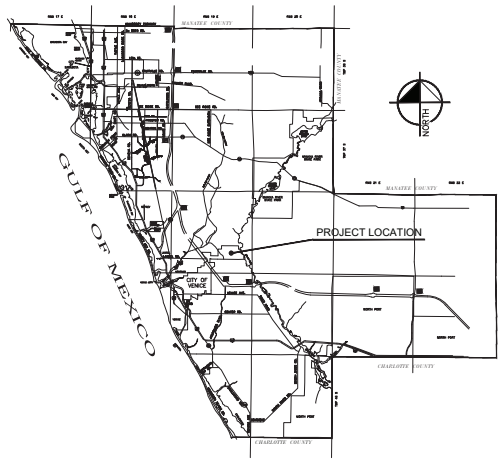
UTILITY RECORD DRAWINGS
FOR
VENICE WOODLANDS, PHASE 2A

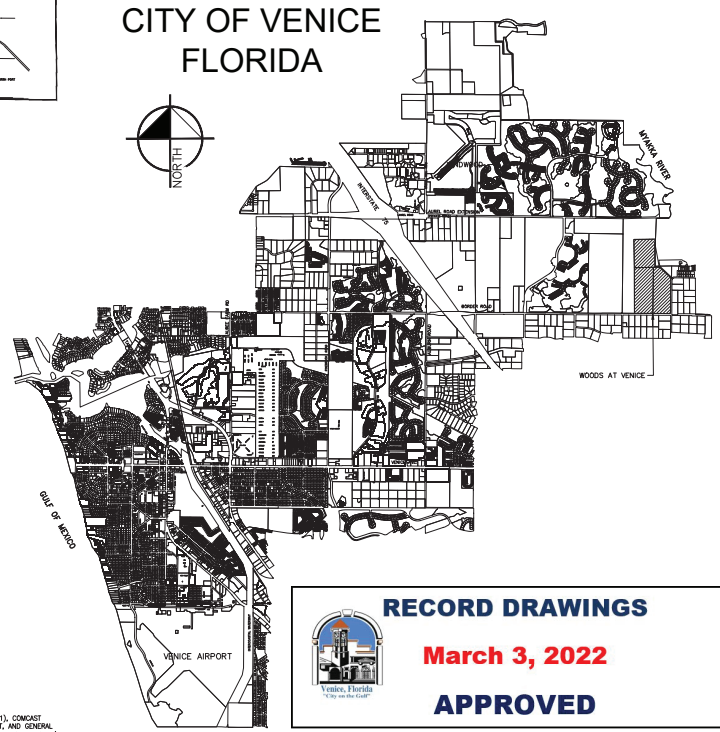
JANUARY 2022

LOCATED IN SECTION 36 TOWNSHIP 38S, RANGE 19E
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



LOCATION MAP
(SARASOTA COUNTY)

CITY OF VENICE
FLORIDA



DEVELOPER:
BORDER ROAD INVESTMENTS, LLC.
5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FL 34240
PHONE: 941-328-1111

SURVEYOR:
KING ENGINEERING ASSOCIATES, INC.
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TAMPA, FL 33634
PHONE: 813-880-8881
FAX: 813-880-8882

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PHONE: 941-379-7600

ENVIRONMENTAL CONSULTANT:
ECo CONSULTANTS, INC.
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PALMETTO, FL 34221
PHONE: 941-722-0901

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PAM DURHAM
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WATER
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VENICE, FL 34285
(941) 480-3333

SEWER
SARASOTA COUNTY UTILITIES DEPT.
1001 SARASOTA CENTER BLVD.
SARASOTA, FL 34240
(941) 480-3333

GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS PRIOR APPROVAL BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISH WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THEM AS PART HIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREE(S).
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE TO NOT DAMAGE THE ROOT SYSTEMS. NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF THE TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND 2' WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOD ELEVATIONS. FINISHED EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOD THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION SILTATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL PROJECT IS COMPLETE AND EXCEPTED BY OWNER.
6. "CALL SUNSHINE STATE ONE-CALL OF FLORIDA" (811), COMCAST CABLE, FP&L, CITY OF VENICE UTILITIES DEPARTMENT, AND GENERAL TELEPHONE COMPANY PRIOR TO EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO: MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE REVIEWED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BEST MANAGEMENT PRACTICE GUIDELINES" AND THE BMP DETAILS SHOWN ON THESE PLANS. THE ENGINEER WILL DETERMINE AND APPROVE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF PRESERVE AREAS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE DETAILS.
11. PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION ACTIVITIES THAT RESULT IN TREE REMOVAL, THE PROPERTY OWNER SHALL OBTAIN A TREE REMOVAL PERMIT, CONSISTENT WITH THE REQUIREMENTS OF THE SARASOTA COUNTY TREE CODE, CHAPTER 54, ARTICLE XVIII OF SARASOTA COUNTY CODE; AS ADOPTED BY THE CITY OF VENICE THROUGH AN INTERLOCAL AGREEMENT, RECORDED IN THE OFFICIAL RECORDS OF SARASOTA COUNTY AS INSTRUMENT NUMBER 91044783. THE PRINCIPLES OF AVOIDANCE AND MINIMIZATION ARE EMPLOYED DURING THE TREE PERMIT REVIEW PROCESS, WHICH MAY RESULT IN MODIFICATIONS TO THE PRELIMINARY PLAN/ LANDSCAPE PLANS.

RECORD DRAWINGS
March 3, 2022
APPROVED

Venice, Florida
"City on the Gulf"

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below, Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY
Kimley»Horn
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WWW.KIMLEY-HORN.COM CA 00000696

AGENCY APPROVALS

Engineering _____ Date _____
Utilities _____ Date _____
Public Works _____ Date _____
Growth Management _____ Date _____
Police _____ Date _____
Fire _____ Date _____

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LAND USE DEVELOPMENT DATA:

PRESENT ZONING	PUD	ABUTTING FLUM	N – MUR
ABUTTING ZONING	N – OUE		S – UNINCORPORATED SARASOTA COUNTY (RURAL)
	S – OUE		
	E – OUE		E – UNINCORPORATED SARASOTA COUNTY (RURAL)
	W – OUE		
			W – MUR

LAND USE:

TOTAL SITE AREA	151± AC.	
263 LOTS (SINGLE FAMILY BLDG W/ GARAGE)	51.26 AC	(33.9%)
AMENITY CENTER (TRACT 600)	0.96 AC	(0.6%)
RIGHT OF WAY (TRACT 100)	12.78 AC	(08.5%)
WETLAND AREAS	37.26 AC	(24.7%)
OPEN SPACE AREA (TRACTS 500-503)	48.74 AC	(32.3%)
TOTAL	151.0 AC	(100%)

OPEN SPACE (50% MINIMUM REQUIRED)
WETLANDS (37.26) + OPEN SPACE (48.74) = 86.0 AC
% OF OPEN SPACE = 86.0/151 = 57.0%

DENSITY CALCS:
UNIT COUNT: 263 UNITS
PROJECT AREA: 151 AC.
DENSITY = 1.74 UNIT/ACRE

PERVIOUS/IMPERVIOUS:

AVG. LOT IMPERVIOUS	28.72 AC
ROADWAY/SIDEWALK	6.89 AC
STORM WATER SURFACE	16.29 AC
PERVIOUS AREA	99.10 AC
TOTAL	151.0 AC

MAXIMUM BUILDING HEIGHT:
TWO STORIES UP TO 35 FEET

PERIMETER SETBACK: ONE TIMES THE MAXIMUM HEIGHT OF THE ADJACENT STRUCTURE (35')

MINIMUM YARD REQUIREMENTS:
MINIMUM LOT WIDTH: 52'
MINIMUM LOT SIZE: 6,500 SF
FRONT YARD: 15' MINIMUM STRUCTURE, 20' MINIMUM DRIVEWAY LENGTH
SIDE YARD: 5'
REAR YARD: 10'

CHARACTER AND INTENDED USE STATEMENT:
THIS PROJECT WILL CONSIST OF THE RESIDENTIAL SUBDIVISION WITHIN THE CITY OF VENICE CONTAINING 263 SINGLE FAMILY UNITS.

WATER AND SEWER:
WATER:
POTABLE WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF VENICE. FIRE HYDRANT LOCATIONS ARE SHOW ON THE MASTER UTILITY PLAN. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE UTILTY DEPARTMENT.
SEWER:
WASTEWATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY SARASOTA COUNTY. ALL UTILITY LINES WILL BE PROVIDED WITH AN EASEMENT FOR THE UTILITY DEPARTMENT.
IRRIGATION:
IRRIGATION WILL BE PROVIDED BY THE HOMEOWNER'S ASSOCIATION.

REFUSE COLLECTION:
RESIDENTIAL:
SOLID WASTE / RECYCLING PICKUP WILL BE PROVIDED BY CITY OF VENICE.

INTERNAL STREETS:
PRIVATE STREETS (SEE SHEET B-7)

EASEMENTS:
DRAINAGE EASEMENTS ARE SHOWN ON THE PLANS.

TREE LOCATION:
TREE REMOVAL AND PROTECTION PERMITS SHALL BE OBTAINED FOR ALL DEVELOPMENT AREAS PRIOR TO ANY CONSTRUCTION OR TREE REMOVAL, IN ACCORDANCE WITH SARASOTA COUNTY CODE. SECTION 54-584 (a).

