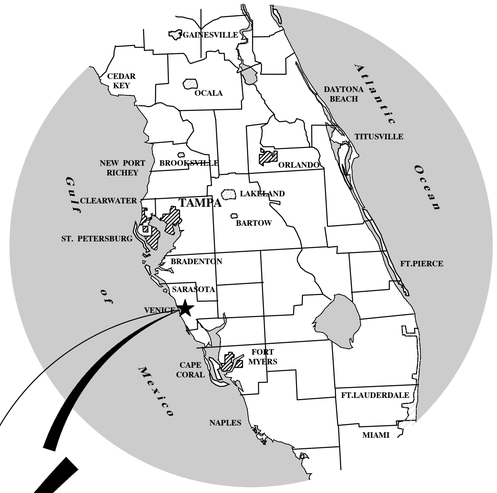
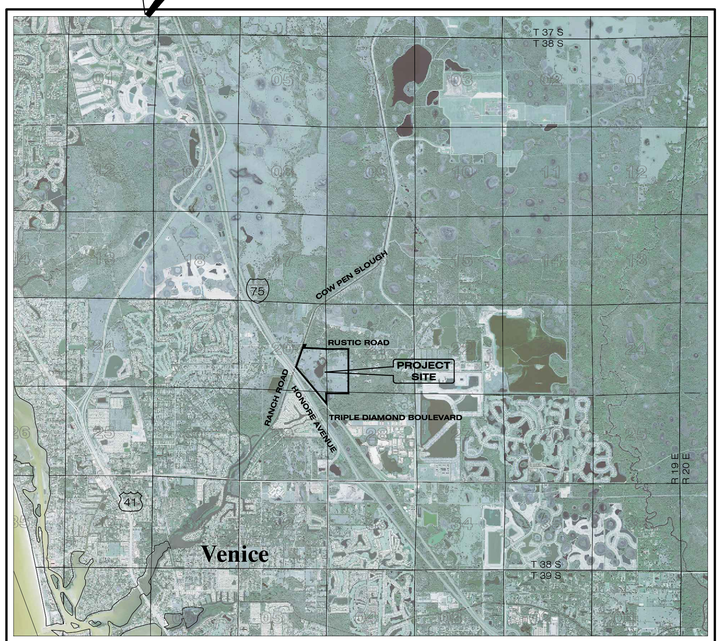
UTILITY RECORD DRAWINGS FOR
RUSTIC ROAD SOUTH
~~PHASES~~ 2-WATER
~~CONSTRUCTION PLANS~~





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

INDEX OF CONSTRUCTION PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	AERIAL SITE PLAN
~~4~~	~~EXISTING SITE CONDITIONS~~
~~5-6~~	~~TYPICAL ROADWAY SECTIONS~~
~~7~~	~~DRAINAGE KEY MAP~~
~~8-10~~	~~MASTER DRAINAGE PLAN~~
~~11-12~~	~~DRAINAGE STRUCTURE DATA~~
~~13~~	~~CONTROL STRUCTURE DATA~~
~~14-17~~	~~DRAINAGE SECTIONS~~
~~18-28~~	~~NEIGHBORHOOD GRADING PLAN~~
29	MASTER WATER & SEWER PLAN
30	WATER & SEWER NOTES
31-36	WATER & SEWER PLAN
37	PLAN & PROFILE SHEET INDEX
38-57	ROADWAY & UTILITY PLAN & PROFILE
~~58-63~~	~~SIDEWALK, SIGNING & PAVEMENT MARKING PLAN~~
~~64~~	~~LIFT STATION DESIGN~~
~~65-66~~	~~LIFT STATION DETAILS~~
~~67-69~~	~~DRAINAGE DETAILS~~
~~70~~	~~GENERAL ENGINEERING DETAILS~~
~~71-72~~	~~SIDEWALK, SIGNING & PAVEMENT MARKING DETAILS~~
73	GENERAL UTLITY DETAILS
74	POTABLE WATER SYSTEM DETAILS
~~75~~	~~SANITARY SEWER SYSTEM DETAILS~~
~~76-78~~	~~DRAINAGE AREA MAP~~
~~79~~	~~SURFACE WATER MANAGEMENT PLAN~~
~~2C,4-10,13~~	~~SHEETS FROM PRELIMINARY PLAT (21-03PP)~~
~~L1-L48~~	~~SHEETS FROM PRELIMINARY PLAT (21-03PP)~~

RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida
"Only one like it all"

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

~~42.00~~ 42.07	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
⊠ 54.8	INDICATES RECORD ELEVATION
✓	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
10000	INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

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

DATE OF LAST FIELD SURVEY 03/11/2025

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

PREPARED FOR:

JEN TAMPA 1, LLC.
C/O BANYAN LAND CAPITAL, LLC.
1316 West Swann Ave
Tampa, Florida 33606
Phone: (813) 362-1137

PREPARED BY:

Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

Digitally signed by Jordan A. Schrader
Date: 2025.06.26 09:52:08-04'00'

UTILITY INFORMATION

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

UTILITY CONTACT INFORMATION

CITY OF VENICE UTILITIES DEPT.
DAMIEN STILLINGS
3510 LAUREL ROAD E
VENICE, FL 34275
941-882-7311

FRONTIER COMMUNICATIONS
TONI CANNON
3712 W WALNUT ST
TAMPA, FL 33607
813-875-1014

SARASOTA COUNTY TRAFFIC
MARK RICHMOND
PO BOX 8
SARASOTA, FL 34230-0008
941-861-0942

FLORIDA POWER & LIGHT
JOEL BRAY
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COMCAST
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2601 SW 145TH AVE
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754-221-1254

TECO-PEOPLES GAS-SARASOTA
JOAN DOMNING
8416 PALM RIVER RD
TAMPA, FL 33619
813-275-3783

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DATE	SHEET NO.	BY
06-25-2025	PHASE 2 RECORD DATA 42-46,55,56	JRD
04-25-2024	29	MMR
05-23-2023	5,18-28,31-36,38-63	JRD
03-14-2023	2,29,31,32,34,36,38,46,47,50,51,57,64	RR
02-27-2023	31-34	DA
06-13-2022	64,65	DA
04-21-2022	64	STW
11-15-2021	1,38,56	DA
10-19-2021	57,64	MED
09-13-2021	7	DA
09-07-2021	CP RESUBMITTAL CITY OF VENICE 31,33-35,38-57,64	DA
08-18-2021	SWFWMD RESUB 7,9,10,12,13,15-17,20,23,26,28	TJF
08-04-2021	CP RESUBMITTAL CITY OF VENICE 1,2,29,31,33,35,38-57	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

DATE: 06-25-2025
JOB NO. JEN-RU-009

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

STREET & DRAINAGE	WATER & SANITARY SEWER
DESIGNED BY: FERREIRA	DESIGNED BY: DUNCAN
DRAWN BY: DUNCAN	DRAWN BY: DUNCAN

FILE: CV
SHEET 1 OF 79

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 WM CAD\CV.DWG-COVER SHEET 2025/06/25 10:45 AM JASON DROOR

GENERAL NOTES:

1. *OWNERSHIP AND UNIFIED CONTROL STATEMENT:*
   THE PROPOSED PROJECT IS OWNED BY JEN TAMPA 1, LLC
2. *CHARACTER AND INTENDED USE STATEMENT:*
   THE PROPOSED USE IS A 400 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
3. *MAINTENANCE OF COMMON FACILITIES STATEMENT:*
   - THE OWNER, LDD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS. THE CITY OF VENICE WILL NOT MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND/OR ROADS
   - THE CITY OF VENICE WILL OWN & MAINTAIN THE WATER & SEWER SYSTEM
4. *EXISTING LAND USE:*
   VACANT LAND
5. *ZONING (PROPERTY ID):*
   PUD (0362001010 & 0364040002)
6. *FLOOD ZONE:*
   THE SITE APPEARS TO LIE WITHIN FLOOD ZONE "A" AND "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY-PANEL NO.'S 12115C0243F AND 12115C0245F REVISED NOVEMBER 4, 2016.
7. *SITE COVERAGES:*
   PID: 0362001010 & 0364040002

IMPERVIOUS:	35 AC.
PERVIOUS:	124.31 AC.
ROADS:	10.1 AC.
TOTAL:	169.41 AC.

8. *SETBACKS:*

SETBACKS:	REQUIRED (MIN)
FRONT YARD:	20'– 0"
SIDE YARD:	5'– 0"
REAR YARD:	10'– 0"

9. *BUILDING DATA:*
   MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE THREE (3) STORIES, UP TO 42 FT
10. *PARKING CALCULATIONS:*
    REQUIRED PARKING RATIO: 2 SPACES FOR EVERY RESIDENTIAL UNIT
    REQUIRED PARKING SPACES: 800 RESIDENT PARKING (1 DRIVEWAY, 1 GARAGE)
    PROVIDED PARKING SPACES: 1600 (2 DRIVEWAY & 2 GARAGE)
11. *STORMWATER MANAGEMENT:*
    THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWMD REQUIREMENTS.
12. *REFUSE AND RECYCLABLE NOTE:*
    REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING FACILITY. ALL REFUSE AND RECYCLING TO BE IN ACCORDANCE W/ CITY OF VENICE VENICE CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE MANAGEMENT.
13. *UTILITY NOTES:*
    A. FDEP WASTEWATER, FDEP WATER, AND CITY OF VENICE UTILITY PERMITS ARE REQUIRED.
    B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
    C. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF VENICE SPECIFICATIONS
    D. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
    E. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE.
    F. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NOT USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
    G. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
    H. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.
14. *UTILITY PROVIDERS:*

CITY OF VENICE UTILITIES DEPT.
DAMIEN STILLINGS
3510 LAUREL ROAD E
VENICE, FL 34275
941-882-7311

FRONTIER COMMUNICATIONS
TONI CANNON
3712 W WALNUT ST
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JOAN DOMNING
8416 PALM RIVER RD
TAMPA, FL 33619
813-275-3783

15. *CITY OF VENICE REQUIRED NOTES:*
    1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT, (N/A).
    2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
    3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
    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 1, 11 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 CONTACTS INFORMATION.
    7. ALL UTILITIES WHETHER PUBLIC OR PRIVATE SHALL MEET CITY OF VENICE AND/OR SARASOTA COUNTY STANDARDS.
    8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION

RUSTIC ROAD SOUTH PARCEL PRELIMINARY PLAT LEGAL DESCRIPTION

DESCRIPTION: A parcel of land lying in Sections 20, 21 and 29, Township 38 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

BEGINNING at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 21 and run thence along the East boundary of the said West 1/2 of the Southwest 1/4 of said Section 21, S.00°02'38"W., 2679.02 feet to the Southeast corner thereof; thence along the South boundary of said West 1/2 of the Southwest 1/4 of said Section 21, N.89°35'32"W., 1336.19 feet to the Southwest corner of said Section 21, also being the Northeast corner of the aforesaid Section 29, Township 38 South, Range 19 East; thence along the East boundary of said Section 29, S.00°56'46"E., 611.91 feet to the Northeasterly limited access right-of-way line of State Road 93 (Interstate 75); thence along said limited access right-of-way line, N.39°47'41"W., 2848.70 feet to the Easterly boundary of the Cowpen Slough Drainage Canal; thence along said Easterly boundary, N.19°13'18"E., 1233.21 feet, to the North boundary of the Southeast 1/4 of the aforesaid Section 20, Township 38 South, Range 19 East; thence along said North boundary, S.87°27'48"E., 858.77 feet; thence departing said North boundary and along the proposed Southerly right-of-way line of Rustic Road the following four (4) courses: 1) S.86°18'24"E., 539.49 feet to a point of curvature; 2) Easterly, 31.16 feet along the arc of a curve to the left having a radius of 541.00 feet and a central angle of 03°18'02" (chord bearing S.87°57'25"E., 31.16 feet) to a point of tangency; 3) S.89°36'26"E., 363.05 feet; 4) N.89°14'49"E., 550.11 feet to the North boundary of the aforesaid West 1/2 of the Southwest 1/4 of Section 21; thence along said North boundary, S.89°36'26"E., 404.84 feet to the POINT OF BEGINNING.

Containing 169.405 acres, more or less.

STREET & DRAINAGE CONSTRUCTION NOTES:

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals. Contractor is also responsible for having his dewatering plan approved by SWFWMD.
2. All construction, materials and workmanship are to be in accordance with City of Venice Subdivision Regulations and DOT Specifications, latest editions.
3. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction. In the proposed rights-of-way a 2' wide area behind the back of curb to be solid sodded. The remainder of the proposed rights-of-way to be seeded and mulched if the slope is steeper than 6:1.
4. In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 556, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 1-800-432-4770 forty eight (48) hours in advance of any excavation.
5. Prior to curb inlet construction, the Engineer shall lay out the back of the curb in the vicinity of the respective inlet for alignment and grade, and the Contractor shall construct the inlet allowing for an 18" concrete throat between the back of the curb and the face of the inlet. The top of the inlet shall be constructed to an elevation of 3/8" above the top of curb (these dimensions apply to the concrete valley gutter type section only). Any inlets constructed incorrectly by deviating from this sequence of inlet construction shall be the sole responsibility of the Contractor and no additional payment shall be made or allowed for removing and/or correcting the inlet.
6. Fill obtained through excavation of streets and detention ponds shall be placed on lots and adjacent land in accordance with the Master Drainage and Grading Plan as directed by the Engineer unless otherwise noted.
7. Sod/Seed & Mulch shall be placed in accordance with applicable City/County standards as well as in accordance with standard and specific conditions in the SWFWMD permit, if applicable. At a minimum this shall include sodding of all pond embankments at a slope 5:1 or steeper to the NW line, as well as seeding and mulching of the balance of the pond tracts (including pond berms, excluding the area below NW), sodding at a minimum of 2' from the back of curb and any project area with a slope of 5:1 or steeper.
8. Roadway underdrain has been located on these plans to meet the minimum standards of City of Venice. Prior to curb construction, the Geotechnical Engineer shall review the pre-design borings and, along with their field inspection, make a recommendation regarding additional underdrain requirements.
9. Site clearing shall be performed per the approved construction plans and in accordance with the City of Venice Natural Resources regulations. Installation and maintenance of the required barricading and erosion control shall be the responsibility of the site development contractor unless otherwise designated.
10. Prior to beginning construction, Contractor shall expose all existing utility inverts to which a run is proposed and have Engineer verify the elevation and adequacy of these inverts.
11. All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that construction of all trenches and excavation construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.
12. Siltation accumulations greater than the lesser of 12 inches or one-half the depth of the siltation barrier shall be immediately removed and placed in upland areas.
13. During land alteration and construction activities, it shall be unlawful to remove vegetation by grubbing or to place soil deposits, debris, solvents, construction material, machinery or other equipment of any kind within the dripline of a tree to remain on the site unless otherwise approved by the City.
14. All erosion control installation and installation coordination shall be the responsibility of the Contractor. Clearview Land Design, if contracted by the Owner, will stake the alignment of the proposed erosion control and shall limit its responsibility and coordination at that point. Be advised that the construction approval and maintenance of the erosion control shall be the sole responsibility of the Site Contractor.

POND/LAKE EXCAVATION NOTE:

1. No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if they are encountered within the permitted depths/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general location and the engineer of record and the geotechnical engineer shall be notified immediately to address and provide recommendations for further action(s).
2. Whenever clay is encountered during pond excavation, the contractor shall over-excavate by 1 ft of depth and backfill with 1 ft of clean sand.

SOIL REUSE REQUIREMENTS:

At least the following six (6) types of materials are present on-site that require proper handling/treatment by the Contractor, during the course of site development/construction activities, in accordance with the noted reuse requirements for each type. Although some soil material quality control testing will be randomly and periodically performed by the project Geotechnical Consultant, as required, working for the Owner, it is the Contractors sole responsibility to reuse onsite soil materials as described and specified below. All discovered or future filling or material reuse work onsite not in accordance or compliance with these notes, or any future adverse impacts or consequences resulting from the Contractors failure to properly reuse soil materials onsite as specifically described below, will be the Contractors sole responsibility for remedy and repair at his cost. If the Contractor has any questions regarding any of the soil materials onsite, the project Geotechnical reports (which he needs to obtain from the Geotechnical Consultant/ Engineer), or any questions associated with the notes below, it is presumed that the Contractor will satisfactorily resolve such questions/concerns prior to site demolition, clearing, grubbing, stripping and excavation operations begin.
Please note, local, state and federal rules, laws, and regulations prohibiting soil reuse as described below shall take precedence and shall be followed to the fullest extent.

1. Site Demolition Debris (Site demolition debris, not generally considered an environmental/contamination hazard, includes such items as wood pieces, concrete pieces, plastic pipe pieces,certain metal/steel pieces, or similar. If any such debris or other demolition debris is considered an environmental/contamination hazard, or if burial onsite of such materials is prohibited by the governing environmental agency, then all such materials shall be hauled off site by the Contractor for proper disposal, in accordance with all applicable governing environmental agency requirements. In no case, shall any such debris materials remain, or be placed by the Contractor, within any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)All Site Demolition Debris shall be removed from the site development and disposed of properly in accordance with all applicable governing environmental agency requirements.
2. Clearing and Grubbing Debris (Site clearing and grubbing debris includes all larger organic materials, such items as trees, stumps, limbs, brush, vegetation, or similar; all such materials must be either "burned" or "mulched" by the Contractor prior to reuse or disposal onsite.)If acceptable to the governing environmental agency, then all such "burned" or "mulched" site clearing/grubbing debris, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   2.1.1. placed as "mulch" material surface dressing in future landscape areas, stockpiling of such "mulched" materials (amounts/locations), if acceptable, will be directed by the Owner/Geotechnical Consultant/Landscape Architect/Engineer;
   2.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such debris could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the mulch) and then refilling (with compaction) to required design grades;
   2.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
   2.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, but will require adequate soil cover.
   2.2. In all instances, the minimum pond depth (including floodplain and wetland mitigation areas) shall be no less than required by the Engineer.
   2.3. All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover of 18 - 24 inches (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf area, created wetland area, park/grassed area, and passive recreation/park areas, adequate soil/mulch mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.
3. Muck/Peat Organic Materials (Typically generated from wetland or lowland areas, or similar areas, permitted for impact or displacement, including excavation of unsuitable organic materials and refilling with suitable sandy soils to accommodate development; includes significant organic peat materials, organic sandy muck materials, and mucky or organic sand materials, designated either Pt or A-8, per the Unified and AASHTO Soil Classification Systems, respectively; those organic materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.) If acceptable to the governing environmental agency, then all such muck/peat (significant) organic materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   3.0.1. placed as "peat/muck/organic matter" surface layer in new or created wetland mitigation areas, stockpiling of such "significant organic" materials (amounts/locations), if acceptable, will be directed by the Owner/Wetland Consultant;
   3.0.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such organic materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require adequate soil mixing (mix soil with the organic materials) and then refilling (with compaction) to required design grades;
   3.0.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond, but will require adequate soil cover;
   3.0.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, but will require adequate soil cover.
   3.1. All organic debris burial areas in stormwater pond areas and floodplain mitigation pond areas will require adequate soil cover (with compaction) by the Contractor, meaning at least an adequate weight/thickness of soil material overtop the buried organic debris, such that there will be no future floating up of debris; and for all organic debris burial areas in littoral shelf areas, wetland mitigation pond areas, and passive recreation/park areas, adequate soil/organics mixing (with compaction) will be necessary by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, or park/grassed area will occur.
   3.2. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park areas they propose to use for this type of organic material disposal, and what approximate elevations will be the top and bottom of the organic materials.
4. Topsoils/Site Strippings (Typically generated from upland areas, after demolition/clearing/grubbing/discing operations; stripping of surficial organics/topsoils being a requirement over at least all structure, building, concrete slab and pavement areas prior to filling to accommodate development; includes topsoils and organic laden sands; those topsoils/organic sand materials whose presence, or placement by the Contractor, is unacceptable beneath any type of structure, pavement, roadway, house, building, pipeline, slab, etc.)
   4.1. If acceptable to the governing environmental agency, all such topsoils/organic laden sand materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be:
   4.1.1. placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), stockpiling of such "topsoils/organic laden sand materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
   4.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such topsoils/organic laden sand materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require refilling (with compaction) to required design grades;
   4.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond;
   4.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth.
   4.2. All topsoil/organic laden sand disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate compaction by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, park/grassed area, or landscape berm will occur.
   4.3. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, or passive recreation/park areas, or landscape berm areas they propose to use for this type of organic debris disposal, and what approximate elevations will be the top and bottom of the organic debris.
5. Non-Structural Clayey Sand/Clay Materials (Typically generated from pond/lake excavations or from utility pipeline/manhole excavations; such clayey sand/clay materials, with typically 40% fines or more passing the No. 200 sieve, designated either SC, CL, CH or A-4 to A-7, per the Unified and AASHTO Soil Classification Systems, respectively; such clayey sand/clay materials being unsuitable or unacceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)
   5.1. If acceptable to the governing environmental agency, all such clayey sand/clay materials, if approved in writing first by the Owner/Geotechnical Consultant/Engineer, could be: 5.1.1. placed as fill in new (larger) landscape/grass common areas or landscape berm areas (with compaction), provide some surface drainage relief, use where infiltration and drainage is not an important issue, provide some surface sandy soils (min. of 18-inches) as directed by the Landscape Consultant for planting; stockpiling of such "clayey sand/clay materials" (amounts/locations), if acceptable, will be directed by the Owner/Landscape Consultant;
   5.1.2. placed in temporarily excavated littoral shelf areas in selected stormwater ponds, or in temporarily excavated selected wetland mitigation ponds, in either case not in side banks and not below the permitted design depth of the pond, or such clayey sand/clay materials could be buried in temporarily excavated passive recreation/park areas (at least 30 feet from any structure) at approved depths/locations, but all these disposal areas will require refilling (with compaction) to required design grades; and the top 2 feet (min.) being sand materials (not clayey materials) for turbidity control and planting;
   5.1.3. placed along the bottom of selected floodplain mitigation ponds (not in side banks), not below the permitted excavation depth of the pond; however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control.
   5.1.4. placed along the bottom of selected deeper stormwater ponds (not in side banks), not below the permitted design depth, however, a 12-inch layer (min.) of sand material overtop the clayey materials will be necessary for turbidity control.
   5.2. All clayey sand/clay disposal areas in littoral shelf areas, wetland mitigation pond areas, passive recreation/park areas, or landscape/berm areas will require adequate compaction by the Contractor, such that no significant future unacceptable settlement of a littoral shelf area, created wetland area, park/grassed area, or landscape berm will occur. 5.3. If any of these procedures are contemplated by the Contractor, then the Contractor shall notify the Owner/Geotechnical Consultant/Engineer in writing, at the start of construction, with some specific information, including the estimated quantity and types of materials, to which stormwater ponds, floodplain mitigation ponds, wetland mitigation ponds, passive recreation/park areas, or landscape berm areas they propose to use for this type of clayey sand/clay disposal, and what approximate elevations will be the top and bottom of the clayey materials.
6. Structural Sand Fill Materials (Typically generated from pond/lake excavations, cut from higher elevation areas, or from utility pipeline/manhole excavations; such sand materials, with typically 35% fines or less passing the No. 200 sieve, designated either SP,SM, SW or SC, A-3, A-2-4, A-2-6 or A-2, per the Unified and AASHTO Soil Classification Systems, respectively; such sand materials being suitable or acceptable for reuse by the Contractor as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill.)
   6.1. All such sand materials shall be reused onsite by the Contractor, per the Geotechnical reports, as building pad fill, structural fill, roadway embankment fill, and pipeline or manhole excavation backfill; placed by the Contractor in loose lifts not exceeding 12-inches, compacted to at least 95% or 98% modified Proctor (per ASTM D-1557 or AASHTO T-180), whichever is applicable depending upon the future use of the filled area (see Geotechnical reports); with density testing of each fill lift for acceptance by the Geotechnical Consultant, upon Contractor request, prior to the next fill lift being placed.

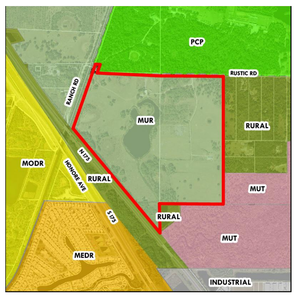
NOTE: CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.

DEWATERING NOTES

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

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

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



FUTURE LAND USE MAP



PARCEL MAP



ZONING MAP

UTILITY QUANTITIES:			
UTILITY	PHASE 1	PHASE 2	TOTAL
LINEAR FEET OF POTABLE WATER (12")	295 LF	0	295 LF
LINEAR FEET OF POTABLE WATER (8")	7,258 LF	5,159 LF	12,417 LF
LINEAR FEET OF POTABLE WATER (6")	1,238 LF	0	1,238 LF
LINEAR FEET OF POTABLE WATER (4")	0	445 LF	445 LF
LINEAR FEET OF POTABLE WATER (2")	0	40 LF	40 LF
LINEAR FEET OF SANITARY SEWER	7,884 LF	4,821 LF	12,705 LF
LINEAR FEET OF FORCE MAIN	1,969 LF	474 LF	2,443 LF
NUMBER OF SANITARY MANHOLES	37	24	61

RECORD DRAWINGS
Venice, Florida "A City on the Gulf"
July 14, 2025
APPROVED

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

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

Environmental:
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Ecological Consultants
P.O. Box 15437
Sarasota, FL 34277
(941) 921-2707
Michele L. Steinbaum, President
michele@steinbaumecological.com

Surveyor:
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, FL 33619
(813) 248-8888
David Williams, P.S.M, R.P.L.S.
davidw@geopointsurvey.com

Geotechnical Engineer:
Native Geoscience, Inc.
2014 Edgewater Dr.,#246
Orlando, FL 32804
(407) 342-1443
John C. Diehl, P.G.
cdiehl@nativegoe.com

DATE	DESCRIPTION	BY
03-14-2023	UTILITY TABLE	RR
08-04-2021	UTILITY PROVIDER CONTACT	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

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

GENERAL NOTES

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

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 WM CAD\GN.DWG-2 GENERAL NOTES 2025/06/25 10:45 AM JASON DROOP

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

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

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

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

6" FM By Others
12" WM By Others
6" FM By Others
12" WM By Others

RUSTIC ROAD
(Dirt Road)
(R.P.B. 4, PG. 7)

RUSTIC ROAD (Dirt Road)

INTERSTATE 75
(STATE ROAD No. 93)
Florida Department of Transportation
Right-of-Way Map, Section No. 17075-2506
(Asphalt Pavement)

WETLAND 1
WETLAND 2
WETLAND 3
WETLAND 4
WETLAND 5
WETLAND 10
WETLAND 11

25' BUFFER SWFWL

SUNNY WOODS WAY
HOLLY BANK AVENUE
WHITELAND BEND
SHADY EDGE LOOP
SUN CHASER DRIVE
SEAGRASS ISLE
RUNWAY FIELD AVENUE
SUNFLOWER HILL STREET

LINE A
LINE B
LINE C
LINE F
LINE H
LINE K
LINE N

PHASE 2
PHASE 1

SANITARY SEWER LIFT STATION SEE SHEET ## FOR DETAIL PLAN

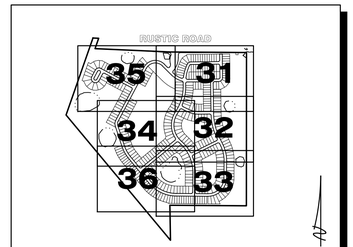
SCALE: 1" = 200'

LEGEND

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

RECORD DRAWINGS
July 14, 2025
APPROVED

Venice, Florida
"The Best Address in Florida"



INDEX TO MAP COVERAGE

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

ALL MANHOLES AND SERVICES ARE TO HAVE A MINIMUM SEPARATION OF 5 FEET

REFER TO SHEET 30 FOR WATER & SEWER NOTES

DATE	DESCRIPTION	BY
04-25-2024	REVISED PER COUNTY COMMENTS	MMR
03-14-2023	FM SIZE	RR
08-04-2021	FH LOC	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

MASTER WATER & SEWER PLAN

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 WM CAD\WSKEY.DWG-29 MASTER WATER & SEWER PLAN 2025/06/25 10:45 AM JASON DROOR

WATER AND SEWER CONSTRUCTION NOTES:

1. *Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.*
2. *All construction, materials and workmanship are to be in accordance with City of Venice Standard Details and Sarasota County, General Notes and testing Requirements Dated January 2018.*
3. *Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.*
4. *In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 556, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 811 forty eight (48) hours in advance of any excavation.*
5. *Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.*
6. *Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.*
7. *Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.*
8. *The field-surveyed or reported locations of all existing underground and above-ground utilities known to exist at the time of plans production have been depicted hereon, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.*
9. *Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.*
10. *All Sanitary Sewer Manholes to be constructed in unpaved areas shall have water tight ring and cover.*
11. *The locations and elevation of all service lines are to be determined in the field by owner and/or contractor prior to construction of same.*
12. *All sanitary sewer laterals shall be marked with an electronic 4" diameter ball marker compatible with the Water Resource Services Department's electronic locator and left in place after the connection is made to the building.*
13. *All sanitary sewer gravity main pipe and fittings shall be PVC SDR-26, and shall comply with ASTM D 3034.*
14. *All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.*
15. *All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.*
16. *All water main pressure pipe shall have a minimum 36" cover.*
17. *All PVC water main pressure pipe shall conform to the requirements found in AWWA C-900, Class 200, DR-18 latest edition at the time of plan approval. All fittings and required appurtenances shall meet the requirements of the Standard Details, General Notes and testing Requirements Dated January 2018.*
18. *All DIP water main pressure pipe shall be Class 50 and conform to the requirements found in ANSI/AWWA C151/A 21.51.*
19. *All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62-555.320(21)(b)3, Florida Administrative Codes, using blue as the predominant color.*
20. *Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.*
21. *When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.*
22. *Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.*
23. *All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).*
24. *Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.*
25. *A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible. A minimum 5-foot horizontal separation shall be maintained between reclaimed water mains and water mains in parallel installation whenever possible.*
26. *In cases where it is not possible to maintain a 10-foot horizontal separation between any type of parallel sewer and water main, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.*
27. *Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).*
28. *All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.*
29. *Water main shall be located 5' off right-of-way line unless otherwise noted.*
30. *All PVC force main pressure pipe sizes 4" - 12" shall be AWWA C900 DR 18 PVC; sizes 16" and greater shall be AWWA C905 SDR 18 PVC.*
31. *Force main shall be located 5' off right-of-way line unless otherwise noted.*
32. *Force main depth of cover shall not be less than 48".*
33. *Bends shall be installed in force main and/or water main to avoid unforeseen conflicts in existing or proposed structures.*
34. *The joint deflection method shall be used where practical in lieu of installing bends.*
35. *Fire hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.*
36. *The location of new fire hydrants shall be identified with a blue reflective pavement marker installed on the roadway. The reflective marker shall be located perpendicular to the hydrant, in the center of the lane closest to the hydrant.*
37. *The Engineer of Record and/or Contractor shall be responsible for the flow testing and color coding of all newly installed fire hydrants in the existing or proposed City of Venice right-of-way and utility easements that are to be dedicated to City of Venice prior to the final inspection of the project. The Engineer of Record and/or Contractor shall refer to NFPA Standard 291 for flow testing and color coding methods and procedures.*
38. *On both water and sewer taps, contractor to provide and install tapping sleeve and valve and all appurtenances for City of Venice or Sarasota County.*
39. *All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).*

