

LAUREL STORAGE

SITE DEVELOPMENT PLANS

PREPARED FOR:
LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328

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UTILITY SERVICE PROVIDERS

WATER: CITY OF VENICE UTILITIES DEPARTMENT	200 NORTH WARFIELD AVENUE VENICE, FLORIDA 34285 PHONE: (941) 480-3333
SEWER: CITY OF VENICE UTILITIES DEPARTMENT	200 NORTH WARFIELD AVENUE VENICE, FLORIDA 34285 PHONE: (941) 480-3333
ELECTRIC: FLORIDA POWER AND LIGHT	2245 MURPHY CT. NORTH PORT, FLORIDA 34289 PHONE: (800) 375-8490
PHONE: VERIZON	1701 RINGLING BOULEVARD SARASOTA, FLORIDA 34236 PHONE: (941) 952-5482
CABLE: XFINITY / COMCAST	1617 US 41 BY-PASS SOUTH VENICE, FLORIDA 34293
FIRE PROTECTION: CITY OF VENICE, FIRE DEPARTMENT	5300 EAST LAUREL RD. VENICE, FLORIDA 34275 PHONE: (941) 480-3030
SOLID WASTE DISPOSAL: CITY OF VENICE, WASTE AND RECYCLING	221 SOUTH SEABOARD AVENUE VENICE, FL. 34285 PHONE: (941) 486-2422

PROJECT CONTACTS

CIVIL ENGINEER: BANKS ENGINEERING STEVEN R. SONBERG, P.E., P.S.M. PROJECT MANAGER	4161 TAMiami TRAIL – BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165
SURVEYOR: BRITT SURVEYING, INC. RANDALL E. BRITT, RLS	680 US 41 BYPASS NORTH VENICE, FLORIDA 34285 PHONE: (941) 493-1396
ENVIRONMENTAL: IVA ENVIRONMENTAL SERVICES	22102 KIMBLE AVE. PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 457-6272
ARCHITECT: PHA PATRICK HIGGINS	131 SWAN COURT MONTICELLO, GEORGIA 31064 PHONE: (770) 655-8905
LANDSCAPE ARCHITECT: JOHN T. SWEN, P.A.	P.O. BOX 494466 PORT CHARLOTTE, FLORIDA 33949 PHONE: (941) 626-7365

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4161 TAMiami TRAIL – BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
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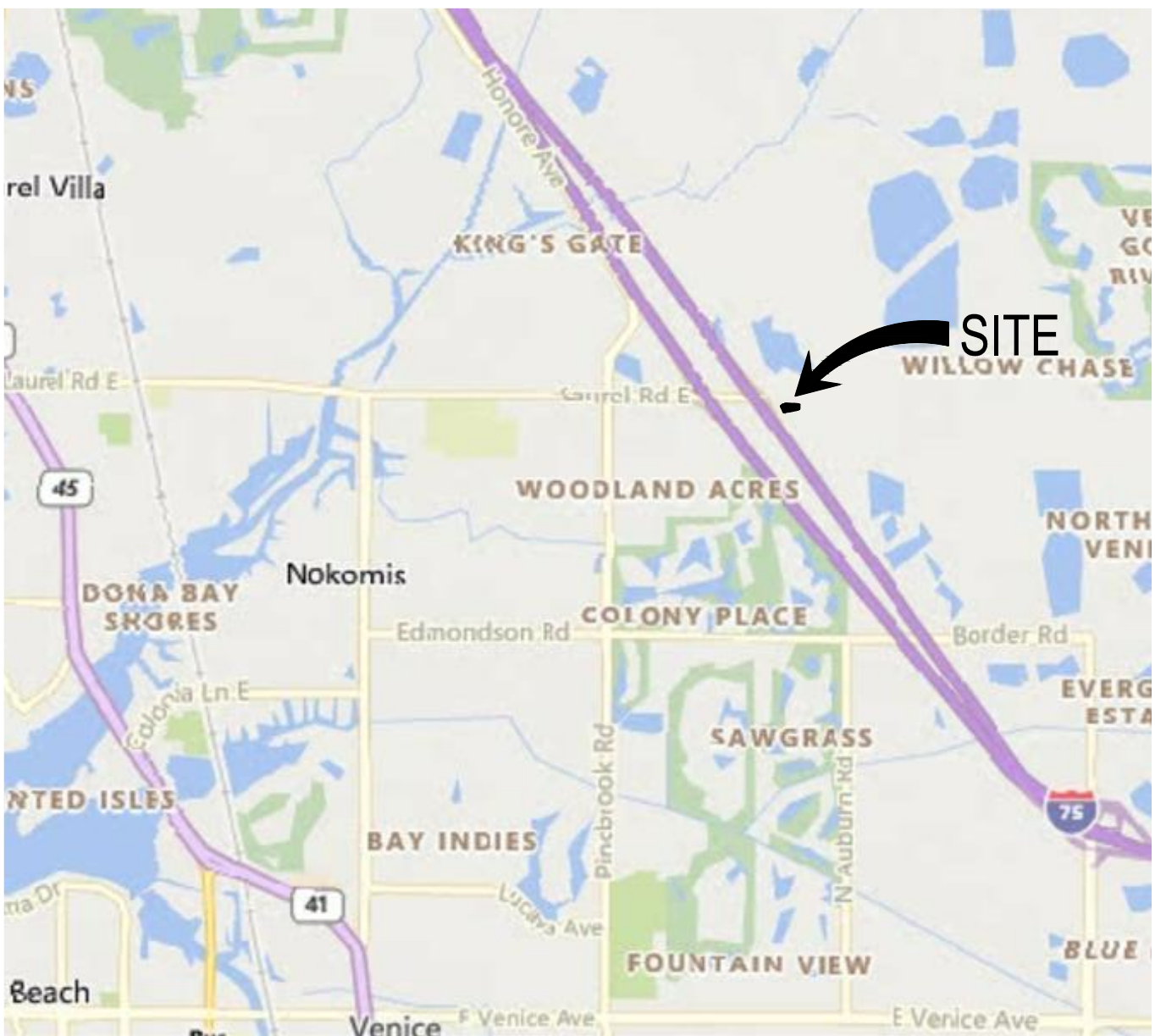
Digitally signed
by Steven R
Sonberg
Date: 2025.09.17
11:35:56-04'00'

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY



GENERAL LOCATION MAP

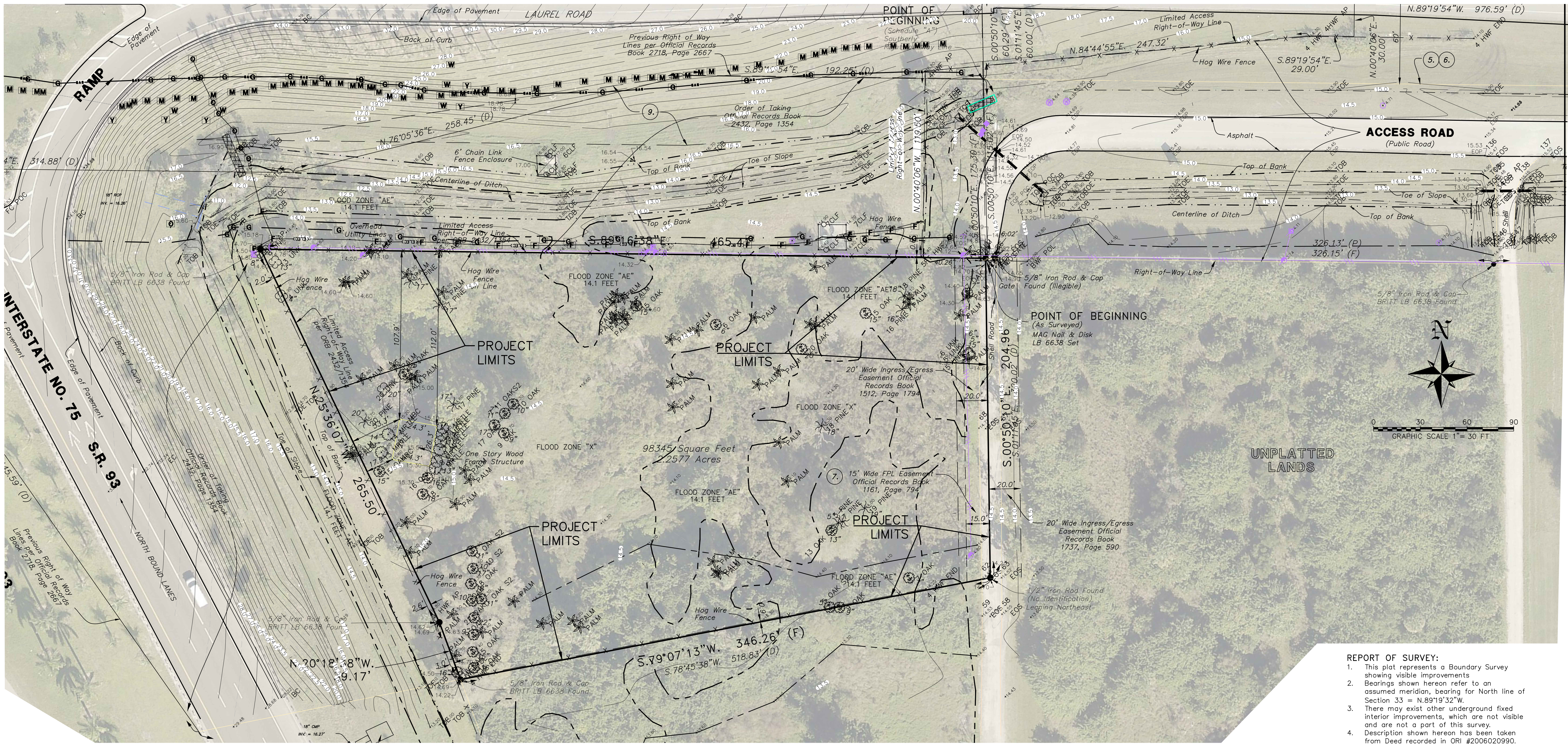


LOCATION MAP

SECTION 33, TOWNSHIP 38 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

SITE INFORMATION

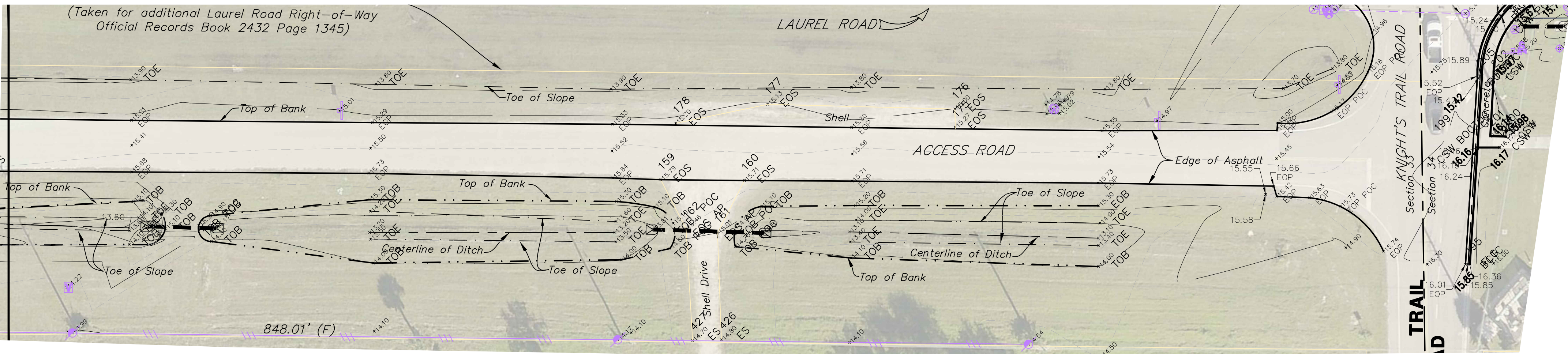
PROJECT AREA:	2.26 ACRES
PARCEL STRAP NO.:	0387010001
PARCEL ADDRESS:	3480 E. LAUREL RD. NOKOMIS, FL 34275
CURRENT ZONING:	LE-LAUREL EAST
CURRENT LAND USE:	MIXED -USE CORRIDOR
PROPOSED USE:	SELF STORAGE



- REPORT OF SURVEY:**
- This plat represents a Boundary Survey showing visible improvements.
 - Bearings shown hereon refer to an assumed meridian, bearing for North line of Section 33 = N.89°19'32"W.
 - There may exist other underground fixed interior improvements, which are not visible and are not a part of this survey.
 - Description shown hereon has been taken from Deed recorded in ORI #2006020990.
 - Subject to easements and rights of way of record, if any. Easements shown hereon per recording information.
 - This plat has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.
 - Parcel shown hereon is situated in Flood Zone "X", base flood elevation Not Determined, and Flood Zone "AE", base flood elevation = 14.1 feet, per Flood Insurance Rate Map 12115C0244G, Index Map dated March 27, 2024.
 - Accuracy: The expected use of the land is "Suburban". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - (D) Denotes information obtained from record Deed.
 - (F) Denotes information obtained from Field measurement.

NOTE:
EXISTING CONDITIONS BASED ON SURVEY PROVIDED BY BRITT SURVEYING, DATED 9/23/24
ELEVATIONS REFERENCE NAVD88 DATUM

- LEGEND:**
- Electric Hand Hole
 - Guy Wire
 - Fiber Optic Marker
 - Wood Power Pole
 - Electric Service Pole
 - Reflector & Pole
 - Well
 - Fire Hydrant
 - Concrete Power Pole
 - GTE Manhole
 - Verizon Hand Hole
 - Bollard
 - Traffic Crossing Pole
 - Reuse Valve
 - Traffic Light Pole & Arm
 - Traffic Hand Hole
 - Sarasota County Manhole
 - Underground Gas Marker
 - Air Release Manhole
 - Storm Sewer Manhole
 - Sanitary Sewer Valve
 - Underground Cable Marker
 - Fiber Optic Cable Marker
 - Above Ground Vault
 - Water Valve
 - Utility Vault
 - Sarasota County Vault
 - ORB - Official Records Book/Page
 - 19.0+ Existing Elevation



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ATLANTA, GA. 30328			
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PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

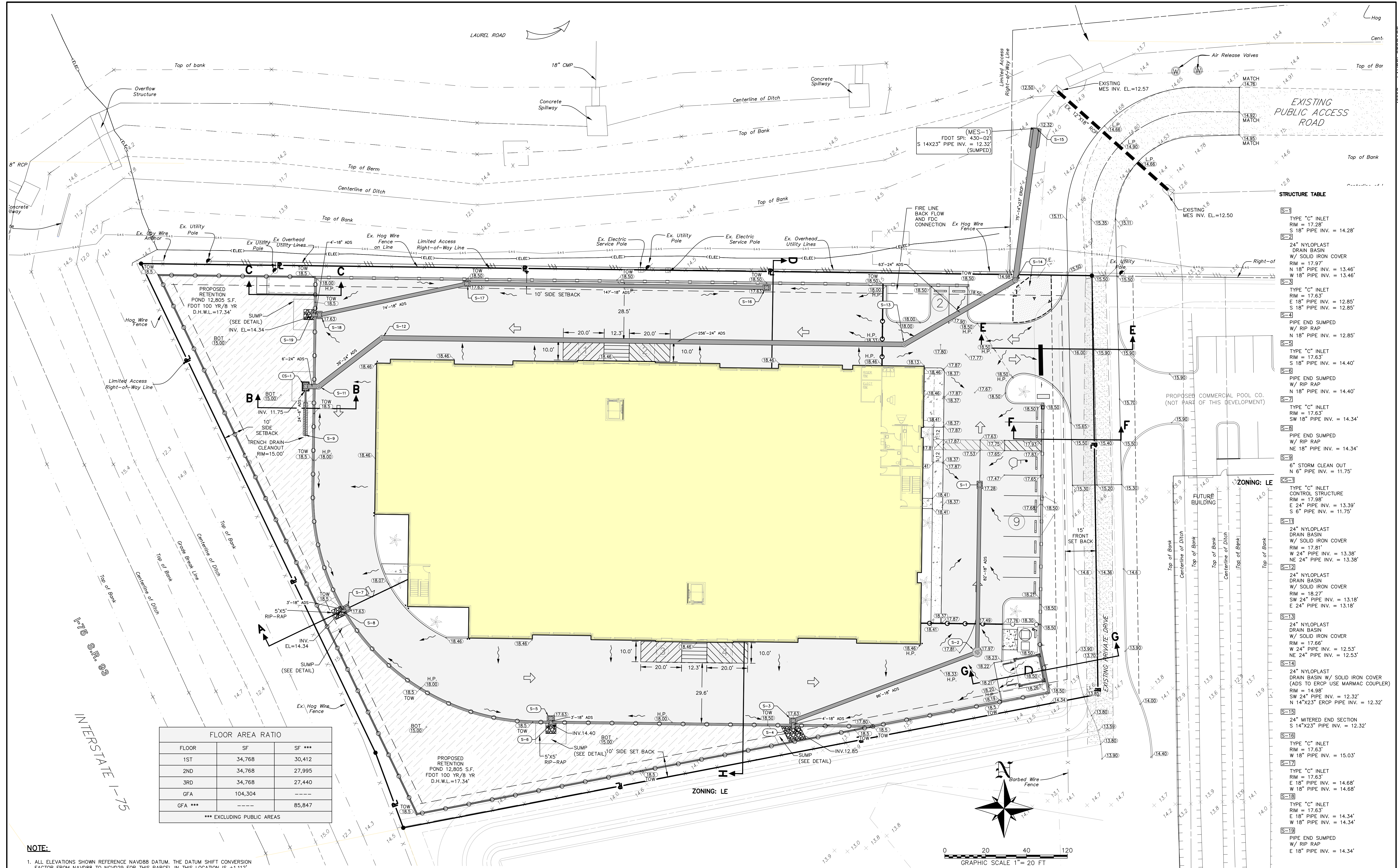
EXISTING CONDITIONS AND AERIAL MAP						
LAUREL STORAGE						
SARASOTA COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
01/19/24	4393C	EX-COND-AER	TRR	GAE	SRS	1"=30'
						SHEET
						4



FLOOR AREA RATIO		
FLOOR	SF	SF ***
1ST	34,768	30,412
2ND	34,768	27,995
3RD	34,768	27,440
GFA	104,304	-----
GFA ***	-----	85,847

*** EXCLUDING PUBLIC AREAS

S:\BANKS\4393C\ENGINEERING\PLANS\4393C - PG - PAVING GRADING AND DRAINAGE PLAN\9/21/2023 2:37 PM LARRY EVERTS



FLOOR AREA RATIO		
FLOOR	SF	SF ***
1ST	34,768	30,412
2ND	34,768	27,995
3RD	34,768	27,440
GFA	104,304	---
GFA ***	---	85,847
*** EXCLUDING PUBLIC AREAS		

NOTE:

