

PARTIAL RECORD DRAWING FOR VISTERA OF VENICE

ISSUED: 08/19/22



RECORD DRAWINGS

November 29, 2022

APPROVED

TOTAL SITE IS A 391 LOT RESIDENTIAL SUBDIVISION W/PRIVATE ROADS
WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT (GCCF PUD)
SECTION 34, TOWNSHIP 38 SOUTH, RANGE 19 EAST

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94	LAUREL ROAD TURN LANE CROSS SECTIONS
95	LAUREL ROAD TURN LANE SIGNING AND MARKING PLAN

DEVELOPER:
NEAL COMMUNITIES, INC.
5800 LAKEWOOD RANCH BOULEVARD
SARASOTA, FL 34240
(941) 328-1111

ENGINEER:
AM ENGINEERING, LLC.
8340 CONSUMER COURT
SARASOTA, FLORIDA 34240
(941) 377-9178
CERTIFICATE OF AUTHORIZATION No. 33105
LICENSED BUSINESS No. 4334

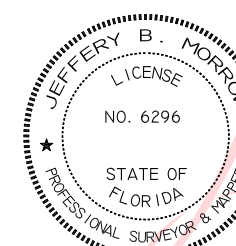
SURVEYOR:
ARDURRA, INC.
4921 MEMORIAL HIGHWAY,
ONE MEMORIAL CENTER, SUITE #300
TAMPA, FL 33634
(813) 880-8881
ENGINEERING LICENSE No. 2610

LANDSCAPE ARCHITECT:
BOOTH DESIGN GROUP
146 SECOND STREET NORTH, SUITE #302
ST. PETERSBURG, FL 33701
(727) 821-5699
LICENSE No. LA-6666713

PARTIAL RECORD DRAWING POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 941-378-0058



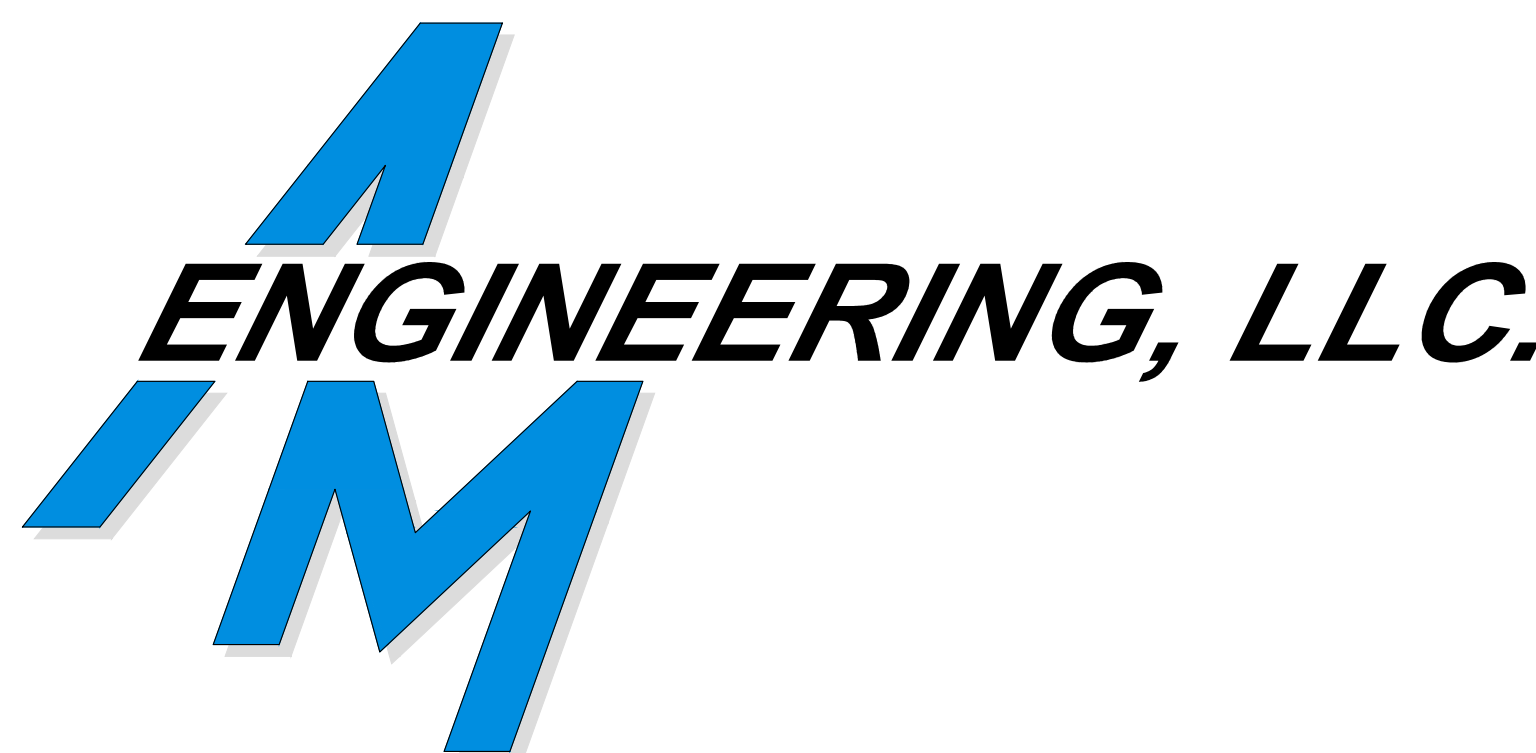
Digitally signed
by Jeff Morrow
Date:
2022.11.10
09:20:11 -05'00'

CERTIFICATION:
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR. DATE OF LAST FIELD MEASUREMENTS: 10-10-22

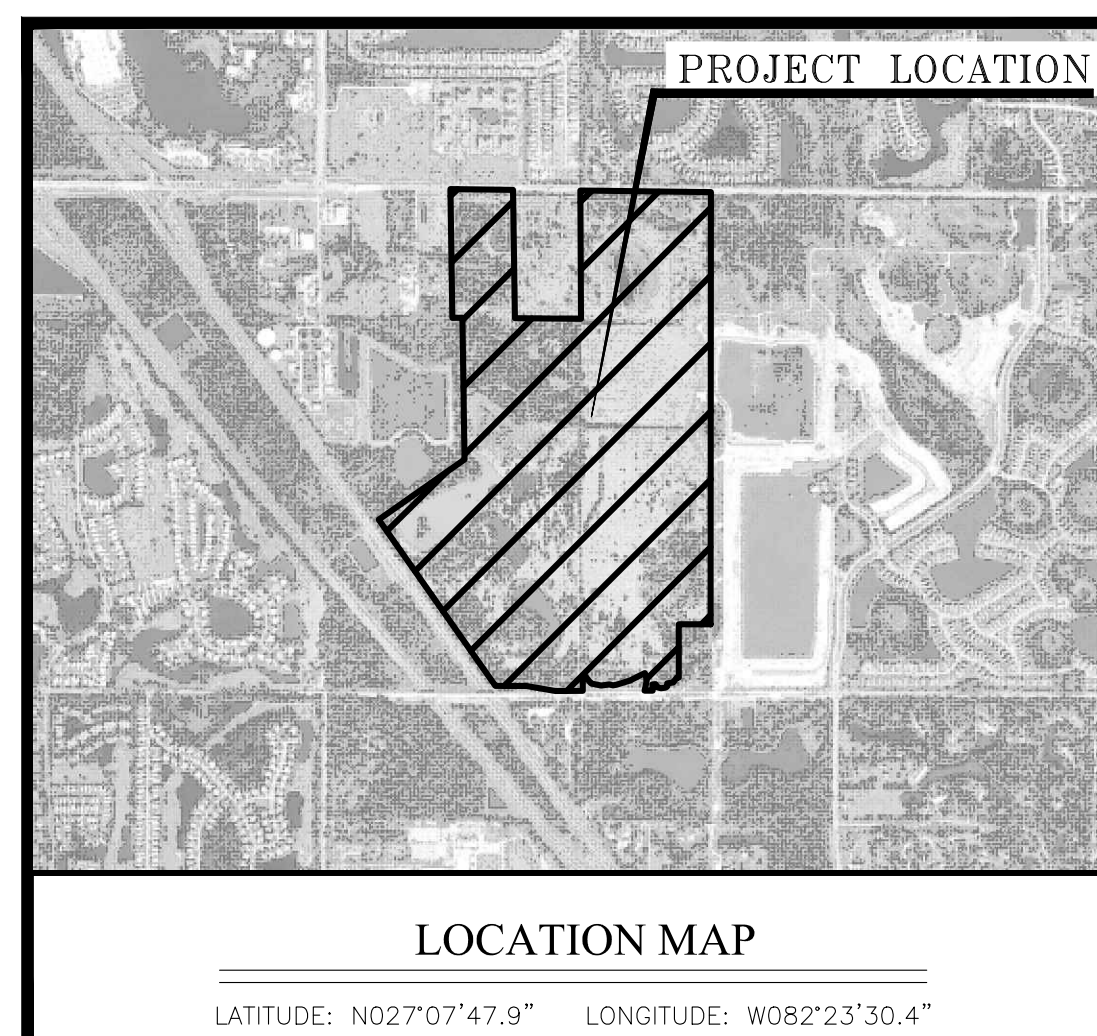
DocuSigned by:
Jeffery B. Morrow

JEFFERY B. MORROW P.S.M
FL CERT. NO. 6296

PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL CERTIFICATION AND DATED BY VERIFIED



REVISIONS		
BY	DATE	DESCRIPTION
CD	05/13/21	CHANGES PER BIDDER RFIs
CD	06/07/21	CHANGES PER BIDDER RFIs
CD	09/16/21	CHANGES PER SWFWMD COMMENTS AND CONTRACTOR RFIs
CD	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS
CD	11/12/21	CHANGES PER SWFWMD COMMENTS
CD	11/22/21	CHANGES PER CITY COMMENTS
CD	12/07/21	CHANGES PER COUNTY UTILITY COMMENTS
CD	12/20/21	CHANGES PER SWFWMD COMMENTS
CD	12/22/21	CHANGES PER COV COMMENTS
CD	01/18/22	ADDED TURN LANE DRAWINGS
CD	01/27/22	CHANGES PER COV COMMENTS
CD	02/09/22	CHANGES PER COUNTY UTILITY COMMENTS
CD	03/07/22	CHANGES PER FPL
CD	04/01/22	CHANGES PER CONTRACTOR RFI
CD	04/15/22	CHANGES PER FDEP COMMENTS
CD	05/10/22	CHANGES PER CONTRACTOR RFI
CD	06/03/22	CHANGES PER CONTRACTOR RFI
CD	07/29/22	MODIFY WALL AT WEEKLEY LOTS
BRC	08/03/22	ADD WATER AND REUSE SERVICES FOR NE OUTPARCEL
CD	08/22/22	CHANGES PER CONTRACTOR RFI
BRC	09/15/22	CHANGES PER CONTRACTOR RFI
TER	10/10/22	PARTIAL RECORD DRAWING



SARASOTA COUNTY NOTES:

THE ENGINEER OR SURVEYOR, WITH INFORMATION PROVIDED BY THE CONTRACTOR, SHALL PROVIDE RECORD DRAWINGS THAT MEET THE REQUIREMENTS OF THE SARASOTA COUNTY UNIFORM WATER, WASTEWATER AND RECLAIMED WATER CODE, LATEST EDITION.

SARASOTA COUNTY UTILITY DEPARTMENT IS THE UTILITY PROVIDER FOR SANITARY SEWER AND FORCE MAIN FOR PHASE 1 1001 SARASOTA CENTER BLVD, SARASOTA, FL 34240

FORTUITOUS FINDS STATEMENT:

THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES IN ACCORDANCE WITH CHAPTER 66 OF THE SARASOTA COUNTY CODE OF ORDINANCES AND WITH THE HISTORIC PRESERVATION CHAPTER OF SARASOTA COUNTY COMPREHENSIVE PLAN:

A. IF EVIDENCE OF THE EXISTENCE OF CULTURAL RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR, THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF SUCH EVIDENCE INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL WIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN THREE WORKING DAYS OF NOTIFICATION AND TO MITIGATE ANY ADVERSE EFFECTS SO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.

B. IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES, ALL WORK IN THAT PARTICULAR AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS, ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

VERTICAL DATUM: CONTOURS AND ELEVATIONS SHOWN ARE IN NGVD 1929 DATUM.

- TOPOGRAPHIC SURVEY ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND WERE CONVERTED TO NGVD 1929 DATUM FOR CONSISTENCY WITH THE DATUM USED IN THE ICRP DRAINAGE MODEL.
- CONTROL MONUMENT ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "N 699" (PID DL2714), A FOUND ALUMINUM DISK STAMPED (N 699-2007), HAVING A PUBLISHED ELEVATION OF 13.37' NAVD 1988 (14.485' NGVD 1929) AND NATIONAL GEODETIC SURVEY (NGS) BENCHMARK "E 727" (PID DM5042), A FOUND ALUMINUM DISK STAMPED (E 727 2009), HAVING A PUBLISHED ELEVATION OF 14.20' NAVD 1988 (15.315' NGVD 1929)
- CONVERSION FROM NAVD 1988 TO NGVD 1929 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pl), BASED ON LATITUDE: 27°07'47.9"N, AND LONGITUDE: 82°23'30.4"W, RESULTS IN A VERTICAL SHIFT OF +1.15 FT.

