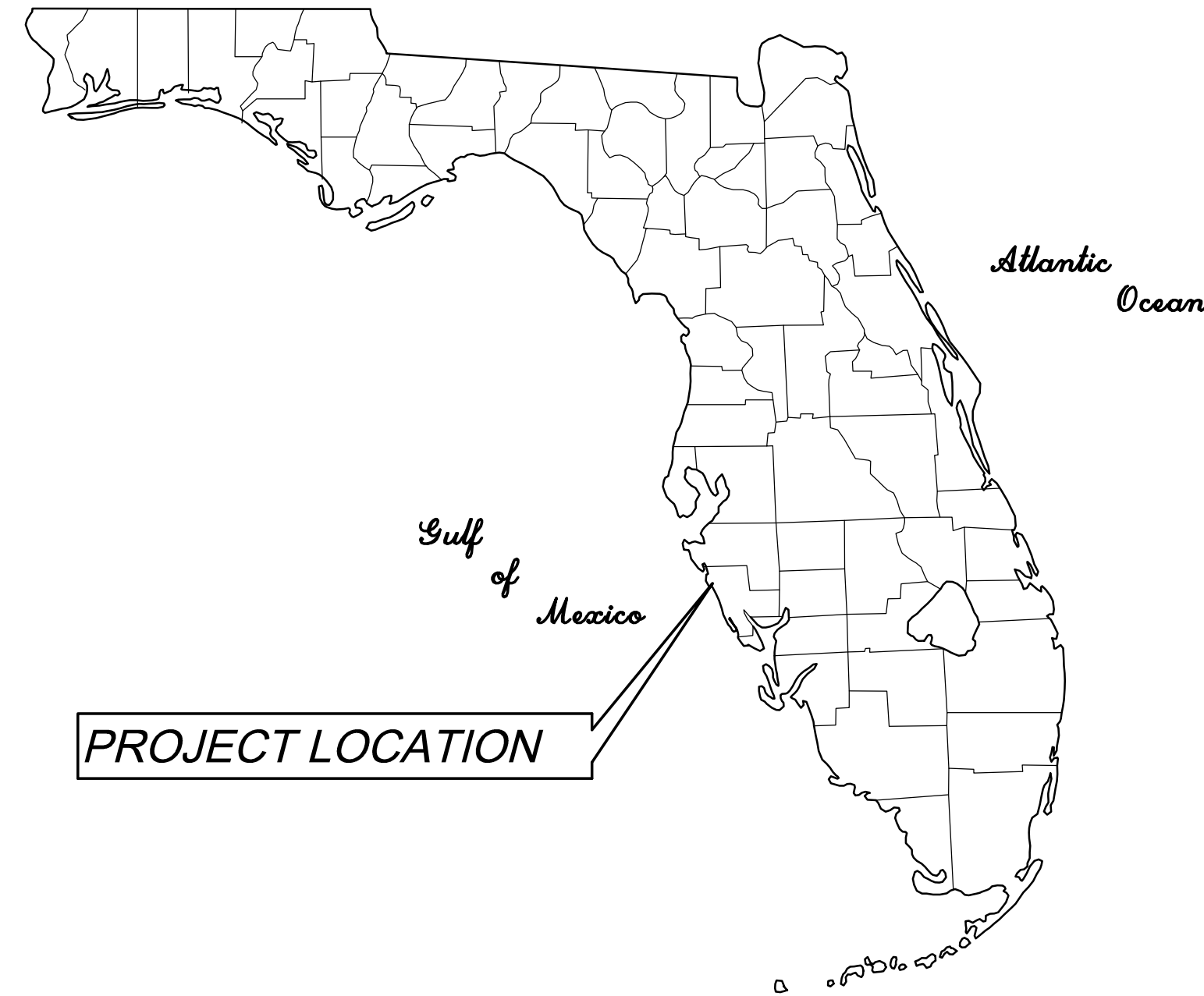




UTILITY PROVIDERS:
 WATER & SEWER: CITY OF VENICE UTILITIES DEPT. 200 N. WARFIELD AVE. VENICE, FL 34285
 POWER: FLORIDA POWER & LIGHT COMPANY 425 ALBEE FARM ROAD VENICE, FL. 34285
 CABLE: COMCAST CABLEVISION OF WEST FLORIDA, 5202 FRUITVILLE ROAD, SARASOTA, FL. 34232
 TELEPHONE SERVICE: VERIZON FLORIDA, INC. 1919 US HIGHWAY 301 N. BLDG. D TAMPA, FL. 33609

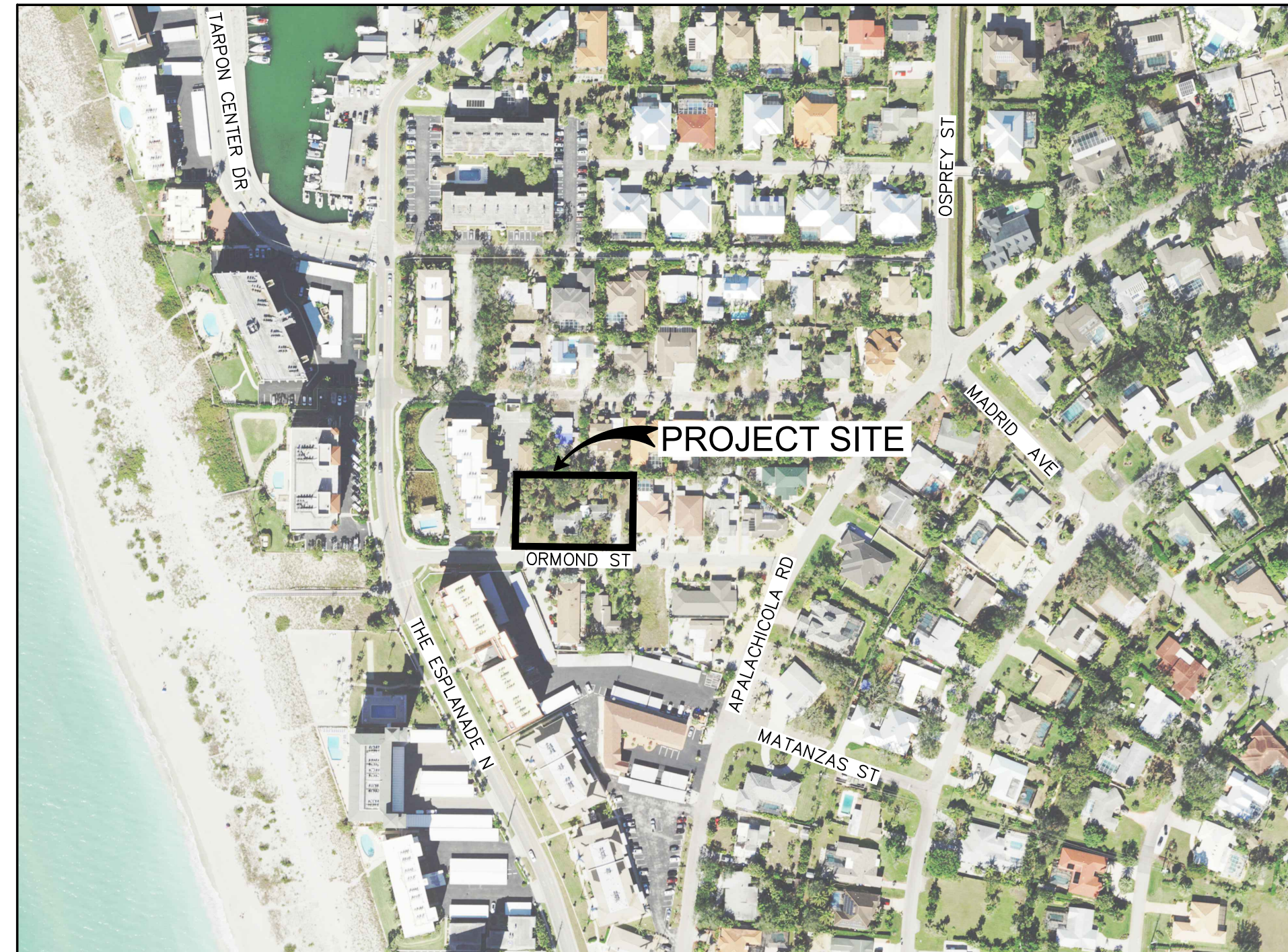


CONSTRUCTION PLANS

FOR

816 ORMOND STREET

SECTION 12, TOWNSHIP 39 S, RANGE 18 E



LOCATION MAP
N.T.S.

SARASOTA COUNTY, FLORIDA
 PARCEL I.D. No. 0175110025

LEGAL DESCRIPTION

BEGIN AT THE SW CORNER OF LOT 1, BLOCK 5, MAP OF VENICE, REPLAT OF PORTION OF GULF VIEW SECTION, AS RECORDED IN PLAT BOOK 4, PAGE 98, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE EAST 170.03 FEET FOR A P.O.B., CONTINUE THENCE EAST 190 FEET, THENCE NORTH 117 FEET, THENCE WEST 190 FEET, THENCE SOUTH 117 FEET TO THE P.O.B.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO AND FROM THE ESPLANADE AND THE GULF OF MEXICO ACROSS THE SOUTH 5 FEET OF THE NORTH 40 FEET OF LOT 4, OF SAID REPLAT OF GULF VIEW SECTION OF VENICE.

ZONED:

RMF3 - RESIDENTIAL, MULTI-FAMILY

CURRENT USE:

0100 - SINGLE FAMILY DETACHED

SITE DATA:

PARCEL SIZE = 22,230 S.F. OR 0.51± ACRES

TOTAL BUILDING S.F. = 2,691.03 S.F.
 PROPOSED BUILDING S.F. = 8885.67 S.F.
 EXISTING BUILD TO BE DEMOLISHED S.F. = 2,691.03 S.F.
 PERCENT INCREASE IN S.F. = 302.8%

SETBACK:

CITY OF VENICE ORDANANCE

ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS :

LINEAR FEET OF RECLAIMED WATER MAIN	000
LINEAR FEET OF POTABLE WATER MAIN	000
LINEAR FEET OF GRAVITY SEWER MAIN	000
LINEAR FEET OF FORCE MAIN	000
NUMBER OF MANHOLES	000

ADJACENT PROPERTY NOTE:

SEE SHEET 5 FOR ADJACENT PROPERTY ZONING AND FUTURE LAND USE INFORMATION NOT SHOWN ON THIS SHEET.

NOTES:

1. THE SITE IS CURRENTLY ZONED RMF3-RESIDENTIAL, MULTI-FAMILY.
2. THIS SITE IS DESIGNATED AS FLOOD ZONE X, FLOOD ELEVATION NOT DETERMINED, AND FLOOD ZONE AE, BASE FLOOD ELEVATION 8' PER F.I.R.M., COMMUNITY NO. 125154, MAP NO. 12115C PANEL NO. 0327G, DATED 03/27/2024.
3. THERE ARE NO KNOWN FOUNDATIONS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS, PLATTED STREETS ON THIS SITE.
4. COMMON OPEN SPACE SHALL BE MAINTAINED PROPERTY OWNER.
5. SOLID WASTE DISPOSAL WILL BE BY THE CITY OF VENICE.
6. ANY ENCROACHMENT ON THE 100 YEAR FLOOD PLAIN OF FLOOD WAY SHALL BE MITIGATED IN ACCORDANCE WITH FEMA AND THE CITY OF VENICE STANDARDS.

CITY OF VENICE REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW USE PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
4. POST-DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

SURVEYOR:

BENNETT-PANFIL, Inc.
 742 SHAMROCK BOULEVARD
 VENICE, FL. 34293
 PHONE: (941) 497-1290
 EMAIL: info@bpisurvey.com

ENGINEERS:



OWNER:

VENITOWNHOUSE, LLC
 816 ORMOND STREET
 VENICE, FL. 34285

INDEX OF DRAWINGS
DESCRIPTION

No.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES - 1
3	GENERAL NOTES - 2
4	EXISTING CONDITIONS, DEMOLITION PLAN & AERIAL PHOTO PLAN
5	HORIZONTAL CONTROL PLAN
6	GRADING AND DRAINAGE PLAN
7	PROJECT CROSS SECTIONS
8	CONSTRUCTION DETAILS 1
9	CONSTRUCTION DETAILS 2
10	UNDERGROUND RETENTION DETAILS
11	MASTER UTILITY PLAN
12	CITY OF VENICE UTILITY DETAILS
13	BEST MANAGEMENT PRACTICES NOTES, PLAN AND DETAILS

ENGINEER'S CERTIFICATION OF COMPLIANCE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL THAT THE FACILITIES COMPLY WITH ALL APPLICABLE STANDARDS, INCLUDING THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AND THE SARASOTA COUNTY U.D.C.

AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

ENGINEER OF RECORD
 KREG E. MAHEU, P.E.
 STATE OF FLORIDA NO. 45766

DATE

GENERAL SITE CONSTRUCTION NOTES

- 1. IT IS THE CONTRACTOR'S RESPONSIBILITY, PRIOR TO BIDDING, TO INSPECT THE JOB SITE AND BECOME TOTALLY FAMILIAR WITH THE PLANS AND THEIR INTENT. SHOULD THERE BE ANY QUESTIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER THROUGH THE PURCHASING DIVISION FOR CLARIFICATION.
2. ELECTRICAL CONDUITS MAY BE PRESENT THROUGHOUT THE SITE. IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR PERFORM LOCATES, SUCH AS GROUND PENETRATING RADAR OR SIMILAR IN ADDITION TO 811 FOR SAFETY.
3. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS THAT WAY AFFECT CONSTRUCTION. SHOULD APPARENT DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
4. THE ENGINEER RESERVES THE RIGHT TO ADJUST THE LOCATION OF PROPOSED IMPROVEMENTS TO MEET FIELD CONDITIONS AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF VENICE AND THE ENGINEER, AND OBTAIN THE CITY OF VENICE APPROVAL PRIOR TO ACCOMMODATION ANY MODIFICATIONS OR REVISIONS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONSTRUCT SILT SCREENS, INLET PROTECTION OR OTHER APPROVED DEVICES PRIOR TO CONSTRUCT TO PREVENT ADVERSE OFFSITE IMPACT OF STORM WATER QUALITY AND QUANTITY. REFER TO B.M.P. PLAN AND DETAILS.
7. THE CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONFLICT WITH OVERHEAD AND UNDERGROUND POWER LINES.
8. THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL (811) AND EXISTING UTILITY FACILITY COMPANIES A MINIMUM OF 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE VERIFICATION OF, AND PROTECTION OF, EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL HAVE ANY DAMAGES (CAUSED BY CONSTRUCTION ACTIVITIES) TO EXISTING WATER, SEWER, GAS, POWER AND TELEPHONE MAINS AND SERVICES, IMMEDIATELY REPAIRED.
10. ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO EXISTING LINES AND GRADES UNLESS OTHERWISE NOTED.
11. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING STORM DRAINS AND STRUCTURES WITHIN,OR DIRECTLY IMPACTED BY, THE PROJECT LIMITS.
12. ALL SURVEY MARKERS (BOTH VERTICAL AND HORIZONTAL) WITHIN THE GENERAL VICINITY, SHALL BE CONTINUOUSLY PROTECTED. ANY MARKERS DISTURBED OR DAMAGED SHALL BE REPLACED BY A PROFESSIONAL SURVEYOR AND MAPPER AND CERTIFIED TO THE GOVERNING MUNICIPALITY PRIOR TO FINAL ACCEPTANCE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED CONSTRUCTION PERMITS AND/OR RIGHT-OF-WAY USE PERMITS FROM CITY OF VENICE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN THE CITY RIGHT-OF-WAY.
14. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY PROGRAMS/PROCEDURES AND THE IMPLEMENTATION AND COMPLIANCE THEREOF.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, AND MATERIALS NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL. SYSTEMS AS PROPOSED IN THESE PLANS.
16. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER, DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE PROJECTS BMP GUIDELINES, FDOT SPECIFICATION, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CRITERIA. SAID CONTROL MEASURES SHALL BE INSPECTED, LOGGED, AND MAINTAINED DAILY.
17. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL REPLACE ALL EXISTING PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, SIGNS AND OTHER IMPROVEMENTS DISTURBED BY CONSTRUCTION TO EQUAL OR BETTER THAN PRE-CONSTRUCTION CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
18. THE LOCATION OF EXISTING UTILITIES SHOWN WITHIN THESE PLANS IS BASED ON THE BEST AVAILABLE INFORMATION PROVIDED BY THE ASSOCIATED UTILITY OWNERS AND INFORMATION OBTAINED BY SURVEY AND/OR RECORD DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
19. CONSTRUCTION MUST COMPLY WITH "THE FLORIDA ACCESSIBILITY CODE" AND THE "AMERICANS WITH DISABILITY ACT," WHERE APPLICABLE.
20. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED FILL, CLEAN AND FREE OF ORGANIC MATERIAL. AND OTHER OBJECTIONABLE DEBRIS. FILL NOT MEETING THESE REQUIREMENTS WILL BE DIRECTED TO BE REMOVED AND REPLACED WITH PROPER FILL AT NO ADDITIONAL COST TO THE OWNER.
21. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF PROPOSED CIVIL SITE IMPROVEMENTS. SHOP DRAWINGS SHALL BE CLEARLY MARKED DENOTING THE SPECIFIC ITEM FOR REVIEW. WHERE A DEVIATION FROM THE DESIGN IS PROPOSED, THE SHOP DRAWING SHALL HAVE A SPECIFIC NOTE DETAILING THE DEVIATION AND REASON FOR SUCH.
22. TESTING IS REQUIRED FOR ALL PROPOSED IMPROVEMENTS IN ACCORDANCE WITH APPLICABLE AGENCY STANDARDS. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 48 HOUR NOTICE FOR WITNESSING REQUIRED TESTING.
23. ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND PIPES SHALL REMAIN UNLESS OTHERWISE NOTED.
24. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCING WITH CONSTRUCTION. ANY OBSERVED SILTATION, DEBRIS, AND/OR EROSION SHALL BE CORRECTED AS SOON AS PRACTICAL. IN ORDER TO AVOID ADVERSE STORMWATER DISCHARGE (QUANTITY OR QUALITY). REFER TO THE BEST MANAGEMENT PRACTICES PLAN AND GUIDELINES.
25. ALL RESTORATION WORK PERFORMED THROUGHOUT THE PROJECT SHALL CONFORM TO EXISTING LINES AND GRADES UNLESS OTHERWISE NOTED.
26. ALL SURFACE WATER DISCHARGES FROM THE PROPERTY SHALL COMPLY WITH THE STATE WATER QUALITY STANDARDS CONTAINED IN DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES, CHAPTER 62-302, FLORIDA. ADMINISTRATIVE CODE (FAC.) AND THE APPROVED SWFWMD PERMIT.
27. THE ONLY ACCEPTABLE METHOD FOR REMOVAL OF PAVEMENT MARKING ARE HYDRO BLASTING OR GRINDING. EXISTING MARKING SHALL NO LONGER BE VISIBLE UPON COMPETITION OF THE REMOVAL OPERATIONS AS DEEMED BY THE ASSIGNED CITY OF VENICE PROJECT INSPECTOR/ENGINEER.
28. ALL PAVEMENT MARKINGS SHALL BE PLACED IN ACCORDANCE TO FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION SECTION 711 THERMOPLASTIC PAVEMENT MARKING.

CONSTRUCTION LAYOUT & SURVEY AS-BUILT

- 1. LINES, GRADES AND CONSTRUCTION SURVEYING - THE CONTRACTOR SHALL EMPLOY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR SATISFACTORY TO THE CITY AND THE ENGINEER TO LAY OUT THE WORK FROM THE BENCH MARKS, GRADES, DIMENSIONS, POINTS, AND LINES NOTED ON THE WORKING DRAWINGS, ESTABLISHED AT THE SITE OR SUPPLIED BY THE ENGINEER. ALL WORK OF EVERY DESCRIPTION SHALL BE LAID OUT AND CHECKED BY THE CONTRACTOR WHO WILL BE HELD SOLELY RESPONSIBLE FOR ITS CORRECTNESS, AND ALL EXPENSES IN CONNECTION WITH THIS WORK SHALL BE PAID FOR BY THE CONTRACTOR. THE WORK MAY BE CHECKED BY THE ENGINEER, AND IN THE EVENT OF DISCREPANCY, THE ENGINEER'S DECISION SHALL BE FINAL.
2. NO SPECIAL COMPENSATION WILL BE MADE TO THE CONTRACTOR TO DEFRAY COSTS OF ANY WORK OR DELAYS OCCASIONED BY MAKING SURVEYS AND MEASUREMENTS, TESTS, OR INSPECTIONS, BUT SUCH COSTS SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE PRICE STIPULATED FOR THE SEVERAL ITEMS OF WORK TO BE DONE UNDER CONTRACT.
3. ALL SURVEY MONUMENTS AND BENCH MARKS WHICH MAY BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY THE CONTRACTOR. ALL MONUMENTS AND BENCH MARKS DISTURBED OR DESTROYED BY THE CONTRACTOR OR ANY OF HIS FORCES THROUGH ACCIDENT OR NEGLIGENCE SHALL BE REPLACED BY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
4. PROTECTION AND RESTORATION OF PROPERTY MARKERS AND SURVEY MONUMENTS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY MARKERS AND SHALL PROTECT CAREFULLY FROM DISTURBANCE OR DAMAGE ALL SURVEY MONUMENTS AND PROPERTY MARKERS UNTIL LOCATIONS ARE WITNESSED OR OTHERWISE REFERENCED BY HIS LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR, SO THE SAID SURVEYOR CAN RESTORE THEM IN THEIR ORIGINAL LOCATION AFTER CONSTRUCTION.
5. RECORD DRAWINGS - DURING THE ENTIRE CONSTRUCTION OPERATION, THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL DEVIATIONS FROM THE PLANS AND SPECIFICATIONS AND SHALL MAINTAIN RECORD DRAWINGS SHOWING CORRECTLY AND ACCURATELY ALL CHANGES AND DEVIATIONS FROM THE WORK MADE DURING CONSTRUCTION TO REFLECT THE WORK AS IT WAS ACTUALLY CONSTRUCTED.
6. RECORD DATA SHALL BE SUBMITTED WITH EACH PAY APPLICATION, SAID PAY APPLICATION SHALL NOT BE ACCEPTED UNTIL AS-BUILTS ARE NOTED UP-TO-DATE BY THE PROJECT MANAGER. THE CONTRACTOR SHALL ALSO PROVIDE THE AS-BUILT INFORMATION ON THE ELECTRONIC CADD FILES PROVIDED BY THE ENGINEER. THE FINAL RECORD DRAWING SURVEY SHALL BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER AND PROVIDED TO THE ENGINEER IN THE REQUIRED FORMAT, FOR EACH APPLICABLE AGENCY, FOR FINAL CERTIFICATIONS (6 COPIES).
7. BASIS FOR PAYMENT - THE WORK AND ALL INCIDENTAL COSTS SPECIFIED AS BEING COVERED UNDER THIS DIVISION WILL BE PAID FOR BY THE HOUR BY CONTRACT FOR CONSTRUCTION SURVEYING AND SURVEY MONUMENTATION. PAYMENT SHALL BE FULL COMPENSATION FOR ALL LABOR, MATERIALS AND RELATED COSTS TO COMPLETE THE WORK SPECIFIED IN THIS DIVISION.

PERMEABLE PAVER NOTES

- 1. THE PROPOSED PERMEABLE PAVER SYSTEM SHALL BE CONSTRUCTED BY AN INSTALLER CERTIFIED BY THE PERMEABLE PAVER MANUFACTURE.
2. THE PERMEABLE PAVER SYSTEM SHALL BE MAINTAINED PER THE PERMEABLE PAVER MAINT. SCHDULE AND GUIDELINES ON SHEET 11.
3. THE SEALING OF THE PERMEABLE PAVERS IS PROHIBITED.

SURVEY NOTATIONS:

DESCRIPTION SHOWN HEREON FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

THERE ARE NO APPARENT ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH THIS FIRM HAS KNOWLEDGE.

NO UNDERGROUND UTILITIES, FACILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF BELLA MILAN, THE NORTH R/W LINE OF MILAN AVENUE, BEING N. 89°27'07" W.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE AND ARE FOR CLARIFICATION PURPOSES.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE " X AND X500 " BASE FLOOD ELEVATION (UNDETERMINED) AS PER F.I.R.M. MAP #12115C, COMMUNITY #125154, PANEL 0327 F, DATED 11/4/16, NEEDS TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL.

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS ONLY CERTIFIED TO THE PERSONS LISTED HEREON. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE CONSENT OF THE SIGNING PARTY. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

ELEVATION NOTES:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK #M-252, ELEVATION=13.45, N.A.V.D. 1988.

