

WATERFRONT ON HATCHETT CREEK

HATCHETT CREEK ASSOCIATES, LLC
 101 EAST MAIN STREET, SUITE 500
 MT. HOREB, WISCONSIN 53572



RECORD DRAWINGS

November 22, 2022

APPROVED

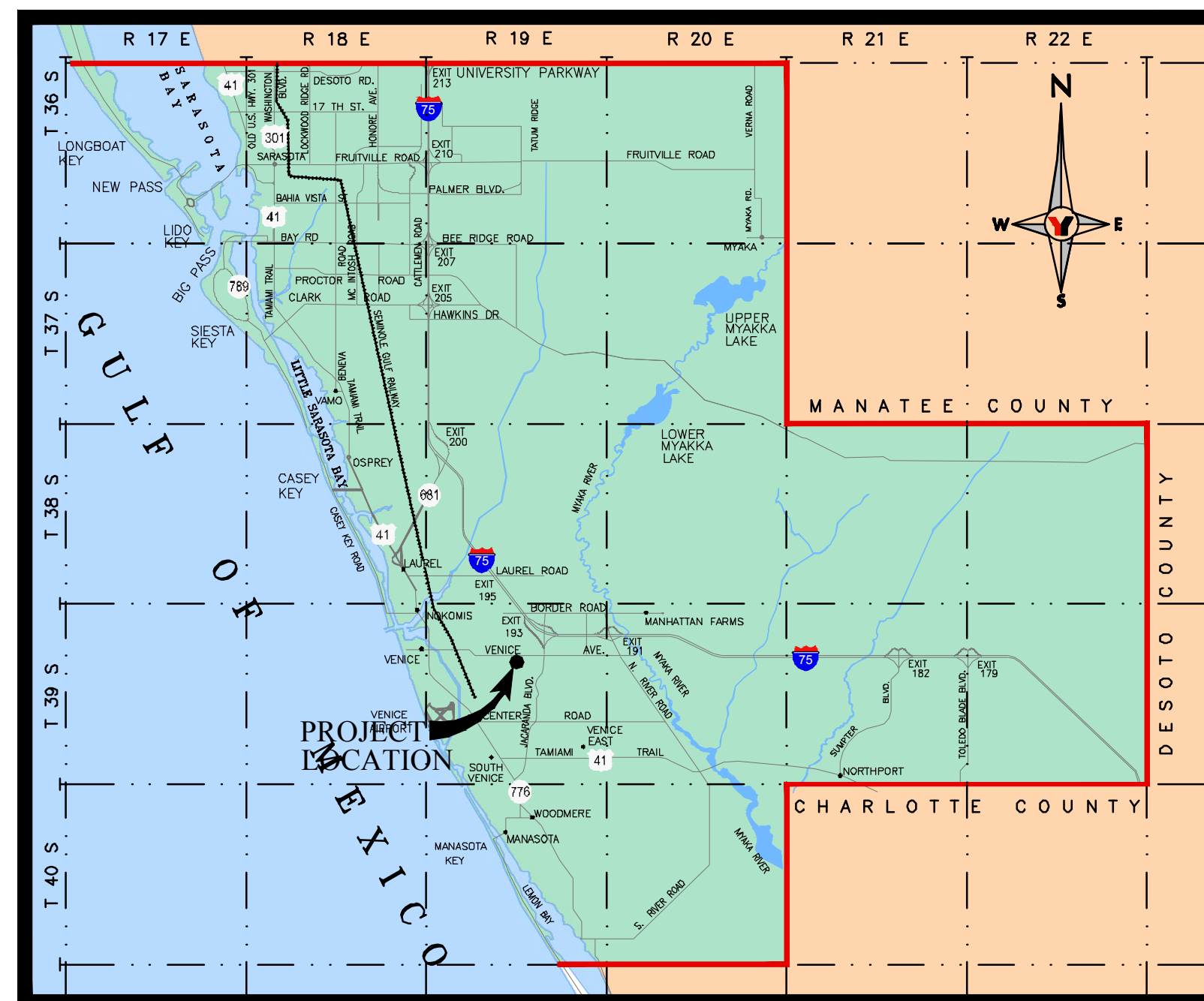
FULL WATER MAIN CERTIFICATION

RECORD PLANS

SECTION 9 , TOWNSHIP 39 SOUTH, RANGE 19 EAST

George F. Young, Inc.
 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
 PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM
 ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
 CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
 PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

PROJECT NO. 18000600LC



SARASOTA COUNTY LOCATION MAP

PROJECT CONTACT LIST:

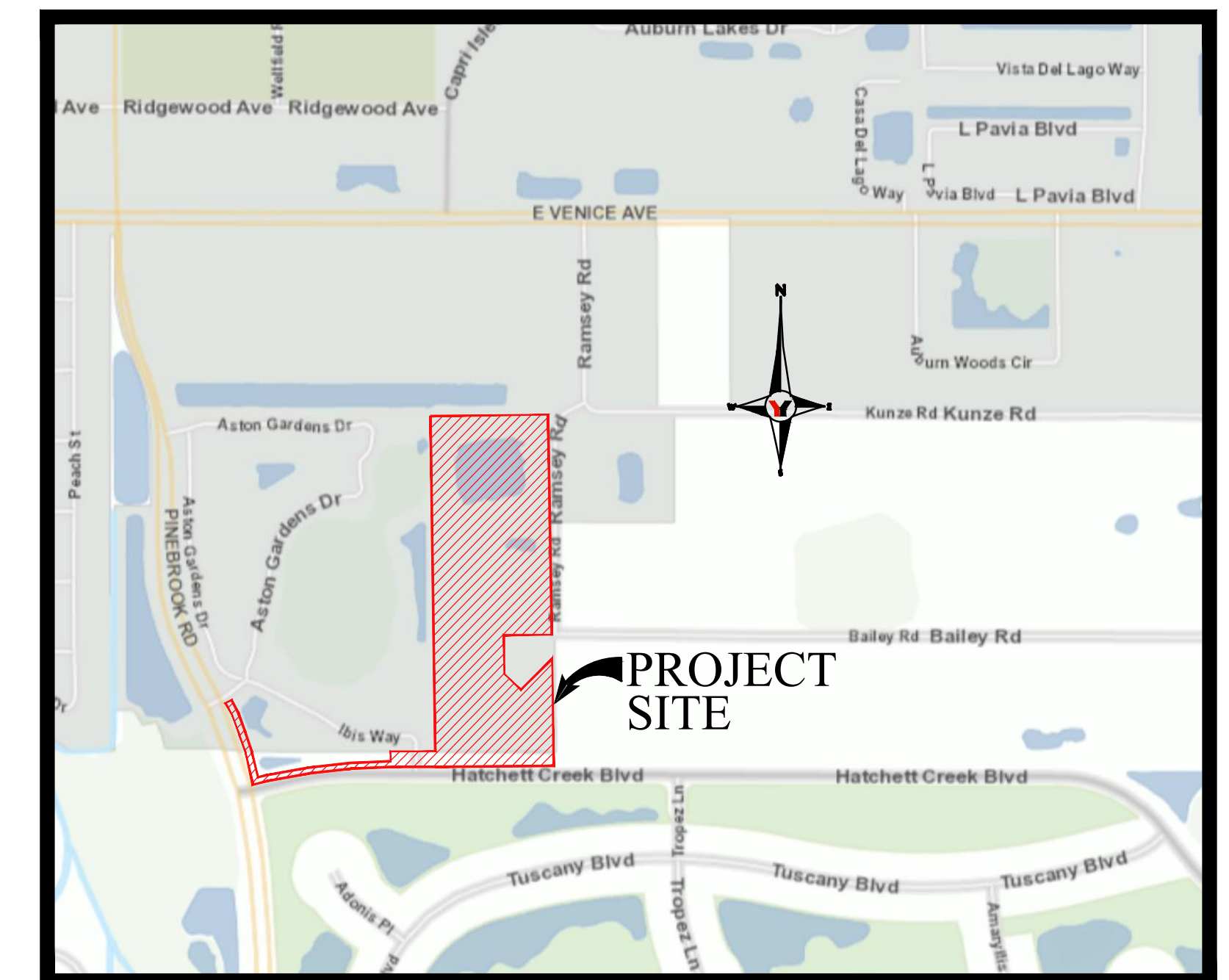
SITE OWNER/DEVELOPER: HATCHETT CREEK ASSOCIATES, LLC 101 EAST MAIN STREET, SUITE 500 MT. HOREB, WISCONSIN 53572 PHONE: (608) 437-8301	CRAIG ENZENROTH, PRESIDENT EMAIL: cenzenroth@gallinacos.com
ARCHITECTURE: PLUNKETT RAYSICH ARCHITECTS, LLP 205 N. ORANGE AVE., SUITE 202 SARASOTA, FLORIDA 34236 PHONE: (941) 444-8845	JOHN J. HOLZ, AIA, NCARB, LEED AP B+C EMAIL: jholtz@prarch.com
CIVIL ENGINEERING: GEORGE F. YOUNG, INC. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE: (941) 747-2981 FAX: (941) 747-7234	MARK A. ADLER, PE EMAIL: adler@georgefyoun.com
SURVEYOR: GEORGE F. YOUNG, INC. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE: (941) 747-2981 FAX: (941) 747-7234	PETER LUTZ, PSM EMAIL: lutz@georgefyoun.com
LANDSCAPE ARCHITECT: DAVID W. JOHNSTON ASSOCIATES, INC. 630 S. ORANGE AVE., SUITE 202 SARASOTA, FLORIDA 34236 PHONE: (941) 366-3159	PHILLIP J. SMITH, ASLA EMAIL: phil@dwja.net
CONTRACTOR: TO BE DETERMINED	TBD EMAIL:

- CITY OF VENICE CONSTRUCTION NOTES:**
1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT OF WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW USE PERMIT.
 2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
 3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.
 4. POST-DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR, 25 YEAR STORM EVENT.
 5. ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 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.
 9. ALL IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

VERTICAL DATUM NOTE

ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCH MARK DESIGNATION: G 699, PID: DL2707, WHICH HAS A PUBLISHED ELEVATION OF 14.06 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 ELEVATION CONVERSION FROM NAVD88 TO NGVD29 = + 1.125 FEET

RECORD DRAWINGS		Sheet List Table	
SHEET NUMBER		SHEET NUMBER	SHEET TITLE
X --			COVER
X C1			AERIAL SITE PLAN
X C2-C3			GENERAL NOTES
X C12			MASTER UTILITY PLAN
X C13-C15			UTILITY PLAN
X C15A-C15b			SWING TIE TABLE
X C21-C22			OFF-SITE WATER MAIN TO ASTON GARDENS PROFILE
X C23-C26			ONSITE WATER MAIN PROFILE
X C30			WATER SYSTEM DETAILS
X C31			GENERAL UTILITY DETAILS



VICINITY MAP

**WATERFRONT ON HATCHETT CREEK
 HATCHETT CREEK ASSOCIATES, LLC
 RECORD PLANS**

CITY OF VENICE
 RECORD DRAWING
 SUBMITTAL
 ISSUED 11/17/2022

PROJECT NO. 18000600LC

FOR AGENCY USE



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THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, TYPE, MATERIAL AND DEPTH OF ALL UTILITIES IN THE AREA OF THIS PROJECT (ABOVE AND BELOW GROUND). CONTRACTOR SHALL NOTIFY UTILITY OWNER(S) 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF ANY POTENTIAL UTILITY CONFLICTS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

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

THESE PLANS ARE IN COMPLIANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075(1) AND (4), FLORIDA STATUTES AND THE COUNTY LAND DEVELOPMENT REGULATIONS.

THESE PLANS ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (A.D.A.) MANUAL, AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

THESE PLANS ARE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND SERVICE PRIOR TO COMMENCING VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING COMBUSTIBLE STOCK ON SITE.

MARK A. ADLER, PE
 No. 37799
 DATE

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10" PROPOSED 8 INCH WATER MAIN CONNECTION POINT TO EXISTING 12 INCH WATER MAIN

10" PROPOSED 8 INCH WATER MAIN

PROPOSED 4 INCH SANITARY SEWER FORCE MAIN

OWNERSHIP:
LEX PELICAN LP
C O LEXINGTON REALTY ADVISORS
1 PENN PLZ. STE. 4015
NEW YORK, NY, 10119-4015
ZONING: PUD
PID: 0425-15-0020

PROPOSED 8 INCH WATER MAIN

EXISTING RIGHT OF WAY LINE
PROPERTY LINE

PID: 0412-14-0004

PID: 0412-11-0005

PID: 0412-11-0006

HATCHETT CREEK BLVD.

OWNERSHIP:
BAILEY JOHN N III
209 BAILEY RD,
VENICE, FL, 34292-3005
ZONING: OUE
PID: 0412-14-0002

OWNERSHIP:
EVETT EDWARD (TTEE)
507 RAMSEY RD.
VENICE, FL, 34292-3043
ZONING: PUD
PID: 0412-14-0003

OWNERSHIP:
HUNT DARIN J
HUNT LAUREN R
464 RAMSEY RD,
VENICE, FL, 34292-3051
ZONING: OUE
PID: 0412-11-0003

OWNERSHIP:
VENICE CHURCH OF THE NAZARENE INC.
1535 E. VENICE AVE.
VENICE, FL, 34292-3108
ZONING: OUE1
PID: 0412-06-0002

PROJECT SITE

RAMSEY ROAD
30 FT. PRIVATE ROADWAY EASEMENT

VENICE CHURCH OF NAZARENE

OWNERSHIP:
VENICE PLAZA OFFICE PARK CONDO ASSN. INC.
1880 N. CONGRESS AVE. STE. 215,
BOYNTON BEACH, FL, 33426-8675
ZONING: CG
PID: 0000-00-8550

OWNERSHIP:
VENICE CHURCH OF THE NAZARENE INC.
1535 E. VENICE AVE.
VENICE, FL, 34292-3108
ZONING: OUE1
PID: 0412-06-0002

EAST VENICE AVENUE

DEVELOPMENT DATA:

SITE AREA: 15.16 AC
PARCEL ID NUMBER:
0412-14-0004
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT
0412-11-0005
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT
0412-11-0006
EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: RESIDENTIAL VACANT

ADJACENT ZONING:

NORTH: CG / VG
SOUTH: PUD
EAST: OUE AND RMF2 / VG
WEST: PUD

LAND USE DATA:

DENSITY:
ALLOWED: 4.5 DU/AC (UNLESS APPROVED OTHERWISE)
PROPOSED: 7.7 DU/AC

CONSERVATION OPEN SPACE:

REQUIRED: 10%
PROPOSED: 13%

FUNCTIONAL OPEN SPACE:

REQUIRED: 10%
PROPOSED: 47%

SITE DATA

MULTI-FAMILY DWELLING UNITS:
16 UNIT BUILDINGS: 6 6 X 16 = 96
20 UNIT BUILDINGS: 1 1 X 20 = 20
TOTAL DWELLING UNITS: 116

SITE COVERAGE:
BUILDINGS: 1.67 AC (11.0%)
GARAGES & FACILITIES: 0.23 AC (1.5%)
PAVEMENT / SIDEWALK: 4.17 AC (27.5%)
LAKES: 3.15 AC (20.8%)
PERVIOUS: 5.94 AC (39.2%)
TOTAL: 15.16 AC (100.0%)

MAXIMUM BUILDING HEIGHT = 35'

PARKING CALCULATIONS:

REQUIRED PARKING:
MULTIFAMILY DWELLING UNITS:
2 PARKING SPACES PER DWELLING UNIT
116 UNITS X 2 = 232 PARKING SPACES
AND 3 LOADING AREAS
AMENITY CENTER:
COMMUNITY CENTER (1/200): 751 SF / 200 = 4
RENTAL OFFICE (1/300): 513 SF / 300 = 2
GYM (1/200): 354 SF / 200 = 2
TOTAL = 8 PARKING SPACES

PROVIDED PARKING:
MULTIFAMILY DWELLING UNITS:
236 SPACES
(INCLUDING GARAGE PARKING AND HC PARKING SPACES)
AMENITY BUILDING:
11 SPACES
(INCLUDING 1 HC SPACE)
TOTAL OFF STREET PARKING PROVIDED = 247 PARKING SPACES
TOTAL OFF STREET LOADING PROVIDED = 7 SPACES

REQUIRED YARDS:
STREET: 20'
SIDE: 15'
REAR: 15'

PERIMETER SETBACK REQUIREMENTS:

NO STRUCTURE SHALL BE LOCATED CLOSER TO ANY PERIMETER PROPERTY LINE THAN TWO TIMES THE HEIGHT OF SUCH STRUCTURE.

PROPOSED MODIFICATIONS TO PERIMETER SETBACKS:

TO NORTH PROPERTY LINE:
GARAGE = 25'
TO EAST PROPERTY LINE:
GARAGE = 25'
TO WEST PROPERTY LINE:
RESIDENTIAL BUILDING = 54'
GARAGE = 25'

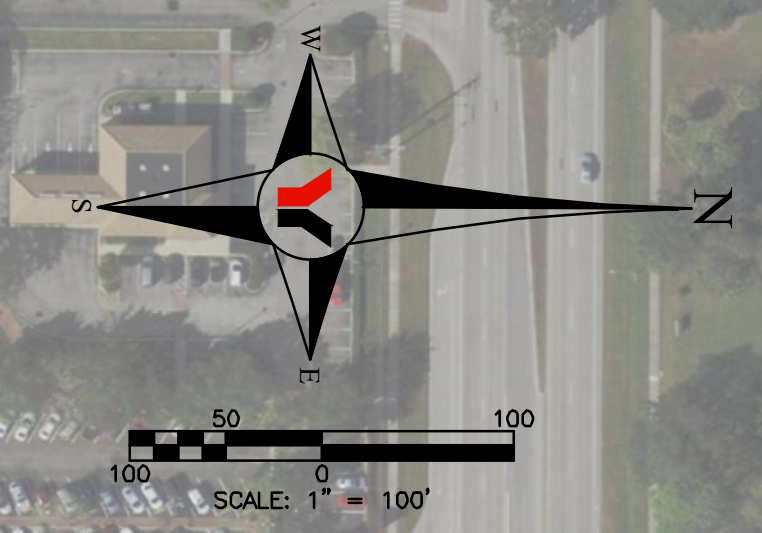
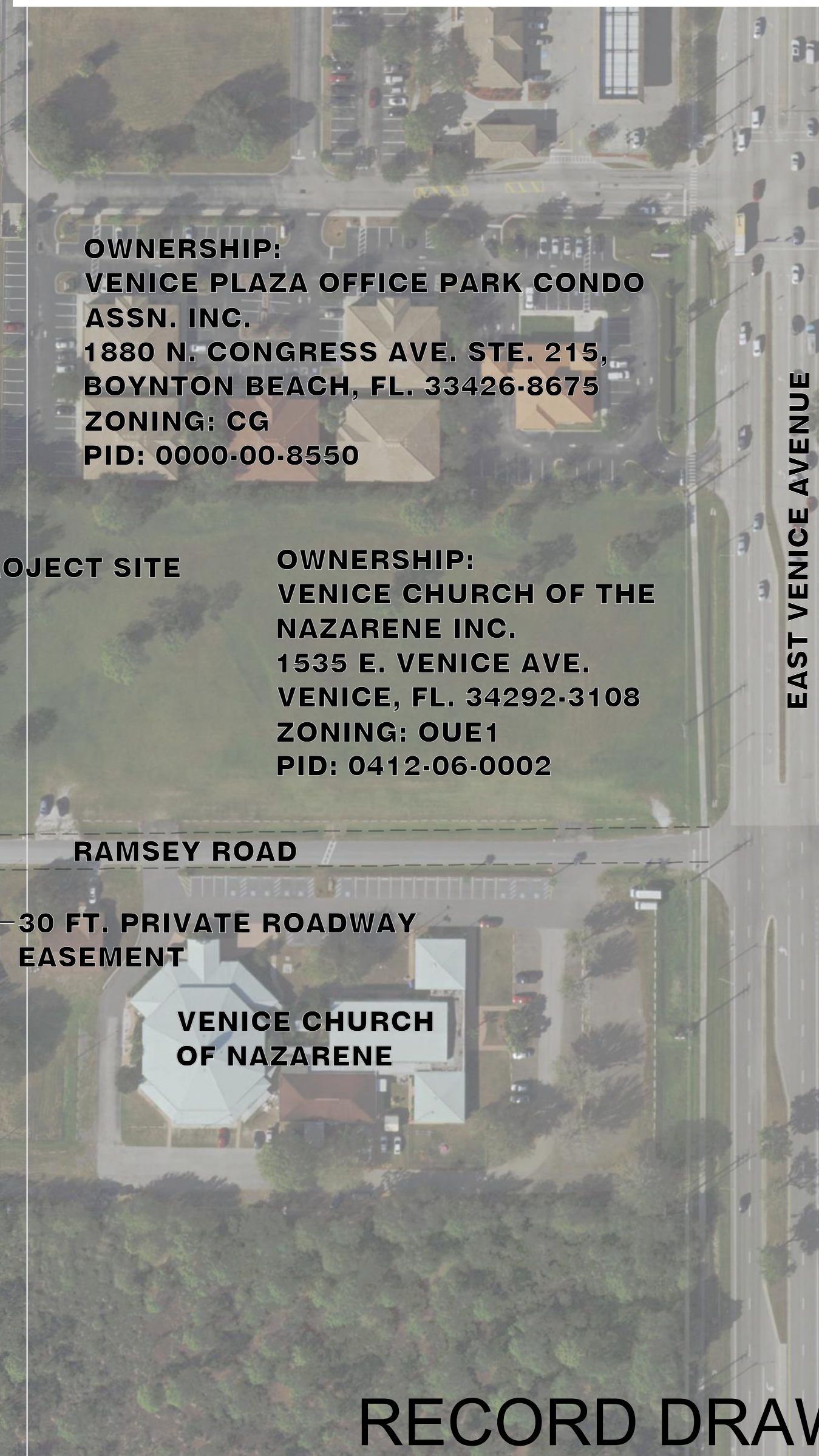
NOTE:

LANDSCAPING TO COMPLY WITH CHAPTER 86, ARTICLE VI, DIVISION 5-LANDSCAPING REQUIREMENTS

OWNERSHIP:
1000 ASTON GARDENS DR. LLC
C O WELLTOWER INC.
4500 DORR ST.
TOLEDO, OH, 43615
ZONING: PUD
PID: 0412-13-0002

PROPOSED 4 INCH SANITARY FORCE MAIN CONNECTION POINT TO EXISTING SANITARY SEWER MANHOLE

RECORD DRAWINGS
November 22, 2022
APPROVED



OWNERSHIP:
PUBLIX SUPER MARKETS INC.
P.O. BOX 407
LAKELAND, FL, 33802-0407
ZONING: CG
PID: 0412-05-0016

NOTE:
THIS CERTIFICATION IS FOR THE WATER MAIN ONLY. WATER METERS, BACKFLOW PREVENTERS, REDUCERS, WATER AND FIRE SERVICES HAVE NOT BEEN INSTALLED AND ARE NOT PART OF THIS CERTIFICATION.

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION	INITIALS	DATE	PREPARED FOR:	George F. Young, Inc. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21 CIVIL & TRANSPORTATION ENGINEERING ECOLOGY GIS/LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING GAINESVILLE LAKEWOOD RANCH ORLANDO ST. PETERSBURG TAMPA	MARK A. ADLER, PE No. 37799 DATE	WATERFRONT ON HATCHETT CREEK AERIAL SITE PLAN SECTION 9, TOWNSHIP 39 S., RANGE 19 E.	JOB NO. 18000600LC SHEET NO. C1
DESIGN	NICKOLS	12/07/18						HATCHETT CREEK ASSOCIATES, LLC						
DRAWN	NICKOLS	12/10/18						101 EAST MAIN STREET, SUITE 500						
CHECKED	RISMAN							MT. HOREB, WISCONSIN 53572						
QUALITY CHK								(608) 437-8301						
SCALE														

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L0006_Geometrix, Jr. Anthony
PLOTTER: 11/17/2022 1:19 AM

GENERAL NOTES:

- SEE LANDSCAPE PLANS FOR LIMITS OF SODDING AND SEEDING TURFED AREAS AND LANDSCAPING REQUIREMENTS.
- CONSTRUCTION EQUIPMENT IS TO BE PLACED ON THE CONSTRUCTION SITE (PRIVATE PROPERTY) ONLY. NO STREET IS TO BE UTILIZED DURING CONSTRUCTION BY STORING MATERIAL OR EQUIPMENT (UNLESS OTHERWISE PERMITTED BY THE COUNTY ENGINEER).
- ALL SURVEY MARKERS (BOTH VERTICAL AND HORIZONTAL) WITHIN THE GENERAL VICINITY, SHALL BE CONTINUOUSLY PROTECTED. ANY MARKERS DISTURBED OR DAMAGED SHALL BE REPLACED BY A PROFESSIONAL SURVEYOR MAPPER AND CERTIFIED TO THE COUNTY ENGINEER PRIOR TO RELEASE OF PROJECT CERTIFICATE OF OCCUPANCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BOTH DRIVEWAY AND RIGHT OF WAY USE CONSTRUCTION PERMITS FROM THE CITY OF VENICE ENGINEERING DEPARTMENT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL CONSTRUCTION RELATED SILTATION AND EROSION WHICH MAY OCCUR.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE GENERAL CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH THE APPROPRIATE AUTHORITIES PRIOR TO MAKING CONNECTIONS. PROVISION SHALL BE MADE FOR CONTINUATION OF SERVICE TO ALL PARTIES WITHOUT INTERRUPTION.
- ALL PROPOSED ELEVATIONS AT GRASS AREAS ARE FINISHED ELEVATIONS AFTER SOD IS PLACED.
- ALL CONSTRUCTION ONSITE & WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL CONFORM TO THE METHODS, STANDARDS AND SPECIFICATIONS OF CITY OF VENICE AND ALL APPLICABLE AGENCIES.
- CONTRACTOR TO OBTAIN UTILITIES CONSTRUCTION PERMITS FROM CITY OF VENICE UTILITIES DEPARTMENT AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO NOTIFY ALL UTILITIES FORTY-EIGHT (48) HOURS PRIOR TO DEMOLITION AND/OR EXCAVATION, INCLUDING THE LOCAL GAS COMPANY IN ACCORDANCE WITH F.S. 553.851 CALL SUNSHINE STATE ONE CALL SYSTEM" 1-800-432-4770 SO THAT UNDERGROUND UTILITIES MAY BE FIELD LOCATED.
- CONTRACTOR TO VERIFY AND COORDINATE WITH FLORIDA POWER AND LIGHT, VERIZON, COMCAST CABLE, TECO/PEOPLES GAS, ETC. FOR THE REMOVAL OR RELOCATION OF ANY OF THESE FACILITIES.
- ALL DISTURBED AREAS WITHIN PUBLIC RIGHT-OF-WAY TO BE RESTORED TO ORIGINAL STATE OR BETTER.
- CONTRACTOR TO CLEAR, GRUB AND REMOVE ALL DEBRIS ON SITE AND ALL AREAS OF THE RIGHT-OF-WAY AS NECESSARY TO COMPLETE WORK.
- ALL CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET FORTH IN THE CITY OF VENICE ZONING REGULATIONS.
- CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS AND SITE CONDITIONS, NOTIFY CITY OF VENICE REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DRAWINGS PRIOR TO COMMENCING WORK.
- DISPOSE OF ALL UNSUITABLE MATERIALS OFF-SITE. EQUIPMENT TO BE DISPOSED OF OR MOVED IN ACCORDANCE WITH INSTRUCTIONS OF COMPANY REPRESENTATIVE.
- ALL MATERIAL EXCAVATED THAT IS SUITABLE FOR FILL UNDER PAVING, OR LANDSCAPING AREA, IS TO BE SPREAD AND COMPACTED IN LOCATIONS DESIGNATED BY THE ENGINEER OR OTHER AUTHORIZED REPRESENTATIVE OF THE OWNER.
- WHEN ALL EXCAVATION AND DEMOLITION IS COMPLETE, CLEAN FILL SHALL BE SPREAD AND COMPACTED IN LIFTS DESIGNATED BY THE TESTING LABORATORY TO THE REQUIRED ELEVATION AS SHOWN.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL LAWS, ORDINANCES, AND CODES BY GOVERNMENTAL AUTHORITIES AND SHALL UTILIZE GOOD CONSTRUCTION PRACTICE.
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN STRICT COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR TO PROVIDE OWNER COPIES OF ALL GUARANTEES AND WARRANTIES ON COMPLETION OF WORK.
- SITE LIGHTING IS PROPOSED. SEE M.E.P DRAWINGS.
- ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304.
- ALL TRAFFIC SIGN POSTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE 2" X 2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH APPENDIX C3 OF THE LDR. THE TAPCO V-LOC VS1P-350 SYSTEM SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
- ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE PER SECTION 700 OF THE FDOT SPECIFICATIONS IN ADDITION TO CITY OF VENICE SUPPLEMENTAL SPECIFICATION SS700. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS
- ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO 280.
- ALL CONCRETE ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI.
- A MINIMUM OF 32" OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, SWALES, AND DETENTION AREAS EXCEPT LANDSCAPE AREAS. ALL BERMS SHALL BE SODDED. SOD SHALL BE USED FOR THE AREA BETWEEN THE BACK OF ROADWAY CURB AND SIDEWALK, THIS WIDTH SHALL BE 36".
- ALL USE OF PAVER BLOCKS EITHER IN TRAVELWAYS OR WALKWAYS SHALL CONFORM TO FDOT SPECIFICATION #526.
- ALL PAVEMENT MARKINGS AND STRIPING - WITH THE EXCEPTION OF STANDARD PARKING STALL LINES - SHALL BE THERMOPLAST IN COMPLIANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 711, LATEST EDITION.
- STORMWATER MANAGEMENT SWALES AND APPURTENANCES THERETO SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE CONTRIBUTING DRAINAGE SYSTEM. THE STORMWATER MANEGEMENT POND AND APPURTENANCES WILL ALSO BE PERMITTED BY SWFWMD.
- PLANT NO TREES AND/OR HEDGES IN DRAINAGE SWALES OR IN THE FILTRATION AREAS OF ATTENUATION BASINS THAT MAY CREATE A NEGATIVE EFFECT ON THE ATTENUATION FACILITY, (I.E. BLOCKING FLOW OR CLOGGING INFILTRATION SYSTEMS).
- UNUSED WATER AND SEWER SERVICES SERVING THE SITE WILL BE CAPPED AT THE MAIN BY THE CONTRACTOR.
- EXISTING CONDITIONS AND PROPERTY BOUNDARY SHOWN IS TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY GEORGE F. YOUNG, INC..
- THE PROPOSED IRRIGATION WATER DEMAND WILL BE DETERMINED AT THE TIME OF IRRIGATION DESIGN BY THE IRRIGATION ENGINEER.
- ALL THE BUILDING ROOF DRAIN RUNOFF SHALL BE COLLECTED AND CONVEYED TO THE STORMWATER SWALES AS REQUIRED AND DISCHARGE THRU CONTROLLED OUTFALL SYSTEM.
- ALL NEW PAVEMENT TO MATCH ALL REMAINING UNDISTURBED PAVEMENT AND WALKWAYS. MATCH EXISTING PAVEMENT BY SAW CUTTING AND APPLICATION OF PRIME AND TACK COATS.
- REPLACEMENT OF SIDEWALKS, CURB AND GUTTER SHALL ONLY LAG ITS REMOVAL BY A MAXIMUM OF TWO (2) WEEKS, UNLESS OTHERWISE AUTHORIZED BY CITY OF VENICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL CONSTRUCTION RELATED SILTATION AND EROSION WHICH MAY OCCUR.
- THE DEMOLITION/REMOVAL OF EXISTING STRUCTURES AND AMENITIES REQUIRES A PERMIT WHICH IS TO BE ISSUED BY CITY OF VENICE AND APPLIED FOR BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- IF ANY WELLS ARE DISCOVERED ON SITE THEY MUST BE PLUGGED BY A FLORIDA LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER PRIOR TO EARTHMOVING AND CONSTRUCTION.
- IF ANY WELLS ARE DISCOVERED DURING EARTH MOVING OR EXCAVATION THEY SHALL BE REPORTED TO THE CITY OF VENICE HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- 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 THERE OF SHALL NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF SUCH EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN THREE WORKING DAYS OF NOTIFICATION AND MITIGATE ANY ADVERSE EFFECTS SO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.

