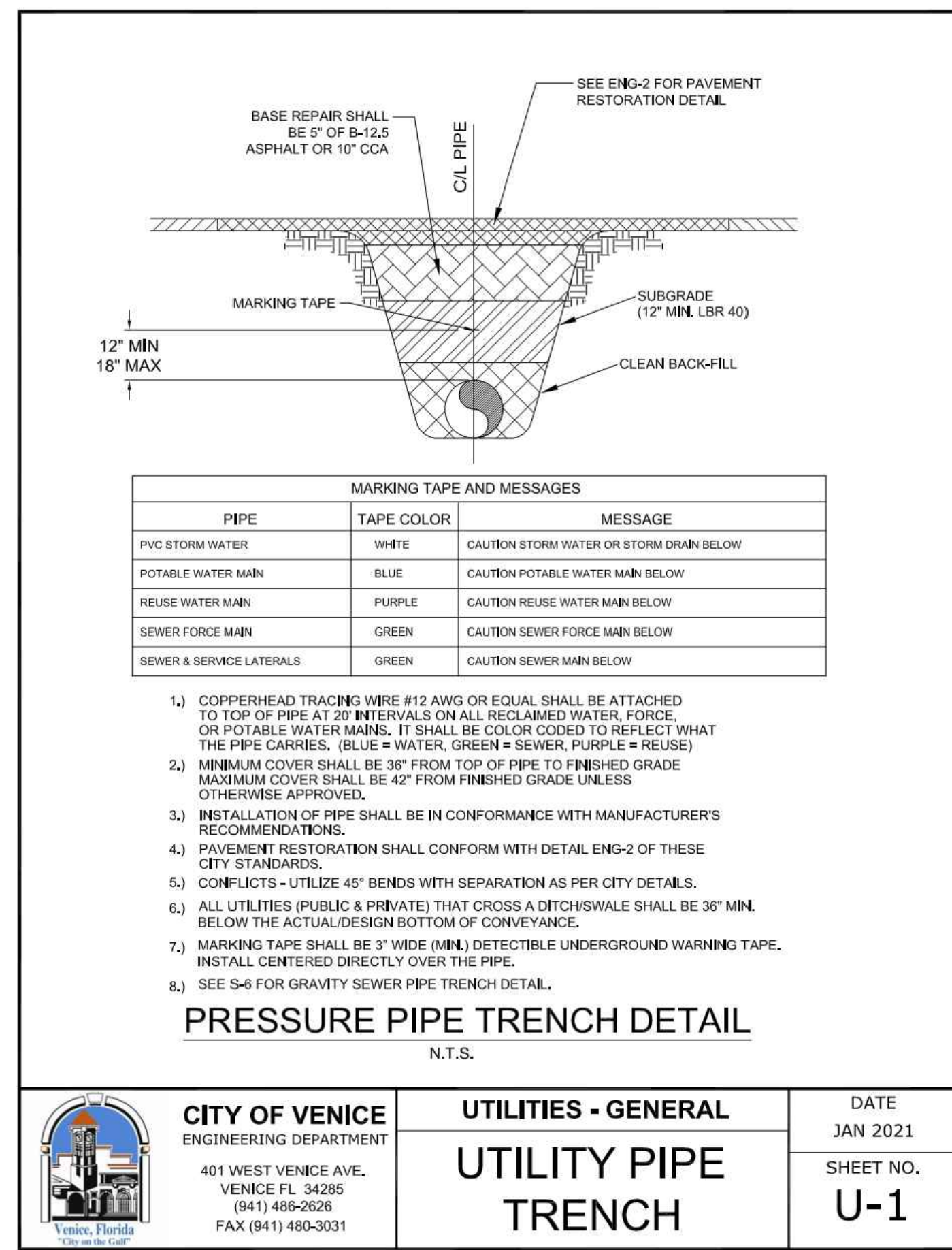
Engineering Business C.A. No.: 88868  
 3010 W Azalee St., Suite 150, Tampa, Florida 33609  
 Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 09/19/2023  
 JORDAN A. SCHRADER, P.E. NO. 74798  
 FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	PROJECT RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	CLIENT JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC.
DRAWN DUNCAN	DATE 09-19-2023
FILE RP20	DESCRIPTION Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
<b>SHEET 57 OF 79 SHEETS</b>	

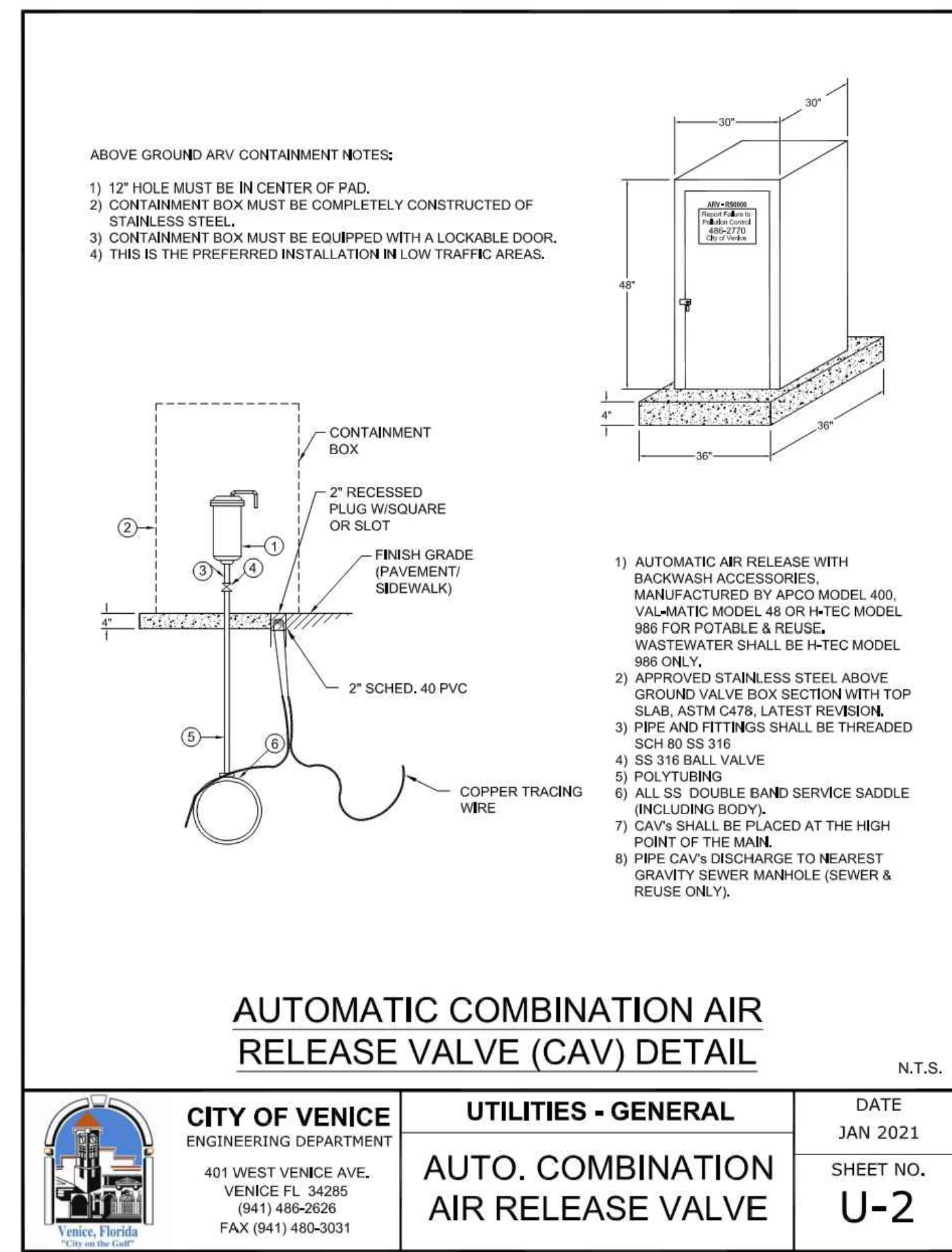
P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\RP20.DWG-57. ROADWAY & UTILITY PLAN & PROFILE 2023/09/19 11:09 AM JASON BROOKS