SUPPLEMENTAL LIFT STATION DETAILS BY CAROLLO MOTOR & UTILITY SERVICES:

18G01	COVER SHEET
18E01	DEVELOPER LS - LIFT STATION CONTROL PANEL RACK
18E02	DEVELOPER LS - LIFT STATION RISER DIAGRAM-1
18E03	DEVELOPER LS - LIFT STATION RISER DIAGRAM-2
18GN01	DEVELOPER LS - SYMBOLS AND ABBREVIATIONS - I
18GN02	DEVELOPER LS - SYMBOLS AND ABBREVIATIONS - II
18GN03	DEVELOPER LS - SYMBOLS AND ABBREVIATIONS - III
18GN04	DEVELOPER LS - SYMBOLS AND ABBREVIATIONS - IV
18GB05	DEVELOPER LS - SCHEMATIC SYMBOLS
18N01	DEVELOPER LS - DUPLEX PUMP CONTROL PANEL EXTERNAL ELEVATION
18N02	DEVELOPER LS - DUPLEX PUMP CONTROL PANEL FOR THREE PHASE AND 240V SYSTEMS INTERNAL ELEVATION
18N03	DEVELOPER LS - DUPLEX PUMP CONTROL PANEL SINGLE PHASE AND 480V SYSTEMS INTERNAL ELEVATION
18N04	DEVELOPER LS - CONTROL SCHEMATIC - 480V THREE PHASE DUPLEX
18N05	DEVELOPER LS - THREE PHASE PUMP STATION

PARTIAL RECORD DRAWING

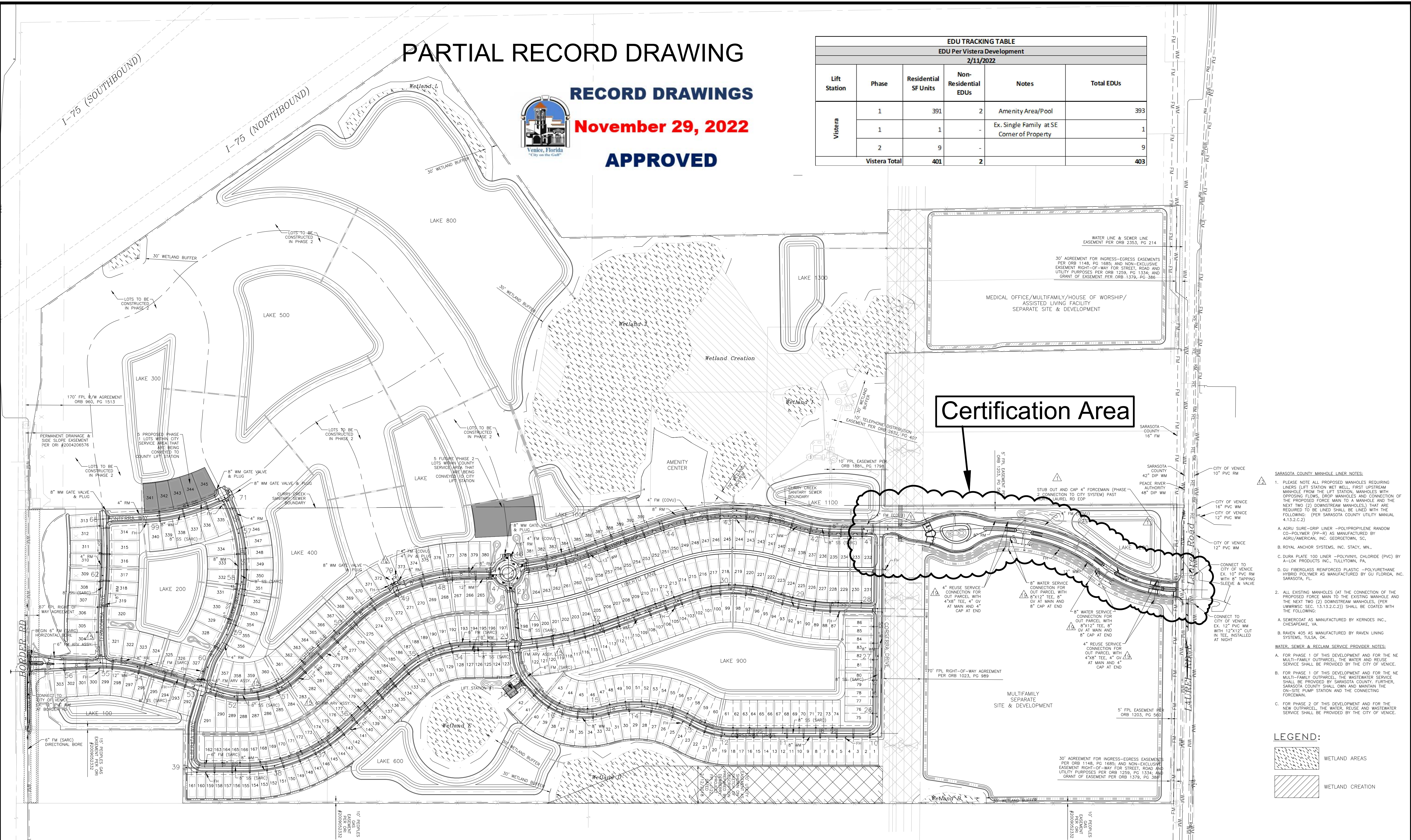
RECORD DRAWINGS

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APPROVED



EDU TRACKING TABLE					
EDU Per Vistera Development					
2/11/2022					
Lift Station	Phase	Residential SF Units	Non-Residential EDUs	Notes	Total EDUs
Vistera	1	391	2	Amenity Area/Pool	393
	1	1	-	Ex. Single Family at SE Corner of Property	1
	2	9	-		9
Vistera Total		401	2		403



Certification Area

- SARASOTA COUNTY MANHOLE LINES NOTES:**
- PLEASE NOTE ALL PROPOSED MANHOLES REQUIRING LINERS (LIFT STATION WET WELL, FIRST UPSTREAM MANHOLE FROM THE LIFT STATION, MANHOLES WITH OPPOSING FLOWS, DROP MANHOLES AND CONNECTION OF THE PROPOSED FORCE MAIN TO A MANHOLE AND THE NEXT TWO (2) DOWNSTREAM MANHOLES) THAT ARE REQUIRED TO BE LINED SHALL BE LINED WITH THE FOLLOWING: (PER SARASOTA COUNTY UTILITY MANUAL 4.13.2.C.3)
 - A. AGRU SURE-GRIP LINER - POLYPROPYLENE RANDOM CO-POLYMER (PP-R) AS MANUFACTURED BY AGRU/AMERICAN, INC. GEORGETOWN, SC.
 - B. ROYAL ANCHOR SYSTEMS, INC. STACY, MN.
 - C. DURA PLATE 100 LINER - POLYVINYL CHLORIDE (PVC) BY A-LOK PRODUCTS INC., TULLYTOWN, PA.
 - D. GU FIBERGLASS REINFORCED PLASTIC - POLYURETHANE HYBRID POLYMER AS MANUFACTURED BY GU FLORIDA, INC. SARASOTA, FL.
 - ALL EXISTING MANHOLES (AT THE CONNECTION OF THE PROPOSED FORCE MAIN TO THE EXISTING MANHOLE AND THE NEXT TWO (2) DOWNSTREAM MANHOLES, (PER ULRWSSC SEC. 13.13.2.C.2)) SHALL BE COATED WITH THE FOLLOWING:
 - A. SEWERCOAT AS MANUFACTURED BY KERNOES INC., CHESAPEAKE, VA.
 - B. RAVEN 405 AS MANUFACTURED BY RAVEN LINING SYSTEMS, TULSA, OK.
- WATER, SEWER & RECLAIM SERVICE PROVIDER NOTES:**
- FOR PHASE 1 OF THIS DEVELOPMENT AND FOR THE NE MULTI-FAMILY OUTPARCEL, THE WATER AND REUSE SERVICE SHALL BE PROVIDED BY THE CITY OF VENICE.
 - FOR PHASE 1 OF THIS DEVELOPMENT AND FOR THE NE MULTI-FAMILY OUTPARCEL, THE WASTEWATER SERVICE SHALL BE PROVIDED BY SARASOTA COUNTY. FURTHER, SARASOTA COUNTY SHALL OWN AND MAINTAIN THE ON-SITE PUMP STATION AND THE CONNECTING FORCEMAIN.
 - FOR PHASE 2 OF THIS DEVELOPMENT AND FOR THE NEW OUTPARCEL, THE WATER, REUSE AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF VENICE.

LEGEND:

	WETLAND AREAS
	WETLAND CREATION

REV. NO.	REV. DATE	REVISION DESCRIPTION	BY
10/10/22		PARTIAL RECORD DRAWING	TER
19	08/03/22	ADD WATER AND REUSE SERVICES FOR NE OUTPARCEL	ERC
15	04/16/22	CHANGES PER FDEP COMMENTS	CD
12	02/09/22	CHANGES PER COUNTY UTILITY COMMENTS	CD
7	12/07/21	CHANGES PER COUNTY UTILITY COMMENTS	CD
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	09/02/21	CHANGES PER SWFMD COMMENTS AND CONTRACTOR RFIs	CD
1	05/13/21	CHANGES PER BIDDERS RFIs	CD

CALL BEFORE YOU DIG!
 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

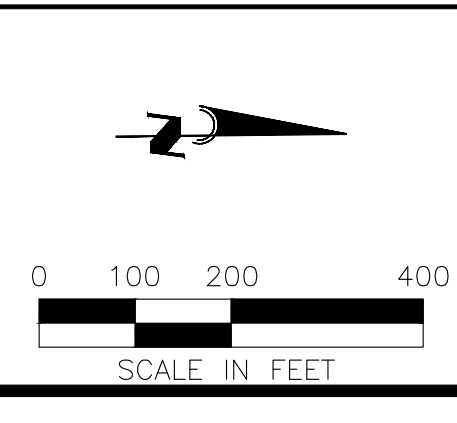
ISSUE DATE: 08/19/22

CONSTRUCTION PLANS

Civil Engineering | Land Surveying

AM ENGINEERING, L.L.C.

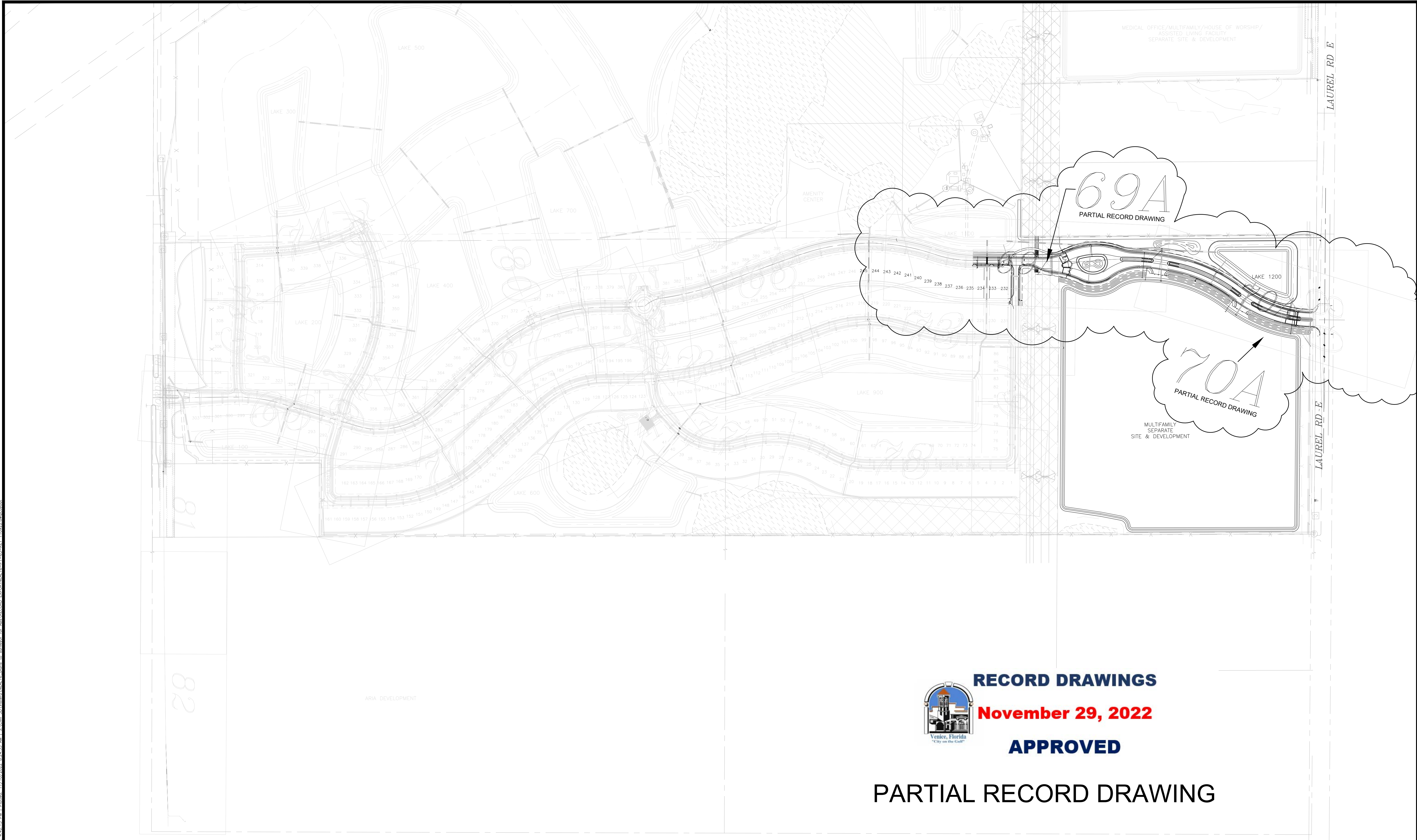
8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengll.com
 CA #33105 | LB #4334



OWNER:	BORDER ROAD INVESTMENTS, LLC
SUBJECT:	VISTERA OF VENICE
DATE:	MASTER UTILITY PLAN
HORIZONTAL SCALE:	1"=200'
VERTICAL SCALE:	N/A
EDUCATION:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	64A

PROJECT ENGINEER:

BOBBI R. CLAYBROOKE, P.E.
 DATE: _____
 FLORIDA P.E. NO. 90804



RECORD DRAWINGS

November 29, 2022

APPROVED

PARTIAL RECORD DRAWING



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 "SUNSHINE STATE ONE-CALL CENTER"
 1-800-432-4770

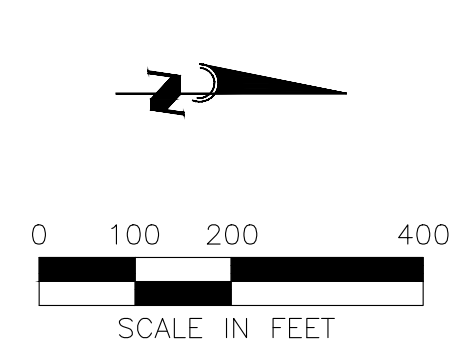
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 08/19/22

ISSUE DESCRIPTION: CONSTRUCTION PLANS

Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengfl.com
 CA #33105 | LB #4334