GENERAL NOTES CONTINUED:

- IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, 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.
- ALL STREET STOP SIGNS WILL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT). ALL OTHER TRAFFIC STREET SIGNS SHALL BE MANUFACTURED USING (MINIMUM) HIGH INTENSITY REFLECTIVE SHEETING. TRAFFIC SIGN POSTS AND STREET NAME SIGNS SHALL BE INSTALLED CONSISTENT WITH CITY OF VENICE STANDARDS AND SPECIFICATIONS. THE POLETEC 4 SYSTEM (OR AN EQUIVALENT) SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
- AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12156C0391F, EFFECTIVE DATE OF NOVEMBER 04, 2016. ALL FINISH FLOORS SHALL BE A MINIMUM OF 12" ABOVE THE BASE FLOOD ELEVATION AS SHOWN. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT FOR VERIFICATION OF FINISHED FLOOR ELEVATION BEFORE ANY DESIGN OR CONSTRUCTION BEGINS.
- PROPOSED FINISHED FLOOR ELEVATIONS SHALL BE AS SHOWN ON THE GRADING PLANS.
- THE FOLLOWING PERTAINS TO SEDIMENT AND EROSION CONTROL/BEST MANAGEMENT PRACTICES (BMP'S) AND SHALL BE ADHERED TO ACCORDINGLY. SAID MEASURES AND PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR. SITE SPECIFIC MEASURES SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORMWATER DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO DITCHES, WATER BODIES, WETLANDS, AND ADJACENT PROPERTIES. THE EFFECTIVENESS OF THE BMP'S SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR. METHODS USED SHALL INCLUDE BUT NOT BE LIMITED TO SODDING OF DETENTION AREAS AND SWALES IMMEDIATELY UPON THEIR COMPLETION, SILT FENCE, AND HAY BALES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM WATER MANAGEMENT SYSTEM AND/OR ANY ON-SITE OR OFF-SITE DRAINAGE AREAS.
- ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH BOTH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION AND THE AMERICAN WITH DISABILITY ACT STANDARDS.
- FDEP PERMITS WILL BE REQUIRED FOR THE WATER AND SEWER EXTENSIONS.
- IN THE EVENT CONSTRUCTION IS HALTED FOR ANY REASON AND CONTRACTOR IS TO ABANDON SITE PRIOR TO COMPLETION OF CONSTRUCTION, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL WILL BE REMOVED BY THE CONTRACTOR FROM THE SITE PRIOR TO SITE ABANDONMENT.
- A SEPARATE BUILDING PERMIT MUST BE APPLIED FOR AND ISSUED FOR EVERY SIGN, WALL, RETAINING WALL SYSTEM, MASONRY OR ENGINEERED STYROFOAM PRIVACY WALLS, OUTDOOR LIGHTING AND STRUCTURE ON THE SITE. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.
- A SEPARATE CITY OF VENICE RIGHT-OF-WAY USE PERMIT FOR OFF-SITE FORCE MAIN MUST BE APPLIED FOR AND ISSUED PRIOR TO CONSTRUCTION. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.
- A SEPARATE CITY OF VENICE UTILITY CONSTRUCTION PERMIT FOR OFF-SITE WATER MAIN MUST BE APPLIED FOR AND ISSUED PRIOR TO CONSTRUCTION. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.
- A SEPARATE CITY OF VENICE TREE REMOVAL PERMIT FOR ANY TREE REMOVAL (IF ANY) DURING CONSTRUCTION MUST BE APPLIED FOR AND ISSUED PRIOR TO CONSTRUCTION. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE NECESSARY BUILDING PERMITS.
- MAINTENANCE OF TRAFFIC: IMPLEMENTATION OF TRAFFIC CONTROL PROCEDURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). SPECIFIC STANDARDS ARE OUTLINED IN INDEX 600 SERIES. PROCEDURES SHALL ALSO BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD" LATEST EDITION), THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LATEST EDITION), APPLICABLE F.D.O.T. SUPPLEMENTAL SPECIFICATIONS.
- BEFORE COMPLETION CERTIFICATION BY THE CITY OF VENICE STORMWATER, A MAINTENANCE AGREEMENT, ACCEPTABLE TO THE CITY OF VENICE BY ENTITY RESPONSIBLE FOR OPERATING AND MAINTAINING THE STORMWATER MANAGEMENT SYSTEM, MUST BE FURNISHED TO LAND DEVELOPMENT SERVICES.

ENVIRONMENTAL PROTECTION DIVISION NOTES:

- IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN: OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SHERMAN'S FOX SQUIRREL, BURROWING OWL, GOPHER TORTOISE, GOPHER FROG, AND EASTERN INDIGO SNAKE. PROTECTION EXTENDS TO THE NESTS, BURROWS AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES (OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITTEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND/OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO RESOURCE PROTECTION SERVICES PRIOR TO RESUMING WORK.
- IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM RESOURCE PROTECTION SERVICES. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE CITY OF VENICE, THE RECEIVING PROPERTY(S) SHALL POSSESS AUTHORIZATION IN THE FORM OF AN EARTHMOVING PERMIT, A WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING SAID FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR OUTSIDE APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT CITY OF VENICE.

SITE DATA NOTES:

- BOUNDARY, TOPO AND TREE INFORMATION PROVIDED BY GEORGE F. YOUNG, INC.
- THERE ARE NO WETLANDS LOCATED ON THE SITE AS SHOWN ON SURVEY.
- PROPOSED COMMON IMPROVEMENTS (PRIVATE ROADWAY, SIDEWALKS, STORM WATER MANAGEMENT AND LANDSCAPE OPEN SPACE) TO BE MAINTAINED BY DEVELOPER.
- 5' MIN SIDEWALK TO BE PROVIDED ALONG ALL ROADWAY FRONTAGES AS SHOWN ON PLAN.
- ANY EXISTING OVERHEAD ELECTRIC WILL BE REMOVED.
- ANY EXISTING STRUCTURES AND DRIVEWAYS WILL BE DEMOLISHED.
- A PUBLIC UTILITY EASEMENT WILL BE PROVIDED FOR ON-SITE WATER MAIN, SANITARY GRAVITY SEWER AND SANITARY SEWER LIFT STATION.
- DOMESTIC WATER WILL BE PROVIDED BY THE CITY OF VENICE.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF VENICE.
- STORM WATER MANAGEMENT IS PROVIDED BY PROPOSED ON SITE STORM STRUCTURES AND POND SYSTEM.
- THE DEMOLITION / REMOVAL OF ANY EXISTING STRUCTURES AND AMENITIES REQUIRES A PERMIT WHICH IS TO BE ISSUED BY THE CITY OF VENICE AND APPLIED FOR BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- ANY EXISTING SEPTIC TANKS AND DRAIN FIELDS WILL BE PROPERLY ABANDONED.
- THERE ARE NO KNOWN WELLS LOCATED ON THIS PROPERTY.

CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE, AND LOCAL AGENCY'S STANDARDS.
- CALL SUNSHINE STATE ONE CALL FOR ALL UTILITY LOCATES 48 HOURS PRIOR TO CONSTRUCTION AT 1-800-432-4770.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. BUT DOES NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED ITEMS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, IRRIGATION SYSTEMS, MAILBOXES, SIDEWALKS, STREET SIGNS, AND PRIVATE FENCES AS REQUIRED BY E.O.R./OTHER GOVERNING ENTITIES.
- THRUST BLOCKING, TIE RODS AND RESTRAINING GLANDS SHALL BE PROVIDED; AS REQUIRED IN THE FIELD BY THE CITY OF VENICE GOVERNMENT ENVIRONMENTAL SERVICES, UTILITIES. ALL NEW WATER MAINS SHALL BE RESTRAINED BY RESTRAIN JOINTS PER THE CITY OF VENICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.
- MAINTENANCE OF TRAFFIC SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS REQUIRED BY THE F.D.O.T. / S.D.O.T. ALL OPEN ROAD CUTS SHALL BE FILLED, COMPACTED AND COVERED WITH A TEMPORARY ASPHALT PATCH BEFORE DARK ON A DAILY BASIS DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL ROADWAY OPEN CUTS PER FDOT AND SARASOTA COUNTY UNIFIED DEVELOPMENT CODE METHODS, STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE ACCESS FOR TRAFFIC AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION SHALL BE CONDUCTED IN SUCH A MANNER THAT RESIDENTS RETAIN ACCESS TO THEIR DRIVEWAYS AT ALL TIMES.
- THE INFORMATION PROVIDED IN THESE PLANS IS TO SOLELY ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS SHALL BE BASED.
- DISRUPTIONS TO EXISTING RESIDENTIAL/COMMERCIAL WATER AND SEWER SERVICE SHALL BE KEPT TO A MINIMUM. ALL WATER SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH THE CITY OF VENICE UTILITIES DEPARTMENT. IN ACCORDANCE WITH THE CITIES PROCEDURES FOR SHUT DOWNS, THE CITY REQUIRES A MINIMUM 72-HOUR NOTICE FOR ANY OUTAGE. THE CONTRACTOR IS RESPONSIBLE FOR DISTRIBUTING BOIL WATER NOTICES AND RESCIND NOTICES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT FPL / VERIZON / COMCAST FOR RESTRAINING OF POLES DURING CONSTRUCTION. ALL ASSOCIATED COSTS WILL BE AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLANTING VEGETATION IN AREAS INDICATED AS LIMITS OF CLEARING AND GRUBBING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL CLEARED VEGETATION WITHIN FIVE (5) DAYS OF CLEARING AND GRUBBING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER MAIN AND VALVE INDICATOR SIGNS IN LOCATIONS DESIGNATED ON CONSTRUCTION DRAWINGS. SEE SIGN DETAIL.
- WHEN THE WORD "ENGINEER" IS USED IN THE CONTRACT DOCUMENTS IT SHALL INDICATE THE PROFESSIONAL ENGINEER OF RECORD.
- AIR RELEASE VALVES AND BACTERIAL SAMPLE STATIONS SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS PER THE DETAIL OR WHERE DIRECTED BY THE CONSTRUCTION ENGINEER.
- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) DESIGNATION - G 699 (NGS PID #DL2707), WHICH HAS A PUBLISHED ELEVATION OF 14.06 FEET. NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATION CONVERSION FROM NAVD88 TO NGVD29 = +1.125



RECORD DRAWINGS

November 22, 2022

APPROVED

RECORD DRAWING

NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1	PN	11/05/20	REVISE CONST. NOTE #11 PER COV REVIEW COMMENTS DATED 10/12/20				
2	PN	04/21/21	REV. CONST. NOTE #8 PER COV TRAFFIC ENGINEERING COMMENT DATED 04/20/21				

DESIGN	INITIALS	DATE
DESIGN	NICKOLS	12/07/18
DRAWN	NICKOLS	12/10/18
CHECKED	RISSMAN	
QUALITY CHK	-	-
SCALE		

PREPARED FOR:	HATCHETT CREEK ASSOCIATES, LLC
	101 EAST MAIN STREET, SUITE 500 MT. HOREB, WISCONSIN 53572 (608) 437-8301

	George F. Young, Inc. 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913 PHONE (941) 747-2987 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21 CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA
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MARK A. ADLER, PE	No. 37799
DATE	

WATERFRONT ON HATCHETT CREEK		JOB NO. 18000600LC
GENERAL NOTES		SHEET NO. C2
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.		

FILE: E:\PROJECTS\LAND\2018\18000600LC\DWG\Record\18000600LC-RE-04.dwg LOGIN: gcooper_je_4/2/2022 11:19 AM

UTILITY CONSTRUCTION NOTES:

- ALL PIPING AND ASSOCIATED APPURTENANCES, INCLUDING JOINT RESTRAINTS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF VENICE STANDARDS AND SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL REGULATIONS.
- MINIMUM HORIZONTAL AND VERTICAL SEPARATION SHALL CONFORM TO THE LATEST FDEP RULES.
- FOR TREES, A MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED TO PROTECT THE UTILITIES AND THE TREES. NO UTILITIES ARE TO BE INSTALLED WITHIN THE "DRIP LINE" OF A PROTECTED TREE, UNLESS THE PIPELINE IS INSTALLED BY DIRECTIONAL BORE OR JACK AND BORE CONSTRUCTION METHODS.
- A MINIMUM DISTANCE OF TEN FEET (10') OR TWO TIMES THE DEPTH OVER THE MAIN, WHICHEVER IS GREATER, MUST BE MAINTAINED FROM ALL BUILDINGS, FOUNDATIONS, AND THE TOP OF BANK OF ALL PONDS.
- POTABLE WATER, RECLAIMED WATER, AND WASTEWATER PIPES SHALL BE CONSTRUCTED WITH A MINIMUM THIRTY-SIX INCHES (36") OF COVER UNLESS OTHERWISE APPROVED BY THE CITY OF VENICE.
- PRESSURE AND LEAKAGE TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF VENICE LATEST STANDARDS AND SPECIFICATIONS.
- DISINFECTION OF THE WATER MAIN SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF VENICE LATEST STANDARDS AND SPECIFICATIONS.
- IN THE CASE WHERE CONTAMINATED SOILS ARE FOUND WITHIN THE UTILITY WORK ZONE, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED, WITH THE APPROVAL OF THE CITY OF VENICE AND/OR THE FDEP, ALL WATER MAINS AND SERVICE LINES (FROM MAIN TO THE CROSS CONNECTION DEVICE) WITHIN THE CONTAMINATED AREA SHALL BE DUCTILE IRON PIPE AND FITTINGS WITH APPROVED SOLVENT RESISTANT GASKET MATERIAL. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST ONE HUNDRED FEET (100') BEYOND THE CONTAMINATED AREA.
- WATER METERS WILL NOT BE INSTALLED PRIOR TO ISSUANCE OF THE AUTHORIZATION TO PLACE INTO SERVICE. FOR THE WATER AND WASTEWATER SYSTEM, IRRIGATION METERS MAY BE ISSUED AT THE TIME OF WATER SYSTEM CLEARANCE.
- ALL TAPS, TO BE MADE BY THE CONTRACTOR, SHALL BE NOTED ON THE PLANS AND COORDINATED WITH THE INSPECTOR A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION
- WATER AND SEWER CONSTRUCTION, TESTING AND RECORDED DRAWINGS SHALL CONFORM TO THE LATEST CITY OF VENICE UTILITY REQUIREMENTS

CHARACTER OF INTENDED USE:

THE PROPOSED PROJECT IS A MULTI FAMILY RESIDENTIAL APARTMENT COMPLEX WITH ASSOCIATED AMENITIES, OPEN SPACE AND INFRASTRUCTURE.

MAINTENANCE OF COMMON FACILITIES:

- PROPOSED COMMON IMPROVEMENTS / OPEN SPACE TO BE MAINTAINED BY THE PROPERTY OWNERS MANAGEMENT COMPANY.
- A PUBLIC UTILITY EASEMENT WILL LIE OVER THE PROPOSED DOMESTIC WATER MAIN, GARVITY SEWER MAIN AND LIFT STATION. THE DEVELOPER HAS AGREED, AND IT WILL BE STATED IN OWNER'S ASSOCIATION DOCUMENTS, THAT IN THE EVENT THE CITY OF VENICE OWNED AND MAINTAINED WATER LINE OR SANITARY SEWER LINES REQUIRE MAINTENANCE OR REPAIR, THE CITY OF VENICE WILL BE RESPONSIBLE FOR THE WORK REQUIRED TO THE WATER SYSTEM OR LIFT STATION.

SOLID WASTE:

- SOLID WASTE WILL BE DIRECTED TO A REFUSE DUMPSTER ENCLOSURE LOCATED ONSITE. TWO (2) 8 CY DUMPSTER WILL BE PROVIDED FOR GARBAGE, FOUR (4) 50 GALLON CONTAINERS FOR PLASTIC / METAL RECYCLING AND FOUR (4) 50 GALLON CONTAINERS FOR PAPER RECYCLING WILL BE PROVIDED. CONTAINERS WILL BE STORED IN DUMPSTER ENCLOSURE. DUMPSTER TO BE PICKED UP TWICE WEEKLY AND RECYCLING BINS PICKED UP 1 TIME PER WEEK.
- THE PROPOSED SOLID WASTE GENERATION FOR THE PROJECT IS APPROXIMATELY 3.32 CY/DAY OR 23.22 CY/WEEK. ASSUMING TWICE A WEEK PICKUP FOR GARBAGE, PROVISION IS MADE FOR GARBAGE AND RECYCLABLES FOR THE PROJECT.

OWNERSHIP:

SUBJECT PROPERTY IS OWNED AND CONTROLLED BY THE GALLINA COMPANIES
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572

- ROADWAY WILL BE PRIVATELY OWNED AND MAINTAINED.
- ON-SITE SANITARY GRAVITY SEWER WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF VENICE.
- ON-SITE DOMESTIC WATER MAIN WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF VENICE.
- SANITARY LIFT STATION AND 4" SEWER FORCE MAIN WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF VENICE. ACCESS AND MAINTENANCE WILL BE VIA THE DRIVEWAY ACCESS ON HATCHETT CREEK BLVD. AND PUBLIC UTILITY EASEMENTS.

CITY OF VENICE COMPLIANCE:

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST "CITY OF VENICE DEVELOPMENT STANDARDS"

BUILDING AND DRIVEWAY FOOTPRINTS:

THE BUILDING FOOTPRINTS ARE MAXIMUM AREAS USED FOR THE IMPERVIOUS SURFACE AREA AND STORMWATER ATTENUATION CALCULATIONS FOR THIS PROJECT. HOWEVER, THESE CAN BE MODIFIED TO LESS THAN SHOWN, AS DOCUMENTED AT THE TIME OF FINAL ENGINEER'S CERTIFICATIONS AND RECORD DRAWINGS FOR THIS PROJECT.

PROJECT PHASING:

THE PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE.

GENERAL POLLUTION PREVENTION INFORMATION AND NOTES FOR SITE AND DEVELOPMENT PROJECTS

- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) COVERAGE UNDER THE STATE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (AKA. CONSTRUCTION GENERIC PERMIT, OR CGP) IS REQUIRED FOR PROJECTS THAT CONTRIBUTE STORMWATER DISCHARGES TO SURFACE WATERS OF THE STATE (OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM - MS4); AND THAT DISTURB MORE THAN ONE ACRE OF LAND, OR LESS THAN ONE ACRE OF LAND IF PART OF A LARGER COMMON PLAN OF DEVELOPMENT. CITY OF VENICE REQUIRES THE SUBMITTAL OF A COPY OF THE COMPLETED NOTICE OF INTENT (NOI), AND A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). FOR ADDITIONAL ASSISTANCE THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS INFORMATION AVAILABLE AT ITS WEBSITE AT [HTTP://WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES/SWPPP.HTM](http://www.dep.state.fl.us/water/stormwater/npdes/swPPP.htm).
- DEWATERING OPERATIONS THAT DISCHARGE OFFSITE, OR TO ONSITE SURFACE WATERS OF THE STATE, MAY BE COVERED UNDER THE CGP IF THE GROUNDWATER IS UNCONTAMINATED AS OUTLINED IN PART 3.4 OF THE GENERIC PERMIT. A SEPARATE PERMIT MAY BE REQUIRED FOR DISCHARGES FROM CONTAMINATED SITES. APPLICANTS ARE URGED TO CONTACT THE SOUTHWEST DISTRICT OF FDEP AT (352) 796-7211 FOR PERMITTING INFORMATION RELATING TO A SPECIFIC PROJECT. GROUND WATER SAMPLING RESULTS MUST BE SUBMITTED TO CITY OF VENICE PRIOR TO THE COMMENCEMENT OF DEWATERING PURSUANT TO SEC. 54-185(B) OF THE WATER POLLUTION CONTROL CODE.
- ACCOMMODATIONS MUST BE MADE FOR THE PROPER HANDLING AND DISPOSAL OF WASTE MATERIALS, AND WASTEWATER. WASTEWATER DISCHARGES SHALL BE CONSISTENT WITH UTILITIES, AIR AND WATER QUALITY, AND ENVIRONMENTAL HEALTH SERVICES REGULATIONS. SEPARATE AGENCY PERMITTING (I.E. DEP) MAY BE REQUIRED. THE PLANS SHOULD SHOW AREAS THAT HAVE THE POTENTIAL TO BE SIGNIFICANT SOURCES OF POLLUTION SUCH AS EQUIPMENT AND VEHICLE WASH RACKS OR WASH AREAS; WASTE HANDLING FACILITIES; CHEMICAL, EQUIPMENT, AND MATERIAL STORAGE AREAS. FOOD SERVICE ESTABLISHMENTS MUST PROVIDE DEDICATED CAN WASH AREAS THAT ARE CONNECTED TO THE SANITARY SEWER.
- PLEASE NOTE THAT ACCOMMODATIONS MUST BE MADE FOR PROPER DISPOSAL OF OVERFLOW WATER AND FILTER BACKWASH WATER FROM PROPOSED SWIMMING POOLS. SUCH DISCHARGES SHALL BE CONSISTENT WITH AIR & WATER QUALITY AND ENVIRONMENTAL HEALTH SERVICES REGULATIONS. IF ADEQUATE PROVISIONS ARE MADE FOR DECHLORINATION, THE OVERFLOW WATER MAY BE DISCHARGED TO THE STORMWATER SYSTEM. FILTER BACKWASH WATER SHALL NOT BE DIRECTED TO THE STORMWATER SYSTEM, OR TO ANY SURFACE WATERS. IT SHALL BE DISCHARGED TO THE SANITARY SEWER, OR AN APPROVED DRAIN FIELD.
- PRIOR TO RENOVATION OR DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- PLEASE DISCLOSE ANY KNOWN POLLUTION-RELATED ENVIRONMENTAL CONCERNS. PROVIDE COPIES OF ANY ENVIRONMENTAL SITE ASSESSMENT REPORTS. PROVIDE COPIES OF AGENCY CORRESPONDENCE RELATIVE TO COMPLETED REMEDIATION ACTIVITIES.
- RELATIVE TO THE LANDSCAPE DESIGN AND PLANS, PLEASE BE ADVISED THAT FERTILIZER APPLICATION MUST BE CONSISTENT WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF VENICE CODE.
- THE CONSTRUCTION PLANS MUST INCLUDE AN EROSION AND SEDIMENT CONTROL PLAN SHOWING THE LOCATION OF, AND DETAILS OF, ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs), ESPECIALLY PERIMETER CONTROLS, STABILIZATION OF SITE INGRESS/EGRESS POINTS (SOIL TRACKING PREVENTION MEASURES - TYPICALLY THE FORMER FDOT INDEX 106 OR EQUIVALENT), INLET PROTECTION, OUTLET STABILIZATION, AND PROTECTION OF RECEIVING WATERS AND STORMWATER CONVEYANCES. A DEWATERING PLAN IS REQUIRED IF DEWATERING DISCHARGE(S) ARE TO BE DIRECTED OFF SITE, OR TO ONSITE WETLANDS OR SURFACE WATERS. THE PLAN MUST INCLUDE A DETAIL OF SEDIMENT TRAPS OR BASINS.
- THE TECHNIQUES DEPICTED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, JULY 2013, OR EQUIVALENT, SHALL SERVE AS THE BASIC DESIGN CRITERIA FOR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs).
- POLLUTION PREVENTION NOTES:
 - EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORM WATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
 - OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
 - THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
 - FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
 - IF PREVIOUSLY UNKNOWN RECOGNIZED ENVIRONMENTAL CONDITIONS (E.G. CONTAMINATED SOIL AND/OR GROUNDWATER, BURIED WASTES, ETC.) ARE DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE IMMEDIATE VICINITY SHALL CEASE, AND CITY OF VENICE SHALL BE CONTACTED. PROGRAM DELEGATED TO THE STATE). THE ERP PROGRAM IS SEPARATE AND APART FROM THE NPDES PROGRAM.
 - PRIOR TO RENOVATION OR DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
 - FERTILIZER APPLICATION SHALL BE CONSISTENT WITH THE CITY OF VENICE CODE.
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - STORM WATER:
 - NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (AKA. CONSTRUCTION GENERIC PERMIT, OR CGP).
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH PART 2.6 OF THE GENERIC PERMIT, AND AS PER THE CITY OF NORTH PORT CODE.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO CITY OF VENICE AND ENGINEER OF RECORD WITHIN 7 CALENDAR DAYS IN ACCORDANCE WITH PART 2.6 OF THE GENERIC PERMIT, AND THE CITY OF VENICE CODE.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH PART 4.6 OF THE GENERIC PERMIT, AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO CITY OF VENICE AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION PER THE CITY OF VENICE CODE.
 - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO CITY OR STATE INSPECTORS PER THE CITY OF VENICE CODE.
 - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING: IF NOT OTHERWISE COVERED AS OUTLINED UNDER PART 3.4 OF THE GENERIC PERMIT, THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO CITY OF VENICE PURSUANT TO THE CITY OF VENICE CODE.

- OTHER PERMITS
 - STORMWATER: NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (AKA CONSTRUCTION GENERIC PERMIT OF CGP) PER DEP DOCUMENT 62-621.300(4)(A).
 - DEWATERING: GENERIC PERMIT FOR DISCHARGES FROM PETROLEUM CONTAMINATED SITES (DEP DOCUMENT 62-621.300(1)); OR, GENERIC PERMIT FOR THE DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS (DEP DOCUMENT 62-621.300(2)); OR, INDIVIDUAL PERMIT PURSUANT TO CHAPTER 62, FLORIDA ADMINISTRATIVE CODE (F.A.C.).
 - ENVIRONMENTAL RESOURCE PERMITTING: ENVIRONMENTAL RESOURCE PERMITTING IS A STATE PROGRAM (WHEREAS THE NPDES PERMITTING NOTED ABOVE IS A FEDERAL



NO.	BY	DATE	DESCRIPTION

NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
DESIGN	NICKOLS	12/07/18
DRAWN	NICKOLS	12/10/18
CHECKED	RISSMAN	
QUALITY CHK		
SCALE		

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572
(608) 437-8301



George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2989 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE
PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

MARK A. ADLER, PE	No. 37799
DATE	

WATERFRONT ON HATCHETT CREEK
GENERAL NOTES
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
18000600LC
SHEET NO.
C3

RECORD DRAWING

FILE: I:\PROJECTS\18000600LC\18000600LC.dwg (User: Venetia) 18000600LC-180-01.dwg
L0006 - General Note - 4/ - Anthony
PLOTTER: 11/17/2022 1:19 AM

UTILITY NOTES:

- 1). ONSITE DOMESTIC WATER SYSTEM, WASTE WATER SYSTEM AND SANITARY SEWER LIFT STATION WILL BE PUBLICLY OWNED AND MAINTAINED.
- 2). ONSITE UTILITY EASEMENTS FOR PUBLICLY OWNED UTILITIES WILL BE PROVIDED.
- 3). ALL PUBLICLY OWNED UTILITIES AND UTILITY EASEMENTS WILL BE CONSTRUCTED PER CITY OF VENICE STANDARDS AND SPECIFICATIONS.

