

## ISOLA CASA

WATER AND SEWER  
RECORD DRAWINGS

## DEVELOPER:

MPS DEVELOPMENT AND CONSTRUCTION, LLC  
625 N. TAMIAMI TRAIL  
VENICE, FL. 34285

## LEGAL DESCRIPTION :

## DESCRIPTION:

Lot 9, 10, 11, 12, 13, and 14, COUNTRY CLUB ESTATES, UNIT 2, as recorded in Plat Book 5, Page 29, of the Public Records of Sarasota County, Florida.

## ALSO:

A tract of land in the Southerly Half of Section 18, Township 39 South, Range 19 East, particularly described as follows: Commencing at the Southeast corner of said Section 18; thence run North along the East line of said Section 869 feet to the Northerly right-of-way line of the Tamiami Trail (U.S. Highway 41); thence along said Northerly right-of-way line N.50°15'W. 2128.02 feet for a Point of Beginning; thence continue N.50°15'W. 175 feet to the East right-of-way line of Pine Grove Drive (formerly Wadiac Drive—said point being the same point described as Point of Beginning in Official Records Book 685, Page 349) thence N.39°45'E. 195 feet; thence S.50°15'E. 175 feet; thence S.39°45'W. 195 feet to the Point of Beginning. Said property being the same property having the same exact boundaries as the property described in Official Records Book 685, Pages 349 and 350, of the Public Records of Sarasota County, Florida.

## AND ALSO:

A Tract or Parcel of land lying and being in Section 16, Township 39 South, Range 19 East, Sarasota County, Florida being a Portion of Tamiami Drive and "Parkway, as shown on the Plat of Country Club Estates, Unit No. 2, according to the Plat thereof, recorded in Plat Book 5, Pages 29 and 29A, Public Records of Sarasota County, Florida, and being more particularly described as follows:

Beginning at the most westerly corner of Lot 9, Block D, said Plat of Country Club Estates, Unit No. 2; thence on the southwesterly line of said Lot 9, and continuing on the southwesterly lines of Lots 10, 11, 12, 13, and 14; Block D, said Plat of Country Club Estates, Unit No. 2, S.50°15'00"E., 425.00' to the point of curvature of a circular curve to the left, having a radius of 25.00', a delta angle of 90°00'00", a chord bearing of N.84°45'00"E., and a chord distance of 35.36'; thence on the arc of said curve, in a northeasterly direction, 39.27' to a point of cusp; thence on the southerly projection of the northwesterly Right Of Way line of Pine Grove Drive (60' Public Right Of Way), S.39°45'00"W., 80.00' to the the northeasterly Right of Way line of S. Tamiami Trail (U.S. 41); thence on said northeasterly Right of Way line, N.50°15'00"W., 450.00'; thence N.39°45'00"E., 55.00' to the POINT OF BEGINNING.

Being in Section 18, Township 39 South, Range 19 East, Sarasota County, Florida.

Parcel contains 121,851 Square Feet or 2.7973 Acres.

PARCEL ID NO. = 0430020001 & 0430020014  
PROPERTY ADDRESS = 775 S TAMIAMI TRAIL VENICE, FL. AND 805 S TAMIAMI TRAIL VENICE, FL.

## SITE AREA:

2.797 AC.

## PERCENT AND ACREAGE OF IMPERVIOUS/PERVIOUS AREA:

PERVIOUS =	0.577 AC.±	20.63	%
IMPERVIOUS =	1.63 AC.±	58.28	%
POND =	0.59 AC.±	21.09	%
TOTAL =	2.797 AC.±	100	%

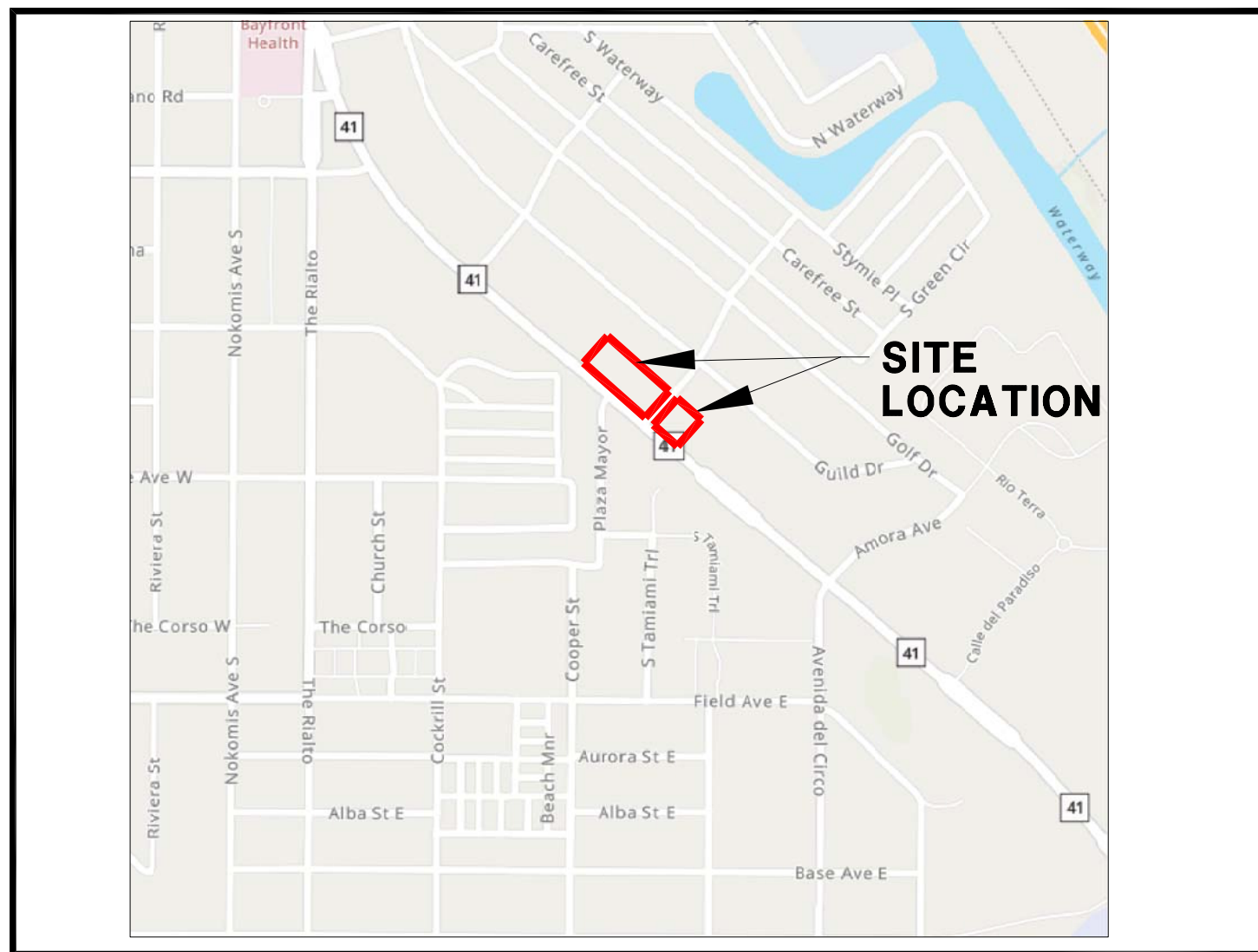
## INFRASTRUCTURE IMPROVEMENTS:

LINEAR FEET OF POTABLE WATER SERVICE	=	105 FT
LINEAR FEET OF POTABLE WATER MAIN	=	482 FT
LINEAR FEET OF SANITARY SEWER LATERAL	=	312 FT
LINEAR FEET OF GRAVITY MAIN	=	554 FT
LINEAR FEET OF FORCE MAIN	=	0 FT
NUMBER OF MANHOLES	=	4 UNITS

CITY OF VENICE TO PROVIDE WATER, SEWER AND SOLID WASTE SERVICES TO THE PROJECT.

## NOTES:

1. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE. SITE CONTRACTOR TO APPLY FOR AND OBTAIN PERMIT.
2. \*POST DEVELOPMENT 25 YR -24 HR RUNOFF VOLUME DOES NOT EXCEED PRE-DEVELOPMENT 25 YR RUNOFF VOLUME. \*POST-DEVELOPMENT 25 YR - 24 HR PEAK RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT 25 YR - 24 HR PEAK RUNOFF.
3. 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
4. CONSTRUCTION SITE INFORMATION MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION
5. PUBLIC IMPROVEMENTS ARE THE RELOCATED 8" PVC GRAVITY SEWER MAIN AND THE RELOCATED 6" PVC WATERMAIN.
6. PRIVATE IMPROVEMENTS ARE ON-SITE SANITARY SEWER SERVICE, WATER SERVICE, STORM DRAINAGE SYSTEM AND PARKING.
7. ALL ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.
8. ELEVATIONS ARE BASED ON N.A.V.D. 1988



## LOCATION MAP

SECTION 18 TOWNSHIP 39S RANGE 19E

## CITY OF VENICE NOTES

1. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.
2. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

## UTILITIES

TECO PEOPLES GAS  
702 NORTH FRANKLIN STREET  
P.O. BOX 2562  
TAMPA, FL  
33601-2562

VERIZON ENGINEERING  
1701 RINGLING BOULEVARD  
SARASOTA, FL 34230

FLORIDA POWER & LIGHT  
CONSTRUCTION SERVICES  
5657 SOUTH MCINTOSH ROAD  
SARASOTA, FL 34230

COMCAST CABLEVISION OF WEST FLORIDA, INC.  
5205 FRUITVILLE ROAD  
SARASOTA, FL 34232

WATER AND SEWER  
CITY OF VENICE  
401 WEST VENICE AVE.  
VENICE, FL 34285

## NO. DATE BY REVISIONS

1	6-25-24	SAG	CONVERT TO RECORD DRAWINGS
---	---------	-----	----------------------------

## CIVIL ENGINEER

PROFESSIONAL ENGINEERING RESOURCES, INC.  
10225 ULMERTON ROAD, SUITE 4D  
LARGO, FL. 33771 (727) 408-5207

## SURVEYOR

BRITT SURVEYING, INC.  
680 US 41 BYPASS N. SUITE 1  
VENICE, FL. 34285

## LANDSCAPE ARCHITECT

HAZELTINE NURSERIES, INC.  
P.O. BOX 236  
VENICE, FL. 34292 (941) 485-1272

## INDEX :

1. COVER SHEET
- ~~2. EXISTING CONDITION PLAN~~
- ~~3. SITE, SIGNAGE AND STRIPING PLAN~~
4. WATER RECORD DRAWING
4. SEWER RECORD DRAWING
- ~~5. GRADING PLAN~~
- ~~6. DRAINAGE PLAN~~
- ~~6A. BUILDING ROOF STORM DRAIN PLAN~~
- ~~7. DEMOLITION PLAN~~
- ~~8. DIMENSIONING PLAN~~
- ~~9. LIGHTING PLAN~~
10. MASTER UTILITY PLAN
- ~~11. TREE REMOVAL PLAN~~
- ~~12. BEST MANAGEMENT PLAN~~
- ~~13. BEST MANAGEMENT DETAILS~~
- ~~14. GENERAL AND CONSTRUCTION NOTES~~
- ~~15. REFUSE TRUCK TURNING MOVEMENT NO. 1~~
- ~~15A. REFUSE TRUCK TURNING MOVEMENT NO. 2~~
- ~~15B. MODEL 348 TRUCK TURNING MOVEMENT~~
- ~~16. FIRE TRUCK TURNING MOVEMENT~~
- ~~17. BOUNDARY AND TOPOGRAPHIC SURVEY~~
- ~~18. TREE SURVEY~~
- ~~19. SEWER PLAN AND PROFILE~~
- ~~19A. BUILDING LATERAL PROFILES~~
- ~~20. WATER PLAN AND PROFILE~~
- ~~21. CITY OF VENICE PAVING, GRADING AND DRAINAGE DETAILS~~
- 22-22B. CITY OF VENICE WATER AND SEWER DETAILS
- ~~23,23A-28. PAVING, GRADING AND DRAINAGE DETAILS~~
- ~~LS-1-LS-2. LANDSCAPE PLANS~~



## RECORD DRAWINGS

January 17, 2025

APPROVED

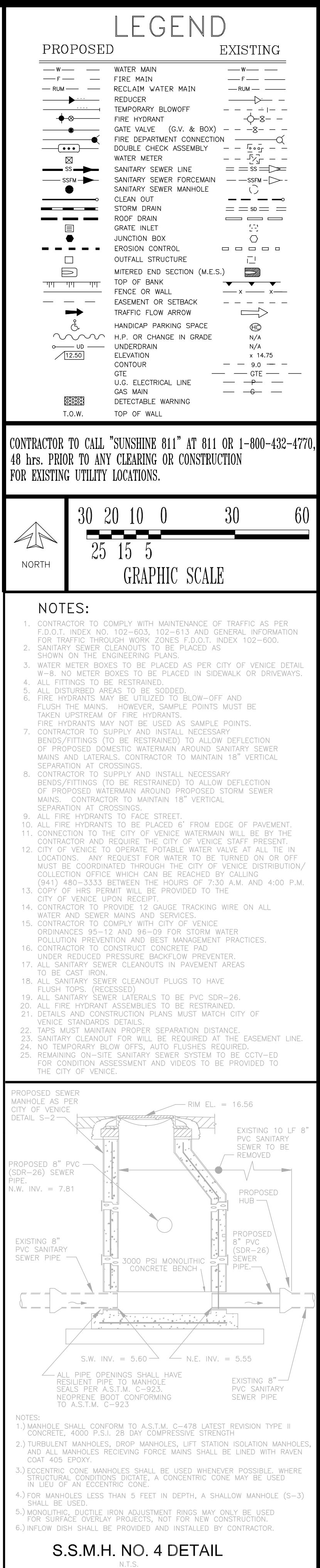
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 10-10-21.