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- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS, SIZES AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
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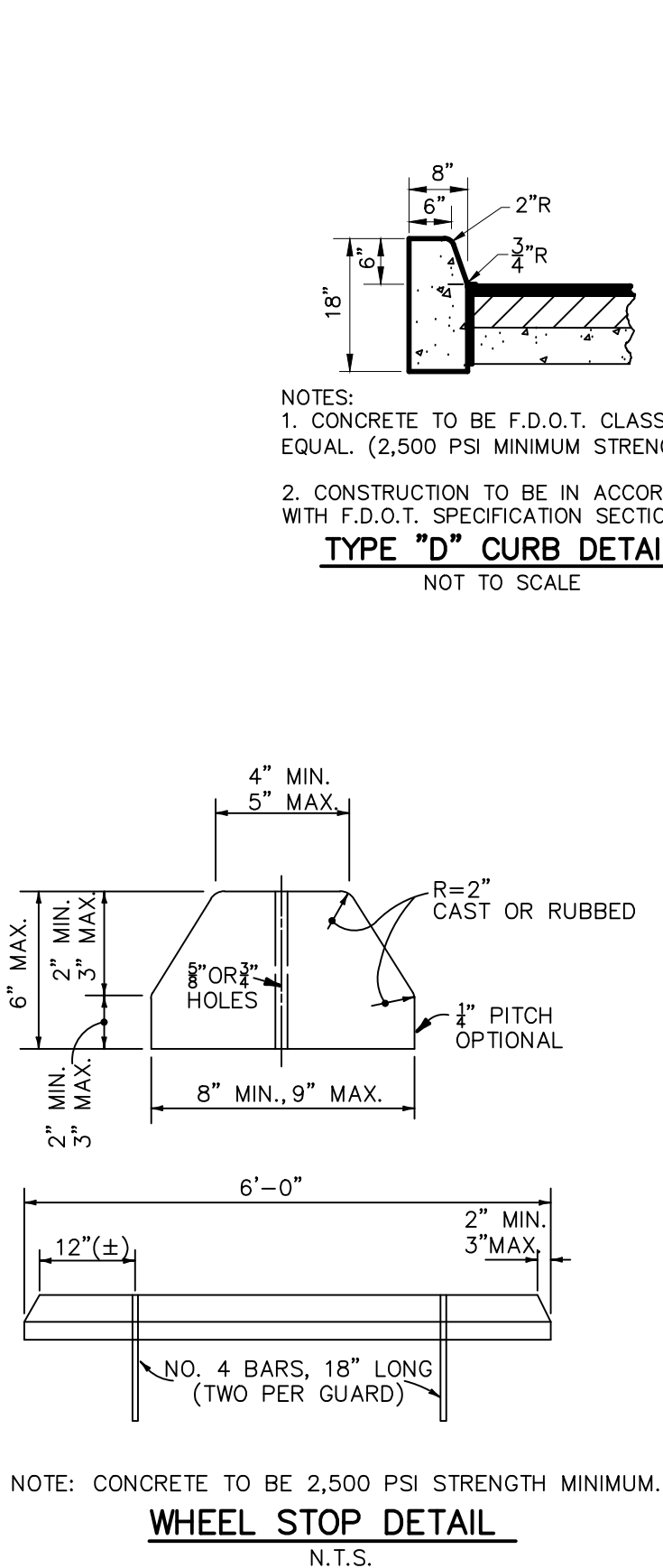
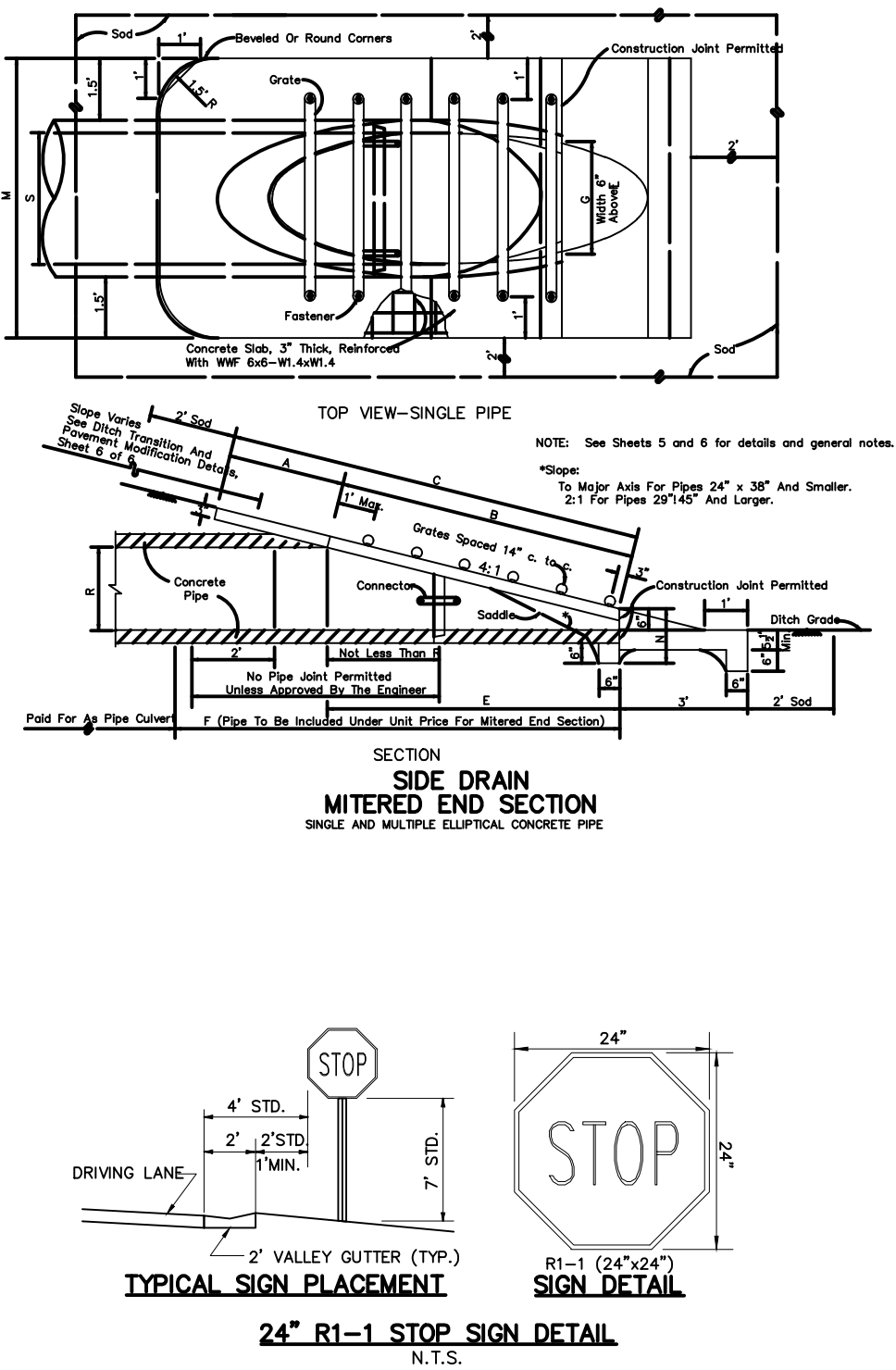
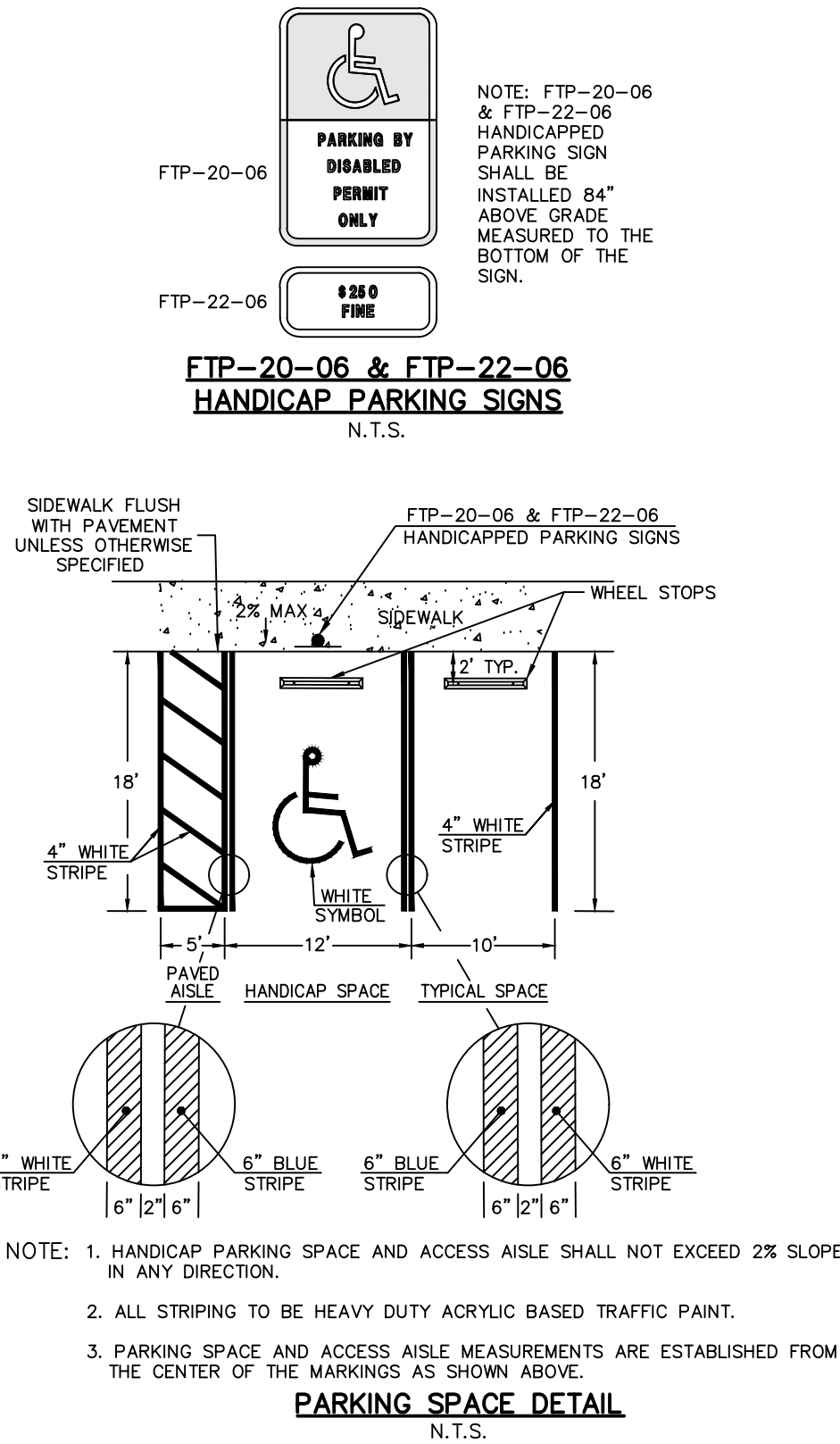
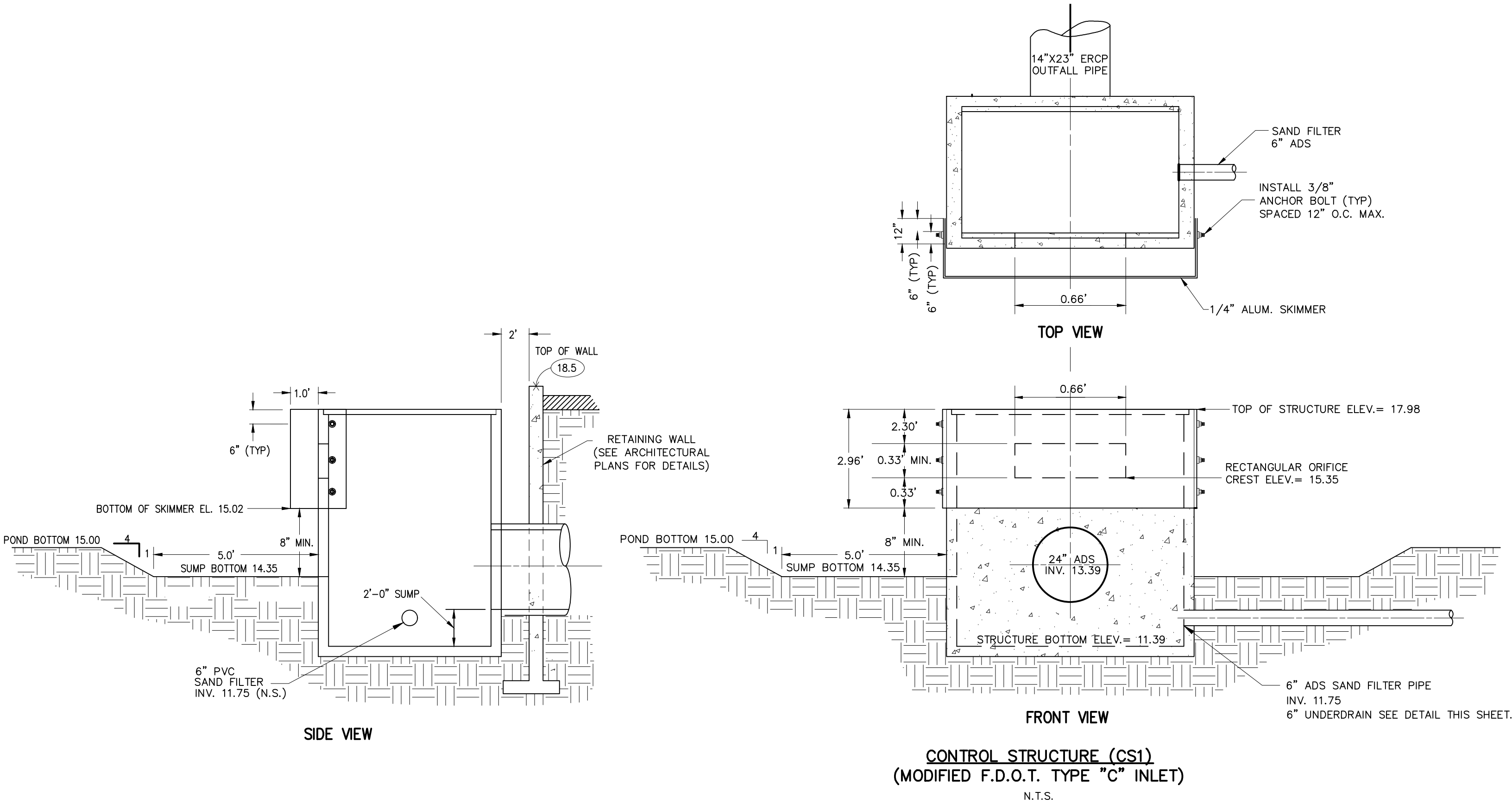
4161 TAMiami TRAIL - BLDG 5 UNIT 501
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SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

PAVING GRADING AND DRAINAGE PLAN
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

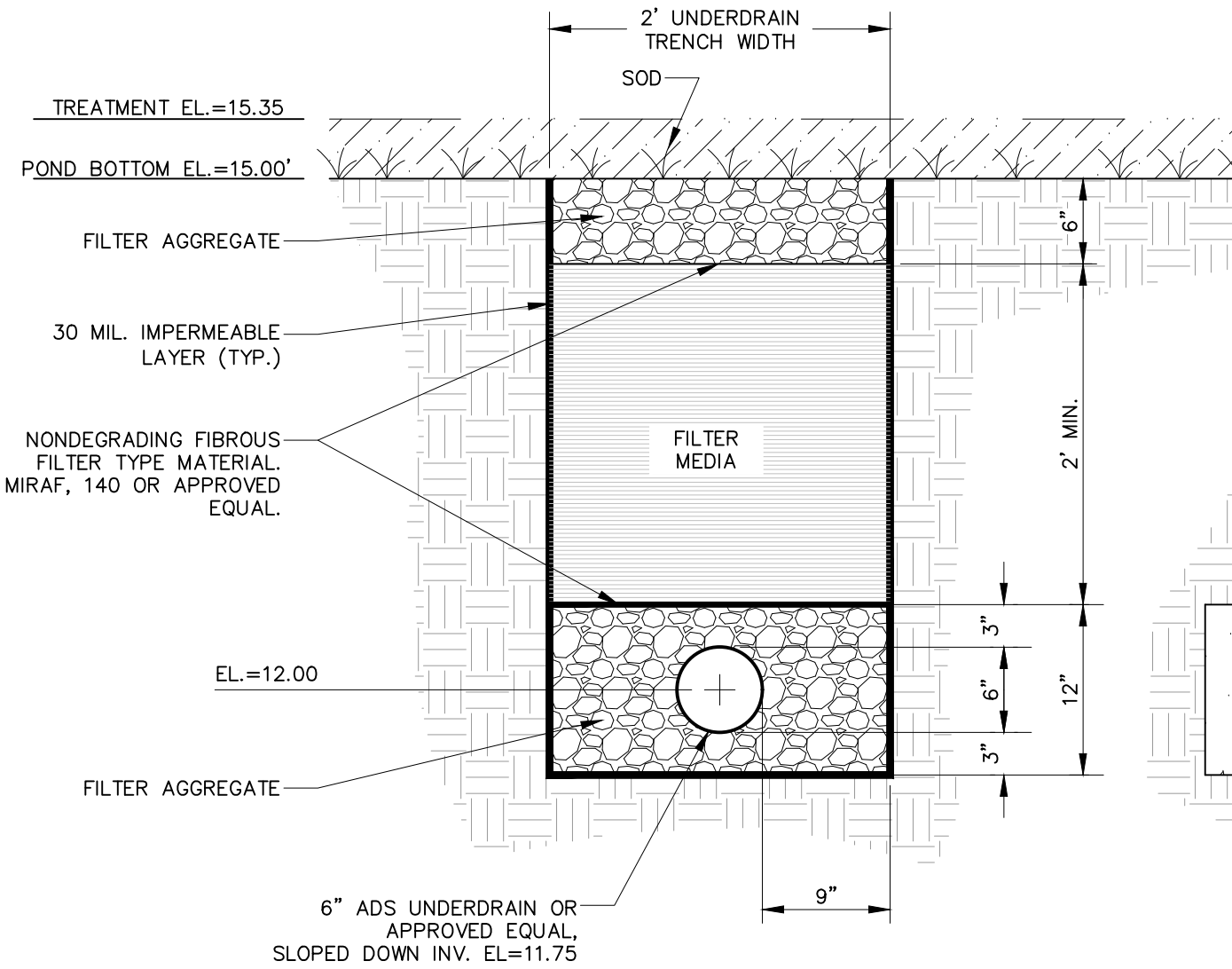
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	PGD-CITY	TRR	GAE	SRS	NTS	6

4393C - LAUREL STORAGE



MAINTENANCE OF TRENCH UNDERDRAIN FILTER SYSTEM NOTES:

1. KEEP HEAVY EQUIPMENT/WHEELED VEHICLES OFF THE SYSTEM SO AS NOT TO COMPACT THE FILTER MATERIAL OR CRUSH THE PIPE.
2. VISUALLY INSPECT THE PIPE THRU THE CLEAN-OUTS AND AT THE CONTROL STRUCTURE FOR BLOCKAGE OR IMPROPER WATER BACK-UP.
3. CHECK SYSTEM FOR BLOCKAGE ANNUALLY OR AS NEEDED ON A ROUTINE BASIS.
4. REMOVE AND DISPOSE OF ANY ACCUMULATED SEDIMENT IN THE OUTFALL STRUCTURE.
5. FLUSH THE SYSTEM AND PIPE AS NECESSARY TO MAINTAIN CONTINUED OPERATION AND DRAWDOWN WITHIN 36 HOURS.
6. IN CASE OF SYSTEM REPLACEMENT, PROPERLY DISPOSE OF SPENT FILTER MATERIAL PER SWFMD REQUIREMENTS AND/OR GUIDELINES.



