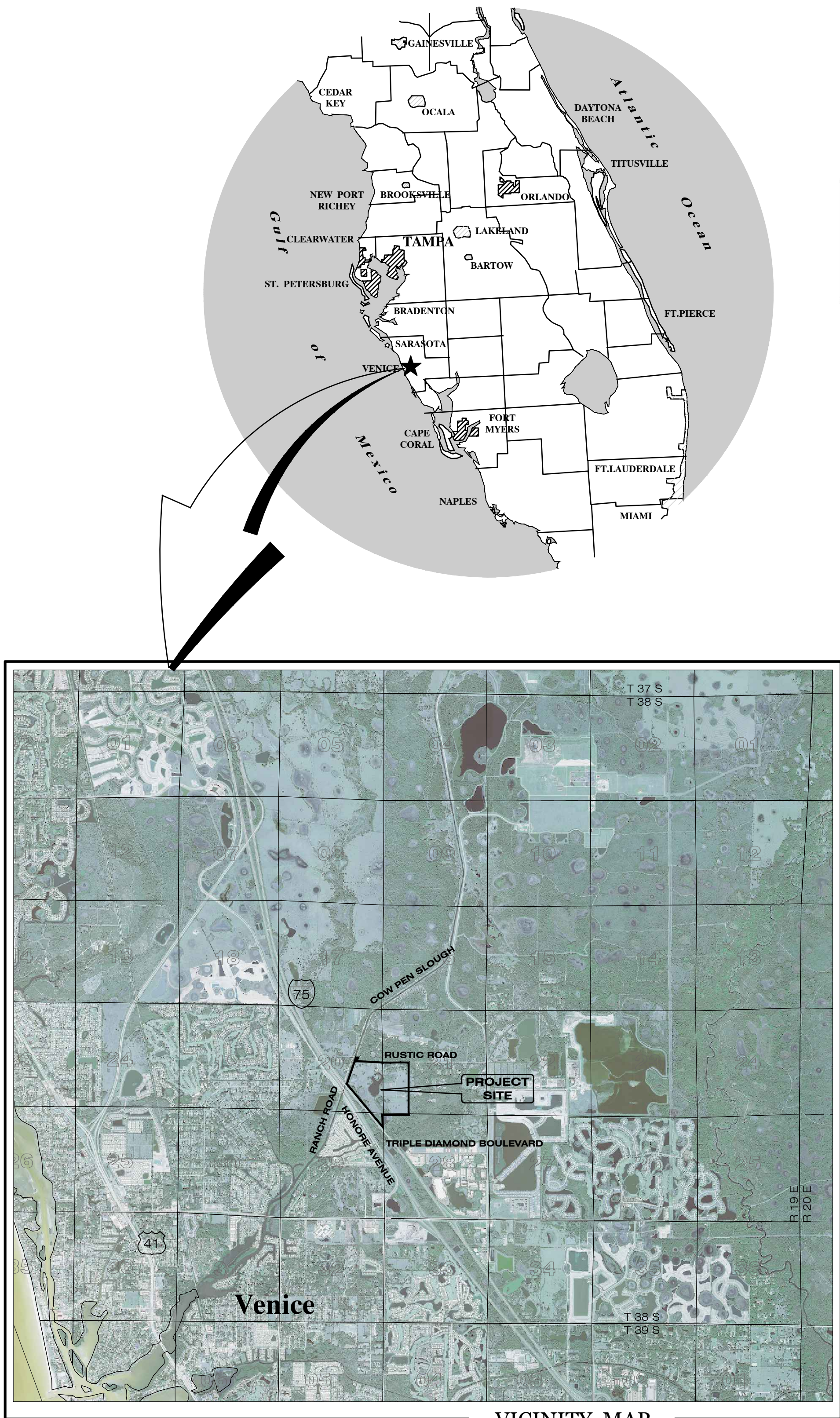


UTILITY RECORD DRAWINGS FOR RUSTIC ROAD SOUTH PHASES 2-SEWER CONSTRUCTION PLANS



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

INDEX OF CONSTRUCTION PLANS

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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 DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND	
42.00 42.07	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 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: 03/11/2025

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

PREPARED FOR:

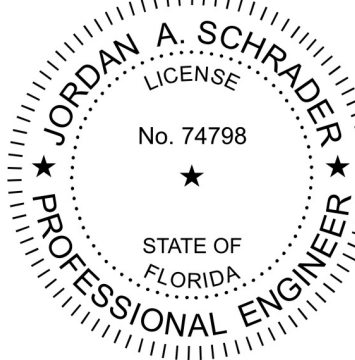
JEN TAMPA 1, LLC.
C/O BANYAN LAND CAPITAL, LLC.

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

PREPARED BY:

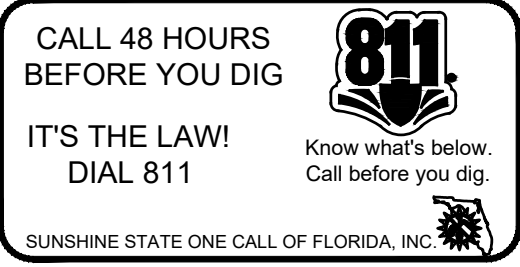
Clearview
LAND DESIGN, P.L.

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



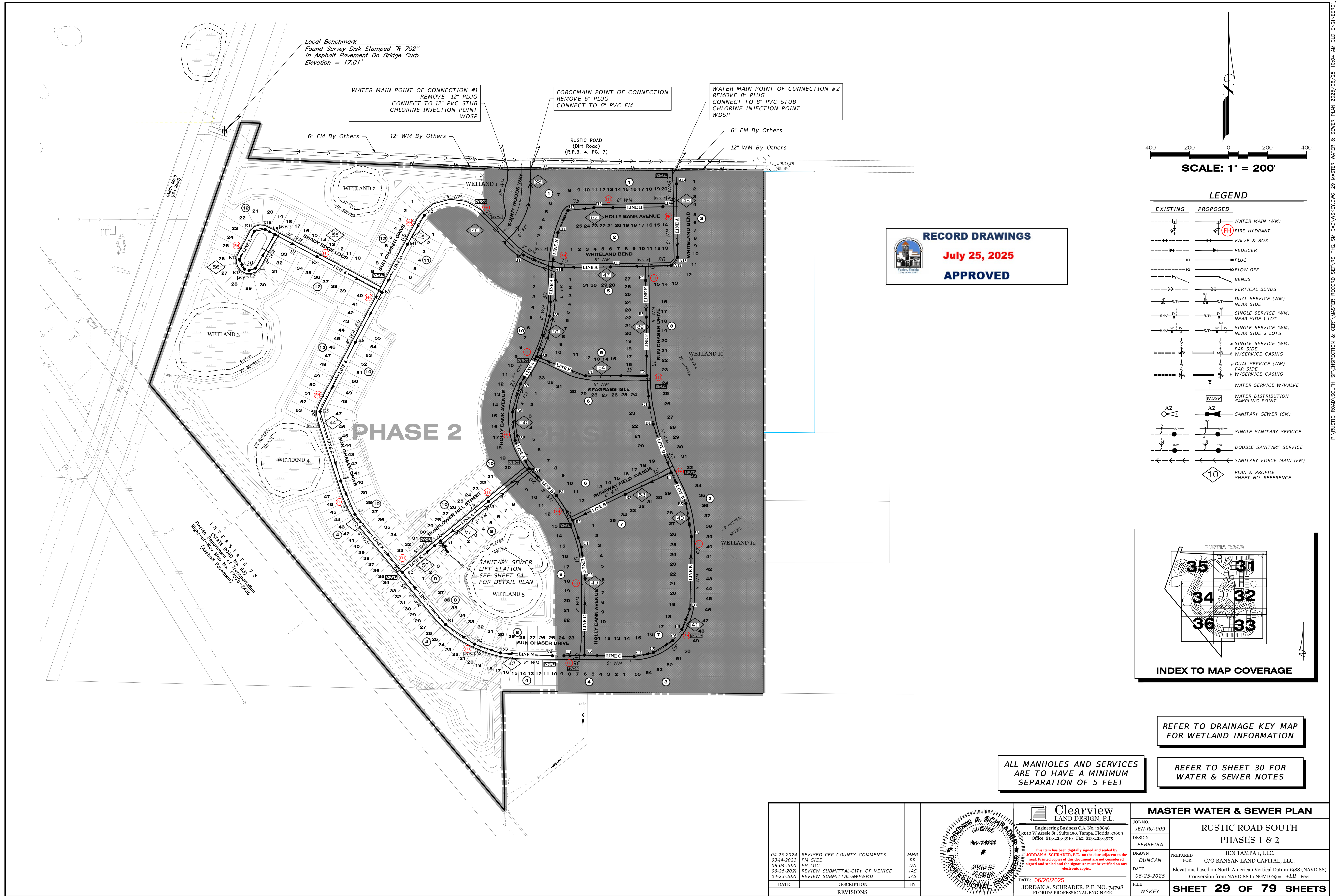
Digitally signed by
Jordan A. Schrader
Date: 2025.06.26
10:02:25-04'00'

PERMIT / FILE NOS.	
CITY OF VENICE PREL PLAT 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:	JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	
DATE:	06-25-2025	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	DESIGNED BY: DUNCAN	
DRAWN BY: DUNCAN	DRAWN BY: DUNCAN	
FILE:	CV	SHEET 1 OF 79

DATE	SHEET NO.	BY
06-25-2025	29	JRD
04-25-2024	29	JRD
05-23-2023	518-28, 31-36, 38-63	RR
03-14-2023	2, 29, 31, 32, 34, 36, 38, 46, 47, 50, 51, 57, 64	DA
02-27-2023	31-34	DA
06-13-2022	64, 65	DA
04-21-2022	64	STW
11-15-2021	1, 38, 56	DA
10-19-2021	57, 64	MED
09-13-2021	7	DA
09-07-2021	CP RESUBMITTAL CITY OF VENICE 31, 33-35, 38-57, 64	DA
08-18-2021	SWFWMD RESUB 7, 9, 10, 12, 13, 15-17, 20, 23, 26, 28	TJF
08-04-2021	CP RESUBMITTAL CITY OF VENICE 1, 2, 29, 31, 33, 35, 38-57	DA
06-25-2021	REVIEW SUBMITTAL CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS





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 production 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 Resource 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 62-555.320(21)(b)3, Florida Administrative Codes, using blue as the predominant color.
- Sanitary sewers, force and reclaimed mains and storm sewers shall 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 joints 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 shall 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;

- values 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 48".
- 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 bends.
- 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:
A. 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.
B. 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.
C. 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 1) 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 code, latest revision, and 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 and PVC 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 water main unit cost items contained in the proposal.
- All Construction shall meet the minimum requirements of City of Venice Ordinance #99-058 and #99-063 (uniform water, wastewater & reuse system code), latest revision, and exceed the requirements of that ordinance where indicated on these construction drawings or in the project specifications.
- Unless otherwise noted proposed water mains shall be adjusted to go over storm crossings wherever possible. Modifications to material and separation may be made to increase cover as approved by the EOR.
- Restoration of all existing roadways to City of Venice standards and the replacement of existing culverts and driveways etc., shall be included in the unit bid price of the water main items.
- Connections to existing water lines will not be permitted until all new water lines have successfully completed all pressure and bacteriological testing.
- The contractor shall notify City of Venice utilities department or the private utility regarding the disposition of any fittings, etc., that are to be removed.
- The contractor shall provide and utilize a metered jumper assembly between the existing potable water source piping and the new water main in order to provide backflow prevention while filling and flushing the new water main. Final tie-in shall be completed only after the new system has been flushed clean, pressure tested, disinfected, bacteriologically cleared, certified complete by the engineer, and a release is obtained from the health department. Engineer's representative to be present at final tie-in. The length of pipe required for final tie-in shall be limited to less than 20 feet. All work shall be completed in accordance with health department and local government rules and regulations.

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 contractors 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

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 Vibration with two coats of porter tarseal max--built 7080 at 8 mils d.f.t. 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 Ford, vford@sgon.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 bottoms 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 lamping of sewer lines is not allowed.
- 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" stationing of sewer wyes using each downstream manhole as sta. 0+000.
- 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 contractors' 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 submittal 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.

Sanitary Manhole Notes

- Lift holes through precast structures are not permitted. All openings shall be sealed and waterproofed as specified and directed by the engineer.
- Manholes shall comply with ASTM, specification C-478, Latest revision, "precast reinforced concrete manhole sections", except as exceeded by the details and specifications.
- Cement shall be Type II.
- Concrete shall be 4000 PSI. 6 28-day minimum strength, unless otherwise noted.
- Mortar shall be 2 parts clean sand and one (1) part cement with no more than 1/4 part hydrated lime.
- Mortar joints shall be full and struck flush.
- Drop construction shall be provided for a wastewater pipe entering a manhole at an elevation of twenty-four inches (24") or more above the discharge channel flow line.
- No steps shall be used.
- Provide six (6) inch minimum base slab lip as shown in detail. For manhole depths greater than 13', contractor shall submit buoyancy calculations. Based on the calculations, additional concrete ballast or a base slab lip in excess of 6" may be required.
- Having the rubber gasket seal integrally poured into manhole sections at a non-plan position shall be cause for that section to be rejected. It is important for manufacturers of precast manholes to be informed by the contractor of the rejection possibility.
- Manhole ring and cover shall be as specified.
- Manhole rings and covers shall be adjusted to conform with finished surfaces including slope if any (using beveled adjustment rings). All adjustments shall be included in the price bid. No additional compensation shall be made by the owner. Manholes in grassed areas shall be set 0.1' above finished ground.

Clean-Out Notes

- Cleanouts are required on all services.
- Clean-outs shall be adjusted to conform with finished surfaces. All adjustments shall be included in the price bid. No additional compensation shall be made by the owner.

Sanitary Sewer Service Notes

- A "S", "V" or "M" shall be stamped in curb where sewer service, valve or manhole is in accordance with the County Code. A measurement from the edge of curb, taken by the contractor, shall be shown on the 'as built' plans for reference in location service, valve, or manhole.
- On uncurbed streets, the location for each installed service valve or manhole shall be marked by using aluminum disc laded sewer, as supplied by national band and tag Co. The horizontal distance to the service, valve or Manhole is to be engraved on the tag and the tag shall be mounted in the pavement, within 6" from the edge.
- Metallic identification tape shall extend from the wye connection to the end of the service and terminate twelve inches (12") above ground at the location stake. In addition, the contractor shall bury a two-foot, (2') foot long #3 rebar at the end of the service parallel to the surface for electronic location purposes. Cost of tape and rebar to be included in the cost for service pipe installation.
- Where service wye connection exceeds either fee in dept, the wye and service pipe shall be encased in concrete. When the service pipe grade is 10% or greater, the encasement shall extend from the wye to a point where the service pipe grade is less than 10% as shown. Concrete shall be 3000 PSI at 28 days, minimum 6" thick.
- Where a house or other connection terminates, the contractor shall provide and install 2" x 4" stake with a minimum of four (4) feet above ground and two (2) feet below ground. The top twelve inches (12") are to be painted green.

Notes:

- Trench Width shall be approximately equal to the pipe dia. + 2 feet or as per AWWA and the manufacturers recommendations
- Provide sheeting and shoring as necessary in accordance with OSHA standards.
- Backfill materials shall be approved by the engineer where the pipe is undercut.
- Water, sewer, and reuse mains to be installed with a minimum 36 inches of cover.
- For County R/W, refer to land development regulations for roadway replacement, pavement overlay and density requirements.
- For state R/W, refer to F.D.O.T regulations for roadway replacement, pavement overlay and density requirements.

Sanitary Service General Notes

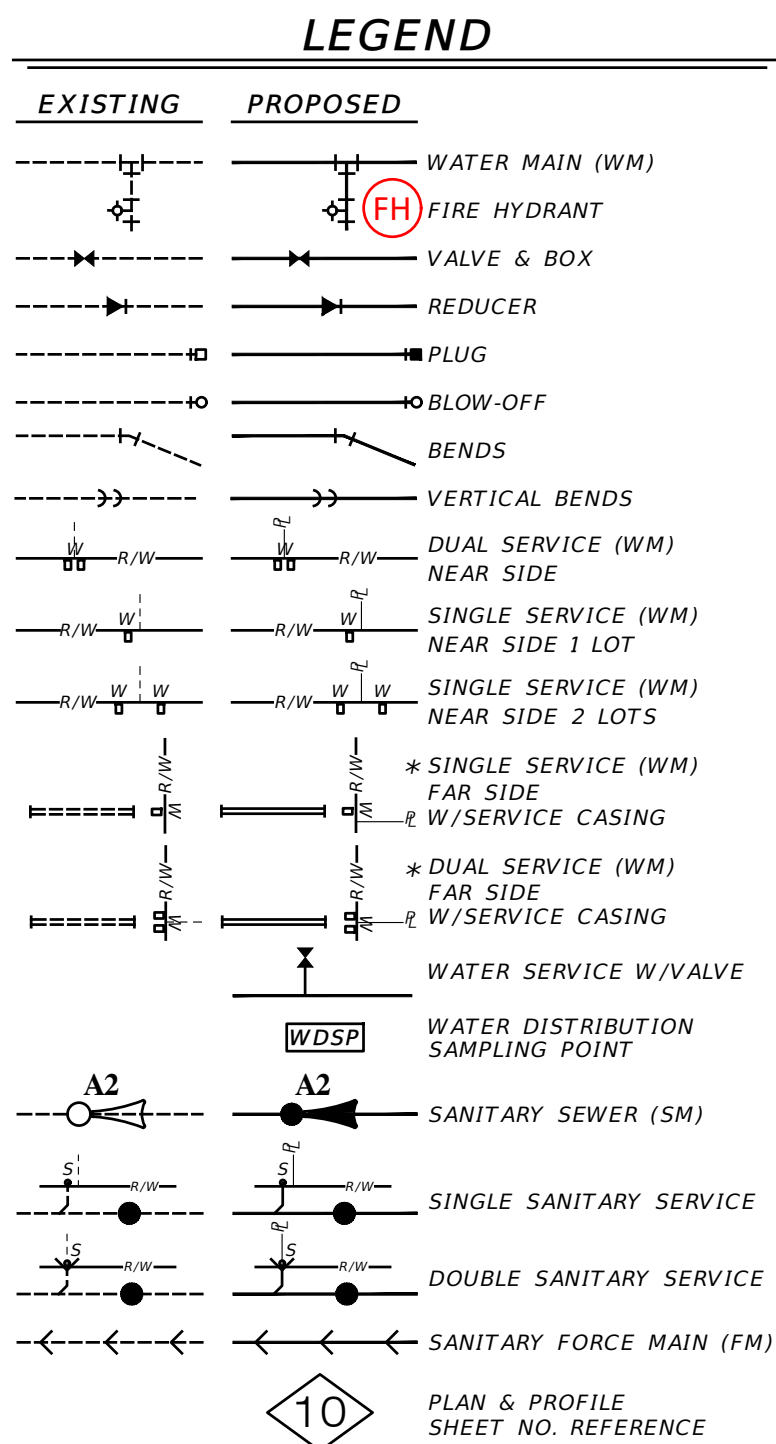
- Location of clean-out to be marked at curb or edge of asphalt with brass disc with number of feet. Refer to the general section 6.15.1 for specification on disc in uniform water, wastewater and reuse system code.
- The wastewater service lateral shall not be deeper than 5 feet from finished (final) grade, top back of curb, or edge of pavement.
- Wastewater service lateral cleanouts shall have a poured in place concrete pad. See detail S-4

PRIVATE SLEEVING LEGEND

- 2" DENOTES SLEEVE SIZE TYPE
DENOTES SLEEVE LOCATION
- 2" IRRIGATION
2" LIGHTING
2" TELECOMMUNICATION
2" GATE SYSTEM
2" ADDITIONAL SLEEVE

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.



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

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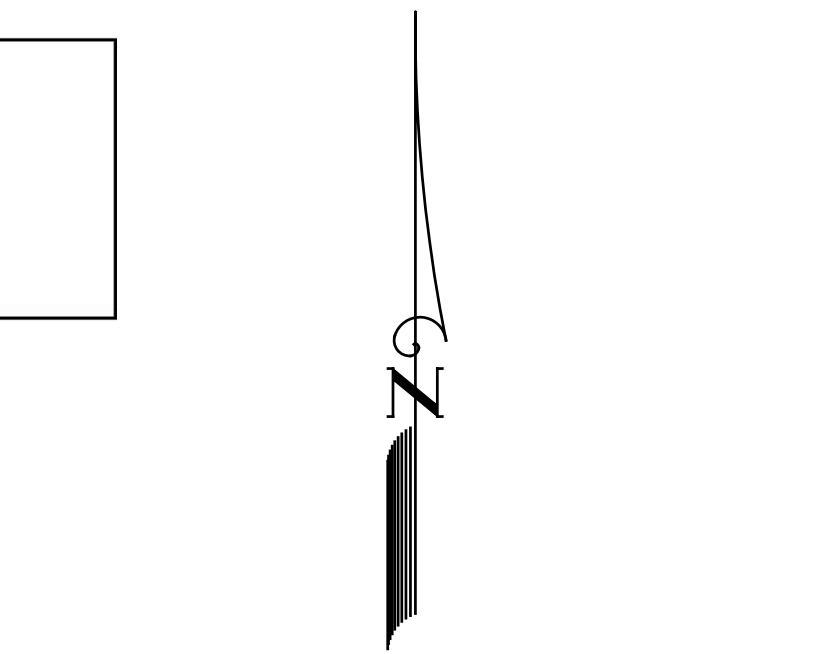
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DATE	DESCRIPTION			BY



RECORD DRAWINGS

July 25, 2025

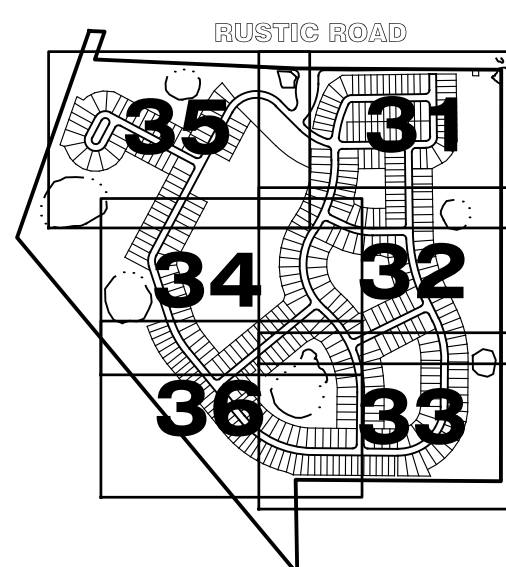
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SCALE: 1" = 50'

LEGEND

EXISTING	PROPOSED



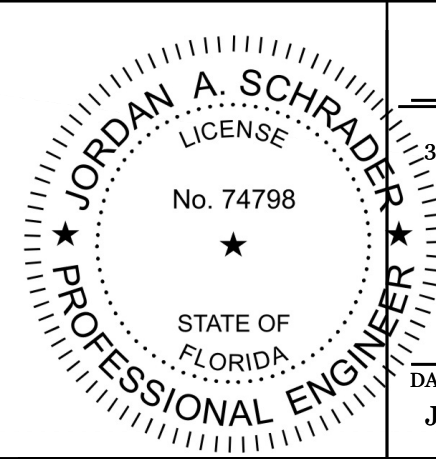
INDEX TO MAP COVERAGE

REFER TO NEIGHBORHOOD GRADING SHEETS ##-## 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-SWFWMD	JAS
DATE	DESCRIPTION	BY
	REVISIONS	



Clearview LAND DESIGN, P.L.	
Engineering Business C.A. No.: 28898 3010 W. Azalea 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: 06/26/2025	JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

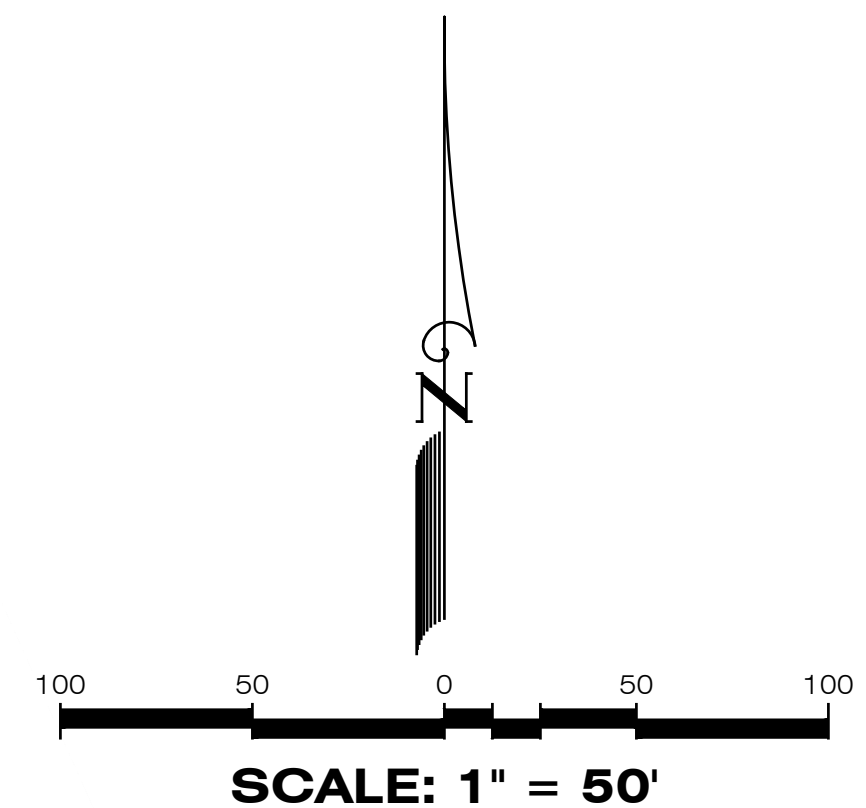
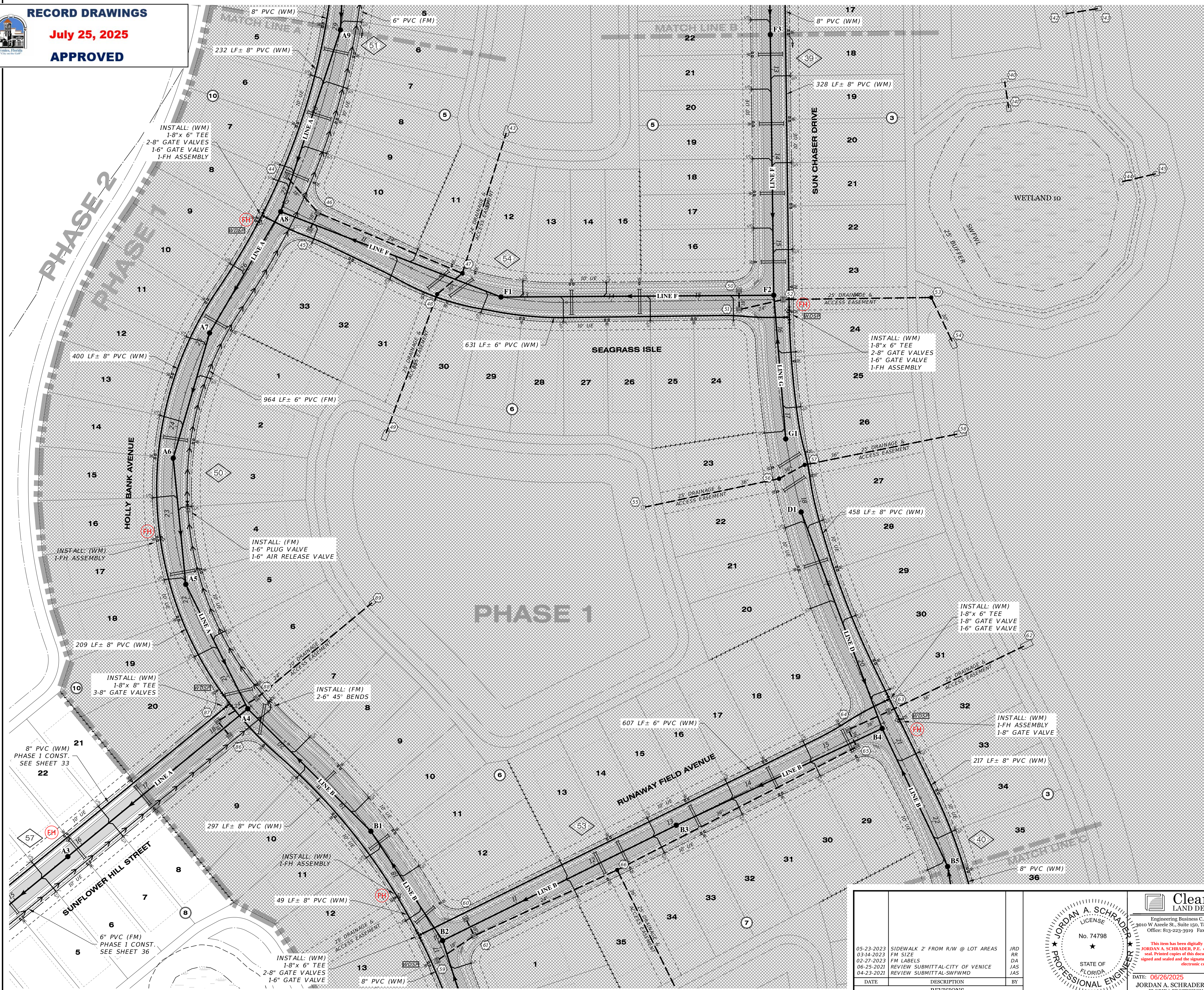
JOB NO. JEN-RU-009	DESIGN FERREIRA	DRAWN DUNCAN	DATE 06-25-2025	FILE WS01
RUSTIC ROAD SOUTH PHASES 1 & 2				
PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.				
Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet				
SHEET 31 OF 79 SHEETS				



