



SITE AND DEVELOPMENT PLANS FOR VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS 256 NOKOMIS AVE. S. VENICE, FLORIDA 34285

UTILITY CONTACTS:

			CONSTRUCTION	EMERGENCY
CITY OF VENICE SEWER & WATER	DAMIEN STILLINGS	dstillings@venicefl.gov	941-882-7311	941-486-2770
COMCAST	CHAD EVENER	N/A	941-356-1564	941-377-4101
FP&L COMPANY	EDGAR AGUILAR	edgar.aguilar@fpl.com	N/A	800-468-8243
SARASOTA COUNTY	DEMAR R. MACHUCA	dmachuca@scgov.net	941-861-0580	941-861-0573
TECO PEOPLES GAS	BRIANA VELEZ	bvelez@tecoenergy.com	813-275-3700 EXT. 8326	877-832-6911
MCI COMMUNICATION	INVESTIGATIONS TEAM	N/A	800-624-9675 EXT. 2	N/A



LOCATION MAP
LOCATED IN
SECTION 07, TOWNSHIP 39S, RANGE 19E
CITY OF VENICE, FLORIDA
PARCEL I.D. No. 0408-12-0060

LEGAL DESCRIPTION

LOTS 7,8 & SOUTH 10 FT. OF LOT 6 BLOCK 65, GULF VIEW SECTION OF VENICE, PLAT BOOK 2, PAGES 77 AND 77A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ZONED:

ST1 - SOUTH TRAIL: SUBAREA 1

CURRENT USE:

1720 - OFFICE - 1 STORY / MULTI TENANT <10,000 S.F.

DENSITY:

7 UNITS / 0.38 ACRE

INTENSITY (FAR):

LOT 16,500 S.F., 0.38± Ac
PROPOSED BUILDING COVERAGE (FAR) .40 OR 6,653 S.F.

SITE DATA:

PARCEL SIZE = 16,500 S.F. OR 0.38± ACRES

TOTAL BUILDING S.F. = 4,880 S.F.
PROPOSED BUILDING S.F. = 6,653 S.F.
EXISTING BUILD TO BE DEMOLISHED S.F. = 4,880 S.F.
PERCENT INCREASE IN S.F. = 136.3%

SETBACK SUBAREA 1. NORTH OF MILAN:

	MINIMUM	MAXIMUM	PROVIDED
FRONT (STREET)	5'	25'	5'
SIDE	0'	15'	1' (NORTH) 29' (SOUTH)
REAR	0'	20'	44'

ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS :

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

ADJACENT PROPERTY NOTE:

SEE SHEET 4 FOR ADJACENT PROPERTY ZONING AND FUTURE LAND USE INFORMATION NOT SHOWN ON THIS SHEET.

NOTES:

1. THE SITE IS CURRENTLY ZONED ST1 - SOUTH TRAIL: SUBAREA 1, FUTURE LAND USE CODE MIXED USE DOWNTOWN.
2. THIS SITE IS DESIGNATED AS FLOOD ZONE X, FLOOD ELEVATION NOT DETERMINED, PER ON F.I.R.M., COMMUNITY NO. 125144, MAP NO. 12115C PANEL NO. 0327G, DATED 03/27/2024.
3. THERE ARE NO KNOWN FOUNDATIONS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS, PLATTED STREETS ON THIS SITE.
4. COMMON OPEN SPACE SHALL BE MAINTAINED PROPERTY OWNER.
5. SOLID WASTE DISPOSAL WILL BE BY THE CITY OF VENICE.
6. ANY ENCROACHMENT ON THE 100 YEAR FLOOD PLAIN OF FLOOD WAY SHALL BE MITIGATED IN ACCORDANCE WITH FEMA AND THE CITY OF VENICE STANDARDS.

CITY OF VENICE REQUIRED NOTES:

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

SURVEYOR:

**FLORIDA ENGINEERING
&
SURVEYING, LLC**
 631 N. TAMiami TRAIL
 NOKOMIS, FLORIDA 34275
 TEL: (941) 485-3100
 FAX: (941) 485-3107
 CA #30375 LB #8024
 www.flengineeringandsurveying.com

OWNER:

VENICE ISLE, LLC.
 N63 W23217 MAIN STREET
 SUSSEX, WI 53089
 (262) 893-4848

ENGINEER:

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

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS.

JEFFREY R. RAYKOS, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 88349; THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JEFFREY R. RAYKOS, P.E. ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT PLANS

ENGINEER OF RECORD: _____ DATE: _____
 JEFFREY R. RAYKOS, P.E.
 STATE OF FLORIDA NO. 88349

GENERAL SITE CONSTRUCTION NOTES

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

CONSTRUCTION LAYOUT & SURVEY AS-BUILT

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

PERMEABLE PAVER NOTES

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

SURVEY NOTATIONS:

DESCRIPTION SHOWN HEREON FURNISHED BY CLIENT.

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

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

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

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

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

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

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

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

ELEVATION NOTES:

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

UTILITY CONTACTS:

			<u>CONSTRUCTION</u>	<u>EMERGENCY</u>
CITY OF VENICE SEWER & WATER	DAMIEN STILLINGS	dstillings@venicefl.gov	941-882-7311	941-486-2770
COMCAST	CHAD EVENER	N/A	941-356-1564	941-377-4101
FP&L COMPANY	EDGAR AGUILAR	edgar.aguilarg@fpl.com	N/A	800-468-8243
SARASOTA COUNTY	DEMARR R. MACHUCA	dmachuca@scgov.net	941-861-0580	941-861-0573
TECO PEOPLES GAS	BRIANA VELEZ	bvelez@tecoenergy.com	813-275-3700 EXT. 8326	877-832-6911
MCI COMMUNICATION	INVESTIGATIONS TEAM	N/A	800-624-9675 EXT. 2	N/A



UTILITY NOTIFICATION

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

ABBREVIATIONS:

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

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

SURVEY ABBREVIATIONS AND LEGEND:

ABBREVIATIONS:

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

LEGEND:

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

□ = FOUND CONCRETE MONUMENT (SIZE & I.D. NOTED)	⊕ = WELL
⊗ = FOUND 5/8" CAPPED IRON ROD (I.D. NOTED)	⊕ = FIRE HYDRANT
● = SET 5/8" CAPPED IRON ROD (L.B. #8024)	Ⓜ = WATER METER
⊕ = FOUND NAIL & DISK (I.D. NOTED)	Ⓜ = WATER VALVE
⊙ = SET NAIL & DISK (L.B. #8024)	⊕ = BACKFLOW PREVENTER
⊕ = FOUND IRON PIPE (SIZE NOTED)	Ⓞ = SANITARY CLEANOUT
▼ = FOUND/SET SURVEY NAIL (AS NOTED)	Ⓞ = SANITARY MANHOLE
-OHL- = OVERHEAD UTILITY LINES	Ⓜ = REUSE WATER VALVE
⊕ = UTILITY POLE	⊕ S.S. = STOP SIGN
⊕ = METAL LIGHT POLE	⊕ T.S. = TRAFFIC INFORMATION SIGN
← = GUY ANCHOR	⊕ = EXISTING ELEVATION
Ⓜ = BOLLARD	⊕ = OAK TREE (SIZE NOTED IN INCHES)
Ⓜ = ELEC. TRANSFORMER	⊕ = PALM TREE (SIZE NOTED IN INCHES)
Ⓞ = COMMUNICATION HANDHOLE	

TREE NOTE:

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

Drawing name: F:\Projects\2024\24-0249_Sawali_Development_Venice\DWG\24-0249_Cover.dwg Tab: SH1 2 Date Printed: Thu, 25 Sep 2025 - 12:13pm

Δ No.	REVISION	DATE	BY

VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848



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

DATE	05/10/2024	CKD. BY	DATE
DRAWN	RMS	JRR	09/25/25
DESIGN	JRR	JRR	09/25/25
SCALE	@ 24x36"	DMK NO.	24-0249

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285

GENERAL NOTES, ABBREVIATIONS & LEGENDS

SECTION 1. GENERAL REQUIREMENTS AND CITY PERMITS:

- 1. THESE CITY STANDARD DETAILS ARE INTENDED TO SERVE AS A CURRENT SET OF GUIDELINES AND MINIMUM ACCEPTABLE STANDARDS TO CITY STAFF...
2. THESE DETAILS ARE UPDATED AND REISSUED IN JANUARY OF EACH CALENDAR YEAR...
3. THESE DETAILS ARE INTENDED TO MEET ALL CURRENT MATERIALS FOR CONSTRUCTION...
4. ALL CONSTRUCTION WITHIN THE CITY OF VENICE SHALL MEET THE APPLICABLE TESTING REQUIREMENTS LISTED IN SECTION 4.

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

- 7. A PRE-CONSTRUCTION MEETING SHALL BE HELD FOR ALL CONSTRUCTION PERMITS PRIOR TO START OF WORK...
8. ALL SHOP DRAWINGS SHALL BE SUBMITTED AS ONE COMPLETE SUBMITTAL PACKAGE ONLY...
9. THE CITY OF VENICE UTILITIES DEPARTMENT WILL OPERATE ALL CITY-OWNED VALVES.

- 10. INSTALLATION OF PARTS MUST MEET ALL MANUFACTURER'S GUIDELINES AND REQUIREMENTS.
11. NO WATER MAY BE PLACED IN SERVICE UNTIL TURNOVER HAS BEEN ACCEPTED BY CITY COUNCIL, Sec. 86-232(9)d.

SECTION 2. CONTACT PERSONNEL:

Table with 3 columns: POSITION, SERVICES PROVIDED, PHONE NUMBER. Lists contact info for City Engineer, Assistant City Engineer, Engineering Technicians, Utilities Director, Utilities Field Operations, and City Arborist.

2.2 FLORIDA DEPARTMENT OF HEALTH:

1001 SARASOTA CENTER BLVD, SARASOTA, FL 34240 (941) 861-6133

CONSTRUCTION OF ANY WATER MAIN OR EXTENSION OF AN EXISTING SYSTEM (INCLUDING FIRE SERVICES) IS REQUIRED TO SUBMIT FDEP FORM 62-555.900(7), NOTICE OF INTENT TO USE THE GENERAL PERMIT FOR CONSTRUCTION OF WATER MAIN EXTENSIONS FOR PWSS...

A CERTIFICATION OF CONSTRUCTION COMPLETION AND REQUEST FOR CLEARANCE TO PLACE PERMITTED PWS COMPONENTS INTO OPERATION (FDEP FORM 62-555.900(9)) AND REPRODUCIBLE RECORD DRAWINGS MUST BE SIGNED, SEALED, AND SUBMITTED BY THE EOR TO FDOH...

2.3 SARASOTA COUNTY AIR AND WATER QUALITY:

ENVIRONMENTAL PROTECTION DIVISION, 1001 SARASOTA CENTER BLVD, SARASOTA, FL 34240

CONSTRUCTION OF ANY WASTEWATER FACILITY OR EXTENSION OF AN EXISTING SYSTEM IS REQUIRED TO SUBMIT FDEP FORM 62-604.300(8)(A), NOTIFICATION/APPLICATION FOR CONSTRUCTION OF A DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM...

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

A CERTIFICATION OF CONSTRUCTION COMPLETION, REQUEST FOR APPROVAL TO PLACE A DOMESTIC WASTEWATER TRANSMISSION SYSTEM INTO OPERATION (FDEP FORM 62-604.300(8)(B)) AND REPRODUCIBLE RECORD DRAWINGS MUST BE SIGNED, SEALED, AND SUBMITTED BY THE EOR TO FDEP...

SECTION 3. CONSTRUCTION PLAN SUBMITTAL REQUIREMENTS:

SUBMIT CONSTRUCTION PLANS THROUGH THE CITY'S ONLINE PERMITTING SYSTEM AFTER PLANNING & ZONING TECHNICAL REVIEW APPROVAL. CONSTRUCTION PLANS WILL NOT BE ACCEPTED FOR REVIEW UNTIL PERMIT FEE HAS BEEN PAID...

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

- 3.1 TITLE SHEET: a) PROJECT NAME, AS REFERENCED IN TECHNICAL REVIEW PROCESS...
3.2 EXISTING CONDITIONS PLAN: a) BOUNDARY AND TOPOGRAPHIC SURVEY WITH ALL EXISTING IMPROVEMENTS AND EASEMENTS...
3.3 APPROVED SITE PLAN: a) SITE PLAN MUST CONFORM TO PLAN APPROVED BY PLANNING COMMISSION...

REQUIRED NOTES: (TO BE SHOWN ON COVER SHEET)

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

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

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

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

- 3.5 MASTER GRADING & DRAINAGE PLAN: a) CONSTRUCTION PLANS MUST CONFORM TO THE SWFWM STAMPED, APPROVED PLANS AND PERMIT CONDITIONS.

- 3.6 MASTER PAVING & STRIPING PLAN: a) INDIVIDUAL LOT GRADING PLAN SHALL BE SHOWN WITH THE PROPOSED FINISHED FLOOR ELEVATION.

- 3.7 MASTER UTILITY PLAN: a) PROFILES SHALL BE SHOWN FOR ALL PIPELINES, VALVES AND FITTINGS SHALL BE SHOWN AND CALLED OUT...

- 3.8 CITY OF VENICE STANDARD DETAILS (LATEST VERSION): a) DESIGNATION (SEE SHEET) SHALL BE PROVIDED ON APPLICABLE SHEET FOR IMPROVEMENTS TO BE CONSTRUCTED...

- 3.9 APPROVED LANDSCAPE PLAN: a) THE APPROVED TRIM LANDSCAPE PLAN SHALL BE INCLUDED IN THE CONSTRUCTION PLAN LANDSCAPE PLAN SHALL INDICATE ALL PLANTS PROPOSED FOR INSTALLATION...

- 3.10 GENERAL SUBMITTAL REQUIREMENTS: a) NORTH ARROWS AND SCALES SHALL BE SHOWN ON EACH APPLICABLE SHEET.
b) ADDITIONAL SHEETS MAY BE NECESSARY TO ACCURATELY DEPICT THE SCOPE OF THE PROJECT OR AS REQUIRED BY THE CITY STAFF FOR CLARITY.

- 3.11 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.12 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.13 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.14 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.15 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.16 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.17 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.18 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

- 3.19 GENERAL SUBMITTAL REQUIREMENTS: a) CONTACT THE BUILDING DEPARTMENT FOR FIRE SERVICE TESTING REQUIREMENTS AND SCHEDULING.
b) PRESSURE TEST (TAPPING SLEEVE & VALVE) SHALL BE IN CONFORMANCE WITH THESE STANDARDS.

SECTION 4. TESTING REQUIREMENTS:

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

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

- 4.2 GRAVITY SEWER: a) COMPACTION TESTING: SHALL BE PERFORMED ON THE UPSTREAM AND DOWNSTREAM SIDE OF EACH MANHOLE/STRUCTURE.
b) DEFLECTION TESTING (MANDREL): SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D3034, LATEST REVISION.
c) AIR TEST GRAVITY LINES AND SERVICES: THE MAXIMUM PRESSURE DROP ALLOWABLE SHALL BE ONE (1) POUND PER SQUARE INCH (PSIG)...

FROM THE UN-BELL HANDBOOK OF PVC PIPE... SPECIFICATION TABLE FOR LENGTH (L) SHOWN (MIN, MAX, SEC)

Table with columns: PIPE DIAMETER (INCHES), MINIMUM TIME (MIN:SEC), LENGTH FOR MINIMUM TIME (FEET), TIME FOR LONGER (SECONDS), and SPECIFICATION TABLE FOR LENGTH (L) SHOWN (MIN, MAX, SEC).

