

RUSTIC ROAD NORTH
PHASES 1 & 2
CONSTRUCTION PLANS
RECORD DRAWINGS PHASE 2 SANITARY ONLY



PREPARED FOR:
JEN TAMPA 1, LLC.
C/O BANYAN LAND CAPITAL, LLC.

1316 West Swann Ave
Tampa, Florida 33606
Phone: (813) 362-1137

PREPARED BY:
Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

42.00	PROPOSED/DESIGN ELEVATION OR
42.07	DIMENSION LINED THROUGH,
	"RECORD" ELEVATION OR
	DIMENSION WRITTEN IN.
54.8	INDICATES RECORD ELEVATION
✓	INDICATES "RECORD" ELEVATION,
	DIMENSION, SLOPE, et cetera.
(T0000)	INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS
AND ELEVATIONS DEPICTED ON THESE RECORD
DRAWINGS ARE TRUE AND CORRECT AND WERE
COLLECTED IN THE FIELD BY THE SURVEYOR
AND MAPPER OR A REPRESENTATIVE UNDER THE
DIRECT SUPERVISION OF THE SURVEYOR AND
MAPPER.

DATE OF LAST FIELD SURVEY 05/30/2025

JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. 156837

INDEX OF CONSTRUCTION PLANS

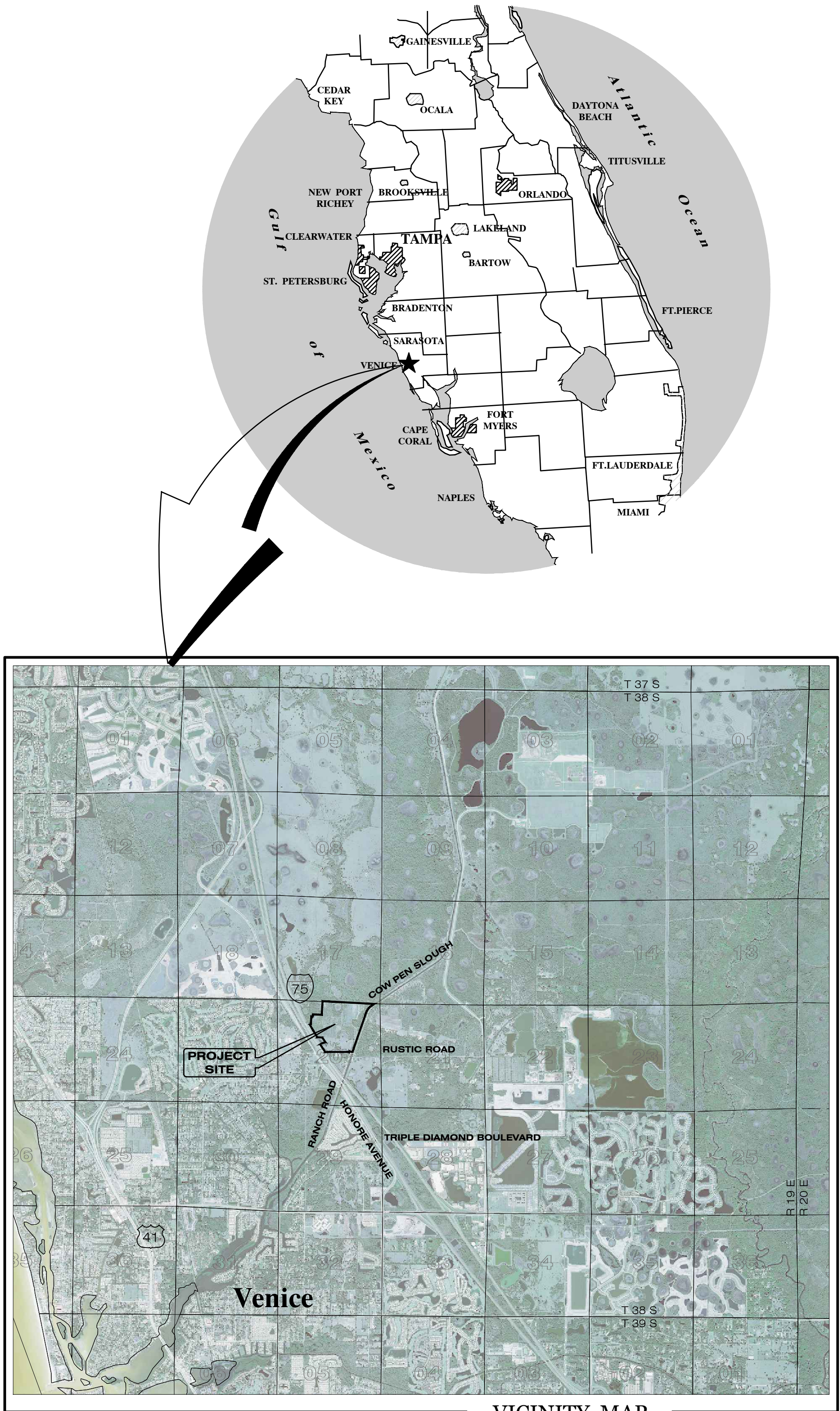
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UTILITY INFORMATION

UTILITY	SOURCE	OWNERSHIP
POTABLE WATER	CITY OF VENICE	CITY OF VENICE
WASTEWATER	CITY OF VENICE	CITY OF VENICE

UTILITY CONTACT INFORMATION

CITY OF VENICE UTILITIES DEPT. DAMIEN STILLINGS, PE 3510 LAUREL ROAD E VENICE, FL 34275 941-882-7311	FLORIDA POWER & LIGHT JOEL BRAY CONTACT BY PHONE 386-586-6403
FRONTIER COMMUNICATIONS TONI CANNON 3712 W WALNUT ST TAMPA, FL 33607 813-875-1014	COMCAST LEONARD MAXWELL-NEUBOLD 2601 SW 145TH AVE MIRAMAR, FL 33027 754-221-1254
SARASOTA COUNTY TRAFFIC MARK RICHMOND PO BOX 8 SARASOTA, FL 34230-0008 941-861-0942	TECO-PEOPLES GAS-SARASOTA JOAN DOMNING 8416 PALM RIVER RD TAMPA, FL 33619 813-275-3783



VICINITY MAP
CITY OF VENICE, FLORIDA
SECTION 20, TOWNSHIP 38 SOUTH, RANGE 19 EAST

PERMIT / FILE NOS.

CITY OF VENICE PREL PLAT NO.	21-05PP
SWFWMD ERP/APPLICATION NO.	App No. 825345
WATER DEP	
SEWER DEP	
PARCEL ID NO.(S)	0362-00-1010, 0364-04-0002



				RUSTIC ROAD NORTH PHASES 1 & 2	
		This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.			
		DATE: 06/03/2025		JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	
		DATE: 06-03-2025		JOB NO. JEN-RU-008	
		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet			
		STREET & DRAINAGE		WATER & SANITARY SEWER	
		DESIGNED BY: FERREIRA		DESIGNED BY: DUNCAN	
		DRAWN BY: DUNCAN		DRAWN BY: DUNCAN	
		FILE: CV		SHEET 1 OF 71	

06-03-2025	RECORD DATA 45-51	JRD
04-25-2024	27	JRD
05-18-2023	519-26,29-33,35-56	JRD
03-29-2023	29	RR
12-20-2022	8,11,19,35	MED
06-13-2022	57,58	DA
05-05-2022	11,12	TJF
04-19-2022	27,29,31,35-37,42,43,57,58	TJF
04-04-2022	11,50	TJF
03-25-2022	12	TJF
11-15-2021	1,5,35,45,46	DA
11-05-2021	1,29,30,33,35,37,42,45	DA
10-22-2021	1,8,18-20,27,29,32,33,35-52,57	DA
05-17-2021	INITIAL SUBMITTAL	JAS

DATE	SHEET NO.	BY
REVISIONS		

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:
THE PROPOSED PROJECT IS OWNED BY JEN TAMPA 1, LLC

1. **OWNERSHIP AND UNIFIED CONTROL STATEMENT:**
THE PROPOSED PROJECT IS OWNED BY JEN TAMPA 1, LLC
2. **CHARACTER AND INTENDED USE STATEMENT:**
THE PROPOSED USE IS A 296 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION.
3. **MAINTENANCE OF COMMON FACILITIES STATEMENT:**
 - THE OWNER, LDD AND/OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM AND ROADS. THE CITY OF VENICE WILL NOT MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND/OR ROADS.
 - THE CITY OF VENICE WILL OWN & MAINTAIN THE WATER & SEWER SYSTEM
4. **EXISTING LAND USE:**
VACANT LAND

5. **ZONING (PROPERTY ID):**
PUD (0361001001, 0361001002, 0361001003, 0361001004)
6. **FLOOD ZONE:**
THE SITE APPEARS TO LIE WITHIN FLOOD ZONE "A" AND "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO:S 1215C0245F EFFECTIVE DATE NOVEMBER 4, 2016.

7. SITE COVERAGES:
PID: 0361001001, 0361001002, 0361001003, 0361001004

IMPERVIOUS:	35 AC.
PERVIOUS:	77.76 AC.
WETLANDS & OSWs	16.37 AC.
TOTAL:	129.13 AC.

8. SETBACKS:
- | | |
|--------------|-----------------|
| SETBACKS: | REQUIRED (MIN.) |
| STREET YARD: | 20'- 0" |
| SIDE YARD: | 5'- 0" |
| REAR YARD: | 10'- 0" |

9. BUILDING DATA:
MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE THREE (3) STORIES, UP TO 42 FT.

10. PARKING CALCULATIONS:
- | | |
|--------------------------|---|
| REQUIRED PARKING RATIO: | 2 SPACES FOR EVERY RESIDENTIAL UNIT |
| REQUIRED PARKING SPACES: | 592 RESIDENT PARKING (1 DRIVEWAY, 1 GARAGE) |
| PROVIDED PARKING SPACES: | 1184 (2 DRIVEWAY & 2 GARAGE) |

11. **STORMWATER MANAGEMENT:**
THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS
CONSISTENT WITH CITY OF VENICE AND SFEWMD REQUIREMENTS.

12. **REFUSE AND RECYCLABLE NOTE:**
REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TRUCK
TO A PRIVATE RECYCLING FACILITY. ALL REFUSE AND RECYCLING TO BE IN ACCORDANCE
CITY OF VENICE VENICE CODES. REFUSE COLLECTION SHALL BE PROVIDED BY WASTE
MANAGEMENT.

13. **UTILITY NOTES:**
- A. FDEP WASTEWATER, FDEP WATER, AND CITY OF VENICE UTILITY PERMITS ARE REQUIRED.
 - B. WATER DISTRIBUTION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE SPECIFICATIONS.
 - C. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF VENICE SPECIFICATIONS.
 - D. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
 - E. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE. ANY AND ALL DISCOVERED UTILITIES, INCLUDING EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE HANDS ON MANUAL.
 - F. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
 - G. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE STANDARD DETAILS.

14. *UTILITY PROVIDERS:*

CITY OF VENICE UTILITIES DEPT. FLORIDA POWER & LIGHT
DAMIEN STILLINGS JOEL BRAY
3510 LAUREL ROAD E CONTACT BY PHONE
VENICE, FL 34275 386-586-6403
941-882-7300

FRONTIER COMMUNICATIONS	COMCAST
TONI CANNON	LEONARD MAXWELL-NEWBOLD
3712 W WALNUT ST	2601 SW 145TH AVE
TAMPA, FL 33607	MIRIMAR, FL 33027
813-875-1014	754-221-1254

SARASOTA COUNTY TRAFFIC
MARK RICHMOND
PO BOX 8
SARASOTA, FL 34230-0008

TECO-PEOPLES GAS- SARASOTA
JOAN DOMNING
8416 PALM RIVER RD
TAMPA, FL 33619
813-275-3783

15. CITY OF VENICE REQUIRED NOTES:
- 1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY USE PERMIT. (NA)
 - 2. ALL WORK CONDUCTED IN CITY OF VENICE, 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 RESOURCE 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 "A" OR "B" CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
 - 6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACTS INFORMATION.
 - 7. UTILITIES UNDER PUBLIC OR PRIVATE SHALL MEET CITY OF VENICE AND/OR SARASOTA COUNTY STANDARDS.
 - 8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF PROPOSED DISPOSAL OF SOLID WASTE.

DESCRIPTION: A parcel of land lying in Section 20, Township 38 South, Range 19 East, Sarasota County Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 20, run thence along the North boundary of the Northeast 1/4 of said Section 20, N.86°53'19"W., 363.80 feet to a point on the Centerline of the Sarasota West Coast Watershed right-of-way (Cow Pen Slough Canal) for a **POINT OF BEGINNING**; thence along said Centerline of the Sarasota West Coast Watershed right-of-way (Cow Pen Slough Canal), the following three (3) courses: 1) S.55°53'18"W., 151.49 feet to a point of curvature; 2) Southwesterly, 458.71 feet along the arc of a curve to the left having a radius of 716.78 feet and a central angle of 36°40'00" (chord bearing S.37°33'18"W., 450.92 feet) to a point of tangency; 3) S.19°13'18"W., 213.72 feet, thence S.89°55'13"W., 47.68 feet, thence S.25°52'13"W., 110.76 feet, thence S.11°31'13"W., 101.31 feet to a point of tangency; thence 4) Northwesterly, 44.76 feet along the arc of a curve to the left having a radius of 30.00 feet and a central angle of 86°57'07" (chord bearing N.24°15'17"W., 41.28 feet) to a point of reverse curvature; thence Northwesterly, 21.80 feet along the arc of a curve to the right having a radius of 230.00 feet and a central angle of 05°25'52" (chord bearing N.65°00'54"W., 21.79 feet); thence S.89°55'13"W., 1174.23 feet to a point on a curve on the Northeastly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75; thence along said Northeastly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75, Northwesterly, 502.45 feet along the arc of a curve to the right having a radius of 17975.40 feet and a central angle of 1°03'36"05" (chord bearing N.33°52'00"W., 502.43 feet), thence N.75°14'10"E., 303.36 feet, thence N.33°33'18"E., 293.75 feet, thence S.25°55'13"E., 255.98 feet to a point on a curve along a line bearing N.75°00'00"E. and parallel with the aforesaid Northeastly boundary of the Limited Access Right-of-Way for INTERSTATE HIGHWAY No. 75, Northwesterly, 794.26 feet along the arc of a curve to the right having a radius of 16231.54 feet and a central angle of 02°48'13" (chord bearing N.30°40'51"W., 794.18 feet); thence S.86°53'17"E., 76.08 feet, thence N.03°07'06"E., 355.81 feet to a point on the approximate Centerline of an Existing Creek; thence along said approximate Centerline of an Existing Creek, the following nine (9) courses: 1) S.58°29'06"E., 13.77 feet; 2) S.85°20'56"E., 16.86 feet; 3) N.24°00'29"E., 24.84 feet; 4) N.02°14'26"W., 23.12 feet; 5) N.33°37'06"E., 24.04 feet; 6) S.85°35'59"E., 28.42 feet; 7) N.25°13'10"E., 34.71 feet; 8) N.14°43'07"W., 33.21 feet; 9) N.60°57'05"W., 44.57 feet, thence S.86°53'17"E., 491.06 feet; thence N.06°41'16"E., 701.81 feet to a point on the North boundary of the Northeastly boundary of the aforesaid Section 20; thence North, bearing N.00°00'00"E. along the North boundary of Section 20, S.86°53'24"E., 316.34 feet to the North 1/4 corner of said Section 20; thence along the aforesaid North boundary of the Northeastly 1/4 of Section 20, S.86°53'19"E., 2320.62 feet to the **POINT OF BEGINNING**.

Containing 129.092 acres, more or less

1. Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to ensure that all permits are obtained and that the Contractor is in compliance with all permits and approvals. The Contractor is also responsible for having his dewatering plan approved by SWFWMD.
2. All construction, materials and workmanship are to be in accordance with City of Miami specifications and standards and DOT standards for all lane and shoulder work.
3. Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction. In the proposed rights-of-way a 2' wide area behind the back of curb to be solid sodded. The remainder of the proposed rights-of-way to be seeded and mulched to match the existing conditions.
4. In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 556, F.S.) the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 1-800-432-7700 forty eight (48) hours in advance of any excavation work. The Contractor shall be responsible for engineering and design of the curb in the vicinity of the respective inlet for alignment and grade, and the Contractor shall construct the inlet allowing for an 18" concrete throat between the back of the curb and the inlet. The inlet shall be installed at a minimum depth of 3' below the existing surface of 3/8" above the top of curb (these dimensions apply to the concrete valley gutter type section only). Any inlets constructed incorrectly by deviating from this sequence of inlet construction shall be the sole responsibility of the Contractor and no additional payment shall be made or allowed for removing and/or correcting the inlet.
6. Fill obtained through excavation of streets and detention ponds shall be placed on lots and adjacent land in accordance with the Master Drainage and Grading Plan as approved by the City of Miami.
7. Sod/Seed & Mulch shall be placed in accordance with applicable City/County standards as well as in accordance with standard and specific conditions in the SWFWMD permit, if applicable. At a minimum this shall include sodding of all pond areas and seeding of all areas of dirt exposed to the Wet Line as well as seeding and mulching of the bedding of the pond tracts (including pond berms, excluding the area below NW), sodding at a minimum of 2' from the back of curb and any project area within the right of way.
8. Roadway underdrain has been located on these plans to meet the minimum standards of City of Venice. Prior to curb construction, the Geotechnical Engineer shall review the predesign borings and, along with their field inspection, make a recommendation for the final bedding and underdrain location.
9. Site clearing shall be performed per the approved construction plans and in accordance with the City of Venice Natural Resources regulations. Installation and maintenance of the required barricading and erosion control shall be the responsibility of the Contractor. Any erosion development shall be immediately reported.
10. Prior to beginning construction, Contractor shall expose all existing utility inverts to which a tie-in is proposed and have Engineer verify the elevation and adequacy of these inverts.
11. All trench surface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.
12. Siltation accumulations greater than the lesser of 12 inches or one-half the depth of the siltation barrier shall be immediately removed and placed in upland areas.
13. During land alteration and construction activities, it shall be unlawful to remove any material, debris or equipment to, or place any material, debris or equipment on, the property, machinery or other equipment of any kind within the discipline of a tree to remain on the site unless otherwise approved by the City.
14. All erosion control installation and installation coordination shall be the responsibility of the Contractor. The Contractor shall be responsible for the design, layout, and alignment of the proposed erosion control and shall limit its responsibility and coordination at that point. Be advised that the construction approval and maintenance of the erosion control shall be the sole responsibility of the Site

1. No excavation shall extend below the permitted design depths/elevations shown on the drawings, unless additional testing supports otherwise; no lower semi-confining unit clayey soil material and/or no limestone materials shall be excavated, regardless if they are encountered within the permitted depths/elevations. If any lower semi-confining unit clayey soil materials or limestone materials are encountered above the permitted depths/elevations, then excavation operations shall cease in the general location and the engineer of record and the geotechnical engineer shall be notified immediately to address and provide recommendations for further action(s).

NOTE: CONTRACTOR SHALL INSPECT EROSION CONTROL DAILY (INCLUDING BUT NOT LIMITED TO TYPICAL OUTFALLS). CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY TO REPAIR OR REPLACE AS NEEDED.