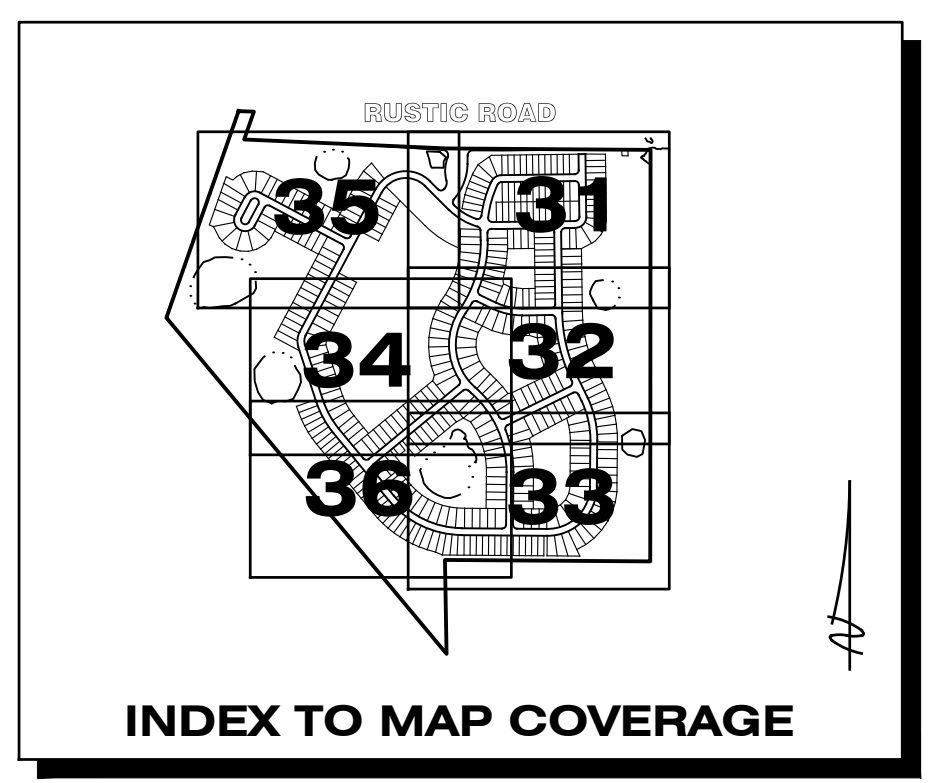
RECORD DRAWINGS

July 25, 2025

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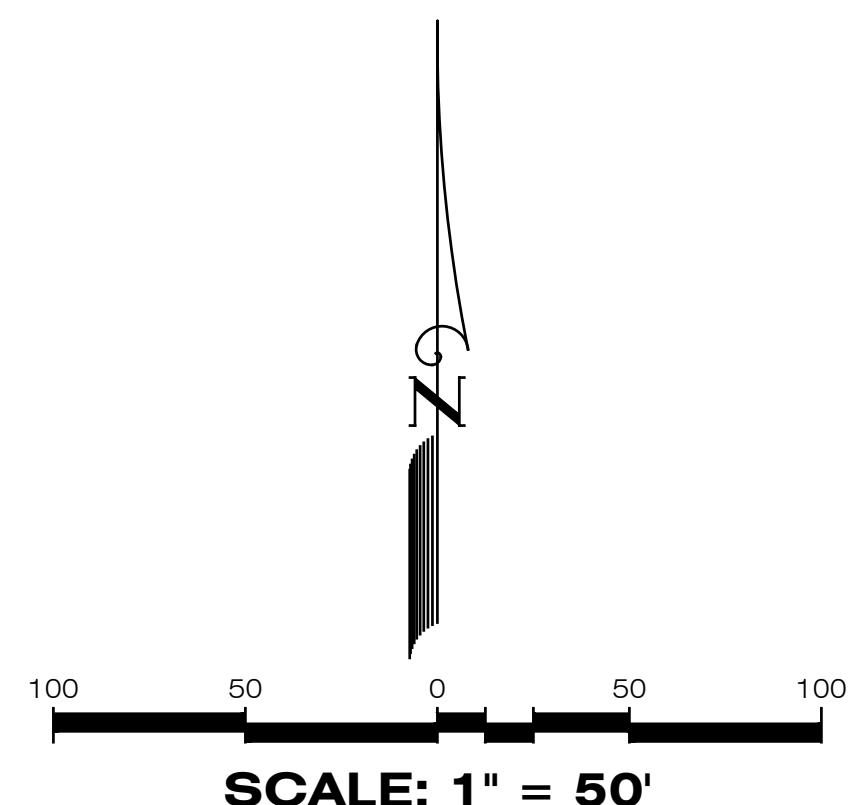
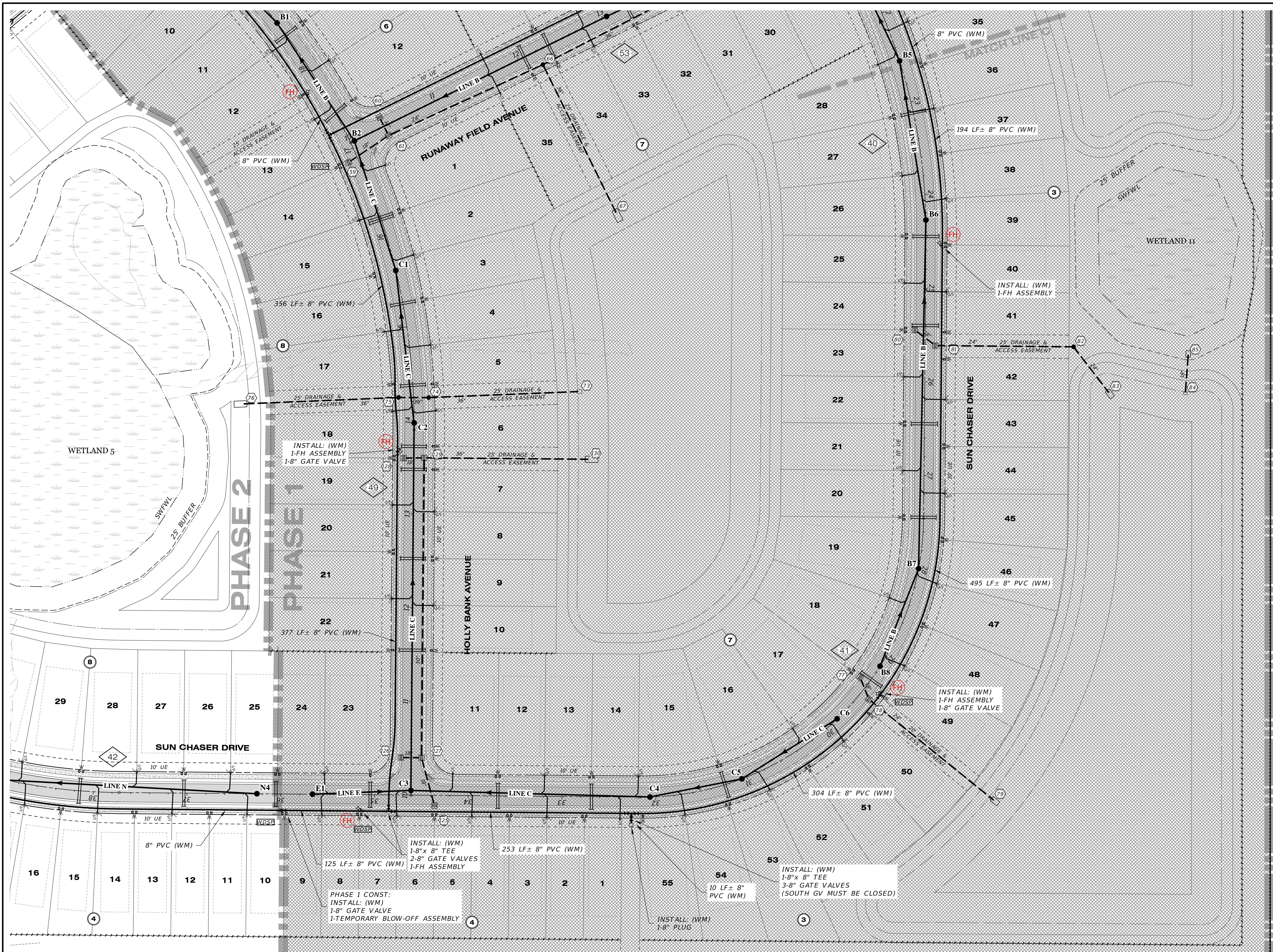
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EXISTING	PROPOSED



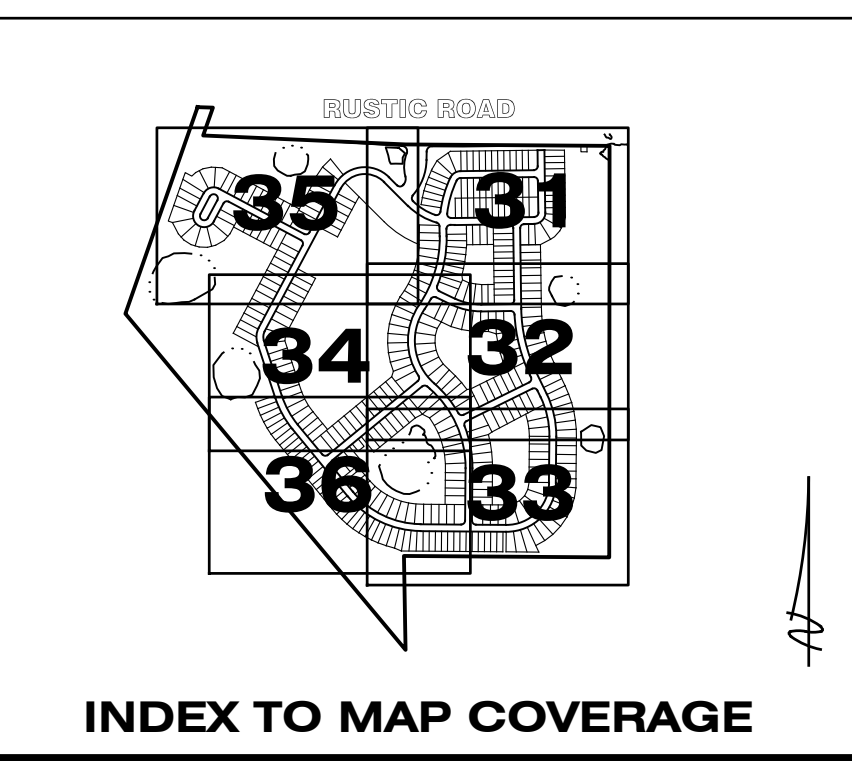
REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR
WATER & SEWER NOTES

05-23-2023 03-14-2023 02-27-2023 06-25-2021 04-23-2021 SIDEWALK 2' FROM R/W @ LOT AREAS FM SIZE FM LABELS REVIEW SUBMITTAL-CITY OF VENICE REVIEW SUBMITTAL-SWFWD DATE DESCRIPTION REVISIONS	JORDAN A. SCHRADER PROFESSIONAL ENGINEER No. 74798 STATE OF FLORIDA	Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W. Azule St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	WATER & SEWER PLAN JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE WS02	RUSTIC ROAD SOUTH PHASES 1 & 2 FOR: 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	
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LEGEND	
EXISTING	PROPOSED
	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
	WDSP
	SANITARY SEWER (SM)
	SINGLE SANITARY SERVICE
	DOUBLE SANITARY SERVICE
	SANITARY FORCE MAIN (FM)
	PLAN & PROFILE SHEET NO. REFERENCE

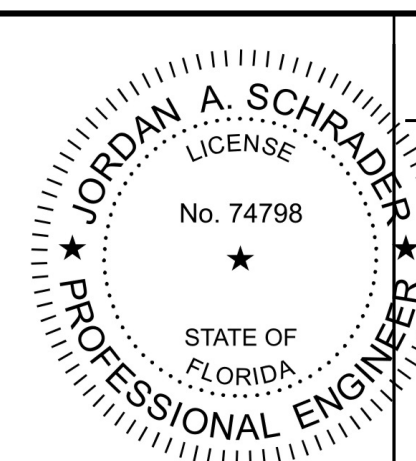


REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

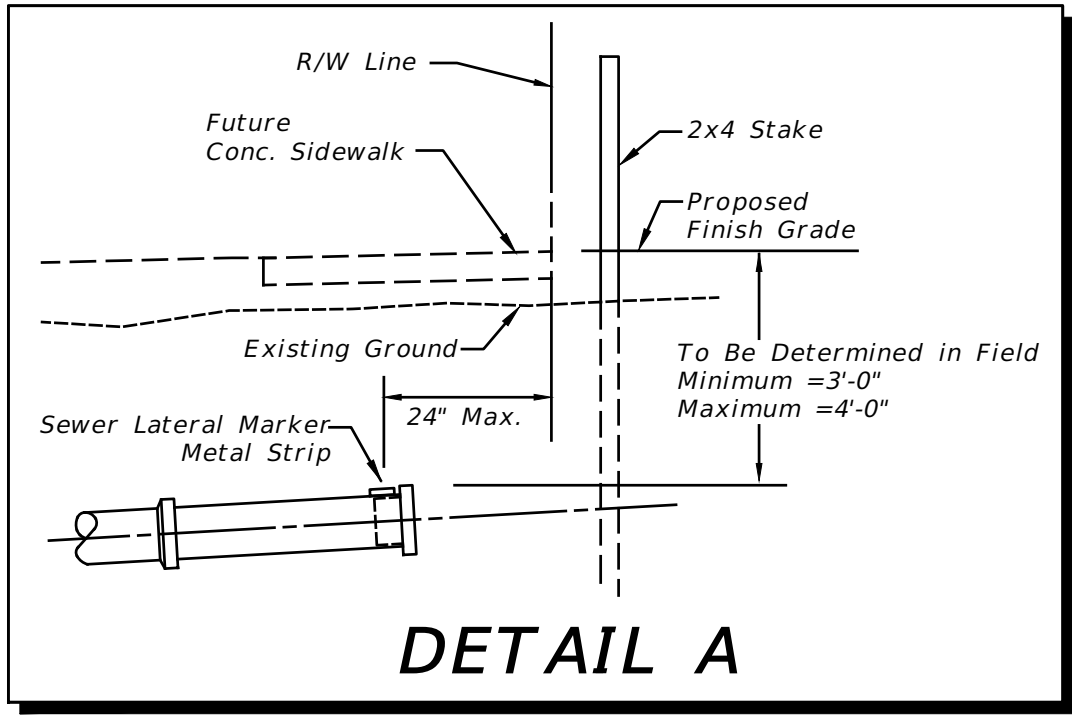
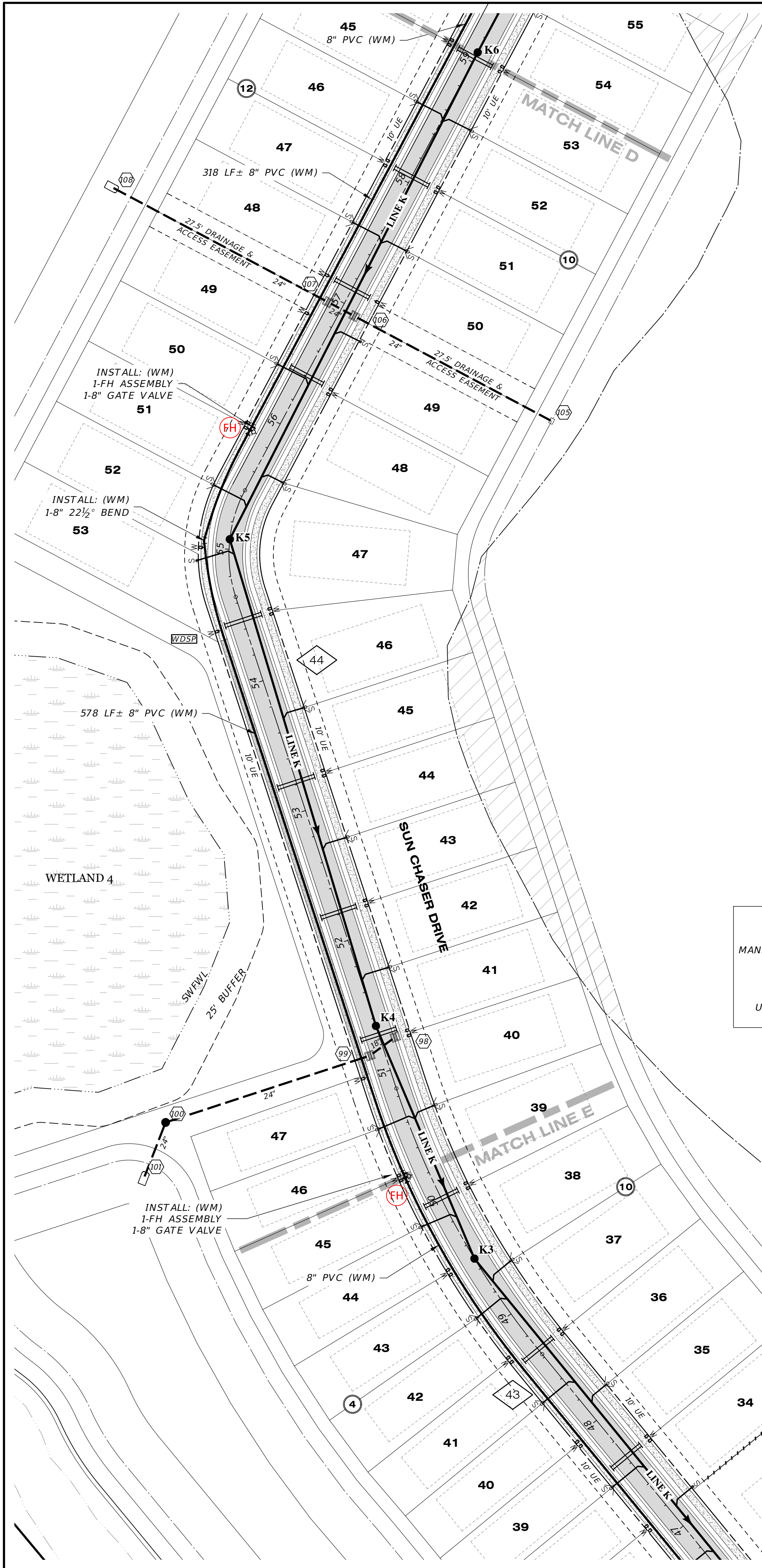
RECORD DRAWINGS
July 25, 2025
APPROVED

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 8" WM BTWN LOTS 1 & 35	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS

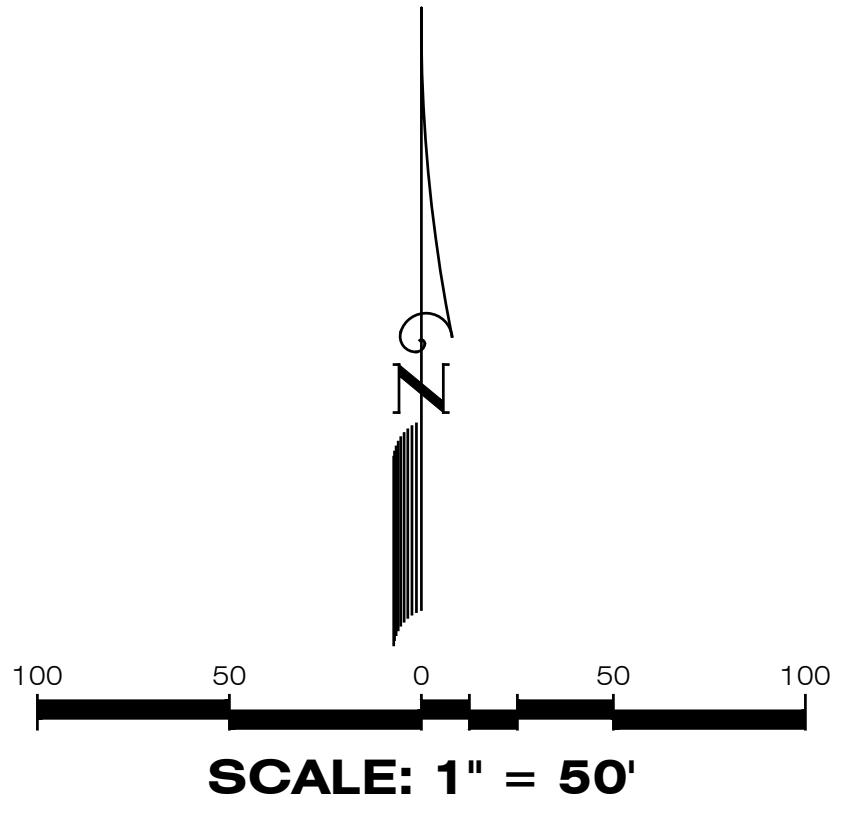


Clearview
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FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN	
JOB NO. JEN-RU-009	FOR: JEN TAMPA 1, LLC.
DESIGN FERREIRA	FOR: C/O BANYAN LAND CAPITAL, LLC.
DRAWN DUNCAN	Elevations based on North American Vertical Datum 1988 (NAVD 88)
DATE 06-25-2025	Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WS03	SHEET 33 OF 79 SHEETS

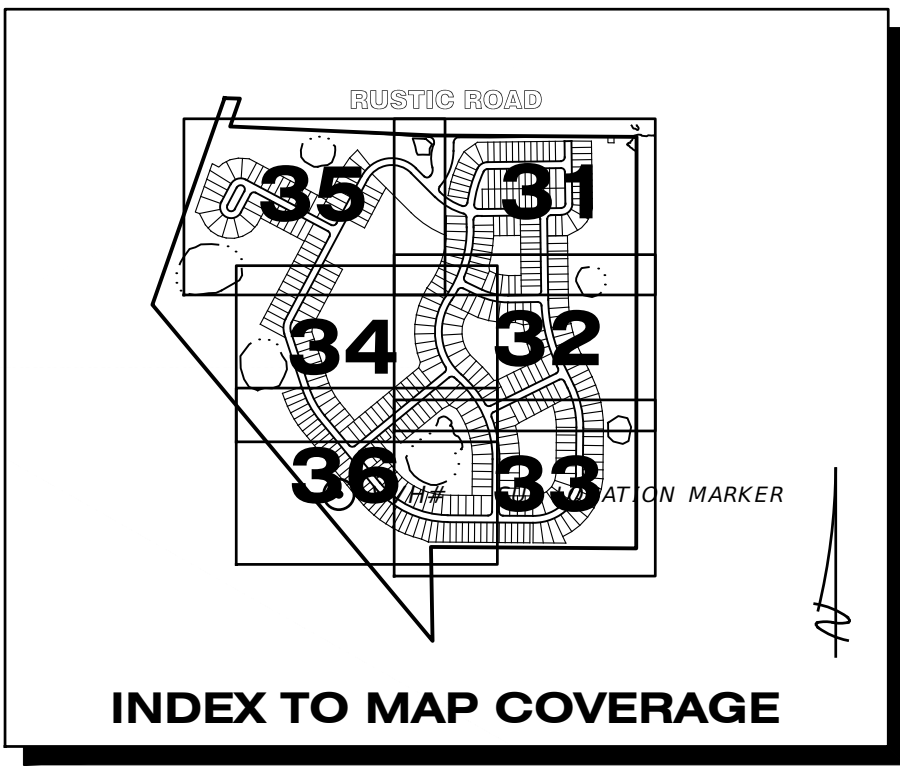
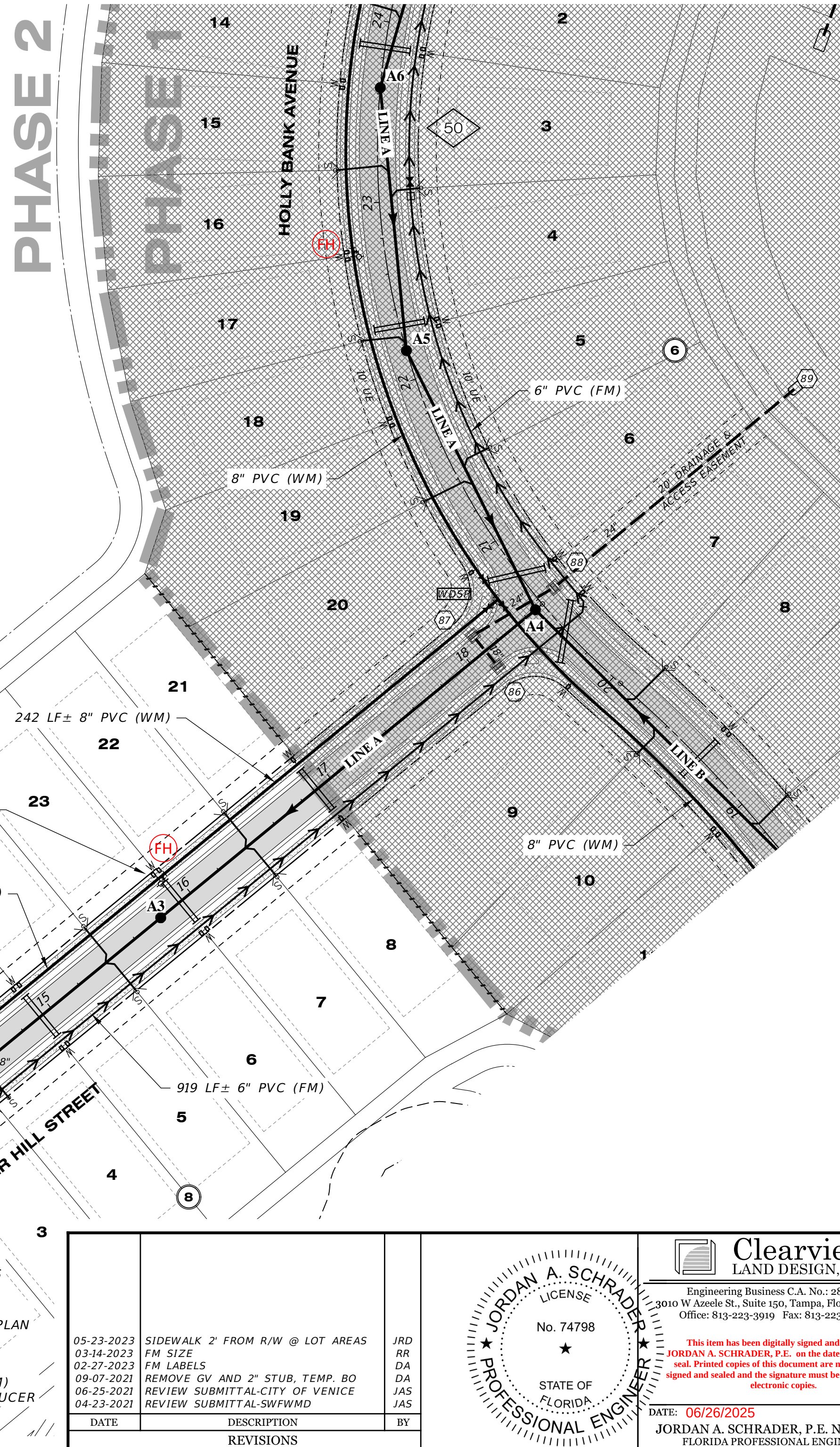


RECORD DRAWINGS
July 25, 2025
APPROVED



LEGEND	
EXISTING	PROPOSED

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



REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR
WATER & SEWER NOTES

WATER & SEWER PLAN			
JOB NO. JEN-RU-009		RUSTIC ROAD SOUTH PHASES 1 & 2	
DESIGN FERREIRA		PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.	
DRAWN DUNCAN		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
DATE 06-25-2025		SHEET 34 OF 79 SHEETS	
FILE WS04			

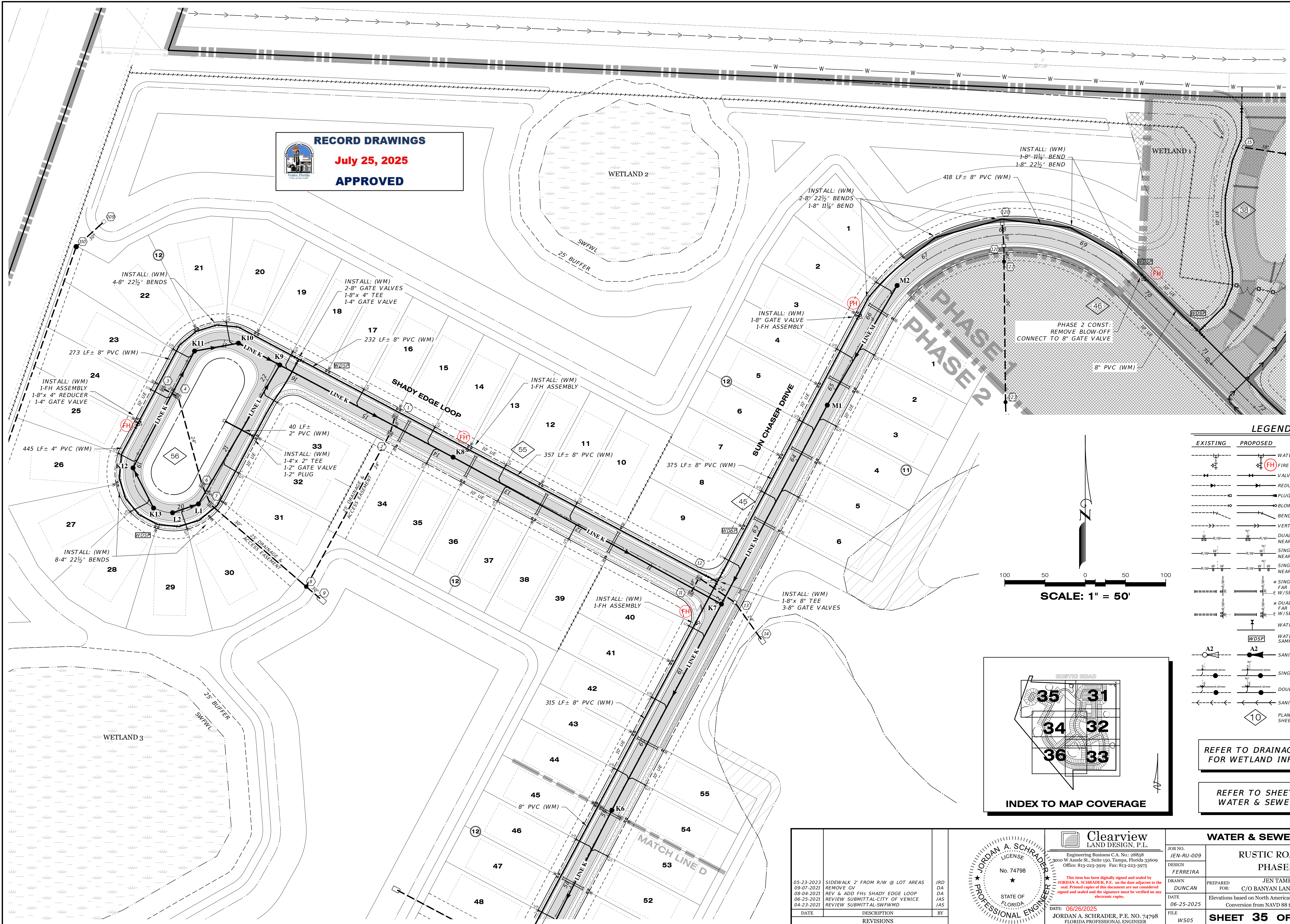
05-23-2023 03-14-2023 02-27-2023 09-07-2021 06-25-2021 04-23-2021	SIDEWALK 2' FROM R/W @ LOT AREAS FM SIZE FM LABELS REMOVE GV AND 2' STUB, TEMP. BO REVIEW SUBMITTAL-CITY OF VENICE REVIEW SUBMITTAL-SWFWMD	JRD RR DA DA JAS JAS	BY
DATE	DESCRIPTION	BY	
REVISIONS			

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

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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

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



RECORD DRAWINGS
July 25, 2025
APPROVED

LEGEND	
EXISTING	PROPOSED

REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR
WATER & SEWER NOTES

INDEX TO MAP COVERAGE

Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28898
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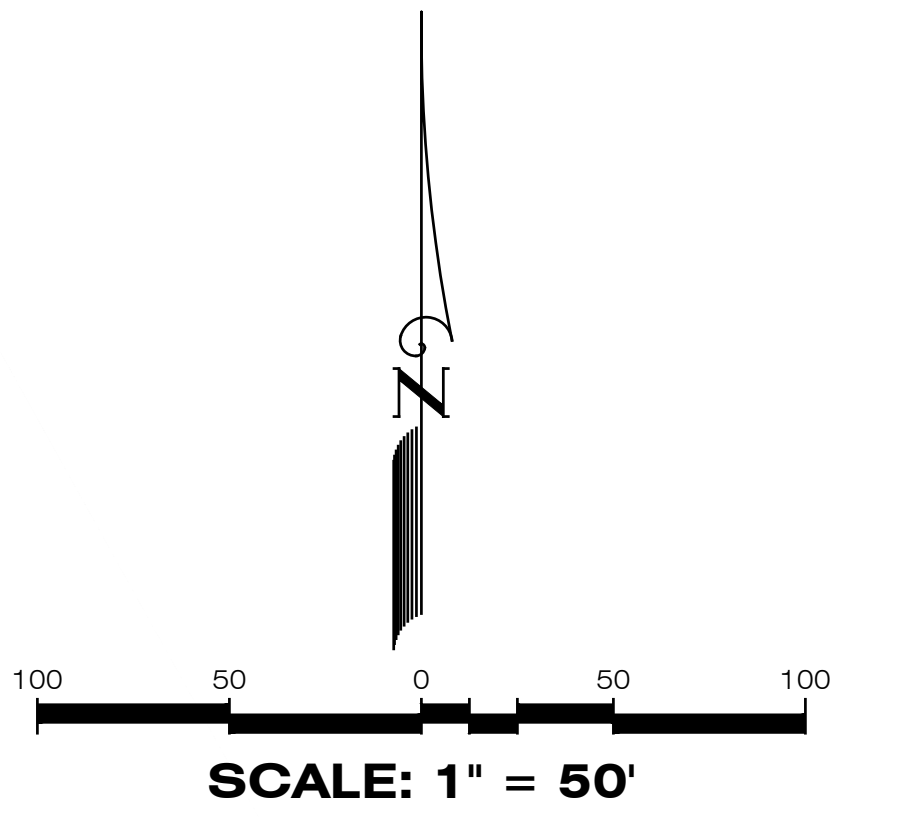
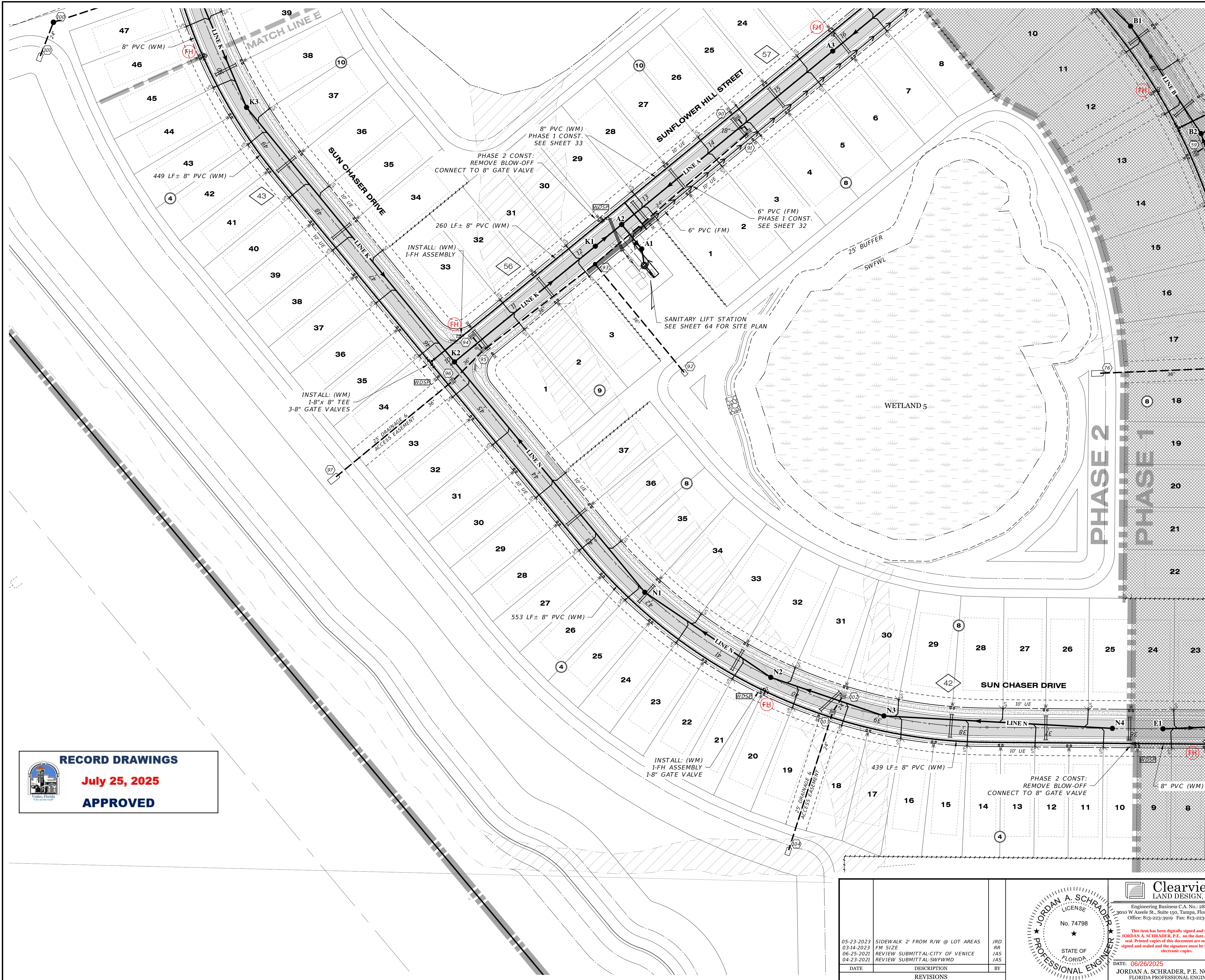
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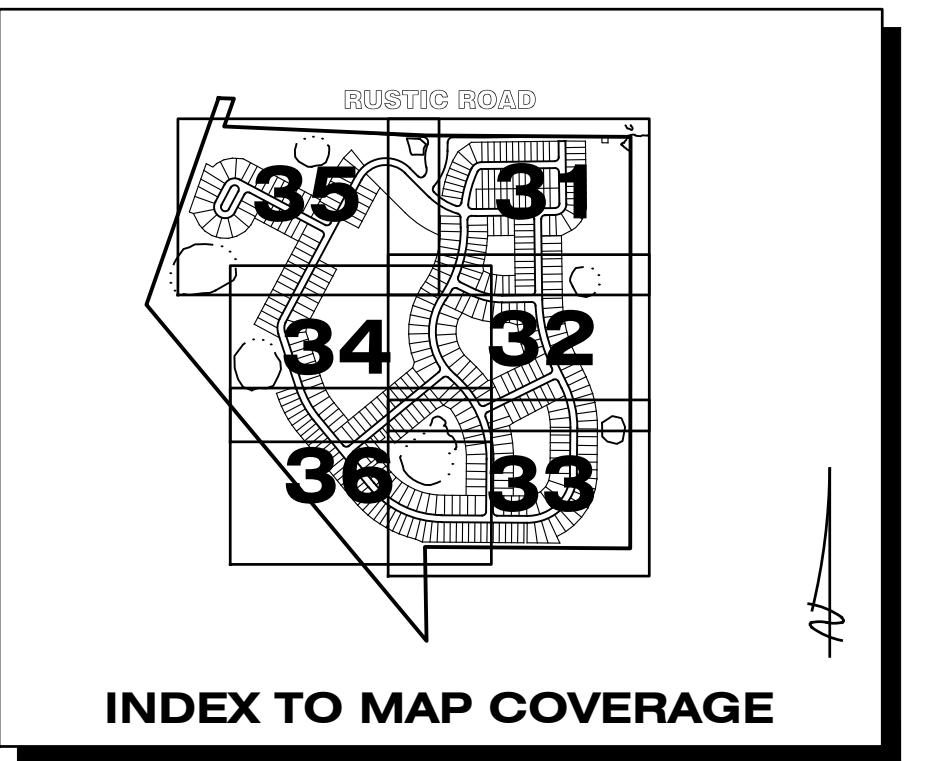
WATER & SEWER PLAN