APPROVED

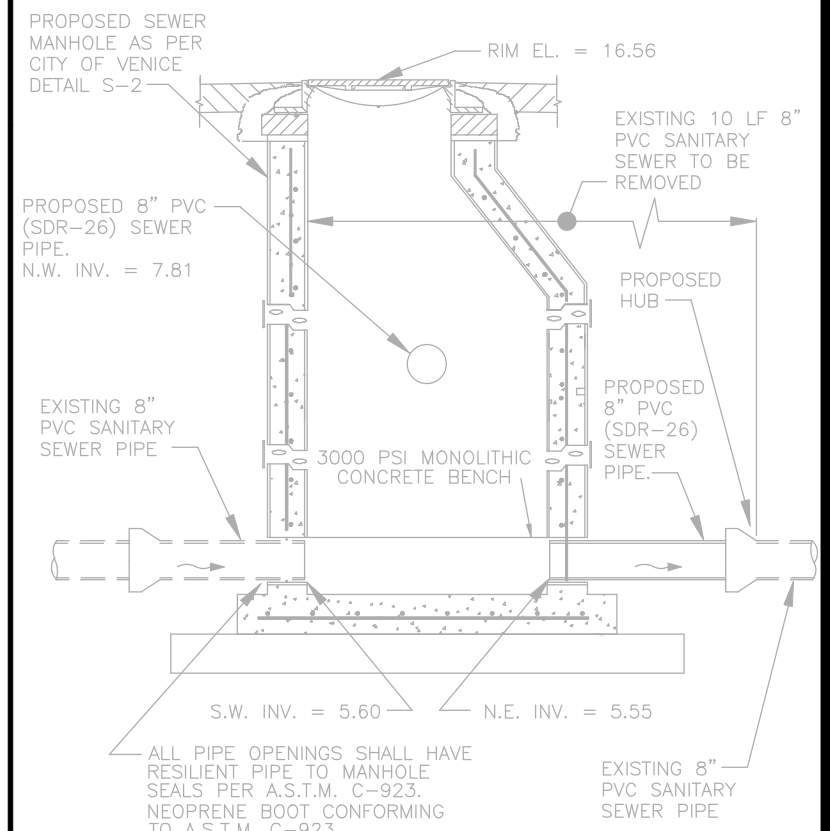
PAUL V. SHERMA, REG. NO. 35628





# NOTES:

1. CONTRACTOR TO COMPLY WITH MAINTENANCE OF TRAFFIC AS PER F.O.D.I. ITEM NO. 102-1003, 102-613 AND GENERAL INFORMATION FOR TRAFFIC THROUGH WORK ZONES F.O.D.I. ITEM 102-600.
2. CONTRACTOR TO MAINTAIN LOWER CROWNED SIDEWALKS AND CROSSWALKS ON THE ENGINEERING PLANS.
3. WATER MAINS DEVICES TO BE PLACED AT LEAST 6 FEET CITY OF VENTNCE DETAIL 102-800. 8" METER BOXES TO BE PLACED IN SIDEWALK OR DRIVEWAYS.
4. ALL FITTINGS TO BE RESTRAINED.
5. ALL DISTURBED AREAS TO BE CLOUED-OFF.
6. FIRE HYDRANTS MAY BE UTILIZED TO BLOW-DOWN AND FLUSH THE MAINS. HOWEVER, SAMPLE POINTS MUST BE FIRE HYDRANT FIRE HYDRANT FIRE HYDRANT.
7. FIRE HYDRANTS MAY NOT BE USED AS SAMPLE POINTS.
8. CONTRACTOR TO SUPPLY AND INSTALL NECESSARY BUBBLES/FITTINGS TO BE REQUIRED TO BE USED FOR DEFLECTION OF PROPOSED DUCTLESS WATERMAIN AROUND SANITARY SEWER MAINS. MATERIALS CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION AT CROSSINGS.
9. CONTRACTOR TO SUPPLY AND INSTALL NECESSARY BUBBLES/FITTINGS TO BE REQUIRED TO BE USED FOR DEFLECTION OF PROPOSED WATERMAIN AROUND PROPOSED STORM SEWER MAINS. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION AT CROSSINGS.
10. ALL FIRE HYDRANTS TO FACE STREET.
11. ALL FIRE HYDRANTS TO BE LOCATED 10 FEET FROM EDGE OF PAVEMENT.
12. CONNECTION TO THE CITY OF VENTNCE WATERMAIN WILL BE BY THE CONTRACTOR AND REQUIRE THE CITY OF VENTNCE STAFF PRESENT.
13. CONTRACTOR TO OPERATE PORTABLE WATER VALVE AT ALL LOCATIONS. ANY REQUEST FOR WATER TO BE TURNED ON OR OFF MUST BE COORDINATED THROUGH THE CITY OF VENTNCE DISTRIBUTION/COMMISSION OFFICE AND PROVIDED TO THE CITY OF VENTNCE UPON RECEIPT.
14. CONTRACTOR TO PROVIDE 12 GAUGE TRACKING WIRE ON ALL WATER AND SEWER MAINS TO BE LOCATED.
15. CONTRACTOR TO COMPLY WITH CITY OF VENTNCE ORDINANCES 95-12 AND 98-11 FOR STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES.
16. CONTRACTOR TO CONSTRUCT CONCRETE PAD AROUND REDUCED PRESSURE BACKFLOW PREVENTER.
17. ALL SANITARY SEWER CLEANOUTS IN PAVEMENT AREAS TO BE CAST R/W.
18. ALL SANITARY SEWER CLEANOUT PLUGS TO HAVE FLUSH TOPS. (RECESSED)
19. ALL SANITARY SEWER MATERIALS TO BE PVC SDR-26.
20. ALL FIRE HYDRANT ASSEMBLIES TO BE RESTRAINED.
21. DETAILS AND CONSTRUCTION PLANS MUST MATCH CITY OF VENTNCE STANDARDS.
22. TAPS MUST MAINTAIN PROPER SEPARATION DISTANCE.
23. SANITARY CLEANOUT PLUG WILL BE REQUIRED AT THE EASEMENT LINE.
24. NO EXISTING BLOW OFF OR CLEANOUTS TO BE REMOVED.
25. REMAINING ON-SITE SANITARY SEWER SYSTEM TO BE CITY-ED FOR VERIFICATION ASSESSMENT AND VIDEOS TO BE PROVIDED TO THE CITY OF VENTNCE.



NOTES:

- 1) MANHOLE SHALL CONFORM TO A.S.T.M. C-678 LATEST REVISION TYPE II CONCRETE, AND P.S.I. 28,000 COMPRESSIVE STRENGTH.
- 2) TUBULAR MANHOLES: DROP MANHOLES- LEFT STANDARD ISOLATION MANHOLE AND ALL MANHOLES RECEIVING FLOW MAINS SHALL BE LINED WITH RAVEN COAT 400 EPOXY.
- 3) CONCERNING CONCRETE MANHOLES SHALL BE USED WHENEVER POSSIBLE. WHERE SURFACE CONDITIONS DICTATE, A CONCENTRIC COVE MAY BE USED INSTEAD OF AN ECCENTRIC COVE.
- 4) FOR MANHOLES LESS THAN 5 FEET IN DEPTH, A SMALL MANHOLE (S-3) SHALL BE USED.
- 5) MANHOLE RIGIDITY (IRON ADJUSTMENT RINGS) MAY ONLY BE USED FOR SURFACE OVERLAY PROJECTIONS, NOT FOR NEW CONSTRUCTION.
- 6) INFLOW DISH SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

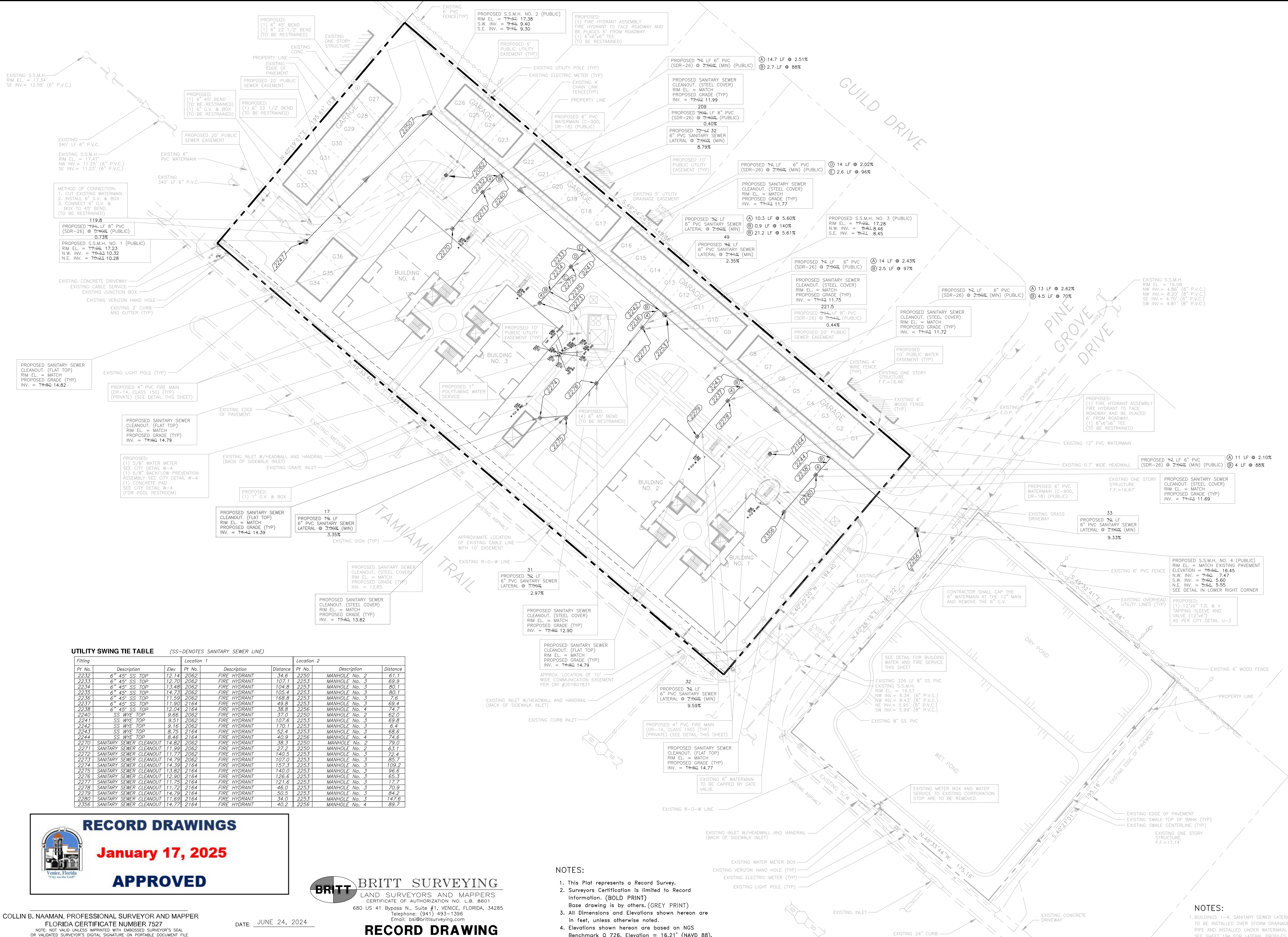
**S.S.M.H. NO. 4 DETAIL**

NOTES:

S.S.M.H. NO. 4 DETAIL  
N.T.S.