FEMA DESIGNATION
THE SITE IS LOCATED WITHIN FLOOD ZONES A, AE & X PER FEMA PANEL NOS. 12115C0351F AND 12115C0263F. ALL HABITABLE FINISHED FLOOR ELEVATIONS SHALL BE CONSTRUCTED AT LEAST 1 FOOT ABOVE THE 100 YEAR FLOOD LEVEL.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL:
CURRENT OWNER: THE WOODLANDS AT VENICE, LLC

STATEMENT OF STORMWATER CONCURRENCY:
POST-DEVELOPMENT RUNOFF FOR THE 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT DOES NOT EXCEED THE PRE-DEVELOPMENT RUNOFF FROM A 25 YEAR RETURN FREQUENCY 24 HOUR DURATION STORM EVENT.
"COMMON AREAS" INCLUDING, BUT NOT LIMITED TO, PRIVATE RECREATION AREAS, OPEN SPACE AND LANDSCAPED AREAS, DRAINAGE AREAS, LAKES ,ROADWAYS, SANCTUARIES, AND ENTRANCEWAYS SHALL REMAIN UNDER THE UNIFIED OWNERSHIP AND CONTROL OF THE FUTURE HOMEOWNER'S ASSOCIATION.

ADA:
ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH BOTH THE FLORIDA ACCESSIBILITY CODE, CHAPTER 11 OF THE FLORIDA BUILDING CODE AND THE CITY OF VENICE STANDARD DETAIL REQUIREMENTS.

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:
THE ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED PRIVATELY.

SURVEY NOTE:
ELEVATIONS SHOWN IN THESE PLANS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. CONVERSION TO NGVD '29 = +1.11.

REQUIRED NOTES:
1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW 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 SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 25-YEAR, 24-HOUR 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.

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

WILLIAM E. CONERLY, P.E.
FLA. REGISTERED ENGINEER
57414
REGISTRY NO. 696

DATE

Drawing: K:\SAR_Civil\048119141 - The Woods of Venice\CONSTRUCTION\Certification\FDEP Water (City)\Phase 2A\Record Drawing RAI 2\CAD\A-1 COVER SHEET.dwg PRELIM. RECORD DRAWINGS Jan 20, 2022 1:34pm
Sheetset: Plotted By: Drew Wahrman
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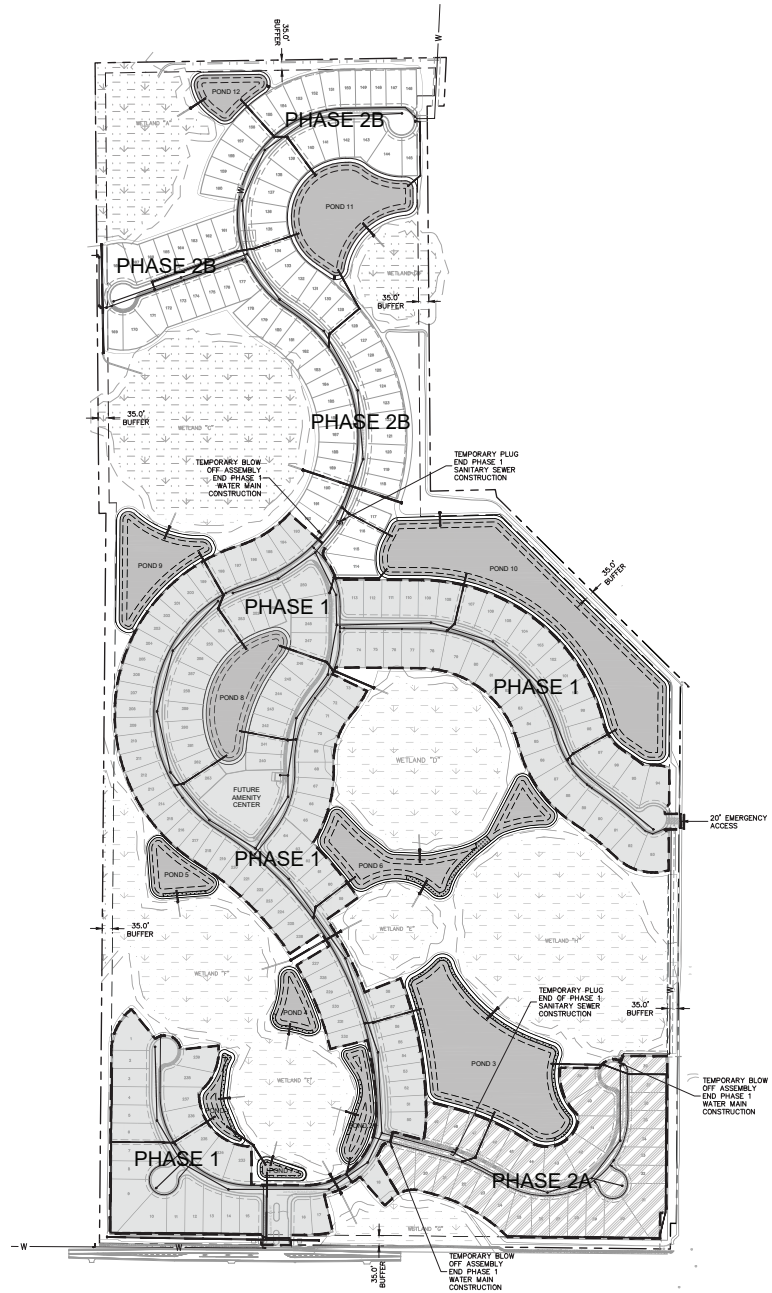

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

PHASE LINE

PHASE 1
63 – 62' LOTS
90 – 52' LOTS
LOTS: 1–18, 50–113, 193–263
AMENITY CENTER
EMERGENCY ACCESS

PHASE 2A
31 – 62' LOTS
LOTS:19–49

PHASE 2B
79 – 52' LOTS
LOTS: 114–192

RECORD DRAWINGS

March 3, 2022

APPROVED

Venice, Florida
"City on the Gulf"

No.	REVISIONS	DATE	BY

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.
FLORIDA LICENSE NUMBER 57414
DATE: _____

KHA PROJECT 048119141
DATE JANUARY 2022
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY JLL
CHECKED BY TWS

RECORD DRAWING PHASING PLAN

VENICE WOODLANDS, PHASE 2A
PREPARED FOR
MERITAGE HOMES OF FLORIDA, INC.
CITY OF VENICE FLORIDA

SHEET NUMBER
A-7

Plotted By:Wahman, Drew Sheet Set:Woods at Venice Layout:PHASING PLAN January 20, 2022 01:53:18pm K:\SAR_Civil\048119141 – The Woods of Venice\CONSTRUCTION\Certification\FDEP Water (City)\Phase 2A\Record Drawing Bal 2\CAD\A-7 PHASING PLAN.dwg
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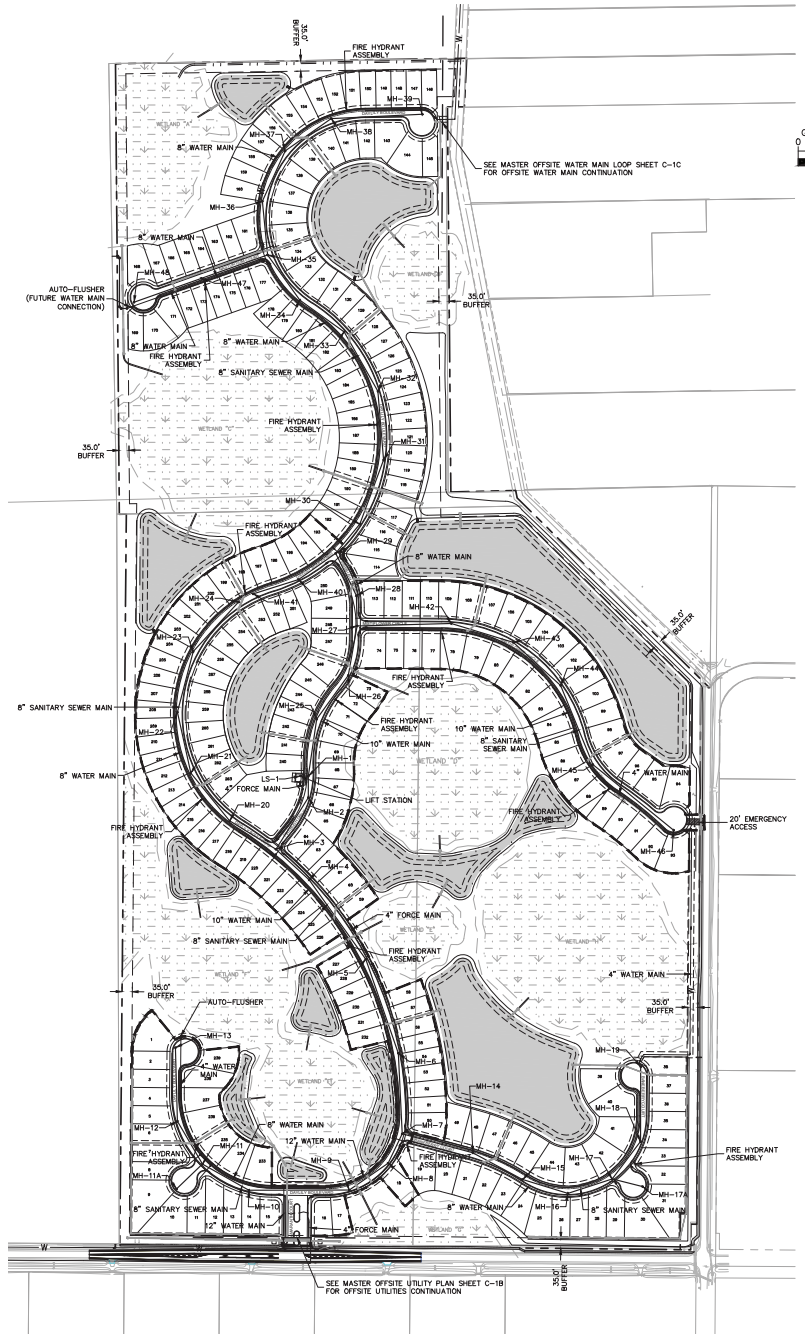