LEGEND

- EXIST. OVERHEAD UTILITY LINES
- EXIST. CHAINED LINK FENCE
- EXIST. WOODBOARD FENCE
- EXIST. BARBED WIRE FENCE
- EXIST. GRATE INLET
- EXIST. GUYS DOWN GUY ANCHOR
- EXIST. POWER POLE
- EXIST. MITERED END SECTION
- EXIST. MANHOLE, DRAINAGE
- EXIST. MANHOLE, GAS
- EXIST. SIGN
- PROJECT BOUNDARY
- PROPOSED STORM DRAINAGE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED ENDWALL
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED FORCE MAIN
- PROPOSED FIRE LINE
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE HYDRANT
- PROPOSED BLOWOFF
- PROPOSED GATE VALVE
- PROPOSED METER
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED BACK FLOW PREVENTOR (BFP)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PUBLIC UTILITY EASEMENTS
- PROPOSED CONCRETE
- PROPOSED SHELL
- PROPOSED PAVEMENT OPEN CUT
- PROPOSED DIRECTIONAL DRILL
- PROPOSED PERVIOUS EMERGENCY ACCESS

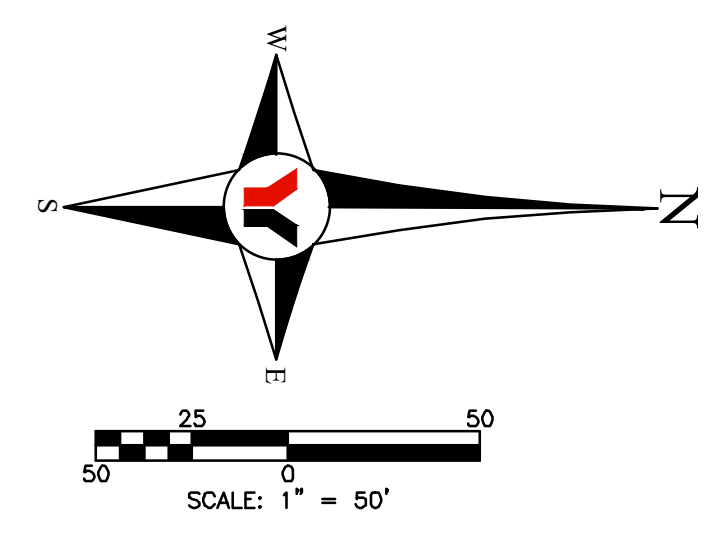
SEE SURVEY FOR ADDITIONAL DELINEATION OF EXISTING FEATURE SYMBOLS AND ABBREVIATIONS

PIPE MATERIALS:

GRAVITY SANITARY SEWER PIPE = PVC SDR 26
 GRAVITY SANITARY SEWER PIPE CONNECTIONS FROM FIRST MANHOLE TO THE WET WELL = PVC C900 DR-14
 SANITARY SEWER FORCE MAIN = PVC AWWA C900 DR-25
 ALL FITTINGS, COUPLINGS, AND SLEEVES SHALL BE MECHANICAL JOINT, WITH THE EXCEPTION OF WET TAPS.
 POTABLE WATER MAIN = AWWA C900, DR-18 PRESSURE CLASS 150 PSI
 FIRE PROTECTION MAIN = AWWA C900, DR-18 PRESSURE CLASS 150 PSI

UTILITY PIPE LENGTHS:

GRAVITY SANITARY SEWER PIPE = 2,269 LF
 SANITARY SEWER FORCE MAIN = 1,348 LF
 POTABLE WATER MAIN = 4,583 LF



RECORD DRAWINGS
November 22, 2022
APPROVED

SHEET C14 AND SHEET C15 OVERLAP AREA

PROPOSED 8" DOMESTIC WATER MAIN 10" TO RUN ALONG NORTH SIDE OF HATCHETT CREEK BLVD. TO PINEBROOK ROAD. THEN RUN NORTH ALONG EASTERN SIDE OF PINEBROOK ROAD TO A CONNECTION POINT WITH AN EXISTING 12" DOMESTIC WATER MAIN. (SEE SHEET C1)

EXISTING FIRE HYDRANT

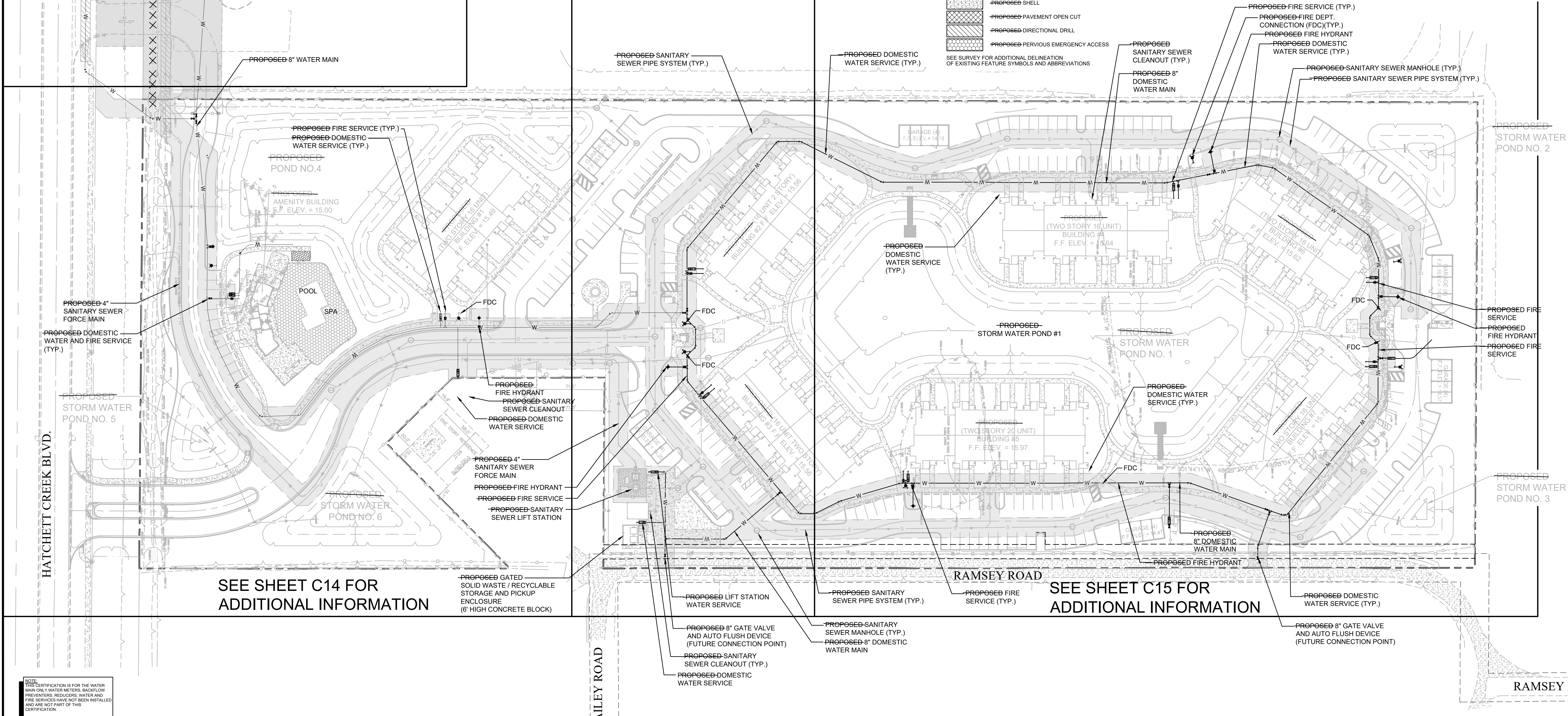
CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN LOCATION AND CURRENT CONDITIONS. CONTRACTOR TO CONSTRUCT 8"x6" TAPPING SLEEVE, 6" GATE VALVE AND 8"x8" REDUCER PRIOR TO EXISTING FIRE HYDRANT (CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING WATER MAIN IS STUBBED OUT WITH AN 8" GATE VALVE. PROPOSED WATER MAIN WILL CONNECT AT EXISTING VALVE)

PROPOSED 4" FORCE MAIN CONNECTION POINT TO EXISTING SANITARY SEWER MANHOLE (TO BE LINED)

EXISTING UTILITY EASEMENT

PROPOSED 4" SANITARY SEWER FORCE MAIN

SEE SHEET C13 FOR ADDITIONAL INFORMATION



SEE SHEET C14 FOR ADDITIONAL INFORMATION

SEE SHEET C15 FOR ADDITIONAL INFORMATION

NOTE:
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NO.	BY	DATE	DESCRIPTION
DESIGN	NICKOLS	12/07/18	
DRAWN	NICKOLS	12/10/18	
CHECKED	RISMAN		
QUALITY CHK			
SCALE			

PREPARED FOR:
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 MT. HOREB, WISCONSIN 53572
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 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

MARK A. ADLER, PE No. 37799
 DATE

WATERFRONT ON HATCHETT CREEK
MASTER UTILITY PLAN
 SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO. 18000600LC
 SHEET NO. C12

RECORD DRAWING

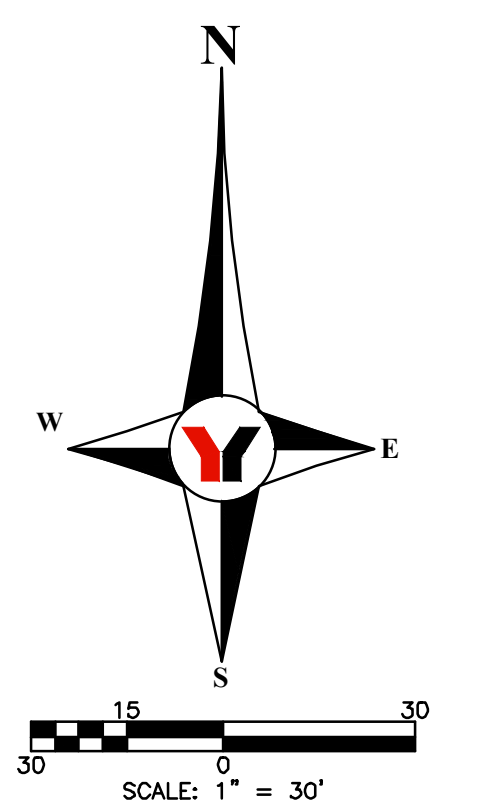
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RECORD DRAWINGS

November 22, 2022

APPROVED



LEGEND

- EXIST. OVERHEAD UTILITY LINES
- EXIST. CHAINED LINK FENCE
- EXIST. WOODBOARD FENCE
- EXIST. BARBED WIRE FENCE
- EXIST. GRATE INLET
- EXIST. GUYS DOWN GUY ANCHOR
- EXIST. POWER POLE
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- EXIST. MANHOLE, GAS
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- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PUBLIC UTILITY EASEMENTS
- PROPOSED CONCRETE
- PROPOSED SHELL
- PROPOSED PAVEMENT OPEN CUT
- PROPOSED DIRECTIONAL DRILL

PIPE MATERIALS:

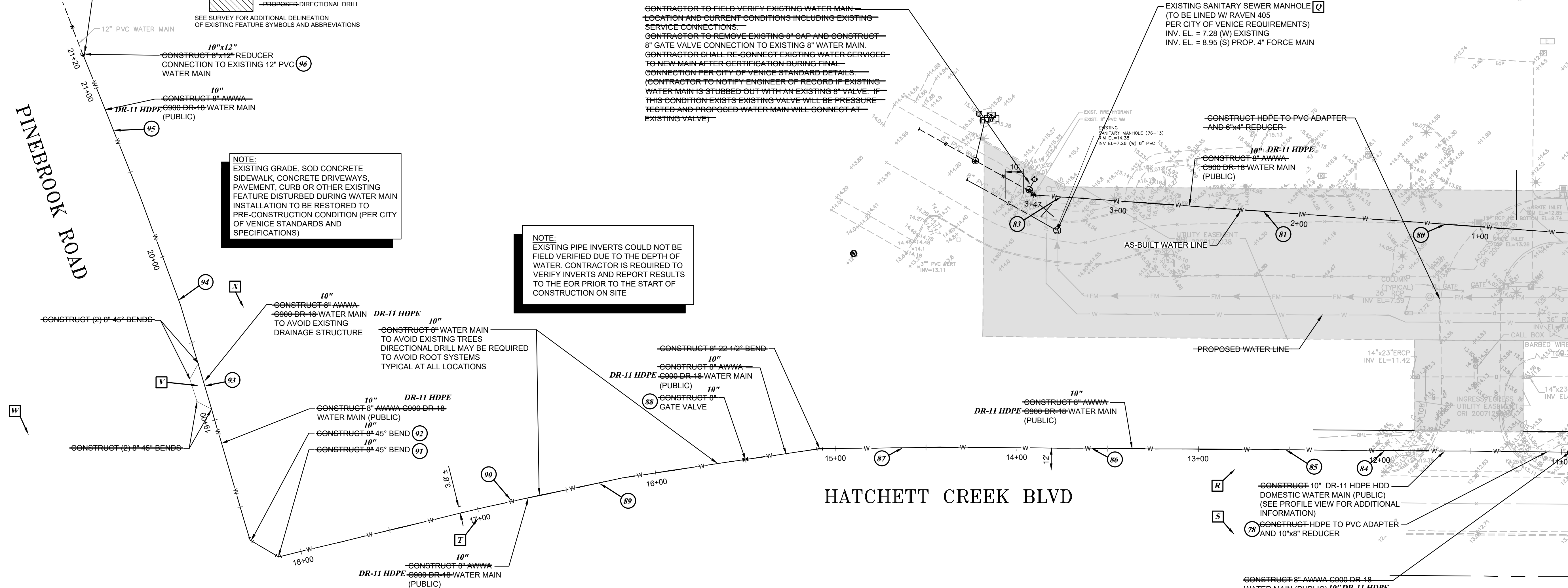
- GRAVITY SANITARY SEWER PIPE = PVC SDR 26
- GRAVITY SANITARY SEWER PIPE CONNECTIONS FROM FIRST MANHOLE TO THE WET WELL = PVC C900 DR-14
- SANITARY SEWER FORCE MAIN = PVC AWWA C900 DR-25
- ALL FITTINGS, COUPLINGS, AND SLEEVES SHALL BE MECHANICAL JOINT, WITH THE EXCEPTION OF WET TAPS.
- POTABLE WATER MAIN = AWWA C900, DR-18 PRESSURE CLASS 150 PSI
- POTABLE WATER SERVICES = HDPE DR-9
- FIRE PROTECTION MAIN = AWWA C900, DR-18 PRESSURE CLASS 150 PSI

CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN LOCATION AND CURRENT CONDITIONS. EXISTING 12" VALVE SHALL BE PRESSURE TESTED AND REPLACED IF NECESSARY. EXISTING 12" VALVE TO REMAIN CLOSED AT ALL TIMES DURING CONSTRUCTION.

CONTRACTOR TO CONSTRUCT 12"x8" REDUCER W/ RESTRAINED JOINT CONNECTION TO EXISTING 12" WATER MAIN STUB-OUT.

CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF EXACT EXISTING CONDITION TO VERIFY CONNECTION (SEE DETAILS).

PINEBROOK ROAD



NOTE: EXISTING GRADE, SOD CONCRETE SIDEWALK, CONCRETE DRIVEWAYS, PAVEMENT, CURB OR OTHER EXISTING FEATURE DISTURBED DURING WATER MAIN INSTALLATION TO BE RESTORED TO PRE-CONSTRUCTION CONDITION (PER CITY OF VENICE STANDARDS AND SPECIFICATIONS)

NOTE: EXISTING PIPE INVERTS COULD NOT BE FIELD VERIFIED DUE TO THE DEPTH OF WATER. CONTRACTOR IS REQUIRED TO VERIFY INVERTS AND REPORT RESULTS TO THE EOR PRIOR TO THE START OF CONSTRUCTION ON SITE

CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN LOCATION AND CURRENT CONDITIONS INCLUDING EXISTING SERVICE CONNECTIONS.

CONTRACTOR TO REMOVE EXISTING 8" CAP AND CONSTRUCT 8" GATE VALVE CONNECTION TO EXISTING 8" WATER MAIN.

CONTRACTOR SHALL RE-CONNECT EXISTING WATER SERVICES TO NEW MAIN AFTER CERTIFICATION DURING FINAL CONNECTION PER CITY OF VENICE STANDARD DETAILS.

CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF EXISTING WATER MAIN IS STUBBED OUT WITH AN EXISTING 8" VALVE. IF THIS CONDITION EXISTS EXISTING VALVE WILL BE PRESSURE TESTED AND PROPOSED WATER MAIN WILL CONNECT AT EXISTING VALVE.

CONSTRUCT 10" DR-11 HDPE HDD DOMESTIC WATER MAIN (PUBLIC) (SEE PROFILE VIEW FOR ADDITIONAL INFORMATION)

CONSTRUCT HDPE TO PVC ADAPTER AND 10"x8" REDUCER

NOTE: EXISTING GRADE, SOD CONCRETE SIDEWALK, CONCRETE DRIVEWAYS, PAVEMENT, CURB OR OTHER EXISTING FEATURE DISTURBED DURING WATER MAIN INSTALLATION TO BE RESTORED TO PRE-CONSTRUCTION CONDITION (PER CITY OF VENICE STANDARDS AND SPECIFICATIONS)

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FOR CONTINUATION SEE SHEET C14

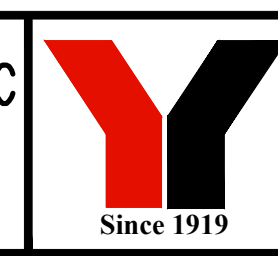
SEE SHEET C15a FOR SWING TIE TABLE

RECORD DRAWING

NO.	BY	DATE	DESCRIPTION
1	PN	11/05/20	PLANS UPDATED PER COV REVIEW COMMENTS DATED 10/12/20
2	PN	01/15/21	REV. PER COV REVIEW COMMENTS DATED 01/04/21. RELOCATE FM ARV

NO.	BY	DATE	DESCRIPTION	INITIALS	DATE
DESIGN	NICKOLS	12/07/18			
DRAWN	NICKOLS	12/10/18			
CHECKED	RISSMAN				
QUALITY CHK					
SCALE					

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572
(608) 437-8301



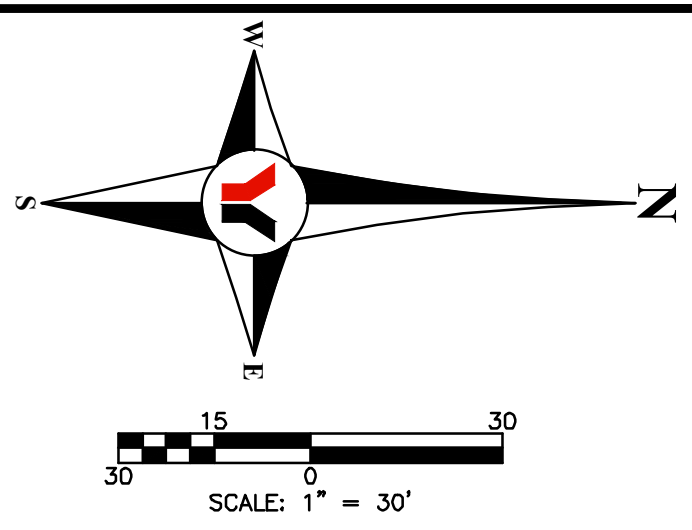
George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE
PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

MARK A. ADLER, PE No. 37799
DATE

WATERFRONT ON HATCHETT CREEK
RECORD UTILITY PLAN
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

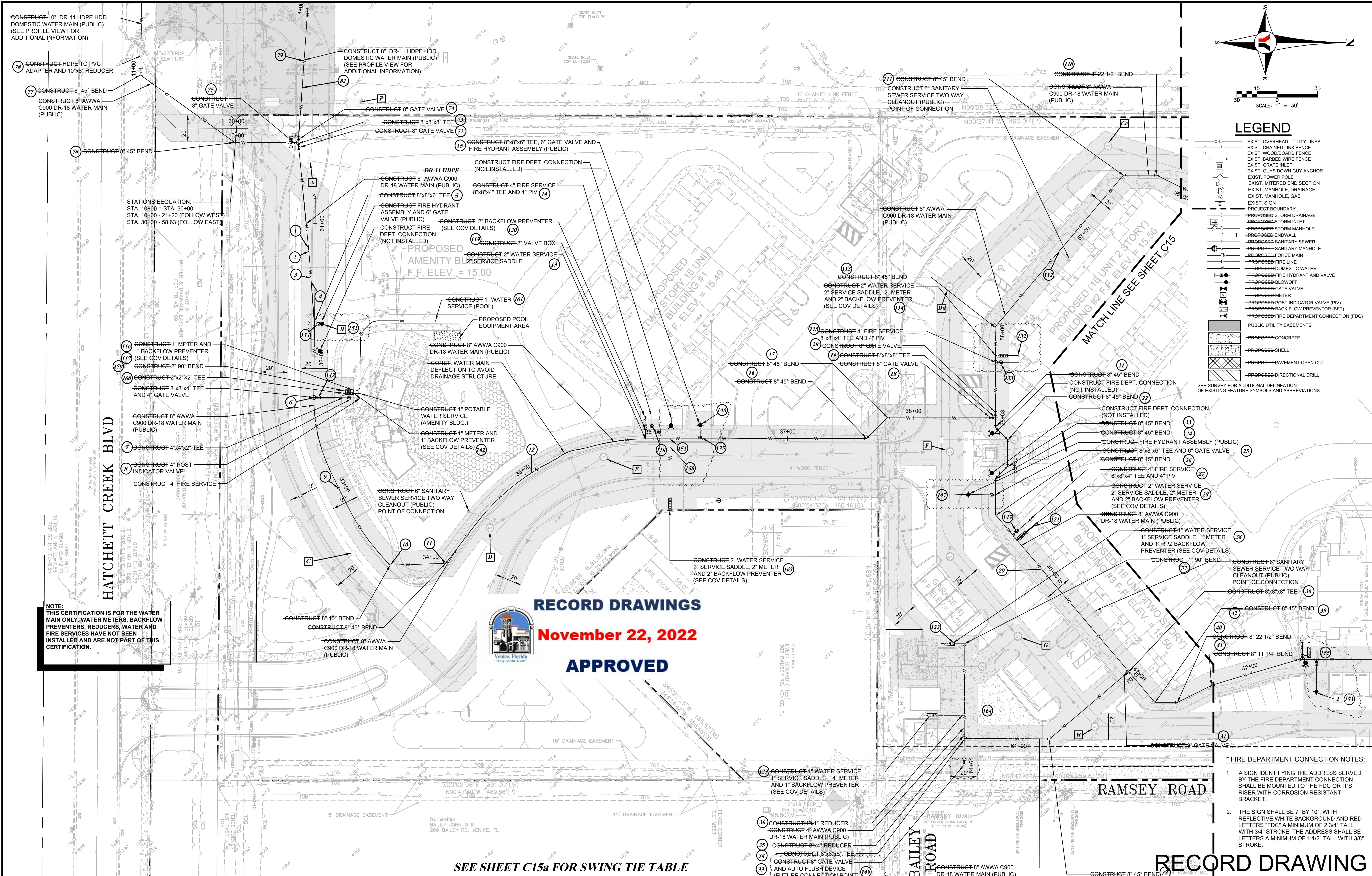
JOB NO. 18000600LC
SHEET NO. C13

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LEGEND

- EXIST. OVERHEAD UTILITY LINES
 - EXIST. CHAINED LINK FENCE
 - EXIST. WOODBOARD FENCE
 - EXIST. BARBED WIRE FENCE
 - EXIST. GRATE INLET
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 - PROPOSED DIRECTIONAL DRILL
- SEE SURVEY FOR ADDITIONAL DELINEATION OF EXISTING FEATURE SYMBOLS AND ABBREVIATIONS



STATIONS EQUATION:
 STA. 10+00 = STA. 30+00
 STA. 10+00 - 21+20 (FOLLOW WEST)
 STA. 30+00 - 58.63 (FOLLOW EAST)

NOTE:
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RECORD DRAWINGS
November 22, 2022
APPROVED

SEE SHEET C15a FOR SWING TIE TABLE

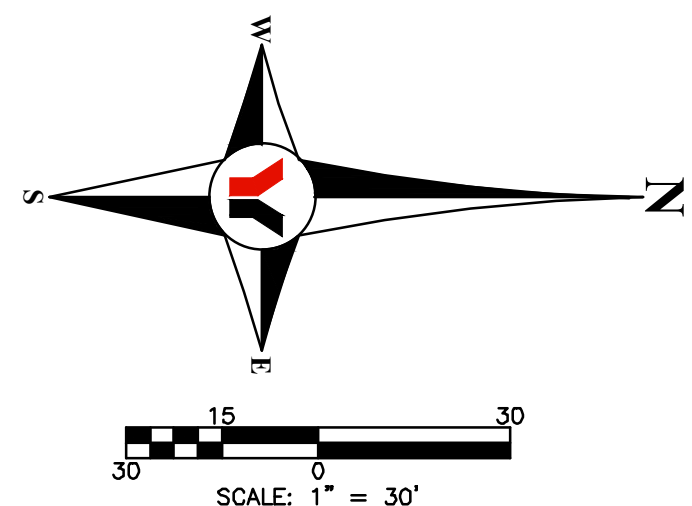
- * FIRE DEPARTMENT CONNECTION NOTES:**
1. A SIGN IDENTIFYING THE ADDRESS SERVED BY THE FIRE DEPARTMENT CONNECTION SHALL BE MOUNTED TO THE FDC OR ITS RISER WITH CORROSION RESISTANT BRACKET.
 2. THE SIGN SHALL BE 7" BY 10", WITH REFLECTIVE WHITE BACKGROUND AND RED LETTERS "FDC" A MINIMUM OF 2 3/4" TALL WITH 3/4" STROKE. THE ADDRESS SHALL BE LETTERS A MINIMUM OF 1 1/2" TALL WITH 3/8" STROKE.

REVISED			NO.			BY			DATE			DESCRIPTION		
2	PN	01/15/21	REV. PER COV REVIEW COMMENTS DATED 01/04/21.											
3	PN	05/20/21	LIFT STATION BFP CALLED OUT AS RPZ											

DESIGN			INITIALS			DATE			PREPARED FOR:		
			NICKOLS			12/07/18	HATCHETT CREEK ASSOCIATES, LLC				
			NICKOLS			12/10/18	10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913				
			CHECKED				PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM				
			QUALITY CHK				ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21				
			SCALE				CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE				
							PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING				
							GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA				

George F. Young, Inc.		MARK A. ADLER, PE No. 37799	
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913		DATE	
PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM		No. 37799	
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21		RECORD UTILITY PLAN	
CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE		SECTION 9, TOWNSHIP 39S., RANGE 19E.	
PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING		C14	
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA		JOB NO. 18000600LC	

RECORD DRAWING
WATERFRONT ON HATCHETT CREEK
 SHEET NO. 18000600LC
 C14



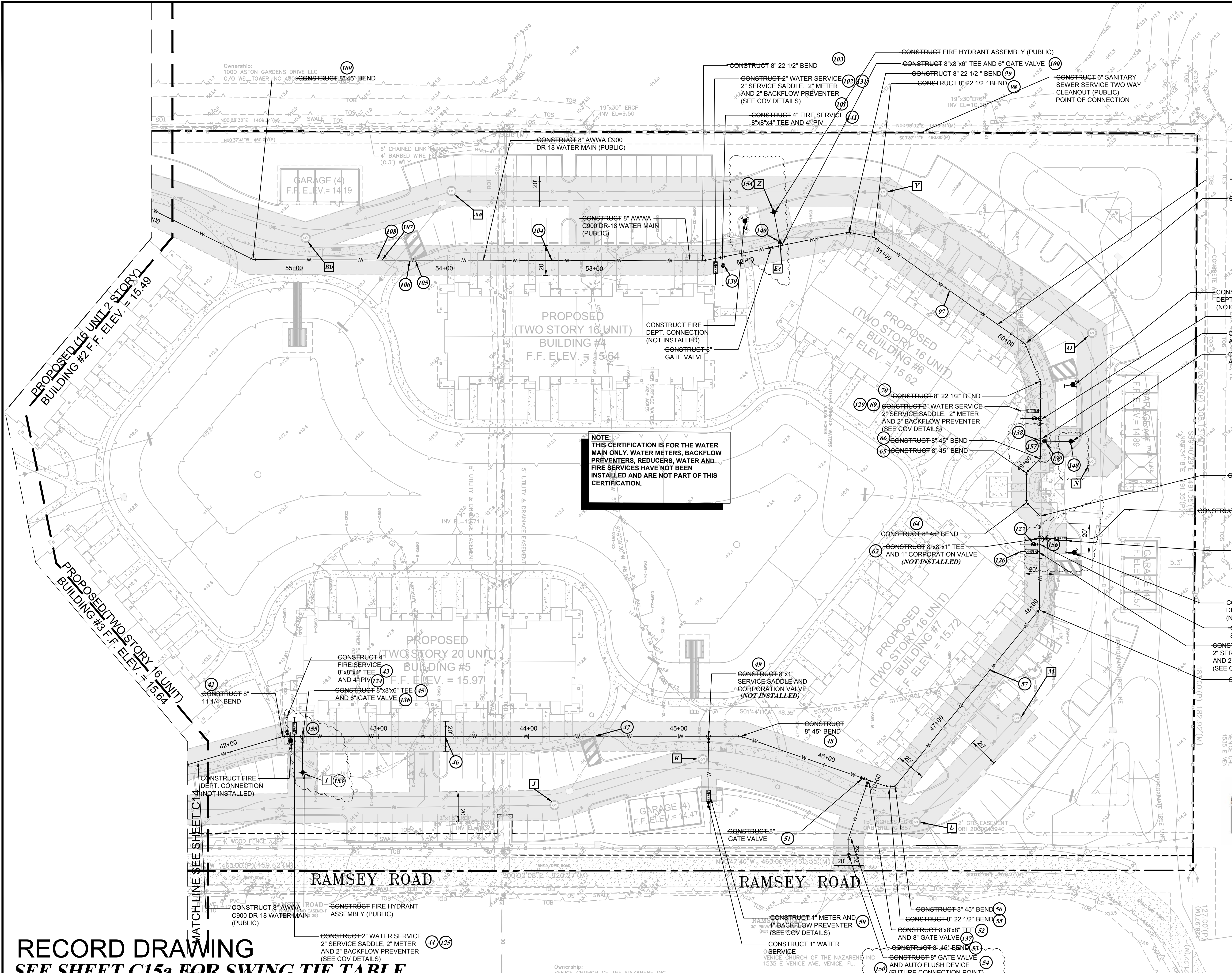
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LEGEND

- EXIST. OVERHEAD UTILITY LINES
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RECORD DRAWINGS

November 22, 2022

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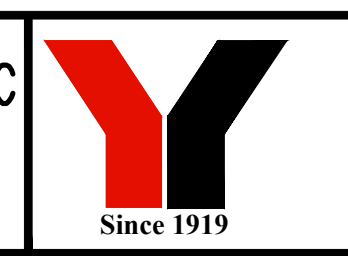


RECORD DRAWING
SEE SHEET C15a FOR SWING TIE TABLE

NO.	BY	DATE	DESCRIPTION
1	PN	11/05/20	PLANS UPDATED PER COV REVIEW COMMENTS DATED 10/12/20
2	PN	01/15/21	REV. PER COV REVIEW COMMENTS DATED 01/04/21

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DESIGN	NICKOLS	12/07/18	
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CHECKED	RISMAN		
QUALITY CHK			
SCALE			

PREPARED FOR:
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MARK A. ADLER, PE No. 37799
DATE