NOTES:

1. UNDERDRAIN DETAIL SYMMETRICAL, I.E., CONSTRUCT ON BOTH SIDES OF TREATMENT AREA PER PLAN.
2. THE CONTRACTOR SHALL FURNISH THE ENGINEER/INSPECTOR WITH STORMWATER FILTRATION MATERIAL PERFORMANCE SPECIFICATIONS ON THE MEDIA ACTUALLY BEING DELIVERED TO THE PROJECT SITE.
3. PRIOR TO INSTALLATION OF THE FILTER MEDIA, THE PERMITTEE'S CONTRACTOR SHALL SUBMIT A CERTIFIED TEST OF THE MEDIA TO THE PERMITTEE'S PROFESSIONAL ENGINEER & THE DISTRICT. THE TEST SHALL ADDRESS THE FOLLOWING PARAMETERS: UNIFORMITY COEFFICIENT, EFFECTIVE GRAIN SIZE, SIEVE ANALYSIS, PERCENT SILTS, CLAYS & ORGANIC MATTER, & PERMEABILITY TESTING (CONSTANT HEAD). IF TESTING INDICATES THE ACTUAL PERMEABILITY RATE IS LESS THAN THE VALUE SPECIFIED IN THE PERMITTED DESIGN, A PERMIT MODIFICATION WILL BE REQUIRED TO LENGTHEN THE EFFLUENT FILTRATION SYSTEM. THE PERMITTEE SHALL ALSO NOTIFY THE SURFACE WATER REGULATION MANAGER, CITY OF VENICE REGULATION DEPARTMENT, AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE EFFLUENT FILTRATION SYSTEM, SO THAT DISTRICT STAFF MAY OBSERVE THIS CONSTRUCTION ACTIVITY.

FILTER MEDIA:

THIS MATERIAL SHALL MEET PERFORMANCE STANDARDS OF SWFMD.

MINIMUM REQUIREMENTS:

1. WASHED (LESS THAN 1% SILT, CLAY, AND ORGANICS)
2. UNIFORMITY COEFFICIENT OF 1.5 OR GREATER
3. EFFECTIVE GRAIN SIZE OF 0.20-0.55 MM DIAMETER
4. K = 3.50 FT/HR

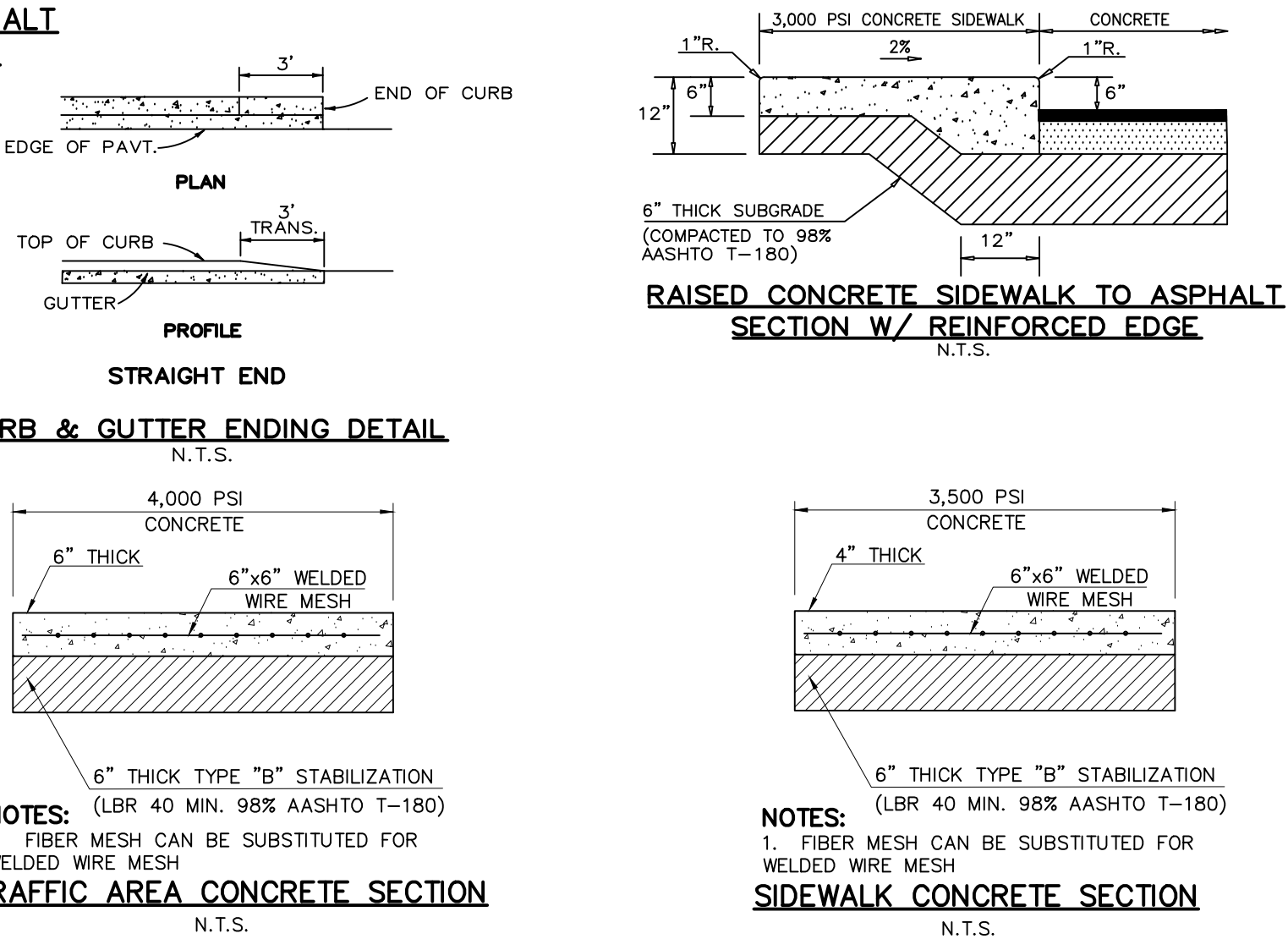
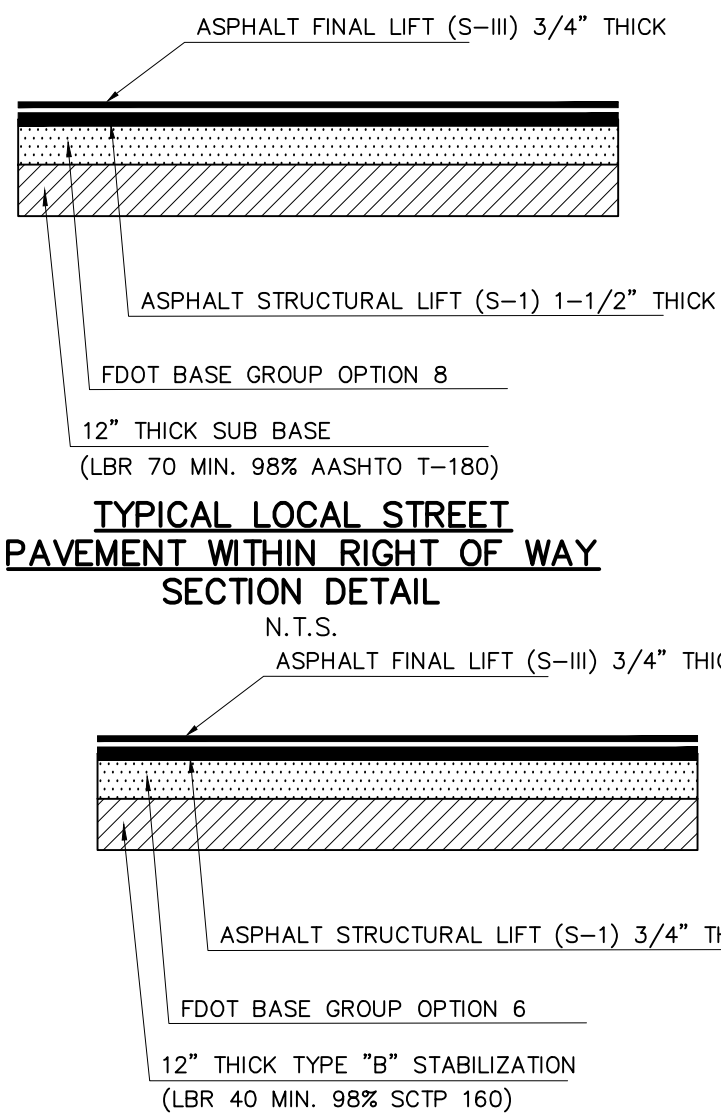
REPRESENTATIVE SAMPLE SIEVE ANALYSIS

US SIEVE SIZE	% PASSING	UNIFORMITY COEFFICIENT:
100	100	2.6 EFFECTIVE GRAIN SIZE: 0.20 MM
40	100	
20	95-100	
10	45-85	
40	15-53	FILTRATION MEDIA SHALL BE FREE OF CARBONATE MATERIALS
50	5-35	(E LIMESTONE & SHELL)
100	0-7	
200	0-1	

FILTER AGGREGATE:

THIS MATERIAL SHALL BE AS SPECIFIED IN THE FDOT STANDARD SPECIFICATIONS.

SECTION 901 - COURSE AGGREGATE, & SHALL BE EITHER #6 OR #57 IF #57 IS USED, IT MUST BE WASHED & SCREENED TO REMOVE FINES. THE AGGREGATE MAY BE STONE, SLAG, OR CRUSHED GRAVEL.



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4. CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

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ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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FL LIC #92103

PAVING, GRADING AND DRAINAGE PLAN DETAILS I
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	PGD-DET	TRR	GAE	SRS	NTS	7

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PHONE: (941) 625-1165 FAX: (941) 625-1149
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PAVING, GRADING AND DRAINAGE PLAN DETAILS III									
LAUREL STORAGE									
SARASOTA COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
01/19/24	4393C	PGD-DET	TRR	GAE	SRS	NTS	7B		

ASPHALT INSTALLATION

DRAIN BASIN

8" MIN THICKNESS GUIDELINE

4" MIN ON 12" - 24"

6" MIN ON 30" & 36"

ROAD & HIGHWAY

18" MIN WIDTH GUIDELINE

INLINE DRAIN

ASPHALT ABOVE CONCRETE SLAB

STRUCTURE SIZE	H-20 GRATE OPTIONS				
12"	N/A	STANDARD	SOLID	2X2 R&H	N/A
15"	N/A	STANDARD	SOLID	2X2 R&H	N/A
18"	N/A	STANDARD	SOLID	2X2 R&H	2X3 R&H
24"	N/A	STANDARD	SOLID	2X2 R&H	2X3 R&H
30"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H	2X3 R&H
36"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H	2X3 R&H

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

3 - 36" DRAIN BASIN REQUIRES 30"x30" REDUCING CONE. REDUCING CONE REQUIRES MINIMUM 2.25FT FROM GRADE TO TOP OF PIPE.

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00011 NYLOPLAST

DRAWN BY	ERC	MATERIAL
DATE	4-4-06	
REVISED BY	NNH	PROJECT NO./NAME
DATE	06-12-18	
DWG SIZE	A	SCALE 1:30 SHEET 1 OF 1

ADS

Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE

DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY (H-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL

DWG NO. 7001-110-188 REV F

12" - 36" RCP

DOUBLE WIDE MARMAC COUPLER TO BE WRAPPED AROUND CONNECTION

ADS N-12/HANCOR DUAL WALL DISSIMILAR MATERIALS ADAPTER (PART #S 1221AN - 3621AN)

12" - 36" NYLOPLAST DRAIN BASIN STRUCTURE WITH 12" - 36" ADS N-12/HANCOR DUAL WALL WATER TIGHT DRAINAGE CONNECTIONS

SECTION VIEW OF DISSIMILAR MATERIALS CONNECTION

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00011 NYLOPLAST

DRAWN BY	ERC	MATERIAL
DATE	04-18-07	
REVISED BY	NNH	PROJECT NO./NAME
DATE	9-4-18	
DWG SIZE	A	SCALE 1:20 SHEET 1 OF 1

ADS

Nyloplast

3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE

DRAIN BASIN WITH DISSIMILAR MATERIALS CONNECTION TO REINFORCED CONCRETE PIPE

DWG NO. 7001-110-281 REV E

NYLOPLAST DRAIN BASIN WITH SOLID COVER

(1, 2) INTEGRATED DUCTILE IRON FRAME & COVER TO MATCH BASIN O.D.

18" MIN WIDTH GUIDELINE

8" MIN THICKNESS GUIDELINE

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/STAKE OFF)

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 36" FOR CORRUGATED HDPE ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL, N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C800/C905, CORRUGATED & RIBBED PVC

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

(6, 7) TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. ON 8" - 24", 10" MIN. ON 30" & 12" MIN. ON 36" BASED ON MANUFACTURING REQ.)

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1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

3 - 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.

4 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-005.

5 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER (4" - 36").

6 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

7 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.

8 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY. NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

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00011 NYLOPLAST

DRAWN BY	ERC	MATERIAL
DATE	09-14-07	
REVISED BY	NNH	PROJECT NO./NAME
DATE	06-12-18	
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1