GRAPHIC SCALE IN FEET
0 100 200 400

PHASE 1 LINE

PHASE 1
63 – 62' LOTS
90 – 52' LOTS
AMENITY CENTER
EMERGENCY ACCESS

PHASE 2
31 – 62' LOTS
79 – 52' LOTS

RECORD DRAWINGS

March 3, 2022

APPROVED

Venice, Florida
"City on the Gulf"

No.	REVISIONS	DATE	BY

Kimley»Horn

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1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
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LICENSED PROFESSIONAL
WILLIAM E. CONERLY, P.E.
FLORIDA LICENSE NUMBER 57414
DATE: _____

KHA PROJECT 048119141
DATE JANUARY 2022
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY ALL
CHECKED BY TWS

RECORD DRAWING MASTER UTILITY PLAN

VENICE WOODLANDS, PHASE 2A
PREPARED FOR
MERITAGE HOMES OF FLORIDA, INC.
CITY OF VENICE FLORIDA

SHEET NUMBER
C-1A

Plotted By:Wahman, Drew Sheet Set:Woods at Venice Layout:PRELIM. RECORD DRAWINGS January 20, 2022 01:51:58pm K:\SAR_Civil\048119141 - The Woods of Venice\CONSTRUCTION\Certification\FDEP Water (City)\Phase 2A\Record Drawing Rev 2\CAD\C-1A MASTER UTILITY PLAN.dwg
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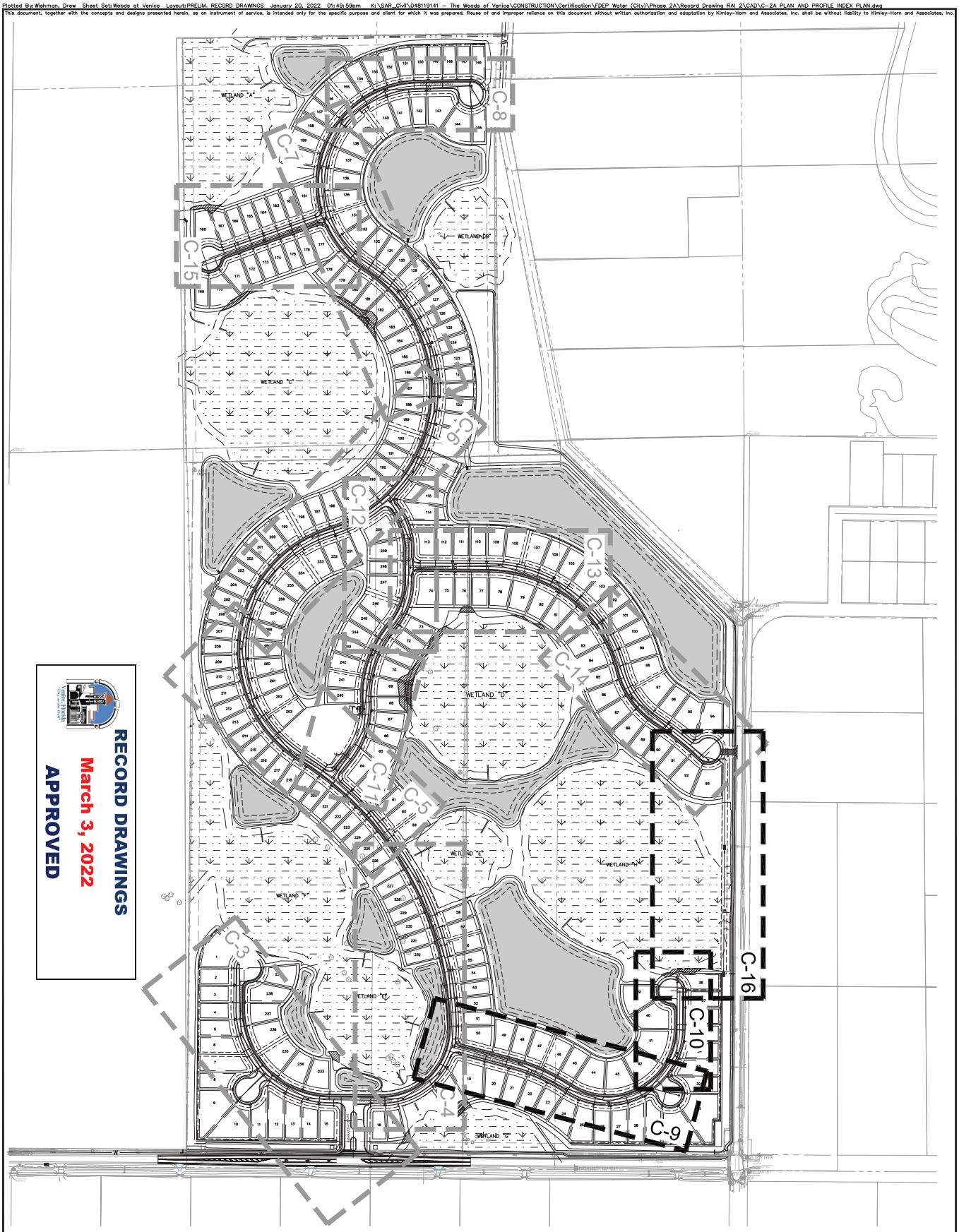

SHEET NUMBER C-2A	VENICE WOODLANDS, PHASE 2A PREPARED FOR MERITAGE HOMES OF FLORIDA, INC. CITY OF VENICE FLORIDA	RECORD DRAWING PLAN AND PROFILE INDEX PLAN	KHA PROJECT 048119141 DATE JANUARY 2022 SCALE AS SHOWN DESIGNED BY PMH DRAWN BY JLL CHECKED BY TMS	LICENSED PROFESSIONAL WILLIAM E. CONERLY, P.E. FLORIDA LICENSE NUMBER 57414 DATE: _____	Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE	BY

Plotted By: Keith Mendez Sheet Set: Woods at Venice Layout: C-9 PLAN AND PROFILE January 20, 2022 09:50:33am P:\Woods at Venice\As-Builts\Phase 2\Water\C-9 PLAN AND PROFILE.dwg
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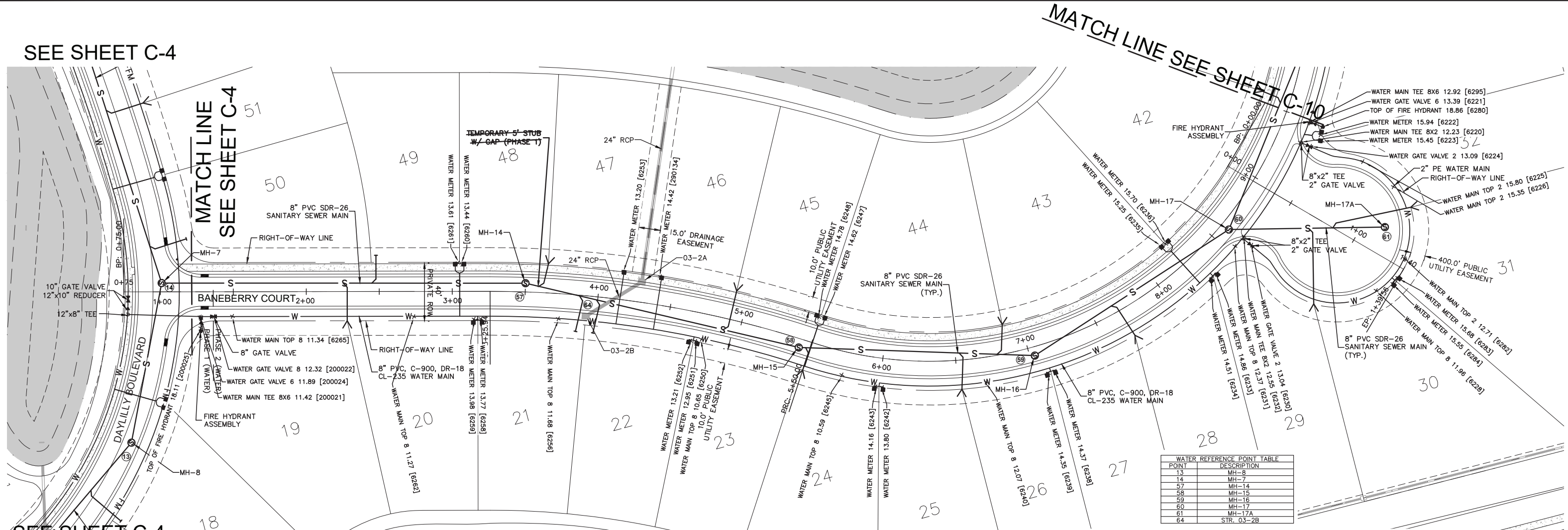


WATER REFERENCE POINT TABLE	
POINT	DESCRIPTION
13	MH-8
14	MH-7
57	MH-14
58	MH-15
59	MH-16
60	MH-17
61	MH-17A
64	STR. 03-2B