ASSIGNED BY: PVS		CHECKED BY: PVS		SHEET NUMBER
DRAWN BY: SAG		DATE: 1-26-22		
BY: V. SHERMA, STATE OF FLORIDA		PROFESSIONAL ENGINEER, LICENSE NO. 35628		4
THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA, P.E. THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED TEXT OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES, 1-26-22.				
APPROVED				
PAUL V. SHERMA, REG. ENG. NO. 35628				





UTILITY SWING TIE TABLE			(SS--DENOTES SANITARY SEWER LINE)		
Fitting		Location 1	Location 2		
Pt. No.	Description	Elev	Pt. No.	Description	Distance
2232	6" 45° SS TOP	12.14 2062	FIRE HYDRANT	34.6	2250 MANHOLE No. 2 61.1
2233	6" 45° SS TOP	12.20 2062	FIRE HYDRANT	107.1	2253 MANHOLE No. 3 69.9
2234	6" 45° SS TOP	13.48 2062	FIRE HYDRANT	109.4	2254 MANHOLE No. 3 80.1
2235	6" 45° SS TOP	14.73 2062	FIRE HYDRANT	105.5	2255 MANHOLE No. 3 80.1
2236	6" 45° SS TOP	11.59 2062	FIRE HYDRANT	168.3	2256 MANHOLE No. 3 78.6
2237	6" 45° SS TOP	11.90 2164	FIRE HYDRANT	49.8	2257 MANHOLE No. 3 69.4
2238	6" 45° SS TOP	12.04 2164	FIRE HYDRANT	129.0	2258 MANHOLE No. 4 74.7
2240	SS WYE TOP	9.66 2062	FIRE HYDRANT	37.0	2259 MANHOLE No. 2 62.0
2241	SS WYE TOP	9.51 2062	FIRE HYDRANT	107.6	2260 MANHOLE No. 3 69.8
2242	SS WYE TOP	9.16 2062	FIRE HYDRANT	110.1	2261 MANHOLE No. 3 6.4
2243	SS WYE TOP	8.75 2164	FIRE HYDRANT	52.4	2262 MANHOLE No. 3 68.6
2244	SS WYE TOP	8.46 2164	FIRE HYDRANT	40.9	2263 MANHOLE No. 4 74.6
2270	SANITARY SEWER CLEANOUT	14.82 2062	FIRE HYDRANT	148.0	2264 MANHOLE No. 2 79.0
2271	SANITARY SEWER CLEANOUT	11.99 2062	FIRE HYDRANT	27.2	2250 MANHOLE No. 2 63.1
2272	SANITARY SEWER CLEANOUT	11.71 2062	FIRE HYDRANT	144.5	2253 MANHOLE No. 3 72.4
2273	SANITARY SEWER CLEANOUT	14.79 2062	FIRE HYDRANT	107.0	2254 MANHOLE No. 3 65.7
2274	SANITARY SEWER CLEANOUT	14.39 2164	FIRE HYDRANT	157.3	2255 MANHOLE No. 3 109.2
2275	SANITARY SEWER CLEANOUT	13.82 2164	FIRE HYDRANT	140.0	2256 MANHOLE No. 3 96.6
2276	SANITARY SEWER CLEANOUT	12.90 2164	FIRE HYDRANT	126.6	2257 MANHOLE No. 3 65.3
2277	SANITARY SEWER CLEANOUT	11.75 2164	FIRE HYDRANT	116.2	2258 MANHOLE No. 3 17.7
2278	SANITARY SEWER CLEANOUT	11.71 2164	FIRE HYDRANT	46.3	2259 MANHOLE No. 3 70.9
2279	SANITARY SEWER CLEANOUT	14.79 2164	FIRE HYDRANT	50.5	2253 MANHOLE No. 3 84.2
2280	SANITARY SEWER CLEANOUT	11.69 2164	FIRE HYDRANT	34.0	2254 MANHOLE No. 3 147.6
2356	SANITARY SEWER CLEANOUT	14.71 2164	FIRE HYDRANT	40.2	2256 MANHOLE No. 4 89.7



RECORD DRAWINGS

January 17, 2025

APPROVED

COLLIN B. NAAMAN, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 7527  
NOTE: NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL OR VALIDATED SURVEYOR'S DIGITAL SIGNATURE ON PORTABLE DEVICE FILE.  
DATE: JUNE 24, 2024



BRITT SURVEYING

LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION NO. L.B. 8601

680 US 41 Bypass N., Suite #1, VENICE, FLORIDA, 34285

Telephone: (941) 493-1396

Email: info@brittsurveying.com

RECORD DRAWING

NOTES:  
1. This Plat represents a Record Survey.  
2. Surveyors Certification is limited to Record Information. (BOLD PRINT)  
Base drawing is by others. (GREY PRINT)  
3. All Dimensions and Elevations shown hereon are in feet, unless otherwise noted.  
4. Elevations shown hereon are based on NGS Benchmark Q 726, Elevation = 16.21' (NAVD 88).

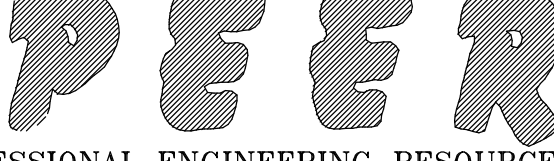
PROJECT NAME: SEC.12 TWP.39S RNG.18E

CLIENT:  
MPS DEVELOPMENT AND CONSTRUCTION, LLC  
625 N. TAMAMI TRAIL  
VENICE, FL. 34285

ISOLA CASA  
SEWER RECORD DRAWING  
WATER AND SEWER PLAN

PROJECT NUMBER	NO.	DATE	BY	REVISIONS
21-2535				
SCALE				
1"=30'	3	8-13-24	AN	REVISED AS PER CITY COMMENTS.
	1	7-7-23	SAG	REVISED AS PER CITY COMMENTS.

©2021 by Professional Engineering Resources, Inc.  
All Rights Reserved  
The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission



PROFESSIONAL ENGINEERING RESOURCES, INC.

10225 UMBERTON ROAD, SUITE 4D LARGO, FL. 33771

CIVIL ENGINEERS, PLANNERS, PERMIT EXPERTS (727) 408-5207

CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE  
☐ PRELIMINARY  
☒ CONSTRUCTION  
☐ RECORD

DESIGNED BY: PVS	CHECKED BY: PVS	SHEET NUMBER
DRAWN BY: SAG	DATE: 1-26-22	4
PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35620		
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA, P.E. ON THE DATE ABOVE. THE SEAL NUMBER IS 15620. ANY COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 1-26-22		
APPROVED		
PAUL V. SHERMA, REG. NO. 35628		

LEGEND

PROPOSED

EXISTING

WATER MAIN

FIRE MAIN

RECLAIM WATER MAIN

REDUCER

TEMPORARY BLOWOFF

FIRE HYDRANT

GATE VALVE (G.V. & BOX)

FIRE DEPARTMENT CONNECTION

DOUBLE CHECK ASSEMBLY

WATER METER

SANITARY SEWER LINE

SANITARY SEWER FORCEMAIN

SANITARY SEWER MANHOLE

CLEAN OUT

STORM DRAIN

ROOF DRAIN

GRATE INLET

JUNCTION BOX

EROSION CONTROL

OUTFALL STRUCTURE

MITERED END SECTION (M.E.S.)

TOP OF BANK

FENCE OR WALL

EASEMENT OR SETBACK

TRAFFIC FLOW ARROW

HANDICAP PARKING SPACE

H.P. OR CHANGE IN GRADE

N/A

ELEVATION

CONTOUR

U.G. ELECTRICAL LINE

GAS MAIN

DETECTABLE WARNING

T.O.W.

TOP OF WALL

CONTRACTOR TO CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770, 48 hrs. PRIOR TO ANY CLEARING OR CONSTRUCTION FOR EXISTING UTILITY LOCATIONS.

30 20 10 0 30 60

25 15 5

GRAPHIC SCALE

NOTES:

1. CONTRACTOR TO COMPLY WITH MAINTENANCE OF TRAFFIC AS PER F.D.O.T. INDEX NO. 102-603, 102-613 AND GENERAL INFORMATION FOR TRAFFIC THROUGH WORK ZONES F.D.O.T. INDEX 102-600.

2. SANITARY SEWER CLEANOUTS TO BE PLACED AS SHOWN ON THE ENGINEERING PLANS.

3. WATER METER BOXES TO BE PLACED AS PER CITY OF VENICE DETAIL W-6. NO METER BOXES TO BE PLACED IN SIDEWALK OR DRIVEWAYS.

4. ALL FITTINGS TO BE RESTRAINED.

5. ALL DISTURBED AREAS TO BE SODDED.

6. FIRE HYDRANTS MAY BE UTILIZED TO BLOW-OFF AND FLUSH THE MAINS. HOWEVER, SAMPLE POINTS MUST BE TAKEN UPSTREAM OF FIRE HYDRANTS.

7. FIRE HYDRANTS MAY NOT BE USED AS SAMPLE POINTS.

8. CONTRACTOR TO SUPPLY AND INSTALL NECESSARY BENDS/FITTINGS (TO BE RESTRAINED) TO ALLOW DEFLECTION OF PROPOSED DOMESTIC WATERMAIN AROUND SANITARY SEWER MAINS AND LATERALS. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION AT CROSSINGS.

9. CONTRACTOR TO SUPPLY AND INSTALL NECESSARY BENDS/FITTINGS (TO BE RESTRAINED) TO ALLOW DEFLECTION OF PROPOSED WATERMAIN AROUND PROPOSED STORM SEWER MAINS. CONTRACTOR TO MAINTAIN 18" VERTICAL SEPARATION AT CROSSINGS.

10. ALL FIRE HYDRANTS TO BE PLACED 6" FROM EDGE OF PAVEMENT.

11. CONNECTION TO THE CITY OF VENICE WATERMAIN WILL BE BY THE CONTRACTOR AND REQUIRE THE CITY OF VENICE STAFF PRESENT.

12. CITY OF VENICE TO OPERATE POTABLE WATER VALVE AT ALL TIE IN LOCATIONS. ANY REQUEST FOR WATER TO BE TURNED ON OR OFF MUST BE COORDINATED THROUGH THE CITY OF VENICE DISTRIBUTION/ COLLECTION OFFICE WHICH CAN BE REACHED BY CALLING (941) 480-3333 BETWEEN THE HOURS OF 7:30 A.M. AND 4:00 P.M.

13. COPY OF HRS PERMIT WILL BE PROVIDED TO THE CITY OF VENICE UPON RECEIPT.

14. CONTRACTOR TO PROVIDE 12 GAUGE TRACKING WIRE ON ALL WATER AND SEWER MAINS AND SERVICES.

15. CONTRACTOR TO COMPLY WITH CITY OF VENICE ORDINANCES 48-12 AND 36-09 FOR STORM WATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES.