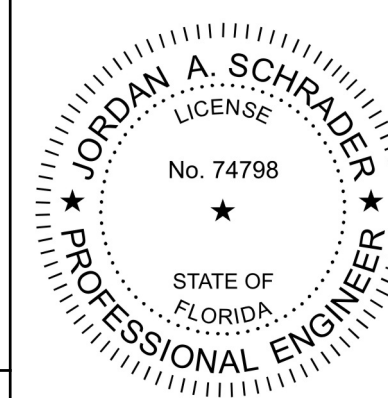
CONTRACTORS WILL CONTAIN THE DISCHARGE AND IMPLEMENT METHODS NECESSARY TO ISOLATE THE DEWATERING AREAS, AND WILL PROVIDE A DEWATERING PLAN TO THE DISTRICT FOR REVIEW

ALL EXISTING WELLS SHALL BE ABANDONED
BY A FLORIDA-LICENSED WATER WELL
CONTRACTOR IN ACCORDANCE WITH RULE
40D-3.53(2) F.A.C. UNLESS OTHERWISE NOTED

UTILITY QUANTITIES:			
UTILITY	PHASE 1	PHASE 2	TOTAL
LINEAR FEET OF POTABLE WATER (12")	295 LF	0	295 LF
LINEAR FEET OF POTABLE WATER (8")	7,148 LF	3,022 LF	10,170 LF
LINEAR FEET OF POTABLE WATER (6")	0	525 LF	525 LF
LINEAR FEET OF POTABLE WATER (4")	0	345 LF	345 LF
LINEAR FEET OF POTABLE WATER (2")	0	55 LF	55 LF
LINEAR FEET OF SANITARY SEWER	6,221 LF	3,520 LF	9,741 LF
LINEAR FEET OF FORCE MAIN	1,543 LF	0	1,543 LF
NUMBER OF SANITARY MANHOLES	30	18	48

August 29, 2025

APPROVED



 **Clearview**
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

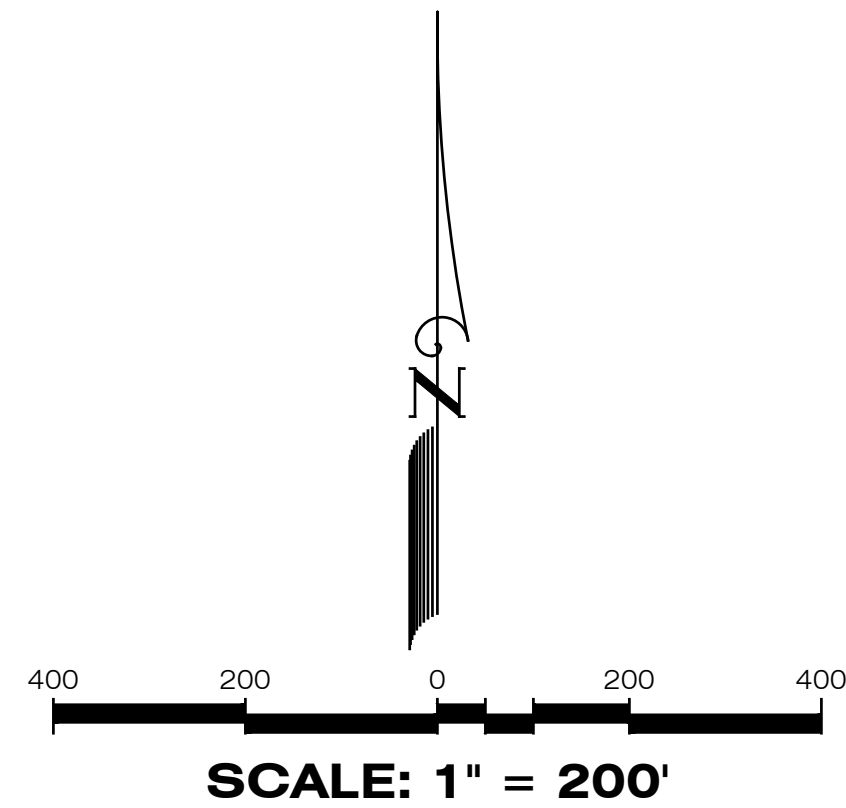
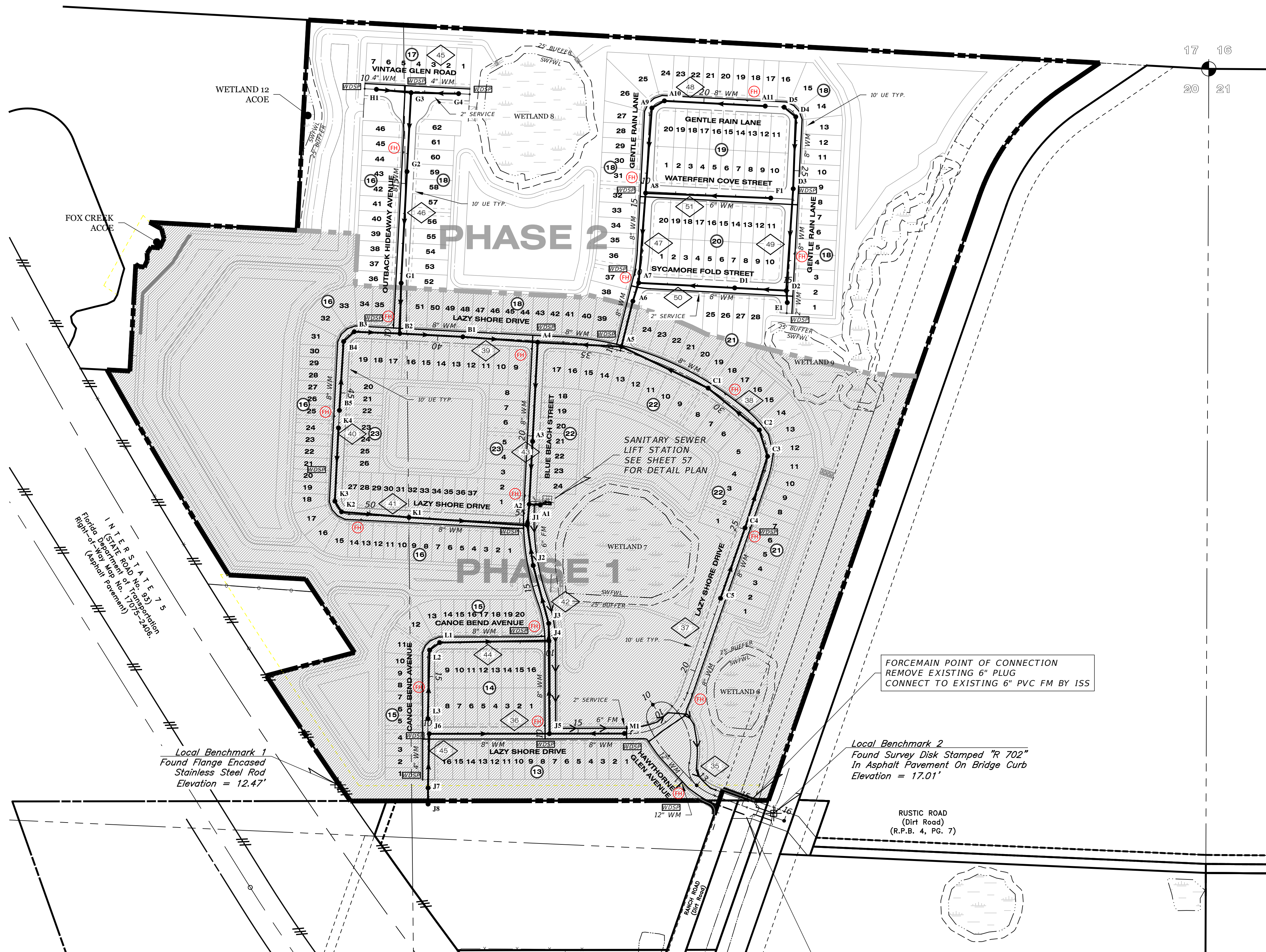
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

RUSTIC ROAD NORTH
PHASES 1 & 2

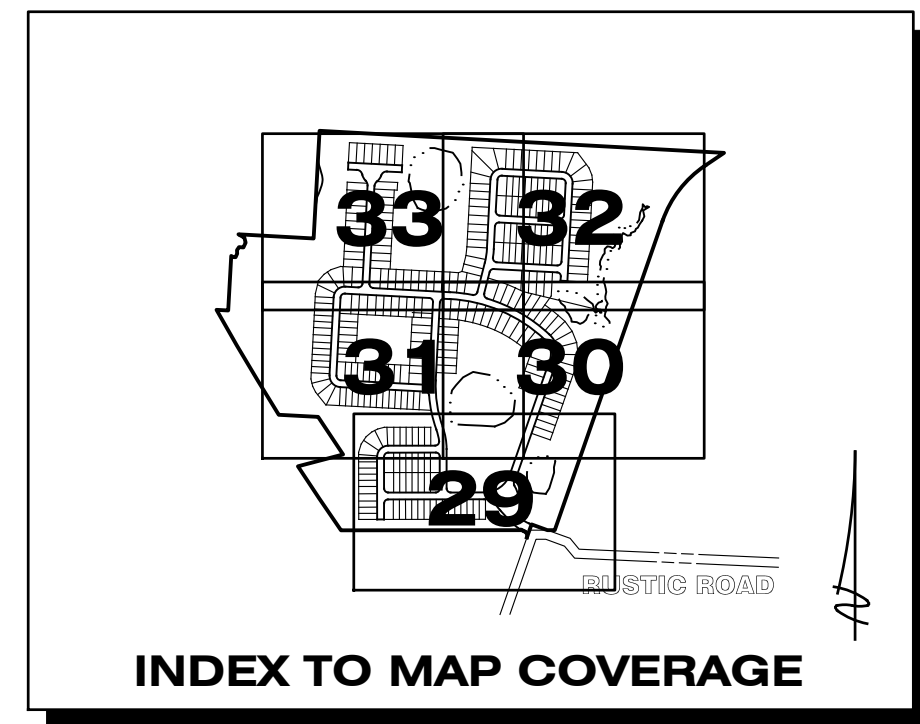
JEN TAMPA 1, LLC.
 C/O BANYAN LAND CAPITAL, LLC.
 Conversion from NAVD 88 to NGVD 29 = +1.11 Feet

SHEET 2 OF 71 SHEETS



LEGEND	
EXISTING	PROPOSED

RECORD DRAWINGS
August 29, 2025
APPROVED



ALL MANHOLES AND SERVICES
ARE TO HAVE A MINIMUM
SEPARATION OF 5 FEET

REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

HIGH-PRESSURE GAS MAIN
IN CONSTRUCTION AREA

REFER TO SHEET 28 FOR
WATER & SEWER NOTES

<div>04-19-2022 10-22-2021 05-17-2021</div> <div>4" FM REVISED TO 6" FM ADD MH 18 INITIAL SUBMITTAL</div> <div>DATE DESCRIPTION BY</div>			<div>JORDAN A. SCHRADER LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER</div>		<div>Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28858 3010 W. Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</div> <div>This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div> <div>DATE: 06/03/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER</div>		<div>MASTER WATER & SEWER PLAN</div> <div>JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 06-03-2025 FILE WSKEY</div> <div>RUSTIC ROAD NORTH PHASES 1 & 2</div> <div>PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</div> <div>SHEET 27 OF 71 SHEETS</div>
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WATER AND SEWER CONSTRUCTION NOTES:

- Prior to construction, the Contractor shall obtain from the Engineer or Owner a copy of all pertinent permits related to this project. It is the Contractor's responsibility to assure that all construction activities are in compliance with the conditions of all permits and approvals.
- All construction, materials and workmanship are to be in accordance with City of Venice Standard Details and Sarasota County, General Notes and Testing Requirements Dated January 2018.
- Grass and mulch, or solid sod, all areas in existing rights-of-way disturbed by construction.
- In accordance with the Underground Facility Damage Prevention and Safety Act (Chapter 356, F.S.), the Contractor shall call the Sunshine State One Call of Florida (SSCOF) at 811 forty eight (48) hours in advance of any excavation.
- Contractor shall contact the engineer and/or the owner prior to any construction that may damage trees.
- Contractor shall verify locations and depths of existing water and sewer lines prior to beginning construction.
- Contractor shall be responsible for obtaining any and all road crossing and/or utility permits.
- The field-surveyed or reported locations of all existing underground and above-ground utilities known to exist at the time of plans production have been depicted hereon, however conflicts between existing and proposed utilities shall be brought to the attention of the Engineer of Record immediately.
- Adjusting manhole tops to match grade and slope of the finish paving shall be included in the respective contract unit price for manholes, payment of which will constitute full compensation for the construction and completion of the manhole, and no additional payment will be allowed or made for adjusting manhole tops.
- All Sanitary Sewer Manholes to be constructed in unpaved areas shall have water tight ring and cover.
- The locations and elevation of all service lines are to be determined in the field by owner and/or contractor prior to construction of same.
- All sanitary sewer laterals shall be marked with an electronic 4" diameter ball marker compatible with the Water Resource Services Department's electronic locator and left in place after the connection is made to the building.
- All sanitary sewer gravity main pipe and fittings shall be PVC SDR-26, and shall comply with ASTM D 3034.
- All 6" sanitary sewer pipe shall be constructed at a 1.0% minimum slope.
- All 4" sanitary sewer pipe shall be constructed at a 1.2% minimum slope.
- All water main pressure pipe shall have a minimum 36" cover.
- All PVC water main pressure pipe shall conform to the requirements found in AWWA C-900, Class 200, DR-18 latest edition at the time of plan approval. All fittings and required appurtenances shall meet the requirements of the Standard Details, General Notes and testing Requirements Dated January 2018.
- All DIP water main pressure pipe shall be Class 50 and conform to the requirements found in ANSI/AWWA C151/A 21.51.
- All water main pipe and fittings installed under this project shall be color coded or marked in accordance with subparagraph 62-555.320(2)(b)3, Florida Administrative Codes, using blue as the predominant color.
- Sanitary sewers, force and reclaimed mains and storm sewers should cross under water mains. Sanitary sewers, force and reclaimed mains and storm sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.
- When sanitary sewers, force and reclaimed mains and storm sewers must cross a water main with less than 18 inches vertical distance, the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be leak free and mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at the crossing.
- Where there is no alternative to sewer and reclaimed pipes crossing over a water main, the criteria for minimum separation of 18 inches between lines and 10 feet between joints shall be required.
- All crossings shall be arranged so that the sewer and reclaimed pipes joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).
- Where a new pipe conflicts with an existing pipe, the new pipe shall be constructed of DIP and the crossing shall be arranged to meet the requirements above.
- A minimum 10-foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible. A minimum 5-foot horizontal separation shall be maintained between reclaimed water mains and water mains in parallel installation whenever possible.
- In cases where it is not possible to maintain a 10-foot horizontal separation between any type of parallel sewer and water main, the water main shall be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.
- Where it is not possible to maintain a vertical distance of 18 inches or a horizontal distance of 10 feet in parallel installations, the water main shall be constructed of DIP and the sewer or the force main shall be constructed of DIP (if available in the size proposed) with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).
- All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used.
- Water main shall be located 5' off right-of-way line unless otherwise noted.
- All PVC force main pressure pipe sizes 4" - 12" shall be AWWA C900 DR 18 PVC;

- sizes 16" and greater shall be AWWA C905 SDR 18 PVC.
- Force main shall be located 9' off right-of-way line unless otherwise noted.
- Force main depth of cover shall not be less than 48".
- Bends shall be installed in force main and/or water main to avoid unforeseen conflicts in existing or proposed structures.
- The joint deflection method shall be used where practical in lieu of installing bends.
- Fire hydrant, gate valve and blow-off valve assemblies shall consist of all pipe, valves, tees, fittings, and any and all other appurtenances comprising a complete, working unit.
- The location of new fire hydrants shall be identified with a blue reflective pavement marker installed on the roadway. The reflective marker shall be located perpendicular to the hydrant, in the center of the lane closest to the hydrant.
- The Engineer of Record and/or Contractor shall be responsible for the flow testing and color coding of all newly installed fire hydrants in the existing or proposed City of Venice right-of-way and utility easements that are to be dedicated to City of Venice prior to the final inspection of the project. The Engineer of Record and/or Contractor shall refer to NFPA Standard 291 for flow testing and color coding methods and procedures.
- On both water and sewer taps, contractor to provide and install tapping sleeve and valve and all appurtenances for City of Venice or Sarasota County.
- All valve box assemblies located within roadways or parking areas shall be protected from truck traffic by use of 6" thick reinforced concrete pads poured around valve boxes (see detail).

TRENCH NOTES

- Where water, reuse and/or sewer mains cross with less than eighteen inches (18") vertical clearance, one of the following methods of protection shall be utilized:
A. Should a conflict arise with an existing sewer or reuse main the proposed water main shall be minimum of twenty feet (20') of AWWA C-900 DR-14 PVC or CL-51 D.I.P. centered on the point of crossing.
B. Where a conflict arises with an existing water or reuse main, the proposed sewer main shall be a minimum of twenty feet (20') of AWWA C-900 DR-14 PVC, centered on the point of crossing.
C. Where a conflict arises with proposed water, reuse and/or sewer mains, the water and reuse main shall be a minimum of twenty feet (20') of AWWA C-900, DR-14 PVC, or CL-51 D.I.P., while the sewer main shall be a minimum of twenty feet (20') of AWWA C-900 DR-14 PVC, centered on the point of crossing.
- When a water main parallels a wastewater line, a horizontal separation of at least ten fee (10') from outside edge to outside edge, should be maintained. When separated by less than 10 feet (10') horizontally the water main shall be AWWA C-900 DR-14 PVC, or Class 51 D.I.P. and sewer lines shall be AWWA C-900 DR-14 PVC. Joints shall be staggered to maximize joint separation.
- When a water main or wastewater line parallels a reuse main, a horizontal separation of at least five feet (5') center of pipe to center of pipe, should be maintained. In no case shall the horizontal separation be less than three feet (3') from outside edge of piped to outside edge of pipe.
- Trench shall be braced or shored in accordance with the "Florida Trench & Safety Act".
- Width of trench bottom shall be outside diameter of pipe plus twelve inches (12"). Each side, maximum.
- Contractor shall place metallic burial identification tape directly above water main in conformance with County Code.
- All well point holes shall be filled with coarse sand or other satisfactory granular material at time well points are pulled.
- Discharge from de-watering operation shall be disposed of in such a manner that 1) shall not interfere with the normal drainage of the area in which the work is being performed, create a public nuisance or form ponding. The operation shall not cause injury to any portion of the work completed, or in progress, or to the surface of streets, or to private property.
- The proposed de-watering method(s) and schedule shall be coordinated with the utility and/or the Engineer of Record and other necessary regulatory agencies prior to construction, additionally, where private property shall be involved, advance permission shall be obtained by the contractor and/or developer.
- The contractor shall provide soil compaction testing in accordance with the project specification. If the specification does not address compaction tests, they shall be done in accordance with the City of Venice uniform water and wastewater system and the reuse code, later edition. All soil compaction test results shall be submitted to the Engineer or Record.
- All subsurface construction shall comply with the "Trench Safety Act." The Contractor shall ensure that the method of trench protection and construction is in compliance with the Occupational Safety and Health Administration (OSHA) regulations.

Water Distribution General Notes

The following notes are intended as a supplement to the project specifications and are not intended to supersede the project specifications. It is assumed the irrigation mains are or will convey reuse waters.

- The Contractor shall investigate and verify before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.
- It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site. Water main tie-- ins requiring water service to be shut off shall be made when required by the City of Venice.
- Water main installation shall be constructed with a minimum of 3 feet of cover below proposed grade and to the elevations and depths as indicated on the plans within 0.25 ft. Cost to relay main, if necessary, shall be borne by the contractor.
- All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottom shall be sodded to eliminate erosion. Restoration due to erosion occurring prior to grass rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
- Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc., to the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
- All existing salvageable pipe fittings, etc., shall remain the property of the owner and be stored on site at the direction of the engineer.
- All PVC water mains shall be blue in color. Color-coded plastic-coated metal tape 3" wide with the word "water main" shall be placed 18 inches below finished ground and above DIP and PVC water main. Also attach a color-- coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blowoffs, etc. The cost for color tape and copper tracing wire shall be included in the water main unit prices.
- The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the water main unit cost items contained in the proposal.
- All Ordinance shall meet the minimum requirements of City of Venice Ordinance #99-058 and #99-063 (uniform water, wastewater & reuse system code), latest revision, and exceed the requirements of that ordinance where indicated on these construction drawings or in the project specifications.
- Unless otherwise noted proposed water mains shall be adjusted to go over storm crossings wherever possible. Modifications to material and separation may be made to increase cover as approved by the EOR.
- Restoration of all existing roadways to City of Venice standards and the replacement of existing culverts and driveways etc., shall be included in the unit bid price of the water main items.
- Connections to existing water lines will not be permitted until all new water lines have successfully completed all pressure and bacteriological testing.
- The contractor shall notify City of Venice utilities department or the private utility regarding the disposition of any fittings, etc., that are to be removed.
- The contractor shall provide and utilize a metered jumper assembly between the existing potable water source piping and the new water main in order to provide backflow prevention while filling and flushing the new water main. Final tie--in shall be completed only after the new system has been flushed clean, pressure tested, disinfected, bacteriologically cleared, certified complete by the engineer, and a release is obtained from the health department. Engineer's representative to be present at final tie--in. The length of pipe required for final tie--in shall be limited to less than 20 feet. All work shall be completed in accordance with health department and local government rules and regulations.

Service Details

- All meter boxes have been calculated for location and shall be staked accordingly in the field. Boxes found not constructed to the proposed location shall be removed and relocated by the contractor at no additional charge. Those boxes shown in clusters shall be placed in a neat row and against each other.
- All existing and proposed valve boxes shall be adjusted to finished grades as established in the field. No additional compensation shall be made by the owner.
- Fire hydrants shall be constructed with "ground line" set to finished grades as established in the field. Normal bury is 3 feet of cover for water lines. If extensions are required, the cost shall be included in the price bid.
- Air release taps shall be installed in water mains at high points where required. These locations shall be located on the record drawings. No air releases shall be located on water services. Air Release Valves shall be minimized throughout the water system.
- 2 inches or smaller diameter services shall include the service saddle, corporation stop, variable length P.E. 3406 -- A.S.T.M. 2737 copper tube size service pipe, curb stop and meter box of the size for meter indicated.
- Vertical clearance between water and storm/reuse/wastewater lines shall be 18 inches minimum.
- A "V" or "Y" shall be stamped into curb where water service or water valve is located in accordance with county code. A measurement from edge of curb taken by the contractor, shall be shown on the record plans for reference in locating the service or the valve.

As-Builts

- The contractor shall locate valves, services, hydrants, air release valves, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the "as--built" drawing by the contractor and presented to the engineer at each partial payment application for permanent recording.
- The contractor shall furnish "as--built" top of pipe elevations of all water mains every 100', all fittings and all changes in grade.
- Record drawings, if prepared by the contractor or contractors surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer, the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings within 7 days of bacteriological clearance testing for submittal to the county. Once the drawings are approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format. Record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD. As-builts shall include a GIS submittal per COV standards

Joint Restraining

- The contractor shall provide all joint restraining as required. See restrained joint tables.
- Design criteria: 150 p.s.i. test pressure times 2 safety factor (300 p.s.i.) for water hammer with assumed soil bearing capacity of 1000 lbs. Per square foot.
- Completely coat exposed tie--bars or other uncoated steel after installation with two coats of porter tarseal max--built 7080 at 8 mils d.i.f. each (coat) used in accordance with manufacturer's recommendations.