BANEBERRY COURT

1. ALL UTILITY MAINS SHALL HAVE 3' OF COVER UNLESS OTHERWISE NOTED.
2. ALL WATER, REUSE AND IRRIGATION MAINS SHALL BE PVC, C-900, DR-18, CL 235, UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER GRAVITY MAINS SHALL BE PVC, SDR-26, UNLESS OTHERWISE INDICATED.
4. ALL SANITARY SEWER FORCE MAINS SHALL BE PVC, C900, DR-25 UNLESS OTHERWISE INDICATED.
5. ALL VALVES TO BE INSTALLED OUTSIDE OF ALL PAVEMENT AND CURBED AREAS.
6. ALL FIRE HYDRANTS SHALL BE LOCATED 1' BACK OF R/W TYPICALLY, UNLESS OTHERWISE NOTED.
7. PROFILES ARE ROTATED FOR CLARITY.
8. SEE UTILITY DETAIL DRAWINGS FOR WATER, IRRIGATION, REUSE AND SEWER SERVICE TERMINATIONS.
9. SANITARY GRAVITY SEWER PIPE LENGTHS ARE FROM CENTER TO CENTER OF MANHOLES.
10. ALL WATER SERVICES AND CURB STOPS ARE 1", UNLESS OTHERWISE NOTED.
11. THE MAXIMUM ALLOWABLE PIPE DEFLECTION IS 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
12. FIELD DEFLECT MAINS TO CLEAR BEHIND INLETS WHERE REQUIRED AND MAINTAIN MINIMUM SEPARATION.
13. MAINS SHALL BE 5' BACK OF CURB (TYPICAL), UNLESS OTHERWISE NOTED OR SHOWN.
14. ALL SINGLE AND DOUBLE WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.
15. ALL RIGHTS-OF-WAY, PUBLIC AND PRIVATE, WILL INCLUDE A PUBLIC UTILITY EASEMENT, FULL
16. WIDTH. MINIMUM 10' WIDE UTILITY EASEMENTS ADJACENT TO ROAD RIGHTS-OF-WAY (BOTH SIDES).
17. PIPE JOINTS SHALL BE RESTRAINED AS PER DETAILS AND NOTES ON DRAWING D-1.
18. DR-14 PIPE TO BE CENTERED ON CROSSING PIPE SUCH THAT THE JOINTS WILL BE EQUIDISTANT FROM THE OTHER MAIN.
19. IRRIGATION DISTRIBUTION MAIN AND SERVICES DESIGNED BY OTHERS.
20. IRRIGATION SYSTEM IS PRIVATE.
21. PROFILE GRADE IS THE CENTERLINE OF PAVEMENT GRADE AND/OR ITS EXTENSION TO THE CONTROL LINE OF R/W (BASELINE).
22. MEANDER SIDEWALK TO CLEAR AROUND VALVE PADS.
23. ALL VALVE COVERS AND/OR PADS THAT ARE WITHIN, ADJACENT TO OR IN CLOSE PROXIMITY TO SIDEWALK SHALL BE ADJUSTED TO MATCH SIDEWALK GRADES.
24. ALL FIRE HYDRANT ASSEMBLIES SHALL INCLUDE A 6" GATE VALVE WHICH SHALL BE LOCATED OUTSIDE OF SIDEWALK.
25. UTILITY SYMBOLS ON THE PLAN MAY APPEAR LARGER THAN ACTUAL SIZE OR MOVED FROM INTENDED LOCATION FOR CLARITY. UTILITY APPURTENANCES ARE TO BE INSTALLED PER DETAILS IN PLAN SET OR REFERENCED STANDARD DETAILS.

LEGEND

(symbol)	PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)
(symbol)	PROPOSED WATER SERVICE
(symbol)	PROPOSED SINGLE SEWER SERVICE
(symbol)	PROPOSED DOUBLE SEWER SERVICE
(symbol)	PROPOSED IRRIGATION SERVICE
AG	AGRICULTURAL WATER MAIN
W.M.	WATER MAIN
F.M.	FORCE MAIN
I.M.	IRRIGATION MAIN
R.J.	RESTRAINED JOINT PIPE
S.W.R.M.	SURFACE WATER RECOVERY MAIN
(symbol)	45° VERTICAL BENDS (PLAN)
(symbol)	DIRECTION OF FLOW

NOTE: IN-LINE VALVE IS NOT INCLUDED IN THE COST OF BLOW-OFF

WATER SWING TIE TABLE						
POINT NO.	DESCRIPTION	ELEVATION	SWING POINT	DISTANCE	SWING POINT	DISTANCE
6220	8X2 WATER TEE	12.23	60	77.34	61	81.09
6221	6" WATER GATE VALVE	13.38	60	92.02	61	87.69
6222	WATER METER	15.94	60	90.20	61	77.00
6223	WATER METER	15.45	60	88.09	61	72.96
6224	2" WATER GATE VALVE	13.09	60	79.84	61	75.32
6225	TOP OF 2" PIPE	15.80	60	102.84	61	47.32
6226	TOP OF 2" PIPE	15.35	60	116.32	61	28.00
6228	TOP OF 8" PIPE	11.96	60	108.88	61	44.14
6230	2" WATER GATE VALVE	13.04	60	18.53	61	92.40
6231	TOP OF 8" PIPE	12.37	60	11.83	61	103.77
6232	8X2 WATER TEE	12.55	60	11.09	61	96.96
6233	WATER METER	14.86	60	31.72	61	120.17
6234	WATER METER	14.51	60	35.58	61	124.09
6235	WATER METER	15.25	60	48.01	61	154.10
6236	WATER METER	15.70	60	44.58	61	150.88
6238	WATER METER	14.37	59	18.14	60	153.61
6239	WATER METER	14.35	59	15.86	60	158.07
6240	TOP OF 8" PIPE	12.07	58	131.61	59	36.64
6242	WATER METER	13.80	58	64.33	59	105.30
6243	WATER METER	14.16	58	59.97	59	109.83
6245	TOP OF 8" PIPE	10.59	58	35.75	59	131.57
6247	WATER METER	14.62	58	27.66	59	145.38
6248	WATER METER	14.78	58	25.80	59	149.11
6250	TOP OF 8" PIPE	10.65	57	126.79	58	65.91
6251	WATER METER	12.95	57	123.40	58	69.81
6252	WATER METER	13.21	57	120.24	58	73.10
6253	WATER METER	13.19	57	67.87	58	129.45
6256	TOP OF 8" PIPE	11.68	57	33.65	58	164.91
6258	WATER METER	13.77	57	39.40	64	71.65
6259	WATER METER	13.98	57	43.12	64	76.48
6260	WATER METER	13.43	57	45.21	64	91.87
6261	WATER METER	13.61	57	47.89	64	94.73
6262	TOP OF 8" PIPE	11.27	14	174.03	57	79.74
6265	TOP OF 8" PIPE	11.34	13	110.91	14	53.36
6280	FIRE HYDRANT	18.86	60	94.80	61	80.85
6282	TOP OF 8" PIPE	12.71	60	122.05	61	25.88
6283	WATER METER	15.68	60	120.03	61	35.70
6284	WATER METER	15.55	60	118.04	61	39.36
6295	8X6 WATER TEE	12.92	60	91.74	61	88.47
200021	8"X6" WATER TEE	11.42	13	98.28	14	34.96
200022	8" WATER GATE VALVE	12.31	13	103.50	14	42.21
200024	6" WATER GATE VALVE	11.90	13	97.67	14	35.92
200025	FIRE HYDRANT	18.11	13	92.00	14	40.68
290134	WATER METER	14.42	57	92.63	58	105.70

RECORD DRAWING SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE UTILITIES AND STREET AND DRAINAGE SHOWN, SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS, IS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF A TRUE AND CORRECT REPRESENTATION OF THE IMPROVEMENTS AS SHOWN.

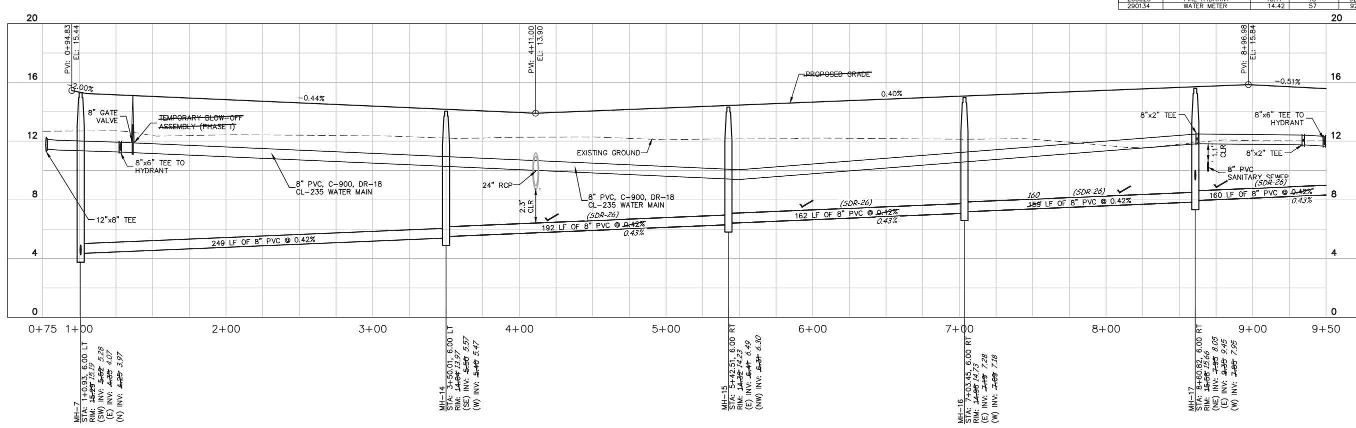
DATE OF LAST FIELD SURVEY 08/30/2021

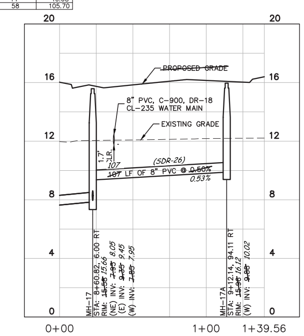
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

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





BANEBERRY COURT

HORIZ: 1"=40'
VERT: 1"=4'

RECORD DRAWINGS
March 3, 2022
APPROVED
Venice, Florida "City on the Gulf"