WATERFRONT ON HATCHETT CREEK

RECORD UTILITY PLAN

SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
18000600LC

SHEET NO.
C15

DATE: 11/17/2022 10:28 PM L:\000600LC\DWG\VENICE\18000600LC-C15.dwg

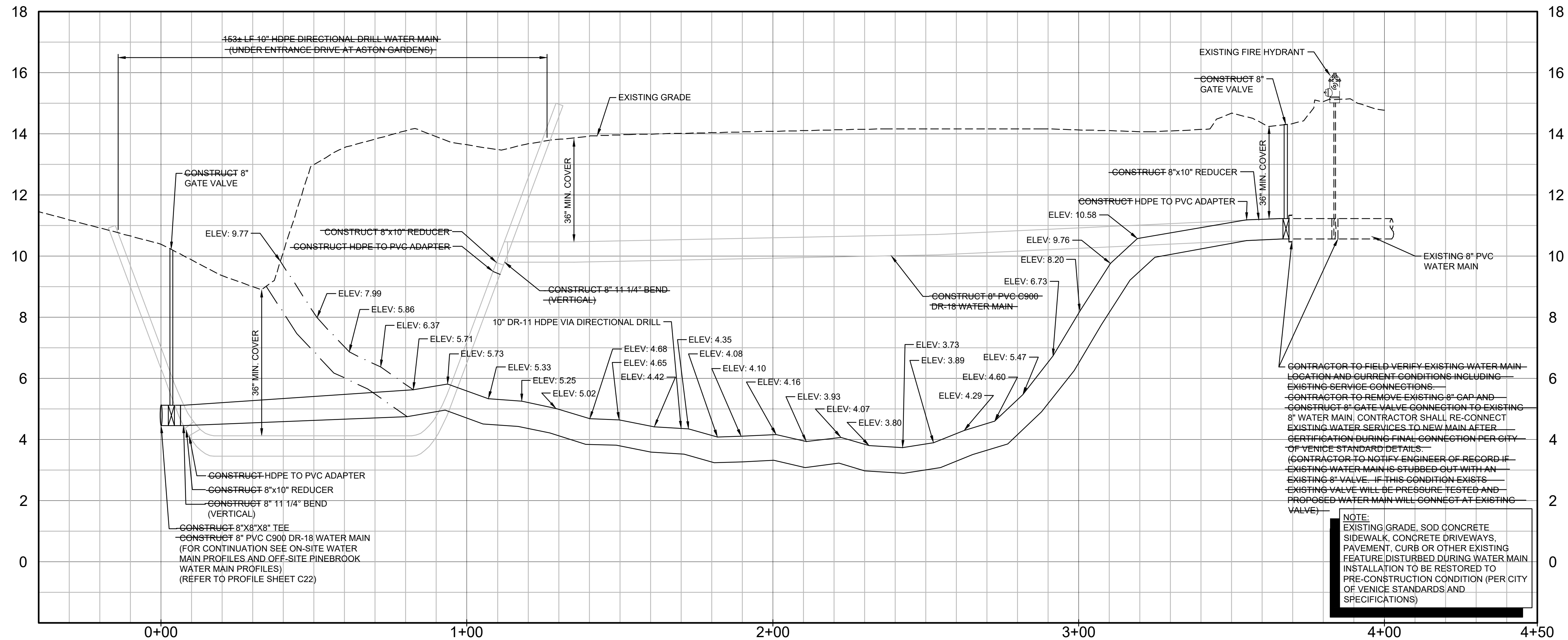
PAGE NUMBER	POINT NUMBER	POINT DESCRIPTION	RECORD SWING TIE LOCATION TABLE																																	
			GRATE INLET A	FIRE HYDRANT B	GRATE INLET C	SANITARY MANHOLE D	SANITARY MANHOLE E	SANITARY MANHOLE F	SANITARY MANHOLE G	SANITARY MANHOLE H	SANITARY MANHOLE I	SANITARY MANHOLE J	SANITARY MANHOLE K	SANITARY MANHOLE L	SANITARY MANHOLE M	SANITARY MANHOLE N	SANITARY MANHOLE O	METERED END P	SANITARY MANHOLE Q	SANITARY MANHOLE R	SANITARY MANHOLE S	SANITARY MANHOLE T	SANITARY MANHOLE U	GRATE INLET V	GRATE INLET W	42" RCP X	SANITARY MANHOLE Y	FIRE HYDRANT Z	SANITARY MANHOLE Aa	SANITARY MANHOLE Ab	SANITARY MANHOLE Ac	SANITARY MANHOLE Ad	6" GATE VALVE Ea	RECORD TOP OF PIPE ELEVATION	GROUND ELEVATION	
C14	1	8"45' BEND	86.84'	56.76'																															9.29	14.6
C14	2	8"45' BEND	66.30'	55.14'																															7.22	14.6
C14	3	8"45' BEND	88.16'	35.16'																															7.89	14.7
C14	4	8"45' BEND	90.82'	32.68'																															9.88	14.7
C14	5	8"8"x8" TEE	121.49'		173.87'																														10.49	14.4
C14	6	8"8"x4" TEE		55.16'	118.62'																														9.99	13.9
C14	7	4"x4"x2" TEE		55.35'	117.39'																														9.12	14.1
C14	8	4"POST INDICATOR VALVE		56.30'	115.31'																														12.92	14.4
C14	9	8"WM TOP OF PIPE		122.33'																															9.71	13.4
C14	10	8"45' BEND			30.69'	66.12'																													9.44	13.6
C14	11	8"45' BEND			59.54'	44.42'																													9.28	13.0
C14	12	8"WM TOP OF PIPE			51.60'	54.88'																													9.18	12.7
C14	13	2" SADDLE			136.76'	37.83'																													13.27	13.4
C14	14	8"8"x4" TEE			142.56'	43.02'																													13.29	13.5
C14	15	8"8"x8" TEE			72.46'	185.82'																													9.78	14.8
C14	16	8"45' BEND			195.95'	62.78'																													11.15	14.8
C14	17	8"45' BEND			53.32'	189.66'																													10.80	14.8
C14	18	8" GATE VALVE			39.74'	163.71'																													9.01	14.3
C14	19	8"8"x8" TEE			42.79'	164.43'																													7.66	14.3
C14	20	8" GATE VALVE			44.43'	166.81'																													8.91	14.3
C14	21	8"45' BEND			38.71'	156.07'																													7.27	14.7
C14	22	8"45' BEND			43.68'	146.90'																													6.87	14.7
C14	23	8"45' BEND			43.73'	127.80'																													5.80	14.8
C14	24	8"45' BEND			39.13'	119.15'																													6.30	14.1
C14	25	8"8"x8" TEE			46.31'	108.85'																													6.36	14.6
C14	26	8"45' BEND			57.85'	92.20'																													6.45	14.4
C14	27	8"8"x4" TEE			73.28'	75.89'																													6.50	14.5
C14	28	2" SADDLE			82.13'	72.15'																													6.21	15.2
C14	29	8"WM TOP OF PIPE			111.15'	52.73'																													11.35	15.3
C14	30	8"8"x8" TEE			86.70'	47.61'																													11.34	15.5
C14	31	8" GATE VALVE			84.80'	44.46'																													12.57	15.3
C14	32	8"45' BEND			79.22'	35.16'																													10.60	16.6
C14	33	8" GATE VALVE			99.75'	100.63'																													9.17	15.2
C14	34	8"8"x8" TEE			86.04'	98.02'																													9.28	15.3
C14	35	8"4" REDUCER			86.18'	98.12'																													9.28	15.3
C14	36	4"x1" REDUCER			69.28'	97.70'																													9.30	15.3
C14	37	1"90' BEND			39.62'	114.75'																													9.19	13.8
C14	38	1" SADDLE			49.35'	123.66'																													12.19	13.8
C14	39	8"45' BEND			113.51'	49.07'																													11.72	15.1
C14	40	8"22 1/2" BEND			128.40'	64.63'																													11.75	15.1
C14	41	8"11 1/4" BEND			92.77'	102.90'																													11.72	15.1
C14	42	8"11 1/4" BEND			158.79'	28.18'																													11.58	16.4
C14	43	8"8"x4" TEE			182.97'	31.06'																													14.46	16.4
C14	44	2" SADDLE			167.18'	30.97'																													14.85	14.4
C14	45	8"8"x8" TEE			171.81'	23.31'																													12.35	16.4
C14	46	8"WM TOP OF PIPE				85.97'																													11.43	14.8
C14	47	8"WM TOP OF PIPE			53.64'	73.57'																													11.46	14.8
C14	48	8"45' BEND			29.18'	130.51'																													11.51	15.1
C14	49	8"x1" SADDLE			16.21'	149.73'																													11.48	15.1
C14	50	1" METER BOX/1" RISER			33.84'	138.52'																													12.68	14.4
C14	51	8" GATE VALVE			106.78'	46.09'																													12.93	14.6
C14	52	8"8"x8" TEE			110.00'	42.05'																													11.33	14.6
C14	53	8"45' BEND			110.09'	44.58'																													10.26	12.8
C14	54	8" GATE VALVE			116.45'	49.45'																													11.46	13.7
C14	55	8"22 1/2" BEND			124.89'	29.53'																													11.50	14.5
C14	56	8"45' BEND			129.65'	27.17'																													11.60	14.5
C14	57	8"WM TOP OF PIPE											112.28'	36.64'																				11.28	14.6	
C14	58	8"45' BEND											73.54'	105.44'																				11.11	14.5	
C14	59	2" SADDLE											112.11'	69.22'																					10.98	14.4
C14	60	8"8"x4" TEE											117.55'	64.36'																					11.29	14.4
C14	61	1" METER BOX											157.27'	38.46'																				13.02	13.7	
C14	62	8"8"x1" TEE											120.40'	61.94'																					11.29	14.4
C14	63	8"45																																		



RECORD DRAWINGS

November 22, 2022

APPROVED



OFF-SITE WATER MAIN CONNECTION AT ASTON GARDENS PROFILE

SCALE: 1"=20' HORZ.
1"=2' VERT.

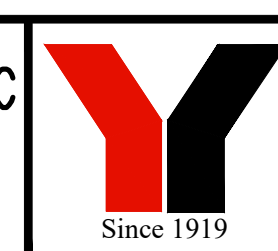
RECORD DRAWING

NO.	BY	DATE	DESCRIPTION
1	PN	11/05/20	PLANS UPDATED PER COV REVIEW COMMENTS DATED 10/12/20

NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
	NICKOLS	12/07/18
	NICKOLS	12/10/18
	RISSMAN	
	QUALITY CHK	
	SCALE	

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC
 101 EAST MAIN STREET, SUITE 500
 MT. HOREB, WISCONSIN 53572
 (608) 437-8301



George F. Young, Inc.
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 CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/LANDSCAPE ARCHITECTURE
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MARK A. ADLER, PE No. 37799
 DATE

WATERFRONT ON HATCHETT CREEK
OFF-SITE WATER MAIN TO ASTON GARDENS PROFILE
 SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
18000600LC
 SHEET NO.
C21

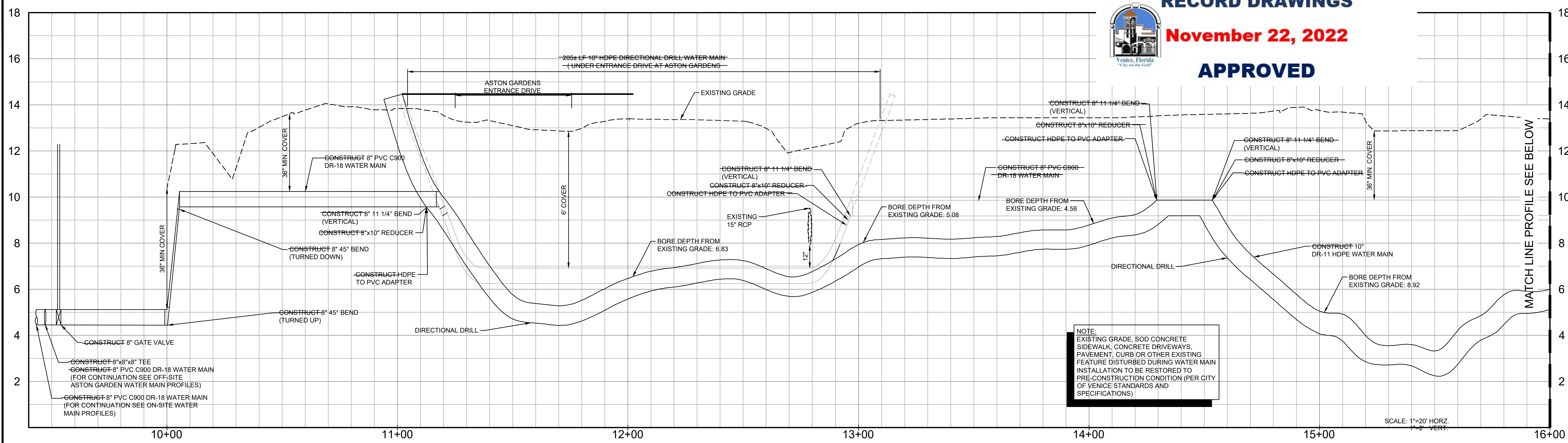
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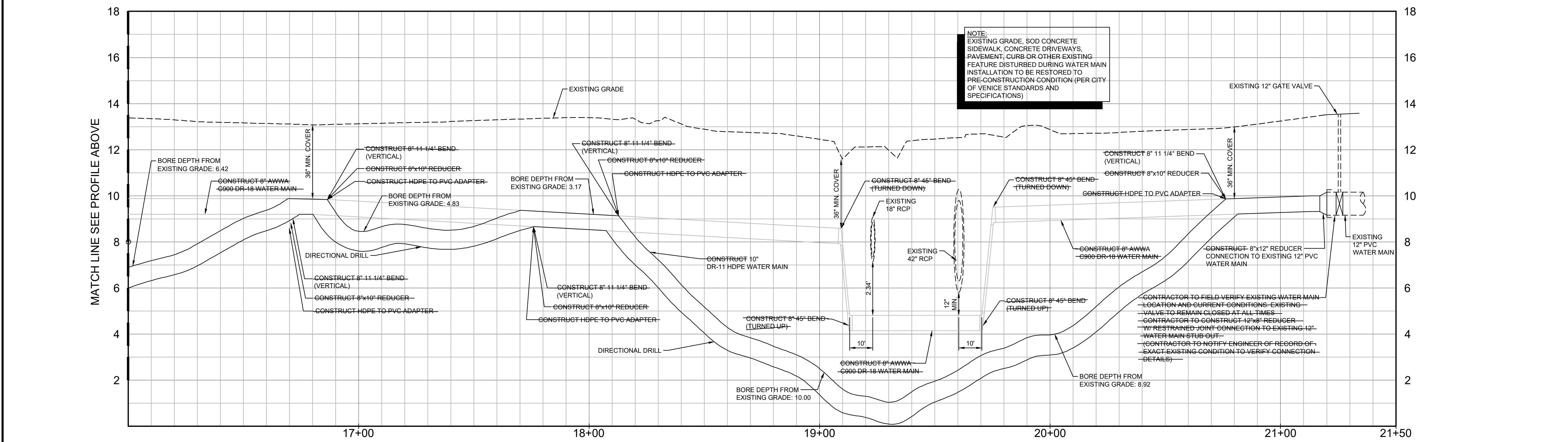
November 22, 2022

APPROVED



NOTE:
 EXISTING GRADE, SOD CONCRETE
 SIDEWALK, CONCRETE DRIVEWAYS,
 PAVEMENT, CURB OR OTHER EXISTING
 FEATURE DISTURBED DURING WATER MAIN
 INSTALLATION TO BE RESTORED TO
 PRE-CONSTRUCTION CONDITION (PER CITY
 OF VENICE STANDARDS AND
 SPECIFICATIONS)

SCALE: 1"=20' HORZ.
 1"=2' VERT.



NOTE:
 EXISTING GRADE, SOD CONCRETE
 SIDEWALK, CONCRETE DRIVEWAYS,
 PAVEMENT, CURB OR OTHER EXISTING
 FEATURE DISTURBED DURING WATER MAIN
 INSTALLATION TO BE RESTORED TO
 PRE-CONSTRUCTION CONDITION (PER CITY
 OF VENICE STANDARDS AND
 SPECIFICATIONS)

SCALE: 1"=20' HORZ.
 1"=2' VERT.

OFF-SITE WATER MAIN CONNECTION AT PINEBROOK ROAD PROFILE

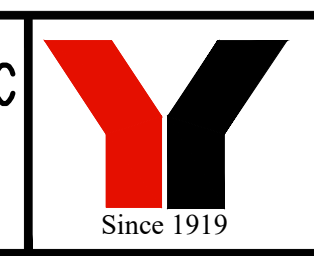
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NO.	BY	DATE	DESCRIPTION
1	PN	11/05/20	PLANS UPDATED PER COV REVIEW COMMENTS DATED 10/12/20

NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
	NICKOLS	12/07/18
	NICKOLS	12/10/18
	RISMAN	
CHECKED		
QUALITY CHK		
SCALE		

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC
 101 EAST MAIN STREET, SUITE 500
 MT. HOREB, WISCONSIN 53572
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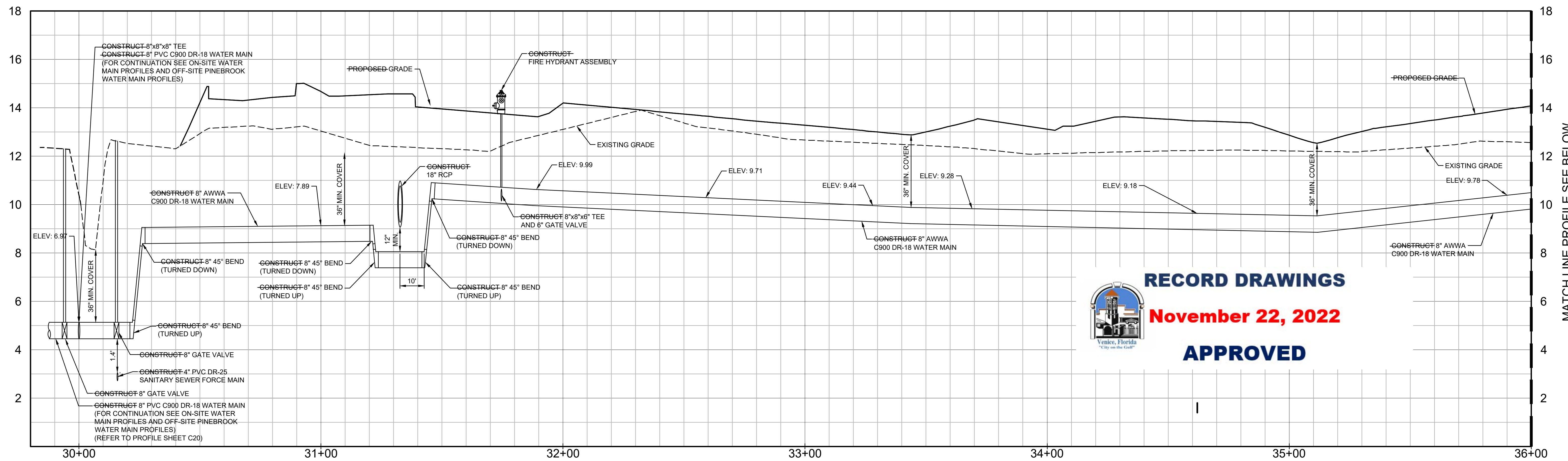
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 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
 PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM
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MARK A. ADLER, PE No. 37799
 DATE

WATERFRONT ON HATCHETT CREEK
OFF-SITE WATER MAIN TO PINEBROOK ROAD PROFILE
 SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO. 18000600LC
 SHEET NO. C22

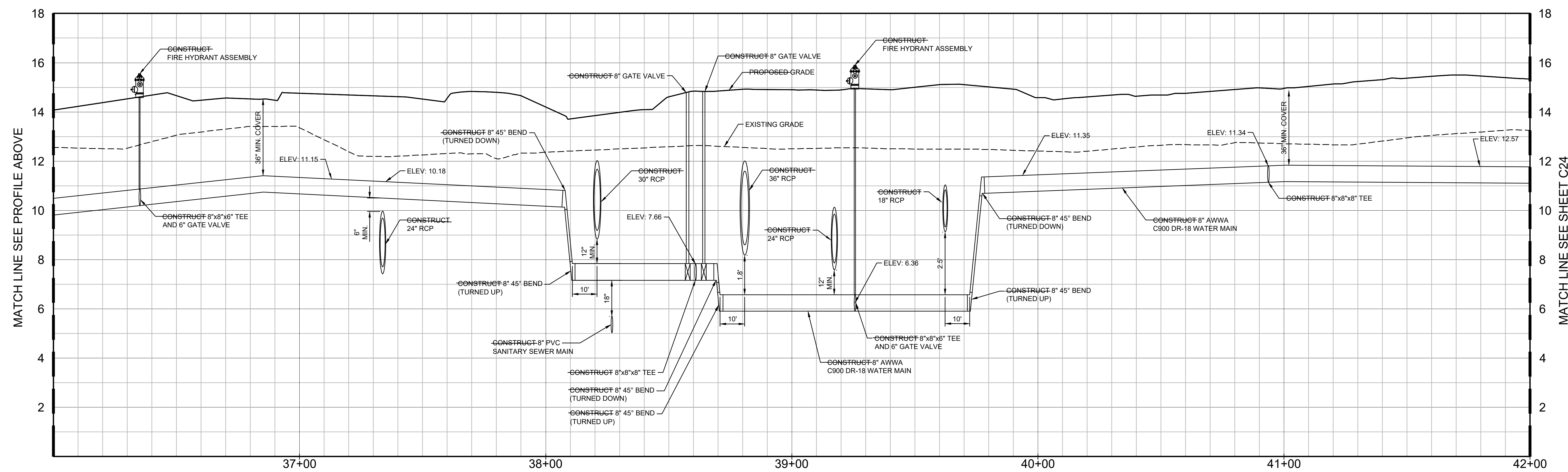
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RECORD DRAWINGS
November 22, 2022
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ON-SITE WATER MAIN PROFILE

SCALE: 1"=20' HORZ.
 1"=2' VERT.



ON-SITE WATER MAIN PROFILE

SCALE: 1"=20' HORZ.
 1"=2' VERT.

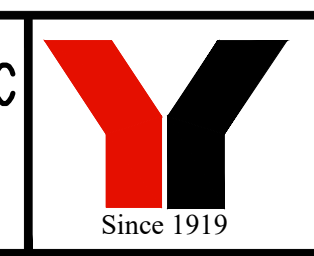
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NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
	NICKOLS	12/07/18
	NICKOLS	12/10/18
	RISMAN	

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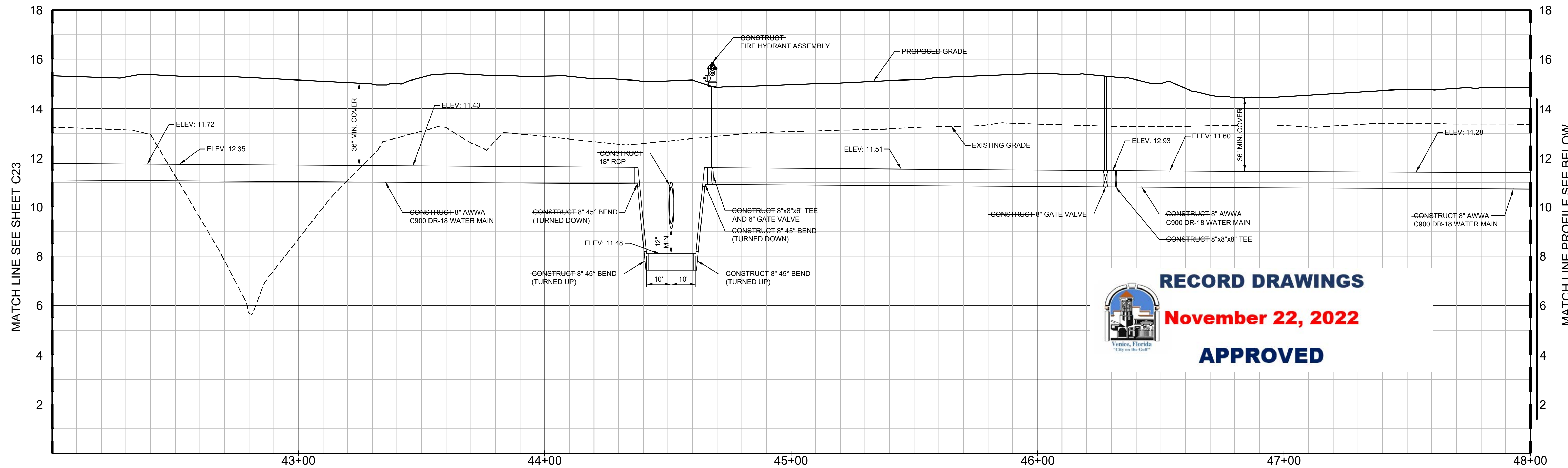
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MARK A. ADLER, PE No. 37799
 DATE

WATERFRONT ON HATCHETT CREEK
ONSITE WATER MAIN PROFILE
 SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

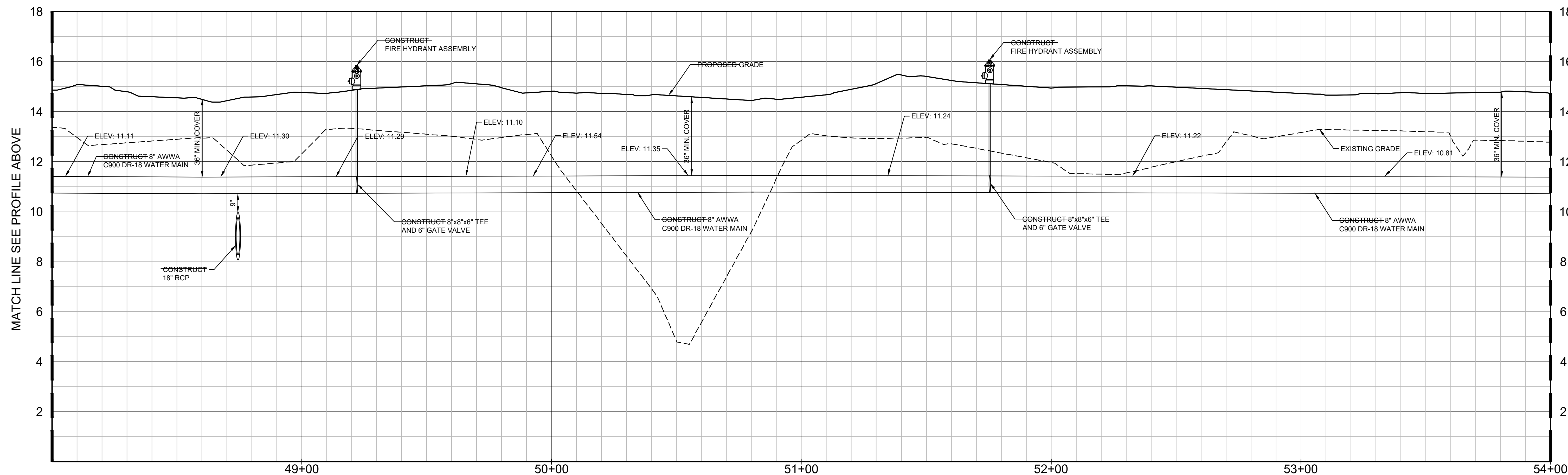
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C23

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ON-SITE WATER MAIN PROFILE

SCALE: 1"=20' HORZ.
1"=2' VERT.



ON-SITE WATER MAIN PROFILE

SCALE: 1"=20' HORZ.
1"=2' VERT.