TRENCH NOTES

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

Water Distribution General Notes

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

1. *The Contractor shall investigate and verify before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.*
2. *It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site. Water main tie-- ins requiring water service to be shut off shall be made when required by the City of Venice.*
3. *Water main installation shall be constructed with a minimum of 3 feet of cover below proposed grade or to the elevations and depths as indicated on the plans within 0.25 ft. Cost to relay main, if necessary, shall be borne by the contractor.*
4. *All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottom shall be sodded to eliminate erosion. Restoration due to erosion occurring prior to grass rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.*
5. *Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc., to the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.*
6. *All existing salvageable pipe fittings, etc, shall remain the property of the owner and be stored on site at the direction of the engineer.*
7. *All PVC water mains shall be blue in color. Color-coded plastic-coated metal tape 3" wide with the word "water main" shall be placed 18 inches below finished ground and above DIP and PVC water main. Also attach a color-- coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blowoffs, etc. The cost for color tape and copper tracing wire shall be included in the water main unit prices.*
8. *The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the water main unit cost items contained in the proposal.*
9. *All Construction shall meet the minimum requirements of City of Venice Ordinance #99-058 and #99-063 (uniform water, wastewater & reuse system code), latest revision, and exceed the requirements of that ordinance where indicated on these construction drawings or in the project specifications.*
10. *Unless otherwise noted proposed water mains shall be adjusted to go over storm crossings wherever possible. Modifications to material and separation may be made to increase cover as approved by the EOR.*
11. *Restoration of all existing roadways to City of Venice standards and the replacement of existing culverts and driveways etc., shall be included in the unit bid price of the water main items.*
12. *Connections to existing water lines will not be permitted until all new water lines have successfully completed all pressure and bacteriological testing.*
13. *The contractor shall notify City of Venice utilities department or the private utility regarding the disposition of any fittings, etc., that are to be removed.*
14. *The contractor shall provide and utilize a metered jumper assembly between the existing potable water source piping and the new water main in order to provide backflow prevention while filling and flushing the new water main. Final tie--in shall be completed only after the new system has been flushed clean, pressure tested, disinfected, bacteriologically cleared, certified complete by the engineer, and a release is obtained from the health department. Engineer's representative to be present at final tie--in. The length of pipe required for final tie--in shall be limited to less than 20 feet. All work shall be completed in accordance with health department and local government rules and regulations.*

Service Details

1. *All meter boxes have been calculated for location and shall be staked accordingly in the field. Boxes found not constructed to the proposed location shall be removed and relocated by the contractor at no additional charge. Those boxes shown in clusters shall be placed in a neat row and against each other.*
2. *All existing and proposed valve boxes shall be adjusted to finished grades as established in the field. No additional compensation shall be made by the owner.*
3. *Fire hydrants shall be constructed with "ground line" set to finished grades as established in the field. Normal bury is 3 feet of cover for water lines. If extensions are required, the cost shall be included in the price bid.*
4. *Air release taps shall be installed in water mains at high points where required. These locations shall be located on the record drawings. No air releases shall be located on water services. Air Release Valves shall be minimized throughout the water system.*
5. *2 inches or smaller diameter services shall include the service saddle, corporation stop, variable length P.E. 3406 -- A.S.T.M. 2737 copper tube size service pipe, curb stop and meter box of the size for meter indicated.*
6. *Vertical clearance between water and storm/reuse/wastewater lines shall be 18 inches minimum.*
7. *A "V" or "I" shall be stamped into curb where water service or water valve is located in accordance with county code. A measurement from edge of curb taken by the contractor, shall be shown on the record plans for reference in locating the service or the valve.*

As-Builts

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

Joint Restraining

1. *The contractor shall provide all joint restraining as required. See restrained joint tables.*
2. *Design criteria: 150 p.s.i. test pressure times 2 safety factor (300 p.s.i.) for water hammer with assumed soil bearing capacity of 1000 lbs. Per square foot.*
3. *Completely coat exposed tie--bars or other uncoated steel after installation with two coats of porter tarset maxi--build 7080 at 8 mils d.f.t. each (coat) used in accordance with manufacturer's recommendations.*

Wastewater Collection General Notes

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

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

Sewer Testing

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

As-Builts:

1. *The contractor shall locate manholes, services, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the as-built drawing by the contractor.*
2. *The contractor shall furnish "as-built" stationing of sewer wyes using each downstream manhole as sta. 0+000.*
3. *Top of pipe elevations for all force mains are required at a maximum interval of every 100' and at every fitting or change in grade.*
4. *Record drawings, if prepared by the contractor or contractors' surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings for submittal to the county. Once approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format, record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD.*

Sanitary Manhole Notes

1. *Lift holes through precast structures are not permitted. All openings shall be sealed and waterproofed as specified and directed by the engineer.*
2. *Manholes shall comply with ASTM. specification C-478, Latest revision, "precast reinforced concrete manhole sections", except as exceeded by the details and specifications.*
3. *Cement shall be Type II.*
4. *Concrete shall be 4000 PSI. 6 28-day minimum strength, unless otherwise noted.*
5. *Mortar shall be 2 parts clean sand and one (1) part cement with no more than ¼ part hydrated lime.*
6. *Mortar joints shall be full and struck flush.*
7. *Drop construction shall be provided for a wastewater pipe entering a manhole at an elevation of twenty-four inches (24") or more above the discharge channel flow line.*
8. *No steps shall be used.*
9. *Provide six (6) inch minimum base slab lip as shown in detail. For manhole depths greater than 13', contractor shall submit buoyancy calculations. Based on the calculations, additional concrete ballast or a base slab lip in excess of 6" may be required.*
10. *Having the rubber gasket seal integrally poured into manhole sections at a non--plan position shall be cause for that section to be rejected. It is important for manufacturers of precast manholes to be informed by the contractor of the rejection possibility.*
11. *Manhole ring and cover shall be as specified.*
12. *Manhole rings and covers shall be adjusted to conform with finished surfaces including slope if any (using beveled adjustment rings). All adjustments shall be included in the price bid. No additional compensation shall be made by the owner. Manholes in grassed areas shall be set 0.1 above finished ground.*

Clean -Out Notes

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

Sanitary Sewer Service Notes

1. *A "S", "V" or "M" shall be stamped in curb where sewer service, valve or manhole is in accordance with the County Code. A measurement from the edge of curb, taken by the contractor, shall be shown on the 'as built' plans for reference in location service, valve, or manhole.*
2. *On uncurbed streets, the location for each installed service valve or manhole shall be marked by using and aluminum disc ladled sewer as supplied by national band and tag Co. The horizontal distance to the service, valve or Manhole is to be engraved on the tag and the tag shall be mounted in the pavement, within 6" from the edge.*
3. *Metallic identification tape shall extend from the wye connection to the end of the service and terminate twelve inches (12") above ground at the location stake. In addition, the contractor shall bury a two-foot, (2) foot long #3 rebar at the end of the service parallel to the surface for electronic location purposes. Cost of tape and rebar to be included in the cost for service pipe installation.*
4. *Where service wye connection exceeds either fee in dept, the wye and service pipe shall be encased in concrete. When the service pipe grad is 10% or greater, the encasement shall extend from the wye to a point where the service pipe grade is less than 10% as shown. Concrete shall be 3000 PSI at 28 days, minimum 6" thick.*
5. *Where a house or other connection terminates, the contractor shall provide and install 2" x 4' stake with a minimum of four (4) feet above ground and two (2) feet below ground. The top twelve inches (12"0 are to be painted green.*

Notes:

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

Sanitary Service General Notes

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

PRIVATE SLEEVING LEGEND

- 2"I — DENOTES SLEEVE SIZE TYPE
- DENOTES SLEEVE LOCATION
- 2"I — IRRIGATION
- 2"L — LIGHTING
- 2"T — TELECOMMUNICATION
- 2"G — GATE SYSTEM
- 2" — ADDITIONAL SLEEVE

PRIVATE SLEEVING NOTES

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

LEGEND

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

RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida "City on the Gulf"

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

REVISIONS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

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

WATER & SEWER NOTES

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

RUSTIC ROAD SOUTH
PHASES 1 & 2
PREPARED FOR: JEN TAMPA 1, LLC.
C/O BANYAN LAND CAPITAL, LLC.
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 30 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 WM CAD\WSNOTES.DWG--30 WATER & SEWER NOTES 2025/06/25 10:45 AM JASON DROOP

RECORD DRAWINGS
July 14, 2025
APPROVED

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

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

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

12" WM By Others

6" FM By Others

12" WM By Others

INSTALL: (WM)
1-12" GATE VALVE

TEMPORARY JUMPER
PER DETAIL W-7

INSTALL: (WM)
3-12" 22½° BENDS
4-12" 11¼° BENDS

295 LF± 12" PVC (WM)

8" PVC (WM)

WETLAND 1

SUNNY WOODS WAY

INSTALL: (FM)
1-6" PLUG VALVE

INSTALL: (WM)
3-8" 22½° BENDS

219 LF± 6" PVC (FM)

INSTALL: (FM)
AIR RELEASE VALVE

504 LF± 8" PVC (WM)

HOLLY BANK AVENUE

INSTALL: (WM)
1-8" GATE VALVE

141 LF± 8" PVC (WM)

345 LF± 8" PVC (WM)

INSTALL: (WM)
1-8"x 8" TEE
3-8" GATE VALVES

INSTALL: (WM)
1-FH ASSEMBLY

423 LF± 8" PVC (WM)

WHITELAND BEND

36' 25' DRAINAGE & ACCESS EASEMENT

PHASE 2 TEMP.
JUMPER W-7

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

97 LF± 8" PVC (WM)

INSTALL: (WM)
1-12"x 12" TEE
1-12" GATE VALVE
2-12"x 8" REDUCERS
2-8" GATE VALVES

PHASE 1

PHASE 2

INSTALL: (FM)
2-6" 45° BENDS

342 LF± 6" PVC (FM)

INSTALL: (WM)
1-8"x 8" TEE
2-8" GATE VALVES
1-8" PLUG
1-FH ASSEMBLY

50 LF± 8" PVC (WM)

6" CLEANOUT
INV. 8.00

INSTALL: (FM)
1-6" PLUG VALVE
AIR RELEASE VALVE

INSTALL: (WM)
1-8"x 8" CROSS
4-8" GATE VALVES
1-8" 11¼° BEND

184 LF± 8" PVC (WM)

143 LF±
8" PVC (WM)

INSTALL: (WM)
2-8" 22½° BENDS

INSTALL: (WM)
1-FH ASSEMBLY

515 LF± 8" PVC (WM)

INSTALL: (WM)
1-8"x 8" TEE
3-8" GATE VALVES

INSTALL: (WM)
2-8" 45° BENDS

INSTALL: (FM)
1-6" 45° BEND
1-6" 22½° BEND

24' DRAINAGE & ACCESS EASEMENT

SUN CHASER DRIVE

INSTALL: (WM)
1-FH ASSEMBLY

275 LF± 8" PVC (WM)

277 LF± 8" PVC (WM)

8" PVC (WM)

6" PVC (FM)

MATCH LINE A

MATCH LINE B

LINE A

LINE H

LINE I

LINE F

H1 H2 H3 H4 J1 A8 A9 A10 A11 A12 A13 A14 F3 F4

WDSP

FH

10' UE

24" 30" 36" 18" 12" 8"

8"|12"|2"|L|2"

N

100 50 0 50 100

SCALE: 1" = 50'

LEGEND

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

RUSTIC ROAD

35 31 34 32 36 33

INDEX TO MAP COVERAGE

REFER TO NEIGHBORHOOD GRADING SHEETS ##-## FOR ALL HARDSCAPE ELEMENTS

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

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Engineering Business C.A. No.: 28858
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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	WS01

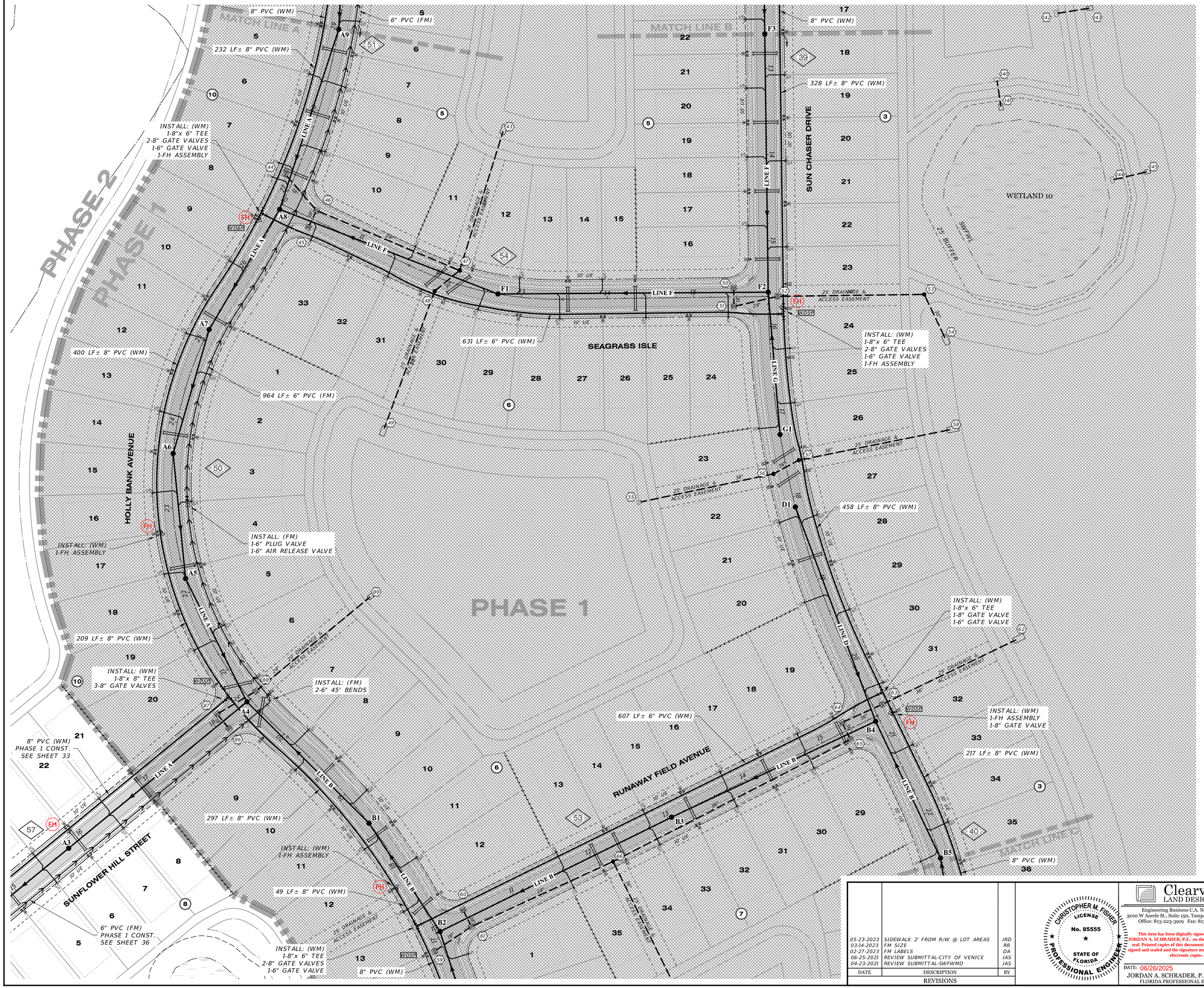
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

SHEET 31 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\WS PH2 WM CAD\WS01.DWG-31 WATER & SEWER PLAN 2025/06/25 10:45 AM JASON DROOR



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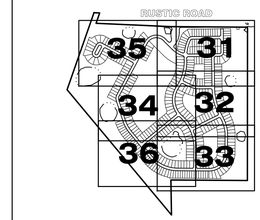
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SCALE: 1" = 50'

LEGEND

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

RECORD DRAWINGS
July 14, 2025
APPROVED



INDEX TO MAP COVERAGE

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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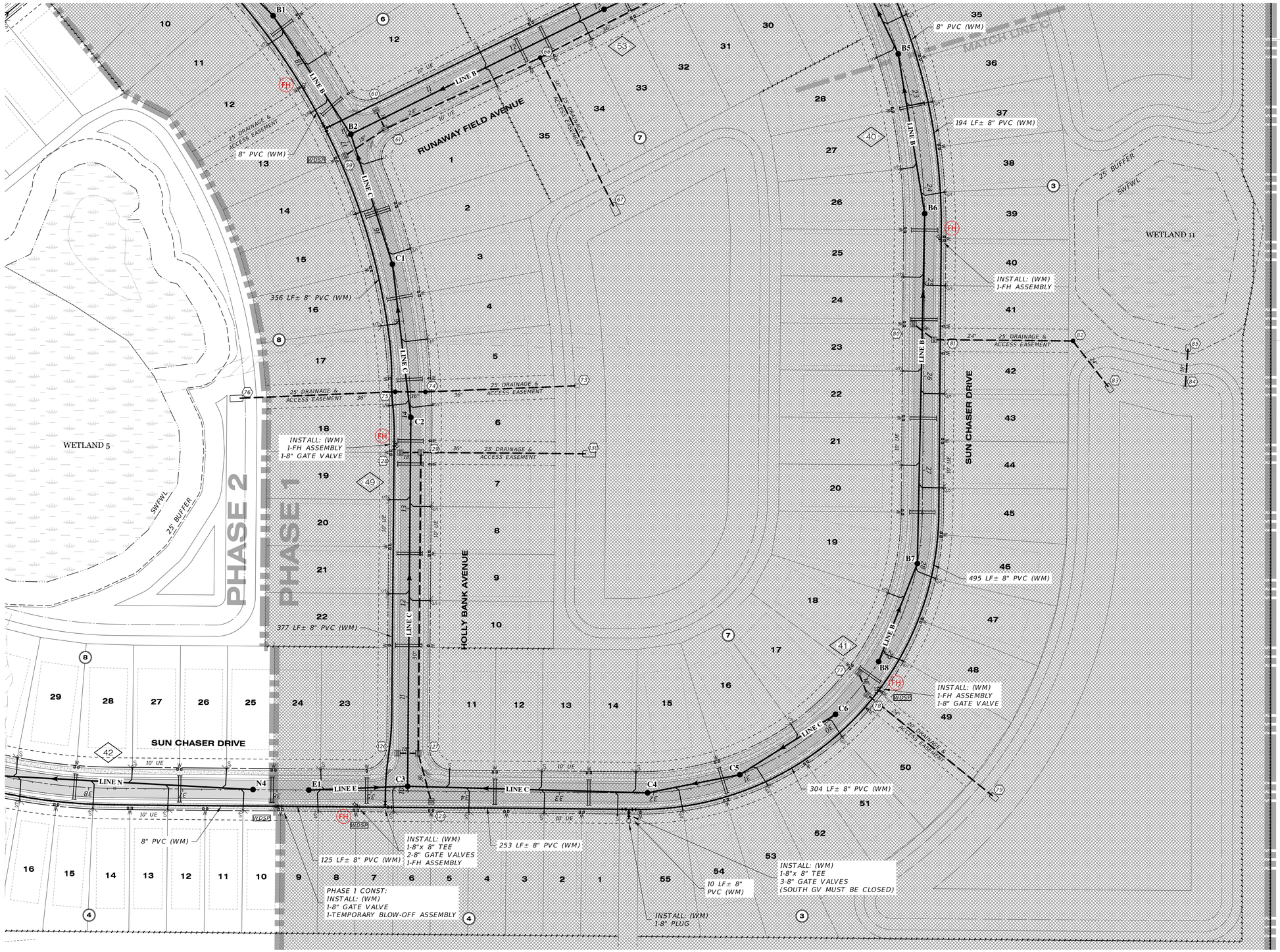
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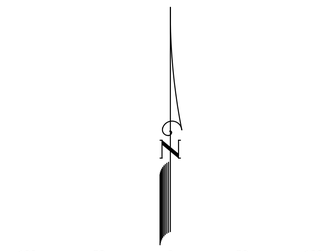
DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE W502	SHEET 32 OF 79 SHEETS

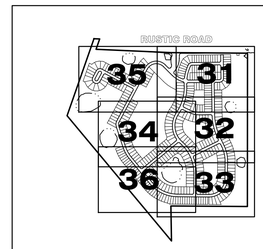
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LEGEND

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



INDEX TO MAP COVERAGE

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
02-27-2023	WM LABELS	DA
09-07-2021	REMOVE GV, TEMP. BLOWOFF	DA
08-04-2021	REMOVE 8" WM BTWN LOTS 1 & 55	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

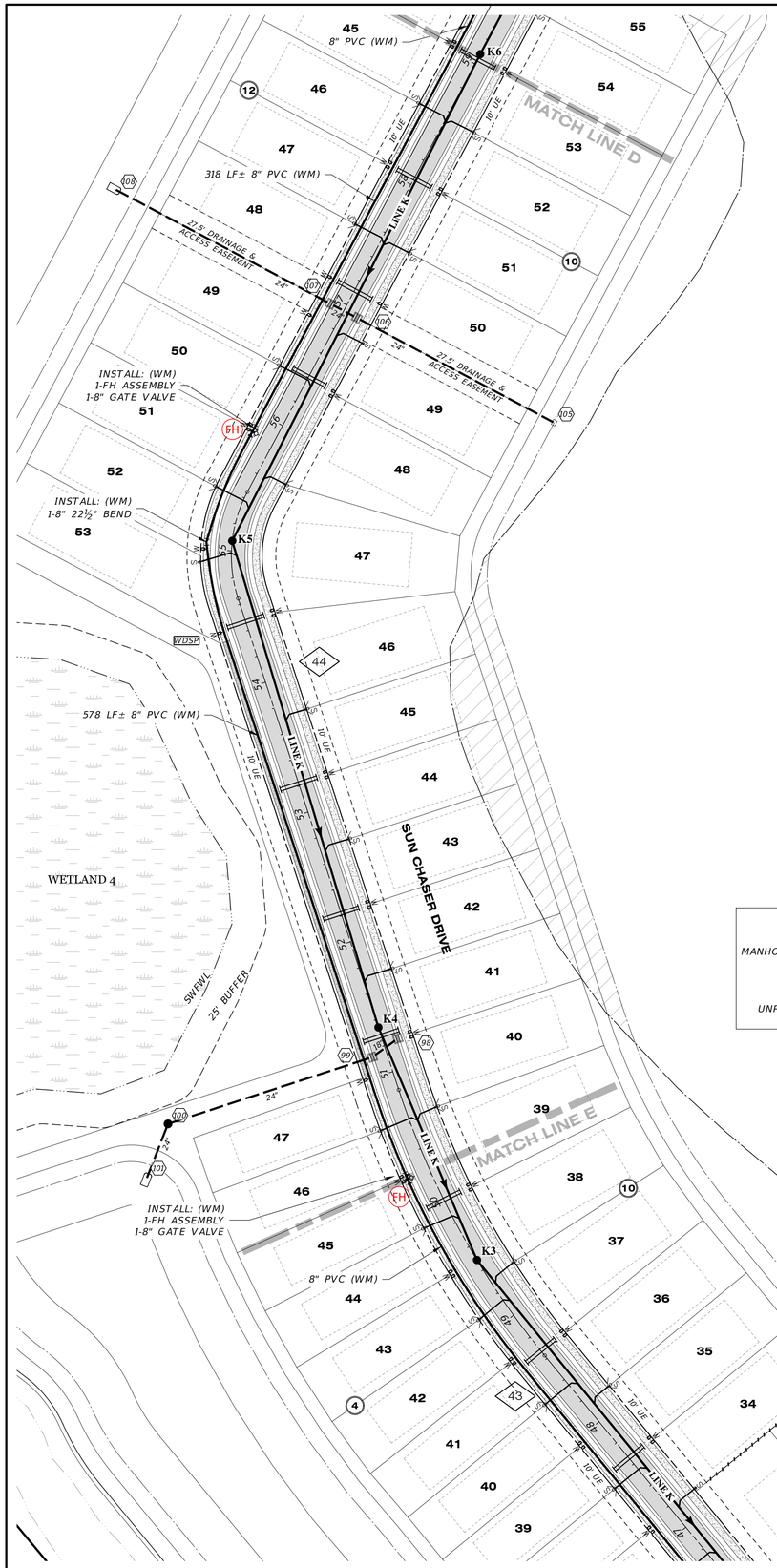
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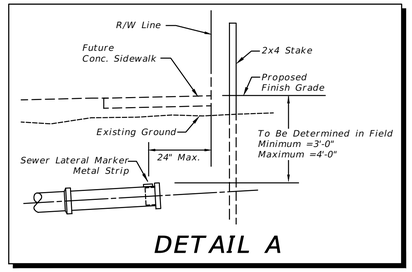
DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WS03	SHEET 33 OF 79 SHEETS

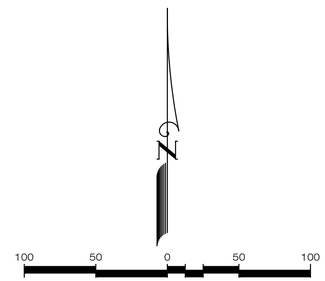
P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\WS PH2 WM CAD\WS03.DWG-33 WATER & SEWER PLAN 2025/06/25 10:46 AM JASON DROOR





DETAIL A

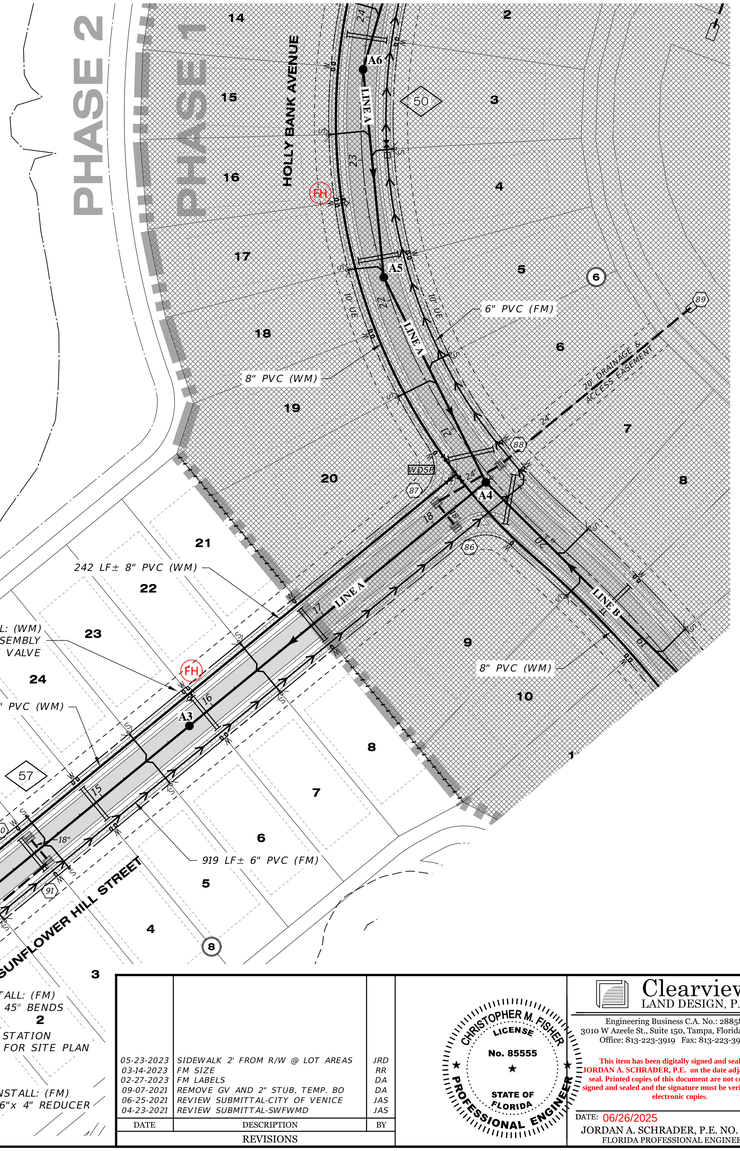
RECORD DRAWINGS
July 14, 2025
APPROVED



SCALE: 1" = 50'

LEGEND

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

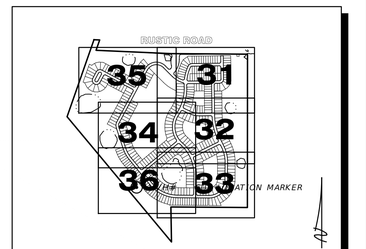


PHASE 1 SANITARY SEWER CONSTRUCTION:

THE ENTIRE SANITARY SEWER "LINE A" AND MANHOLE K1 SHALL BE CONSTRUCTED WITH PHASE 1

CONSTRUCT ALL PHASE 1 HOUSE LATERALS TO RIGHT-OF-WAY LINE AS SHOWN ON DETAIL A

UNPAVED AREA OVER "LINE A" SHALL BE 12' WIDE COMPACTED ROADWAY



INDEX TO MAP COVERAGE

REFER TO DRAINAGE KEY MAP FOR WETLAND INFORMATION

REFER TO SHEET 30 FOR WATER & SEWER NOTES

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

WATER & SEWER PLAN

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	W504
PREPARED FOR:	JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

SHEET 34 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VS PH2 WM CAD\WS04.DWG-34 WATER & SEWER PLAN 2025/06/25 10:46 AM JASON DROOR

RECORD DRAWINGS
July 14, 2025
APPROVED

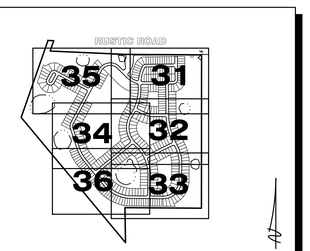
WETLAND 2
SWFWL
25' BUFFER
WETLAND 1
WETLAND 3

INSTALL: (WM)
1-8" 11¼° BEND
1-8" 22½° BEND
418 LF± 8" PVC (WM)
INSTALL: (WM)
2-8" 22½° BENDS
1-8" 11¼° BEND
PHASE 1
PHASE 2
PHASE 2 CONST:
REMOVE BLOW-OFF
CONNECT TO 8" GATE VALVE
8" PVC (WM)
INSTALL: (WM)
4-8" 22½° BENDS
INSTALL: (WM)
2-8" GATE VALVES
1-8"x 4" TEE
1-4" GATE VALVE
232 LF± 8" PVC (WM)
INSTALL: (WM)
1-FH ASSEMBLY
1-8"x 4" REDUCER
1-4" GATE VALVE
273 LF± 8" PVC (WM)
445 LF± 4" PVC (WM)
40 LF±
2" PVC (WM)
INSTALL: (WM)
1-4"x 2" TEE
1-2" GATE VALVE
1-2" PLUG
INSTALL: (WM)
8-4" 22½° BENDS
INSTALL: (WM)
1-FH ASSEMBLY
357 LF± 8" PVC (WM)
INSTALL: (WM)
1-8" GATE VALVE
1-FH ASSEMBLY
375 LF± 8" PVC (WM)
INSTALL: (WM)
1-8"x 8" TEE
3-8" GATE VALVES
INSTALL: (WM)
1-FH ASSEMBLY
315 LF± 8" PVC (WM)
8" PVC (WM)
SHADY EDGE LOOP
SUN CHASER DRIVE
RUSTIC ROAD
LINE K
LINE L
LINE M
30' DRAINAGE & ACCESS EASEMENT
10' UE
WDSP
MATCH LINE D

LEGEND

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

100 50 0 50 100
SCALE: 1" = 50'



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REFER TO SHEET 30 FOR WATER & SEWER NOTES