Wastewater Collection General Notes

- The following notes are intended as a supplement to the project specifications and are not intended to supersede the specifications.
- Elevations shown on the plans for flowlines of proposed wastewater mains shall be adhered to. In most cases the design grades are critical, and adjustments caused by misalignment or improper grades are impractical. Cost to relay main, if necessary, shall be borne by the contractor.
 - The contractor shall investigate and verify or have verified the location of existing utilities and any other subsurface facilities before starting work. He shall be liable for any expense resulting from damage to same. Any conflicts with existing utilities shall be brought to the attention of the engineer as soon as possible.
 - It shall be the responsibility of the contractor to notify the county, utility companies and the engineer 48 hours prior to any work at site and 48 hours prior to any testing. Please note that all scheduling for any inspections, testing, start of construction etc. shall be coordinated with Veronica Ford, vford@sgc-net and 941-861-6625.
 - The contractor shall coordinate holding of poles with utility companies in advance so unnecessary delays of project shall not be incurred. The cost for the holding of the power poles shall be included in the wastewater main unit cost items contained in the proposal.
 - All disturbed areas in existing lawns shall be replaced with sod equal to or better than existing and of the same type. Swale slopes and bottoms shall be sodded to eliminate erosion. Restoration due to erosion occurring prior to grass rooting, shall be the responsibility of the contractor. The contractor shall water as necessary all sodded areas until grass roots.
 - Due to the proximity of existing drainage structures, roadway pavement, golf cart paths, curbs, culverts, residential structures, mailboxes, etc., the contractor shall use excavating methods which shall prevent any damage to same unless removal is required. The cost of any damage and the replacement of all private property damaged by the contractor's operations shall be borne by the contractor.
 - For painting and surface finishing requirements, refer to appropriate division of the project specifications.
 - Pipe and fittings for P.V.C. gravity pipe shall meet the requirements of A.S.T.M. specification D-3034 (SDR 26).
 - Force mains shall be restrained joint in accordance with the water main details unless otherwise specified.
 - All PVC force mains shall be green in color. Color-coded plastic-coated metal tape 3" wide with the word "force main" shall be placed 18 inches below Finished ground and above force main. Also attach a color Coded continuous number 12 insulated wire on top of the pipe and as indicated on the details for valves, hydrants, blow offs, etc. The cost for color tape and copper tracing wire shall be included in the force main unit prices.

Sewer Testing

- Testing shall be in conformance with the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual, or the specifications, whichever is stricter.
- The contractor shall include in his cost for the various items contained in the bid schedule, the additional costs involved with limping the newly laid sewer pipe, exfiltration or infiltration testing and pipe deflection tests, all as outlined in the Sarasota county "uniform water, wastewater and reuse systems code". Please note lamping of sewer lines is not allowed.
- The contractor shall have the new sewer system TV. Inspected as per the City of Venice "Standard Details, General Notes, and Testing Requirements" Manual.

As-Builts:

- The contractor shall locate manholes, services, etc. By using a two (2) point swing measurement from permanent physical features that can readily be found on the drawing and in the field. These measurements shall be shown on the "as--built" drawing by the contractor.
- The contractor shall furnish "as-built" stationing of sewer wyes using each downstream manhole as sta. 0+000.
- Top of pipe elevations for all force mains are required at a maximum interval of every 100' and every fitting or change in grade.
- Record drawings, if prepared by the contractor or contractors' surveyor. Draft copies of the record drawings shall be submitted to the engineer prior to finalizing the drawings. Once acceptable to the engineer the contractor/surveyor will provide 9 sets of signed and sealed finalized drawings for submittal to the county. Once approved by the county, contractor/surveyor is responsible to provide the engineer of record one set of Mylars and a digital copy of record drawings in AutoCAD 14 format, record information shall be on unique layer(s), using text shape file that comes with standard AutoCAD.

Sanitary Manhole Notes

- Lift holes through precast structures are not permitted. All openings shall be sealed and waterproofed as specified and directed by the engineer.
- Manholes shall comply with ASTM, specification C-478, Latest revision, "precast reinforced concrete manhole sections", except as exceeded by the details and specifications.
- Cement shall be Type II.
- Concrete shall be 4000 PSI. 6 28-day minimum strength, unless otherwise noted.
- Mortar shall be 2 parts clean sand and one (1) part cement with no more than ¼ part hydrated lime.
- Mortar joints shall be full and struck flush.
- Drop construction shall be provided for a wastewater pipe entering a manhole at an elevation of twenty-four inches (24") or more above the discharge channel flow line.
- No steps shall be used.
- Provide six (6) inch minimum base slab lip as shown in detail. For manhole depths greater than 13', contractor shall submit buoyancy calculations. Based on the calculations, additional concrete ballast or a base slab lip in excess of 6" may be required.
- Having the rubber gasket seal integrally poured into manhole sections at a non--plan position shall be cause for that section to be rejected. It is important for manufacturers of precast manholes to be informed by the contractor of the rejection possibility.
- Manhole ring and cover shall be as specified.
- Manhole rings and covers shall be adjusted to conform with finished surfaces including slope if any (using beveled adjustment rings). All adjustments shall be included in the price bid. No additional compensation shall be made by the owner. Manholes in grassed areas shall be set 0.1 above finished ground.

Clean -Out Notes

- Cleanouts are required on all services.
- Clean-outs shall be adjusted to conform with finished surfaces. All adjustments shall be included in the price bid. No additional compensation shall be made by the owner.

Sanitary Sewer Service Notes

- A "S", "V" or "M" shall be stamped in curb where sewer service, valve or manhole is in accordance with the County Code. A measurement from the edge of curb, taken by the contractor, shall be shown on the 'as built' plans for reference in location service, valve, or manhole.
- On uncurbed streets, the location for each installed service valve or manhole shall be marked by using and aluminum disc laded sewer, as supplied by national band and tag Co. The horizontal distance to the service, valve or Manhole is to be engraved on the tag and the tag shall be mounted in the pavement, within 6" from the edge.
- Metallic identification tape shall extend from the wye connection to the end of the service and terminate twelve inches (12") above ground at the location stake. In addition, the contractor shall bury a two-foot, (2') foot long #3 rebar at the end of the service parallel to the surface for electronic location purposes. Cost of tape and rebar to be included in the cost for service pipe installation.
- Where service wye connection exceeds either fee in dept, the wye and service pipe shall be encased in concrete. When the service pipe grad is 10% or greater, the encasement shall extend from the wye to a point where the service pipe grade is less than 10% as shown. Concrete shall be 3000 PSI at 28 days, minimum 6" thick.
- Where a house or other connection terminates, the contractor shall provide and install 2" x 4" stake with a minimum of four (4) feet above ground and two (2) feet below ground. The top twelve inches (12") are to be painted green.

Notes:

- Trench Width shall be approximately equal to the pipe dia. + 2 feet or as per AWWA and the manufacturers recommendations
- Provide sheeting and shoring as necessary in accordance with OSHA standards.
- Backfill materials shall be approved by the engineer where the pipe is undercut.
- Water, sewer, and reuse mains to be installed with a minimum 36 inches of cover.
- For County R/W, refer to land development regulations for roadway replacement, pavement overlay and density requirements.
- For state R/W, refer to F.D.O.T regulations for roadway replacement, pavement overlay and density requirements.

Sanitary Service General Notes

- Location of clean-out to be marked at curb or edge of asphalt with brass disc with number of feet. Refer to the general section 6.15.1 for specification on disc in uniform water, wastewater and reuse system code.
- The wastewater service lateral shall not be deeper than 5 feet from finished (final) grade, top back of curb, or edge of pavement.
- Wastewater service lateral cleanouts shall have a poured in place concrete pad. See detail S-4



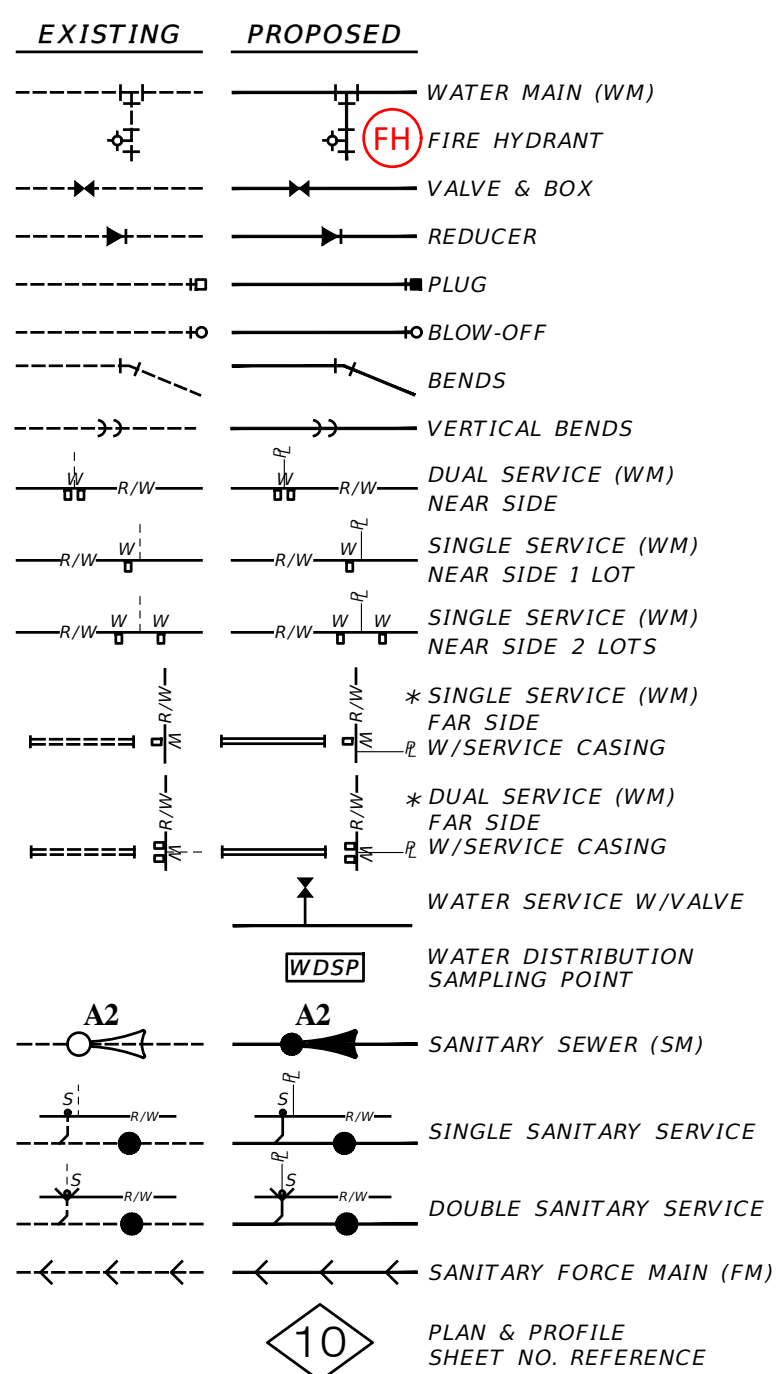
PRIVATE SLEEVING LEGEND

- 2" DENOTES SLEEVE SIZE TYPE
- DENOTES SLEEVE LOCATION
- 2" IRRIGATION
- 2" LIGHTING
- 2" TELECOMMUNICATION
- 2" GATE SYSTEM
- 2" ADDITIONAL SLEEVE

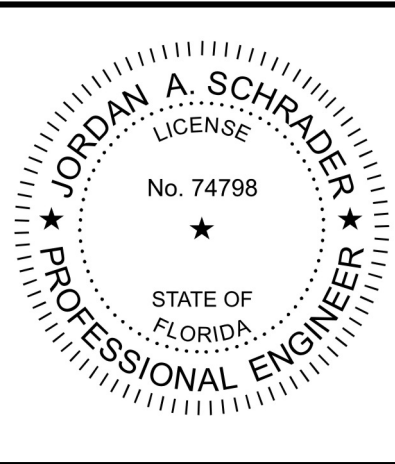
PRIVATE SLEEVING NOTES

- ALL SLEEVING TO BE SCHEDULE 40 PVC.
- THE TOP OF ANY SLEEVE SHALL BE BETWEEN 24" AND 42" BELOW THE BACK OF CURB.
- WHERE SEVERAL SLEEVES ARE REQUIRED, MAINTAIN 6" HORIZONTAL SEPARATION BETWEEN EACH SLEEVE. DO NOT STACK ONE ON TOP OF ANOTHER.
- ALL SLEEVES SHALL BE 2" DIAMETER MINIMUM UNLESS OTHERWISE NOTED.
- LOCATE ALL SLEEVES WITH PVC ELBOWS ABOVE GRADE. WHEN THERE ARE MULTIPLE SLEEVES ONLY (1) 2" SLEEVE NEEDS TO BE ELBOWED. STAKE WITH A 2x4 AND MARK WITH PAINT.
- CURBS AT AREA OF CROSSING TO BE MARKED USING CONCRETE SAW TO CREATE A TRIANGLE PATTERN ON THE TOP OF CURB.
- ALL SLEEVES SHALL EXTEND 24" MINIMUM BEYOND ALL CURBS OR WALKS.
- ADDITIONAL SLEEVING MAY BE REQUIRED FOR ADDITIONAL UTILITIES. SITE CONTRACTOR TO COORDINATE ADDITIONAL SLEEVING ONSITE.
- THE END OF ALL SLEEVES SHALL BE SEALED WITH DUCT TAPE.
- FIELD LOCATE SLEEVES TO ENSURE THEY DO NOT LINE UP WITH SIDEWALKS OR OTHER PROPOSED HARDSCAPE ELEMENTS, NOR IMPEDE OR CAUSE CONFLICT WITH ANY ACCESSWAY, VEHICULAR OR PEDESTRIAN CIRCULATION OR UTILITY SERVICE.

LEGEND



05-17-2021	INITIAL SUBMITTAL	JAS
DATE	DESCRIPTION	BY
REVISIONS		



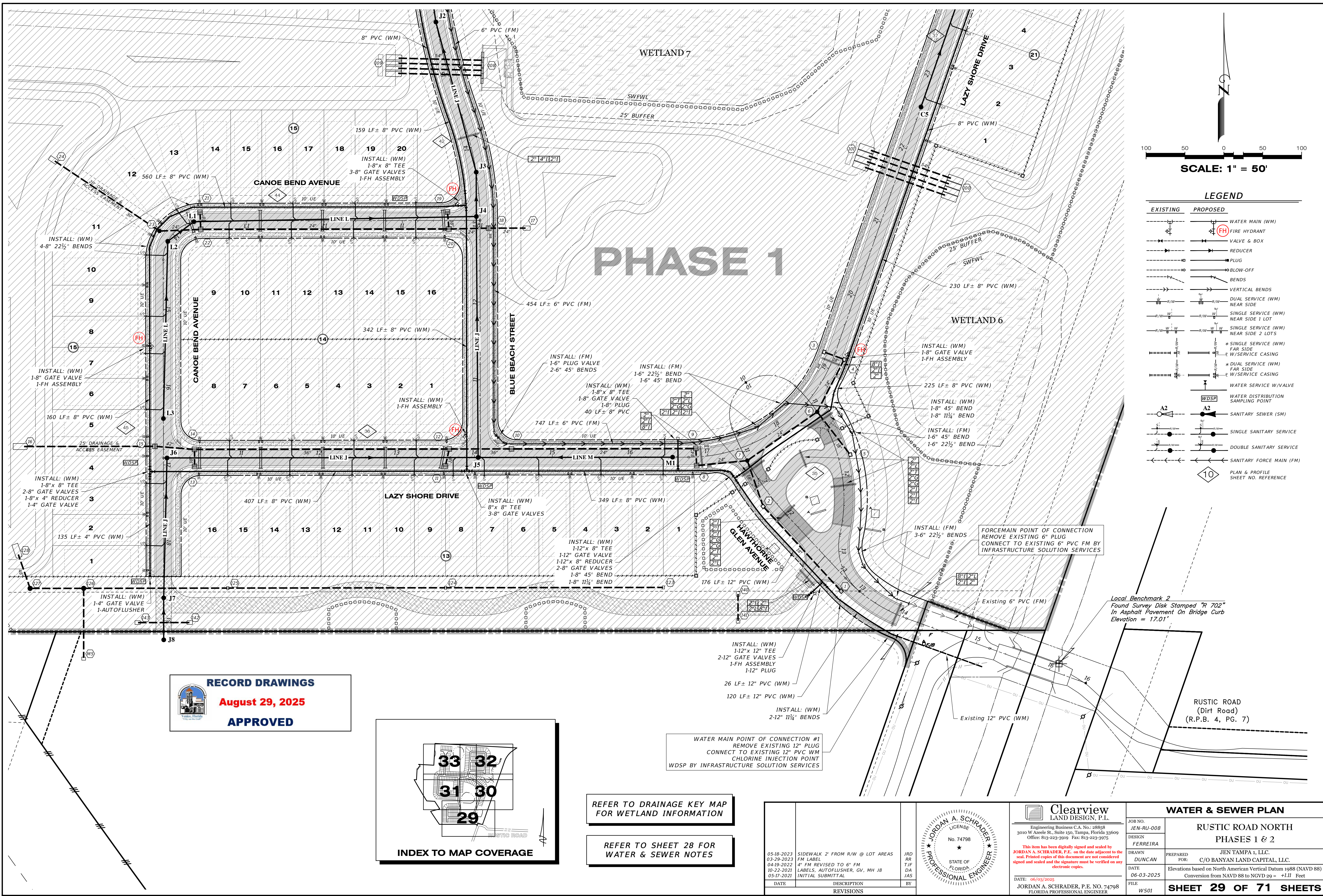
Clearview
LAND DESIGN, P.L.

Engineering Business C.A. No.: 28898
3010 W Azalea St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the signature. This document and its contents are not considered signed and sealed and the signature must be verified on any electronic copies.