ADS

Nyloplast

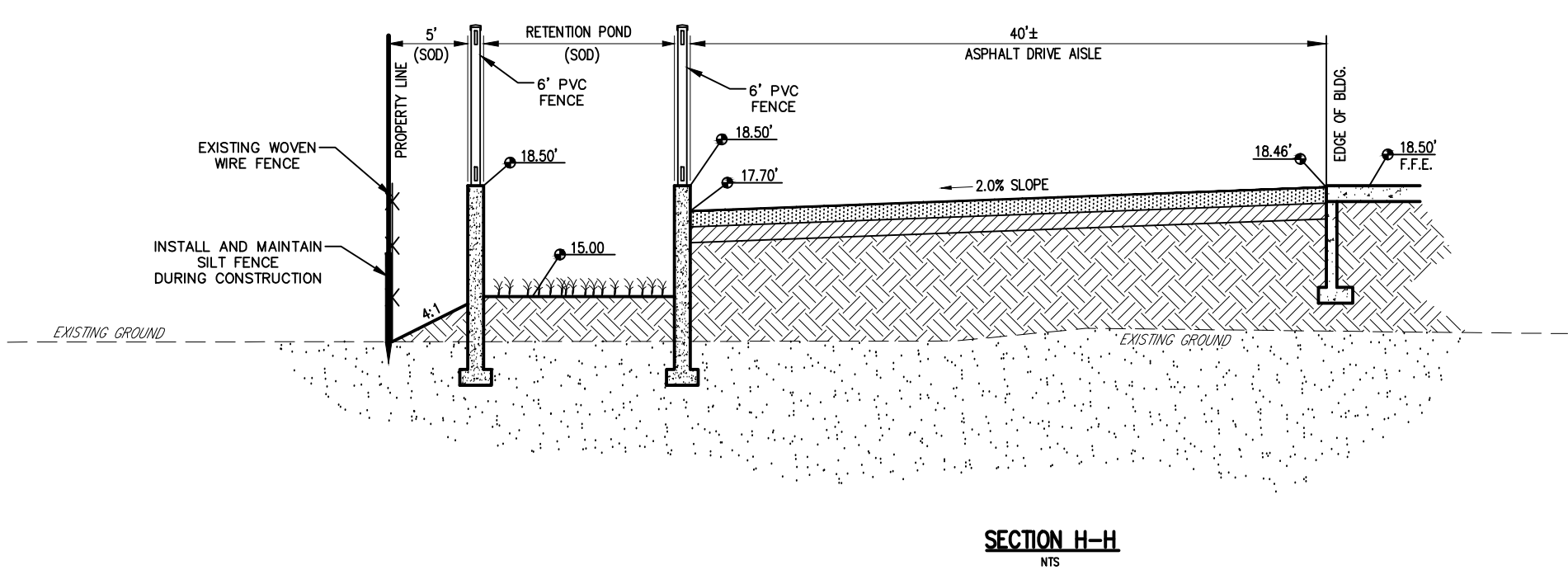
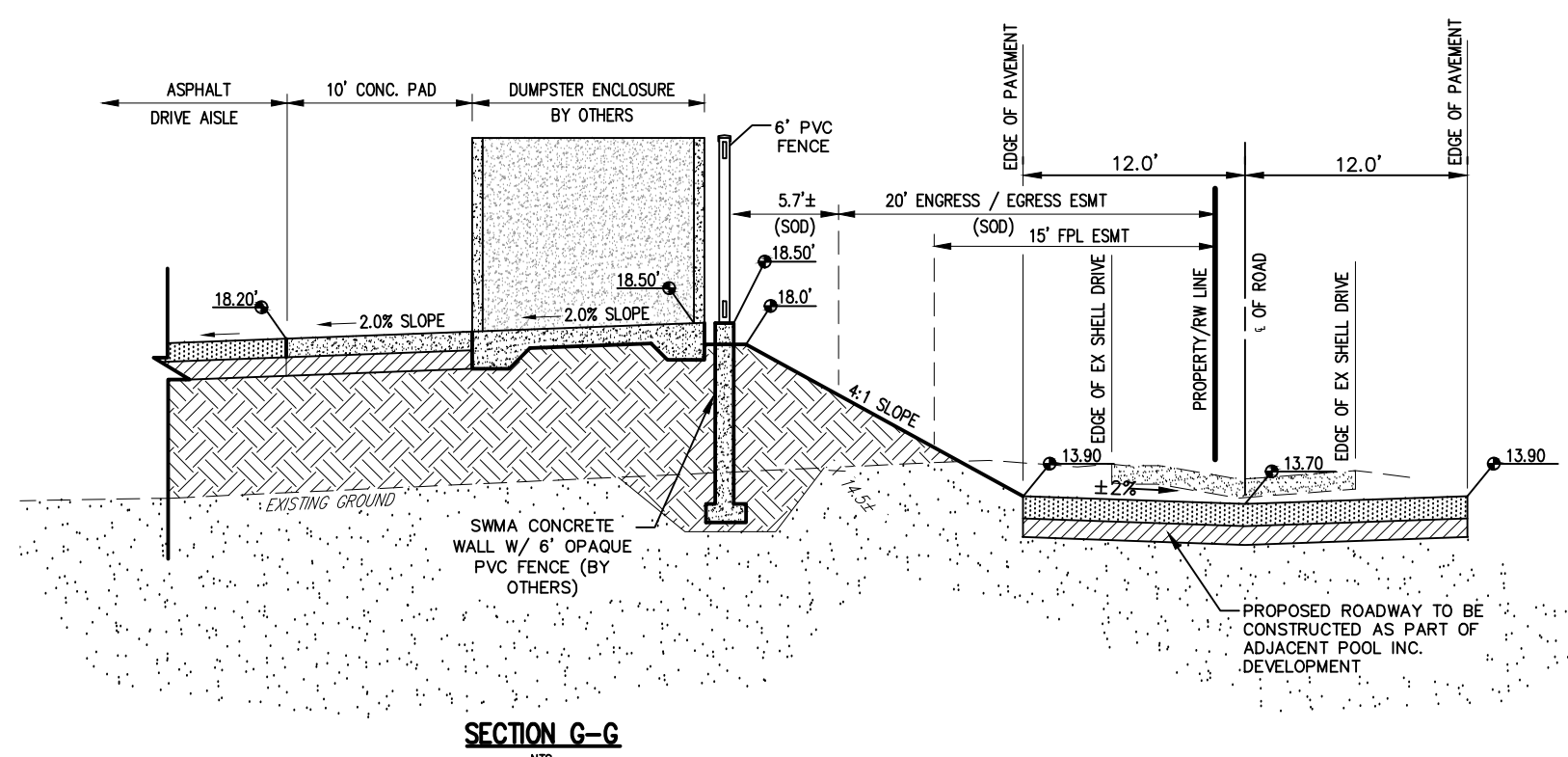
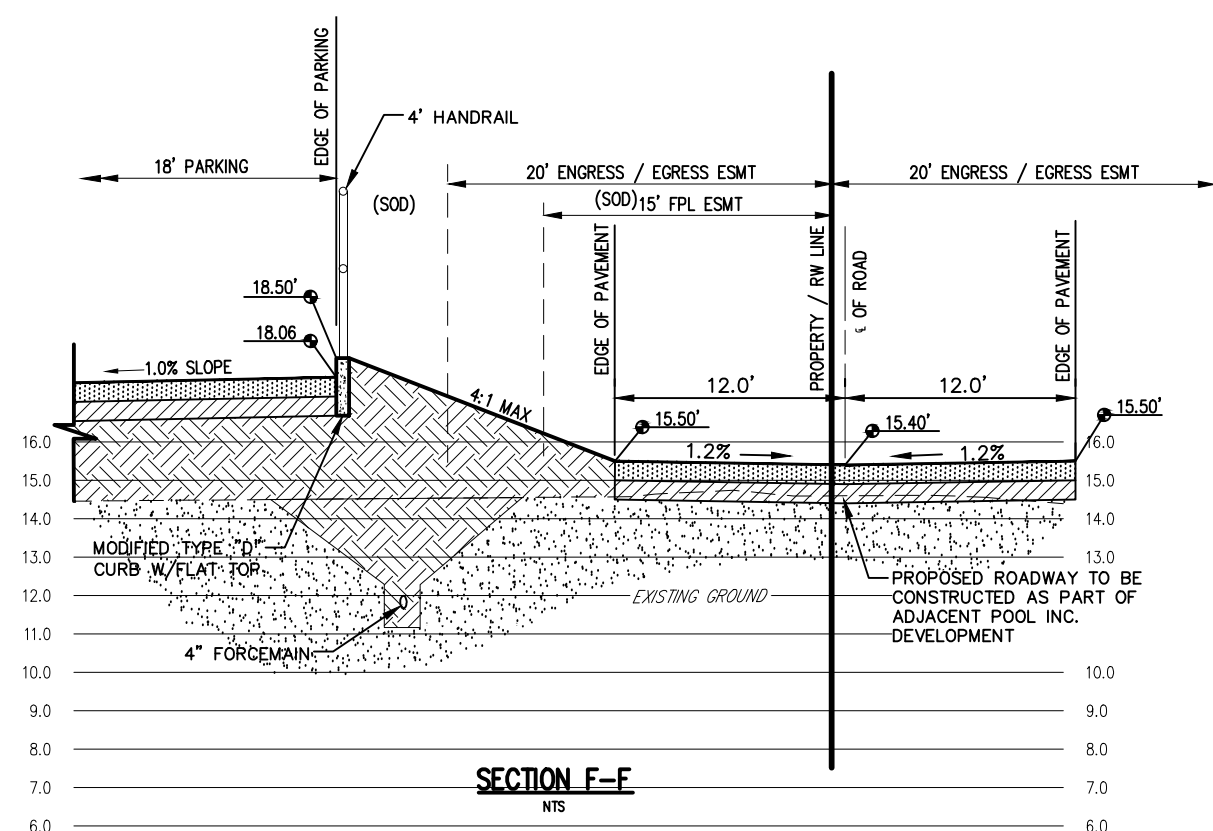
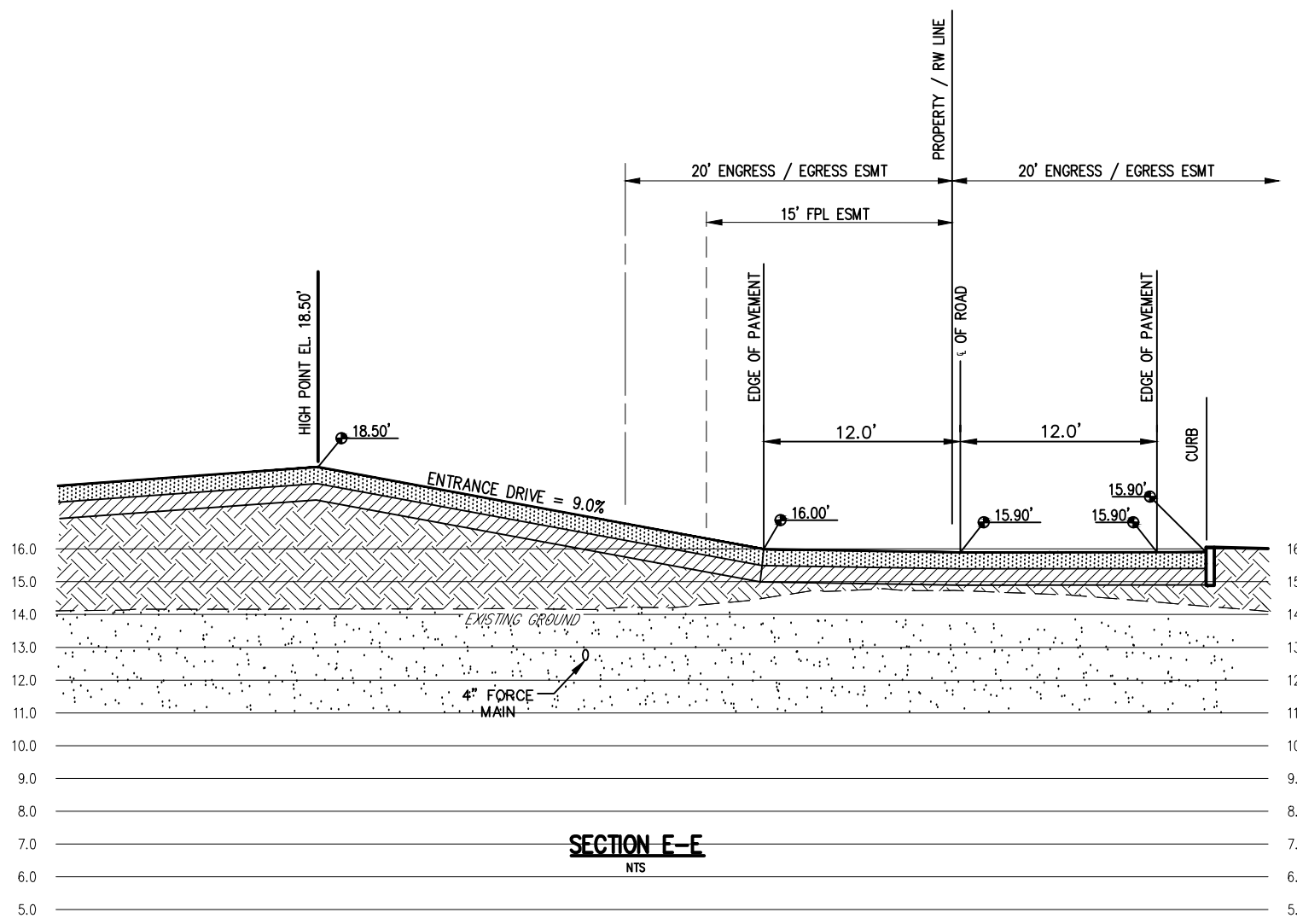
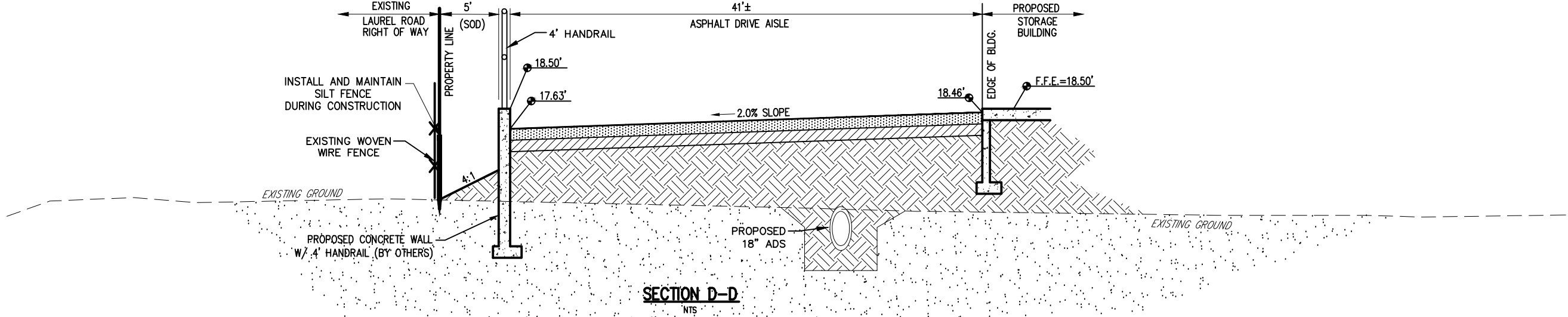
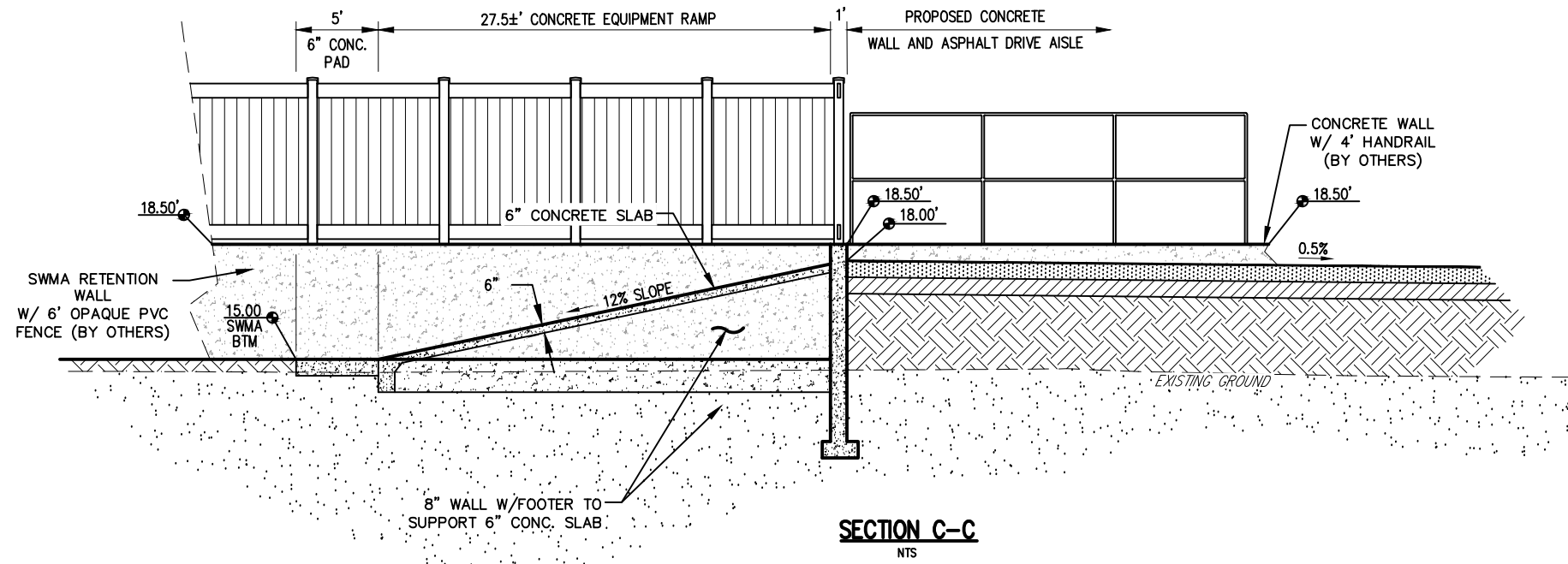
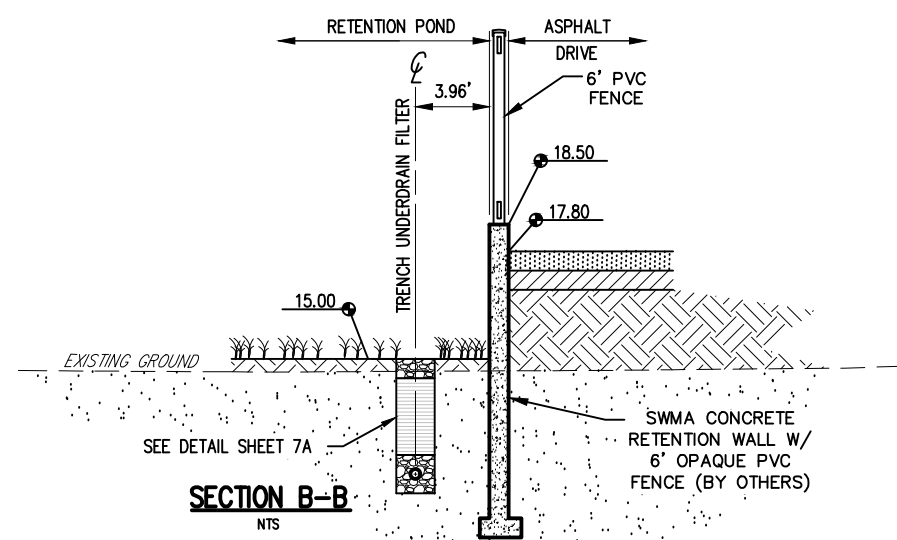
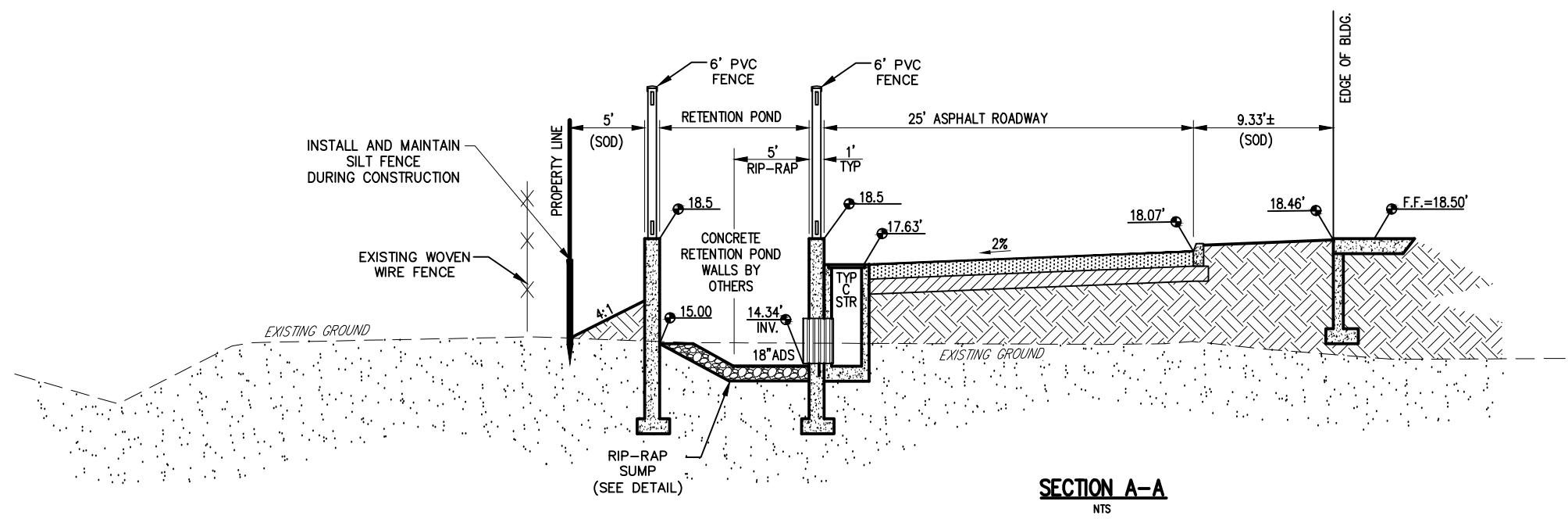
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE

DRAIN BASIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-298 REV E

4393C - LAUREL STORAGE



NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.112'
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS, SIZES AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
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4. CONTRACTOR / DEVELOPER TO COORDINATE WITH ADS / NYLOPLAST ON MATERIAL SELECTION, SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

PREPARED FOR:
LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY

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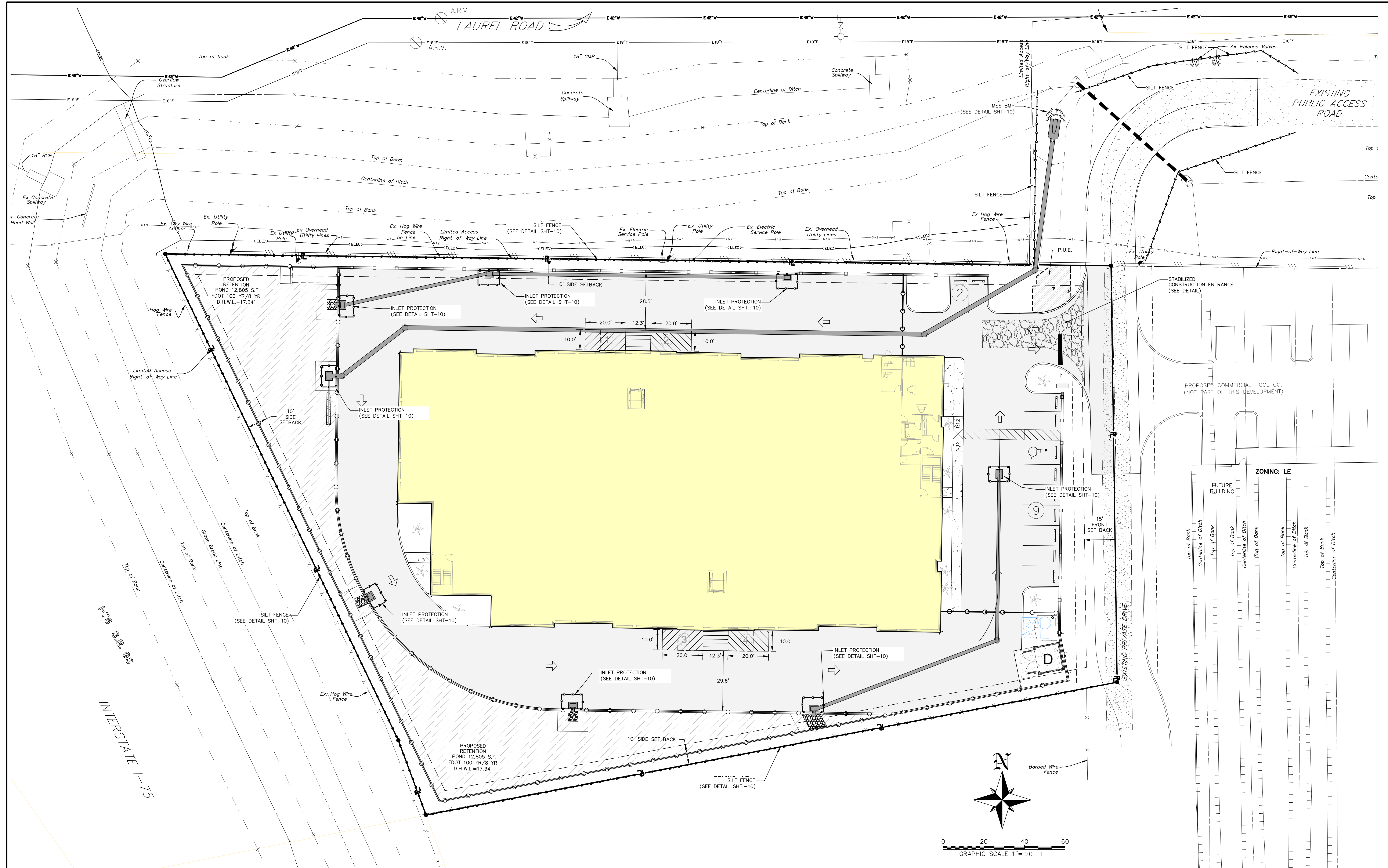
4161 TAMAMI TRAIL - BLDG 5 UNIT 501
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FL LIC #92103