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**UTILITY PIPE TRENCH**

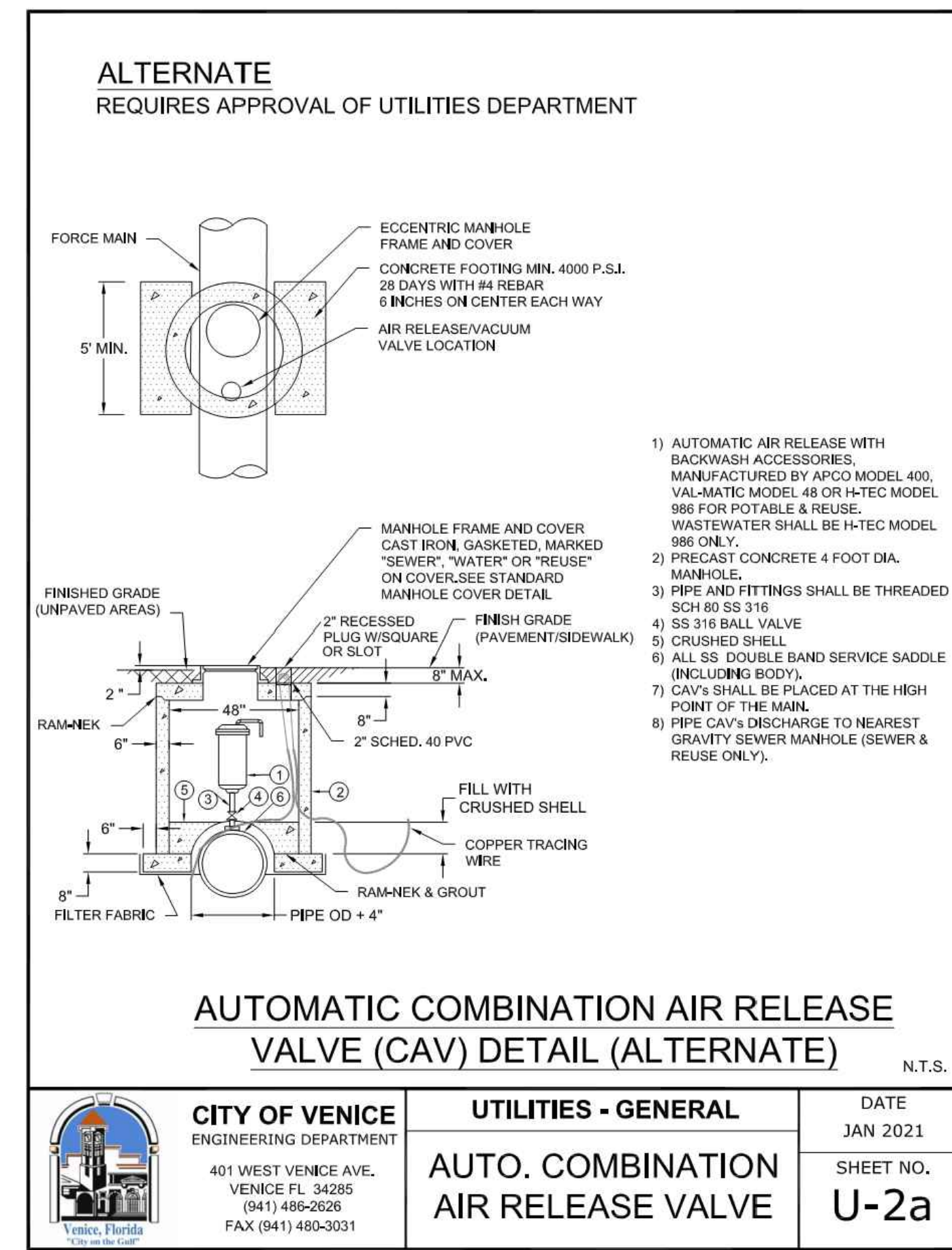
DATE JAN 2021  
SHEET NO. **U-1**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**AUTO. COMBINATION AIR RELEASE VALVE**

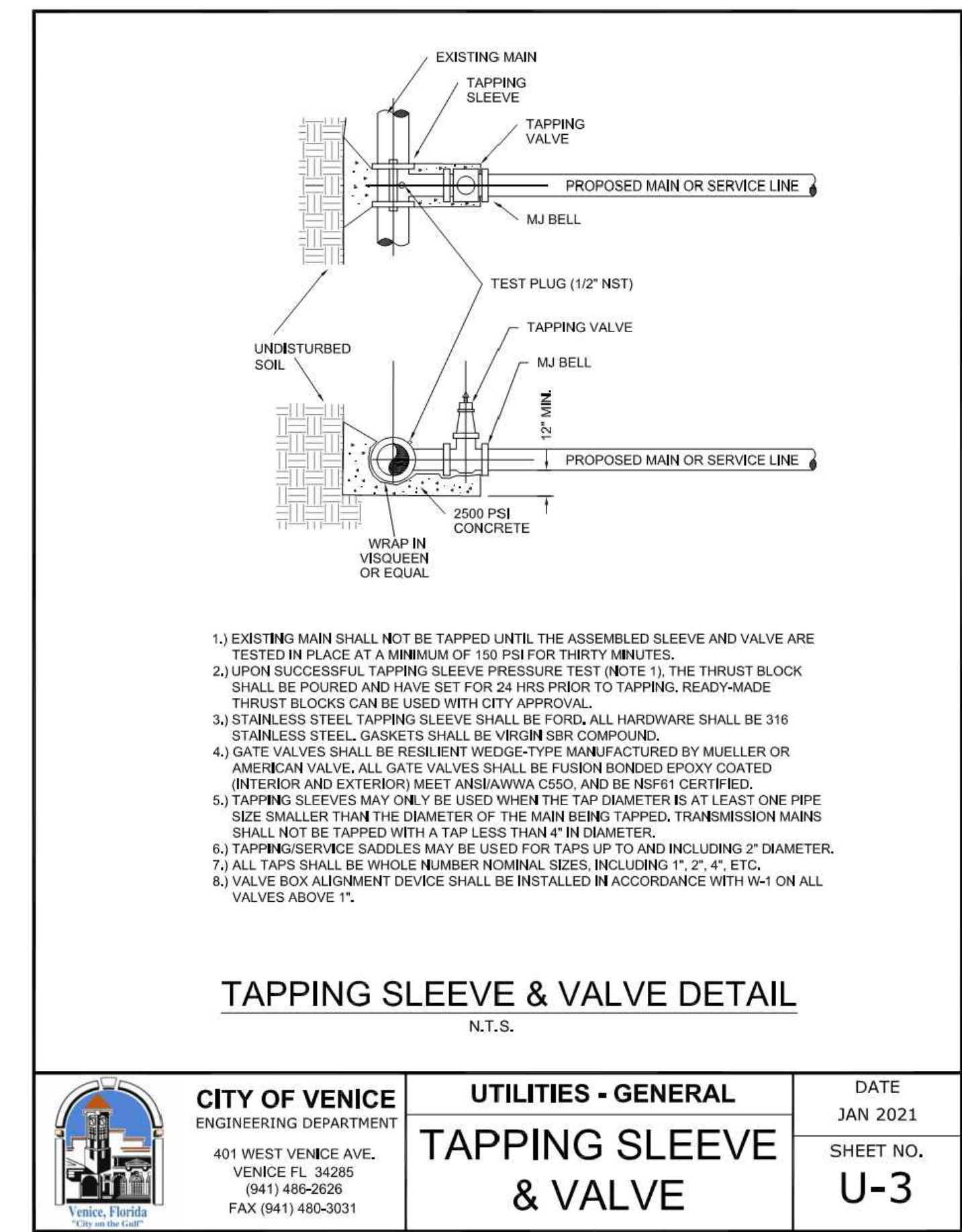
DATE JAN 2021  
SHEET NO. **U-2**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**AUTO. COMBINATION AIR RELEASE VALVE**