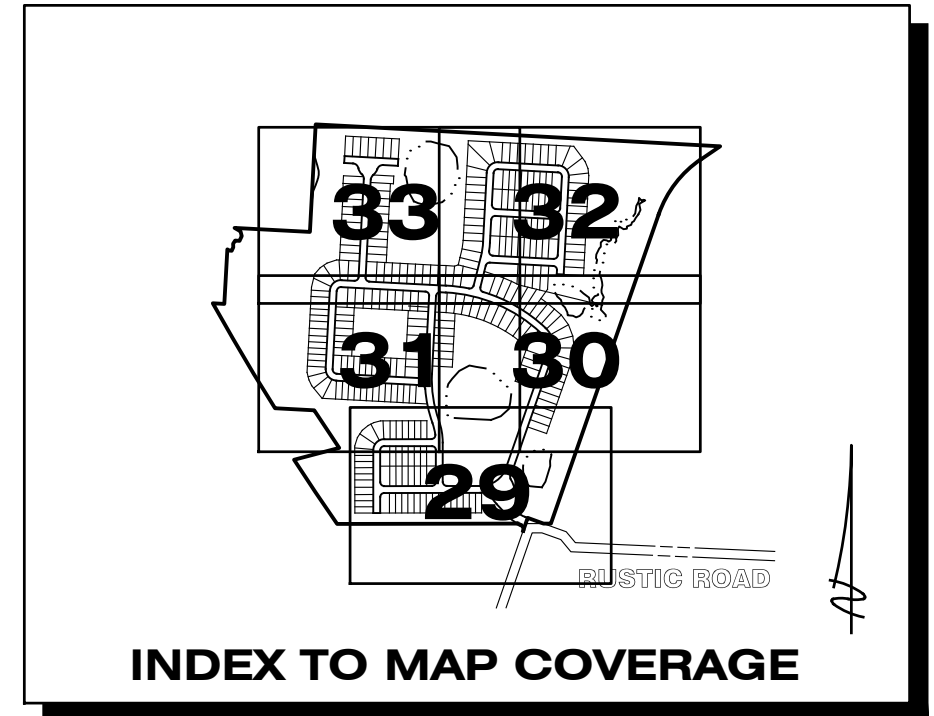
DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

WATER & SEWER NOTES			
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2		
DESIGN FERREIRA	JEN TAMPA 1, LLC.		
DRAWN DUNCAN	PREPARED FOR:	C/O BANYAN LAND CAPITAL, LLC.	
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet		
FILE WSNOTES	SHEET 28 OF 71 SHEETS		



LEGEND	
EXISTING	PROPOSED
	WATER MAIN (WM)
	FIRE HYDRANT
	VALVE & BOX
	REDUCER
	PLUG
	BLOW-OFF
	BENDS
	VERTICAL BENDS
	DUAL SERVICE (WM) NEAR SIDE
	SINGLE SERVICE (WM) NEAR SIDE 1 LOT
	SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
	* SINGLE SERVICE (WM) FAR SIDE
	* DUAL SERVICE (WM) FAR SIDE
	WATER SERVICE W/VALVE
	WDSF
	SANITARY SEWER (SM)
	SINGLE SANITARY SERVICE
	DOUBLE SANITARY SERVICE
	SANITARY FORCE MAIN (FM)
	PLAN & PROFILE SHEET NO. REFERENCE

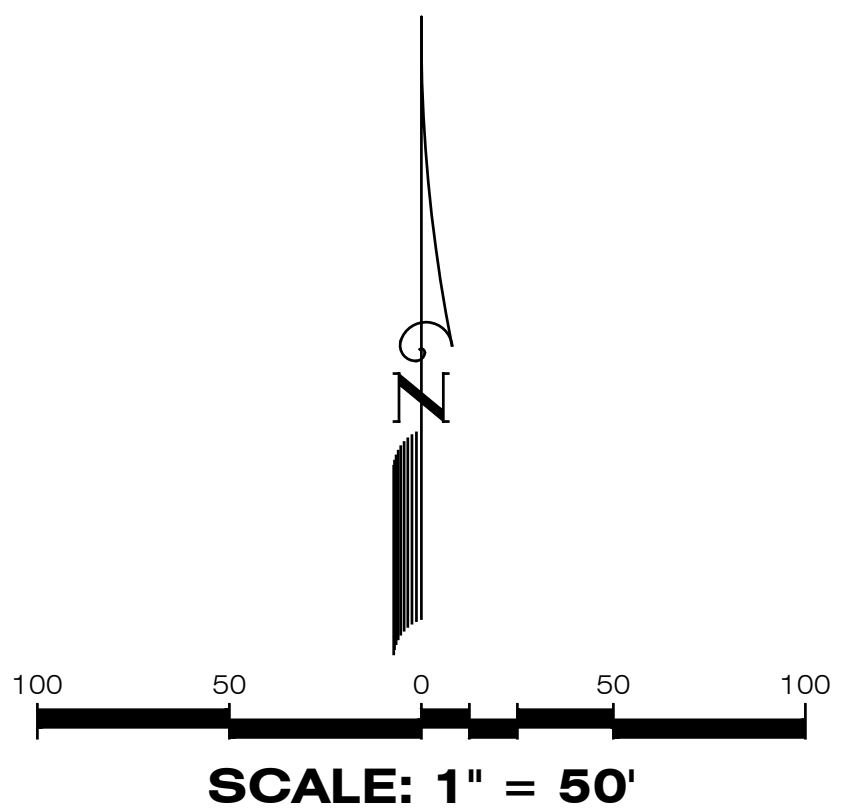
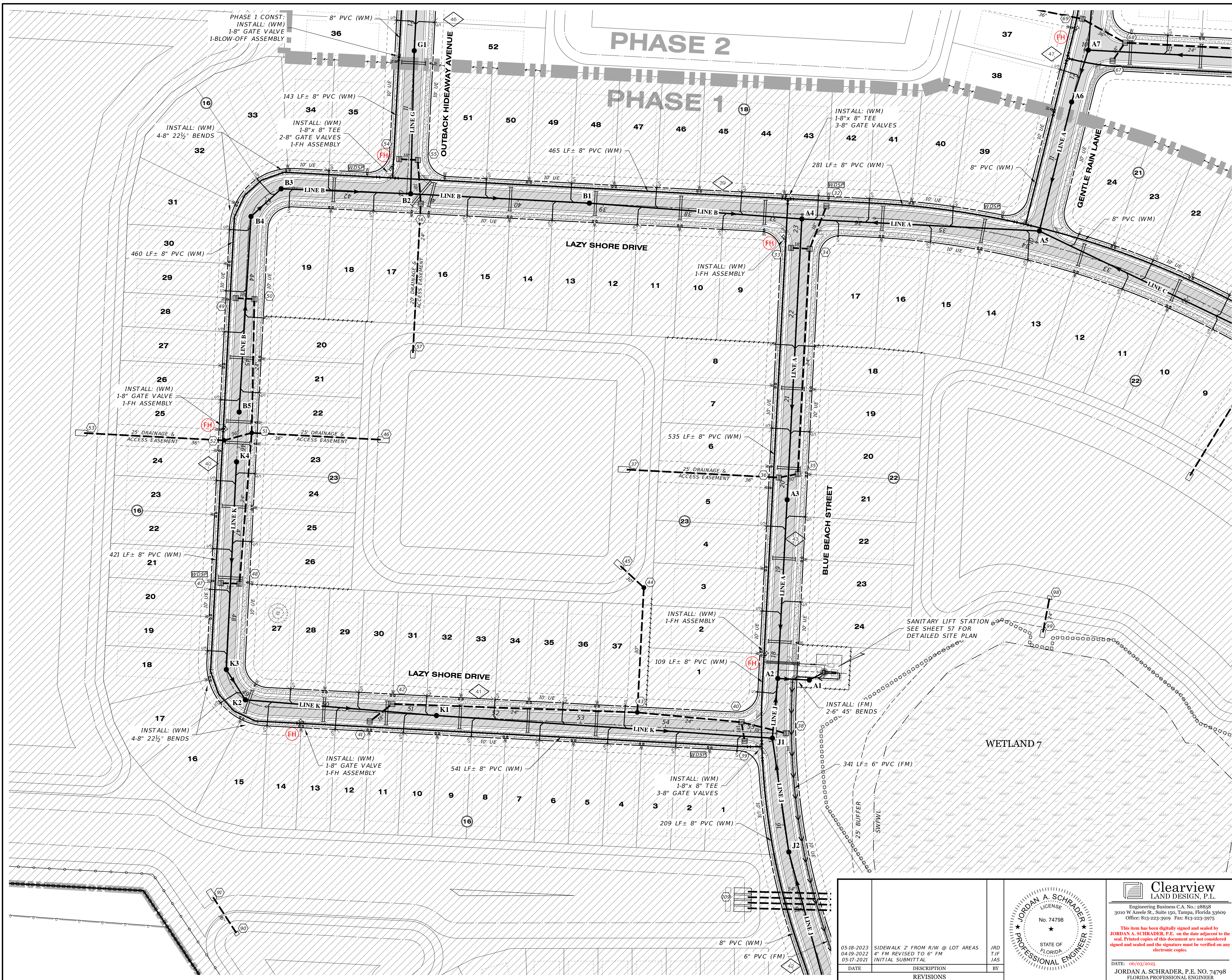
RECORD DRAWINGS
August 29, 2025
APPROVED



REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

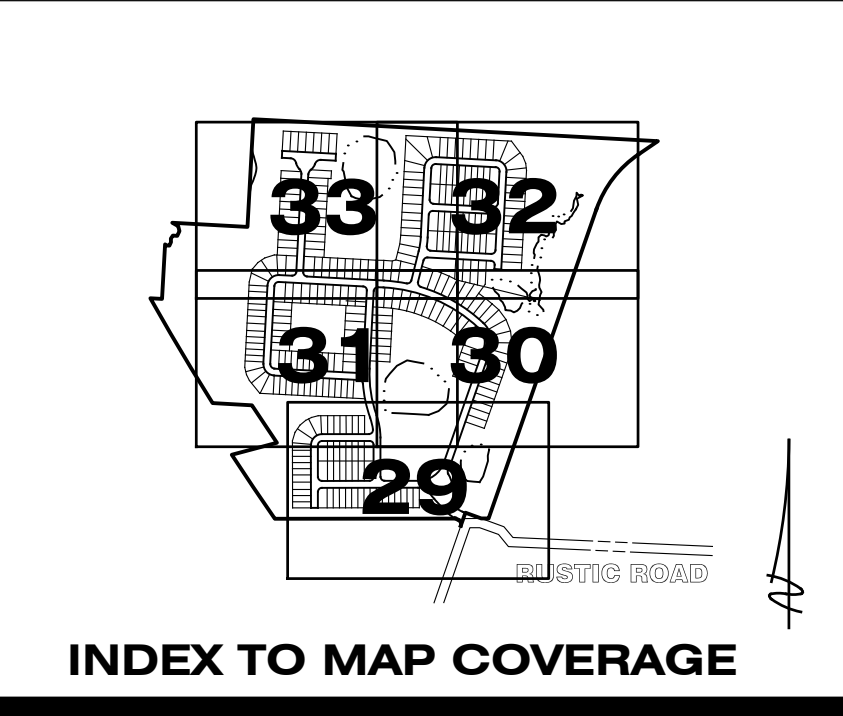
REFER TO SHEET 28 FOR
WATER & SEWER NOTES

<p>05-18-2023 SIDEWALK 2' FROM R/W @ LOT AREAS JRD 03-29-2023 FM LABEL RR 04-19-2023 4" FM REVISED TO 6" FM TJF 10-22-2021 LABELS, AUTOFLUSHER, GV, MH JS 05-17-2021 INITIAL SUBMITTAL JAS</p>		<p>JORDAN A. SCHRADER LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER</p>		<p>Clearview LAND DESIGN, P.L. Engineering Business CA. No.: 88858 3010 W Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</p>	
<p>05-03-2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER</p>		<p>WATER & SEWER PLAN</p>		<p>RUSTIC ROAD NORTH PHASES 1 & 2</p>	
<p>JEN-RU-008 DESIGN FERREIRA</p>		<p>JEN TAMPA 1, LLC. FOR: C/O BANYAN LAND CAPITAL, LLC.</p>		<p>PREPARED FOR: Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</p>	
<p>DATE: 06-03-2025 FILE: WS01</p>		<p>SHEET 29 OF 71 SHEETS</p>			




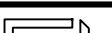
LEGEND	
EXISTING	PROPOSED

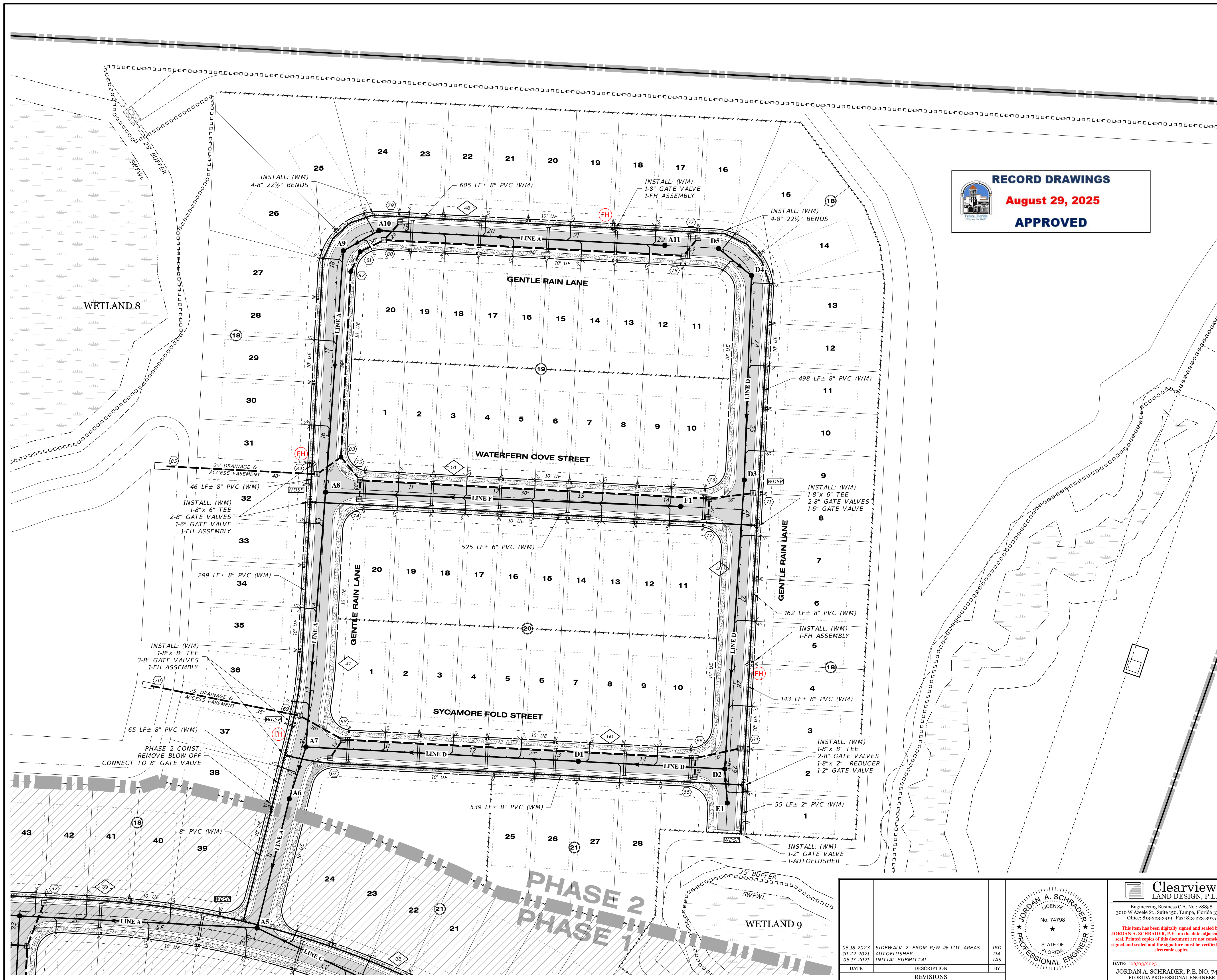
RECORD DRAWINGS
August 29, 2025
APPROVED



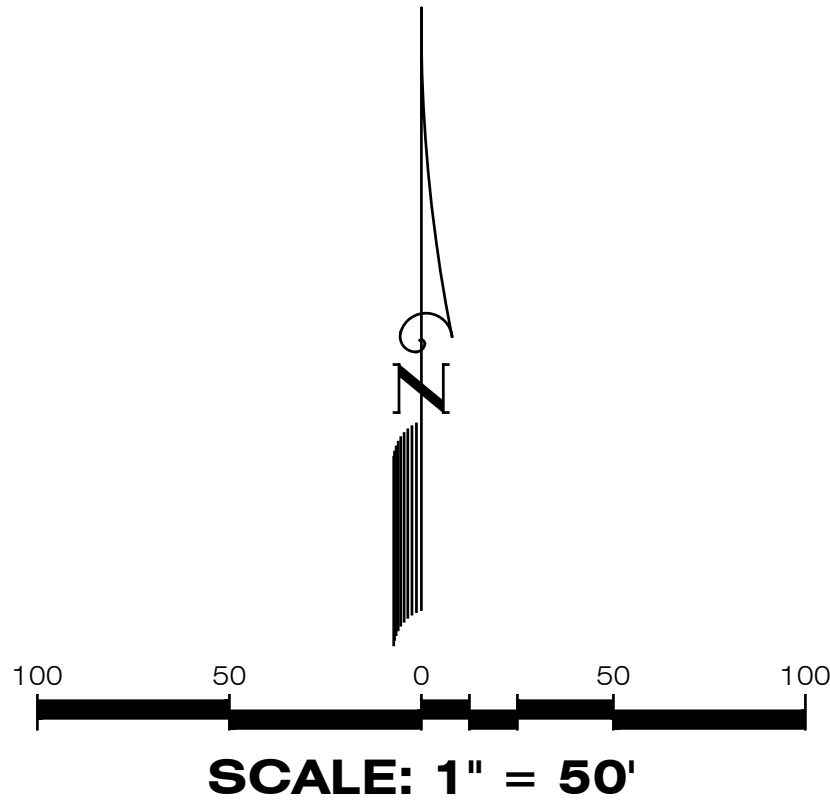
REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR
WATER & SEWER NOTES

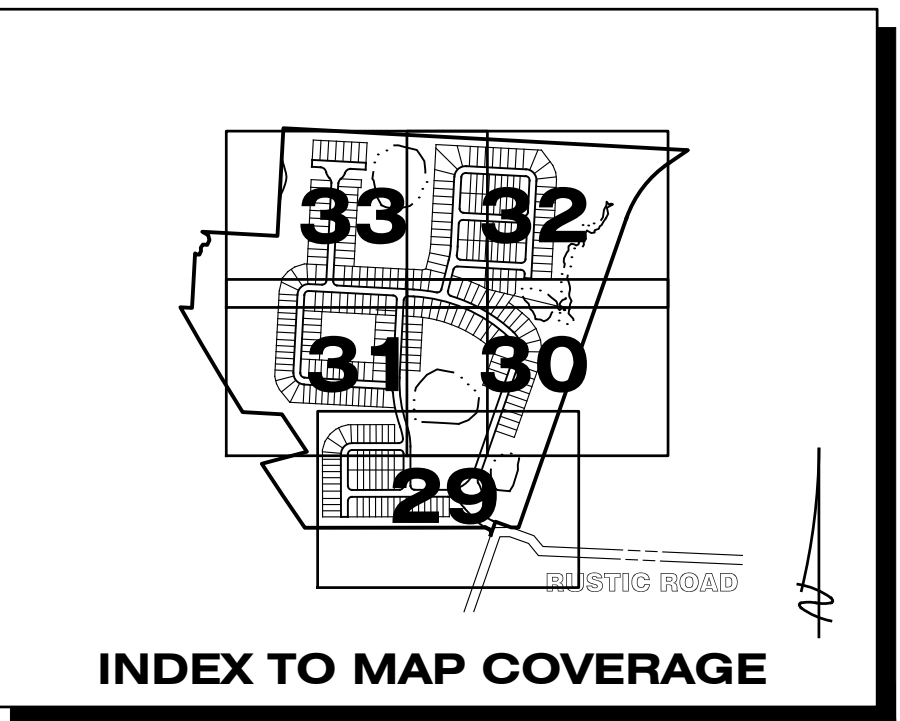
			<div></div>	<div><div>Clearview LAND DESIGN, P.L.</div><div>Engineering Business C.A. No.: 28858 3010 W Analee St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</div><div>This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div><div>DATE: 06/03/2025</div><div>JORDAN A. SCHRADER, P.E. No. 74798 FLORIDA PROFESSIONAL ENGINEER</div></div>			
					<div><div>JOB NO. JEN-RU-008</div><div>DESIGN FERREIRA</div></div>	<div>WATER & SEWER PLAN</div> <div>RUSTIC ROAD NORTH PHASES 1 & 2</div>	
					<div><div>DRAWN DUNCAN</div><div>DATE 06-03-2025</div></div>	<div><div>PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.</div><div>Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet</div></div>	
					<div><div>FILE WS03</div></div>	<div>SHEET 31 OF 71 SHEETS</div>	
05-18-2023 04-19-2022 05-17-2021	SIDEWALK 2' FROM R/W @ LOT AREAS 4" FM REVISED TO 6" FM INITIAL SUBMITTAL	JRD TJF JAS					
DATE	DESCRIPTION	BY					
REVISIONS							



RECORD DRAWINGS
August 29, 2025
APPROVED



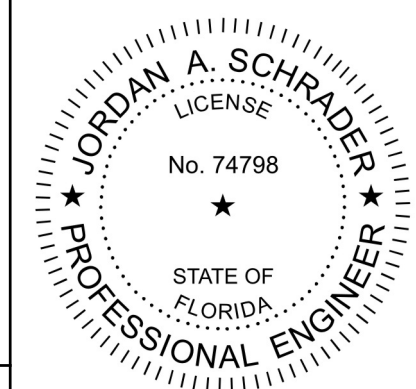
LEGEND	
EXISTING	PROPOSED



REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR
WATER & SEWER NOTES

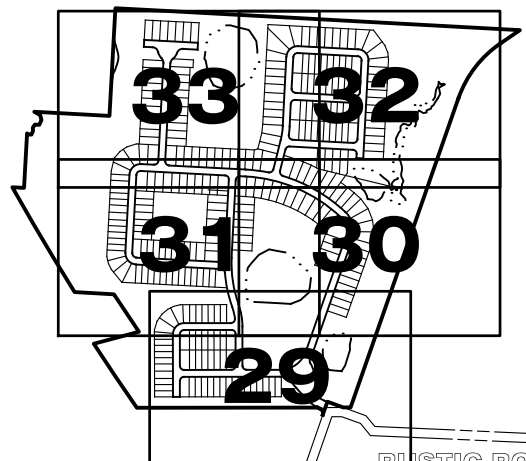
WATER & SEWER PLAN			
JOB NO. JEN-RU-008		RUSTIC ROAD NORTH PHASES 1 & 2	
DESIGN FERREIRA		FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.	
DRAWN DUNCAN		DATE 06-03-2025	
DATE 05-18-2023 10-22-2023 05-17-2021		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
DATE 05-18-2023		FILE WS04	
SIDEWALK 2' FROM R/W @ LOT AREAS AUTOFUSHER INITIAL SUBMITTAL		SHEET 32 OF 71 SHEETS	
DATE		BY	
DESCRIPTION		REVISIONS	



Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28898
3010 W. Azalea St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER



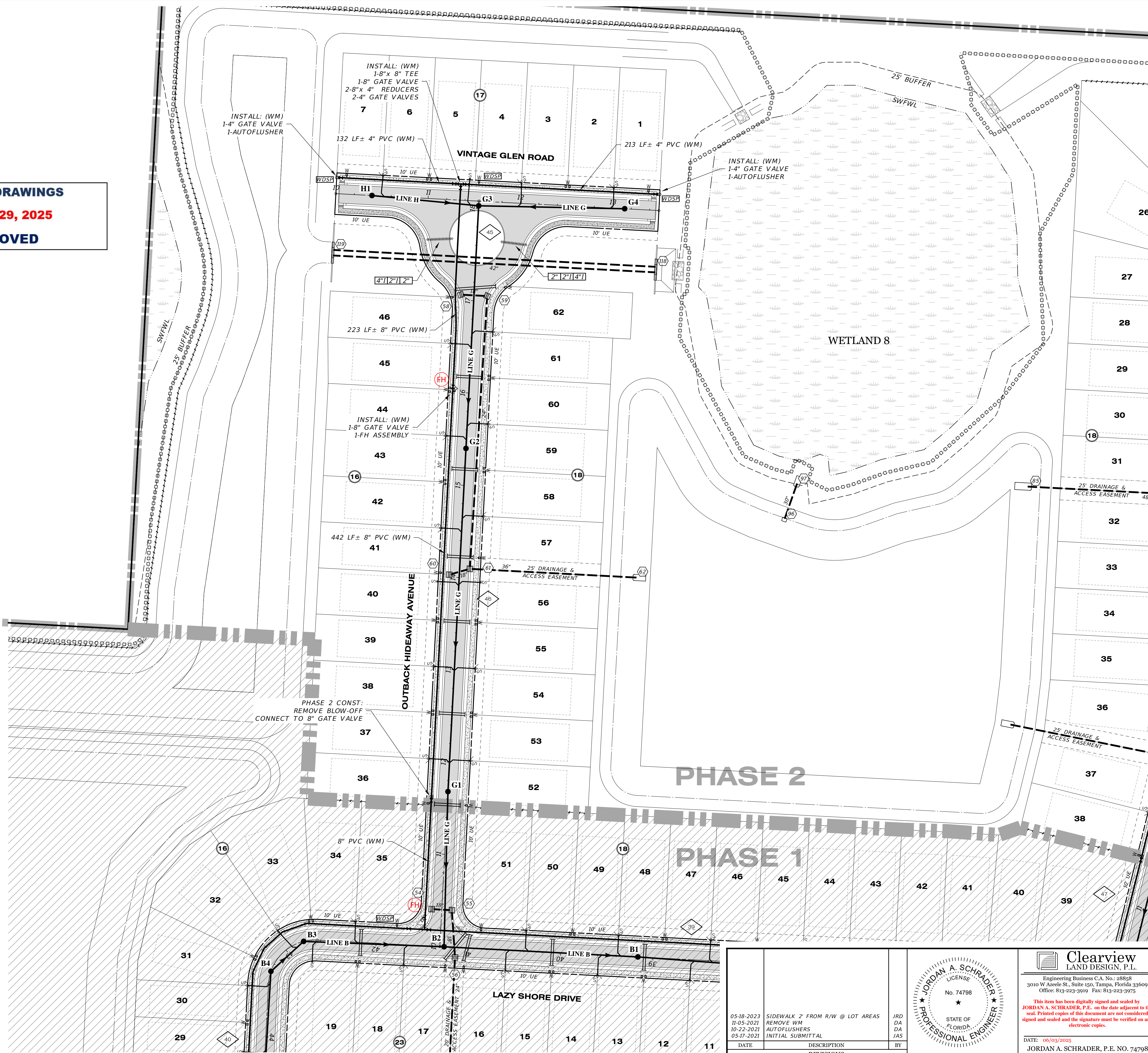
EXISTING	PROPOSED
	WATER MAIN (WM)
	FIRE HYDRANT
	VALVE & BOX
	REDUCER
	PLUG
	BLOW-OFF
	BENDS
	VERTICAL BENDS
	DUAL SERVICE (WM) NEAR SIDE
	SINGLE SERVICE (WM) NEAR SIDE 1 LOT
	SINGLE SERVICE (WM) NEAR SIDE 2 LOTS
	* SINGLE SERVICE (WM) FAR SIDE
	W/S SERVICE CASING
	* DUAL SERVICE (WM) FAR SIDE
	W/S SERVICE CASING
	WATER SERVICE W/VALVE
	WDSPP WATER DISTRIBUTION SAMPLING POINT
	A2 SANITARY SEWER (SM)
	SINGLE SANITARY SERVICE
	DOUBLE SANITARY SERVICE
	SANITARY FORCE MAIN (FM)
	PLAN & PROFILE SHEET NO. REFERENCE



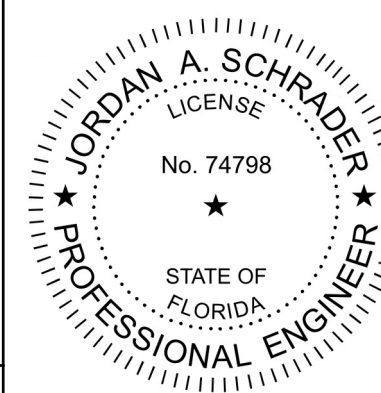
INDEX TO MAP COVERAGE

REFER TO DRAINAGE KEY MAP
FOR WETLAND INFORMATION

REFER TO SHEET 28 FOR
WATER & SEWER NOTES



05-18-2023	SIDEWALK 2' FROM R/W @ LOT AREAS	JRD
11-05-2021	REMOVE WM	DA
10-22-2021	AUTOFLUSHERS	DA
05-17-2021	INITIAL SUBMITTAL	JAS
DATE	DESCRIPTION	BY
REVISIONS		

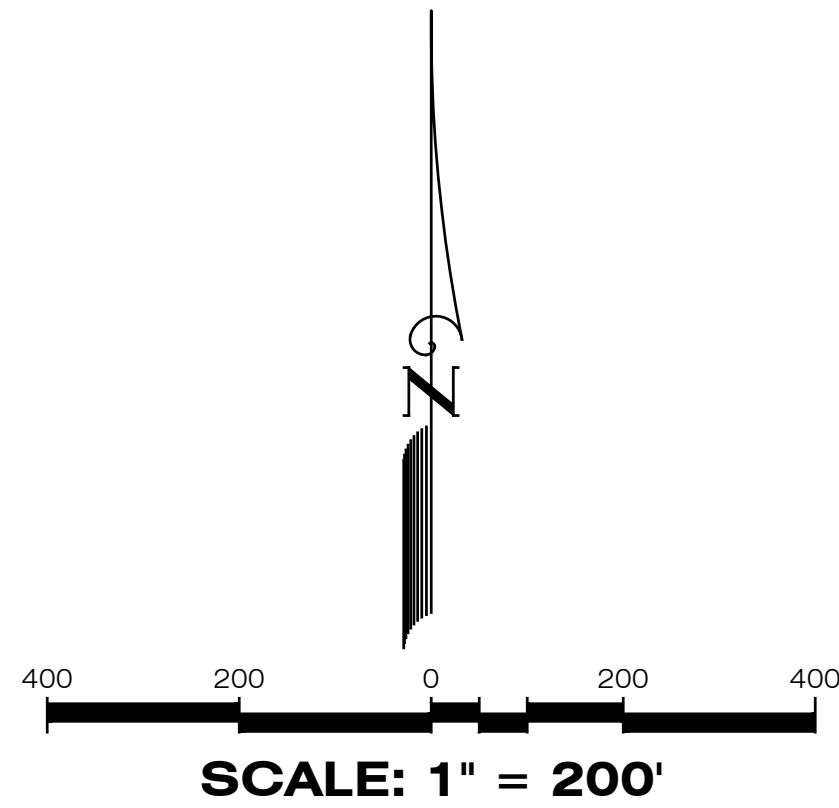
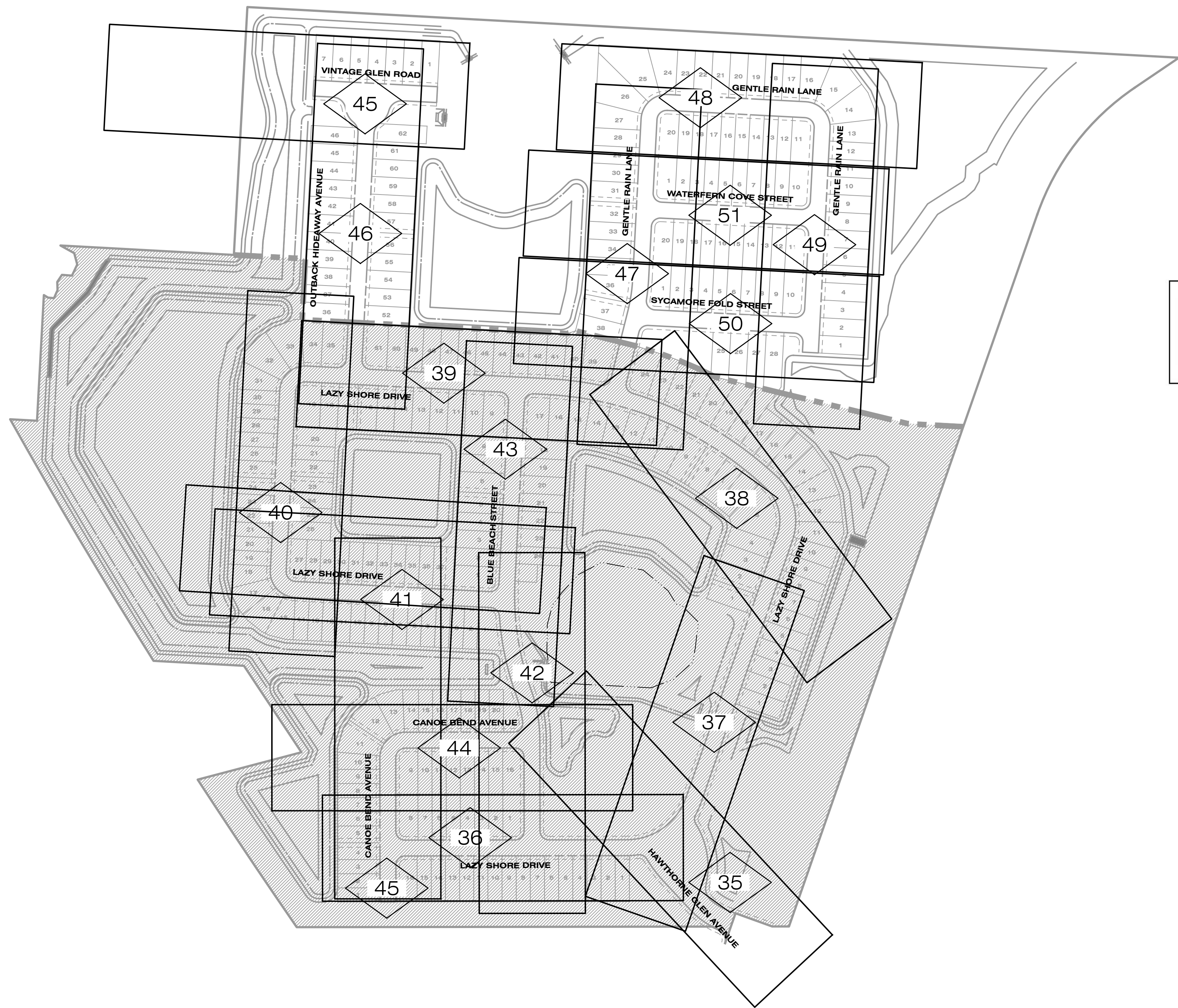


Clearview
LAND DESIGN, P.L.

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JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

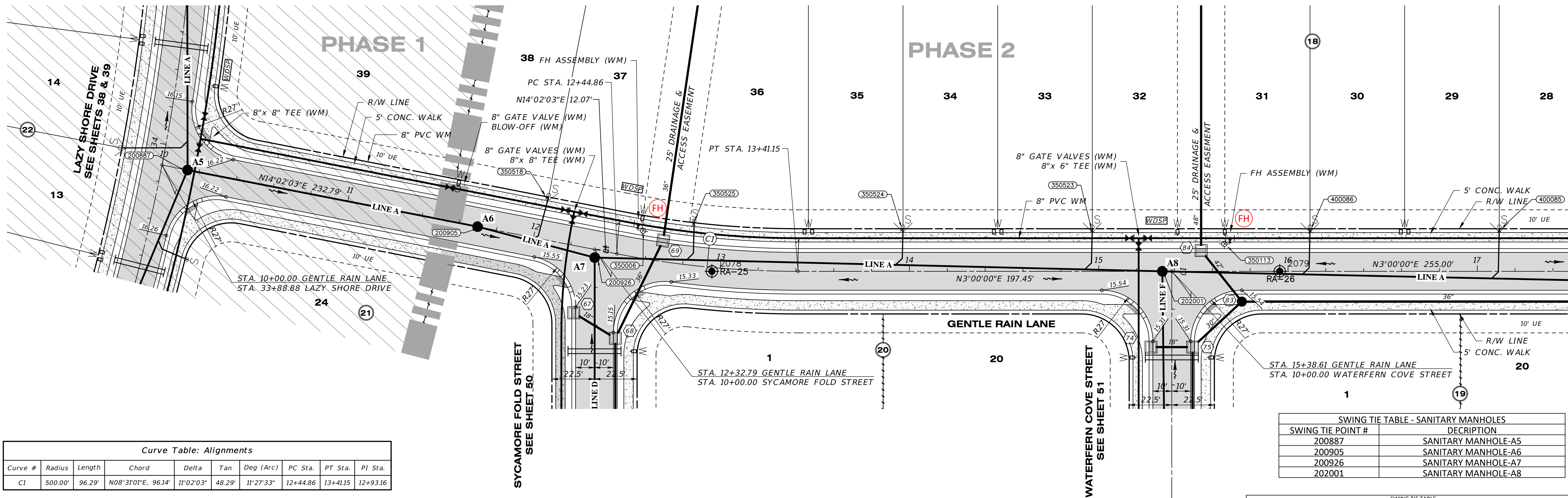
WATER & SEWER PLAN	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.1 Feet
FILE WS05	SHEET 33 OF 71 SHEETS



LEGEND

- PLAN & PROFILE SHEET NO. REFERENCE
- PLAN & PROFILE**
- | EXISTING | PROPOSED | |
|----------|----------|--|
| | | STORM DRAINAGE STRUCTURE & PIPE (SIZE IN INCHES) |
| | | STRUCTURE NO. |
| | | SPOT ELEVATION |
| | | PROPOSED PROFILE GRADE ELEVATION |
| | | CONTOUR |
| | | DIRECTION OF SURFACE FLOW |
| | | UNDERDRAIN WITH CLEANOUT |
| | | STAKED EROSION CONTROL |
| | | FLOATING TURBIDITY BARRIER |
| | | SWFWMD WETLAND LINE |
| | | 25' OFFSET FROM WETLAND LINE |
| | | WETLAND CONSERVATION AREA |
| | | WETLAND AREAS |
| | | PROPOSED WETLAND IMPACTS |
| | | PROPOSED OSW IMPACTS |
| | | PROJECT BOUNDARY |
| | | RA-# ROAD AUGER LOCATION |

				 <div>Clearview LAND DESIGN, P.L.</div> <div>Engineering Business C.A. No.: 28858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</div> <div>This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div> <div>DATE: 06/03/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER</div>		<div>PLAN & PROFILE SHEET INDEX</div> <table><tr><td>JOB NO. JEN-RU-008</td><td colspan="3">RUSTIC ROAD NORTH PHASES 1 & 2</td></tr><tr><td>DESIGN FERREIRA</td><td>DRAWN DUNCAN</td><td>PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.</td><td rowspan="2">Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +11.1 Feet</td></tr><tr><td>DATE 06-03-2025</td><td>FILE RP-INDEX X</td></tr><tr><td colspan="3">SHEET 34 OF 71 SHEETS</td></tr></table>				JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2			DESIGN FERREIRA	DRAWN DUNCAN	PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +11.1 Feet	DATE 06-03-2025	FILE RP-INDEX X	SHEET 34 OF 71 SHEETS		
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2																					
DESIGN FERREIRA	DRAWN DUNCAN	PREPARED FOR: C/O BANYAN LAND CAPITAL, LLC.	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +11.1 Feet																			
DATE 06-03-2025	FILE RP-INDEX X																					
SHEET 34 OF 71 SHEETS																						
05-17-2021	INITIAL SUBMITTAL	JAS																				
DATE	DESCRIPTION	BY																				
REVISIONS																						



Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
CI	500.00'	96.29'	N08°31'01"E 96.14'	11°02'03"	48.29'	11°27'33"	12+44.86	13+41.15	12+93.16	

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
200887	SANITARY MANHOLE-A5
200905	SANITARY MANHOLE-A6
200926	SANITARY MANHOLE-A7
202001	SANITARY MANHOLE-A8

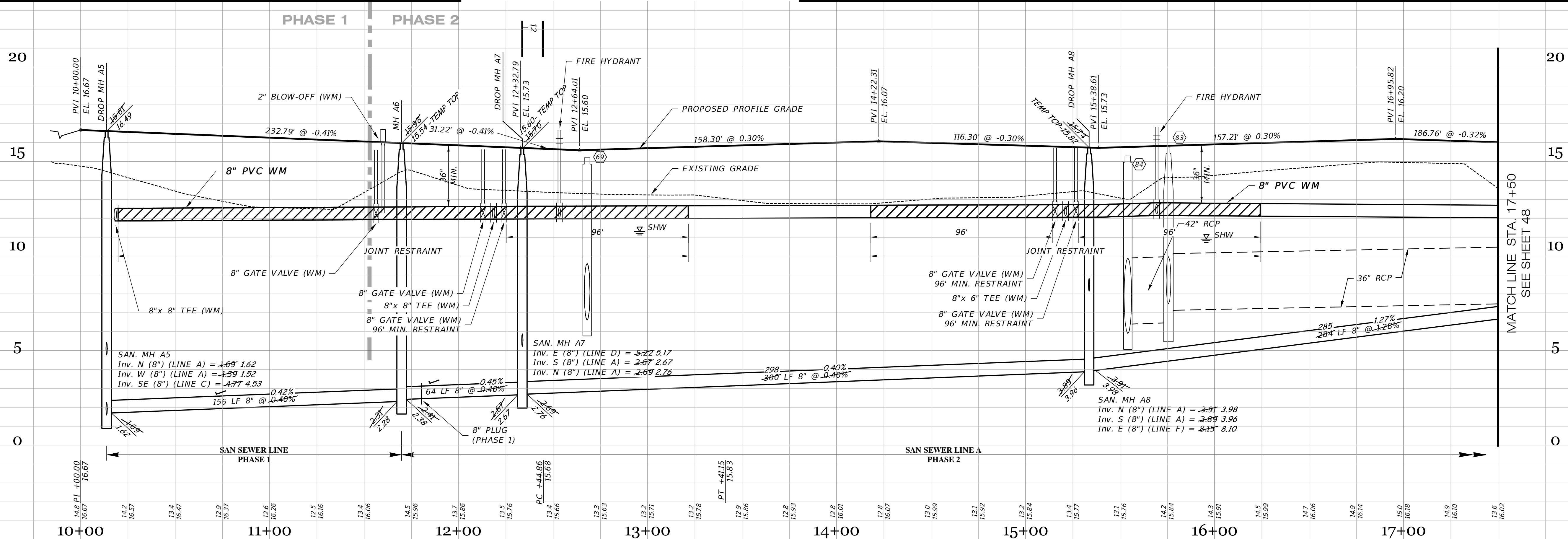
SWING TIE TABLE					
SHEET #	POINT #	DESCRIPTION	ELEVATION	LOCATION 1	LOCATION 2
47	1	SANITARY DOUBLE SERVICE	16.82	11	11
48	2	SANITARY DOUBLE SERVICE	16.82	11	11
49	3	SANITARY SINGLE SERVICE	16.734	11	11
50	4	SANITARY DOUBLE SERVICE	17.437	11	11
51	5	SANITARY DOUBLE SERVICE	17.368	11	11
52	6	SANITARY DOUBLE SERVICE	16.055	11	11
53	7	SANITARY DOUBLE SERVICE	16.05	11	11

RECORD DATA PROVIDED BY GEOPOINT SURVEYING, INC.