UTILITY CONTACTS:

Table with columns: CITY OF VENICE SEWER & WATER, DAMIEN STILLINGS, dstillings@venicefl.gov, 941-882-7311, 941-486-2770; COMCAST CABLEVISION, GONZALO ROJAS STEVE HOFFMAN, steve_hoffman.comcast.com, 941-342-3578, 941-377-4101; FP&L COMPANY, GREG COKER, greg_coker@fpl.com, 941-723-4430, 800-468-8243; SARASOTA COUNTY, DEMAR R. MACHUCA, dmachuca@scgov.net, 941-861-0580, 941-861-0573; TECO PEOPLES GAS, DAN SHANAHAN, dshanahan@tecoenergy.com, 941-342-4006, 877-832-6911; FRONTIER COMMUNICATION, DENISE HUTTON, denise.hutton@ftr.com, 941-906-6722, 800-483-1000

CONSTRUCTION EMERGENCY



UTILITY NOTIFICATION
UTILITY LOCATIONS DEPICTED WITHIN THIS CONSTRUCTION PLAN SET HAVE BEEN COMPILED FROM FIELD MEASUREMENTS AND DOCUMENTS SUPPLIED BY THE VARIOUS UTILITY COMPANIES. THE ENGINEER MAKES NO CLAIM TO THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AND IS RESPONSIBLE FOR VERIFYING THE DEPTHS AND FIELD LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ACTUAL UTILITY LOCATIONS AND DEPTHS MAY VARY FROM THOSE DEPICTED WITHIN THIS CONSTRUCTION PLAN SET. PROTECTION OF ALL UTILITIES WITHIN THE AREA OF CONSTRUCTION AND ALL COSTS TO REMEDY DAMAGES TO EXISTING UTILITIES AND DISTURBED AREAS SHALL BE BORNE BY THE CONTRACTOR.

ABBREVIATIONS:

NOTE: THE PERIOD MAY OR MAY NOT BE SHOWN IE. ASOP OR A.S.O.P.

Table of abbreviations: @ = AT, AIP = ABANDONED IN-PLACE, ASOP = AS SHOWN ON PLANS, ASTM = AMERICAN STD TESTING AND MATERIAL, BFP = BACK FLOW PREVENTION DEVICE, BOSI = BACK OF SIDEWALK INLET, BOT = BACK OF TRAIL (MURT), CA = CERTIFICATION, CL = CENTERLINE, CO = CLEANOUT, CONC = CONCRETE, CoS = CITY OF SARASOTA, CR = COUNTY ROAD, CY = CUBIC YARD, (C) = CALCULATED, DBI = DITCH BOTTOM INLET, DEPT = DEPARTMENT, DHWL = DESIGN HIGH WATER LINE, DIA = DIAMETER, DR = DESIGN RATIO, E = EAST, EA = EACH, EOP = EDGE OF PAVEMENT, ESM'T = EASEMENT, EL = ELEVATION, FF = FINISHED FLOOR, FDC = FIRE DEPARTMENT CONNECTION, FDOT = FLORIDA DEPARTMENT OF TRANS, FLA = FLORIDA, FS = FIRE SERVICE, FT = FOOT/FEET, FW = FIRE MAIN, GA = GAUGE, GB = GRADE BREAK, HORIZ = HORIZONTAL, HP = HIGH POINT, IN = INCHES, INSTAL = INSTALLATION, INV = INVERT, LB = LAND SURVEYING BUSINESS, LIC = LICENSE, LF = LINEAR FOOT, MAX = MAXIMUM, MES = MITERED END SECTION, M. EX. = MATCH EXISTING, MH = MANHOLE, MIN = MINIMUM, MURT = MAINTENANCE OF TRAFFIC, MURT TRAIL = MULTI USE RECREATIONAL, N = NORTH, No = NUMBER, NWL = NORMAL WATER LINE, NTS = NOT TO SCALE, O/C = ON CENTER, P/G = PROFILE GRADE LINE, PREF = PREFERRED, PROJ = PROJECT, PSI = POUNDS PER SQUARE INCH, PVM'T = PAVEMENT, R = RADIUS, RCP = REINFORCED CONCRETE PIPE, REQ'D = REQUIRED, R/W = RIGHT OF WAY, S = SOUTH, SCB = SIGNAL CONTROL BOX, SDR = SIZE DESIGN RATIO, SF = SQUARE FEET/FOOT, SHLDR = SHOULDER, SHWT = SEASONAL HIGH WATER, SR = STATE ROUTE, STD = STANDARD, SQ YD = SQUARE YARD, S/W = SIDEWALK, TEMP = TEMPORARY, TCB = TRAFFIC CONTROL BOX, TRANS = TRANSPORTATION, TRNS = TRANSITION, TRVL = TRAVEL, TYP = TYPICAL, UNK = UNKNOWN, W = WEST, W/ = WITH, WM = WATER MAIN, WWF = WELDED WIRE FABRIC, VAR = VARIES, VERT = VERTICAL

SURVEY ABBREVIATIONS AND LEGEND:

ABBREVIATIONS:

Table of survey abbreviations: (P) = PLAT, (M) = MEASURED, (C) = CALCULATED, (D) = DEED, U. & D. = UTILITY & DRAINAGE, L.B. = LICENSED SURVEYOR BUSINESS, L.S. = LAND SURVEYOR, P.C. = POINT OF CURVATURE, P.T. = POINT OF TANGENCY, P.I. = POINT OF INTERSECTION, C.M. = CONCRETE MONUMENT, C.I.R. = CAPPED IRON ROD, R/W = RIGHT-OF-WAY, C/L = CENTER LINE, TYP. = TYPICAL, CONC. = CONCRETE, I.D. = IDENTIFICATION, A.C. = AIR CONDITIONER, CA = CERTIFICATE OF AUTHORIZATION, FES = FLORIDA ENGINEERING & SURVEYING, R.C.P. = REINFORCED CONCRETE PIPE, M.E.S. = MITERED END SECTION, P.R.M. = PERMANENT REFERENCE MONUMENT, P.R.P. = PERMANENT PLAT CONTROL POINT, P.R.C. = POINT OF REVERSE CURVATURE, P.R.C. = POINT OF COMPOUND CURVATURE, R.L.S. = REGISTERED LAND SURVEYOR, P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER, P.L.S. = PROFESSIONAL LAND SURVEYOR, P.I.D. = PARCEL IDENTIFICATION NUMBER, P.B., PG. = PLAT BOOK, PAGE, O.R.I. = OFFICIAL RECORDS INSTRUMENT, O.R.B. = OFFICIAL RECORDS BOOK, N.A.D. = NORTH AMERICAN DATUM, P.O.B. = POINT OF BEGINNING, P.O.C. = POINT OF COMMENCEMENT, P.A. = PROPERTY APPRAISER, T.B.M. = TEMPORARY BENCH MARK, F.F. = FINISHED FLOOR, GAR. = GARAGE ELEVATION, EL. ELEV. = ELEVATION, N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM, F.I.R.M. = FLOOD INSURANCE RATE MAP, INV. = INVERT ELEVATION, N.A.V.D. = NORTH AMERICAN VERTICAL DATUM, E/P = EDGE OF PAVEMENT, ± = MORE OR LESS, W.F. = WOOD FENCE, C.L.F. = CHAIN LINK FENCE, P.F. = PLASTIC/VINYL FENCE

LEGEND:

Legend symbols are not to scale and are for graphic I.D. only.

Legend symbols: □ = FOUND CONCRETE MONUMENT (SIZE & I.D. NOTED), ⊗ = FOUND 5/8" CAPPED IRON ROD (I.D. NOTED), ● = SET 5/8" CAPPED IRON ROD (L.B. #8024), ⊙ = SET NAIL & DISK (L.B. #8024), ○ = FOUND IRON PIPE (SIZE NOTED), ◀ = FOUND/SET SURVEY NAIL (AS NOTED), ○ = UTILITY POLE, ✨ = METAL LIGHT POLE, ↖ = GUY ANCHOR, ⊕ = BOLLARD, ⊞ = ELEC. TRANSFORMER, ⊙ = COMMUNICATION HANDHOLE, ⊕ = WELL, ⊞ = FIRE HYDRANT, ⊞ = WATER METER, ⊞ = WATER VALVE, ⊞ = BACKFLOW PREVENTER, ⊞ = SANITARY CLEANOUT, ⊞ = SANITARY MANHOLE, ⊞ = REUSE WATER VALVE, ⊞ = STOP SIGN, ⊞ = TRAFFIC INFORMATION SIGN, ⊞ = EXISTING ELEVATION, ⊞ = OAK TREE (SIZE NOTED IN INCHES), ⊞ = PALM TREE (SIZE NOTED IN INCHES)

TREE NOTE:

TREE SPECIES AS SHOWN HEREON WERE IDENTIFIED TO THE BEST OF THE SURVEY FIRMS ABILITY, A PROFESSIONAL ARBORIST SHOULD BE CONSULTED FOR EXACT TREE IDENTIFICATION.

Vertical text on the left margin: Drawing name: F:\Projects\2024\24-0069 B16 Ormond Street\DWG\24-0069 Cover Sheet.dwg Tab: SH1 2 Date Printed: Wed, 05 Nov 2025 - 11:32am

Table with columns: DATE, REVISION, BY

DMK ASSOCIATES ENGINEERING, PLANNING & DESIGN
405 Commercial Court, Suite E Venice, Florida 34292
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Certificate of Authorization No. 3943

Table with columns: DATE, CKD. BY, DATE, DRAWN WA, DESIGN WA, SCALE @ 24"x36"

OWNER: VENITOWNHOUSE, LLC 816 ORMOND STREET VENICE, FL. 34285-2233

816 ORMOND STREET GENERAL NOTES - 1 SHEET No. 2 ENGINEER OF RECORD KREG E. MAHEU, P.E. STATE OF FLORIDA NO. 45766

SECTION 1. GENERAL REQUIREMENTS AND CITY PERMITS:

- THESE CITY STANDARD DETAILS ARE INTENDED TO SERVE AS A CURRENT SET OF GUIDELINES AND MINIMUM ACCEPTABLE STANDARDS TO CITY STAFF. ANY DEVIATION FROM THESE DETAILS INCLUDING, BUT NOT LIMITED TO, ALTERNATIVE MATERIALS, SUPPLIERS, OR MANUFACTURERS MAY BE SUBMITTED; BUT ARE SUBJECT TO FINAL APPROVAL BY THE CITY ENGINEER.
- THESE DETAILS ARE UPDATED AND REISSUED IN JANUARY OF EACH CALENDAR YEAR. HOWEVER, DUE TO UNIQUE CIRCUMSTANCES, CHANGES OR MODIFICATIONS MAY BE REQUIRED BY CITY STAFF AT ANY TIME.
- THESE DETAILS ARE INTENDED TO MEET ALL CURRENT MATERIALS FOR CONSTRUCTION QUALIFICATIONS OF FDOT AS WELL AS APPLICABLE ASTM STANDARDS, LATEST REVISIONS.
- ALL CONSTRUCTION WITHIN THE CITY OF VENICE SHALL MEET THE APPLICABLE TESTING REQUIREMENTS LISTED IN SECTION 4.
- A MAINTENANCE OF TRAFFIC (MOT) PLAN, IF APPLICABLE, SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS TO THE CITY ENGINEERING DEPARTMENT.
- THE CITY ENGINEERING DEPARTMENT ISSUES THE FOLLOWING PERMITS:
 - SITE PREPARATION PERMIT – BEFORE ANY ACTIVITY SUCH AS REMOVAL OF VEGETATION, SITE GRADING, DELIVERY OF FILL, OR GROUND BREAKING, THE PROPERTY OWNER OR HIS AGENT WILL OBTAIN A SITE PREPARATION PERMIT FROM THE CITY. NO SITE ACTIVITY IS TO BEGIN UNTIL A CITY-APPROVED BEST MANAGEMENT PLAN (BMP) IS IN PLACE. A SITE PREPARATION PERMIT WILL BE ISSUED BY THE CITY UPON APPROVAL OF THE BMP PLAN. A COPY OF THE CITY OF VENICE TREE PERMIT WILL BE REQUIRED PRIOR TO ISSUANCE OF THE SITE PREPARATION PERMIT. CONTACT THE CITY OF VENICE BUILDING DEPARTMENT TO APPLY FOR THE TREE PERMIT.
 - CONSTRUCTION PERMIT – THE CONSTRUCTION PERMIT ALLOWS FOR ALL OTHER SITE IMPROVEMENTS NOT COVERED WITHIN A SITE PREPARATION PERMIT. REQUIREMENTS FOR THIS PERMIT ARE DISCUSSED IN SECTION 3.
 - RIGHT-OF-WAY USE PERMIT – ISSUED FOR ANY CONSTRUCTION WITHIN THE CITY OWNED RIGHT-OF-WAY. RESTORATION WORK IN THE PUBLIC ROW MUST BE COMPLETED WITHIN 7 DAYS UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE CITY ENGINEER OR DESIGNEE TO EXTEND THE RESTORATION TIMEFRAME. RESTORATION WORK NOT COMPLETED AS REQUIRED MAY BE REFERRED TO CODE ENFORCEMENT FOR ACTION INCLUDING DAILY FINES.
 - LICENSE AGREEMENT – ISSUED FOR ANY IMPROVEMENT WITHIN THE CITY OWNED RIGHT-OF-WAY WHICH DOES NOT MEET THE CITY STANDARD DETAILS DESIGN REQUIREMENTS (I.E. BRICK PAVEMENT DRIVEWAY OR STRUCTURAL IMPROVEMENTS).

APPLICATIONS FOR THE ABOVE PERMITS ARE AVAILABLE AT THE ENGINEERING DEPARTMENT, FORMS SECTION OF THE CITY WEBSITE www.venicegov.com OR AT THE BUILDING DEPARTMENT COUNTER.

7. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL CONSTRUCTION PERMITS PRIOR TO START OF WORK. THE PROJECT ENGINEER OF RECORD (EOR) OR CONSTRUCTION MANAGER SHALL COORDINATE THE MEETING WITH THE ENGINEERING DEPARTMENT. FOR THE PURPOSE OF OUTLINING CITY STANDARDS, TESTING AND INSPECTION REQUIREMENTS, CITY DEPARTMENT RESPONSIBILITIES, AND OTHER RELATED CONSTRUCTION CONCERNS. THE EOR OR CONSTRUCTION MANAGER SHALL PROVIDE COPIES OF ALL APPLICABLE STATE AND FEDERAL PERMITS AT THIS MEETING, INCLUDING SWFWMD ERP, NPDES NOI LETTER AND SWPPP, FDEP, HEALTH DEPARTMENT AND/OR FOOT.

8. ALL SHOP DRAWINGS SHALL BE SUBMITTED AS ONE COMPLETE SUBMITTAL PACKAGE ONLY, INCLUDING SHOP DRAWING SCHEDULES WHICH CATALOGS ALL THE SHOP DRAWINGS FOR THE PROJECT. WATER, SEWER & STORMWATER SHOP DRAWING PACKAGES SHALL INCLUDE ALL APPLICABLE PERMITS (FDEP & SWFWMD) OR A LETTER FROM THE EOR INDICATING THOSE PERMITS ARE NOT REQUIRED. PERMITS WILL BE REJECTED PRIOR TO REVIEW IF ALL APPLICABLE PERMITS ARE NOT INCLUDED. SHOP DRAWINGS MUST BE APPROVED AND STAMPED BY THE ENGINEER OF RECORD (EOR) PRIOR TO SUBMISSION TO THE CITY ENGINEERING DEPARTMENT FOR REVIEW. EACH SHEET OF THE SUBMITTAL WILL BE INDIVIDUALLY STAMPED AND INITIALED BY THE EOR. ANY CONSTRUCTION PRIOR TO THE REVIEW AND ACCEPTANCE PROCESS IS SUBJECT TO REMOVAL AT THE CONTRACTOR'S EXPENSE. IF APPROVED MATERIALS ARE NOT AVAILABLE, A LETTER FROM THE SUPPLIER OR MANUFACTURER SHALL BE PROVIDED. ALTERNATIVES SHALL BE APPROVED BY THE UTILITIES DEPARTMENT PRIOR TO INSTALLATION.

- THE CITY OF VENICE UTILITIES DEPARTMENT WILL OPERATE ALL CITY-OWNED VALVES.
- INSTALLATION OF PARTS MUST MEET ALL MANUFACTURER'S GUIDELINES AND REQUIREMENTS.
- NO WATER MAY BE PLACED IN SERVICE UNTIL TURNOVER HAS BEEN ACCEPTED BY CITY COUNCIL. Sec. 86–232(9d).

SECTION 2. CONTACT PERSONNEL:

2.1 CITY OF VENICE STAFF:		
POSITION	SERVICES PROVIDED	PHONE NUMBER
CITY ENGINEER	ADMINISTRATION AND FINAL APPROVAL	(941) 882-7409
ASSISTANT CITY ENGINEER	COORDINATION/ASSISTANCE WITH RECORDS	(941) 882-7410
PROJECTS COORDINATOR	PERMITS/TURNOVER PACKAGES	(941) 882-7411
ENGINEERING TECHNICIANS	CONSTRUCTION OBSERVATION & INSPECTION REQUESTS	(941) 232-2641
UTILITIES DIRECTOR	FINAL UTILITIES APPROVAL	(941) 486-2788
UTILITIES FIELD OPERATIONS	UTILITIES INSPECTION, METERS, SERVICES, BACKFLOW DEVICES	(941) 480-3333
CITY ARBORIST	TREE PERMITS	(941) 882-7433

2.2 FLORIDA DEPARTMENT OF HEALTH:
1001 SARASOTA CENTER BLVD
SARASOTA, FL 34240
(941) 861-6133

CONSTRUCTION OF ANY WATER MAIN OR EXTENSION OF AN EXISTING SYSTEM (INCLUDING FIRE SERVICES) IS REQUIRED TO SUBMIT FDEP FORM 62-555.900(7): NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSS. PLEASE CONTACT THE DEPARTMENT OF HEALTH FOR MORE INFORMATION. THIS FORM IS AVAILABLE AT THE FOLLOWING WEB ADDRESS: <http://www.dep.state.fl.us/water/drinkingwater/forms.htm>

A CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWSS OVERLAYS INTO OPERATION (FDEP FORM 62-555.900(8)): RECORD DRAWINGS MUST BE SIGNED, SEALED, AND SUBMITTED BY THE EOR TO FDEP. PLEASE CONTACT THE ABOVE ADDRESS FOR MORE INFORMATION. PLEASE CONTACT THE DEPARTMENT OF HEALTH FOR MORE INFORMATION.

2.3 SARASOTA COUNTY AIR AND WATER QUALITY:
ENVIRONMENTAL PROTECTION DIVISION
1001 SARASOTA CENTER BLVD.
SARASOTA, FL 34240

CONSTRUCTION OF ANY WASTEWATER FACILITY OR EXTENSION OF AN EXISTING SYSTEM IS REQUIRED TO SUBMIT FDEP FORM 62-604.300(8)(A): NOTIFICATION/APPLICATION FOR CONSTRUCTION A DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM. PLEASE CONTACT THE ABOVE ADDRESS FOR MORE INFORMATION. THIS FORM IS AVAILABLE AT THE FOLLOWING WEB ADDRESS: <http://www.dep.state.fl.us/water/wastewater/forms.htm>

PLEASE SUBMIT APPLICATIONS TO THE ENGINEERING DEPARTMENT. PERMIT APPLICATIONS WILL NOT BE SIGNED BY THE UTILITIES DIRECTOR UNTIL THE PLANS HAVE BEEN APPROVED BY THE UTILITIES AND ENGINEERING DEPARTMENTS.

A CERTIFICATION OF CONSTRUCTION COMPLETION, REQUEST FOR APPROVAL TO PLACE A DOMESTIC WASTEWATER TRANSMISSION SYSTEM INTO OPERATION (FDEP FORM 62-604.300(8)(B)) AND REPRODUCIBLE RECORD DRAWINGS MUST BE SIGNED, SEALED, AND SUBMITTED BY THE EOR TO FDEP. PLEASE CONTACT THE ABOVE ADDRESS FOR MORE INFORMATION. PLEASE SUBMIT APPLICATIONS TO THE ENGINEERING DEPARTMENT. CERTIFICATE OF CONSTRUCTION COMPLETION WILL NOT BE SIGNED BY THE UTILITIES DIRECTOR UNTIL THE RECORD DRAWINGS HAVE BEEN APPROVED BY THE UTILITIES AND ENGINEERING DEPARTMENTS.

FORTUITOUS FINDS NOTES:

- THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES.
- IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR OR AGENT THEREOF SHALL NOTIFY THE DIRECTOR WITHIN TWO WORKING DAYS. SUCH NOTICES SHALL INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN FIVE WORKING DAYS OF NOTIFICATION SO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.
 - IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE, THE COUNTY CORONER AND THE MANAGER OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. (REQUIRES MODIFICATIONS TO BE SUBMITTED)

SECTION 3. CONSTRUCTION PLAN SUBMITTAL REQUIREMENTS:

SUBMIT CONSTRUCTION PLANS THROUGH THE CITY'S ONLINE PERMITTING SYSTEM AFTER PLANNING & ZONING TECHNICAL REVIEW APPROVAL. CONSTRUCTION PLANS WILL NOT BE ACCEPTED FOR REVIEW UNTIL PERMIT FEE HAS BEEN PAID. CONSTRUCTION PLAN APPROVAL WILL NOT BE ISSUED UNTIL PLANNING COMMISSION APPROVAL IS OBTAINED, AND ALL REQUIRED PLAN REVISIONS ARE COMPLETED. CONSTRUCTION PLANS MUST CONFORM TO THE PLANNING COMMISSION'S APPROVED SITE PLAN AND SWFWMD PERMIT DOCUMENTS. THE EOR MUST PROVIDE A SIGNED AND SEALED ENGINEERING REPORT, INCLUDING LIFT STATION CALCULATIONS (IF APPLICABLE) DEMONSTRATING THAT THE EXISTING WASTEWATER SYSTEM AND PROPOSED WASTEWATER SYSTEM ARE ABLE TO SUPPORT THE PROPOSED DEVELOPMENT. A CITY OF VENICE CONSTRUCTION PERMIT AND ALL APPLICABLE STATE AND FEDERAL PERMITS ARE REQUIRED BEFORE BEGINNING ANY WORK.

CONSTRUCTION PLANS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- 3.1 TITLE SHEET:**
 - PROJECT NAME, AS REFERENCED IN TECHNICAL REVIEW PROCESS OR NOTE OF DISCREPANCY
 - PLANS SHALL BE TITLED "CONSTRUCTION PLANS"
 - LOCATION MAP
 - INDEX OF SHEETS
 - NAME OF OWNER AND CONTACT INFORMATION
 - NAME OF ENGINEER AND CONTACT INFORMATION
 - NAME OF SURVEYOR AND CONTACT INFORMATION
 - NAMES OF PROVIDERS OF ALL UTILITIES AND SERVICES FOR THE PROPERTY
 - DATE OF PERMITS
 - DESIGNATION OF PUBLIC VERSUS PRIVATE IMPROVEMENTS (UTILITIES, ROADS, ETC.)
 - DATE PLANS ISSUED
 - PERCENT AND ACREAGE OF IMPERVIOUS/PERVIOUS AREA (EXISTING AND PROPOSED)
 - ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS
 - LINEAR FEET OF RECLAIMED WATER MAIN
 - LINEAR FEET OF POTABLE WATER MAIN
 - LINEAR FEET OF GRAVITY SEWER MAIN
 - LINEAR FEET OF FORCE MAIN
 - NUMBER OF MANHOLES

REQUIRED NOTES: (TO BE SHOWN ON COVER SHEET)

- ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW USE PERMIT.
- ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
- TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE CITY OF VENICE.
- POST-DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25-YEAR STORM EVENT.
- ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521
- CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION
- ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
- CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

3.2 EXISTING CONDITIONS PLAN:
a) BOUNDARY AND TOPOGRAPHIC SURVEY WITH ALL EXISTING IMPROVEMENTS AND EASEMENTS.
b) FLOOD ZONE DESIGNATION AND LIMITS OF THE REGULATORY FLOOD PLAN.

3.3 APPROVED SITE PLAN:
a) SITE PLAN MUST CONFORM TO PLAN APPROVED BY PLANNING COMMISSION.
b) SITE PLAN TO SHOW PLAN VIEW OF ALL PROPOSED IMPROVEMENTS.

3.4 APPROVED SITE PLAN AND FLOOD ZONE:
a) A SEPARATE SHEET WITH THE APPROVED OVERALL SITE PLAN WITH FEMA FLOOD ZONE INFORMATION OVERLAYED.

3.5 MASTER GRADING & DRAINAGE PLAN:
a) CONSTRUCTION PLANS MUST CONFORM TO THE SWFWMD STAMPED, APPROVED PLANS AND PERMIT CONDITIONS.
b) INDIVIDUAL LOT GRADING PLAN SHALL BE SHOWN WITH THE PROPOSED FINISHED FLOOR ELEVATION.

3.6 MASTER PAVING & STRIPING PLAN:
a) TELEVISION INSPECTION

- PROFILES SHALL BE SHOWN FOR ALL PIPELINES. VALVES AND FITTINGS SHALL BE SHOWN AND CALLED OUT. MINIMUM SEPARATION AND COVER SHALL BE MAINTAINED AND NOTED AT CROSSING WITH OTHER UTILITIES IN ACCORDANCE WITH THESE STANDARD DETAILS.
- PROPOSED SWING TABLE SHALL BE INCLUDED IN CONSTRUCTION PLAN SUBMITTAL.
- PROPOSED SITE LIGHTING WITH UTILITY OVERLAYS SHALL BE PROVIDED TO VERIFY THAT CONFLICTS DO NOT EXIST (EXISTING AND PROPOSED). LIGHTING AND POWER EQUIPMENT SHALL MAINTAIN 5 FEET OF SEPARATION FROM ALL UTILITIES AND APPURTENANCES.