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

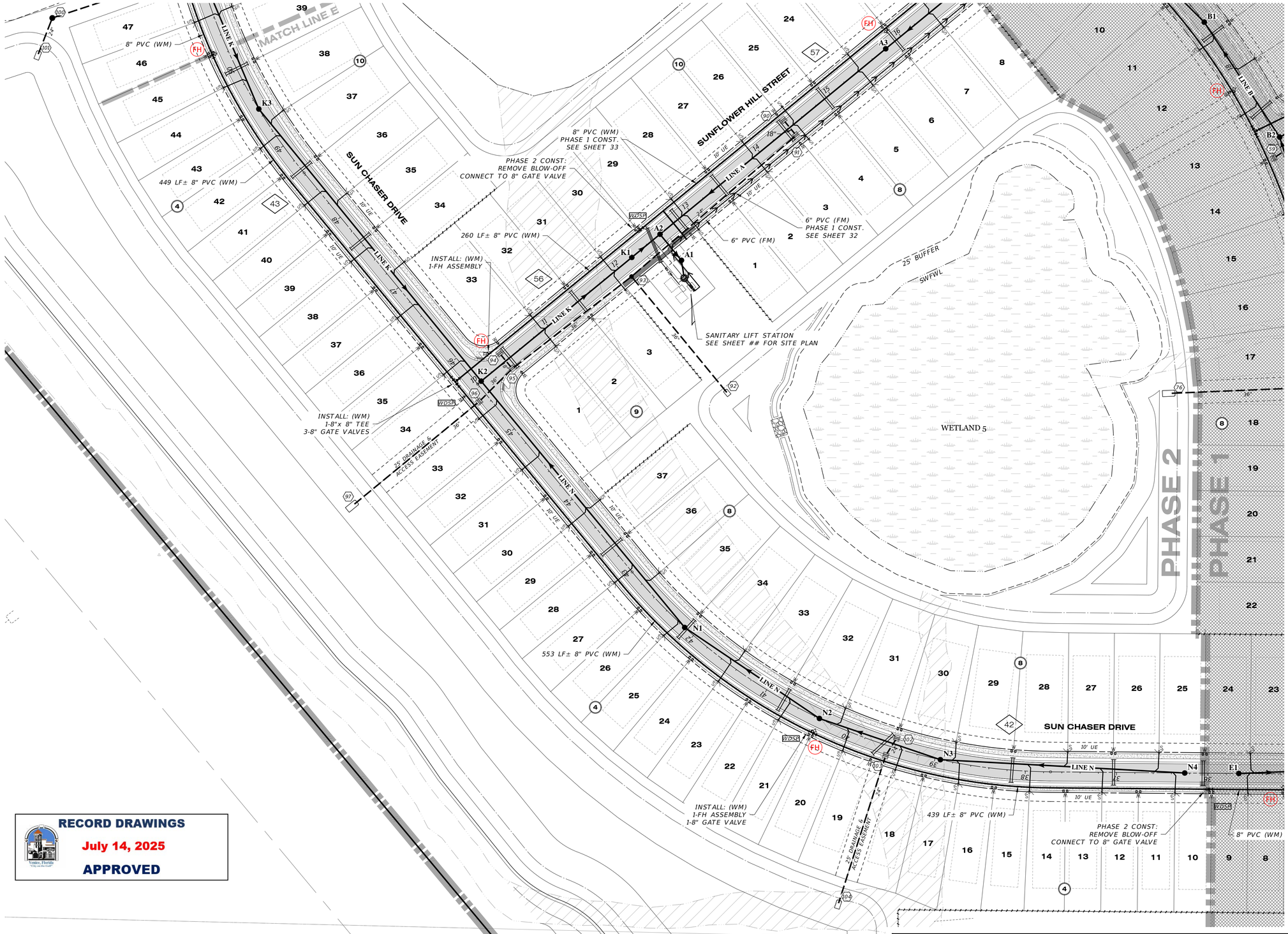
Clearview LAND DESIGN, P.L.
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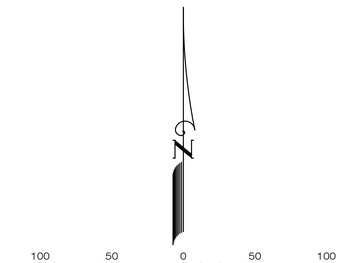
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WATER & SEWER PLAN

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WS05	SHEET 35 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\WS PH2 WM CAD\WS05.DWG-35 WATER & SEWER PLAN 2025/06/25 10:46 AM JASON DROOR

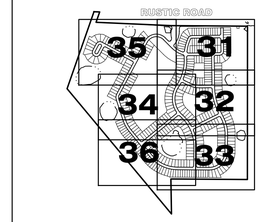




SCALE: 1" = 50'

LEGEND

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



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REFER TO SHEET 30 FOR WATER & SEWER NOTES

RECORD DRAWINGS
July 14, 2025
APPROVED

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

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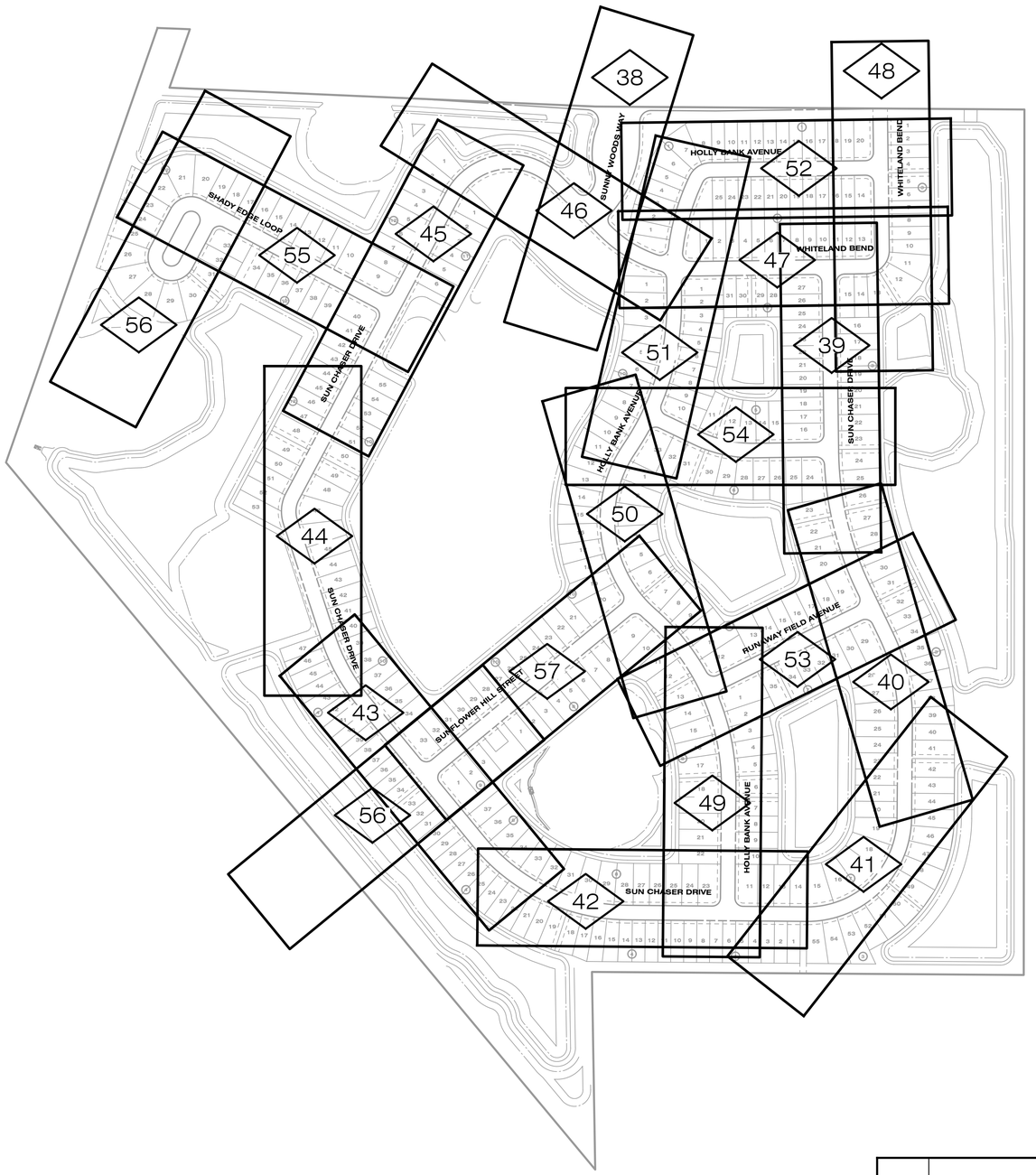
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JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER PLAN

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WS06	SHEET 36 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\WS PH2 WM CAD\WS06.DWG-36 WATER & SEWER PLAN 2025/06/25 10:47 AM JASON DROOR



RECORD DRAWINGS

July 14, 2025

APPROVED

N

400 200 0 200 400

SCALE: 1" = 200'

LEGEND

10 — PLAN & PROFILE SHEET NO. REFERENCE

PLAN & PROFILE

EXISTING	PROPOSED	
	12	STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES)
10	10	STRUCTURE NO.
x 62.9	65.00	SPOT ELEVATION
	65.00	PROPOSED PROFILE GRADE ELEVATION
63	65.00	CONTOUR
		DIRECTION OF SURFACE FLOW
	UD UDCO	UNDERDRAIN WITH CLEANOUT
		STAKED EROSION CONTROL
		FLOATING TURBIDITY BARRIER
SWFWL		SWFWMD WETLAND LINE
25' BUFFER		25' OFFSET FROM WETLAND LINE
WETLAND 108		WETLAND CONSERVATION AREA WETLAND AREAS
		PROPOSED WETLAND IMPACTS
		PROPOSED OSW IMPACTS
		PROJECT BOUNDARY
	RA-#	ROAD AUGER LOCATION

P:\RUSTIC ROAD SOUTH-SP\INSPECTION & CERT\MASTER RECORD SET\RS PH2 WW CAD\RP-INDEX.DWG-37 PLAN & PROFILE SHEET INDEX 2025/06/25 10:47 AM JASON DROOR

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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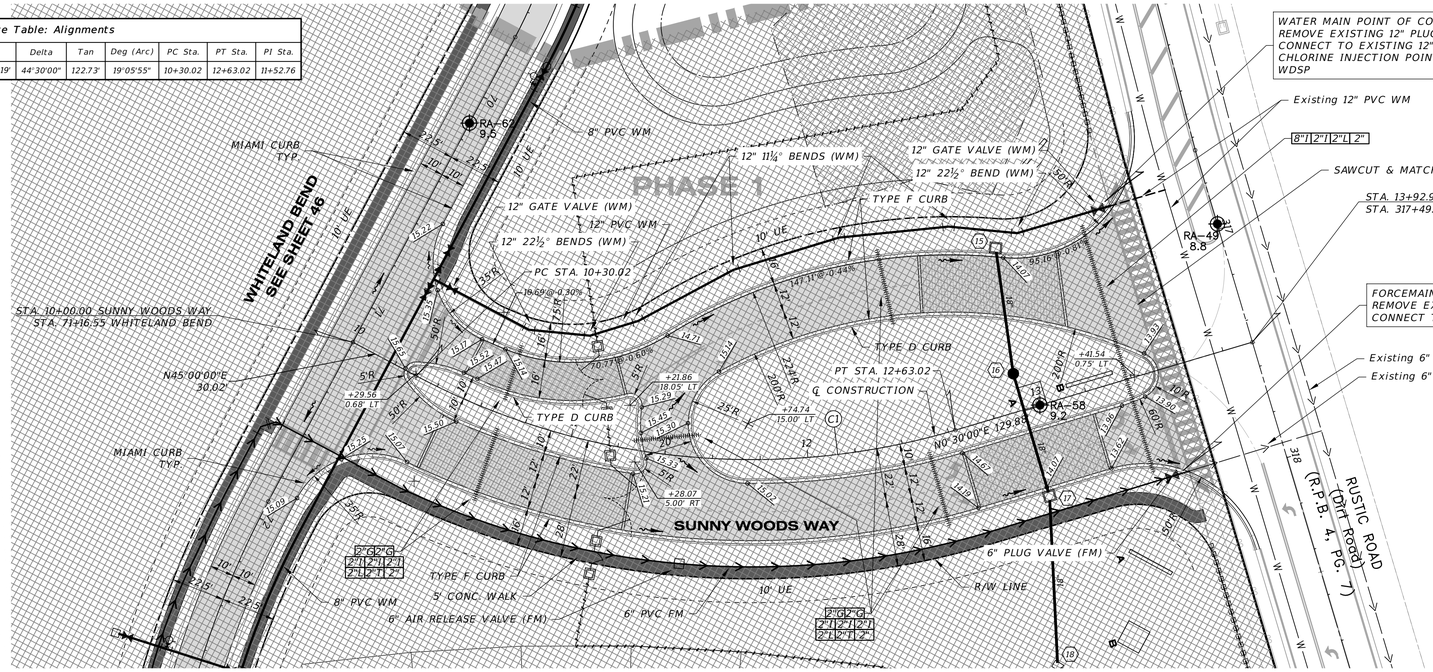
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

PLAN & PROFILE SHEET INDEX

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP-INDEX	**SHEET 37 OF 79 SHEETS**

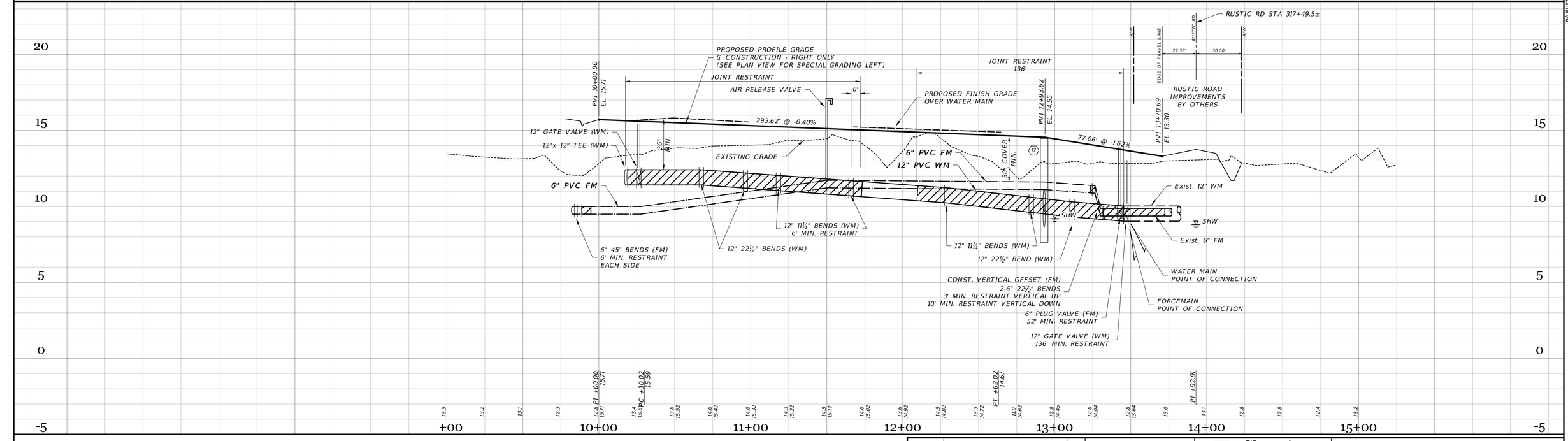
Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C1	300.00'	233.00'	N22°45'00"E, 227.19'	44°30'00"	122.73'	19°05'55"	10+30.02	12+63.02	11+52.76

RECORD DRAWINGS
July 14, 2025
APPROVED



SUNNY WOODS WAY

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



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

REVISIONS

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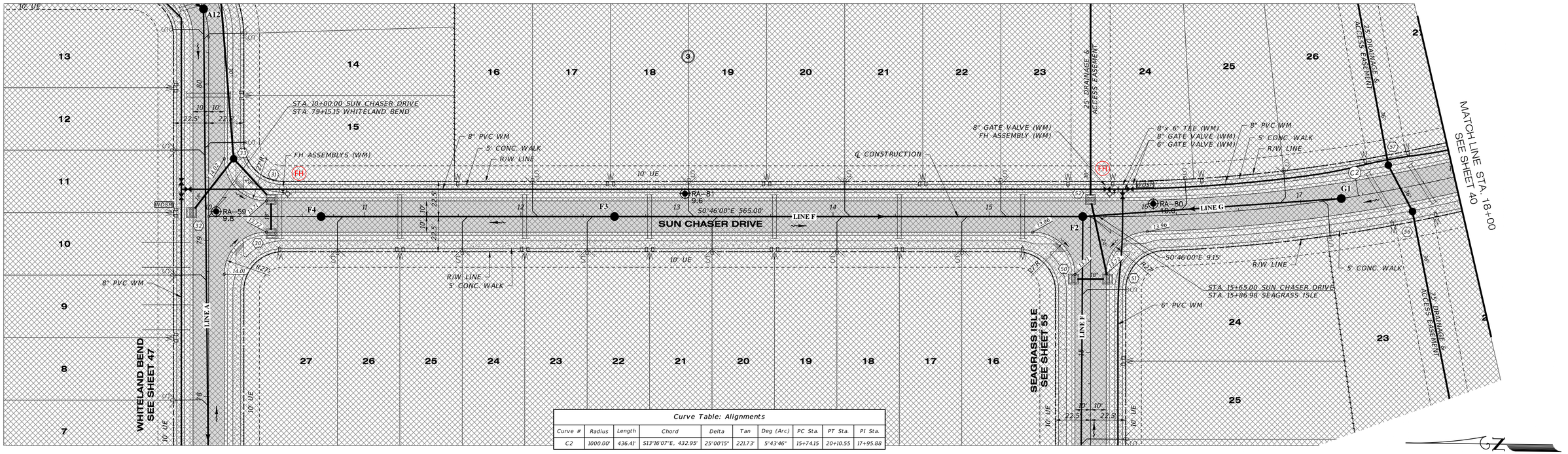
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FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP01	**SHEET 38 OF 79 SHEETS**

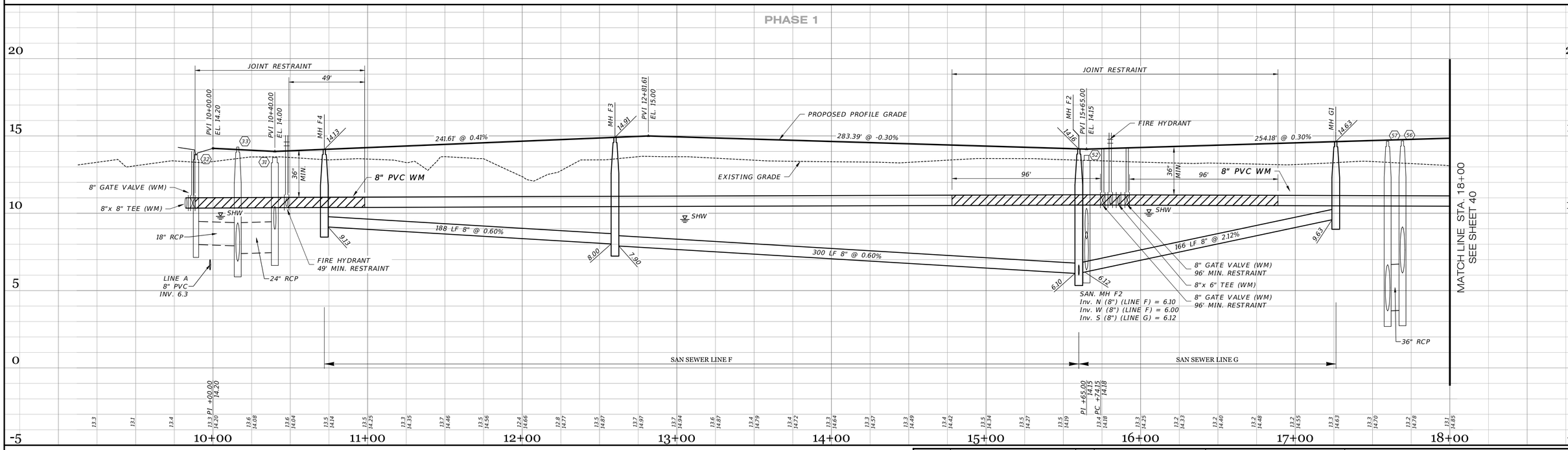
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Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.41'	S13°16'07"E, 432.95'	25°00'15"	221.73'	5°43'46"	15+74.15	20+10.55	17+95.88

SUN CHASER DRIVE

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



RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED RJs IN PROF, FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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ROADWAY & UTILITY PLAN & PROFILE

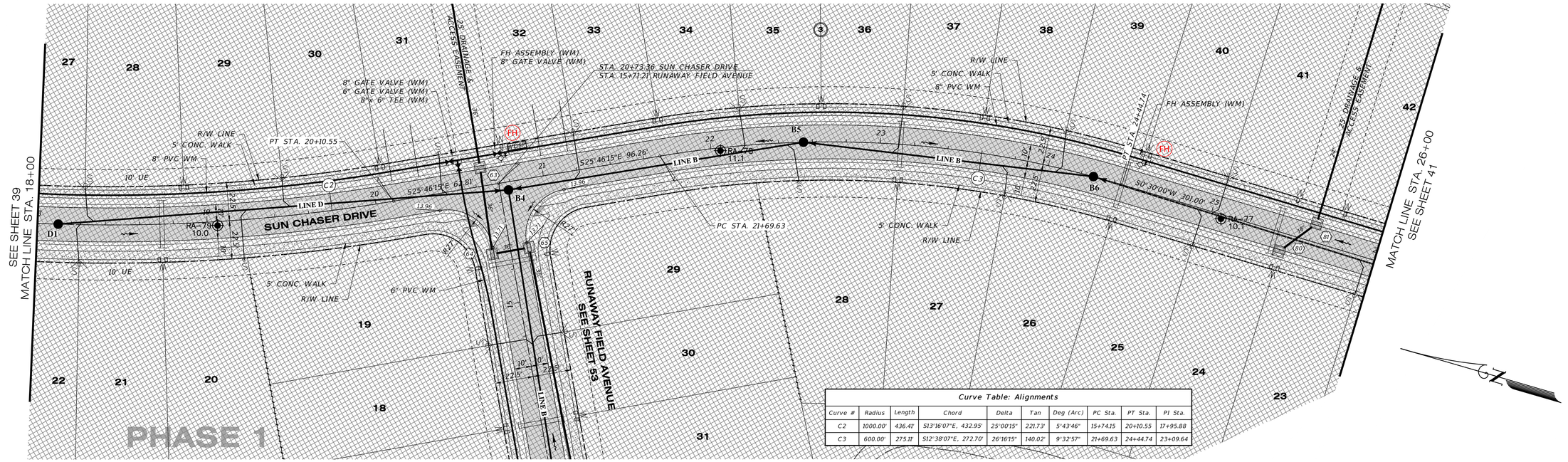
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP02

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 NM CAD\RPO2.DWG-39 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:48 AM JASON DROOP

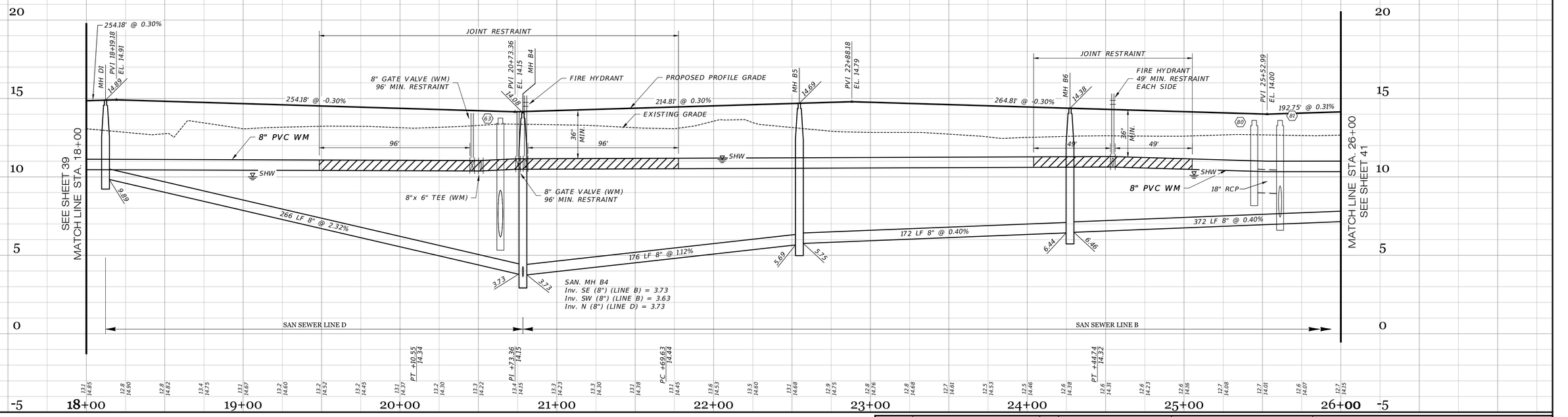


Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C2	1000.00'	436.41'	S13°16'07"E, 432.95'	25°00'15"	221.73'	5°43'46"	15+74.15	20+10.55	17+95.88
C3	600.00'	275.11'	S12°38'07"E, 272.70'	26°16'15"	140.02'	9°32'57"	21+69.63	24+44.74	23+09.64

SUN CHASER DRIVE

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



RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida "City on the Gulf"

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS, REMOVED GV	DA
08-04-2021	ADDED RJs PROF, FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

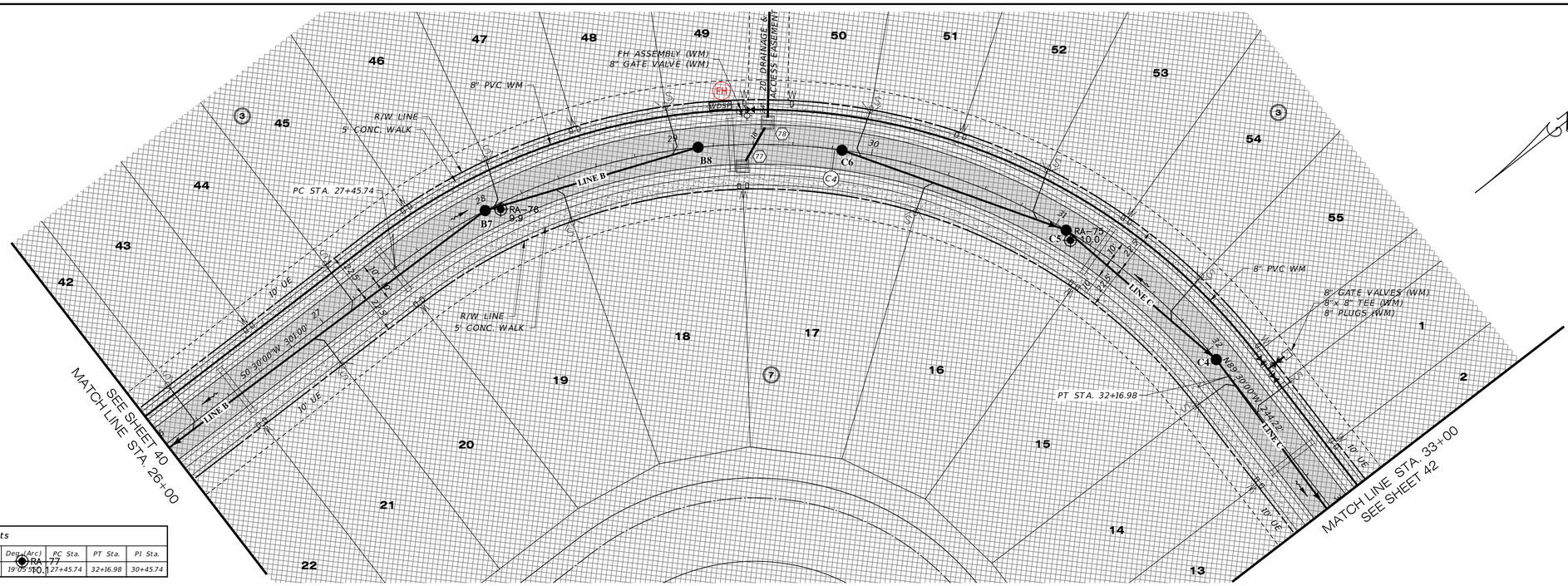
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP03	**SHEET 40 OF 79 SHEETS**

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 NM CAD\RP03.DWG-40 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:48 AM JASON DROOR

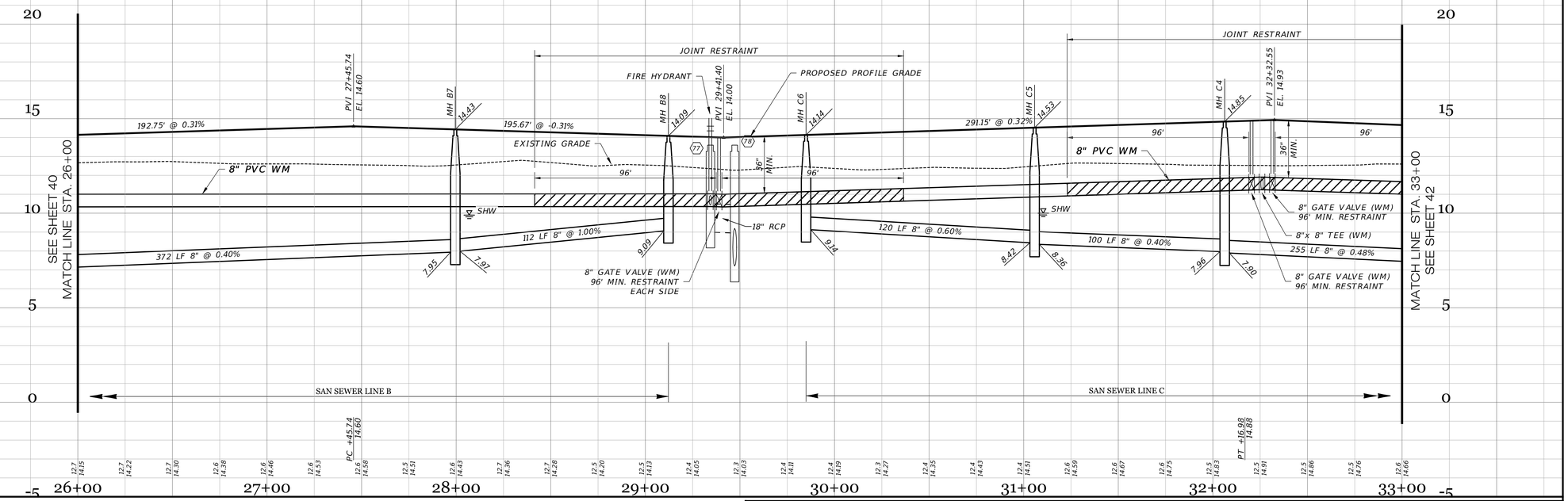


Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Dep.(Arc)	PC Sta.	PT Sta.	PI Sta.
C4	300.00'	471.24'	S45°30'00"W, 424.26'	90°00'00"	300.00'	19°05'50"	27+45.74	32+16.98	30+45.74

SUN CHASER DRIVE

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

PHASE 1



RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

ROADWAY & UTILITY PLAN & PROFILE

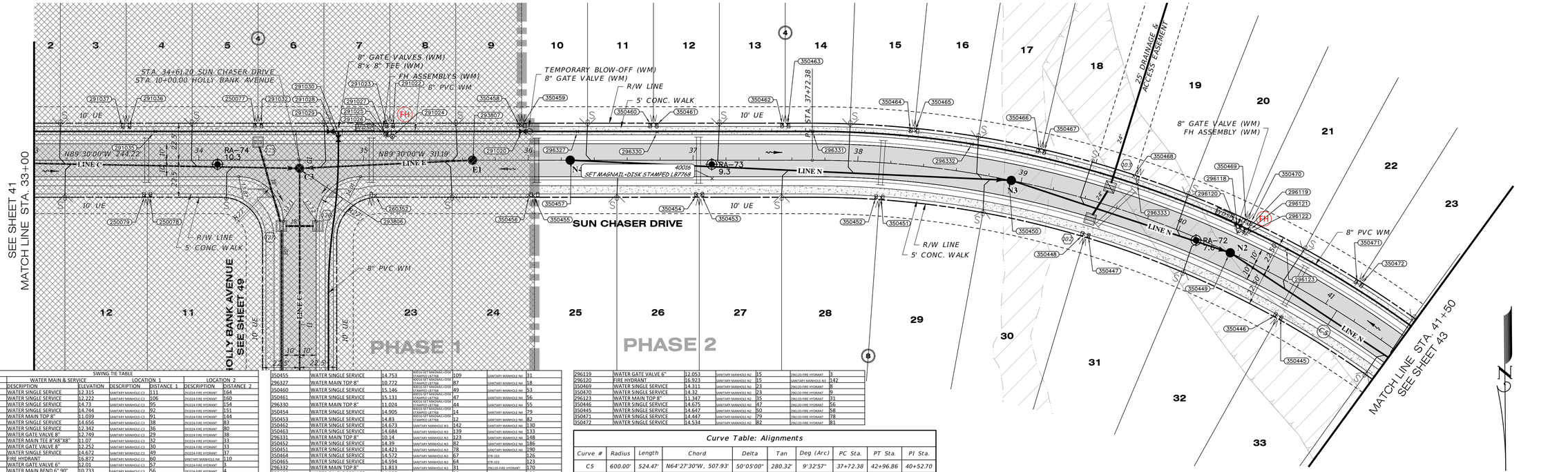
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP04