- RECORD DRAWING LEGEND**
- PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
 - INDICATES RECORD ELEVATION
 - INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
 - (10000) INDICATES "RECORD" ITEM NUMBER
- RECORD DRAWING SURVEYORS CERTIFICATION**
- I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.
- DATE OF LAST FIELD SURVEY: 05/30/2025
- JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS8837

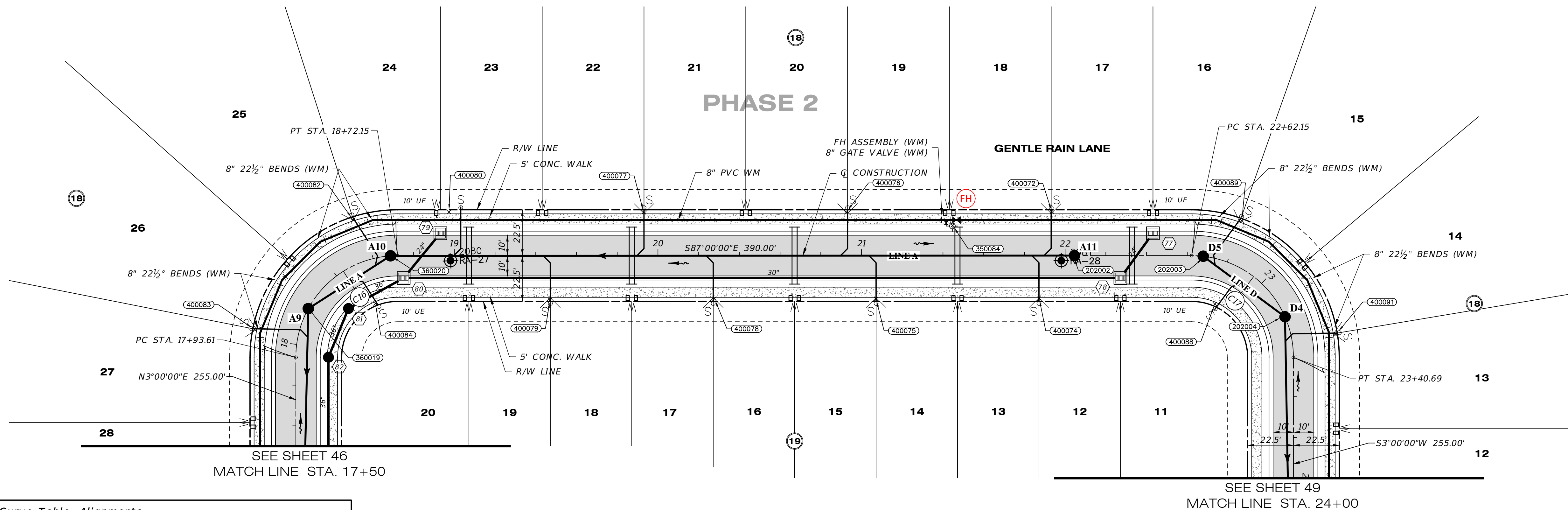
GENTLE RAIN LANE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



RECORD DRAWINGS
August 29, 2025
APPROVED

Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		ROADWAY & UTILITY PLAN & PROFILE	
06-03-2025 UTIL RECORD DATA BY GEOPOINT 04-25-2024 REMOVED EXTRA MHS 05-18-2024 SIDEWALK 2' FROM R/W @ LOT AREAS 10-22-2021 REST. JOINTS, REMOVED GV 05-17-2021 INITIAL SUBMITTAL		JOB NO. JEN-RU-008 DESIGN FERREIRA DRAWN DUNCAN DATE 06-03-2025 FILE RP14	
JORDAN A. SCHRADER, P.E. No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER		PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC. Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
DATE: 06/03/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER		SHEET 47 OF 71 SHEETS	



RECORD DATA PROVIDED BY
GEOPPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

- 42-00 PROPOSED/DESIGN ELEVATION OR
42.07 DIMENSION LINED THROUGH,
"RECORD" ELEVATION OR
5+6.8 DIMENSION WRITTEN IN.
INDICATES RECORD ELEVATION
INDICATES "RECORD" ELEVATION,
DIMENSION, SLOPE, et cetera.
100000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS
AND ELEVATIONS DEPICTED ON THESE RECORD
DRAWINGS ARE TRUE AND CORRECT AND WERE
COLLECTED IN THE FIELD BY THE SURVEYOR
AND MAPPER OR A REPRESENTATIVE UNDER THE
DIRECT SUPERVISION OF THE SURVEYOR AND
MAPPER.

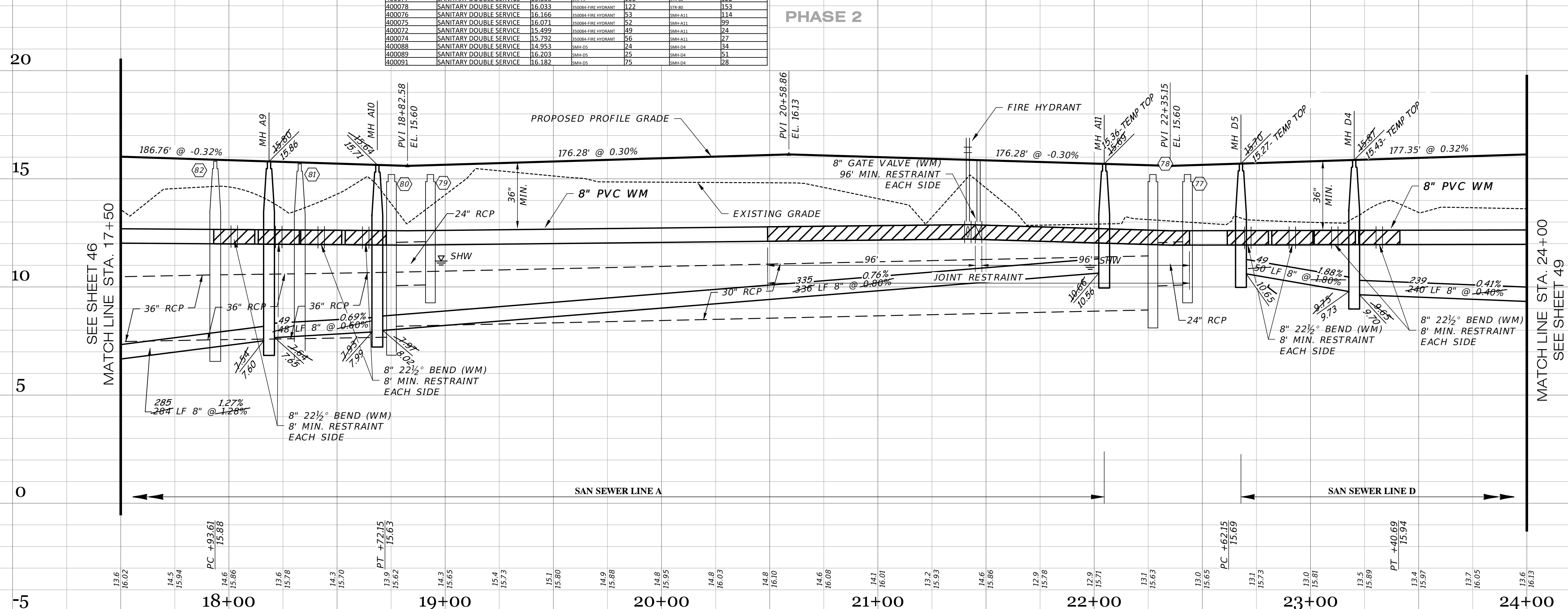
DATE OF LAST FIELD SURVEY 05/30/2025

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

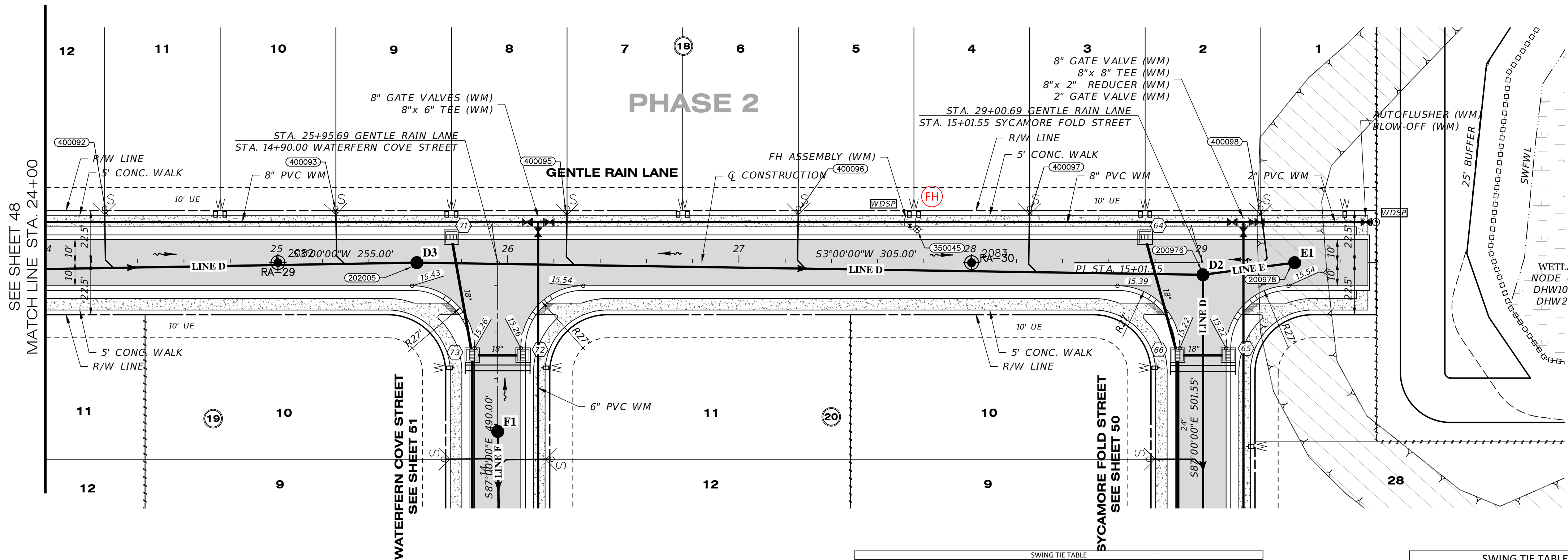
SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL

Curve Table: Alignments								
Curve #	Radius	Length	Chord	Delta	Degree (Arc)	PC Station	PT Station	PI Station
C16	50.00'	78.54'	N48° 00' 00.00"E, 70.71'	090.0000	114.5916	9+50.00	30+25.69	18+43.61
C17	50.00'	78.54'	S42° 00' 00.00"E, 70.71'	090.0000	114.5916	9+50.00	30+25.69	23+12.15

SWING TIE TABLE			
POINT #	DESCRIPTION	LOCATION 1	LOCATION 2
400083	SANITARY DOUBLE SERVICE	16.182	176.28
400082	SANITARY DOUBLE SERVICE	15.91	176.28
400084	SANITARY DOUBLE SERVICE	14.873	176.28
400080	SANITARY DOUBLE SERVICE	15.283	176.28
400079	SANITARY DOUBLE SERVICE	15.951	176.28
400077	SANITARY DOUBLE SERVICE	15.888	176.28
400078	SANITARY DOUBLE SERVICE	16.033	176.28
400076	SANITARY DOUBLE SERVICE	16.166	176.28
400075	SANITARY DOUBLE SERVICE	16.071	176.28
400072	SANITARY DOUBLE SERVICE	15.499	176.28
400074	SANITARY DOUBLE SERVICE	15.792	176.28
400088	SANITARY DOUBLE SERVICE	14.953	176.28
400089	SANITARY DOUBLE SERVICE	16.203	176.28
400091	SANITARY DOUBLE SERVICE	16.182	176.28



06-03-2025 05-18-2023 10-22-2021 05-17-2021	UTIL RECORD DATA BY GEOPPOINT SIDEWALK 2' FROM R/W @ LOT AREAS REST. JOINTS INITIAL SUBMITTAL	JRD JRD DA JAS	BY
DATE	DESCRIPTION	BY	REVISIONS
JORDAN A. SCHRADER LICENSE No. 74798 STATE OF FLORIDA PROFESSIONAL ENGINEER			
Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975 This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. DATE: 06/03/2025 JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER			
ROADWAY & UTILITY PLAN & PROFILE			
JOB NO. JEN-RU-008		RUSTIC ROAD NORTH PHASES 1 & 2	
DESIGN FERREIRA		PREPARED FOR: JEN TAMPA 1, LLC. C/O BANYAN LAND CAPITAL, LLC.	
DRAWN DUNCAN		DATE 06-03-2025	
FILE RP15		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
SHEET 48 OF 71 SHEETS			



RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND	
42.00	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
42.07	INDICATES RECORD ELEVATION
54.8	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
10000	INDICATES "RECORD" ITEM NUMBER

RECORD DRAFTING
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT, AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY 05/30/2025

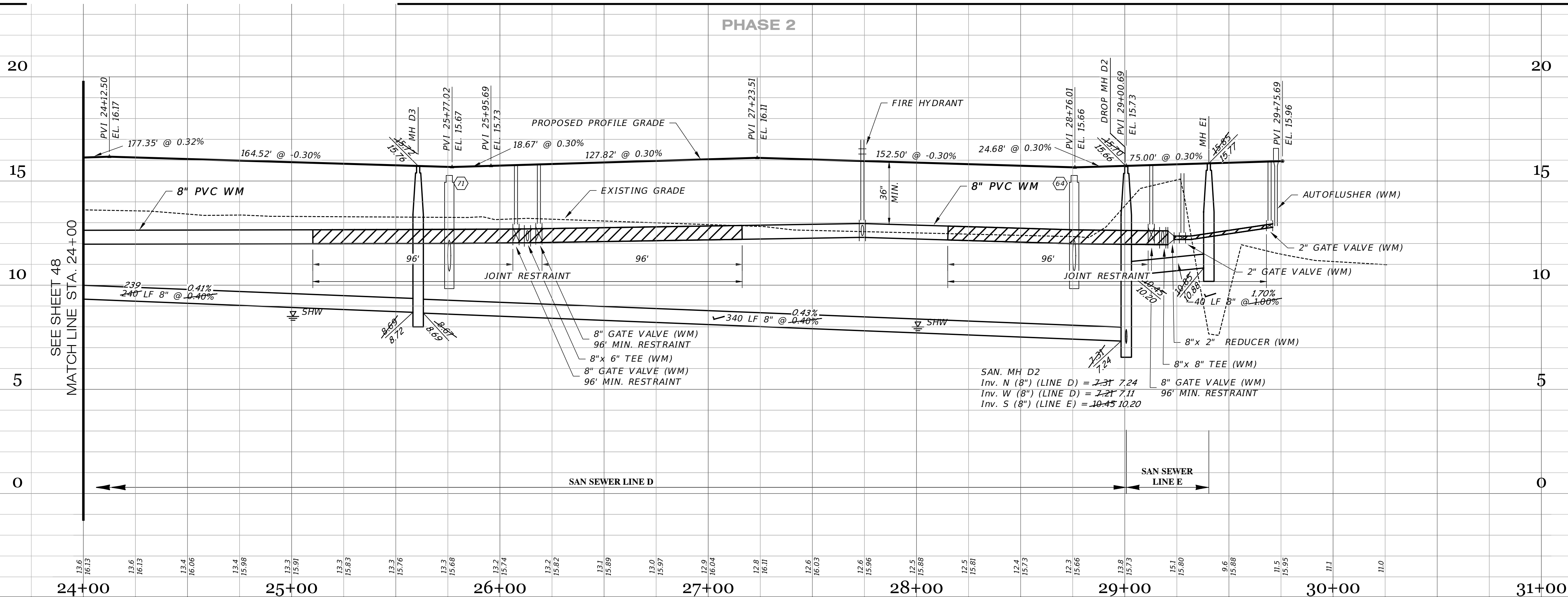
JUSTIN O. BRANTLEY, P.S.M.
FLORIDA CERTIFICATE NO. LS6837

SWING TIE TABLE					
LOCATION 1			LOCATION 2		
POINT #	DESCRIPTION	ELEVATION	POINT #	DESCRIPTION	ELEVATION
400092	SANITARY DOUBLE SERVICE	15.278	400093	SANITARY DOUBLE SERVICE	15.5
400093	SANITARY DOUBLE SERVICE	15.5	400094	SANITARY DOUBLE SERVICE	15.692
400094	SANITARY DOUBLE SERVICE	15.692	400095	SANITARY DOUBLE SERVICE	15.557
400095	SANITARY DOUBLE SERVICE	15.557	400096	SANITARY DOUBLE SERVICE	15.517
400096	SANITARY DOUBLE SERVICE	15.517	400097	SANITARY DOUBLE SERVICE	15.517
400097	SANITARY DOUBLE SERVICE	15.517	400098	SANITARY DOUBLE SERVICE	15.517

SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
202005	SANITARY MANHOLE-D3
200976	SANITARY MANHOLE-D2
200978	SANITARY MANHOLE-E1

GENTLE RAIN LANE

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



RECORD DRAWINGS
August 29, 2025
APPROVED

Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975		ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-008		RUSTIC ROAD NORTH PHASES 1 & 2	
DESIGN FERREIRA		JEN TAMPA 1, LLC.	
DRAWN DUNCAN		FOR: C/O BANYAN LAND CAPITAL, LLC.	
DATE 06-03-2025		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet	
FILE RP16		SHEET 49 OF 71 SHEETS	

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND

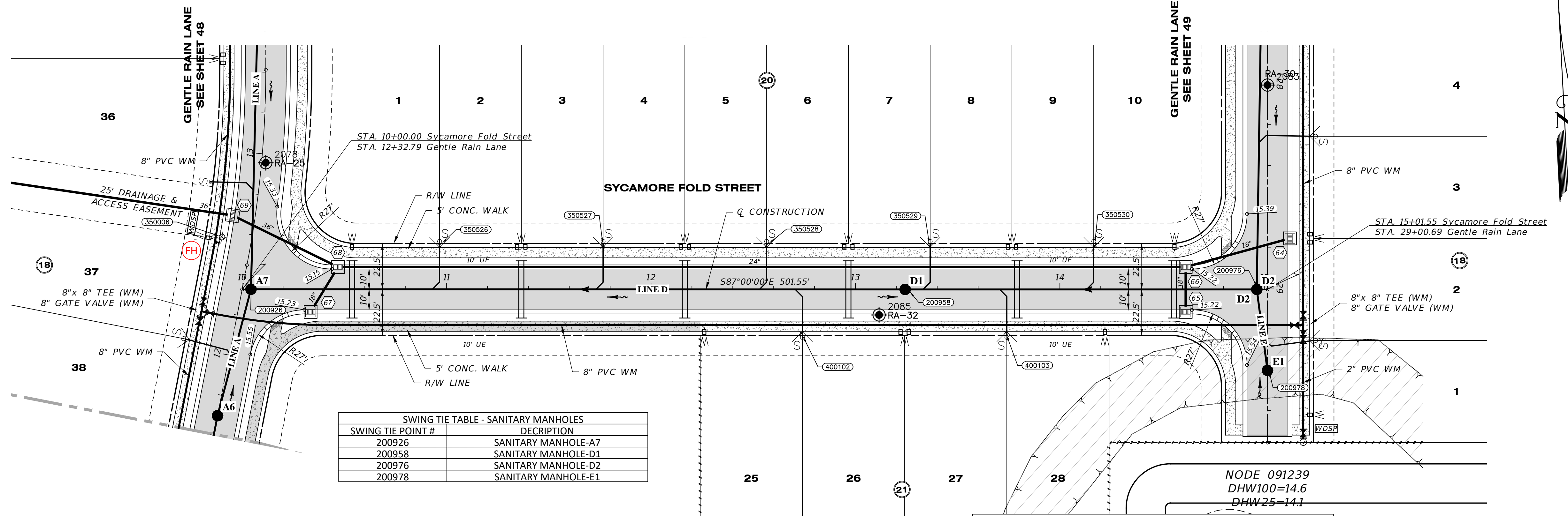
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54.8 DIMENSION WRITTEN IN.
INDICATES RECORD ELEVATION
INDICATES "RECORD" ELEVATION,
DIMENSION, SLOPE, et cetera.
100000 INDICATES "RECORD" ITEM NUMBER

RECORD DRAWING
SURVEYORS CERTIFICATION

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COLLECTED IN THE FIELD BY THE SURVEYOR
AND MAPPER OR A REPRESENTATIVE UNDER THE
DIRECT SUPERVISION OF THE SURVEYOR AND
MAPPER.