- 3.8 CITY OF VENICE STANDARD DETAILS (LATEST VERSION):**
 - DESIGNATION (SEE SHEET) SHALL BE PROVIDED ON APPLICABLE SHEET FOR IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE COV STANDARD DETAILS.
 - ALL APPLICABLE CITY STANDARD DETAILS SHALL BE INCLUDED IN THE CONSTRUCTION PLAN SUBMITTAL IN THEIR ENTIRETY, PLACED ONTO THE EOR'S PROJECT TITLE BLOCK. DETAILS WHICH DO NOT APPLY TO THE PROJECT MAY BE EXCLUDED FROM THE PLAN SET.
 - THESE CITY STANDARD DETAILS REPRESENT THE MINIMUM ACCEPTABLE IMPROVEMENTS FOR PROJECTS BUILT WITHIN THE CITY AND MUST BE SIGNED & SEALED BY THE EOR CERTIFYING THE DETAILS ARE APPROPRIATE FOR THE SPECIFIC PROJECT.
 - THE OWNER SHALL PROVIDE A VIDEO TAPE OF THE CAMERA INSPECTION FOR ALL DRAINAGE STANDARD FROM THESE DETAILS. NO ALTERATION OR MODIFICATION OF THE INDIVIDUAL CITY DETAILS IS PERMITTED, UNLESS THE DESIGN PROFESSIONAL IS INCREASING THE DESIGN STANDARD. ANY PROPOSED DETAIL CHANGES SHALL BE PROVIDED ON A SEPARATE SHEET OF THE CONSTRUCTION PLAN SUBMITTAL WITH THE REVISION CLEARLY IDENTIFIED.
 - ANY ADDITIONAL DETAILS PROVIDED BY EOR MUST MEET OR EXCEED THE MINIMUM DESIGN STANDARD IN THE COV STANDARD DETAILS.
 - DIGITAL COPIES OF THE LATEST STANDARD DETAILS MAY BE OBTAINED FROM THE ENGINEERING DEPARTMENT, FORMS SECTION OF THE CITY WEBSITE @ www.venicegov.com.
- 3.9 APPROVED LANDSCAPE PLAN:**
 - THE APPROVED TRC LANDSCAPE PLAN SHALL BE INCLUDED IN THE CONSTRUCTION PLAN. LANDSCAPE PLAN SHALL INDICATE ALL PLANTS PROPOSED FOR INSTALLATION AND INCLUDE A UTILITY OVERLAY REPORT THAT VERIFIES THAT CONFLICTS DO NOT EXIST.
 - ALL LANDSCAPING SHALL MAINTAIN 5 FEET OF SEPARATION FROM ALL UTILITIES AND APPURTENANCES.

3.10 GENERAL SUBMITTAL REQUIREMENTS:
a) NORTH ARROWS AND SCALES SHALL BE SHOWN ON EACH APPLICABLE SHEET.
b) ADDITIONAL SHEETS MAY BE NECESSARY TO ACCURATELY DEPICT THE SCOPE OF THE PROJECT OR AS REQUIRED BY THE CITY STAFF FOR CLARITY.
c) CONSTRUCTION PLAN SET SHALL BE 24"x36" SHEETS.
d) ALL RIGHT-OF-WAYS, EASEMENTS FOR DRAINAGE, UTILITIES, OR OTHER PUBLIC FACILITIES, WHICH WILL BE RELINQUISHED TO THE CITY, SHALL BE SHOWN ON THE RESPECTIVE MASTER PLAN SHEETS.
e) AS REQUIRED BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS, EACH PLAN SHEET MUST BE SIGNED AND SEALED BY THE EOR.
f) IF THE DEVELOPMENT WILL BE PHASED, ALL PHASE LINES AND SUB-PHASES MUST BE CLEARLY SHOWN ON A SEPARATE PHASE SHEET. ANY CHANGES OF THE PHASE LINES SHALL BE SUBMITTED AS A CONSTRUCTION PLAN MODIFICATION FOR CITY REVIEW AND APPROVAL.

- CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
- PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.
- BACTERIOLOGICAL TESTING OF POTABLE MAINS SHALL BE COORDINATED THROUGH COV ENGINEERING DEPT. AND IN CONFORMANCE WITH STATE OF FLORIDA HEALTH DEPARTMENT HEALTH. BACTERIOLOGICAL SAMPLE SHALL BE TAKEN BY FDOH PERSONNEL ONLY.
- FOR ALL WATER NEEDED FOR FLUSHING, PRESSURE TESTING OR BACTERIOLOGICAL SAMPLING, PLEASE PROVIDE 48 HOURS ADVANCE NOTICE TO THE CITY OF VENICE UTILITIES DEPARTMENT (941)480-3333. THE CITY WILL OPERATE ALL VALVES.
- DISINFECTING OF WATER MAINS MUST FOLLOW ANSI/AWWA 651-99 AND MUST BE WITNESSED BY CITY UTILITIES. 48-hr. (941)480-3333. DISINFECTION PLAN TO BE SUBMITTED TO COV UTILITIES DEPT. FOR REVIEW & APPROVAL PRIOR TO SCHEDULING DISINFECTION.
- FORCE MAINS SHALL BE A MINIMUM OF 4" IN DIAMETER.
- THERE SHALL BE NO LEAD PRODUCTS USED IN ANY POTABLE WATER INFRASTRUCTURE INCLUDING PIPES, FITTINGS OR JOINTS.
- ALL TAPS AND PRESSURE TESTS SHALL BE COORDINATED BY THE ENGINEERING DEPT.
- A CONTINUITY TEST SHALL BE PERFORMED ON ALL TRACER WIRES AND A REPORT SHALL BE PROVIDED WITH THE TURNOVER DOCUMENTATION.
- ANY APPURTENANCES USED FOR SAMPLES OR PRESSURE TESTING SHALL BE CLOSED AND REMOVED PRIOR TO TURNOVER. CONFIRMATION OF REMOVAL SHALL BE VERIFIED BY THE ENGINEERING DEPARTMENT.

- 4.5 BACKFLOW ASSEMBLIES:**
 - BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.
 - CURRENT BACKFLOW TESTING CERTIFICATION SHALL BE PERFORMED AND PROVIDED WITHIN 90 DAYS OF CERTIFICATE OF OCCUPANCY OR TRANSFER OF OWNERSHIP FROM DEVELOPER, WHICHEVER COMES FIRST.

SECTION 4. TESTING REQUIREMENTS:

THE ENGINEER OF RECORD SHALL PROVIDE TESTING SPECIFICATIONS WHICH ARE CONSISTENT WITH THE FOLLOWING:

4.1 ROADWAYS:
ALL ROADWAYS SHALL BE TESTED IN ACCORDANCE WITH THE CITY OF VENICE STANDARD DETAILS & FDOT SPECIFICATIONS.

- 4.2 GRAVITY SEWER:**
 - COMPACTION TESTING
 - SHALL BE PERFORMED ON THE UPSTREAM AND DOWNSTREAM SIDE OF EACH MANHOLE/STRUCTURE.
 - SHALL BE PERFORMED AT THE MID-POINT OF EACH RUN OF PIPE INSTALLED.
 - SHALL BE PERFORMED AT 12" LIFTS, BEGINNING AT THE SPRINGLINE OF THE PIPE AND ALTERNATE SIDES OF THE PIPELINE WITH EACH LIFT.
 - SHALL BE MINIMUM OF 98% OF MAXIMUM COMPACTION UNDER PAVEMENT, 95% OF MAXIMUM COMPACTION UNDER OTHER SURFACES AS DETERMINED BY AASHTO METHOD T-180.
 - DEFLECTION TESTING (MANDREL)
 - SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D3034, LATEST REVISION.
 - MINIMUM MANDREL DIAMETER SHALL BE 7.111" FOR 8" PIPE AND 95% OF THE PIPELINE INTERIOR DIAMETER FOR ANY OTHER SIZE PIPE.
 - PROVIDE 48 HOUR ADVANCE NOTIFICATION TO THE CITY OF VENICE ENGINEERING DEPARTMENT.
 - AIR TEST GRAVITY LINES AND SERVICES
 - THE MAXIMUM PRESSURE DROP ALLOWABLE SHALL BE ONE (1) POUND PER SQUARE INCH (PSIG); REFER TO AIR TEST TABLE BELOW. THE MINIMUM INITIAL TEST PRESSURE SHALL BE THREE AND ONE HALF (3 1/2) POUNDS PER SQUARE INCH (PSIG) EXCEPT WHEN TESTING IN AREAS WITH HIGH WATER FOR EVERY FOOT OF GROUNDWATER ABOVE THE SPRINGLINE OF THE PIPE, INCREASE THE TEST PRESSURE BY (0.43 PSIG) MAXIMUM TEST PRESSURE SHALL BE NINE (9) PSIG, OR NOT EXCEEDING MANUFACTURER'S RECOMMENDATIONS. PROVIDE 48-HOUR ADVANCE NOTIFICATION TO THE CITY OF VENICE ENGINEERING DEPARTMENT.

FROM THE UN-SHELL BROWNE OF A PIPE SPECIFICATIONS TIME REQUIRED FOR A 1.0 PRESSURE DROP FOR SIZE AND LENGTH OF PIPE INDICATED. SEE DETAIL FOR FURTHER INFORMATION. THIS TABLE IS FOR THE CITY ENGINEER'S OFFICE. THIS TABLE IS FOR THE EOR. SHALL PROVIDE TESTING SPECIFICATIONS CONSISTENT WITH THE FOLLOWING TABLE FOR PVC AND DIP:

PIPE DIAMETER (INCHES)	MINIMUM TIME (MIN:SEC)	LENGTH FOR MINIMUM (FEET)	TIME FOR LONGER (SECONDS)	SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN:SEC)									
				100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT		
4	3:46	597	0,380	L 3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:40	398	0,854	L 5:40	5:40	5:40	5:40	5:40	5:40	5:40	5:40	5:40	5:40
8	7:34	298	1,520	L 7:34	7:34	7:34	7:34	7:34	7:36	8:52	10:08	11:24	12:40
10	9:26	239	2,374	L 9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48	19:47	21:46
12	11:20	199	3,418	L 11:20	11:20	11:24	11:45	15:05	19:56	22:47	25:38	28:29	31:20
15	14:10	159	5,342	L 14:10	14:10	17:48	22:15	28:42	31:09	35:36	40:04	44:32	49:00
18	17:00	133	7,692	L 17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41	64:06	70:31
21	19:50	114	10,470	L 19:50	26:10	34:54	43:37	52:21	61:00	69:48	78:31	87:15	96:00
24	22:40	99	13,674	L 22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33	113:57	125:21
27	25:30	88	17,306	L 28:51	43:16	57:41	72:07	86:32	100:57	115:22	129:48	144:13	158:39
30	28:20	80	21,566	L 35:37	53:25	71:13	89:02	106:50	124:38	142:26	160:15	178:03	195:51
33	31:10	72	26,842	L 43:26	64:38	86:10	107:43	129:16	150:43	172:11	193:53	215:35	237:17
36	34:00	66	33,768	L 51:17	76:55	102:34	128:12	153:50	179:29	205:07	230:46	256:24	282:03

a) FOR PIPE LENGTHS GREATER THAN FOUR HUNDRED FIFTY (450) FEET BUT LESS THAN IN COLUMN 3, USE MINIMUM TIME IN COLUMN 2.
b) FOR PIPE LENGTHS GREATER THAN FOUR HUNDRED FIFTY FEET BUT GREATER THAN LENGTH IN COLUMN 3, SUBTRACT LENGTH IN COLUMN 3 FROM ACTUAL PIPE LENGTH, THEN MULTIPLY DIFFERENCE BY THE COLUMN 4 AND ADD TO TIME IN COLUMN 2.
c) EXAMPLE: DETERMINE TEST TIME FOR 425 FEET OF TWELVE (12) INCHES PVC.
CONVERT MIN:SEC TO SECONDS (12 in x 60 = 720 min; 425-450) INTERPOLATE 1425 = 365h + (400h-365h) x (425-450) / (450-365)
CONVERT SECONDS TO MIN:SEC (386 sec/60) = 6.43 min. 6.43 min. + 6 min. = (6) X(0.43) = 2.58 min. NOTE: FOR LENGTHS GREATER THAN FIVE HUNDRED (500) FEET CONTACT THE EOR

- TELEVISION INSPECTION
 - CONTRACTOR SHALL PROVIDE PDF OF PACP REPORTS OF SANITARY SEWER TESTING FOR EACH GRAVITY SEWER SEGMENT FOR CITY REVIEW PRIOR TO RECORD DRAWING APPROVAL.
 - TELEVISION INSPECTION REPORT SHALL INCLUDE SIZE AND LOCATION OF ALL SEWER LATERALS/SERVICES.
 - UPON CONSTRUCTION COMPLETION, ANY DEFLECTION CAUSING A DEPTH OF WATER GREATER THAN 1/2" IS UNACCEPTABLE AND MUST BE REPAIRED OR REPLACED. THE OWNER SHALL PROVIDE AN MPG FILE OF THE TELEVISION INSPECTION FOR ALL GRAVITY SEWER PIPING TURNED OVER TO THE CITY PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
 - AT TIME OF ONE-YEAR WARRANTY INSPECTION, ANY DEFLECTION CAUSING A DEPTH OF WATER GREATER THAN 1" IS UNACCEPTABLE AND MUST BE REPAIRED OR REPLACED. THE OWNER SHALL PROVIDE AN MPG FILE OF THE TELEVISION INSPECTION FOR ALL GRAVITY SEWER PIPING TURNED OVER TO THE CITY PRIOR TO CITY RELEASE OF THE MAINTENANCE WARRANTY BOND.
 - THE OWNER MUST PERFORM A SMOKE TEST OF THE SYSTEM TURNED OVER TO THE CITY. THE UTILITIES DEPARTMENT MUST WITNESS THE SMOKE TEST AND THE EOR PROVIDE A WRITTEN REPORT. ANY DEFICIENCIES INDICATING INFLOW OR INFILTRATION INTO THE SANITARY SYSTEM SHALL BE CORRECTED PRIOR TO RELEASE OF WARRANTY BOND.
 - GRAVITY SEWER FLOW SHALL BE MAINTAINED THROUGHOUT THE WARRANTY PERIOD AND THE SEWER SYSTEM FREE OF INFLOW AND INFILTRATION. AT TIME OF ONE-YEAR WARRANTY INSPECTION, CCTV INSPECTION REPORTS SHALL BE PROVIDED SHOWING THE SANITARY SEWER TO BE CLEAN, CLEAR, AND FREE OF LEAKS OR DEFECTS. ANY ISSUES SHALL BE RECTIFIED BY THE CONTRACTOR PRIOR TO RELEASE OF BOND.

4.3 STORM SEWER:
a) STORM SEWERS SHALL BE TESTED AS PER FDOT SPECIFICATIONS AND INCLUDE COMPACTION TESTING IN CONFORMANCE WITH ITEM 4.2.A ABOVE. GRAVITY SEWER COMPACTION TESTING.
b) THE OWNER SHALL PROVIDE A VIDEO TAPE OF THE CAMERA INSPECTION FOR ALL DRAINAGE PIPING BEING TURNED OVER TO THE CITY PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS. VIDEO INSPECTION SHALL BE CONDUCTED WITHIN ONE YEAR AND SHALL BE COMPLETED WHEN THE GROUND WATER IS AT OR ABOVE NORMAL ELEVATION.

4.4 PRESSURE MAINS (POTABLE, RECLAIMED, FORCE MAINS):
COMPACTION TESTING SHALL BE PERFORMED EVERY 250 FEET.
a) PRESSURE TEST (MAIN)

- PRIOR TO TESTING, ALL AIR MUST BE EXPULSED FROM THE PRESSURE MAIN.
- TEST PRESSURE SHALL BE: WATER (POTABLE & RECLAIMED) MAINS: 150 PSI FORCE (WASTEWATER) MAINS: 100 PSI
- TEST PRESSURE SHALL BE HELD FOR A MINIMUM OF 2 HOURS
- ALLOWABLE LEAKAGE SHALL BE CALCULATED WITH THE FOLLOWING:
 $L = S \cdot D \cdot P / 148,000$
L = Allowable leakage, GPH
S = Length of pipe tested, FT
D = Diameter of pipe, IN
P = Average test pressure, PSI

- CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
- PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.
- BACTERIOLOGICAL TESTING OF POTABLE MAINS SHALL BE COORDINATED THROUGH COV ENGINEERING DEPT. AND IN CONFORMANCE WITH STATE OF FLORIDA HEALTH DEPARTMENT HEALTH. BACTERIOLOGICAL SAMPLE SHALL BE TAKEN BY FDOH PERSONNEL ONLY.
- FOR ALL WATER NEEDED FOR FLUSHING, PRESSURE TESTING OR BACTERIOLOGICAL SAMPLING, PLEASE PROVIDE 48 HOURS ADVANCE NOTICE TO THE CITY OF VENICE UTILITIES DEPARTMENT (941)480-3333. THE CITY WILL OPERATE ALL VALVES.
- DISINFECTING OF WATER MAINS MUST FOLLOW ANSI/AWWA 651-99 AND MUST BE WITNESSED BY CITY UTILITIES. 48-hr. (941)480-3333. DISINFECTION PLAN TO BE SUBMITTED TO COV UTILITIES DEPT. FOR REVIEW & APPROVAL PRIOR TO SCHEDULING DISINFECTION.
- FORCE MAINS SHALL BE A MINIMUM OF 4" IN DIAMETER.
- THERE SHALL BE NO LEAD PRODUCTS USED IN ANY POTABLE WATER INFRASTRUCTURE INCLUDING PIPES, FITTINGS OR JOINTS.
- ALL TAPS AND PRESSURE TESTS SHALL BE COORDINATED BY THE ENGINEERING DEPT.
- A CONTINUITY TEST SHALL BE PERFORMED ON ALL TRACER WIRES AND A REPORT SHALL BE PROVIDED WITH THE TURNOVER DOCUMENTATION.
- ANY APPURTENANCES USED FOR SAMPLES OR PRESSURE TESTING SHALL BE CLOSED AND REMOVED PRIOR TO TURNOVER. CONFIRMATION OF REMOVAL SHALL BE VERIFIED BY THE ENGINEERING DEPARTMENT.

4.5 BACKFLOW ASSEMBLIES:
a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.
b) CURRENT BACKFLOW TESTING CERTIFICATION SHALL BE PERFORMED AND PROVIDED WITHIN 90 DAYS OF CERTIFICATE OF OCCUPANCY OR TRANSFER OF OWNERSHIP FROM DEVELOPER, WHICHEVER COMES FIRST.

SECTION 5. RECORD DRAWING REQUIREMENTS

- RECORD DRAWINGS SHALL BE IN THE SAME FORMAT AS THE APPROVED CONSTRUCTION DRAWINGS (PLAN AND PROFILE). THE RECORD DRAWINGS SHALL BE DEVELOPED, SIGNED, AND SEALED BY THE EOR. RECORD DRAWINGS SHALL BE FULLY REVIEWED BY THE EOR AND IN FINAL FORM PRIOR TO SUBMISSION. IN ORDER TO VERIFY CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS, THIS CERTIFIED INFORMATION SHALL BE PROVIDED TO THE EOR BY A PROFESSIONAL SURVEYOR MAPPER (PFSI) LICENSED IN THE STATE OF FLORIDA. WATER AND SEWER RECORD DRAWINGS OF COMPLETION WILL NOT BE SIGNED BY UTILITIES DIRECTOR UNTIL RECORD DRAWINGS ARE APPROVED. RECORD DRAWINGS WILL NOT BE REVIEWED UNTIL THE FIRST LIFT OF ASPHALT HAS BEEN INSTALLED OVER ALL APPLICABLE UTILITIES.
- AS A MINIMUM, THE RECORD DRAWINGS SHALL CONSIST OF THE FOLLOWING:
 - ACCURATE DIMENSION SHALL BE PROVIDED FOR ALL IMPROVEMENTS TO BE TURNED OVER TO THE CITY UPON CONSTRUCTION COMPLETION. TYPICALLY, THIS INCLUDES PIPES, VALVES, MANHOLES, LIFT STATIONS, ROADWAYS, SIGNAGE, SIDEWALKS, SCALES, STORMWATER FACILITIES, ETC.
 - MINIMUM OF TWO (2) SWING TIES SHALL BE PROVIDED FOR EACH VALVE, FITTING, AND OTHER UNDERGROUND APPURTENANCES AND SHOWN IN TABLE FORMAT. SWING TIE LOCATIONS SHALL BE SEPARATE AND NOT ALONG THE SAME LINE. IF A DISTANCE TO SWING THE PT. (MANHOLE, CURB INLET, ETC.) IS MORE THAN 200', A BRASS DISC (SEE VALVE BOX DETAIL) MAY BE SET IN CURB WITH DESIGNATION "STI" PROPOSED SWING TIE TABLE SHALL BE INCLUDED WITH CONSTRUCTION PLANS.
 - TOP OF PIPE ELEVATIONS AND FINISH GRADE ELEVATIONS SHALL BE PROVIDED AT A MAXIMUM OF 100 FOOT INTERVALS.
 - EASEMENTS, RIGHT-OF-WAYS AND PROPERTY LINES SHALL BE CORRECTLY SHOWN AND CONSISTENT WITH ANY RECORDED PLATS. IF A BLANKET EASEMENT HAS BEEN GRANTED, PLACE APPROPRIATE NOTE ON EACH PERTINENT PLAN SHEET.
 - CITY STANDARD DETAILS MATCHING THE DETAIL IN EFFECT AT TIME OF CONSTRUCTION.
- RECORD DRAWING SUBMITTAL PROCEDURE:
 - DRAWING THREE (3) SIGNED & SEALED PAPER COPIES AND USB FLASH DRIVE WITH ELECTRONIC FILES TO THE CITY ENGINEER'S OFFICE LABELED AS RECORD DRAWINGS FOR REVIEW AND APPROVAL BY THE CITY. FIELD VERIFICATION OF SAID IMPROVEMENTS. ALL SPARE PARTS SHALL BE DELIVERED TO THE CITY OF VENICE PRIOR TO RECORD DRAWING COMPLETION.
 - SUBMIT ELECTRONIC FORMAT, APPROVED CONSTRUCTION PLANS IN PDF AND GIS DATA SHAPE ALL FILES NECESSARY TO UPDATE OUR UTILITY DATABASE AND TO PRINT/PLLOT THE RECORD DRAWINGS. THESE ELECTRONIC



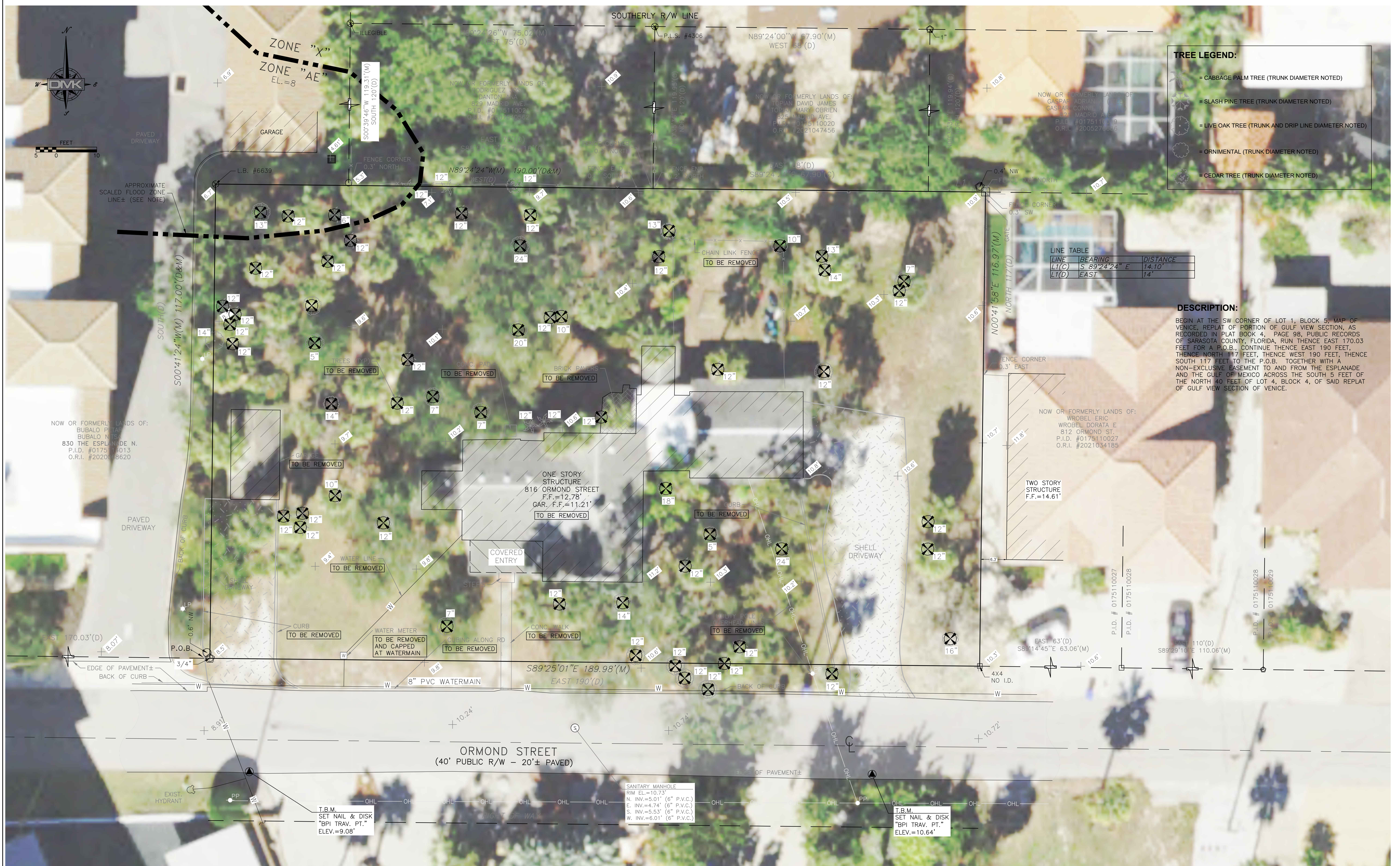
TREE LEGEND:

- = CABBAGE PALM TREE (TRUNK DIAMETER NOTED)
- = SLASH PINE TREE (TRUNK DIAMETER NOTED)
- = LIVE OAK TREE (TRUNK AND DRIP LINE DIAMETER NOTED)
- = ORNAMENTAL (TRUNK DIAMETER NOTED)
- = CEDAR TREE (TRUNK DIAMETER NOTED)

LINE TABLE

LINE	BEARING	DISTANCE
L1(C)	S 89°24'24" E	14.10'
L1(D)	EAST	14'

DESCRIPTION:
 BEGIN AT THE SW CORNER OF LOT 1, BLOCK 5, MAP OF VENICE, REPLAT PORTION OF GULF VIEW SECTION, AS RECORDED IN PLAT BOOK 4, PAGE 98, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE EAST 170.03 FEET FOR A P.O.B., CONTINUE THENCE EAST 190 FEET, THENCE NORTH 117 FEET, THENCE WEST 190 FEET, THENCE SOUTH 117 FEET TO THE P.O.B. TOGETHER WITH A NON-EXCLUSIVE EASEMENT TO AND FROM THE ESPLANADE AND THE GULF OF MEXICO ACROSS THE SOUTH 5 FEET OF THE NORTH 40 FEET OF LOT 4, BLOCK 4, OF SAID REPLAT OF GULF VIEW SECTION OF VENICE.