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 XM CAD\RP04.DWG-41 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:48 AM JASON DROOP



SWING TIE TABLE								
SHEET 42	WATER MAIN & SERVICE		LOCATION 1		LOCATION 2			
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2		
291037	WATER SINGLE SERVICE	12.315	SANITARY MANHOLE-C3	111	291024-FIRE HYDRANT	164		
291036	WATER SINGLE SERVICE	12.222	SANITARY MANHOLE-C3	106	291024-FIRE HYDRANT	160		
250079	WATER SINGLE SERVICE	14.73	SANITARY MANHOLE-C3	95	291024-FIRE HYDRANT	154		
250078	WATER SINGLE SERVICE	14.744	SANITARY MANHOLE-C3	92	291024-FIRE HYDRANT	151		
291035	WATER MAIN TOP 8"	11.039	SANITARY MANHOLE-C3	91	291024-FIRE HYDRANT	144		
250077	WATER SINGLE SERVICE	14.656	SANITARY MANHOLE-C3	38	291024-FIRE HYDRANT	83		
291032	WATER SINGLE SERVICE	12.342	SANITARY MANHOLE-C3	36	291024-FIRE HYDRANT	80		
291029	WATER GATE VALVE 8"	12.749	SANITARY MANHOLE-C3	29	291024-FIRE HYDRANT	38		
291030	WATER MAIN TEE 8"X8"X8"	11.07	SANITARY MANHOLE-C3	32	291024-FIRE HYDRANT	33		
291028	WATER GATE VALVE 8"	12.252	SANITARY MANHOLE-C3	30	291024-FIRE HYDRANT	33		
260352	WATER SINGLE SERVICE	14.672	SANITARY MANHOLE-C3	49	291024-FIRE HYDRANT	37		
291024	FIRE HYDRANT	16.872	SANITARY MANHOLE-C3	60	SANITARY MANHOLE-N1	110		
291025	WATER GATE VALVE 6"	12.01	SANITARY MANHOLE-C3	57	291024-FIRE HYDRANT	3		
291026	WATER MAIN BEND 6" 90°	10.733	SANITARY MANHOLE-C3	56	291024-FIRE HYDRANT	4		
291027	WATER MAIN TEE 8"X6"X8"	10.81	SANITARY MANHOLE-C3	56	291024-FIRE HYDRANT	5		
291023	WATER SINGLE SERVICE	13.991	SANITARY MANHOLE-C3	59	291024-FIRE HYDRANT	7		
291022	WATER SINGLE SERVICE	14.028	SANITARY MANHOLE-C3	63	291024-FIRE HYDRANT	6		
291020	WATER GATE VALVE 8"	12.391	40016 SET MAGNAIL•DISK STAMPED LB7768	119	SANITARY MANHOLE-N4	35		
350458	WATER SINGLE SERVICE	14.845	40016 SET MAGNAIL•DISK STAMPED LB7768	121	SANITARY MANHOLE-N4	36		
350459	WATER SINGLE SERVICE	14.785	40016 SET MAGNAIL•DISK STAMPED LB7768	120	SANITARY MANHOLE-N4	36		
350456	WATER SINGLE SERVICE	14.609	40016 SET MAGNAIL•DISK STAMPED LB7768	111	SANITARY MANHOLE-N4	33		
350455	WATER SINGLE SERVICE	14.753	40016 SET MAGNAIL•DISK STAMPED LB7768	109	SANITARY MANHOLE-N4	31		
296327	WATER MAIN TOP 8"	10.772	40016 SET MAGNAIL•DISK STAMPED LB7768	87	SANITARY MANHOLE-N4	18		
350460	WATER SINGLE SERVICE	15.146	40016 SET MAGNAIL•DISK STAMPED LB7768	49	SANITARY MANHOLE-N4	53		
350461	WATER SINGLE SERVICE	15.131	40016 SET MAGNAIL•DISK STAMPED LB7768	47	SANITARY MANHOLE-N4	56		
296330	WATER MAIN TOP 8"	11.024	40016 SET MAGNAIL•DISK STAMPED LB7768	44	SANITARY MANHOLE-N4	55		
350454	WATER SINGLE SERVICE	14.905	40016 SET MAGNAIL•DISK STAMPED LB7768	14	SANITARY MANHOLE-N4	79		
350453	WATER SINGLE SERVICE	14.83	40016 SET MAGNAIL•DISK STAMPED LB7768	12	SANITARY MANHOLE-N4	82		
350462	WATER SINGLE SERVICE	14.673	SANITARY MANHOLE-N3	142	SANITARY MANHOLE-N4	130		
350463	WATER SINGLE SERVICE	14.684	SANITARY MANHOLE-N3	139	SANITARY MANHOLE-N4	133		
296331	WATER MAIN TOP 8"	10.14	SANITARY MANHOLE-N3	123	SANITARY MANHOLE-N4	148		
350452	WATER SINGLE SERVICE	14.39	SANITARY MANHOLE-N3	82	SANITARY MANHOLE-N4	186		
350451	WATER SINGLE SERVICE	14.421	SANITARY MANHOLE-N3	78	SANITARY MANHOLE-N4	190		
350464	WATER SINGLE SERVICE	14.572	SANITARY MANHOLE-N3	67	STR-103	126		
350465	WATER SINGLE SERVICE	14.594	SANITARY MANHOLE-N3	64	STR-103	123		
296332	WATER MAIN TOP 8"	11.813	SANITARY MANHOLE-N3	31	296120-FIRE HYDRANT	170		
350466	WATER SINGLE SERVICE	14.257	SANITARY MANHOLE-N3	26	296120-FIRE HYDRANT	130		
350467	WATER SINGLE SERVICE	14.219	SANITARY MANHOLE-N3	28	296120-FIRE HYDRANT	127		
350448	WATER SINGLE SERVICE	14.066	SANITARY MANHOLE-N3	56	296120-FIRE HYDRANT	94		
350447	WATER SINGLE SERVICE	14.047	SANITARY MANHOLE-N3	59	296120-FIRE HYDRANT	91		
350468	WATER SINGLE SERVICE	13.954	SANITARY MANHOLE-N3	75	296120-FIRE HYDRANT	72		
296333	WATER MAIN TOP 8"	11.314	SANITARY MANHOLE-N3	70	296120-FIRE HYDRANT	68		
296118	WATER GATE VALVE 8"	12.482	SANITARY MANHOLE-N2	19	296120-FIRE HYDRANT	5		
296121	WATER MAIN TEE 8"X6"X8"	10.981	SANITARY MANHOLE-N2	19	296120-FIRE HYDRANT	7		
296122	WATER MAIN BEND 6" 90°	10.897	SANITARY MANHOLE-N2	16	296120-FIRE HYDRANT	5		
296119	WATER GATE VALVE 6"	12.053	SANITARY MANHOLE-N2	15	296120-FIRE HYDRANT	3		
296120	FIRE HYDRANT	16.923	SANITARY MANHOLE-N2	15	SANITARY MANHOLE-N3	142		
350469	WATER SINGLE SERVICE	14.311	SANITARY MANHOLE-N2	23	296120-FIRE HYDRANT	8		
350470	WATER SINGLE SERVICE	14.32	SANITARY MANHOLE-N2	23	296120-FIRE HYDRANT	9		
296123	WATER MAIN TOP 8"	11.347	SANITARY MANHOLE-N2	35	296120-FIRE HYDRANT	31		
350446	WATER SINGLE SERVICE	14.675	SANITARY MANHOLE-N2	47	296120-FIRE HYDRANT	56		
350445	WATER SINGLE SERVICE	14.647	SANITARY MANHOLE-N2	50	296120-FIRE HYDRANT	58		
350471	WATER SINGLE SERVICE	14.447	SANITARY MANHOLE-N2	79	296120-FIRE HYDRANT	78		
350472	WATER SINGLE SERVICE	14.534	SANITARY MANHOLE-N2	82	296120-FIRE HYDRANT	81		

Curve Table: Alignments

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

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- ~~42.00~~ 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.18 — INDICATES RECORD ELEVATION
- ✓ — INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) — INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

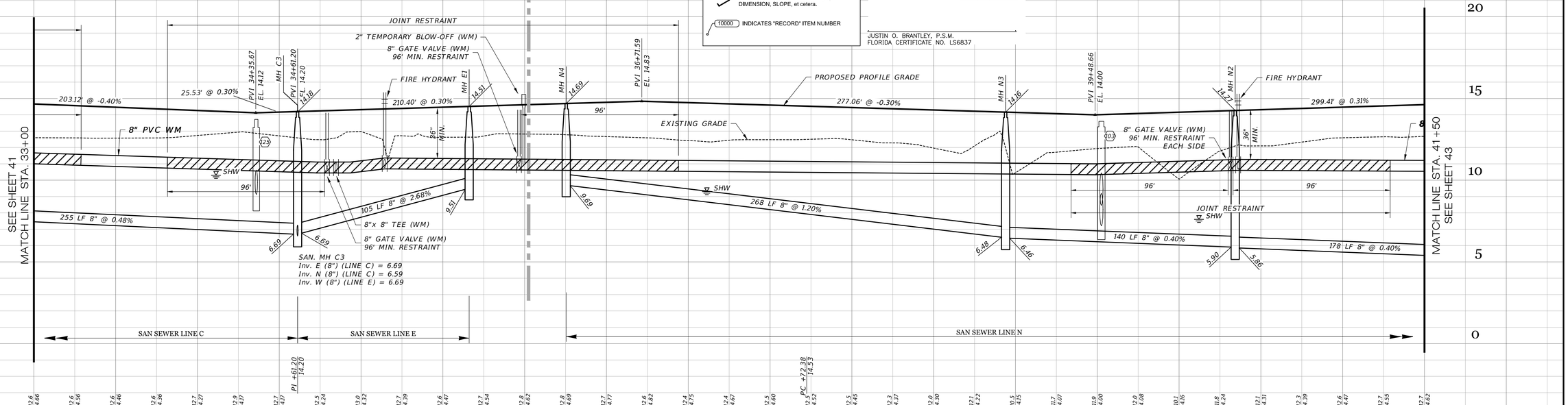
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 02/10/2025

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

SUN CHASER DRIVE

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



RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida
"A City on the Gulf"

DATE	DESCRIPTION	BY
	REVISIONS	
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RJ, REMOVE GV, TEMP. BLOWOFF	DA
08-04-2021	ADDED RJs PROF, FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

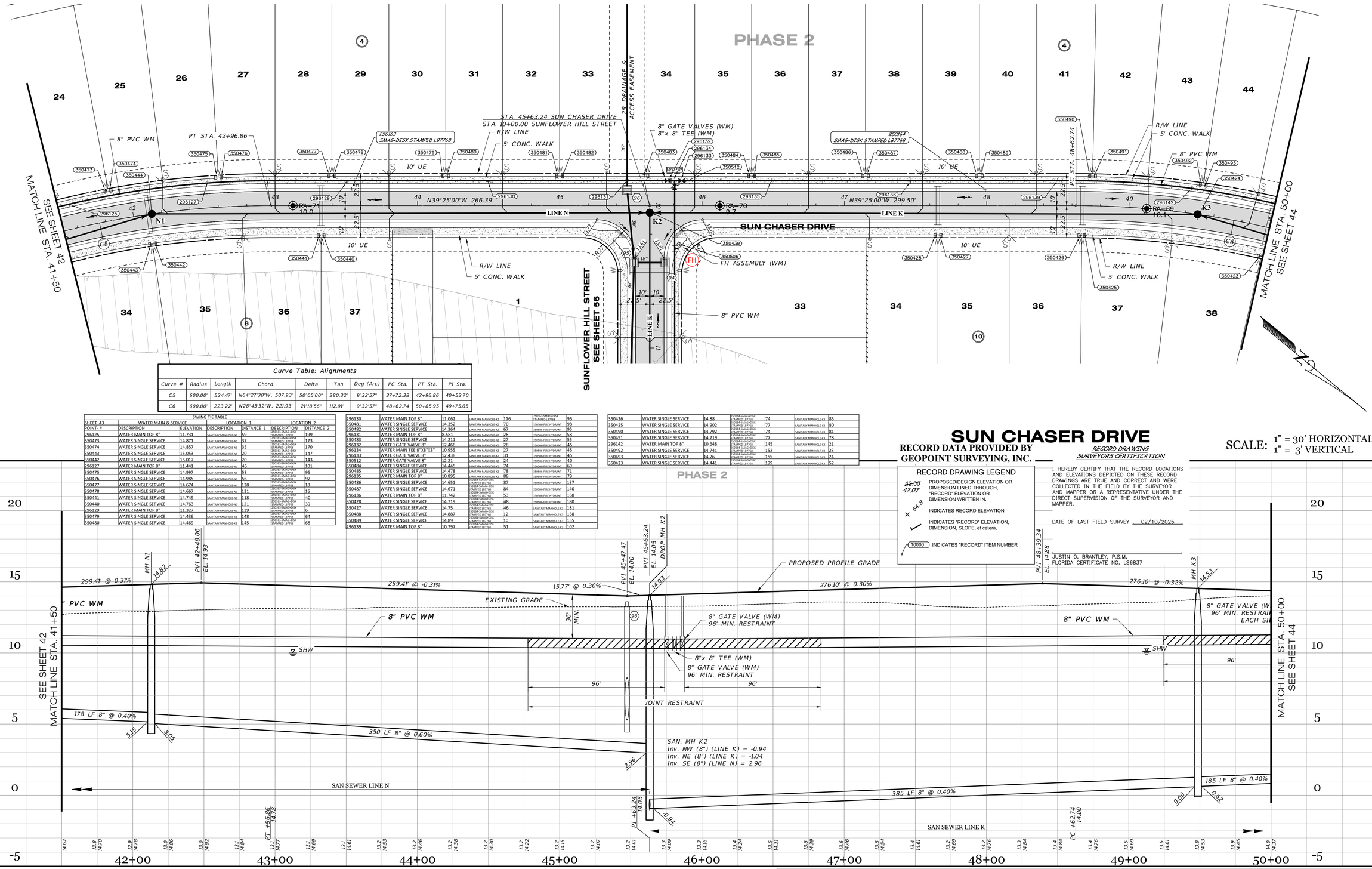
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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP05	SHEET 42 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERTMASTER RECORD SET\VKS PH2 NM CAD\RP05.DWG-42 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:49 AM JASON DROOR



Curve Table: Alignments								
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C5	600.00'	524.47'	N64°27'30"W, 507.93'	50°05'00"	280.32'	9°32'57"	37+72.38	42+96.86	40+52.70
C6	600.00'	223.22'	N28°45'32"W, 221.93'	21°18'56"	112.91'	9°32'57"	48+62.74	50+85.95	49+75.65

SWING TIE TABLE						
SHEET 43	WATER MAIN & SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
296125	WATER MAIN TOP 8"	11.731	SANITARY MANHOLE-N1	59	250163 SMAG=DISK STAMPED LB7768	199
350473	WATER SINGLE SERVICE	14.871	SANITARY MANHOLE-N1	37	250163 SMAG=DISK STAMPED LB7768	173
350474	WATER SINGLE SERVICE	14.857	SANITARY MANHOLE-N1	35	250163 SMAG=DISK STAMPED LB7768	170
350443	WATER SINGLE SERVICE	15.053	SANITARY MANHOLE-N1	20	250163 SMAG=DISK STAMPED LB7768	147
350442	WATER SINGLE SERVICE	15.017	SANITARY MANHOLE-N1	20	250163 SMAG=DISK STAMPED LB7768	143
296127	WATER MAIN TOP 8"	11.441	SANITARY MANHOLE-N1	46	250163 SMAG=DISK STAMPED LB7768	101
350475	WATER SINGLE SERVICE	14.997	SANITARY MANHOLE-N1	53	250163 SMAG=DISK STAMPED LB7768	95
350476	WATER SINGLE SERVICE	14.985	SANITARY MANHOLE-N1	56	250163 SMAG=DISK STAMPED LB7768	92
350477	WATER SINGLE SERVICE	14.674	SANITARY MANHOLE-N1	128	250163 SMAG=DISK STAMPED LB7768	18
350478	WATER SINGLE SERVICE	14.667	SANITARY MANHOLE-N1	131	250163 SMAG=DISK STAMPED LB7768	16
350441	WATER SINGLE SERVICE	14.749	SANITARY MANHOLE-N1	118	250163 SMAG=DISK STAMPED LB7768	40
350440	WATER SINGLE SERVICE	14.763	SANITARY MANHOLE-N1	121	250163 SMAG=DISK STAMPED LB7768	39
296129	WATER MAIN TOP 8"	11.327	SANITARY MANHOLE-N1	139	250163 SMAG=DISK STAMPED LB7768	6
350479	WATER SINGLE SERVICE	14.436	SANITARY MANHOLE-K2	148	250163 SMAG=DISK STAMPED LB7768	64
350480	WATER SINGLE SERVICE	14.469	SANITARY MANHOLE-K2	145	250163 SMAG=DISK STAMPED LB7768	68
296130	WATER MAIN TOP 8"	11.062	SANITARY MANHOLE-K2	116	250163 SMAG=DISK STAMPED LB7768	96
350481	WATER SINGLE SERVICE	14.352	SANITARY MANHOLE-K2	70	ISO506-FIRE HYDRANT	98
350482	WATER SINGLE SERVICE	14.364	SANITARY MANHOLE-K2	67	ISO506-FIRE HYDRANT	95
296131	WATER MAIN TOP 8"	8.581	SANITARY MANHOLE-K2	28	ISO506-FIRE HYDRANT	58
350483	WATER SINGLE SERVICE	14.211	SANITARY MANHOLE-K2	27	ISO506-FIRE HYDRANT	55
296132	WATER GATE VALVE 8"	12.466	SANITARY MANHOLE-K2	26	ISO506-FIRE HYDRANT	45
296134	WATER MAIN TEE 8"X8"X8"	10.955	SANITARY MANHOLE-K2	27	ISO506-FIRE HYDRANT	45
296133	WATER GATE VALVE 8"	12.438	SANITARY MANHOLE-K2	31	ISO506-FIRE HYDRANT	45
350512	WATER GATE VALVE 8"	12.21	SANITARY MANHOLE-K2	24	ISO506-FIRE HYDRANT	40
350484	WATER SINGLE SERVICE	14.445	SANITARY MANHOLE-K2	74	ISO506-FIRE HYDRANT	69
350485	WATER SINGLE SERVICE	14.478	SANITARY MANHOLE-K2	78	ISO506-FIRE HYDRANT	71
296135	WATER MAIN TOP 8"	10.895	SANITARY MANHOLE-K2	88	ISO506-FIRE HYDRANT	79
350486	WATER SINGLE SERVICE	14.651	250164 SMAG=DISK STAMPED LB7768	87	ISO506-FIRE HYDRANT	137
350487	WATER SINGLE SERVICE	14.671	250164 SMAG=DISK STAMPED LB7768	84	ISO506-FIRE HYDRANT	140
296136	WATER MAIN TOP 8"	11.742	250164 SMAG=DISK STAMPED LB7768	53	ISO506-FIRE HYDRANT	168
350428	WATER SINGLE SERVICE	14.719	250164 SMAG=DISK STAMPED LB7768	48	ISO506-FIRE HYDRANT	180
350427	WATER SINGLE SERVICE	14.75	250164 SMAG=DISK STAMPED LB7768	46	SANITARY MANHOLE-K3	181
350488	WATER SINGLE SERVICE	14.887	250164 SMAG=DISK STAMPED LB7768	12	SANITARY MANHOLE-K3	158
350489	WATER SINGLE SERVICE	14.89	250164 SMAG=DISK STAMPED LB7768	10	SANITARY MANHOLE-K3	155
296139	WATER MAIN TOP 8"	10.797	250164 SMAG=DISK STAMPED LB7768	51	SANITARY MANHOLE-K3	102
350426	WATER SINGLE SERVICE	14.88	250164 SMAG=DISK STAMPED LB7768	74	SANITARY MANHOLE-K3	83
350425	WATER SINGLE SERVICE	14.902	250164 SMAG=DISK STAMPED LB7768	77	SANITARY MANHOLE-K3	80
350490	WATER SINGLE SERVICE	14.792	250164 SMAG=DISK STAMPED LB7768	74	SANITARY MANHOLE-K3	81
350491	WATER SINGLE SERVICE	14.719	250164 SMAG=DISK STAMPED LB7768	77	SANITARY MANHOLE-K3	78
296142	WATER MAIN TOP 8"	10.648	250164 SMAG=DISK STAMPED LB7768	145	SANITARY MANHOLE-K3	21
350492	WATER SINGLE SERVICE	14.741	250164 SMAG=DISK STAMPED LB7768	152	SANITARY MANHOLE-K3	23
350493	WATER SINGLE SERVICE	14.76	250164 SMAG=DISK STAMPED LB7768	155	SANITARY MANHOLE-K3	24
350423	WATER SINGLE SERVICE	14.441	250164 SMAG=DISK STAMPED LB7768	199	SANITARY MANHOLE-K3	52

SUN CHASER DRIVE

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING SURVEYORS CERTIFICATION

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

RECORD DRAWING LEGEND

- ~~42.80~~ 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 — INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 — INDICATES "RECORD" ITEM NUMBER

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

DATE OF LAST FIELD SURVEY 02/10/2025

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

RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida
"City on the Gulf"

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED RJs PROF., FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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

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

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

ROADWAY & UTILITY PLAN & PROFILE

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP06

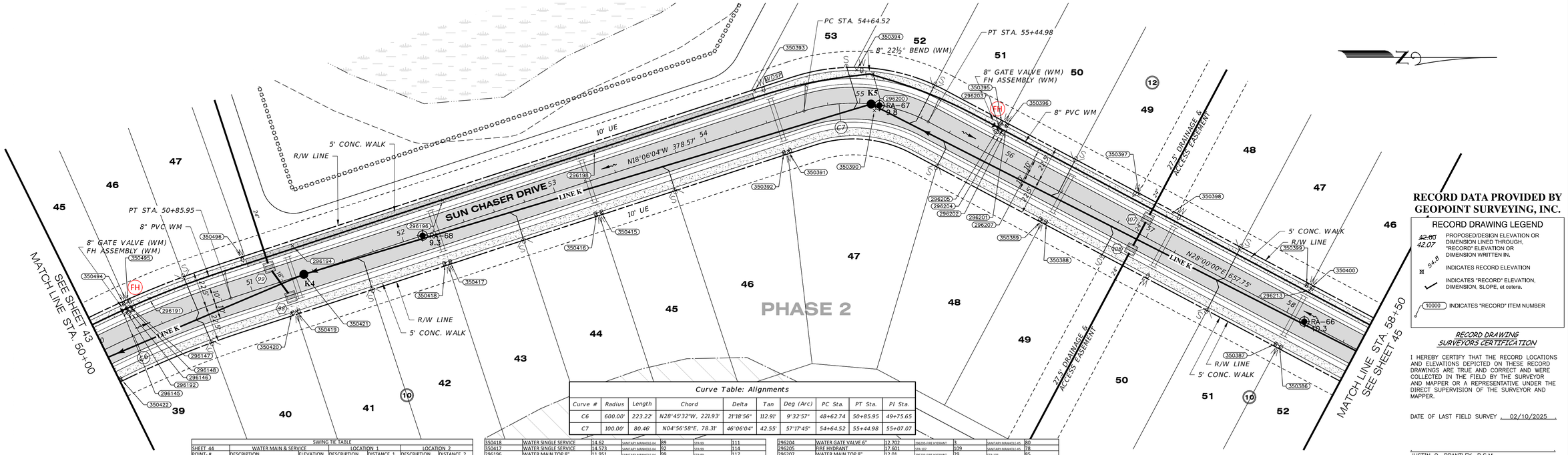
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

SHEET 43 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 NM CAD\RP06.DWG-43 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:49 AM JASON DROOR



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

SWING TIE TABLE						
SHEET 44	WATER MAIN & SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
350422	WATER SINGLE SERVICE	14.458	296132-FIRE HYDRANT	82	STR-99	117
350494	WATER SINGLE SERVICE	14.386	296132-FIRE HYDRANT	6	STR-99	94
350495	WATER SINGLE SERVICE	14.417	296132-FIRE HYDRANT	7	STR-99	91
296145	WATER GATE VALVE 8"	12.497	296132-FIRE HYDRANT	3	STR-99	96
296147	WATER MAIN TEE 8"X6"X8"	10.841	296132-FIRE HYDRANT	4	STR-99	91
296148	WATER MAIN BEND 6" 90°	10.942	296132-FIRE HYDRANT	4	STR-99	90
296146	WATER GATE VALVE 6"	11.924	296132-FIRE HYDRANT	2	STR-99	92
296192	FIRE HYDRANT	16.879	SANITARY MANHOLE-44	114	STR-99	94
296191	WATER MAIN TOP 8"	11.048	296132-FIRE HYDRANT	16	STR-99	78
350496	WATER SINGLE SERVICE	14.235	296132-FIRE HYDRANT	80	STR-99	18
350420	WATER SINGLE SERVICE	13.945	296132-FIRE HYDRANT	103	STR-99	32
350419	WATER SINGLE SERVICE	13.96	296132-FIRE HYDRANT	106	STR-99	33
296194	WATER MAIN TOP 8"	11.553	296132-FIRE HYDRANT	112	STR-99	20
350418	WATER SINGLE SERVICE	14.62	SANITARY MANHOLE-44	89	STR-99	111
350417	WATER SINGLE SERVICE	14.573	SANITARY MANHOLE-44	92	STR-99	114
296196	WATER MAIN TOP 8"	11.951	SANITARY MANHOLE-44	99	STR-99	117
350416	WATER SINGLE SERVICE	15.183	SANITARY MANHOLE-44	188	SANITARY MANHOLE-45	186
350415	WATER SINGLE SERVICE	15.207	SANITARY MANHOLE-44	191	SANITARY MANHOLE-45	183
296198	WATER MAIN TOP 8"	11.333	SANITARY MANHOLE-44	108	SANITARY MANHOLE-45	178
350393	WATER SINGLE SERVICE	15.776	296205-FIRE HYDRANT	154	SANITARY MANHOLE-45	76
350392	WATER SINGLE SERVICE	15.589	296205-FIRE HYDRANT	134	SANITARY MANHOLE-45	63
350391	WATER SINGLE SERVICE	15.604	296205-FIRE HYDRANT	131	SANITARY MANHOLE-45	60
350394	WATER SINGLE SERVICE	15.478	296205-FIRE HYDRANT	96	SANITARY MANHOLE-45	28
296200	WATER MAIN BEND 8" 22.5°	11.797	296205-FIRE HYDRANT	86	SANITARY MANHOLE-45	23
350395	WATER SINGLE SERVICE	15.256	296205-FIRE HYDRANT	7	SANITARY MANHOLE-45	80
350396	WATER SINGLE SERVICE	15.194	296205-FIRE HYDRANT	8	SANITARY MANHOLE-45	83
296203	WATER GATE VALVE 8"	13.074	296205-FIRE HYDRANT	3	SANITARY MANHOLE-45	80
296201	WATER MAIN TEE 8"X6"X8"	11.788	296205-FIRE HYDRANT	6	SANITARY MANHOLE-45	83
296202	WATER MAIN BEND 6" 90°	11.472	296205-FIRE HYDRANT	5	SANITARY MANHOLE-45	83
296204	WATER GATE VALVE 6"	12.702	296205-FIRE HYDRANT	3	SANITARY MANHOLE-45	80
296205	FIRE HYDRANT	17.601	STR-107	109	SANITARY MANHOLE-45	78
296207	WATER MAIN TOP 8"	12.01	296205-FIRE HYDRANT	29	STR-106	85
350389	WATER SINGLE SERVICE	15.071	296205-FIRE HYDRANT	52	STR-106	59
350388	WATER SINGLE SERVICE	15.099	STR-107	64	STR-106	56
350397	WATER SINGLE SERVICE	14.836	STR-107	16	STR-106	35
350398	WATER SINGLE SERVICE	14.847	STR-107	16	STR-106	35
350399	WATER SINGLE SERVICE	15.128	STR-107	108	STR-106	112
350400	WATER SINGLE SERVICE	15.125	STR-107	112	STR-106	116
296213	WATER MAIN TOP 8"	11.801	STR-107	111	STR-106	115
350387	WATER SINGLE SERVICE	15.1	STR-107	112	STR-106	108
350386	WATER SINGLE SERVICE	15.071	STR-107	116	STR-106	111

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.07 / 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 — INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- 10000 — INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

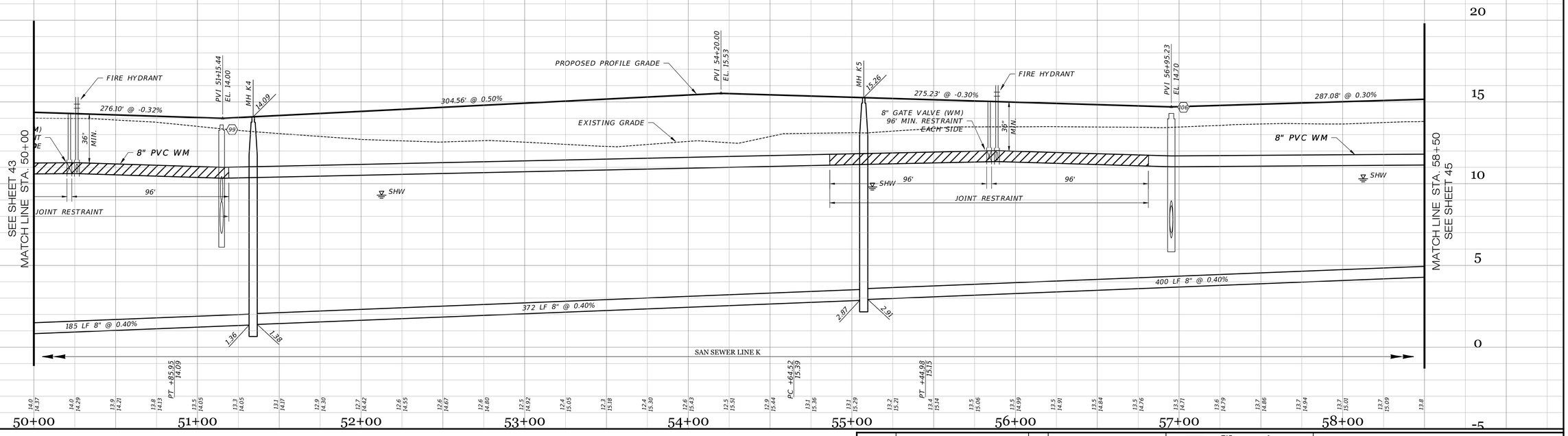
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 02/10/2025

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

SUN CHASER DRIVE

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



RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED RJs PROF, FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