16. CONTRACTOR TO CONSTRUCT CONCRETE PAD UNDER REDUCED PRESSURE BACKFLOW PREVENTER.

17. ALL SANITARY SEWER CLEANOUTS IN PAVEMENT AREAS TO BE CAST IN-PLACE.

18. ALL SANITARY SEWER CLEANOUT PLUGS TO HAVE FLUSH TOPS. (RECESSED)

19. ALL SANITARY SEWER LATERALS TO BE PVC SDR-26.

20. ALL FIRE HYDRANT ASSEMBLIES TO BE RESTRAINED.

21. DETAILS AND CONSTRUCTION PLANS MUST MATCH CITY OF VENICE STANDARDS DETAILS.

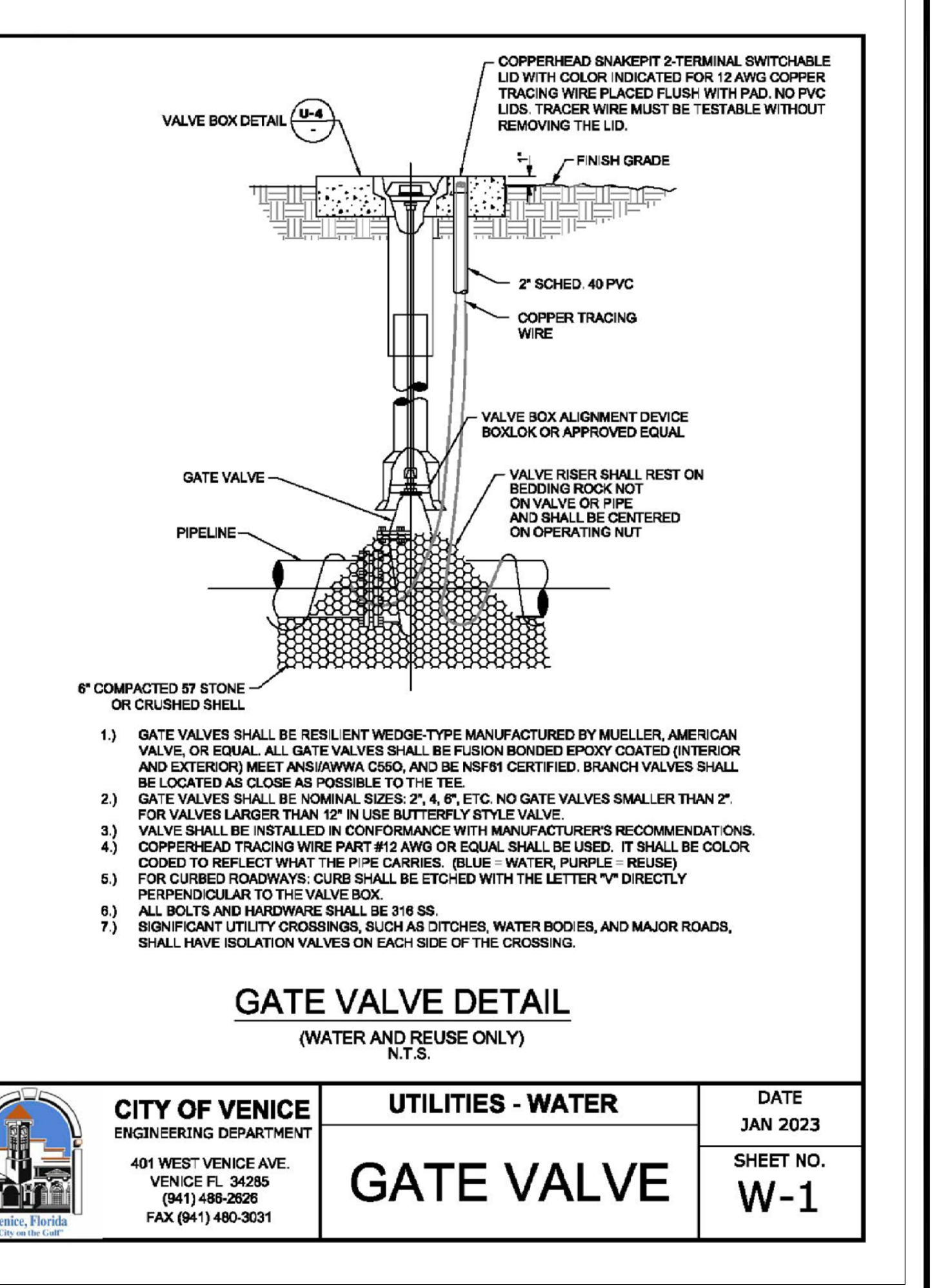
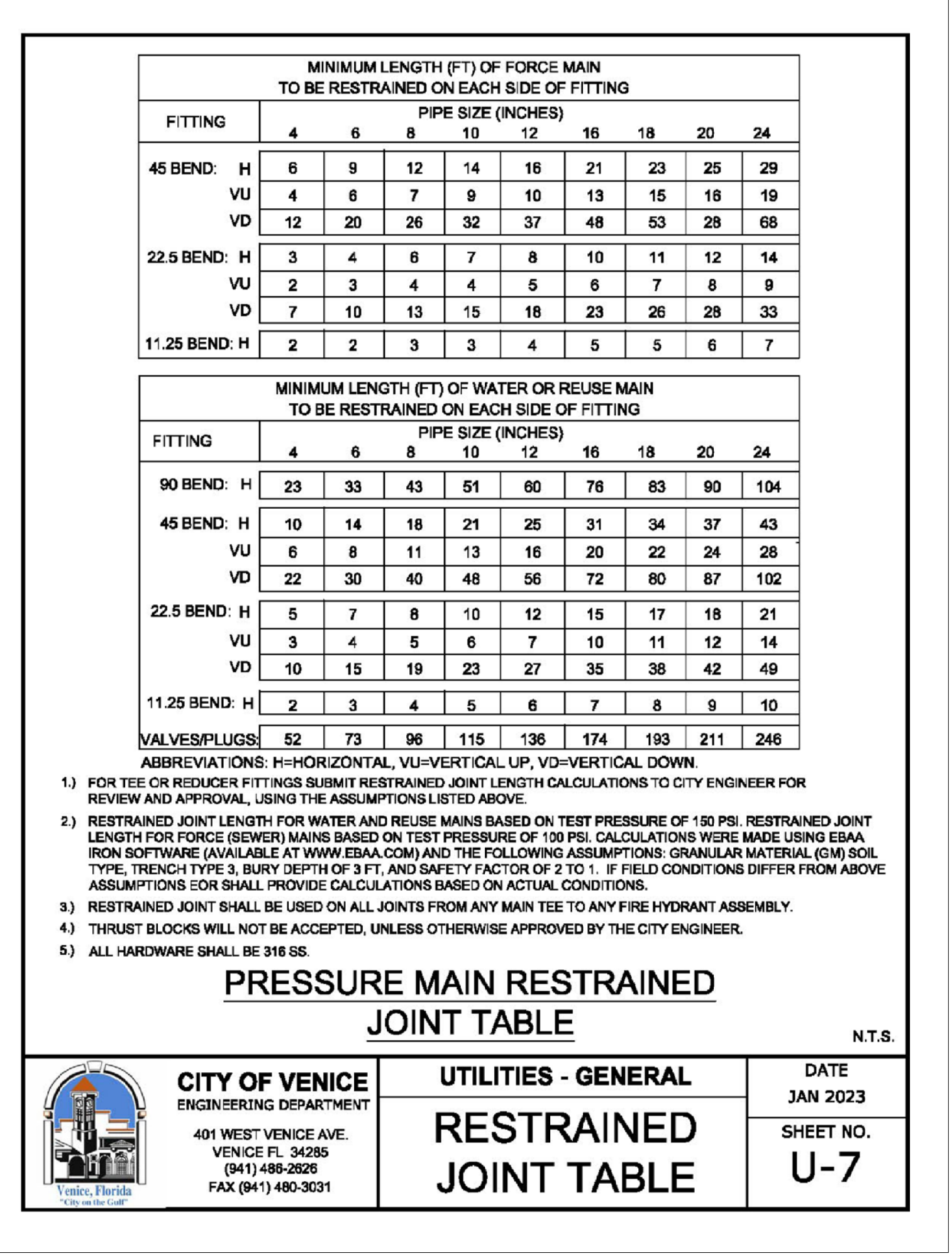
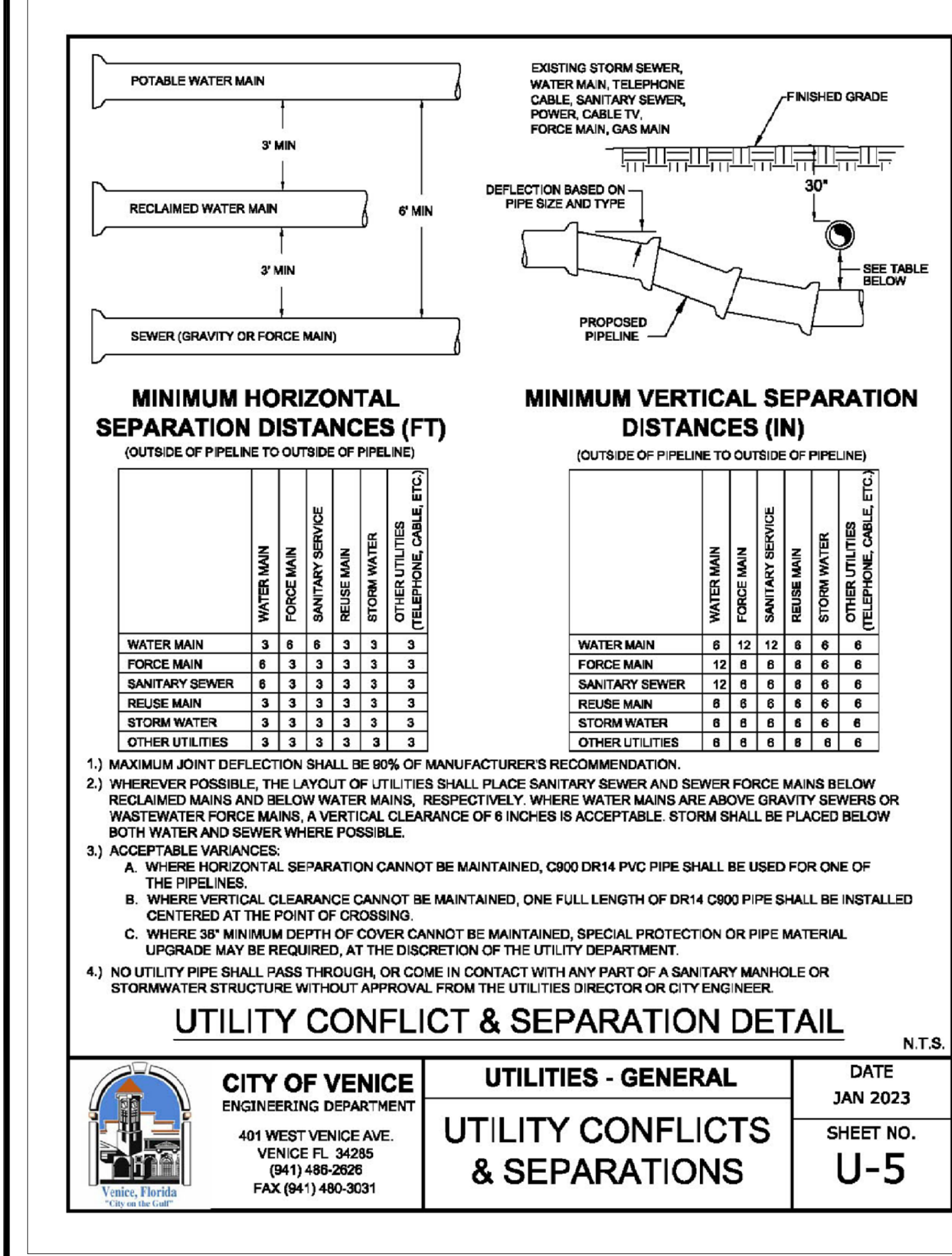
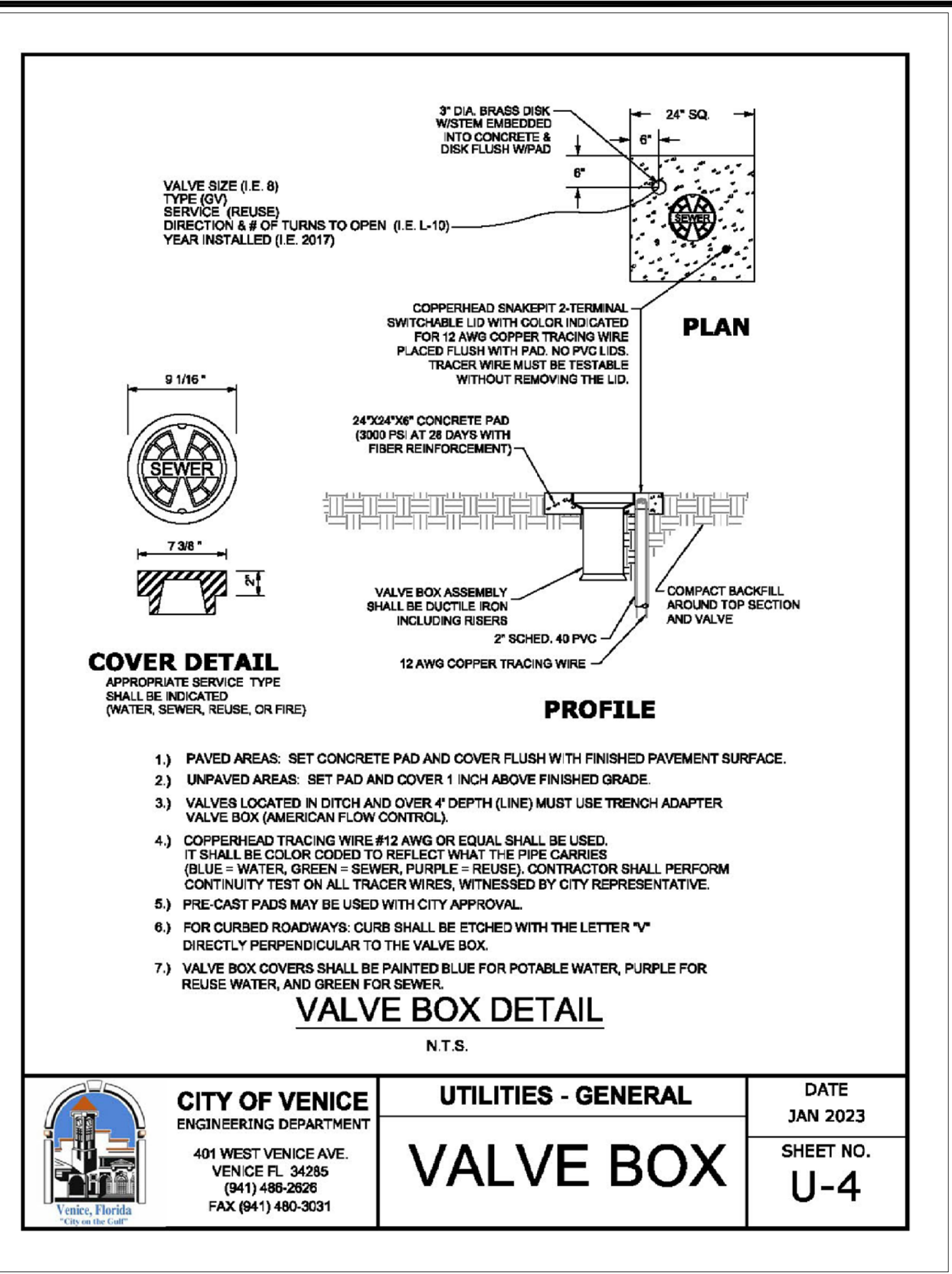
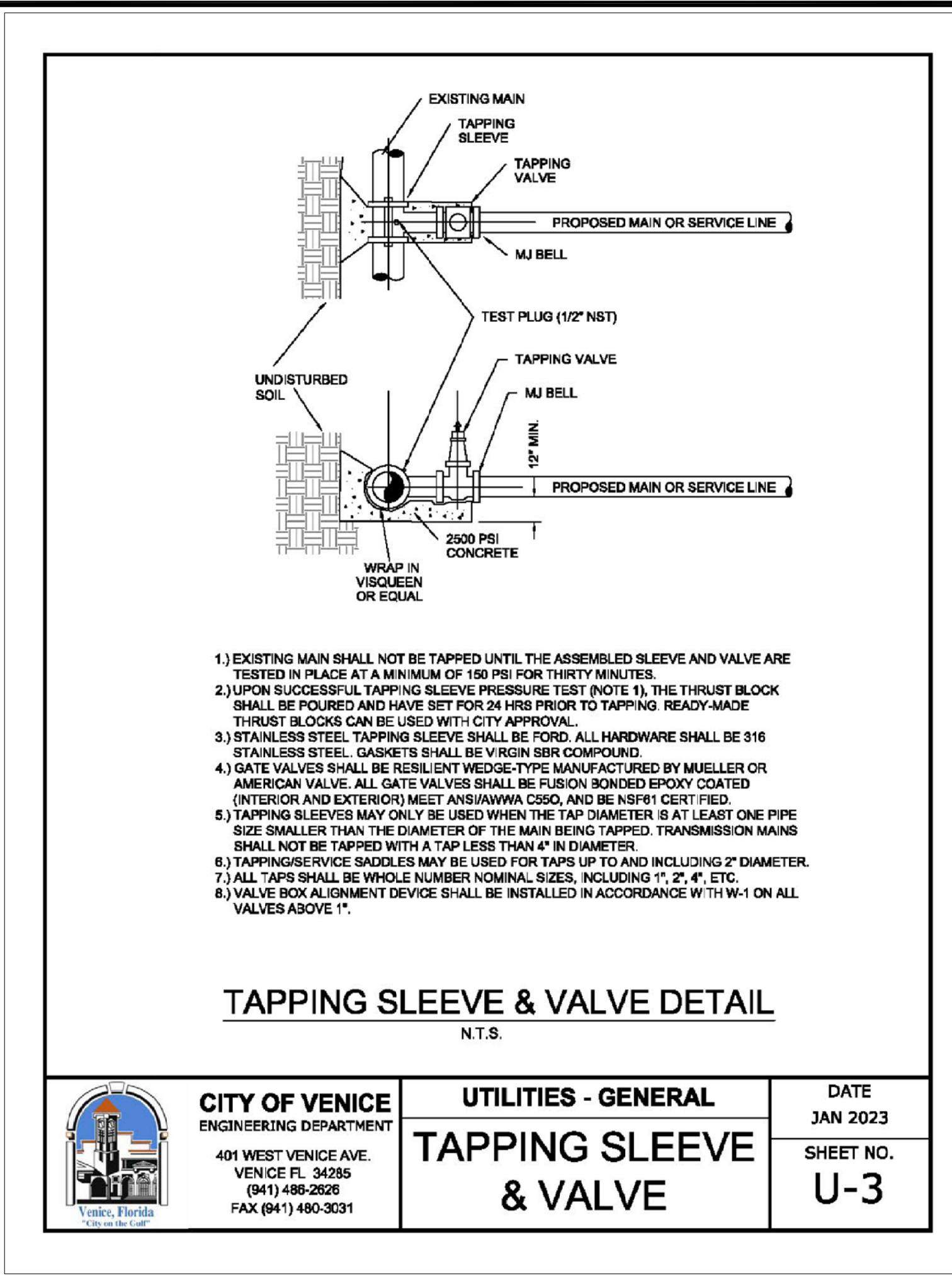
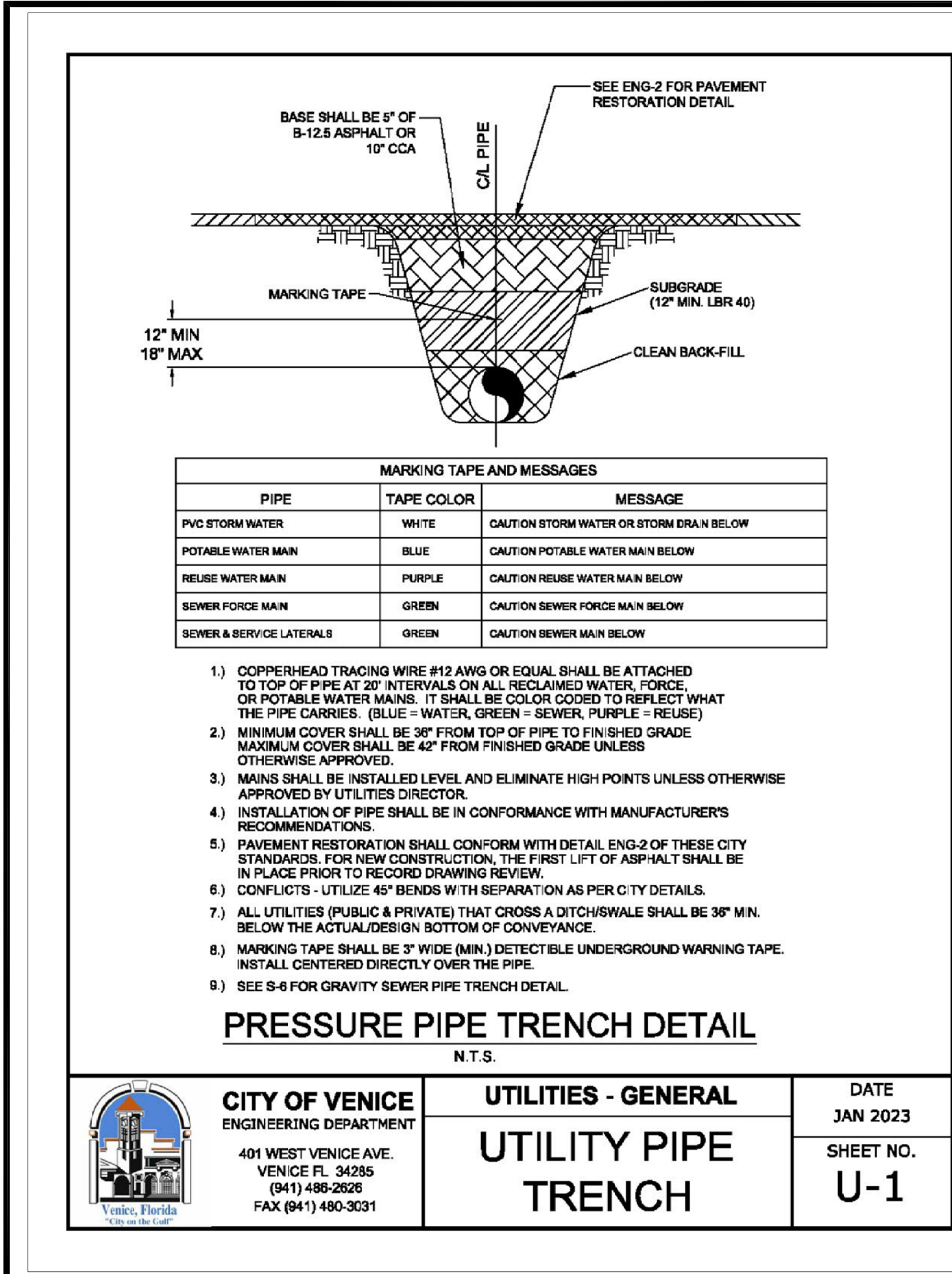
22. TAPS MUST MAINTAIN PROPER SEPARATION DISTANCE.