SITE CROSS SECTIONS
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	X-SEC	TRR	GAE	SRS	NTS	8

S:\005\005\4393C\ENGINEERING\DWG\PLANS\4393C - 09 - BEST MANAGEMENT PRACTICES PLAN\01/19/24 2:30 PM GARY EVERTS



PREPARED FOR:
LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328
(770) 365-2609

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NO.	DATE	REVISION DESCRIPTION	BY

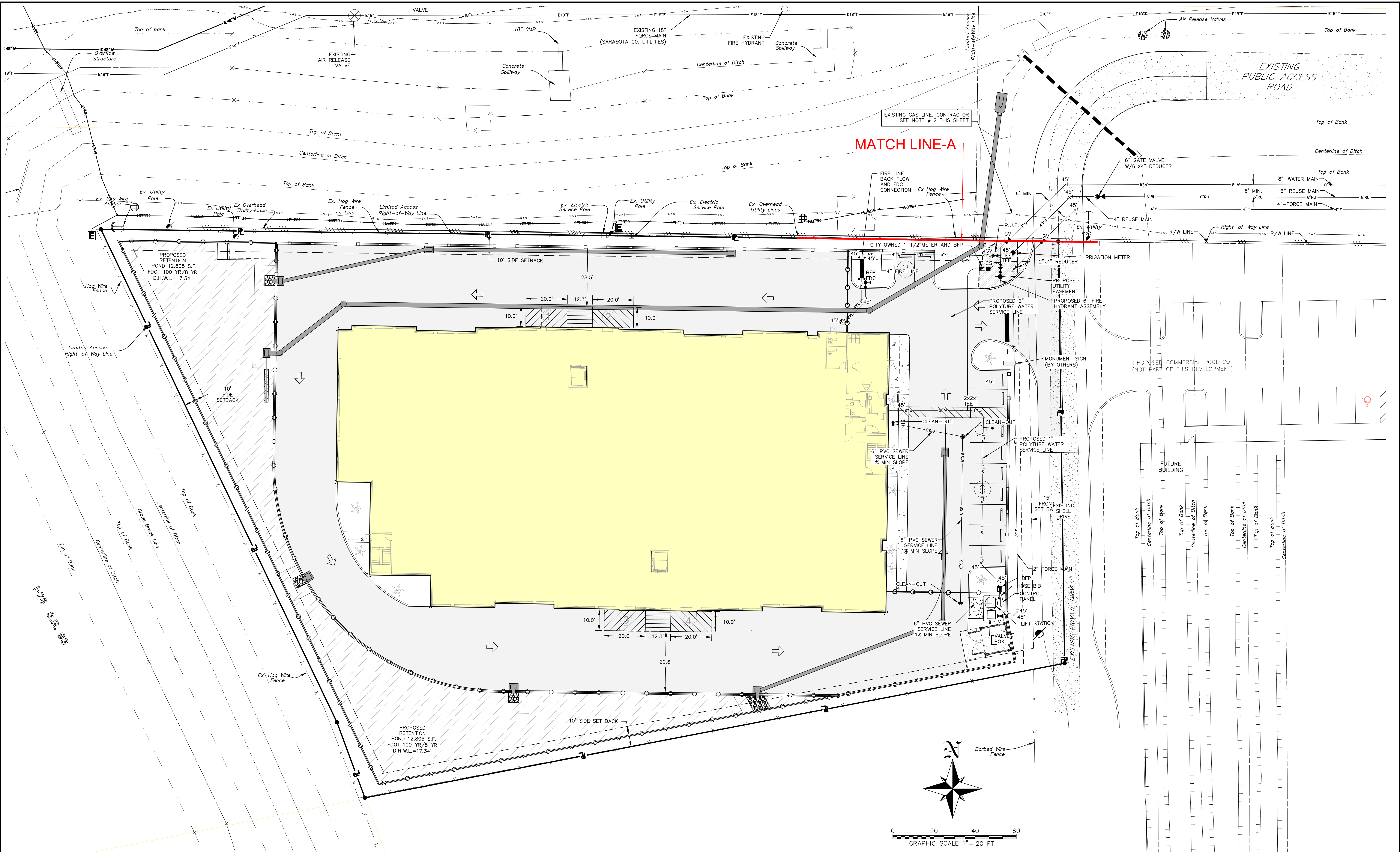
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FL LIC #92103

BEST MANAGEMENT PRACTICES PLAN LAUREL STORAGE SARASOTA COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	BMP	TRR	GAE	SRS	1"=20'	9

4393C - LAUREL STORAGE

S:\08\1\08\4393C\ENGINEERING\PLANS\4393C - 11 - ONSITE MASTER UTILITY PLAN.DWG 9/13/2025 11:09 AM GARY EMMITS



NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.112'
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PREPARED FOR:

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ATLANTA, GA. 30328

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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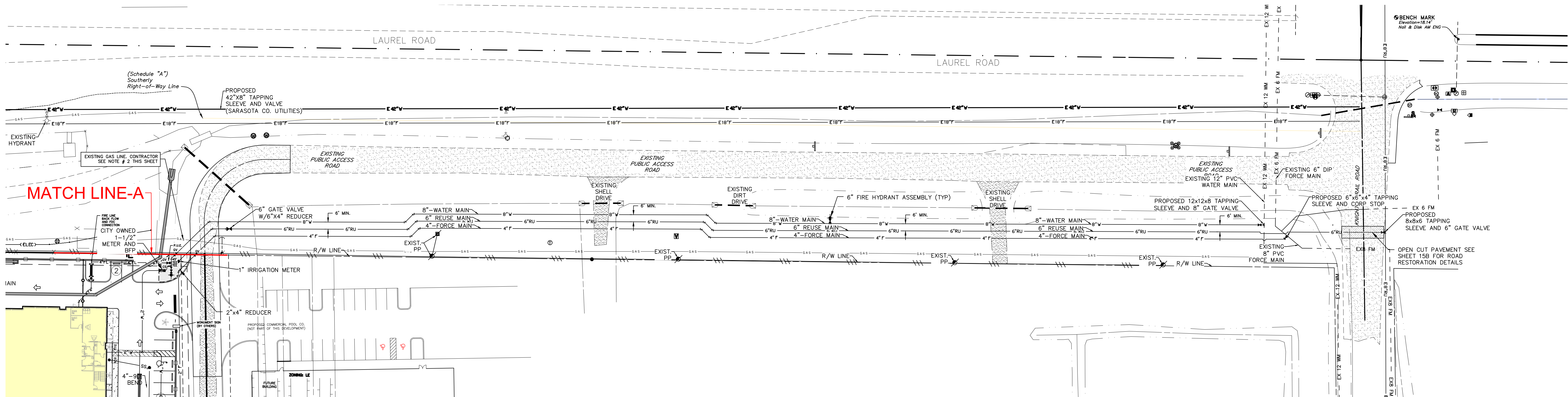
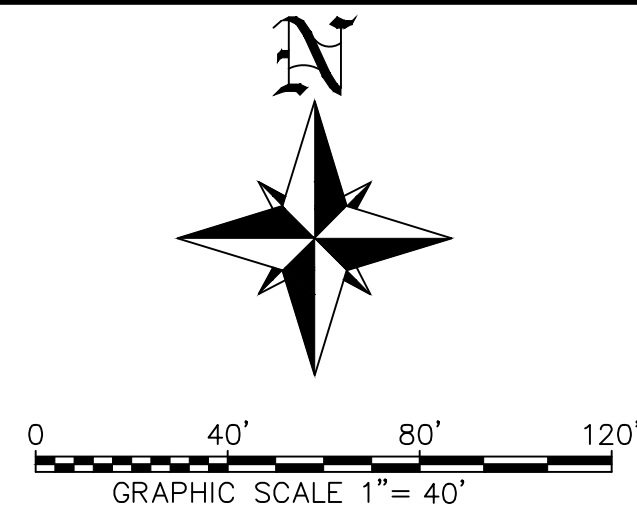
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ONSITE MASTER UTILITY PLAN
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	ONS UT	TRR	GAE	SRS	1"=20'	11

4393C - LAUREL STORAGE



NOTE:

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PREPARED FOR:

LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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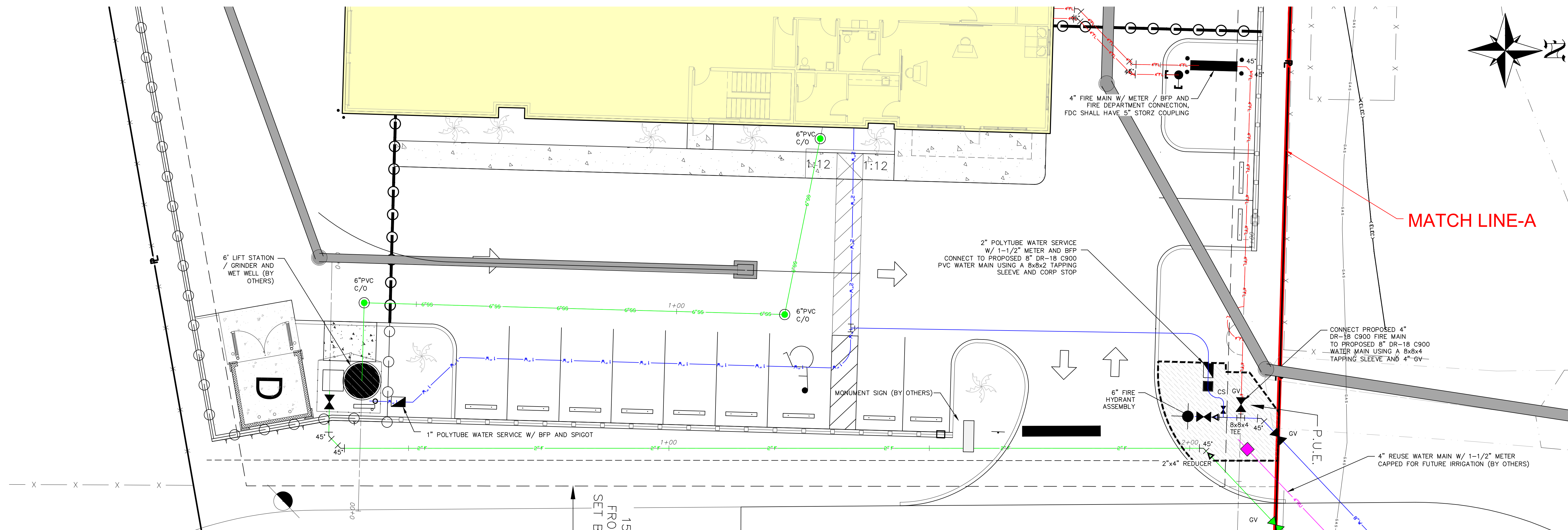
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FL LIC #92103

OFFSITE MASTER UTILITY PLAN
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

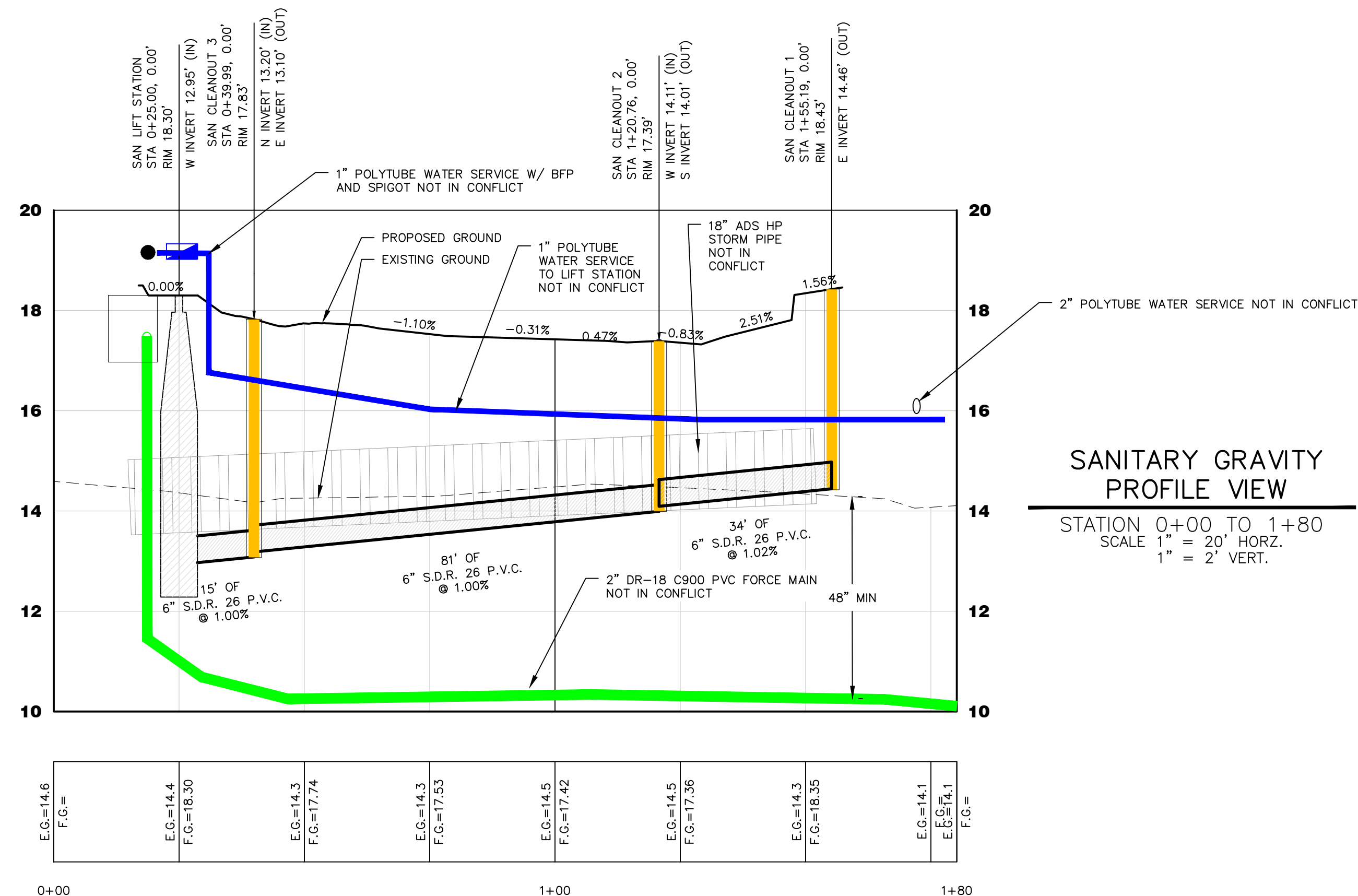
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01/19/24	4393C	OFS UT	TRR	GAE	SRS	1"=40'	12

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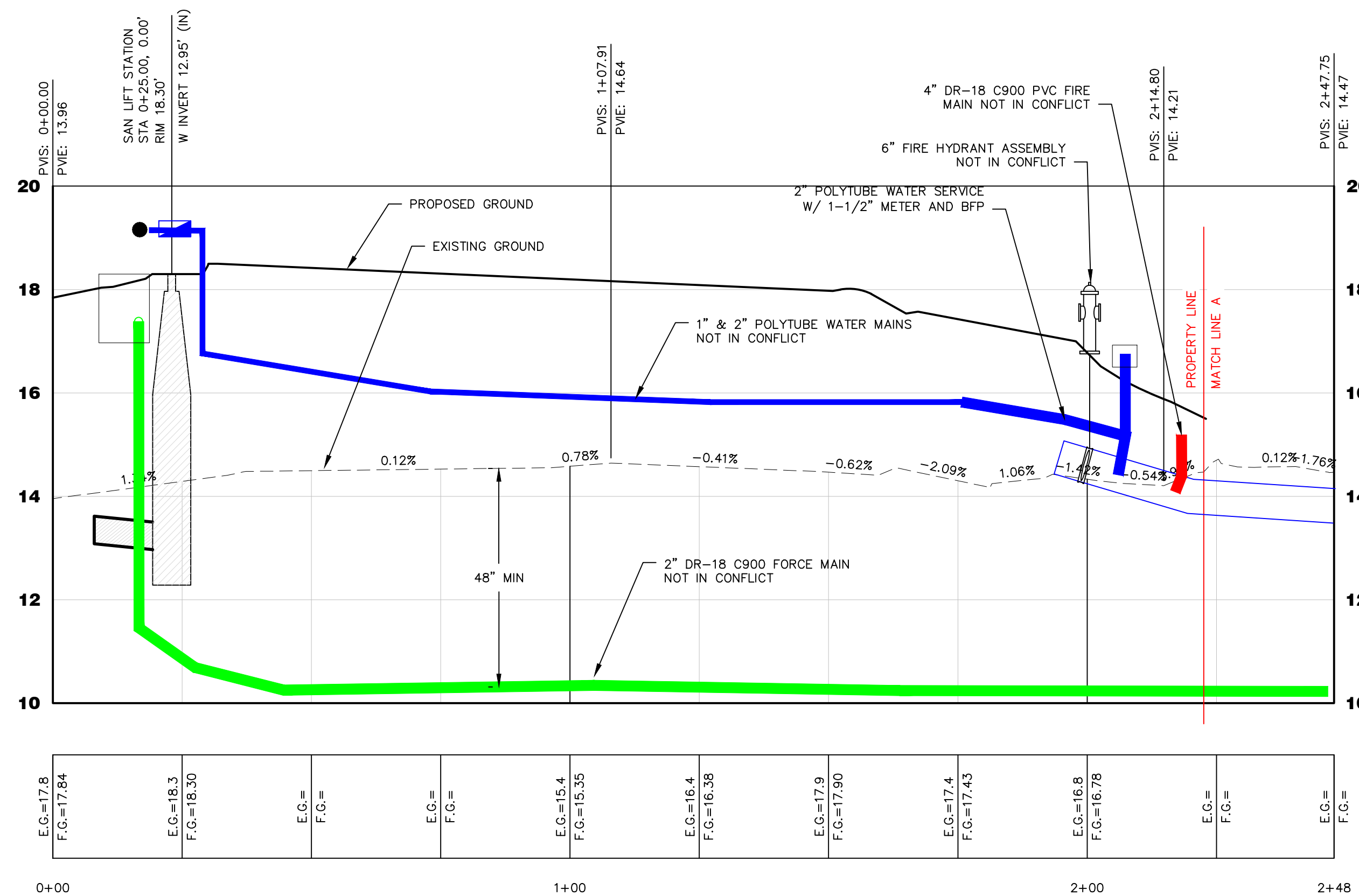
PLAN VIEW

STATION 0+00 TO 1+80
SCALE 1" = 10' HORZ.