RECORD DRAWINGS
November 22, 2022
APPROVED



NO.	BY	DATE	DESCRIPTION
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NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
	NICKOLS	12/07/18
	NICKOLS	12/10/18
	RISMAN	

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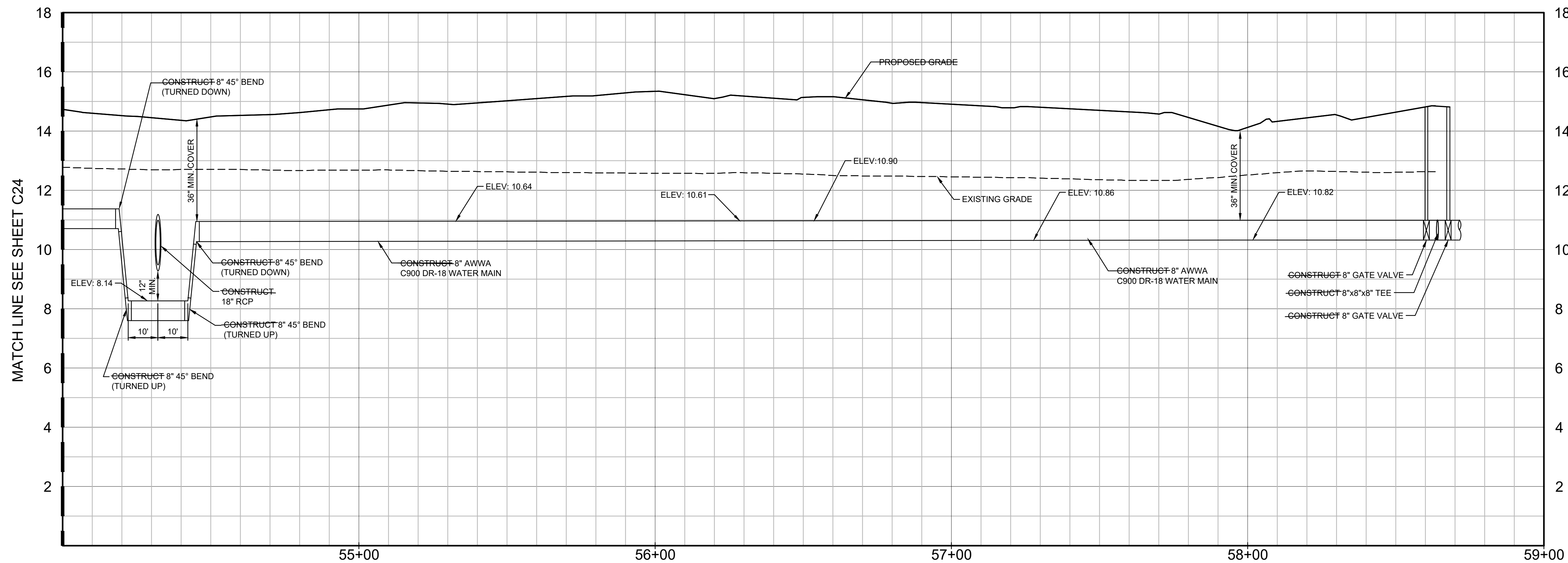
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WATERFRONT ON HATCHETT CREEK
ONSITE WATER MAIN PROFILE
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

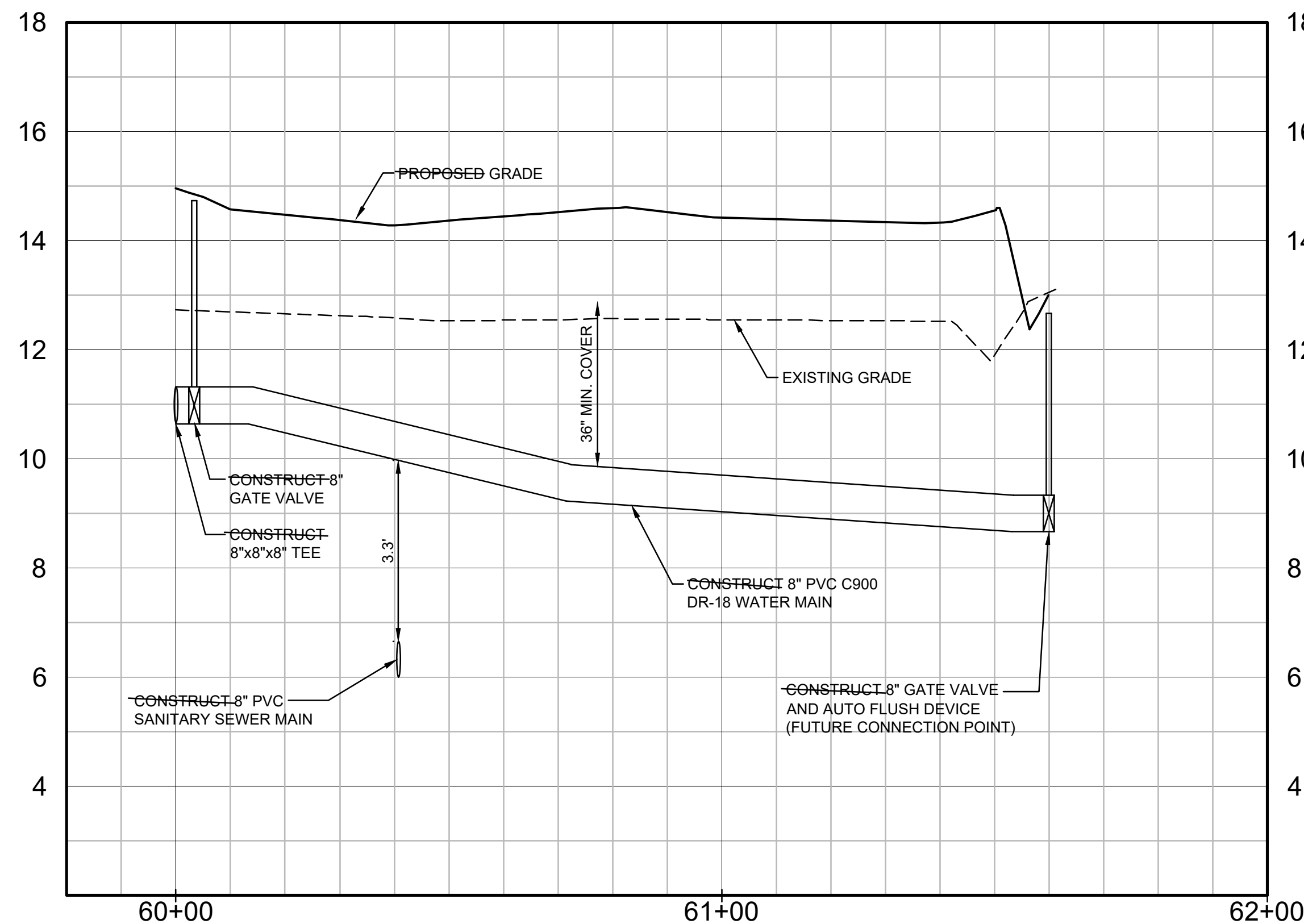
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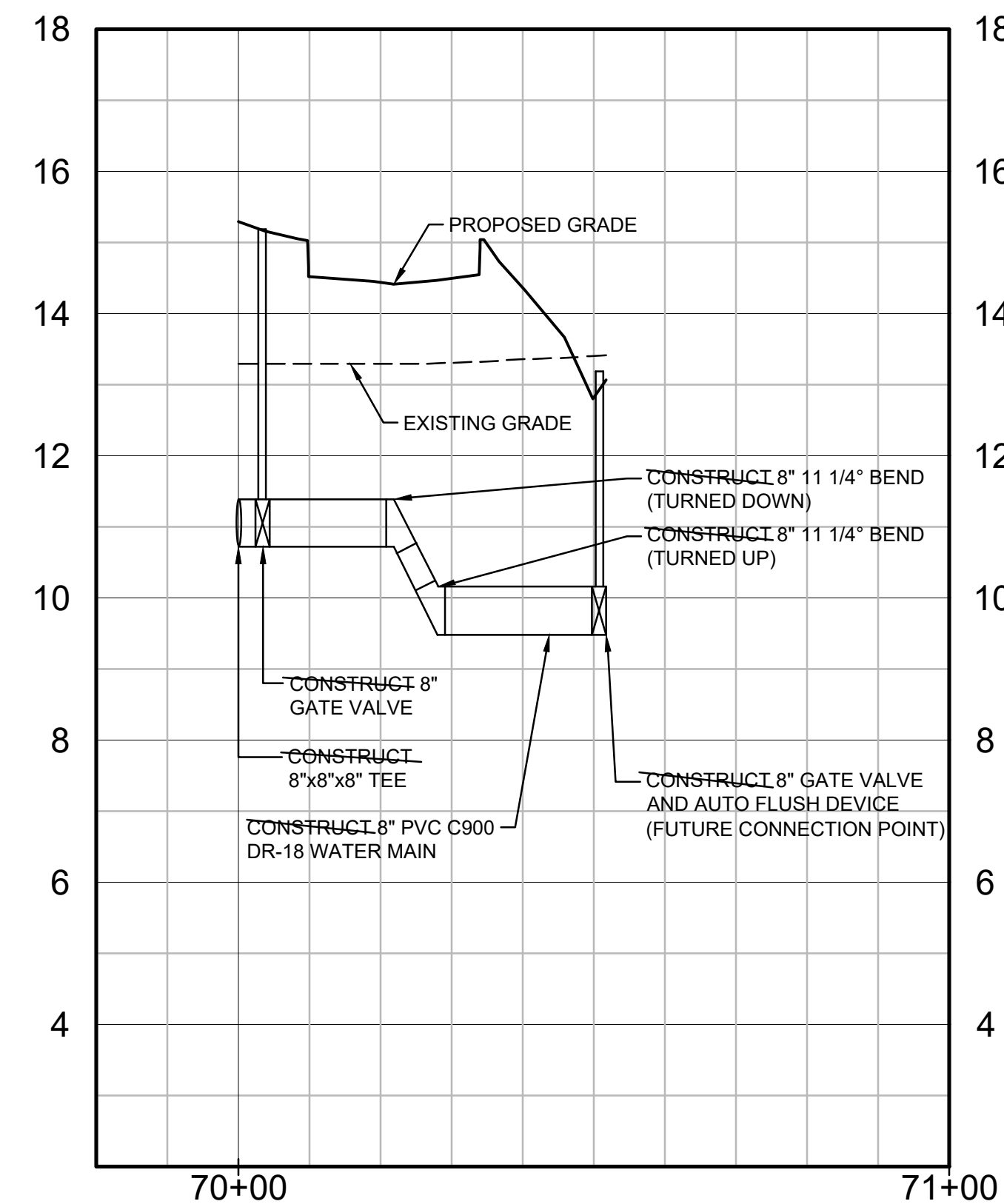


ON-SITE WATER MAIN PROFILE

SCALE: 1"=20' HORZ.
1"=2' VERT.



WATER MAIN FUTURE CONNECTION (SOUTH) PROFILE



WATER MAIN FUTURE CONNECTION (NORTH) PROFILE



RECORD DRAWINGS

November 22, 2022

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SCALE: 1"=20' HORZ.
1"=2' VERT.

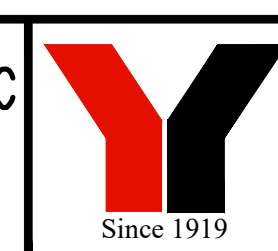
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NO.	BY	DATE	DESCRIPTION

DESIGN	INITIALS	DATE
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DRAWN	NICKOLS	12/10/18
CHECKED	RISMAN	
QUALITY CHK		
SCALE		

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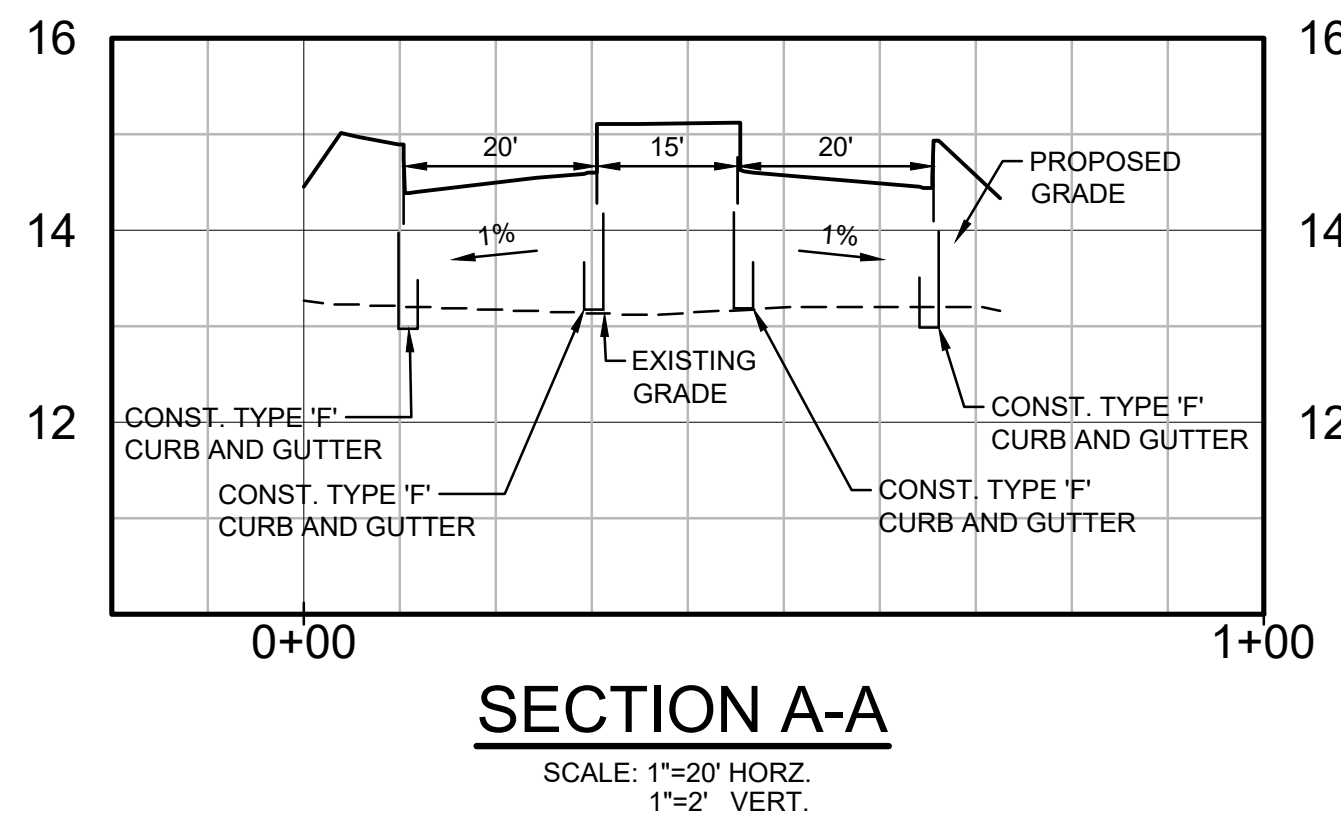
George F. Young, Inc.
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MARK A. ADLER, PE No. 37799
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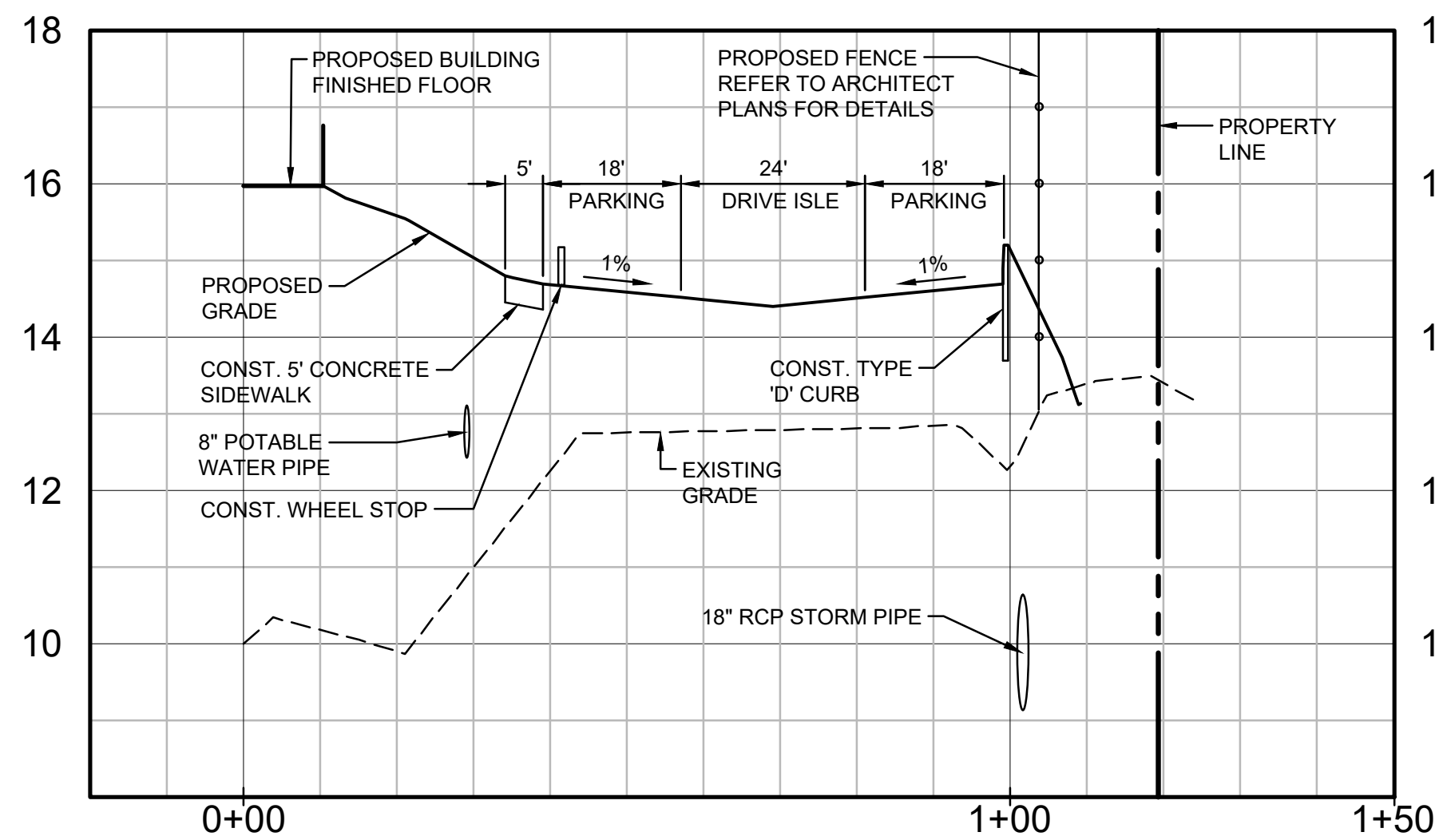
WATERFRONT ON HATCHETT CREEK
ONSITE WATER MAIN PROFILE
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
18000600LC
SHEET NO.
C25