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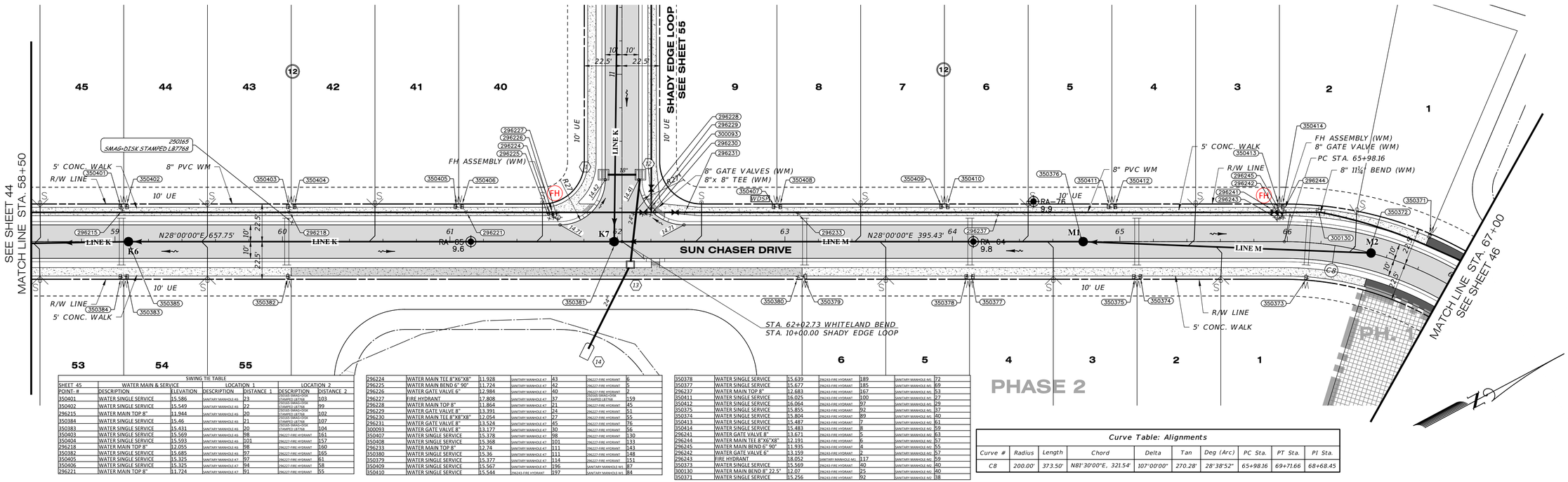
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JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP07	**SHEET 44 OF 79 SHEETS**

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 NM CAD\RP07.DWG-44 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:50 AM JASON DROOR



SWING TIE TABLE

SHEET 45	WATER MAIN & SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
350401	WATER SINGLE SERVICE	15.586	SANITARY MANHOLE-K6	23	CITCO® GRAND-DISK STAMPED L87768	103
350402	WATER SINGLE SERVICE	15.549	SANITARY MANHOLE-K6	22	CITCO® GRAND-DISK STAMPED L87768	99
296215	WATER MAIN TOP 8"	11.944	SANITARY MANHOLE-K6	20	CITCO® GRAND-DISK STAMPED L87768	102
350384	WATER SINGLE SERVICE	15.46	SANITARY MANHOLE-K6	21	CITCO® GRAND-DISK STAMPED L87768	107
350383	WATER SINGLE SERVICE	15.431	SANITARY MANHOLE-K6	20	CITCO® GRAND-DISK STAMPED L87768	104
350403	WATER SINGLE SERVICE	15.569	SANITARY MANHOLE-K6	98	096227-FIRE HYDRANT	161
350404	WATER SINGLE SERVICE	15.593	SANITARY MANHOLE-K6	101	096227-FIRE HYDRANT	157
296218	WATER MAIN TOP 8"	12.055	SANITARY MANHOLE-K6	98	096227-FIRE HYDRANT	160
350382	WATER SINGLE SERVICE	15.685	SANITARY MANHOLE-K6	97	096227-FIRE HYDRANT	165
350405	WATER SINGLE SERVICE	15.325	SANITARY MANHOLE-K7	97	096227-FIRE HYDRANT	61
350406	WATER SINGLE SERVICE	15.325	SANITARY MANHOLE-K7	94	096227-FIRE HYDRANT	58
296221	WATER MAIN TOP 8"	11.724	SANITARY MANHOLE-K7	91	096227-FIRE HYDRANT	55

296224	WATER MAIN TEE 8"X6"X8"	11.928	SANITARY MANHOLE-K7	43	096227-FIRE HYDRANT	6
296225	WATER MAIN BEND 6" 90°	11.724	SANITARY MANHOLE-K7	42	096227-FIRE HYDRANT	5
296226	WATER GATE VALVE 8"	12.984	SANITARY MANHOLE-K7	40	096227-FIRE HYDRANT	2
296227	FIRE HYDRANT	17.808	SANITARY MANHOLE-K7	37	CITCO® GRAND-DISK STAMPED L87768	159
296228	WATER MAIN TOP 8"	11.864	SANITARY MANHOLE-K7	21	096227-FIRE HYDRANT	45
296229	WATER GATE VALVE 8"	13.391	SANITARY MANHOLE-K7	24	096227-FIRE HYDRANT	51
296230	WATER MAIN TEE 8"X8"X8"	12.054	SANITARY MANHOLE-K7	27	096227-FIRE HYDRANT	55
296231	WATER GATE VALVE 8"	13.524	SANITARY MANHOLE-K7	45	096227-FIRE HYDRANT	76
300093	WATER GATE VALVE 8"	13.177	SANITARY MANHOLE-K7	30	096227-FIRE HYDRANT	56
350407	WATER SINGLE SERVICE	15.378	SANITARY MANHOLE-K7	98	096227-FIRE HYDRANT	130
350408	WATER SINGLE SERVICE	15.368	SANITARY MANHOLE-K7	101	096227-FIRE HYDRANT	133
296233	WATER MAIN TOP 8"	12.74	SANITARY MANHOLE-K7	111	096227-FIRE HYDRANT	143
350380	WATER SINGLE SERVICE	15.36	SANITARY MANHOLE-K7	111	096227-FIRE HYDRANT	148
350379	WATER SINGLE SERVICE	15.377	SANITARY MANHOLE-K7	114	096227-FIRE HYDRANT	151
350409	WATER SINGLE SERVICE	15.567	SANITARY MANHOLE-K7	196	SANITARY MANHOLE-M1	87
350410	WATER SINGLE SERVICE	15.544	096243-FIRE HYDRANT	197	SANITARY MANHOLE-M1	84

350378	WATER SINGLE SERVICE	15.639	096243-FIRE HYDRANT	189	SANITARY MANHOLE-M1	72
350377	WATER SINGLE SERVICE	15.677	096243-FIRE HYDRANT	185	SANITARY MANHOLE-M1	69
296237	WATER MAIN TOP 8"	12.683	096243-FIRE HYDRANT	167	SANITARY MANHOLE-M1	53
350411	WATER SINGLE SERVICE	16.025	096243-FIRE HYDRANT	100	SANITARY MANHOLE-M1	27
350412	WATER SINGLE SERVICE	16.064	096243-FIRE HYDRANT	97	SANITARY MANHOLE-M1	29
350375	WATER SINGLE SERVICE	15.855	096243-FIRE HYDRANT	92	SANITARY MANHOLE-M1	37
350374	WATER SINGLE SERVICE	15.804	096243-FIRE HYDRANT	89	SANITARY MANHOLE-M1	40
350413	WATER SINGLE SERVICE	15.487	096243-FIRE HYDRANT	7	SANITARY MANHOLE-M2	61
350414	WATER SINGLE SERVICE	15.483	096243-FIRE HYDRANT	8	SANITARY MANHOLE-M2	59
296241	WATER GATE VALVE 8"	13.671	096243-FIRE HYDRANT	5	SANITARY MANHOLE-M2	63
296244	WATER MAIN TEE 8"X6"X8"	12.191	096243-FIRE HYDRANT	6	SANITARY MANHOLE-M2	57
296245	WATER MAIN BEND 6" 90°	11.935	096243-FIRE HYDRANT	4	SANITARY MANHOLE-M2	55
296242	WATER GATE VALVE 6"	13.159	096243-FIRE HYDRANT	2	SANITARY MANHOLE-M2	57
296243	FIRE HYDRANT	18.052	SANITARY MANHOLE-M1	117	SANITARY MANHOLE-M2	59
350373	WATER SINGLE SERVICE	15.569	096243-FIRE HYDRANT	40	SANITARY MANHOLE-M2	40
300130	WATER MAIN BEND 8" 22.5°	12.07	096243-FIRE HYDRANT	25	SANITARY MANHOLE-M2	40
350371	WATER SINGLE SERVICE	15.256	096243-FIRE HYDRANT	92	SANITARY MANHOLE-M2	38

Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C8	200.00'	373.50'	N81°30'00"E, 321.54'	107°00'00"	270.28'	28°38'52"	65+98.16	69+71.66	68+68.45

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.80 / 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
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RECORD DRAWING SURVEYORS CERTIFICATION

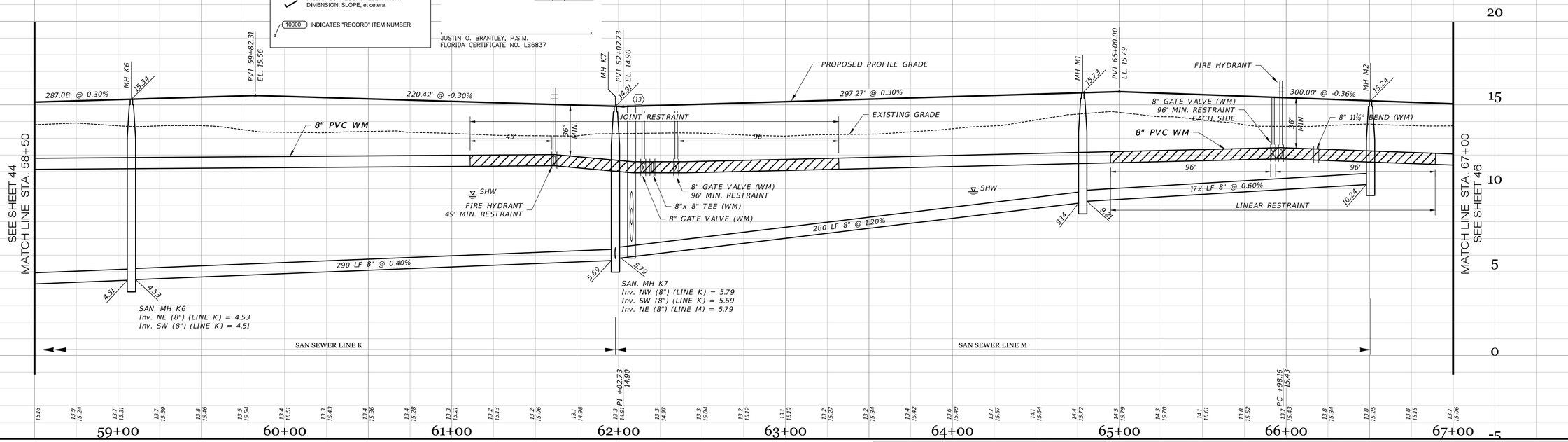
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DATE OF LAST FIELD SURVEY : 02/10/2025 .

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

SUN CHASER DRIVE

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



RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED RJs PROF., FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

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ROADWAY & UTILITY PLAN & PROFILE

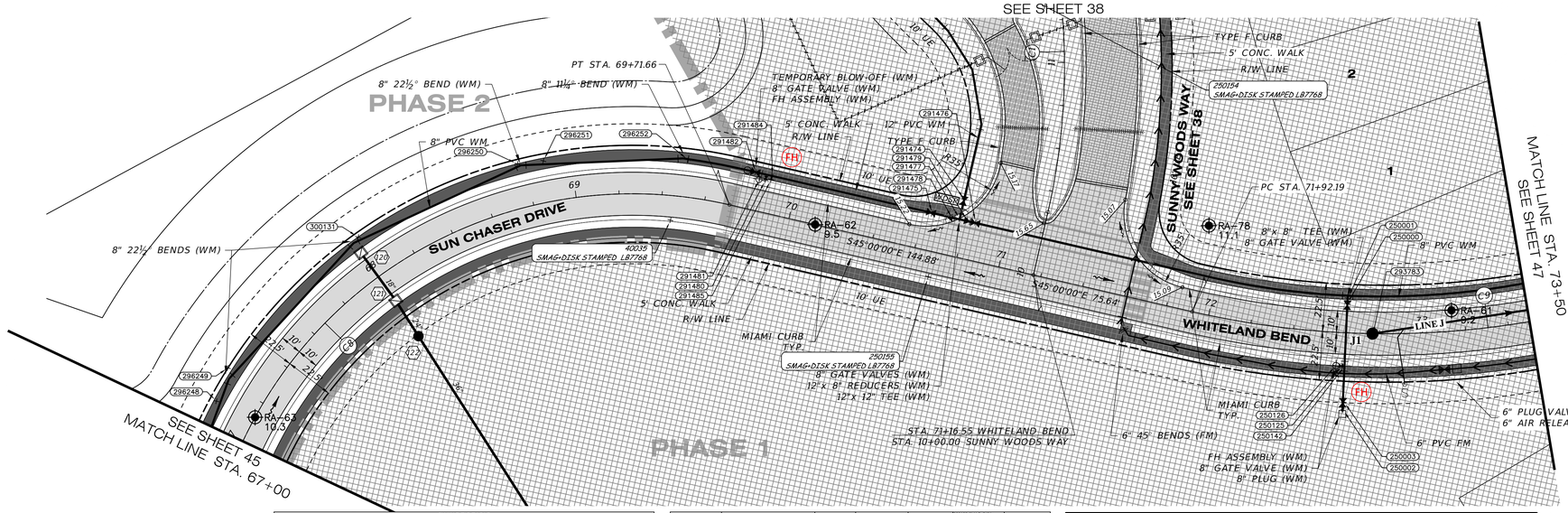
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP08

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 NM CAD\RP08.DWG-45 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:50 AM JASON DROOR



RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

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RECORD DRAWING SURVEYORS CERTIFICATION

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SWING TIE TABLE

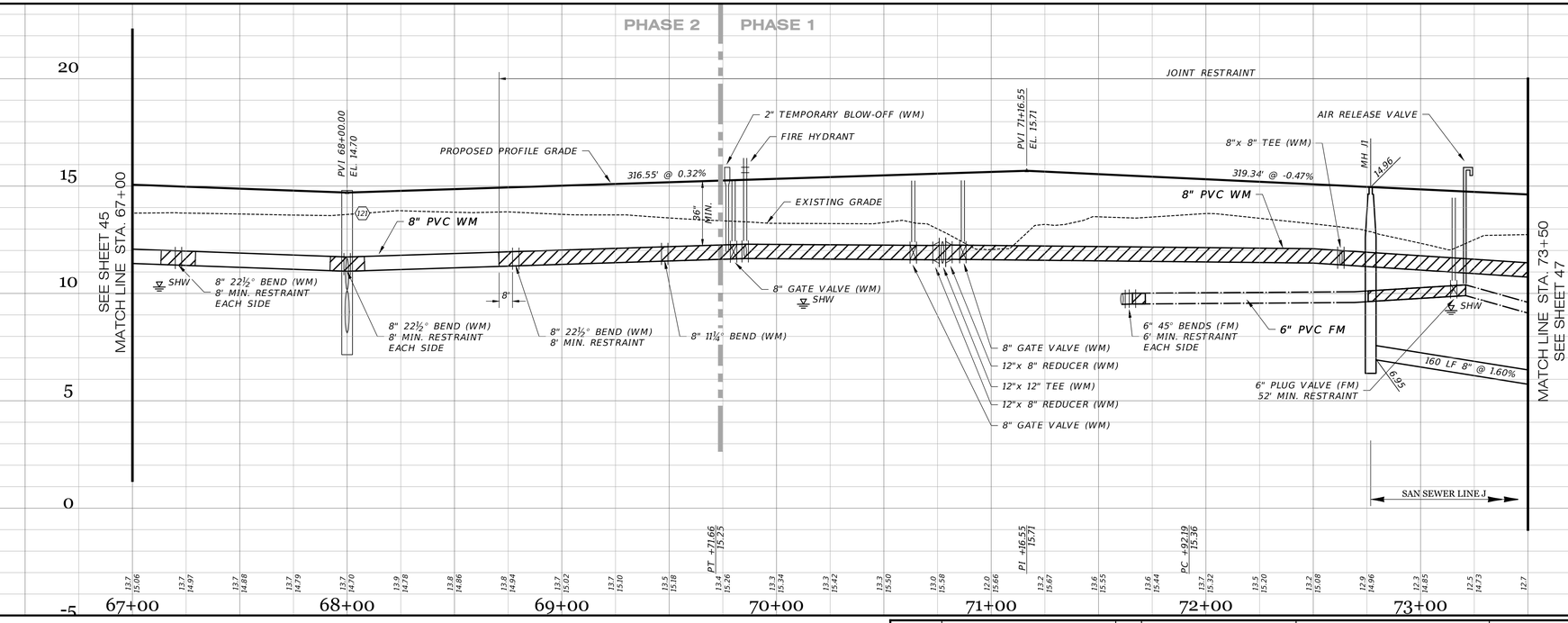
SHEET 46 POINT: #	WATER MAIN & SERVICE DESCRIPTION	ELEVATION	LOCATION 1 DESCRIPTION	DISTANCE 1	LOCATION 2 DESCRIPTION	DISTANCE 2
296248	WATER MAIN TOP 8"	11.739	STR-121	95	STR-120	96
296249	WATER MAIN BEND 8" 22.5°	11.832	STR-121	84	STR-120	82
300131	WATER MAIN BEND 8" 22.5°	11.77	STR-121	34	STR-120	7
296250	WATER MAIN BEND 8" 22.5°	11.603	STR-121	85	STR-120	84
296251	WATER MAIN TOP 8"	11.742	STR-121	94	STR-120	95
296252	WATER MAIN BEND 8" 11.25°	11.759	5000?/5002?/5006? STAMPED/LB7768	29	STR-120	158
291482	WATER GATE VALVE 8"	13.673	250155-SMAG+DISK STAMPED LB7768	45	250126-FIRE HYDRANT	94
291484	WATER MAIN TEE 8"X6"X8"	12.129	250181-FIRE HYDRANT	6	250155-SMAG+DISK STAMPED LB7768	86
291485	WATER MAIN BEND 6" 90°	11.952	250181-FIRE HYDRANT	5	250155-SMAG+DISK STAMPED LB7768	86
291480	WATER GATE VALVE 6"	13.565	250181-FIRE HYDRANT	3	250155-SMAG+DISK STAMPED LB7768	88
291481	FIRE HYDRANT	18.466	5000?/5002?/5006? STAMPED LB7768	155	250155-SMAG+DISK STAMPED LB7768	91
291475	WATER GATE VALVE 8"	12.514	250181-FIRE HYDRANT	82	5000?/5002?/5006? STAMPED LB7768	29
291478	WATER MAIN REDUCER 12"X8"	11.357	250181-FIRE HYDRANT	91	250155-SMAG+DISK STAMPED LB7768	29
291477	WATER MAIN TEE 12"X12"	11.376	250181-FIRE HYDRANT	95	250155-SMAG+DISK STAMPED LB7768	30
291479	WATER MAIN REDUCER 12"X8"	11.333	250181-FIRE HYDRANT	98	250155-SMAG+DISK STAMPED LB7768	32
291476	WATER GATE VALVE 8"	12.537	250181-FIRE HYDRANT	102	250155-SMAG+DISK STAMPED LB7768	33
291474	WATER GATE VALVE 12"	13.05	250181-FIRE HYDRANT	96	250155-SMAG+DISK STAMPED LB7768	40
250001	WATER MAIN TEE 8"X8"X8"	11.487	SANITARY MANHOLE-J1	21	250126-FIRE HYDRANT	32
250000	WATER GATE VALVE 8"	12.935	SANITARY MANHOLE-J1	19	250126-FIRE HYDRANT	29
250142	WATER MAIN TEE 8"X6"X8"	11.86	SANITARY MANHOLE-J1	19	250126-FIRE HYDRANT	4
250125	WATER GATE VALVE 6"	12.96	SANITARY MANHOLE-J1	19	250126-FIRE HYDRANT	3
250126	FIRE HYDRANT	17.854	SANITARY MANHOLE-J1	22	250126-FIRE HYDRANT	0
250003	WATER GATE VALVE 8"	13.651	SANITARY MANHOLE-J1	33	250126-FIRE HYDRANT	17
250002	WATER MAIN PLUG/STUB 8"	15.655	SANITARY MANHOLE-J1	37	250126-FIRE HYDRANT	21

Curve Table: Alignments

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

SUN CHASER DRIVE / WHITELAND BEND

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



RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
09-07-2021	RESTRAINT JOINTS, TEMP. BLOWOFF	DA
08-04-2021	ADD RJs PROF, FITTING LBLS PLAN, ARV	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

ROADWAY & UTILITY PLAN & PROFILE

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP09

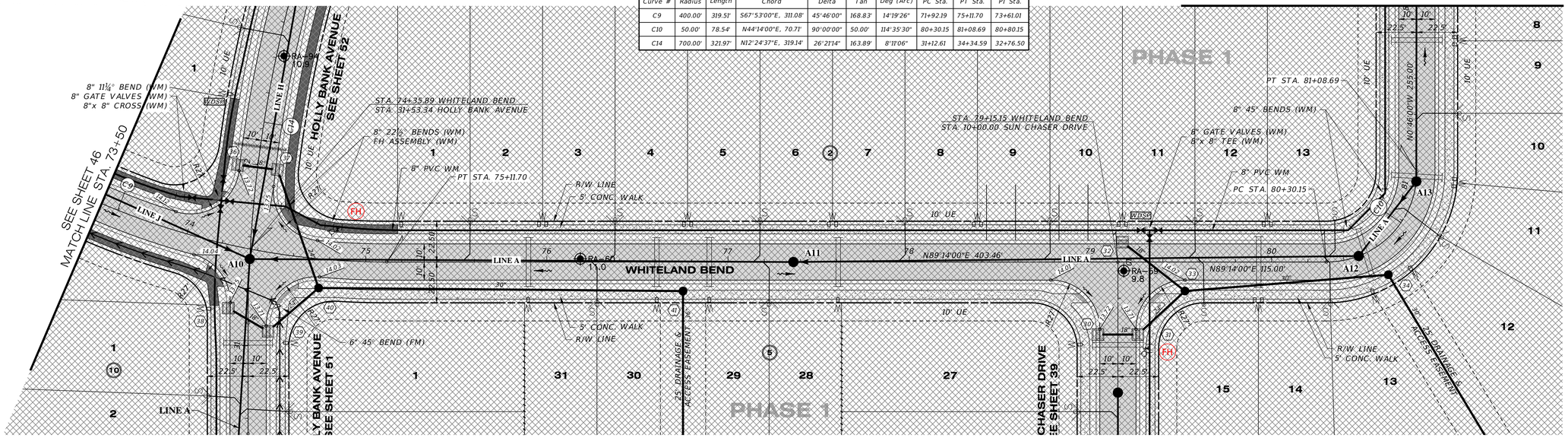
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

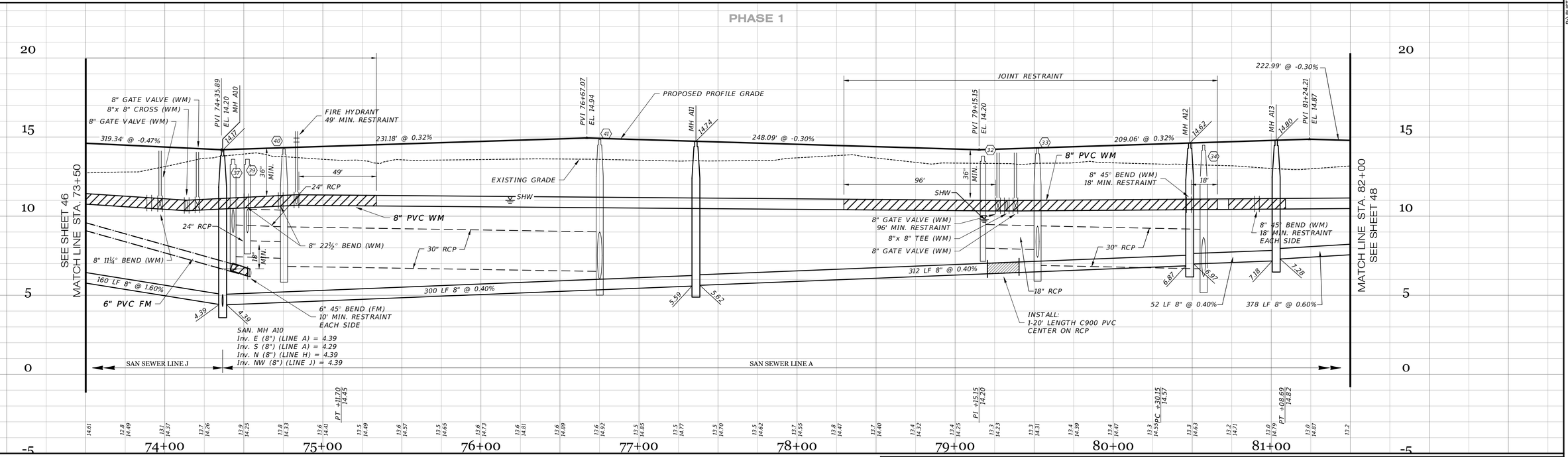
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Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C9	400.00'	319.51'	S67°53'00"E, 311.08'	45°46'00"	168.83'	14°19'26"	71+92.19	75+11.70	73+61.01
C10	50.00'	78.54'	N44°14'00"E, 70.71'	90°00'00"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



WHITELAND BEND

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



SAN. MH A10
Inv. E (8") (LINE A) = 4.39
Inv. S (8") (LINE A) = 4.29
Inv. N (8") (LINE H) = 4.39
Inv. NW (8") (LINE J) = 4.39

RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
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08-04-2021	ADD RIs PROF., FITTING LBLS PLAN, ARV	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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Clearview LAND DESIGN, P.L.
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Office: 813-223-3919 Fax: 813-223-3975

ROADWAY & UTILITY PLAN & PROFILE

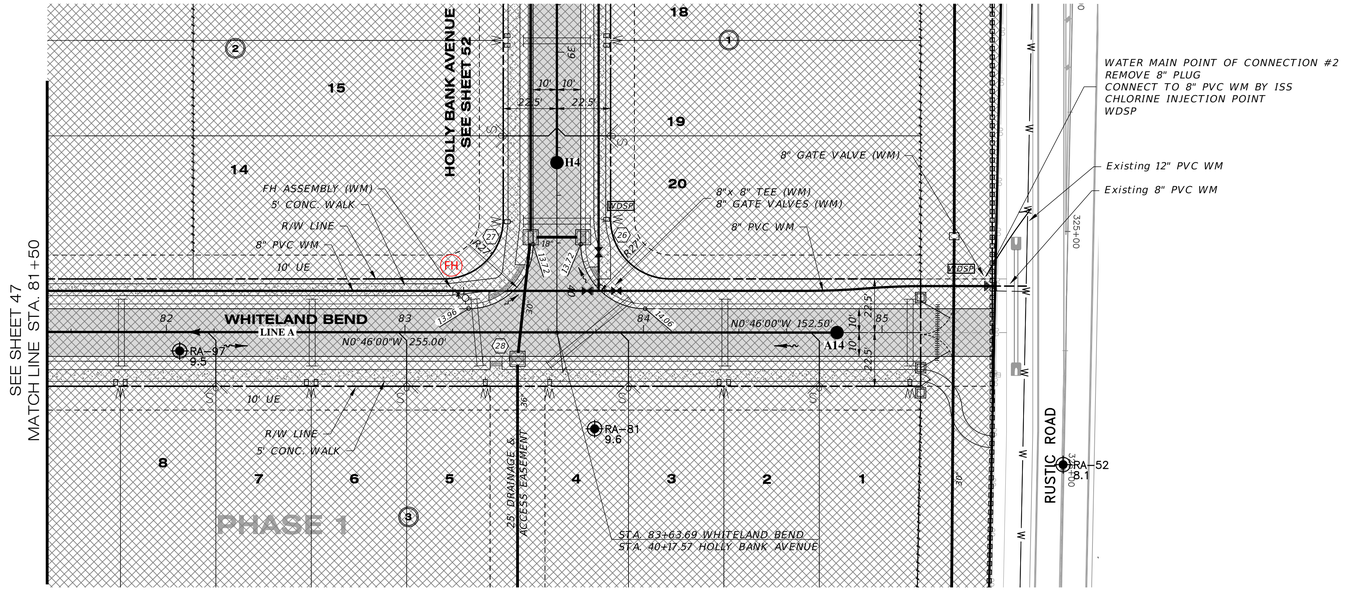
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP10

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

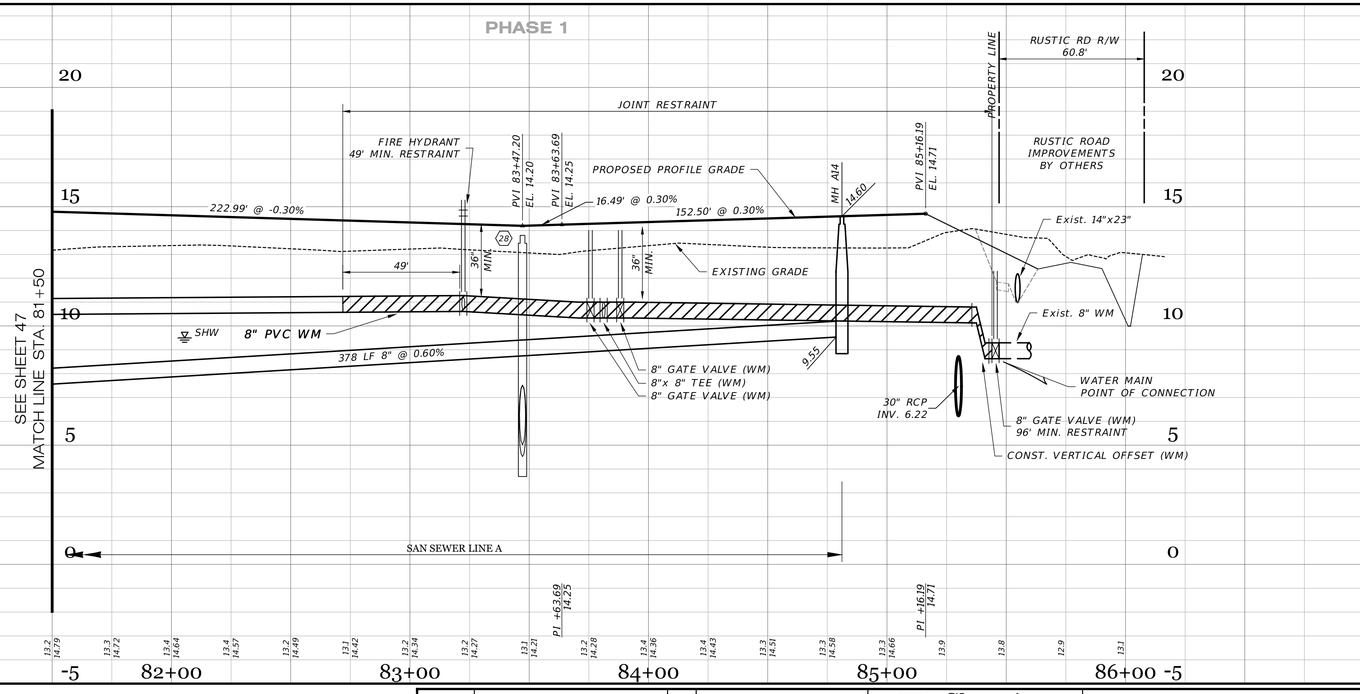
Elevations based on North American Vertical Datum 1988 (NAVD 88)
Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