SANITARY GRAVITY
PROFILE VIEW

STATION 0+00 TO 1+80
SCALE 1" = 20' HORZ.
1" = 2' VERT.



SANITARY FORCE MAIN
PROFILE VIEW

STATION 0+00 TO 2+48
SCALE 1" = 20' HORZ.
1" = 2' VERT.

NOTE:

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PREPARED FOR:

LAUREL STORAGE, LLC
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ATLANTA, GA. 30328
(770) 365-2609

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

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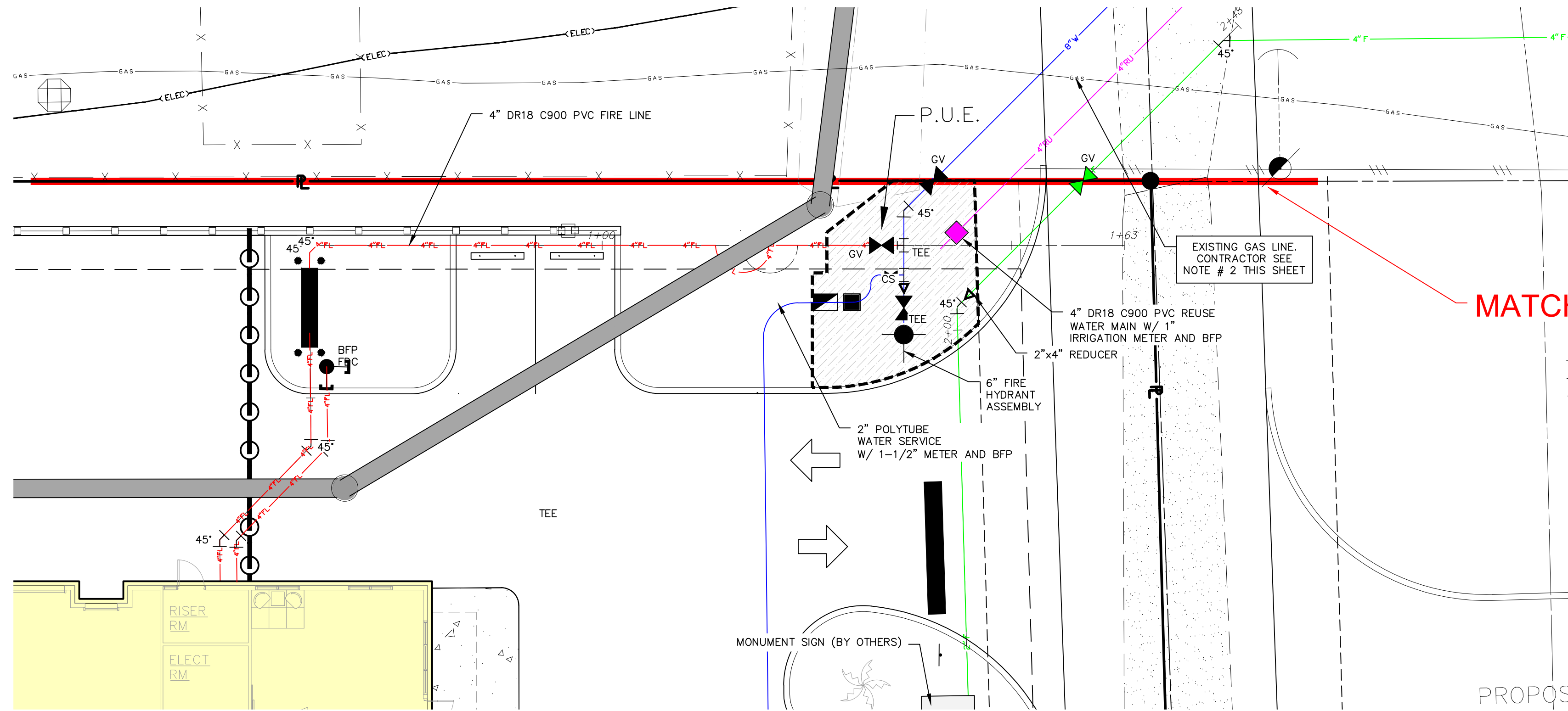
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FL LIC #92103

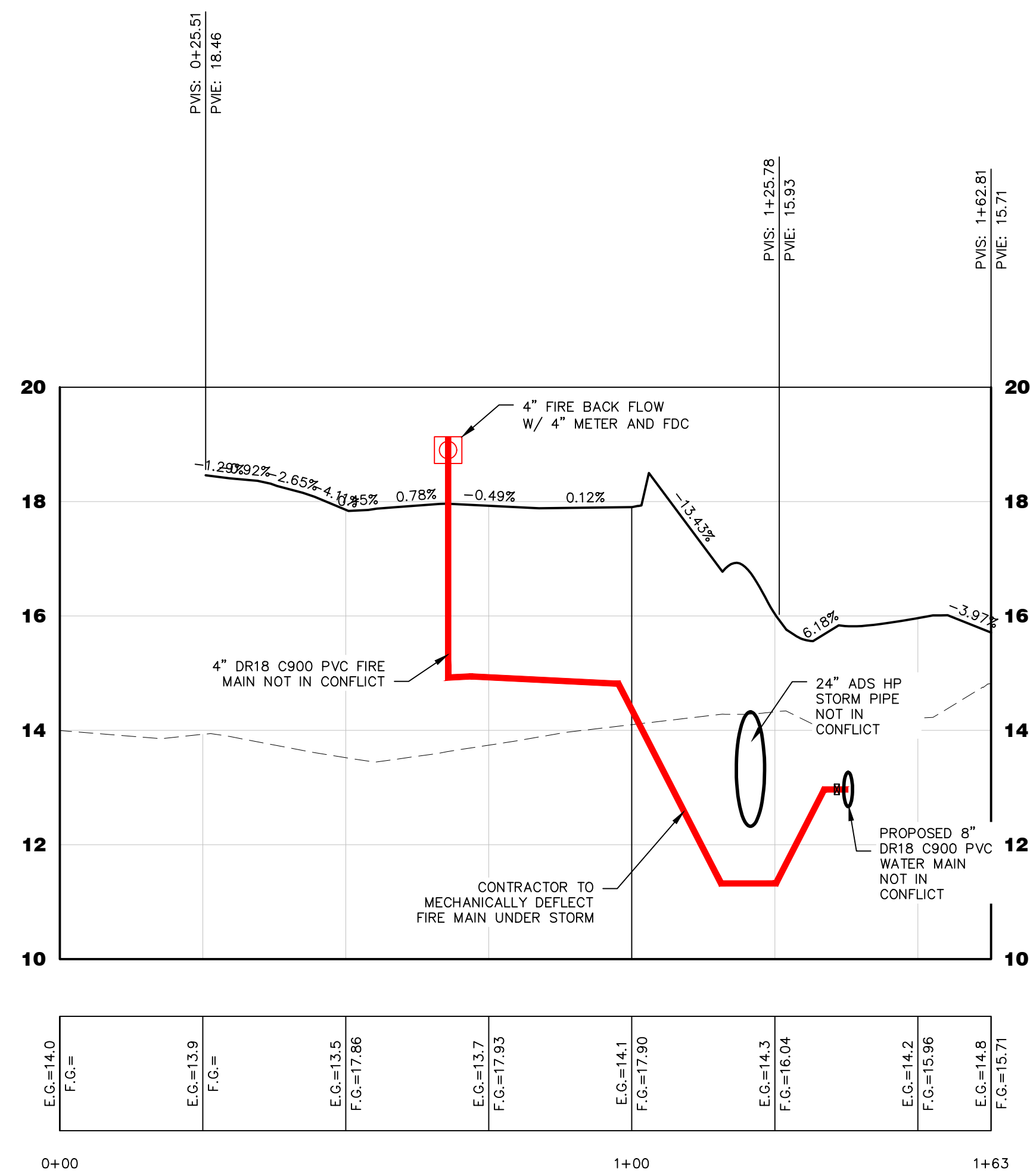
ONSITE UTILITY PLAN AND PROFILE I
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	P&P I	TRR	GAE	SRS	1"=20' HORZ 1"=2' VERT	13

4393C - LAUREL STORAGE



PLAN VIEW
STATION 0+00 TO 01+63
SCALE 1" = 10' HORZ.



PROFILE VIEW
STATION 0+00 TO 01+63
SCALE 1" = 20' HORZ.
1" = 2' VERT.

PREPARED FOR:
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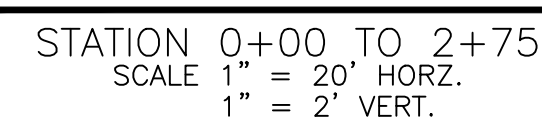
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ONSITE UTILITY PLAN AND PROFILE II									
LAUREL STORAGE									
SARASOTA COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
01/19/24	4393C	P&P II	TRR	GAE	SRS	1"=20' HORZ 1"=2' VERT	13A		



STATION 0+00 TO 02+75
SCALE 1" = 10' HORZ.



1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM, THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1112'.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS, SIZES AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
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LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 27
ATLANTA, GA. 30328
(770) 365-2609

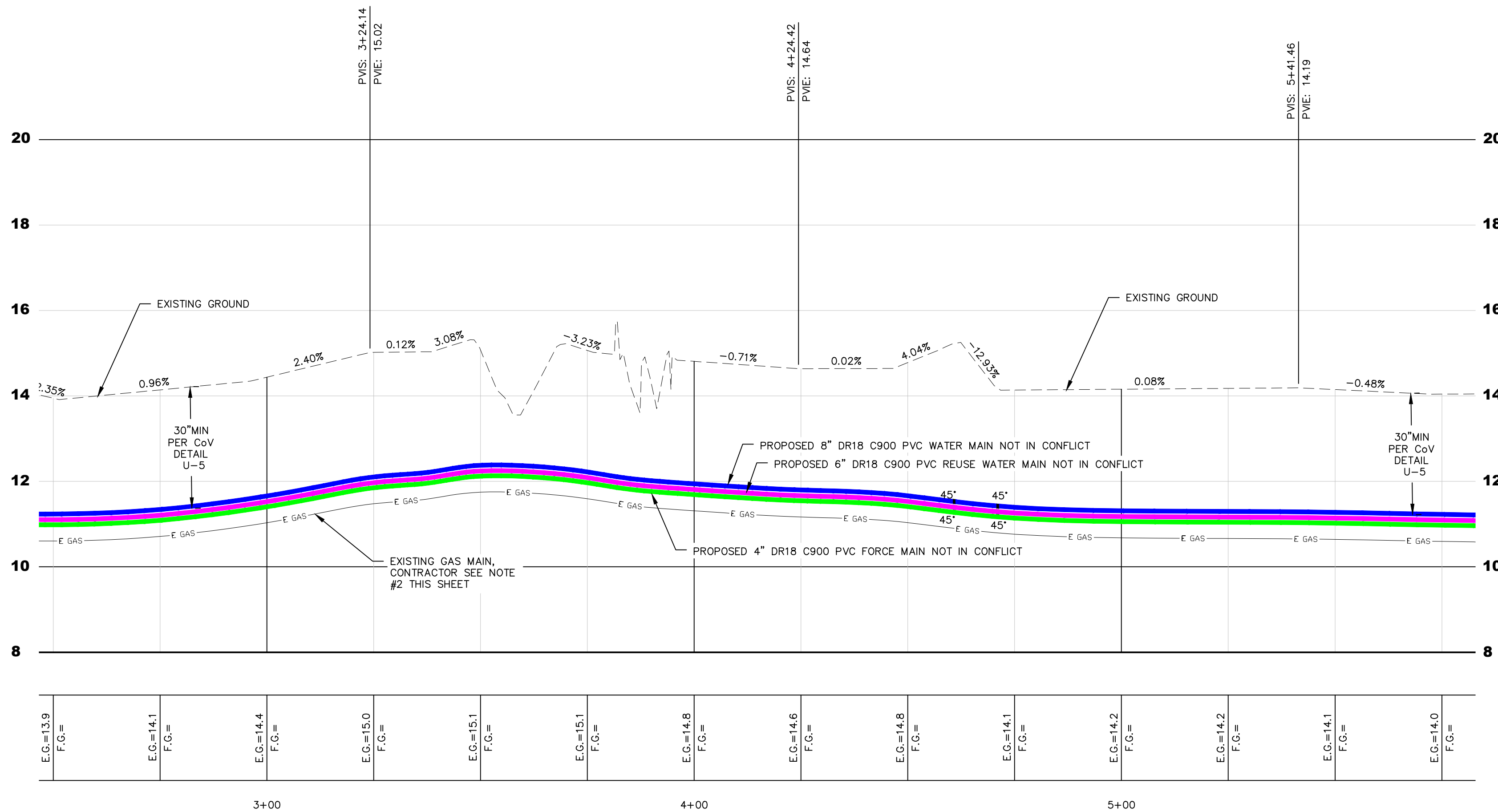
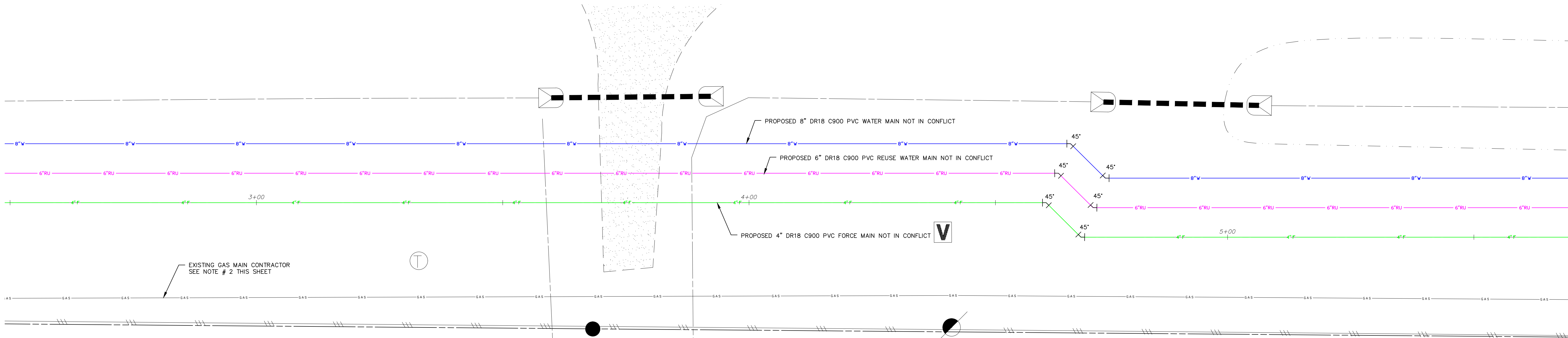
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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	OFS PP I	TRR	GAE	SRS	1"=20' HORZ 1"=2' VERT	14

S:\JAMES\4393\ENGINEERING\UTILITY PLANS\4393C - 14 - OFFSITE UTILITY PLAN AND PROFILES.dwg 6/7/2023 1:58 PM GARY DORIS



NOTE:

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PREPARED FOR:

LAUREL STORAGE, LLC
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ATLANTA, GA. 30328
(770) 365-2609

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

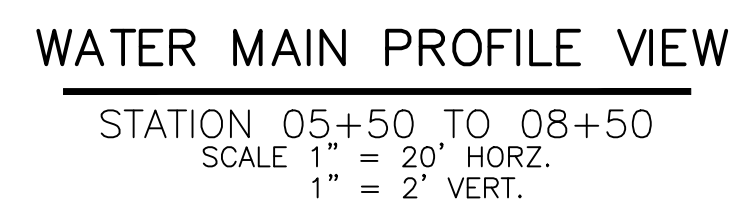
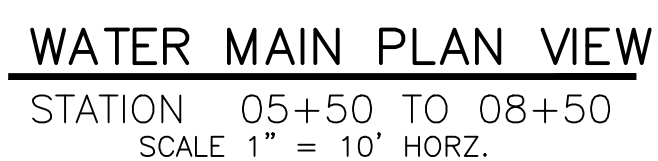
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FL LIC #92103

OFFSITE UTILITY PLAN AND PROFILE II
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	OFS PP II	TRR	GAE	SRS	1"=20' HORZ 1"=2' VERT	14A



1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM, THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.12'
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL LOCATIONS, SIZES, AND DEPTHS OF ANY EXISTING UTILITIES THAT WILL BE UTILIZED BEFORE ANY DEMOLITION OR CONSTRUCTION CAN BEGIN.
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LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 27
ATLANTA, GA. 30328
(770) 365-2609