23. SANITARY CLEANOUT FOR WILL BE REQUIRED AT THE EASEMENT LINE.

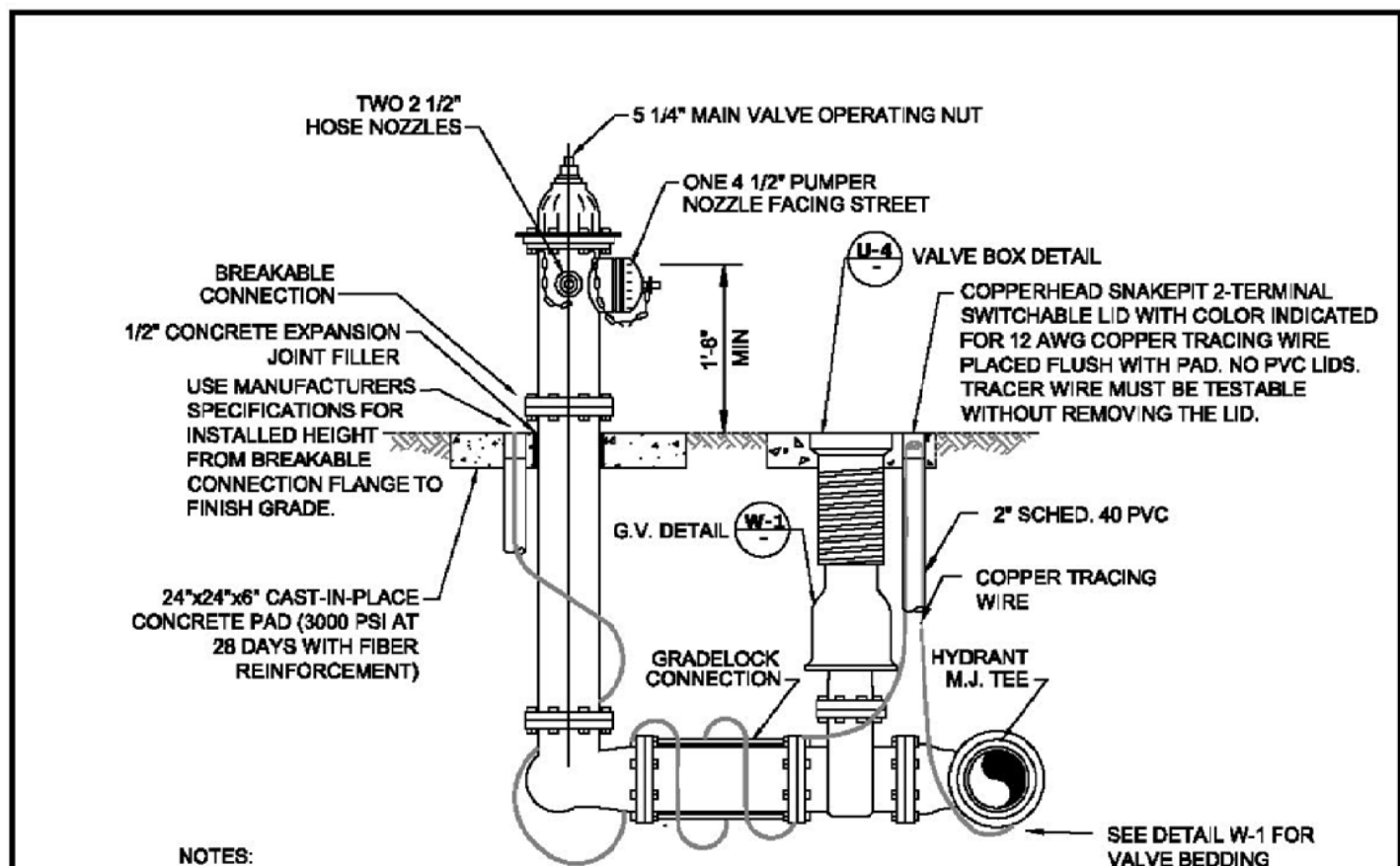
24. NO TEMPORARY BLOW OFFS, AUTO FLUSHES REQUIRED.

25. REMAINING ON-SITE SANITARY SEWER SYSTEM TO BE CUTTY-ED FOR CONDITION ASSESSMENT AND VIDEOS TO BE PROVIDED TO THE CITY OF VENICE.