No.	REVISIONS	DATE	BY

Kimley»Horn
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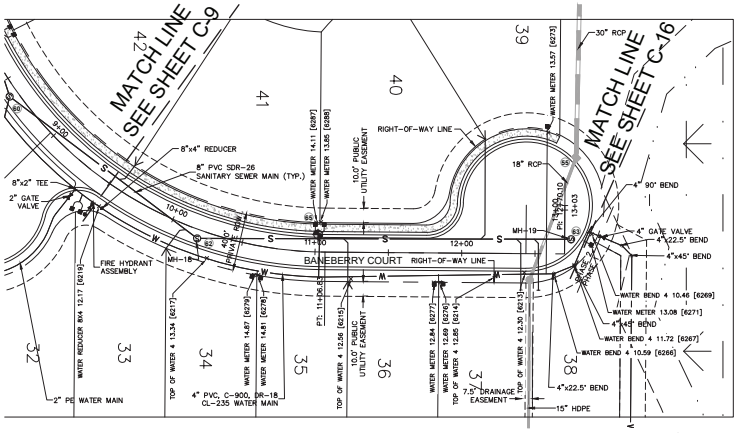
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT	048119141
DATE	MAY 2018
SCALE	AS SHOWN
DESIGNED BY	PMH
DRAWN BY	JLL
CHECKED BY	TMS

"RECORD DRAWINGS" PLAN AND PROFILE

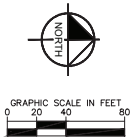
WOODS AT VENICE
PREPARED FOR
BORDER ROAD INVESTMENTS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
C-9



BANEBERRY COURT

SEE SHEET C-15



WATER REFERENCE POINT TABLE	
POINT	DESCRIPTION
58	STR-53-3A
60	MH-17
62	MH-18
63	MH-19
65	SET DGK SMD-1

WATER SWING TIE TABLE						
POINT NO.	DESCRIPTION	ELEVATION	SWING POINT	DISTANCE	SWING POINT	DISTANCE
6213	TOP OF 4" PIPE	12.30	55	83.95	63	39.17
6214	TOP OF 4" PIPE	12.85	55	90.01	63	57.46
6215	TOP OF 4" PIPE	12.26	55	107.49	63	155.02
6217	TOP OF 4" PIPE	13.34	60	174.09	62	13.28
6219	8"X4" WATER REDUCER	12.17	60	96.38	62	70.19
6266	4" WATER BEND	10.59	55	79.40	63	26.98
6267	4" WATER BEND	11.71	55	71.87	63	18.00
6269	4" WATER BEND	10.46	55	67.78	63	14.58
6271	WATER METER	13.08	55	59.32	63	14.61
6273	WATER METER	13.57	55	26.03	63	74.57
6276	WATER METER	12.69	55	123.57	63	94.36
6277	WATER METER	12.84	55	127.15	63	98.13
6278	WATER METER	14.81	62	45.89	65	69.12
6279	WATER METER	14.87	62	46.35	65	51.69
6287	WATER METER	14.11	62	82.16	63	174.21
6288	WATER METER	13.85	62	68.52	63	170.87

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2. ALL WATER, REUSE AND IRRIGATION MAINS SHALL BE PVC, C-900, DR-18, CL 235, UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER GRAVITY MAINS SHALL BE PVC, SDR-26, UNLESS OTHERWISE INDICATED.
4. ALL SANITARY SEWER FORCE MAINS SHALL BE PVC, C900, DR-25 UNLESS OTHERWISE INDICATED.
5. ALL VALVES TO BE INSTALLED OUTSIDE OF ALL PAVEMENT AND CURBED AREAS.
6. ALL FIRE HYDRANTS SHALL BE LOCATED 1' BACK OF R/W TYPICALLY, UNLESS OTHERWISE NOTED.
7. PROFILES ARE ROTATED FOR CLARITY.
8. SEE UTILITY DETAIL DRAWINGS FOR WATER, IRRIGATION, REUSE AND SEWER SERVICE TERMINATIONS.
9. SANITARY GRAVITY SEWER PIPE LENGTHS ARE FROM CENTER TO CENTER OF MANHOLES.
10. ALL WATER SERVICES AND CURB STOPS ARE 1", UNLESS OTHERWISE NOTED.
11. THE MAXIMUM ALLOWABLE PIPE DEFLECTION IS 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
12. FIELD DEFLECT MAINS TO CLEAR BEHIND INLETS WHERE REQUIRED AND MAINTAIN MINIMUM SEPARATION.
13. MAINS SHALL BE 5' BACK OF CURB (TYPICAL), UNLESS OTHERWISE NOTED OR SHOWN.
14. ALL SINGLE AND DOUBLE WATER SERVICES UNDER ROADWAYS ARE TO BE SLEEVED.
15. ALL RIGHTS-OF-WAY, PUBLIC AND PRIVATE, WILL INCLUDE A PUBLIC UTILITY EASEMENT, FULL WIDTH. MINIMUM 10' WIDE UTILITY EASEMENTS ADJACENT TO ROAD RIGHTS-OF-WAY (BOTH SIDES).
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LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)
- PROPOSED WATER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DOUBLE SEWER SERVICE
- PROPOSED IRRIGATION SERVICE
- AG — AGRICULTURAL WATER MAIN
- W.M. — WATER MAIN
- F.M. — FORCE MAIN
- I.M. — IRRIGATION MAIN
- R.J. — RESTRAINED JOINT PIPE
- S.W.R.M. — SURFACE WATER RECOVERY MAIN
- 45° VERTICAL BENDS (PLAN)
- DIRECTION OF FLOW

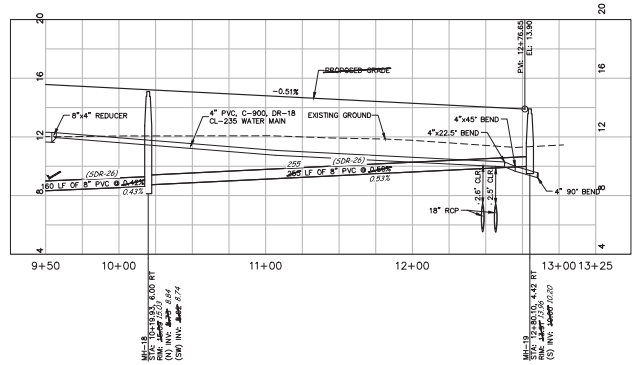
NOTE: IN-LINE VALVE IS NOT INCLUDED IN THE COST OF BLOW-OFF

RECORD DRAWINGS

March 3, 2022

APPROVED

Venice, Florida "City on the Gulf"



BANEBERRY COURT

HORIZ: 1"=40'
VERT: 1"=4'

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 10.00 — INDICATES "RECORD" ITEM NUMBER / INDICATES "RECORD" ITEM DESCRIPTION
- ~~12.00~~ 12.0' — PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
- 54.8 — INDICATES RECORD ELEVATION
- INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.

RECORD DRAWING SURVEYOR'S CERTIFICATION

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DATE OF LAST FIELD SURVEY 08/30/2021

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 048119141
DATE MAY 2018
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY ALL
CHECKED BY TMS

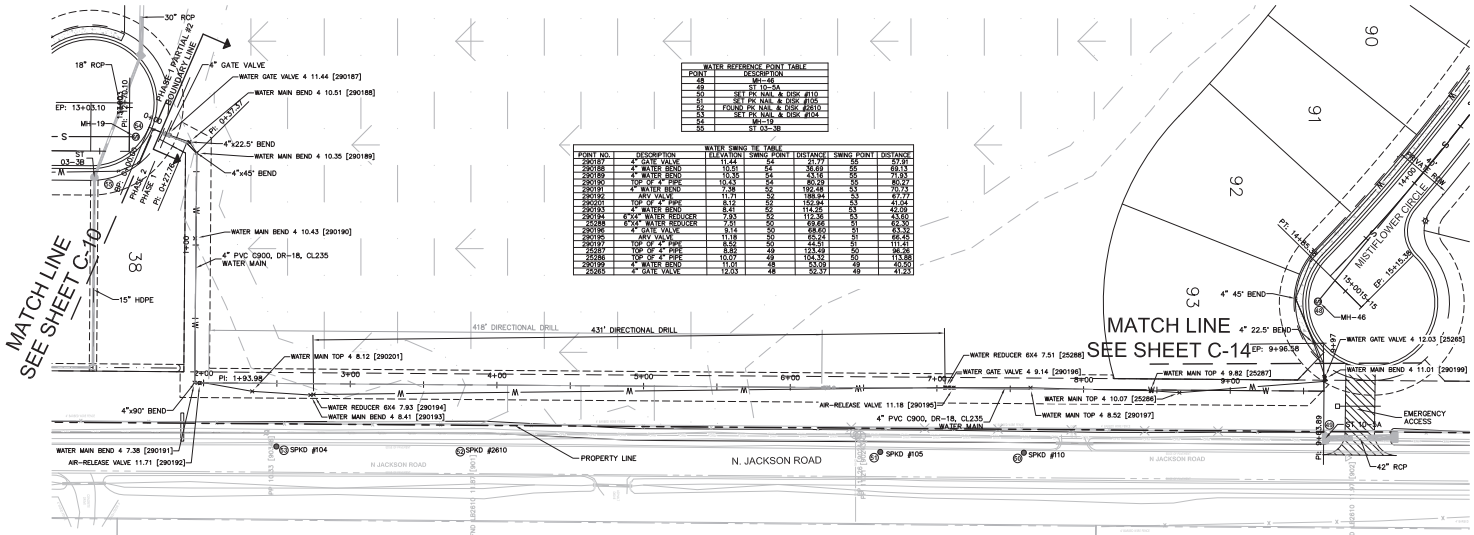
"RECORD DRAWINGS" PLAN AND PROFILE

WOODS AT VENICE
PREPARED FOR
BORDER ROAD INVESTMENTS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
C-10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Keith Mendez Sheet Set:Woods at Venice Layout:C-10 PLAN AND PROFILE January 20, 2022 09:54:34am P:\Woods at Venice\As-Builts\Phase 2\Water\C-10 PLAN AND PROFILE.dwg