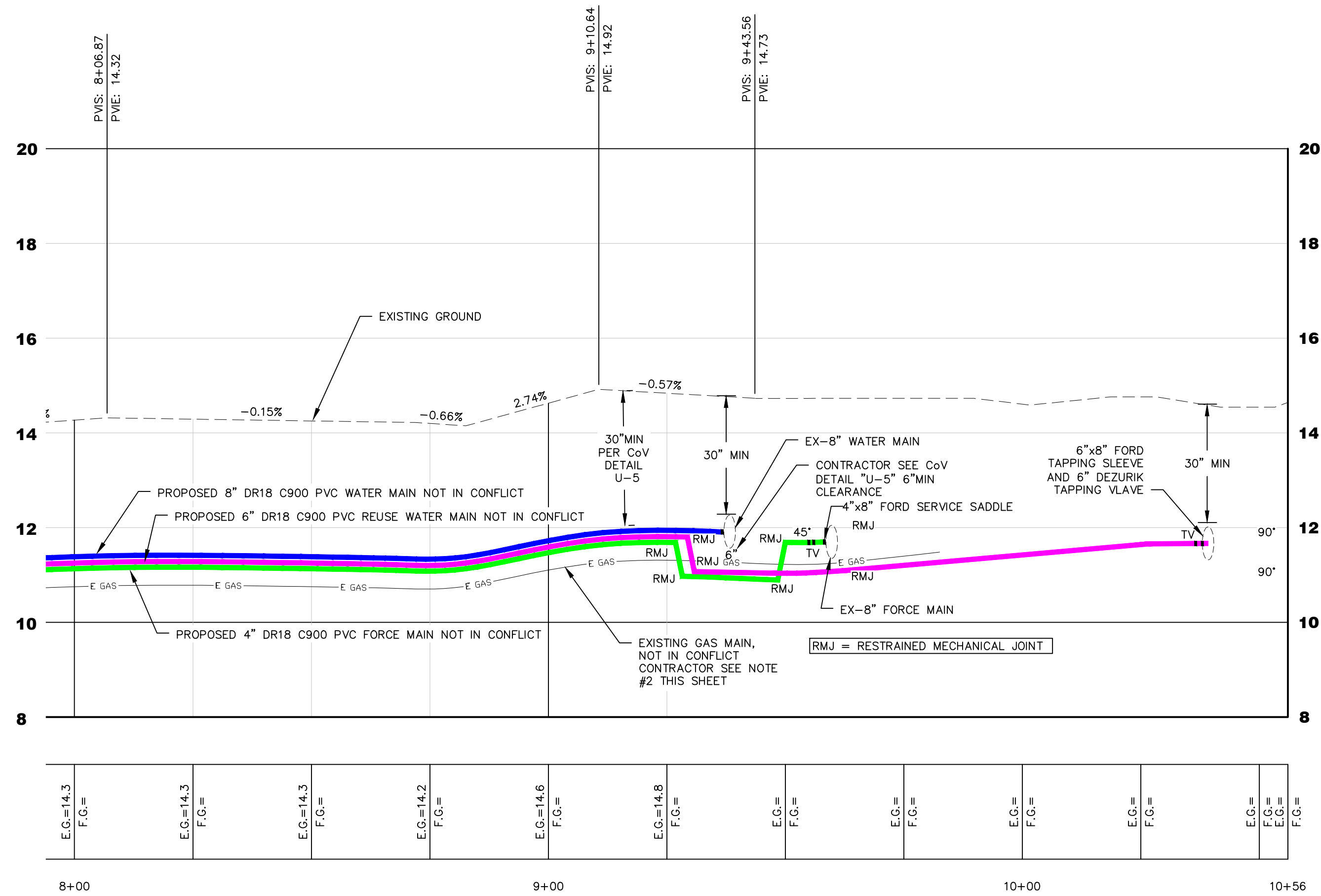
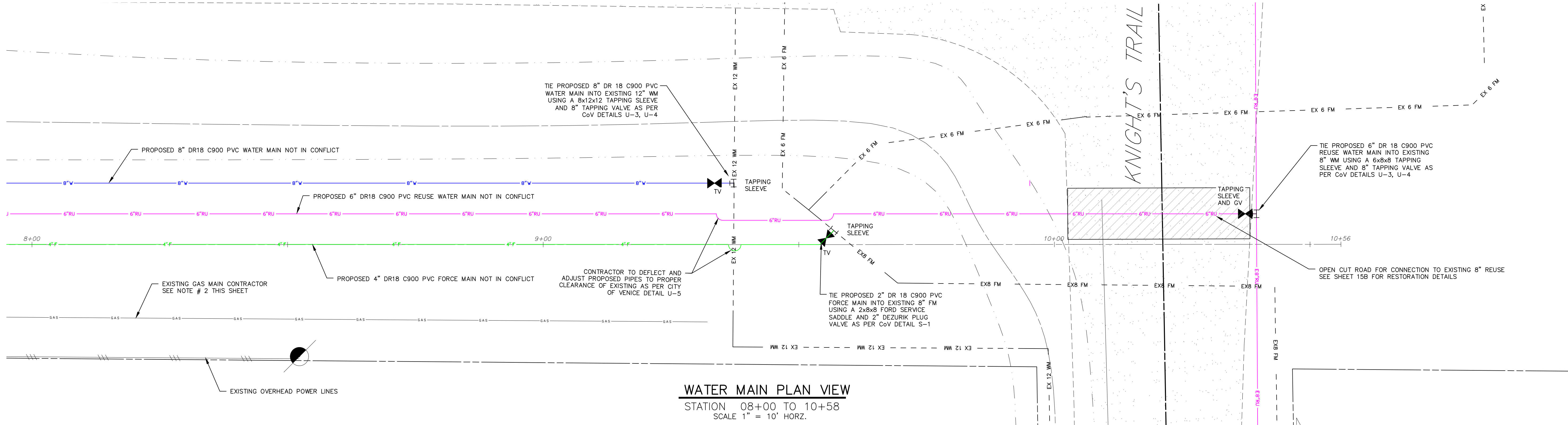
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OFFSITE UTILITY PLAN AND PROFILE III
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	OFS PP III	TRR	GAE	SRS	1"=20' HORZ 1"=2' VERT	14B

S:\0815\0815\4393C\0815\ENGINEERING\PLAN\4393C - 14 - OFFSITE UTILITY PLAN AND PROFILE.dwg 6/7/2025 2:00 PM GARY EXETER



NOTE:

1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE DATUM SHIFT CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS +1.112'
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PREPARED FOR:

LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328
(770) 365-2609

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY

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PHONE: (941) 625-1165 FAX: (941) 625-1149

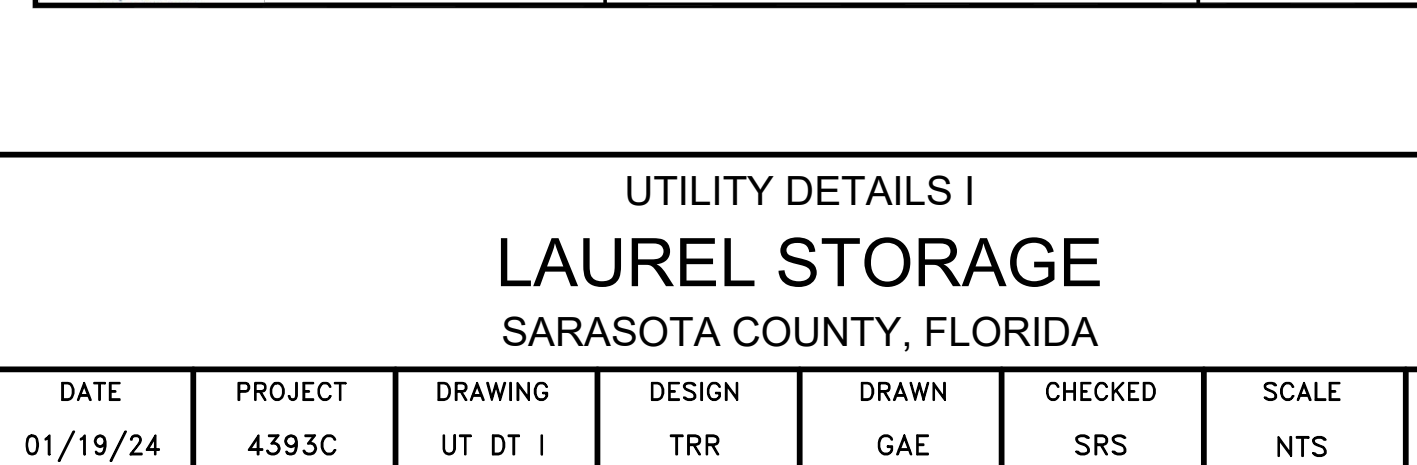
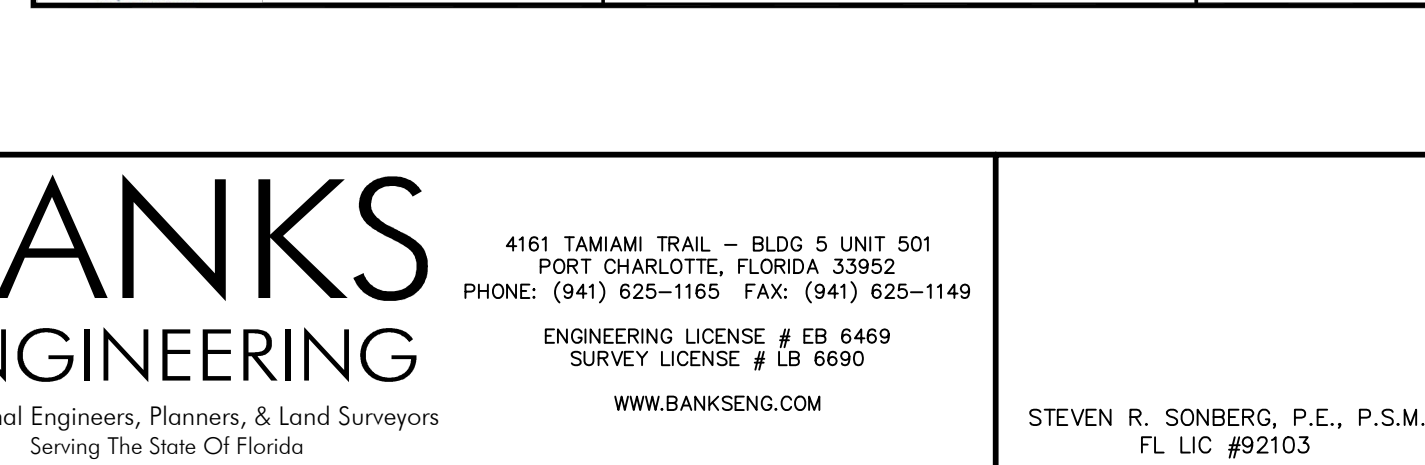
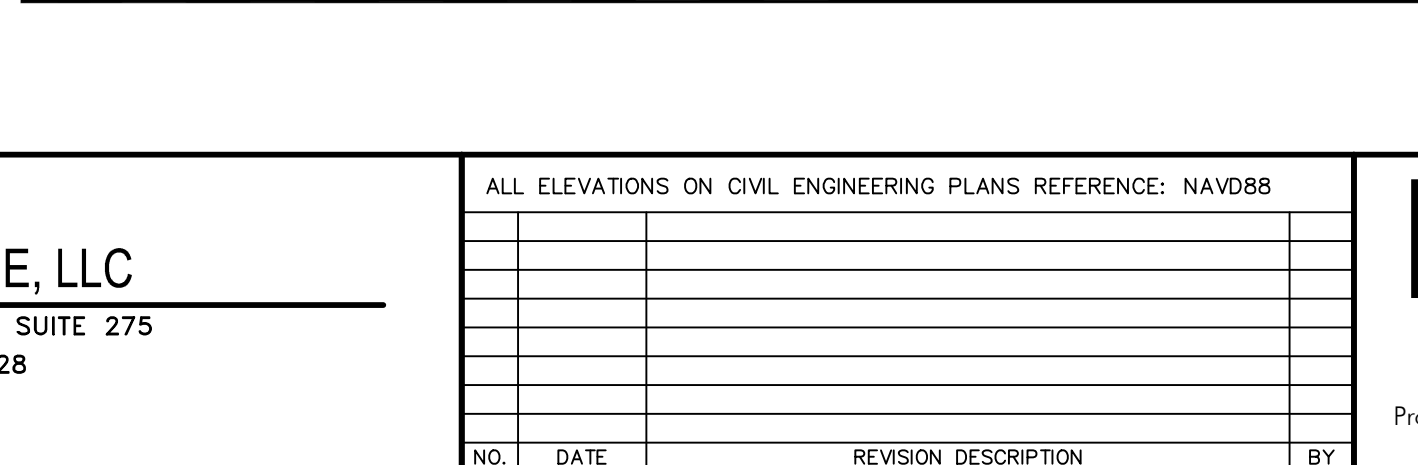
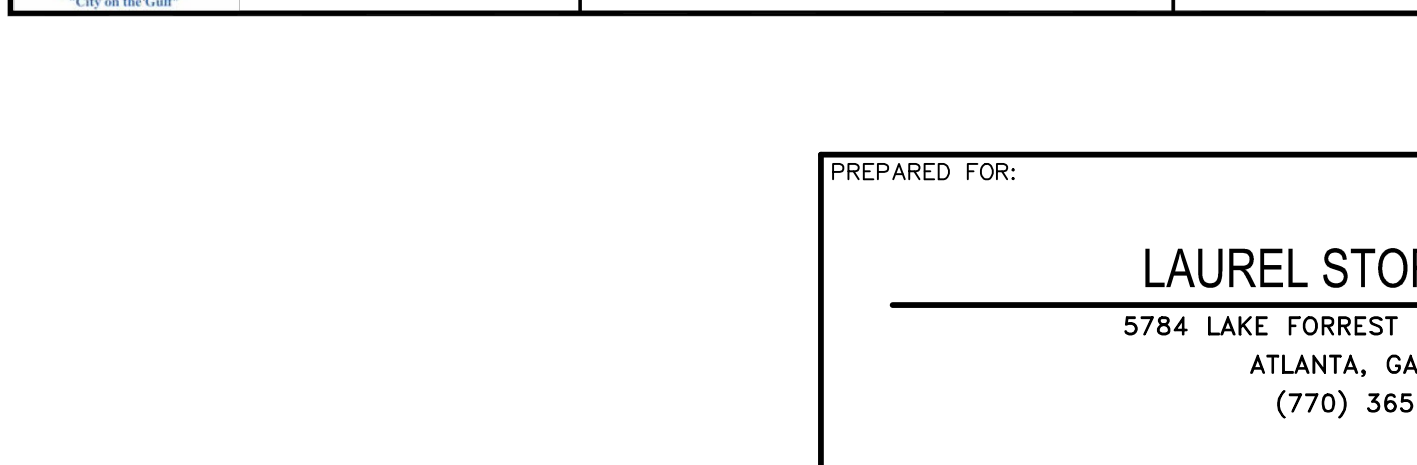
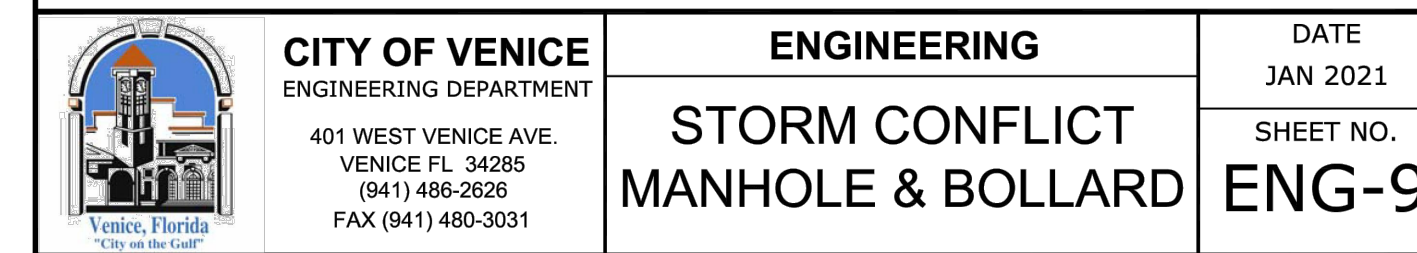
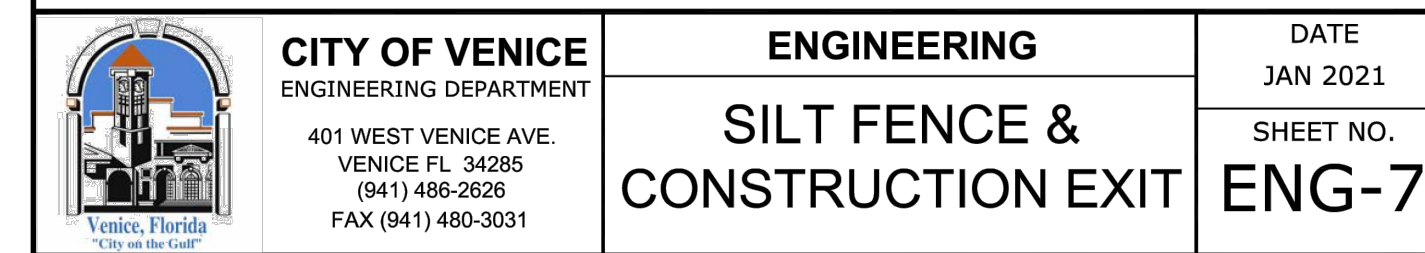
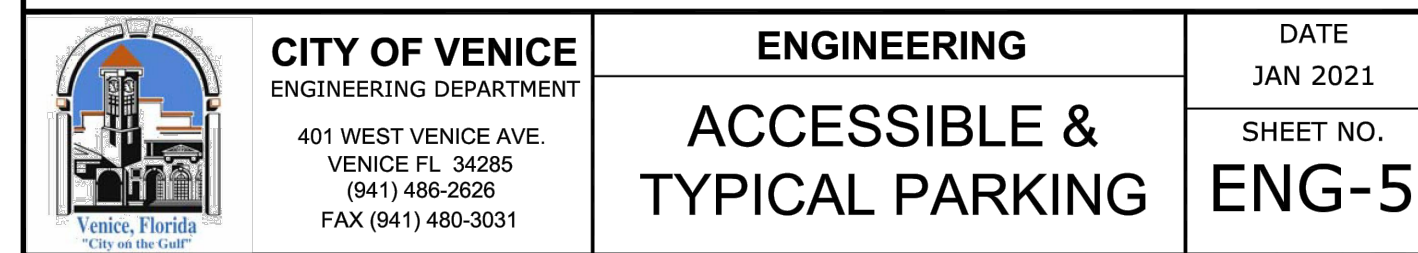
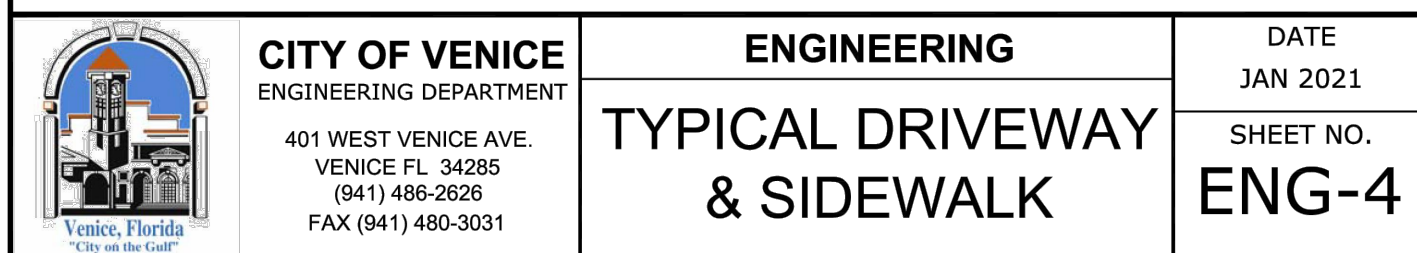
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SURVEY LICENSE # LB 6690

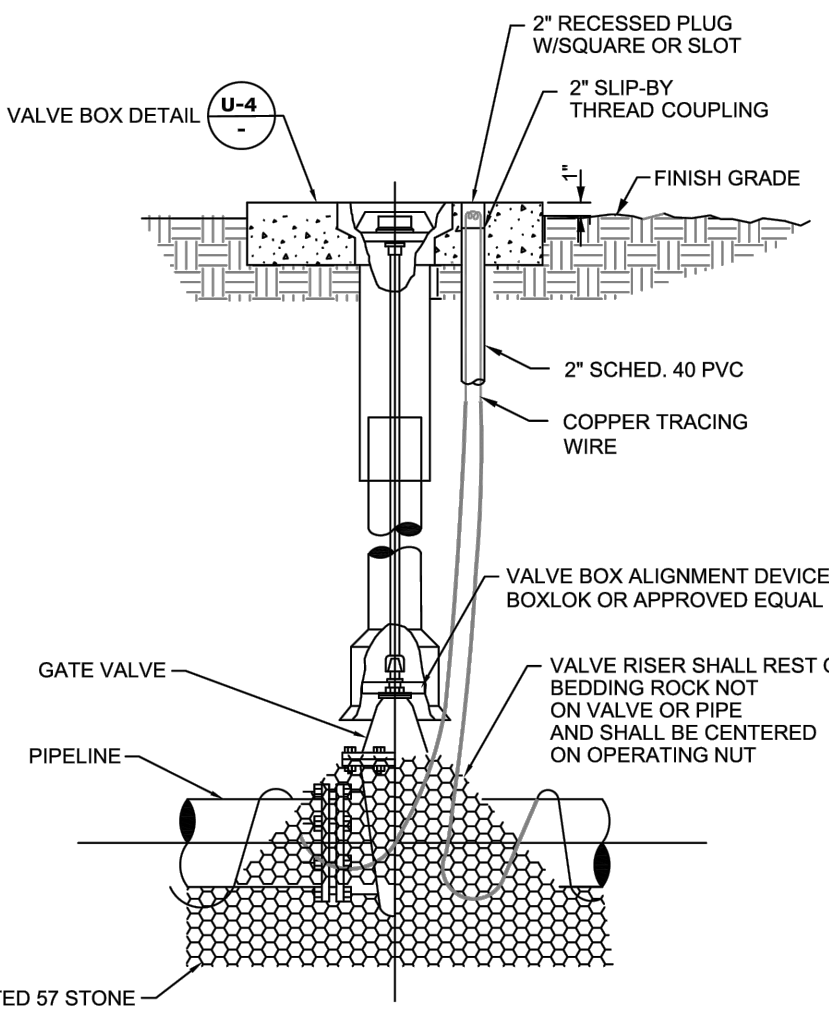
WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

OFFSITE UTILITY PLAN AND PROFILE IV
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	OFS PP IV	TRR	GAE	SRS	1"=20' HORZ 1"=2' VERT	14C





VALVE BOX DETAIL

2" RECESSED PLUG W/ SQUARE OR SLIT

2" SLIP-BY THREAD COUPLING

FINISH GRADE

2" SCHED. 40 PVC

COPPER TRACING WIRE

VALVE BOX ALIGNMENT DEVICE BOX/LOK OR APPROVED EQUAL

GATE VALVE

PIPELINE

6" COMPACTED 57 STONE OR CRUSHED SHELL

1. GATE VALVES SHALL BE RESILIENT WEDGE-TYPE MANUFACTURED BY MUELLER, AMERICAN VALVE, OR EQUAL. ALL GATE VALVES SHALL BE FUSION BONDED EPOXY COATED (INTERIOR AND EXTERIOR) MEET ANSI/AWWA C550, AND BE NSF61 CERTIFIED. 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 MANUFACTURER'S RECOMMENDATIONS.