NOTE: INTERPOLATE BETWEEN VALUES ON TABLE AS SHOWN IN EXAMPLE FOR AIR TEST... NOTE: FOR LENGTHS GREATER THAN FIVE HUNDRED (500) FEET CONTACT THE EOR.

- d) TELEVISION INSPECTION: CONTRACTOR SHALL PROVIDE PDF OF PACP REPORTS OF SANITARY SEWER TESTING FOR EACH GRAVITY SEWER SEGMENT FOR CITY REVIEW PRIOR TO RECORD DRAWING APPROVAL.
e) STORM SEWERS SHALL BE TESTED AS PER FDOT SPECIFICATIONS AND INCLUDE COMPACTION TESTING IN CONFORMANCE WITH ITEM 4.2.A ABOVE...

- 4.4 PRESSURE MAINS (POTABLE, RECLAIMED, FORCE MAINS): a) COMPACTION TESTING SHALL BE PERFORMED EVERY 250 FEET.
b) PRESSURE TEST (MAIN): PRIOR TO TESTING, ALL AIR MUST BE EXPELLED FROM THE PRESSURE MAIN.

- 4.5 BACKFLOW ASSEMBLIES: a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.

- 4.6 BACKFLOW ASSEMBLIES: a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.

- 4.7 BACKFLOW ASSEMBLIES: a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.

- 4.8 BACKFLOW ASSEMBLIES: a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.

- 4.9 BACKFLOW ASSEMBLIES: a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.

- 4.10 BACKFLOW ASSEMBLIES: a) BACKFLOW ASSEMBLIES SHALL BE TESTED UPON INSTALLATION IN ACCORDANCE WITH THE CITY'S CROSS CONNECTION CONTROL PROGRAM MANUAL. RESULTS SHALL BE SUBMITTED TO THE UTILITIES DEPARTMENT WITHIN 72 HOURS.

SECTION 5. RECORD DRAWING REQUIREMENTS

- 1) RECORD DRAWINGS SHALL BE IN THE SAME FORMAT AS THE APPROVED CONSTRUCTION DRAWINGS (PLAN AND PROFILE). THE RECORD DRAWINGS SHALL BE DEVELOPED, SIGNED, AND SEALED BY THE EOR...
2) a) ACCURATE DIMENSION SHALL BE PROVIDED FOR ALL IMPROVEMENTS TO BE TURNED OVER TO THE CITY UPON CONSTRUCTION COMPLETION...
3) RECORD DRAWING SUBMITTAL PROCEDURE: a) SUBMIT THREE (3) SIGNED & SEALED PAPER COPIES AND USB FLASH DRIVE WITH ELECTRONIC FILES TO THE CITY ENGINEER'S OFFICE...

SECTION 6. TURNOVER PACKAGE REQUIREMENTS

UPON CONSTRUCTION COMPLETION, PORTIONS OF THE PROJECT THAT WILL BE MAINTAINED BY THE CITY MUST BE 'TURNED OVER' TO THE CITY. CITY ACCEPTANCE OF IMPROVEMENTS, SUCH AS WATER, RECLAIMED WATER, SEWER, STORMWATER SYSTEMS AND ROADWAYS, REQUIRE THAT ALL IMPROVEMENTS BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS...

ALL COMPLETED TURNOVER PACKAGE DOCUMENTATION MUST BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT A MINIMUM OF THREE (3) WEEKS PRIOR TO THE CITY COUNCIL MEETING...

THE CITY IS REQUIRED TO HAVE THE PLAT REVIEWED FOR CONFORMITY WITH FL STATUTES BY A PROFESSIONAL SURVEYOR PRIOR TO THE 2ND MEETING OF THE CITY COUNCIL...

A COMPLETE TURNOVER PACKAGE INCLUDES ALL OF THE FOLLOWING ITEMS IF APPLICABLE TO THE PROJECT:

- a) BILL OF SALE FOR THE LINES, AND/OR SYSTEMS
b) AFFIDAVIT OF NO LIENS
c) CERTIFICATION OF CONTRIBUTIONS IN AID OF CONSTRUCTION
d) FINAL COST LETTER & COST BREAKDOWN WORKSHEET (VERIFICATION OF FINAL COSTS \$/S/Y BY EOR)
e) LEGAL DESCRIPTION INCLUDING SKETCH IF EASEMENT IS BEING GRANTED.

THESE REQUIREMENTS ARE BASED ON RESOLUTION 853-84, APPROVED AND ADOPTED BY THE CITY COUNCIL ON NOVEMBER 27, 1984.

A TURNOVER PACKAGE, INCLUDING INSTRUCTIONS AND REQUIRED FORMS, IS AVAILABLE FOR PICK-UP, REGULAR MAIL OR BY EMAIL FROM THE CITY ENGINEERING DEPARTMENT.

AT TIME OF ONE-YEAR WARRANTY INSPECTION, ALL SYSTEMS MUST BE OPERATIONAL. CITY STAFF MAY REQUIRE PROPERTY OWNER TO CONDUCT VERIFICATION TESTING IF NECESSARY TO DETERMINE CONDITION OF IMPROVEMENTS...

- a) FIRE HYDRANTS
b) BACKFLOW ASSEMBLY
c) LIFT STATION
d) GRAVITY COLLECTION PIPES
e) FORCE MAINS
f) WATER LINES
g) MANHOLES
h) MANHOLE JOINTS
i) ROADWAY CONDITION
j) STORM SEWERS
k) SMOKE TESTING OF WASTEWATER SYSTEM
l) COPY OF SANITARY SEWER

SECTION 7. GIS / CAD STANDARDS

7.1 GIS / CAD SCOPE OF WORK:

- 1) THE CITY OF VENICE (COV) HAS ADOPTED GEOGRAPHIC INFORMATION SYSTEM (GIS) TECHNOLOGIES TO STORE, MANAGE, AND ANALYZE GEOGRAPHIC (SPATIALLY-RELATED) DATA. LIKEWISE, THE MAJORITY OF THE CITY ENGINEERING COMMUNITY HAS EVOLVED TO THE POINT WHERE THE PREDOMINATING DESIGN ENVIRONMENT IS COMPUTER-AIDED DESIGN...
2) IT IS IMPORTANT THAT THE CONSULTANT READ OVER THE ENTIRE STANDARD DETAILS DOCUMENT TO BECOME AS FAMILIAR WITH THE REQUIREMENTS AS POSSIBLE...

7.2 ACCEPTABLE TECHNOLOGY AND ACCURACY REQUIREMENTS:

- 1) GPS UNITS USED TO COLLECT DATA MUST BE ACCURATE TO SUB-FOOT WHEN DIFFERENTIALLY CORRECTED AND SHALL DEPICT ACTUAL HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY ASSETS...
2) IT IS IMPORTANT THAT THE CONSULTANT READ OVER THE ENTIRE STANDARD DETAILS DOCUMENT TO BECOME AS FAMILIAR WITH THE REQUIREMENTS AS POSSIBLE...

7.3 GIS STANDARDS:

- 1) ONLY DRAWINGS RELEVANT TO THE PROJECT'S PHASE OF SUBMITTAL SHALL BE INCLUDED. FOR EXAMPLE, DO NOT INCLUDE 'BID SET' OR 'PROPOSED' DRAWINGS IN THE SUBMITTED 'RECORD DRAWING' SUBMITTALS...
2) FEATURES WILL BE HORIZONTALLY PROJECTED IN NAD83 HARN STATE PLANE FLORIDA WEST AND VERTICALLY PROJECTED IN NAVD83.

- a) PRESSURIZED MAIN
b) LIFT STATIONS
c) ISOLATION VALVES
d) CONTROL VALVES
e) FITTINGS
f) WATER METERS/BACKFLOW PREVENTION DEVICES
g) GRAVITY MAINS
h) MANHOLES
i) SEWER CLEANOUTS
j) LIFT STATIONS
k) STORMWATER ONLY
l. JUNCTION STRUCTURES (MANHOLE, JUNCTION BOX, PIPE TO PIPE)
m. NETWORK STRUCTURES
n. CONTROL VALVES
o. DROP STRUCTURES
p. OUTFALLS
q. WEIRS

- 7.) THE FOLLOWING INFORMATION SHALL BE INCLUDED FOR ALL NEW FEATURES:
a) OWNERSHIP (CITY, COUNTY, PRIVATE)
b) TRACER WIRE (YES/NO)
c) YEAR OF INSTALL
d) PROJECT NAME

- 8.) THE FOLLOWING INFORMATION WILL BE INCLUDED FOR ALL PIPES:
a) WATER TYPE (POTABLE, WASTEWATER, RECLAIM, RAW, STORMWATER)
b) PIPE DIAMETER (INCHES)
c) PIPE MATERIAL (PVC, HDPE, DIP, ETC.)
d) PIPE CLASS/DIAMETER RATIO (SDR 26, DR 18, ETC.)
e) AVERAGE DEPTH (GROUND ELEVATION TO TOP)
f) A POINT FEATURE OF TOP OF PIPE (TOP) MEASUREMENTS WITH THIS INFORMATION IS ACCEPTABLE IN ADDITION TO THIS FIELD.

- 9.) THE FOLLOWING INFORMATION WILL ALSO BE INCLUDED FOR GRAVITY SEWER MAINS:
a) CALCULATED SLOPE (%)

- 10.) THE FOLLOWING INFORMATION WILL BE INCLUDED FOR ALL VALVES:
a) WATER TYPE (POTABLE, WASTEWATER, RECLAIM, RAW, FIRE)
b) VALVE TYPE (GATE, BALL, ARV, AUTOLIFTER, ETC.)
c) NOMINAL VALVE SIZE (INCHES)
d) TURNS TO CLOSE
e) MAKE/MANUFACTURER
f) GROUND ELEVATION
g) TOP OF PIPE ELEVATION

- 11.) THE FOLLOWING INFORMATION WILL BE INCLUDED FOR ALL HYDRANTS:
a) WATER TYPE (POTABLE, RECLAIMED)
b) MAKE/MANUFACTURER
c) GROUND ELEVATION
d) TOP OF PIPE ELEVATION
e) BURY DEPTH
f) DISTANCE TO HYDRANT VALVE

- 12.) THE FOLLOWING INFORMATION WILL BE INCLUDED FOR ALL MANHOLES:
a) MANHOLE DIAMETER (INCHES)
b) RIM ELEVATION
c) INVERT ELEVATIONS - INCLUDE SEPARATE FIELDS FOR EACH DIRECTION.
d) LINED (TRUE/FALSE)
e) LINER TYPE (HDPE/AGRU, EPOXY, RAVEN)
f) CALCULATED DEPTH BASED ON RIM AND LOWEST INVERT (DECIMAL FEET)

- 13.) THE FOLLOWING INFORMATION WILL BE INCLUDED FOR ALL FITTINGS:
a) FITTING TYPE (TEE, BEND (ANGLE), ADAPTER, ETC.)
b) SIZE (INCHES)
c) GROUND ELEVATION
d) TOP OF PIPE ELEVATION

A BLANK GEODATABASE IS AVAILABLE ON THE CITY WEBSITE TO FACILITATE DATA ENTRY. EXEMPTIONS TO THE GIS REQUIREMENTS FOR SMALL PROJECTS MAY ONLY BE MADE AT THE DISCRETION OF THE UTILITIES DIRECTOR.

SECTION 8. STORMWATER GENERAL NOTES

- 1) ALL STORMWATER STRUCTURES SHALL BE BEDDED ON 6" MIN. COMPACTED GRAVEL OR CRUSHED STONE. STORMWATER PIPES INSTALLED BELOW THE WATER TABLE, WITHIN WET CONDITIONS WILL REQUIRE 6" MIN. COMPACTED GRAVEL OR CRUSHED STONE BEDDING.
2) ALL STORMWATER PIPES AND STRUCTURES WITHIN PUBLIC TRAFFICABLE AREAS SHALL BE REINFORCED CONCRETE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

VENICE ISLE, LLC. 225 N. HARBOR DRIVE VENICE, FLORIDA 34285 (262) 893-4848
DMK ASSOCIATES ENGINEERING, PLANNING & DESIGN 405 Commercial Court, Suite E Venice, Florida 34292 Phone: (941) 412-1293, email: info@dmkassoc.com Certificate of Authorization No. 3943
DATE 05/10/2024 CKD, BY DATE DRAWN RMS JRR 09/25/25 DESIGN JRR JRR 09/25/25 SCALE @ 24x36" DMK NO. 24-0249
VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS 256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
CITY OF VENICE GENERAL NOTES SHEET NO. 3



SANITARY MANHOLE 02-84
 RIM=13.85' (NAVD88)
 (NW) INV.=9.57' (OUT)
 (NE) INV.=9.96± (IN)
 (SW) INV.=9.96± (IN)
 (SE) INV.=9.96± (IN)

PID:0408120062
 ZONING: SOUTH TRAIL 1
 FUTURE LAND USE: MIXED USE DOWNTOWN

PID:0408110012
 ZONING: SOUTH TRAIL 1
 FUTURE LAND USE: MIXED USE DOWNTOWN



Drawing name: F:\Projects\2024\24-0249_Sawali_Development_Venice\Drawings\24-0249_Existing-Conditions-Demo.dwg Title: SRF 4
 Date Printed: Thu, 25 Sep 2025 - 12:13pm

NO.	REVISION	DATE	BY

VENICE ISLE, LLC.
 225 N. HARBOR DRIVE
 VENICE, FLORIDA 34285
 (262) 893-4848

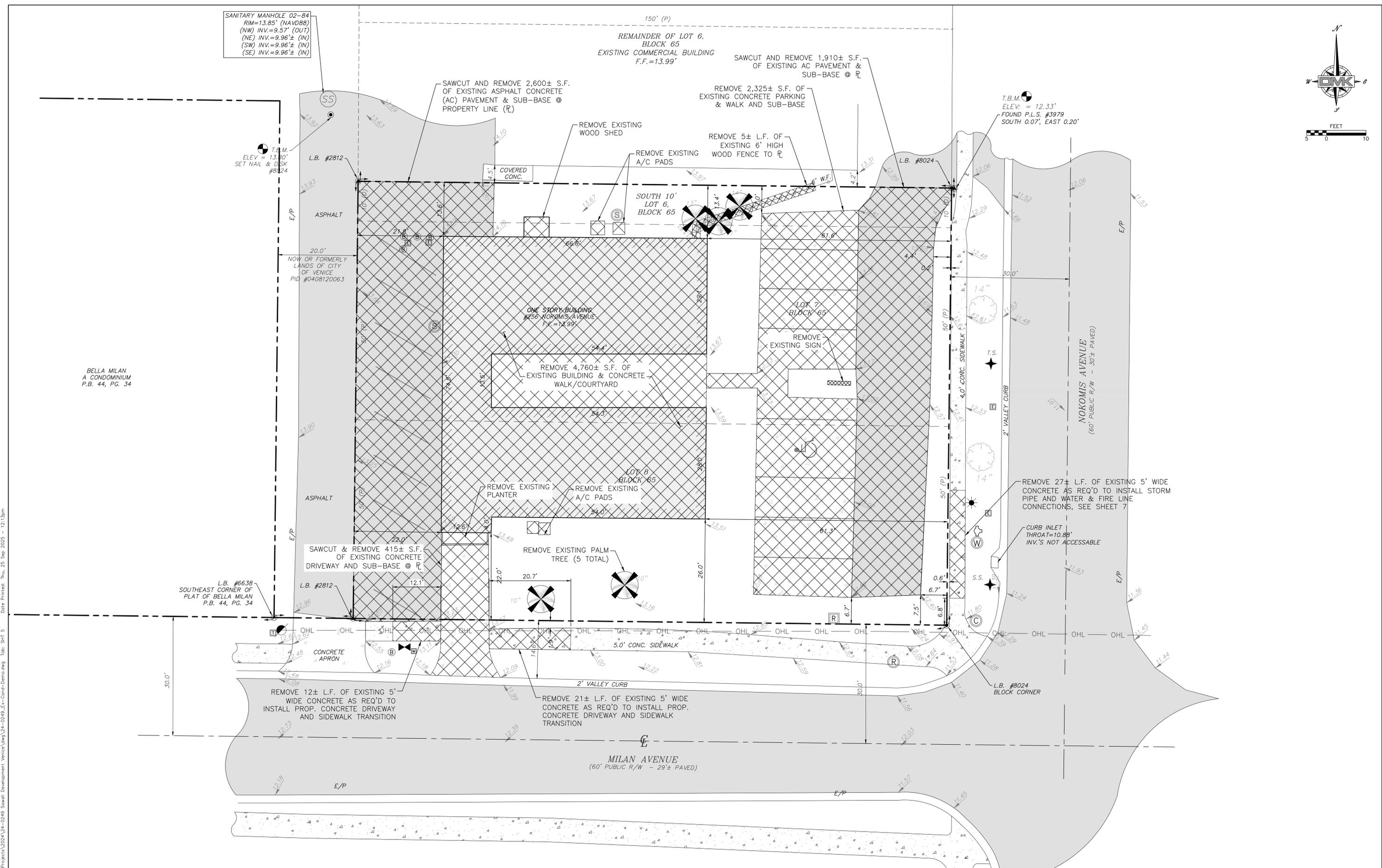


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VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
 256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
 EXISTING CONDITIONS AND AERIAL PHOTO