WATER REFERENCE POINT TABLE	
POINT	DESCRIPTION
48	MH-46
49	ST 10-3A
50	SET PK NAIL & DISK #110
51	SET PK NAIL & DISK #105
52	FOUND PK NAIL & DISK #2610
53	SET PK NAIL & DISK #104
54	MH-19
55	ST 03-3B

WATER SWING TIE TABLE						
POINT NO.	DESCRIPTION	ELEVATION	SWING POINT	DISTANCE	SWING POINT	DISTANCE
290187	4" GATE VALVE	11.44	54	21.77	55	57.91
290188	4" WATER BEND	10.51	54	36.69	55	69.13
290189	4" WATER BEND	10.35	54	53.16	55	71.93
290190	TOP OF 4" PIPE	10.43	54	80.49	55	89.87
290191	4" WATER BEND	7.38	52	192.48	53	70.73
290192	ARV VALVE	11.71	52	188.94	53	67.77
290201	TOP OF 4" PIPE	8.12	52	152.94	53	41.04
290193	4" WATER BEND	8.41	52	174.45	53	52.09
290194	6"X4" WATER REDUCER	7.93	52	123.98	53	43.60
25288	6"X4" WATER REDUCER	7.51	50	69.66	51	64.30
290196	4" GATE VALVE	9.14	50	68.60	51	63.32
290195	ARV VALVE	11.18	50	65.24	51	66.45
290197	TOP OF 4" PIPE	8.52	50	44.41	51	111.41
25287	TOP OF 4" PIPE	8.82	49	123.49	50	96.36
25286	TOP OF 4" PIPE	10.07	49	104.10	50	113.88
290199	4" WATER BEND	11.01	48	23.02	49	40.90
25285	4" GATE VALVE	12.03	48	52.37	49	41.23

WATER MAIN LOOP

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	PROPOSED SINGLE SEWER SERVICE
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	PROPOSED IRRIGATION SERVICE
AG	AGRICULTURAL WATER MAIN
W.M.	WATER MAIN
F.M.	FORCE MAIN
I.M.	IRRIGATION MAIN
R.J.	RESTRAINED JOINT PIPE
S.W.R.M.	SURFACE WATER RECOVERY MAIN
	45° VERTICAL BENDS (PLAN)
	DIRECTION OF FLOW

NOTE: IN-LINE VALVE IS NOT INCLUDED IN THE COST OF BLOW-OFF

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

20.00	INDICATES "RECORD" ITEM NUMBER INDICATES "RECORD" ITEM DESCRIPTION
42.00 / 42.07	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
56.8	INDICATES RECORD ELEVATION
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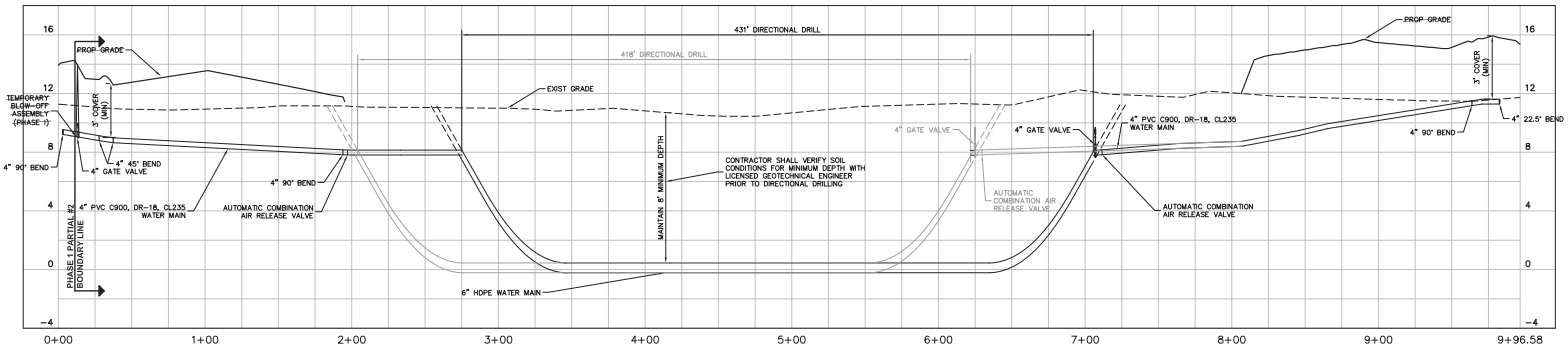
RECORD DRAWINGS
March 3, 2022
APPROVED

Venice, Florida "City on the Gulf"



WATER MAIN LOOP

HORIZ: 1"=40'
VERT: 1"=4'

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DATE OF LAST FIELD SURVEY 07/15/2019

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

No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT 048119141
DATE MAY 2018
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY JLL
CHECKED BY TWS

"RECORD DRAWINGS"
PLAN AND PROFILE

WOODS AT VENICE
PREPARED FOR
BORDER ROAD INVESTMENTS, LLC
CITY OF VENICE FLORIDA

SHEET NUMBER
C-16

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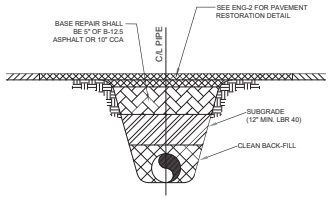


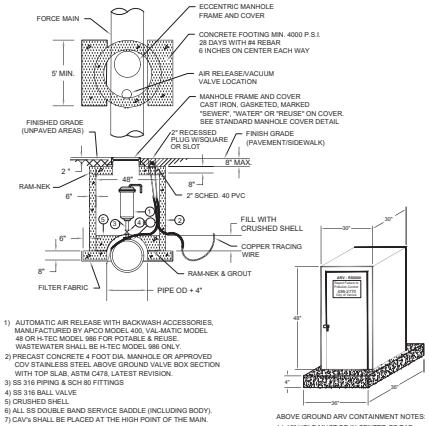
MARKING TAPE AND MESSAGES		
PIPE	TAPE COLOR	MESSAGE
PVC STORM WATER	WHITE	CAUTION STORM WATER OR STORM DRAIN BELOW
POTABLE WATER MAIN	BLUE	CAUTION POTABLE WATER MAIN BELOW
REUSE WATER MAIN	PURPLE	CAUTION REUSE WATER MAIN BELOW
SEWER FORCE MAIN	GREEN	CAUTION SEWER FORCE MAIN BELOW
SEWER & SERVICE LATERALS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

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

PIPE TRENCH DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE JAN. 2018
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITY PIPE TRENCH	SHEET NO. U-1



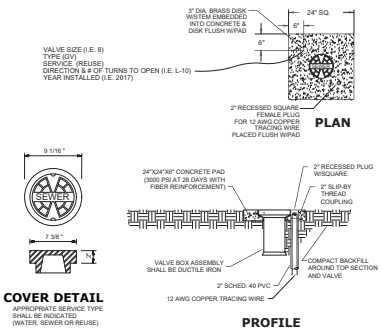
1) AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR HI-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
2) PRECAST CONCRETE 4 FOOT DIA. MANHOLE OR APPROVED COV STAINLESS STEEL ABOVE GROUND VALVE BOX SECTION WITH TOP SLAB,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

ABOVE GROUND ARV CONTAINMENT NOTES:
1.) 12" HOLE MUST BE IN CENTER OF PAD.
2.) CONTAINMENT BOX MUST BE COMPLETELY CONSTRUCTED OF STAINLESS STEEL.
3.) CONTAINMENT BOX MUST BE EQUIPPED WITH A LOCKABLE DOOR.

AUTOMATIC COMBINATION AIR RELEASE VALVE (CAV) DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE JAN. 2018
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	AUTO. COMBINATION AIR RELEASE VALVE	SHEET NO. U-2



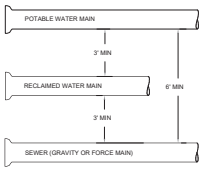
1.) PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE.
2.) UNPAVED AREAS: SET PAD AND COVER 1 INCH ABOVE FINISHED GRADE.
3.) VALVES LOCATED IN DITCH AND OVER 4' DEPTH (LINE) MUST USE TRENCH ADAPTER VALVE BOX (AMERICAN FLOW CONTROL).
4.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL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

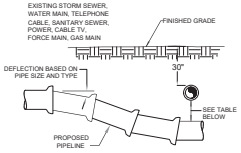
VALVE BOX DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE JAN. 2018
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	VALVE BOX	SHEET NO. U-4

RECORD DRAWINGS
March 3, 2022
APPROVED





MINIMUM HORIZONTAL SEPARATION DISTANCES (FT)

(OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)

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

MINIMUM VERTICAL SEPARATION DISTANCES (IN)

(OUTSIDE OF PIPELINE TO OUTSIDE OF PIPELINE)

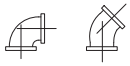
	WATER MAIN	FORCE MAIN	SANITARY SEWER	REUSE MAIN	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	6	12	12		6	6
FORCE MAIN	12	6	6	6	6	6
SANITARY SEWER	12	6	6	6	6	6
REUSE MAIN	6	6	6	6	6	6
STORM WATER	6	6	6	6	6	6
OTHER UTILITIES	6	6	6	6	6	6

1.) MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURER'S RECOMMENDATION.
2.) WHEREVER POSSIBLE, THE LAYOUT OF UTILITIES SHALL PLACE SANITARY SEWER AND SEWER FORCE MAINS BELOW RECLAIMED MAINS AND BELOW WATER MAINS, RESPECTIVELY. WHERE WATER MAINS ARE ABOVE GRAVITY SEWERS OR WASTEWATER FORCE MAINS, A VERTICAL CLEARANCE OF 6 INCHES IS ACCEPTABLE.
3.) ACCEPTABLE VARIANCES:
A. WHERE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, C900 DR14 PVC PIPE SHALL BE USED FOR ONE OF THE PIPELINES.
B. WHERE VERTICAL CLEARANCE CANNOT BE MAINTAINED, ONE FULL LENGTH OF DR14 C900 PIPE SHALL BE INSTALLED CENTERED AT THE POINT OF CROSSING.
C. WHERE 36" MINIMUM DEPTH OF COVER CANNOT BE MAINTAINED, SPECIAL PROTECTION OR PIPE MATERIAL UPGRADE MAY BE REQUIRED, AT THE DISCRETION OF THE UTILITY DEPARTMENT.
4.) NO WATER PIPE SHALL PASS THROUGH, OR COME IN CONTACT WITH ANY PART OF A SANITARY MANHOLE OR STORMWATER STRUCTURE.