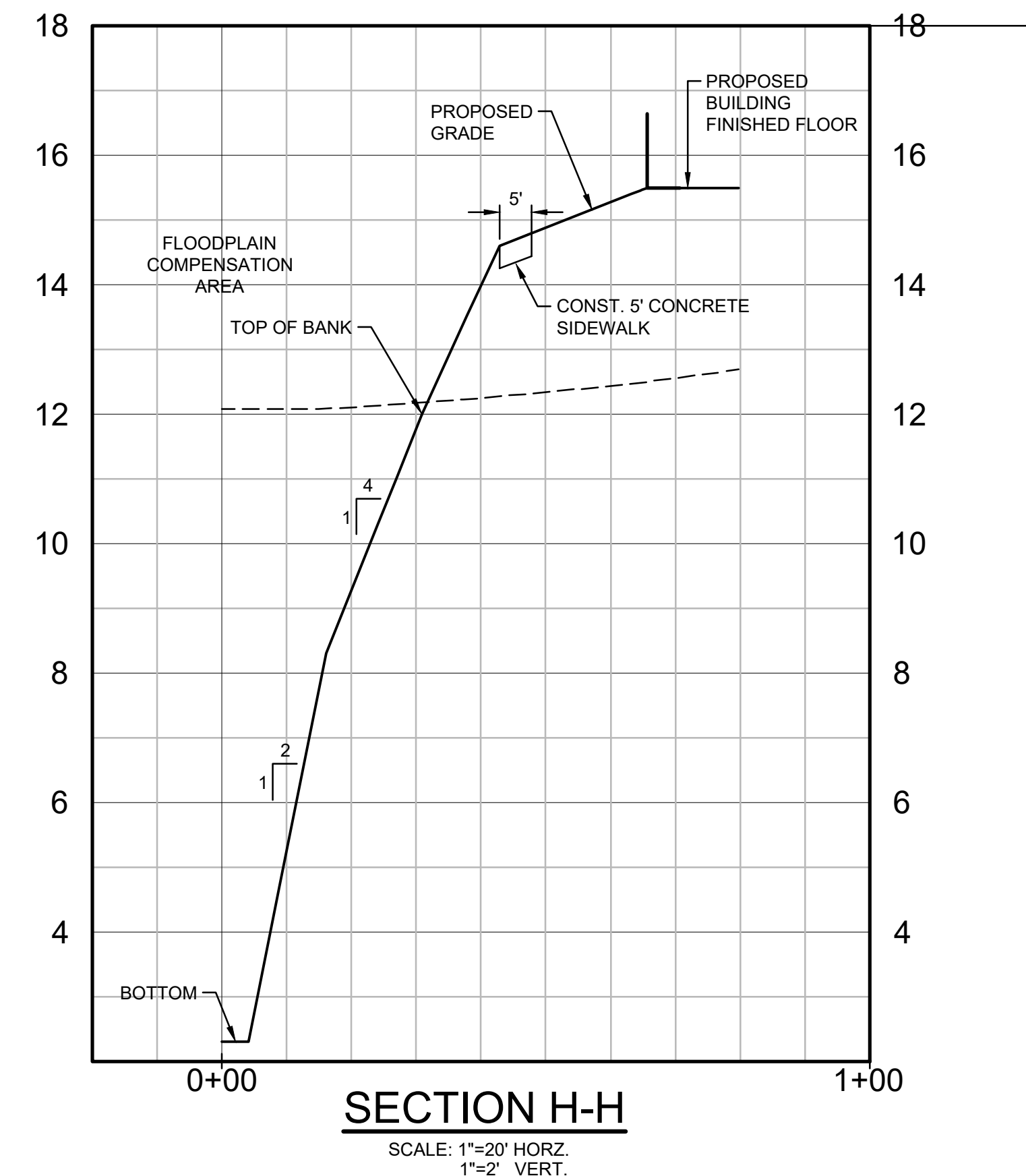
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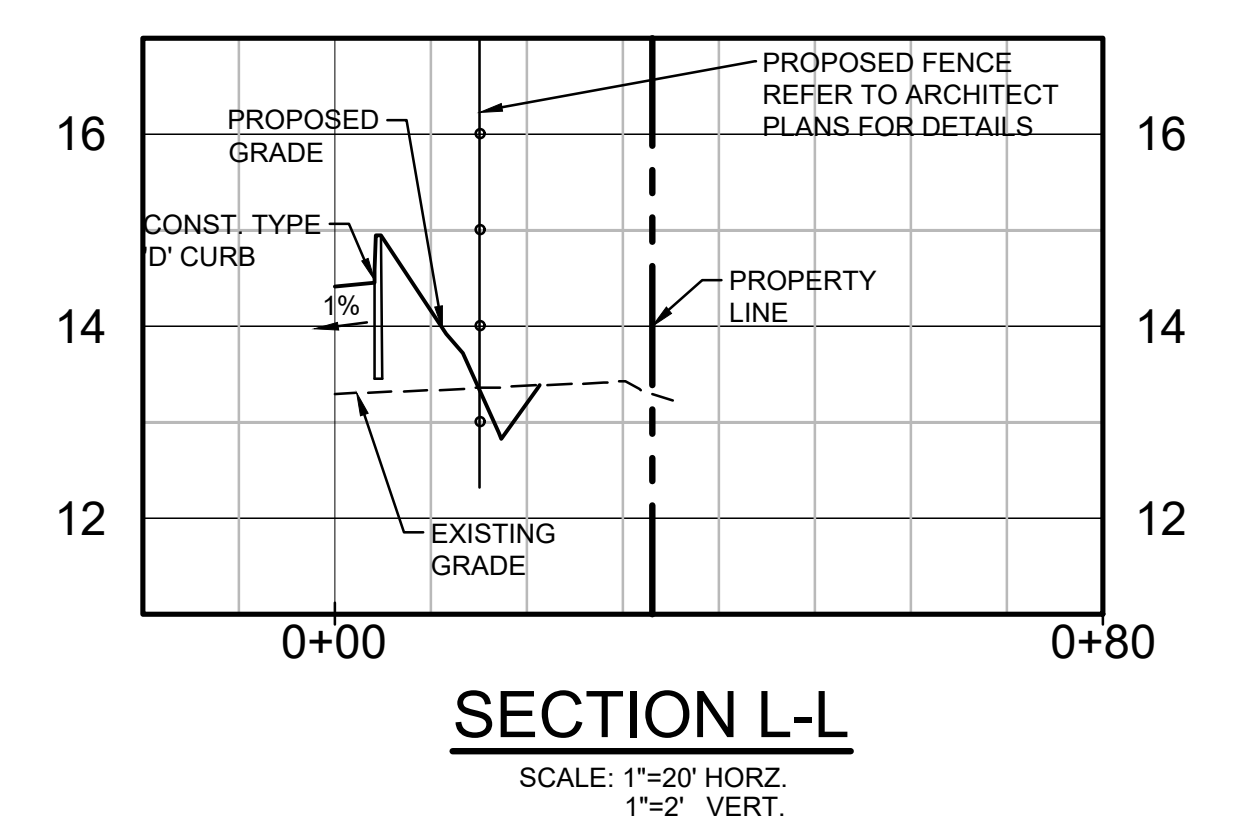
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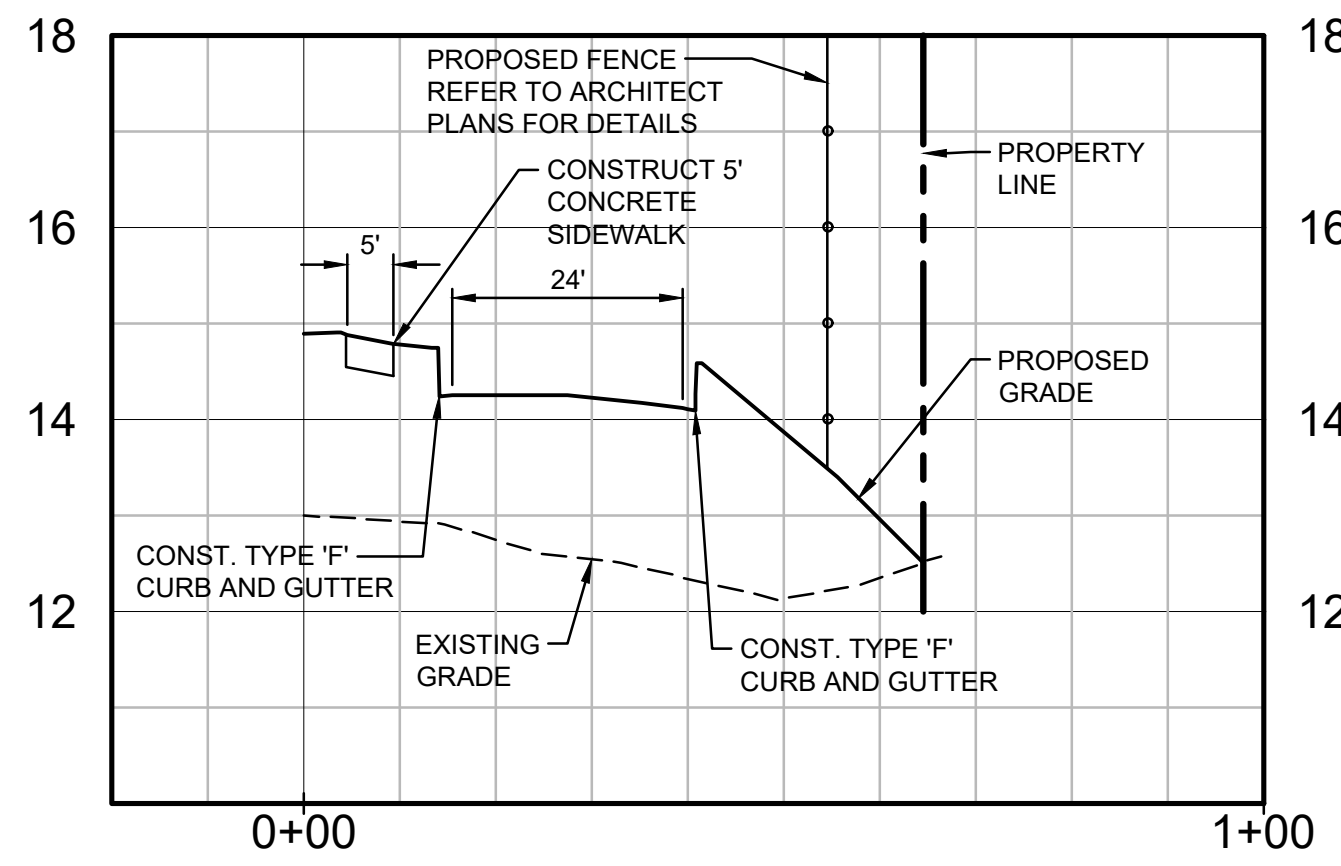
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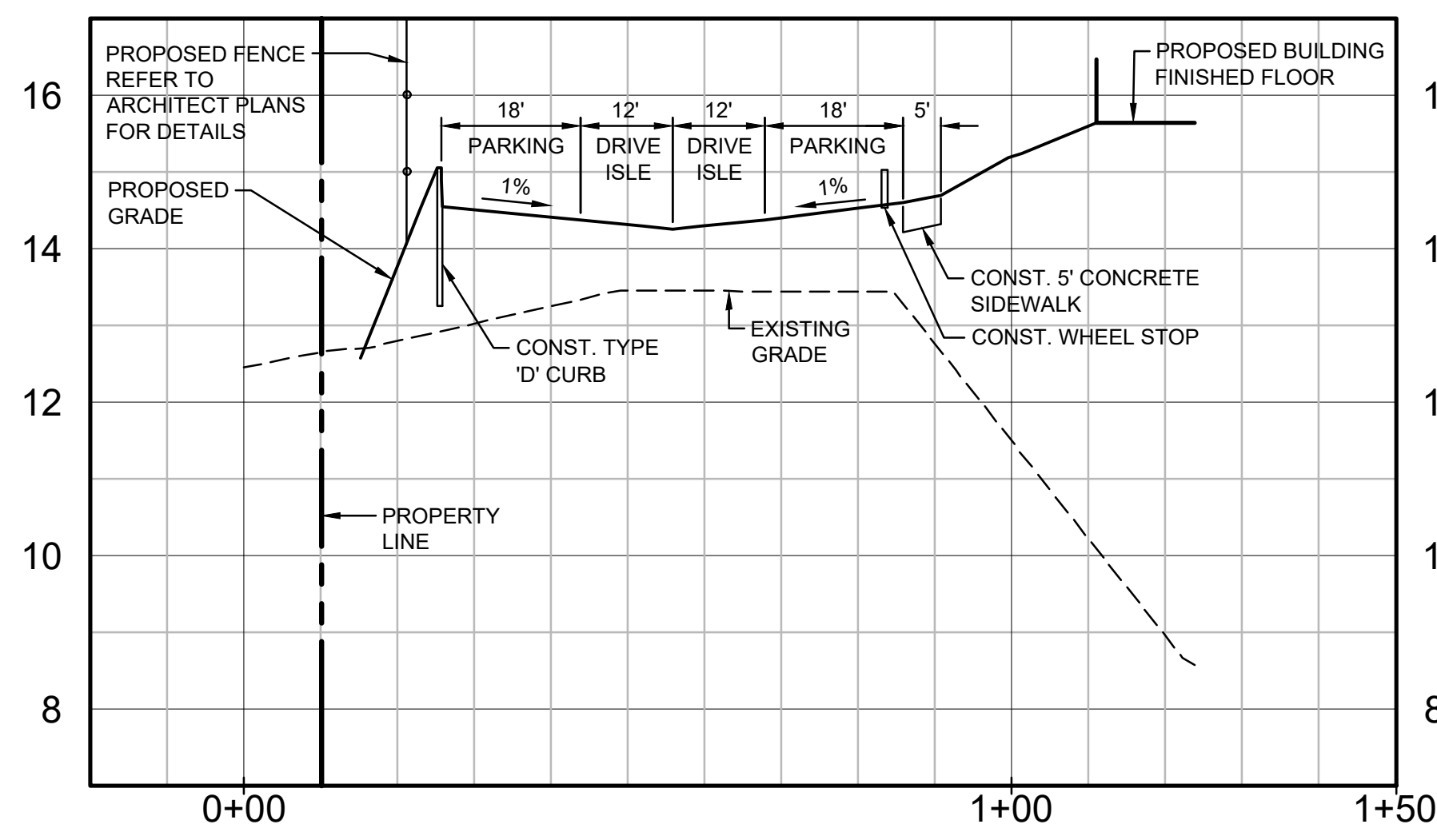
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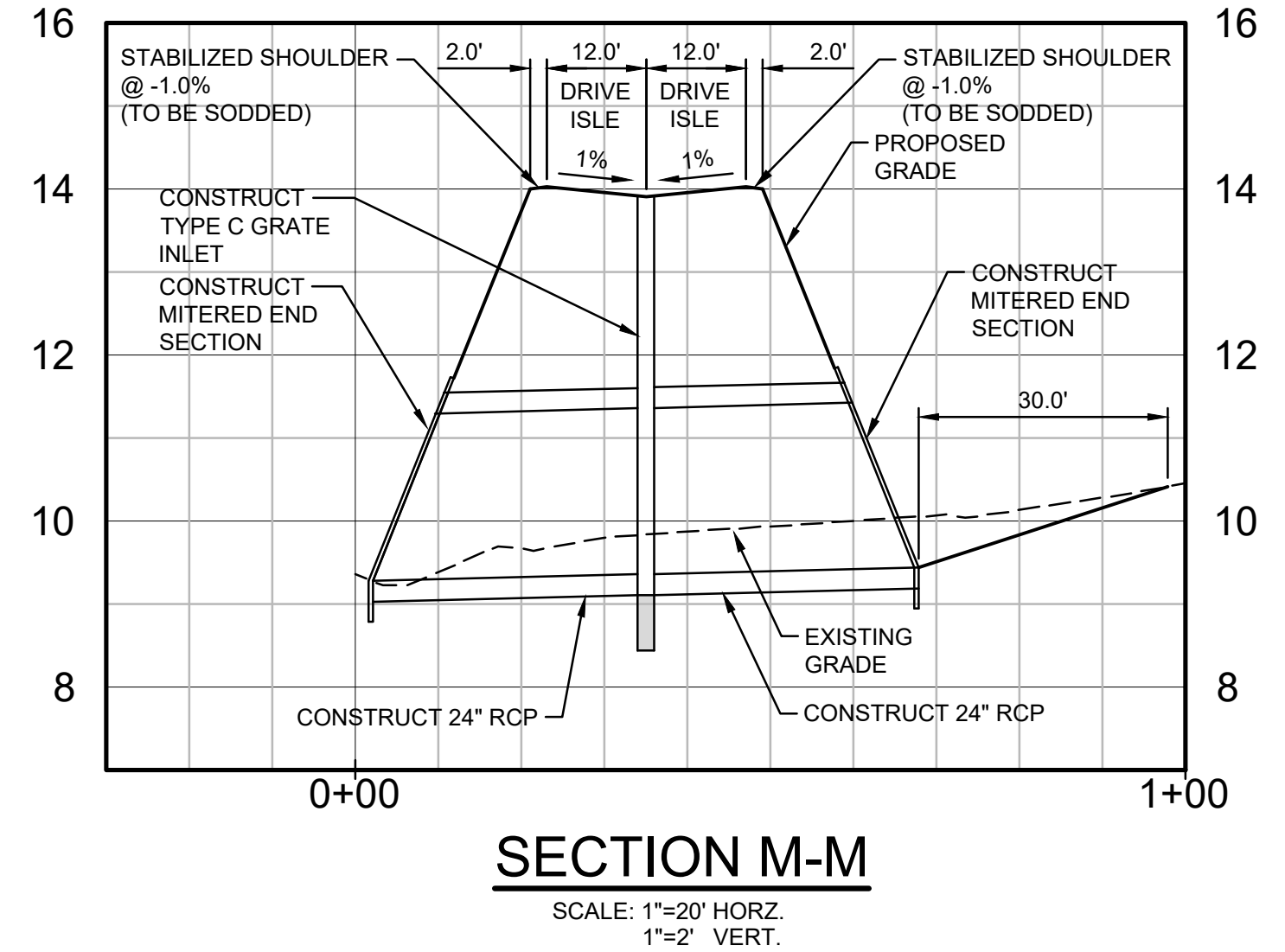
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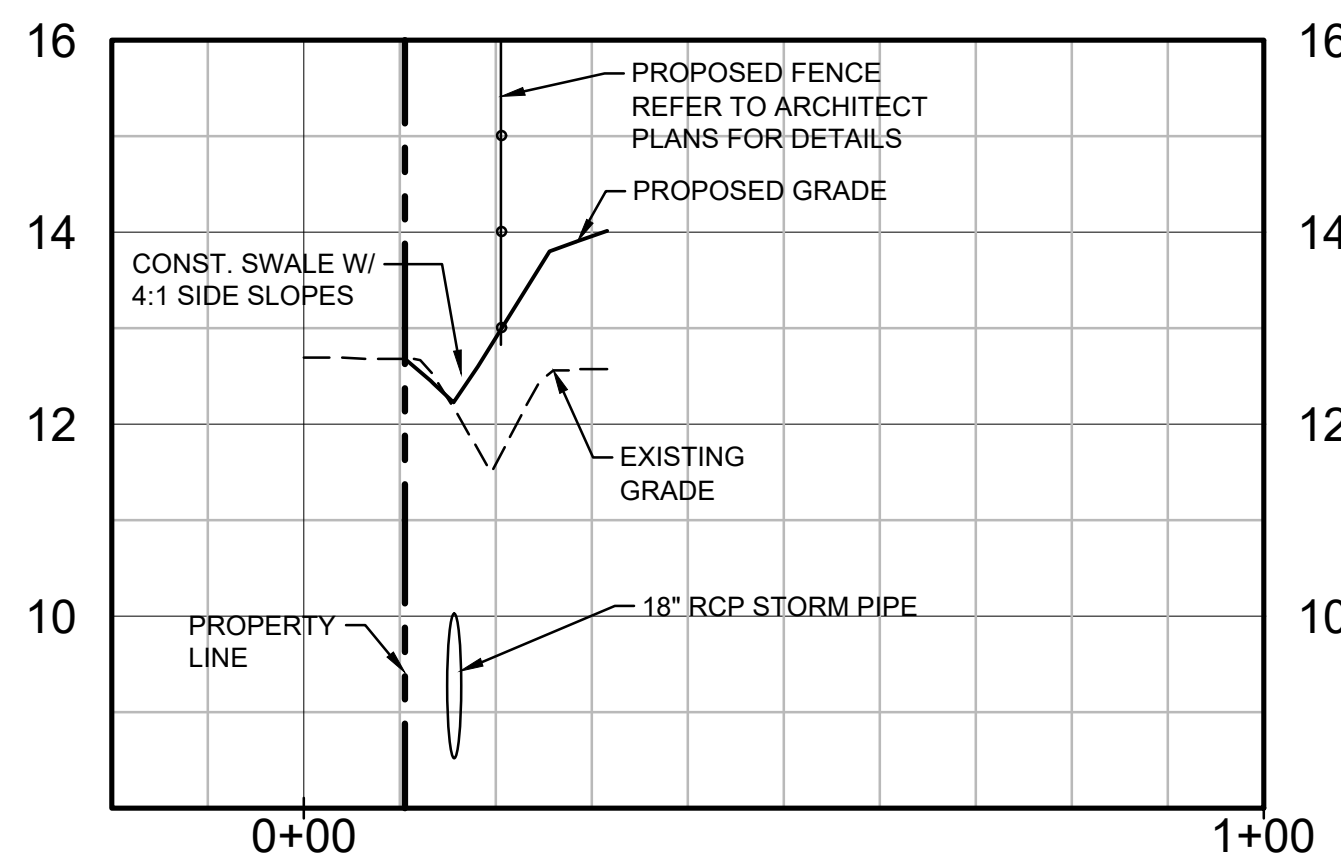
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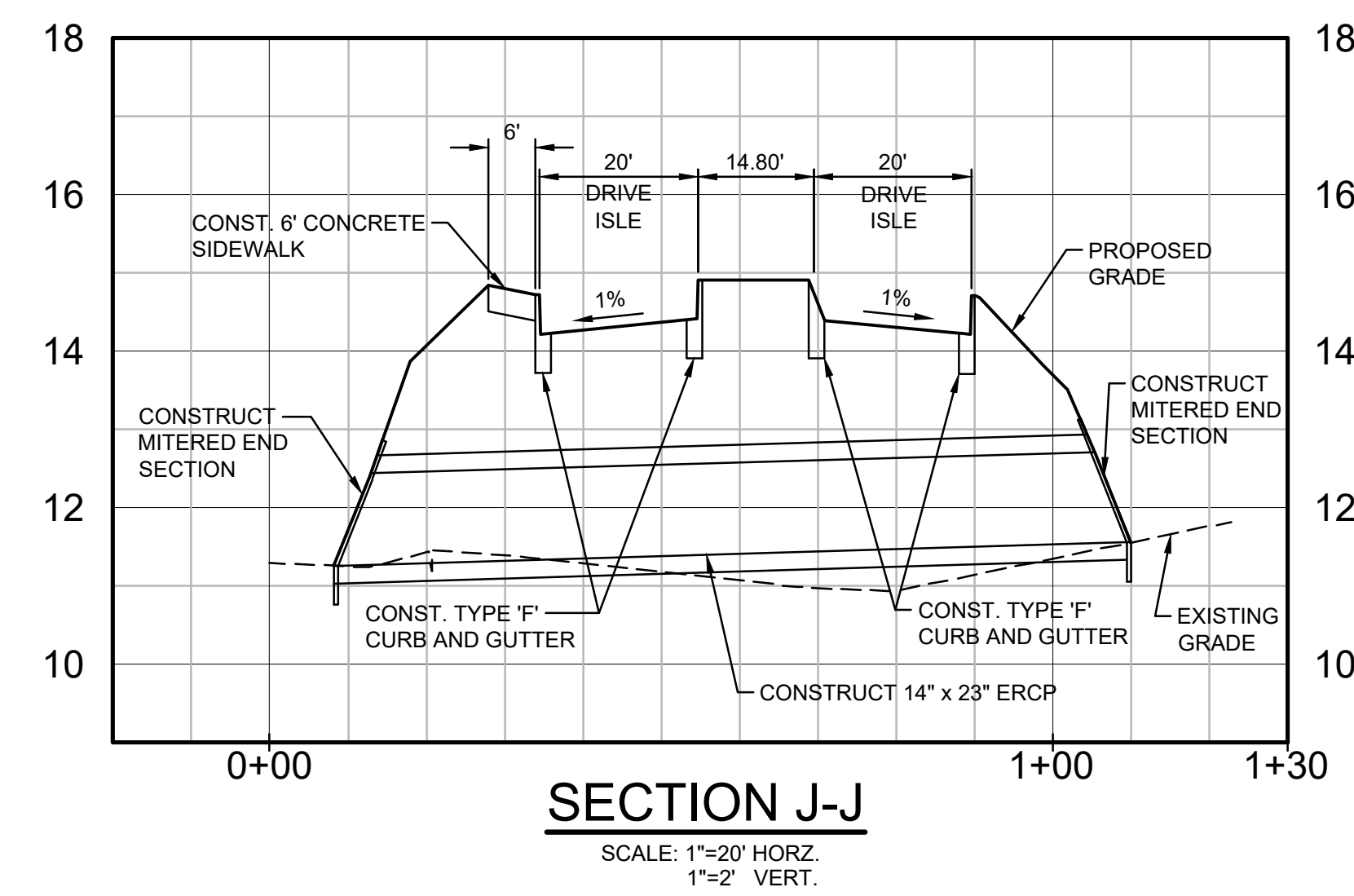
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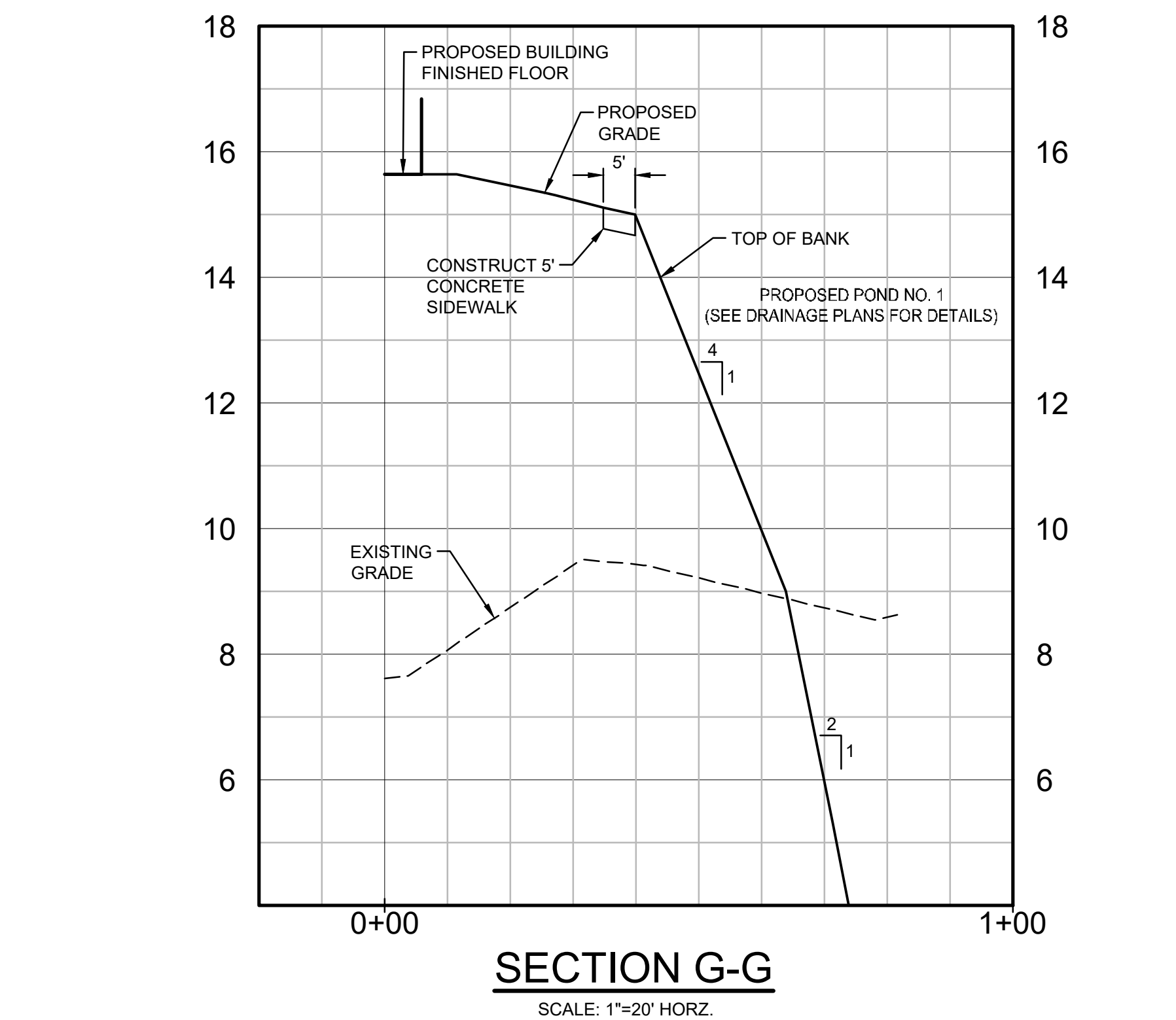
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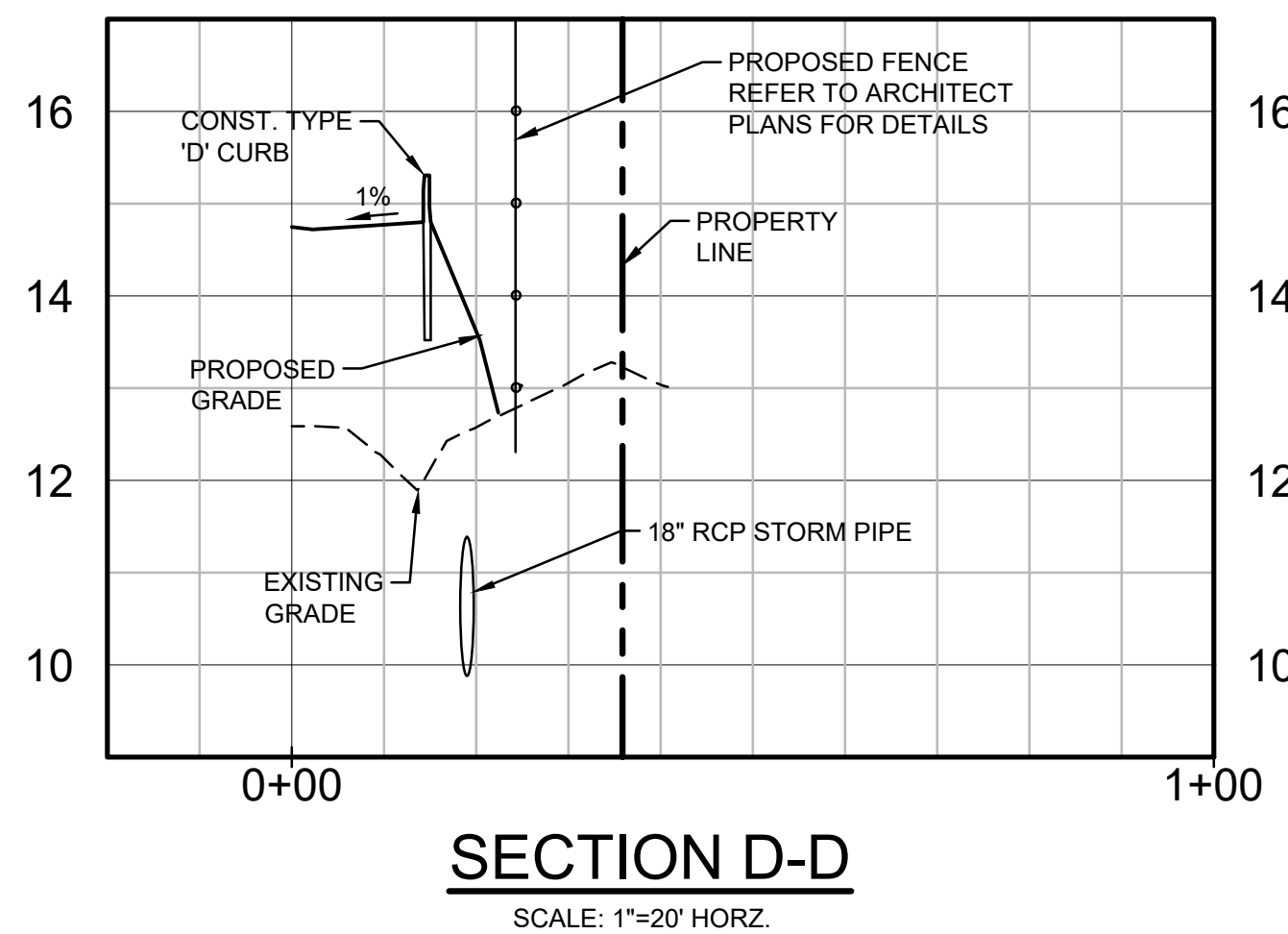
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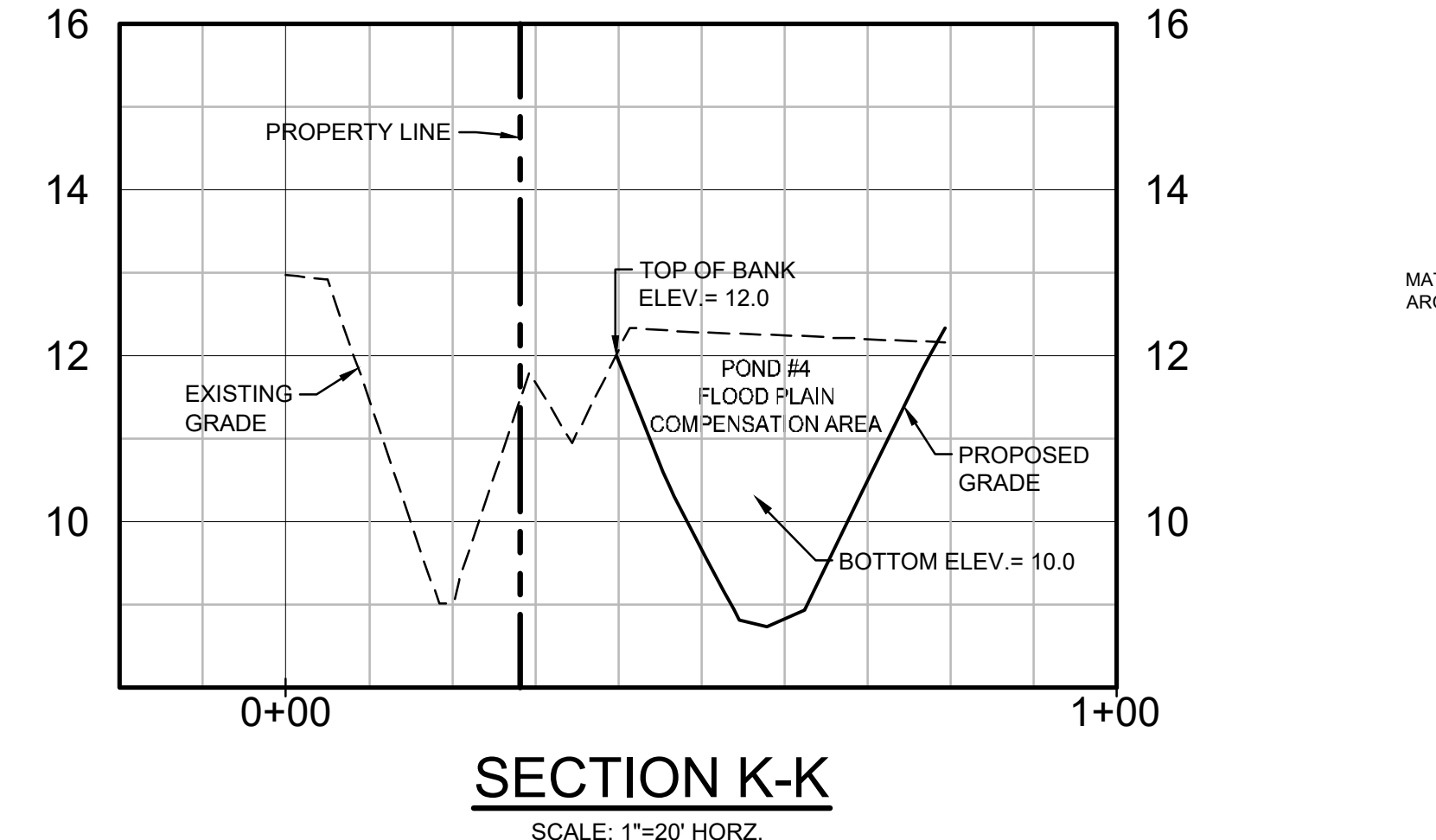
SECTION J-J
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1"=2' VERT.



SECTION G-G
SCALE: 1"=20' HORZ.
1"=2' VERT.



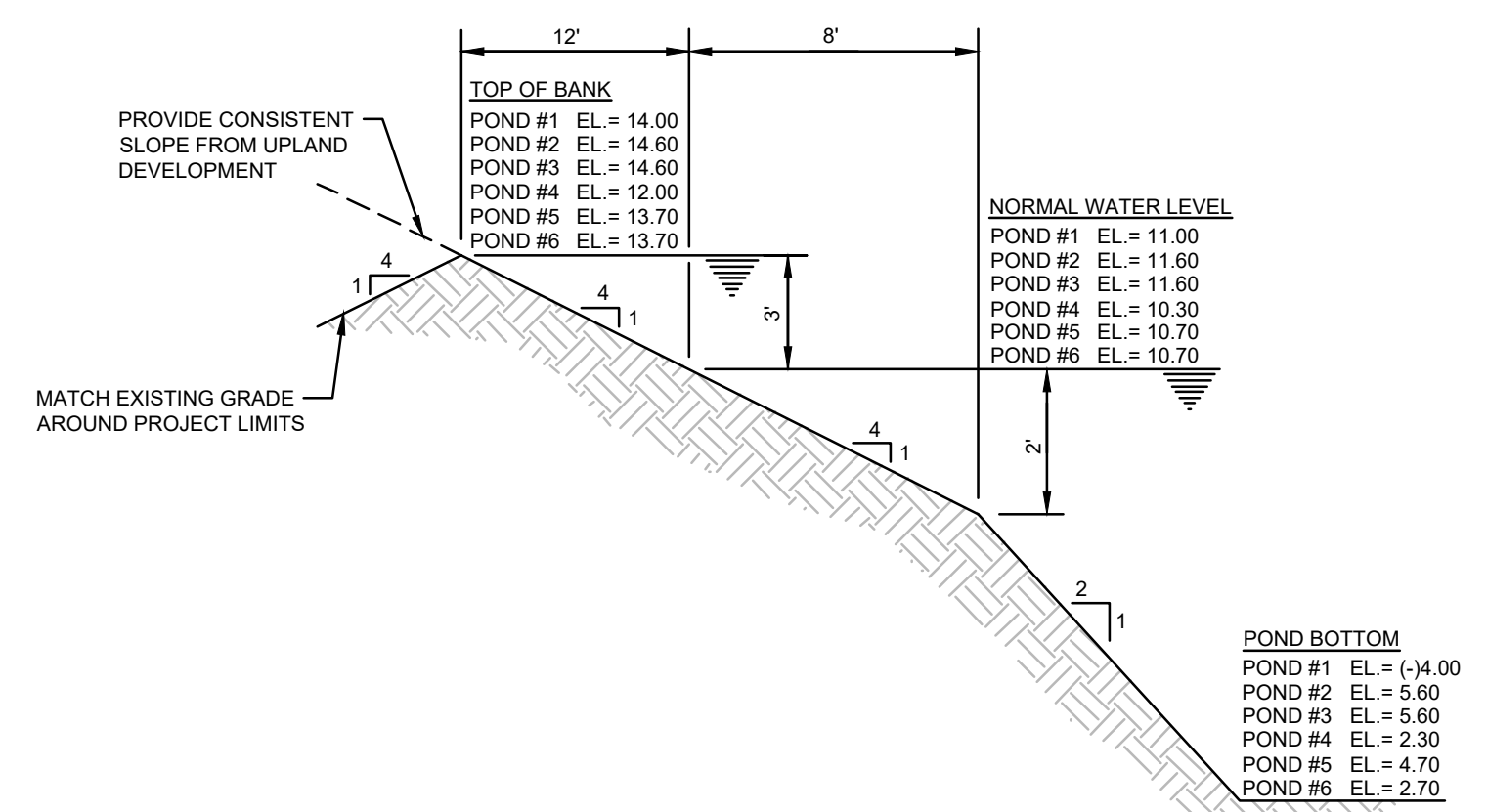
SECTION D-D
SCALE: 1"=20' HORZ.
1"=2' VERT.



SECTION K-K
SCALE: 1"=20' HORZ.
1"=2' VERT.

NOTE:
SEE SHEET C28 FOR TYPICAL PAVEMENT SECTIONS.

RECORD DRAWINGS
November 22, 2022
APPROVED



TYPICAL POND SECTION
PONDS 1, 2, 3, 5 & 6
N.T.S.