SANITARY MANHOLE 02-84
 RM=13.85' (NAVD88)
 (NW) INV.=9.57' (OUT)
 (NE) INV.=9.96± (IN)
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Drawing name: F:\Projects\2024\24-0249_Sawali Development_Venice\Drawings\24-0249_Ext-Cond-Demo.dwg Tab: SH1 F 5 Date Printed: Thu, 25 Sep 2025 - 12:13pm

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 256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
DEMOLITION PLAN

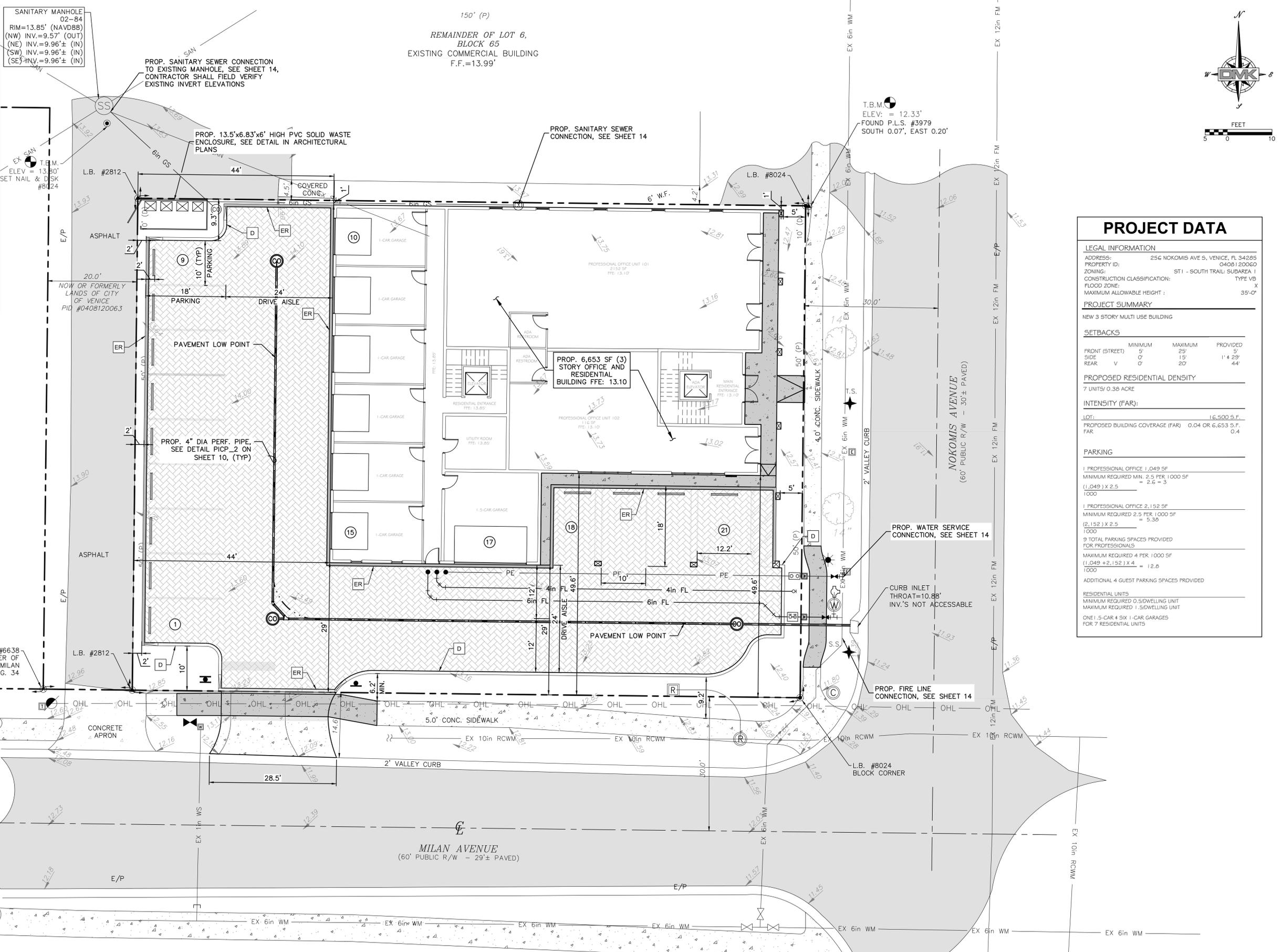
SHEET No.
5

VENICE ISLE, LLC.			
EXISTING CONDITIONS			
TOTAL PROJECT AREA	SQUARE FOOT	ACRES	PERCENTAGE
	16,500	0.378	100.0
BUILDING FOOTPRINT	4,757	0.109	28.8
CONC PARKING, PAD & S/W	2,605	0.060	15.8
DUMPSTER PAD	0	0.000	0.0
ASPHALT DRIVE	4,507	0.103	27.3
TOTAL IMPERVIOUS AREA	11,869	0.272	71.9
TOTAL PERVIOUS AREA	4,631	0.106	28.1
PROPOSED IMPROVEMENTS			
TOTAL PROJECT AREA	SQUARE FOOT	ACRES	PERCENTAGE
	16,500	0.378	100.0
BUILDING FOOTPRINT	6,653	0.153	40.3
CONC SIDEWALK ANDS RAMP	475	0.011	2.9
TOTAL IMPERVIOUS AREA	7,128	0.164	43.2
PERVIOUS PAVER DRIVE	7,395	0.170	44.8
OTHER PERVIOUS AREA	1,977	0.044	12.0
TOTAL PERVIOUS AREA	9,372	0.214	56.8
NET IMPERVIOUS AREA	-4,741	-0.109	-28.7
NET PERVIOUS AREA	4,741	0.109	28.7

DRAINAGE INFORMATION:
 THE PROPOSED PROJECT REDUCES THE C_n FROM 92.8 TO 87.6 AND THIS REDUCES THE PROPOSED STORMWATER AT THE SITE FOR THE PROJECT FOR ALL STORMS.

LEGEND:

- PROPOSED PERMEABLE PAVERS, PER DETAIL ON SHEET 10. PAVERS SHALL BE MAINTAINED ANNUALLY PER DIRECTIONS ON SHEET 11
- PROPOSED CONCRETE DRIVEWAY, PER DETAIL ON SHEET 15
- PROPOSED CONCRETE SIDEWALK, PER DETAIL ON SHEET 15
- PROPOSED TYPE "D" CURB W/ 3' TRANSITIONS TO FLUSH AT EACH END, PER DETAILS ON SHEET 9
- PROPOSED FLUSH EDGE RESTRAINT CURB, PER DETAILS ON SHEET 10
- PARKING COUNT, SEE SUMMARY ON THIS SHEET
- STORMWATER UNDER DRAIN CLEAN OUT
- SANITARY SEWER CLEAN OUT



PROJECT DATA			
LEGAL INFORMATION			
ADDRESS:	256 NOKOMIS AVE S, VENICE, FL 34285		
PROPERTY ID:	0406120060		
ZONING:	ST1 - SOUTH TRAIL SUBAREA 1		
CONSTRUCTION CLASSIFICATION:	TYPE VB		
FLOOD ZONE:	X		
MAXIMUM ALLOWABLE HEIGHT:	35'-0"		
PROJECT SUMMARY			
NEW 3 STORY MULTI USE BUILDING			
SETBACKS			
	MINIMUM	MAXIMUM	PROVIDED
FRONT (STREET)	5'	25'	5'
SIDE	0'	15'	1'4 29"
REAR	0'	20'	44'
PROPOSED RESIDENTIAL DENSITY			
7 UNITS/ 0.38 ACRE			
INTENSITY (FAR):			
LOT:	16,500 S.F.		
PROPOSED BUILDING COVERAGE (FAR)	0.04 OR 6,653 S.F.		
FAR	0.4		
PARKING			
1 PROFESSIONAL OFFICE 1,049 SF			
MINIMUM REQUIRED MIN. 2.5 PER 1,000 SF			
(1,049) X 2.5 = 2.6 = 3			
1,000			
1 PROFESSIONAL OFFICE 2,152 SF			
MINIMUM REQUIRED 2.5 PER 1,000 SF			
(2,152) X 2.5 = 5.38			
1,000			
9 TOTAL PARKING SPACES PROVIDED FOR PROFESSIONALS			
MAXIMUM REQUIRED 4 PER 1,000 SF			
(1,049 + 2,152) X 4 = 12.6			
1,000			
ADDITIONAL 4 GUEST PARKING SPACES PROVIDED			
RESIDENTIAL UNITS			
MINIMUM REQUIRED 0.5 DWELLING UNIT			
MAXIMUM REQUIRED 1.5 DWELLING UNIT			
ONE 1.5-CAR & SIX 1-CAR GARAGES FOR 7 RESIDENTIAL UNITS			

Drawing name: F:\Projects\2024\24-0249-Site\24-0249-Site.dwg Tab: SH1 6 Date Printed: Thu, 25 Sep 2025 - 12:13pm

SANITARY MANHOLE
02-84
RIM=13.85' (NAVD88)
(NW) INV.=9.57' (OUT)
(NE) INV.=9.96'± (IN)
(SW) INV.=9.96'± (IN)
(SE) INV.=9.96'± (IN)

150' (P)
REMAINDER OF LOT 6,
BLOCK 65
EXISTING COMMERCIAL BUILDING
F.F.=13.99'

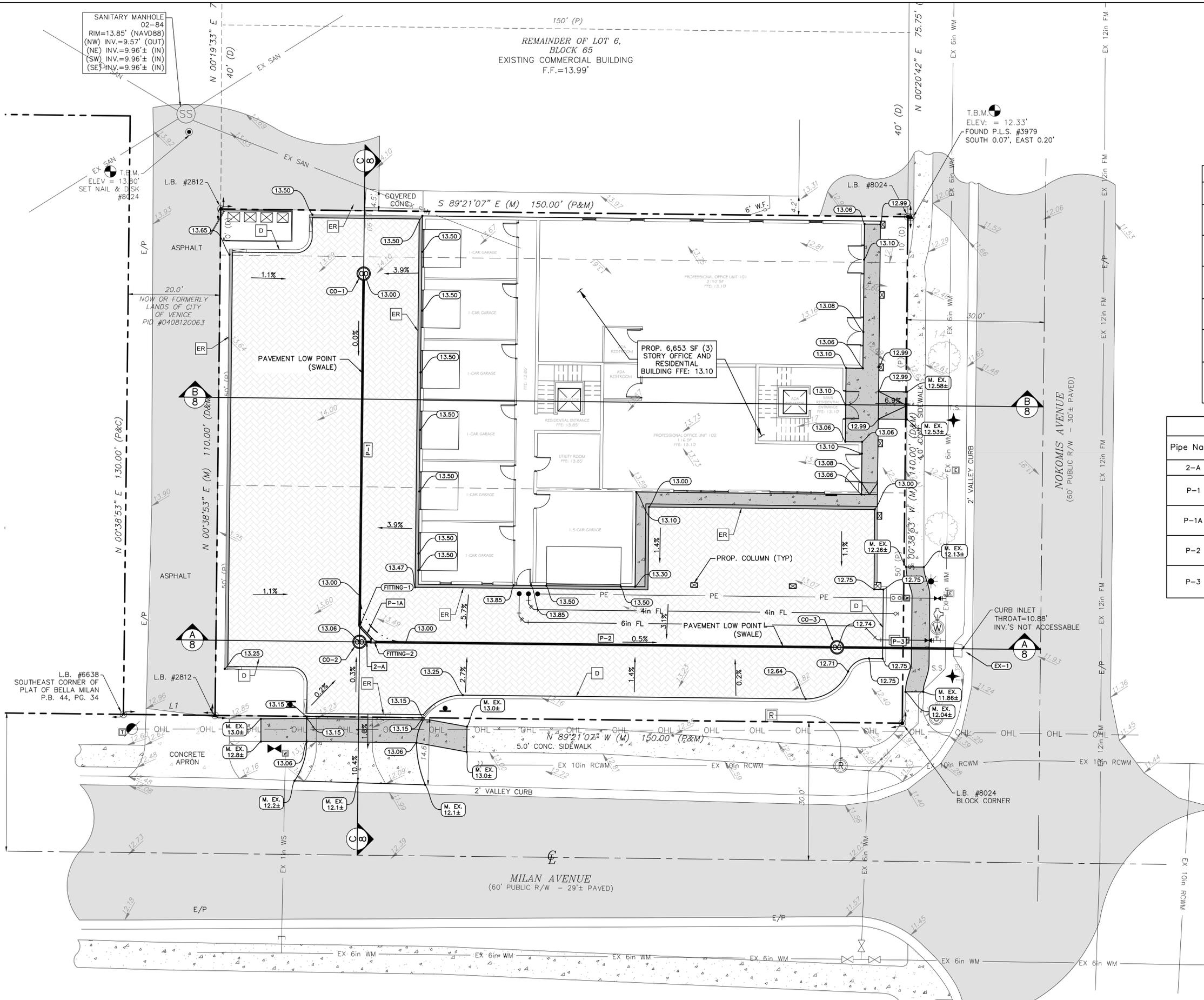
SECTION CALL-OUT LEGEND
SECTION IDENTIFIER
PAGE No.
(SECTION LOCATION)



STRUCTURES SCHEDULE				
Structure No.	Description	Rim/Grate & Invert Elevations	Northing	Easting
CO-1	4" CLEAN-OUT w/ VALVE BOX AND COVER, PER DETAIL ON SHEET 15	Rim El: 13.00 (S) INV = 9.67	1004495.601	511083.358
CO-2	4" CLEAN-OUT w/ VALVE BOX AND COVER, PER DETAIL ON SHEET 15	Rim El: 13.06 (E) INV = 9.67	1004415.608	511082.449
CO-3	4" CLEAN-OUT w/ VALVE BOX AND COVER, PER DETAIL ON SHEET 15	Rim El: 12.74 (W) INV = 9.41 (E) INV = 9.41	1004414.416	511186.685
EX-1	EXIST. CURB INLET THROAT=10.88' INV'S NOT ACCESSABLE	Rim El: 10.32 (W) INV = 8.80	1004414.115	511213.521
FITTING-1	4"x45" PVC BEND	(N) INV = 9.67 (SE) INV = 9.67	1004419.031	511082.473
FITTING-2	4"x4" PVC WYE	(NW) INV = 9.67 (E) INV = 9.67 (W) INV = 9.67	1004415.571	511085.683