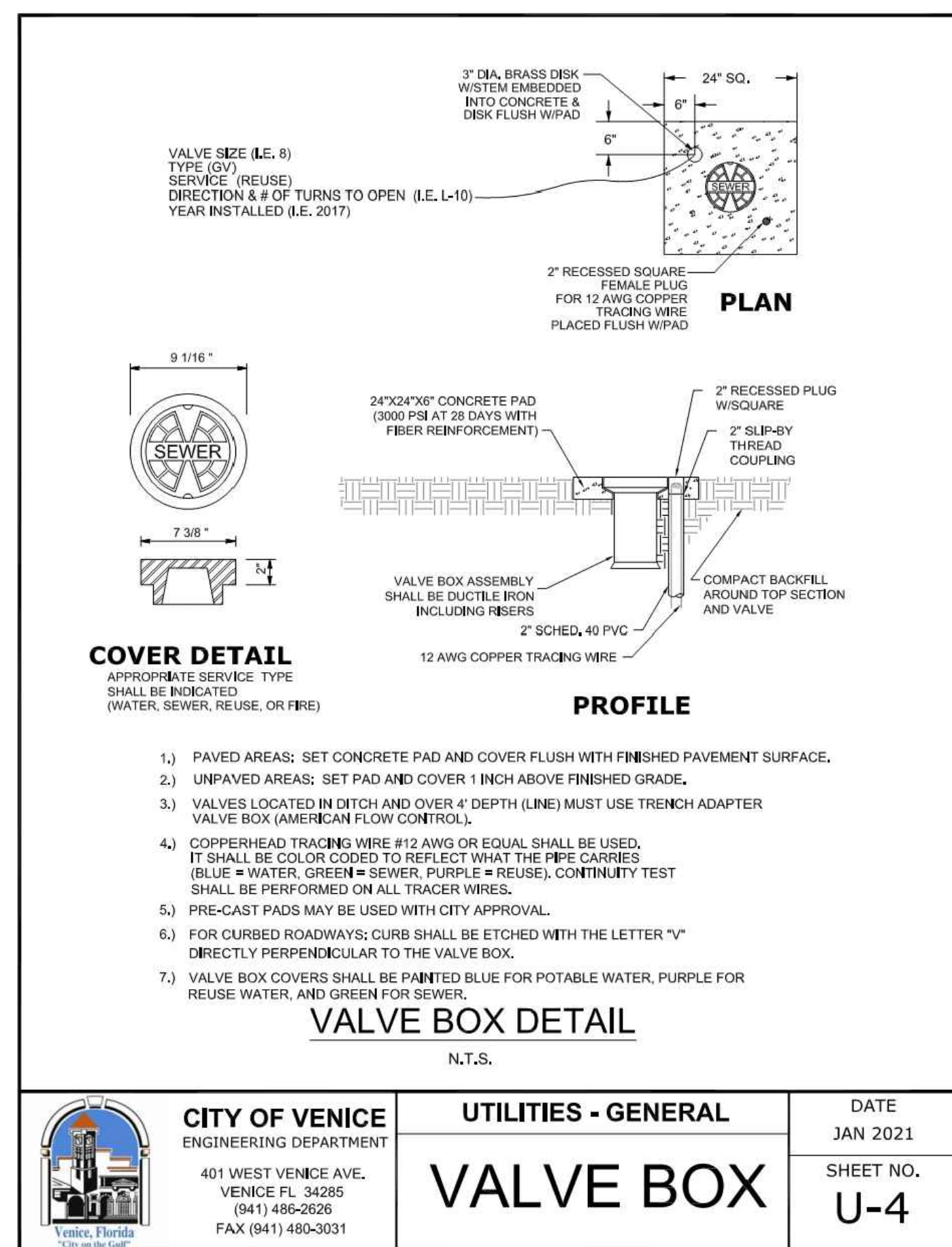
DATE JAN 2021  
SHEET NO. **U-2a**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**TAPPING SLEEVE & VALVE**

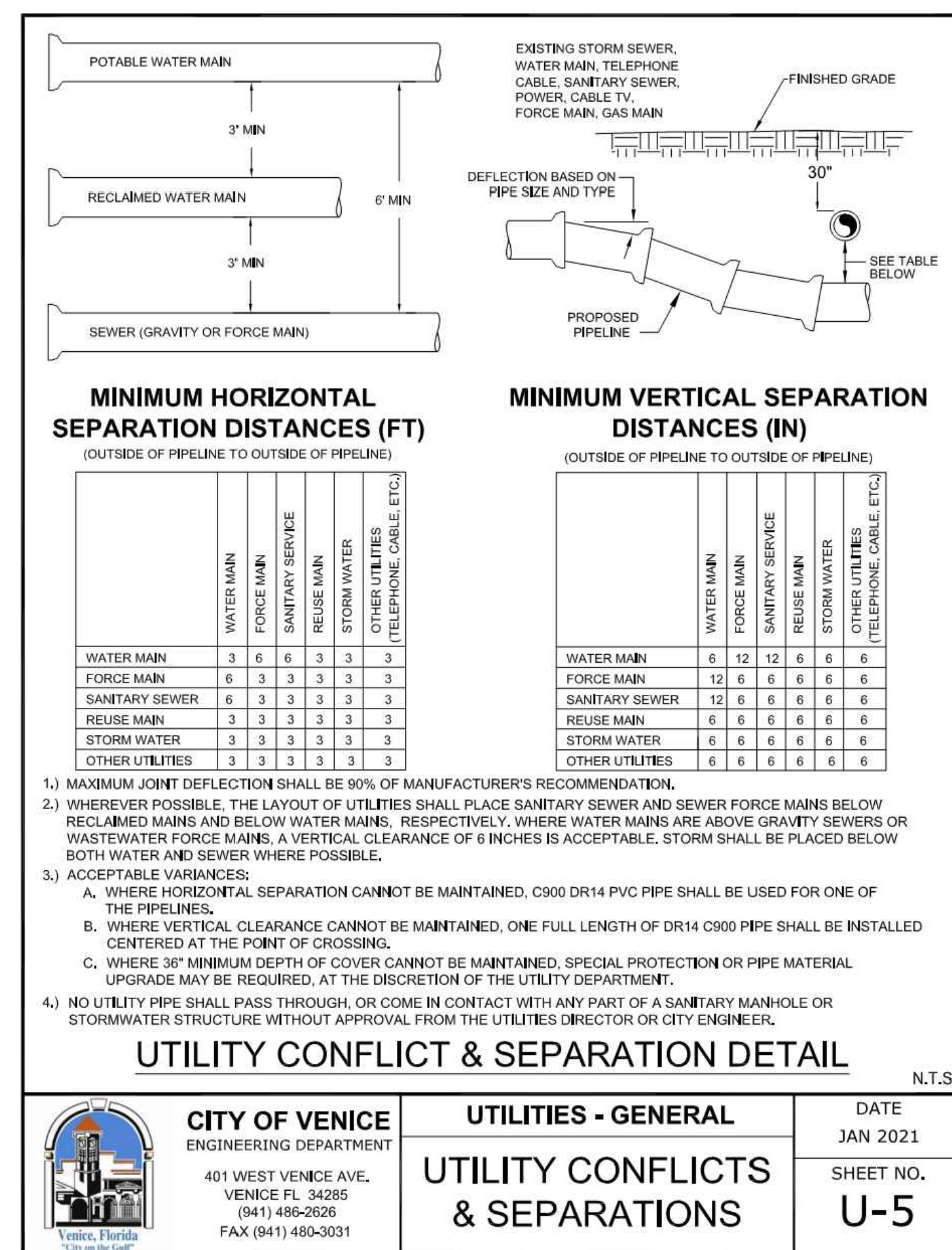
DATE JAN 2021  
SHEET NO. **U-3**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**VALVE BOX**