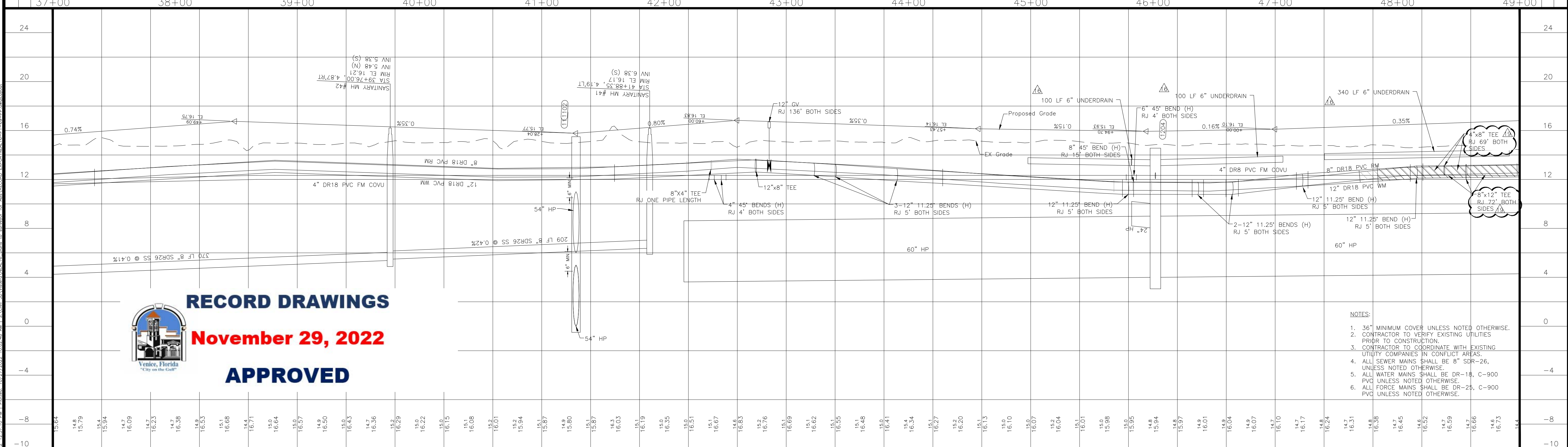
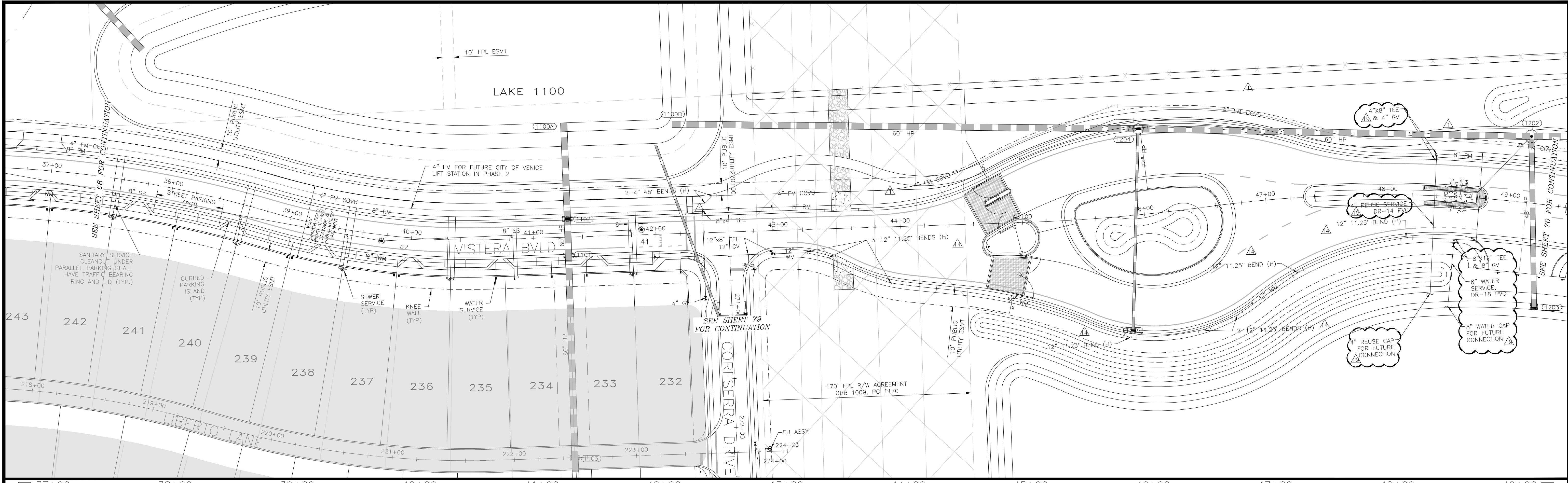
OWNER:	BORDER ROAD INVESTMENTS, LLC
PROJECT:	VISTERA OF VENICE
DATE:	UTILITY KEY SHEET

HORIZONTAL SCALE:	1"=200'
VERTICAL SCALE:	N/A
VERTICAL DATUM:	NGVD 1929
PROJECT NUMBER:	NEAL0016
SHEET NUMBER:	65

PROJECT ENGINEER:	BOBBI R. CLAYBROOKE, P.E.
DATE:	
FLORIDA P.E. No.:	90804

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
10/10/22		PARTIAL RECORD DRAWING	TER
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	09/02/21	CHANGES PER SWFMD COMMENTS AND CONTRACTOR RFI'S	CD

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RECORD DRAWINGS
November 29, 2022
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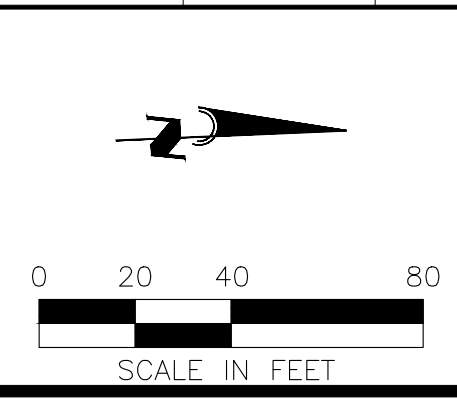


- NOTES:**
- 36" MINIMUM COVER UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO COORDINATE WITH EXISTING UTILITY COMPANIES IN CONFLICT AREAS.
 - ALL SEWER MAINS SHALL BE 8" SDR-26, UNLESS NOTED OTHERWISE.
 - ALL WATER MAINS SHALL BE DR-18, C-900 PVC UNLESS NOTED OTHERWISE.
 - ALL FORCE MAINS SHALL BE DR-25, C-900 PVC UNLESS NOTED OTHERWISE.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
10/10/22		PARTIAL RECORD DRAWING	
19	08/03/22	ADD WATER AND REUSE SERVICES FOR NE OUTPARCEL	ERC
16	05/10/22	CHANGES PER CONTRACTOR RFI	CD
14	04/01/22	CHANGES PER CONTRACTOR RFI	CD
7	12/07/21	CHANGES PER COUNTY UTILITY COMMENTS	CD
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	09/02/21	CHANGES PER SWFMD COMMENTS AND CONTRACTOR RFIs	CD
1	05/13/21	CHANGES PER BIDDERS RFIs	CD

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1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
 ISSUE DATE: 04-30-21
 ISSUE DESCRIPTION: CONSTRUCTION PLANS

AM ENGINEERING, LLC.
 Civil Engineering | Land Surveying
 8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengll.com
 CA #33105 | LB #4334

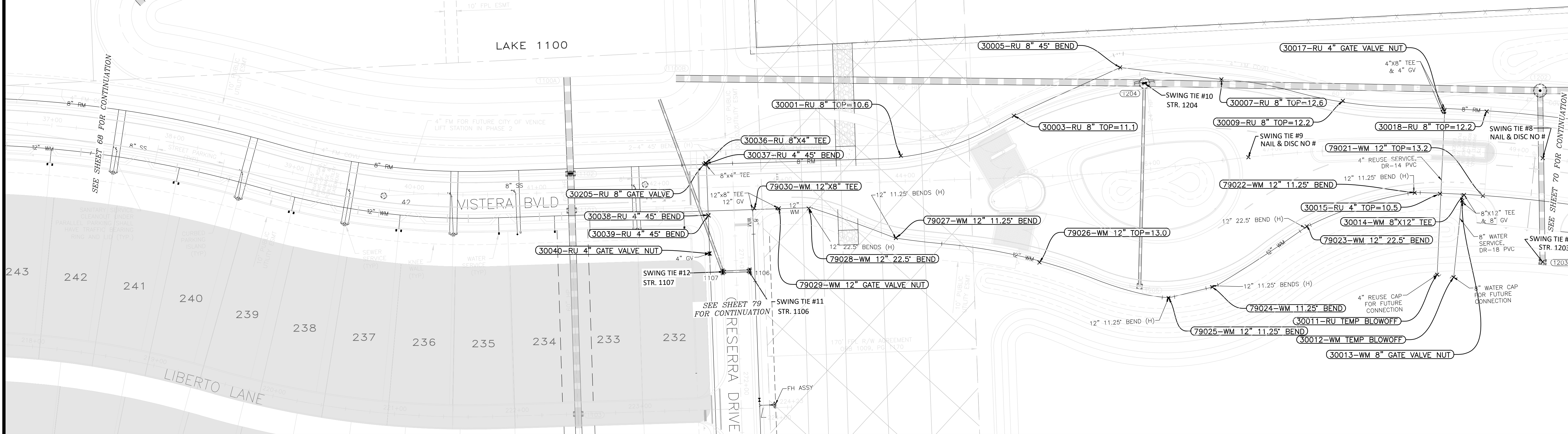


BORDER ROAD INVESTMENTS, LLC
VISTERA OF VENICE
PLAN AND PROFILE
VISTERA BOULEVARD
STA 37+00 TO STA 49+00

PROJECT NUMBER: NEAL0016	DATE: 9/29/2022	PROJECT ENGINEER: BOBBY R. CLAYBROOKE, P.E.
SCALE: HORIZONTAL SCALE: 1"=40' VERTICAL SCALE: 1"=4'	DATE: 9/29/2022	FLORIDA P.E. No. 90804

Date: 10/27/2022 10:52:10 AM I:\Projects\2022\10/27/2022\10/27/2022 - 10/27/2022 - 10/27/2022.dwg User: brc
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PARTIAL RECORD DRAWING



SWING TIE INFORMATION - REUSE MAIN

POINT #	DESCRIPTION	SWING TIE # & DESCRIPTION	DISTANCE	SWING TIE # & DESCRIPTION	DISTANCE	ELEVATION
30001	RU 8" TOP=10.6	SWING TIE #11 STORM STRUCTURE 1106	155.2	SWING TIE #12 STORM STRUCTURE 1107	172.1	10.6
30003	RU 8" TOP=11.1	SWING TIE #9 SET NAIL & DISC NO #	193.7	SWING TIE #10 STORM STRUCTURE 1204	109.4	11.1
30005	RU 8" 45° BEND	SWING TIE #9 SET NAIL & DISC NO #	127.2	SWING TIE #10 STORM STRUCTURE 1204	23.5	11.0
30007	RU 8" TOP=12.2	SWING TIE #9 SET NAIL & DISC NO #	66.9	SWING TIE #10 STORM STRUCTURE 1204	62.7	12.2
30009	RU 8" TOP=12.2	SWING TIE #9 SET NAIL & DISC NO #	89.5	SWING TIE #10 STORM STRUCTURE 1204	162.1	12.2
30011	RU TEMP BLOWOFF	SWING TIE #7 STORM STRUCTURE 1203	86.4	SWING TIE #8 SET NAIL & DISC NO #	127.9	
30015	RU 4" TOP=10.50	SWING TIE #7 STORM STRUCTURE 1203	100.2	SWING TIE #8 SET NAIL & DISC NO #	88.4	10.5
30016	RU 4"x8" TEE	SWING TIE #7 STORM STRUCTURE 1203	147.8	SWING TIE #8 SET NAIL & DISC NO #	89.5	12.0
30017	RU 4" GATE VALVE NUT	SWING TIE #7 STORM STRUCTURE 1203	146.4	SWING TIE #8 SET NAIL & DISC NO #	88.8	12.2
30018	RU 8" TOP=12.2	SWING TIE #7 STORM STRUCTURE 1203	100.2	SWING TIE #8 SET NAIL & DISC NO #	88.4	12.2
30036	RU 8"x4" TEE	SWING TIE #11 STORM STRUCTURE 1106	94.5	SWING TIE #12 STORM STRUCTURE 1107	89.8	11.9
30205	RU 8" GATE VALVE	SWING TIE #11 STORM STRUCTURE 1106	93.9	SWING TIE #12 STORM STRUCTURE 1107	88.9	12.9
30037	RU 4" 45° BEND	SWING TIE #11 STORM STRUCTURE 1106	93.9	SWING TIE #12 STORM STRUCTURE 1107	89.1	10.4
30038	RU 4" 45° BEND	SWING TIE #11 STORM STRUCTURE 1106	56.0	SWING TIE #12 STORM STRUCTURE 1107	47.8	11.0
30039	RU 4" 45° BEND	SWING TIE #11 STORM STRUCTURE 1106	55.5	SWING TIE #12 STORM STRUCTURE 1107	47.4	12.4
30040	RU 4" GATE VALVE NUT	SWING TIE #11 STORM STRUCTURE 1106	34.7	SWING TIE #12 STORM STRUCTURE 1107	18.9	14.0

SWING TIE INFORMATION - WATER MAIN

POINT #	DESCRIPTION	SWING TIE # & DESCRIPTION	DISTANCE	SWING TIE # & DESCRIPTION	DISTANCE	ELEVATION
30014	WM 8"x12" TEE	SWING TIE #7 STORM STRUCTURE 1203	83.9	SWING TIE #8 SET NAIL & DISC NO #	70.8	12.9
30013	WM 8" GATE VALVE NUT	SWING TIE #7 STORM STRUCTURE 1203	82.1	SWING TIE #8 SET NAIL & DISC NO #	74.1	13.9
30012	WM TEMP BLOWOFF	SWING TIE #7 STORM STRUCTURE 1203	73.4	SWING TIE #8 SET NAIL & DISC NO #	121.0	
79021	WM 12" TOP=13.2	SWING TIE #7 STORM STRUCTURE 1203	72.6	SWING TIE #8 SET NAIL & DISC NO #	57.5	13.2
79022	WM 12" 11.25° BEND	SWING TIE #7 STORM STRUCTURE 1203	118.5	SWING TIE #8 SET NAIL & DISC NO #	108.4	12.8
79023	WM 12" 22.5° BEND	SWING TIE #7 STORM STRUCTURE 1203	194.0	SWING TIE #8 SET NAIL & DISC NO #	199.8	11.6
79024	WM 12" 11.25° BEND	SWING TIE #9 SET NAIL & DISC NO #	109.6	SWING TIE #10 STORM STRUCTURE 1204	174.6	12.0
79025	WM 12" 11.25° BEND	SWING TIE #9 SET NAIL & DISC NO #	131.5	SWING TIE #10 STORM STRUCTURE 1204	175.6	11.5
79026	WM 12" TOP=13.0	SWING TIE #9 SET NAIL & DISC NO #	190.3	SWING TIE #10 STORM STRUCTURE 1204	168.8	13.0
79027	WM 12" 11.25° BEND	SWING TIE #11 STORM STRUCTURE 1106	122.7	SWING TIE #12 STORM STRUCTURE 1107	142.5	13.0
79028	WM 12" 22.5° BEND	SWING TIE #11 STORM STRUCTURE 1106	70.4	SWING TIE #12 STORM STRUCTURE 1107	86.0	12.9
79029	WM 12" GATE VALVE NUT	SWING TIE #11 STORM STRUCTURE 1106	56.4	SWING TIE #12 STORM STRUCTURE 1107	68.2	14.6
79030	WM 12"x8" TEE	SWING TIE #11 STORM STRUCTURE 1106	51.1	SWING TIE #12 STORM STRUCTURE 1107	57.2	12.6