PIPE SCHEDULE						
Pipe Name	Length	Description	From Structure	Inv. EL.	To Structure	Inv. EL.
2-A	3	4" SOLID PVC C900 DR18,	FITTING-2	9.67	CO-2	9.67
P-1	77	4" PERFORATED PLASTIC PIPE IN 57" STONE TRENCH, PER DETAIL ON SHEET 10	CO-1	9.67	FITTING-1	9.67
P-1A	5	4" PERFORATED PLASTIC PIPE IN 57" STONE TRENCH, PER DETAIL ON SHEET 10	FITTING-1	9.67	FITTING-2	9.67
P-2	101	4" PERFORATED PLASTIC PIPE IN 57" STONE TRENCH, PER DETAIL ON SHEET 10	FITTING-2	9.67	CO-3	9.41
P-3	27	4" SOLID PVC C900 DR18, CORE DRILL INTO EX. CURB INLET w/ WATER TIGHT NON-SHRINK GROUT	CO-3	9.41	EX-1	8.80

- LEGEND:**
- PROPOSED PERMEABLE PAVERS, PER DETAIL ON SHEET 10. PAVERS SHALL BE MAINTAINED ANNUALLY PER DIRECTIONS ON SHEET 11
 - PROPOSED CONCRETE DRIVEWAY, PER DETAIL ON SHEET 15
 - PROPOSED CONCRETE SIDEWALK, PER DETAIL ON SHEET 15
 - PROPOSED TYPE "D" CURB w/ 3' TRANSITIONS TO FLUSH AT EACH END, PER DETAILS ON SHEET 9
 - PROPOSED FLUSH EDGE RESTRAINT CURB, PER DETAILS ON SHEET 10
 - PROPOSED PAVEMENT SWALE
 - PROPOSED PAVEMENT GRADE BREAK
 - PROPOSED DRAINAGE FLOW ARROW
 - PROPOSED SPOT ELEVATION



Drawing name: F:\Projects\2024\24-0249-Site\24-0249-Site.dwg Tab: SHT 7 Date Printed: Thu, 25 Sep 2025 - 12:13pm
 F:\Projects\2024\24-0249-Site\24-0249-Site.dwg Tab: SHT 7

REVISION	DATE	BY

VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848



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

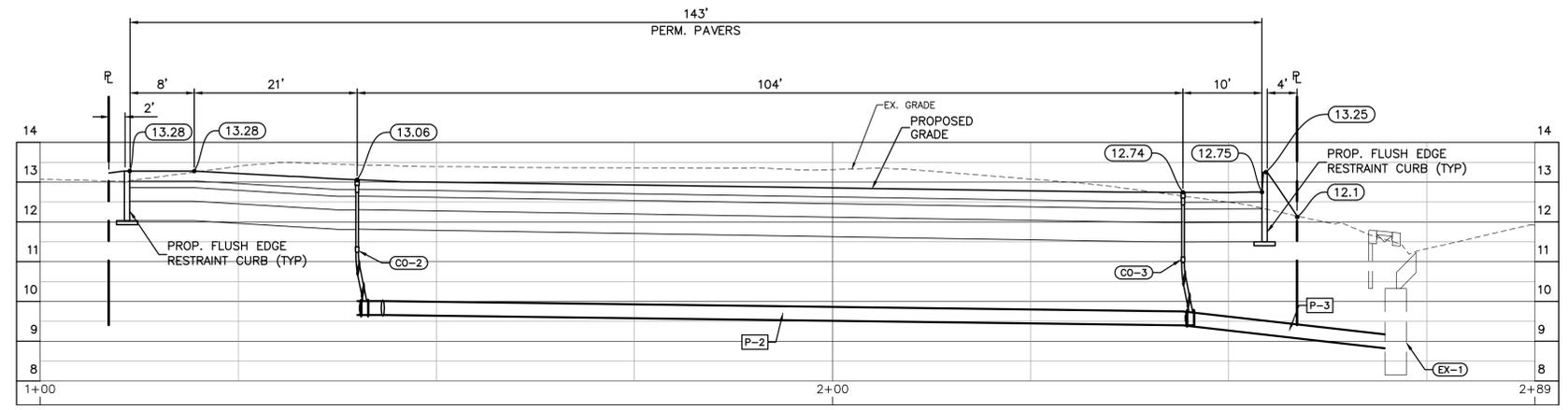
DATE 05/10/2024	CKD. BY	DATE
DRAWN RMS	JRR	09/25/25
DESIGN JRR	JRR	09/25/25
SCALE @ 24x36"	DMK NO. 24-0249	

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256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
GRADING AND DRAINAGE PLAN

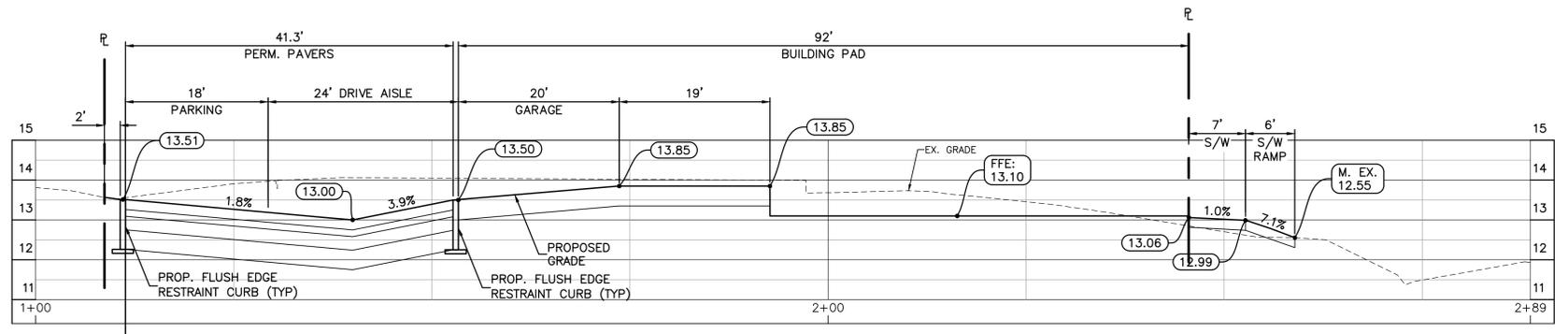
ENGINEER OF RECORD
JEFFREY R. RAYKOS, P.E.
STATE OF FLORIDA NO. 88349

SHEET No.
7

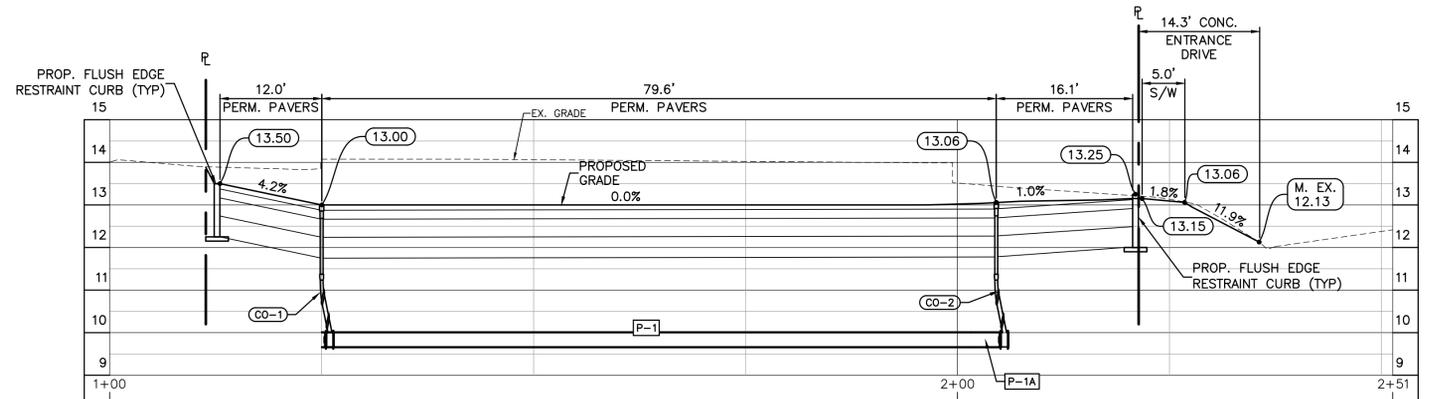
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SECTION A-A
SCALE: H:1"=10'; V:1"=2'



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



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

REVISION	DATE	BY

VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848



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

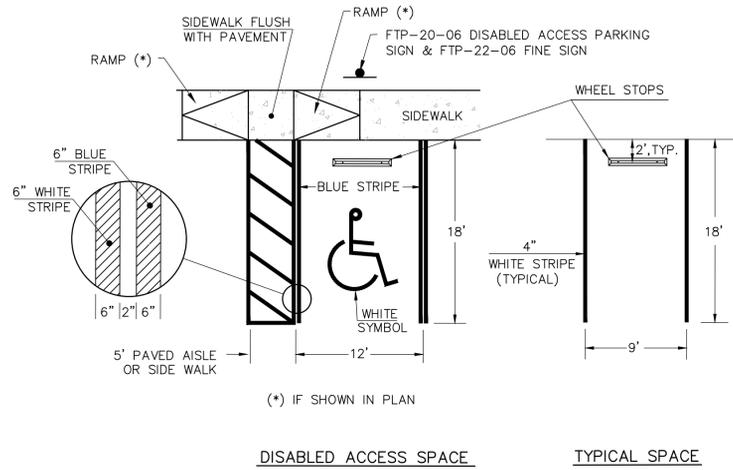
DATE	CKD. BY	DATE
05/10/2024	JRR	09/25/25
DRAWN RMS	JRR	09/25/25
DESIGN JRR	JRR	09/25/25
SCALE @ 24x36"	DMK NO. 24-0249	

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
PROJECT CROSS SECTIONS

ENGINEER OF RECORD
JEFFREY R. RAYKOS, P.E.
STATE OF FLORIDA NO. 88349

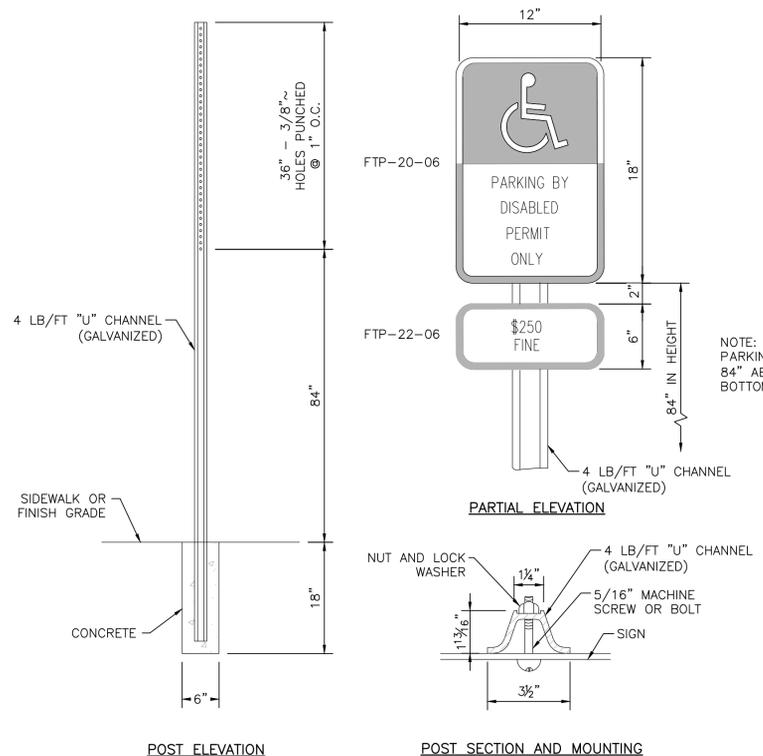
SHEET No.
8

Drawing name: F:\Projects\2024\24-0249_Sawali_Development_Venice\dwg\24-0249_Detail-Site.dwg Tab: SH1 9 Date Printed: Thu, 25 Sep 2025 - 12:14pm

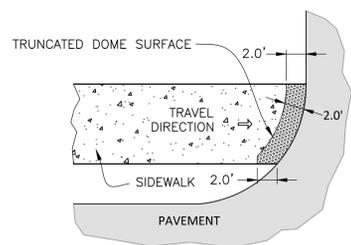


NOTE: ALL STRIPING SHALL BE THERMOPLASTIC, SEE GENERAL NOTES ON SHEET 2.

PARKING SPACE DETAIL
N.T.S.

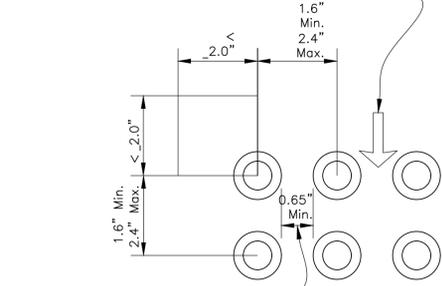


DISABLED ACCESS (D.A.) PARKING SIGN
SCALE: N.T.S.

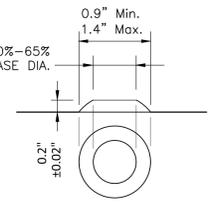


DETECTABLE WARNING SURFACE SHALL BEGIN 2' FROM NEAREST EDGE OF CURB AND EXTEND TO FARTHEST EDGE TO FIT FIELD CONDITIONS.

ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL TO THE EXTENT PRACTICAL.



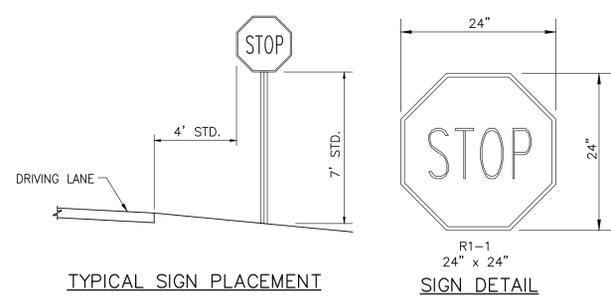
BASE-TO-BASE SPACING SHALL BE 0.65\"/>



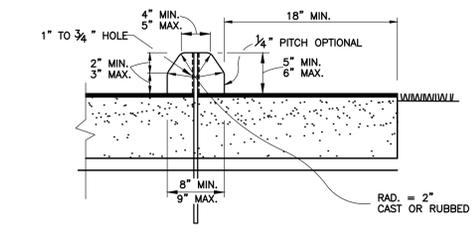
TRUNCATED DOME
THE TOP WIDTH OF THE DOME SHALL BE A MINIMUM OF 50% AND A MAXIMUM OF 65% OF THE BASE DIAMETER. TRUNCATED DOMES SHALL BE PAVERS OR STAMPED CONCRETE (PAVERS PREFERRED). PLASTIC AND RUBBER MATS SHALL NOT BE USED.

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES FROM THE BACK-OF-CURB, OR EDGE OF PAVEMENT IF NO CURB EXISTS.

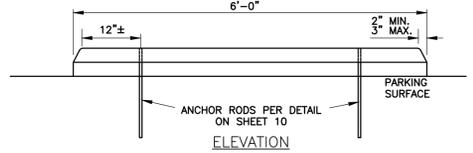
DETECTABLE WARNING DETAIL
N.T.S.