JOB NO. JEN-RU-009	DESIGN FERREIRA	DRAWN DUNCAN	DATE 06-25-2025	FILE WS05
RUSTIC ROAD SOUTH PHASES 1 & 2				
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				
SHEET 35 OF 79 SHEETS				

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



LEGEND	
EXISTING	PROPOSED



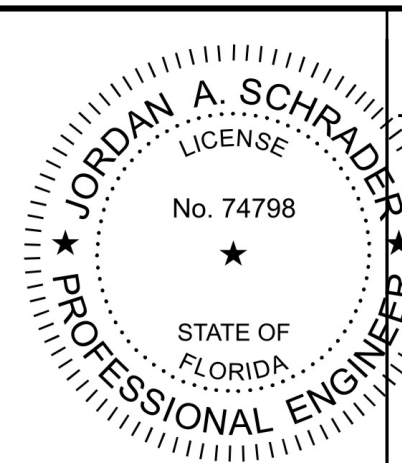
REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR
WATER & SEWER NOTES

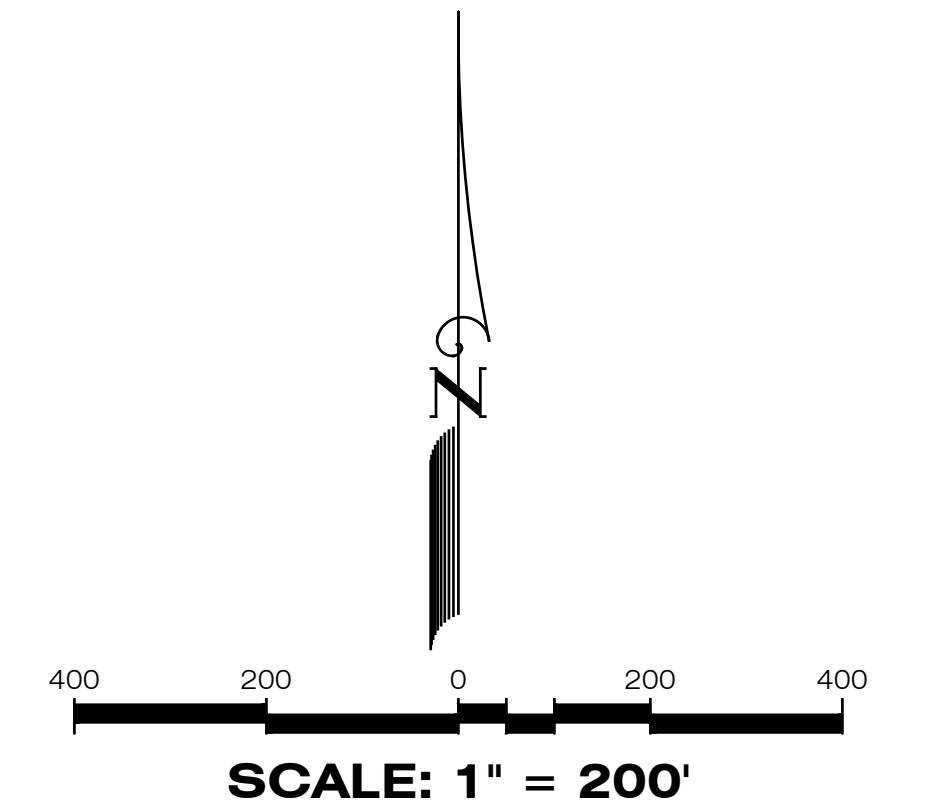
RECORD DRAWINGS
July 25, 2025
APPROVED

						Clearview LAND DESIGN, P.L.L.C. Engineering Business C.A. No.: 28858 3010 W Azalee St., Suite 150, Tampa, Florida 33609 Office: 813-252-9319 Fax: 813-252-3975 This print 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: 06/26/2025 JORDAN A. SCHRADER, P.E., No. 74798 FLORIDA PROFESSIONAL ENGINEER JOB NO. JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE W506 RUSTIC ROAD SOUTH PHASES 1 & 2 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 = +1.1 Feet SHEET 36 OF 79 SHEETS	
05-23-2023	SIDEWALK 2" FROM R/W @ LOT AREAS	JRD		JORDAN A. SCHRADER LICENSE No. 74798 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER			
03-14-2023	FM SIZE	RR					
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	RR					
04-23-2021	REVIEW SUBMITTAL-SWFWMO	JAS					
DATE	DESCRIPTION	BY					
REVISIONS							

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



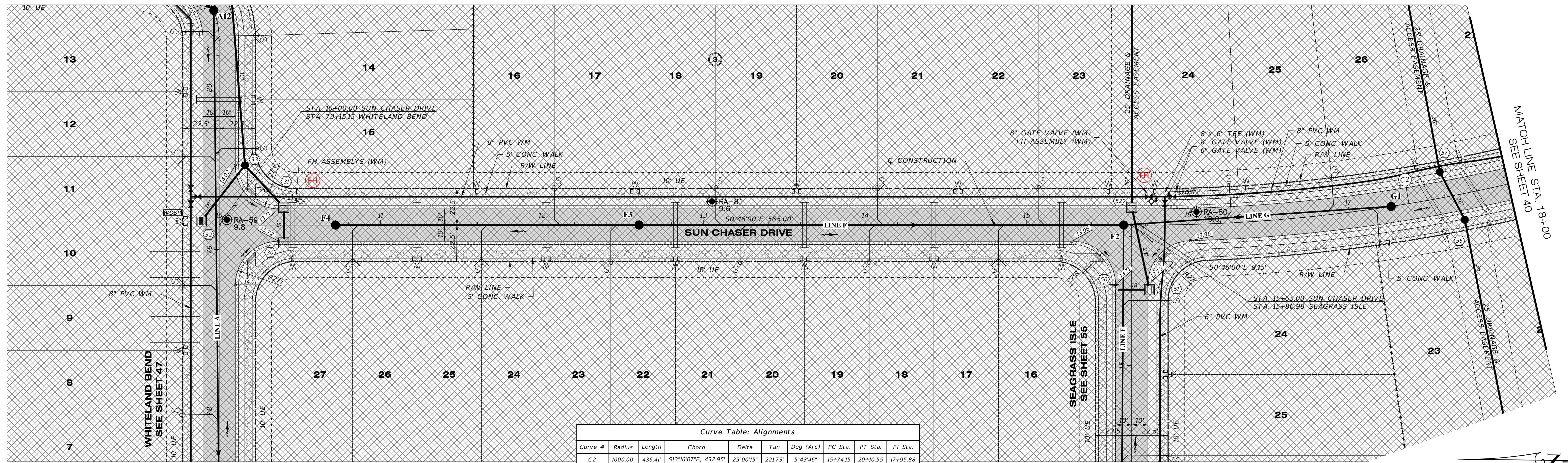
Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28898
3010 W Azalea St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975
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JORDAN A. SCHRADER, P.E. on the date adjacent to the
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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER



PLAN & PROFILE

EXISTING	PROPOSED
	STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES) STRUCTURE NO. SPOT ELEVATION 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 108	WETLAND CONSERVATION AREA WETLAND AREAS
	PROPOSED WETLAND IMPACTS
	PROPOSED OSW IMPACTS
	PROJECT BOUNDARY
	ROAD AUGER LOCATION

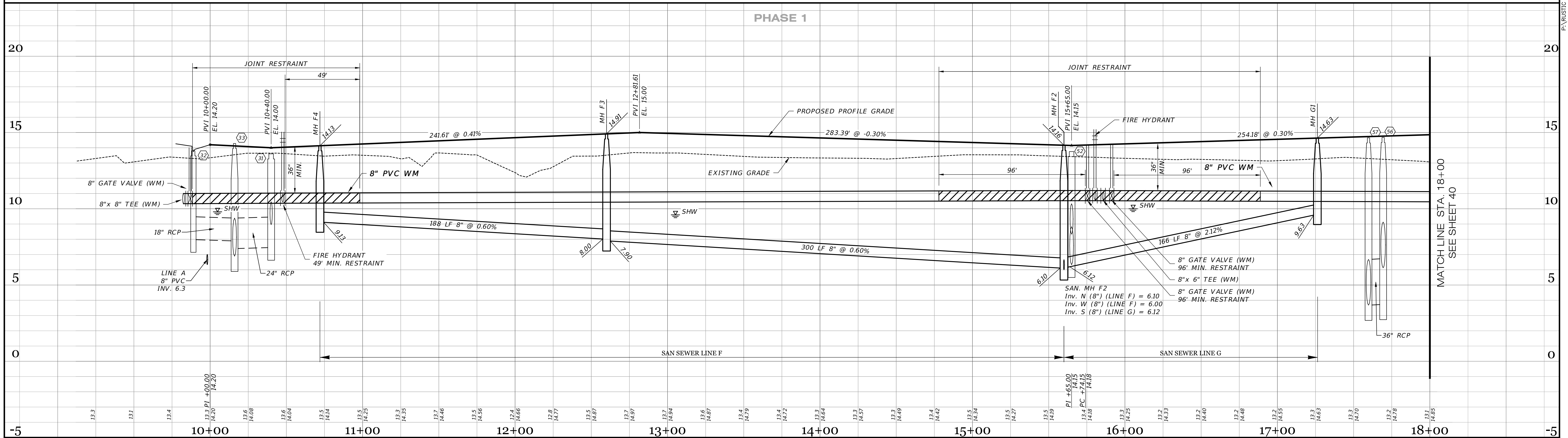
06-25-2021 04-23-2021		REVIEW SUBMITTAL-CITY OF VENICE REVIEW SUBMITTAL-SWFWM	JAS JAS		 Clearview LAND DESIGN, P.L.L. Engineering Business C.A. No.: 28858 3010 W. Kowale St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3973 This item has been digitally signed and sealed by JORDAN 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.	PLAN & PROFILE SHEET INDEX		
						JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH	
						DESIGN FERREIRA	PHASES 1 & 2	
						DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.	
						DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.1 Feet	
DATE		DESCRIPTION	BY	FILE			SHEET 37 OF 79 SHEETS	
REVISIONS		RP-INDE X						



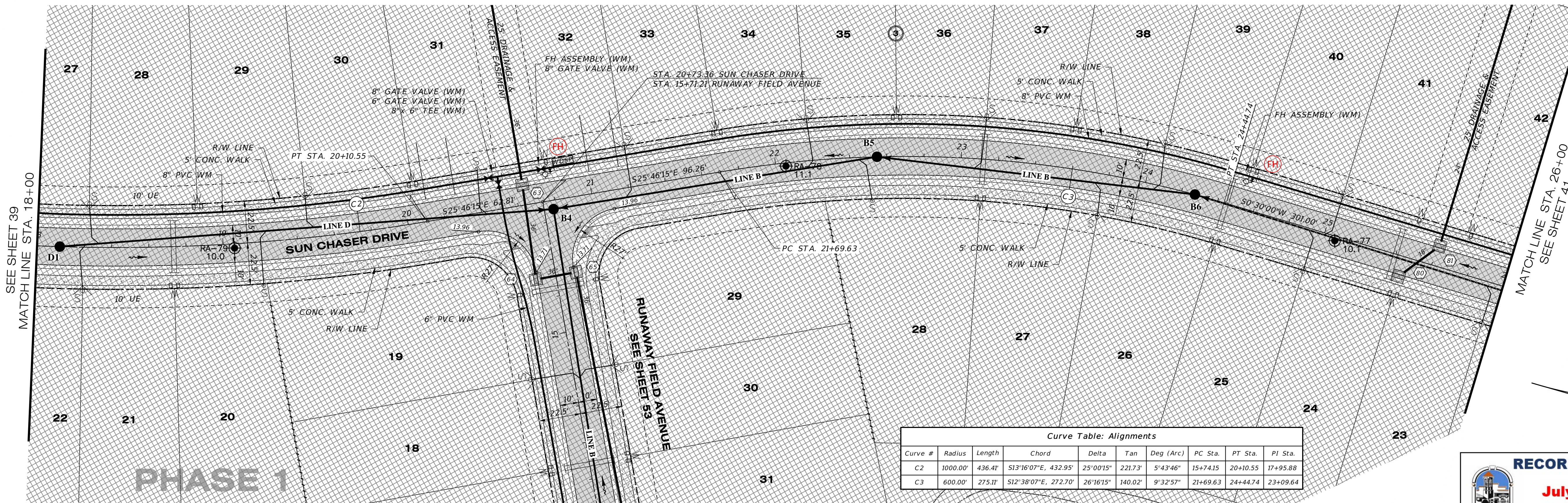
Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C2	1000.00'	436.41'	513'16"07"E, 432.95'	25'00"15"	221.73'	5'43'46"	15+74.15	20+10.55	17+95.88	

SUN CHASER DRIVE

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



05-23-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 09-07-2021 RESTRAINT JOINTS DA 08-04-2021 ADDED R/S IN PROF. FITTING LBS PLAN DA 06-25-2021 REVIEW SUBMITTAL CITY OF VENICE JAS 04-23-2021 REVIEW SUBMITTAL SWFWMD JAS DATE DESCRIPTION BY REVISIONS	JORDAN A. SCHRADER PROFESSIONAL ENGINEER STATE OF FLORIDA No. 74798 DATE: 06/26/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 88898 3010 W Azule 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: 06/26/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	ROADWAY & UTILITY PLAN & PROFILE JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE RP02 RUSTIC ROAD SOUTH PHASES 1 & 2 JEN TAMPA 1, LLC. FOR: C/O BANYAN LAND CAPITAL, LLC. PREPARED 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 SHEET 39 OF 79 SHEETS
---	--	---	--



Curve Table: Alignments										
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	
C3	600.00'	275.11'	512'38"07"E, 272.70'	26'16'15"	140.02'	9'32'57"	21+69.63	24+44.74	23+09.64	

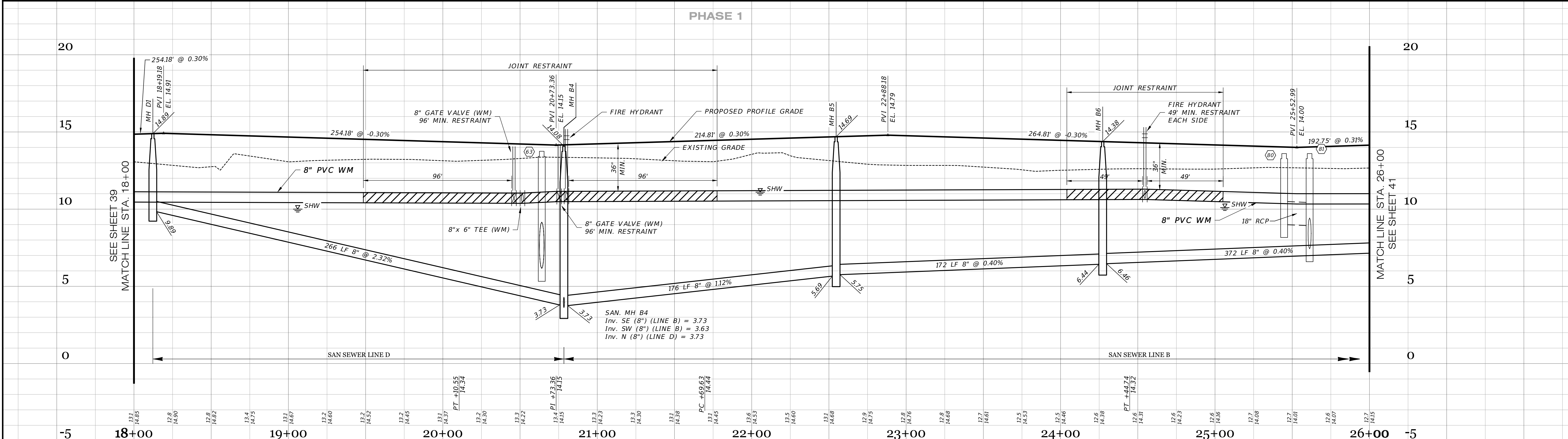
RECORD DRAWINGS

July 25, 2025

APPROVED

SUN CHASER DRIVE

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



05-23-2023
09-07-2021
08-04-2021
06-25-2021
04-23-2021

SIDEWALK 2' FROM R/W @ LOT AREAS
RESTRAINT JOINTS, REMOVED GV
ADDED R/S PROF, FITTING LBS PLAN
REVIEW SUBMITTAL-CITY OF VENICE
REVIEW SUBMITTAL-SWFWMD

JRD
DA
DA
JAS
JAS

DATE

DESCRIPTION

BY

REVISIONS

JORDAN A. SCHRADER

PROFESSIONAL ENGINEER

STATE OF FLORIDA

No. 74798

Clearview

LAND DESIGN, P.L.

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

06/26/2025

JORDAN A. SCHRADER, P.E. NO. 74798

FLORIDA PROFESSIONAL ENGINEER

JOB NO.
JEN-RU-009

DESIGN
FERREIRA

DRAWN
DUNCAN

DATE
06-25-2025

FILE
RP03

ROADWAY & UTILITY PLAN & PROFILE

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

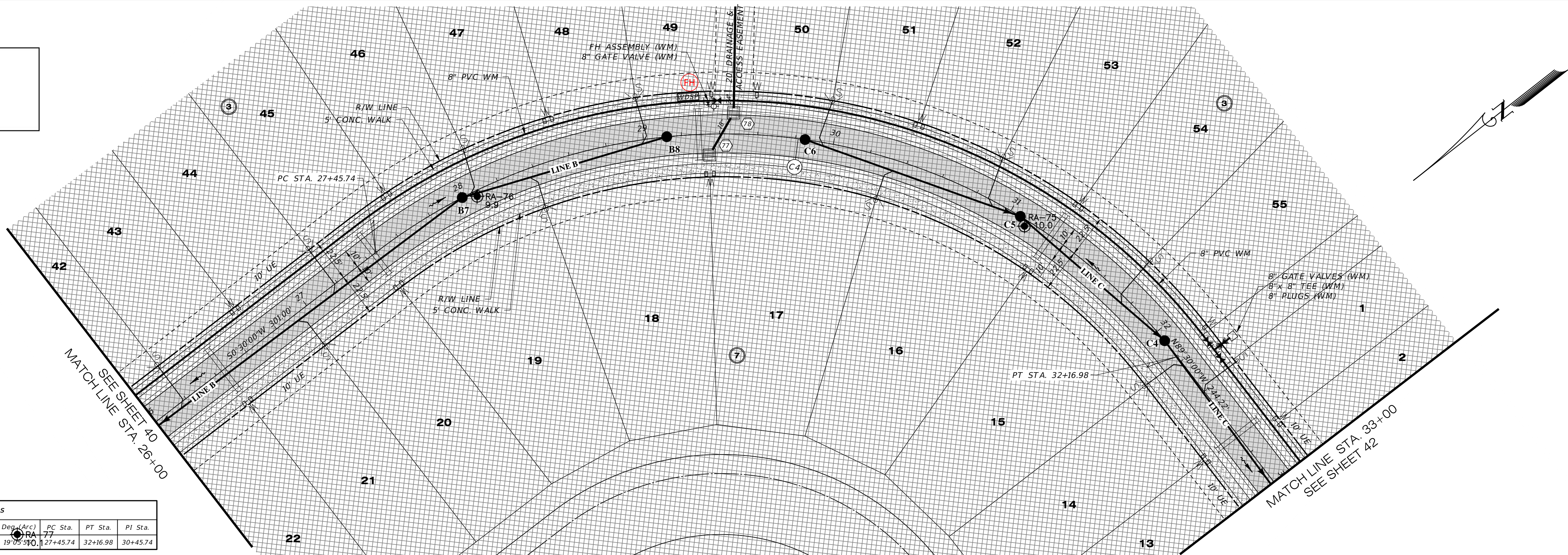
SHEET 40 OF 79 SHEETS



RECORD DRAWINGS

July 25, 2025

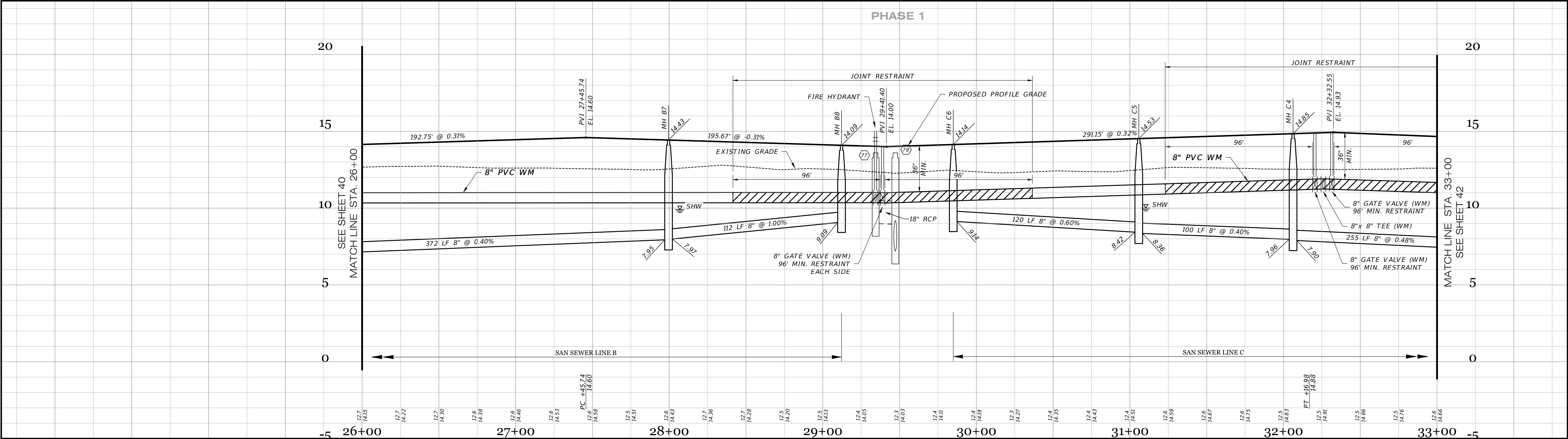
APPROVED



Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Dep. (Arc)	PC Sta.	PT Sta.	PI Sta.	
C4	300.00'	471.24'	545'30'00"W, 424.26'	90°00'00"	300.00'	19°05'50.12"	127+45.74	32+16.98	30+45.74	

SUN CHASER DRIVE

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



05-23-2023

SIDEWALK 2' FROM R/W @ LOT AREAS

JRD

09-07-2021

RESTRAINT JOINTS

DA

08-04-2021

ADDED R/W PROF. FITTING LBL'S PLAN

DA

06-25-2021

REVIEW SUBMITTAL-CITY OF VENICE

JAS

04-23-2021

REVIEW SUBMITTAL-SFWMD

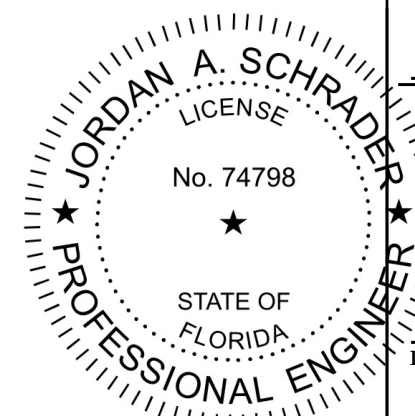
JAS

DATE

DESCRIPTION

BY

REVISIONS



Jordan A. Schrader

LAND DESIGN, P.L.

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

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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO.
JEN-RU-009

DESIGN
FERREIRA

DRAWN
DUNCAN

DATE
06-25-2025

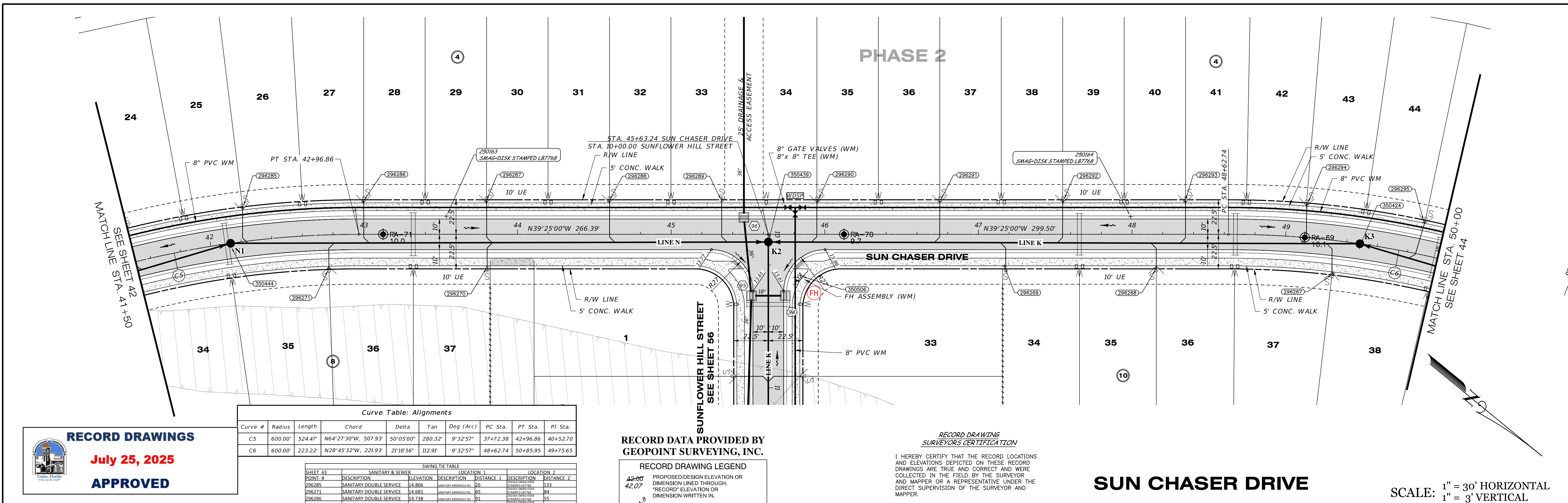
FILE
RP04

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

SHEET 41 OF 79 SHEETS



RECORD DRAWINGS
July 25, 2025
APPROVED

Curve Table: Alignments									
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
C6	600.00'	223.22'	N28°45'32"W, 221.93'	21°18'56"	112.91'	9°32'57"	48+62.74	50+85.95	49+75.65

SWING TIE TABLE									
SHEET #	DESCRIPTION	SANITARY & SEWER	ELEVATION	LOCATION 1	DESCRIPTION	LOCATION 2	POINT #	DESCRIPTION	DISTANCE 2
296285	SANITARY DOUBLE SERVICE	14.866	SANITARY MANHOLE XL	26	UTILITY TIE	133			
296271	SANITARY DOUBLE SERVICE	14.681	SANITARY MANHOLE XL	65	UTILITY TIE	84			
296286	SANITARY DOUBLE SERVICE	14.738	SANITARY MANHOLE XL	91	UTILITY TIE	55			
296287	SANITARY DOUBLE SERVICE	14.788	SANITARY MANHOLE XL	169	UTILITY TIE	27			
296270	SANITARY DOUBLE SERVICE	14.958	SANITARY MANHOLE XL	167	UTILITY TIE	42			
296288	SANITARY DOUBLE SERVICE	14.068	SANITARY MANHOLE XL	107	UTILITY TIE	106			
296289	SANITARY DOUBLE SERVICE	13.621	SANITARY MANHOLE XL	40	UTILITY TIE	179			
296290	SANITARY DOUBLE SERVICE	14.287	SANITARY MANHOLE XL	41	HODGE FIRE LIGNANT	50			
296291	SANITARY DOUBLE SERVICE	14.249	SANITARY MANHOLE XL	114	HODGE FIRE LIGNANT	103			
296269	SANITARY DOUBLE SERVICE	14.157	SANITARY MANHOLE XL	88	HODGE FIRE LIGNANT	133			
296292	SANITARY DOUBLE SERVICE	14.964	SANITARY MANHOLE XL	45	HODGE FIRE LIGNANT	178			
296268	SANITARY DOUBLE SERVICE	14.795	SANITARY MANHOLE XL	37	SANITARY MANHOLE XL	133			
296293	SANITARY DOUBLE SERVICE	14.686	SANITARY MANHOLE XL	37	SANITARY MANHOLE XL	117			
296294	SANITARY DOUBLE SERVICE	14.936	SANITARY MANHOLE XL	115	SANITARY MANHOLE XL	44			
296267	SANITARY DOUBLE SERVICE	14.464	SANITARY MANHOLE XL	137	SANITARY MANHOLE XL	24			
296295	SANITARY DOUBLE SERVICE	14.334	SANITARY MANHOLE XL	191	SANITARY MANHOLE XL	45			

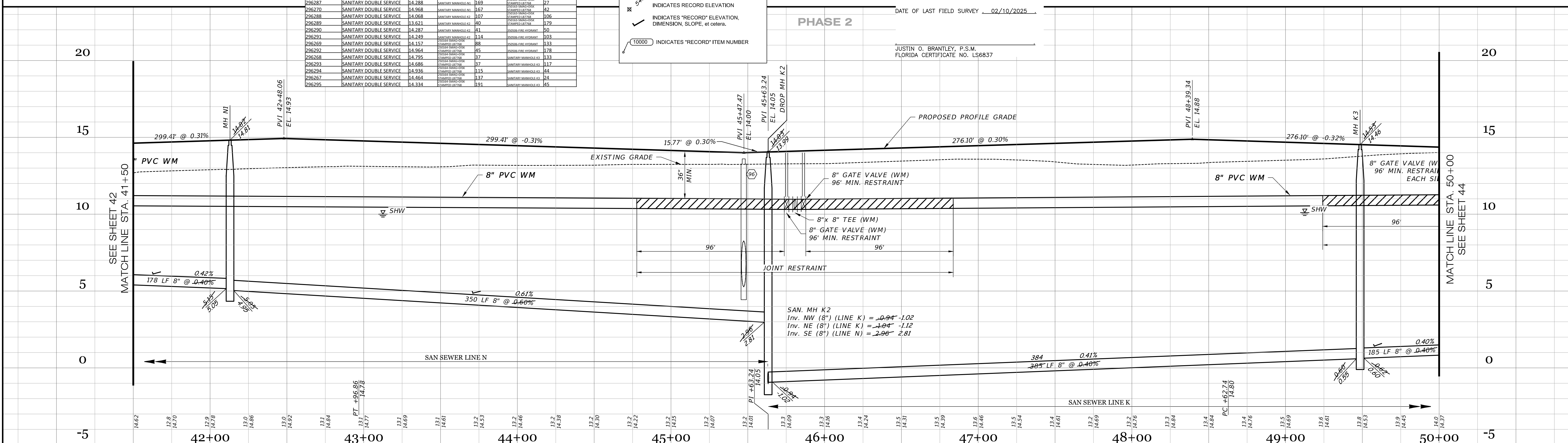
**RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.**