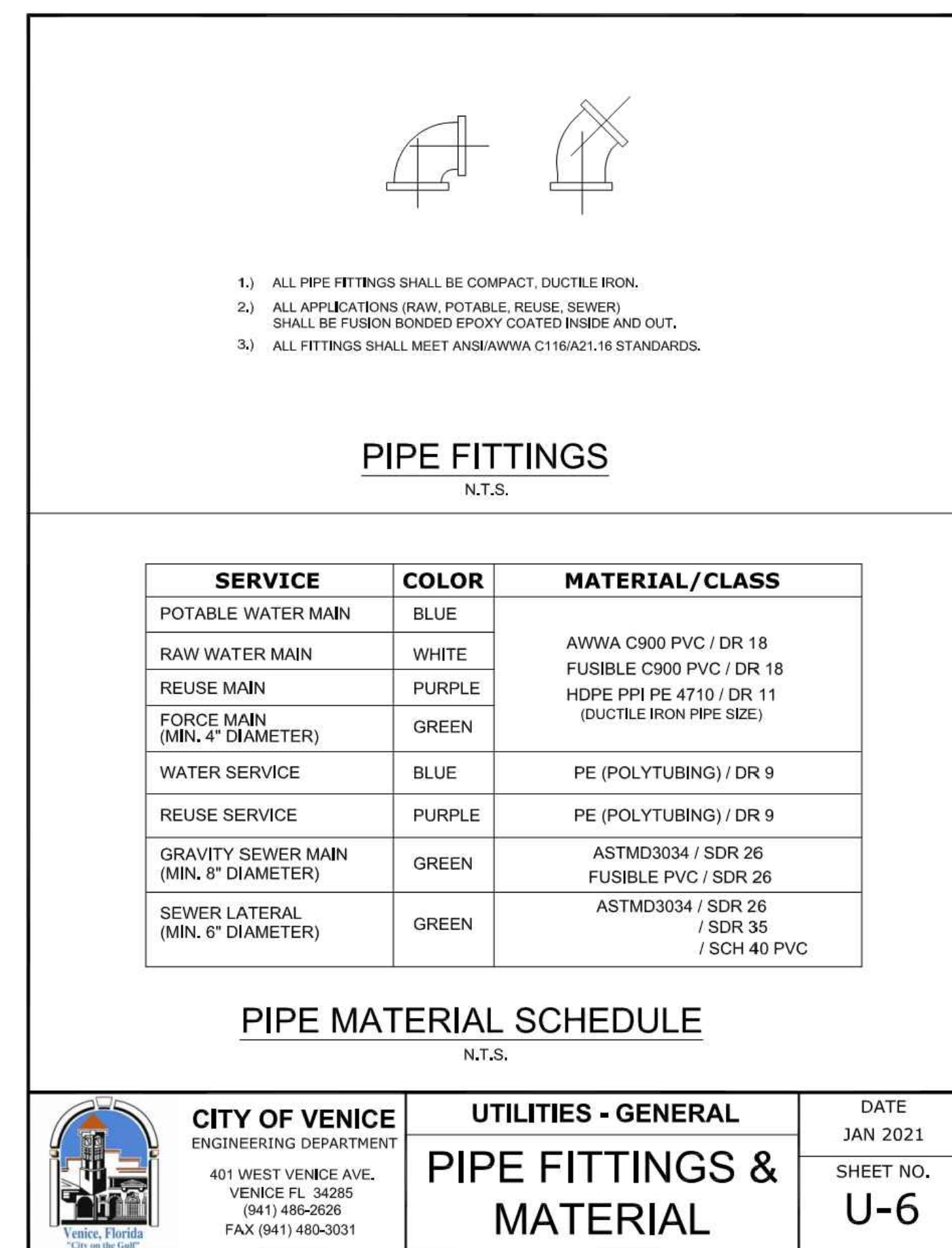
DATE JAN 2021  
SHEET NO. **U-4**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**UTILITY CONFLICTS & SEPARATIONS**

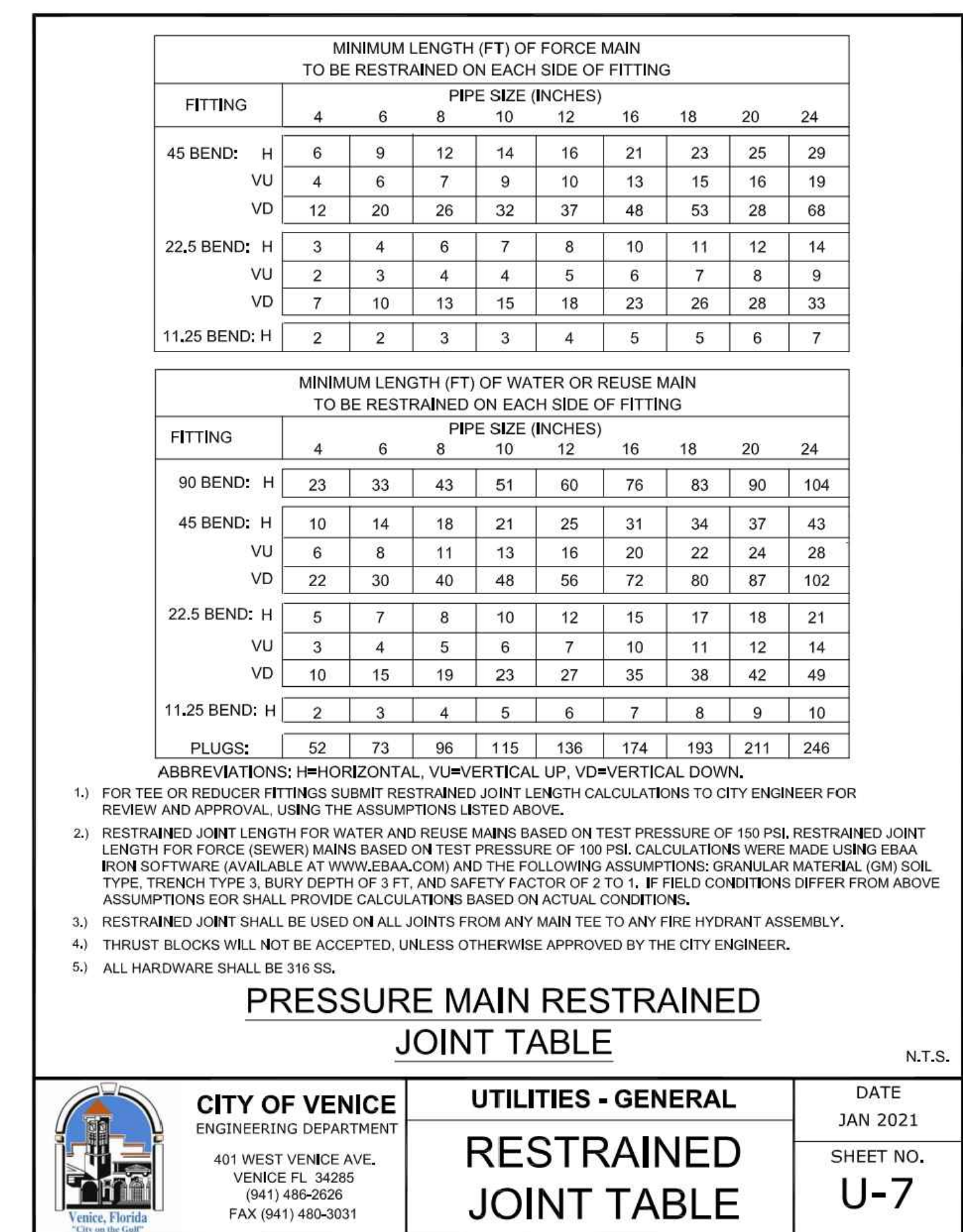
DATE JAN 2021  
SHEET NO. **U-5**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**PIPE FITTINGS & MATERIAL**

DATE JAN 2021  
SHEET NO. **U-6**



**CITY OF VENICE**  
ENGINEERING DEPARTMENT  
401 WEST VENICE AVE.  
VENICE, FL 34285  
(941) 486-2626  
FAX (941) 480-3031

**UTILITIES - GENERAL**  
**RESTRAINED JOINT TABLE**

DATE JAN 2021  
SHEET NO. **U-7**

**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
06-25-2021	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL SWFWM/D	JAS
DATE	DESCRIPTION	BY
	REVISIONS	

**JORDAN A. SCHRADER**  
LICENSE  
No. 74798  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**Clearview LAND DESIGN, P.L.L.C.**  
Engineering Business C.A. No.: 88968  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