24\"/>

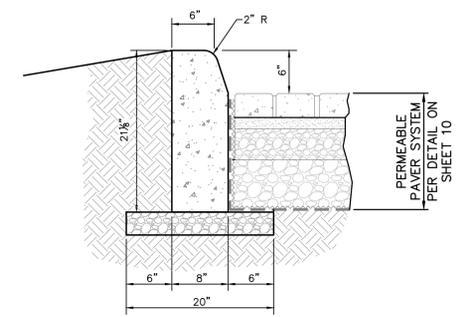


SECTION



ELEVATION

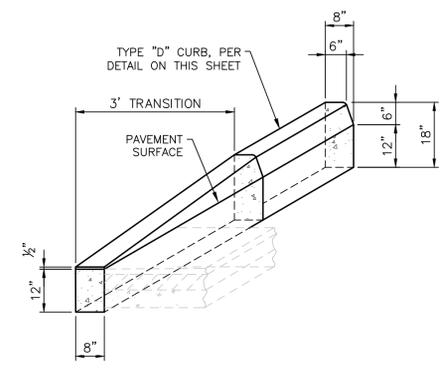
CONCRETE WHEEL STOP DETAIL
N.T.S.



SECTION VIEW

NOTES:
1. CONCRETE TO BE F.D.O.T. CLASS I OR EQUAL. (2,500 P.S.I. MINIMUM STRENGTH)
2. CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. SPECIFICATION SECTION 520.

TYPE "D" CURB ADJACENT TO PERMEABLE PAVER SYSTEM
N.T.S.



TYPE "D" CURB TRANSITION DETAIL
N.T.S.

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VENICE, FLORIDA 34285
(262) 893-4848



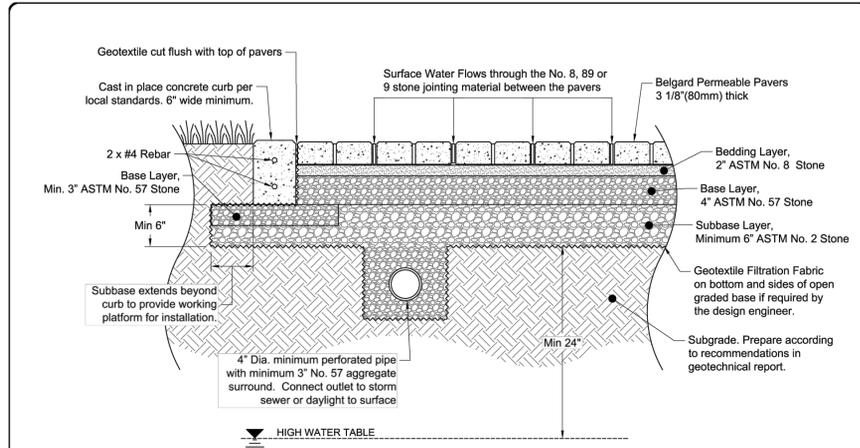
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405 Commercial Court, Suite E Venice, Florida 34292
Phone: (941) 412-1293, email: info@dmkassoc.com
Certificate of Authorization No. 3943

DATE	CKD. BY	DATE
05/10/2024	JRR	09/25/25
09/25/25	JRR	09/25/25
SCALE @ 24x36" DMK NO. 24-0249		

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285

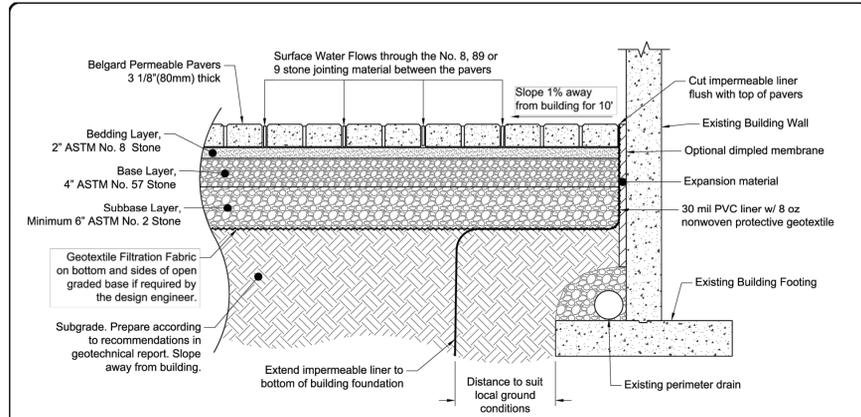
SITE DETAILS

Drawing name: F:\Projects\2024\24-0249_Sawali_Development_Venice\Drawings\Detail-Paving.dwg Tab: SH1 F 10 Date Printed: Thu, 25 Sep 2025 12:14pm



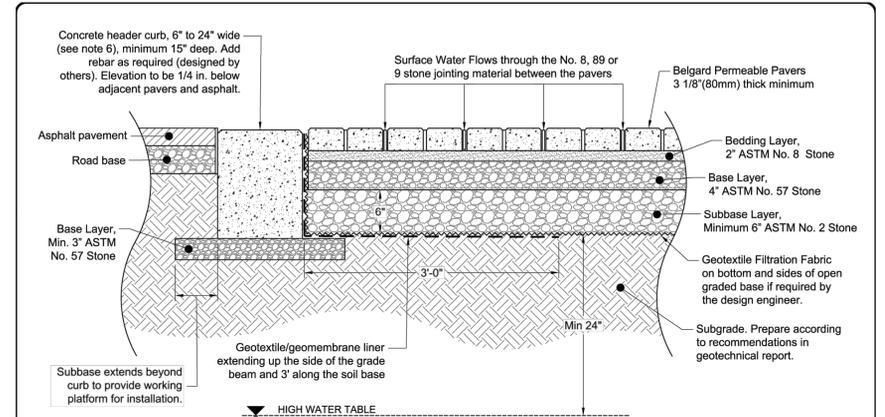
- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
 5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
 6. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
 7. Strictly pedestrian applications may substitute base/subbase layers with one 6\"/>

	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement w/ Underdrain	Scale: N.T.S. Date: 5/7/18	Drawn by: MAH Drawing number: PICP_2



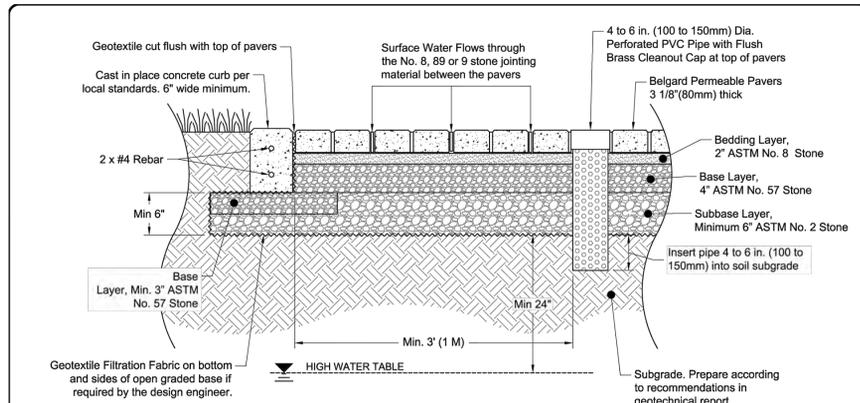
- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Consult with Structural Engineer to verify building wall can handle additional hydrostatic pressure that could be created by the PICP system during severe rainfall events.
 5. Dimpled membrane allows foundation wall to breathe. Recommended for buildings where living areas are below grade.
 6. Verify with local Stormwater Management Regulatory agency that PICP systems are permitted next to buildings.
 7. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
 8. Strictly pedestrian applications may substitute base/subbase layers with one 6\"/>

	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement Adjacent to Building	Scale: N.T.S. Date: 5/7/18	Drawn by: MAH Drawing number: PICP_4



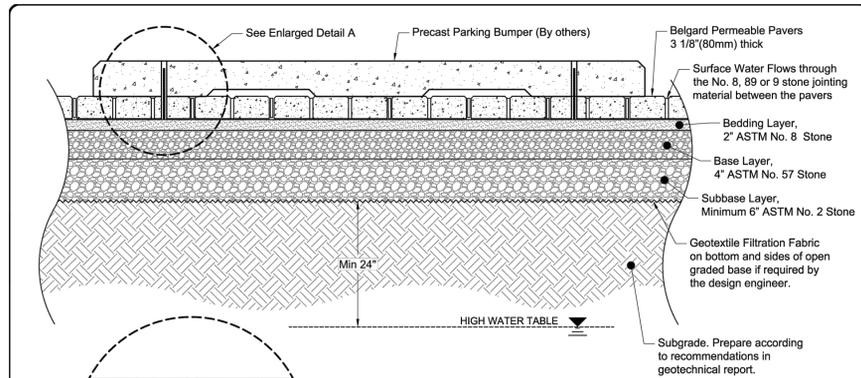
- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
 5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
 6. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not skip over it.
 7. Strictly pedestrian applications may substitute base/subbase layers with one 6\"/>

	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement Transition to Asphalt	Scale: N.T.S. Date: 5/7/18	Drawn by: MAH Drawing number: PICP_7



- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
 5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
 6. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
 7. Observation Port shall be located at lowest subgrade elevation to monitor water level and infiltration rate.
 8. Observation Ports should be fitted with a Flush Brass Cleanout Cap.
 9. Observation Port shall be located in a low traffic area outside of wheel paths.
 10. Strictly pedestrian applications may substitute base/subbase layers with one 6\"/>

	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement w/ Observation Port Inside	Scale: N.T.S. Date: 5/7/18	Drawn by: MAH Drawing number: PICP_8



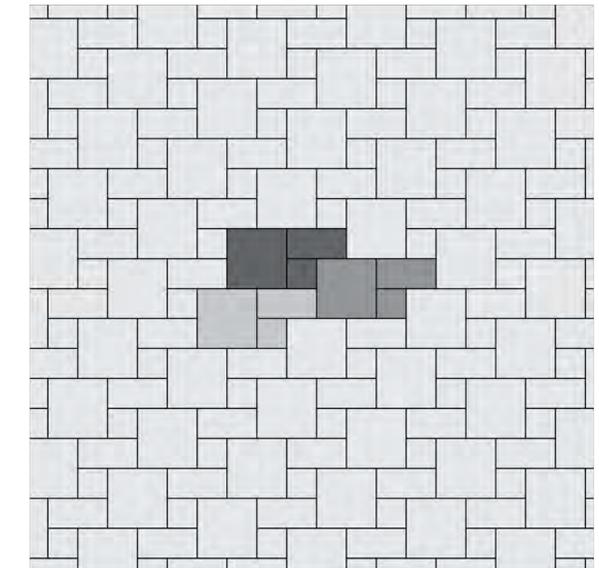
- Design Notes:**
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
 5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.

	belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Permeable Paving Detail PICP Pavement w/ Parking Bumper	Scale: N.T.S. Date: 4/17/18	Drawn by: MAH Drawing number: PICP_12

BELGARD PAVES THE WAY
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AQUALINE™ SERIES IE
 3-PIECE BOX PATTERN

- NOTES:**
 AutoCAD® hatch pattern files can be downloaded from belgard.com for use in architectural drawings.
- Some patterns may not necessarily reflect the percentages of stone sizes within a particular pallet. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.
- Percentages are based on area by paver.
- 14% 4 1/2 x 4 1/2 x 3 1/8
 - 29% 4 1/2 x 9 x 3 1/8
 - 57% 9 x 9 x 3 1/8



49
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 225 N. HARBOR DRIVE
 VENICE, FLORIDA 34292
 (262) 893-4848



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DATE	05/10/2024	CKD. BY	DATE
DRAWN	RMS	JRR	09/25/25
DESIGN	JRR	JRR	09/25/25
SCALE	@ 24x36"	DMK NO.	24-0249

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
 256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
PERMEABLE PAVER DETAILS

ENGINEER OF RECORD
 JEFFREY R. RAYKOS, P.E.
 STATE OF FLORIDA NO. 88349

SHEET NO.
10

NO.	REVISION	DATE	BY

ANNUAL INSPECTION & ROUTINE MAINTENANCE PROGRAM

The following items are minimum requirements for any annual PICP maintenance program:

An annual inspection is recommended in the spring after snow events have subsided for the year. The purpose of the annual inspection is to assess the functional condition of the permeable pavers as a structural pavement and stormwater control measure. Once the annual inspection is completed, routine maintenance activities should be performed to correct any deficiencies.

- Replenish paver joints with additional aggregate if the level is more than 1/8 in. below the bottom of the chamfer at the paver surface.
- Inspect vegetation around PICP perimeter for cover & soil stability, repair/replant as needed.
- Inspect and repair all paver surface deformations (depressions/settlement) exceeding 1/8 in.
- Repair paver heights offset by more than 1/8 in. above or below adjacent units, or offset by more than 1/8 in. lippage from paver-to-paver.
- Replace cracked paver units of medium and high severity impairing surface structural integrity.
- Check drains and outfalls (if existing) for the free flow of water. Remove any obstructions.
- Check observation wells (if existing) to confirm reservoir is draining (based on last measurable rain event).
- Conduct Routine Maintenance and increase frequency based on sediment loading.
- If evidence of surface excessive sedimentation exists, test surface infiltration rate using ASTM C1781. If pavement infiltration rate is < 100 in/hr, increase Routine Maintenance from annually to quarterly. If surface infiltration rates fall to 10 in/hr., employ a Restorative Maintenance program utilizing a high pressure air or vacuum methods to extract affected joint material and replace joint material with ASTM No. 8, 89 or 9 washed chip aggregates (based on original design requirements). In most cases, restorative cleaning will only be necessary in isolated locations. Retest surface infiltration rate to confirm reinstated areas exceed 100 in/hr. Repeat the restorative process as needed to exceed the 100 in/hr. criteria.

The initial routine maintenance cycle of a permeable pavement should commence 6 months from the PICP installation date, and be repeated every 12 months or more frequently as needed. The objective is to remove debris and sediment from the surface with standard sweeping equipment such as power or manual brooms, blowers, mechanical sweepers or regenerative air vacuums. Examples of routine maintenance equipment are shown on the following page.

The Importance of Maintaining Joint Fill for Routine and Restorative Maintenance

While the focus is often on cleaning PICP joints, it is equally important to maintain aggregate in the joints not only for filtering sediment but to maintain paver to paver interlock providing structural stability. During the service life of the permeable paver system, joint material loss occurs through scour, migration, snow plowing, sweeping, and wheel suction from traffic, etc. It is imperative to replenish joint fill material as needed with the specified joint material in the construction documents (typically ASTM No. 8, 89, or 9) by sweeping joints full and removing the excess from the surface.

The use of water equipped sweepers or water assisted cleaning equipment to remove sediment within the joints or paver openings may be helpful. Excessive water will also create a slurry containing contaminants that may require special off-site disposal.

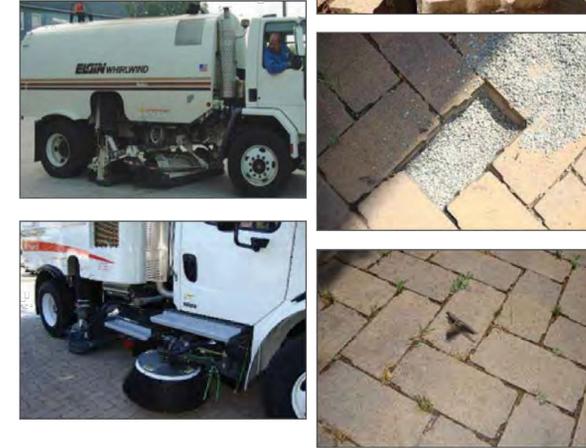
Lawn maintenance personnel should be instructed to blow grass clippings away from permeable pavement and blow off any grass clippings, plant debris, or leaves that are deposited on the permeable pavement during lawn maintenance and landscaping operations.