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WHITELAND BEND

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



RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

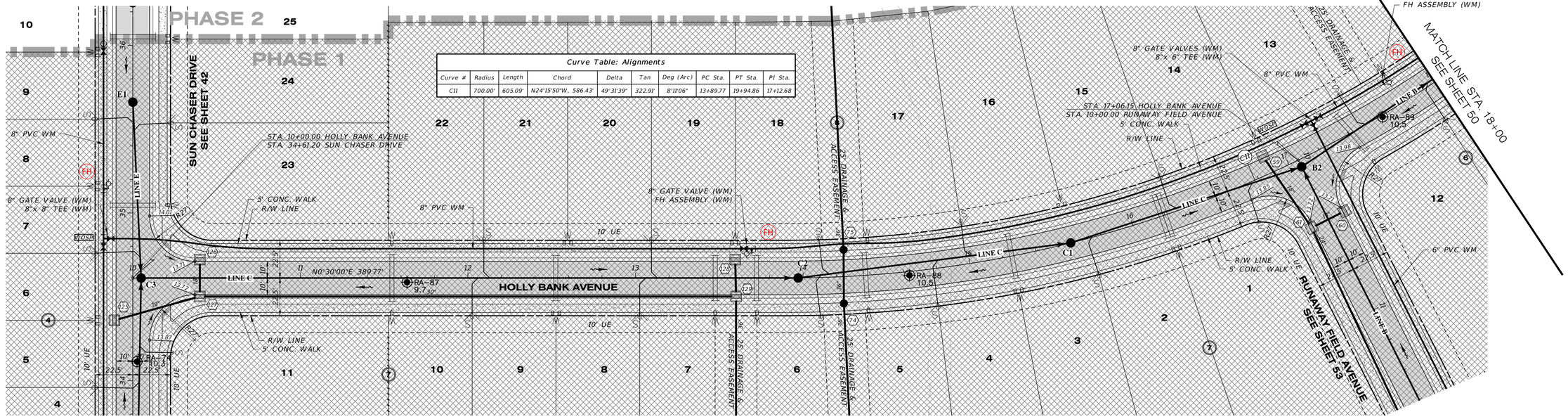
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DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

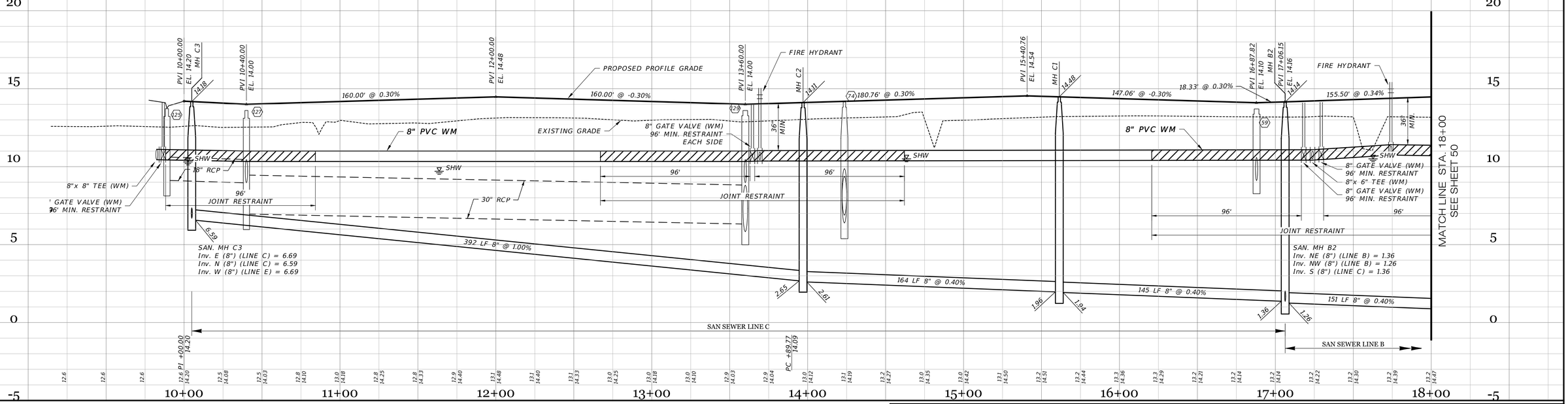
JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP11	SHEET 48 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 NM CAD\RP11.DWG-47 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:52 AM JASON DROOP



HOLLY BANK AVENUE

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



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

REVISIONS

RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida
"Only on the Gulf"

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

ROADWAY & UTILITY PLAN & PROFILE

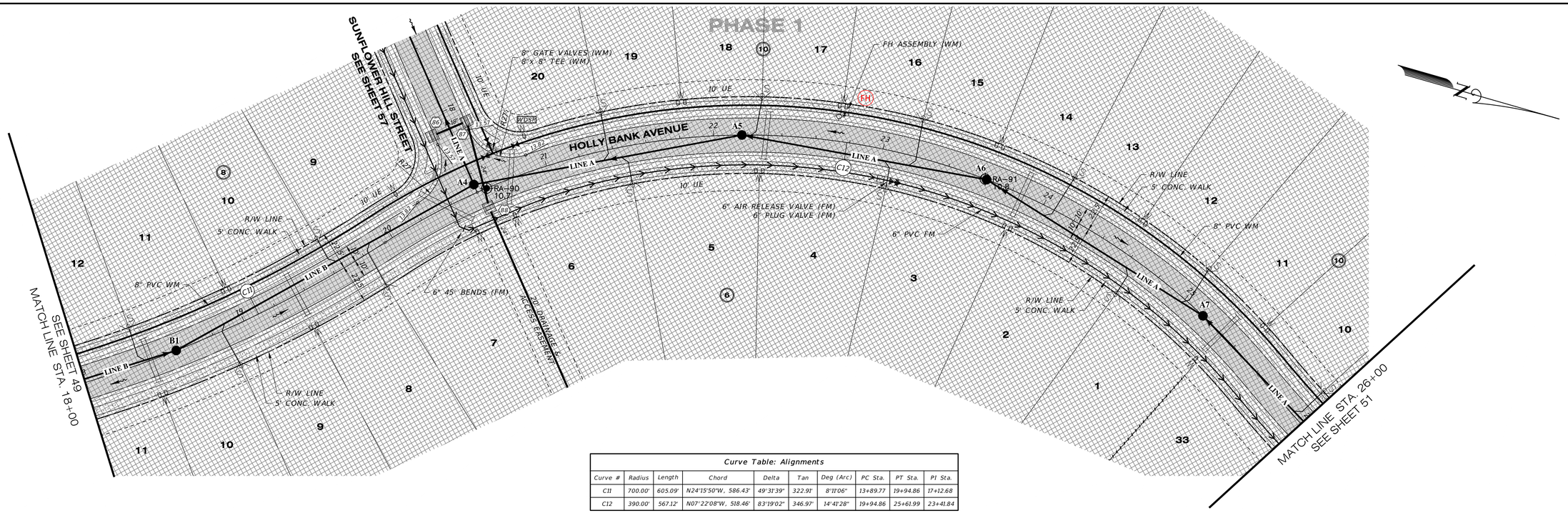
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP12
PREPARED FOR:	JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 XM CAD\RP12.DWG-48 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:52 AM JASON DROOR

PHASE 1



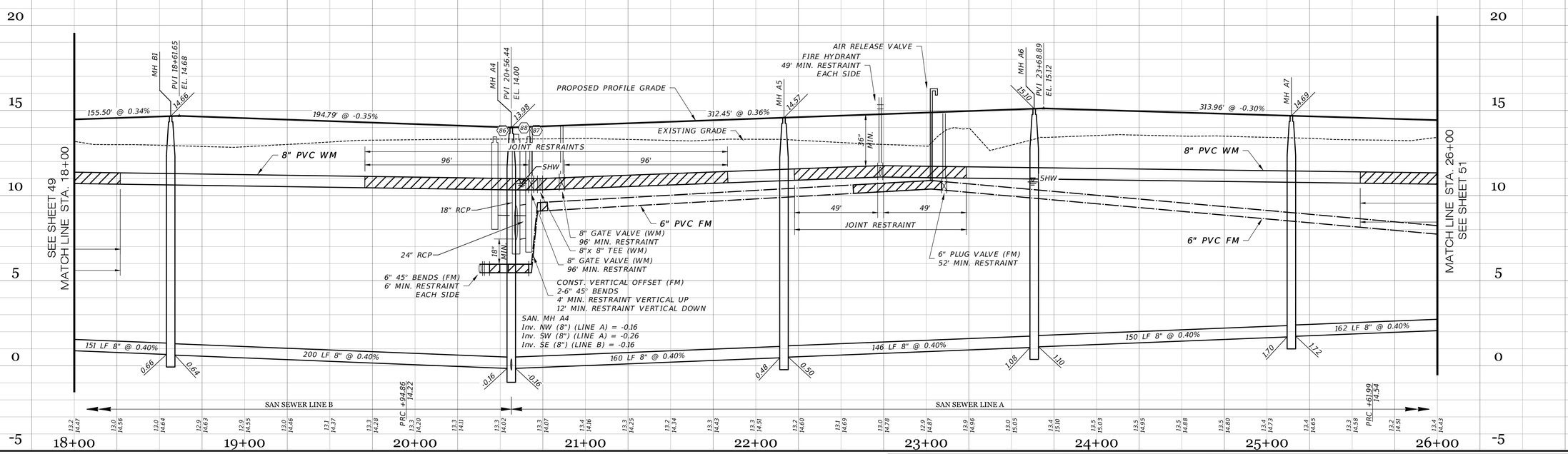
Curve Table: Alignments

Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C11	700.00'	605.09'	N24°15'50"W, 586.43'	49°31'39"	322.91'	8°11'06"	13+89.77	19+94.86	17+12.68
C12	390.00'	567.12'	N07°22'08"W, 518.46'	83°19'02"	346.97'	14°41'28"	19+94.86	25+61.99	23+41.84

HOLLY BANK AVENUE

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

PHASE 1



RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

ROADWAY & UTILITY PLAN & PROFILE

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP13

RUSTIC ROAD SOUTH
PHASES 1 & 2

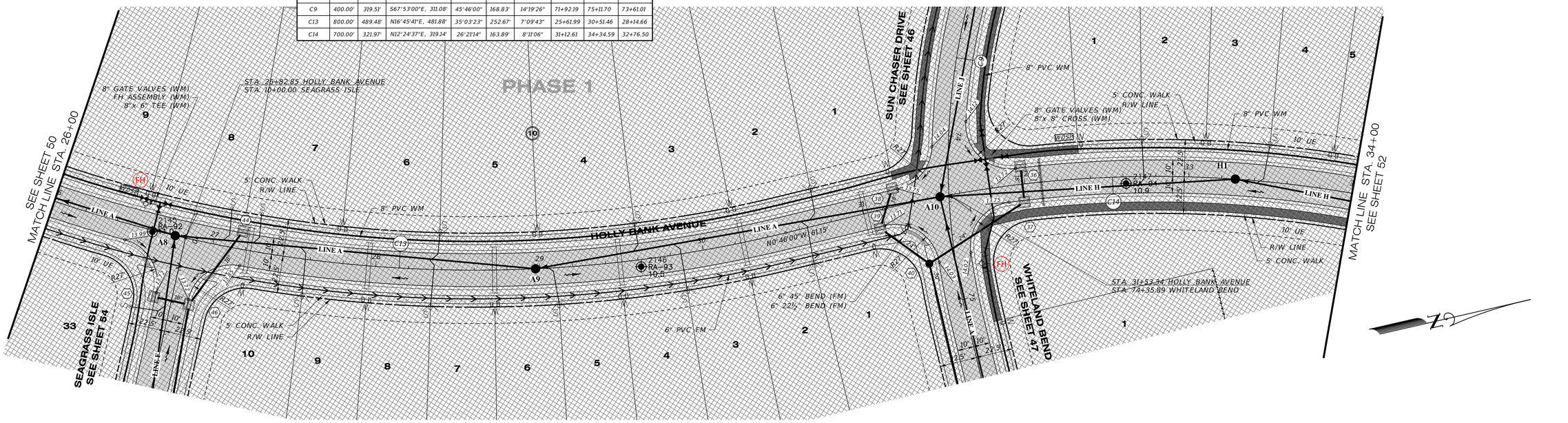
PREPARED FOR: JEN TAMPA 1, LLC.
C/O BANYAN LAND CAPITAL, LLC.

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

SHEET 50 OF 79 SHEETS

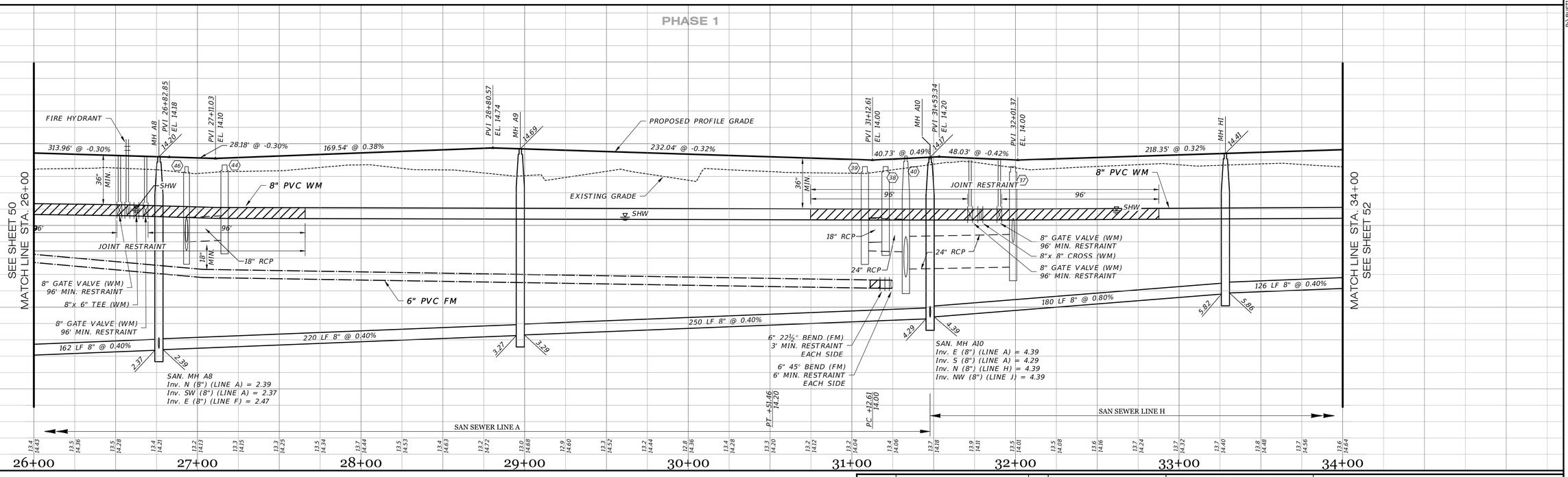
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Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C9	400.00'	319.51'	S67°53'00"E, 311.08'	45°46'00"	168.83'	14°19'26"	71+92.19	75+11.70	73+61.01
C13	800.00'	489.48'	N16°45'41"E, 481.88'	35°03'23"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



HOLLY BANK AVENUE

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



RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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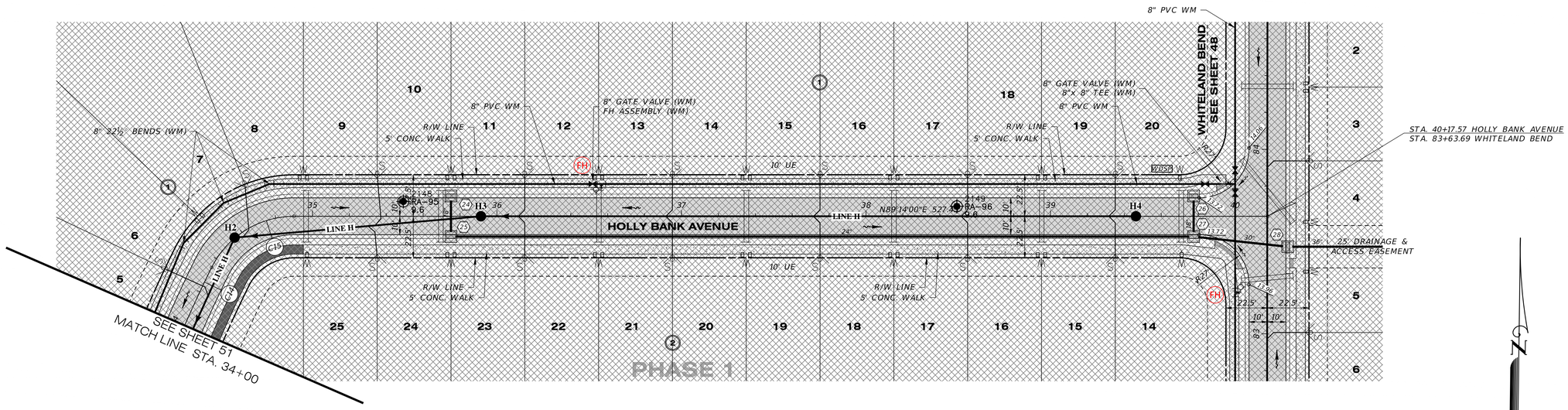
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FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP14	**SHEET 51 OF 79 SHEETS**

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 NM CAD\RP14.DWG-51 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:53 AM JASON DROOR

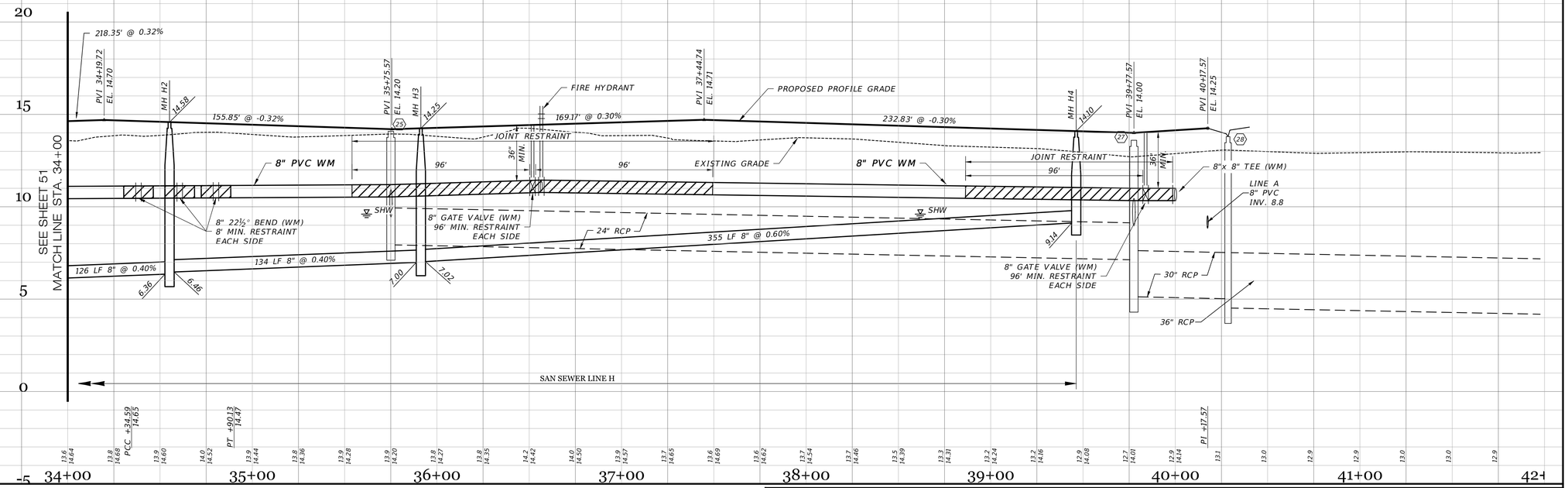


Curve Table: Alignments									
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C14	700.00'	321.97'	N12°24'37"E, 319.14'	26°21'14"	163.89'	8°11'06"	31+12.61	34+34.59	32+76.50
C15	50.00'	55.54'	N57°24'37"E, 52.73'	63°38'46"	31.03'	114°35'30"	34+34.59	34+90.13	34+65.62

HOLLY BANK AVENUE

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

PHASE 1



RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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ROADWAY & UTILITY PLAN & PROFILE

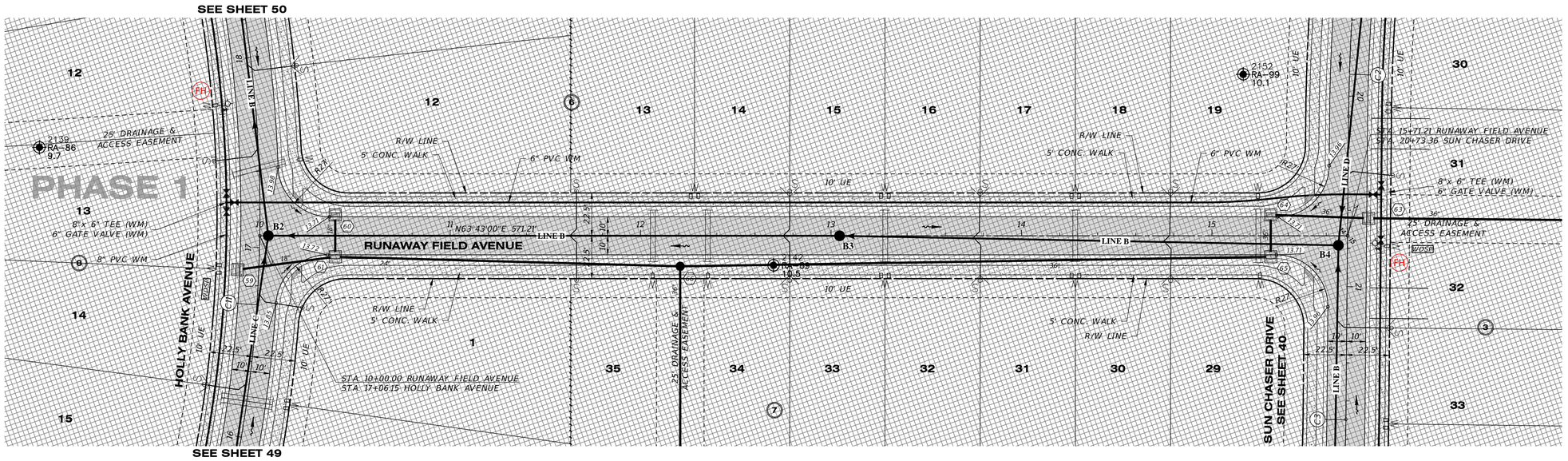
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP15

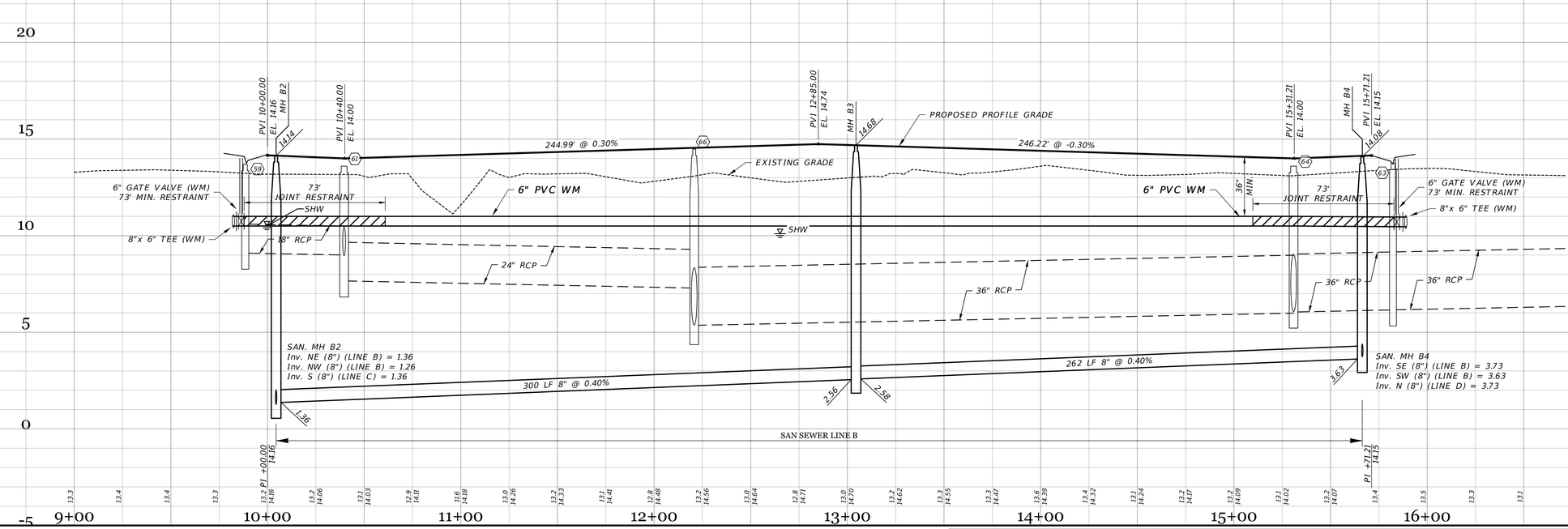
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

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RUNAWAY FIELD AVENUE

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

RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	ADDED RJs PROF., FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
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REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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ROADWAY & UTILITY PLAN & PROFILE

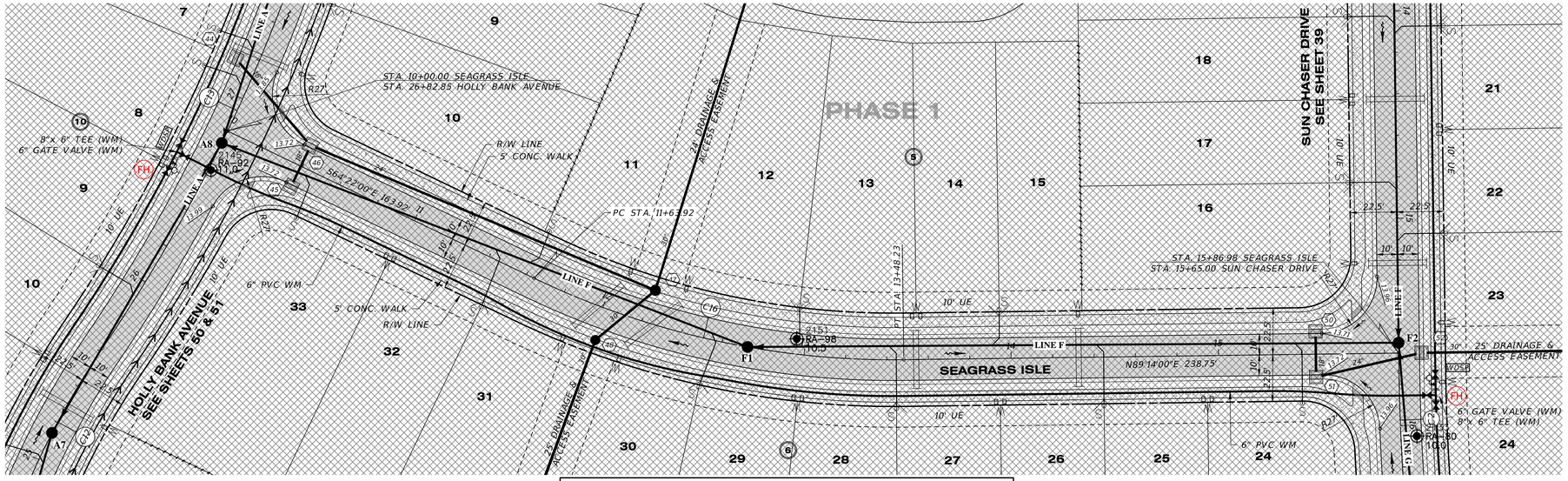
JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP16

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERTMASTER RECORD SET\PS PH2 NM CAD\RP16.DWG-53 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:53 AM JASON DROOR

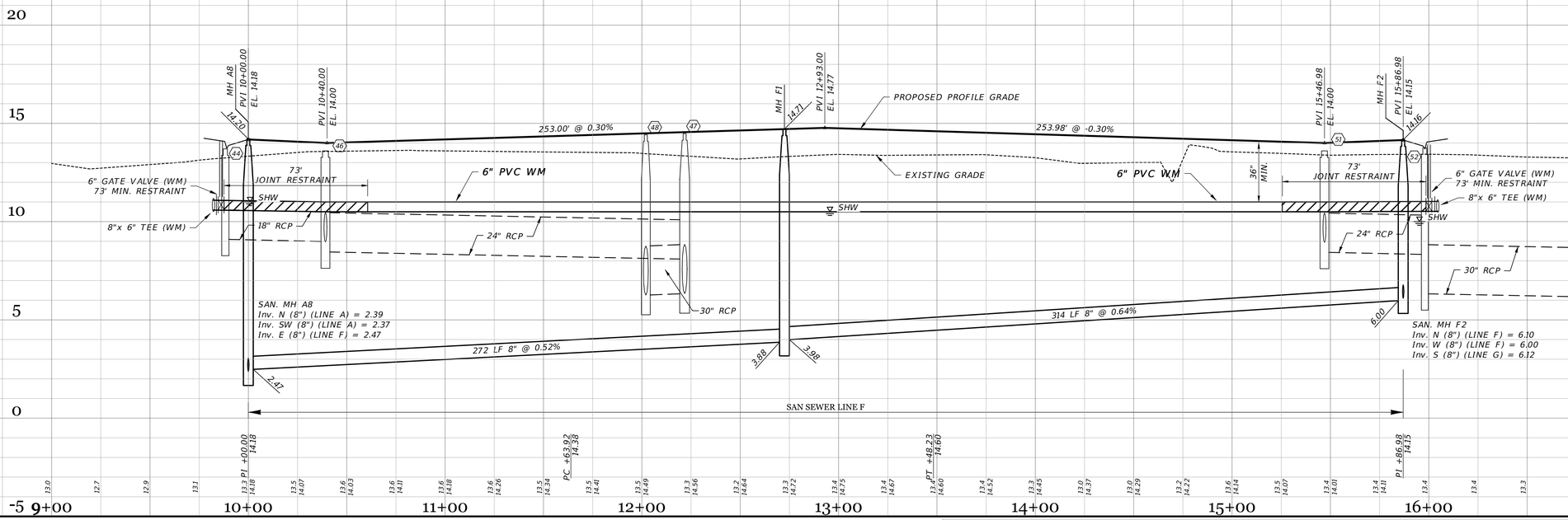


Curve Table: Alignments

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

SEAGRASS ISLE

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



RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

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

ROADWAY & UTILITY PLAN & PROFILE

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP17

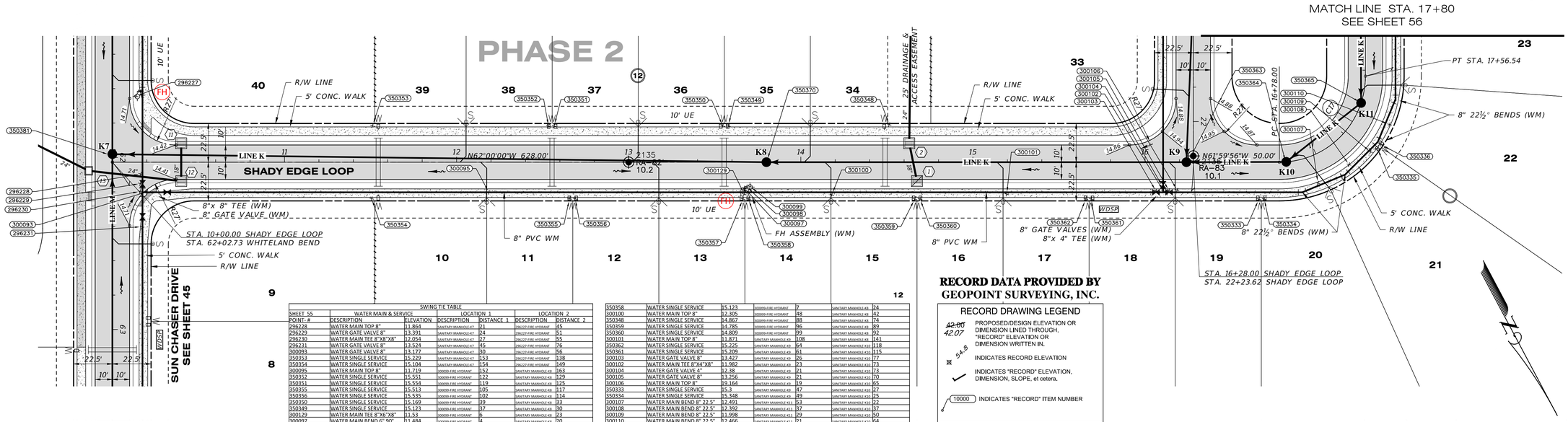
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERTMASTER RECORD SET\PH2 PM CAD\RP17.DWG-54 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:54 AM JASON DROOR