Drawing name: F:\Projects\2024\24-0069 816 Ormond Street\DMK\24-0069 EXISTING.dwg Tab: SH1 4 Date Printed: Tue, 10 Feb 2026 - 11:13am

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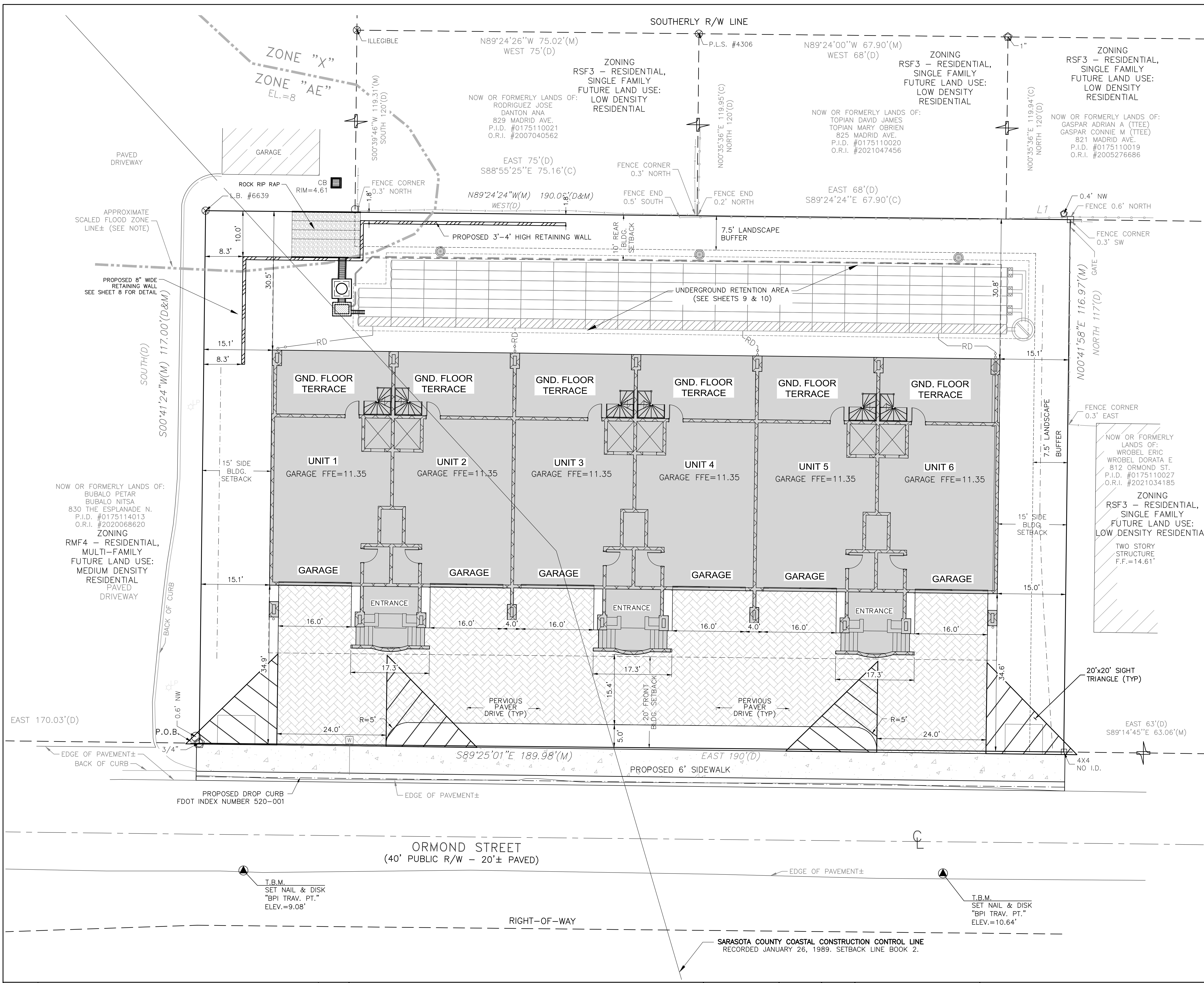
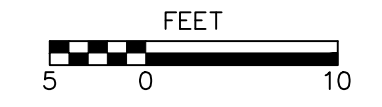
DMK ASSOCIATES
 ENGINEERING, PLANNING & DESIGN
 405 Commercial Court, Suite E Venice, Florida 34292
 Phone: (941) 412-1293, email: info@dmkassoc.com
 Certificate of Authorization No. 3943

DATE	CKD. BY	DATE
4/23/24	KEM	02/10/26
DESIGN WA	KEM	02/10/26
SCALE @ 24"x36"	DMK NO. 24-0069	

OWNER:
 VENITOWNHOUSE, LLC
 816 ORMOND STREET
 VENICE, FL. 34285

816 ORMOND STREET
 EXISTING CONDITIONS, DEMOLITION PLAN & AERIAL PHOTO PLAN

ENGINEER OF RECORD
 KREG E. MAHEU, P.E.
 STATE OF FLORIDA NO. 45766



EXISTING ZONING:
RMF3 RESIDENTIAL, MULTI-FAMILY

PROPOSED ZONING:
RMF3 RESIDENTIAL, MULTI-FAMILY

EXISTING LAND USE CODE:
CODE: 0100

FLOOD ZONE:
SITE IN "X" & "AE" WITH 8' NAVD BASE FLOOD ZONE

ENVIRONMENTAL:
NO WETLANDS ON SITE

CHARACTER & INTENDED USE STATEMENT:
6 MULTI-FAMILY UNITS

BUILDING SETBACK
MINIMUM YARD REQUIREMENTS:
(F.Y.) FRONT YARD 20'
(S.Y.) SIDE YARD 15'
(R.Y.) REAR YARD 10'

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT IS (46) FEET IN HEIGHT FROM THE LOWEST HABITABLE FLOOR THIS STRUCTURE IN 43'-4" IN HEIGHT

PARKING REQUIRED:
1 SPACE PER DWELLING UNIT
6 SPACES REQUIRED
12 SPACES PROVIDED

Drawing name: F:\Projects\2024\24-0069 816 Ormond Street\DMK\24-0069 SITE PLAN.dwg Tab: SHT 5 Date Printed: Wed, 11 Feb 2026 - 7:53am

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Certificate of Authorization No. 3943

DATE	CKD. BY	DATE
4/23/24	KEM	02/11/26

OWNER:
VENITOWNHOUSE, LLC
816 ORMOND STREET
VENICE, FL. 34285

816 ORMOND STREET
HORIZONTAL CONTROL PLAN

ENGINEER OF RECORD
KREG E. MAHEU, P.E.
STATE OF FLORIDA NO. 45766

SHEET No.
5



LEGEND:	
xx.x	EXISTING ELEVATION
(13.5)	PROPOSED GRADE ELEVATION
ME	MATCH EXISTING GRADE ELEV.
→	FLOW DIRECTION
—SF—	SILT FENCE

SECTION CALL-OUT LEGEND
SECTION IDENTIFIER
PAGE No. (SECTION LOCATION)

NOTE:
DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLE, FENCES, SPINKLER SYSTEMS, TREES, SHRUBS, HEDGES AND OTHER LANDSCAPE, PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY CODE.

DRAINAGE PLAN NOTES:

- THIS DRAINAGE PLAN DOES NOT REPRESENT A BOUNDARY AND/OR TOPOGRAPHIC SURVEY AND SHALL NOT BE USED AS THE SOLE INSTRUMENT IN LOCATING IMPROVEMENTS TO LINES DEPICTED ON A BOUNDARY SURVEY. A COPY OF THE BOUNDARY AND TOPOGRAPHIC SURVEY MUST ACCOMPANY THIS DRAINAGE PLAN.
- ANY DISCREPANCIES FOUND BETWEEN THIS DRAINAGE PLAN AND THE BOUNDARY SURVEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER OF RECORD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL SETBACK DISTANCE RELATING TO CURVILINEAR LINES ARE SHOWN AS RADIAL TIES TO THE ARC OF THE CURVE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, NO DEED RESTRICTIONS, COVENANTS, HOMEOWNER'S AGREEMENTS, OR RESTRICTIONS OTHER THAN COUNTY ORDINANCES HAVE BEEN UTILIZED IN THE PREPARATION OF THIS DOCUMENT.
- ALL DISTANCES AND ELEVATIONS ARE DEPICTED IN U.S. STANDARD FEET AND DECIMALS. ELEVATIONS ARE BASED ON NAVD, 1988 WITH BENCHMARKS AS SHOWN ON THE DRAINAGE PLAN, UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH 61G15-30.004, THESE PRELIMINARY ENGINEERING DOCUMENTS ARE NOT IN FINAL FORM, HOWEVER, ARE BEING TRANSMITTED TO RECEIVE PUBLIC AGENCY REVIEWS, COMMENTS AND INTERPRETATIONS. THESE DOCUMENTS MAY SUBSEQUENTLY BE REVISED BY THE ENGINEER TO REFLECT RESOLUTION OF ISSUES PRIOR TO FINAL ACTION. CHANGES, REVISIONS AND MODIFICATIONS TO THESE DOCUMENTS MAY PROMPT ADDITIONAL DOCUMENT SUBMITTALS FOR AGENCY APPROVALS.
- PLEASE NOTE PERVIOUS PAVERS

AREAS:

IMPERVIOUS AREA = 0.22 ACRES, 39%
SEMI-IMPERVIOUS = 0.08 ACRES, 16%
PERVIOUS AREA = 0.30 ACRES, 55%

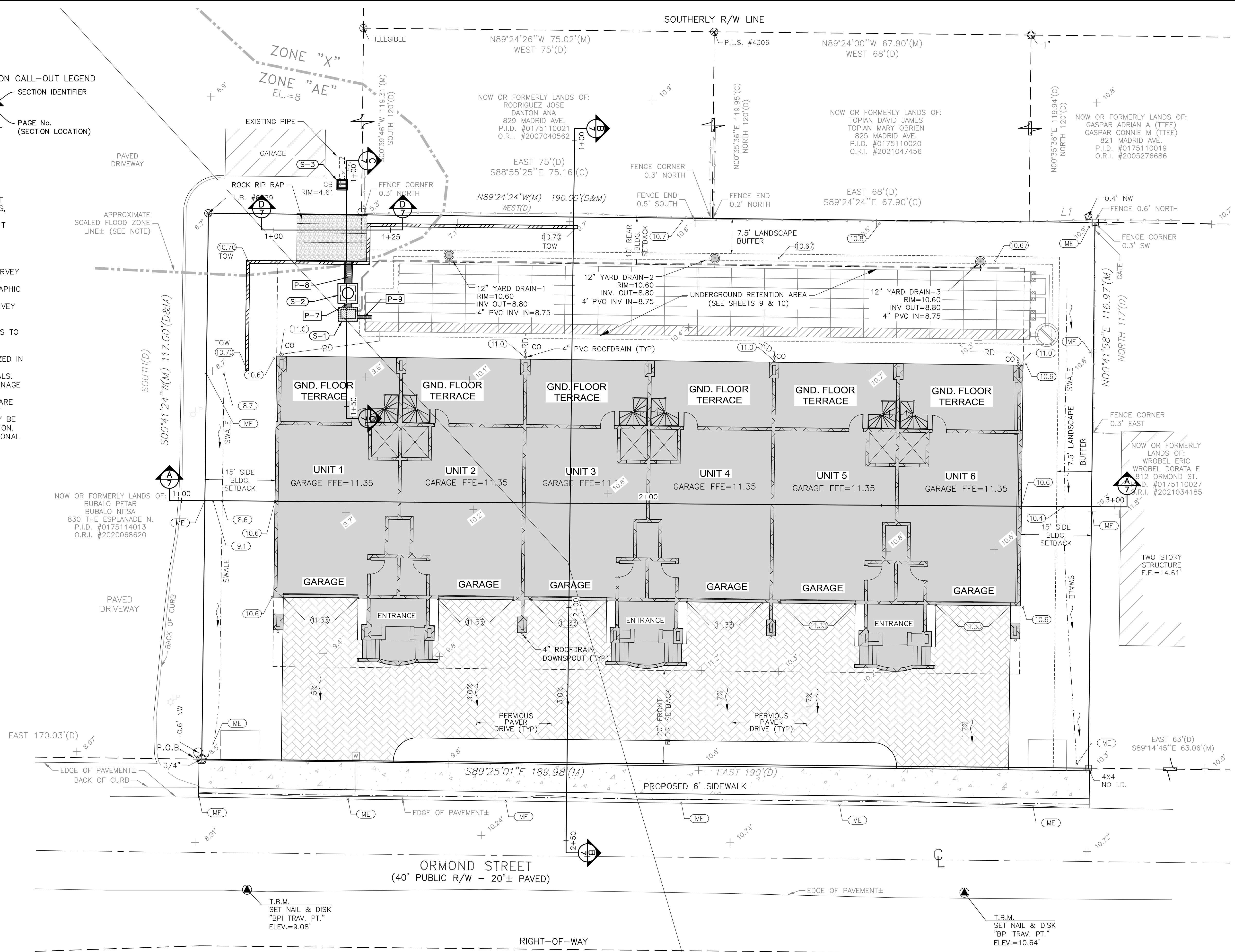
PERVIOUS AREA = 0.21 ACRES, 45%

PLEASE NOTE THAT THE PERVIOUS PAVEMENT IS TO BE CONSIDERED IMPERVIOUS FOR CN CALCULATION BUT CONTAINING STORAGE FOR ROUTING MODEL.

STRUCTURES SCHEDULE				
Structure No.	Description	Rim/Grate & Invert Elevations	Northing	Easting
S-1	TYPE "C" CATCH BASIN FDOT INDEX 425-052 WITH INTERNAL WEIR PER DETAIL SHEET 8	Rim El: 10.70 (N) INV = 8.00	1007240.300	506455.986
S-2	TYPE "C" BOX BOTTOM FDOT INDEX #200 JUNCTION BOX	Rim El: 10.80 (S) INV = 8.00 (N) INV = 5.00	1007244.790	506455.950
S-3	EXISTING YARD DRAIN	Rim El: 4.69	1007268.042	506454.728

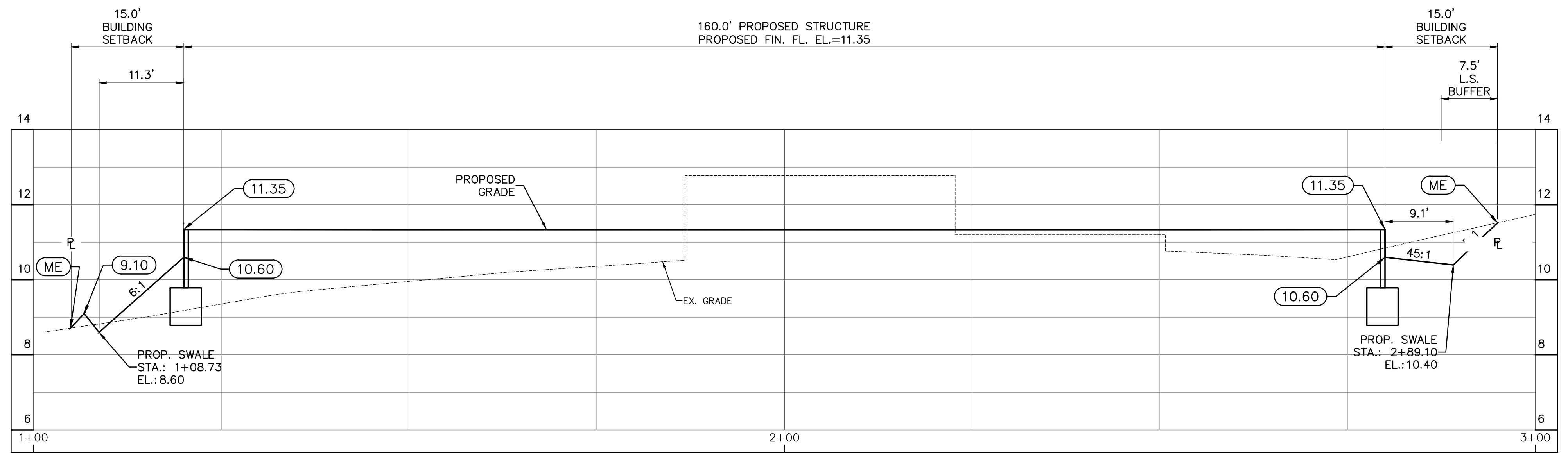
PIPE SCHEDULE						
Pipe Name	Length	Description	From Structure	Inv. EL.	To Structure	Inv. EL.
P-7	4	15" RCP	S-1	8.00	S-2	8.00
P-8	7	15" RCP	S-2	5.00	RETAINING WALL	5.00
P-9	3	8" PVC	S-1	8.00	DRAINFIELD	8.00

25 YR MAX = 9.47
100 YR MAX = 9.80

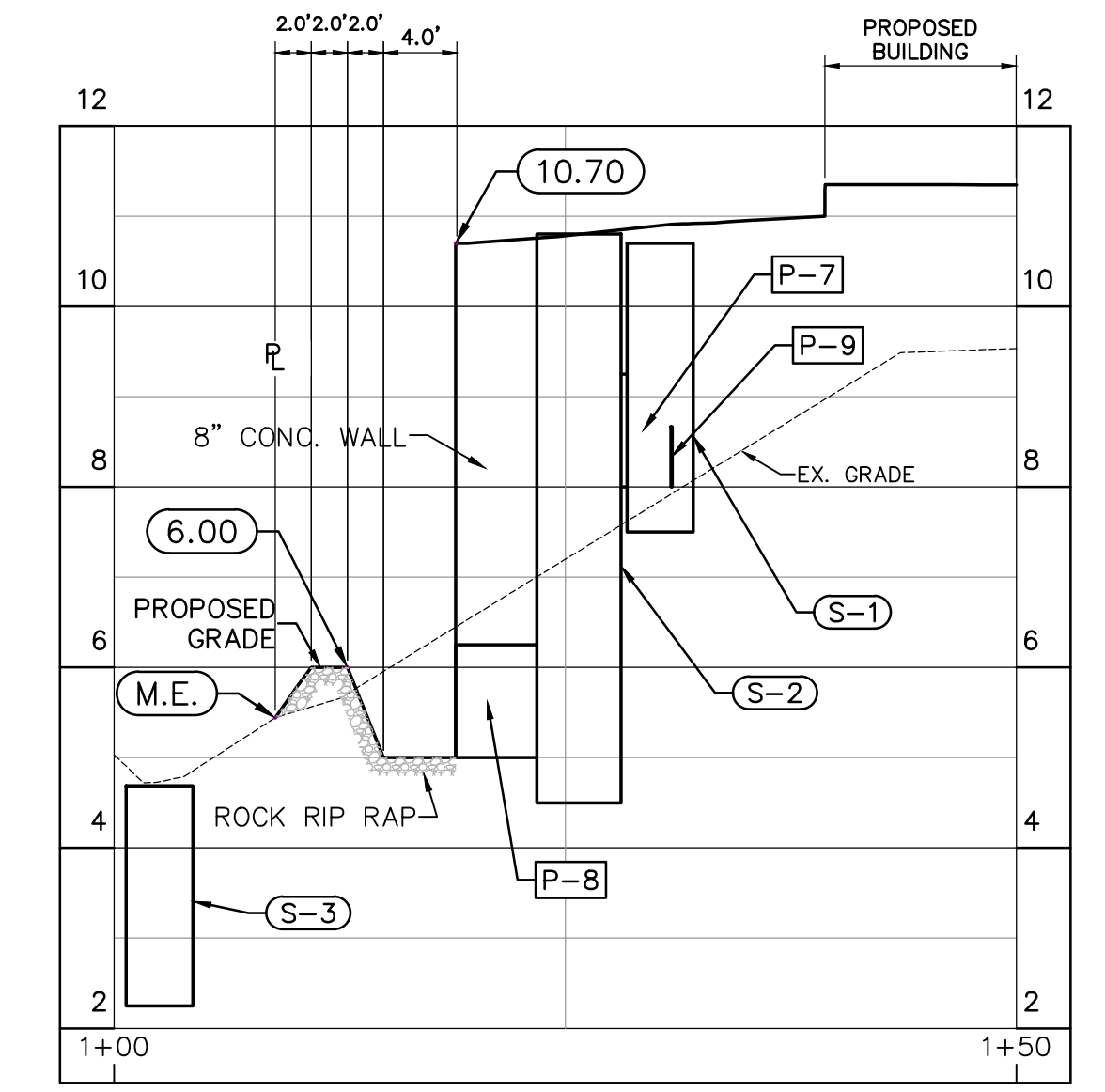


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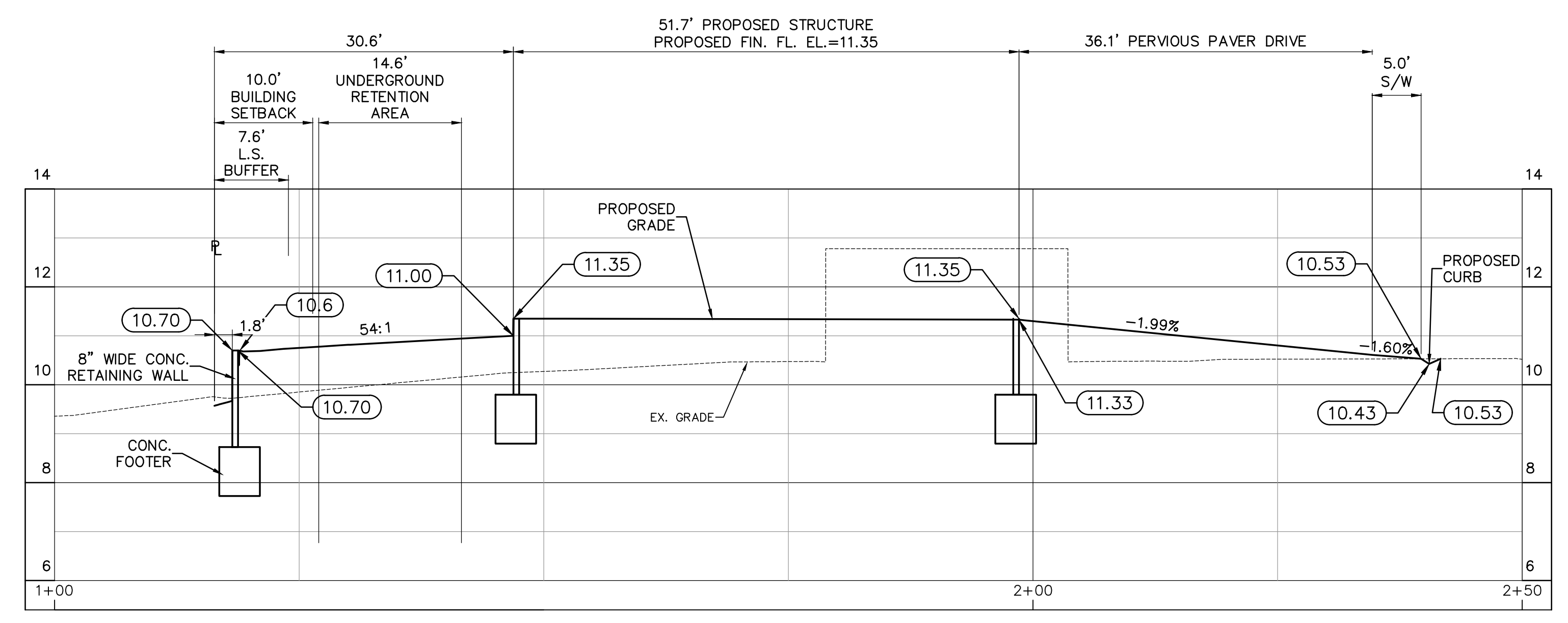
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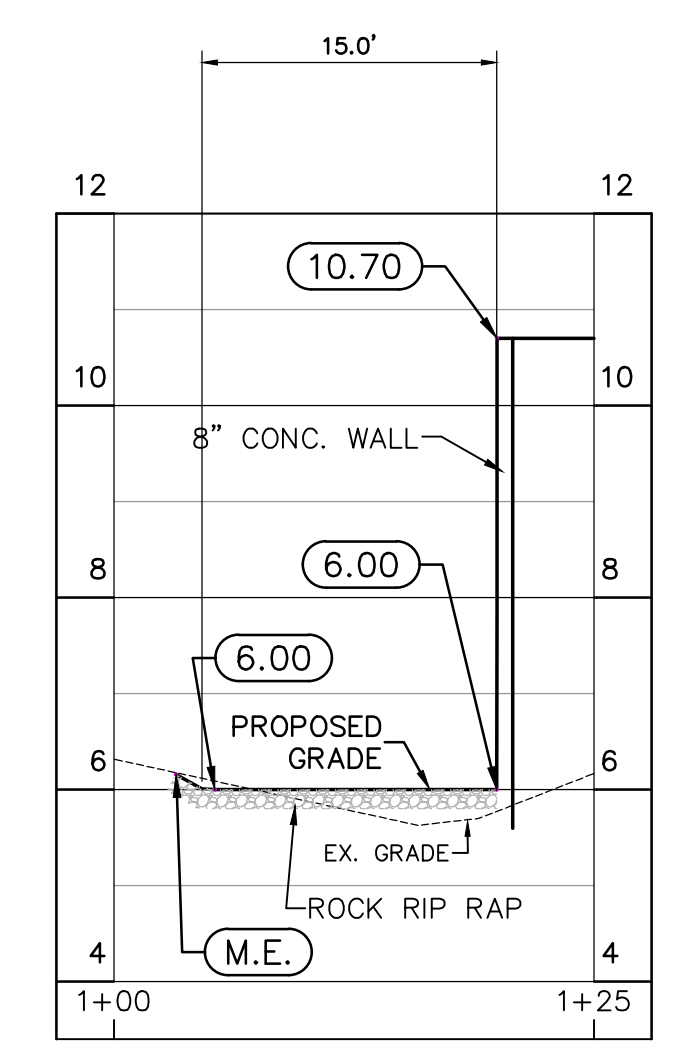
SECTION A-A
SCALE: H:1"=10'; V:1"=2'