- NOTES:
- POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED "SAFETY YELLOW".
  - REUSE FIRE HYDRANTS SHALL BE PAINTED PANTONE PURPLE 822C AND TAGGED WITH A PERMANENT LABEL "RECLAIMED WATER-DO NOT DRINK".
  - HYDRANT SHALL BE MUELLER SUPER CENTURION MODEL 4423, AMERICAN 8848-S WITH BREAK-AWAY FEATURE. ALL BOLTS SHALL BE SS (304/316, SAFETY FLANGE, SHOES).
  - RESTRAINED JOINTS SHALL BE USED BETWEEN TEE AND HYDRANT.
  - HYDRANTS SHALL HAVE "OUT OF SERVICE" TAGS AND BE BAGGED UNTIL MAINS ARE ACCEPTED BY CITY.
  - ALL WEEP HOLES SHALL BE PLUGGED.
  - HYDRANT LOCATED AT LEAST 5' OR MORE FROM ANY STORM WATER PIPE OR DITCH AND AT LEAST 6' OR MORE FROM ANY SANITARY SEWER STRUCTURE.
  - FOR CLEARANCE ISSUES, PLEASE REFER TO CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
  - COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE - WATER, PURPLE - REUSE).
  - ASSEMBLY SHALL BE BEDDED IN 8" OF 67 STONE OR CRUSHED SHELL AND INSTALLED AT PROPER BURIAL DEPTH.
  - FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE TO BE LOCATED AS CLOSE TO WATER MAIN AS POSSIBLE.
  - GRADELOCK CONNECTION TO BE USED BETWEEN VALVE AND HYDRANT. FUSION BONDED EPOXY. ROTATE TO FINAL GRADE.

### FIRE HYDRANT ASSEMBLY DETAIL

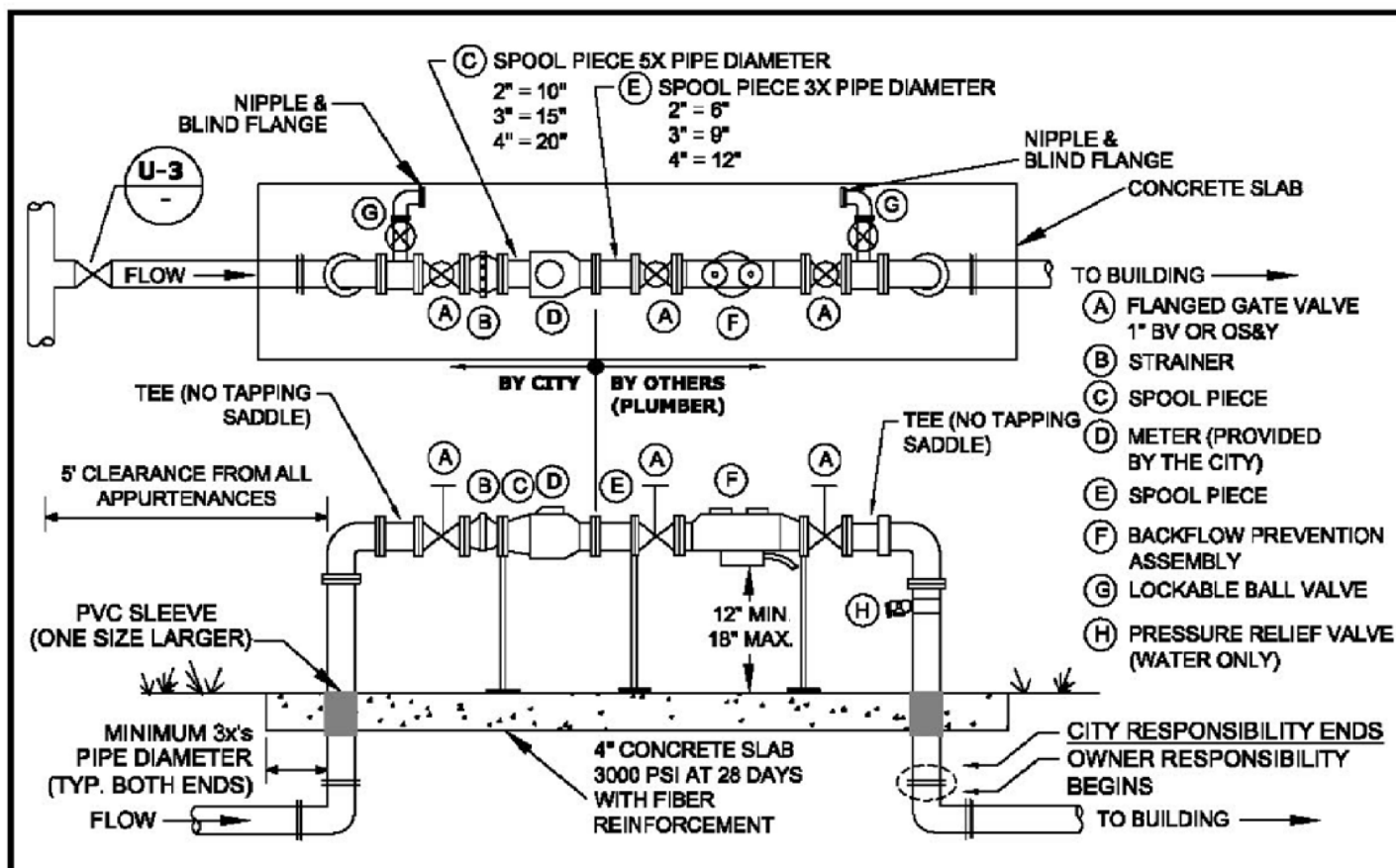
N.T.S.



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

**UTILITIES - WATER**  
**FIRE HYDRANT ASSEMBLY**

DATE  
JAN 2023  
SHEET NO.  
**W-2**



- EITHER 90°-DEGREE OR 45°-DEGREE FITTINGS MAY BE USED WITH THE REQUIRED LENGTH OF RESTRAINED JOINT FITTINGS.
- BACKFLOW PREVENTION ON ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENTS MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM MANUAL (CCM), AND SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE METER. RP OR DOUBLE CHECK BPS SHALL BE INSTALLED ABOVE GROUND PER CCM TABLE 3.1.
- 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.
- ALL CONCRETE PIPE PENETRATIONS SHALL BE PROTECTED WITH A PVC SLEEVE, ONE SIZE LARGER THAN RISER PIPE. VALVES SHALL BE FULL PORTED FULL FLOW BALL VALVES OR RESILIENT WEDGE OS&Y GATE VALVES.
- THE BACKFLOW ASSEMBLY SHALL MATCH THE WATER METER SIZE.
- METERS 1-1/2" AND UP WILL HAVE FLANGES. LAY LENGTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ASSEMBLIES. NO SPOOL PIECE REQUIRED FOR 1 1/2".
- METERS 1-1/2" AND SMALLER REQUIRE A LOCKABLE CURB STOP.
- ALL COMMERCIAL AND MULTI FAMILY UNIT METERS MUST BE ABOVE GRADE. REUSE METERS 2" AND LESS MAY BE BELOW GROUND.
- BACKFLOW PREVENTION ON ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER.
- BACKFLOW PREVENTION ON ASSEMBLIES SHALL ONLY BE BY-PASSED IF A TEMPORARY RP IS INSTALLED ON BY-PASS.
- NO BRANCH OR TEE SERVICE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
- THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M-22 AND SUBJECT TO APPROVAL BY THE UTILITY DEPARTMENT.
- PARALLEL BACKFLOW ASSEMBLY MAY BE PERMITTED TO ALLOW FOR UNINTERRUPTED SERVICE AND SHALL PROVIDE THE SAME DEGREE OF PROTECTION OR GREATER.
- NO PVC SHALL BE PERMITTED ON THE CITY SIDE.

METER SIZE (IN.)	BY-PASS SIZE (IN.)
1 1/2"	1"
2"	1 1/2"
3"	2"
4"	3"

### REUSE METER, WATER METER, & BACKFLOW PREVENTION ASSEMBLY

ABOVE GROUND METER, 2" & LARGER

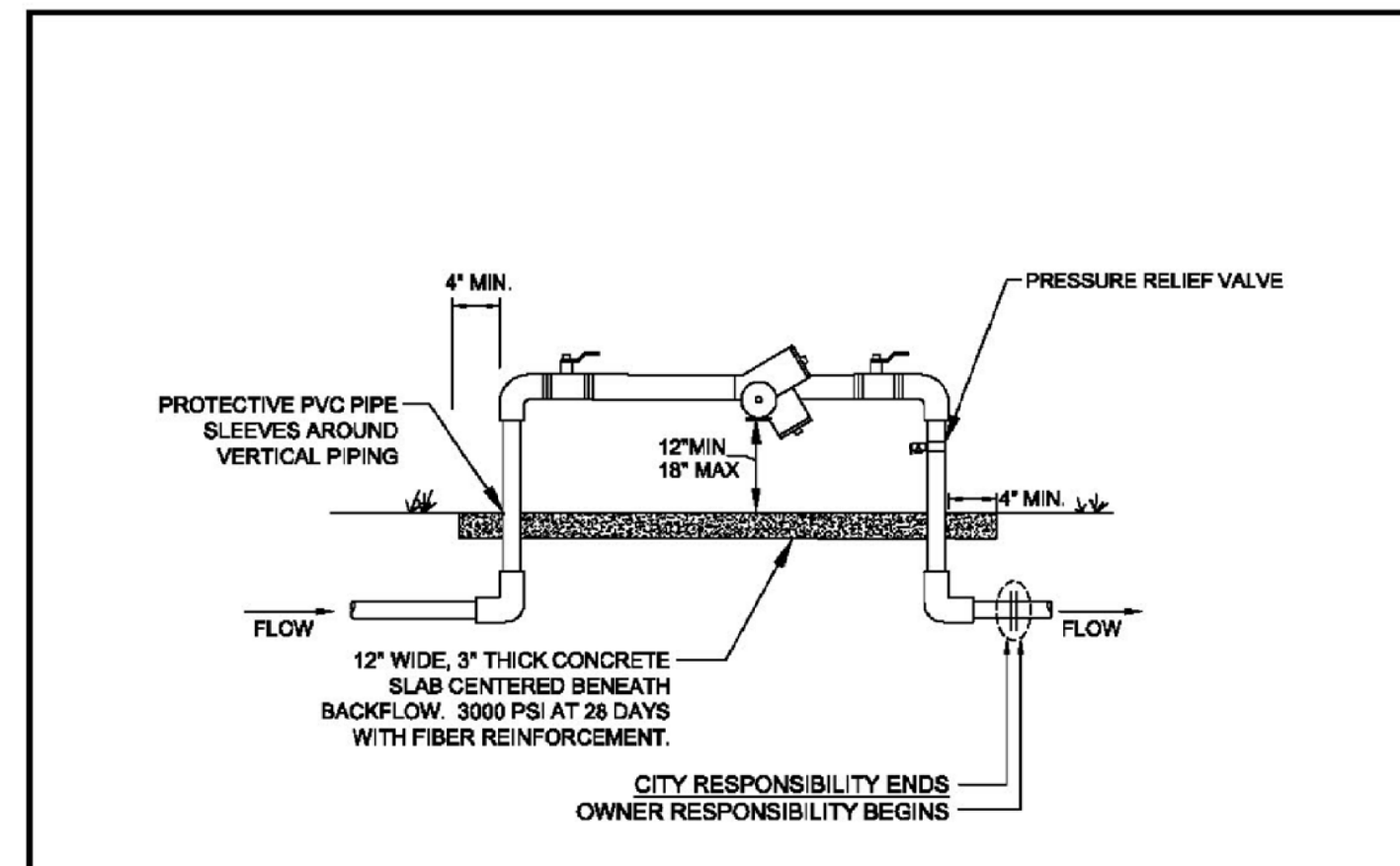
N.T.S.