RECORD DRAWING LEGEND
42-00
42-07
54.8
INDICATES RECORD ELEVATION
INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
10000 INDICATES "RECORD" ITEM NUMBER

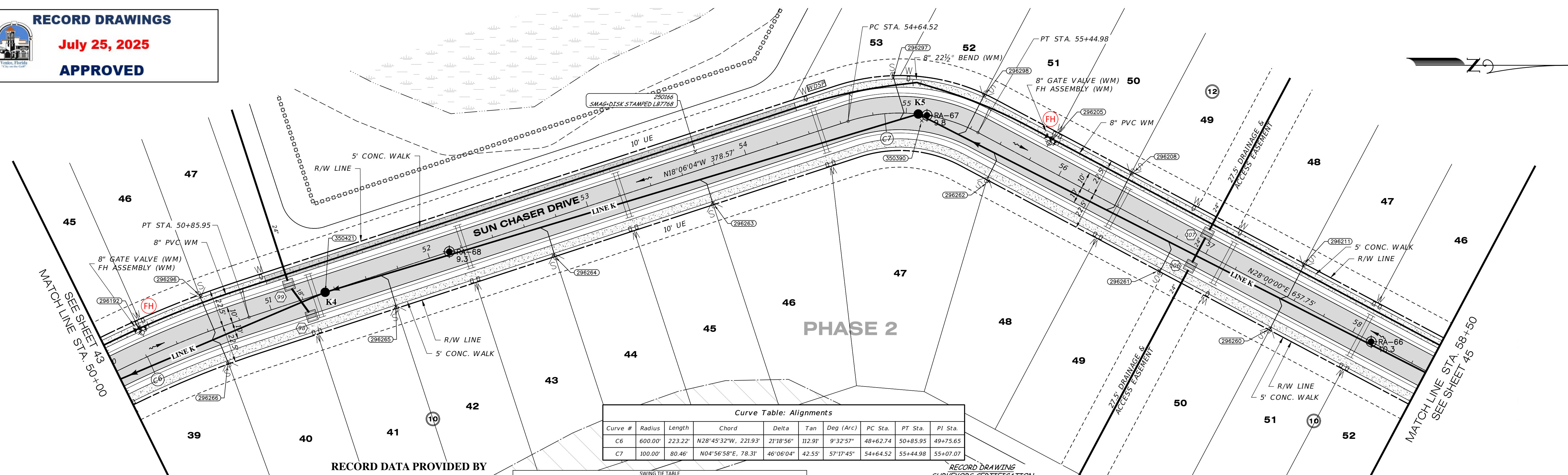
**RECORD DRAWING
SURVEYORS CERTIFICATION**
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.
DATE OF LAST FIELD SURVEY 02/10/2025
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

SUN CHASER DRIVE

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



Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W Azule St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE RP06		RUSTIC ROAD SOUTH PHASES 1 & 2 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 SHEET 43 OF 79 SHEETS	
06-25-2025 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 DA 06-25-2021 REVIEW SUBMITTAL-CITY OF VENICE JAS 04-23-2021 REVIEW SUBMITTAL-SWFWD JAS		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: 06/26/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	



Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C6	600.00'	223.22'	N28°45'32"W, 221.93'	21°18'56"	112.91'	9°32'57"	48+62.74	50+85.95	49+75.65
C7	100.00'	80.46'	N04°56'58"E, 78.31'	46°06'04"	42.55'	57°17'45"	54+64.52	55+44.98	55+07.07

RECORD DATA PROVIDED BY
GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND	
42.00 42.07	PROPOSED DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
54.8	INDICATES RECORD ELEVATION
✓	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, etc. cetera.
10000	INDICATES "RECORD" ITEM NUMBER

SWING TIE TABLE									
SHEET 44		SANITARY & SEWER		LOCATION 1		LOCATION 2		LOCATION 3	
POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DISTANCE 2	POINT #	DESCRIPTION	ELEVATION	DISTANCE 3
296296	SANITARY DOUBLE SERVICE	14.238	296296 FIRE HYDRANT	42	53	296296	SANITARY DOUBLE SERVICE	14.238	53
296266	SANITARY DOUBLE SERVICE	14.254	296266 FIRE HYDRANT	56	60	296266	SANITARY DOUBLE SERVICE	14.254	60
296265	SANITARY DOUBLE SERVICE	14.276	296265 FIRE HYDRANT	43	56	296265	SANITARY DOUBLE SERVICE	14.276	56
296264	SANITARY DOUBLE SERVICE	14.827	296264 FIRE HYDRANT	106	160	296264	SANITARY DOUBLE SERVICE	14.827	160
296263	SANITARY DOUBLE SERVICE	15.39	296263 FIRE HYDRANT	133	135	296263	SANITARY DOUBLE SERVICE	15.39	135
296297	SANITARY SINGLE SERVICE	15.597	296297 FIRE HYDRANT	102	131	296297	SANITARY SINGLE SERVICE	15.597	131
296298	SANITARY DOUBLE SERVICE	15.316	296298 FIRE HYDRANT	48	54	296298	SANITARY DOUBLE SERVICE	15.316	54
296208	SANITARY DOUBLE SERVICE	15.785	296208 FIRE HYDRANT	53	54	296208	SANITARY DOUBLE SERVICE	15.785	54
296209	SANITARY DOUBLE SERVICE	13.688	296209 FIRE HYDRANT	53	66	296209	SANITARY DOUBLE SERVICE	13.688	66
296210	SANITARY SINGLE SERVICE	15.388	296210 FIRE HYDRANT	16	19	296210	SANITARY SINGLE SERVICE	15.388	19
296211	SANITARY DOUBLE SERVICE	13.388	296211 FIRE HYDRANT	51	68	296211	SANITARY DOUBLE SERVICE	13.388	68
296260	SANITARY DOUBLE SERVICE	15.328	296260 FIRE HYDRANT	68	61	296260	SANITARY DOUBLE SERVICE	15.328	61

RECORD DRAWING
SURVEYORS CERTIFICATION

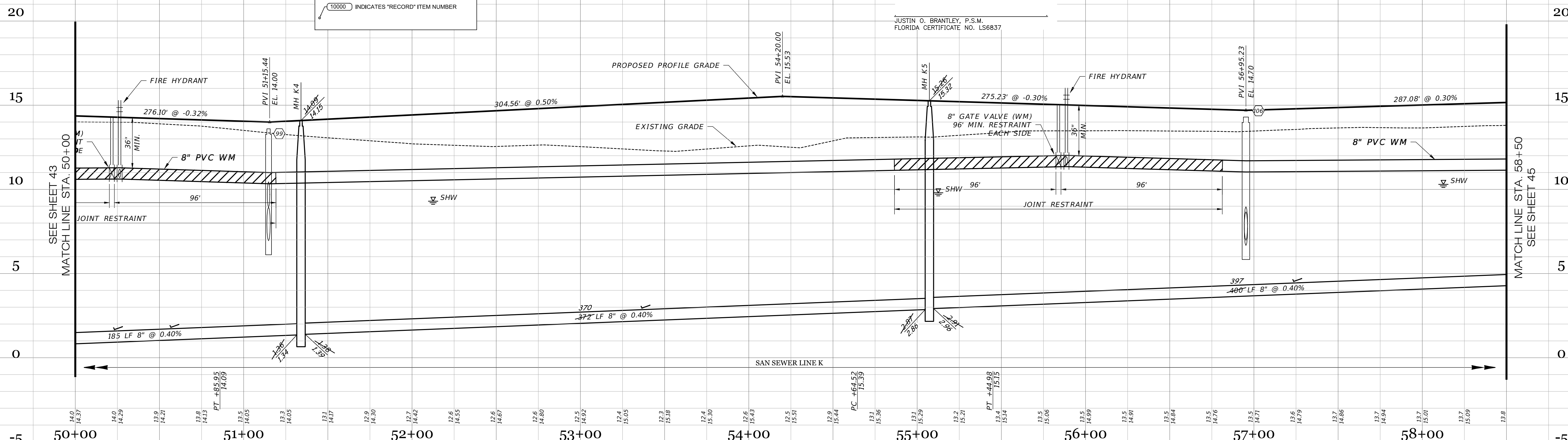
I HEREBY CERTIFY THAT THE RECORD LOCATIONS
AND ELEVATIONS DEPICTED ON THESE RECORD
DRAWINGS ARE TRUE AND CORRECT AND WERE
COLLECTED IN THE FIELD BY THE SURVEYOR
AND MAPPER OR A REPRESENTATIVE UNDER THE
DIRECT SUPERVISION OF THE SURVEYOR AND
MAPPER.

DATE OF LAST FIELD SURVEY: 02/10/2025

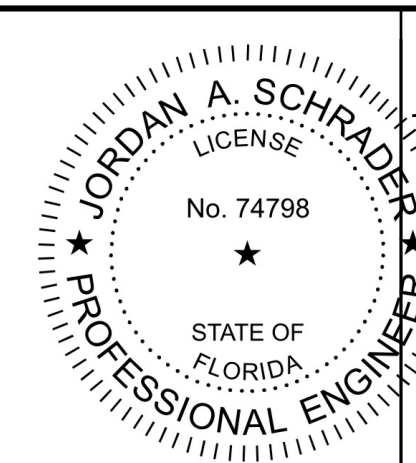
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

SUN CHASER DRIVE

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



DATE	DESCRIPTION	BY
06-25-2025	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 LBS PLAN	JAS
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS

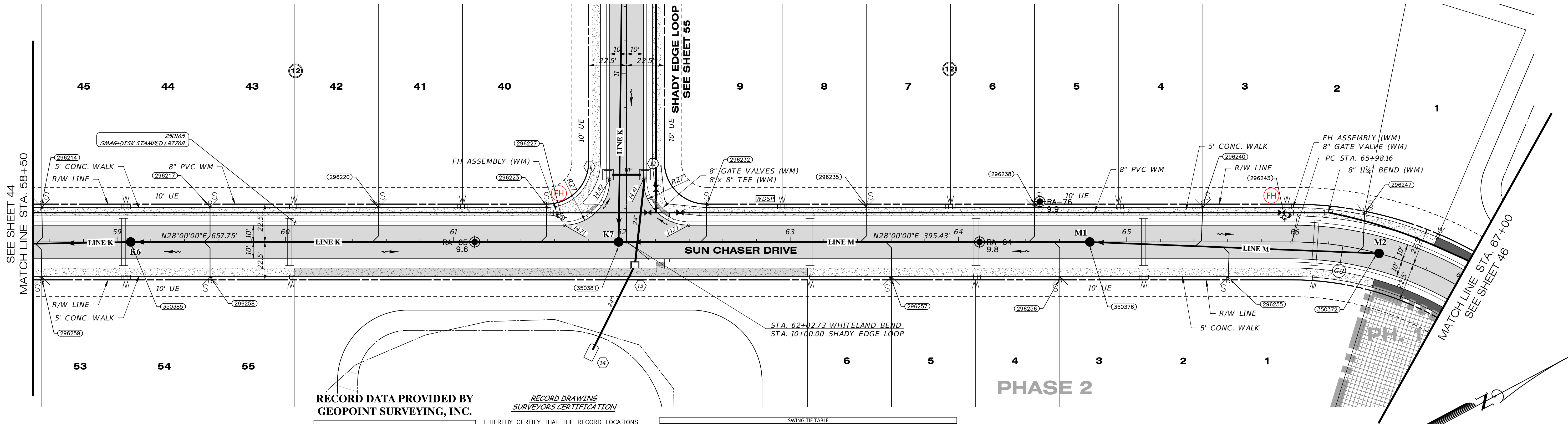


Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28898
3010 W Azalea St., Suite 150, Tampa, Florida 33609
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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE			
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2		
DESIGN FERREIRA	JEN TAMPA 1, LLC.		
DRAWN DUNCAN	FOR: C/O BANYAN LAND CAPITAL, LLC.		
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.1 Feet		
FILE RP07	SHEET 44 OF 79 SHEETS		



RECORD DRAWINGS
July 25, 2025
APPROVED

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

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

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 02/10/2025
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

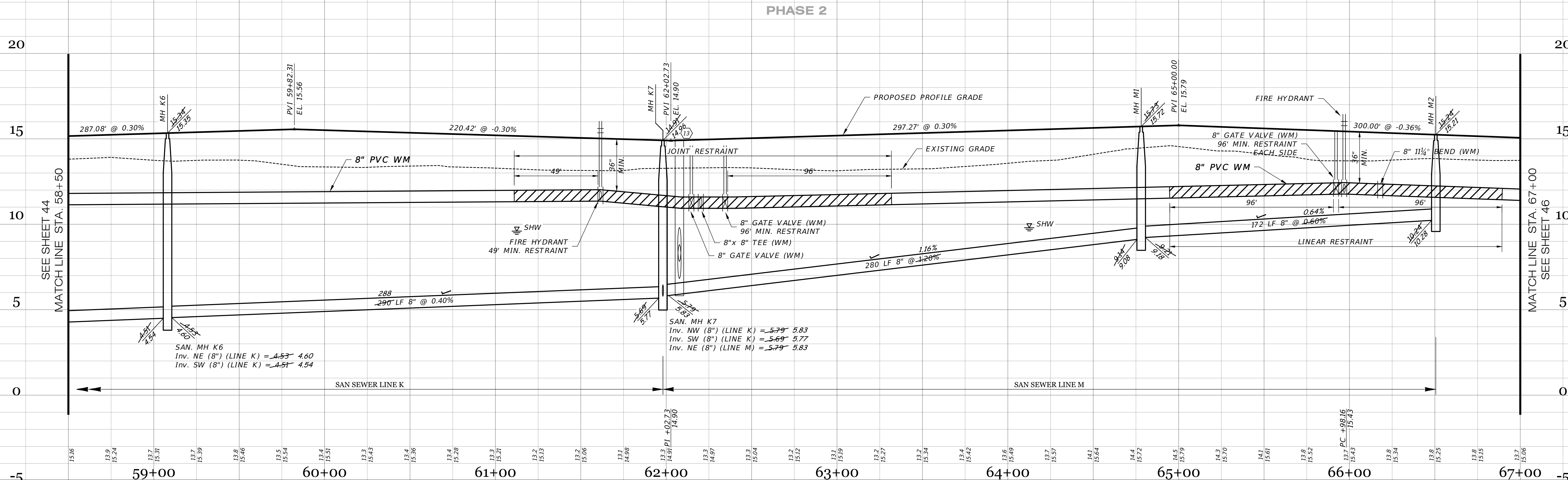
RECORD DRAWING
SURVEYORS CERTIFICATION

SWING TIE TABLE			
POINT #	DESCRIPTION	ELEVATION	LOCATION
296214	SANITARY DOUBLE SERVICE	13.317	LOCATION 1
296259	SANITARY DOUBLE SERVICE	15.772	LOCATION 1
296217	SANITARY DOUBLE SERVICE	13.551	LOCATION 1
296258	SANITARY DOUBLE SERVICE	15.573	LOCATION 1
296220	SANITARY DOUBLE SERVICE	12.936	LOCATION 1
296223	SANITARY SINGLE SERVICE	13.511	LOCATION 1
296242	SANITARY SINGLE SERVICE	15.761	LOCATION 1
296235	SANITARY DOUBLE SERVICE	14.238	LOCATION 1
296257	SANITARY DOUBLE SERVICE	15.505	LOCATION 1
296238	SANITARY DOUBLE SERVICE	13.248	LOCATION 1
296256	SANITARY DOUBLE SERVICE	15.952	LOCATION 1
296240	SANITARY DOUBLE SERVICE	14.872	LOCATION 1
296255	SANITARY DOUBLE SERVICE	15.878	LOCATION 1
296247	SANITARY DOUBLE SERVICE	13.573	LOCATION 1
296214	SANITARY DOUBLE SERVICE	13.317	LOCATION 2
296259	SANITARY DOUBLE SERVICE	15.772	LOCATION 2
296217	SANITARY DOUBLE SERVICE	13.551	LOCATION 2
296258	SANITARY DOUBLE SERVICE	15.573	LOCATION 2
296220	SANITARY DOUBLE SERVICE	12.936	LOCATION 2
296223	SANITARY SINGLE SERVICE	13.511	LOCATION 2
296242	SANITARY SINGLE SERVICE	15.761	LOCATION 2
296235	SANITARY DOUBLE SERVICE	14.238	LOCATION 2
296257	SANITARY DOUBLE SERVICE	15.505	LOCATION 2
296238	SANITARY DOUBLE SERVICE	13.248	LOCATION 2
296256	SANITARY DOUBLE SERVICE	15.952	LOCATION 2
296240	SANITARY DOUBLE SERVICE	14.872	LOCATION 2
296255	SANITARY DOUBLE SERVICE	15.878	LOCATION 2
296247	SANITARY DOUBLE SERVICE	13.573	LOCATION 2

Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
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

SUN CHASER DRIVE

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



06-25-2025
05-23-2023
09-07-2021
08-04-2021
06-25-2021
04-23-2021

RECORD DATA BY GEOPOINT
SIDEWALK 2' FROM R/W @ LOT AREAS
RESTRAINT JOINTS
ADDED R/S PROF. FITTING LBS PLAN
REVIEW SUBMITTAL-CITY OF VENICE
REVIEW SUBMITTAL-SWFWD

DATE DESCRIPTION REVISIONS

JRD
JRD
DA
DA
JAS
JAS

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

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DATE: 06/25/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009
DESIGN FERREIRA
DRAWN DUNCAN
DATE 06-25-2025
FILE RP08

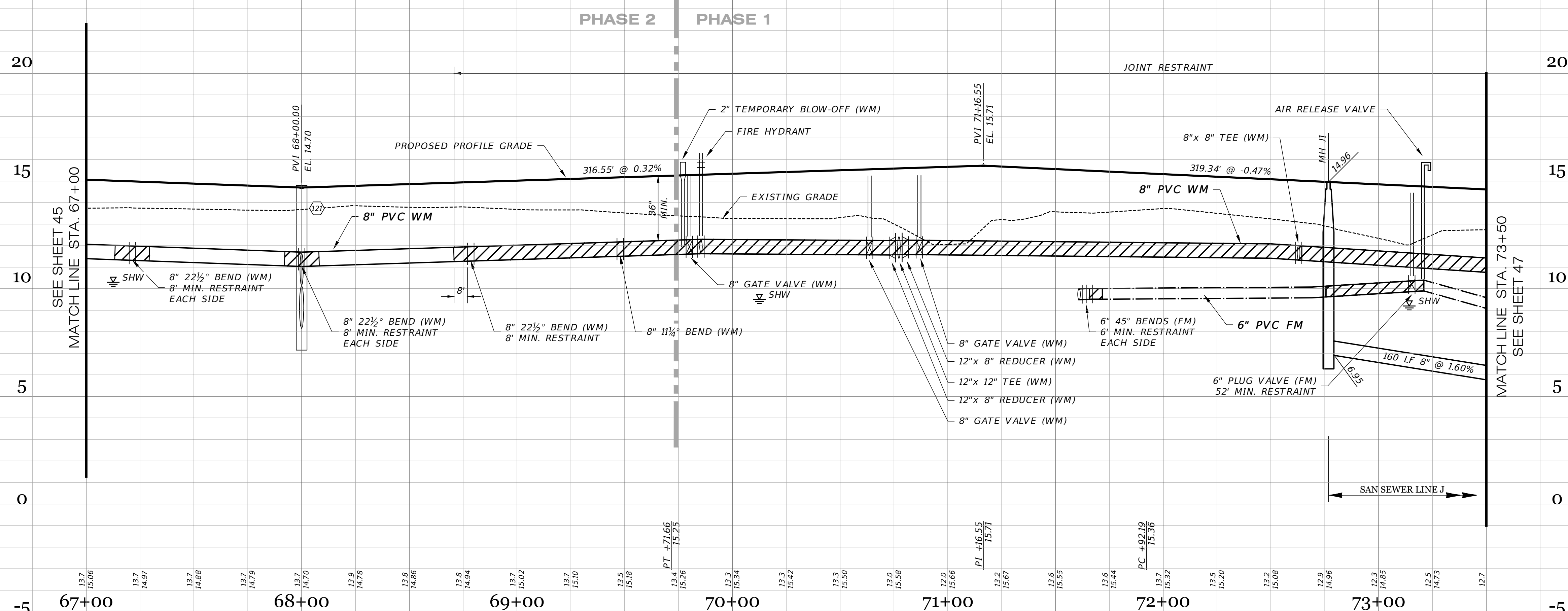
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

SHEET 45 OF 79 SHEETS

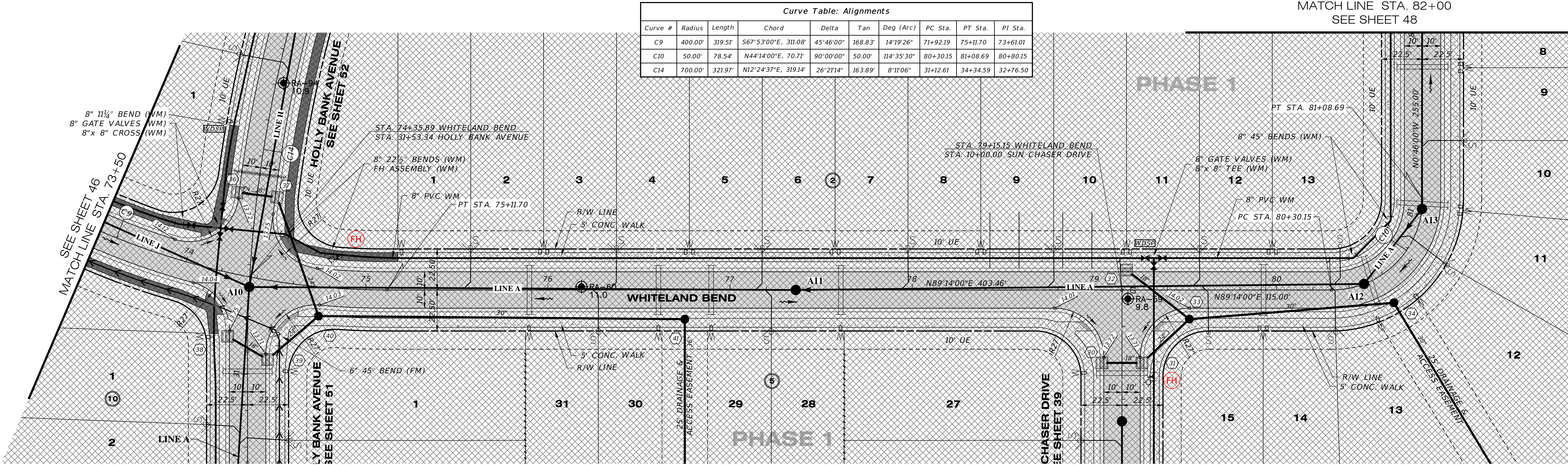


SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



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 RIS PROF. FITTING LBS PLAN, ARV JAS 06-25-2021 REVIEW SUBMITTAL-CITY OF VENICE JAS 04-23-2021 REVIEW SUBMITTAL-SWFEMD JAS DATE DESCRIPTION BY REVISIONS			JORDAN A. SCHRADER FLORIDA PROFESSIONAL ENGINEER 06/26/2025 JORDAN A. SCHRADER, P.E. No. 74798 FLORIDA PROFESSIONAL ENGINEER	Engineering Business C.A. No.: 28858 9010 W Azeale St., Suite 150, Tampa, Florida 33609 Office: 813-223-9919 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. ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-009 DESIGN FREIREIRA DRAWN DUNCAN DATE 06-25-2025 FILE RP09 RUSTIC ROAD SOUTH PHASES 1 & 2 PREPARED FOR: JEN TAMPA I, L.L.C. C/O BANYAN LAND CAPITAL, L.L.C. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.1 Feet SHEET 46 OF 79 SHEETS
--	--	--	--	---

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	





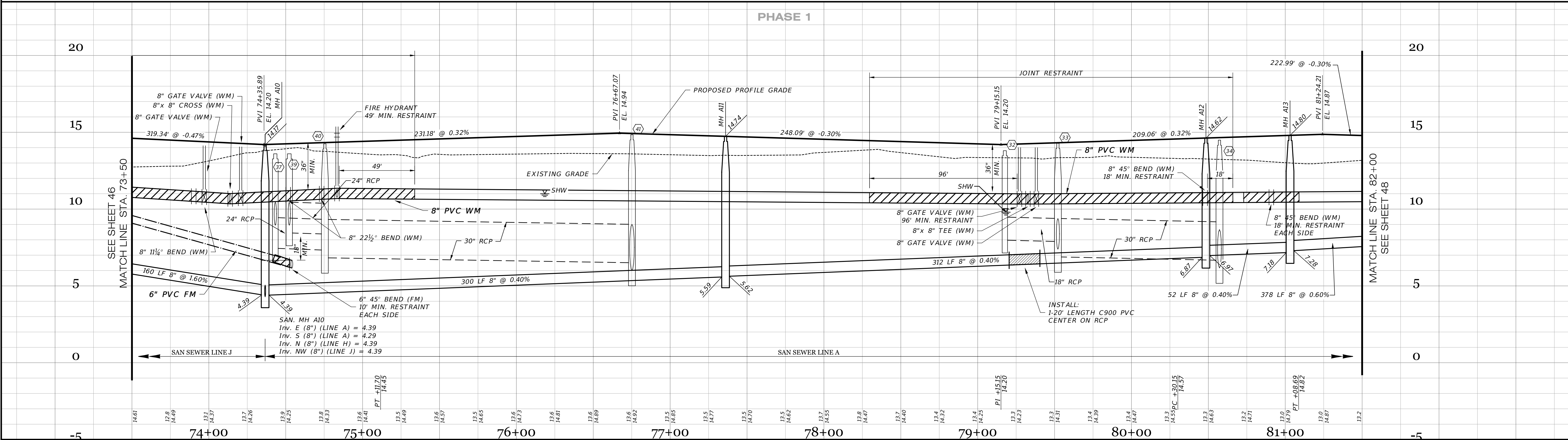
RECORD DRAWINGS

July 25, 2025

APPROVED

WHITELAND BEND

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

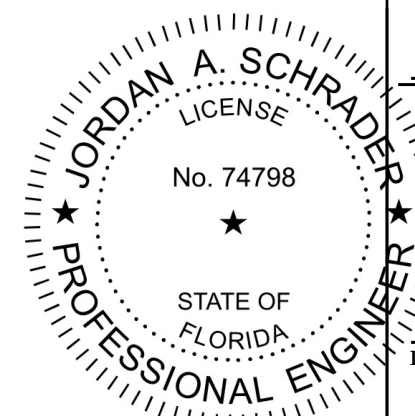


05-23-2023
03-14-2023
09-07-2021
08-04-2021
06-25-2021
04-23-2021

SIDEWALK 2' FROM R/W @ LOT AREAS
FM SIZE
RESTRAINT JOINTS
ADD R/S PROP. FITTING LBS PLAN, ARV
REVIEW SUBMITTAL CITY OF VENICE
REVIEW SUBMITTAL SWFWMD

JRD
RR
DA
DA
JAS
JAS

DATE	DESCRIPTION	BY
	REVISIONS	



Clearview

LAND DESIGN, P.L.

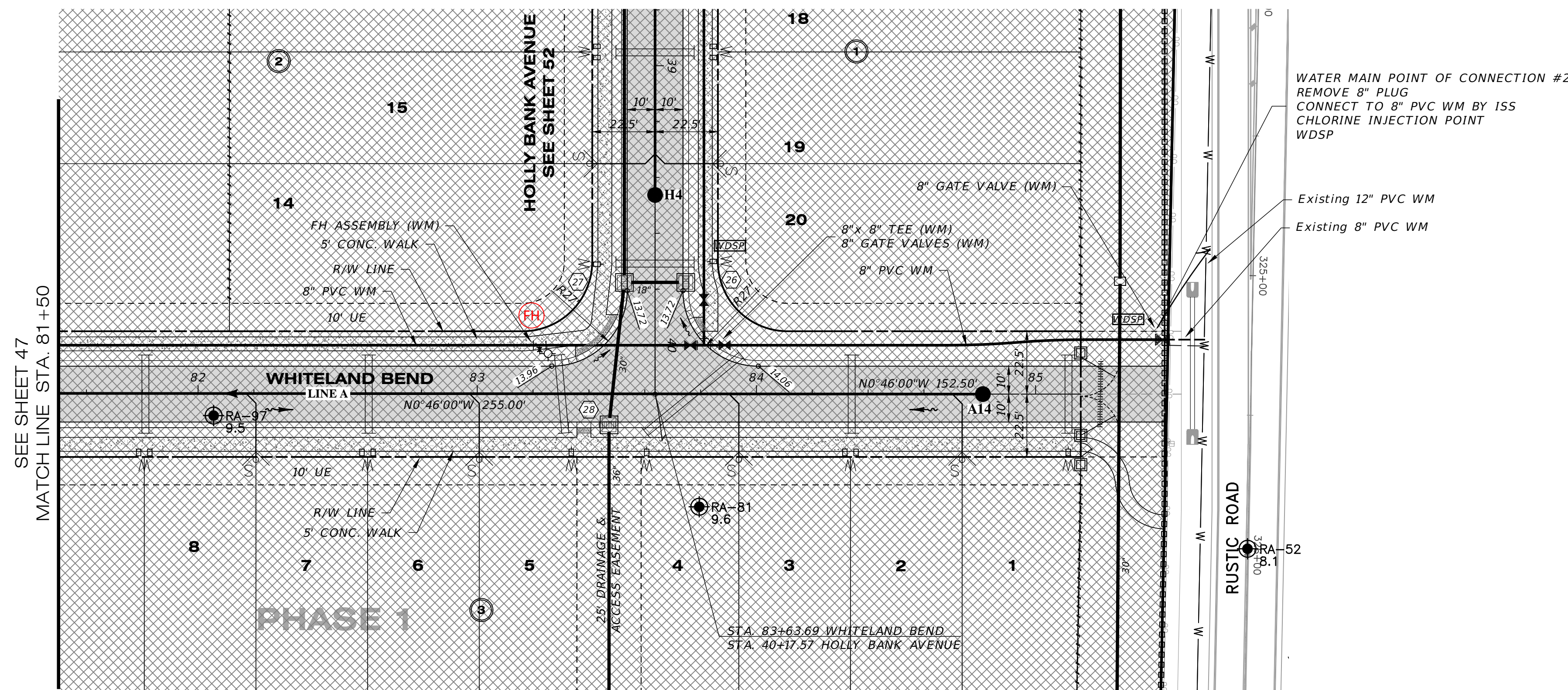
Engineering Business C.A. No.: 88898
3010 W. Azalea St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

DATE: 06/26/2025

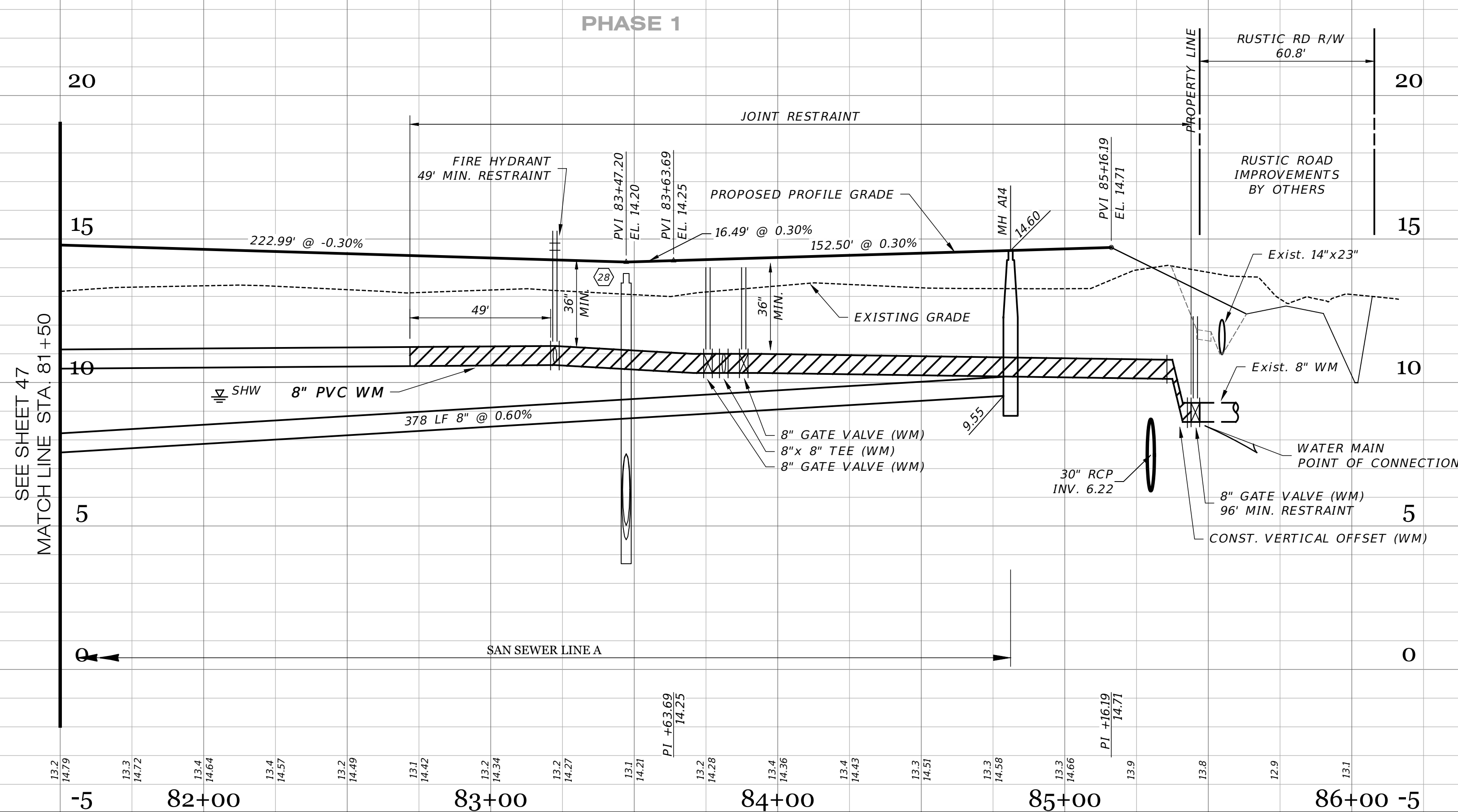
JORDAN A. SCHRADER, P.E. NO. 74798

FLORIDA PROFESSIONAL ENGINEER

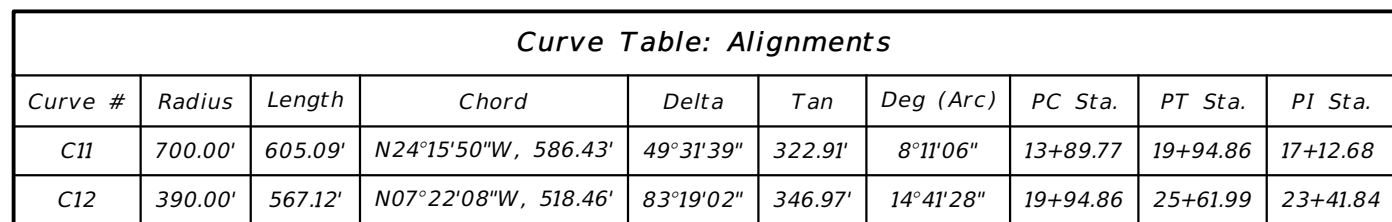
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 06-25-2025	
FILE RP10	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
SHEET 47 OF 79 SHEETS	