**GENERAL UTILITY DETAILS**

JOB NO. **JEN-RU-009**

DESIGN **FERREIRA**

DRAWN **DUNCAN**

DATE **09-19-2023**

FILE **WSD**

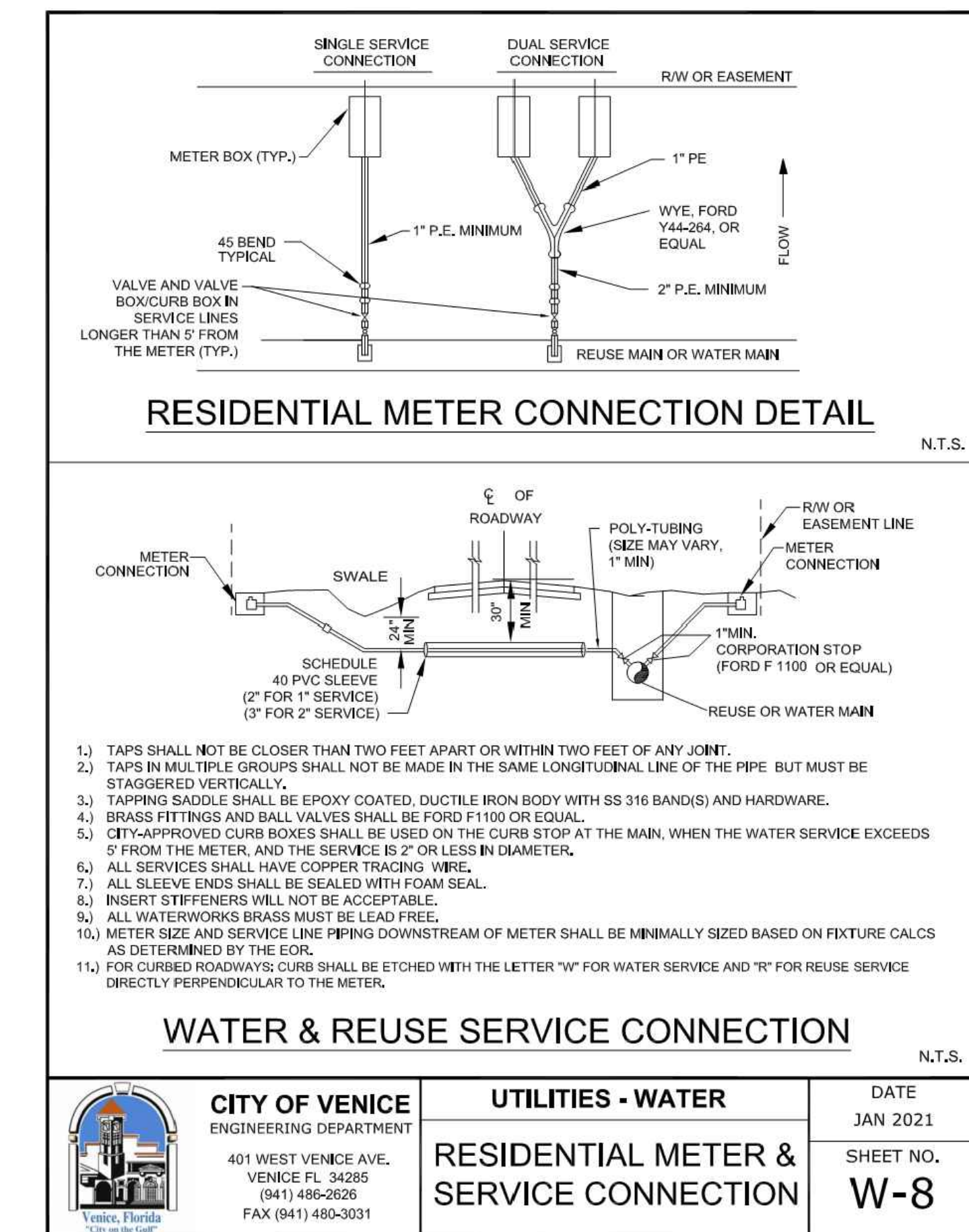