DATE OF LAST FIELD SURVEY 05/30/2025

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

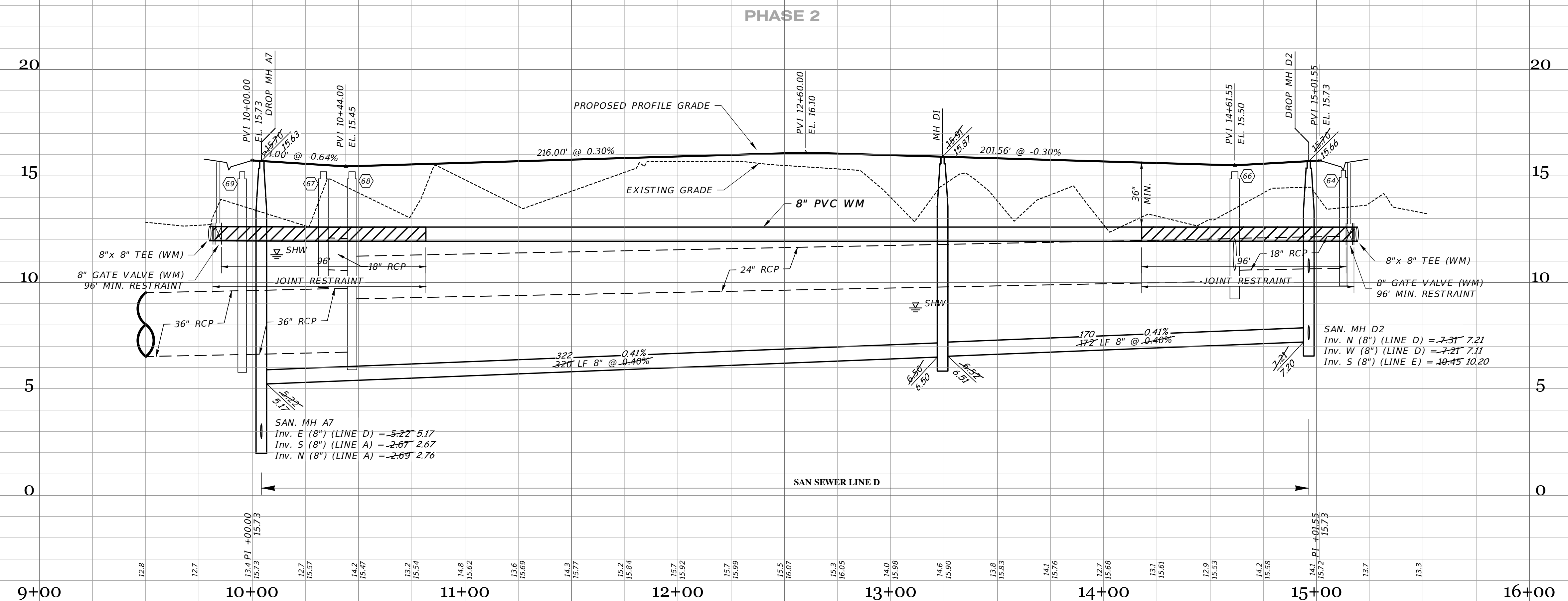


SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
200926	SANITARY MANHOLE-A7
200958	SANITARY MANHOLE-D1
200976	SANITARY MANHOLE-D2
200978	SANITARY MANHOLE-E1


SWING TIE TABLE	
SHEET 50	SANITARY SERVICE
POINT #	DESCRIPTION
350526	SANITARY DOUBLE SERVICE
350527	SANITARY DOUBLE SERVICE
350528	SANITARY DOUBLE SERVICE
400102	SANITARY DOUBLE SERVICE
350529	SANITARY DOUBLE SERVICE
400103	SANITARY DOUBLE SERVICE
350530	SANITARY DOUBLE SERVICE


SYCAMORE FOLD STREET

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



06-03-2025 05-18-2023 04-04-2022 10-22-2021 05-17-2021		UTIL RECORD DATA BY GEOPOINT SIDEWALK 2' FROM R/W @ LOT AREAS MOD STORM 66-68-69 PIPE SIZE REST JOINTS INITIAL SUBMITTAL		JRD JRD JTF DA JAS
DATE	DESCRIPTION			BY
REVISIONS				

	
JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	

 Clearview LAND DESIGN, P.L. Engineering Business C.A. No.: 28898 3010 W Azule St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975	
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DATE: 06/03/2025	
JORDAN A. SCHRADER, P.E. NO. 74798 FLORIDA PROFESSIONAL ENGINEER	

ROADWAY & UTILITY PLAN & PROFILE	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DESIGN FERREIRA	
DRAWN DUNCAN	JEN TAMPAL, LLC.
DATE 06-03-2025	C/O BANYAN LAND CAPITAL, LLC.
FILE RP17	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
SHEET 50 OF 71 SHEETS	

RECORD DATA PROVIDED BY
GEOPOINT SURVEYING, INC.

RECORD DRAWING LEGEND	
42.00	PROPOSED/DESIGN ELEVATION OR DIMENSION LINED THROUGH, "RECORD" ELEVATION OR DIMENSION WRITTEN IN.
54.8	INDICATES "RECORD" ELEVATION.
✓	INDICATES "RECORD" ELEVATION, DIMENSION, SLOPE, et cetera.
(10000)	INDICATES "RECORD" ITEM NUMBER

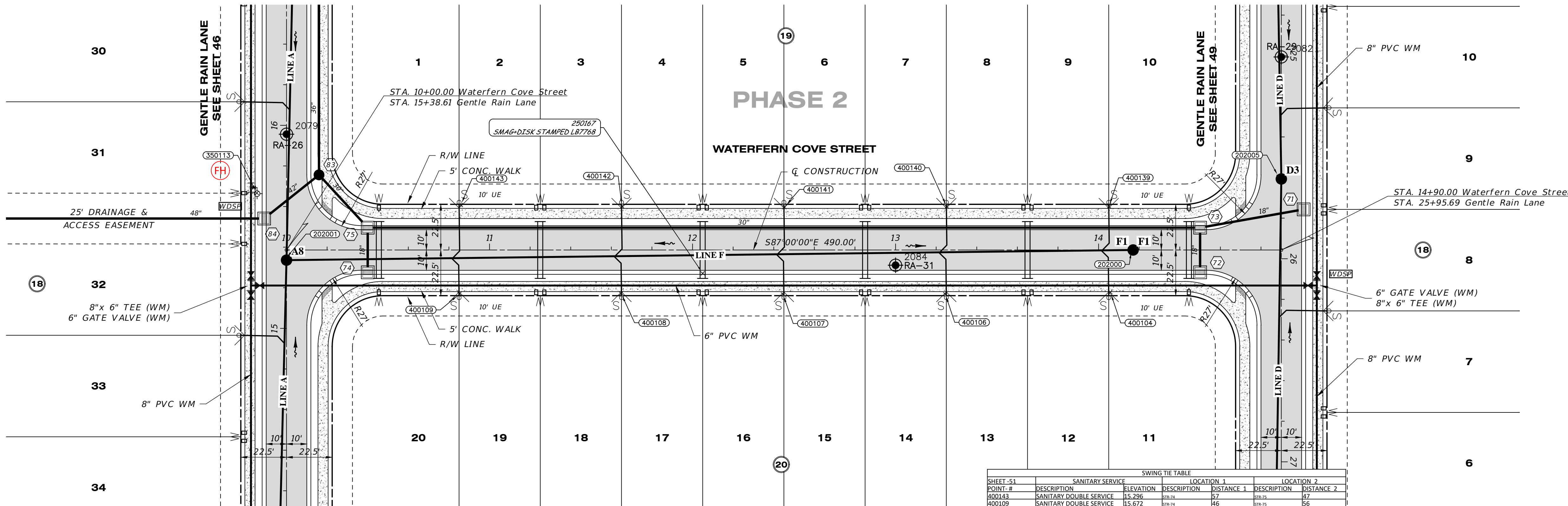
RECORD DRAWING
SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE RECORD LOCATIONS AND ELEVATIONS DEPICTED ON THESE RECORD DRAWINGS ARE TRUE AND CORRECT AND WERE COLLECTED IN THE FIELD BY THE SURVEYOR AND MAPPER OR A REPRESENTATIVE UNDER THE DIRECT SUPERVISION OF THE SURVEYOR AND MAPPER.

DATE OF LAST FIELD SURVEY: 05/30/2025

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

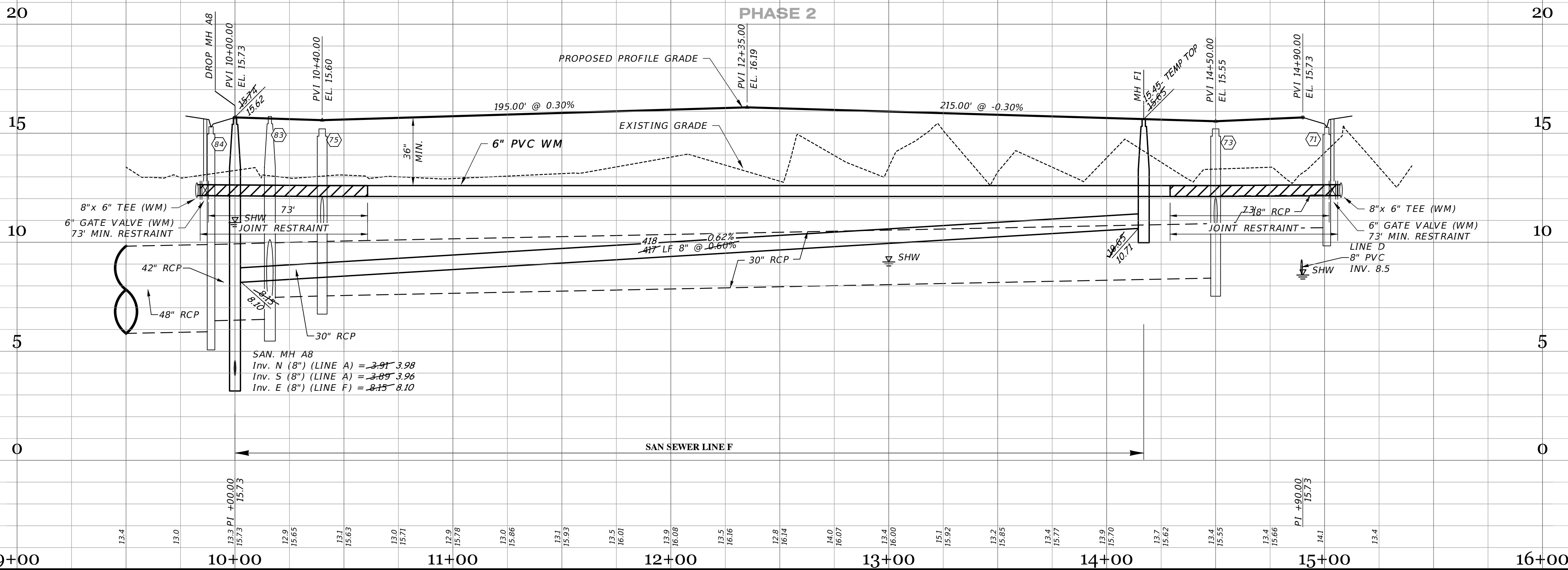
SWING TIE TABLE - SANITARY MANHOLES	
SWING TIE POINT #	DESCRIPTION
202001	SANITARY MANHOLE-A8
202000	SANITARY MANHOLE-F1
202005	SANITARY MANHOLE-D3



SWING TIE TABLE					
SANITARY SERVICE		LOCATION 1		LOCATION 2	
POINT #	DESCRIPTION	ELEVATION	DESCRIPTION	POINT #	DESCRIPTION
400143	SANITARY DOUBLE SERVICE	15.296	STN. 74	47	STN. 75
400109	SANITARY DOUBLE SERVICE	15.472	STN. 74	46	STN. 75
400142	SANITARY DOUBLE SERVICE	15.702	STN. 74	429	STN. 75
400108	SANITARY DOUBLE SERVICE	15.738	STN. 74	425	STN. 75
400141	SANITARY DOUBLE SERVICE	15.397	STN. 74	422	STN. 75
400107	SANITARY DOUBLE SERVICE	16.375	STN. 74	423	STN. 75
400140	SANITARY DOUBLE SERVICE	15.816	STN. 74	423	STN. 75
400106	SANITARY DOUBLE SERVICE	16.337	STN. 74	424	STN. 75
400139	SANITARY DOUBLE SERVICE	15.174	STN. 74	424	STN. 75
400104	SANITARY DOUBLE SERVICE	15.744	STN. 74	424	STN. 75

WATERFERN COVE STREET

SCALE: 1" = 30' HORIZONTAL
1" = 3' VERTICAL



06-03-2025 05-18-2025 10-22-2021 05-17-2021		UTIL RECORD DATA BY GEOPOINT SIDEWALK, 2' FROM R/W @ LOT AREAS REST. JOINTS INITIAL SUBMITTAL		JRD JRD DA JAS
DATE		DESCRIPTION		BY
		REVISIONS		