UTILITY CONFLICT & SEPARATION DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE JAN. 2018
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITY CONFLICTS & SEPARATIONS	SHEET NO. U-5



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

PIPE FITTINGS

N.T.S.

SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	AWWA C900 PVC / DR 18 FUSIBLE C900 PVC / DR 18 HDPE PPI PE 3408 / DR 11 (DUCTILE IRON PIPE SIZE)
RAW WATER MAIN	WHITE	
REUSE MAIN	PURPLE	
FORCE MAIN (MIN. 4" DIAMETER)	GREEN	
WATER SERVICE	BLUE	PE (POLYTUBING) / DR 9
REUSE SERVICE	PURPLE	PE (POLYTUBING) / DR 9
GRAVITY SEWER MAIN (MIN. 8" DIAMETER)	GREEN	ASTMD3034 / SDR 26 FUSIBLE PVC / SDR 26
SEWER LATERAL (MIN. 6" DIAMETER)	GREEN	ASTMD3034 / SDR 26 / SDR 35 / SCH 40 PVC

PIPE MATERIAL SCHEDULE

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE JAN. 2018
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	PIPE FITTINGS & MATERIAL	SHEET NO. U-6

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

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

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

1.) FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL, USING THE ASSUMPTIONS LISTED ABOVE.
2.) RESTRAINED JOINT LENGTH FOR WATER AND REUSE MAINS BASED ON TEST PRESSURE OF 150 PSI. RESTRAINED JOINT LENGTH FOR FORCE (SEWER) MAINS BASED ON TEST PRESSURE OF 100 PSI. CALCULATIONS WERE MADE USING EBAA IRON SOFTWARE (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 EOR SHALL PROVIDE CALCULATIONS BASED ON ACTUAL CONDITIONS.
3.) RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TEE TO ANY FIRE HYDRANT ASSEMBLY.
4.) THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

PRESSURE MAIN RESTRAINED JOINT TABLE

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT	UTILITIES - GENERAL	DATE JAN. 2018
401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	RESTRAINED JOINT TABLE	SHEET NO. U-7

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM CA 00000696

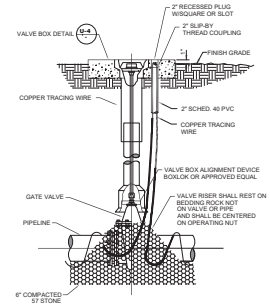
KHA PROJECT 048119141
DATE JANUARY 2022
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY ALL
CHECKED BY TWS

RECORD DRAWINGS
WATER DISTRIBUTION DETAILS

VENICE WOODLANDS, PHASE 2A
PREPARED FOR
MERITAGE HOMES OF FLORIDA, INC.
CITY OF VENICE FLORIDA

SHEET NUMBER
D-1

Plotted By:Wahman, Drew Sheet Set:Woods at Venice Layout:D-1 WATER DISTRIBUTION DETAILS January 20, 2022 01:45:05pm K:\SAR_Civil\048119141 - The Woods of Venice\CONSTRUCTION\Certification\FDEP Water (City)\Phase 2A\Record Drawing Pdf\ 2\CAD\D-1 WATER DISTRIBUTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



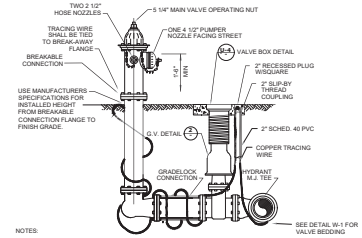
1.) GATE VALVES SHALL BE RESILIENT WEDGE-TYPE MANUFACTURED BY MUELLER, AMERICAN VALVE, OR EQUAL. ALL GATE VALVES SHALL BE FUSION BONDED EPOXY COATED (INTERIOR AND EXTERIOR) MEET ANSI/AWWA C550, AND BE NSF61 CERTIFIED.
2.) FOR VALVES LARGER THAN 12" IN USE BUTTERFLY STYLE VALVE.
3.) VALVE SHALL BE INSTALLED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

GATE VALVE DETAIL

(WATER AND REUSE ONLY)

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN. 2018
	GATE VALVE	SHEET NO. W-1



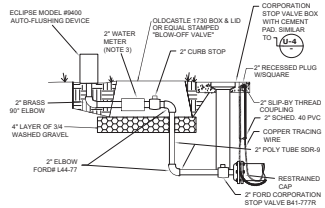
NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN. 2018
	FIRE HYDRANT ASSEMBLY	SHEET NO. W-2



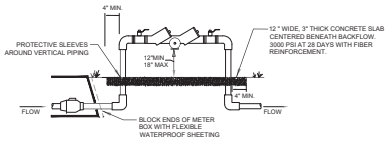
1.) FOR ALL DEAD-END WATER MAINS.
2.) AUTOMATIC FLUSHING DEVICE SHALL BE AN ECLIPSE MODEL #9400.
3.) CONTRACTOR SHALL PROVIDE 2" BADGER MODEL-170 R.R. METER, HRE REGISTER, ORION MESE ENDPOINT.
4.) COPPERHEAD TRACING WIRE PART #12 AWG OR EQUAL SHALL BE USED.

AUTOMATIC FLUSHING DEVICE DETAIL

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN. 2018
	AUTOMATIC FLUSHING DEVICE	SHEET NO. W-3

RECORD DRAWINGS
March 3, 2022
APPROVED



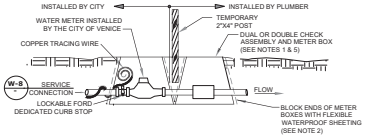
1.) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
2.) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC 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 UNLESS OTHERWISE APPROVED BY THE CITY OF VENICE UTILITIES DEPARTMENT.
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 SLEEVES MAY BE PVC PIPE ONE SIZE LARGER THAN RISER OR OTHER CITY APPROVED MATERIAL.

BACKFLOW PREVENTION ASSEMBLY

(RESIDENTIAL, NOT MASTER METERED)

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN. 2018
	BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5



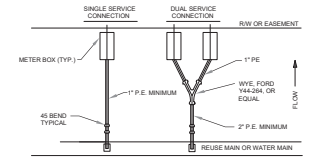
1.) THE POTABLE WATER SYSTEM SHALL USE A BROOKS MODEL# 1220 BLACK PLASTIC METER BOX WITH METAL READER AND BLACK SOLID RODS OR APPROVED EQUAL FOR BOTH METER AND CHECK VALVE.
2.) CENTER METER IN BOX AND BLOCK ENDS OF BOX TO PREVENT DIRT FROM ENTERING WITH FLEXIBLE WATERPROOF SHEETING. SHEETING SHALL BE A PVC TYPE MATERIAL WITH MINIMUM 40 MIL THICKNESS.
3.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED AND COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER).
4.) LOCKING CURB STOP MUST BE LOCATED IN 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 OR DOUBLE CHECK ASSEMBLY, WHEN REQUIRED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM, SHALL BE INSTALLED BY A PLUMBER IN A SEPARATE BOX IMMEDIATELY AFTER THE WATER METER BOX. TEST PORTS SHALL BE PLUGGED WITH NON-METALLIC OR PLASTIC PLUGS.
6.) RESIDENTIAL FIRE SERVICE SPRINKLERS INCORPORATED INTO DOMESTIC RESIDENTIAL PLUMBING SHALL BE SERVICED BY AN ELECTRONIC WATER METER MEETING NFPA STANDARDS FOR FLOW AND PRESSURE LOSS.
7.) THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M-22 AND SUBJECT TO APPROVAL BY THE UTILITIES DEPARTMENT.
8.) ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.

RESIDENTIAL WATER & FIRE METER

(RESIDENTIAL USE ONLY)

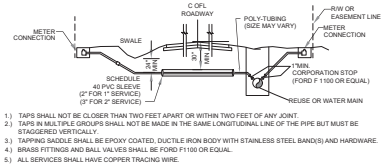
N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN. 2018
	RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



RESIDENTIAL METER CONNECTION DETAIL

N.T.S.



1.) TAPS SHALL NOT BE CLOSER THAN TWO FEET APART OR WITHIN TWO FEET OF ANY JOINT.
2.) TAPS IN MULTIPLE GROUPS SHALL NOT BE MADE IN THE SAME LONGITUDINAL LINE OF THE PIPE BUT MUST BE STAGGERED VERTICALLY.
3.) TAPPING SADDLE SHALL BE EPOXY COATED, DUCTILE IRON BODY WITH STAINLESS STEEL BAND(S) AND HARDWARE.
4.) BRASS FITTINGS AND BALL VALVES SHALL BE FORD F1100 OR EQUAL.
5.) ALL SERVICES SHALL HAVE COPPER TRACING WIRE.
6.) ALL SLEEVE ENDS SHALL BE SEALED WITH FOAM SEAL.
7.) INSERT STIFFENERS WILL NOT BE 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.