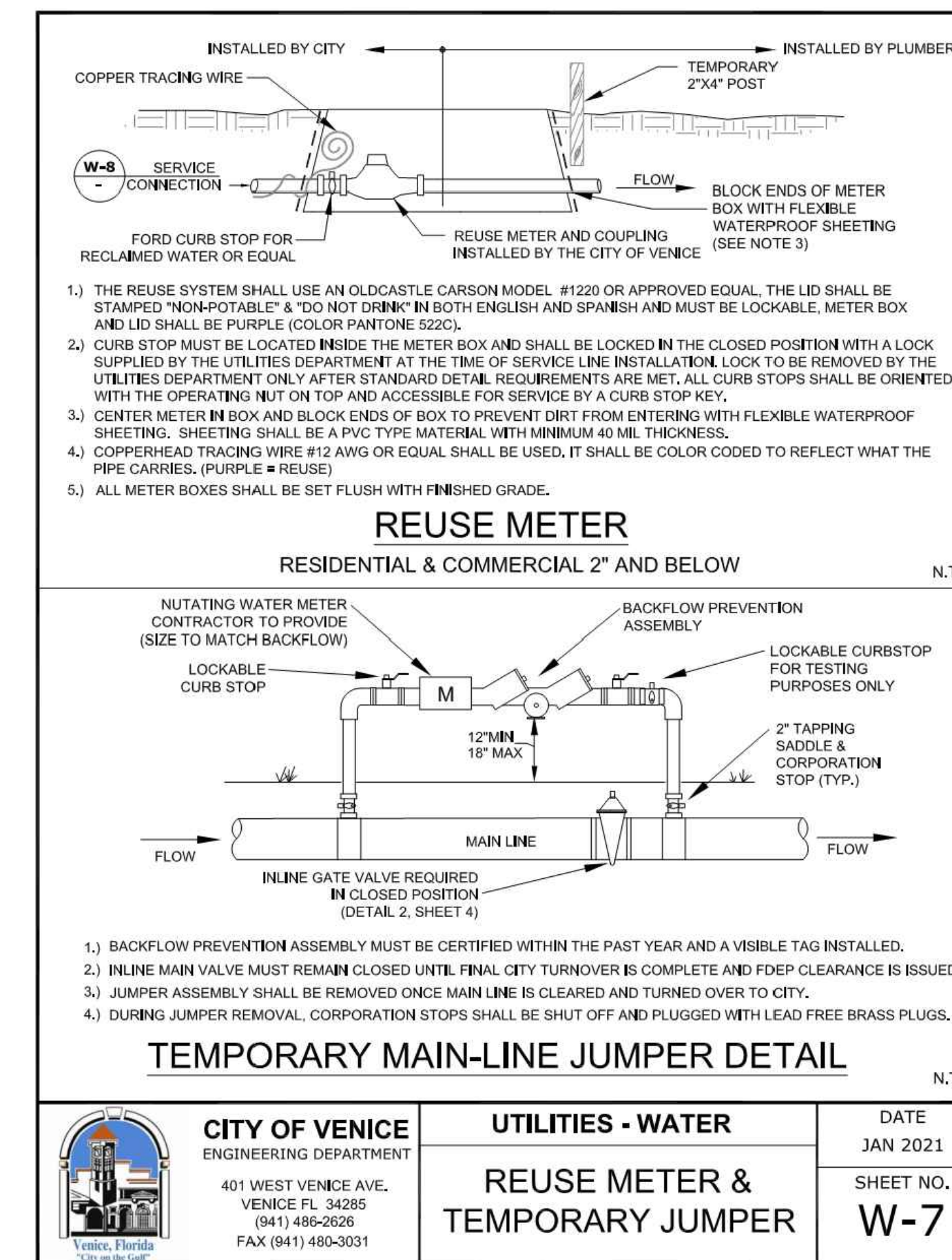
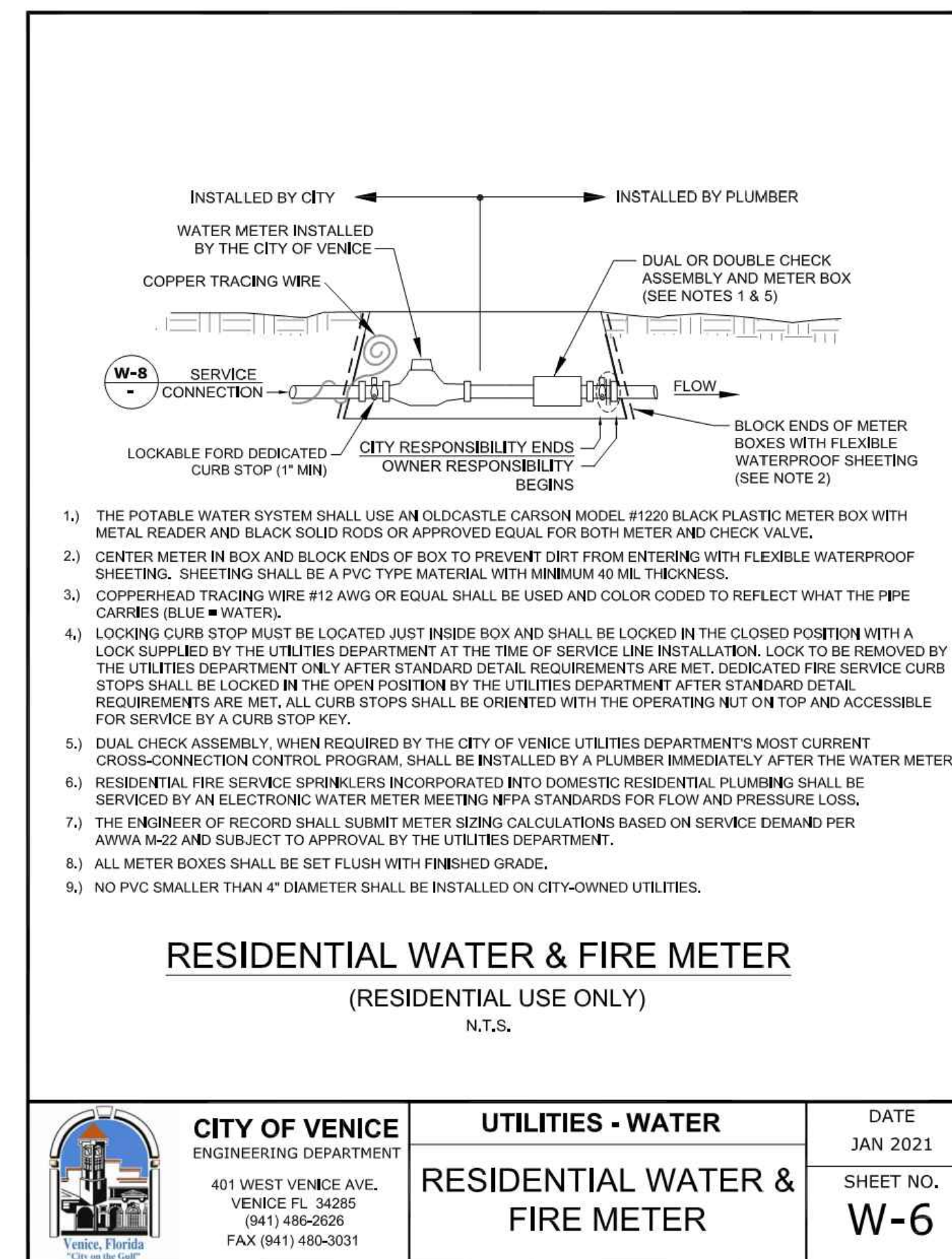
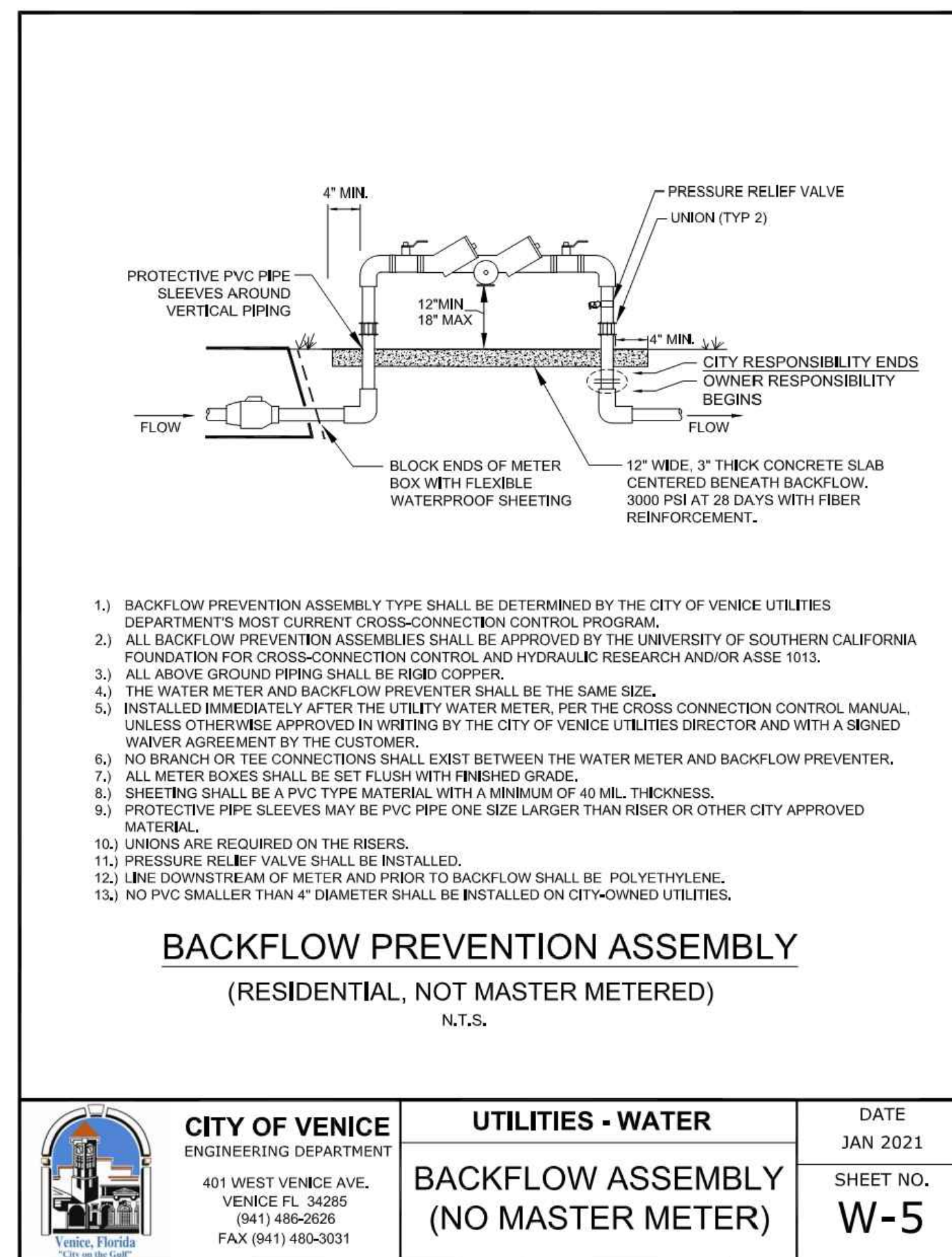
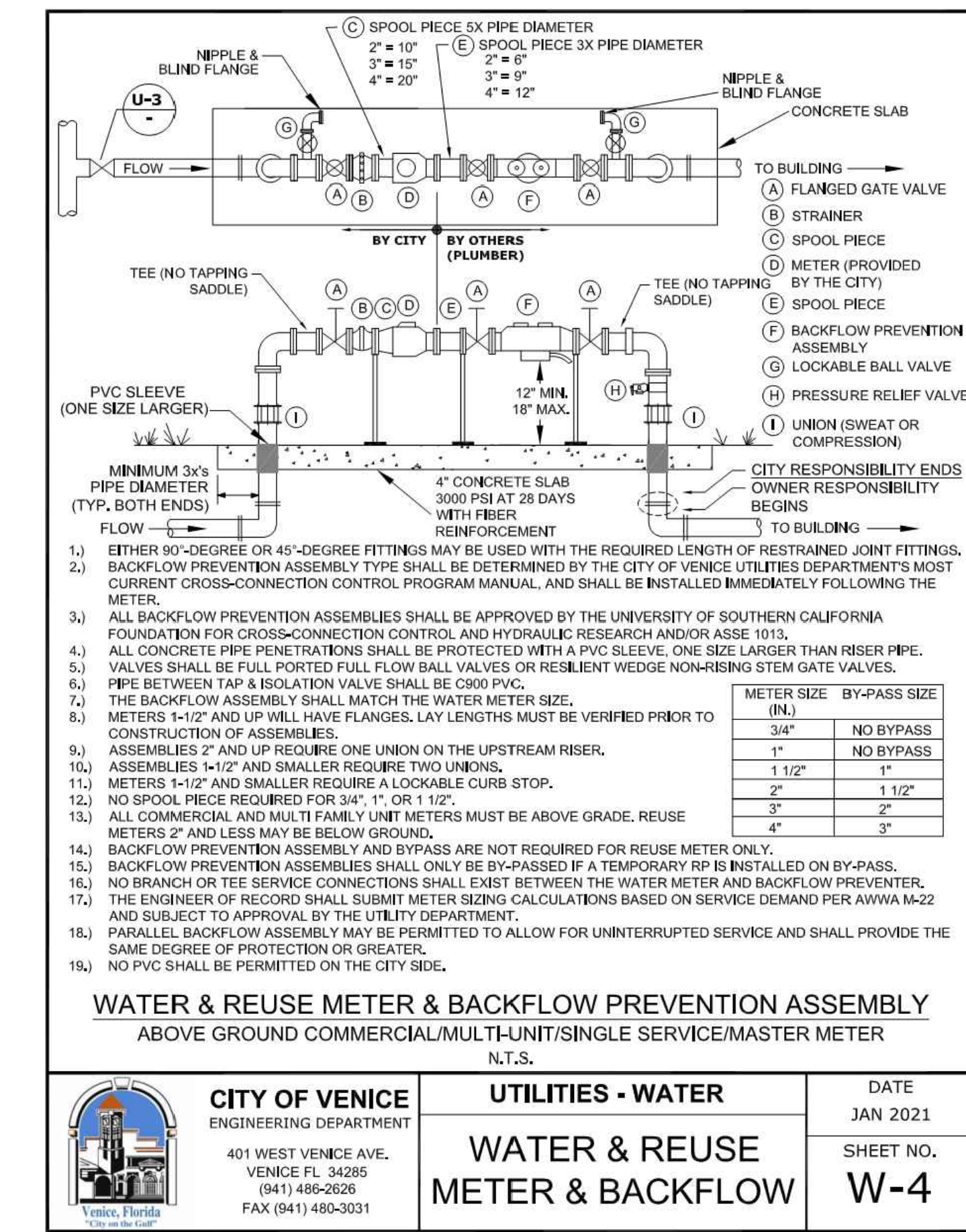