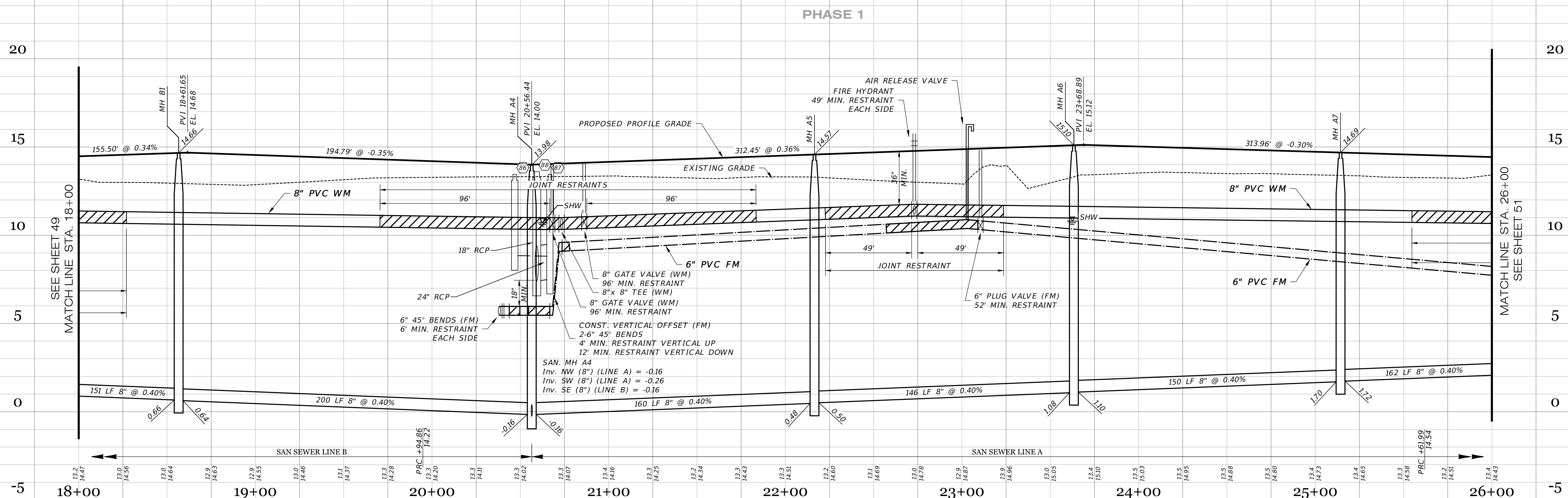
SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



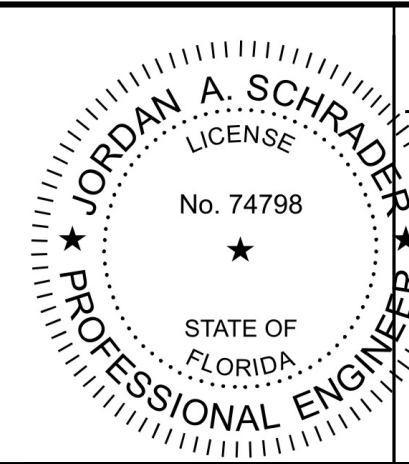
			JORDAN A. SCHRADER PROFESSIONAL ENGINEER FLORIDA STATE OF FLORIDA ENGINEER LICENSE No. 74798			Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-9919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN 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 copy. DATE: 06/26/2025 JORDAN A. SCHRADER, P.E. No. 74798 FLORIDA PROFESSIONAL ENGINEER			ROADWAY & UTILITY PLAN & PROFILE JOB NO. JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE RP11 RUSTIC ROAD SOUTH PHASES 1 & 2 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 SHEET 48 of 79 SHEETS		
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	IRD									
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 SWFWMD	JAS									
DATE	DESCRIPTION	BY									
	REVISIONS										



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

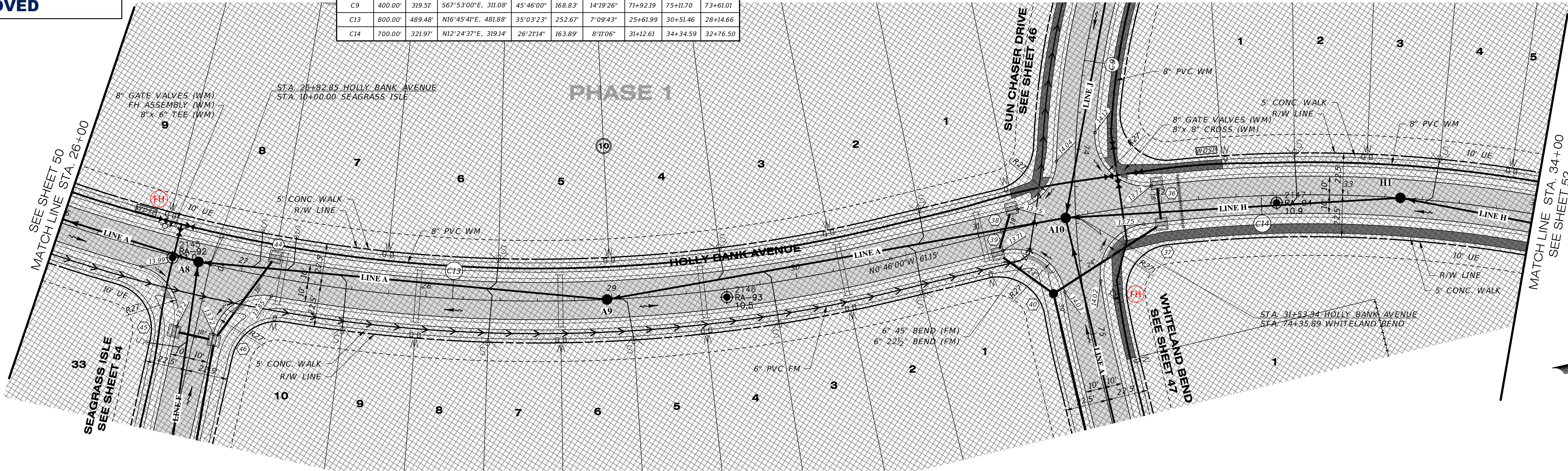


05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED R/S PROF, FITTING LBL'S PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS
DATE	DESCRIPTION	BY
	REVISIONS	



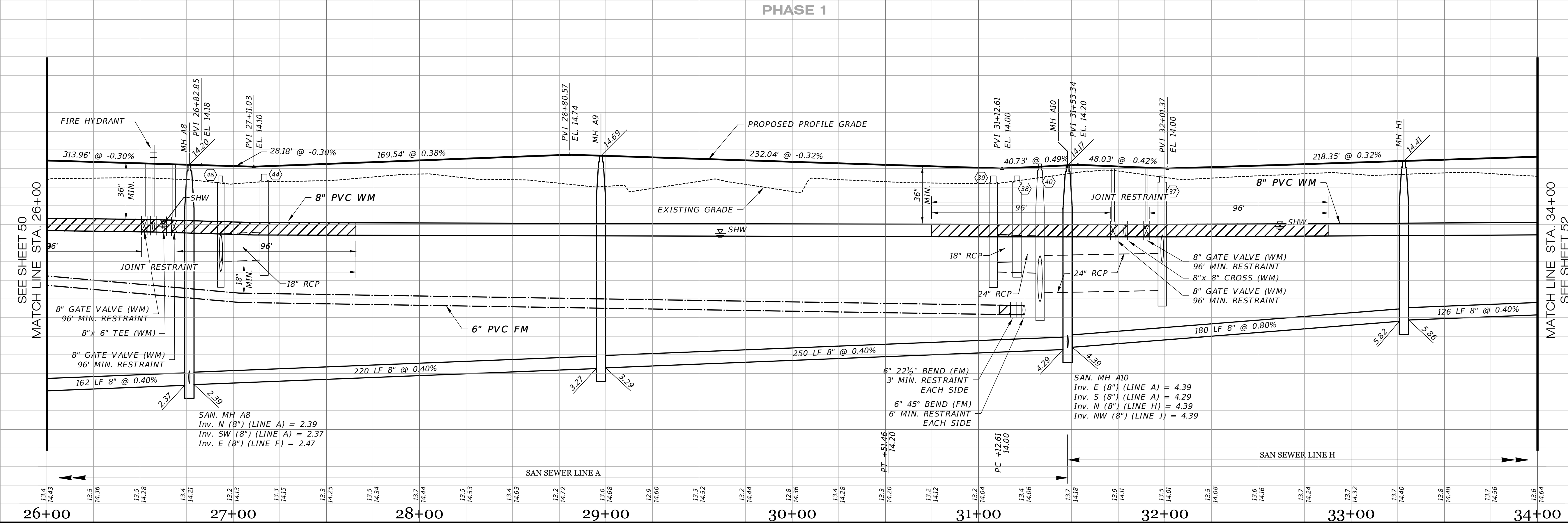
ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	
DATE 06-25-2025	
FILE RP13	PREPARED FOR: JEN TAMPA I, LLC. C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
SHEET 50 OF 79 SHEETS	

Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C9	400.00'	319.51'	567.53'00"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	



HOLLY BANK AVENUE

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



05-23-2023
03-14-2023
09-07-2021
08-04-2021
06-25-2021
04-23-2021

SIDEWALK 2' FROM R/W @ LOT AREAS
FM SIZE
RESTRAINT JOINTS
ADDED R/S PROF. FITTING LBS PLAN
REVIEW SUBMITTAL-CITY OF VENICE
REVIEW SUBMITTAL-SFWMD

JRD
RR
DA
DA
JAS
JAS

DATE

DESCRIPTION

REVISIONS

BY

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

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

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JORDAN A. SCHRADER, P.E. on the date adjacent to the
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electronic copies.

DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

JOB NO.
JEN-RU-009
DESIGN
FERREIRA
DRAWN
DUNCAN
DATE
06-25-2025
FILE
RP14

ROADWAY & UTILITY PLAN & PROFILE

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

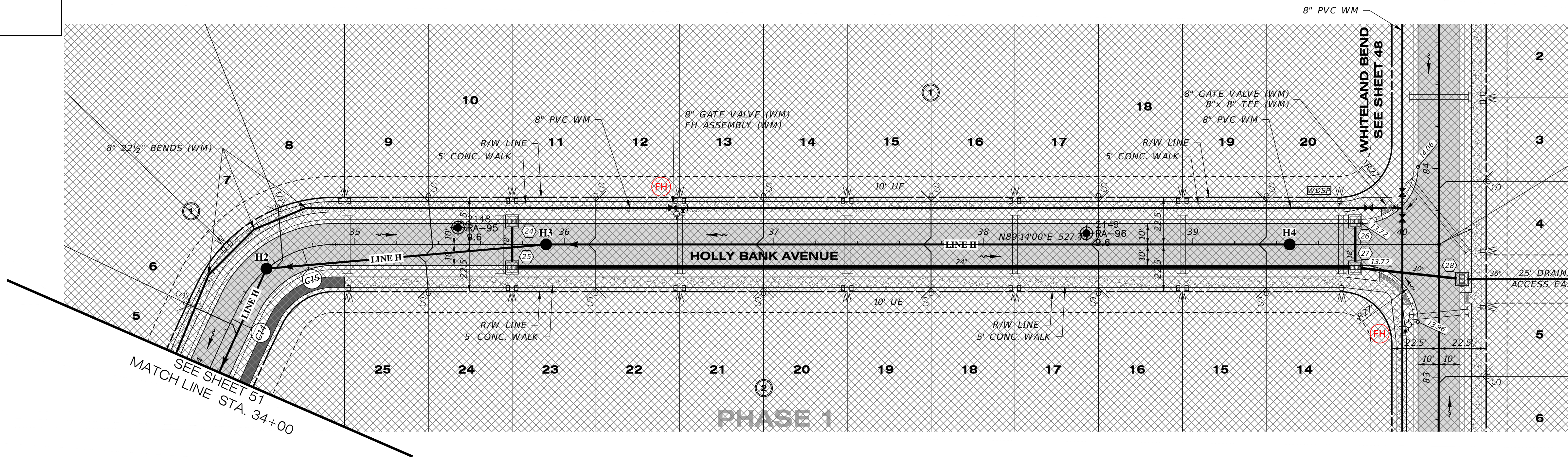
SHEET 51 OF 79 SHEETS



RECORD DRAWINGS

July 25, 2025

APPROVED



STA. 40+17.57 HOLLY BANK AVENUE
STA. 83+63.69 WHITELAND BEND

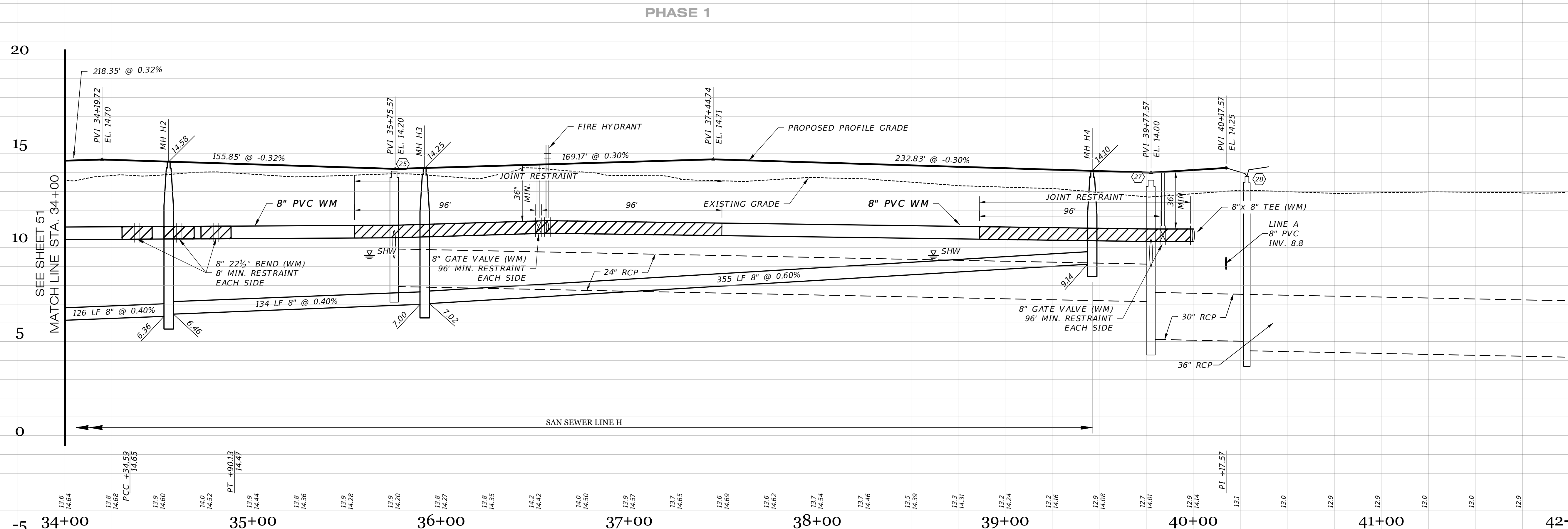


Curve Table: Alignments

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'	63°38'46\"	31.03'	11°4'35'30\"	34+34.59	34+90.13	34+65.62

HOLLY BANK AVENUE

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



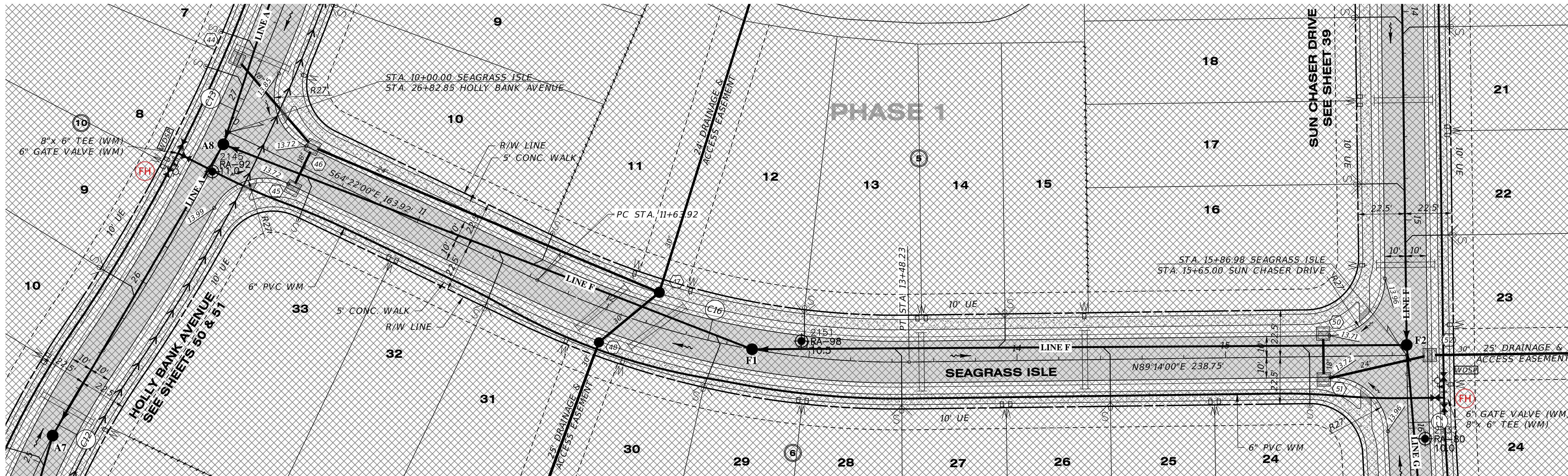
				JORDAN A. SCHRADER LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER		Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 3010 W. Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-222-3919 Fax: 813-222-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and the signature must be verified on any electronic copies. DATE: 06/26/2025 JORDAN A. SCHRADER, P.E. No. 74798 FLORIDA PROFESSIONAL ENGINEER		ROADWAY & UTILITY PLAN & PROFILE			
05-23-2023 09-07-2021 08-04-2021 06-25-2021 04-23-2021		SIDEWALK 2' FROM R/W @ LOT AREAS RESTRAINT JOINTS ADDED R/S PROF. FITTING LBSL PLAN REVIEW SUBMITTAL-CITY OF VENICE REVIEW SUBMITTAL-SWFWD		JRD DA DA JAS JAS			JOB NO. JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE RP15		RUSTIC ROAD SOUTH PHASES 1 & 2 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 = +1.1 Feet		
DATE DESCRIPTION		BY									
REVISIONS											



RECORD DRAWINGS

July 25, 2025

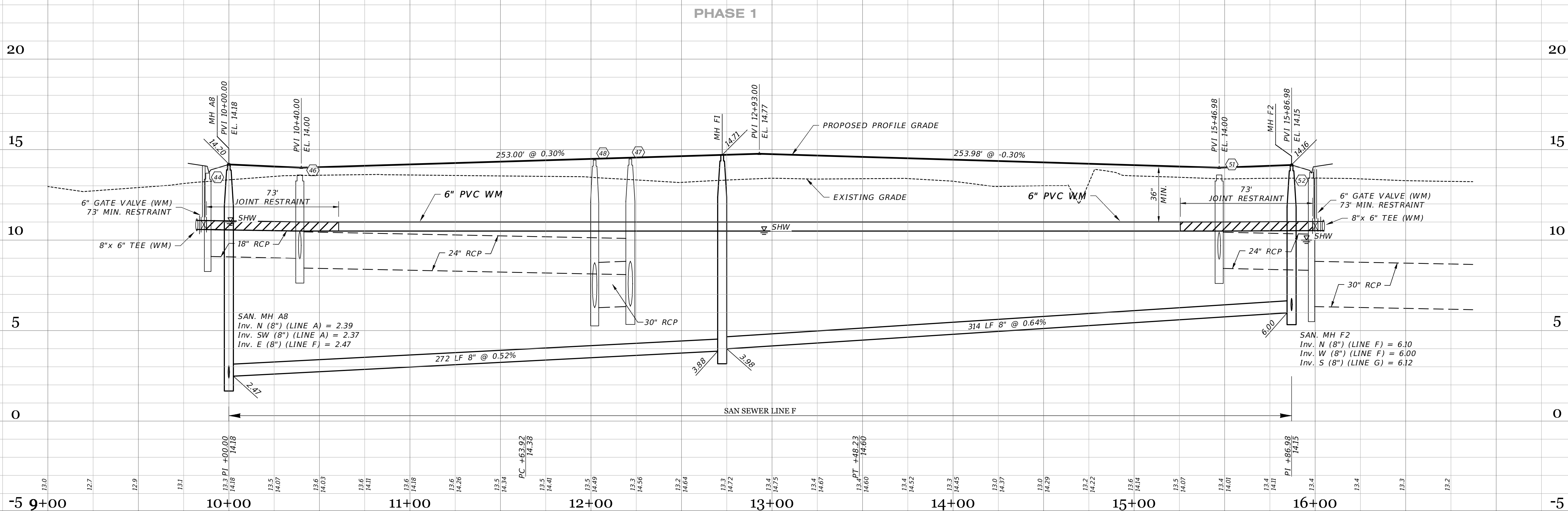
APPROVED



Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.41'	S13°16'07\"/>	432.95'	25'00\"/>	221.73'	5'43'46\"/>	15+74.15	20+10.55	17+95.88
C12	390.00'	567.12'	N07°22'08\"/>	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\"/>	481.88'	93°53'23\"/>	252.67'	7°09'43\"/>	25+61.99	30+51.46	28+14.66
C16	400.00'	184.31'	S77°34'00\"/>	182.68'	26°24'00\"/>	93.82'	19°41'26\"/>	11+63.92	13+42.53	12+57.74

SEAGRASS ISLE

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



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-SWFWMD

JAS

DATE

DESCRIPTION

BY

REVISIONS

JORDAN A. SCHRADER

LICENSE

No. 74798

STATE OF FLORIDA

PROFESSIONAL ENGINEER

Clearview

LAND DESIGN, P.L.

Engineering Business C.A. No.: 28898

3010 W Azalea St., Suite 150, Tampa, Florida 33609

Office: 813-223-3919 Fax: 813-223-3975

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DATE: 06/26/2025

JORDAN A. SCHRADER, P.E. NO. 74798

FLORIDA PROFESSIONAL ENGINEER

JOB NO.

JEN-RU-009

DESIGN

FERREIRA

DRAWN

DUNCAN

DATE

06-25-2025

FILE

RP17

ROADWAY & UTILITY PLAN & PROFILE

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

SHEET 54 OF 79 SHEETS

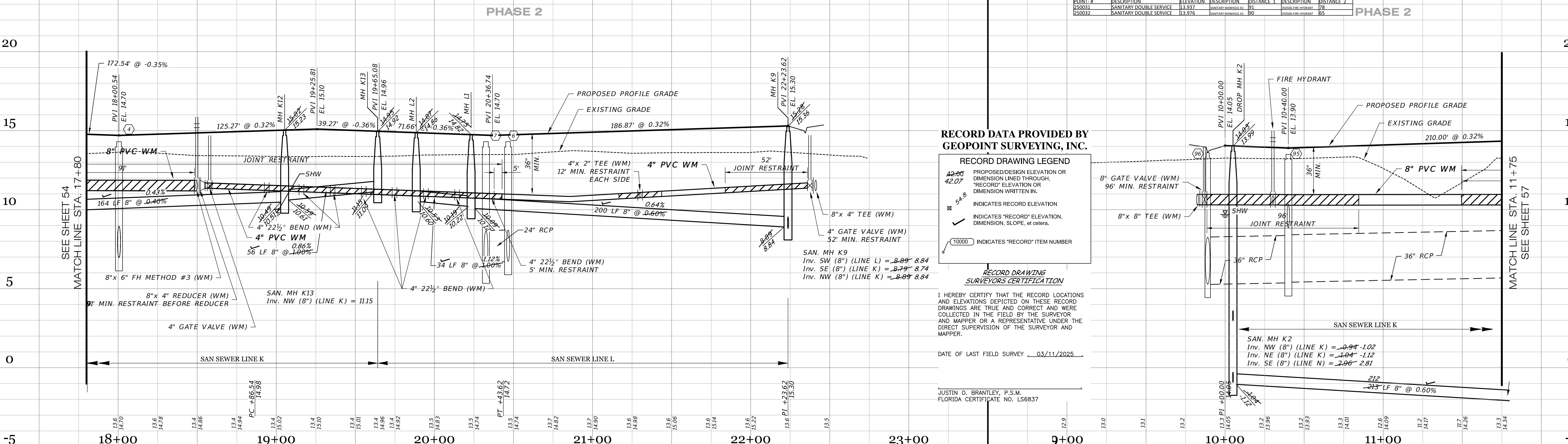
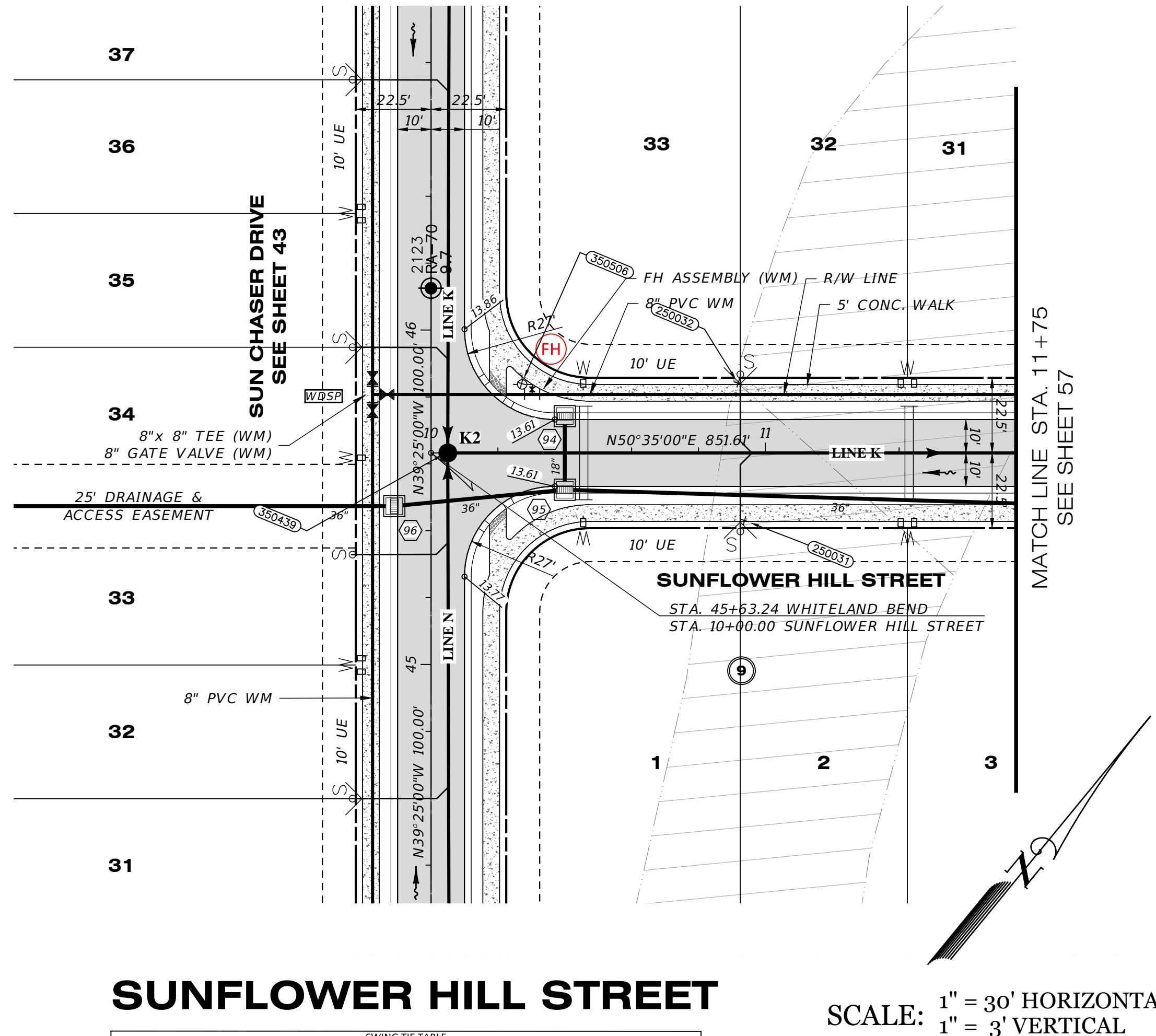
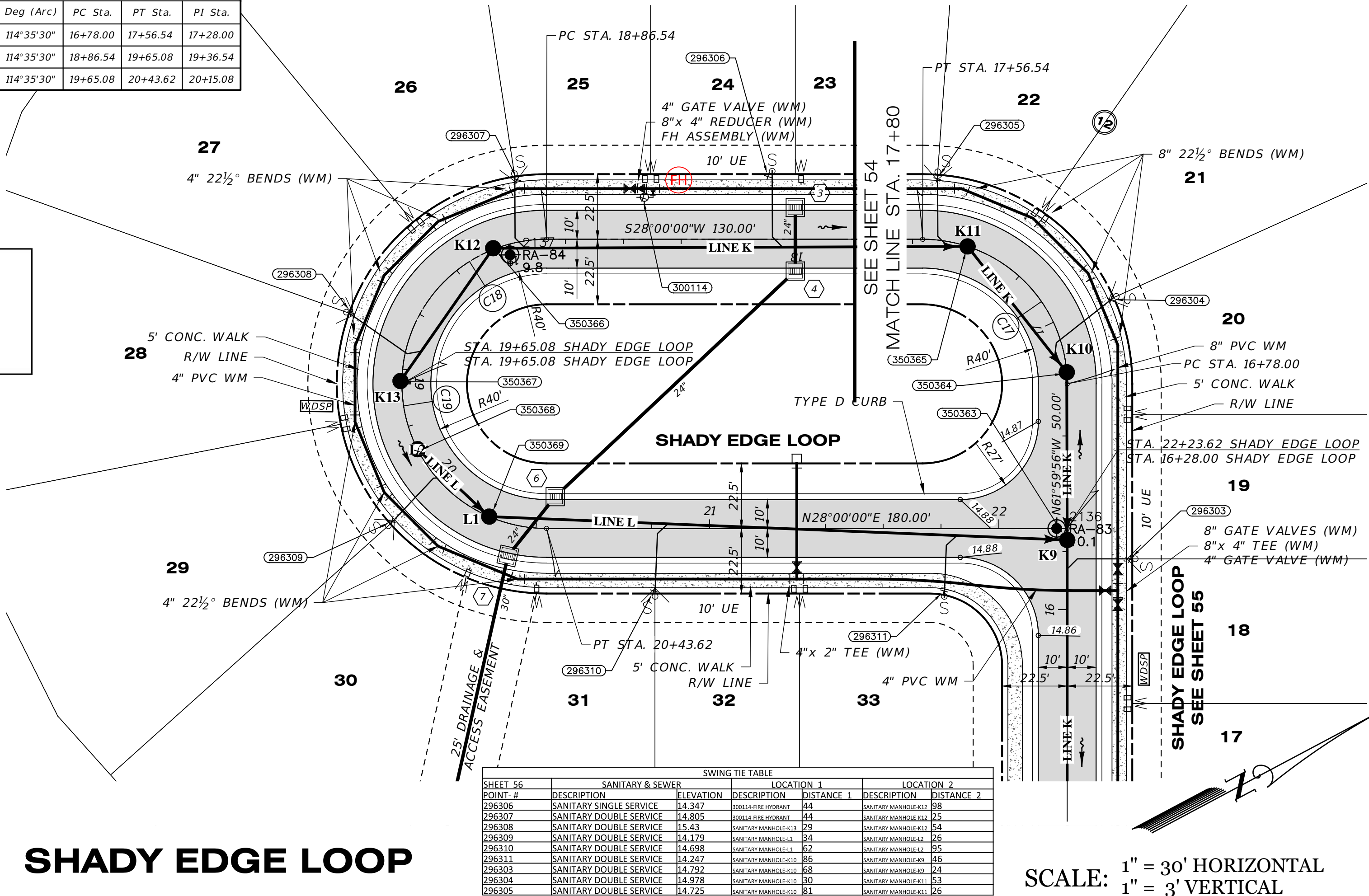
Curve Table: Alignments											
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.		
C17	50.00'	78.54'	573'00"02"W, 70.71'	90°00'04"	50.00'	114°35'30"	16+78.00	17+56.54	17+28.00		
C18	50.00'	78.54'	517'00"00"E, 70.71'	90°00'00"	50.00'	114°35'30"	18+86.54	19+65.08	19+36.54		
C19	50.00'	78.54'	N73°00'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	19+65.08	20+43.62	20+15.08		



RECORD DRAWINGS

July 25, 2025

APPROVED



06-25-2025
05-23-2023
11-15-2021
09-07-2021
08-04-2021
06-25-2021
04-23-2021

RECORD DATA BY GEOPoint
SIDEWALK 2' FROM R/W @ LOT AREAS
CURB LABEL
RESTRAINT JOINTS
REV SAN, FHS, RJ PROF, FIT LBL'S PLAN
REVIEW SUBMITTAL-CITY OF VENICE
REVIEW SUBMITTAL-SWFWMD

JRD
JRD
DA
DA
DA
JAS
JAS

DATE

DESCRIPTION

BY

DATE

DESCRIPTION

BY

JORDAN A. SCHRADER
P.E.
No. 74798
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Clearview
LAND DESIGN, P.L.L.C.