SECTION C-C
SCALE: H:1"=10'; V:1"=2'



SECTION B-B
SCALE: H:1"=10'; V:1"=2'



SECTION D-D
SCALE: H:1"=10'; V:1"=2'

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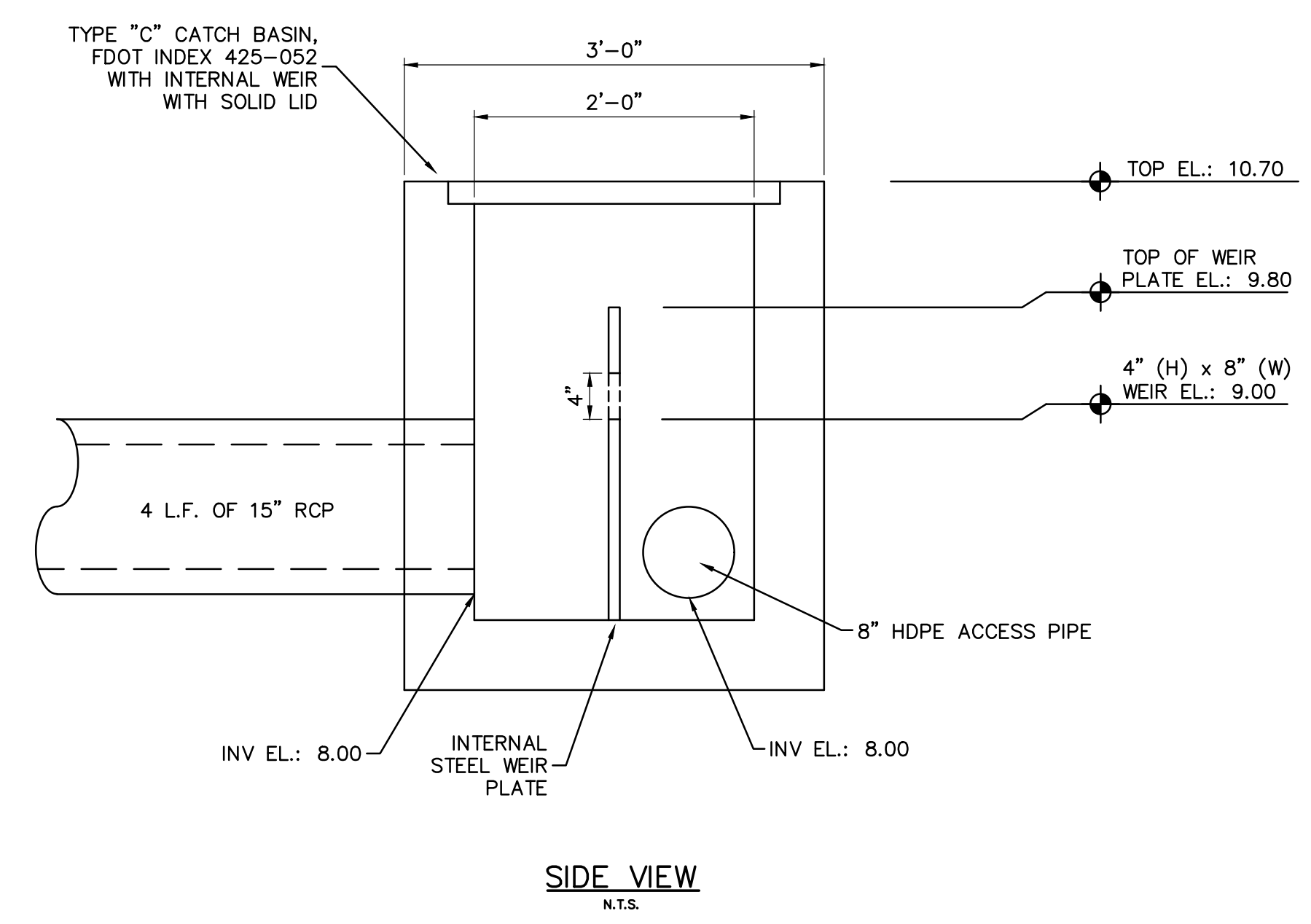
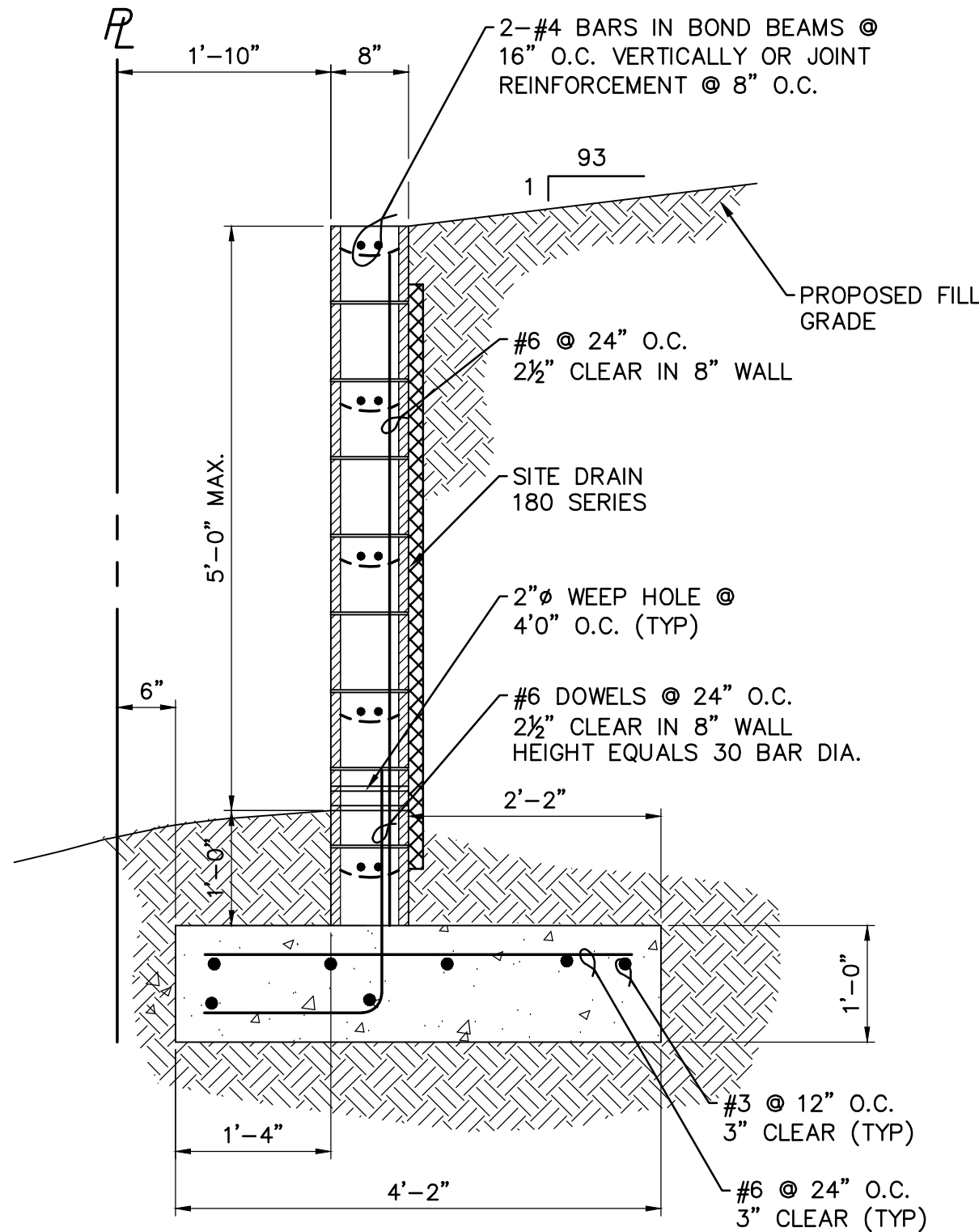
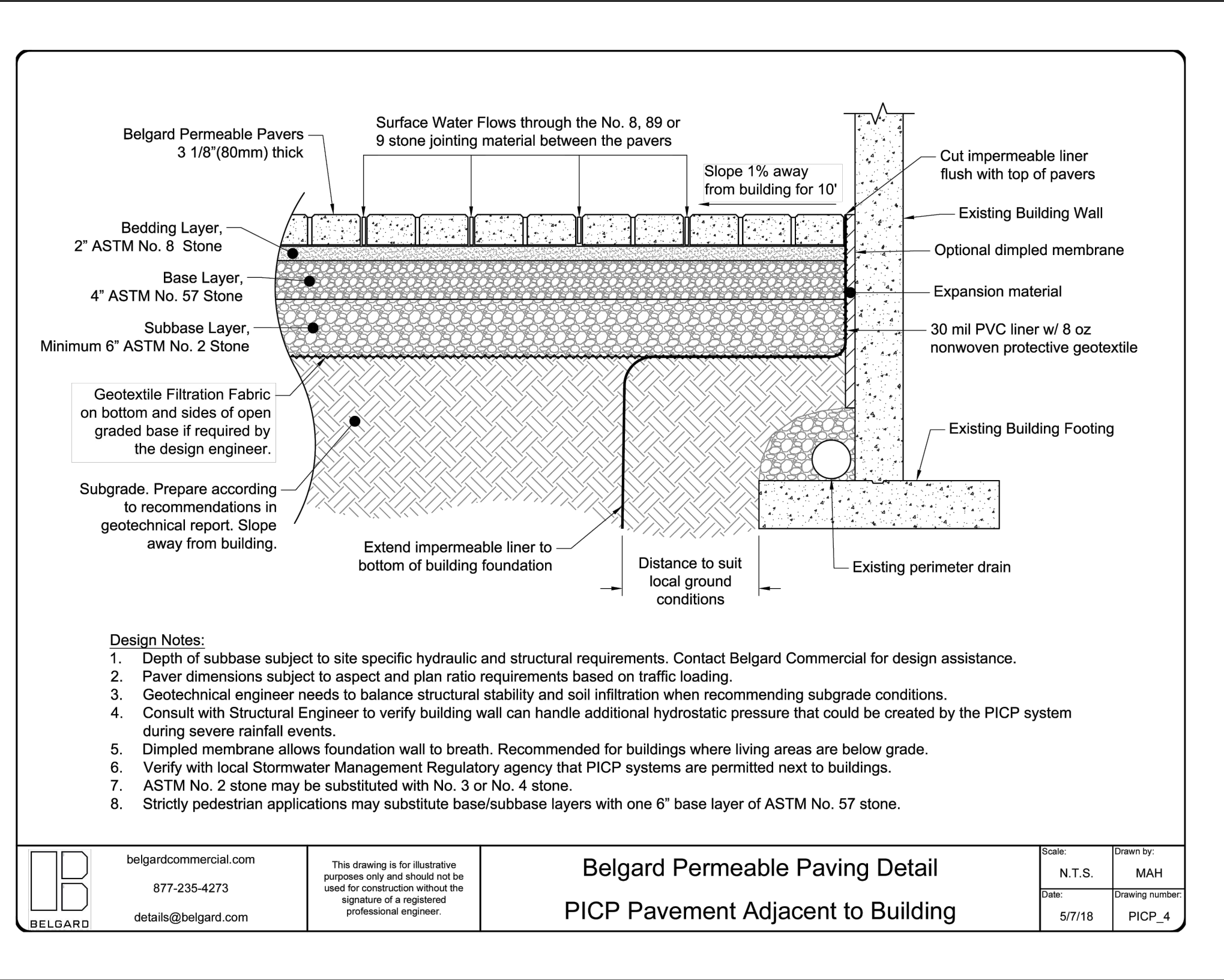
DATE	4/23/24	CKD. BY	DATE
DRAWN	WA	KEM	02/10/26
DESIGN	WA	KEM	02/10/26
SCALE	@ 24"x36"	DMK NO.	24-0089

OWNER:
VENITOWNHOUSE, LLC
816 ORMOND STREET
VENICE, FL. 34285

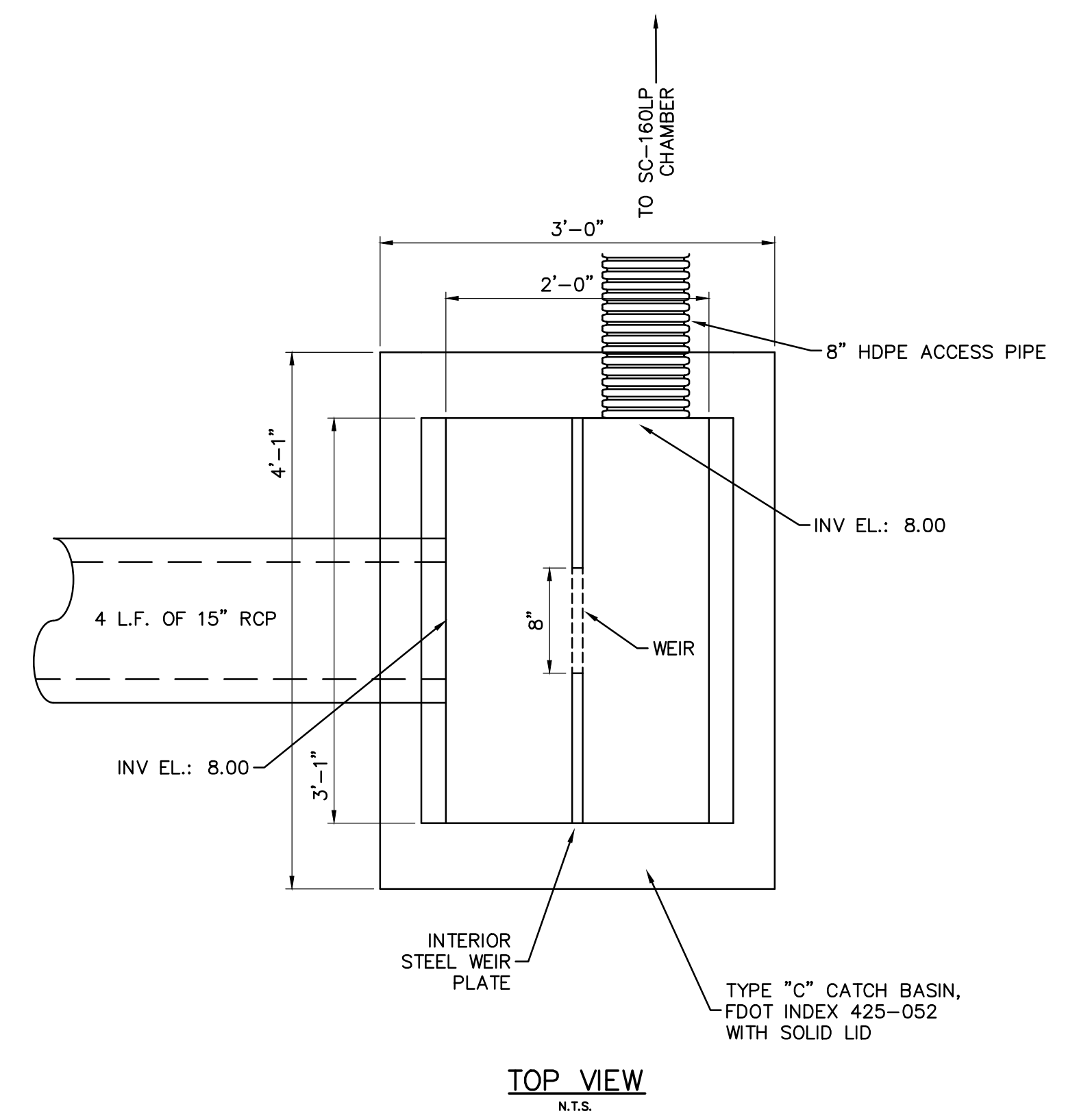
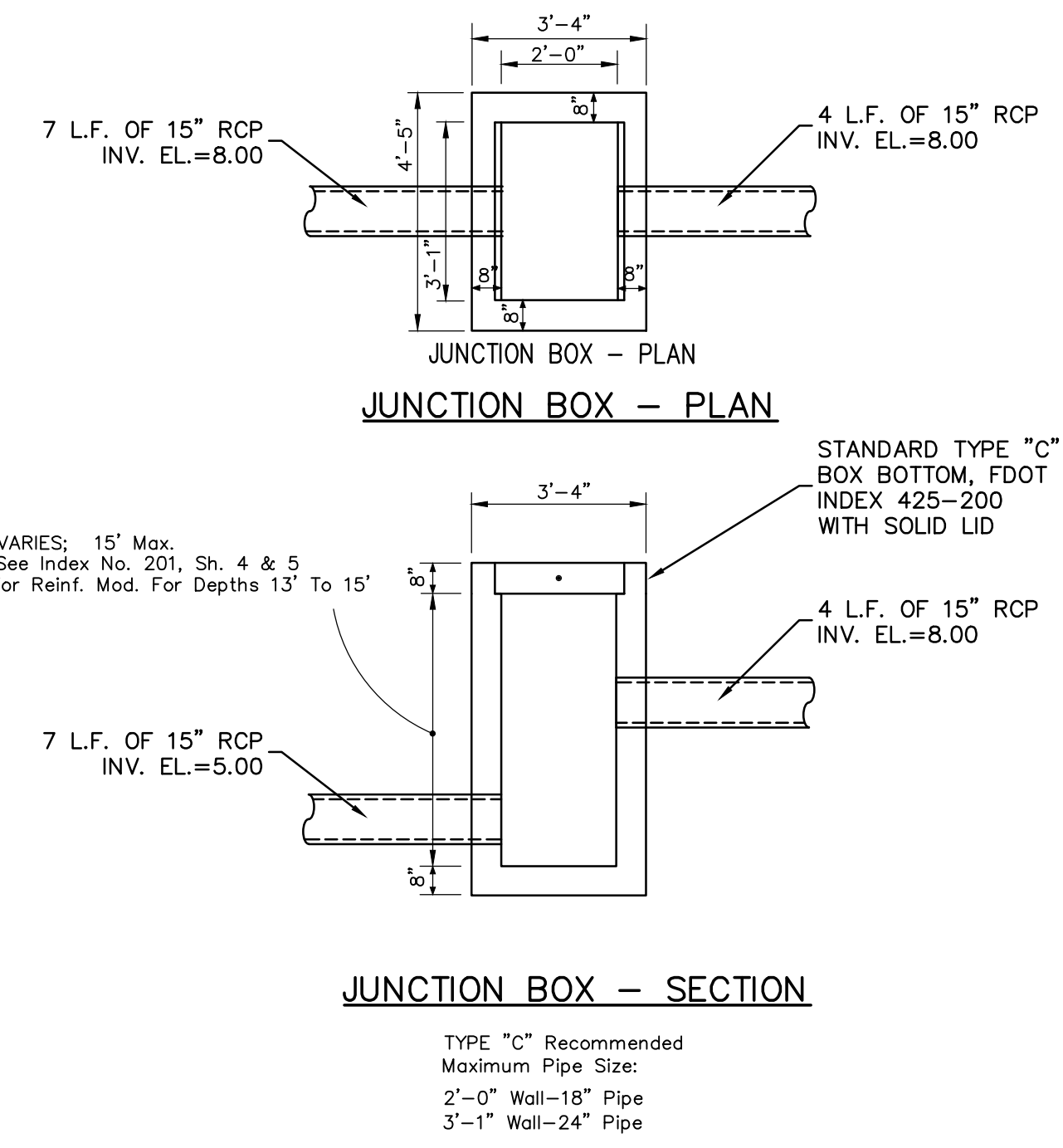
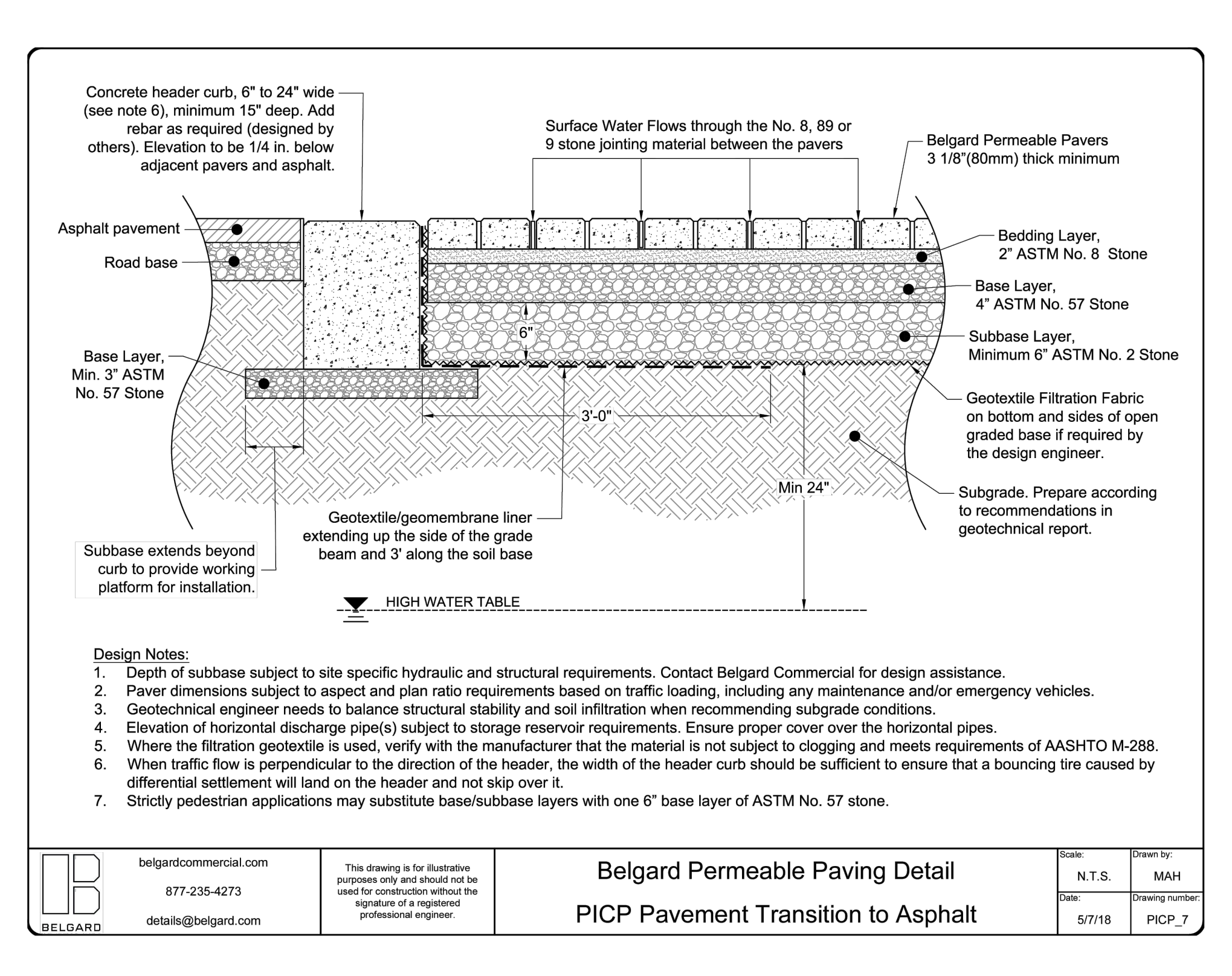
816 ORMOND STREET
PROJECT CROSS SECTIONS

ENGINEER OF RECORD
KREG E. MAHEU, P.E.
STATE OF FLORIDA NO. 45766

SHEET No.
7



SECTION
CMU RETAINING WALL JOINT DETAIL
NTS



S-2
TYPE "C" JUNCTION BOX
N.T.S.