RECORD DRAWINGS
November 29, 2022
APPROVED

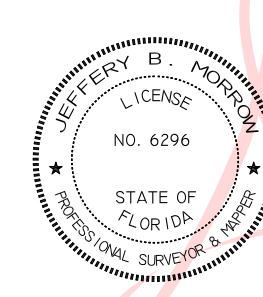


PARTIAL RECORD DRAWING POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 941-378-0058

Digitally signed by
Jeff Morrow
Date:
2022.11.16
12:33:12
-05'00'



CERTIFICATION:
I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION, TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR. DATE OF LAST FIELD MEASUREMENTS: 10-10-22

PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC COPIES OF THIS DOCUMENT ARE ONLY VALID IF THE DIGITAL CERTIFICATION AND DATED BY VERIFIED

DocuSigned by:
Jeffery B. Morrow
21168692326408
JEFFERY B. MORROW P.S.M.
FL CERT. NO. 6296

REV. No.	REV. DATE	REVISION DESCRIPTION	BY	REV. No.	REV. DATE	REVISION DESCRIPTION	BY
10/10/22		PARTIAL RECORD DRAWING	TER				

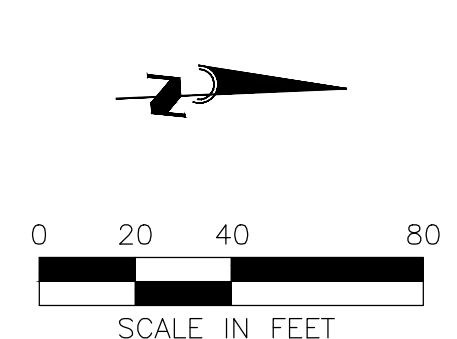
CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 04-30-21
ISSUE BY: CD

CONSTRUCTION PLANS

AM ENGINEERING, LLC.
Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengll.com
CA #33105 | LB #4334

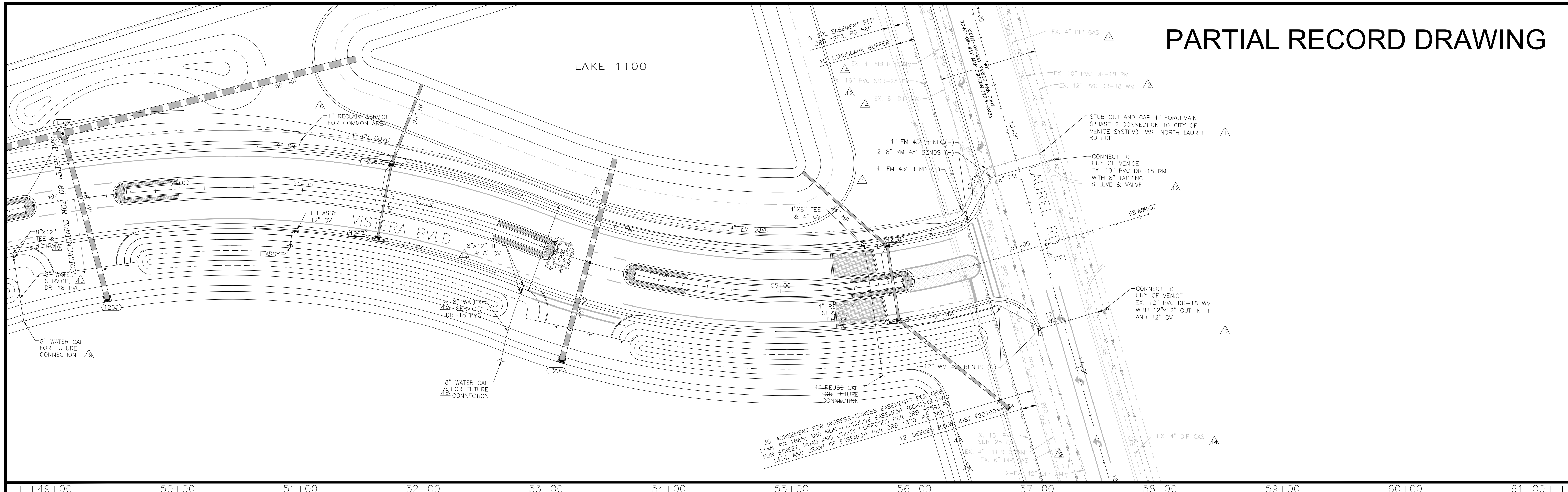


BORDER ROAD INVESTMENTS, LLC
VISTERA OF VENICE
PLAN AND PROFILE
VISTERA BOULEVARD
STA 37+00 TO STA 49+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'
VERTICAL DATUM: NGVD 1929
PROJECT NUMBER: NEAL0016
SHEET NUMBER: 69A

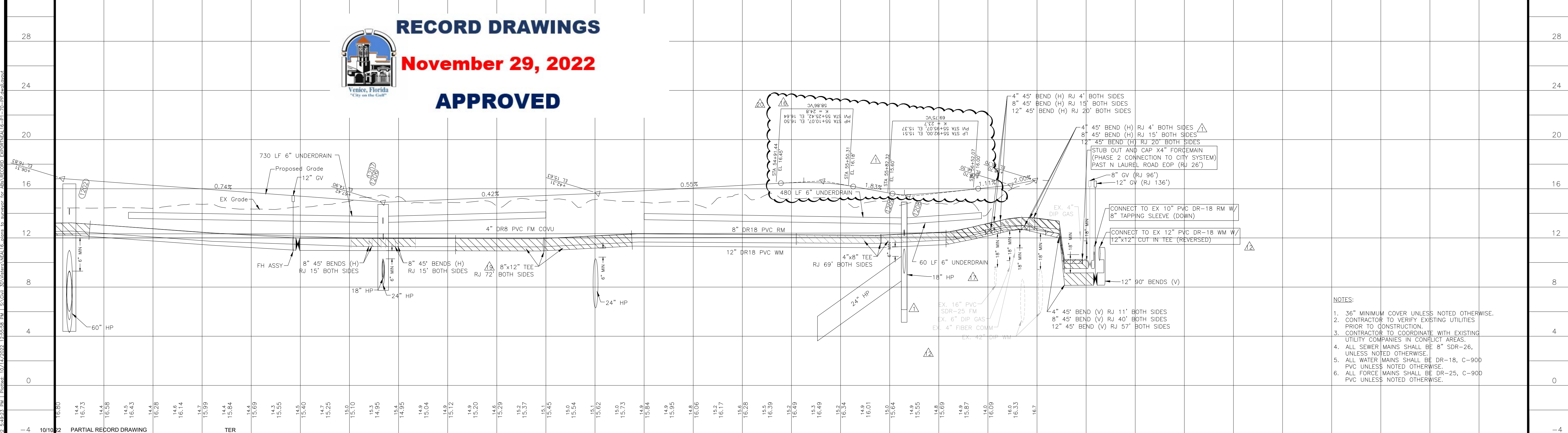
PROJECT ENGINEER:
BOBBY R. CLAYBROOKE, P.E.
DATE: _____
FLORIDA P.E. No. 90804

PARTIAL RECORD DRAWING



49+00 50+00 51+00 52+00 53+00 54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00

RECORD DRAWINGS
November 29, 2022
APPROVED

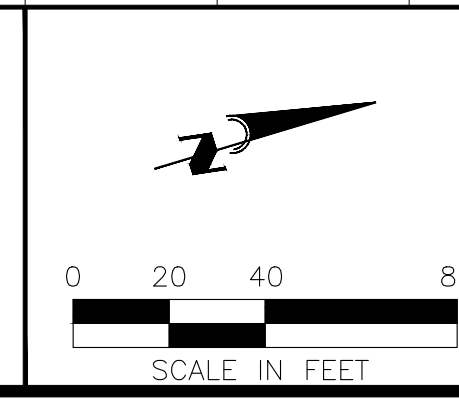


- NOTES:**
1. 36" MINIMUM COVER UNLESS NOTED OTHERWISE.
 2. CONTRACTOR TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO COORDINATE WITH EXISTING UTILITY COMPANIES IN CONFLICT AREAS.
 4. ALL SEWER MAINS SHALL BE 8" SDR-26, UNLESS NOTED OTHERWISE.
 5. ALL WATER MAINS SHALL BE DR-18, C-900 PVC UNLESS NOTED OTHERWISE.
 6. ALL FORCE MAINS SHALL BE DR-25, C-900 PVC UNLESS NOTED OTHERWISE.

REV. No.	REV. DATE	REVISION DESCRIPTION	BY
20	08/22/22	CHANGES PER CONTRACTOR RFI	CD
19	08/03/22	ADD WATER AND REUSE SERVICES FOR NE OUTPARCEL	ERC
17	06/03/22	CHANGES PER CONTRACTOR RFI	CD
16	05/10/22	CHANGES PER CONTRACTOR RFI	CD
14	04/01/22	CHANGES PER CONTRACTOR RFI	CD
12	02/09/22	CHANGES PER COUNTY UTILITY COMMENTS	CD
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS	CD
3	09/02/21	CHANGES PER SWFMD COMMENTS AND CONTRACTOR RFIs	CD
1	05/13/21	CHANGES PER BIDDERS RFIs	CD

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
 THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.
 ISSUE DATE: 08/19/22
 ISSUE BY: CD
CONSTRUCTION PLANS

ENGINEERING, LLC.
 Civil Engineering | Land Surveying
 8340 Consumer Court Sarasota, FL 34240
 Phone: (941) 377-9178 | www.amengllc.com
 CA #33105 | LB #4334



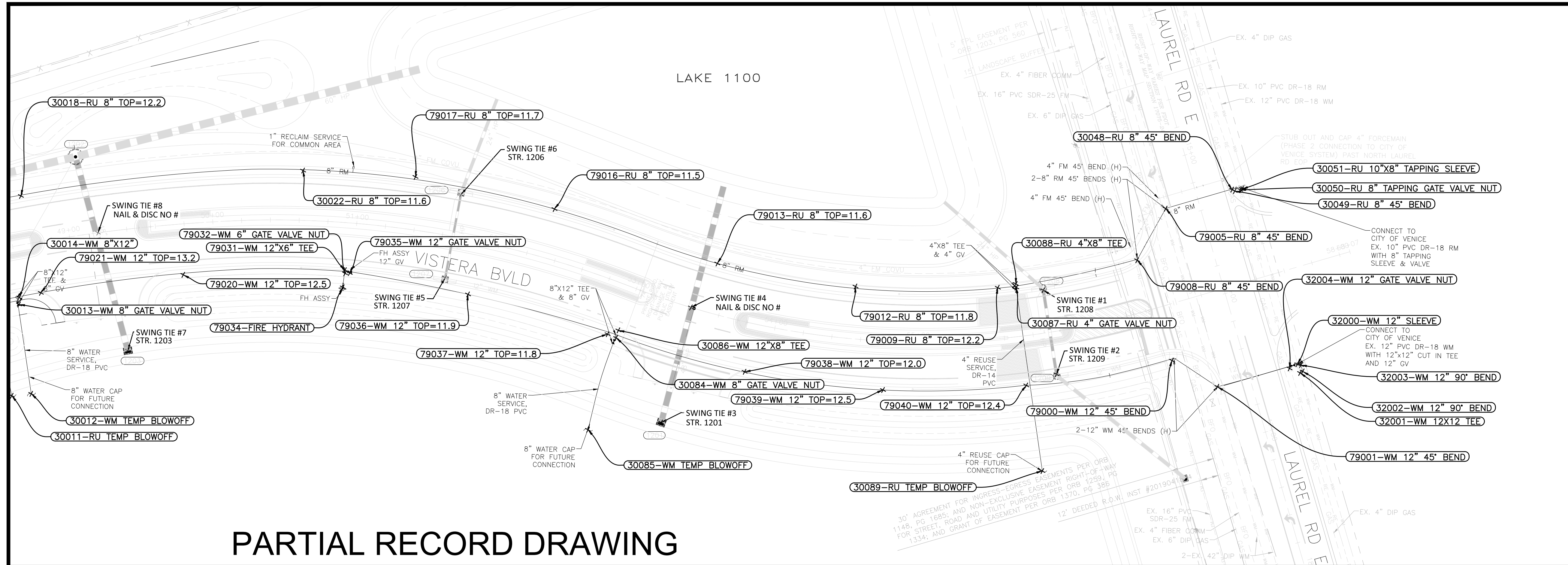
BORDER ROAD INVESTMENTS, LLC
 VISTERA OF VENICE
 PLAN AND PROFILE
 VISTERA BOULEVARD
 STA 49+00 TO STA 61+00

HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=4'
 VERTICAL DATUM: NGVD 1929
 PROJECT NUMBER: NEAL0016
 SHEET NUMBER: 70

PROJECT ENGINEER: BOBBI R. CLAYBROOKE, P.E.
 DATE: _____
 FLORIDA P.E. No. 90804

C:\Users\jclaybrooke\OneDrive\Documents\2022\Drawings\10/19/2022\5-2923.rvt | Project: 10/19/2022 12:55:58 PM | Scale: 30xVista\10/19/2022 12:55:58 PM | User: jclaybrooke | Path: C:\Users\jclaybrooke\OneDrive\Documents\2022\Drawings\10/19/2022 12:55:58 PM | User: jclaybrooke | Path: C:\Users\jclaybrooke\OneDrive\Documents\2022\Drawings\10/19/2022 12:55:58 PM

SHEET 69 FOR CONTINUATION



PARTIAL RECORD DRAWING

PARTIAL RECORD DRAWING POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

8111 Blaikie Ct, Suite E
Sarasota, FL 34240
Office: 941-378-4797
Fax: 941-378-0058

Digitally signed by
Jeff Morrow
Date: 2022.11.09 16:35:54
-05'00'

I HEREBY CERTIFY THAT THE AS-BUILT MEASUREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED THE SURVEYING WORK TOGETHER WITH AS-BUILT MEASUREMENTS FROM MARKERS POSITIONED AND INFORMATION PROVIDED BY CONTRACTOR. DATE OF LAST FIELD MEASUREMENTS: 10-10-22

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JEFFERY B. MORROW P.S.M.
FL CERT. NO. 6296