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

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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JEN-009
DESIGN
FERREIRA
DUNCAN
DATE
06-25-2025
FILE
RP19

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

PREPARED
FOR
DATE
06-25-2025
FILE
RP19

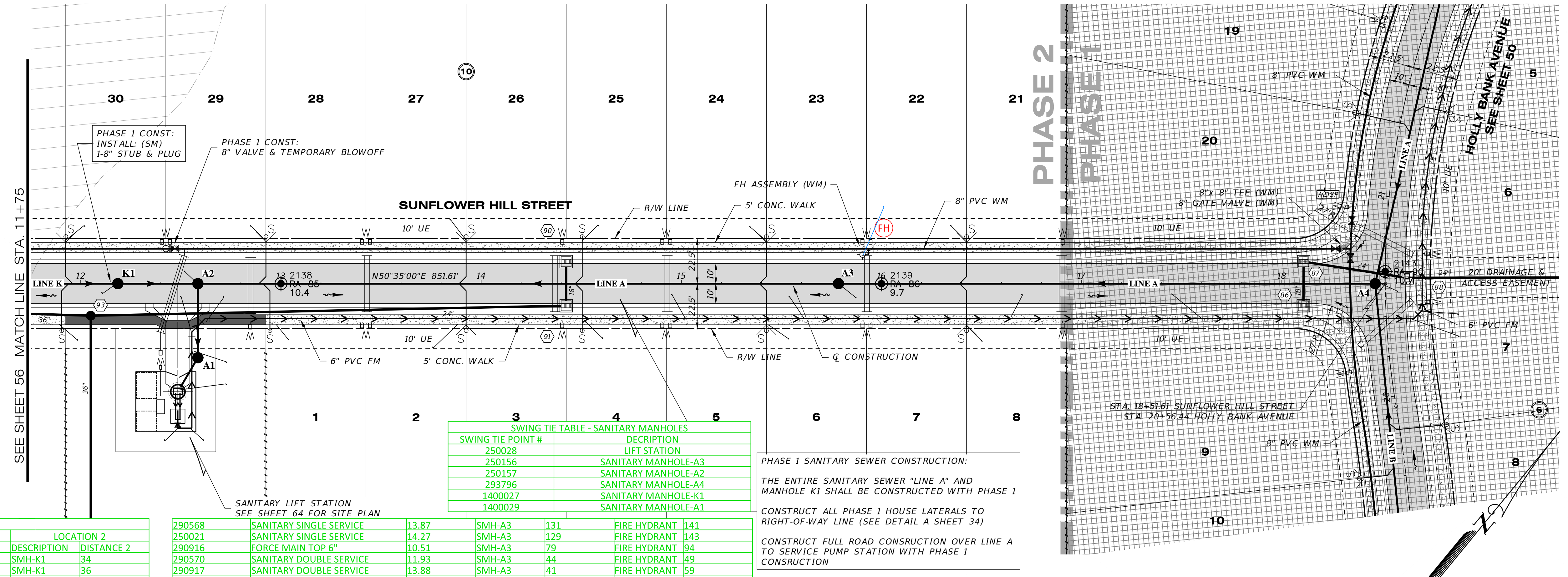
SHEET 56 OF 79 SHEETS

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 03/11/2025

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



SWING TIE TABLE					
SANITARY MAIN & SERVICE			LOCATION 1		
POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION
250033	SANITARY SINGLE SERVICE	14.82	SMH-A2	69	SMH-K1
250030	SANITARY SINGLE SERVICE	14.19	SMH-A2	72	SMH-K1
260348	FORCE MAIN BEND 6"	9.72	SMH-A2	73	SMH-K1
260347	FORCE MAIN BEND 6"	9.96	SMH-A2	73	SMH-K1
262312	FORCE MAIN BEND 6"	10.06	SMH-A2	24	SMH-K1
260346	FORCE MAIN BEND 6"	9.74	SMH-A2	20	SMH-K1
290565	SANITARY DOUBLE SERVICE	13.53	SMH-A2	40	SMH-K1
250026	SANITARY SINGLE SERVICE	14.16	SMH-A2	45	SMH-K1
290567	SANITARY DOUBLE SERVICE	13.86	SMH-A2	136	SMH-K1
250023	SANITARY DOUBLE SERVICE	13.93	SMH-A2	132	SMH-K1

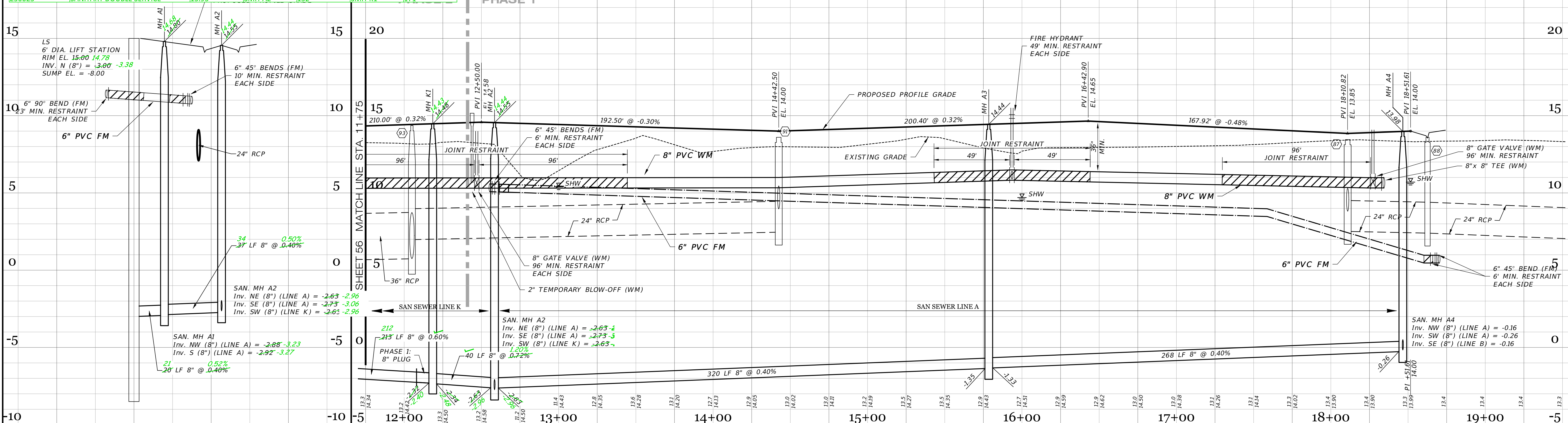
SWING TIE TABLE - SANITARY MANHOLES					
SWING TIE POINT #	DESCRIPTION	LIFT STATION	DESCRIPTION	LIFT STATION	DESCRIPTION
250028	SANITARY MANHOLE-A3	129	SANITARY MANHOLE-A3	129	FIRE HYDRANT
250156	SANITARY MANHOLE-A2	79	SANITARY MANHOLE-A2	79	FIRE HYDRANT
250157	SANITARY MANHOLE-A4	44	SANITARY MANHOLE-A4	44	FIRE HYDRANT
293796	SANITARY MANHOLE-A4	41	SANITARY MANHOLE-A4	41	FIRE HYDRANT
1400027	SANITARY MANHOLE-K1	25	SANITARY MANHOLE-K1	25	FIRE HYDRANT
1400029	SANITARY MANHOLE-A1	66	SANITARY MANHOLE-A1	66	FIRE HYDRANT

290568	SANITARY SINGLE SERVICE	13.87	SMH-A3	131	FIRE HYDRANT
250021	SANITARY SINGLE SERVICE	14.27	SMH-A3	129	FIRE HYDRANT
290916	FORCE MAIN TOP 6"	10.51	SMH-A3	79	FIRE HYDRANT
290570	SANITARY DOUBLE SERVICE	11.93	SMH-A3	44	FIRE HYDRANT
290917	SANITARY DOUBLE SERVICE	13.88	SMH-A3	41	FIRE HYDRANT
290915	FORCE MAIN TOP 6"	10.40	SMH-A3	25	FIRE HYDRANT
290576	SANITARY DOUBLE SERVICE	14.11	SMH-A3	66	FIRE HYDRANT
290918	SANITARY DOUBLE SERVICE	13.96	SMH-A3	66	FIRE HYDRANT
290914	FORCE MAIN TOP 6"	10.43	SMH-A3	86	FIRE HYDRANT
290913	FORCE MAIN TOP 6"	10.41	SMH-A4	89	SMH-A3
290912	FORCE MAIN BEND 6"	6.60	SMH-A4	26	STR-88
290911	FORCE MAIN BEND 6"				71

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 (SEE DETAIL A SHEET 34)
CONSTRUCT FULL ROAD CONSTRUCTION OVER LINE A TO SERVICE PUMP STATION WITH PHASE 1 CONSTRUCTION

SUNFLOWER HILL STREET

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



06-25-2025
05-23-2023
03-14-2023
10-19-2021
09-07-2021
08-04-2021
06-25-2021
04-23-2021

RECORD DATA BY GEOPPOINT
SIDEWALK 2' FROM R/W @ LOT AREAS
FM SIZE
LIFT STATION DIA.
RI, REMOVED GV, TEMP. BLOWOFF, REMOVED 2" STUB OUT
R/S PROF. FIT LBL'S PLAN, PS NOTE
REVIEW SUBMITTAL-CITY OF VENICE
REVIEW SUBMITTAL-SFWMD

DATE DESCRIPTION REVISIONS

JRD
JRD
RR
RR
MED
DA
DA
JAS
JAS
BY

Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28898
3010 W. Azalea 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: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	DESIGN FERREIRA	DRAWN DUNCAN	DATE 06-25-2025	FILE RP20
RUSTIC ROAD SOUTH PHASES 1 & 2				
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				
SHEET 57 OF 79 SHEETS				

RECORD DRAWINGS

July 25, 2025

APPROVED

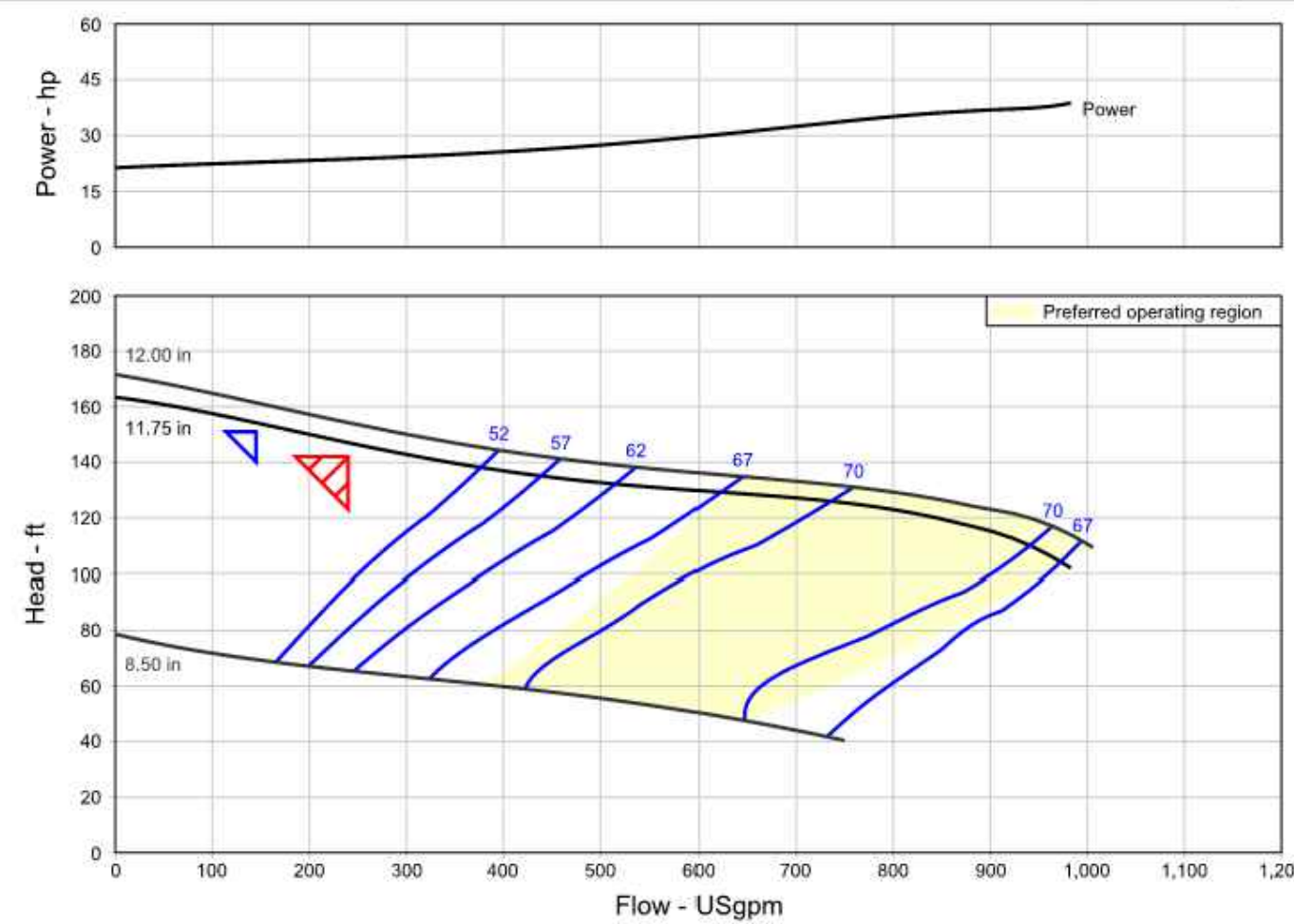


Customer :
Project name :

Pump Performance Datasheet

Item number	: Default	Size	: Hydromatic - S4K
Service	:	Stages	: 1
Quantity	: 1	Based on curve number	: SUB_S_E_AH_00011_E_4 Rev
Quote number	:		2012-03-23
		Date last saved	: 06 Jun 2022 3:18 PM

Operating Conditions		Liquid	
Flow, rated	: 240.0 USgpm	Liquid type	: Water
Differential head / pressure, rated (requested)	: 142.0 ft	Additional liquid description	: 0
Differential head / pressure, rated (actual)	: 147.1 ft	Solids diameter, max	: 0.00 in
Suction pressure, rated / max	: 0.00 / 0.00 psi.g	Solids diameter limit	: 3.00 in
NPSH available, rated	: Ample	Solids concentration, by volume	: 0.00 %
Site Supply Frequency	: 60 Hz	Temperature, max	: 68.00 deg F
Performance		Fluid density, rated / max	: 1.000 / 1.000 SG
Speed criteria	: Synchronous	Viscosity, rated	: 1.00 cP
Speed, rated	: 1750 rpm	Vapor pressure, rated	: 0.34 psi.a
Impeller diameter, rated	: 11.75 in	Material	
Impeller diameter, maximum	: 12.00 in	Material selected	: Standard
Impeller diameter, minimum	: 8.50 in	Pressure Data	
Efficiency	: 37.66 %	Maximum working pressure	: 70.73 psi.g
NPSH required / margin required	: - / 0.00 ft	Maximum allowable working pressure	: N/A
nq (imp. eye flow) / S (imp. eye flow)	: 28.7 - Metric units	Maximum allowable suction pressure	: N/A
Minimum Continuous Stable Flow	: 129.3 USgpm	Hydrostatic test pressure	: N/A
Head, maximum, rated diameter	: 163.4 ft	Driver & Power Data (@Max density)	
Head rise to shutoff	: 11.13 %	Driver sizing specification	: Rated power
Flow, best eff. point	: 890.7 USgpm	Margin over specification	: 0.00 %
Flow ratio, rated / BEP	: 26.95 %	Service factor	: 1.20 (used)
Diameter ratio (rated / max)	: 97.92 %	Power, hydraulic	: 8.91 hp
Head ratio (rated dia / max dia)	: 95.32 %	Power, rated	: 23.66 hp
Cq/Ce/Ce/Cn [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00	Power, maximum, rated diameter	: 38.69 hp
Selection status	: Acceptable	Minimum recommended motor rating	: 30.00 hp / 22.37 kW



PUBLICUSER ORGUNIT

PHONE: - FAX:

PUMP DATA

HYDROMATIC 54K
RPM: 1750, IMPELLER DIAMETER 11.75 inches
30 HP
OPERATING POINTS ARE: 240 GPM @ 147.1' TDH

SEE PUMP SELECTION BY ISS. CITY OF VENICE
SHALL APPROVE PUMP SELECTIONS AND TIMING
VIA SHOP DRAWINGS PRIOR TO ORDERING PUMPS

CONTRACTOR TO CONFIRM PUMP
SELECTION WITH ISS PRIOR TO
INSTALLATION

Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "175 83 A31 RM 1", having a published elevation of 38.41 feet (NAVD 88).

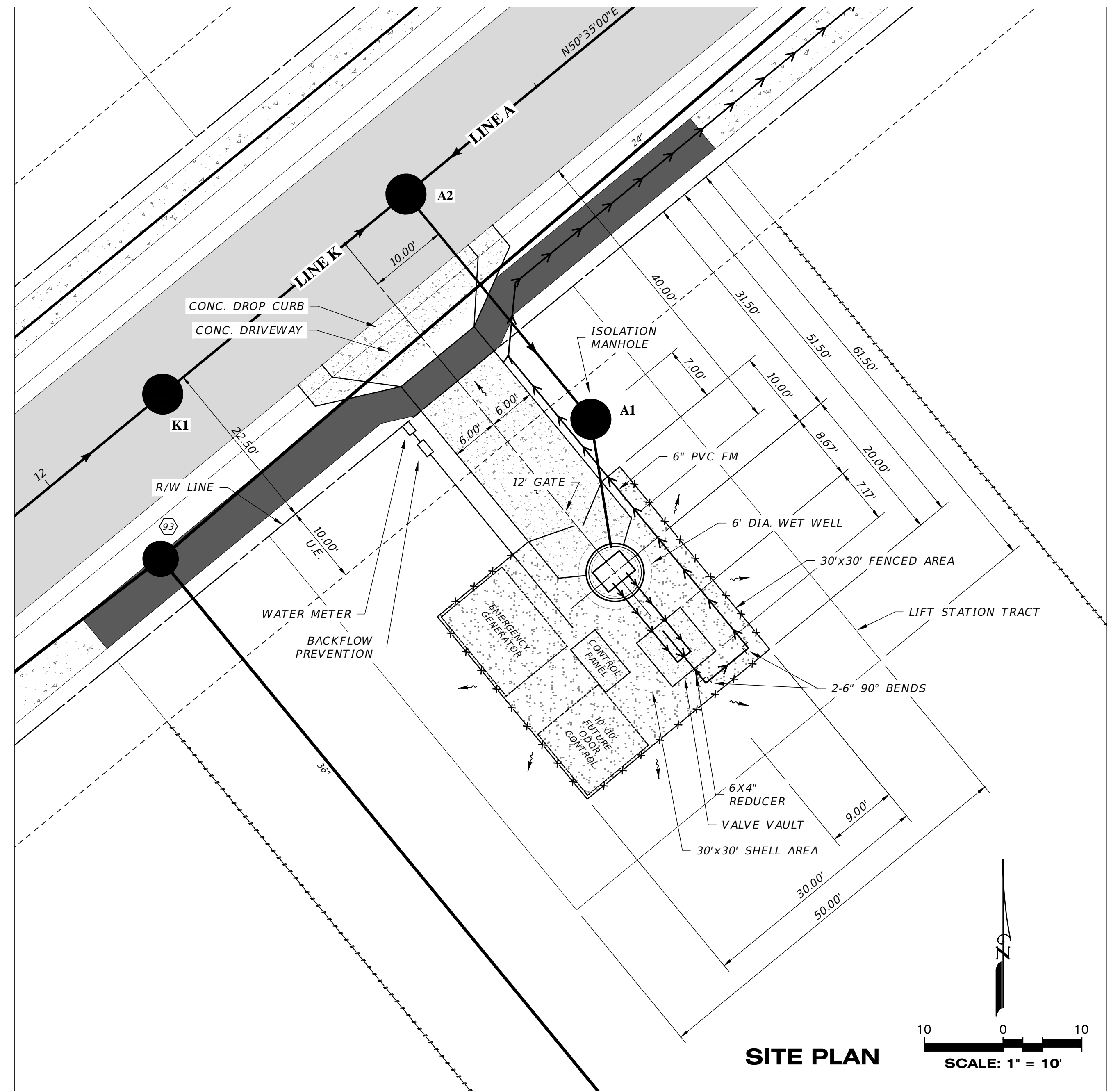
The subject parcel lies in Flood Zones "AE" and "X", according to Flood Insurance Rate Map, Map No. 12115SC0243F & 12115SC0245F, Community No. 125144 & 125154, Sarasota County, Florida dated November 4, 2016 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).

GRADING & DRAINAGE PLAN NOTES:

1. **Pad grades shown are minimum grades.** Elevations of adjoining lots, existing trees, and other field conditions may warrant leaving lots which are higher in their natural state. The Contractor should consult with the Developer/Builder and the Engineer prior to any activities.
2. **For all lots abutting wetlands no grading shall take place beyond the erosion control line unless specifically shown on the approved construction plans.**
3. **For all lots abutting wetlands no grading shall take place beyond the erosion control line unless specifically shown on the approved construction plans.** For any in-house construction. During the site grading activities, the contractor shall grade the side yards to an elevation no lower than 0.2 ft. below the adjoining house pad grades.
4. **For Type "A" lot, grading involving runoff from abutting Type "B" lots, all runoff shall be directed to side yard swales.**
5. **For Type "B" lot grading not abutting detention facilities, the builder shall make every practical effort to direct roof runoff to the side yard swales unless otherwise directed by the Engineer.**
6. **For Type "A" lot grading, the builder shall make every practical effort to direct roof runoff to the side-yard swales unless directed otherwise by the Engineer of Record.**
7. **For side yard swales, the following shall apply:**
- a. **If prehistoric artifacts such as pottery or ceramics, stone tools or metal implements, or any other physical remains that could be associated with Native American cultures, or prehistoric or historical resources are encountered during permitted activities, the applicant must cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The applicant, or designee, should contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at 850.245.6333, as well as the appropriate regulatory agency for the project, for further guidance. This requirement is without verbal and/or written authorization from the Division of Historical Resources.**
- b. **In the event that unmarked human remains are encountered during permitted activities, the applicant must stop all activities and the proper authorities notified in accordance with Section 87.025, Florida Statutes.**

REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

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



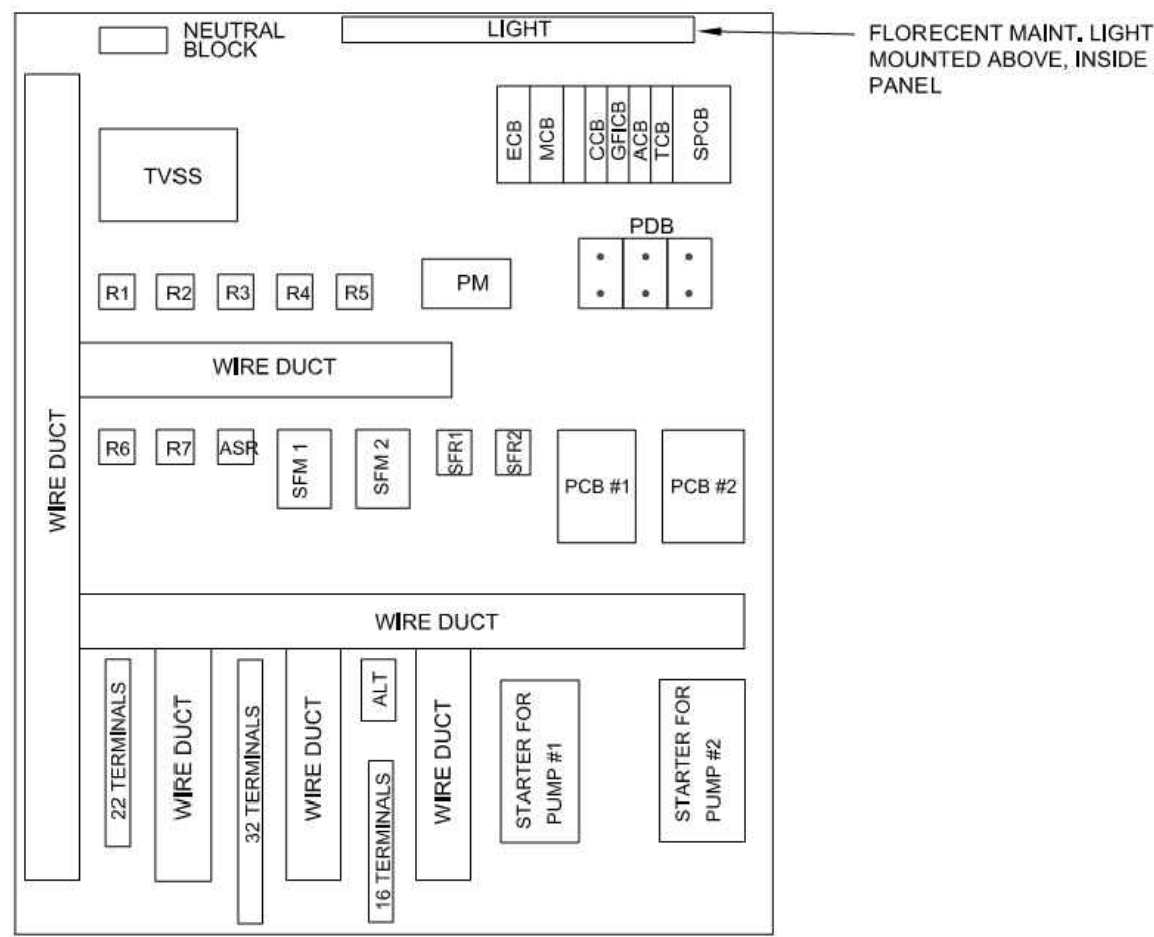
FLOOD ELEVATIONS

DHW100=13.3
DHW25=12.8

LIFT STATION TOP SLAB EL.=15.0
LIFT STATION LOWEST LOT CORNER EL.=14.58*

*SEE GRADING AND DRAINAGE SHEET 25

			 Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 9010 W Azelea St., Suite 150, Tampa, Florida 33609 Office: 813-223-9919 Fax: 813-223-9975 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.		LIFT STATION DESIGN	
03-14-2023 FM SIZE RR 06-13-2022 PUMP CURVE DW 04-21-2022 NOTE ADDED STW 10-19-2021 LIFT STA. DIA. : PUMP SPECIFICATIONS JAS 09-07-2021 PUMP SPECIFICATIONS STW 06-25-2021 REVIEW SUBMITTAL-CITY OF VENICE JAS 04-23-2021 REVIEW SUBMITTAL-SWFWD JAS			JOB NO. JEN-RU-009 DESIGN FERREIRA DRAWN DUNCAN DATE 06-25-2025 FILE PS1		RUSTIC ROAD SOUTH PHASES 1 & 2 JEN TAMP A, L.L.C. C/O BANYAN LAND CAPITAL, L.L.C. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
DATE DESCRIPTION BY REVISIONS			DATE: 06/26/2025 JORDAN A. SCHRADER, P.E. No. 74798		SHEET 64 OF 79 SHEETS	



GENERAL ELECTRICAL NOTES

- ALL POWER DISTRIBUTION, MOTOR CIRCUIT BREAKERS, MOTOR THERMAL UNITS, AND CROSS-LINE STARTERS WILL BE SIZED PER PUMP MANUFACTURER RECOMMENDATIONS AND NEC.
- MOTOR STARTERS WILL BE SQUARE D CLASS 8536, OPEN FRAME, AND CROSS-LINE WITH A 120 VOLT COIL AND OVERLOAD BLOCKS. MOTOR STARTERS SHALL BE NEMA SIZE 1, AS A MINIMUM.
- THE DIVERSIFIED ELECTRONICS PHASE AND VOLTAGE MONITOR WILL DE-ENERGIZE THE 120 VOLT AC CONTROL CIRCUIT AND ENERGIZE THE 120 VOLT AC ALARM CIRCUIT UPON PHASE AND VOLTAGE FAILURE. POWER DISTRIBUTION FOR THE ALARM AND CONTROL CIRCUITS WILL BE DISTRIBUTED FROM DIFFERENT 120 VOLT PHASES. THE PHASE MONITOR WILL AUTOMATICALLY RESET VOLTAGE AND PHASE FAILURES TO NORMAL CONDITIONS ONCE A NORMAL CONDITION IS DETECTED.

BACKPLATE LAYOUT

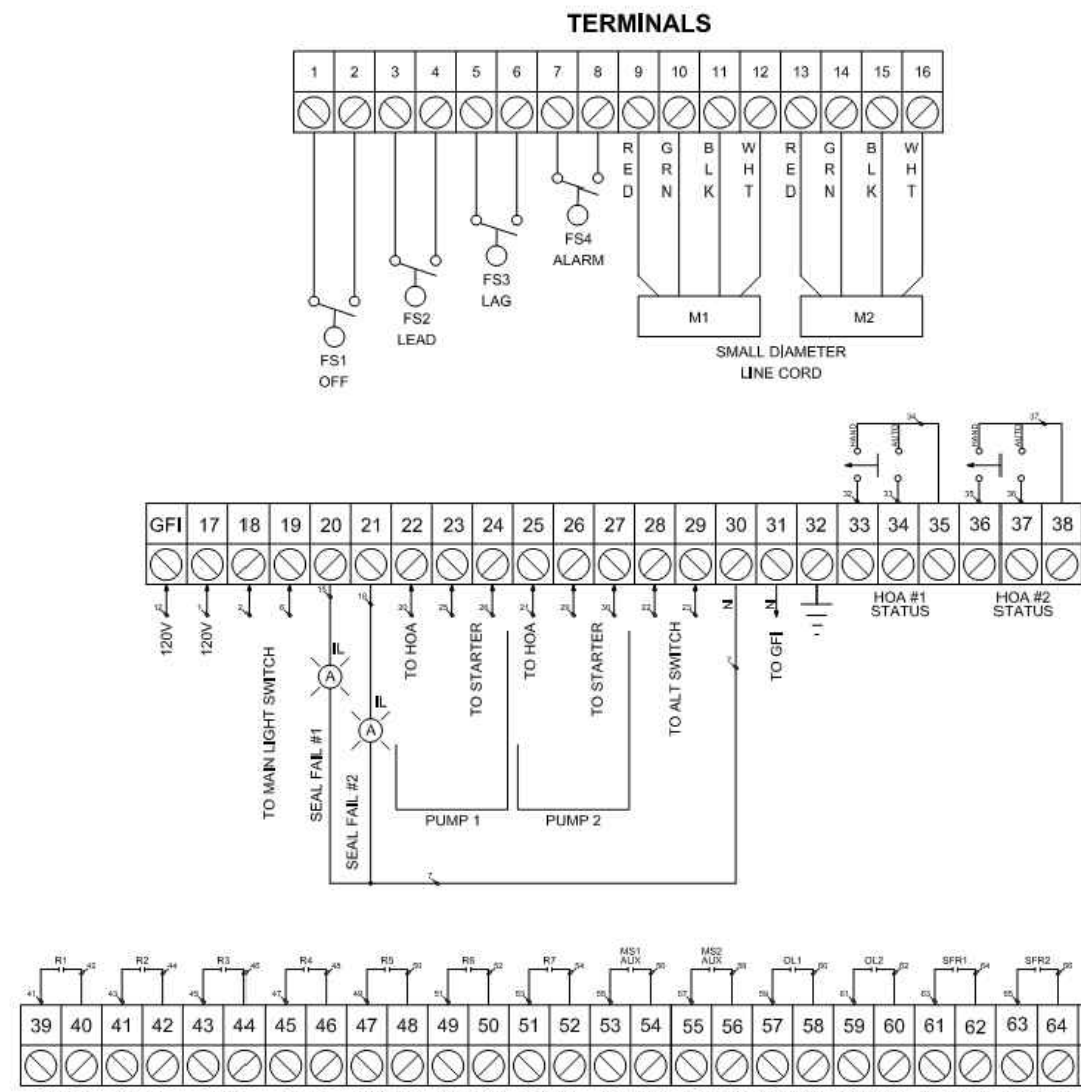
N.T.S.