S-1
CONTROL STRUCTURE TYPE "C" DBI
N.T.S.

Drawing name: F:\Projects\2024\24-0089 816 Ormond Street\DWG\24-0089 DETAILS.dwg Tab: SHT 8 Date Printed: Fri, 13 Feb 2026 - 11:50am

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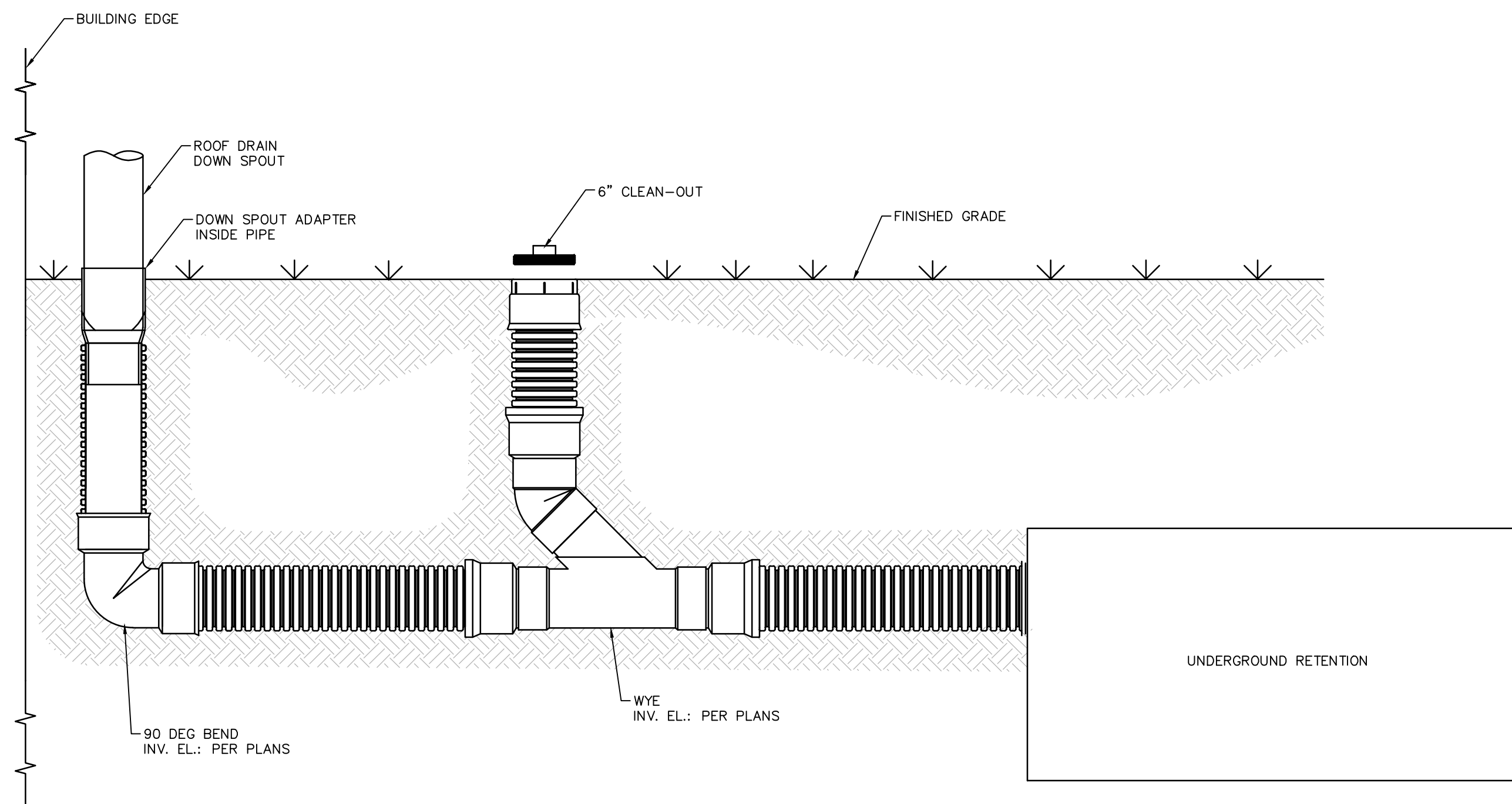
DATE	CKD. BY	DATE
4/23/24	KEM	02/13/26

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816 ORMOND STREET
VENICE, FL. 34285

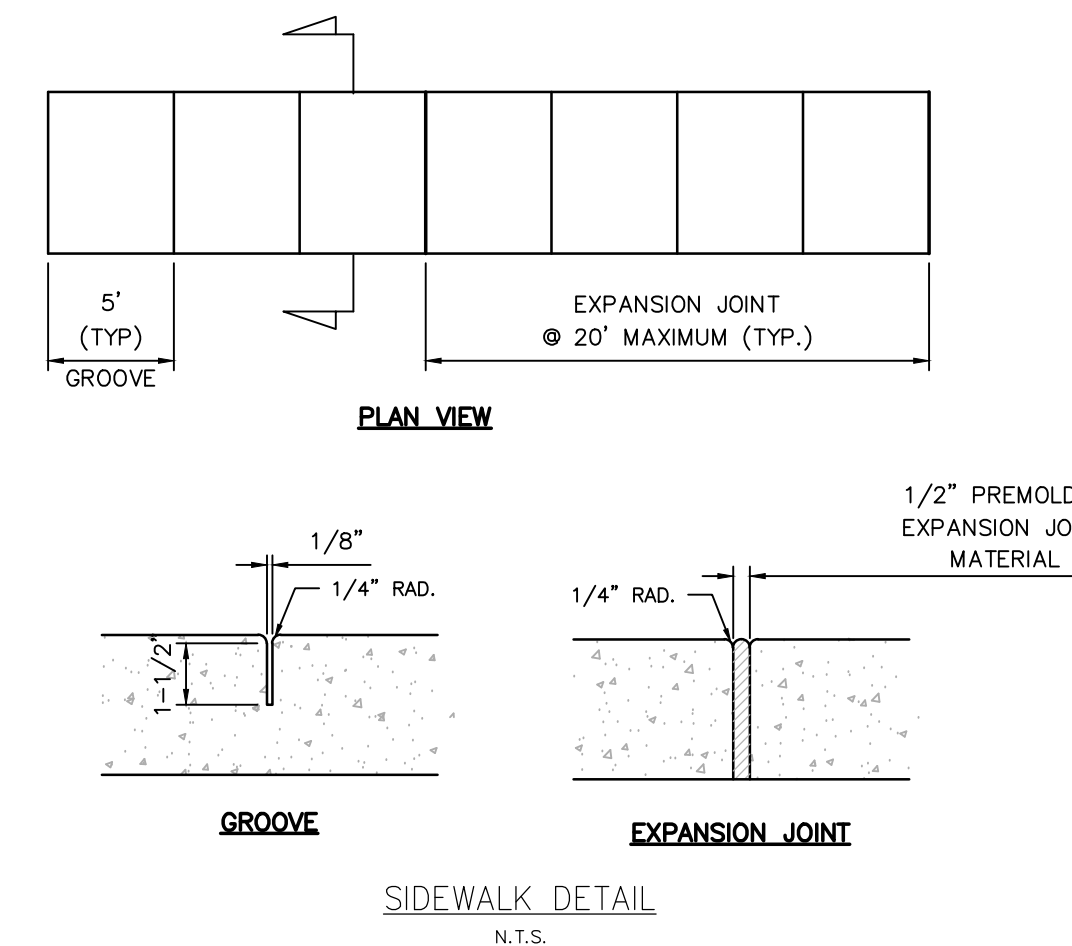
816 ORMOND STREET
CONSTRUCTION DETAILS 1

ENGINEER OF RECORD
KREG E. MAHEU, P.E.
STATE OF FLORIDA NO. 45766

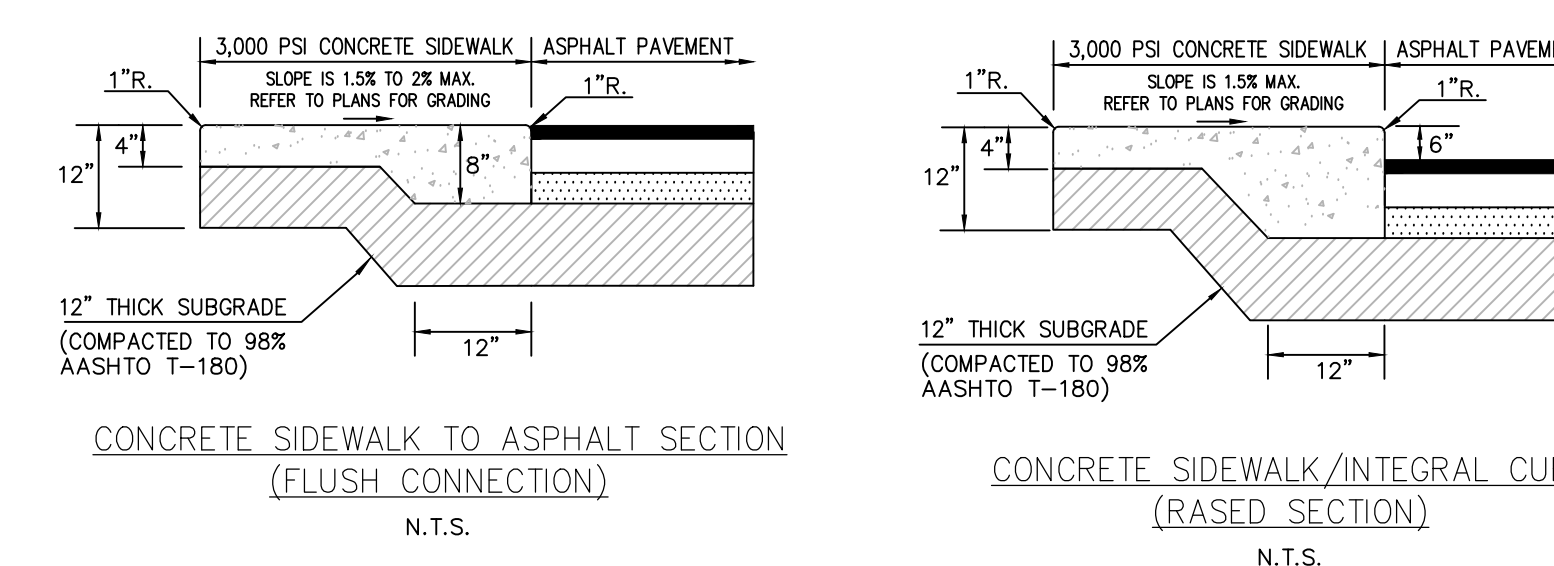
SHEET No.
8



ROOF DRAIN TO STORMWATER SYSTEM DETAIL
N.T.S.

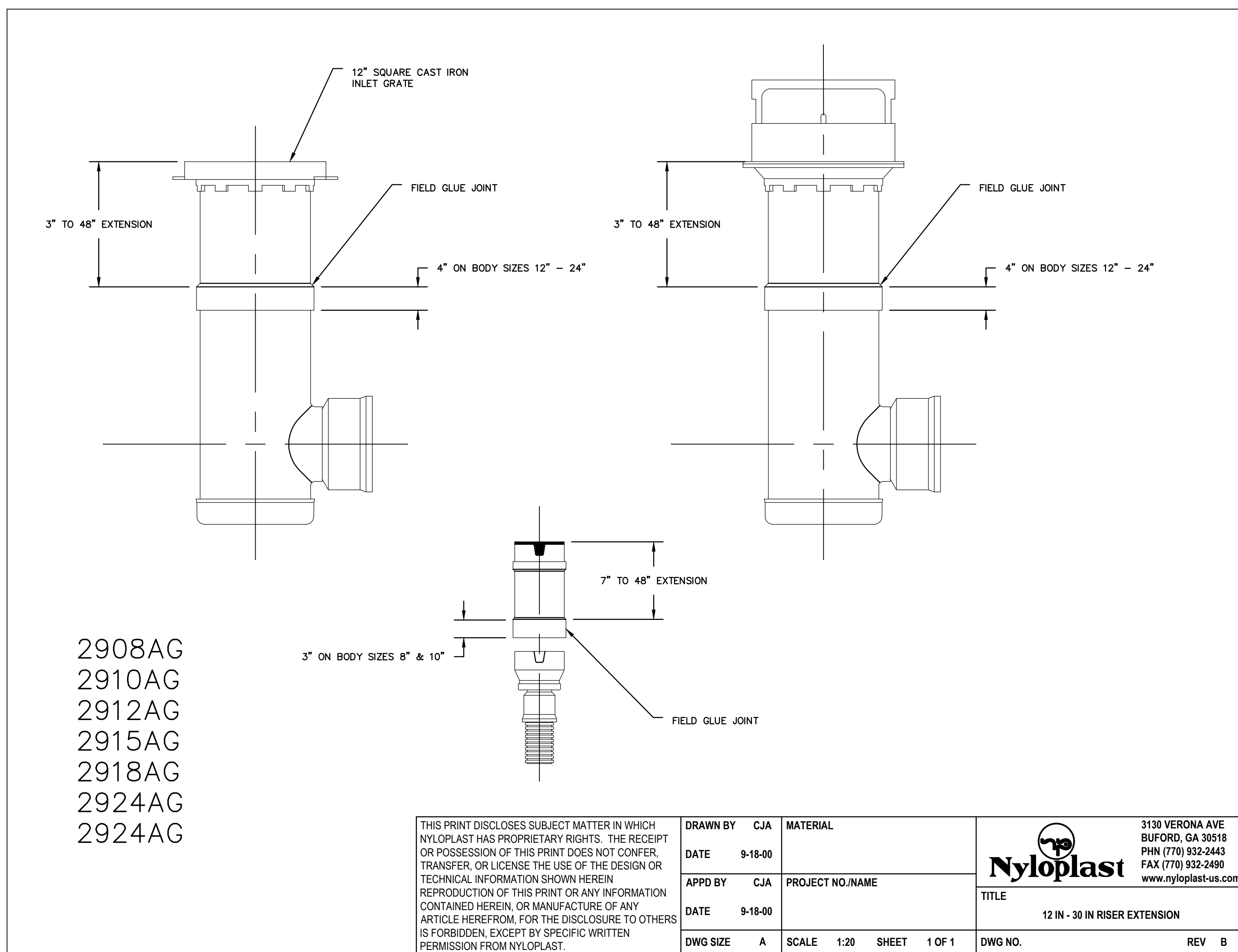


SIDEWALK DETAIL
N.T.S.



CONCRETE SIDEWALK TO ASPHALT SECTION
(FLUSH CONNECTION)
N.T.S.

CONCRETE SIDEWALK/INTEGRAL CURB
(RAISED SECTION)
N.T.S.



YARD DRAIN INLET DETAIL
N.T.S.

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



816 ORMOND ST COPY VENICE, FL, USA

SC-160LP STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-160LP.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-160LP SYSTEM

- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- THE DEPTH OF FOUNDATION STONE SHALL BE DETERMINED BASED ON THE SUBGRADE BEARING CAPACITY PROVIDED BY THE SITE DESIGN ENGINEER.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES CONCERNING CHAMBER FOUNDATION DESIGN AND SUBGRADE BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- CHAMBERS SHALL BE INSTALLED "TOE TO TOE"; NO ADDITIONAL SPACING BETWEEN ROWS IS REQUIRED.
- STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-160LP CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-160LP CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

2908AG
2910AG
2912AG
2915AG
2918AG
2924AG
2924AG

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DATE	9-18-00		
APPD BY	CJA	PROJECT NO./NAME	
DATE	9-18-00		
DWG SIZE	A	SCALE	1:20 SHEET 1 OF 1
DWG NO.		REV	B

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12 IN - 30 IN RISER EXTENSION

DATE	REVISION	BY

DMK ASSOCIATES
ENGINEERING, PLANNING & DESIGN
405 Commercial Court, Suite E Venice, Florida 34292
Phone: (941) 412-1293, email: info@dmkassoc.com
Certificate of Authorization No. 3943

DATE	4/23/24	CKD. BY	DATE
DRAWN	WA	KEM	02/10/26
DESIGN	WA	KEM	02/10/26
SCALE	@ 24"x36"	DMK NO.	24-0069

OWNER:
VENITOWNHOUSE, LLC
816 ORMOND STREET
VENICE, FL. 34285

816 ORMOND STREET
CONSTRUCTION DETAILS 2

ENGINEER OF RECORD
KREG E. MAHEU, P.E.
STATE OF FLORIDA NO. 45766

SHEET No.
9

Drawing name: F:\Projects\2024\24-0069 816 Ormond Street\DWG\24-0069 DETAILS.dwg Tab: SHT 9 Date Printed: Tue, 10 Feb 2026 - 1:31pm

PROPOSED LAYOUT		PROPOSED ELEVATIONS		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		INVERT ABOVE BASE OF CHAMBER	
										INVERT	MAX FLOW
137	STORMTECH SC-160LP CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	11.95	A	8" x 8" BOTTOM MANIFOLD, MOLDED FITTINGS					8.00	
14	STORMTECH SC-160LP END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	10.87	B	PIPE CONNECTION					8.00	
6	STONE ABOVE (P)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	10.87	C	CONCRETE STRUCTURE						0.7 CFS OUT
8	STONE BELOW (P)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT)	10.87	D	CONCRETE STRUCTURE						
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)	10.00	E	UNDERDRAIN						
2564	INSTALLED SYSTEM VOLUME (CFT) (PERMETER STONE INCLUDED)	TOP OF STONE	8.50								
	(COVER STONE INCLUDED)	8" x 8" BOTTOM MANIFOLD INVERT	8.50								
	(BASE STONE INCLUDED)	ISOLATOR ROW PLUS INVERT	8.50								
2000	SYSTEM AREA (SF)	8" BOTTOM CONNECTION INVERT	8.50								
311	SYSTEM PERIMETER (ft)	TOP OF SC-160LP CHAMBER	8.00								
		UNDERDRAIN INVERT	8.00								
		BOTTOM OF STONE	8.00								

StormTech Chamber System
 4640 TREDEMAN BLVD HILLIARD, OH 43026
 1-800-733-7473
 SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	NA	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M14S1 A-1, A-2.4, A-3 OR AASHTO M33 ¹	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M33 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M33 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M33) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY BANKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 RECYCLED CONCRETE STRUCTURAL BACKFILL.

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 SHEET 3 OF 5

SC-160LP ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR PLUS ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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 1-800-733-7473
 SHEET 4 OF 5

SC-160LP TECHNICAL SPECIFICATION

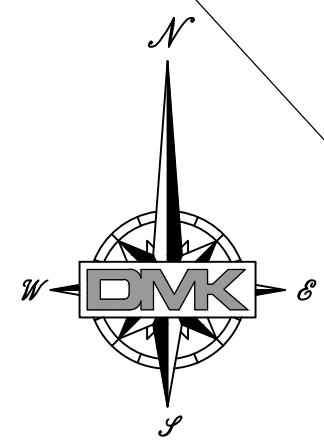
NTS

PART #	STUB	A
SC160IEPP	6" (150 mm)	0.66" (16 mm)
SC160IEPP08	8" (200 mm)	0.80" (20 mm)
SC160IEPP08	8" (200 mm)	0.96" (24 mm)

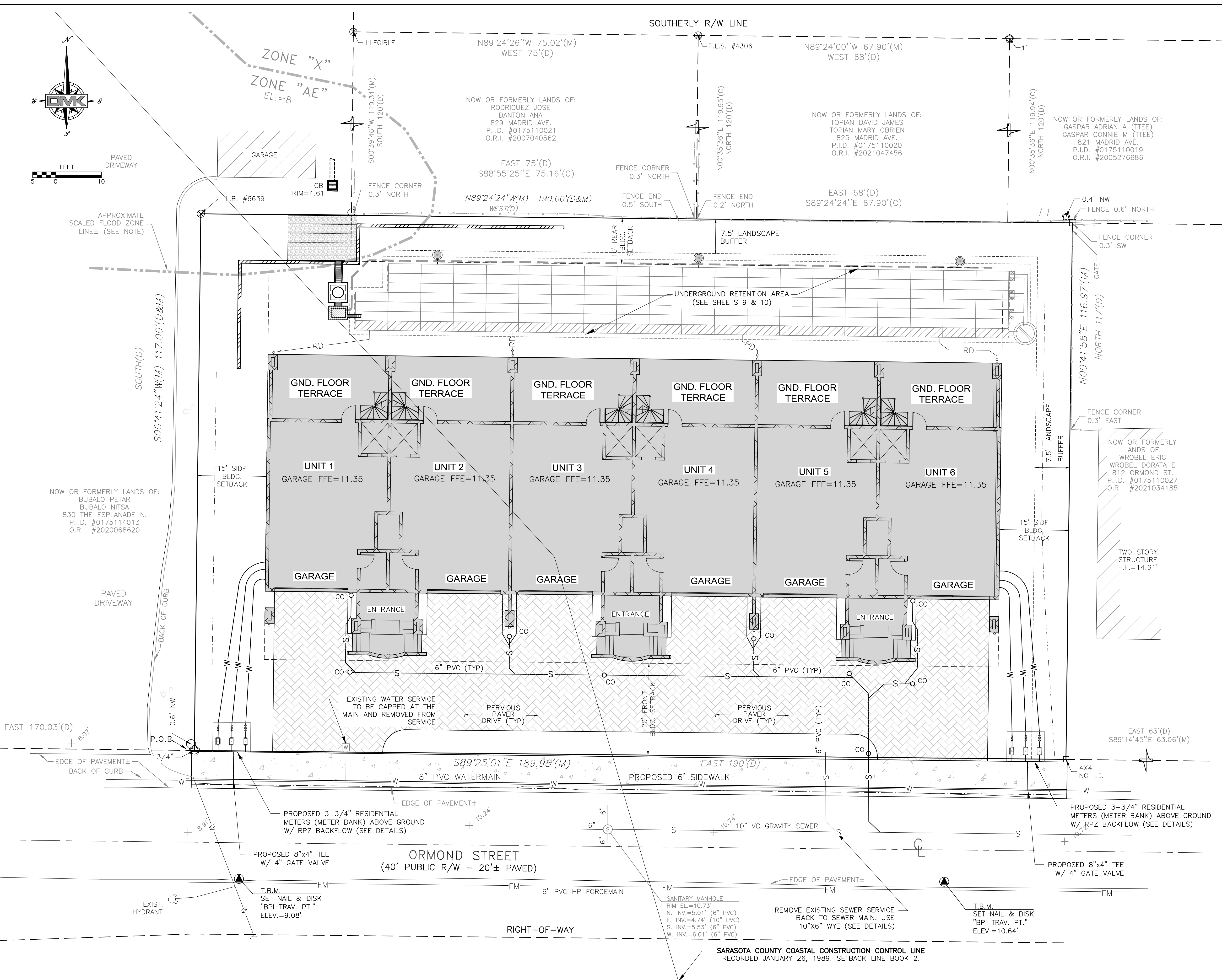
ALL STUBS ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-800-821-6710.

NOTE: ALL DIMENSIONS ARE NOMINAL.

StormTech Chamber System
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 SHEET 5 OF 5



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UTILITY WATER LINE NOTES.

1. PVC PIPE DIAMETERS OF 4", 6", 8" & 12" SHALL CONFORM TO THE REQUIREMENTS OF AWWA STANDARD C900, DR-18, WITH A WORKING PRESSURE RATING OF 150 PSIG.
2. POLYETHYLENE TUBING 1"-2" SERVICE PIPE SHALL CONFORM TO AWWA STANDARD C901, PE 3408 WITH A PRESSURE RATING OF 200 PSIG.

UTILITY SEWER LINE NOTES

1. SEWER GRAVITY MAINS - 8" PVC (ASTM D3034, SDR26)
2. SEWER LATERALS - 6" PVC ASTM D3034 SDR26 PVC
3. FORCE MAINS - 2", 4" PVC (AWWA C900, DR-18, 165 PSIW)
4. ALL GRAVITY SEWER MAINS AND FORCE MAINS SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH THE CITY OF VENICE UTILITY MANUAL SECTION 4.