SWING TIE INFORMATION - REUSE MAIN

POINT #	DESCRIPTION	SWING TIE # & DESCRIPTION	DISTANCE	SWING TIE # & DESCRIPTION	DISTANCE	ELEVATION
30011	RU TEMP BLOWOFF	SWING TIE #7 STORM STRUCTURE 1203	86.4	SWING TIE #8 SET NAIL & DISC NO #	127.9	
30018	RU 8" TOP=12.2	SWING TIE #7 STORM STRUCTURE 1203	130.6	SWING TIE #8 SET NAIL & DISC NO #	59.3	12.2
30022	RU 8" TOP=11.6	SWING TIE #5 STORM STRUCTURE 1207	123.5	SWING TIE #6 STORM STRUCTURE 1206	110.8	11.6
30048	RU 8" 45° BEND	SWING TIE #1 STORM STRUCTURE 1208	148.5	SWING TIE #2 STORM STRUCTURE 1209	176.8	12.2
30049	RU 8" 45° BEND	SWING TIE #1 STORM STRUCTURE 1208	149.6	SWING TIE #2 STORM STRUCTURE 1209	177.4	12.2
30050	RU 8" TAPPING GATE VALVE NUT	SWING TIE #1 STORM STRUCTURE 1208	153.3	SWING TIE #2 STORM STRUCTURE 1209	180.6	13.5
30051	RU 10"x8" TAPPING SLEEVE	SWING TIE #1 STORM STRUCTURE 1208	154.7	SWING TIE #2 STORM STRUCTURE 1209	181.9	12.5
30087	RU 4" GATE VALVE NUT	SWING TIE #1 STORM STRUCTURE 1208	18.9	SWING TIE #2 STORM STRUCTURE 1209	66.4	12.7
30088	RU 4"x8" TEE	SWING TIE #1 STORM STRUCTURE 1208	19.5	SWING TIE #2 STORM STRUCTURE 1209	68.7	12.0
30089	RU TEMP BLOWOFF	SWING TIE #1 STORM STRUCTURE 1208	125.4	SWING TIE #2 STORM STRUCTURE 1209	67.8	
79005	RU 8" 45° BEND	SWING TIE #1 STORM STRUCTURE 1208	102.0	SWING TIE #2 STORM STRUCTURE 1209	137.6	12.3
79008	RU 8" 45° BEND	SWING TIE #1 STORM STRUCTURE 1208	68.4	SWING TIE #2 STORM STRUCTURE 1209	96.9	12.4
79009	RU 8" TOP=12.2	SWING TIE #1 STORM STRUCTURE 1208	31.6	SWING TIE #2 STORM STRUCTURE 1209	72.5	12.2
79012	RU 8" TOP=11.8	SWING TIE #1 STORM STRUCTURE 1208	130.4	SWING TIE #2 STORM STRUCTURE 1209	152.2	11.8
79013	RU 8" TOP=11.6	SWING TIE #3 STORM STRUCTURE 1201	117.0	SWING TIE #4 SET NAIL & DISC NO #	35.6	11.6
79016	RU 8" TOP=11.5	SWING TIE #3 STORM STRUCTURE 1201	165.6	SWING TIE #4 SET NAIL & DISC NO #	116.7	11.5
79017	RU 8" TOP=11.7	SWING TIE #5 STORM STRUCTURE 1207	72.9	SWING TIE #6 STORM STRUCTURE 1206	33.8	11.7

SWING TIE INFORMATION - WATER MAIN

POINT #	DESCRIPTION	SWING TIE # & DESCRIPTION	DISTANCE	SWING TIE # & DESCRIPTION	DISTANCE	ELEVATION
30012	WM TEMP BLOWOFF	SWING TIE #7 STORM STRUCTURE 1203	73.4	SWING TIE #8 SET NAIL & DISC NO #	121.0	
30013	WM 8" GATE VALVE NUT	SWING TIE #7 STORM STRUCTURE 1203	82.1	SWING TIE #8 SET NAIL & DISC NO #	74.1	13.9
30014	WM 8"x12" TEE	SWING TIE #7 STORM STRUCTURE 1203	83.9	SWING TIE #8 SET NAIL & DISC NO #	70.8	12.9
30084	WM 8" GATE VALVE NUT	SWING TIE #3 STORM STRUCTURE 1201	66.5	SWING TIE #4 SET NAIL & DISC NO #	56.0	12.6
30085	WM TEMP BLOWOFF	SWING TIE #3 STORM STRUCTURE 1201	51.0	SWING TIE #4 SET NAIL & DISC NO #	110.9	
30086	WM 8"x12" TEE	SWING TIE #3 STORM STRUCTURE 1201	70.5	SWING TIE #4 SET NAIL & DISC NO #	52.8	11.8
32000	WM 12" SLEEVE	SWING TIE #1 STORM STRUCTURE 1208	183.6	SWING TIE #2 STORM STRUCTURE 1209	167.3	12.3
32001	WM 12"x12" TEE	SWING TIE #1 STORM STRUCTURE 1208	187.1	SWING TIE #2 STORM STRUCTURE 1209	169.0	12.3
32002	WM 12" 90° BEND	SWING TIE #1 STORM STRUCTURE 1208	188.6	SWING TIE #2 STORM STRUCTURE 1209	170.9	10.8
32003	WM 12" 90° BEND	SWING TIE #1 STORM STRUCTURE 1208	186.2	SWING TIE #2 STORM STRUCTURE 1209	169.8	11.0
32004	WM 12" GATE VALVE NUT	SWING TIE #1 STORM STRUCTURE 1208	179.2	SWING TIE #2 STORM STRUCTURE 1209	161.7	14.5
79000	WM 12" 45° BEND	SWING TIE #1 STORM STRUCTURE 1208	101.8	SWING TIE #2 STORM STRUCTURE 1209	80.7	12.6
79001	WM 12" 45° BEND	SWING TIE #1 STORM STRUCTURE 1208	138.1	SWING TIE #2 STORM STRUCTURE 1209	112.0	13.1
79020	WM 12" TOP=12.5	SWING TIE #7 STORM STRUCTURE 1203	65.2	SWING TIE #8 SET NAIL & DISC NO #	66.0	12.5
79021	WM 12" TOP=13.2	SWING TIE #7 STORM STRUCTURE 1203	72.6	SWING TIE #8 SET NAIL & DISC NO #	57.5	13.2
79031	WM 12"x6" TEE	SWING TIE #5 STORM STRUCTURE 1207	69.8	SWING TIE #6 STORM STRUCTURE 1206	96.0	12.8
79032	WM 6" GATE VALVE NUT	SWING TIE #5 STORM STRUCTURE 1207	69.5	SWING TIE #6 STORM STRUCTURE 1206	97.2	13.3
79034	FIRE HYDRANT	SWING TIE #5 STORM STRUCTURE 1207	71.4	SWING TIE #6 STORM STRUCTURE 1206	104.2	17.3 STORZ
79035	WM 12" GATE VALVE NUT	SWING TIE #5 STORM STRUCTURE 1207	66.3	SWING TIE #6 STORM STRUCTURE 1206	94.4	14.5
79036	WM 12" TOP=11.9	SWING TIE #3 STORM STRUCTURE 1201	160.8	SWING TIE #4 SET NAIL & DISC NO #	154.9	11.9
79037	WM 12" TOP=11.8	SWING TIE #3 STORM STRUCTURE 1201	71.7	SWING TIE #4 SET NAIL & DISC NO #	60.7	11.8
79038	WM 12" TOP=12.0	SWING TIE #3 STORM STRUCTURE 1201	67.8	SWING TIE #4 SET NAIL & DISC NO #	58.1	12.0
79039	WM 12" TOP=12.5	SWING TIE #1 STORM STRUCTURE 1208	131.0	SWING TIE #2 STORM STRUCTURE 1209	120.9	12.5
79040	WM 12" TOP=12.4	SWING TIE #1 STORM STRUCTURE 1208	67.1	SWING TIE #2 STORM STRUCTURE 1209	22.3	12.4

RECORD DRAWINGS
November 29, 2022
APPROVED

10/10/22	PARTIAL RECORD DRAWING	TER

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

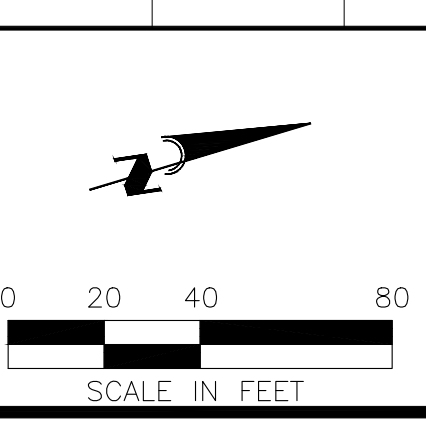
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ISSUE DATE: 08/19/22

CONSTRUCTION PLANS

Civil Engineering | Land Surveying

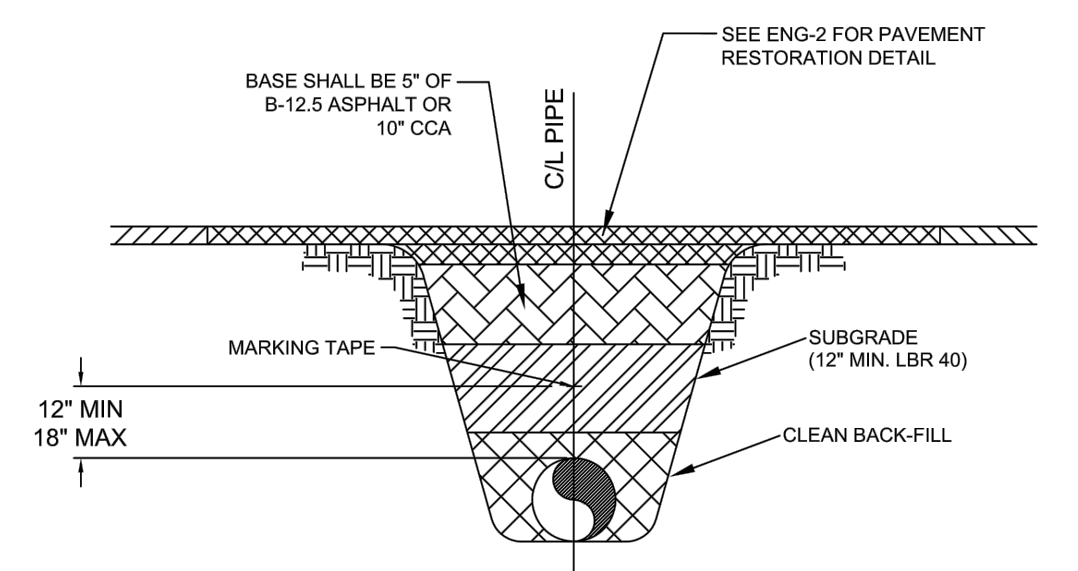
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengll.com
CA #33105 | LB #4334



OWNER: BORDER ROAD INVESTMENTS, LLC	HORIZONTAL SCALE: 1" = 40'
PROJECT: VISTERA OF VENICE	VERTICAL SCALE: 1" = 4'
DATE: PLAN AND PROFILE VISTERA BOULEVARD STA 49+00 TO STA 61+00	VERTICAL DATUM: NGVD 1929
	PROJECT NUMBER: NEAL0016
	SHEET NUMBER: 70A

PROJECT ENGINEER:
BOBBI R. CLAYBROOKE, P.E.
DATE: _____
FLORIDA P.E. NO. 90804

DocuSign Envelope ID: CDD057E-324D-42B-AE81-9FB0105C3D1E

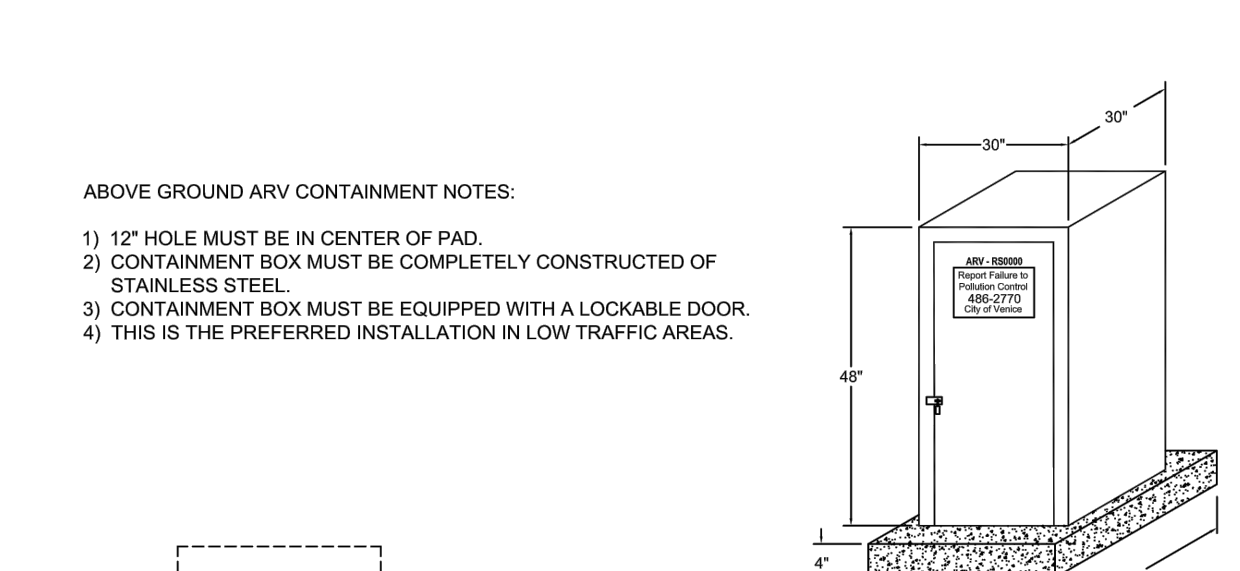


MARKING TAPE AND MESSAGES table with columns for PIPE, TAPE COLOR, and MESSAGE.

- 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...

PRESSURE PIPE TRENCH DETAIL N.T.S.