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

**UTILITIES - WATER**  
**WATER & REUSE METER & BACKFLOW**

DATE  
JAN 2023  
SHEET NO.  
**W-4**



- BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENTS MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
- 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.
- ALL ABOVE GROUND PIPING SHALL BE RIGID COPPER.
- THE WATER METER AND BACKFLOW PREVENTER SHALL BE THE SAME SIZE.
- 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.
- NO BRANCH OR TEE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
- ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
- SHEETING SHALL BE A PVC TYPE MATERIAL WITH A MINIMUM OF 40 MIL. THICKNESS
- PROTECTIVE PIPE SLEEVES SHALL BE PVC PIPE ONE SIZE LARGER THAN RISER OR OTHER CITY APPROVED MATERIAL.
- PRESSURE RELIEF VALVE SHALL BE INSTALLED.
- LINE DOWNSTREAM OF METER AND PRIOR TO BACKFLOW SHALL BE POLYETHYLENE.
- NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

### ABOVE GROUND BACKFLOW PREVENTION ASSEMBLY

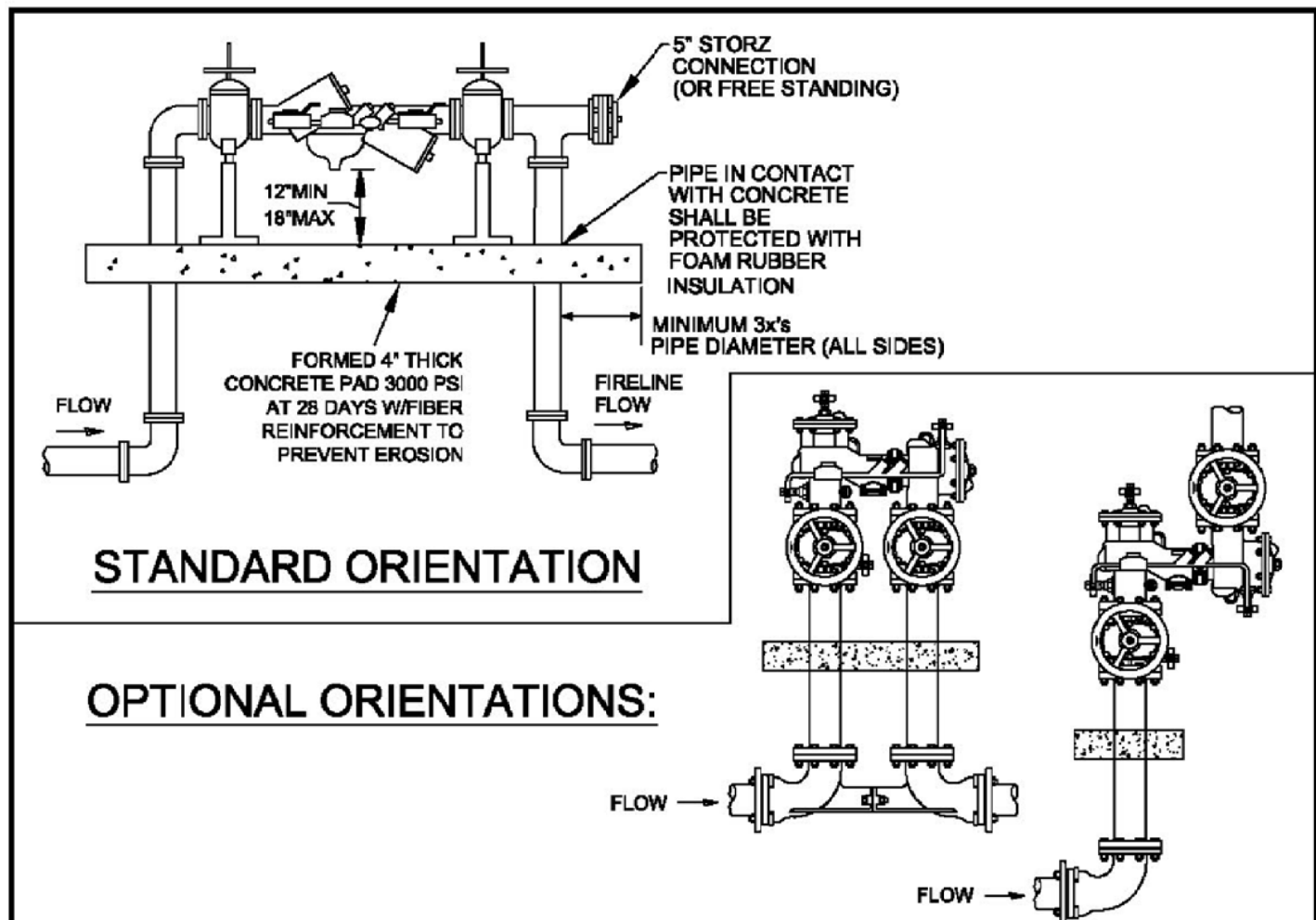
N.T.S.



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

**UTILITIES - WATER**  
**BACKFLOW ASSEMBLY (NO MASTER METER)**

DATE  
JAN 2023  
SHEET NO.  
**W-5**



### STANDARD ORIENTATION

### OPTIONAL ORIENTATIONS:

- 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.
- 45° FITTINGS MAY BE SUBSTITUTED FOR 90° FITTINGS.
- PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE CS900 PVC OR HDPE.
- IF TEEING OFF FOR POTABLE SERVICE, INSTALL INDICATOR VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.
- ASSEMBLY SHALL BE PAINTED RED WITH ALKYLID ENAMEL, EPOXY OR POLYURETHANE BASED PAINT, EXCEPT FOR STAINLESS STEEL PARTS.
- VALVE ASSEMBLIES SHALL MEET NFPA 24 REQUIREMENTS AND INDICATOR VALVES SHALL BE PROVIDED.
- FOR CLEARANCE ISSUES, PLEASE REFER TO THE CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
- 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.
- BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENTS MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
- 5" STORZ INLET CONNECTION MAY BE REDUCED FOR PIPE SIZES LESS THAN 8".
- 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"

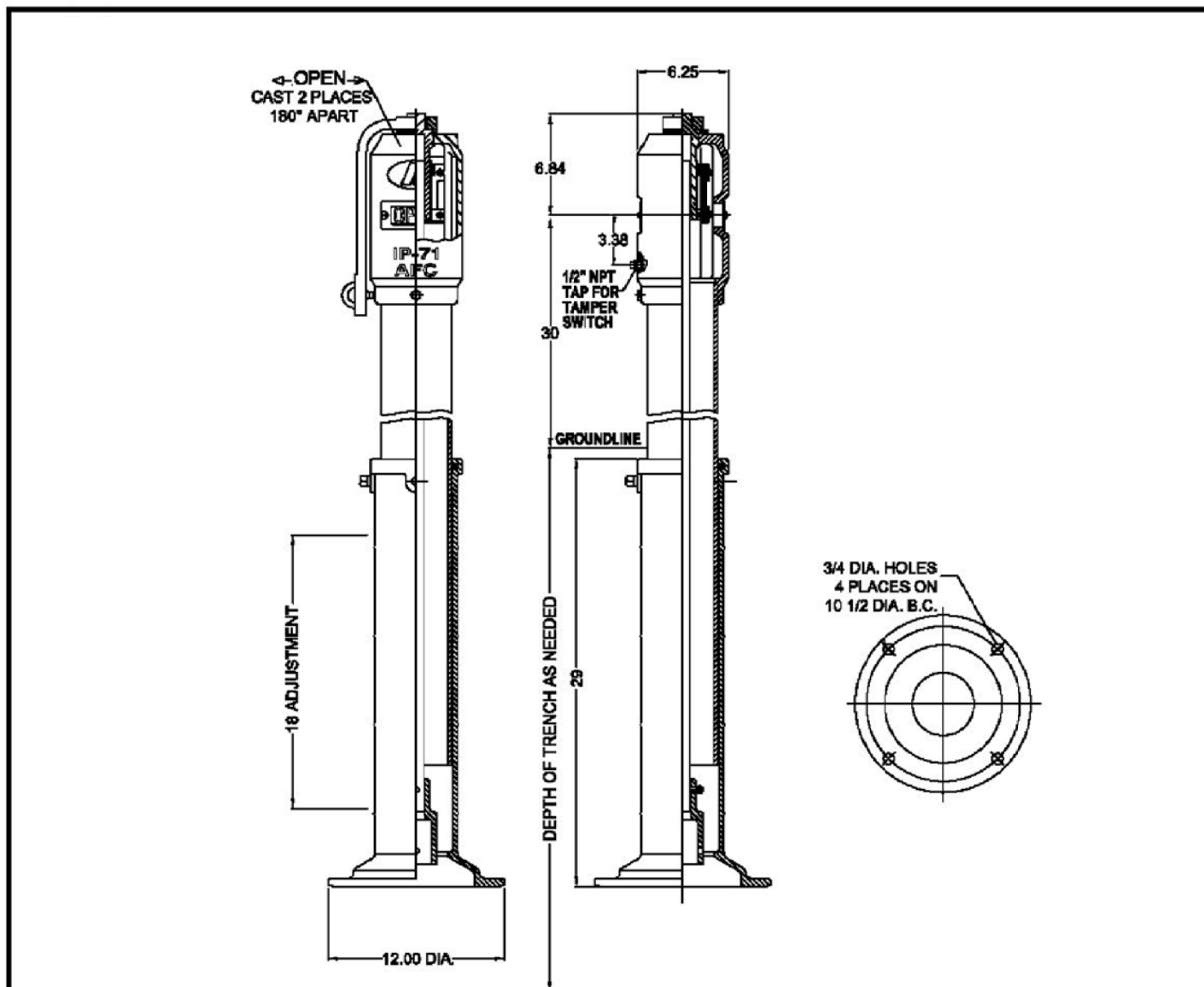
N.T.S.



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

**UTILITIES - WATER**  
**FIRE SERVICE BACKFLOW ASSEMBLY**

DATE  
JAN 2023  
SHEET NO.  
**W-9**



- INDICATOR POST REQUIRED WHEN FIRE SERVICE POINT OF CONNECTION IS ON A POTABLE WATER SERVICE.
- INSTALL INDICATOR POST AND VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.
- AMERICAN FLOW CONTROL IP-71 INDICATOR POST OR EQUIVALENT SHALL BE INSTALLED.
- UNDERWRITERS LABORATORIES LIST AND FACTORY MUTUAL RESEARCH APPROVED.
- FOR USE WITH VALVES WITH O-RING STEM SEALS.
- ALL EXPOSED EXTERIOR SURFACES COATED WITH TNEC 140 EPOXY AND TOP COATED WITH "RED" ENAMEL PER MANUFACTURER'S STANDARD PAINT.

### FIRE SERVICE POST INDICATOR VALVE

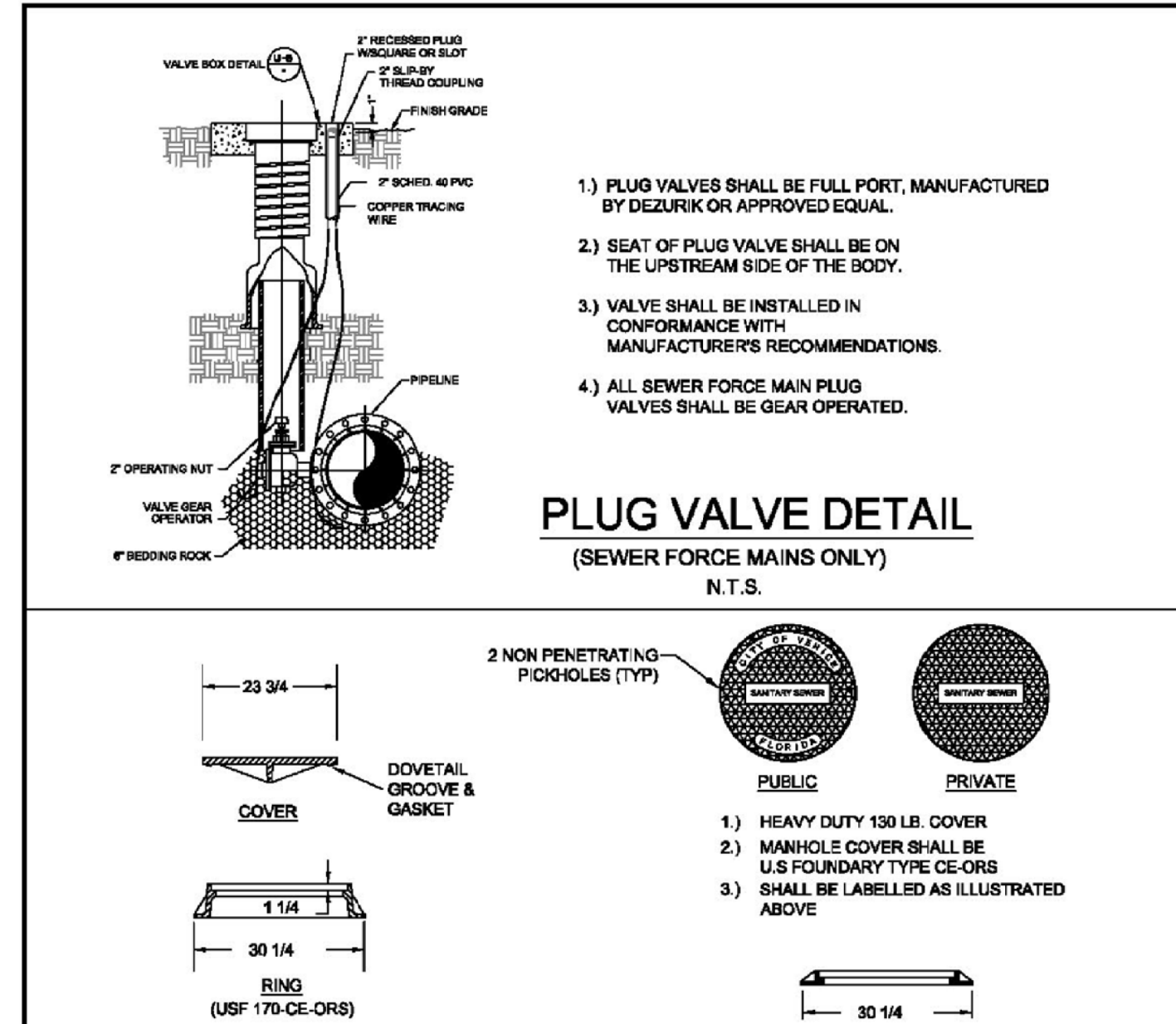
N.T.S.