A dry mechanical or regenerative air type sweeper may be used during dry periods to remove encrusted sediment, leaves, grass clippings, etc. Vacuum equipment, air blowers or sweeper settings may require adjustments to prevent uptake of aggregate from the paver voids or joints. Leaf blowers or other standard on-site manual methods that are used for standard pavement maintenance may be employed to remove this surface debris.



Restorative Maintenance

In rare cases, excessive sediment loading can occur in PICP surfaces. These conditions are typically in isolated areas within the pavement (often along edges or drive lanes) and are usually due to excessive contributory run-on. Fortunately PICP, unlike other types of porous pavements, provides vertical filter columns (joints with specific aggregate in-fill) that allow for the capture and extraction of sediment build-up within the paver openings. Restorative maintenance can be done utilizing a number of different methods, although vacuum and high pressure air systems can best remove the entire 3 in. column of joint aggregates.



Sediment collects within the joint or paver openings (voids). As particles attach to the interior in-fill aggregates, the fine particles bind together, below the surface as shown below. The majority of the particulate or sediment travel is limited to the near surface and typically does not advance more than 1-2 inches below the paver surface and typically does not reach the bedding layer. The ability for PICP to collect sediment near the surface is a key advantage to this type of infiltration system. Maintenance can be easily performed on the near surface joint filters within a PICP system.

Municipal vacuum trucks, high-pressure air jets, and even a shop vac, may be used for restorative maintenance in smaller areas. For some projects, a high-powered pressure washer followed by high-powered vacuum suction such as a Ditch Witch FX30® vacuum excavator can be used for hot spot cleaning. This machinery is typically used for removal of accumulated sediment from catch basins and sumps. It is commonly available for rent in all markets and contractors have found this approach to be efficient for small projects.

Restorative maintenance should be attempted in a dry condition and if removal is not achieved, flooding the area with water will help release the sediment under pressure from the vacuum source (water may be effective for restorative maintenance).

The final task in restorative maintenance is to replace openings with joint fill (ASTM No. 8, 89, or 9) specified in the design by sweeping joints full to bottom of the chamfer of the paver surface. Remove excess chip materials from surface and the pavement is ready for use.



Maintenance Research

A 2020 University of Toronto study, *Maintenance Equipment Testing on Accelerated Clogged Permeable Interlocking Concrete Pavements* evaluated PICP restoration equipment based on surface infiltration testing before and after cleaning. Five different technologies were investigated: full vacuum sweeper, regenerative air sweeper, dry mechanical sweeper, water pressure washing, and a hybrid high pressure air/vac system specifically designed for permeable pavement. The study found that all cleaning technologies significantly improve surface infiltration rates. However, the high pressure air-vac hybrid (Typhoon Permeable Joint Excavator along with a PAVEVAC suction system) had the best and least variable results. The Typhoon system restoration was 2 to 6 times higher than the other systems and was the only technique able to fully restore surface infiltration rates.

A 2020 United States Geological Survey study, *Assessment of Restorative Maintenance Practices on the Infiltration Capacity of Permeable Pavement Assessment of Restorative Maintenance Practices on the Infiltration Capacity of Permeable Pavement*, evaluated different cleaning methods over a four-year period on three different types of permeable pavement. Researchers also found that all cleaning methods improve surface infiltration rates, however, the PICP system recovered and responded to cleaning far better than porous asphalt or porous concrete. Researchers noted that PICP allows for sediment to be easily removed from surface openings, unlike fines that clog cast in-place permeable pavement. The Typhoon system had the highest restored infiltration rates out of four cleaning methods tested, which included two different vacuum-assisted street cleaners and manual methods.



Contact a Belgard Sales Representative for copies of the latest maintenance research reports or for information about routine or restorative maintenance contractors in your market.

When is Restorative Maintenance Needed?

Restorative maintenance is sometimes required on older installations not routinely maintained. An indication that restorative maintenance is needed is when rainwater ponds on permeable paver surfaces. In addition, on some land development or phased construction projects, permeable pavers are installed early in the project and often are subjected to significant sediment loading prior to substantial completion or occupancy permit issuance. Project developers, HOAs, and municipal inspectors typically require that the PICP system is restored to full surface infiltration capacity for final acceptance and approval. On these projects subject to sediment loading, Belgard Commercial recommends a restorative maintenance program be implemented to restore the PICP infiltration rate and jointing material.



RESOURCES

The following resources address PICP design and maintenance and may provide additional guidance:

- *Permeable Interlocking Concrete Pavements*, latest edition a comprehensive design manual that provides specifications and information on construction and maintenance, published by The Interlocking Concrete Pavement Institute (ICPI)
- *ASCE 68-18 Permeable Interlocking Concrete Pavement*, a design standard providing design methodologies for both structural and hydrologic design of permeable paver systems by the American Society of Civil Engineers (ASCE) through the Transportation and Development Institute (TDI)
- *ASTM E2840 Standard Practice for Pavement Condition Index Surveys for Interlocking Concrete Roads and Parking Lots* published by the American Society for Testing Materials (ASTM)

Go to BelgardCommercial.com to download PICP resources including:

- Guide specification
- Typical details
- Project Profiles
- Product Data Sheets (cut sheets)
- Color options
- Installation guidelines
- Inspection & Maintenance checklists

Belgard Commercial offers the following post-construction services:

- **Project-specific O&M Manual** - Belgard Commercial has developed O&M manual templates for commercial and municipal PICP projects to restore clogged areas with new joint fill and establish surface infiltration rates exceeding 100 inches/hour. Assistance with developing a project-specific O&M manual can be provided.
- **ASTM C 1781 Surface Infiltration Testing** - Belgard Commercial can provide surface infiltration testing along with a report documenting the methodology and results for municipal and commercial PICP projects.
- **Routine PICP Maintenance Program** - Belgard Commercial can recommend routine maintenance service contractors for commercial and municipal PICP projects. The frequency and cost of this program is quoted on a project-specific basis.
- **Restorative PICP Maintenance** - Belgard Commercial can facilitate restorative maintenance services on an as-needed basis to restore clogged areas with new joint fill and establish surface infiltration rates exceeding 100 inches/hr. Belgard Commercial will ensure that appropriate equipment will be operated by qualified and trained contractors. Projects that elect restorative maintenance will receive results of an ASTM C1781 surface infiltration test upon completion of the scope of work.

Belgard Commercial offers the following post-construction services:

- Project-specific details
- Project-specific specifications
- Input on stormwater conveyance, storage, and water quality strategies
- Concept plans for alternative PICP designs
- Stormwater Management Plan reviews
- Cost analysis comparing PICP systems to conventional impervious pavement systems
- Life-cycle cost analysis comparisons

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- | | |
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VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848



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

DATE 05/10/2024	CKD. BY	DATE
DRAWN RMS	JRR	09/25/25
DESIGN JRR	JRR	09/25/25
SCALE @ 24x36"	DMK NO. 24-0249	

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
PERMEABLE PAVER MAINT. SCHEDULE AND GUIDELINES

ENGINEER OF RECORD
JEFFREY R. RAYKOS, P.E.
STATE OF FLORIDA NO. 88349

SHEET NO.
11



PARKING BY
DISABLED
PERMIT
ONLY

FINE
\$250 MAX

DA-1
DISABLE PERMIT ONLY SIGN,
PER DETAIL ON SHEET 11.
N.T.S.



24" R1-1
STOP SIGN, PER MUTCD STANDARDS
N.T.S.



24"x24" R5-2
PER MUTCD STANDARDS
N.T.S.

SEWER MANHOLE
02-84
RIM=13.85' (NAVD88)
(NW) INV.=9.57' (OUT)
(NE) INV.=9.96± (IN)
(SW) INV.=9.96± (IN)
(SE) INV.=9.96± (IN)

T.B.M.
ELEV = 13.80'
SET NAIL & DISK
#8024

20.0'
NOW OR FORMERLY
LANDS OF CITY
OF VENICE
PID #0408120063

CONCRETE WHEEL STOP, PER
DETAIL ON SHEET 9 (TYP)

18' (TYP)

6" WIDE SOLID WHITE STANDARD
PARKING STRIPE, PER DETAIL
ON SHEET 15 (TYP)

CONCRETE WHEEL STOP, PER
DETAIL ON SHEET 9 (TYP)

DA-1 MOUNTED TO BUILDING,
HEIGHT PER DETAIL ON SHEET 9
6" WIDE SOLID WHITE
STANDARD PARKING STRIPE,
PER DETAIL ON SHEET 9 (TYP)

4in FL
6in FL
DISABLED ACCESS PARKING
PAVEMENT MARKING, PER
DETAIL ON SHEET 15 (TYP)

24" SOLID WHITE STOP BAR

18" SOLID WHITE
CROSS WALK



R1-1
R5-2



R5-2

MILAN AVENUE
(60' PUBLIC R/W - 29± PAVED)

EXISTING COMMERCIAL BUILDING
F.F.=13.99'

T.B.M.
ELEV. = 12.33'

NOKOMIS AVENUE
(60' PUBLIC R/W - 30± PAVED)



Drawing name: F:\Projects\2024\24-0249-Sawell Development Venice\24-0249-Site.dwg Tab: SHT 12 Date Printed: Thu, 25 Sep 2025 - 12:14pm

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VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848



DMK ASSOCIATES
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VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
SIGNING AND PAVEMENT MARKING PLAN

ENGINEER OF RECORD
JEFFREY R. RAYKOS, P.E.
STATE OF FLORIDA NO. 88349

SHEET No.
12

EROSION CONTROL NOTES
(IF APPLICABLE)

1. GENERAL

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

2. WETLAND PROTECTION

IN AREAS OF CONSTRUCTION ADJACENT TO WETLANDS, THE FOLLOWING SHALL BE PERFORMED:

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

3. EARTH MOVING ACTIVITIES

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

4. FILLS

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

5. CUTS

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

6. TEMPORARY SEDIMENT BASIN AND PERMANENT STORMWATER BASINS

- SITE PREPARATION**
AREAS UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIALS. IN ORDER TO FACILITATE CLEAN-OUT AND RESTORATION, THE POOL AREA (MEASURED AT THE TOP OF THE SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.

- CUT-OFF TRENCH**
A CUT-OFF TRENCH, WHEN POND DEPTHS ARE IN EXCESS OF THREE FEET, SHALL BE EXCAVATED ALONG THE CENTERLINE OF EARTH FILL EMBANKMENTS. THE MINIMUM DEPTH SHALL BE TWO FEET. THE CUT-OFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM DEPTH SHALL BE FOUR FEET, BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DEWATERED DURING THE BACKFILLING-COMPACTION OPERATIONS.

- EMBANKMENT**
THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED BORROW AREAS. IT SHALL BE CLEAN SOIL FREE OF ROOTS, WOODY VEGETATIONS, OVER-SIZED STONES, ROCKS OR OTHER OBJECTIONABLE MATERIAL AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. FILL MATERIAL SHALL BE PLACED IN SIX TO EIGHT INCHES THICK CONTINUOUS LAYERS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION SHALL BE OBTAINED BY ROUTING HAULING EQUIPMENT OVER THE FILL SO THAT THE ENTIRE SURFACE OF EACH LAYER OF THE FILL IS TRAVERSED BY AT LEAST ONE WHEEL OF TREAD TRUCK OF THE EQUIPMENT OR BY THE USE OF A COMPACTOR. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5%.

- PIPE SPILLWAYS**
THE RISER SHALL BE SECURELY ATTACHED TO THE BARREL OF THE OUTFALL PIPE. THE BARREL AND RISER SHALL BE PLACED ON A FIRM, SMOOTH SOIL FOUNDATION. THE CONNECTION BETWEEN THE RISER AND RISER BASE SHALL BE WATER TIGHT. THE FILL MATERIAL AROUND THE PIPE SPILLWAY SHALL BE PLACED IN FOUR INCH LAYERS AND COMPACTED UNDER THE SHOULDERS AND AROUND THE PIPE TO AT LEAST THE SAME DENSITY AS THE ADJACENT EMBANKMENT. HAND COMPACTED BACKFILL SHALL BE PLACED OVER THE PIPE SPILLWAY BEFORE CROSSING IT WITH CONSTRUCTION EQUIPMENT.

- EROSION POLLUTION CONTROL**
CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

7. MAINTENANCE

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

8. BEST MANAGEMENT PRACTICES

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

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

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

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

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

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

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

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

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

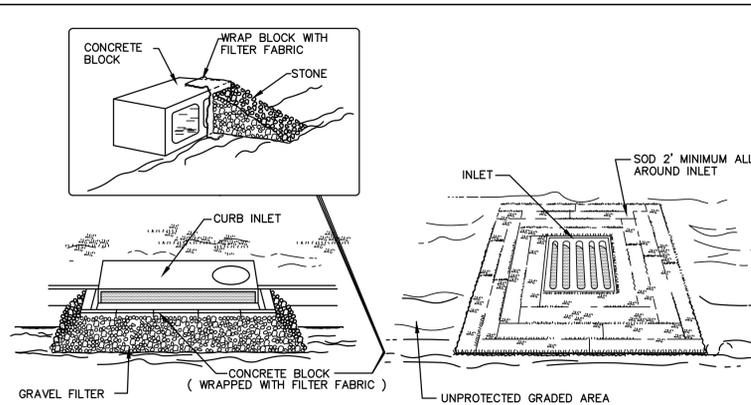
THE CONTRACTOR SHALL EMPLOY EROSION/SEDIMENT PREVENTION MEASURES, AS STATED WITHIN THE "BEST MANAGEMENT PRACTICES SPECIFICATIONS AND DETAILS". FOR THE DURATION OF CONSTRUCTION.

ALL DISTURBED AREAS SHALL BE SODDED AS SOON AS PRACTICAL TO PREVENT EROSION.

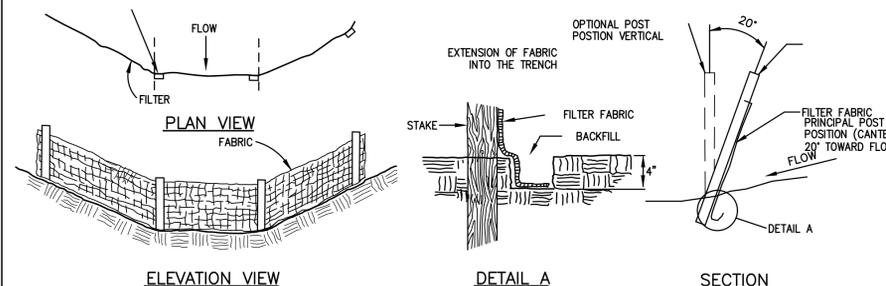
SODDING IS TO BE MAINTAINED, INCLUDING SLOPES, UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES AND GRASS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL PROVISIONS FOR EROSION CONTROL SHALL BE ADHERED TO.