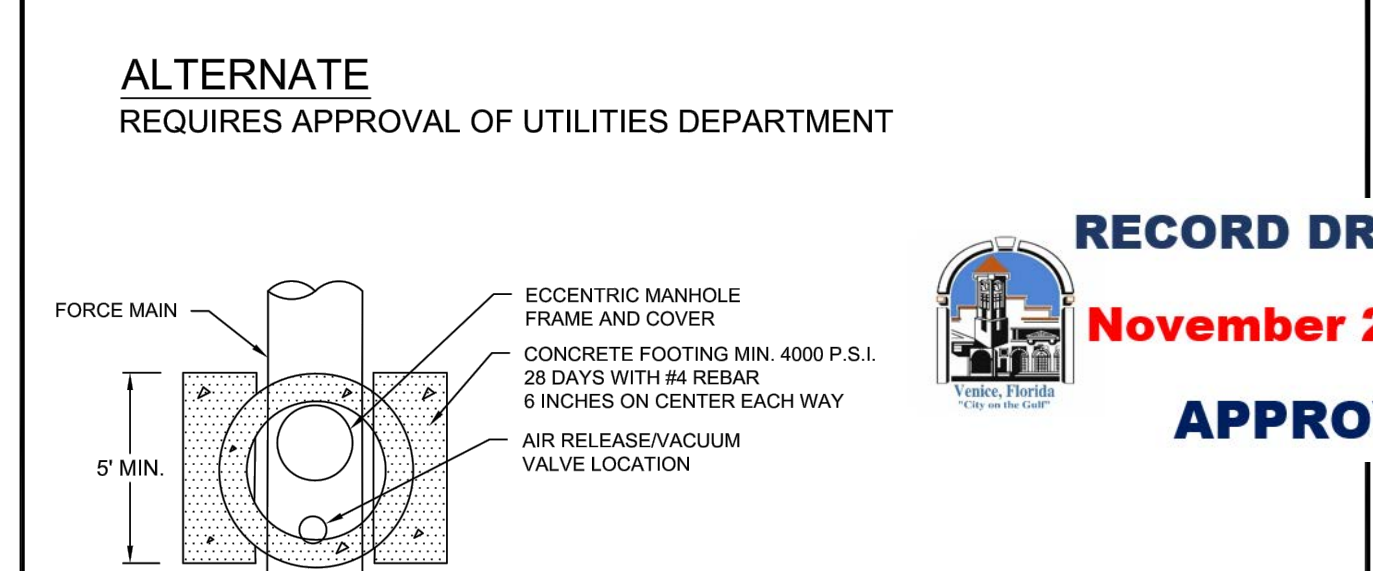
CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL UTILITY PIPE TRENCH SHEET NO. U-1 DATE JAN 2022



- 1) 12" HOLE MUST BE IN CENTER OF PAD. 2) CONTAINMENT BOX MUST BE COMPLETELY CONSTRUCTED OF STAINLESS STEEL.

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

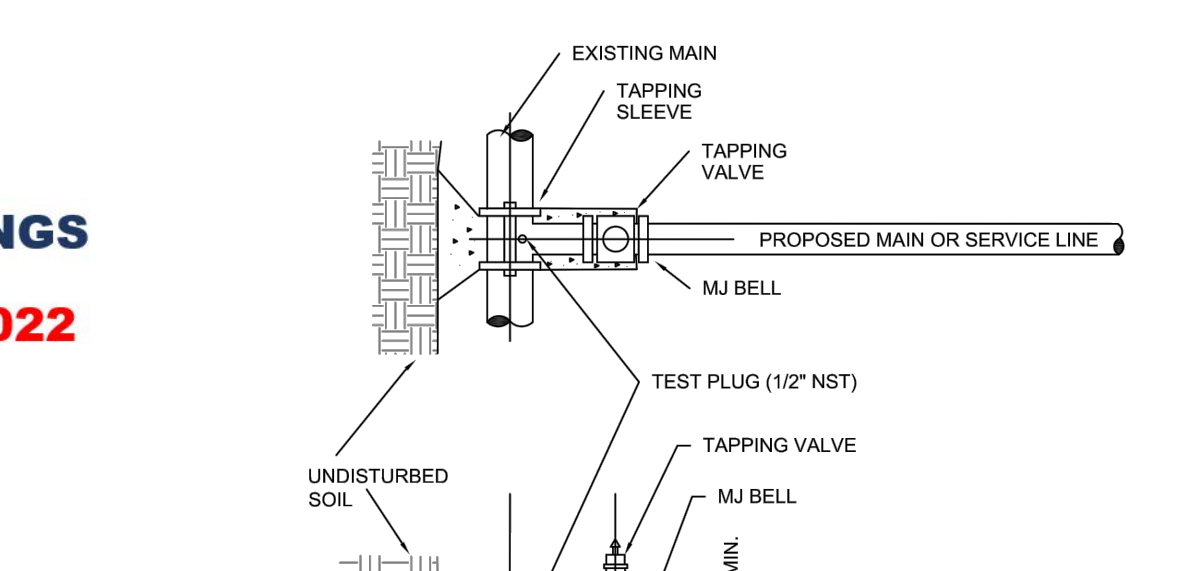
CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL AUTO. COMBINATION AIR RELEASE VALVE SHEET NO. U-2 DATE JAN 2022



- 1) AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE.

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

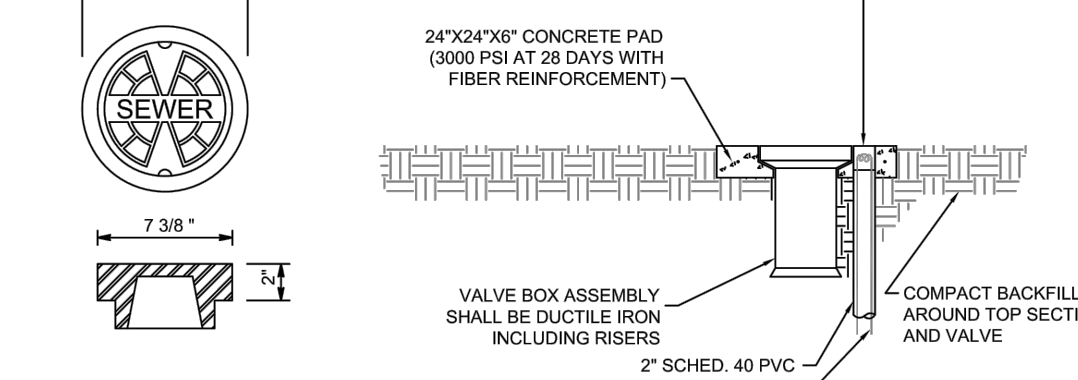
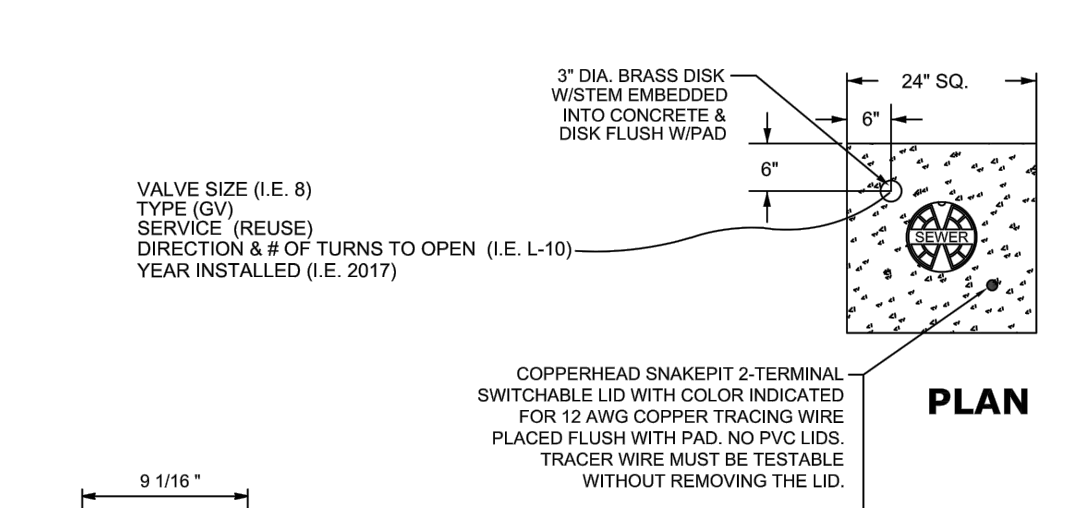
CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL AUTO. COMBINATION AIR RELEASE VALVE SHEET NO. U-2a DATE JAN 2022



- 1) EXISTING MAIN SHALL NOT BE TAPPED UNTIL THE ASSEMBLED SLEEVE AND VALVE ARE TESTED IN PLACE AT A MINIMUM OF 150 PSI FOR THIRTY MINUTES.

TAPPING SLEEVE & VALVE DETAIL N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL TAPPING SLEEVE & VALVE SHEET NO. U-3 DATE JAN 2022

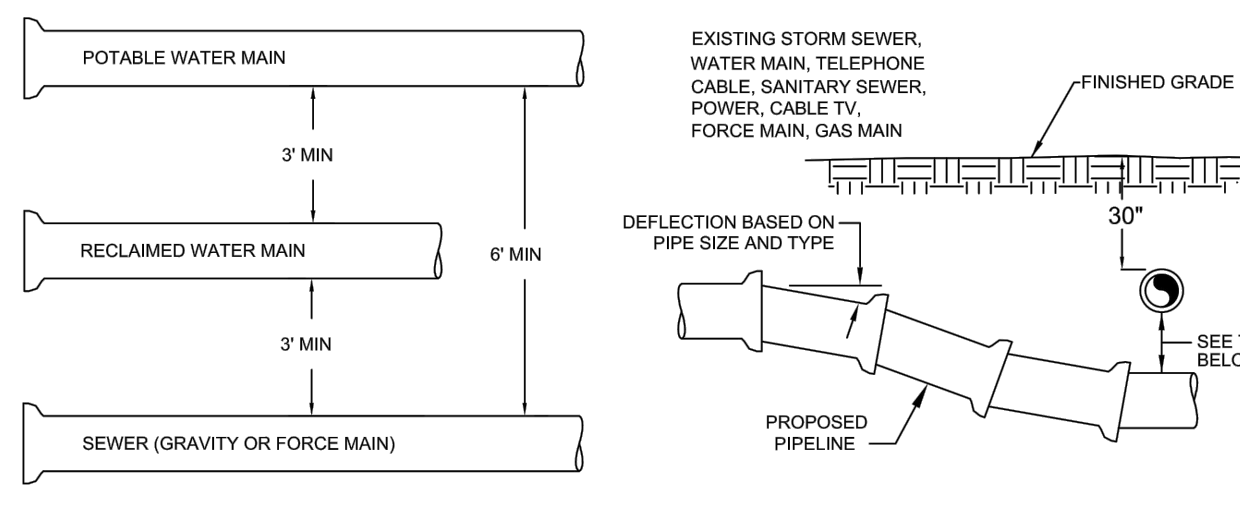


COVER DETAIL PROFILE

- 1) PAVED AREAS: SET CONCRETE PAD AND COVER FLUSH WITH FINISHED PAVEMENT SURFACE. 2) UNPAVED AREAS: SET PAD AND COVER 1 INCH ABOVE FINISHED GRADE.

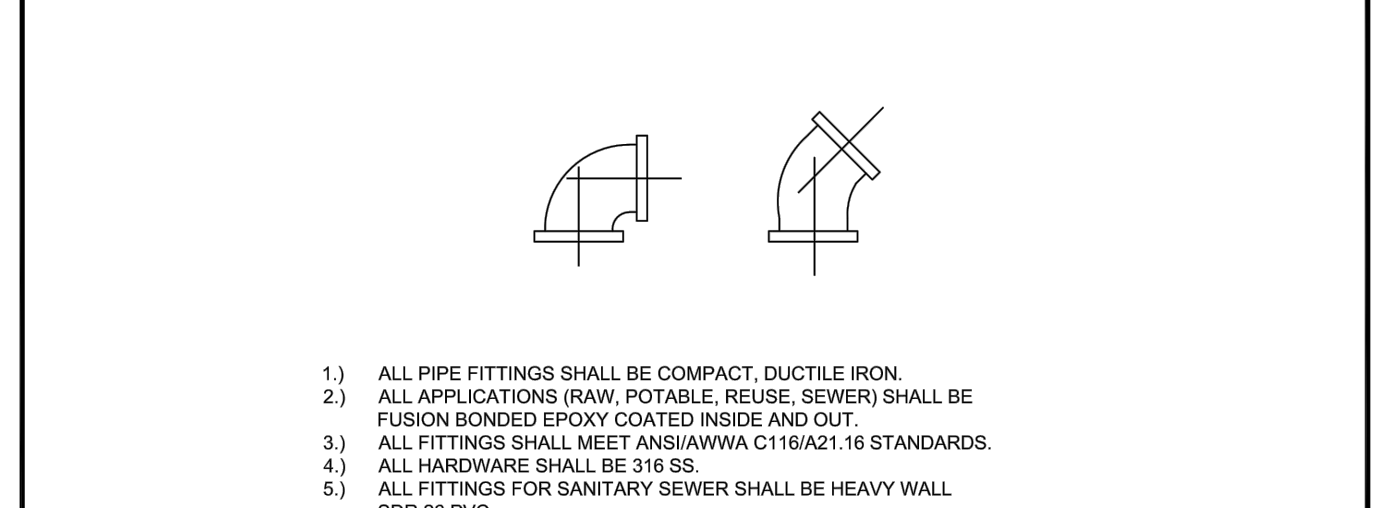
VALVE BOX DETAIL N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL VALVE BOX SHEET NO. U-4 DATE JAN 2022



MINIMUM HORIZONTAL SEPARATION DISTANCES (FT)

Table with columns for utility types (Water Main, Force Main, Sanitary Sewer, Storm Water, Other Utilities) and separation distances.



MINIMUM VERTICAL SEPARATION DISTANCES (IN)

Table with columns for utility types (Water Main, Force Main, Sanitary Sewer, Storm Water, Other Utilities) and vertical separation distances.

PIPE FITTINGS table listing service, color, and material/class for various pipe types.

PIPE MATERIAL SCHEDULE N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL PIPE FITTINGS & MATERIAL SHEET NO. U-6 DATE JAN 2022

- 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...

UTILITY CONFLICT & SEPARATION DETAIL N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL UTILITY CONFLICTS & SEPARATIONS SHEET NO. U-5 DATE JAN 2022

Table showing minimum length (ft) of force main to be restrained on each side of fitting for various pipe sizes and bend types.

Table showing minimum length (ft) of water or reuse main to be restrained on each side of fitting for various pipe sizes and bend types.

- 1) FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL, USING THE ASSUMPTIONS LISTED ABOVE.