WATER & REUSE SERVICE CONNECTION

N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN. 2018
	RESIDENTIAL METER & SERVICE CONNECTION	SHEET NO. W-8

No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT 048119141
DATE JANUARY 2022
SCALE AS SHOWN
DESIGNED BY PMH
DRAWN BY ALL
CHECKED BY TWS

RECORD DRAWINGS WATER DISTRIBUTION DETAILS

VENICE WOODLANDS, PHASE 2A
PREPARED FOR
MERITAGE HOMES OF FLORIDA, INC.
CITY OF VENICE FLORIDA

SHEET NUMBER
D-2

Plotted By:Wahman, Drew Sheet Set:Woods at Venice Layout:D-2 WATER DISTRIBUTION DETAILS January 20, 2022 01:44:13pm K:\SAR_Civil\048119141 - The Woods of Venice\CONSTRUCTION\Certification\FDEP Water (City)\Phase 2A\Record Drawing Pdf\ 2\C4D\D-2 WATER DISTRIBUTION DETAILS.dwg
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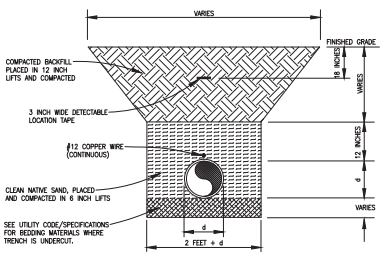
NOTES:

1. TRENCH WIDTH SHALL BE APPROX. EQUAL TO THE PIPE DIA. + 2 FEET OR AS PER AWWA AND THE MANUFACTURERS RECOMMENDATIONS.
2. PROVIDE SHEETING AND SHORING AS NECESSARY IN ACCORDANCE WITH OSHA STANDARDS.
3. BACKFILL MATERIALS SHALL BE APPROVED BY THE ENGINEER WHERE THE PIPE IS UNDERCUT.
4. WATER, SEWER, AND REUSE MAINS TO BE INSTALLED WITH A MINIMUM 36 INCHES OF COVER.
5. FOR COUNTY R/W, REFER TO LAND DEVELOPMENT REGULATIONS FOR ROADWAY REPLACEMENT, PAVEMENT OVERLAY AND DENSITY REQUIREMENTS.
6. FOR STATE R/W, REFER TO F.D.O.T. REGULATIONS FOR ROADWAY REPLACEMENT, PAVEMENT OVERLAY AND DENSITY REQUIREMENTS.



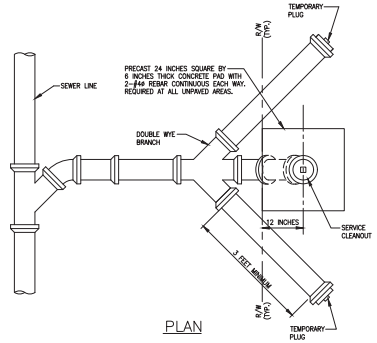
TRENCH DETAIL
N.T.S.

TRENCH.DWG 04/16/03

SARASOTA COUNTY	TRENCH DETAIL N.T.S.	GEN. DWG. NO. 4

CLEAN-OUT STANDARDS

EACH SERVICE OR DOUBLE WYE SERVICE SHALL HAVE A CLEAN-OUT BROUGHT TO THE PROPERTY LINE OR CLEAN-OUTS SHALL BE INSTALLED ACCORDING TO THE APPLICABLE SEWER FRANCHISE SPECIFICATIONS.



PLAN

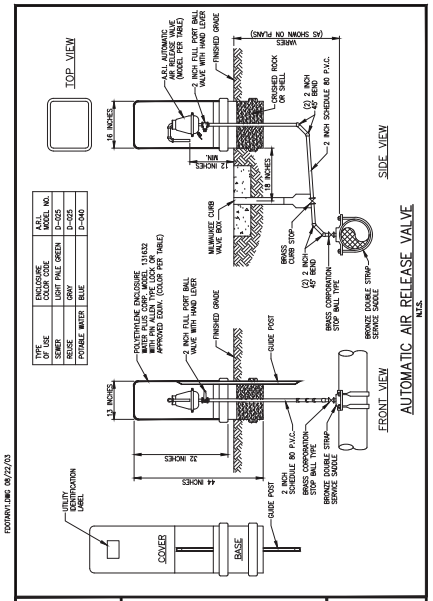
GENERAL NOTES:

1. LOCATION OF CLEAN-OUT TO BE MARKED AT CURB OR EDGE OF ASPHALT WITH BRASS DISC WITH NUMBER OF FEET. REFER TO THE GENERAL SECTION, 6.15.1 FOR SPECIFICATIONS ON DISC IN UNIFORM WATER, WASTEWATER AND REUSE SYSTEM CODE.

DOUBLE SERVICE SANITARY SEWER
N.T.S.

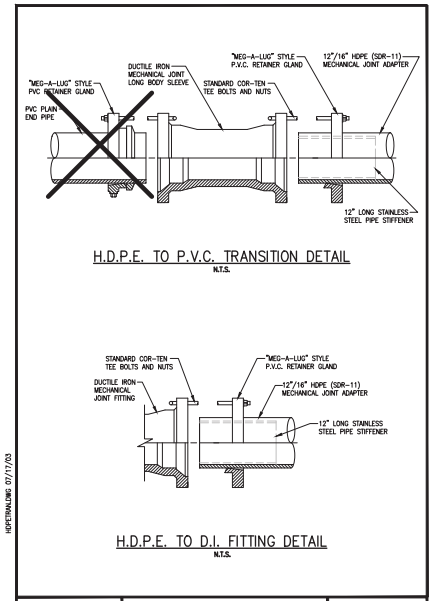
SEWER2.DWG 09/29/03

SARASOTA COUNTY	DOUBLE SERVICE SANITARY SEWER N.T.S.	SEWER DWG. NO. 8



FDOTAIRV.DWG 09/22/03

SARASOTA COUNTY	AUTOMATIC AIR RELEASE VALVE N.T.S.	GEN. DWG. NO. 9



HDPETRANS.DWG 07/17/03

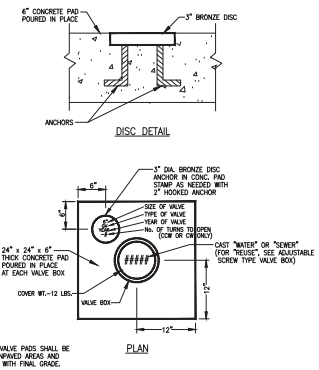
SARASOTA COUNTY	H.D.P.E. TRANSITION DETAIL N.T.S.	WATER DWG. NO. W

RECORD DRAWINGS

March 3, 2022

APPROVED

Venice, Florida
"City on the Gulf"



CONCRETE VALVE PAD
N.T.S.

CONPAD.DWG 04/15/03

SARASOTA COUNTY	CONCRETE VALVE PAD N.T.S.	GEN. DWG. NO. 1

RESTRAINED JOINT PIPE TABLE FOR PVC PIPE

IN LIEU OF CONCRETE POURED THRUST BLOCKING AND/OR WHERE CALLED FOR ON THE CONSTRUCTION DRAWINGS THE CONTRACTOR SHALL USE THE TABLE BELOW TO DETERMINE THE LENGTH OF PIPE IN FEET FROM EACH BEND, REDUCER, VALVE, TEE, DEAD END OR FITTING THAT SHALL BE RESTRAINED.

FORCEMAIN DESIGN CRITERIA

TEST PRESSURE IN PSI ---------- 150
DEPTH OF WAVE IN FEET ---------- 4.0
TRENCH TYPE AND BEDDING ---------- 4
SOIL TYPE ---------- SM
SAFETY FACTOR ---------- 1.5
TYPICAL JOINT LENGTH, IN FEET ---------- 18

NOMINAL PIPE DIA.	HORIZONTAL BENDS 90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	REDUCER NOTE 1	IN LINE VALVE OR DEAD END	TEE BRANCH	TEE RUN
4	14	6	3	1	--	39	NOTE 2	RESTRAIN ONE FULL JOINT EITHER SIDE OF TEE
6	20	8	4	2	28	55	NOTE 2	
8	26	11	5	3	52	72	NOTE 2	
10	31	13	6	3	70	86	NOTE 2	
12	36	15	7	4	88	102	NOTE 2	
14	41	17	8	4	105	116	NOTE 2	
16	46	19	9	5	121	131	29	
18	50	21	10	5	136	145	42	
20	55	23	11	5	151	158	54	
24	63	26	13	6	178	185	77	

NOMINAL PIPE DIA.	VERTICAL BENDS NOTE 5 90° BEND	45° BEND UPPER	45° BEND LOWER	22 1/2° BEND UPPER	22 1/2° BEND LOWER	11 1/2° BEND UPPER	11 1/2° BEND LOWER
4		16	6	8	3	4	1
6		23	8	11	4	5	2
8		30	11	14	5	7	3
10	NOT	36	13	17	6	8	3
12	RECOMMENDED	42	15	20	7	10	4
14		48	17	23	8	11	4
16		54	19	26	9	13	5
18		60	21	29	10	14	5
20		66	23	32	11	16	5
24		77	26	37	13	18	6

NOTES:

1. INDICATES REDUCER SIZE UTILIZING 4" PIPE SIZE FOR SMALL SIZE. LENGTH SHOWN IS FOR LARGER PIPE DIAMETER TO BE RESTRAINED.
2. RESTRAIN MINIMUM ONE FULL LENGTH OF PIPE ON ALL SIDES OF FITTING REGARDLESS OF LENGTH INDICATED ON TABLES.
3. LENGTH OF PIPE IS ASSUMED TO BE 18 Ft.
4. CONTRACTOR SHALL BE GUIDED BY THIS TABLE. RESTRAINED JOINT LENGTHS WILL VARY IF THE DESIGN CRITERIA VARIES FROM THAT ASSUMED.

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WATER AND SANITARY
SEWER DETAILS

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