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

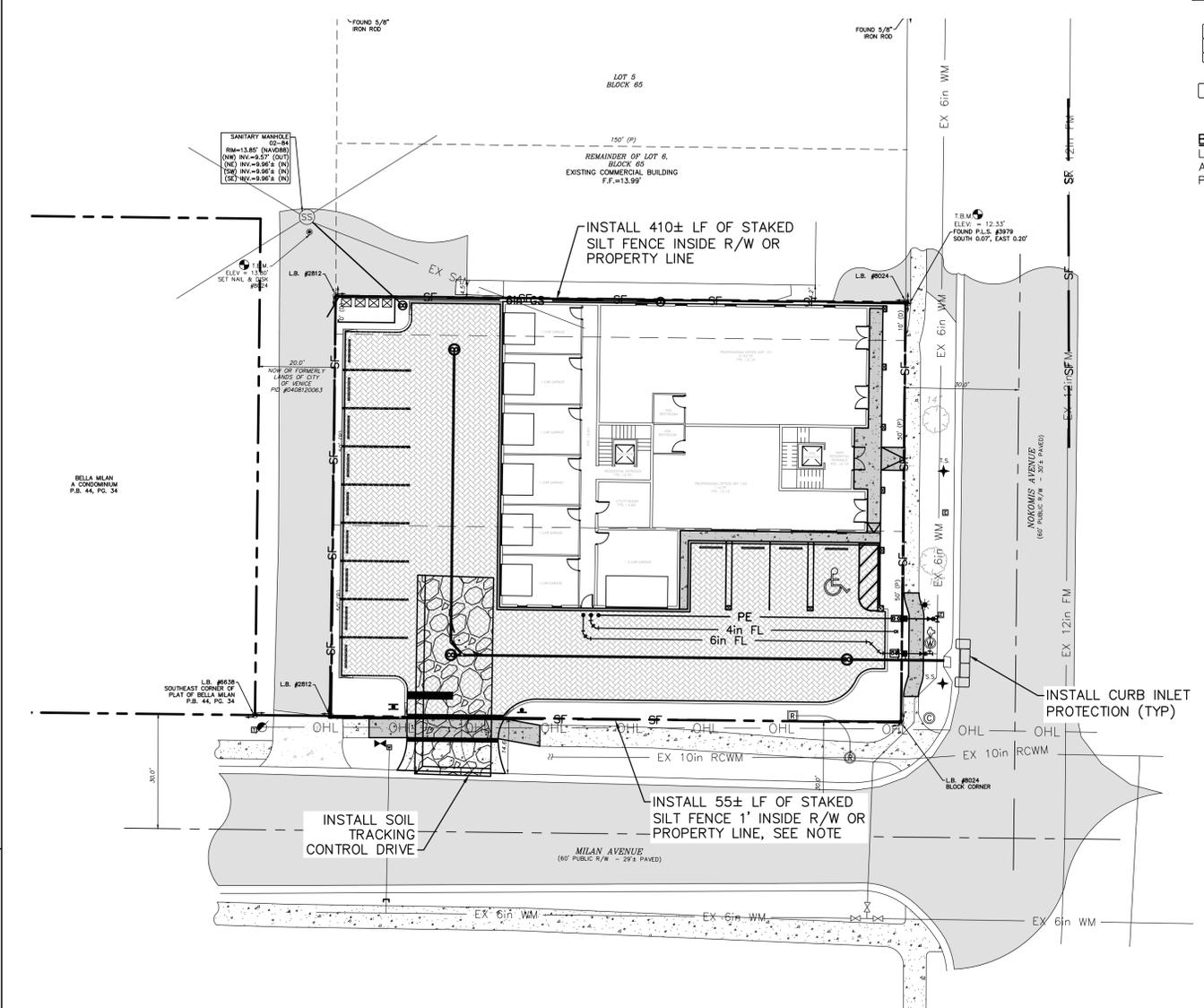


PROTECTION OF INLETS
(NTS)

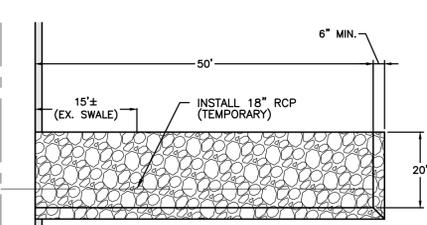


STAKED SILT BARRIER
(DURING CONSTRUCTION ONLY) (NTS)

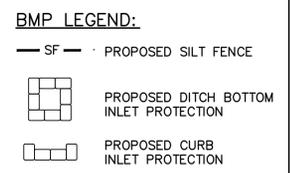
- FILTER BARRIERS MUST BE INSTALLED, AS INDICATED HEREIN, PRIOR TO CONSTRUCTION.
- FILTER BARRIERS SHALL NOT BE INSTALLED IN ANY CONFIGURATION THAT BLOCKS THE THROAT OF ANY STORMWATER INLET.
- INSPECTIONS AND REPAIRS TO BARRIERS SHALL BE MADE DAILY.
- FILTER BARRIERS SHALL BE REMOVED UNTIL APPROVED BY ENGINEER.



BEST MANAGEMENT PRACTICES PLAN



SOIL TRACKING CONTROL DETAIL
(NTS)



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



Drawing name: F:\Projects\2024\24-0249-Site.dwg Tab: SMT 13 Date Printed: Thu, 25 Sep 2025 12:16pm

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VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848

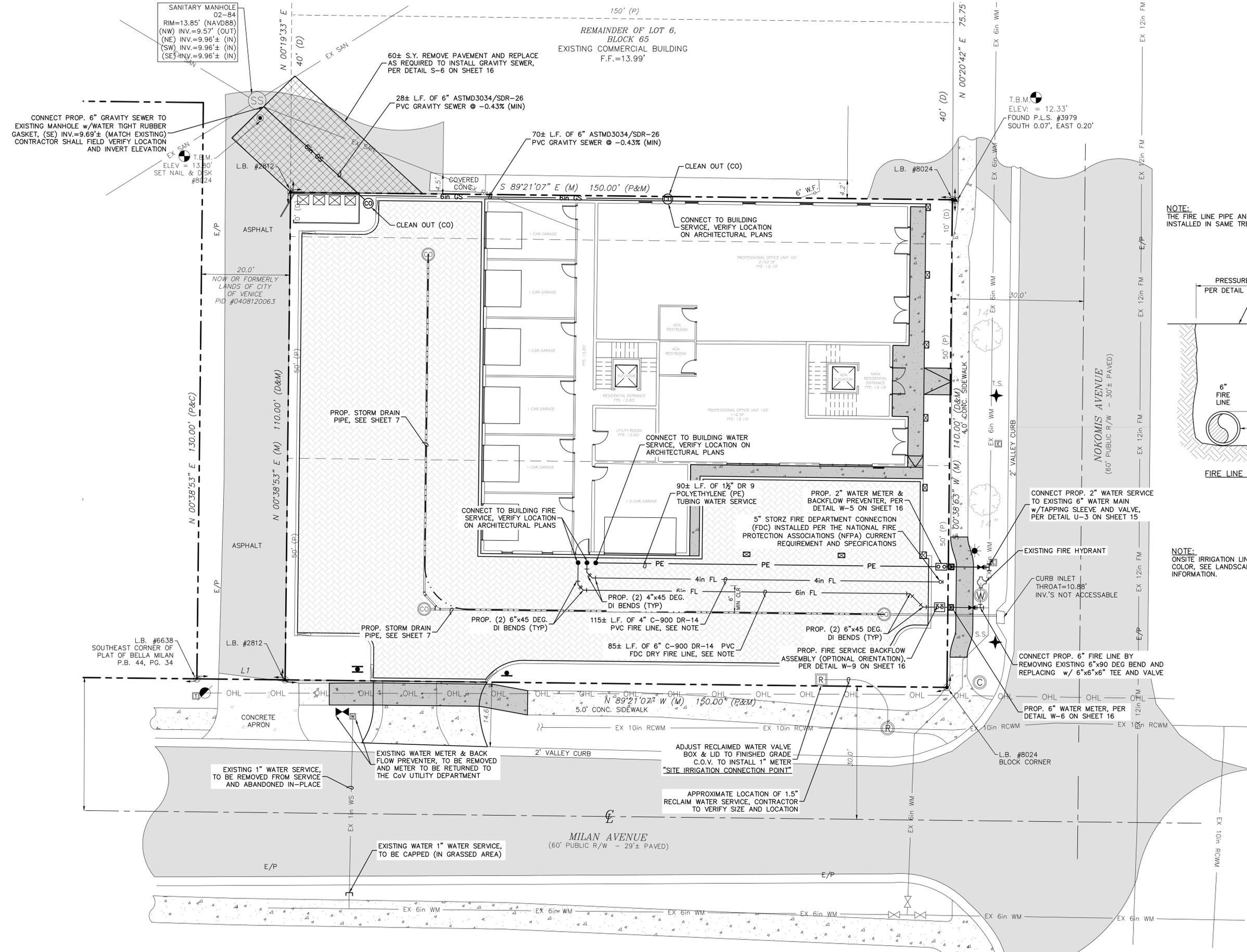


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Phone: (941) 412-1293, email: info@dmkassoc.com
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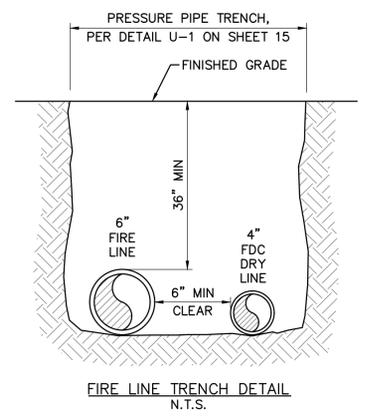
DATE	CKD. BY	DATE
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DESIGN	JRR	09/25/25
SCALE @ 24x36"	DMK NO. 24-0249	

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
BEST MANAGEMENT PRACTICES NOTES, DETAILS AND PLAN

ENGINEER OF RECORD
JEFFREY R. RAYKOS, P.E.
STATE OF FLORIDA NO. 88349



NOTE:
THE FIRE LINE PIPE AND FDC DRY PIPE SHALL BE INSTALLED IN SAME TRENCH, SEE DETAIL ON THIS SHEET.



NOTE:
ONSITE IRRIGATION LINES SHALL BE PURPLE IN COLOR, SEE LANDSCAPE PLANS FOR MORE INFORMATION.

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VENICE, FLORIDA 34285
(262) 893-4848

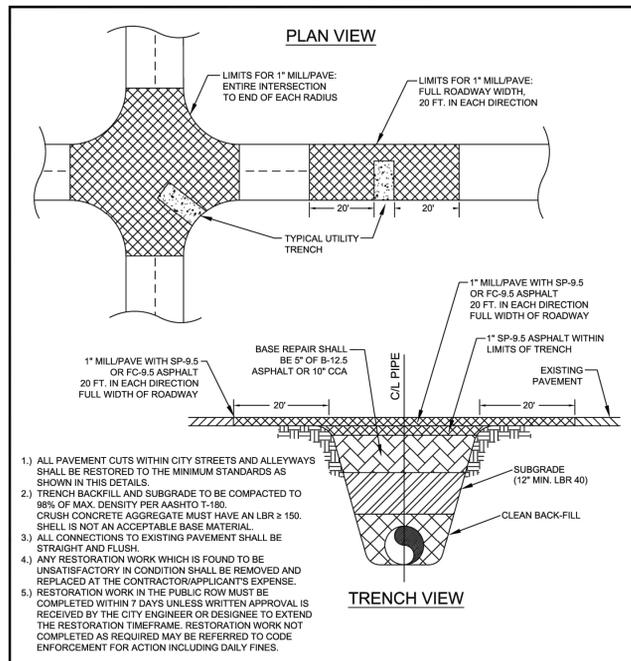


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405 Commercial Court, Suite E Venice, Florida 34292
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VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
UTILITY CONNECTION PLAN

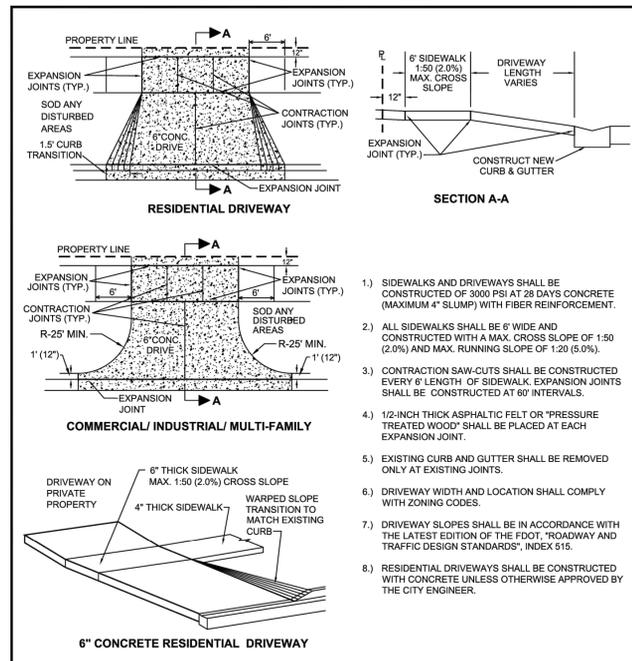
ENGINEER OF RECORD
JEFFREY R. RAYKOS, P.E.
STATE OF FLORIDA NO. 88349

SHEET No.
14



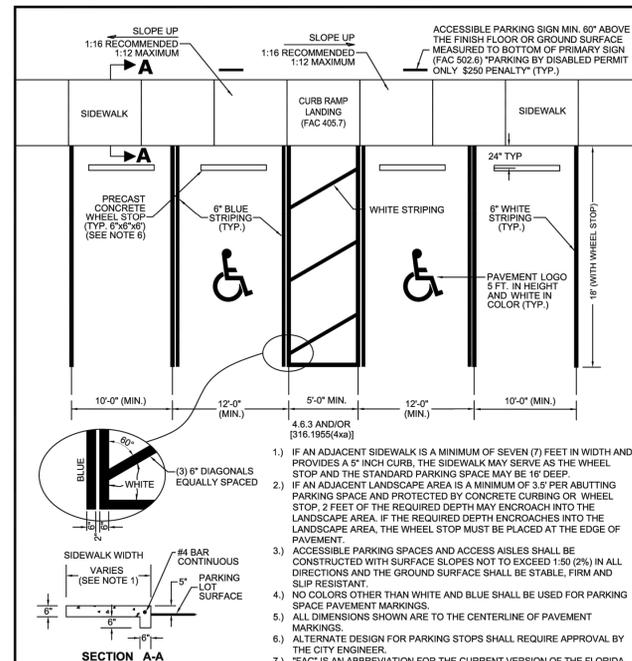
PAVEMENT RESTORATION DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	ENGINEERING	DATE MAR 2025
		PAVEMENT RESTORATION	SHEET NO. ENG-2



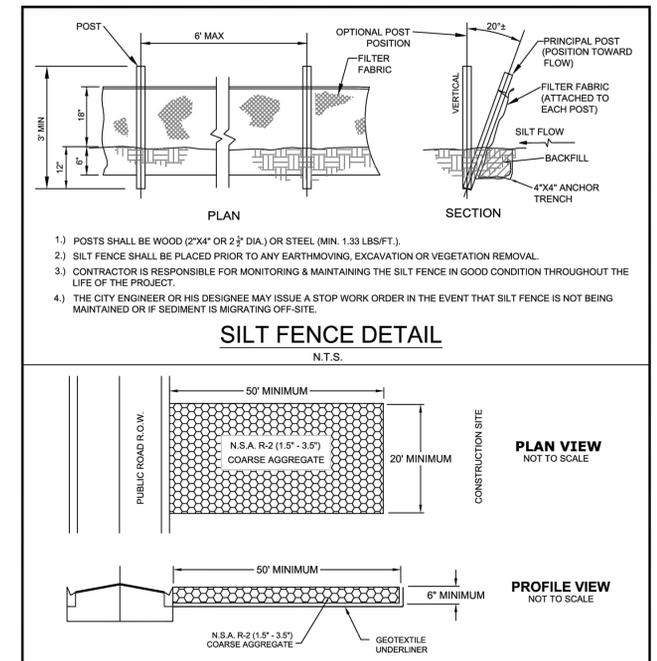
DRIVEWAY & SIDEWALK DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	ENGINEERING	DATE MAR 2025
		TYPICAL DRIVEWAY & SIDEWALK	SHEET NO. ENG-4



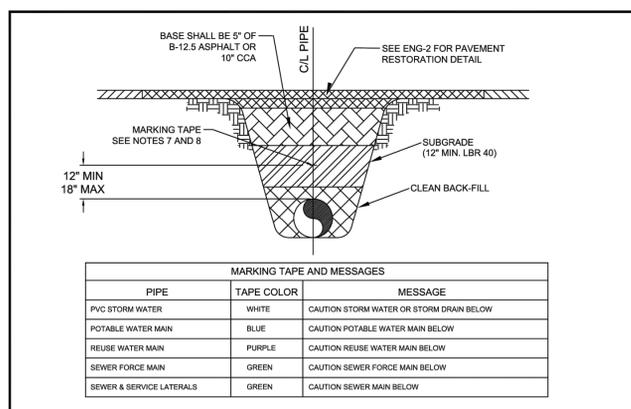
ACCESSIBLE & TYPICAL PARKING SPACE DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	ENGINEERING	DATE MAR 2025
		ACCESSIBLE & TYPICAL PARKING	SHEET NO. ENG-5



SILT FENCE DETAIL
N.T.S.