NO.	BY	DATE	DESCRIPTION
1	PN	11/03/20	PLANS UPDATED PER COV REVIEW COMMENTS DATED 10/12/20.
2	PN	01/15/21	REV. PER COV REVIEW COMMENTS DATED 10/12/20, SECTIONS K-K AND H-H REVISED

NO.	BY	DATE	DESCRIPTION
1	NICKOLS	12/07/18	DESIGN
2	NICKOLS	12/10/18	DRAWN
3	RISMAN		CHECKED
4			QUALITY CHK
5			SCALE

PREPARED FOR:
HATCHETT CREEK ASSOCIATES, LLC
101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572
(608) 437-8301

George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981 FAX (941) 747-7234 WWW.GEORGEFYOUNG.COM
ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 21
CIVIL & TRANSPORTATION ENGINEERING/ECOLOGICAL/GEOSPATIAL ARCHITECTURE
PLANNING/SURVEYING/INTEGRATED SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

MARK A. ADLER, PE No. 37799
DATE

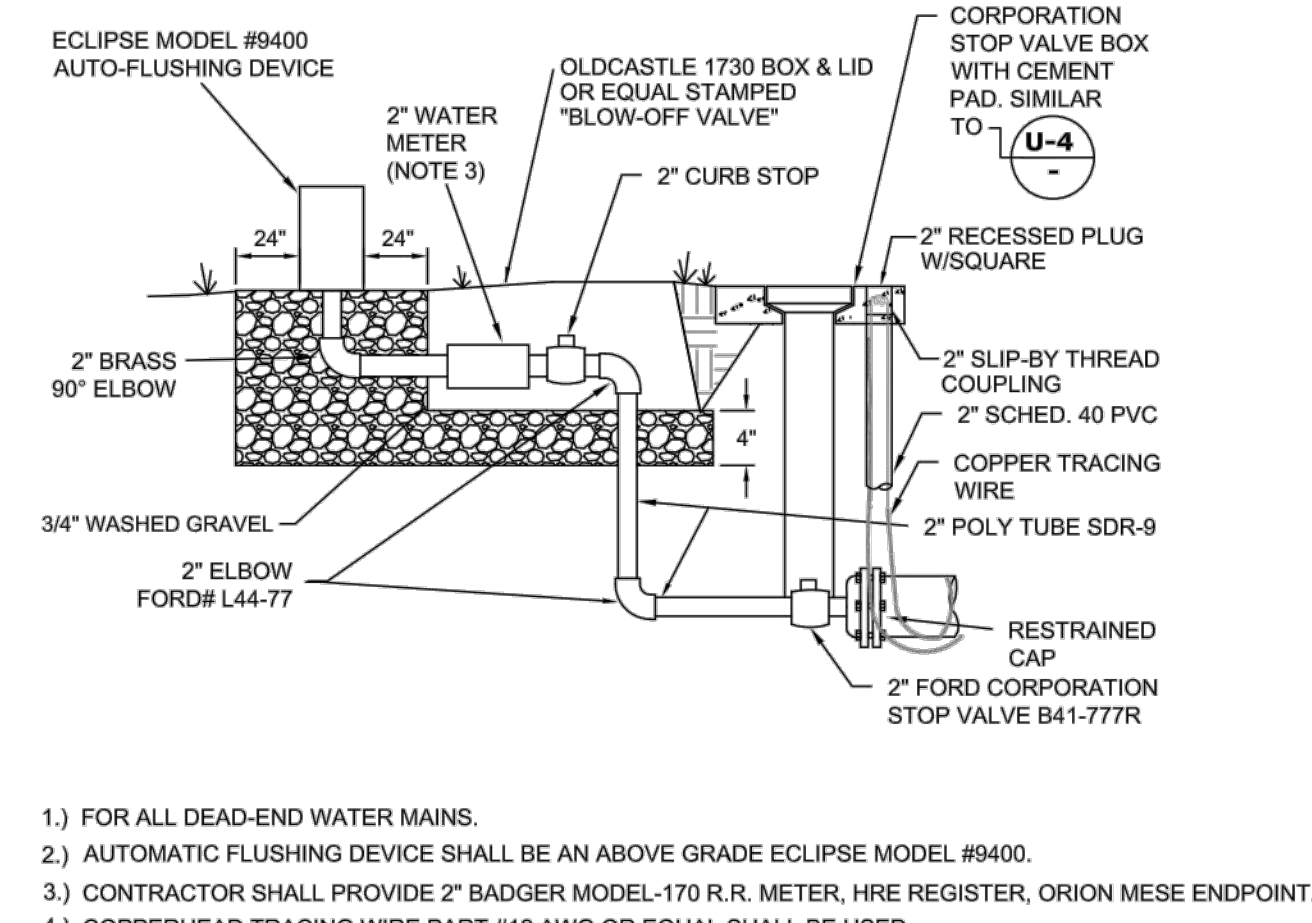
WATERFRONT ON HATCHETT CREEK
ONSITE WATER MAIN PROFILE
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
18000600LC
SHEET NO.
C26

FILE: I:\PROJECTS\2019\18000600LC\Drawings\18000600LC-C26-PR.dwg
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November 22, 2022

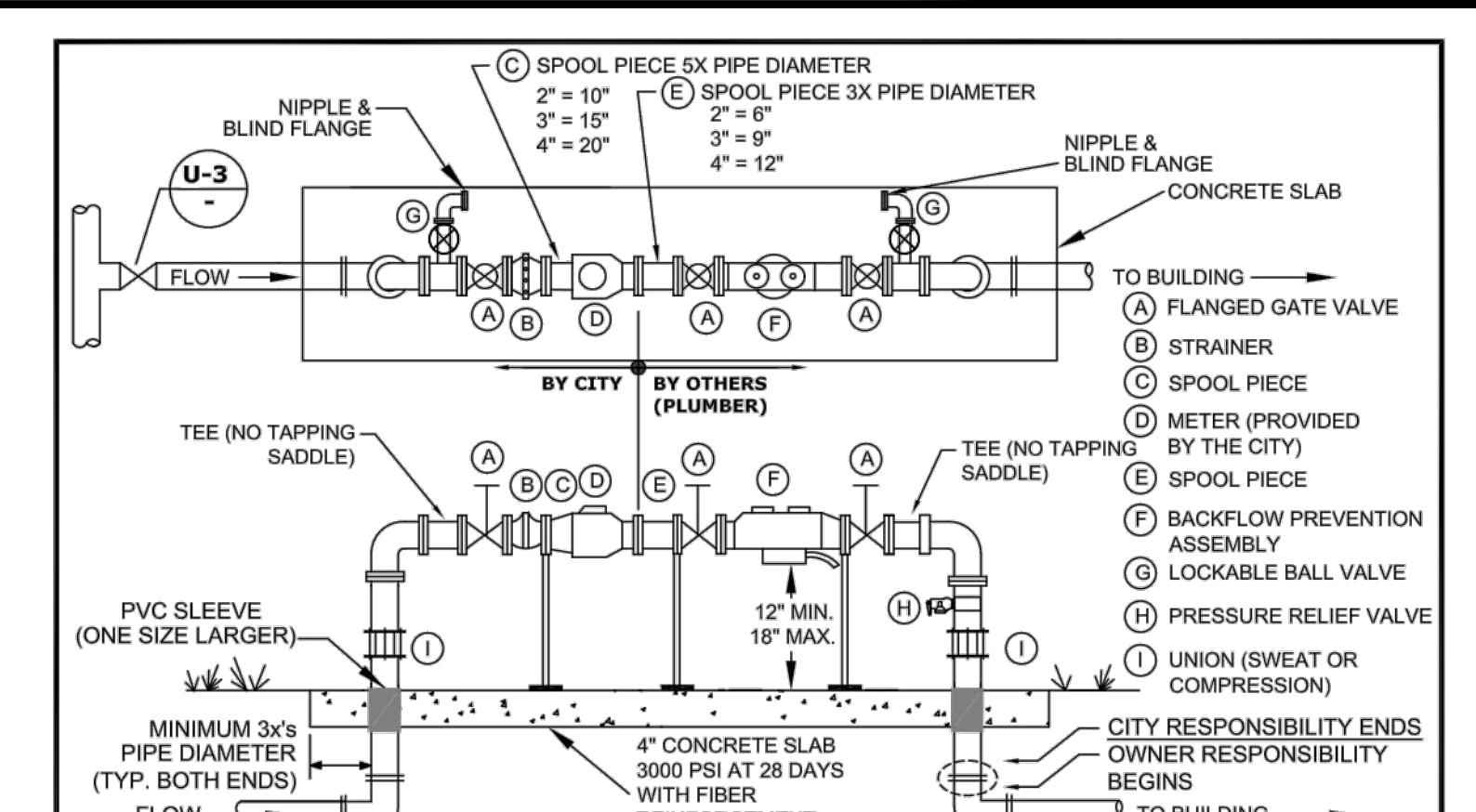
APPROVED



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

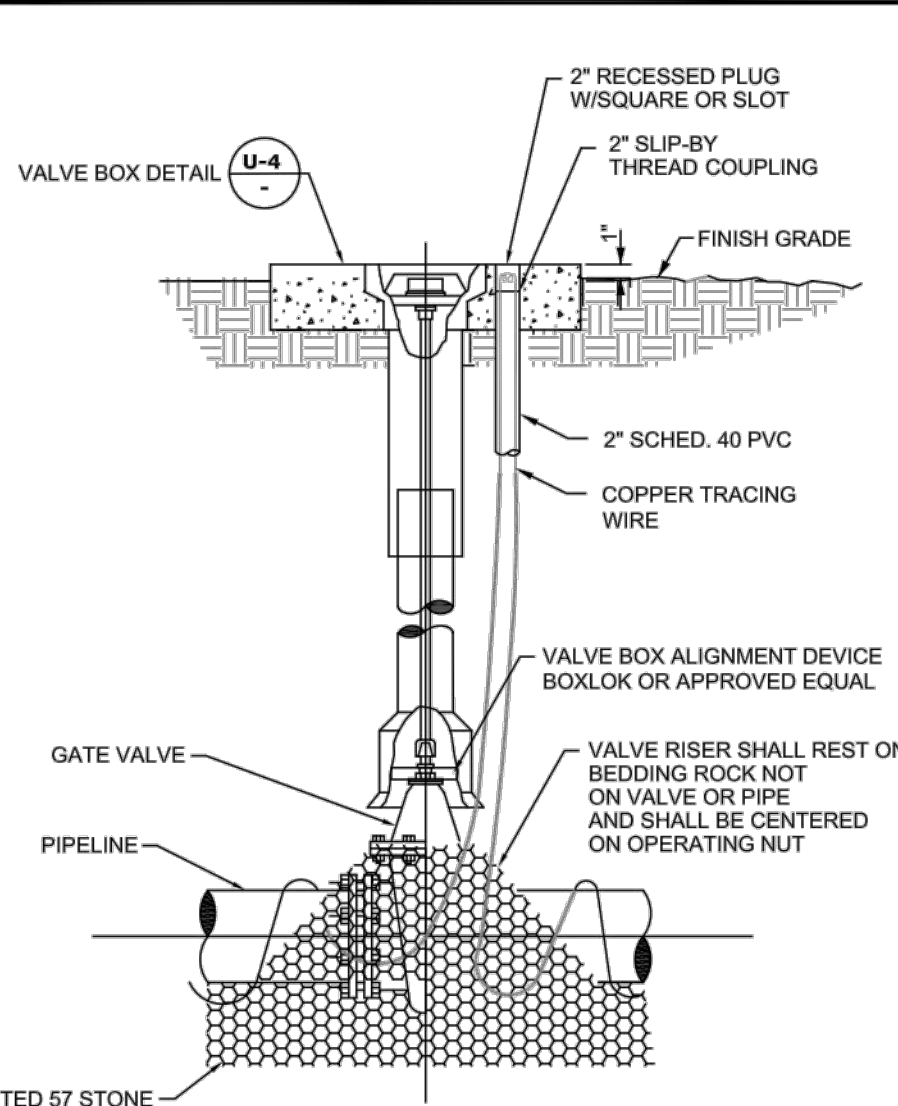
AUTOMATIC FLUSHING DEVICE DETAIL N.T.S.

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-3



- 1) 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 MANUAL, AND SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE METER.
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 CONCRETE PIPE PENETRATIONS SHALL BE PROTECTED WITH A PVC SLEEVE, ONE SIZE LARGER THAN RISER PIPE.
4) VALVES SHALL BE FULL PORTED FULL FLOW BALL VALVES OR RESILIENT WEDGE NON-RISING STEM GATE VALVES.
5) PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC.
6) THE WATER METER SHALL MATCH THE BACKFLOW AND ASSEMBLY PIPE SIZE.
7) METERS 1-1/2" AND UP WILL HAVE FLANGES. LAY LENGTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ASSEMBLIES.
8) ASSEMBLIES 2" AND UP REQUIRE ONE UNION ON THE UPSTREAM RISER.
9) ASSEMBLIES 1-1/2" AND SMALLER REQUIRE TWO UNIONS.
10) METERS 1-1/2" AND SMALLER REQUIRE A LOCKABLE CURB STOP.
11) NO SPOOL PIECE REQUIRED FOR 3/4", 1", OR 1-1/2".
12) ALL COMMERCIAL AND MULTI-FAMILY UNIT METERS MUST BE ABOVE GRADE. REUSE METERS 2" AND LESS MAY BE BELOW GROUND.
13) BACKFLOW PREVENTION ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER ONLY.
14) BACKFLOW PREVENTION ASSEMBLIES SHALL ONLY BE BY-PASSED IF A TEMPORARY RP IS INSTALLED ON BY-PASS.
15) NO BRANCH OR TEE SERVICE CONNECTIONS, OTHER THAN THE UTILITIES METER BY-PASS RETURN TEE, SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
16) 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.
17) PARALLEL BACKFLOW ASSEMBLY MAY BE PERMITTED TO ALLOW FOR UNINTERRUPTED SERVICE AND SHALL PROVIDE THE SAME DEGREE OF PROTECTION OR GREATER.
18) NO PVC SHALL BE PERMITTED ON THE CITY SIDE.
19) WATER & REUSE METER & BACKFLOW PREVENTION ASSEMBLY ABOVE GROUND COMMERCIAL/MULTI-UNIT/SINGLE SERVICE/MASTER METER (WITH BY-PASS AROUND METER ONLY) N.T.S.

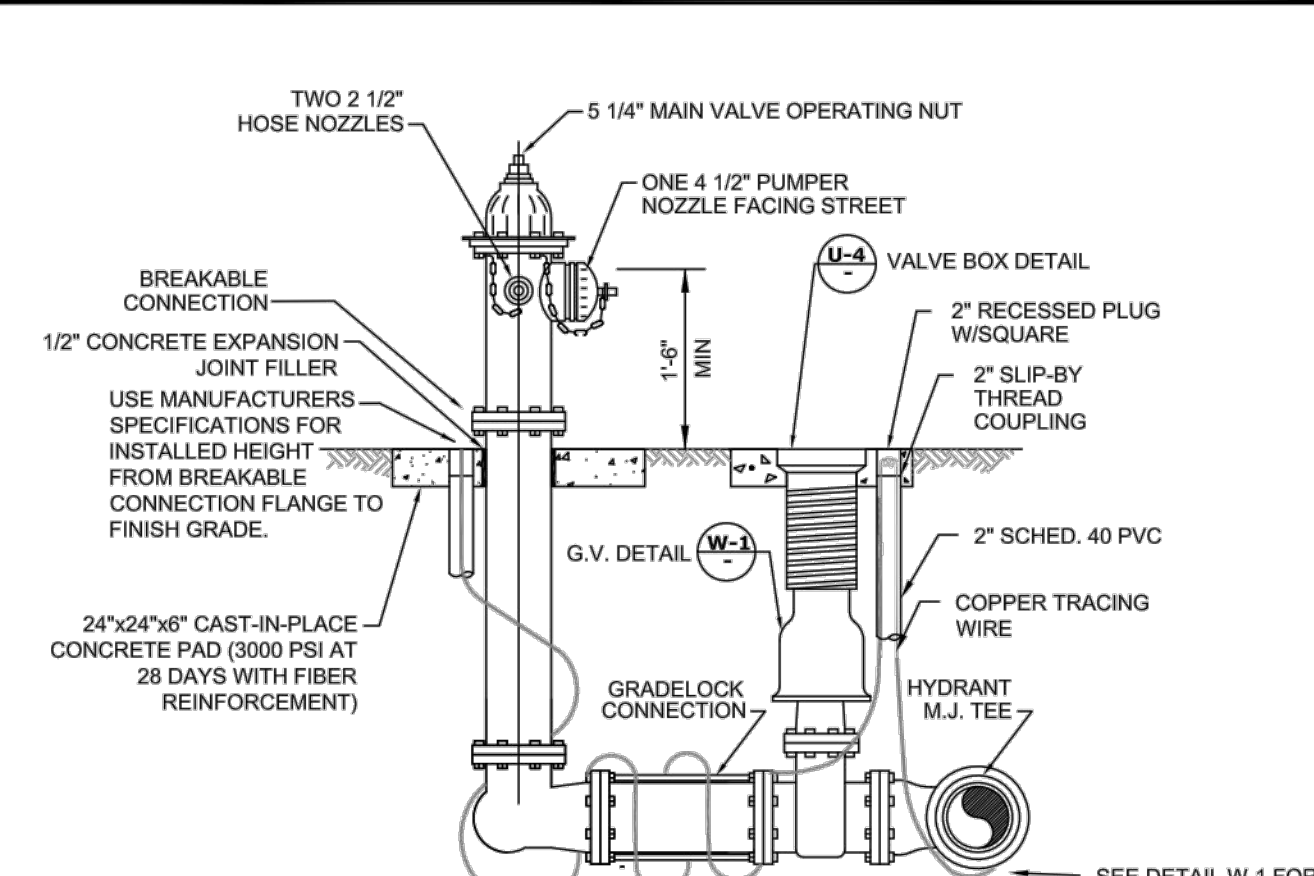
Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-4



- 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 ANSII/AWWA C550, AND BE NSF61 CERTIFIED. BRANCH VALVES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE TEE.
2) FOR VALVES LARGER THAN 12" IN USE BUTTERFLY STYLE VALVE.
3) VALVE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURERS RECOMMENDATIONS.
4) 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)
5) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
6) ALL BOLTS AND HARDWARE SHALL BE 316 SS.

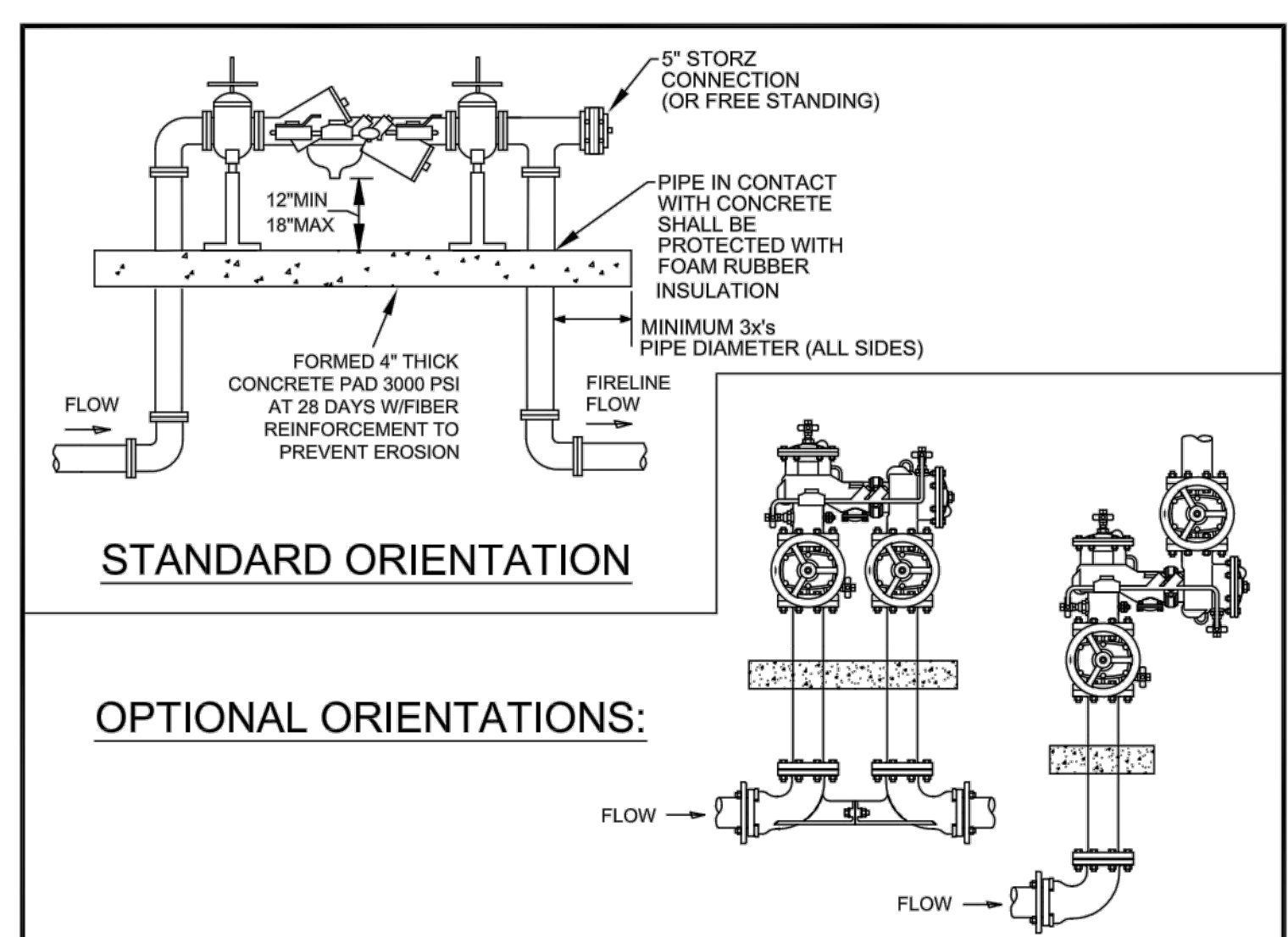
GATE VALVE DETAIL (WATER AND REUSE ONLY) N.T.S.

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-1



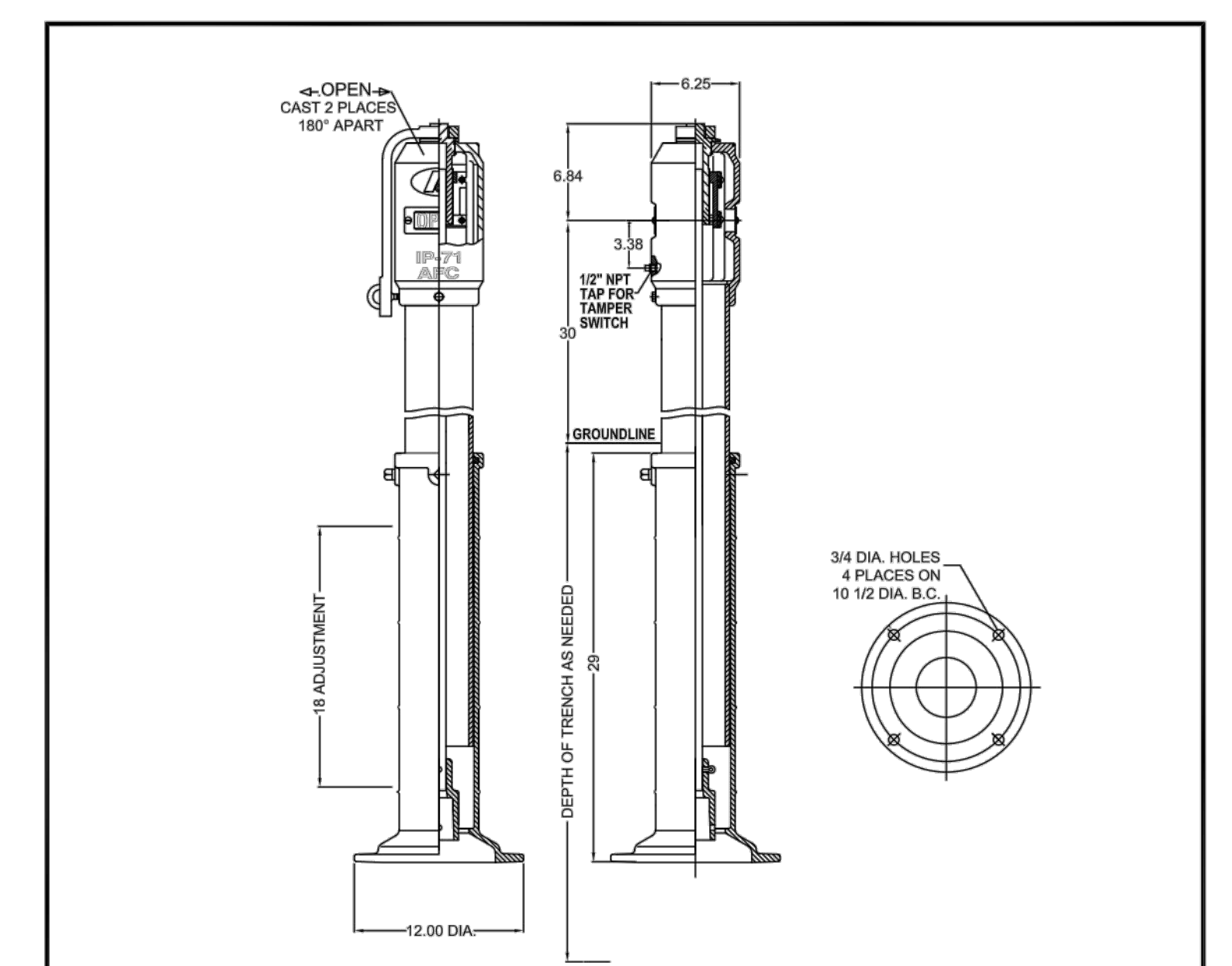
- 1) POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED "SAFETY YELLOW".
2) REUSE FIRE HYDRANTS SHALL BE PAINTED PANTONE PURPLE 522C AND TAGGED WITH A PERMANENT LABEL "RECLAIMED WATER-DO NOT DRINK".
3) HYDRANT SHALL BE MUELLER SUPER CENTURIAN MODEL A423, AMERICAN B84B-5 WITH BREAK-AWAY FEATURE. ALL BOLTS SHALL BE SS (BONNET, SAFETY FLANGE, SHOE).
4) RESTRAINED JOINTS SHALL BE USED BETWEEN TEE AND HYDRANT.
5) HYDRANTS SHALL HAVE "OUT OF SERVICE" TAGS AND BE BAGGED UNTIL MAINS ARE ACCEPTED BY CITY.
6) ALL WEEP HOLES SHALL BE PLUGGED.
7) HYDRANT LOCATED AT LEAST 3' OR MORE FROM ANY STORM WATER PIPE OR DITCH AND AT LEAST 6' OR MORE FROM ANY SANITARY SEWER STRUCTURE.
8) FOR CLEARANCE ISSUES, PLEASE REFER TO CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
9) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, PURPLE = REUSE)
10) ASSEMBLY SHALL BE BEDDED IN 8" OF 57 STONE OR CRUSHED SHELL AND INSTALLED AT PROPER BURIAL DEPTH.
11) FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE TO BE LOCATED AS CLOSE TO WATER MAIN AS POSSIBLE.
12) GRADELOCK CONNECTION TO BE USED BETWEEN VALVE AND HYDRANT. FUSION BONDED EPOXY, ROTATE TO FINAL GRADE.

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-2



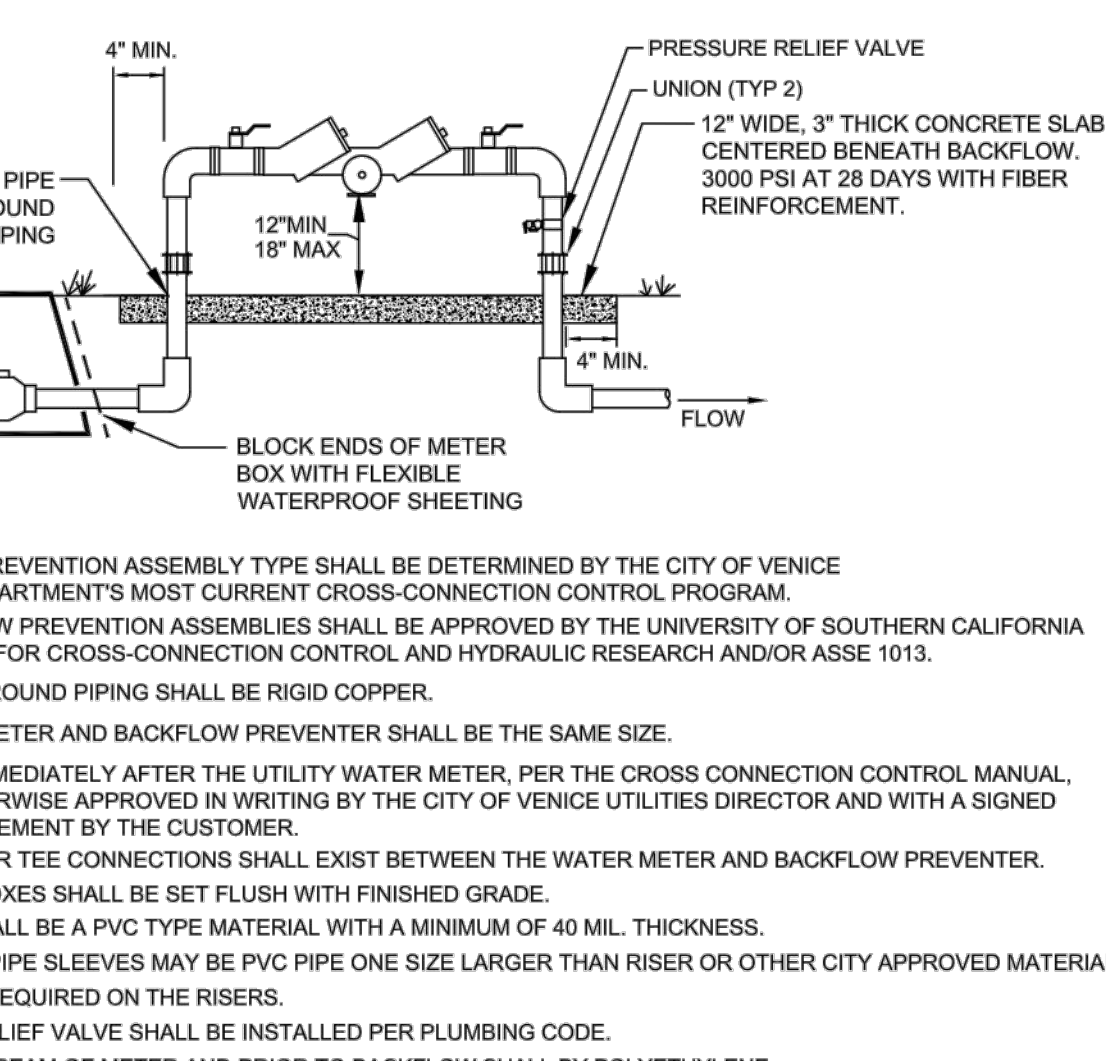
- 1) ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR ASSE 1013 OR 1048 ASSE AS APPLICABLE.
2) 45° FITTINGS MAY BE SUBSTITUTED FOR 90° FITTINGS.
3) PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC OR HDPE.
4) IF TEEING OFF FOR POTABLE SERVICE, INSTALL INDICATOR VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.
5) ASSEMBLY SHALL BE PAINTED RED WITH ALKYL ENAMEL, EPOXY OR POLYURETHANE BASED PAINT, EXCEPT FOR STAINLESS STEEL PARTS.
6) VALVE ASSEMBLIES SHALL MEET NFPA 24 REQUIREMENTS AND INDICATOR VALVES SHALL BE PROVIDED.
7) FOR CLEARANCE ISSUES, PLEASE REFER TO THE CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
8) FOR FIRE PROTECTION SYSTEMS EQUIPPED WITH A FIRE PUMP, THE PIPE BETWEEN THE CHECK VALVE AND THE OUTSIDE CONNECTION SHALL BE EQUIPPED WITH AN APPROVED BALL DRIP.
9) BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
10) 5" STORZ INLET CONNECTION MAY BE REDUCED FOR PIPE SIZES LESS THAN 5".

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-9



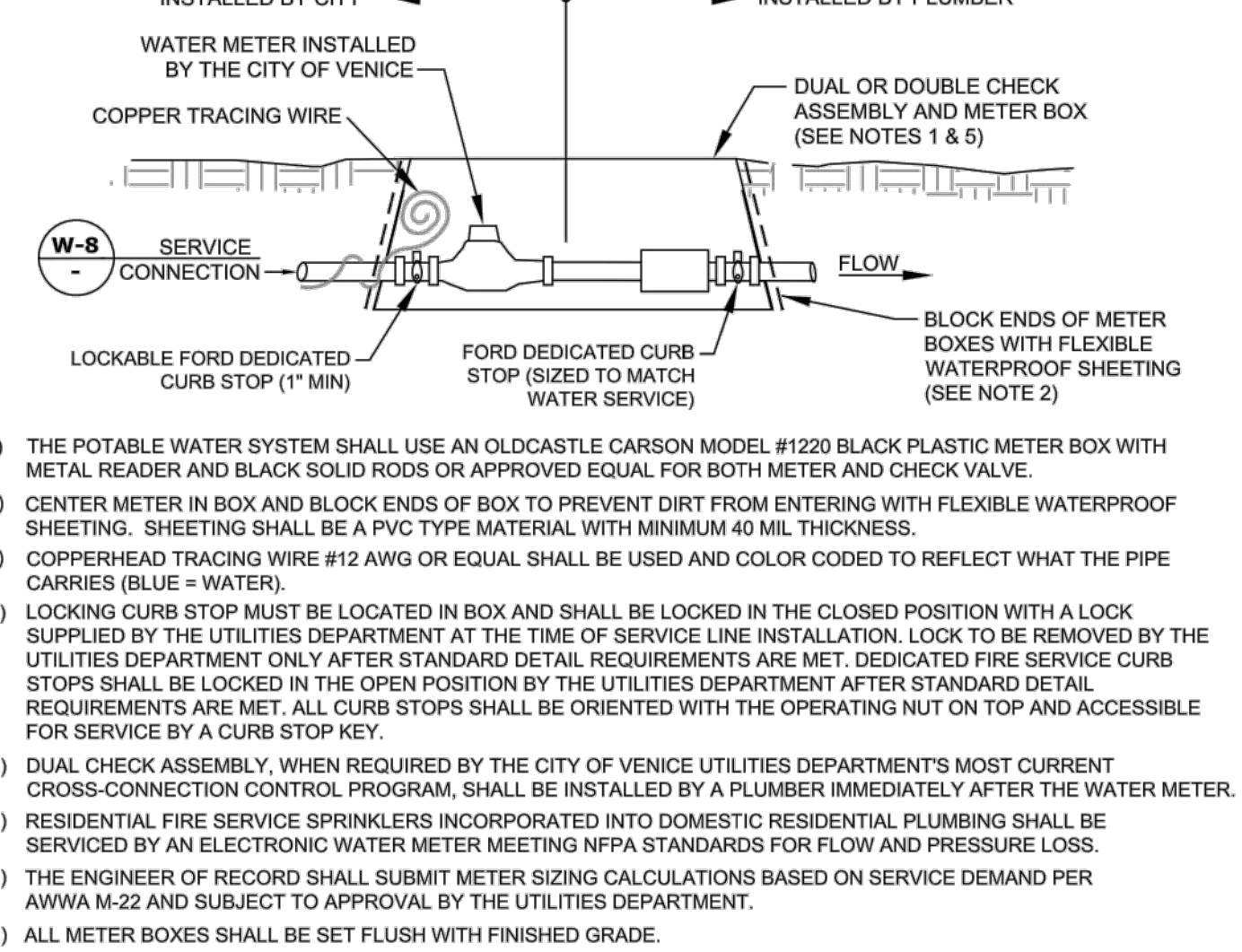
- 1) INDICATOR POST REQUIRED WHEN FIRE SERVICE POINT OF CONNECTION IS ON A POTABLE WATER SERVICE.
2) INSTALL INDICATOR POST AND VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.
3) AMERICAN FLOW CONTROL IP-71 INDICATOR POST OR EQUIVALENT SHALL BE INSTALLED.
4) UNDERWRITERS LABORATORIES LISTED AND FACTORY MUTUAL RESEARCH APPROVED.
5) FOR USE WITH VALVES WITH O-RING STEEL SEALS.
6) ALL EXPOSED EXTERIOR SURFACES COATED WITH TNEMC 140 EPOXY AND TOP COATED WITH "RED" ENAMEL PER MANUFACTURERS STANDARD PAINT.