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

UTILITIES - LIFT STATION
BACKPLATE LAYOUT

DATE
JAN 2021
SHEET NO.
LS-9



TERMINAL STRIP DIAGRAM

N.T.S.

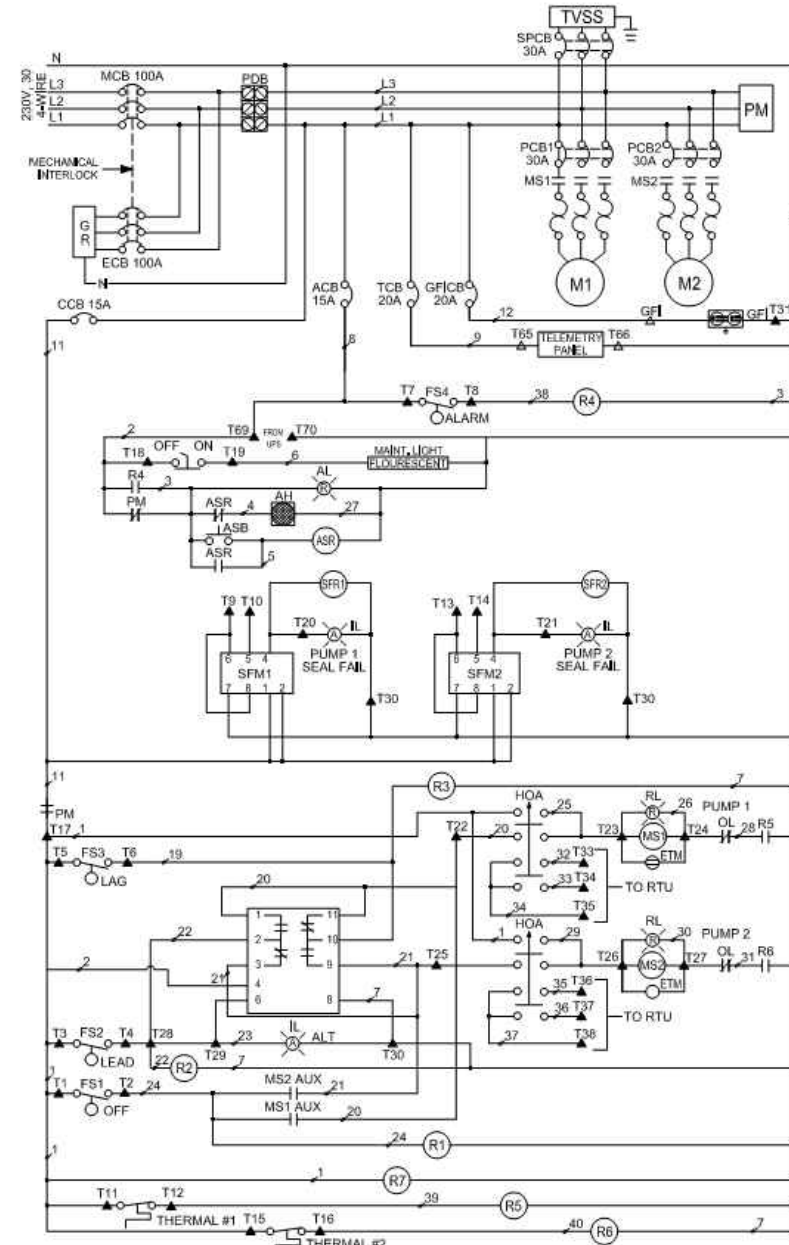


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UTILITIES - LIFT STATION
TERMINAL STRIP DIAGRAM

DATE
JAN 2021
SHEET NO.
LS-10

GENERATOR TO
TRANSFER SWITCH
AS PER ENGINEER
OF RECORD/
MANUFACTURER



CONTROL SCHEMATIC DIAGRAM

N.T.S.



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UTILITIES - LIFT STATION
CONTROL SCHEMATIC DIAGRAM

DATE
JAN 2021
SHEET NO.
LS-11

CONTROL PANEL

BILL OF MATERIALS

QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	ENC	ENCLOSURE, 304 S.S. NEMA 3R12	HOFFMAN, A48H3612SSLP (MIN SIZE) W/3PT LATCH
1	MCB	MAIN CIRCUIT BREAKER	SQ.D. QOU3100*
1	ECB	EMERGENCY CIRCUIT BREAKER	SQ.D. QOU3100*
2	PCB1,2	PUMP CIRCUIT BREAKER	SQ.D. QOU330*
1	SPCB	SURGE PROTECTOR CIRCUIT BREAKER	SQ.D. QOU330
1	CCB	CONTROL CIRCUIT BREAKER	SQ.D. QOU115
1	GFICB	GFI CIRCUIT BREAKER	SQ.D. QOU120
1	ACB	ALARM CIRCUIT BREAKER	SQ.D. QOU115
1	TCB	TELEMETRY CIRCUIT BREAKER	SQ.D. QOU120
2	MS1,2	MOTOR STARTER	SQ.D. 8536 (SIZE 1 MIN.)
6	OL	OVERLOAD HEATER	SQ.D. B 28"
1	GR	GENERATOR RECEPTACLE	RUSSELL STOLL, JRSB1044FR
1	PM	PHASE MONITOR	DIVERSIFIED SLA 230ALA**
2	ETM	ELAPSED TIME METER	SMIPSON, 112ET
1	ALT	ALTERNATOR	DIVERSIFIED ARB-120-ADA
1	AH	ALARM HORN	WHEELLOCK, WHE-31T-115S
1	AL	ALARM LIGHT - STROBE	TOMAR, 495S-120-RED
1	ASR	ALARM SILENCE RELAY	SQ.D. 8501 KP12 V20
1	ASB	ALARM SILENCE BUTTON	SQ.D. 9001 SKR18H5
1		MAINTENANCE LIGHT SWITCH	SQ.D. 9001 SKS11B5
1		ALTERNATOR SWITCH	SQ.D. 9001 SKS11B5
2	HOA	HAND OFF AUTO SWITCH	SQ.D. 9001 SKS43BH13
2	RL	RUN LIGHT	SQ.D. 9001 SKP1R31
3	IL	INDICATING LIGHT	SQ.D. 9001 SKP1A31
	GFI	GFI RECEPTACLE	HUBBELL, GF20L
2	SFM1,2	SEAL FAIL MODULE	SSAC, LLC54BA
2	SFR1,2	CONTROL RELAY	SQ.D. 8501 KP12 V20
7	R1-7	CONTROL RELAY	SQ.D. 8501 KP12 V20
1	TVSS	SURGE PROTECTOR	INNOVATIVE TECHNOLOGY PTX080 3D101-240-3D-4N400480-3D
1		MAINTENANCE LIGHT (FLOURESCENT)	HOFFMAN, A-LF16M16-R #F512RC
3		ON RAIL	ABB, XUS001738

NOTES:

- 1) * = SIZE AS REQUIRED PER HP.
- 2) MIN. #14 AWG THHN
- 3) ** = SIZE AS REQUIRED PER VOLTAGE.



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UTILITIES - LIFT STATION
CONTROL PANEL BILL OF MATERIALS

DATE
JAN 2021
SHEET NO.
LS-12

RECORD DRAWINGS

July 25, 2025

APPROVED



UPS PANEL

BILL OF MATERIALS

QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	ENC	ENCLOSURE, 304 S.S. NEMA 3R12	CUSTOM EQUIPMENT, 24X20X10-SL
1	FAN	COOLING FAN	HOFFMAN, A-AAXFN
1	T-STAT	THERMOSTAT	PFANNENBERG, FLZ530
1	F1	FUSE	FERRAZ, TRM43
1	SR	UPS RECEPTACLE	PHOENIX CONTACT, 2963880

NOTES:

- 1) * = SIZE AS REQUIRED PER HP.
- 2) MIN. #14 AWG THHN
- 3) ** = SIZE AS REQUIRED PER VOLTAGE.

SPARE PARTS

BILL OF MATERIALS

QTY.	ABBR.	DESCRIPTION	MANUFACTURER, PART NO.
1	MCB	MAIN CIRCUIT BREAKER	SQ.D. QOU3100*
2	PCB1,2	PUMP CIRCUIT BREAKER	SQ.D. QOU330*
2	MS1,2	MOTOR STARTER	SQ.D. 8536 (SIZE 1 MIN.)
1	PM	PHASE MONITOR	DIVERSIFIED SLA 230ALA**
1	TVSS	SURGE PROTECTOR	INNOVATIVE TECHNOLOGY PTX080 3D101-240-3D-4N400480-3D
1	PUMP	HYDROMATIC OR ABS, PER SPECS	
1	IMPELLER	316 STAINLESS STEEL, PER SPECS	
1	WEAR RING	PER SPECS	
1		FLOAT LEVEL SWITCHES (1 SET)	ANCHOR SCIENTIFIC INC., PER SPECS



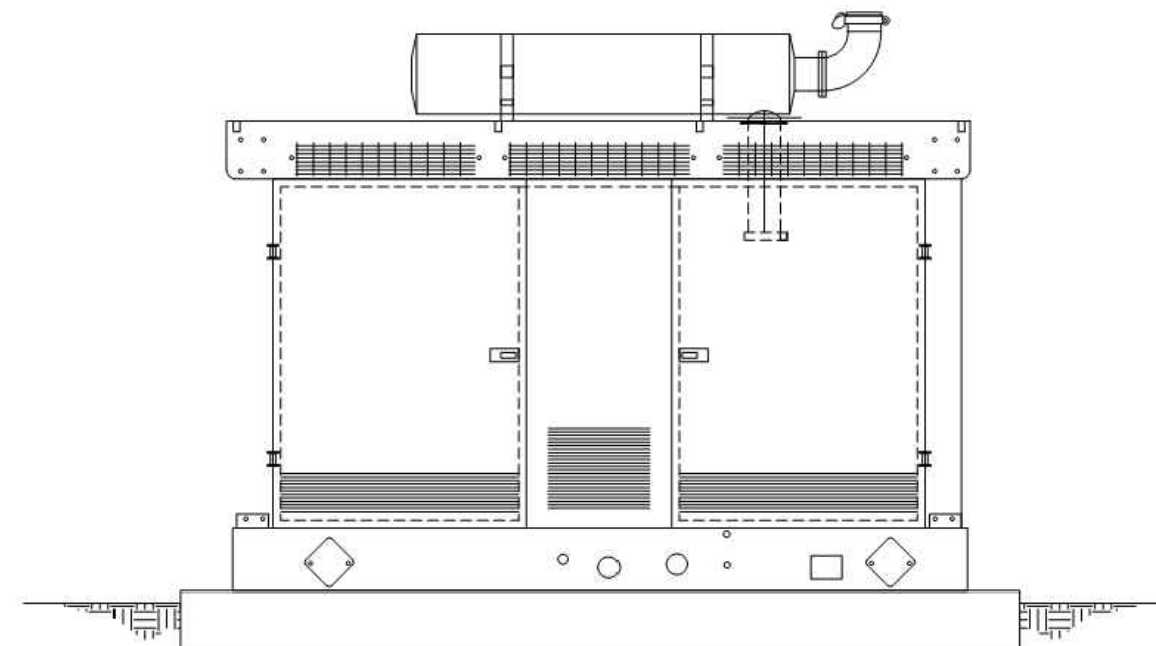
CITY OF VENICE
ENGINEERING DEPARTMENT
401 WEST VENICE AVE.
VENICE FL 34285
(941) 486-2626
FAX (941) 480-3031

UTILITIES - LIFT STATION
UPS PANEL & SPARE PARTS LIST

DATE
JAN 2021
SHEET NO.
LS-13

EMERGENCY GENERATOR

N.T.S.



1. PAD SIZE AND GENERATOR SIZE / MODEL TO BE SPECIFIED ON PLANS AND APPROVED BY UTILITIES DIRECTOR.
2. GENERATORS REQUIRED AT ALL NEW LIFT STATIONS UNLESS UTILITIES DIRECTOR APPROVES NOT PLACING.

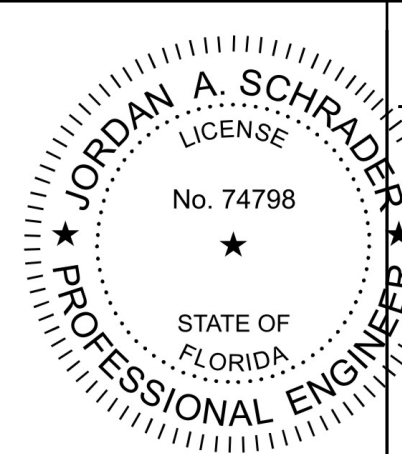


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UTILITIES - LIFT STATION
EMERGENCY GENERATOR

DATE
JAN 2021
SHEET NO.
LS-14

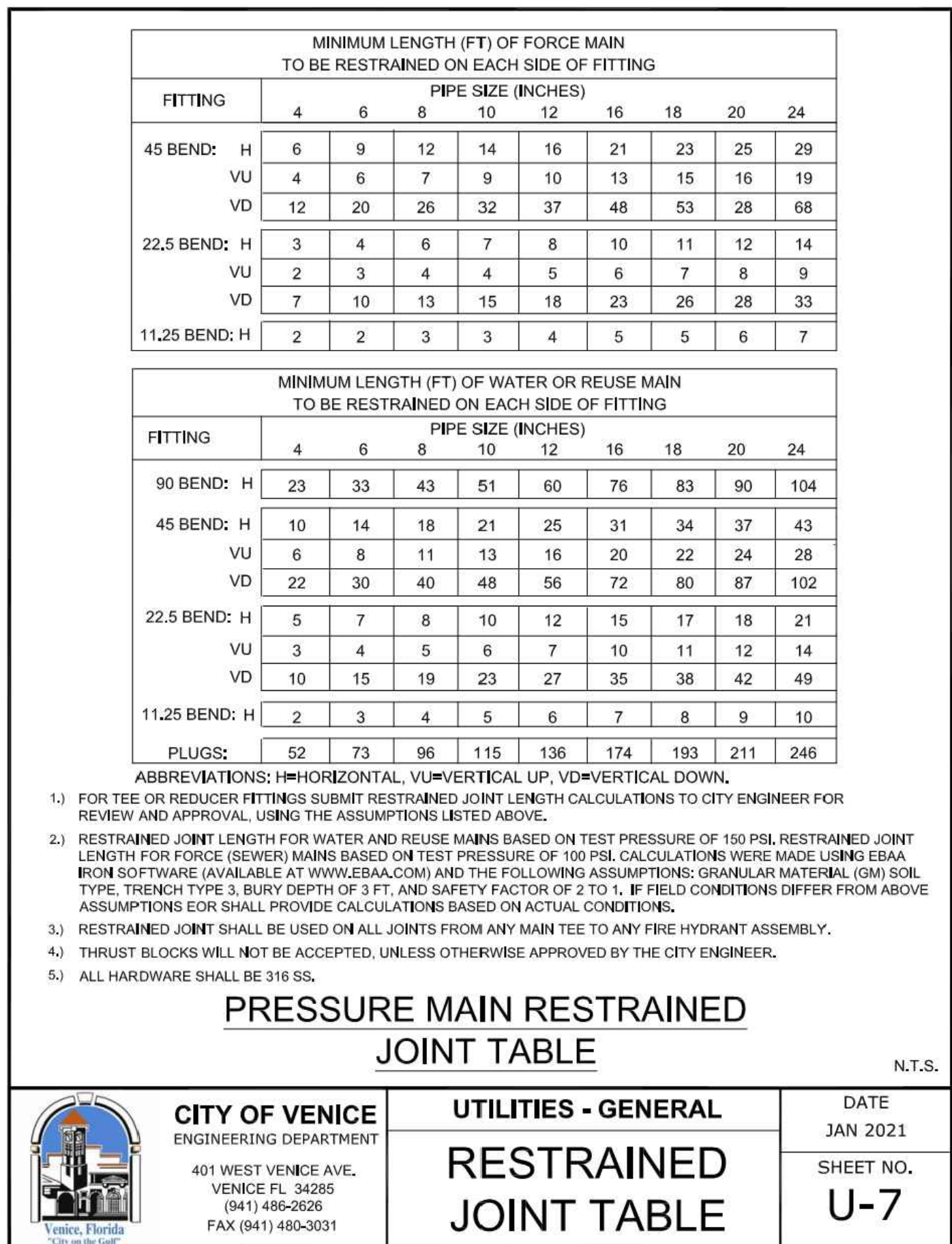
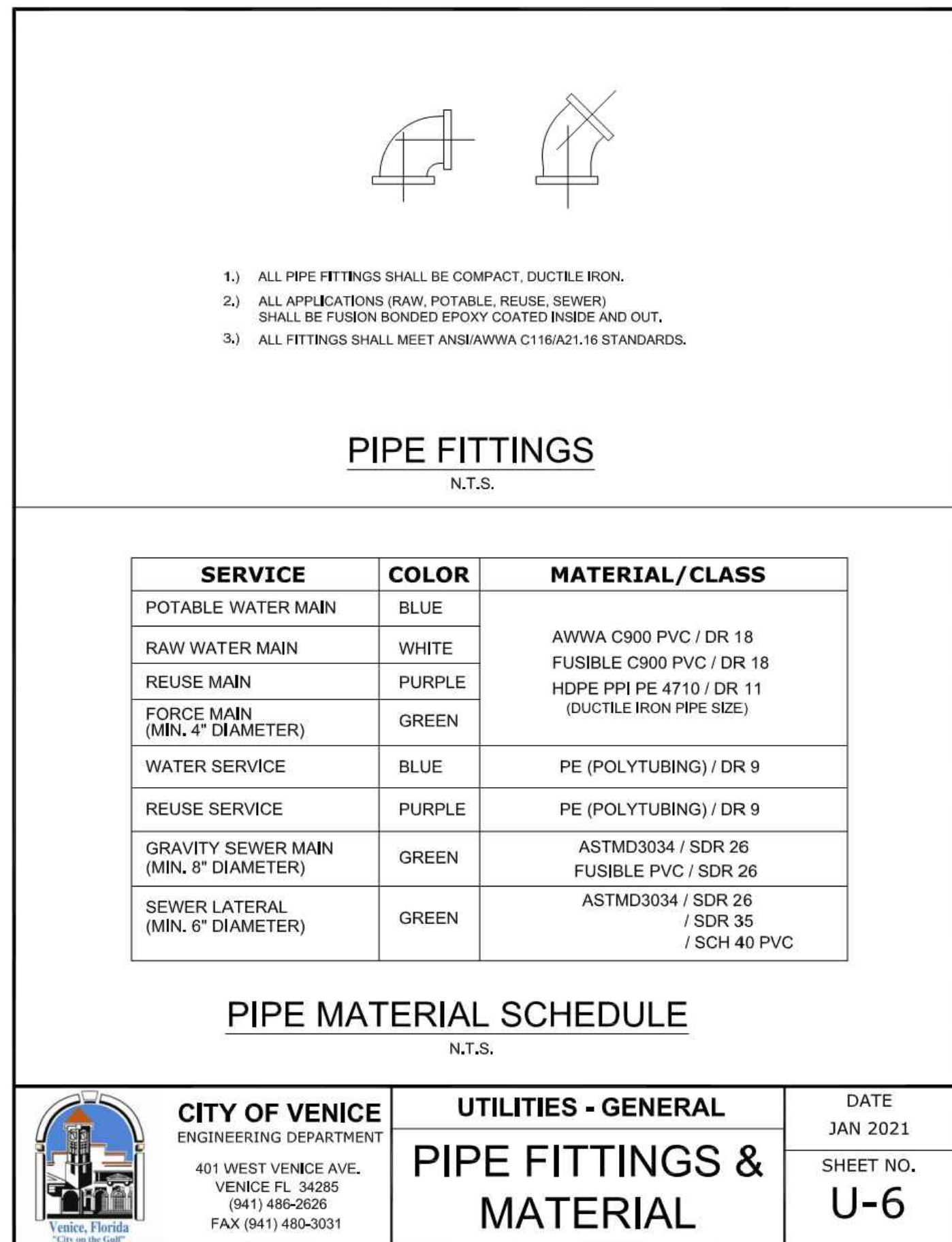
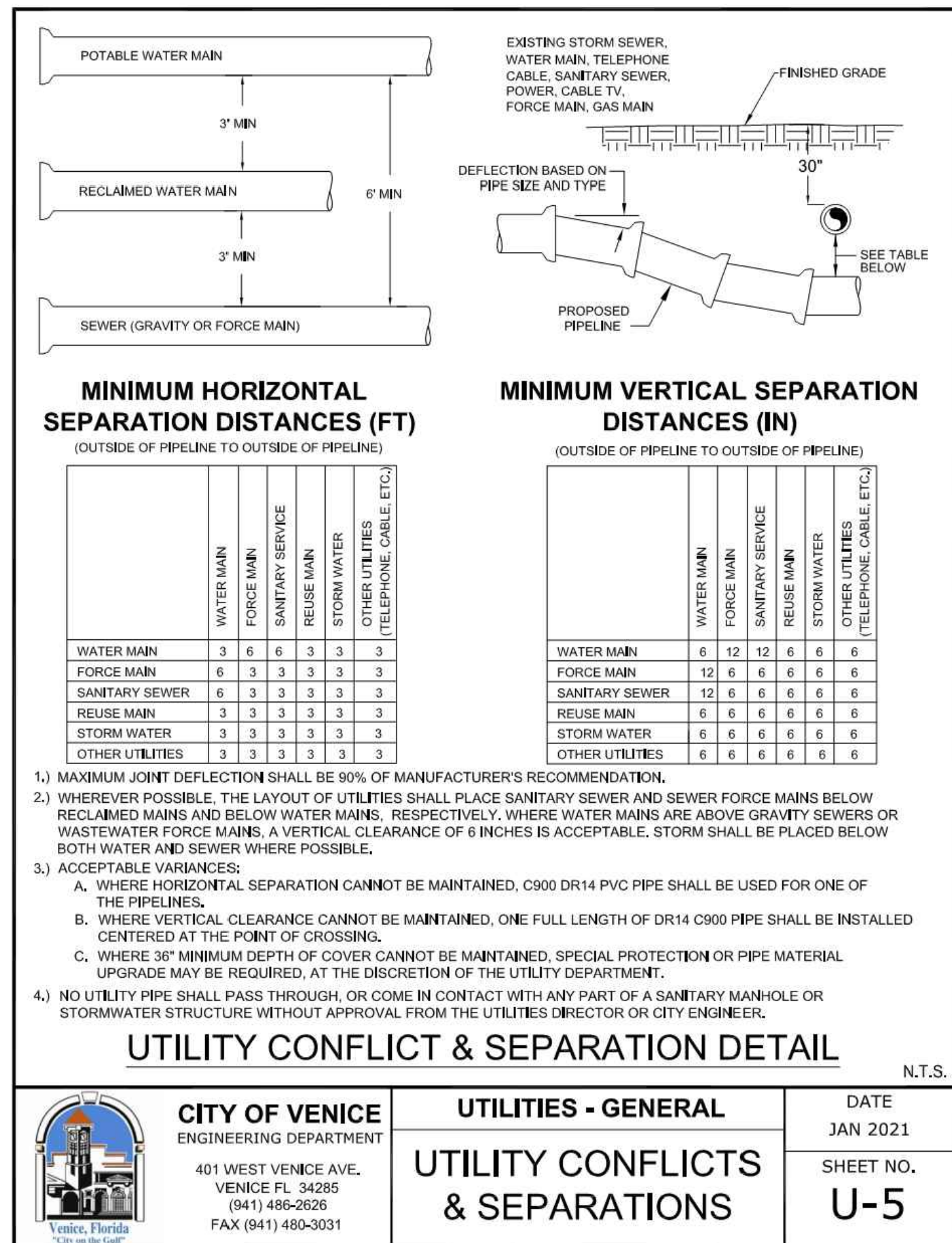
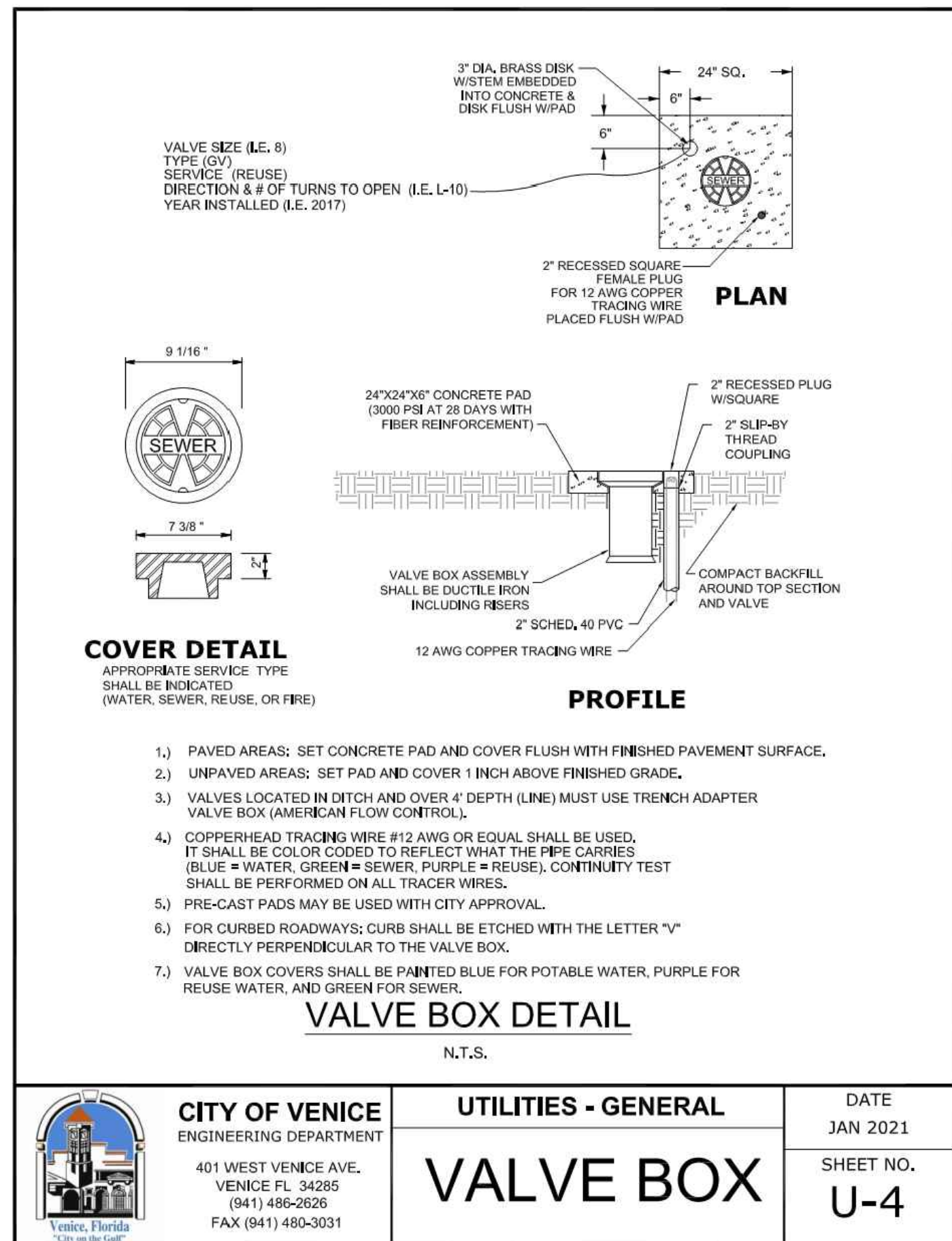
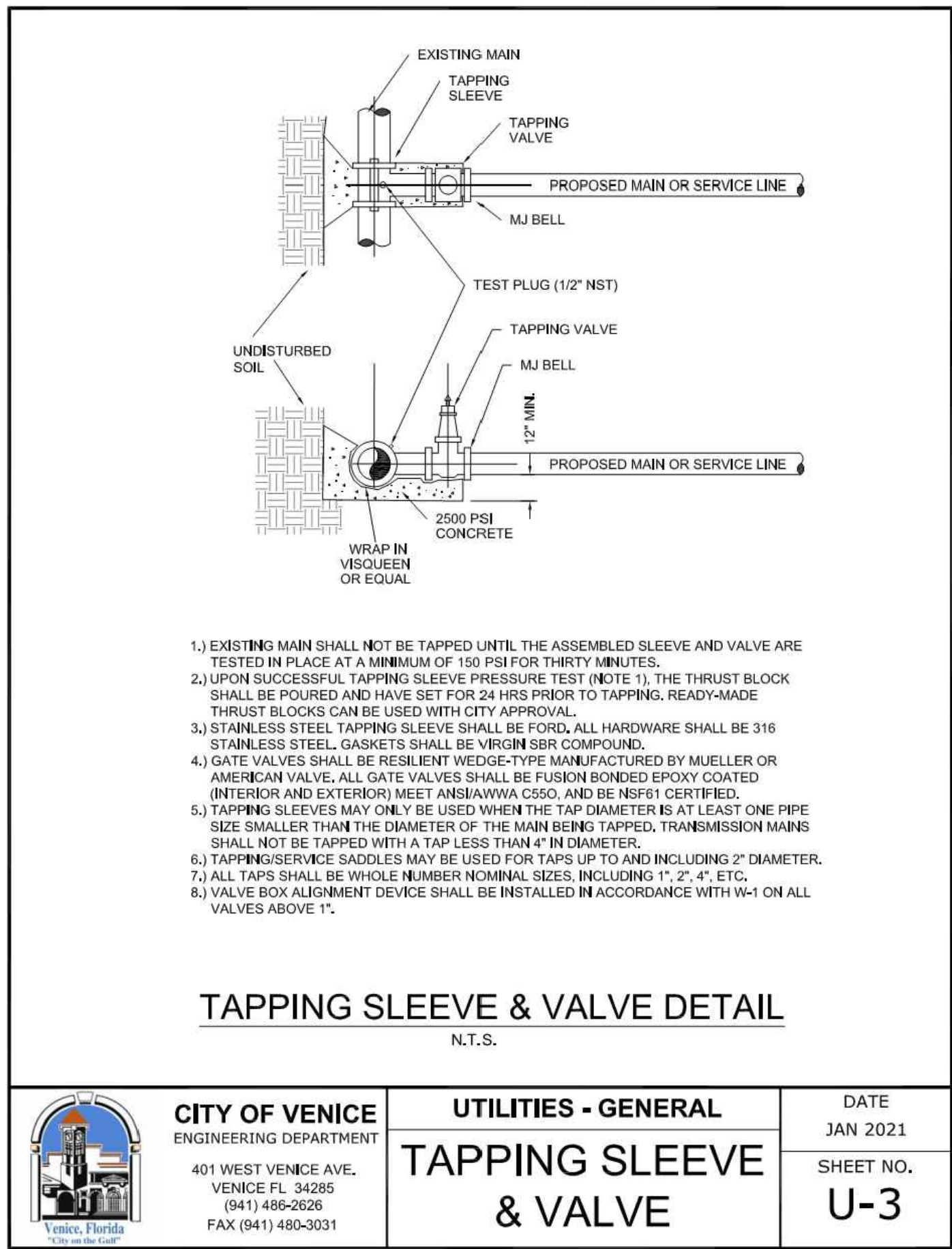
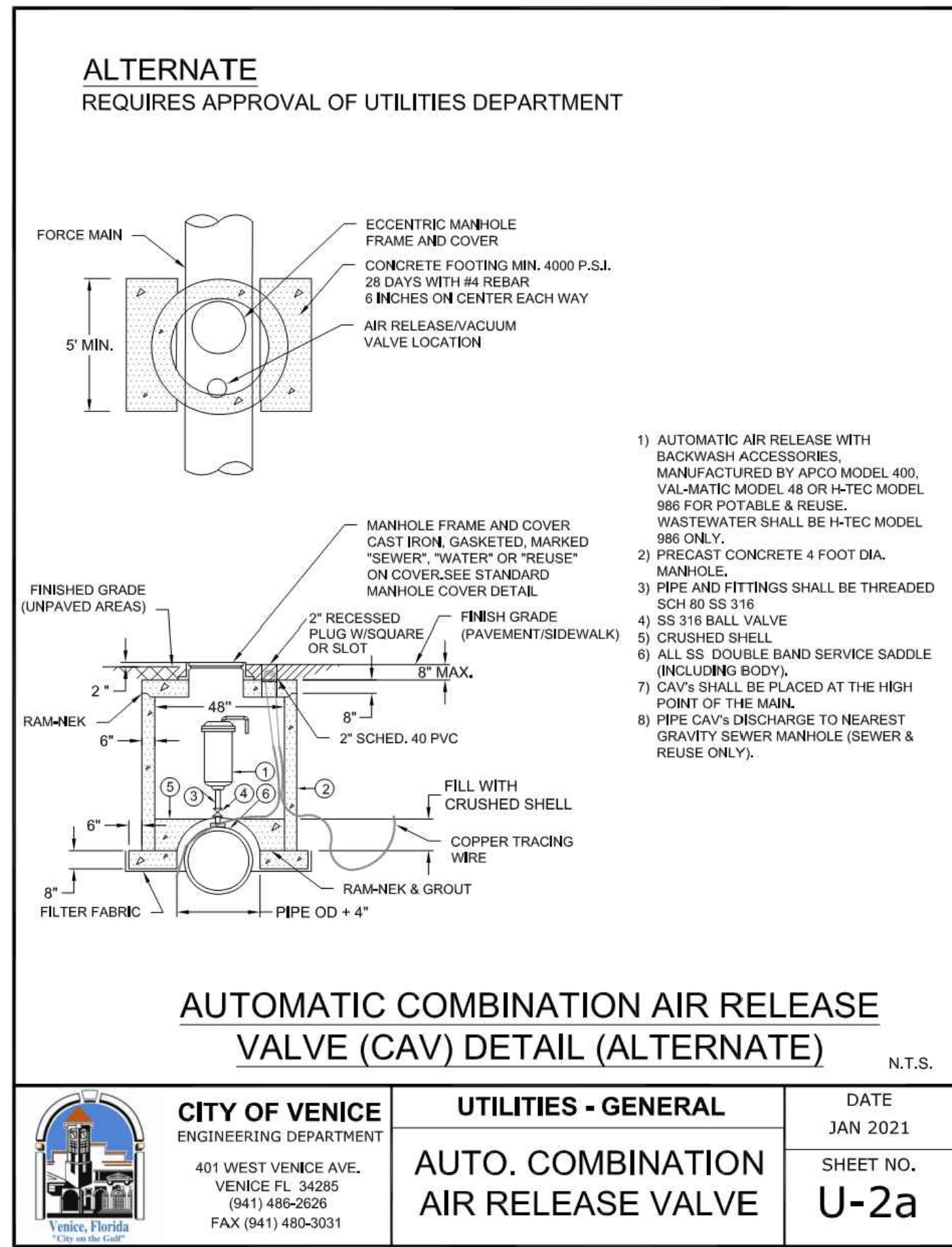
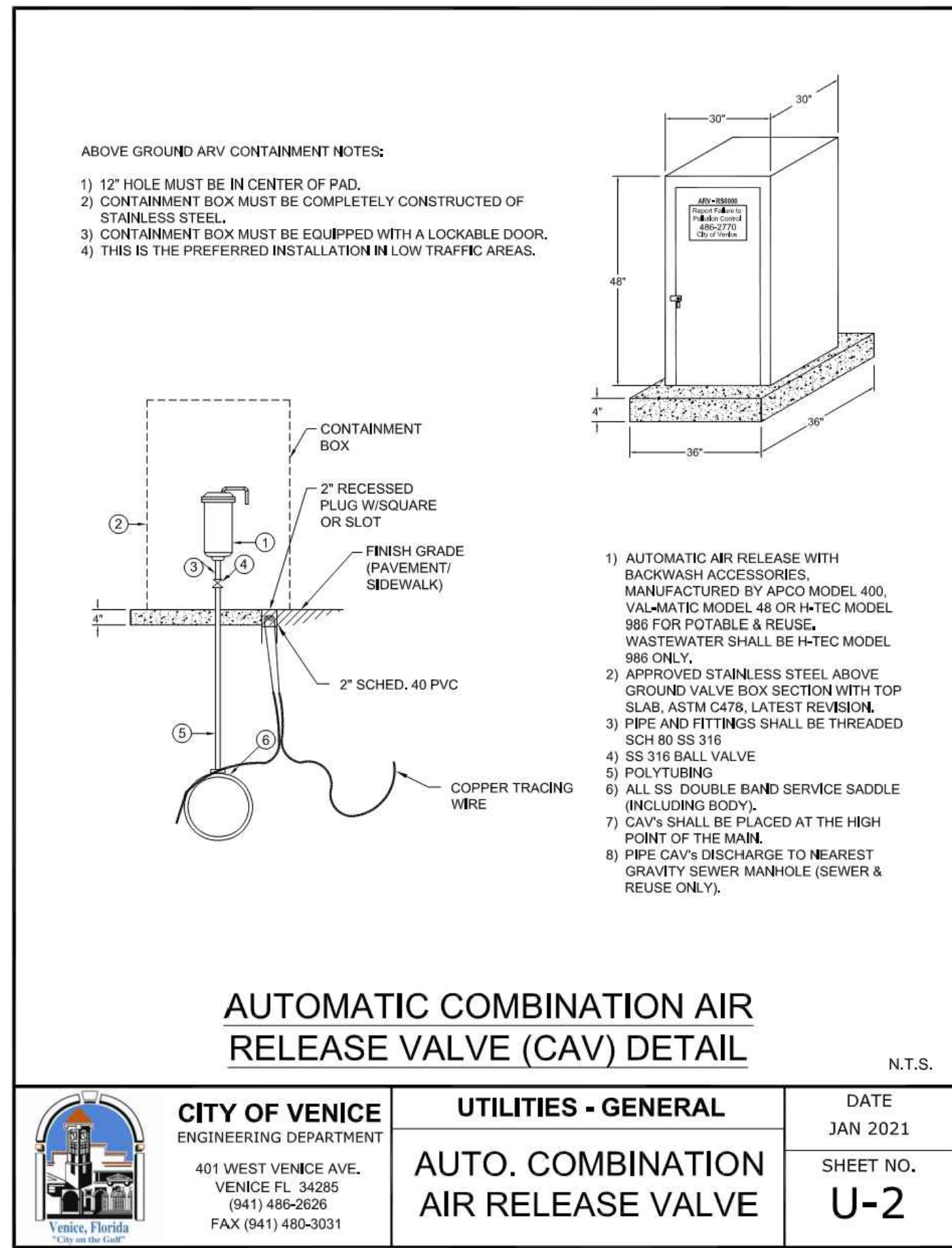
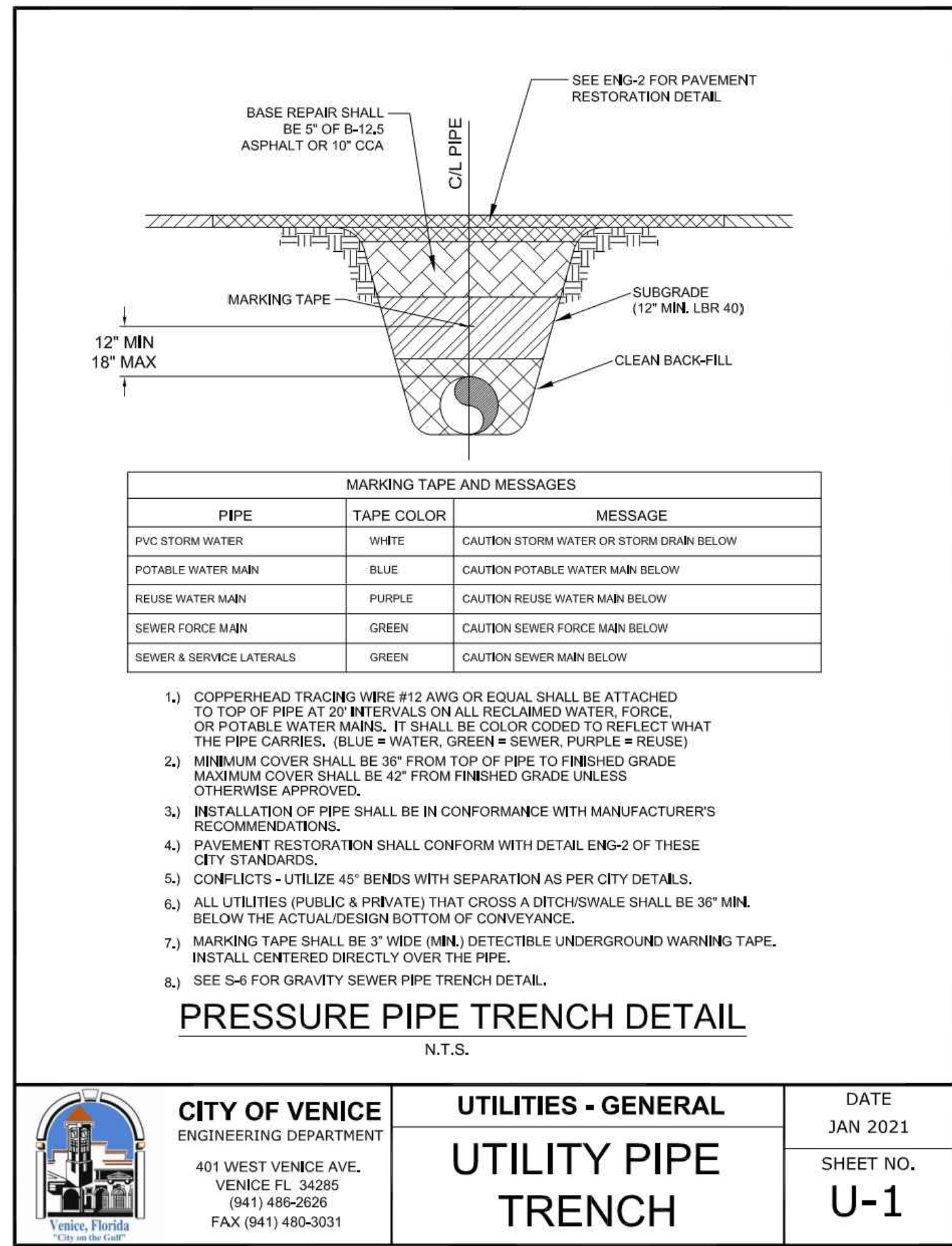
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWD	JAS
DATE	DESCRIPTION	BY
	REVISIONS	