Curve Table: Alignments								
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C17	50.00'	78.54'	S73°00'02"W, 70.71'	90°00'04"	50.00'	114°35'30"	16+78.00	17+56.54	17+28.00



SWING TIE TABLE						
SHEET 55	WATER MAIN & SERVICE		LOCATION 1		LOCATION 2	
POINT: #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
296228	WATER MAIN TOP 8"	11.864	SANITARY MANHOLE-K7	21	296227-FIRE HYDRANT	45
296229	WATER GATE VALVE 8"	13.391	SANITARY MANHOLE-K7	24	296227-FIRE HYDRANT	51
296230	WATER MAIN TEE 8"X8"X8"	12.054	SANITARY MANHOLE-K7	27	296227-FIRE HYDRANT	55
296231	WATER GATE VALVE 8"	13.524	SANITARY MANHOLE-K7	45	296227-FIRE HYDRANT	76
300093	WATER GATE VALVE 8"	13.177	SANITARY MANHOLE-K7	30	296227-FIRE HYDRANT	56
350353	WATER SINGLE SERVICE	15.229	SANITARY MANHOLE-K7	153	296227-FIRE HYDRANT	138
350354	WATER SINGLE SERVICE	15.104	SANITARY MANHOLE-K7	154	296227-FIRE HYDRANT	149
300095	WATER MAIN TOP 8"	11.719	300099-FIRE HYDRANT	152	SANITARY MANHOLE-K8	163
350352	WATER SINGLE SERVICE	15.551	300099-FIRE HYDRANT	122	SANITARY MANHOLE-K8	129
350351	WATER SINGLE SERVICE	15.554	300099-FIRE HYDRANT	119	SANITARY MANHOLE-K8	125
350355	WATER SINGLE SERVICE	15.513	300099-FIRE HYDRANT	105	SANITARY MANHOLE-K8	117
350356	WATER SINGLE SERVICE	15.535	300099-FIRE HYDRANT	102	SANITARY MANHOLE-K8	114
350350	WATER SINGLE SERVICE	15.169	300099-FIRE HYDRANT	39	SANITARY MANHOLE-K8	33
350349	WATER SINGLE SERVICE	15.123	300099-FIRE HYDRANT	37	SANITARY MANHOLE-K8	30
300129	WATER MAIN TEE 8"X6"X8"	11.53	300099-FIRE HYDRANT	6	SANITARY MANHOLE-K8	23
300097	WATER MAIN BEND 6" 90°	11.484	300099-FIRE HYDRANT	4	SANITARY MANHOLE-K8	20
300098	WATER GATE VALVE 6"	12.459	300099-FIRE HYDRANT	2	SANITARY MANHOLE-K8	19
300099	FIRE HYDRANT	17.334	STR-1	97	SANITARY MANHOLE-K8	18
350357	WATER SINGLE SERVICE	15.139	300099-FIRE HYDRANT	8	SANITARY MANHOLE-K8	26
350358	WATER SINGLE SERVICE	15.123	300099-FIRE HYDRANT	7	SANITARY MANHOLE-K8	24
300100	WATER MAIN TOP 8"	12.305	300099-FIRE HYDRANT	48	SANITARY MANHOLE-K8	42
350348	WATER SINGLE SERVICE	14.867	300099-FIRE HYDRANT	88	SANITARY MANHOLE-K8	74
350359	WATER SINGLE SERVICE	14.785	300099-FIRE HYDRANT	86	SANITARY MANHOLE-K8	89
350360	WATER SINGLE SERVICE	14.809	300099-FIRE HYDRANT	99	SANITARY MANHOLE-K8	92
300101	WATER MAIN TOP 8"	11.871	SANITARY MANHOLE-K9	108	SANITARY MANHOLE-K8	141
350362	WATER SINGLE SERVICE	15.225	SANITARY MANHOLE-K9	64	SANITARY MANHOLE-K10	118
350361	WATER SINGLE SERVICE	15.209	SANITARY MANHOLE-K9	61	SANITARY MANHOLE-K10	115
300103	WATER GATE VALVE 8"	13.427	SANITARY MANHOLE-K9	26	SANITARY MANHOLE-K10	77
300102	WATER MAIN TEE 8"X4"X8"	11.982	SANITARY MANHOLE-K9	23	SANITARY MANHOLE-K10	73
300104	WATER GATE VALVE 4"	12.38	SANITARY MANHOLE-K9	21	SANITARY MANHOLE-K10	73
300105	WATER GATE VALVE 8"	13.256	SANITARY MANHOLE-K9	21	SANITARY MANHOLE-K10	70
300106	WATER MAIN TOP 8"	19.164	SANITARY MANHOLE-K9	19	SANITARY MANHOLE-K10	65
350333	WATER SINGLE SERVICE	15.3	SANITARY MANHOLE-K9	47	SANITARY MANHOLE-K10	27
350334	WATER SINGLE SERVICE	15.348	SANITARY MANHOLE-K9	49	SANITARY MANHOLE-K10	25
300107	WATER MAIN BEND 8" 22.5°	12.491	SANITARY MANHOLE-K11	53	SANITARY MANHOLE-K10	22
300108	WATER MAIN BEND 8" 22.5°	12.392	SANITARY MANHOLE-K11	37	SANITARY MANHOLE-K10	37
300109	WATER MAIN BEND 8" 22.5°	11.998	SANITARY MANHOLE-K11	29	SANITARY MANHOLE-K10	50
300110	WATER MAIN BEND 8" 22.5°	12.466	SANITARY MANHOLE-K11	21	SANITARY MANHOLE-K10	64
350335	WATER SINGLE SERVICE	15.031	SANITARY MANHOLE-K11	29	SANITARY MANHOLE-K10	54
350336	WATER SINGLE SERVICE	15.015	SANITARY MANHOLE-K11	27	SANITARY MANHOLE-K10	56

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- ~~42.00~~ / 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 — INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

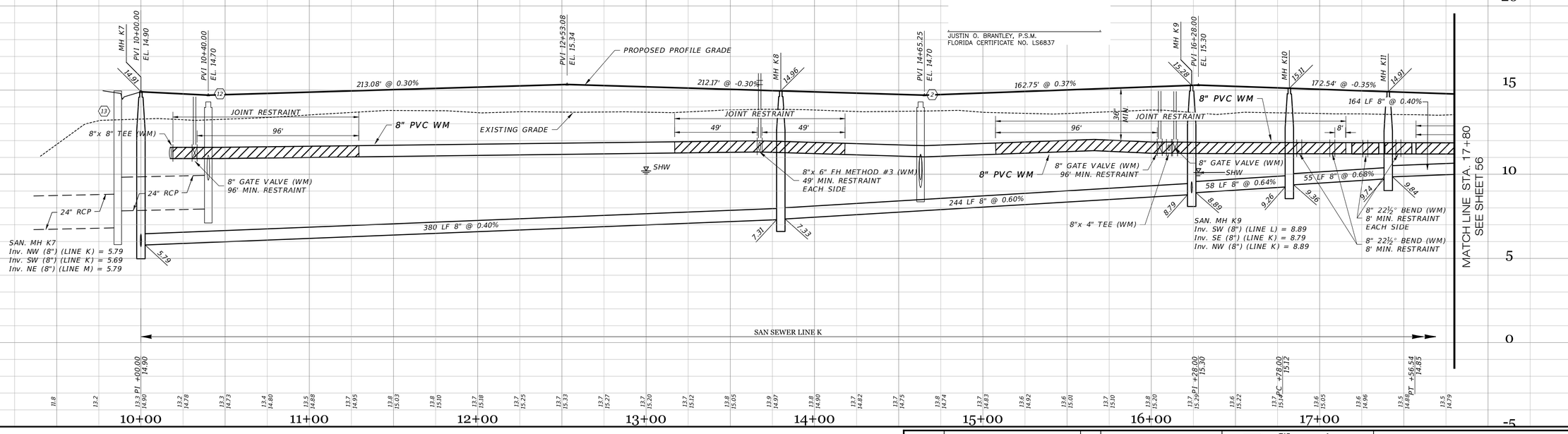
I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 02/10/2025

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

SHADY EDGE LOOP

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



RECORD DRAWINGS
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT, UPDATED WM GRAPHICS TO REFLECT AS-BUILT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
09-07-2021	RESTRAINT JOINTS, REMOVE GV	DA
08-04-2021	ADDED RJs PROF, FITTING LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

ROADWAY & UTILITY PLAN & PROFILE

JOB NO.	JEN-RU-009
DESIGN	FERREIRA
DRAWN	DUNCAN
DATE	06-25-2025
FILE	RP18

RUSTIC ROAD SOUTH
PHASES 1 & 2

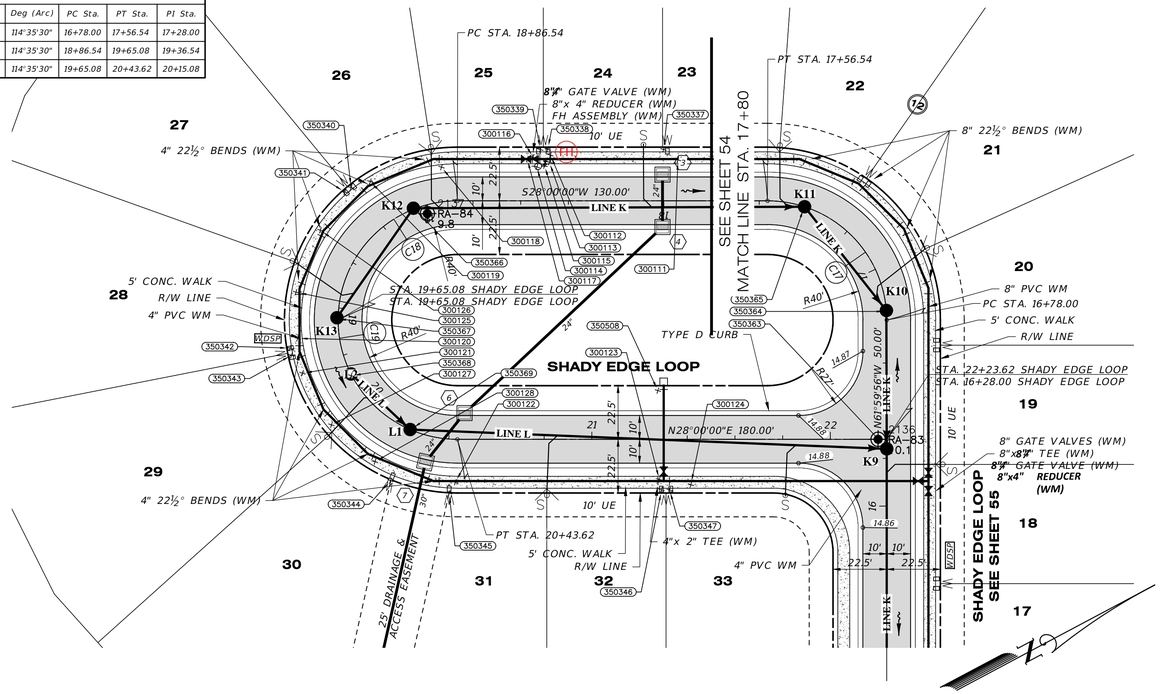
PREPARED FOR: JEN TAMPA 1, LLC.
C/O BANYAN LAND CAPITAL, LLC.

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

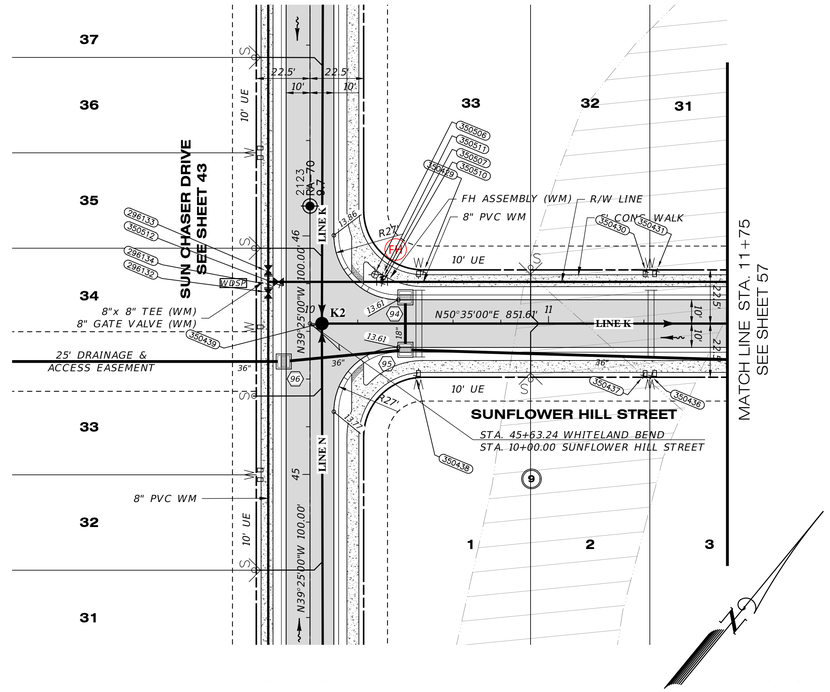
SHEET 55 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 XM CAD\RP18.DWG--55 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:54 AM JASON DROOR

Curve Table: Alignments								
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.
C17	50.00'	78.54'	S73°00'02"W, 70.71'	90°00'04"	50.00'	114°35'30"	16+78.00	17+56.54	17+28.00
C18	50.00'	78.54'	S17°00'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	18+86.54	19+65.08	19+36.54
C19	50.00'	78.54'	N73°00'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	19+65.08	20+43.62	20+15.08

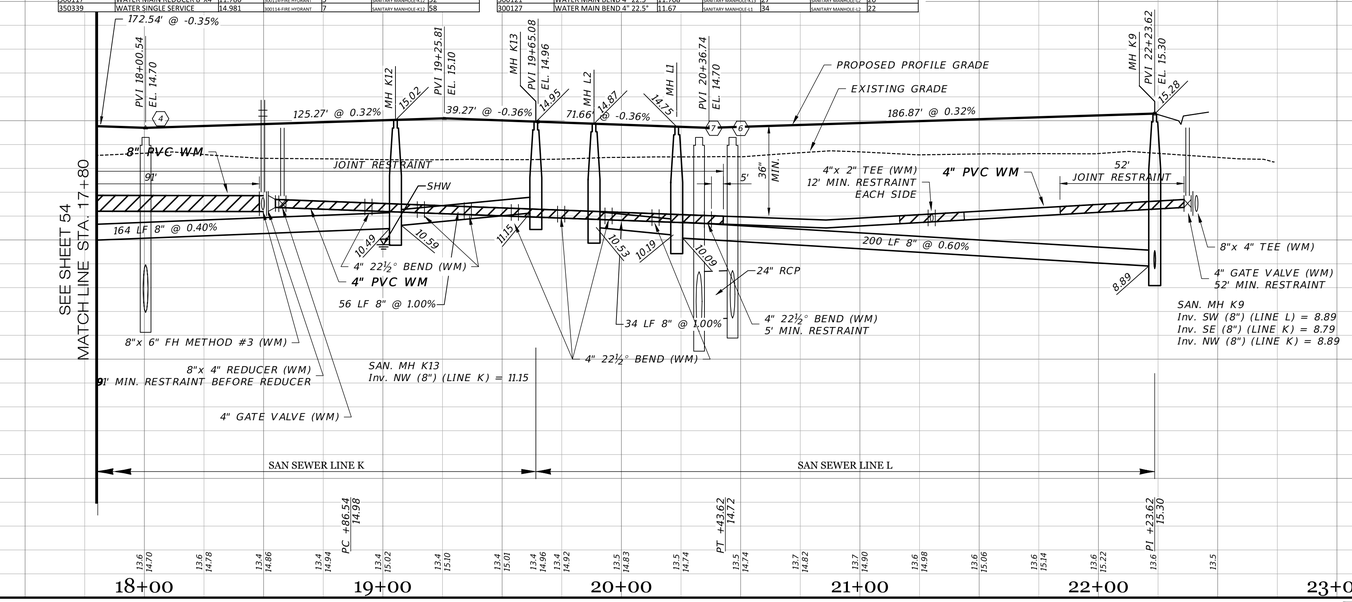


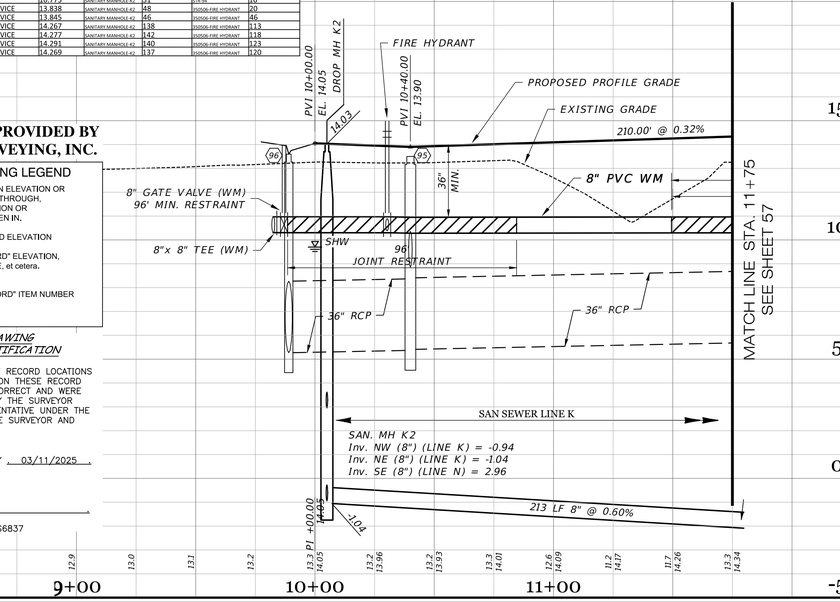
SHADY EDGE LOOP



SUNFLOWER HILL STREET

SWING TIE TABLE						
SHEET 56	WATER MAIN & SERVICE		LOCATION 1		LOCATION 2	
POINT- #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE 1	DESCRIPTION	DISTANCE 2
350337	WATER SINGLE SERVICE	14.805	300114-FIRE HYDRANT	54	SANITARY MANHOLE-K11	107
300111	WATER MAIN TOP 8"	12.214	300114-FIRE HYDRANT	59	SANITARY MANHOLE-K11	112
300112	WATER MAIN TEE 8"X6"X8"	11.898	300114-FIRE HYDRANT	8	SANITARY MANHOLE-K11	61
300113	WATER MAIN BEND 6" 90°	11.18	300114-FIRE HYDRANT	6	SANITARY MANHOLE-K11	60
300115	WATER GATE VALVE 6"	12.55	300114-FIRE HYDRANT	3	SANITARY MANHOLE-K11	57
300114	FIRE HYDRANT	17.449	SANITARY MANHOLE-K13	106	SANITARY MANHOLE-K11	54
300116	WATER GATE VALVE 8"	13.022	300114-FIRE HYDRANT	4	SANITARY MANHOLE-K11	54
300117	WATER MAIN REDUCER 8"X4"	11.786	300114-FIRE HYDRANT	5	SANITARY MANHOLE-K12	52
350339	WATER SINGLE SERVICE	14.981	300114-FIRE HYDRANT	7	SANITARY MANHOLE-K13	58
350338	WATER SINGLE SERVICE	15.012	300114-FIRE HYDRANT	9	SANITARY MANHOLE-K13	61
300118	WATER MAIN BEND 4" 22.5°	13.153	300114-FIRE HYDRANT	40	SANITARY MANHOLE-K12	21
300119	WATER MAIN BEND 4" 22.5°	11.998	300114-FIRE HYDRANT	70	SANITARY MANHOLE-K12	22
350340	WATER SINGLE SERVICE	15.297	300114-FIRE HYDRANT	78	SANITARY MANHOLE-K12	28
350341	WATER SINGLE SERVICE	15.274	300114-FIRE HYDRANT	81	SANITARY MANHOLE-K13	30
300126	WATER MAIN BEND 4" 22.5°	12.13	300114-FIRE HYDRANT	95	SANITARY MANHOLE-K13	61
300125	WATER MAIN BEND 4" 22.5°	12.23	SANITARY MANHOLE-K13	20	SANITARY MANHOLE-L2	42
300120	WATER MAIN TOP 4"	12.349	SANITARY MANHOLE-K13	18	SANITARY MANHOLE-L2	27
350342	WATER SINGLE SERVICE	15.073	SANITARY MANHOLE-K13	23	SANITARY MANHOLE-L2	28
350343	WATER SINGLE SERVICE	15.057	SANITARY MANHOLE-K13	24	SANITARY MANHOLE-L2	26
300121	WATER MAIN BEND 4" 22.5°	11.708	SANITARY MANHOLE-K13	27	SANITARY MANHOLE-L2	20
300127	WATER MAIN BEND 4" 22.5°	11.67	SANITARY MANHOLE-L1	34	SANITARY MANHOLE-L2	22
300128	WATER MAIN BEND 4" 22.5°	11.65	SANITARY MANHOLE-K11	62	SANITARY MANHOLE-L2	37
350344	WATER SINGLE SERVICE	14.847	SANITARY MANHOLE-L1	24	SANITARY MANHOLE-L2	47
350345	WATER SINGLE SERVICE	14.768	SANITARY MANHOLE-L1	31	SANITARY MANHOLE-L2	64
300122	WATER MAIN BEND 4" 22.5°	11.616	SANITARY MANHOLE-L1	29	SANITARY MANHOLE-L2	62
300123	WATER MAIN TEE 4"X2"X4"	11.48	SANITARY MANHOLE-K9	106	SANITARY MANHOLE-K9	95
350508	WATER MAIN PLUG/STUB 2"	16.98	SANITARY MANHOLE-K9	104	SANITARY MANHOLE-K9	98
350346	WATER SINGLE SERVICE	15.271	SANITARY MANHOLE-K9	108	SANITARY MANHOLE-K9	95
350347	WATER SINGLE SERVICE	15.305	SANITARY MANHOLE-K9	111	SANITARY MANHOLE-K9	92
300124	WATER MAIN TOP 4"	12.058	SANITARY MANHOLE-K9	119	SANITARY MANHOLE-K9	83





RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42.00 / 42.07 — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 — INDICATES RECORD ELEVATION
- ✓ — INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
- (10000) — INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

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DATE OF LAST FIELD SURVEY 03/11/2025

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

RECORD DRAWINGS
July 14, 2025
APPROVED
Venice, Florida

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-15-2021	CURB LABEL	DA
09-07-2021	RESTRAINT JOINTS	DA
08-04-2021	REV SAN, FHs, RJ PROF, FIT LBLS PLAN	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER — LICENSE — No. 85555 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009
DESIGN FERREIRA
DRAWN DUNCAN
DATE 06-25-2025
FILE RP19

RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

SHEET 56 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH–SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 NM CAD\RP19.DWG–56 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:55 AM JASON DROOR

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

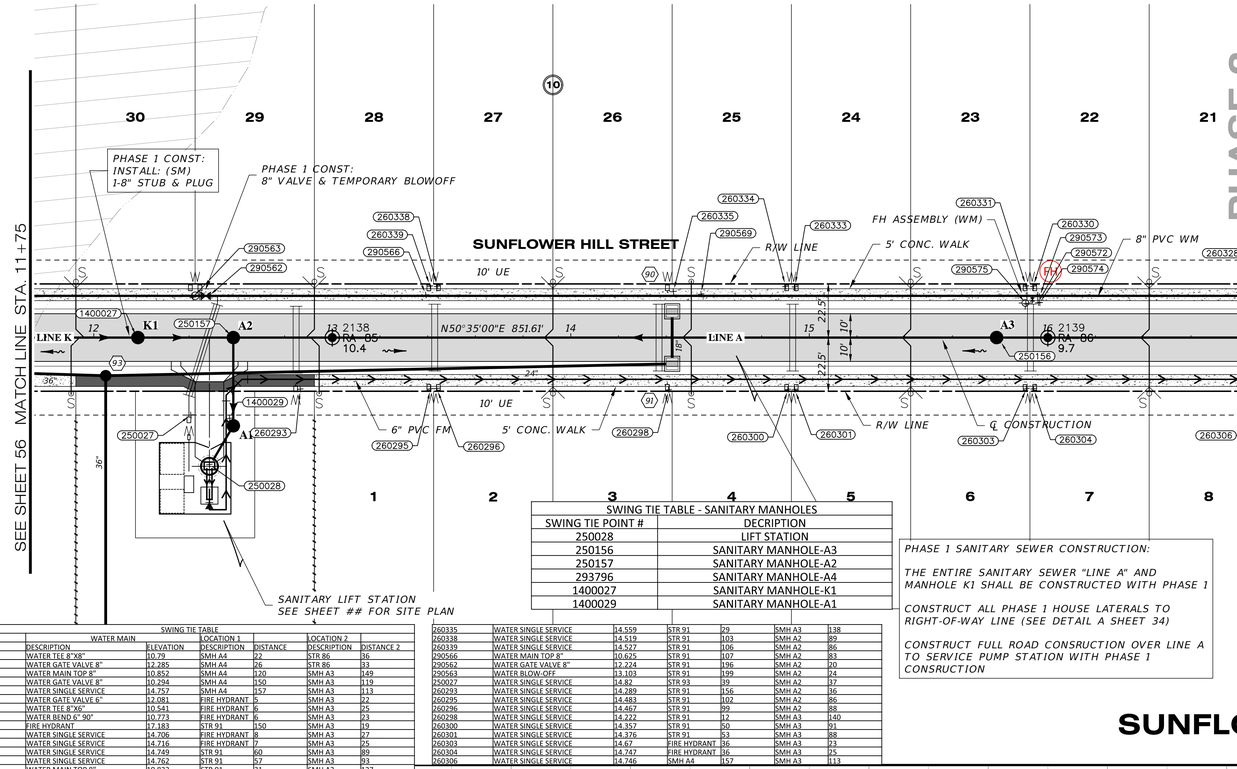
~~42.00~~ 42.07	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
⊠ 54.8	INDICATES RECORD ELEVATION
✓	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
(10000)	INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING SURVEYORS CERTIFICATION

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

DATE OF LAST FIELD SURVEY : 06/21/2023 :

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



SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DECRIPTION
250028	LIFT STATION
250156	SANITARY MANHOLE-A3
250157	SANITARY MANHOLE-A2
293796	SANITARY MANHOLE-A4
1400027	SANITARY MANHOLE-K1
1400029	SANITARY MANHOLE-A1

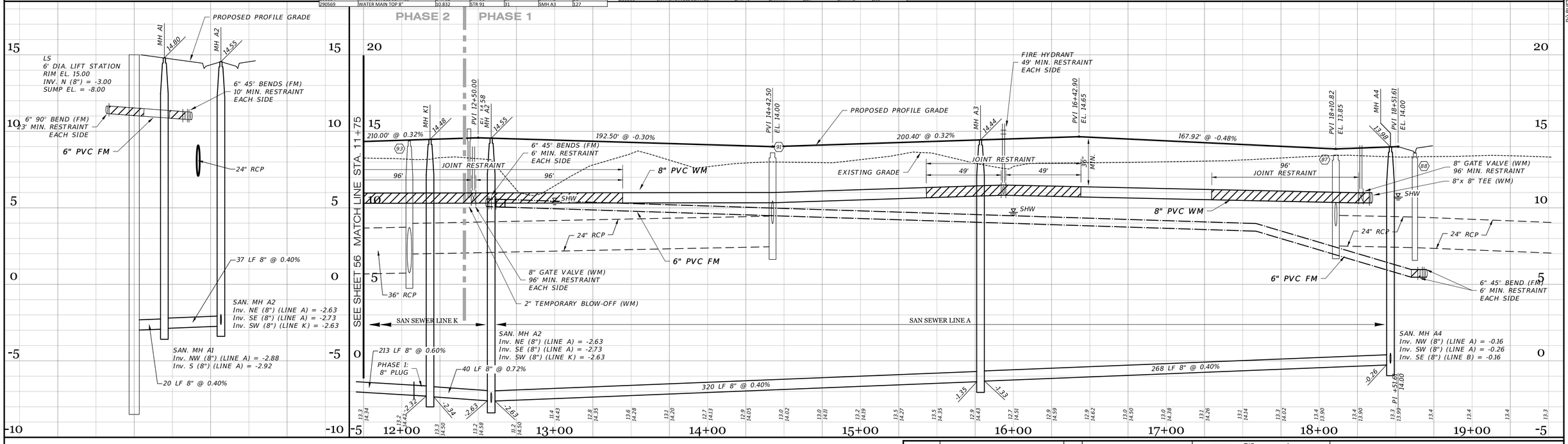
PHASE 1 SANITARY SEWER CONSTRUCTION:

THE ENTIRE SANITARY SEWER "LINE A" AND MANHOLE K1 SHALL BE CONSTRUCTED WITH PHASE 1

CONSTRUCT ALL PHASE 1 HOUSE LATERALS TO RIGHT-OF-WAY LINE (SEE DETAIL A SHEET 34)

CONSTRUCT FULL ROAD CONSRUCTION OVER LINE A TO SERVICE PUMP STATION WITH PHASE 1 CONSRUCTION

SWING TIE TABLE							
SHEET 57	WATER MAIN		LOCATION 1		LOCATION 2		
POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	DISTANCE	DESCRIPTION	DISTANCE 2	
290581	WATER TEE 8"X8"	10.79	SMH A4	22	STR 86	36	
290579	WATER GATE VALVE 8"	12.285	SMH A4	26	STR 86	33	
290578	WATER MAIN TOP 8"	10.852	SMH A4	120	SMH A3	149	
290577	WATER GATE VALVE 8"	10.294	SMH A4	150	SMH A3	119	
260328	WATER SINGLE SERVICE	14.757	SMH A4	157	SMH A3	113	
290572	WATER GATE VALVE 6"	12.081	FIRE HYDRANT	5	SMH A3	22	
290573	WATER TEE 8"X6"	10.541	FIRE HYDRANT	6	SMH A3	25	
290574	WATER BEND 6" 90°	10.773	FIRE HYDRANT	6	SMH A3	23	
290575	FIRE HYDRANT	17.183	STR 91	150	SMH A3	19	
260330	WATER SINGLE SERVICE	14.706	FIRE HYDRANT	8	SMH A3	27	
260331	WATER SINGLE SERVICE	14.716	FIRE HYDRANT	7	SMH A3	25	
260333	WATER SINGLE SERVICE	14.749	STR 91	60	SMH A3	89	
260334	WATER SINGLE SERVICE	14.762	STR 91	57	SMH A3	93	
290569	WATER MAIN TOP 8"	10.832	STR 91	31	SMH A3	127	
260335	WATER SINGLE SERVICE	14.559	STR 91	29	SMH A3	138	
260338	WATER SINGLE SERVICE	14.519	STR 91	103	SMH A2	89	
260339	WATER SINGLE SERVICE	14.527	STR 91	106	SMH A2	86	
290566	WATER MAIN TOP 8"	10.625	STR 91	107	SMH A2	83	
290562	WATER GATE VALVE 8"	12.224	STR 91	196	SMH A2	20	
290563	WATER BLOW-OFF	13.103	STR 91	199	SMH A2	24	
250027	WATER SINGLE SERVICE	14.82	STR 93	39	SMH A2	37	
260293	WATER SINGLE SERVICE	14.289	STR 91	156	SMH A2	36	
260295	WATER SINGLE SERVICE	14.483	STR 91	102	SMH A2	86	
260296	WATER SINGLE SERVICE	14.467	STR 91	99	SMH A2	88	
260298	WATER SINGLE SERVICE	14.222	STR 91	12	SMH A3	140	
260300	WATER SINGLE SERVICE	14.357	STR 91	50	SMH A3	91	
260301	WATER SINGLE SERVICE	14.376	STR 91	53	SMH A3	88	
260303	WATER SINGLE SERVICE	14.67	FIRE HYDRANT	36	SMH A3	23	
260304	WATER SINGLE SERVICE	14.747	FIRE HYDRANT	36	SMH A3	25	
260306	WATER SINGLE SERVICE	14.746	SMH A4	157	SMH A3	113	



SUNFLOWER HILL STREET

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

RECORD DRAWINGS
Venice, Florida
July 14, 2025
APPROVED

DATE	DESCRIPTION	BY
06-25-2025	RECORD DATA BY GEOPOINT	JRD
05-23-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
03-14-2023	FM SIZE	RR
10-19-2021	LIFT STATION DIA.	MED
09-07-2021	RJ, REMOVED GV, TEMP. BLOWOFF, REMOVED 2" STUB OUT	DA
08-04-2021	RJs PROF, FIT LBLS PLAN, PS NOTE	DA
06-25-2021	REVIEW SUBMITTAL-CITY OF VENICE	JAS
04-23-2021	REVIEW SUBMITTAL-SWFWMD	JAS

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

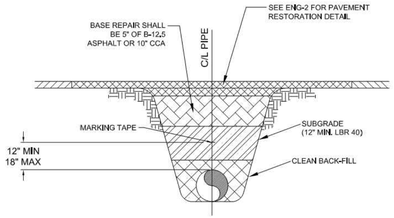
DATE: 06/26/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

ROADWAY & UTILITY PLAN & PROFILE

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE RP20	SHEET 57 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VKS PH2 XM CAD\RP20.DWG-57 ROADWAY & UTILITY PLAN & PROFILE 2025/06/25 10:55 AM JASON DROOR



MARKING TAPE AND MESSAGES		
PIPE	TAPE COLOR	MESSAGE
PVC STORM WATER	WHITE	CAUTION STORM WATER OR STORM DRAIN BELOW
POTABLE WATER MAIN	BLUE	CAUTION POTABLE WATER MAIN BELOW
REUSE WATER MAIN	PURPLE	CAUTION REUSE WATER MAIN BELOW
SEWER FORCE MAIN	GREEN	CAUTION SEWER FORCE MAIN BELOW
SEWER & SERVICE LATERALS	GREEN	CAUTION SEWER MAIN BELOW

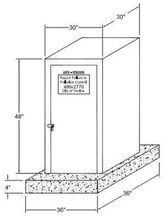
1.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE ATTACHED TO TOP OF PIPE AT 20' INTERVALS ON ALL RECLAIMED WATER, FORCE, OR POTABLE WATER MAINS. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE)
2.) MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE MAXIMUM COVER SHALL BE 42" FROM FINISHED GRADE UNLESS OTHERWISE APPROVED.
3.) INSTALLATION OF PIPE SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4.) PAVEMENT RESTORATION SHALL CONFORM WITH DETAIL ENG-2 OF THESE CITY STANDARDS.
5.) CONFLICTS - UTILIZE 45° BENDS WITH SEPARATION AS PER CITY DETAILS.
6.) ALL UTILITIES (PUBLIC & PRIVATE) THAT CROSS A DITCH/SWALE SHALL BE 36" MIN. BELOW THE ACTUAL/DESIGN BOTTOM OF CONVEYANCE.
7.) MARKING TAPE SHALL BE 3" WIDE (MIN.) DETECTIBLE UNDERGROUND WARNING TAPE. INSTALL CENTERED DIRECTLY OVER THE PIPE.
8.) SEE S-6 FOR GRAVITY SEWER PIPE TRENCH DETAIL.