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-10



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

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-5



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

Table with 4 columns: CITY OF VENICE ENGINEERING DEPARTMENT, UTILITIES - WATER, DATE MAY 2020, SHEET NO. W-6

Table with columns: NO., BY, DATE, DESCRIPTION

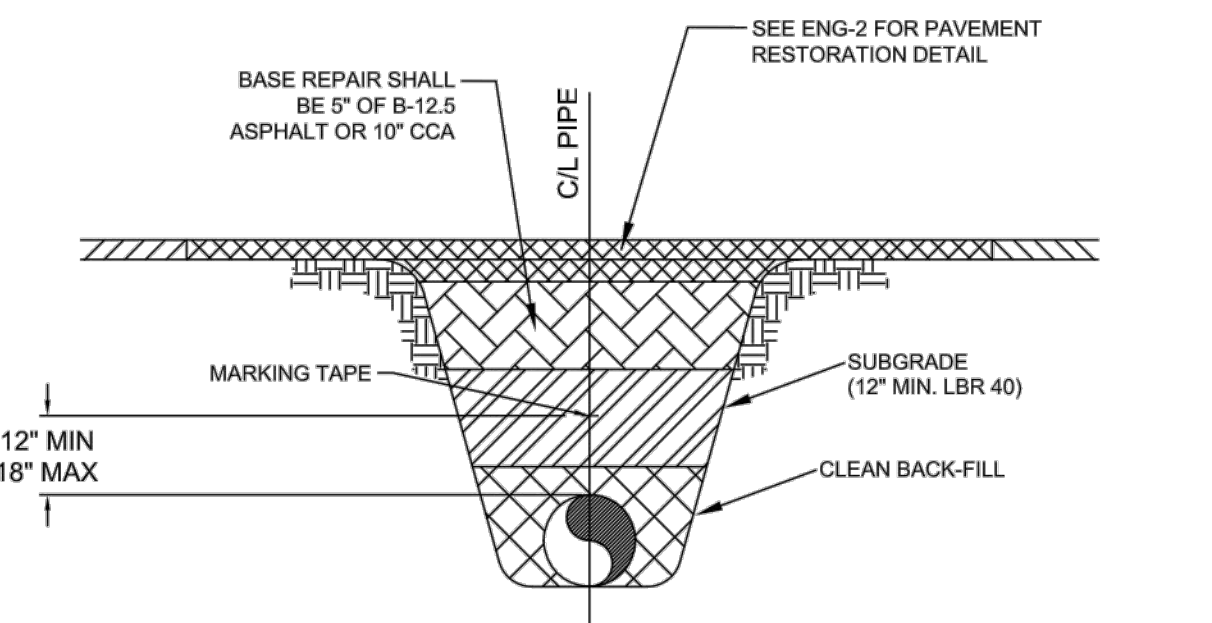
Table with columns: NO., BY, DATE, DESCRIPTION

PREPARED FOR: HATCHETT CREEK ASSOCIATES, LLC 101 EAST MAIN STREET, SUITE 500 MT. HOREB, WISCONSIN 53572 (608) 437-8301

George F. Young, Inc. 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE: (727) 822-4317 FAX: (727) 822-2919 WWW.GEORGEFYOUNG.COM

MARK A. ADLER, PE No. 37799 DATE

WATERFRONT ON HATCHETT CREEK WATER SYSTEM DETAILS SECTION 9, TOWNSHIP 39S., RANGE 19E. JOB NO. 18000600LC SHEET NO. C30



SEE ENG-2 FOR PAVEMENT RESTORATION DETAIL

BASE REPAIR SHALL BE 5" OF 1/2" ASPHALT OR 10" CCA

CIL PIPE

MARKING TAPE

SUBGRADE (12" MIN. LBR 40)


CLEAN BACK-FILL

12" MIN
18" MAX

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

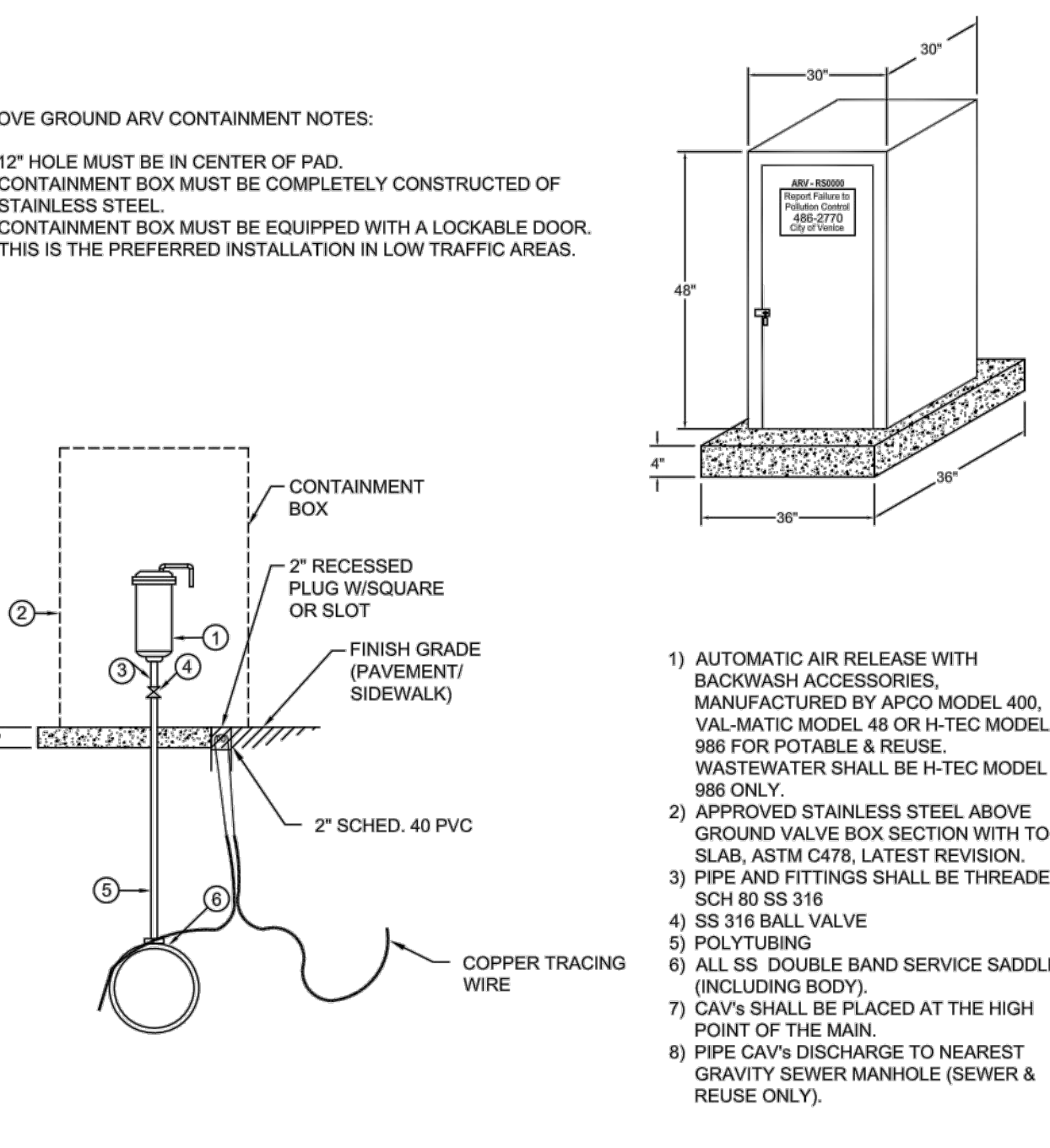
- COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE ATTACHED TO TOP OF PIPE AT 20' INTERVALS ON ALL RECLAIMED WATER, FORCE OR POTABLE WATER MAINS. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE)
- MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO FINISHED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

PRESSURE PIPE TRENCH DETAIL
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	UTILITY PIPE TRENCH	SHEET NO. U-1


ABOVE GROUND ARV CONTAINMENT NOTES:

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

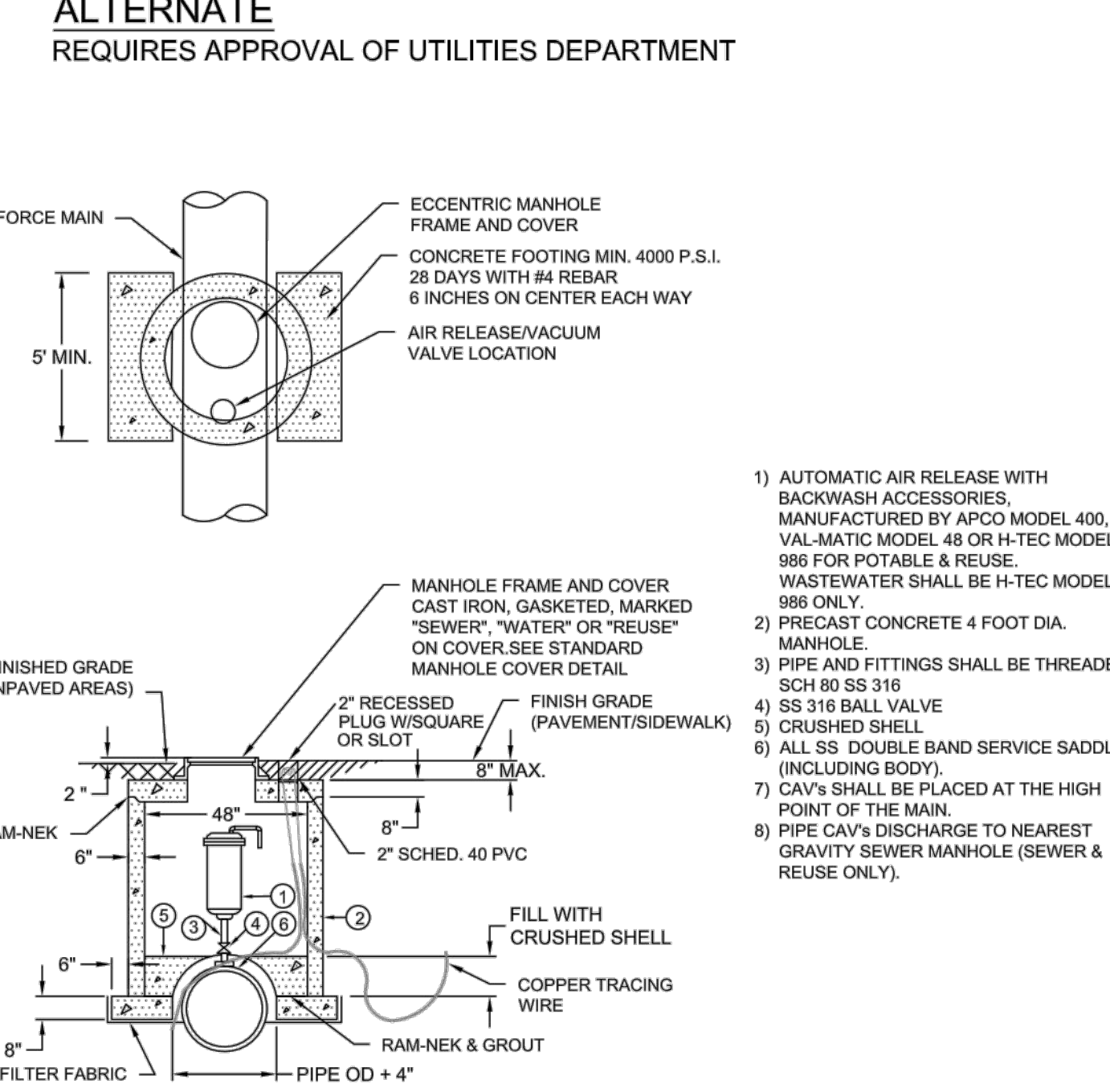


- 1) AUTOMATIC AIR RELEASE WITH BACKWASH ACCESSORIES, MANUFACTURED BY APCO MODEL 400, VAL-MATIC MODEL 48 OR H-TEC MODEL 986 FOR POTABLE & REUSE. WASTEWATER SHALL BE H-TEC MODEL 986 ONLY.
- 2) APPROVED STAINLESS STEEL ABOVE GROUND VALVE BOX SECTION WITH TOP SLAB, ASTM C478, LATEST REVISION.
- 3) PIPE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

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


 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	AUTO. COMBINATION AIR RELEASE VALVE	SHEET NO. U-2

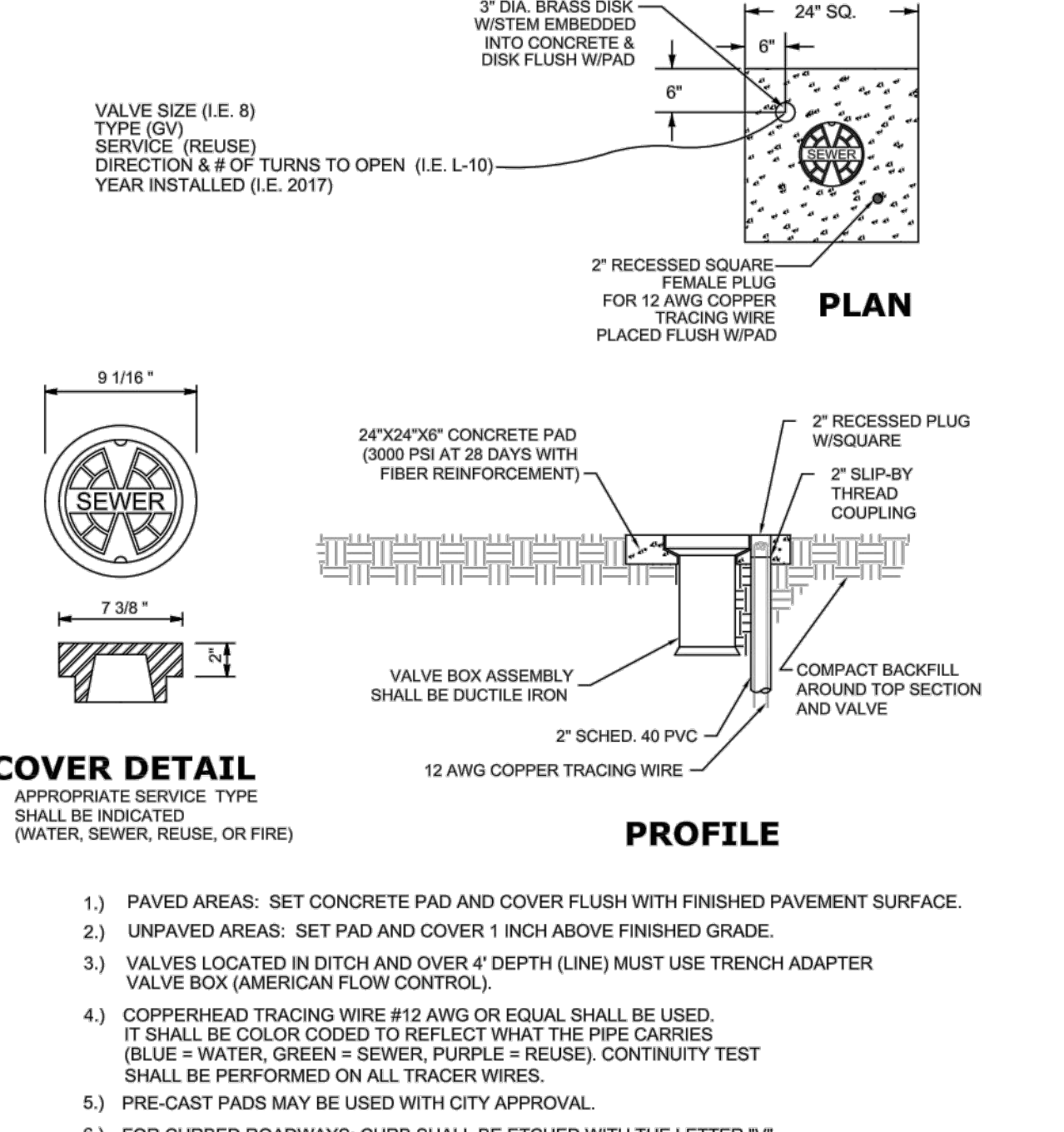
ALTERNATE
REQUIRES APPROVAL OF UTILITIES DEPARTMENT



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

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


 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	AUTO. COMBINATION AIR RELEASE VALVE	SHEET NO. U-2a

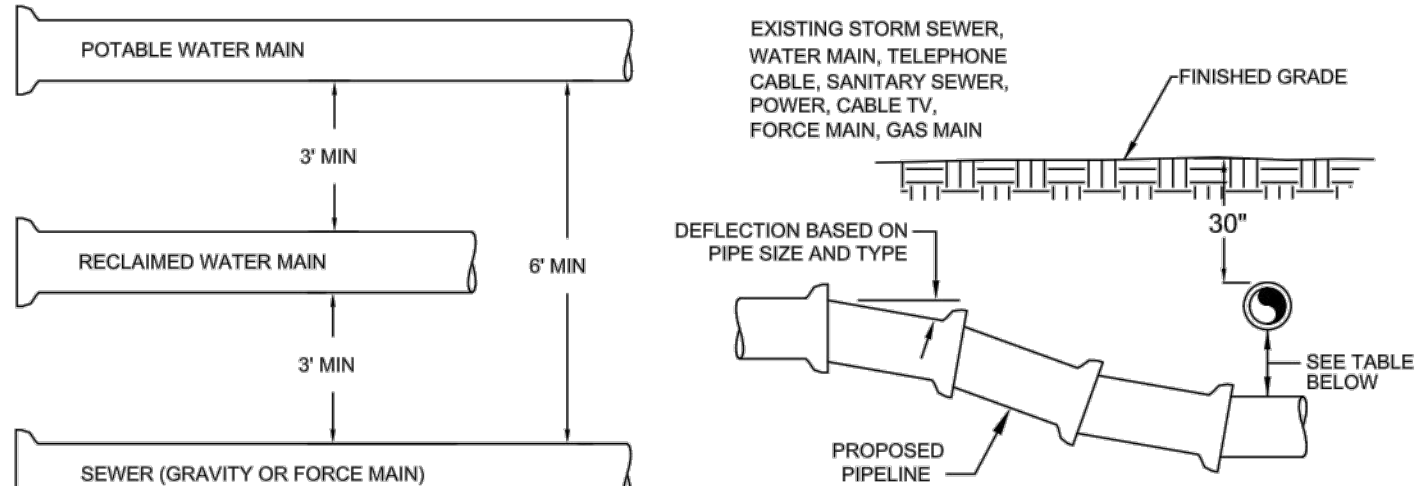


COVER DETAIL
APPROPRIATE SERVICE TYPE SHALL BE INDICATED (WATER, SEWER, REUSE, OR FIRE)

VALVE BOX DETAIL
N.T.S.

- 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 COVER 4" DEPTH (LINE) MUST USE TRENCH ADAPTER VALVE BOX (AMERICAN FLOW CONTROL).
- 4) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES (BLUE = WATER, GREEN = SEWER, PURPLE = REUSE). CONTINUITY TEST SHALL BE PERFORMED ON ALL TRACER WIRES.
- 5) PRE-CAST PADS MAY BE USED WITH CITY APPROVAL.
- 6) FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.
- 7) VALVE BOX COVERS SHALL BE PAINTED BLUE FOR POTABLE WATER, PURPLE FOR REUSE WATER, AND GREEN FOR SEWER.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	VALVE BOX	SHEET NO. U-4



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


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

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

	WATER MAIN	FORCE MAIN	SANITARY SERVICE	REUSE WATER	STORM WATER	OTHER UTILITIES (TELEPHONE, CABLE, ETC.)
WATER MAIN	6	12	6	6	6	6
FORCE MAIN	6	3	3	3	3	3
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

- MAXIMUM JOINT DEFLECTION SHALL BE 90% OF MANUFACTURER'S RECOMMENDATION.
- WHEREVER POSSIBLE, THE LAYOUT OF UTILITIES SHALL PLACE SANITARY SEWER AND SEWER FORCE MAINS BELOW RECLAIMED MAINS AND BELOW WATER MAINS, RESPECTIVELY. WHERE WATER MAINS ARE ABOVE GRAVITY SEWERS OR WASTEWATER FORCE MAINS, A VERTICAL CLEARANCE OF 6 INCHES IS ACCEPTABLE. STORM SHALL BE PLACED BELOW BOTH WATER AND SEWER WHERE POSSIBLE.
- ACCEPTABLE VARIANCES:
 - WHERE HORIZONTAL SEPARATION CANNOT BE MAINTAINED, C900 DR14 PVC PIPE SHALL BE USED FOR ONE OF THE PIPELINES.
 - WHERE VERTICAL CLEARANCE CANNOT BE MAINTAINED, ONE FULL LENGTH OF DR14 C900 PIPE SHALL BE INSTALLED CENTERED AT THE POINT OF CROSSING.
 - 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.
- NO UTILITY PIPE SHALL PASS THROUGH, OR COME IN CONTACT WITH ANY PART OF A SANITARY MANHOLE OR STORMWATER STRUCTURE WITHOUT APPROVAL FROM THE UTILITIES DIRECTOR OR CITY ENGINEER.

UTILITY CONFLICT & SEPARATION DETAIL
N.T.S.


 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	UTILITY CONFLICTS & SEPARATIONS	SHEET NO. U-5

PIPE FITTINGS
N.T.S.

- ALL PIPE FITTINGS SHALL BE COMPACT, DUCTILE IRON.
- ALL APPLICATIONS (RAW, POTABLE, REUSE, SEWER) SHALL BE FUSION BONDED EPOXY COATED INSIDE AND OUT.
- ALL FITTINGS SHALL MEET ANSI/AWWA C118/A21.16 STANDARDS.

SERVICE	COLOR	MATERIAL/CLASS
POTABLE WATER MAIN	BLUE	AWWA C900 PVC / DR 18 FUSIBLE C900 PVC / DR 18
RAW WATER MAIN	WHITE	
REUSE MAIN	PURPLE	HDPE PPI PE 4710 / DR 11 (DUCTILE IRON PIPE SIZE)
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 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	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

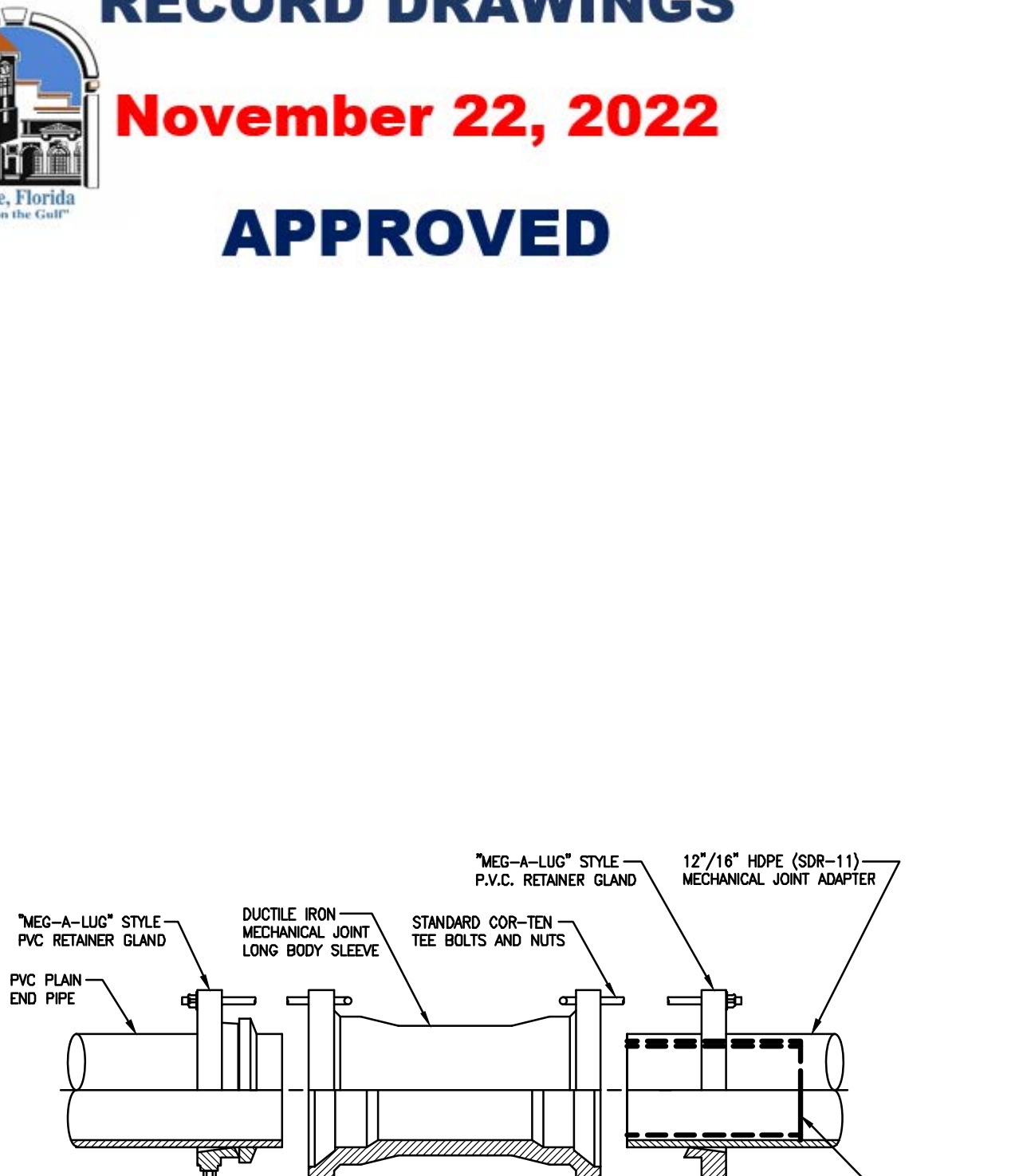
ABBREVIATIONS: H=HORIZONTAL, VU=VERTICAL UP, VD=VERTICAL DOWN.

- FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL USING THE ASSUMPTIONS LISTED ABOVE.
- RESTRAINED JOINT LENGTH FOR WATER AND REUSE MAINS BASED ON TEST PRESSURE OF 150 PSI. RESTRAINED JOINT LENGTH FOR FORCE (SEWER) MAINS BASED ON TEST PRESSURE OF 100 PSI. CALCULATIONS WERE MADE USING EBAA IRON SOFTWARE (AVAILABLE AT WWW.EBAA.COM) AND THE FOLLOWING ASSUMPTIONS: GRANULAR MATERIAL (GM) SOIL TYPE, TRENCH TYPE 3, BURY DEPTH OF 3 FT, AND SAFETY FACTOR OF 2 TO 1. IF FIELD CONDITIONS DIFFER FROM ABOVE ASSUMPTIONS FOR SOIL SHALL PROVIDE CALCULATIONS BASED ON ACTUAL CONDITIONS.
- RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TEE TO ANY FIRE HYDRANT ASSEMBLY.
- THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL HARDWARE SHALL BE 316 SS.

PRESSURE MAIN RESTRAINED JOINT TABLE
N.T.S.

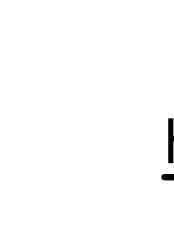
 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	RESTRAINED JOINT TABLE	SHEET NO. U-7

RECORD DRAWINGS
November 22, 2022
APPROVED



H.D.P.E. TO P.V.C. TRANSITION DETAIL
N.T.S.

RECORD DRAWING

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - GENERAL	DATE MAY 2020
	RECORD DRAWING	SHEET NO. U-7

NO.	BY	DATE	DESCRIPTION
1	PN	11/05/20	DETAILS UPDATED PER COV REVIEW COMMENTS DATED 10/12/20

NO.	BY	DATE	DESCRIPTION

DESIGN: NICKOLS 12/07/18
DRAWN: NICKOLS 12/10/18
CHECKED: RISSMAN
QUALITY CHK: -
SCALE: -

PREPARED FOR:
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101 EAST MAIN STREET, SUITE 500
MT. HOREB, WISCONSIN 53572
(608) 437-8301

George F. Young, Inc.
299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
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ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER: 21
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKELAND • RANCH • ORLANDO • ST. PETERSBURG • TAMPA

MARK A. ADLER, PE No. 37799
DATE:

WATERFRONT ON HATCHETT CREEK
GENERAL UTILITY DETAILS
SECTION 9, TOWNSHIP 39 S., RANGE 19 E.

JOB NO.
18000600LC
SHEET NO.
C31

FILE: I:\PROJECTS\2021\18000600LC\Drawings\18000600LC-RE-UT-MA.dwg
LODGE CONSULTING, INC.