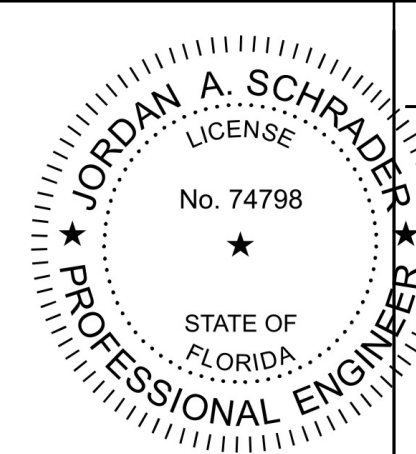
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LAND DESIGN, P.L.
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3010 W. Azeele St., Suite 150, Tampa, Florida 33609
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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

LIFT STATION DETAILS

JOB NO. JEN-RU-009	DESIGN FERREIRA	DRAWN DUNCAN	DATE 06-25-2025	FILE PSD
RUSTIC ROAD SOUTH PHASES 1 & 2				
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				
SHEET 66 OF 79 SHEETS				

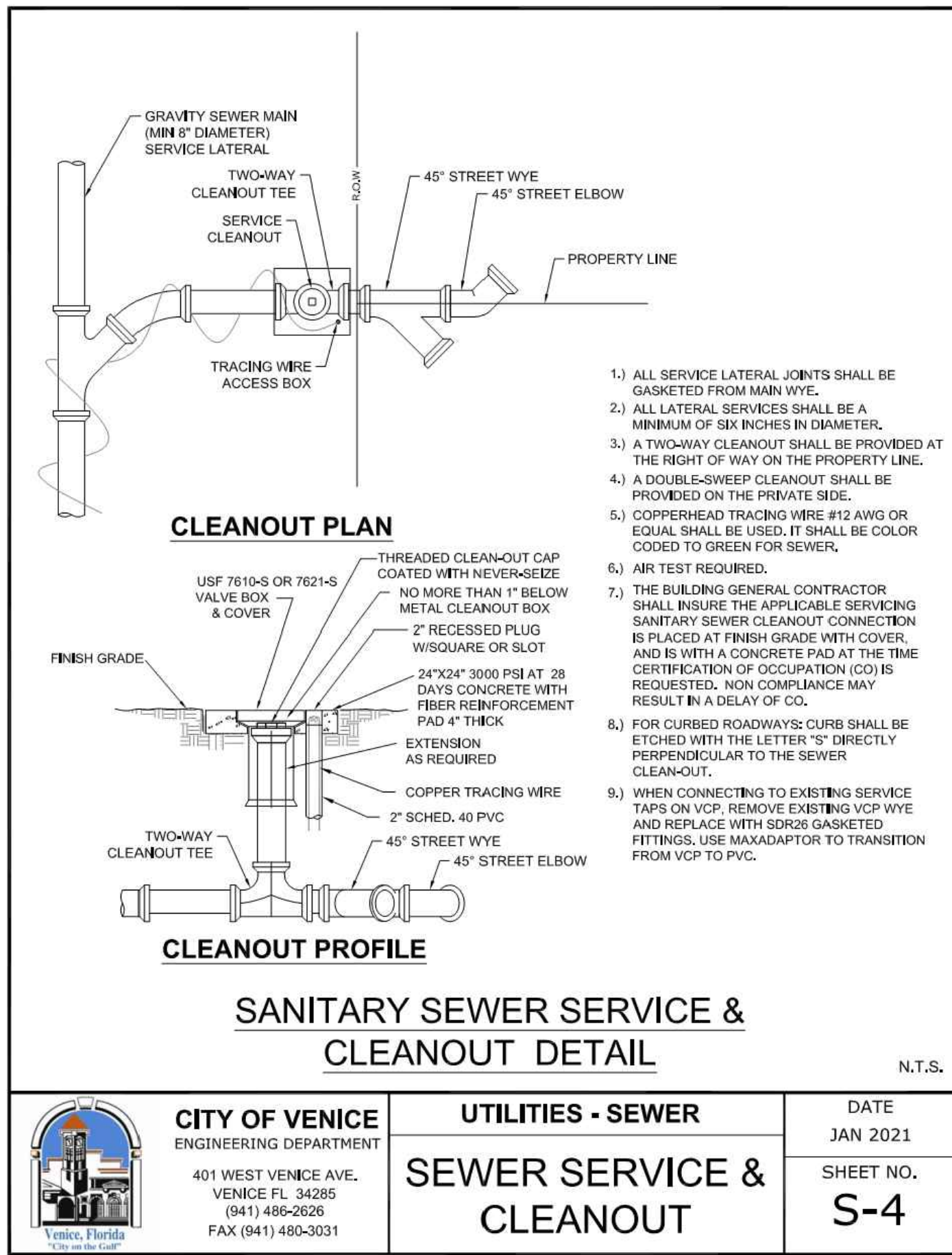
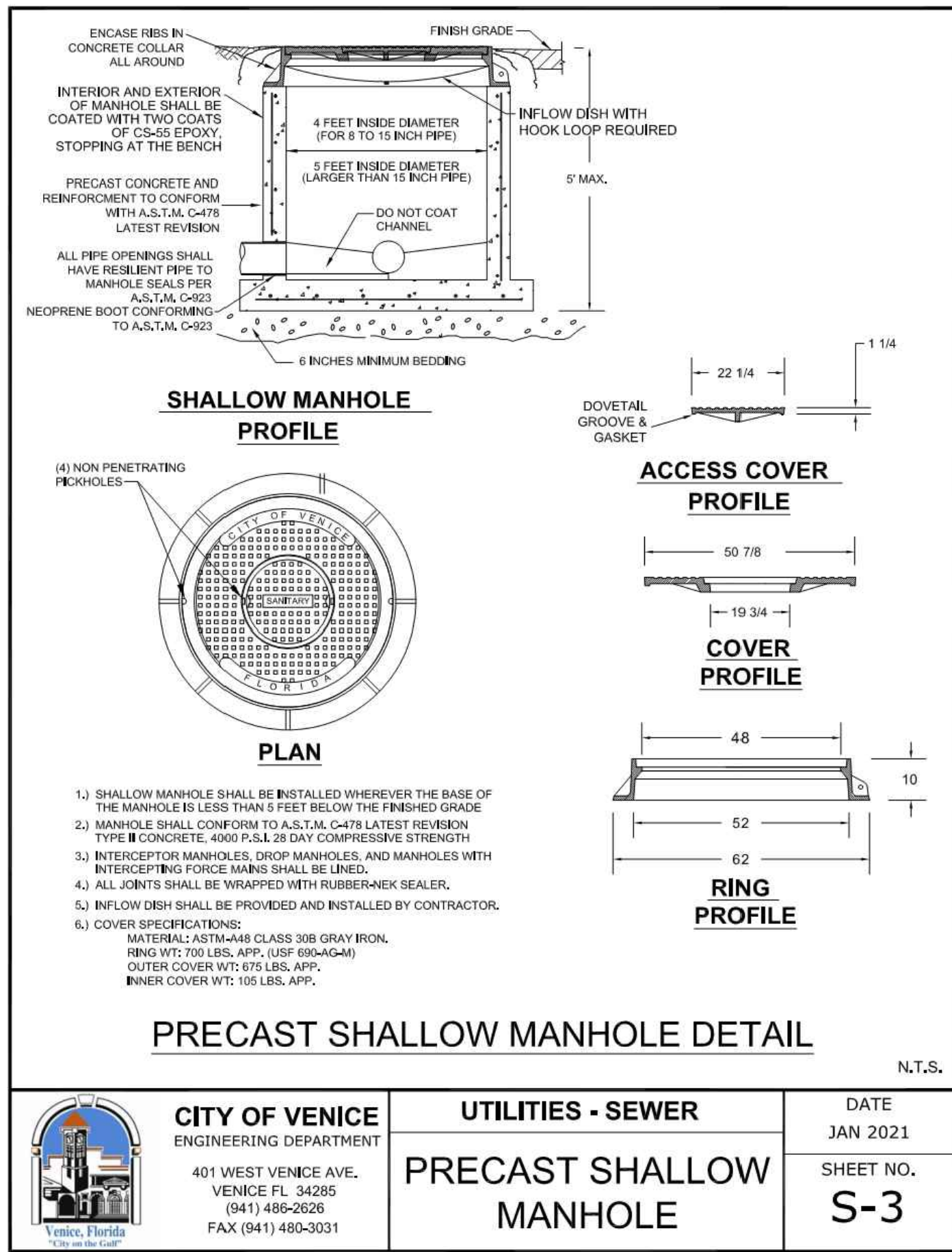
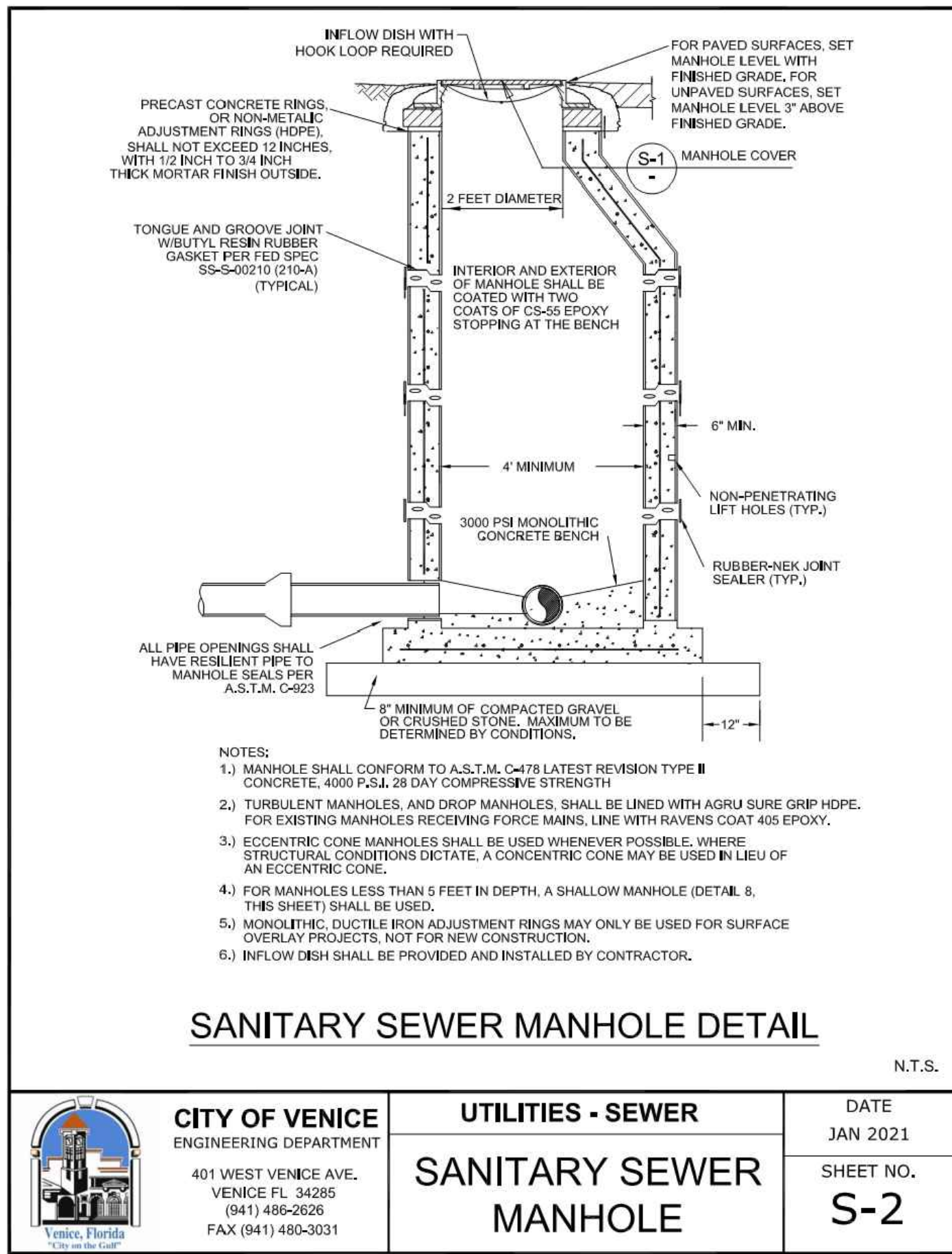
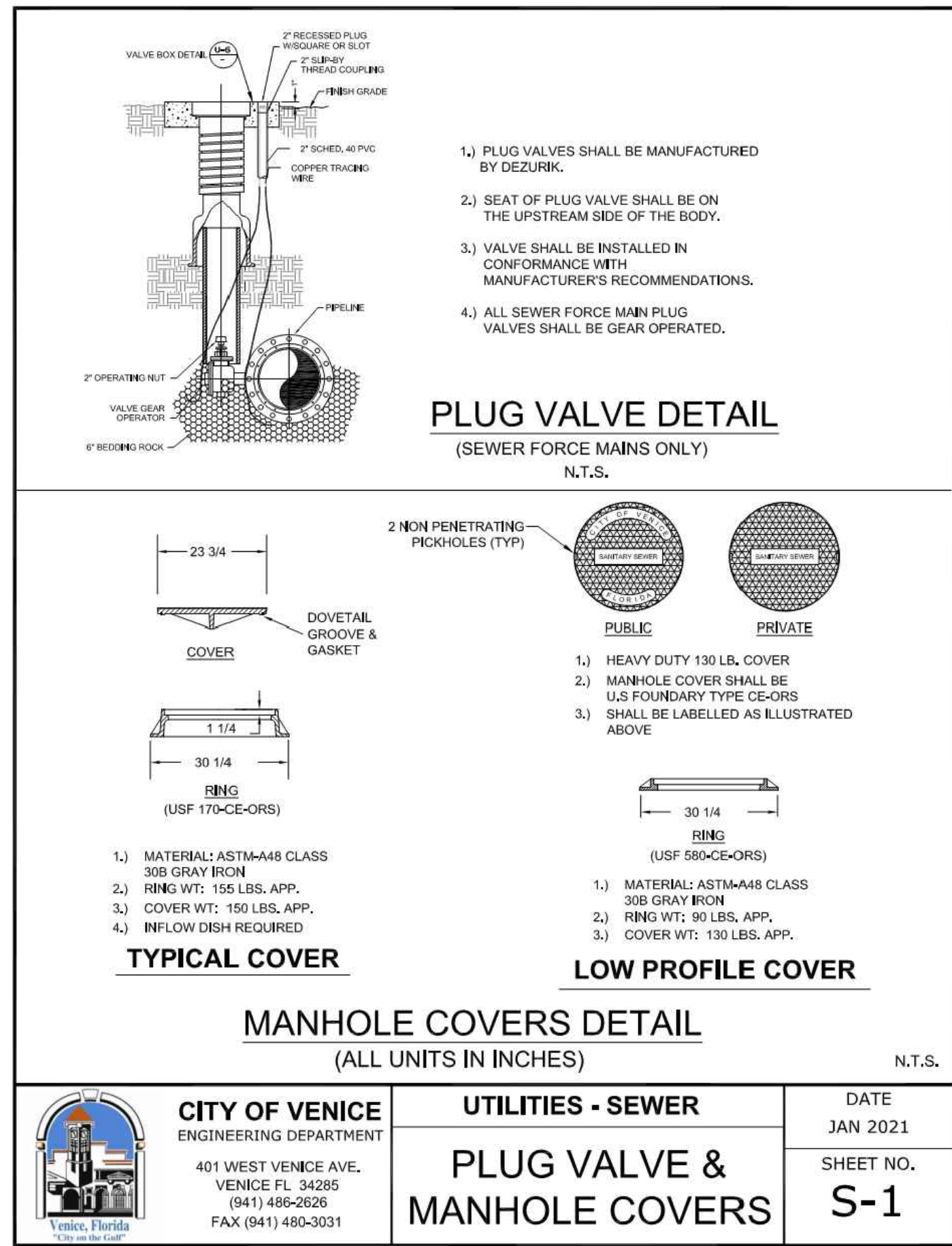


06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWF/WM	JAS
DATE	DESCRIPTION	BY
	REVISIONS	

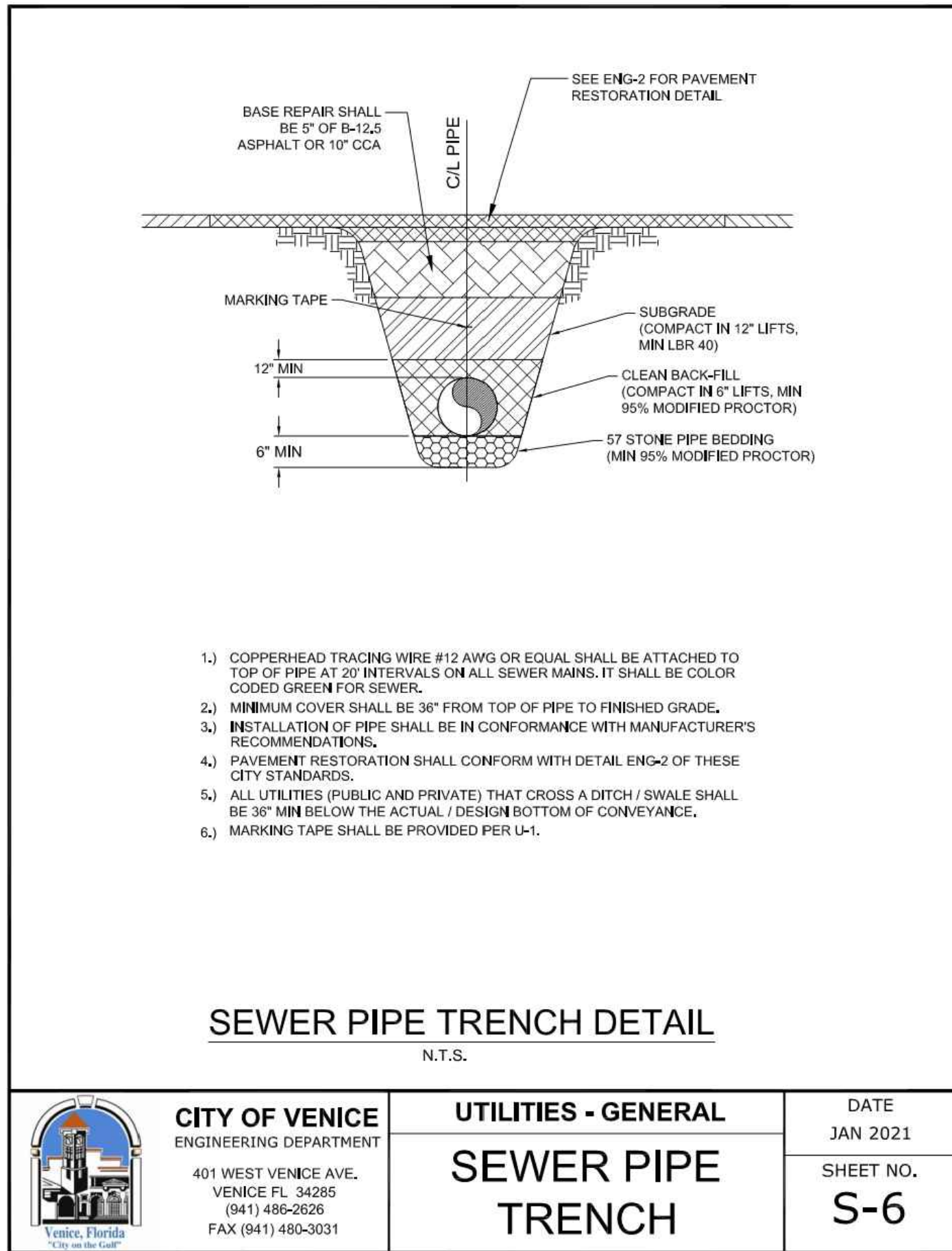
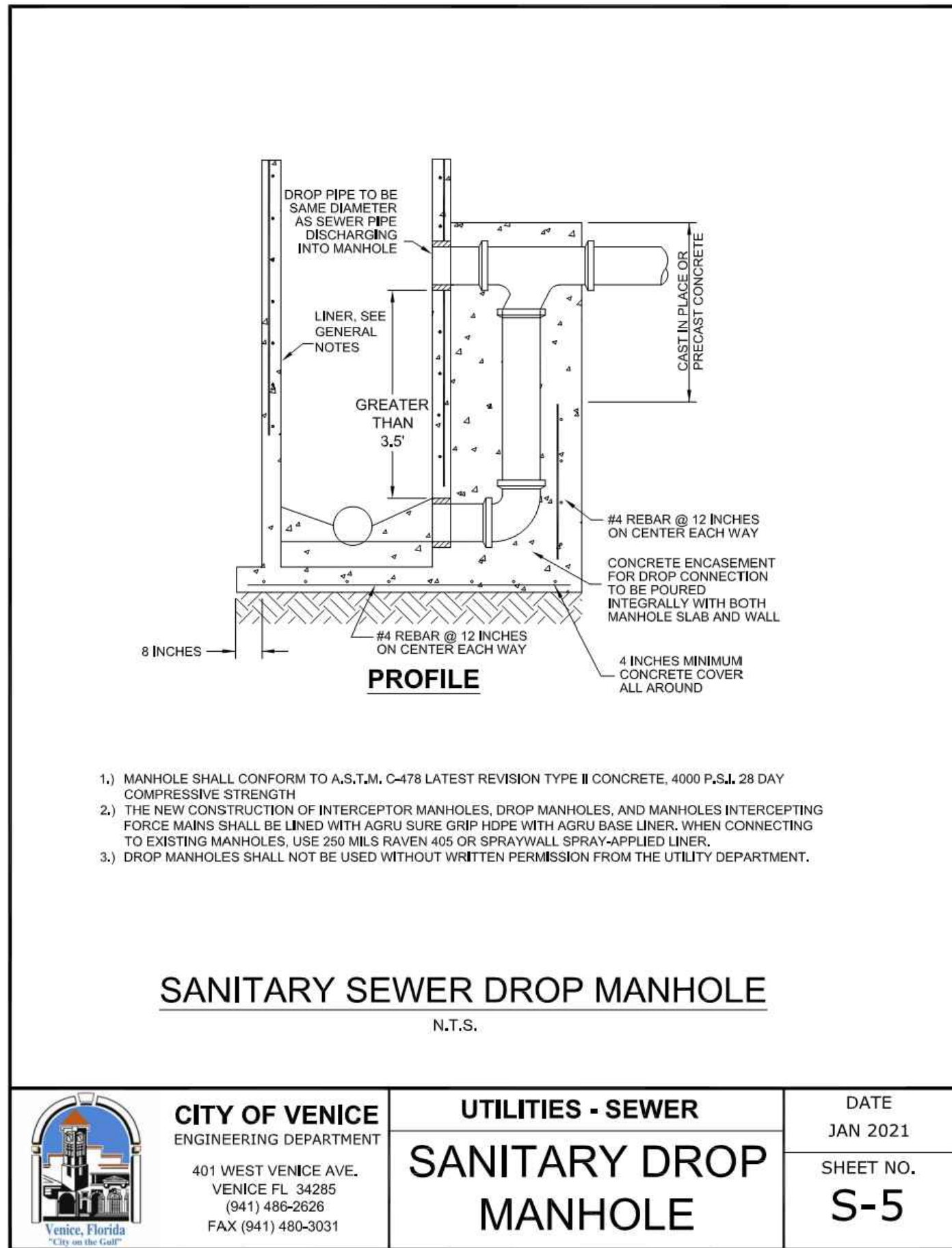


Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W. Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
DATE: 06/26/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	

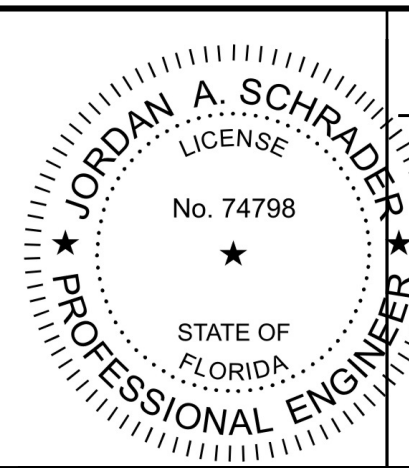
GENERAL UTILITY DETAILS	
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DRAWN FERREIRA	FOR: JEN TAMP A, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSD	SHEET 73 OF 79 SHEETS



RECORD DRAWINGS
July 25, 2025
APPROVED



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



Clearview
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JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

GENERAL UTILITY DETAILS	
JOB NO. JEN-RU-009	DESIGN FERREIRA
DRAWN DUNCAN	DATE 06-25-2025
FILE WSD	
RUSTIC ROAD SOUTH PHASES 1 & 2	
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	
SHEET 73 OF 79 SHEETS	