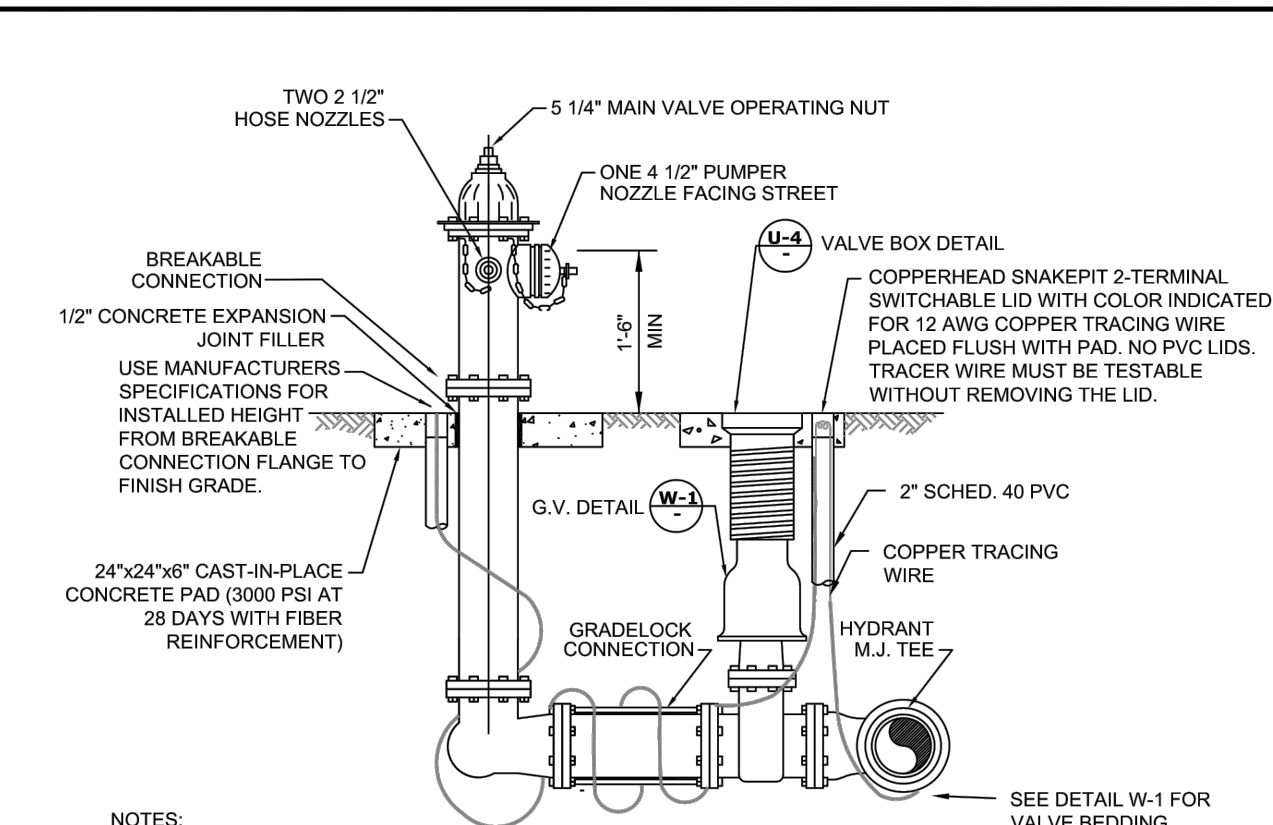
PRESSURE MAIN RESTRAINED JOINT TABLE N.T.S.

CITY OF VENICE ENGINEERING DEPARTMENT UTILITIES - GENERAL RESTRAINED JOINT TABLE SHEET NO. U-7 DATE JAN 2022

Revision table with columns for REV. NO., REV. DATE, REVISION DESCRIPTION, and BY.

Call before you dig notice for Sunshine State One-Call Center, including contact information for Ameng Engineering, LLC.

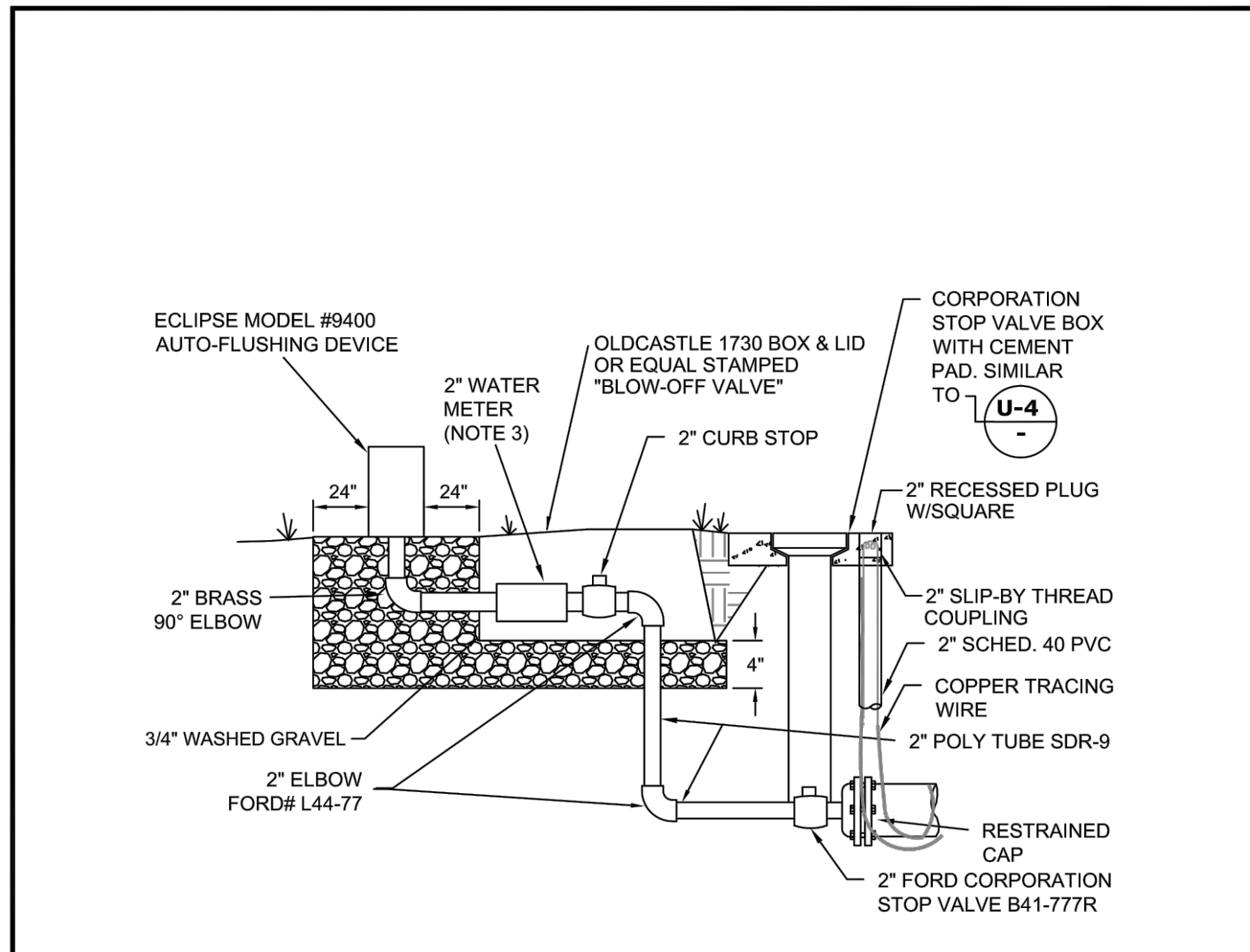
Project information including client (Border Road Investments, LLC), location (Visterra of Venice), project number (NEAL0016), and sheet number (87).



- NOTES:
- POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED "SAFETY YELLOW".
 - REUSE FIRE HYDRANTS SHALL BE PAINTED PANTONE PURPLE 522C AND TAGGED WITH A PERMANENT "RECLAIMED WATER DO NOT DRINK".
 - HYDRANT SHALL BE MUELLER SUPER CENTURIAN MODEL A423, AMERICAN B849-5 WITH BREAK-AWAY FEATURE. ALL BOLTS SHALL BE SS (BONNET, SAFETY FLANGE, SHOE).
 - 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 3' 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 4" OF 57 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.

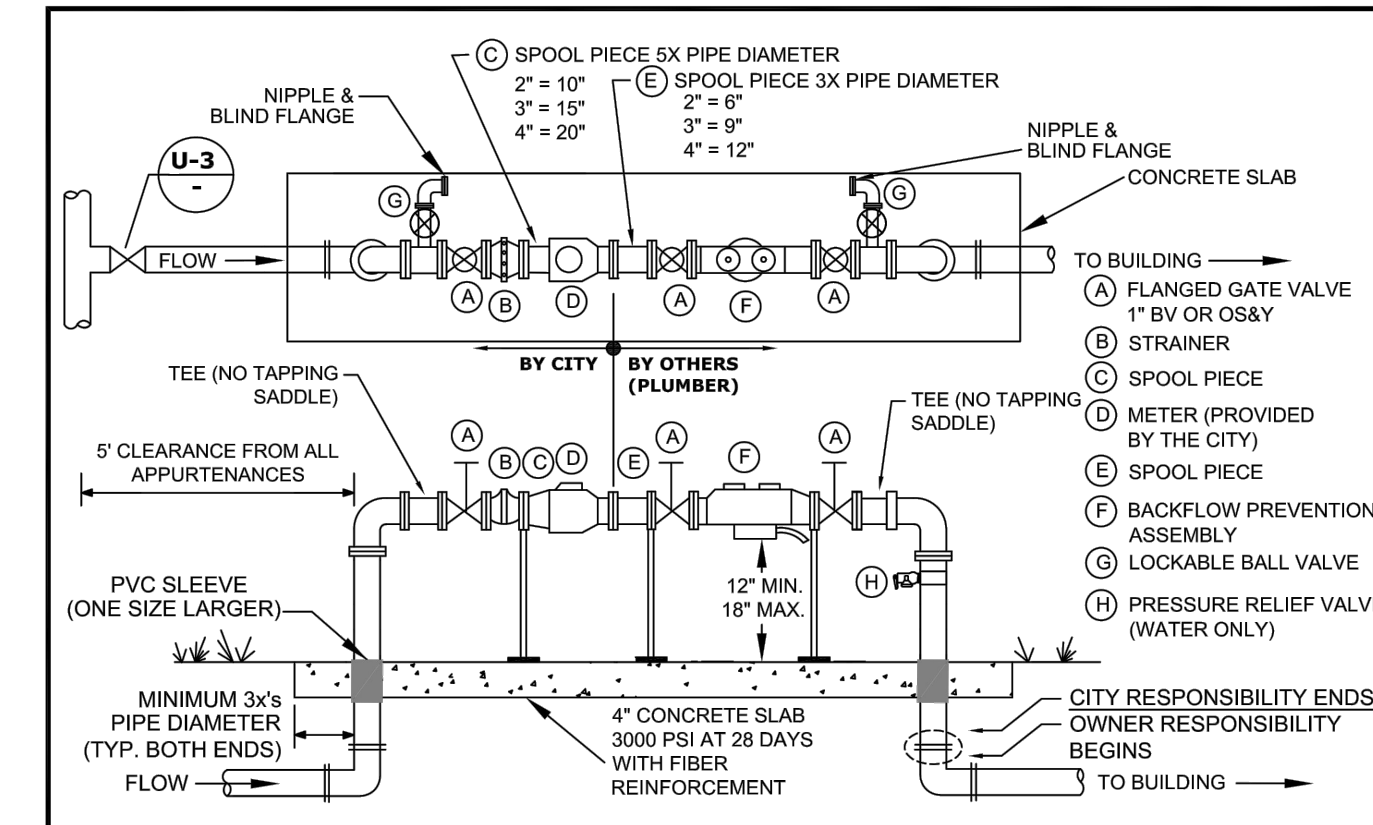
	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2022
		FIRE HYDRANT ASSEMBLY	SHEET NO. W-2



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

AUTOMATIC FLUSHING DEVICE DETAIL
N.T.S.

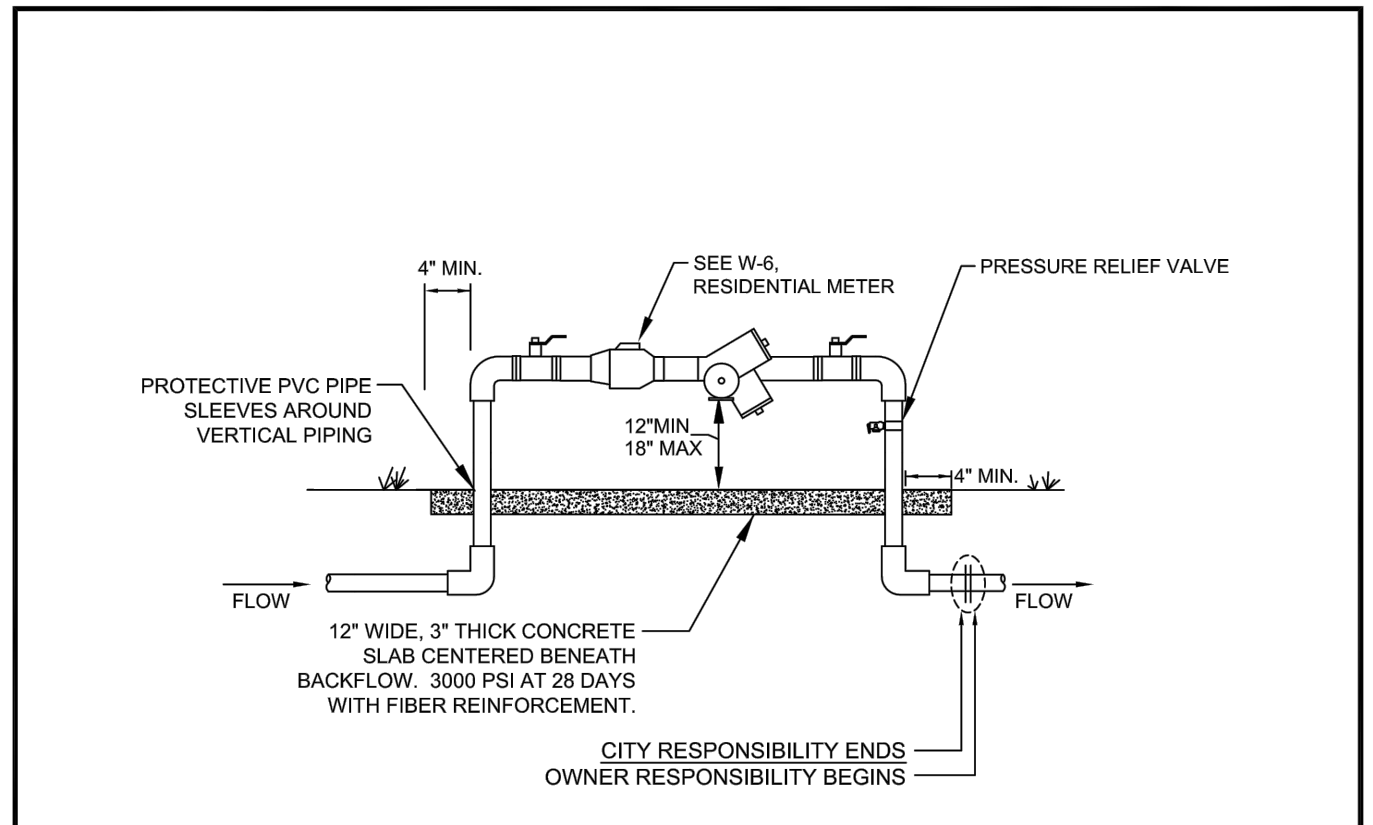
	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2022
		AUTOMATIC FLUSHING DEVICE	SHEET NO. W-3



- EITHER 90-DEGREE OR 45-DEGREE FITTINGS MAY BE USED WITH THE REQUIRED LENGTH OF RESTRAINED JOINT FITTINGS.
- BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S 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 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 OSAY 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 ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER.
- BACKFLOW PREVENTION 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.