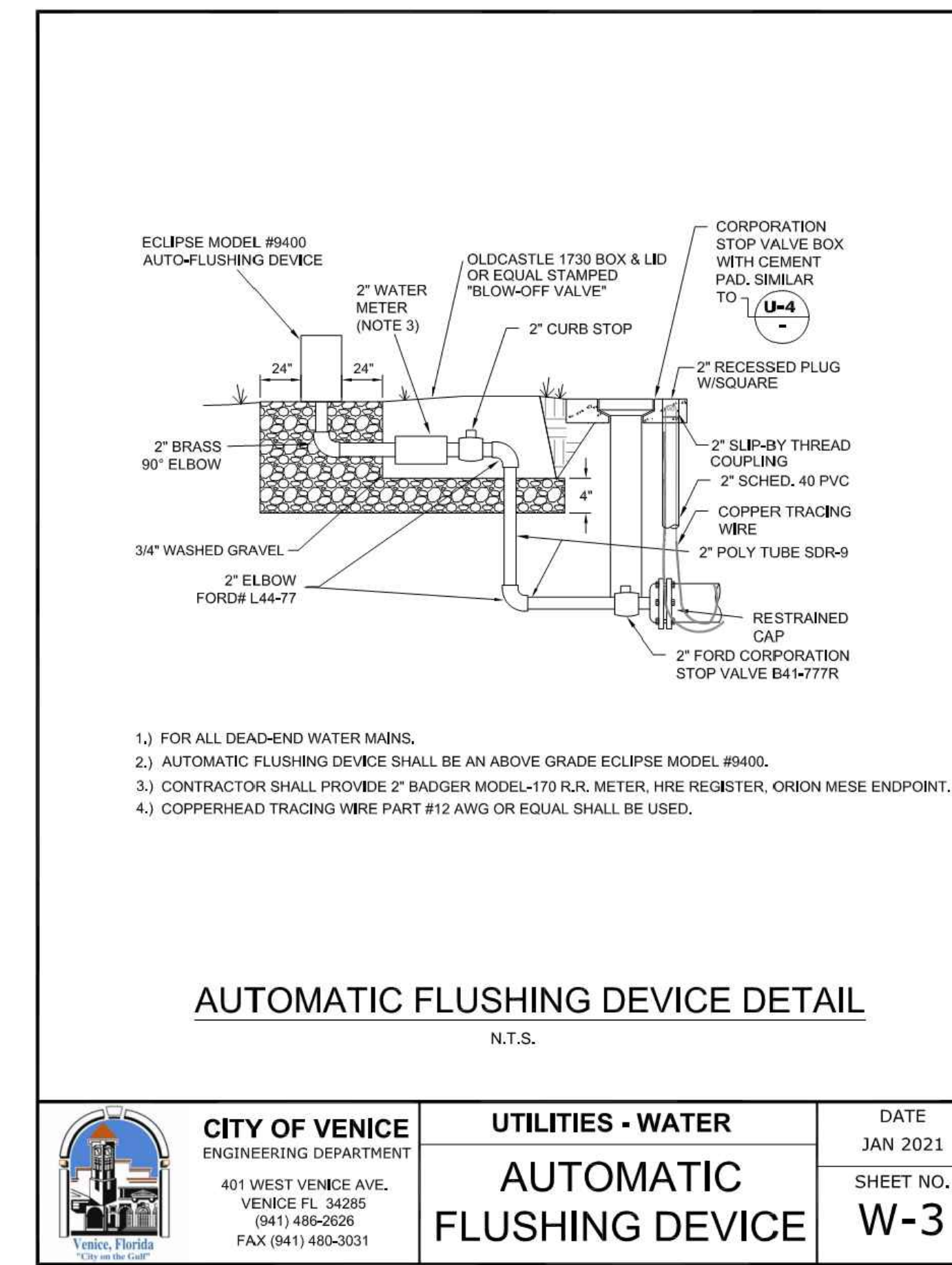
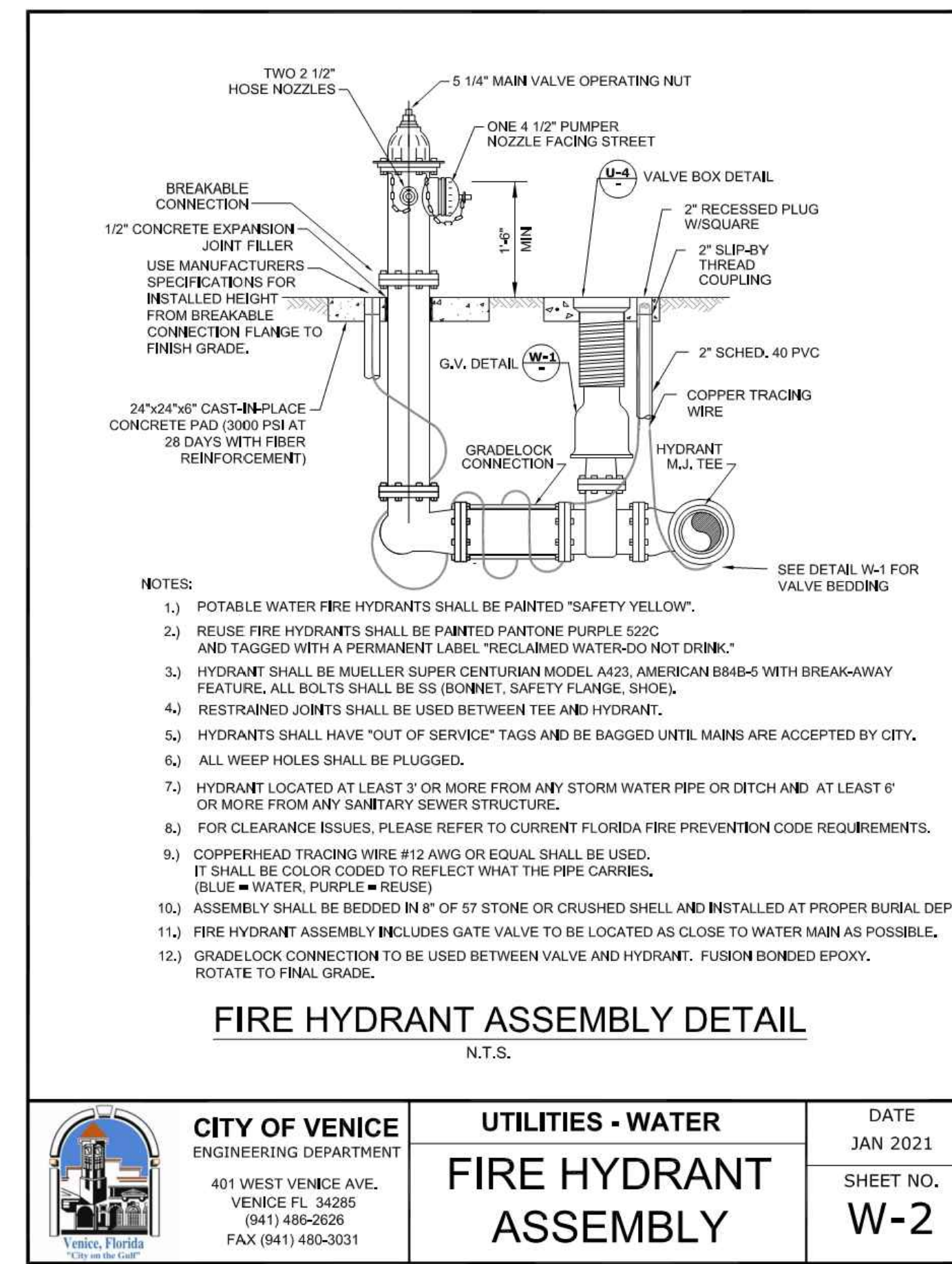
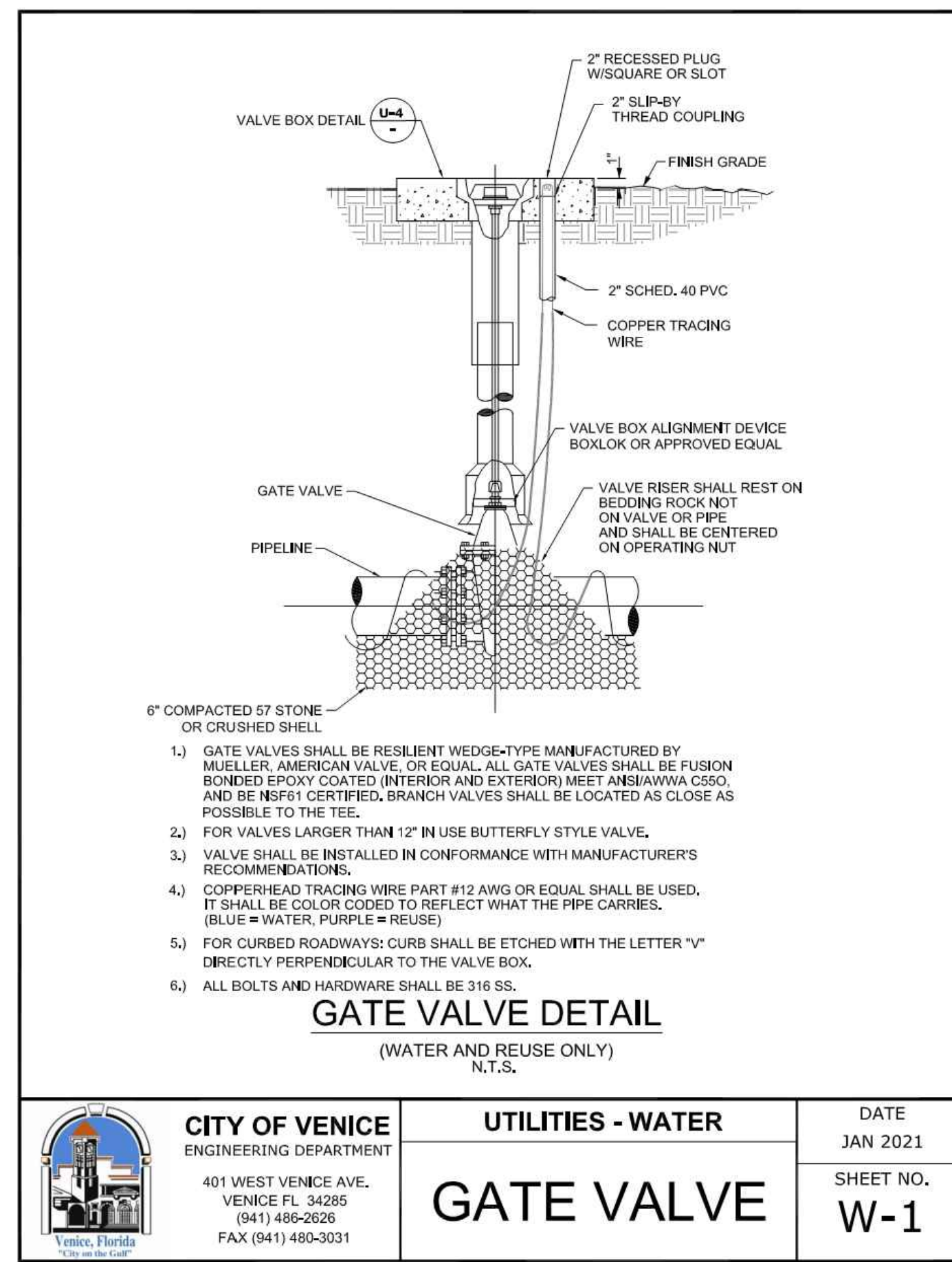
**RUSTIC ROAD SOUTH PHASES 1 & 2**