GENERAL UTILITY NOTES

1. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

DATE	REVISION	BY

DMK ASSOCIATES
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405 Commercial Court, Suite E Venice, Florida 34292
Phone: (941) 412-1293, email: info@dmkassoc.com
Certificate of Authorization No. 3943

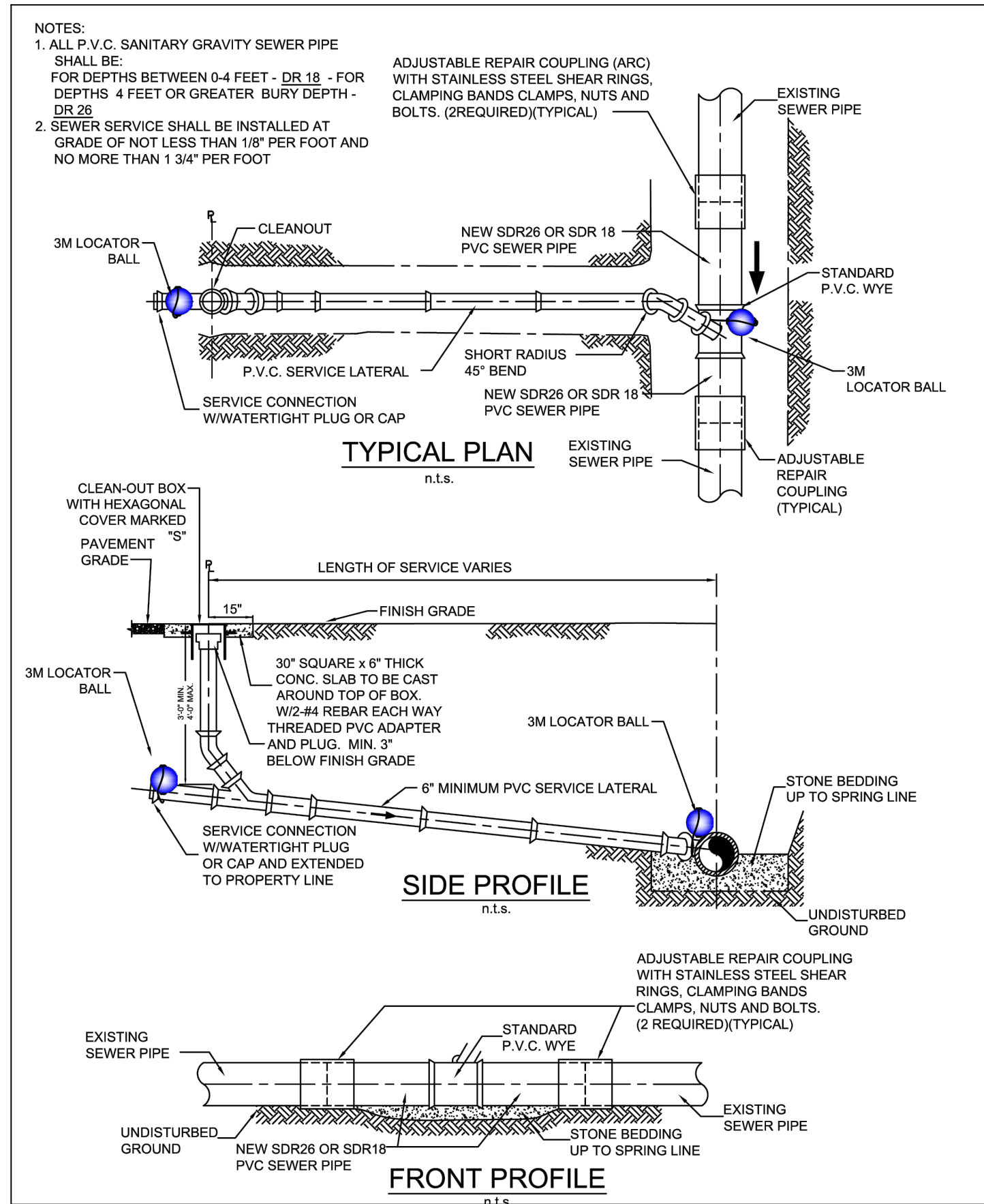
DATE	CKD. BY	DATE
4/23/24	KEM	02/10/26
DRAWN WA	KEM	02/10/26
DESIGN WA	KEM	02/10/26
SCALE @ 24"x36"	DMK NO. 24-0069	

OWNER:
VENITOWNHOUSE, LLC
816 ORMOND STREET
VENICE, FL. 34285

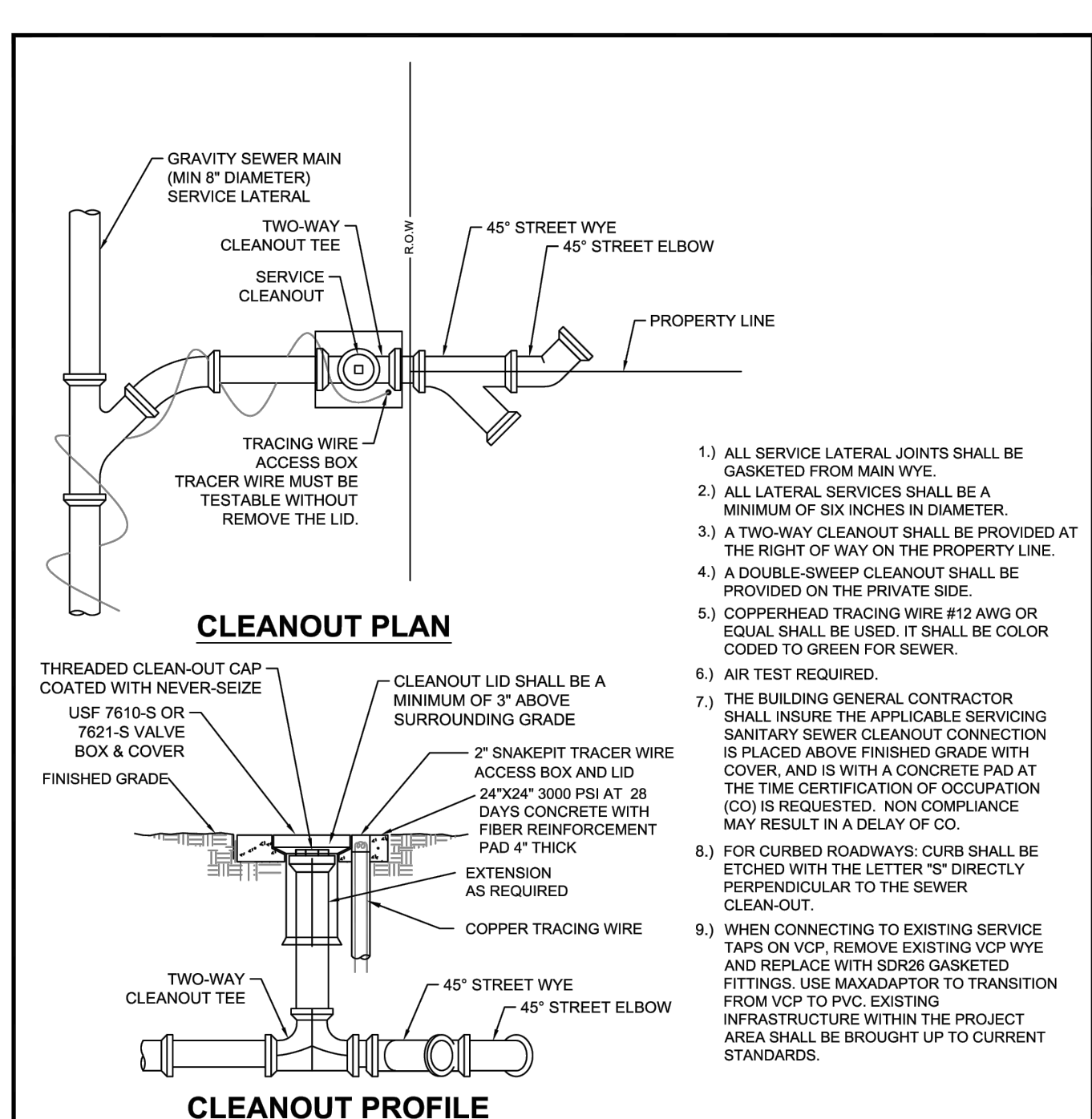
816 ORMOND STREET
MASTER UTILITY PLAN

ENGINEER OF RECORD
KREG E. MAHEU, P.E.
STATE OF FLORIDA NO. 45766

SHEET No.
11

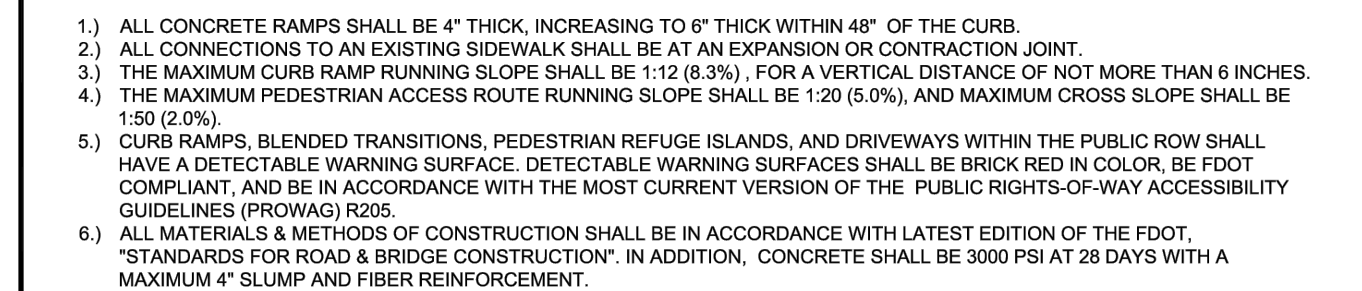
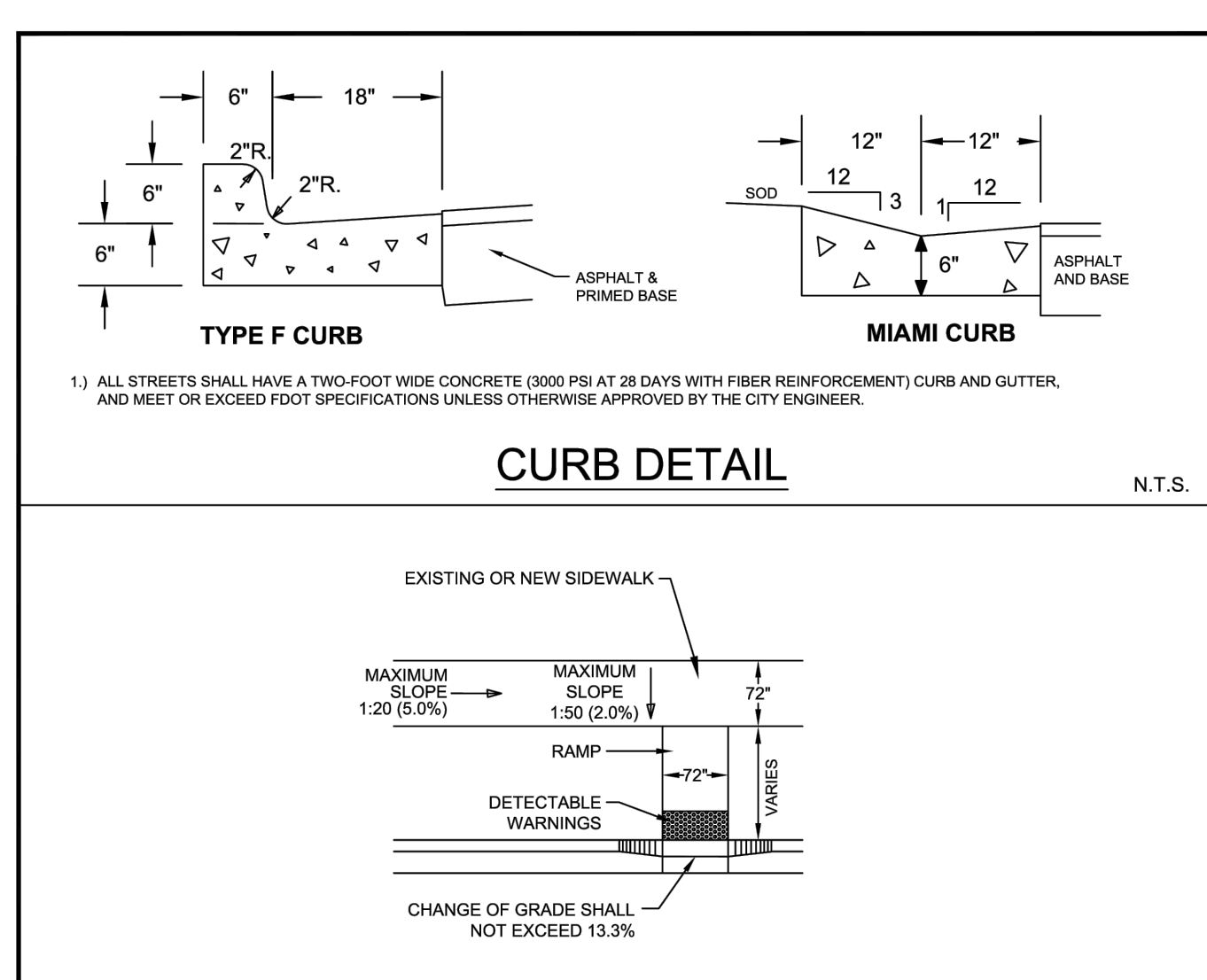


GRAVITY SEWER CUT-IN WYE & SERVICE
 NOT TO SCALE

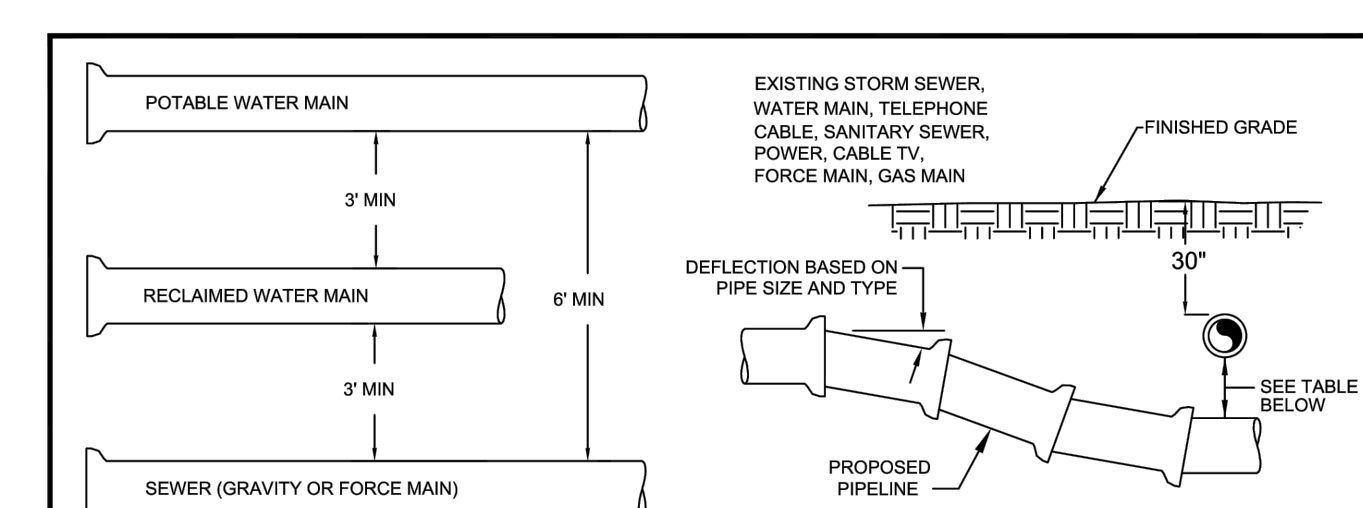


SANITARY SEWER SERVICE & CLEANOUT DETAIL
 N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - SEWER	DATE MAR 2025
		SEWER SERVICE & CLEANOUT	SHEET NO. S-4



CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	ENGINEERING	DATE MAR 2025
		CURB RAMPS & CURBING	SHEET NO. ENG-1

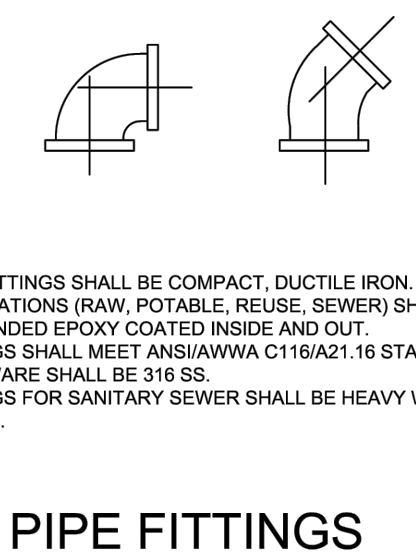


MINIMUM HORIZONTAL SEPARATION DISTANCES (FT)
 (OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)

	WATER MAIN	FORCE MAIN	SEWER MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	3	6	3	3	3
FORCE MAIN	6	3	3	3	3
SEWER MAIN	3	3	3	3	3
STORM WATER	3	3	3	3	3
OTHER UTILITIES	3	3	3	3	3

- MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURER'S RECOMMENDATION.
- WHEREVER POSSIBLE, THE LAYOUT OF UTILITIES SHALL PLACE SANITARY SEWER AND SEWER FORCE MAINS BELOW RECLAIMED MAINS AND BELOW WATER MAINS, RESPECTIVELY. WHERE WATER MAINS ARE ABOVE GRAVITY SEWERS OR WASTEWATER FORCE MAINS, A VERTICAL CLEARANCE OF 6 INCHES IS ACCEPTABLE. STORM SHALL BE PLACED BELOW BOTH WATER AND SEWER WHERE POSSIBLE.
- ACCEPTABLE VARIANCES:
 - WHERE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, C900 DR14 PVC PIPE SHALL BE USED FOR ONE OF THE PIPELINES.
 - WHERE VERTICAL CLEARANCE CANNOT BE MAINTAINED, ONE FULL LENGTH OF DR14 C900 PIPE SHALL BE INSTALLED CENTERED AT THE POINT OF CROSSING.
 - WHERE 36" MINIMUM DEPTH OF COVER CANNOT BE MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED, AT THE DISCRETION OF THE UTILITY DEPARTMENT.
- NO UTILITY PIPE SHALL PASS THROUGH, OR COME IN CONTACT WITH ANY PART OF A SANITARY MANHOLE OR STORMWATER STRUCTURE WITHOUT APPROVAL FROM THE UTILITIES DIRECTOR OR ENGINEER.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		UTILITY CONFLICTS & SEPARATIONS	SHEET NO. U-5



SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	AWWA C900 PVC / DR 18
RAW WATER MAIN	WHITE	FUSIBLE C900 PVC / DR 18
REUSE MAIN	PURPLE	CERT-A-LOK C900 PVC / DR 18
FORCE MAIN (MIN. 4" DIAMETER)	GREEN	HDPE PPI PE 4710 / DR 11 / DIPS (WITH UTILITIES DEPARTMENT APPROVAL)
WATER SERVICE	BLUE	PE (POLYTUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLYTUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTMD3034 / SDR 26
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTMD3034 / SDR 26

PIPE MATERIAL SCHEDULE
 N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		PIPE FITTINGS & MATERIAL	SHEET NO. U-6

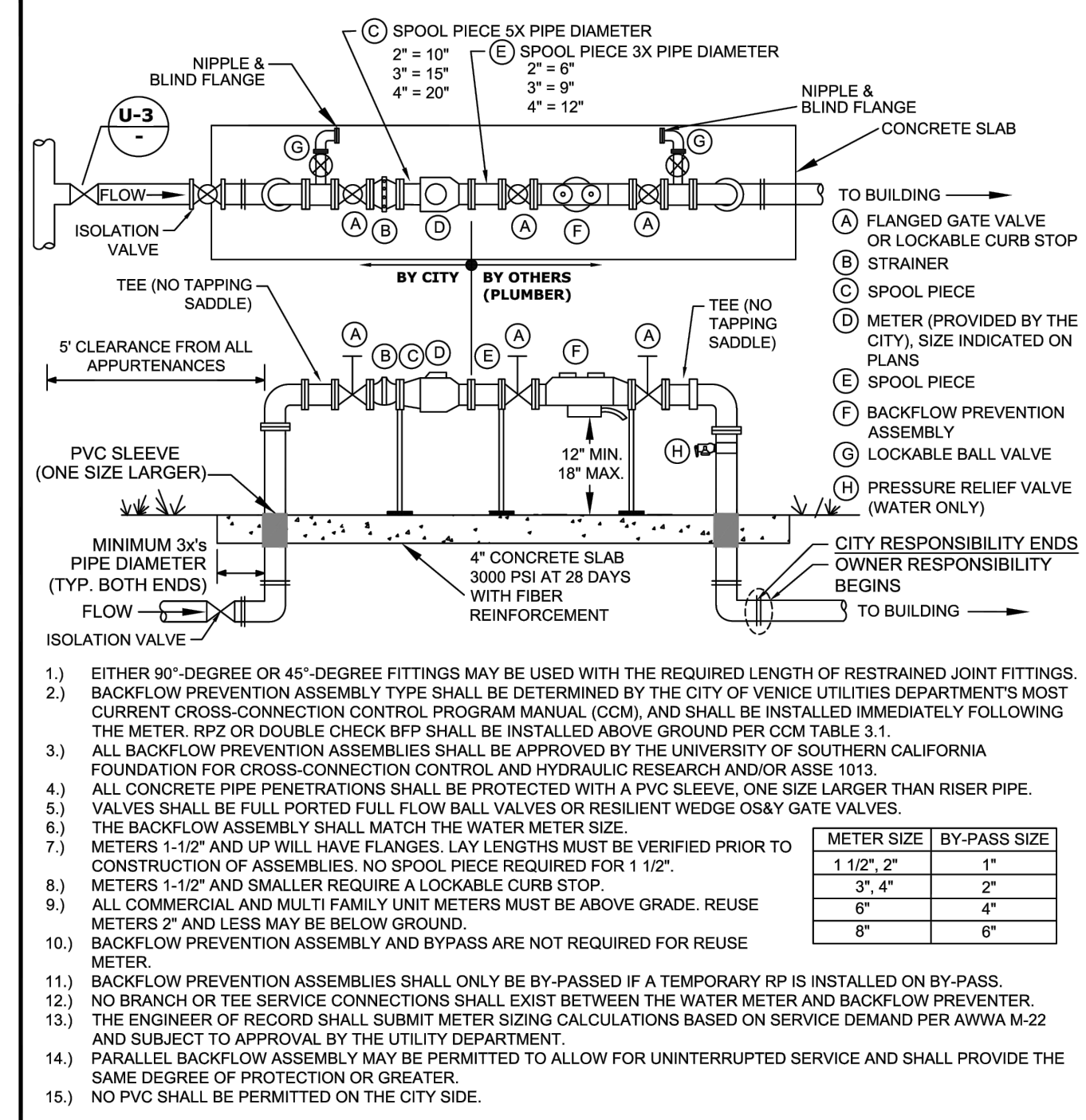
FITTING	MINIMUM LENGTH (FT) OF FORCE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING								
	4	6	8	10	12	16	18	20	24
45 BEND: H	6	9	12	14	16	21	23	25	29
VU	4	6	7	9	10	13	15	16	19
VD	12	20	26	32	37	48	53	28	68
22.5 BEND: H	3	4	6	7	8	10	11	12	14
VU	2	3	4	4	5	6	7	8	9
VD	7	10	13	15	18	23	26	28	33
11.25 BEND: H	2	2	3	3	4	5	5	6	7

FITTING	MINIMUM LENGTH (FT) OF WATER OR REUSE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING								
	4	6	8	10	12	16	18	20	24
90 BEND: H	23	33	43	51	60	76	83	90	104
45 BEND: H	10	14	18	21	25	31	34	37	43
VU	6	8	11	13	16	20	22	24	28
VD	22	30	40	48	56	72	80	87	102
22.5 BEND: H	5	7	8	10	12	15	17	18	21
VU	3	4	5	6	7	10	11	12	14
VD	10	15	19	23	27	35	38	42	49
11.25 BEND: H	2	3	4	5	6	7	8	9	10
VALVES/PLUGS:	52	73	96	115	136	174	193	211	246

- FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL, USING THE ASSUMPTIONS LISTED ABOVE.
- RESTRAINED JOINT LENGTH FOR WATER AND REUSE MAINS BASED ON TEST PRESSURE OF 150 PSI. RESTRAINED JOINT LENGTH FOR FORCE (SEWER) MAINS BASED ON TEST PRESSURE OF 100 PSI. CALCULATIONS WERE MADE USING EBAA IRON SOFTWARE (AVAILABLE AT WWW.EBAA.COM) AND THE FOLLOWING ASSUMPTIONS: GRANULAR MATERIAL (GM) SOIL TYPE, TRENCH TYPE 3, BURY DEPTH OF 3 FT. AND SAFETY FACTOR OF 2 TO 1. IF FIELD CONDITIONS DIFFER FROM ABOVE ASSUMPTIONS FOR SHALL PROVIDE CALCULATIONS BASED ON ACTUAL CONDITIONS.
- RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TEE TO ANY FIRE HYDRANT ASSEMBLY.
- THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL HARDWARE SHALL BE 316 SS.