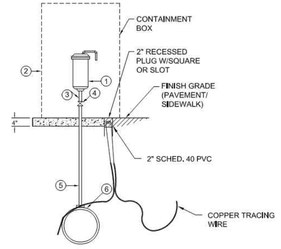
PRESSURE PIPE TRENCH DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITY PIPE TRENCH	JAN 2021
		SHEET NO. U-1

ABOVE GROUND ARV CONTAINMENT NOTES:

1) 12" HOLE MUST BE IN CENTER OF PAD.
2) CONTAINMENT BOX MUST BE COMPLETELY CONSTRUCTED OF STAINLESS STEEL.
3) CONTAINMENT BOX MUST BE EQUIPPED WITH A LOCKABLE DOOR.
4) THIS IS THE PREFERRED INSTALLATION IN LOW TRAFFIC AREAS.



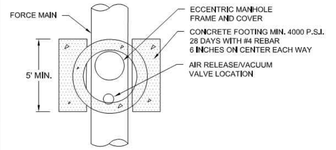


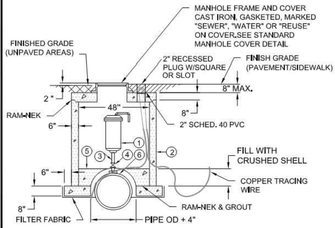
1) AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
2) APPROVED STAINLESS STEEL ABOVE GROUND VALVE BOX SECTION WITH TOP SLAB, ASTM C478, LATEST REVISION.
3) PIPE AND FITTINGS SHALL BE THREADED SCH 80 SS 316
4) SS 316 BALL VALVE
5) POLYTUBING
6) ALL SS DOUBLE BAND SERVICE SADDLE (INCLUDING BODY).
7) CAV's SHALL BE PLACED AT THE HIGH POINT OF THE MAIN.
8) PIPE CAV's DISCHARGE TO NEAREST GRAVITY SEWER MANHOLE (SEWER & REUSE ONLY).

AUTOMATIC COMBINATION AIR RELEASE VALVE (CAV) DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	AUTO. COMBINATION AIR RELEASE VALVE	JAN 2021
		SHEET NO. U-2

ALTERNATE
REQUIRES APPROVAL OF UTILITIES DEPARTMENT

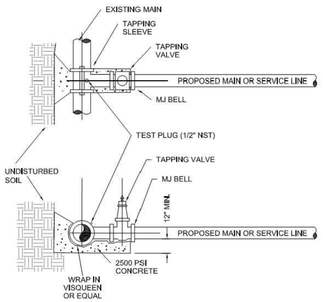




1) AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
2) PRECAST CONCRETE 4 FOOT DIA. MANHOLE.
3) PIPE AND FITTINGS SHALL BE THREADED SCH 80 SS 316
4) SS 316 BALL VALVE
5) CRUSHED SHELL
6) ALL SS DOUBLE BAND SERVICE SADDLE (INCLUDING BODY).
7) CAV's SHALL BE PLACED AT THE HIGH POINT OF THE MAIN.
8) PIPE CAV's DISCHARGE TO NEAREST GRAVITY SEWER MANHOLE (SEWER & REUSE ONLY).

AUTOMATIC COMBINATION AIR RELEASE VALVE (CAV) DETAIL (ALTERNATE)
N.T.S.

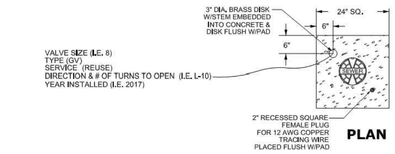
CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	AUTO. COMBINATION AIR RELEASE VALVE	JAN 2021
		SHEET NO. U-2a



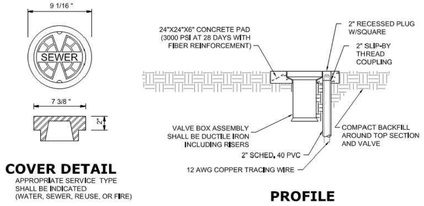
1.) EXISTING MAIN SHALL NOT BE TAPPED UNTIL THE ASSEMBLED SLEEVE AND VALVE ARE TESTED IN PLACE AT A MINIMUM OF 150 PSI FOR THIRTY MINUTES.
2.) UPON SUCCESSFUL TAPPING SLEEVE PRESSURE TEST (NOTE 1), THE THRUST BLOCK SHALL BE POURED AND HAVE SET FOR 24 HRS PRIOR TO TAPPING. READY-MADE THRUST BLOCKS CAN BE USED WITH CITY APPROVAL.
3.) STAINLESS STEEL TAPPING SLEEVE SHALL BE FORD, ALL HARDWARE SHALL BE 316 STAINLESS STEEL, GASKETS SHALL BE VIRGIN SBR COMPOUND.
4.) GATE VALVES SHALL BE RESILIENT WEDGE-TYPE MANUFACTURED BY MUELLER OR AMERICAN VALVE, ALL GATE VALVES SHALL BE FUSION BONDED EPOXY COATED (INTERIOR AND EXTERIOR) MEET ANSI/AWWA C550, AND BE NSF61 CERTIFIED.
5.) TAPPING SLEEVES MAY ONLY BE USED WHEN THE TAP DIAMETER IS AT LEAST ONE PIPE SIZE SMALLER THAN THE DIAMETER OF THE MAIN BEING TAPPED. TRANSMISSION MAINS SHALL NOT BE TAPPED WITH A TAP LESS THAN 4" IN DIAMETER.
6.) TAPPING/SERVICE SADDLES MAY BE USED FOR TAPS UP TO AND INCLUDING 2" DIAMETER.
7.) ALL TAPS SHALL BE WHOLE NUMBER NOMINAL SIZES, INCLUDING 1", 2", 4", ETC.
8.) VALVE BOX ALIGNMENT DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH W-1 ON ALL VALVES ABOVE 1".

TAPPING SLEEVE & VALVE DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	TAPPING SLEEVE & VALVE	JAN 2021
		SHEET NO. U-3



PLAN



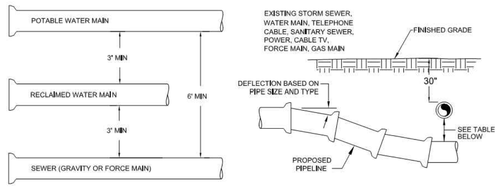
COVER DETAIL
APPROPRIATE SERVICE TYPE SHALL BE INDICATED (WATER, SEWER, REUSE, OR FIRE)

PROFILE

1.) PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE.
2.) UNPAVED AREAS: SET PAD AND COVER 1 INCH ABOVE FINISHED GRADE.
3.) VALVES LOCATED IN DITCH AND OVER 4' DEPTH (LINE) MUST USE TRENCH ADAPTER VALVE BOX (AMERICAN FLOW CONTROL).
4.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE). CONTINUITY TEST SHALL BE PERFORMED ON ALL TRACER WIRES.
5.) PRE-CAST PADS MAY BE USED WITH CITY APPROVAL.
6.) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
7.) VALVE BOX COVERS SHALL BE PAINTED BLUE FOR POTABLE WATER, PURPLE FOR REUSE WATER, AND GREEN FOR SEWER.

VALVE BOX DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	VALVE BOX	JAN 2021
		SHEET NO. U-4



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

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

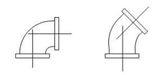
MINIMUM VERTICAL SEPARATION DISTANCES (IN)
(OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)

	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	6	12	12	6	6	6
FORCE MAIN	12	6	6	6	6	6
SANITARY SEWER	12	6	6	6	6	6
REUSE MAIN	6	6	6	6	6	6
STORM WATER	6	6	6	6	6	6
OTHER UTILITIES	6	6	6	6	6	6

1.) MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURER'S RECOMMENDATION.
2.) 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.
3.) ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, C900 DR14 PVC PIPE SHALL BE USED FOR ONE OF THE PIPELINES.
   B. WHERE VERTICAL CLEARANCE CANNOT BE MAINTAINED, ONE FULL LENGTH OF DR14 C900 PIPE SHALL BE INSTALLED CENTERED AT THE POINT OF CROSSING.
   C. 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.
4.) 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 CITY ENGINEER.

UTILITY CONFLICT & SEPARATION DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITY CONFLICTS & SEPARATIONS	JAN 2021
		SHEET NO. U-5



1.) ALL PIPE FITTINGS SHALL BE COMPACT, DUCTILE IRON.
2.) ALL APPLICATIONS (RAW, POTABLE, REUSE, SEWER) SHALL BE FUSION BONDED EPOXY COATED INSIDE AND OUT.
3.) ALL FITTINGS SHALL MEET ANSI/AWWA C116/A21.16 STANDARDS.

PIPE FITTINGS
N.T.S.

SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	AWWA C900 PVC / DR 18 FUSIBLE C900 PVC / DR 18 HDPE PPI PE 4710 / DR 11 (DUCTILE IRON PIPE SIZE)
RAW WATER MAIN	WHITE	
REUSE MAIN	PURPLE	
FORCE MAIN (MIN. 4" DIAMETER)	GREEN	
WATER SERVICE	BLUE	PE (POLYTUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLYTUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTMD3034 / SDR 26 FUSIBLE PVC / SDR 26
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTMD3034 / SDR 26 / SDR 35 / SCH 40 PVC

PIPE MATERIAL SCHEDULE
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	PIPE FITTINGS & MATERIAL	JAN 2021
		SHEET NO. U-6

MINIMUM LENGTH (FT) OF FORCE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING									
FITTING	PIPE SIZE (INCHES)								
	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

MINIMUM LENGTH (FT) OF WATER OR REUSE MAIN TO BE RESTRAINED ON EACH SIDE OF FITTING									
FITTING	PIPE SIZE (INCHES)								
	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
PLUGS:	52	73	96	115	136	174	193	211	246

ABBREVIATIONS: H=HORIZONTAL, VU=VERTICAL UP, VD=VERTICAL DOWN.

1.) FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL USING THE ASSUMPTIONS LISTED ABOVE.
2.) 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 (AVALABLE 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 EOR SHALL PROVIDE CALCULATIONS BASED ON ACTUAL CONDITIONS.
3.) RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TEE TO ANY FIRE HYDRANT ASSEMBLY.
4.) THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
5.) ALL HARDWARE SHALL BE 316 SS.

PRESSURE MAIN RESTRAINED JOINT TABLE
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	RESTRAINED JOINT TABLE	JAN 2021
		SHEET NO. U-7

RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

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

GENERAL UTILITY DETAILS

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

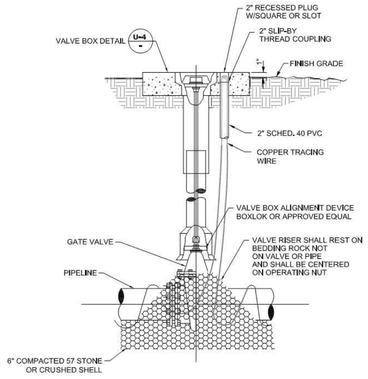
RUSTIC ROAD SOUTH
PHASES 1 & 2

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

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

SHEET 73 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH-SF\INSPECTION & CERT\MASTER RECORD SET\VS PH2 3M CAD\WSD\DNC-74 POTABLE WATER SYSTEM DETAILS 2025/06/25 10:55 AM JASON DROOP

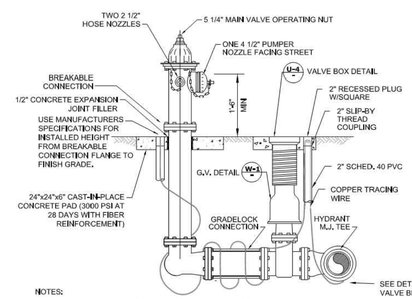


1.) GATE VALVES SHALL BE RESILIENT WEDGE-TYPE MANUFACTURED BY MUELLER, AMERICAN VALVE, OR EQUAL. ALL GATE VALVES SHALL BE FUSION BONDED EPOXY COATED (INTERIOR AND EXTERIOR) MEET ANSI/AWWA C550, AND BE NSF61 CERTIFIED. BRANCH VALVES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE TEE.
2.) FOR VALVES LARGER THAN 12" IN USE BUTTERFLY STYLE VALVE.
3.) VALVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4.) COPPERHEAD TRACING WIRE PART #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, PURPLE = REUSE)
5.) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
6.) ALL BOLTS AND HARDWARE SHALL BE 316 SS.

GATE VALVE DETAIL

(WATER AND REUSE ONLY)
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	GATE VALVE	SHEET NO. W-1

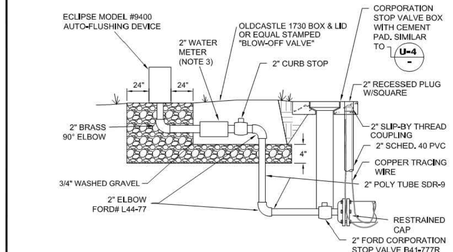


NOTES:
1.) POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED "SAFETY YELLOW".
2.) REUSE FIRE HYDRANTS SHALL BE PAINTED PANTONE PURPLE 522C AND TAGGED WITH A PERMANENT LABEL "RECLAIMED WATER-DO NOT DRINK."
3.) HYDRANT SHALL BE MUELLER SUPER CENTURIAN MODEL #423, AMERICAN B84B-5 WITH BREAK-AWAY FEATURE. ALL BOLTS SHALL BE SS (BONNET, SAFETY FLANGE, SHOE).
4.) RESTRAINED JOINTS SHALL BE USED BETWEEN TEE AND HYDRANT.
5.) HYDRANTS SHALL HAVE "OUT OF SERVICE" TAGS AND BE BAGGED UNTIL MAINS ARE ACCEPTED BY CITY.
6.) ALL WEEP HOLES SHALL BE PLUGGED.
7.) HYDRANT LOCATED AT LEAST 3' OR MORE FROM ANY STORM WATER PIPE OR DITCH AND AT LEAST 6' OR MORE FROM ANY SANITARY SEWER STRUCTURE.
8.) FOR CLEARANCE ISSUES, PLEASE REFER TO CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
9.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, PURPLE = REUSE)
10.) ASSEMBLY SHALL BE BEDDED IN 6" OF 57 STONE OR CRUSHED SHELL AND INSTALLED AT PROPER BURIAL DEPTH.
11.) FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE TO BE LOCATED AS CLOSE TO WATER MAIN AS POSSIBLE.
12.) GRADELOCK CONNECTION TO BE USED BETWEEN VALVE AND HYDRANT. FUSION BONDED EPOXY. ROTATE TO FINAL GRADE.

FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	FIRE HYDRANT ASSEMBLY	SHEET NO. W-2

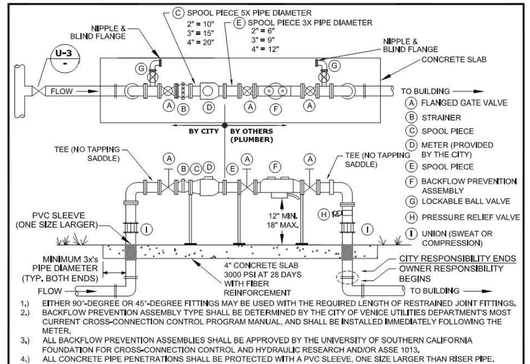


1.) FOR ALL DEAD-END WATER MAINS.
2.) AUTOMATIC FLUSHING DEVICE SHALL BE AN ABOVE GRADE ECLIPSE MODEL #9400.
3.) CONTRACTOR SHALL PROVIDE 2" BADGER MODEL-170 R.R. METER, HRE REGISTER, ORION MESE ENDPOINT.
4.) COPPERHEAD TRACING WIRE PART #12 AWG OR EQUAL SHALL BE USED.

AUTOMATIC FLUSHING DEVICE DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	AUTOMATIC FLUSHING DEVICE	SHEET NO. W-3



A FLANGED GATE VALVE
B STRAINER
C SPOOL PIECE
D METER (PROVIDED BY THE CITY)
E SPOOL PIECE
F BACKFLOW PREVENTION ASSEMBLY
G LOCKABLE BALL VALVE
H PRESSURE RELIEF VALVE
I UNION (SWEAT OR COMPRESSION)

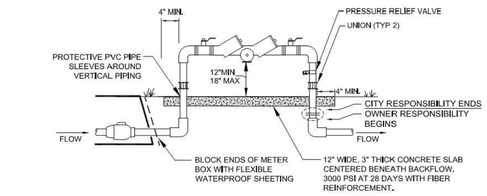
1.) EITHER 90°-DEGREE OR 45°-DEGREE FITTINGS MAY BE USED WITH THE REQUIRED LENGTH OF RESTRAINED JOINT FITTINGS.
2.) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM MANUAL, AND SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE METER.
3.) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR ASSE 1013.
4.) ALL CONCRETE PIPE PENETRATIONS SHALL BE PROTECTED WITH A PVC SLEEVE. ONE SIZE LARGER THAN RISER PIPE.
5.) VALVES SHALL BE FULL PORTED FULL FLOW BALL VALVES OR RESILIENT WEDGE NON-RISING STEM GATE VALVES.
6.) PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC.
7.) THE BACKFLOW ASSEMBLY SHALL MATCH THE WATER METER SIZE.
8.) METERS 1-1/2" AND UP WILL HAVE FLANGES. LAY LENGTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ASSEMBLIES.
9.) ASSEMBLIES 2" AND UP REQUIRE ONE UNION ON THE UPSTREAM RISER.
10.) ASSEMBLIES 1-1/2" AND SMALLER REQUIRE TWO UNIONS.
11.) METERS 1-1/2" AND SMALLER REQUIRE A LOCKABLE CURB STOP.
12.) NO SPOOL PIECE REQUIRED FOR 3/4", 1", OR 1 1/2".
13.) ALL COMMERCIAL AND MULTI FAMILY UNIT METERS MUST BE ABOVE GRADE. REUSE METERS 2" AND LESS MAY BE BELOW GROUND.
14.) BACKFLOW PREVENTION ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER ONLY.
15.) BACKFLOW PREVENTION ASSEMBLIES SHALL ONLY BE BY-PASSED IF A TEMPORARY RP IS INSTALLED ON BY-PASS.
16.) NO BRANCH OR TEE SERVICE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
17.) THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M22 AND SUBJECT TO APPROVAL BY THE UTILITY DEPARTMENT.
18.) PARALLEL BACKFLOW ASSEMBLY MAY BE PERMITTED TO ALLOW FOR UNINTERRUPTED SERVICE AND SHALL PROVIDE THE SAME DEGREE OF PROTECTION OR GREATER.
19.) NO PVC SHALL BE PERMITTED ON THE CITY SIDE.

METER SIZE (IN.)	BY-PASS SIZE
3/4"	NO BYPASS
1"	NO BYPASS
1 1/2"	1"
2"	1 1/2"
3"	2"
4"	3"

WATER & REUSE METER & BACKFLOW PREVENTION ASSEMBLY

ABOVE GROUND COMMERCIAL/MULTI-UNIT/SINGLE SERVICE/MASTER METER
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	WATER & REUSE METER & BACKFLOW	SHEET NO. W-4

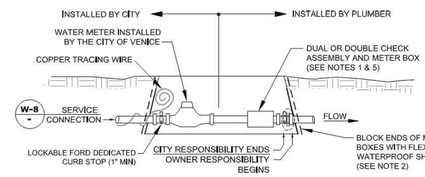


1.) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
2.) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR ASSE 1013.
3.) ALL ABOVE GROUND PIPING SHALL BE RIGID COPPER.
4.) THE WATER METER AND BACKFLOW PREVENTER SHALL BE THE SAME SIZE.
5.) INSTALLED IMMEDIATELY AFTER THE UTILITY WATER METER, PER THE CROSS CONNECTION CONTROL MANUAL, UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF VENICE UTILITIES DIRECTOR AND WITH A SIGNED WAIVER AGREEMENT BY THE CUSTOMER.
6.) NO BRANCH OR TEE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
7.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
8.) SHEETING SHALL BE A PVC TYPE MATERIAL WITH A MINIMUM OF 40 MIL. THICKNESS.
9.) PROTECTIVE PIPE SLEEVES MAY BE PVC PIPE ONE SIZE LARGER THAN RISER OR OTHER CITY APPROVED MATERIAL.
10.) UNIONS ARE REQUIRED ON THE RISERS.
11.) PRESSURE RELIEF VALVE SHALL BE INSTALLED.
12.) LINE DOWNSTREAM OF METER AND PRIOR TO BACKFLOW SHALL BE POLYETHYLENE.
13.) NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

BACKFLOW PREVENTION ASSEMBLY

(RESIDENTIAL, NOT MASTER METERED)
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5

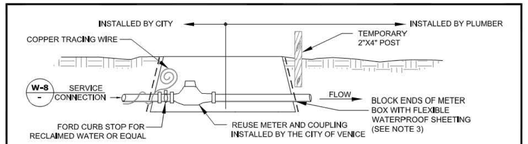


1.) THE POTABLE WATER SYSTEM SHALL USE AN OLDCASTLE CARSON MODEL #1220 BLACK PLASTIC METER BOX WITH METAL READER AND BLACK SOLID RODS OR APPROVED EQUAL FOR BOTH METER AND CHECK VALVE.
2.) CENTER METER IN BOX AND BLOCK ENDS OF BOX TO PREVENT DIRT FROM ENTERING WITH FLEXIBLE WATERPROOF SHEETING. SHEETING SHALL BE A PVC TYPE MATERIAL WITH MINIMUM 40 MIL THICKNESS.
3.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED AND COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER).
4.) LOCKING CURB STOP MUST BE LOCATED JUST INSIDE BOX AND SHALL BE LOCKED IN THE CLOSED POSITION WITH A LOCK SUPPLIED BY THE UTILITIES DEPARTMENT AT THE TIME OF SERVICE LINE INSTALLATION. LOCK TO BE REMOVED BY THE UTILITIES DEPARTMENT ONLY AFTER STANDARD DETAIL REQUIREMENTS ARE MET. DEDICATED FIRE SERVICE CURB STOPS SHALL BE LOCKED IN THE OPEN POSITION BY THE UTILITIES DEPARTMENT AFTER STANDARD DETAIL REQUIREMENTS ARE MET. ALL CURB STOPS SHALL BE ORIENTED WITH THE OPERATING NUT ON TOP AND ACCESSIBLE FOR SERVICE BY A CURB STOP KEY.
5.) DUAL CHECK ASSEMBLY, WHEN REQUIRED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM, SHALL BE INSTALLED BY A PLUMBER IMMEDIATELY AFTER THE WATER METER.
6.) RESIDENTIAL FIRE SERVICE SPRINKLERS INCORPORATED INTO DOMESTIC RESIDENTIAL PLUMBING SHALL BE SERVICED BY AN ELECTRONIC WATER METER MEETING NFPA STANDARDS FOR FLOW AND PRESSURE LOSS.
7.) THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M-22 AND SUBJECT TO APPROVAL BY THE UTILITIES DEPARTMENT.
8.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
9.) NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

RESIDENTIAL WATER & FIRE METER

(RESIDENTIAL USE ONLY)
N.T.S.

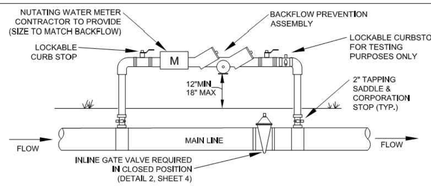
CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



1.) THE REUSE SYSTEM SHALL USE AN OLDCASTLE CARSON MODEL #1220 OR APPROVED EQUAL. THE LID SHALL BE STAMPED "NON-POTABLE" & "DO NOT DRINK" IN BOTH ENGLISH AND SPANISH AND MUST BE LOCKABLE. METER BOX AND LID SHALL BE PURPLE (COLOR PANTONE 522C).
2.) CURB STOP MUST BE LOCATED INSIDE THE METER BOX AND SHALL BE LOCKED IN THE CLOSED POSITION WITH A LOCK SUPPLIED BY THE UTILITIES DEPARTMENT AT THE TIME OF SERVICE LINE INSTALLATION. LOCK TO BE REMOVED BY THE UTILITIES DEPARTMENT ONLY AFTER STANDARD DETAIL REQUIREMENTS ARE MET. ALL CURB STOPS SHALL BE ORIENTED WITH THE OPERATING NUT ON TOP AND ACCESSIBLE FOR SERVICE BY A CURB STOP KEY.
3.) CENTER METER IN BOX AND BLOCK ENDS OF BOX TO PREVENT DIRT FROM ENTERING WITH FLEXIBLE WATERPROOF SHEETING. SHEETING SHALL BE A PVC TYPE MATERIAL WITH MINIMUM 40 MIL THICKNESS.
4.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (PURPLE = REUSE)
5.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.

REUSE METER

RESIDENTIAL & COMMERCIAL 2" AND BELOW
N.T.S.

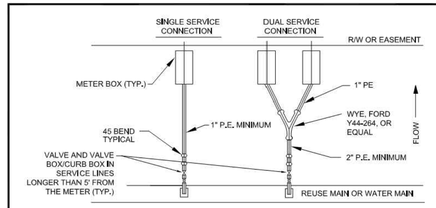


1.) BACKFLOW PREVENTION ASSEMBLY MUST BE CERTIFIED WITHIN THE PAST YEAR AND A VISIBLE TAG INSTALLED.
2.) INLINE MAIN VALVE MUST REMAIN CLOSED UNTIL FINAL CITY TURNOVER IS COMPLETE AND FDEP CLEARANCE IS ISSUED.
3.) JUMPER ASSEMBLY SHALL BE REMOVED ONCE MAIN LINE IS CLEARED AND TURNED OVER TO CITY.
4.) DURING JUMPER REMOVAL, CORPORATION STOPS SHALL BE SHUT OFF AND PLUGGED WITH LEAD FREE BRASS PLUGS.

TEMPORARY MAIN-LINE JUMPER DETAIL

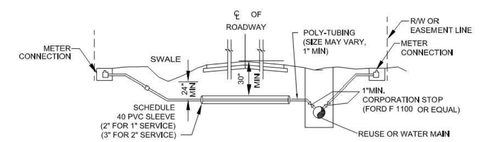
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CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	REUSE METER & TEMPORARY JUMPER	SHEET NO. W-7



RESIDENTIAL METER CONNECTION DETAIL

N.T.S.



1.) TAPS SHALL NOT BE CLOSER THAN TWO FEET APART OR WITHIN TWO FEET OF ANY JOINT.
2.) TAPS IN MULTIPLE GROUPS SHALL NOT BE MADE IN THE SAME LONGITUDINAL LINE OF THE PIPE BUT MUST BE STAGGERED VERTICALLY.
3.) TAPPING SADDLE SHALL BE EPOXY COATED, DUCTILE IRON BODY WITH SS 316 BAND(S) AND HARDWARE.
4.) BRASS FITTINGS AND BALL VALVES SHALL BE FORD F1100 OR EQUAL.
5.) CITY-APPROVED CURB BOXES SHALL BE USED ON THE CURB STOP AT THE MAIN, WHEN THE WATER SERVICE EXCEEDS 5' FROM THE METER, AND THE SERVICE IS 2" OR LESS IN DIAMETER.
6.) ALL SERVICES SHALL HAVE COPPER TRACING WIRE.
7.) ALL SLEEVE ENDS SHALL BE SEALED WITH FOAM SEAL.
8.) INSERT STIFFENERS WILL NOT BE ACCEPTABLE.
9.) ALL WATERWORKS BRASS MUST BE LEAD FREE.
10.) METER SIZE AND SERVICE LINE PIPING DOWNSTREAM OF METER SHALL BE MINIMALLY SIZED BASED ON FIXTURE CALCS AS DETERMINED BY THE EOR.
11.) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "W" FOR WATER SERVICE AND "R" FOR REUSE SERVICE DIRECTLY PERPENDICULAR TO THE METER.

WATER & REUSE SERVICE CONNECTION

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2021
	RESIDENTIAL METER & SERVICE CONNECTION	SHEET NO. W-8

RECORD DRAWINGS
July 14, 2025
APPROVED

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

REVISIONS

CHRISTOPHER M. FISHER LICENSE No. 85555 STATE OF FLORIDA PROFESSIONAL ENGINEER

Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

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

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

POTABLE WATER SYSTEM DETAILS

JOB NO. JEN-RU-009	RUSTIC ROAD SOUTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-25-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSD	SHEET 74 OF 79 SHEETS

P:\RUSTIC ROAD\SOUTH—SF\INSPECTION & CERT\MASTER RECORD SET\RS PH2 WM CAD\WSD.DWG—7/5 SANITARY SEWER SYSTEM DETAILS 2025/06/25 10:55 AM JASON DROOP