PREPARED FOR: **JEN TAMPALA I, LLC.**  
C/O BANYAN LAND CAPITAL, LLC.

DATE **09-19-2023**

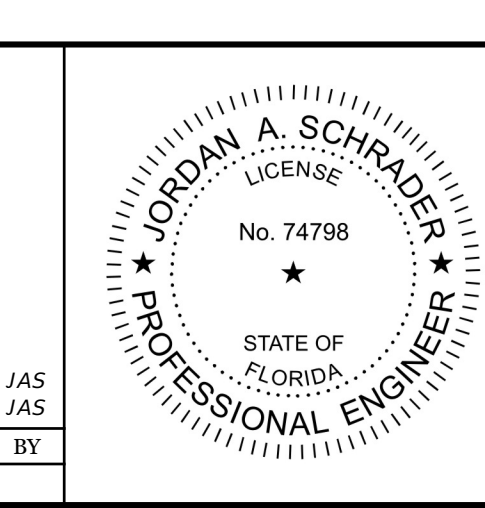
Elevations based on North American Vertical Datum 1988 (NAVD 88)  
Conversion from NAVD 88 to NGVD 29 = +1.1 Feet

**SHEET 73 OF 79 SHEETS**



**RECORD DRAWINGS**  
**October 25, 2023**  
**APPROVED**

DATE	DESCRIPTION	BY
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS



**Clearview LAND DESIGN, P.L.**  
Engineering Business C.A. No.: 28868  
3010 W. Azule St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 09/19/2023  
JORDAN A. SCHRADER, P.E. NO. 74798  
FLORIDA PROFESSIONAL ENGINEER

**POTABLE WATER SYSTEM DETAILS**

JOB NO. JEN-RU-009  
DESIGN FERREIRA  
DRAWN DUNCAN  
DATE 09-19-2023

**RUSTIC ROAD SOUTH PHASES 1 & 2**

PREPARED FOR: JEN TAMPA I, LLC  
C/O BANYAN LAND CAPITAL, LLC.  
Elevations based on North American Vertical Datum 1988 (NAVD 88)  
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

FILE WSD

**SHEET 74 OF 79 SHEETS**

P:\RUSTIC ROAD\ROAD\ROAD-SOUTH-SAN-INSPECTION & CERT\MASTER RECORD SET\RUSTIC SOUTH WM CAD\WSD.DWG-75 SANITARY SEWER SYSTEM DETAILS 2023/09/19 11:09 AM JASON BROOKS