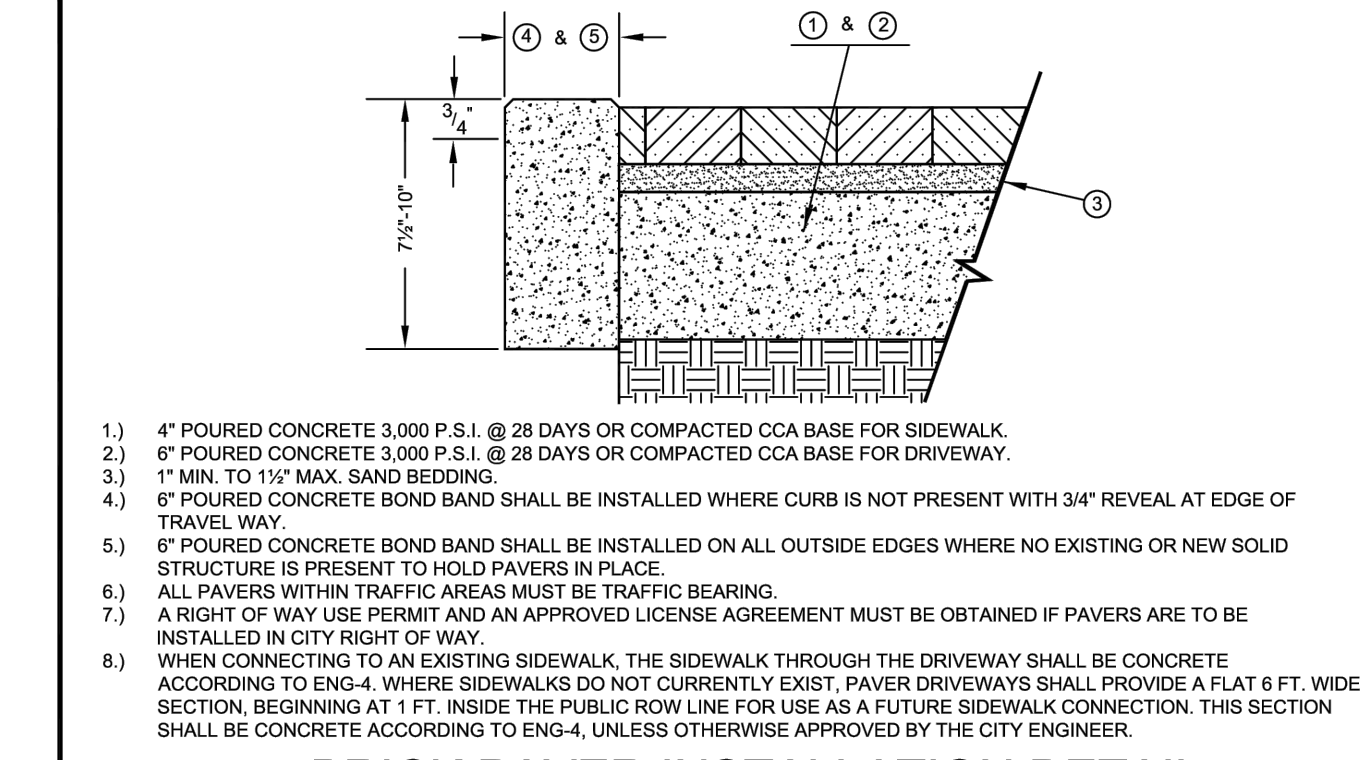
PRESSURE MAIN RESTRAINED JOINT TABLE
 N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		RESTRAINED JOINT TABLE	SHEET NO. U-7

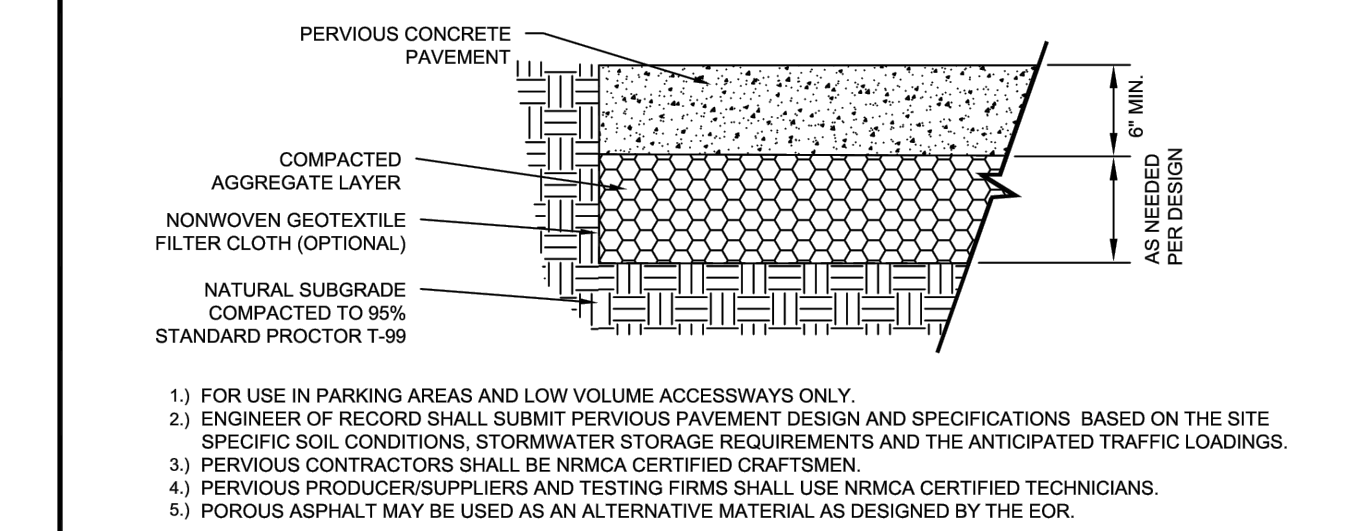


REUSE METER, WATER METER, & BACKFLOW PREVENTION ASSEMBLY ABOVE GROUND METER, 2" & LARGER
 N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE MAR 2025
		WATER & REUSE METER & BACKFLOW	SHEET NO. W-4



BRICK PAVER INSTALLATION DETAIL
 N.T.S.



PERVIOUS CONCRETE PAVEMENT DETAIL
 N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	ENGINEERING	DATE MAR 2025
		BRICK PAVERS & PERVIOUS CONCRETE	SHEET NO. ENG-8

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DMK ASSOCIATES
 ENGINEERING, PLANNING & DESIGN
 405 Commercial Court, Suite E Venice, Florida 34292
 Phone: (941) 412-1293, email: info@dmkassoc.com
 Certificate of Authorization No. 3943

DATE	4/23/24	CKD. BY	DATE
DRAWN WA	KEM	02/10/26	
DESIGN WA	KEM	02/10/26	
SCALE	@ 24"x36"	DMK NO.	24-0089

OWNER:
VENITOWNHOUSE, LLC
 816 ORMOND STREET
 VENICE, FL. 34285

816 ORMOND STREET
 CITY OF VENICE UTILITY DETAILS

ENGINEER OF RECORD
KREG E. MAHEU, P.E.
 STATE OF FLORIDA NO. 45766

EROSION CONTROL NOTES

1. GENERAL

THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, TOOLS, MATERIALS AND SERVICES NEEDED TO INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES. THESE MEASURES SHALL CONFORM TO THE PLANS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS.

2. WETLAND PROTECTION

- a) AREAS OF CONSTRUCTION ADJACENT TO WETLANDS, THE FOLLOWING SHALL BE PERFORMED:
 - i) THE ACTUAL WETLAND AND REQUIRED BUFFERS, AS SHOWN ON THE PLANS, MUST BE ESTABLISHED AND POSTED OFF PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY ADJACENT TO SAID AREAS.
 - ii) PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL ADJACENT TO WETLANDS OR BUFFER AREAS, A SILTATION BARRIER SHALL BE CONSTRUCTED.
 - iii) NO RIM DITCHING OF THE WETLANDS SHALL BE PERFORMED. WATER LEVELS IN THE WETLANDS SHALL BE MAINTAINED ACCORDING TO LEVELS EXISTING PRIOR TO SITE DISTURBANCE.
 - iv) IN AREAS OF WETLANDS IN WHICH WORK IS TO BE PERFORMED, SUCH AREAS MUST BE CLEARLY STAKED AND POSTED OFF. ALONG SUCH LIMITS, A SILTATION BARRIER MUST BE CONSTRUCTED.
 - v) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BARRIERS. BARRIERS SHALL REMAIN IN PLACE UNTIL ALL AREAS ARE STABILIZED.
 - vi) THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY UPON DISTURBANCE OF WETLAND AREAS. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ALL PROTECTED AREAS.
 - vii) AREAS WHERE IMPACTS WILL BE PERFORMED SHALL BE STRIPPED OF EXISTING MATERIAL AND STOCKPILED FOR USE IN THE RE-CREATION OF THE DISTURBED AREAS OR IN LITTORAL ZONES.

3. EARTH MOVING ACTIVITIES

- a) THE CONTRACTOR SHALL EXERCISE CARE TO PRESERVE THE NATURAL LANDSCAPE AND SHALL PLAN CONSTRUCTION OPERATIONS SO AS TO PREVENT ANY UNNECESSARY DESTRUCTION, SCARRING, OR DEGRADATION OF THE NATURAL SURROUNDINGS. EXCEPT WHERE CLEARING IS REQUIRED FOR PERMANENT WORK, FOR APPROVED CONSTRUCTION ROADS, OR FOR EXCAVATION OPERATIONS, ALL TREES, NATIVE SHRUBBERY AND VEGETATION SHALL BE PRESERVED AND SHALL BE PROTECTED FROM DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND EQUIPMENT.
- b) THE FIRST STAGE OF THE EARTH MOVING ACTIVITY SHALL BE CONFINED TO THE EXCAVATION OF THE STORMWATER FACILITY.
- c) TOPSOIL SHOULD BE TAKEN FROM THE CONSTRUCTION AREAS AND SHOULD BE STOCKPILED FOR REUSE IN FINISHED GRADING. STOCKPILES SHOULD BE PLACED SO AS NOT TO ADD ANY ADDITIONAL SEDIMENT TO THE CONSTRUCTION. THE STOCKPILES SHOULD BE MULCHED AND/OR SEEDING WHEN EXPOSED BEYOND THIRTY (30) DAYS.
- d) GRADED AREAS ARE TO BE SEED AND/OR SODDED WITHIN THIRTY (30) DAYS FOLLOWING EARTH MOVING PROCEDURES. IF THE TIME OF YEAR IS NOT CONDUCTIVE FOR PERMANENT SEEDING, A TEMPORARY MULCH AND/OR SEEDING SHOULD BE USED.
- e) TEMPORARY DIVERSION BERMS AND/OR BARRIERS SHALL BE REMOVED ONLY AFTER THE CONSTRUCTION OF THOSE AREAS DIRECTED TO THE BERMS AND/OR BARRIERS HAVE BEEN COMPLETED.
- f) THE SILT COLLECTION PONDS SHOULD BE REMOVED AND/OR REGRADED FOR PERMANENT USE, AS THE FINAL GRADING AND SEEDING OVERLAP THE AREA USED BY SAME.

4. FILLS

- a) LAND TO BE CUT OR FILLED SHOULD BE CLEARED OF TREES, STUMPS, ROOTS, BRUSH, BOULDERS, SOD AND DEBRIS.
- b) FILL AREAS SHOULD BE SCARRIFIED, KEYED AND DRAINED.
- c) FILL MATERIAL SHOULD BE FREE OF SOD, ROOTS, OR OTHER DECOMPOSABLE MATERIAL.
- d) THE PLACING AND SPREADING OF FILL MATERIAL SHOULD BE STARTED AT THE LOWEST POINT.
- e) GENERALLY, A 1:6 SLOPE SHOULD BE USED UNLESS SPECIFIC ENGINEERING DATA SHOWS A STEEPER SLOPE IS STABLE. SLOPES OF 1:4 OR FLATTER ARE DESIRABLE FOR EROSION CONTROL AND MAINTENANCE.
- f) FILLS SHOULD BE SEED AND/OR MULCHED IMMEDIATELY UPON COMPLETION OF EARTH PLACEMENT.
- g) WATER MANAGEMENT SYSTEMS SHOULD BE PROVIDED TO PREVENT WATER CONCENTRATION AND ERODING THE FACE OF THE SLOPE. KEEP SURFACE WATER OFF THE FACE OF THE SLOPE.

5. CUTS

- a) DIVERSIONS SHOULD BE CONSTRUCTED AT TOP OF THE SLOPES PRIOR TO CUTTING OPERATIONS TO CONVEY WATER FROM FACE OF SLOPE.
- b) STEEPNESS OF CUTS WILL DEPEND ON SOIL TYPE AND DESIGN; HOWEVER, CUT SLOPES OF 1:4 OR FLATTER ARE DESIRABLE FOR EROSION CONTROL AND STABILITY.
- c) CUT SLOPES SHOULD BE BENCH TO PROVIDE ACCESS FOR SEEDING AND MULCHING EQUIPMENT.
- d) CUT SLOPES SHOULD BE SEED AND/OR MULCHED IMMEDIATELY AFTER REMOVAL OF EARTH.

6. TEMPORARY SEDIMENT BASIN AND PERMANENT STORMWATER BASINS

- a) SITE PREPARATION
 - i) AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIALS. IN ORDER TO FACILITATE CLEAN-OUT AND RESTORATION, THE POOL AREA (MEASURED AT THE TOP OF THE SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
 - ii) CUT-OFF TRENCH
 - 1) A CUT-OFF TRENCH, WHEN POND DEPTHS ARE IN EXCESS OF THREE FEET, SHALL BE EXCAVATED ALONG THE CENTERLINE OF EARTH FILL EMBANKMENTS. THE MINIMUM DEPTH SHALL BE TWO FEET. THE CUT-OFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM DEPTH SHALL BE FOUR FEET, BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DEWATERED DURING THE BACKFILLING-COMPACTION OPERATIONS.
 - iii) EMBANKMENT
 - 1) THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED BORROW AREAS. IT SHALL BE CLEAN SOIL FREE OF ROOTS, WOODY VEGETATIONS, OVER-SIZED STONES, ROCKS OR OTHER OBJECTIONABLE MATERIAL. AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARRIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIAL SHALL BE PLACED IN SIX TO EIGHT INCHES THICK CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION SHALL BE OBTAINED BY ROUTING HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF EACH LAYER OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OF TREAD TRUCK OF THE EQUIPMENT OR BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5%.
 - iv) PIPE SPILLWAYS
 - 1) THE RISER SHALL BE SECURELY ATTACHED TO THE BARREL OF THE OUTFALL PIPE. THE BARREL AND RISER SHALL BE PLACED ON A FIRM, SMOOTH SOIL FOUNDATION. THE CONNECTION BETWEEN THE RISER AND RISER BASE SHALL BE WATER TIGHT. THE FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE PLACED IN FOUR INCH LAYERS AND COMPACTED UNDER THE SHOULDERS AND AROUND THE PIPE TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.
- b) EROSION POLLUTION CONTROL
 - 1) CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

7. MAINTENANCE

- a) REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORK DAY.
- b) SEDIMENT SHALL BE REMOVED FROM SUMP AREAS. THE SEDIMENT SHALL BE PLACED IN SUCH A MANNER THAT IT WILL NOT ERODE FROM THE SITE. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT OR IN OR ADJACENT TO A STREAM OR FLOOD PLAIN.
- c) AFTER CONSTRUCTION IS COMPLETED AND AREAS ARE SEED AND/OR SODDED, MAINTENANCE IS LIMITED TO VISUAL INSPECTIONS ON A ROUTINE BASIS. ANY DAMAGE TO THE BERM SHALL BE REPAIRED AT ONCE AND RE-SODDED AND/OR RE-SEED. IF THE LEVEL OF WATER IS BEING MAINTAINED OVER THE EXPECTED DRAIN DOWN TIME, THE OUTFALL SYSTEM SHALL BE CLEANED AND REPAIRED.

8. BEST MANAGEMENT PRACTICES

DEWATERING WILL OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO STORM SEWERS, SANITARY SEWERS, WATER & SEWER LINES AND STORMWATER PONDS.

ALL DEWATERING EFFLUENT SHALL BE ROUTED TO THE TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO THE WETLANDS OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM SHALL BE ADHERED TO DURING CONSTRUCTION, ALTHOUGH THE ACTUAL LAYOUT OF THE SYSTEM SHALL BE CONSTRUCTED AS DICTATED BY FIELD CONDITIONS.

IF THE DEWATERING SYSTEM USES A PUMP AND PIPING, IT MUST BE LESS THAN 6 INCHES IN DIAMETER AND OPERATE LESS THAN A TOTAL SIX MONTHS. ANY DEVIATION FROM THIS REQUIREMENT SHALL REQUIRE A WATER USE PERMIT. THE COST OF A WATER USE PERMIT AND ASSOCIATED MATERIAL SHALL BE BORNE BY THE CONTRACTOR.

ALL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS UNTIL CONSTRUCTION IS COMPLETE.

LAY SOD AROUND ALL INLETS, MITERED END WALLS HEADWALLS, SWALES, POND SLOPES, AND A THREE FOOT (3') WIDE STRIP ADJACENT TO EDGE OF PAVEMENT OR AS DIRECTED BY THE ENGINEER AS SOON AS PRACTICAL TO PAVEMENT EROSION. ALL DISTURBED AREAS TO BE SODDED OR SEED AS SOON AS PRACTICAL TO PREVENT EROSION.

THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.) PERMIT AND HAVE A COPY ON SITE.

SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.

THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE STORMWATER SYSTEM DURING CONSTRUCTION.

THE CONTRACTOR SHALL EMPLOY EROSION/SEDIMENT PREVENTION MEASURES, AS STATED WITHIN THE "BEST MANAGEMENT PRACTICES SPECIFICATIONS AND DETAILS". FOR THE DURATION OF CONSTRUCTION.

ALL DISTURBED AREAS SHALL BE SODDED AS SOON AS PRACTICAL TO PREVENT EROSION. SODDING IS TO BE MAINTAINED, INCLUDING SLOPES, UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES AND CROSSES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

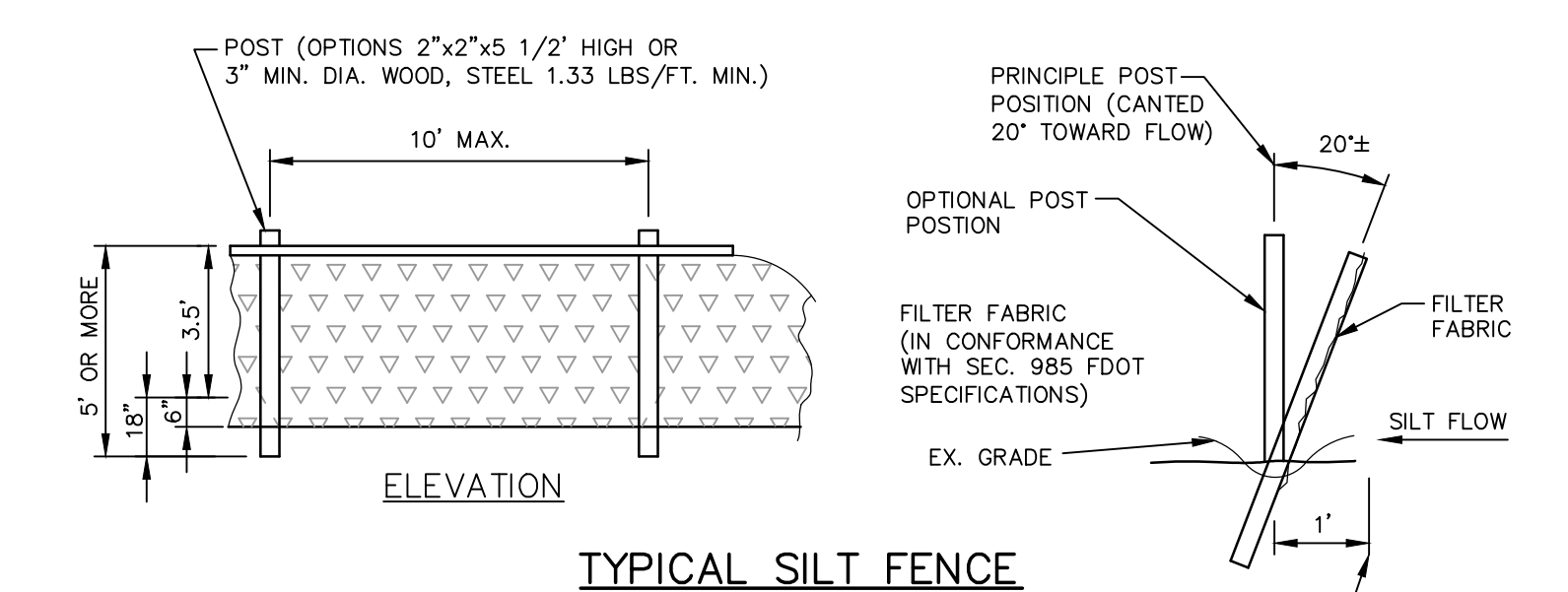
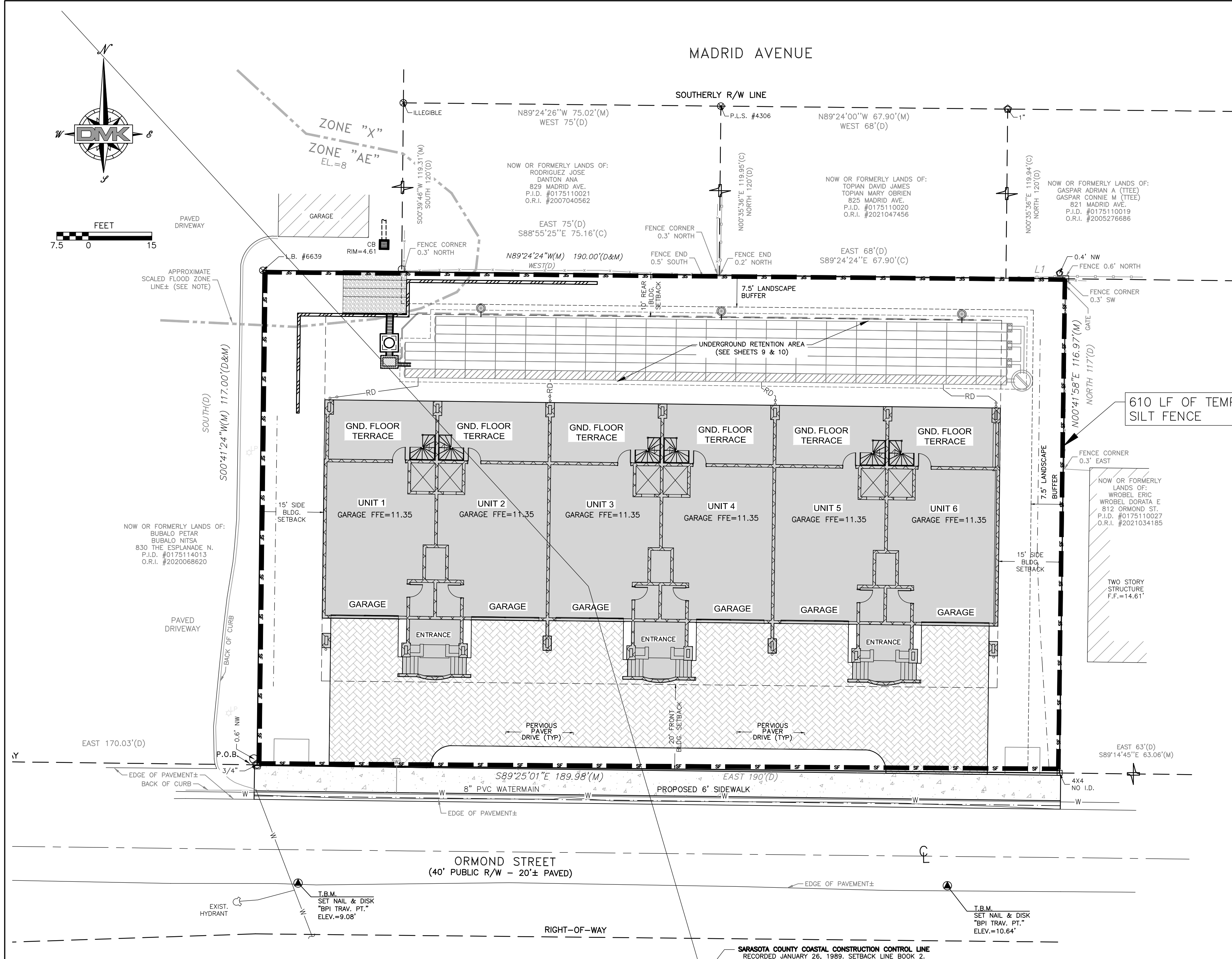
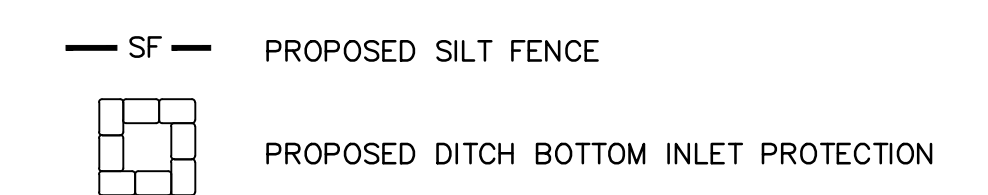
ALL PROVISIONS FOR EROSION CONTROL SHALL BE ADHERED TO.

THE CONTRACTOR SHALL ADJUST OR MODIFY ALL UTILITY COVERS AS REQUIRED BY CONSTRUCTION DEPICTED WITHIN THESE PLANS. THESE SHALL INCLUDE, BUT NOT BE LIMITED TO MANHOLE RIMS, HAND HOLES, VALVE BOXES, CT. UTILITY COVERS SHALL BE FLUSH WITH THE FINISHED PAVEMENT GRADE.

BMP LOCATION NOTE:

LOCATION OF SILT FENCE IS SCHEMATIC AND NOT TO BE USED FOR STAKE OUT PURPOSES.

BMP LEGEND:



TYPICAL SILT FENCE
N.T.S.

Drawing name: F:\Projects\2024\24-0089 816 Ormond Street\DMK\24-0089 SITE PLAN.dwg Tab: SHT 13 Date Printed: Tue, 10 Feb 2026 - 3:10pm

DATE	REVISION	BY

DMK ASSOCIATES
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