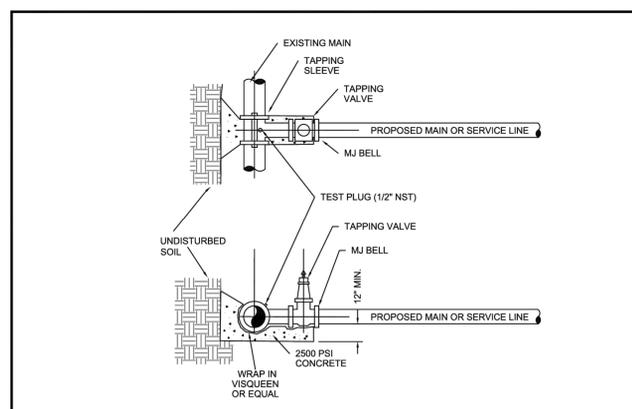
CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	ENGINEERING	DATE MAR 2025
		SILT FENCE & CONSTRUCTION EXIT	SHEET NO. ENG-7



PRESSURE PIPE TRENCH DETAIL
N.T.S.

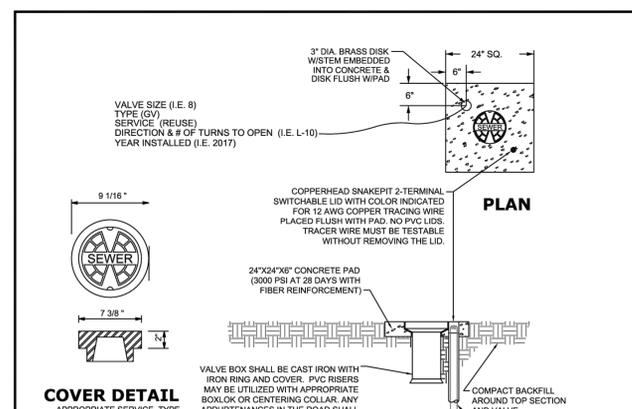
PIPE	TAPE COLOR	MESSAGE
PVC STORM WATER	WHITE	CAUTION STORM WATER OR STORM DRAIN BELOW
POTABLE WATER MAIN	BLUE	CAUTION POTABLE WATER MAIN BELOW
REUSE WATER MAIN	PURPLE	CAUTION REUSE WATER MAIN BELOW
SEWER FORCE MAIN	GREEN	CAUTION SEWER FORCE MAIN BELOW
SEWER & SERVICE LATERALS	GREEN	CAUTION SEWER MAIN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

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		UTILITY PIPE TRENCH	SHEET NO. U-1



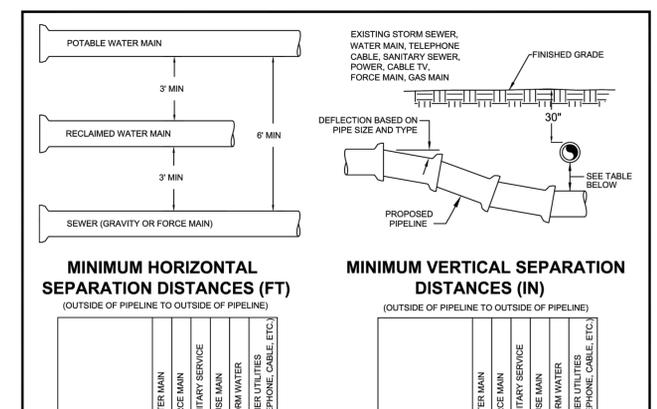
TAPPING SLEEVE & VALVE DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		TAPPING SLEEVE & VALVE	SHEET NO. U-3



COVER DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		VALVE BOX	SHEET NO. U-4



UTILITY CONFLICT & SEPARATION DETAIL
N.T.S.

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

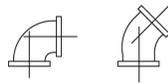
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VENICE ISLE, LLC.
225 N. HARBOR DRIVE
VENICE, FLORIDA 34285
(262) 893-4848

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

DATE	05/10/2024	CKD. BY	DATE
DRAWN	RMS	JRR	09/25/25
DESIGN	JRR	JRR	09/25/25
SCALE	@ 24x36"	DMK NO.	24-0249

VENICE ISLE, LLC. - VENICE MAJOR SITE MODIFICATIONS
256 NOKOMIS AVE. S. VENICE, FLORIDA 34285
CITY OF VENICE STANDARD DETAILS (1)



- 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 C110/A21.16 STANDARDS.
- 4.) ALL HARDWARE SHALL BE 316 SS.
- 5.) ALL FITTINGS FOR SANITARY SEWER SHALL BE HEAVY WALL SDR 26 PVC.

PIPE FITTINGS
N.T.S.

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

PIPE MATERIAL SCHEDULE
N.T.S.

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

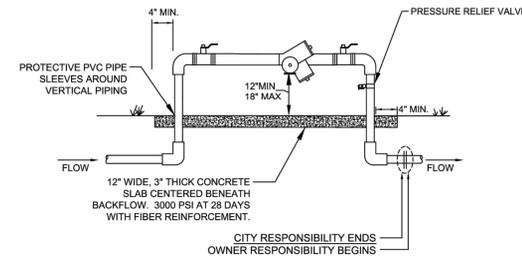
FITTING	PIPE SIZE (INCHES)								
	4	6	8	10	12	16	18	20	24
45 BEND: H	6	9	12	14	16	21	23	25	29
VU	4	6	7	9	10	13	15	16	19
VD	12	20	26	32	37	48	53	28	68
22.5 BEND: H	3	4	6	7	8	10	11	12	14
VU	2	3	4	4	5	6	7	8	9
VD	7	10	13	15	18	23	26	28	33
11.25 BEND: H	2	2	3	3	4	5	5	6	7

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

- VALVES/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 (AVAILABLE AT WWW.EBAA.COM) AND THE FOLLOWING ASSUMPTIONS: GRANULAR MATERIAL (GM) SOIL TYPE, TRENCH TYPE 3, BURY DEPTH OF 3 FT, AND SAFETY FACTOR OF 2 TO 1. IF FIELD CONDITIONS DIFFER FROM ABOVE ASSUMPTIONS FOR SHALL PROVIDE CALCULATIONS BASED ON ACTUAL CONDITIONS.
 - 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.

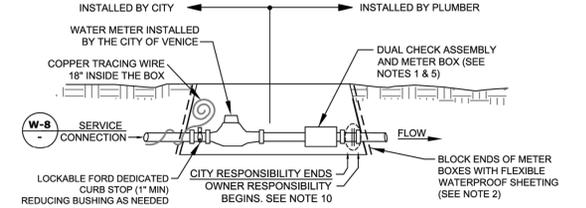
CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - GENERAL	DATE MAR 2025
		RESTRAINED JOINT TABLE	SHEET NO. U-7



- 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 SHALL BE PVC PIPE ONE SIZE LARGER THAN RISER OR OTHER CITY APPROVED MATERIAL.
- 10.) PRESSURE RELIEF VALVE SHALL BE INSTALLED.
- 11.) LINE DOWNSTREAM OF METER AND PRIOR TO BACKFLOW SHALL BE POLYETHYLENE.
- 12.) NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

ABOVE GROUND BACKFLOW PREVENTION ASSEMBLY
N.T.S.

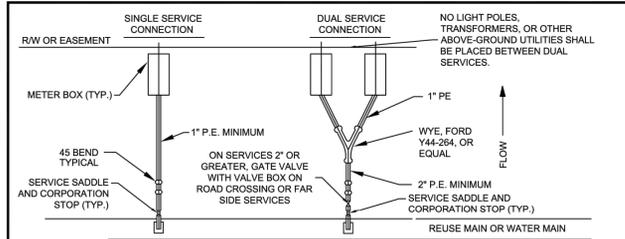
CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE MAR 2025
		BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5



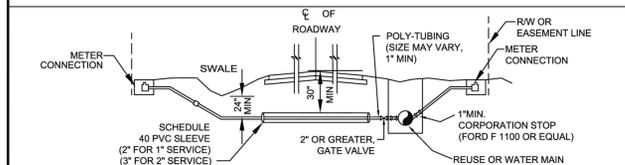
- 1.) THE POTABLE WATER SYSTEM SHALL USE AN OLDCASTLE CARSON MODEL #1220 BLACK PLASTIC METER BOX WITH METAL READER AND BLACK SOLID RODS OR APPROVED EQUAL FOR BOTH METER AND CHECK VALVE. ALL APPURTENANCES MUST FIT AND BE OPERABLE WITHIN METER BOX AS SHOWN.
- 2.) CENTER METER IN BOX AND BLOCK ENDS OF BOX 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, WILKINS MODEL 700XL FMTC X FNPT 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 IN A SEPARATE METER BOX.
- 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. METER AND BACKFLOW SIZES SHALL BE INDICATED ON THE PLANS.
- 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.
- 10.) DEDICATED FIRE SERVICES ARE ENTIRELY PRIVATELY OWNED.

BELOW GROUND RESIDENTIAL WATER & FIRE METER
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE MAR 2025
		RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



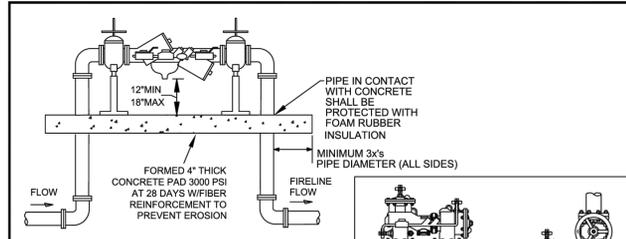
RESIDENTIAL METER CONNECTION DETAIL
N.T.S.



WATER & REUSE SERVICE CONNECTION
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 STAINLESS STEEL, TFS SERIES T3 WITH 304 SS SADDLE AND HARDWARE, OR BRASS DOUBLE STRAP SERVICE SADDLE WITH BRASS BANG(S) AND HARDWARE.
- 4.) BRASS FITTINGS AND BALL VALVES SHALL BE FORD F1100 OR EQUAL.
- 5.) ALL SERVICES SHALL HAVE COPPER TRACER WIRE FROM MAIN TO METER.
- 6.) ALL SLEEVE ENDS SHALL BE SEALED WITH FOAM SEAL.
- 7.) **INSERT STIFFENERS ARE NOT ACCEPTABLE.**
- 8.) ALL WATERWORKS BRASS MUST BE LEAD FREE.
- 9.) METER SIZE AND SERVICE LINE PIPING DOWNSTREAM OF METER SHALL BE MINIMALLY SIZED BASED ON FIXTURE CALCS AS DETERMINED BY THE EOR.
- 10.) FOR CURBED ROADWAYS, CURB SHALL BE ETCHED WITH THE LETTER "W" FOR WATER SERVICE AND "R" FOR REUSE SERVICE DIRECTLY PERPENDICULAR TO THE METER.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE MAR 2025
		RESIDENTIAL METER & SERVICE CONNECTION	SHEET NO. W-8



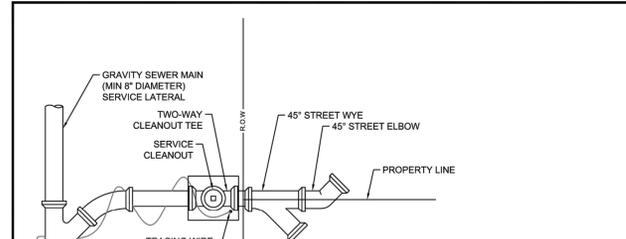
STANDARD ORIENTATION

OPTIONAL ORIENTATIONS:

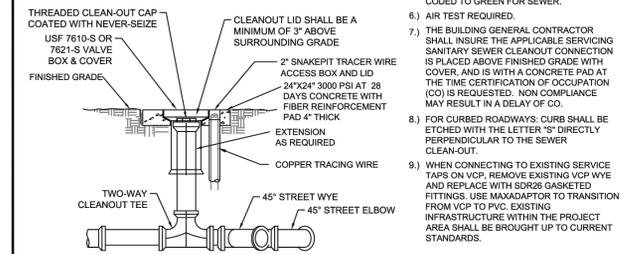
- 1.) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR 1047 OR 1048 ASSE AS APPLICABLE.
- 2.) 45° FITTINGS MAY BE SUBSTITUTED FOR 90° FITTINGS.
- 3.) PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC OR HDPE.
- 4.) IF TEEING OFF FOR POTABLE SERVICE, INSTALL INDICATOR VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.
- 5.) ASSEMBLY SHALL BE PAINTED RED WITH ALKYD ENAMEL, EPOXY OR POLYURETHANE BASED PAINT, EXCEPT FOR STAINLESS STEEL PARTS.
- 6.) VALVE ASSEMBLIES SHALL MEET NFPA 24 REQUIREMENTS AND INDICATOR VALVES SHALL BE PROVIDED.
- 7.) FOR INSTALLATION REQUIREMENTS, PLEASE REFER TO THE CURRENT FLORIDA FIRE PREVENTION CODE.
- 8.) FOR FIRE PROTECTION SYSTEMS EQUIPPED WITH A FIRE PUMP, THE PIPE BETWEEN THE CHECK VALVE AND THE OUTSIDE CONNECTION SHALL BE EQUIPPED WITH AN APPROVED BALL DRIP.
- 9.) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
- 10.) 5" STORZ INLET CONNECTION MAY BE REDUCED FOR PIPE SIZES LESS THAN 5".
- 11.) FIRE SERVICES ARE PRIVATELY OWNED AND MAINTAINED FROM THE TAP OR POINT WHERE THE SYSTEM BECOMES EXCLUSIVELY USED FOR FIRE PROTECTION. THIS INCLUDES THE ISOLATION VALVE OR POSITION INDICATOR VALVE (PIV).

FIRE SERVICE BACKFLOW ASSEMBLY
SIZE 2" - 10"
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - WATER	DATE MAR 2025
		FIRE SERVICE BACKFLOW ASSEMBLY	SHEET NO. W-9

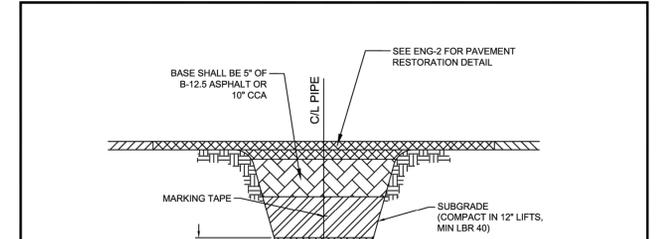


CLEANOUT PLAN



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

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



SEWER PIPE TRENCH DETAIL
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	401 W VENICE AVE VENICE, FL 34285 (941) 486-2626	UTILITIES - SEWER	DATE MAR 2025
		SEWER PIPE TRENCH	SHEET NO. S-6

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