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

**UTILITIES - WATER**  
**FIRE SERVICE INDICATOR POST**

DATE  
JAN 2023  
SHEET NO.  
**W-10**



### PLUG VALVE DETAIL

(SEWER FORCE MAINS ONLY)

N.T.S.

- PLUG VALVES SHALL BE FULL PORT, MANUFACTURED BY DEZURIK OR APPROVED EQUAL.
- SEAT OF PLUG VALVE SHALL BE ON THE UPSTREAM SIDE OF THE BODY.
- VALVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL SEWER FORCE MAIN PLUG VALVES SHALL BE GEAR OPERATED.

- MATERIAL: ASTM-A48 CLASS 303 GRAY IRON
- RING WT: 150 LBS. APP.
- COVER WT: 150 LBS. APP.
- INFLOW DISH REQUIRED

### TYPICAL COVER

### LOW PROFILE COVER

### MANHOLE COVERS DETAIL

(ALL UNITS IN INCHES)

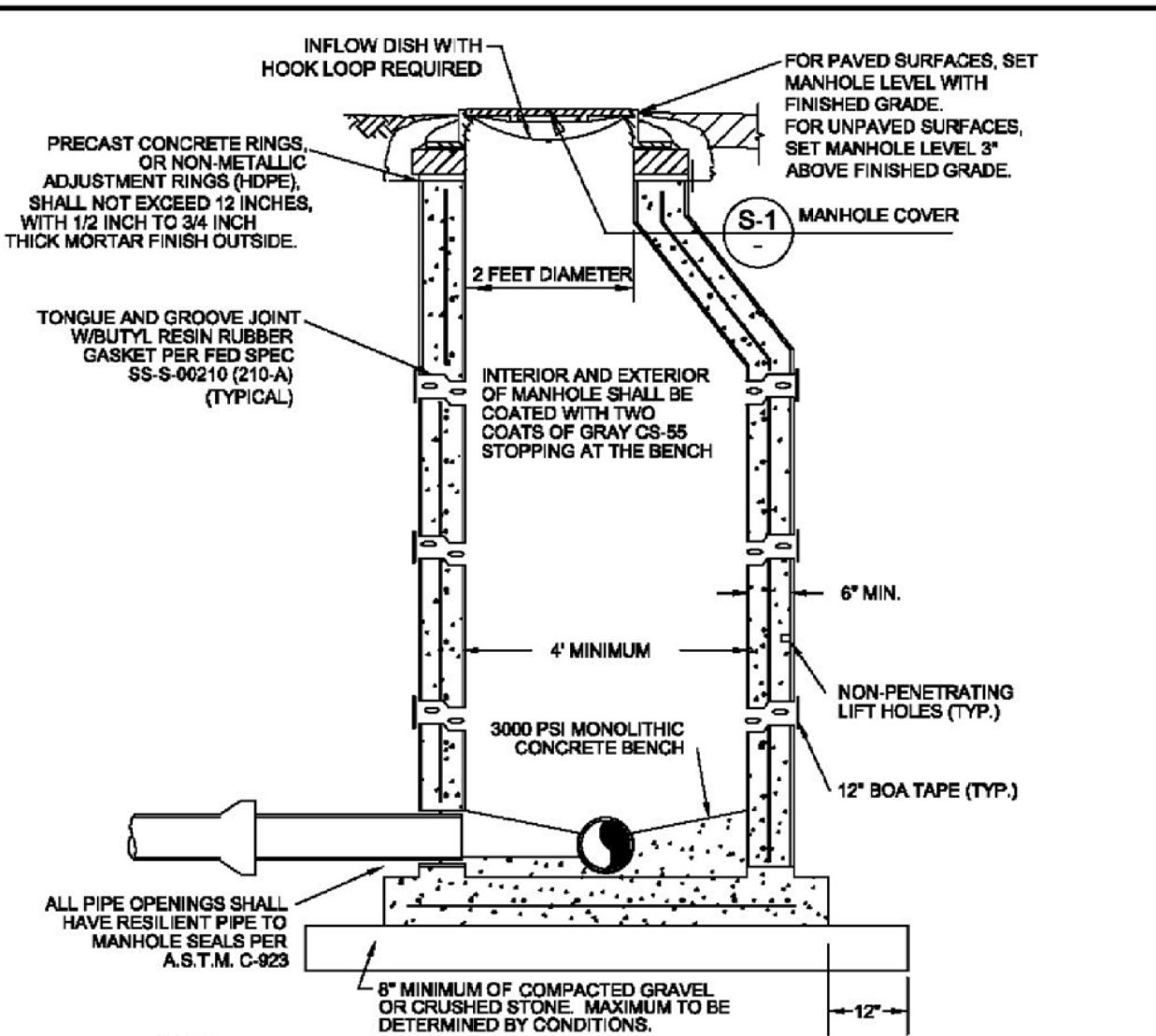
N.T.S.



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

**UTILITIES - SEWER**  
**PLUG VALVE & MANHOLE COVERS**

DATE  
JAN 2023  
SHEET NO.  
**S-1**



- NOTES:
- MANHOLE SHALL CONFORM TO A.S.T.M. C-478 LATEST REVISION TYPE II CONCRETE, 4000 P.S.I. 28 DAY COMPRESSIVE STRENGTH
  - TURBULENT MANHOLES, DROP MANHOLES, LIFT STATION ISOLATION MANHOLES, AND ALL MANHOLES RECEIVING FORCE MAINS SHALL BE LINED WITH RAVEN COAT 405 EPOXY.
  - ECCENTRIC CONE MANHOLES SHALL BE USED WHENEVER POSSIBLE, WHERE STRUCTURAL CONDITIONS DICTATE, A CONCENTRIC CONE MAY BE USED IN LIEU OF AN ECCENTRIC CONE.
  - FOR MANHOLES LESS THAN 5 FEET IN DEPTH, A SHALLOW MANHOLE (S-S) SHALL BE USED.
  - MONOLITHIC, DUCTILE IRON ADJUSTMENT RINGS MAY ONLY BE USED FOR SURFACE OVERLAY PROJECTS, NOT FOR NEW CONSTRUCTION.
  - INFLOW DISH SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.

### SANITARY SEWER MANHOLE DETAIL

N.T.S.



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

**UTILITIES - SEWER**  
**SANITARY SEWER MANHOLE**

DATE  
JAN 2023  
SHEET NO.  
**S-2**

CLIENT:

MPS DEVELOPMENT AND CONSTRUCTION, LLC  
625 N. TAMiami TRAIL  
VENICE, FL. 34285

PROJECT NAME:

ISOLA CASA  
RECORD DRAWING  
CITY OF VENICE WATER AND SEWER DETAILS

SEC.12 TWP.39S RING.18E

PROJECT NUMBER

21-2535

SCALE

N.T.S.

NO. DATE BY

1 6-21-24 SAG

REVISIONS

CONVERT TO RECORD DRAWING

©2021 by Professional Engineering Resources, Inc.  
All Rights Reserved  
The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission

**PEER**  
PROFESSIONAL ENGINEERING RESOURCES, INC.  
10225 ULMERTON ROAD, SUITE 4D LARGO, FL. 33771  
CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 406-5207  
CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE

PRELIMINARY

CONSTRUCTION

RECORD

DESIGNED BY: PVS

DRAWN BY: SAG

CHECKED BY: PVS

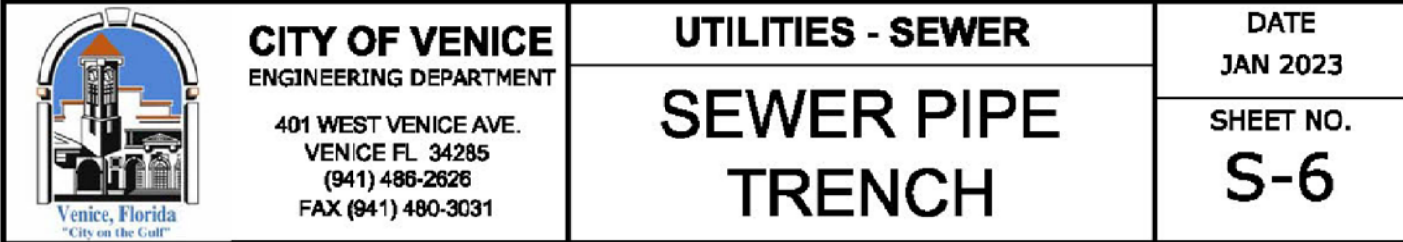
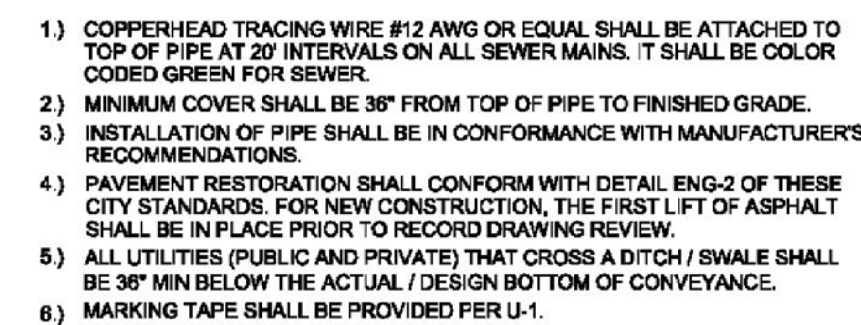
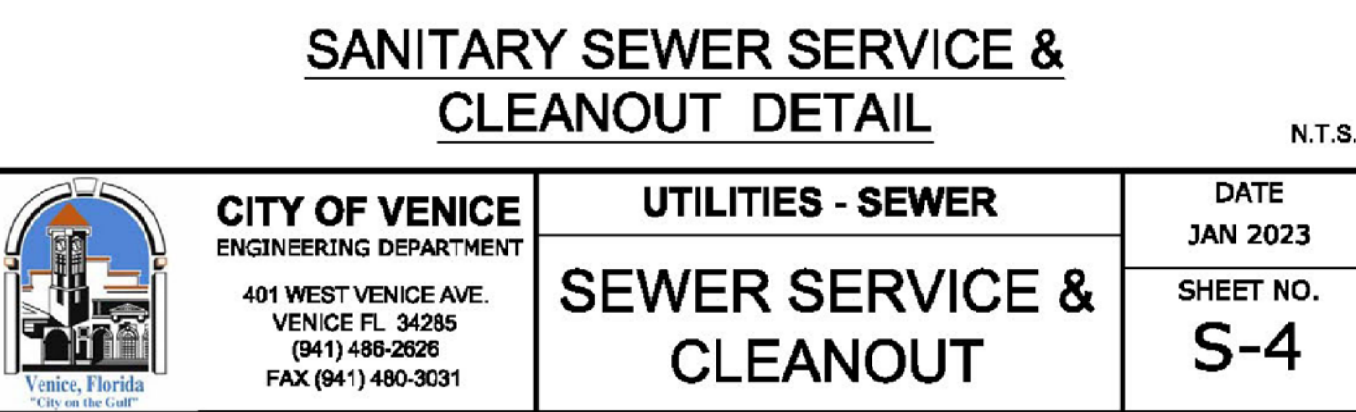
DATE: 1-26-22


PAUL V. SHERMA, REG. NO. 35628

SHEET NUMBER

22A





CLIENT:	PROJECT NAME:	SEC. 12 TWP. 39S RNG. 18E	PROJECT NUMBER	NO.	DATE	BY	REVISIONS	©2021 by Professional Engineering Resources, Inc. All Rights Reserved The arrangements depicted herein are the sole property of Professional Engineering Resources, Inc. and may not be reproduced in any form without its written permission	 PROFESSIONAL ENGINEERING RESOURCES, INC. 10225 ULMERTON ROAD, SUITE 4D LARGO, FL 33771 CIVIL ENGINEERS, PLANNERS, PERMIT EXPEDITORS (727) 408-0007 CERTIFICATE OF AUTHORIZATION NUMBER: 4401	DRAWING TYPE	DESIGNED BY: PVS CHECKED BY: PVS DRAWN BY: SAC DATE: 1-26-22 PAUL V. SHERMA, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 35628 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY PAUL V. SHERMA, PE, ON THE DATE ADJUNCT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 1-26-22	SHEET NUMBER
MPS DEVELOPMENT AND CONSTRUCTION, LLC 625 N. TAMIAAMI TRAIL VENICE, FL. 34285	ISOLA CASA RECORD DRAWING CITY OF VENICE WATER AND SEWER DETAILS		21-2535					<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> RECORD		APPROVED	22B	
			SCALE							PAUL V. SHERMA, REG. NO. 35628		
			N.T.S.									
				1	6-25-24	SAC	CONVERT TO RECORD DRAWING					