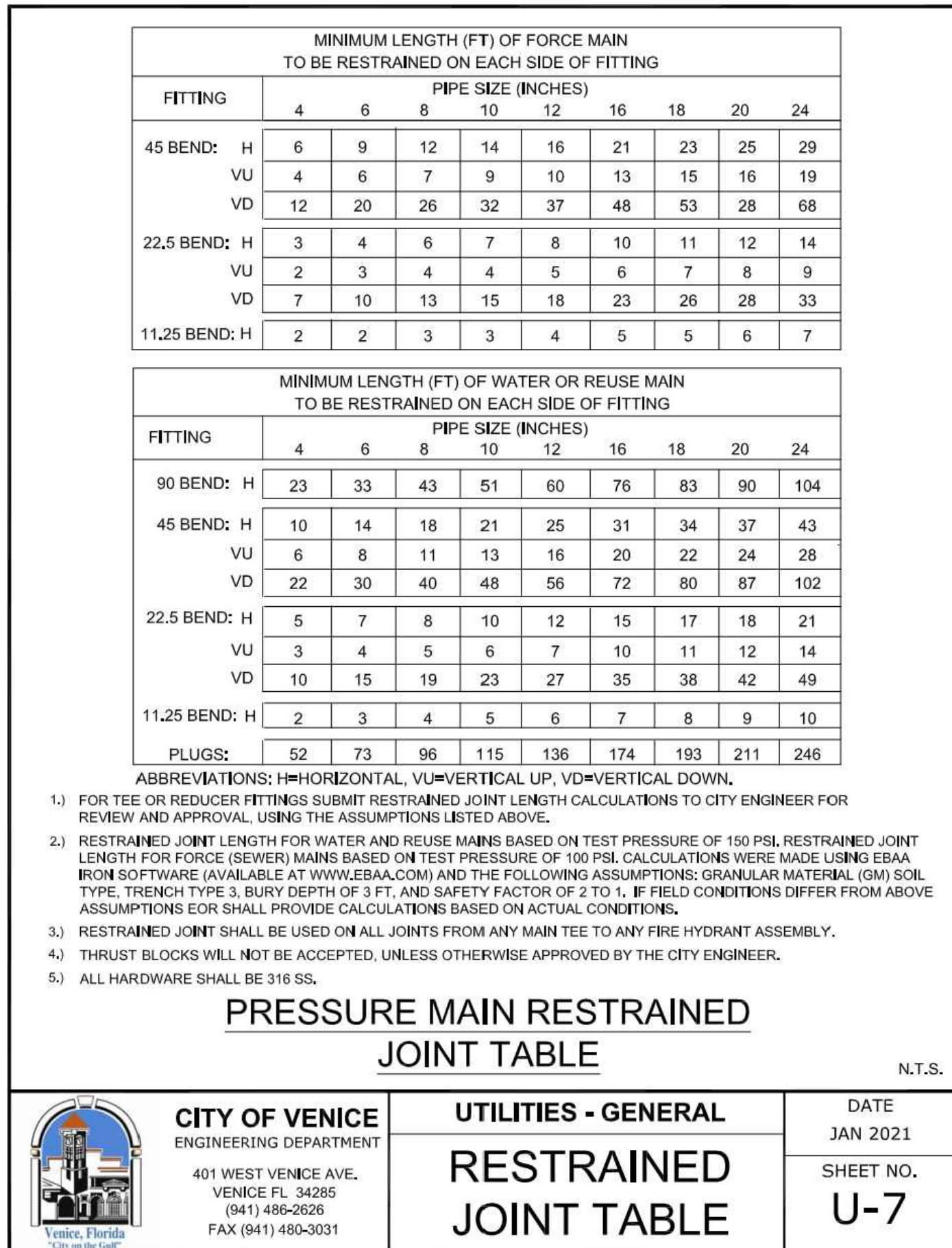
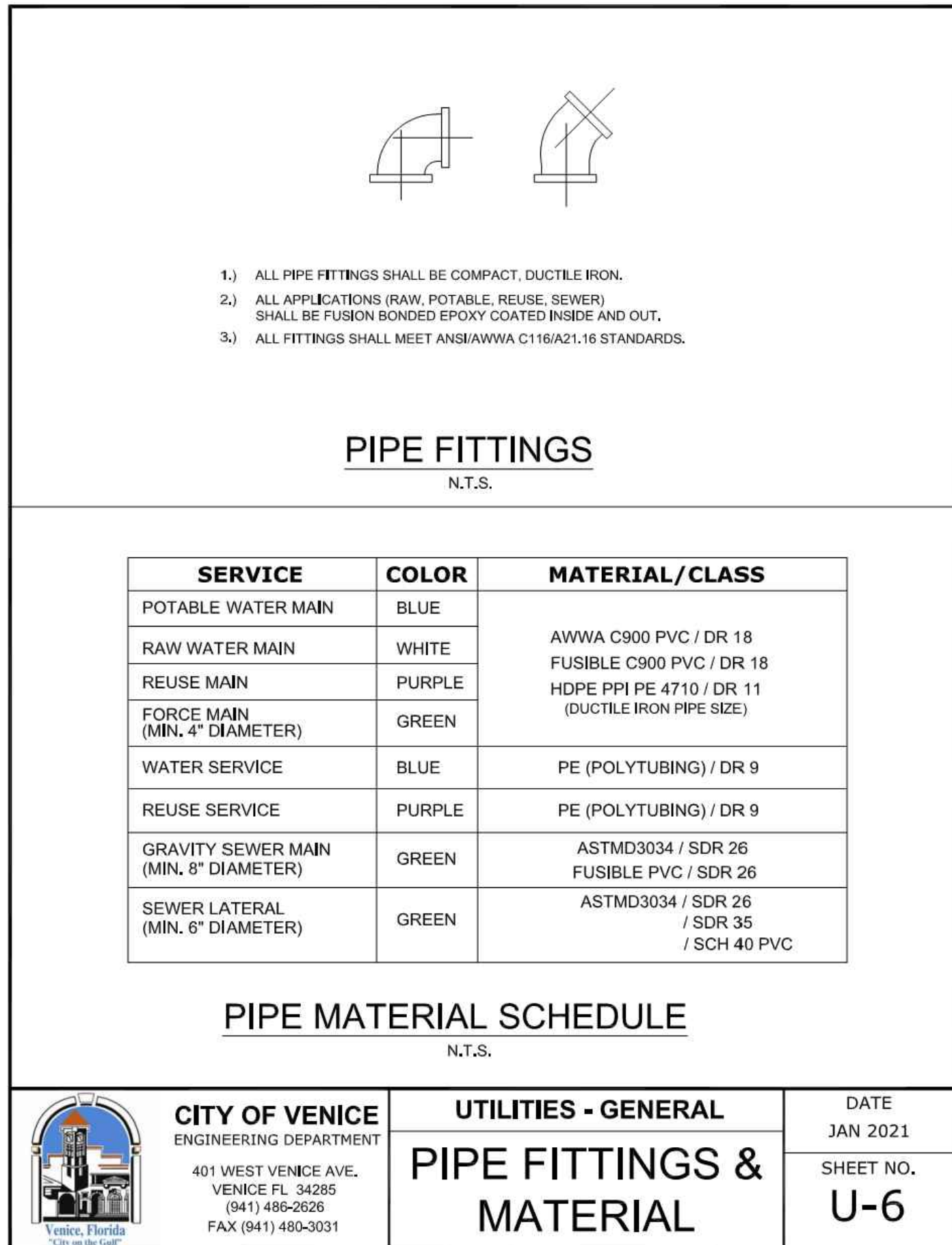
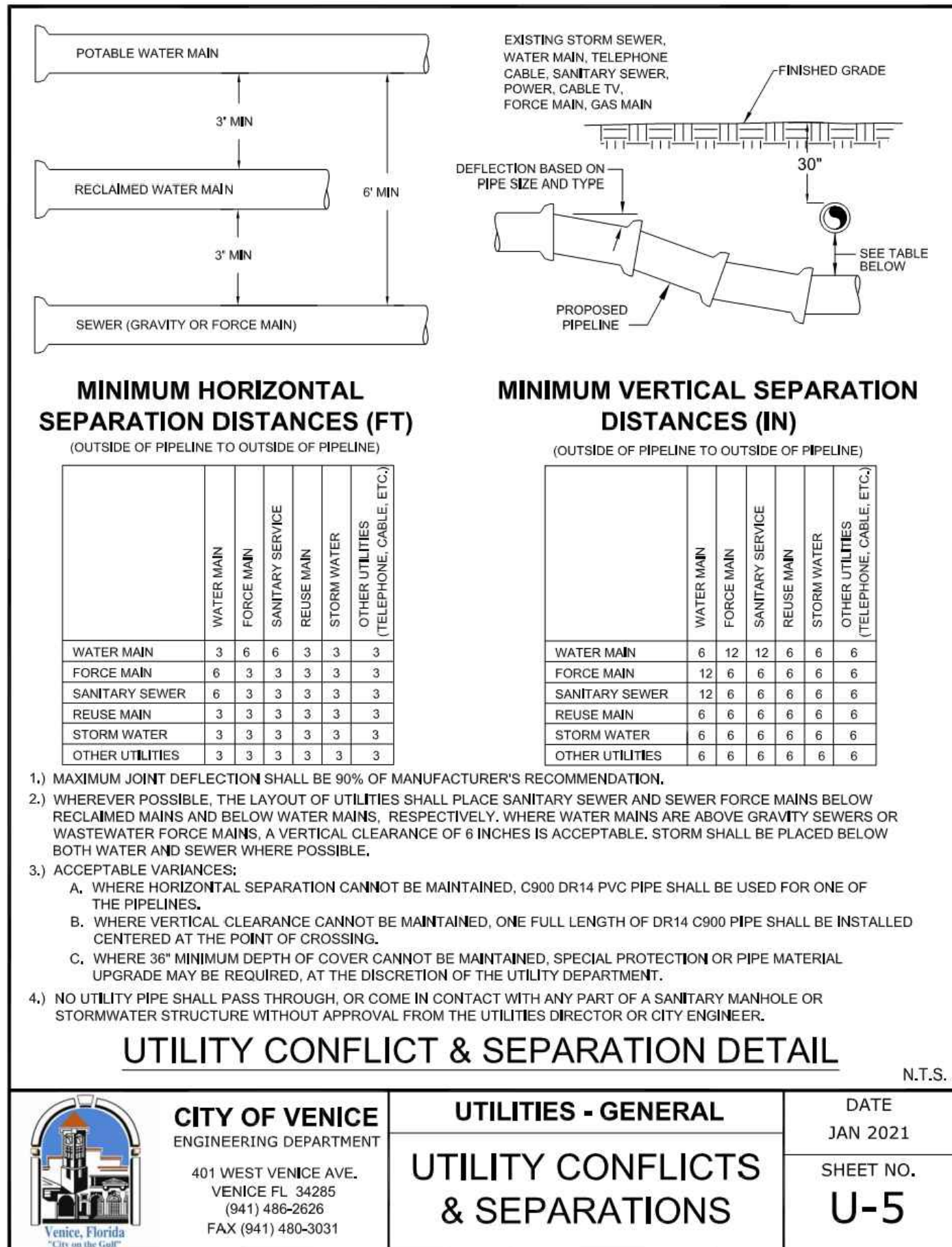
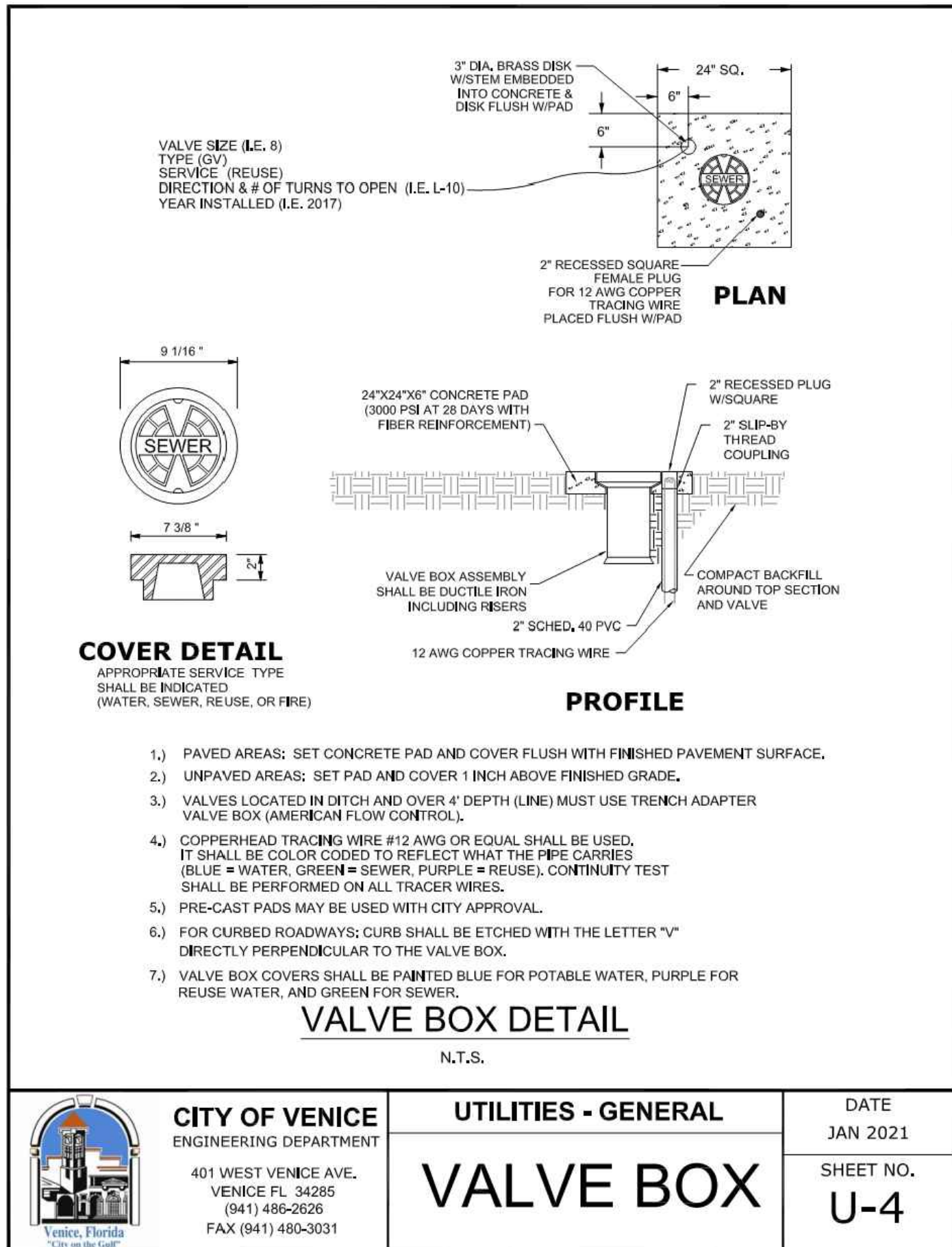
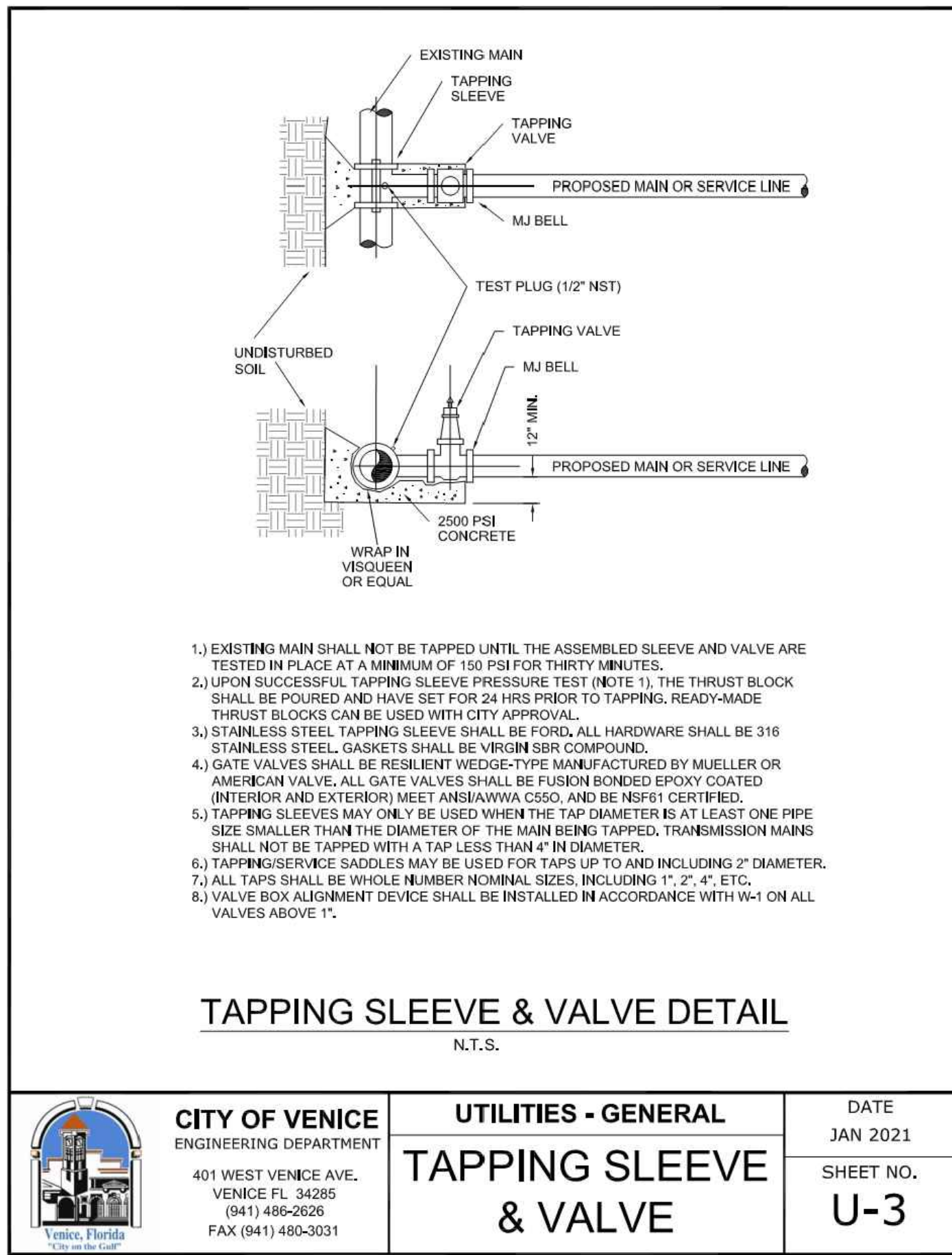
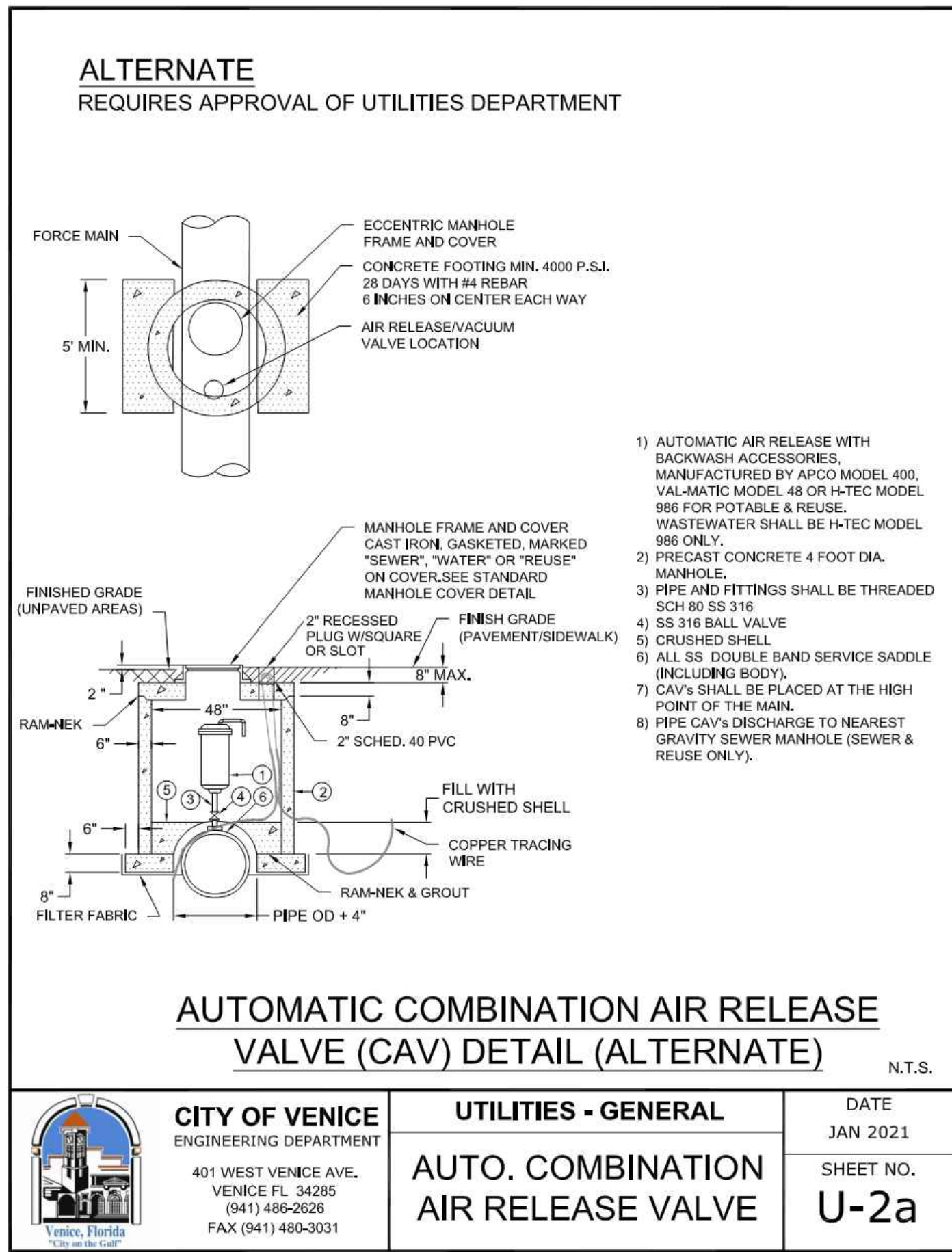
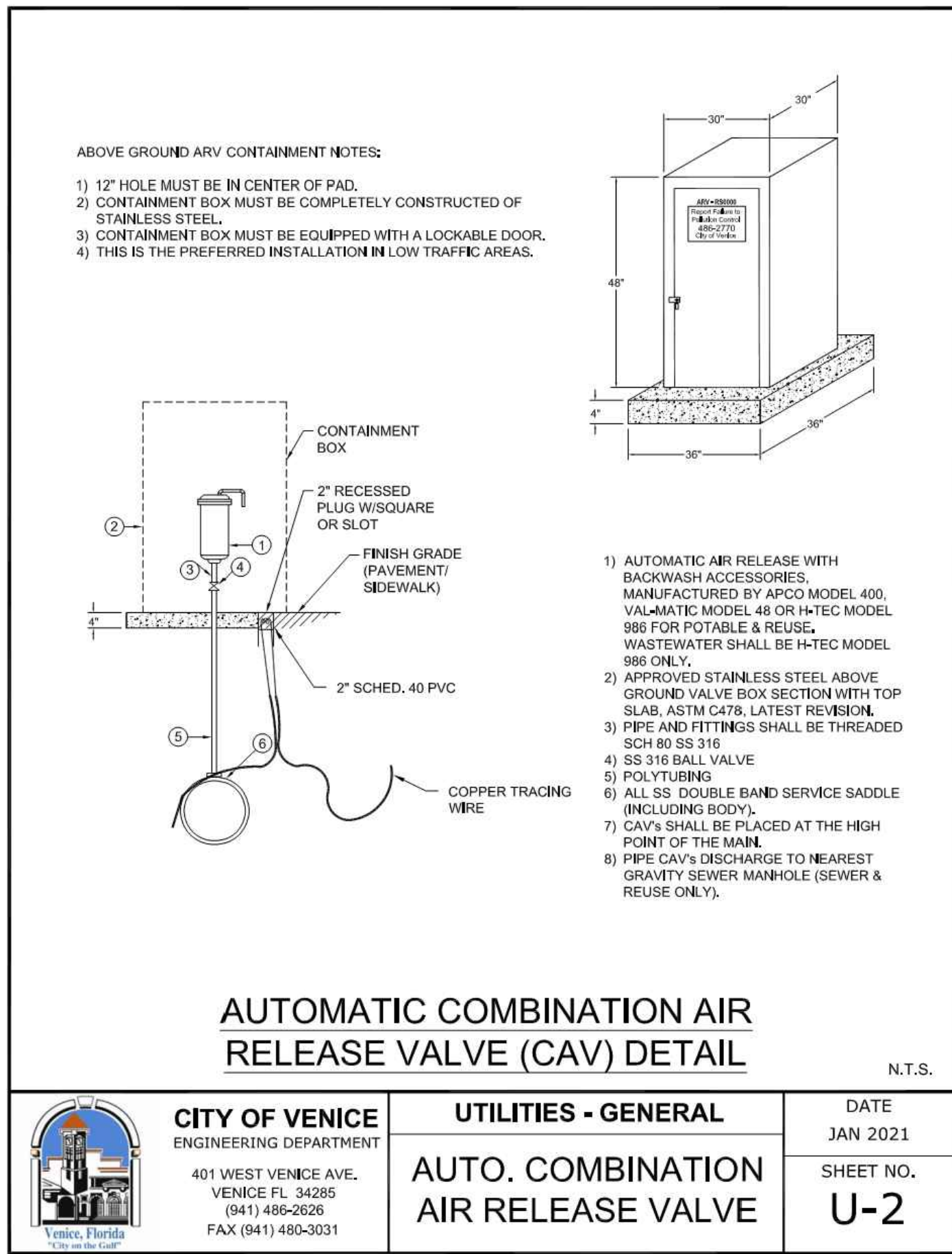
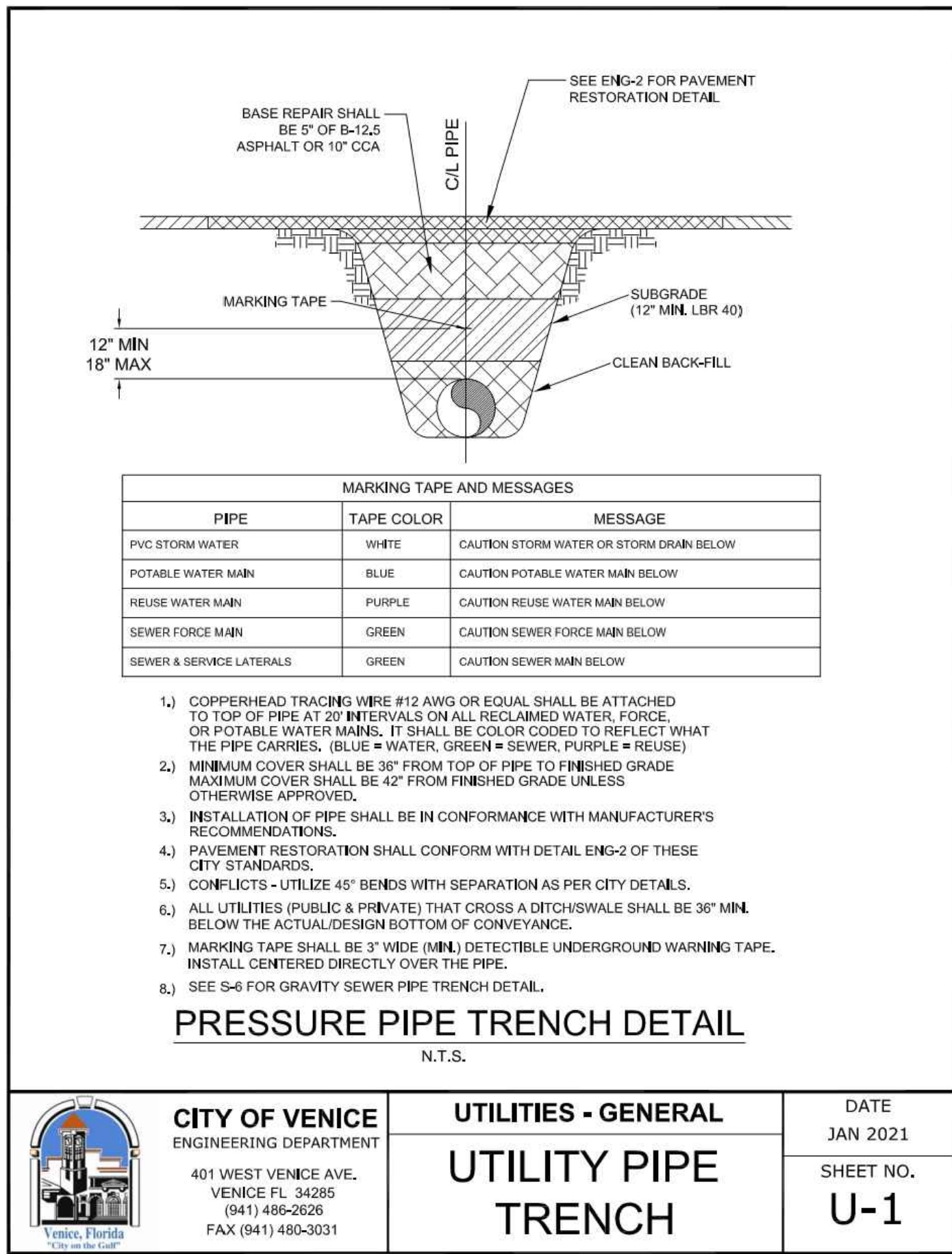
JORDAN A. SCHRADER
LICENSE
No. 74798
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28898
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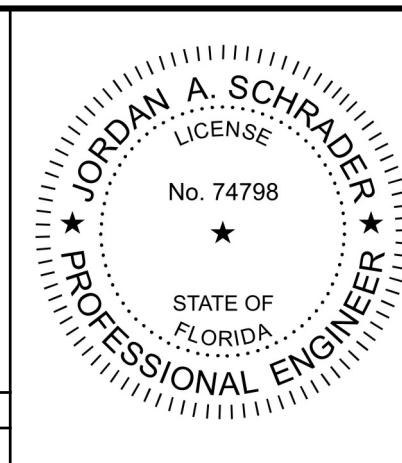
This item has been digitally signed and sealed by JORDAN A. SCHRADER, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

ROADWAY & UTILITY PLAN & PROFILE			
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2		
DESIGN FERREIRA	JEN TAMPA 1, LLC. FOR: C/O BANYAN LAND CAPITAL, LLC.		
DRAWN DUNCAN	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet		
DATE 06-03-2025			
FILE RP18	SHEET 51 OF 71 SHEETS		



05-17-2021	INITIAL SUBMITTAL	JAS
DATE	DESCRIPTION	BY
	REVISIONS	



Clearview
LAND DESIGN, P.L.
Engineering Business C.A. No.: 28898
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DATE: 06/03/2025
JORDAN A. SCHRADER, P.E. NO. 74798
FLORIDA PROFESSIONAL ENGINEER

GENERAL UTILITY DETAILS	
JOB NO. JEN-RU-008	RUSTIC ROAD NORTH PHASES 1 & 2
DRAWN FERREIRA	PREPARED FOR: JEN TAMP A 1, LLC. C/O BANYAN LAND CAPITAL, LLC.
DATE 06-03-2025	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +1.11 Feet
FILE WSD	SHEET 66 OF 71 SHEETS