REUSE METER, WATER METER, & BACKFLOW PREVENTION ASSEMBLY
N.T.S.

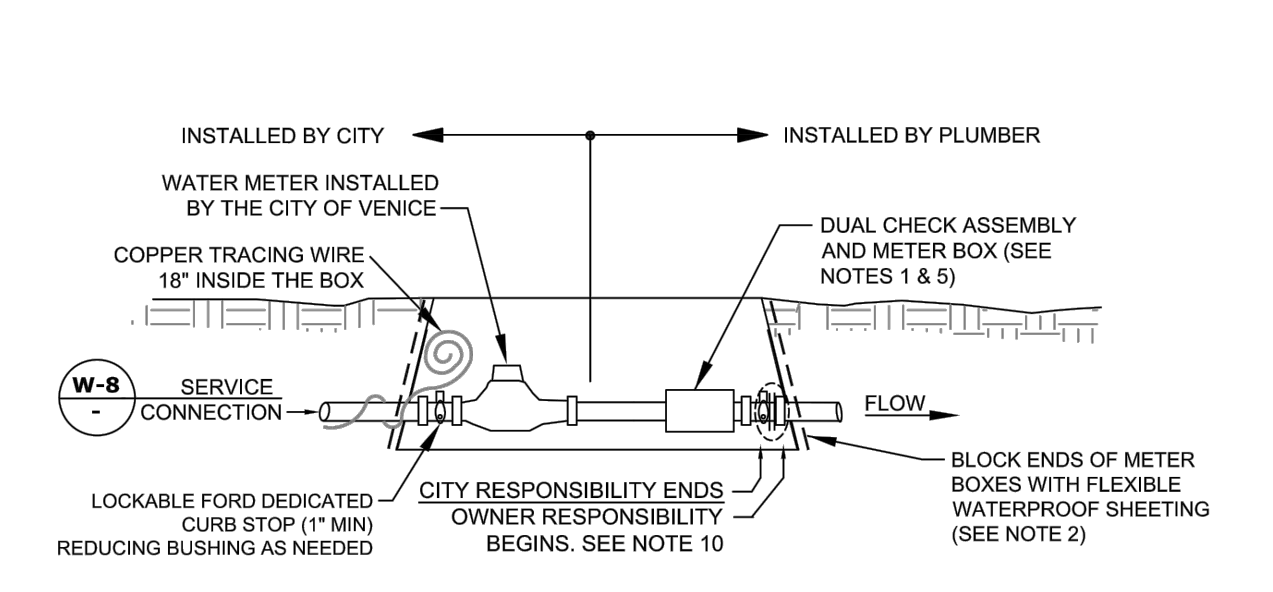
	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2022
		WATER & REUSE METER & BACKFLOW	SHEET NO. W-4



- BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
- WHEN ABOVE-GROUND BACKFLOW PREVENTER IS REQUIRED, WATER METER SHALL BE INSTALLED ON ABOVE-GROUND ASSEMBLY.
- 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.

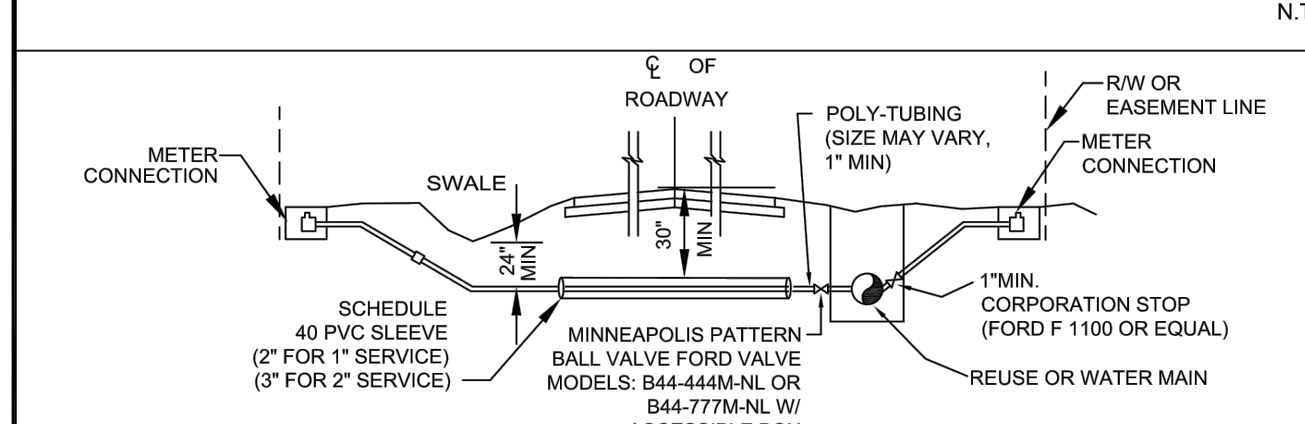
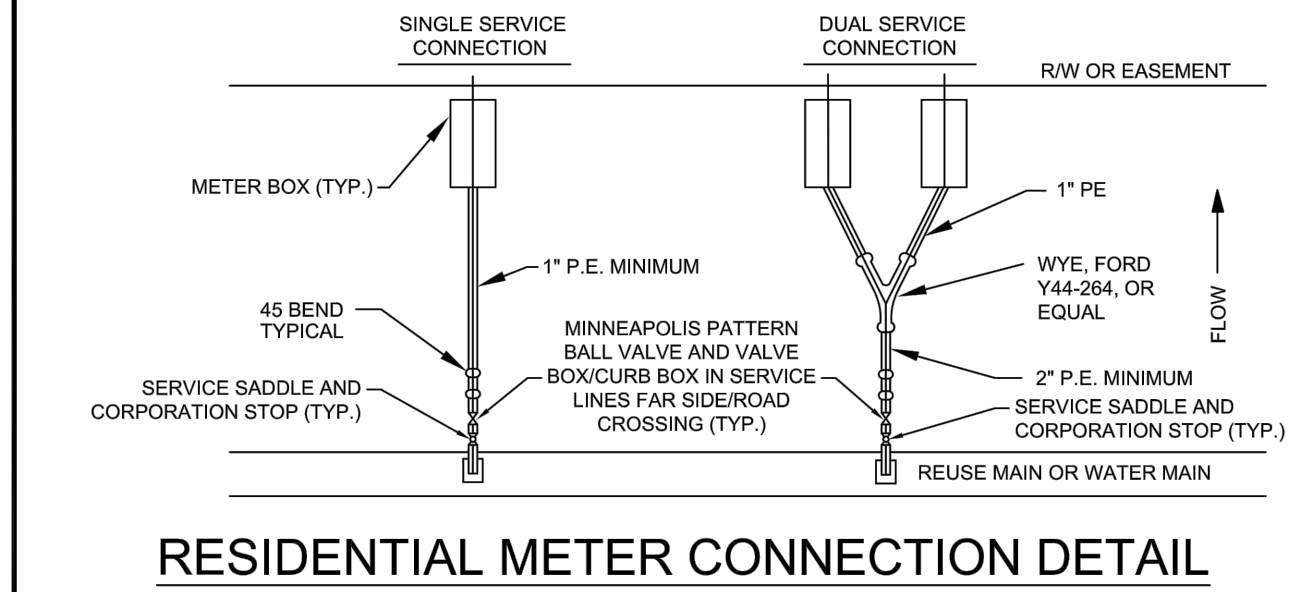
	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2022
		BACKFLOW ASSEMBLY (NO MASTER METER)	SHEET NO. W-5



- 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.
- 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.
- COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED AND COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER).
- 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.
- DUAL CHECK ASSEMBLY, WILKINS MODEL 700XL FMTX 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 METER BOX.
- 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.
- 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.
- ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.
- NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.
- DEDICATED FIRE SERVICES ARE ENTIRELY PRIVATELY OWNED.

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

	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER	DATE JAN 2022
		RESIDENTIAL WATER & FIRE METER	SHEET NO. W-6



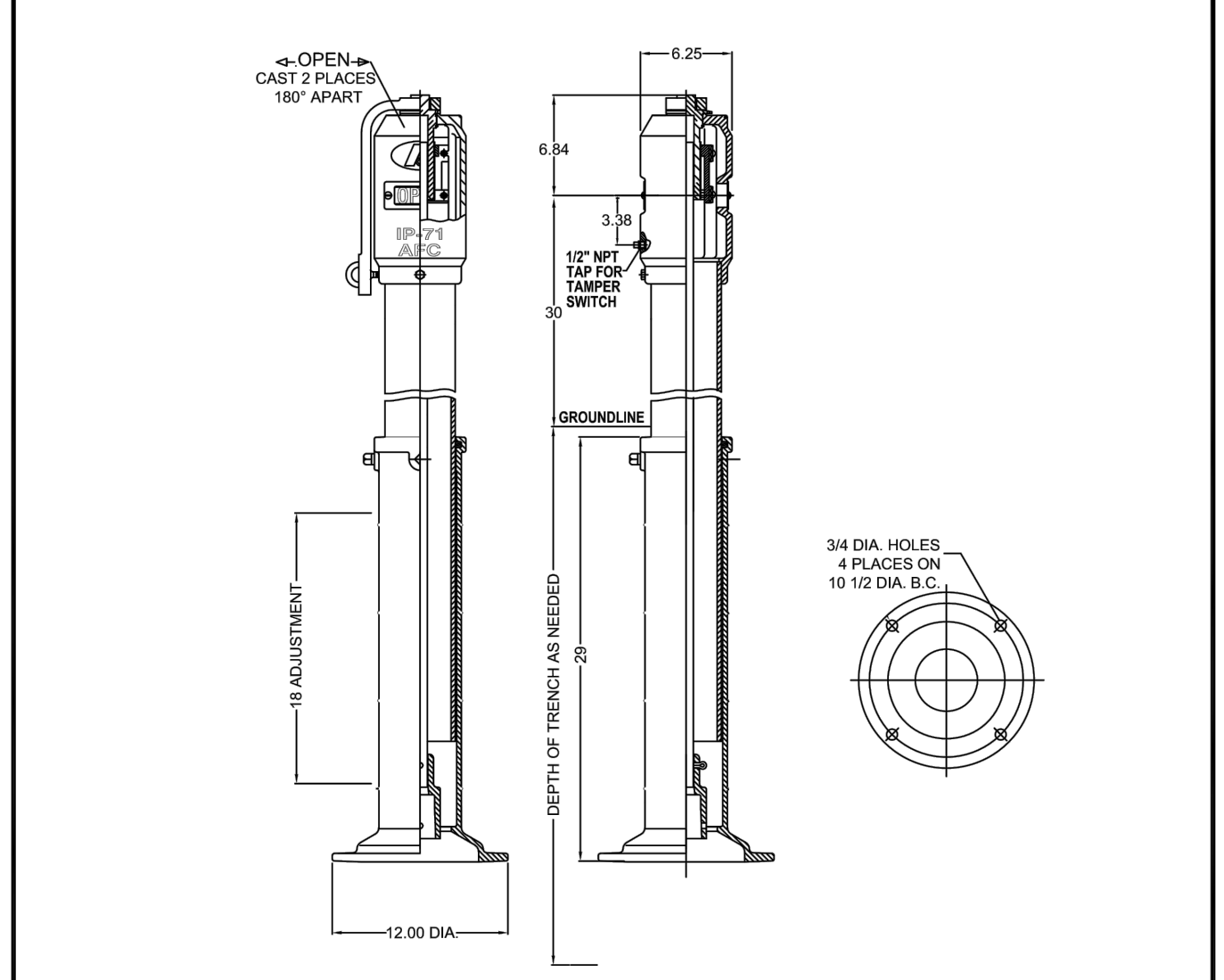
- TAPS SHALL NOT BE CLOSER THAN TWO FEET APART OR WITHIN TWO FEET OF ANY JOINT.
- TAPS IN MULTIPLE GROUPS SHALL NOT BE MADE IN THE SAME LONGITUDINAL LINE OF THE PIPE BUT MUST BE STAGGERED VERTICALLY.
- TAPPING SADDLE SHALL BE EPOXY COATED, DUCTILE IRON BODY WITH SS 316 BAND(S) AND HARDWARE.
- BRASS FITTINGS AND BALL VALVES SHALL BE FORD F1100 OR EQUAL.
- CITY-APPROVED CURB BOXES SHALL BE USED ON THE MINNEAPOLIS PATTERN BALL VALVE FOLLOWING THE TAPPING VALVE AT THE MAIN, WHEN THE WATER SERVICE CROSSES THE ROAD (FAR SIDE SERVICES), AND THE SERVICE IS 2" OR LESS IN DIAMETER.
- ALL SERVICES SHALL HAVE COPPER TRACING WIRE FROM MAIN TO METER.
- ALL SLEEVE ENDS SHALL BE SEALED WITH FOAM SEAL.
- INSERT STIFFENERS WILL NOT BE ACCEPTABLE.
- ALL WATERWORKS BRASS MUST BE LEAD FREE.
- METER SIZE AND SERVICE LINE PIPING DOWNSTREAM OF METER SHALL BE MINIMALLY SIZED BASED ON FIXTURE CALCS AS DETERMINED BY THE EOR.
- 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 2022
		RESIDENTIAL METER & SERVICE CONNECTION	SHEET NO. W-8

RECORD DRAWINGS
November 29, 2022
APPROVED

PARTIAL RECORD DRAWING



- 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 LISTED AND FACTORY MUTUAL RESEARCH APPROVED.
- FOR USE WITH VALVES WITH O-RING STEM SEALS.
- ALL EXPOSED EXTERIOR SURFACES COATED WITH TNEGEM 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	DATE JAN 2022
		FIRE SERVICE INDICATOR POST	SHEET NO. W-10

REV. NO.	REV. DATE	REVISION DESCRIPTION	BY	DATE	REVISION DESCRIPTION	BY
10/10/22		PARTIAL RECORD DRAWING				
16	05/10/22	CHANGES PER CONTRACTOR RFI				CD
4	10/21/21	CHANGES PER COUNTY AND CITY COMMENTS				CD
3	09/02/21	CHANGES PER SWFMD COMMENTS AND CONTRACTOR RFIs				CD

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770
THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

ISSUE DATE: 08/19/22
ISSUE BY: FCD

CONSTRUCTION PLANS

AM ENGINEERING, LLC.
Civil Engineering | Land Surveying
8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengll.com
CA #33105 | LB #4334

CLIENT:	BORDER ROAD INVESTMENTS, LLC	HORIZONTAL SCALE:	N/A	DRAWN BY:	
PROJECT:	VISTERA OF VENICE	VERTICAL SCALE:	N/A	CHECKED BY:	
DATE:		VERTICAL DATUM:	NGVD 1929	PROJECT NUMBER:	NEAL0016
		SHEET NUMBER:	88	DATE:	09/08/24
				FLORIDA P.E. NO.:	90804