4. COPPERHEAD TRACING WIRE PART #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (BLUE = WATER, PURPLE = REUSE)

5. FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "V" DIRECTLY PERPENDICULAR TO THE VALVE BOX.

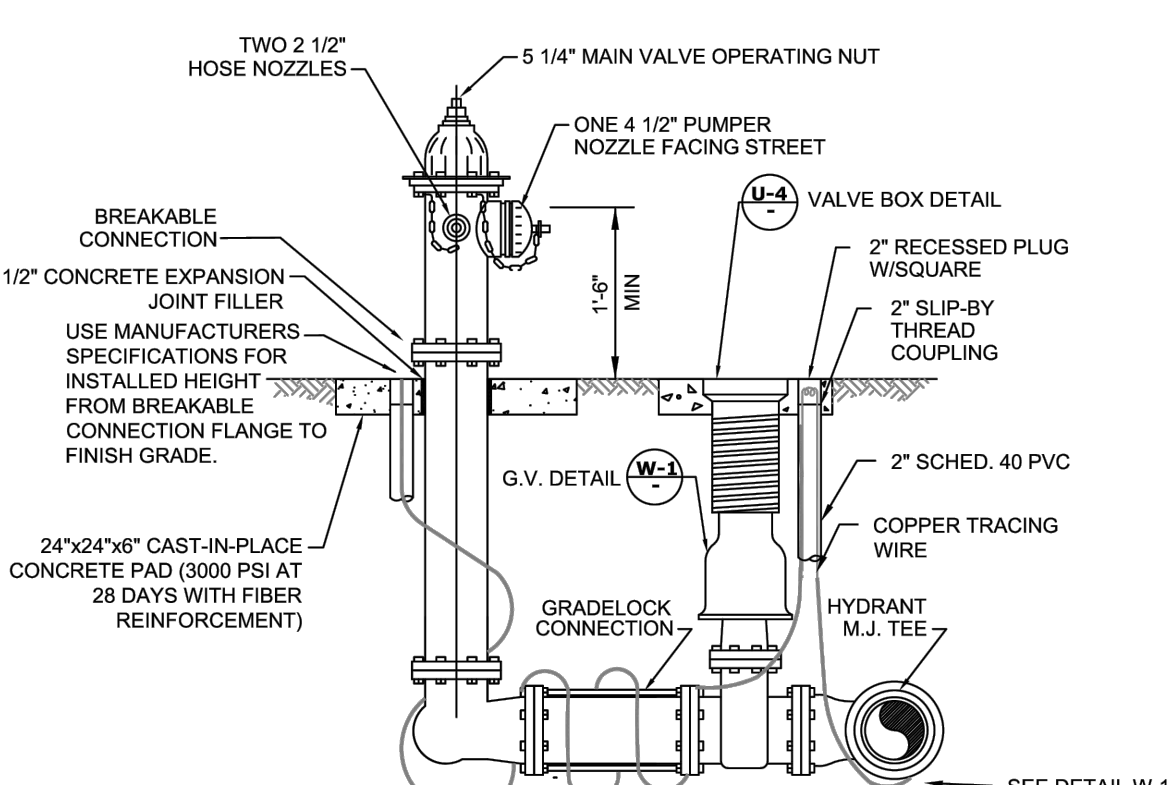
6. ALL BOLTS AND HARDWARE SHALL BE 316 SS.

GATE VALVE DETAIL

(WATER AND REUSE ONLY)

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER GATE VALVE	DATE JAN 2021 SHEET NO. W-1
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TWO 2 1/2" HOSE NOZZLES

5 1/4" MAIN VALVE OPERATING NUT

ONE 4 1/2" PUMPER NOZZLE FACING STREET

VALVE BOX DETAIL

2" RECESSED PLUG W/ SQUARE

2" SLIP-BY THREAD COUPLING

2" SCHED. 40 PVC

COPPER TRACING WIRE

24"x24"x6" CAST-IN-PLACE CONCRETE PAD (3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT)

GRADELOCK CONNECTION

HYDRANT M.J. TEE

SEE DETAIL W-1 FOR VALVE BEDDING

NOTES:

1. POTABLE WATER FIRE HYDRANTS SHALL BE PAINTED "SAFETY YELLOW".

2. REUSE FIRE HYDRANTS SHALL BE PAINTED PANTONE PURPLE 522C AND TAGGED WITH A PERMANENT LABEL "RECLAIMED WATER-DO NOT DRINK."

3. HYDRANT SHALL BE MUELLER SUPER CENTURIAN MODEL A423, AMERICAN 8848-5 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.

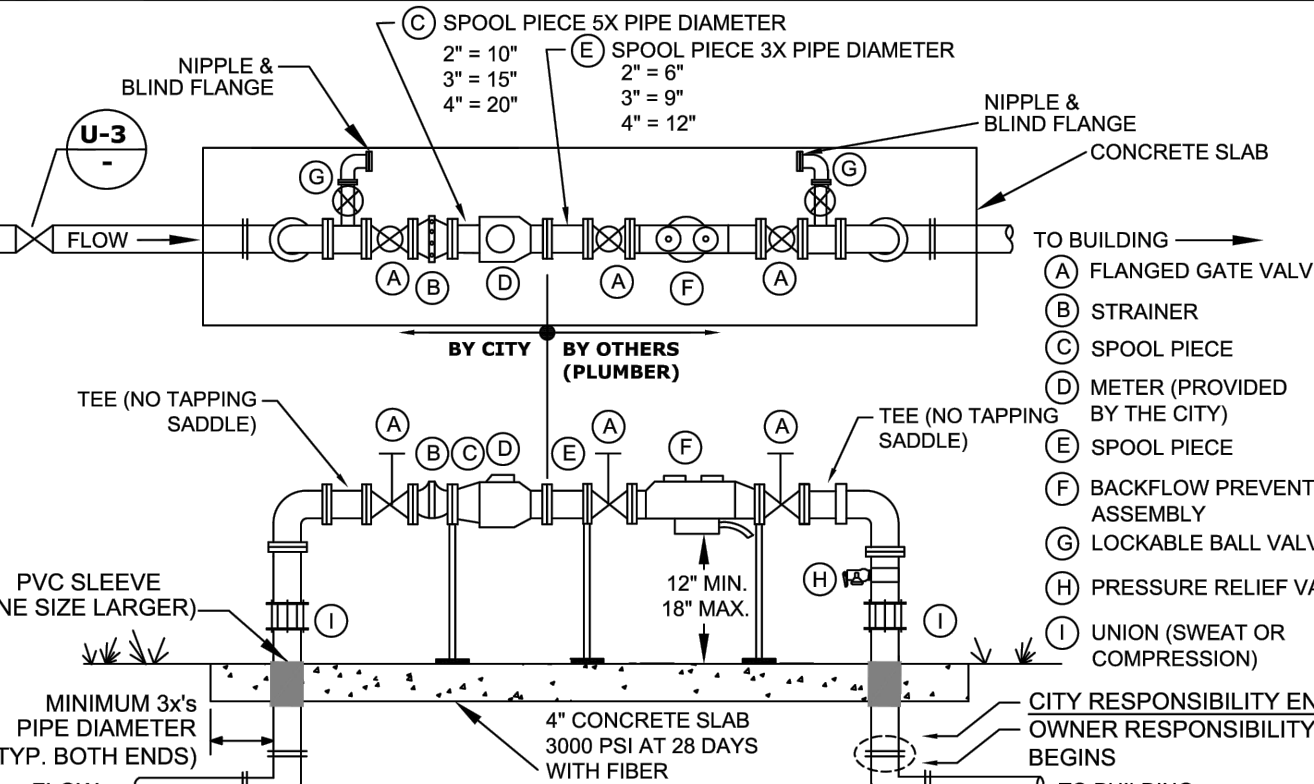
11. FIRE HYDRANT ASSEMBLY INCLUDES GATE VALVE TO BE LOCATED AS CLOSE TO WATER MAIN AS POSSIBLE.

12. GRADELOCK CONNECTION TO BE USED BETWEEN VALVE AND HYDRANT. FUSION BONDED EPOXY. ROTATE TO FINAL GRADE.

FIRE HYDRANT ASSEMBLY DETAIL

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER FIRE HYDRANT ASSEMBLY	DATE JAN 2021 SHEET NO. W-2
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NIPPLE & BLIND FLANGE

FLOW

BY CITY

BY OTHERS (PLUMBER)

TEE (NO TAPPING SADDLE)

PVC SLEEVE (ONE SIZE LARGER)

MINIMUM 3x3 PIPE DIAMETER (TYP. BOTH ENDS)

12" MIN. 18" MAX.

4" CONCRETE SLAB 3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT

TO BUILDING

TO BUILDING

1. EITHER 90°-DEGREE OR 45°-DEGREE FITTINGS MAY BE USED WITH THE REQUIRED LENGTH OF RESTRAINED JOINT FITTINGS.

2. 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.

3. 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.

4. ALL CONCRETE PIPE PENETRATIONS SHALL BE PROTECTED WITH A PVC SLEEVE, ONE SIZE LARGER THAN RISER PIPE.

5. VALVES SHALL BE FULL PORTED FULL FLOW BALL VALVES OR RESILIENT WEDGE NON-RISING STEM GATE VALVES.

6. PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC.

7. THE BACKFLOW ASSEMBLY SHALL MATCH THE WATER METER SIZE.

8. METERS 1-1/2" AND UP WILL HAVE FLANGES. LAY LENGTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ASSEMBLIES.

9. ASSEMBLIES 2" AND UP REQUIRE ONE UNION ON THE UPSTREAM RISER.

10. ASSEMBLIES 1-1/2" AND SMALLER REQUIRE TWO UNIONS.

11. METERS 1-1/2" AND SMALLER REQUIRE A LOCKABLE CURB STOP.

12. NO SPOOL PIECE REQUIRED FOR 3/4", 1" OR 1 1/2".

13. ALL COMMERCIAL AND MULTI FAMILY UNIT METERS MUST BE ABOVE GRADE. REUSE METERS 2" AND LESS MAY BE BELOW GROUND.

14. BACKFLOW PREVENTION ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER ONLY.

15. BACKFLOW PREVENTION ASSEMBLIES SHALL ONLY BE BY-PASSED IF A TEMPORARY RP IS INSTALLED ON BY-PASS.

16. NO BRANCH OR TEE SERVICE CONNECTIONS SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.

17. 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.

18. PARALLEL BACKFLOW ASSEMBLY MAY BE PERMITTED TO ALLOW FOR UNINTERRUPTED SERVICE AND SHALL PROVIDE THE SAME DEGREE OF PROTECTION OR GREATER.

19. NO PVC SHALL BE PERMITTED ON THE CITY SIDE.

METER SIZE BY-PASS SIZE (IN.)

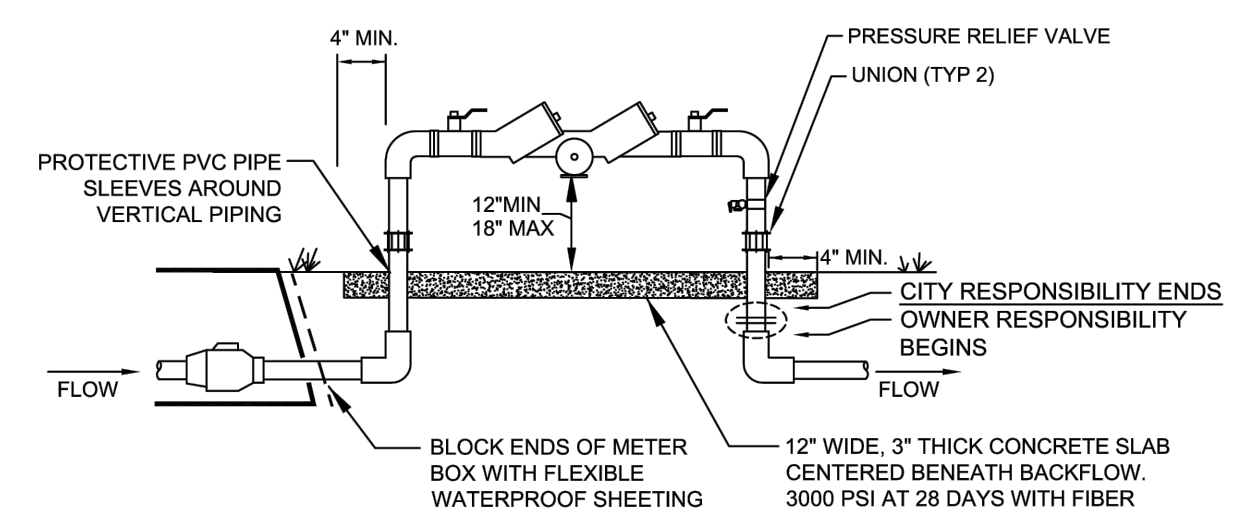
3/4"	NO BYPASS
1"	NO BYPASS
1 1/2"	1"
2"	1 1/2"
3"	2"
4"	3"

WATER & REUSE METER & BACKFLOW PREVENTION ASSEMBLY

ABOVE GROUND COMMERCIAL/MULTI-UNIT/SINGLE SERVICE/MASTER METER

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER WATER & REUSE METER & BACKFLOW	DATE JAN 2021 SHEET NO. W-4
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PROTECTIVE PVC PIPE SLEEVES AROUND VERTICAL PIPING

12" MIN. 18" MAX.

4" MIN.

PRESSURE RELIEF VALVE

UNION (TYP 2)

CITY RESPONSIBILITY ENDS

OWNER RESPONSIBILITY BEGINS

12" WIDE, 3" THICK CONCRETE SLAB CENTERED BENEATH BACKFLOW 3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT.

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.

12. LINE DOWNSTREAM OF METER AND PRIOR TO BACKFLOW SHALL BE POLYETHYLENE.

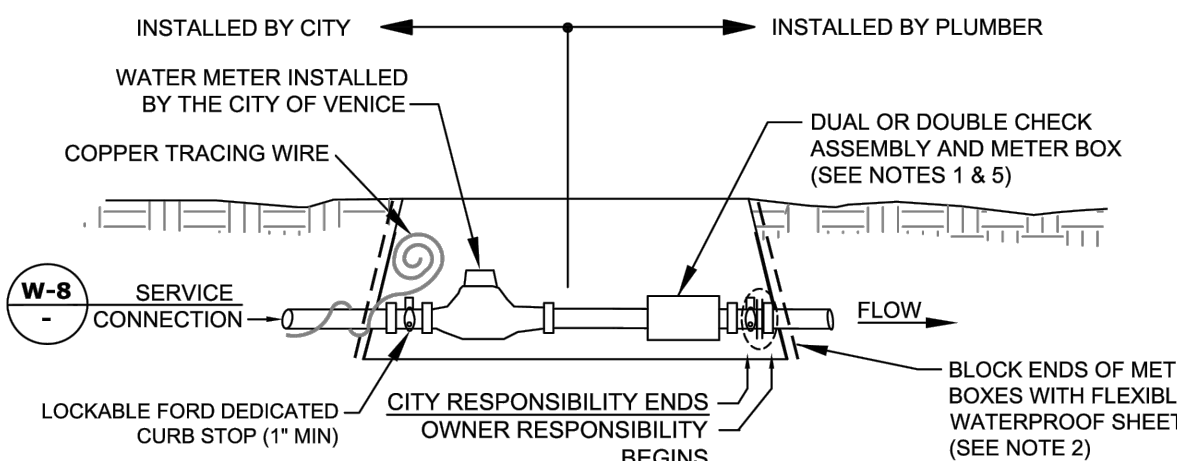
13. NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

BACKFLOW PREVENTION ASSEMBLY

(RESIDENTIAL, NOT MASTER METERED)

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER BACKFLOW ASSEMBLY (NO MASTER METER)	DATE JAN 2021 SHEET NO. W-5
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INSTALLED BY CITY

INSTALLED BY PLUMBER

WATER METER INSTALLED BY THE CITY OF VENICE

COPPER TRACING WIRE

DUAL OR DOUBLE CHECK ASSEMBLY AND METER BOX (SEE NOTES 1 & 5)

LOCKABLE FORD DEDICATED CURB STOP (1" MIN)

CITY RESPONSIBILITY ENDS

OWNER RESPONSIBILITY BEGINS

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 JUST INSIDE BOX AND SHALL BE LOCKED IN THE CLOSED POSITION WITH A LOCK SUPPLIED BY THE UTILITIES DEPARTMENT AT THE TIME OF SERVICE LINE INSTALLATION. LOCK TO BE REMOVED BY THE UTILITIES DEPARTMENT ONLY AFTER STANDARD DETAIL REQUIREMENTS ARE MET. DEDICATED FIRE SERVICE CURB STOPS SHALL BE LOCKED IN THE OPEN POSITION BY THE UTILITIES DEPARTMENT AFTER STANDARD DETAIL REQUIREMENTS ARE MET. ALL CURB STOPS SHALL BE ORIENTED WITH THE OPERATING NUT ON TOP AND ACCESSIBLE FOR SERVICE BY A CURB STOP KEY.

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.

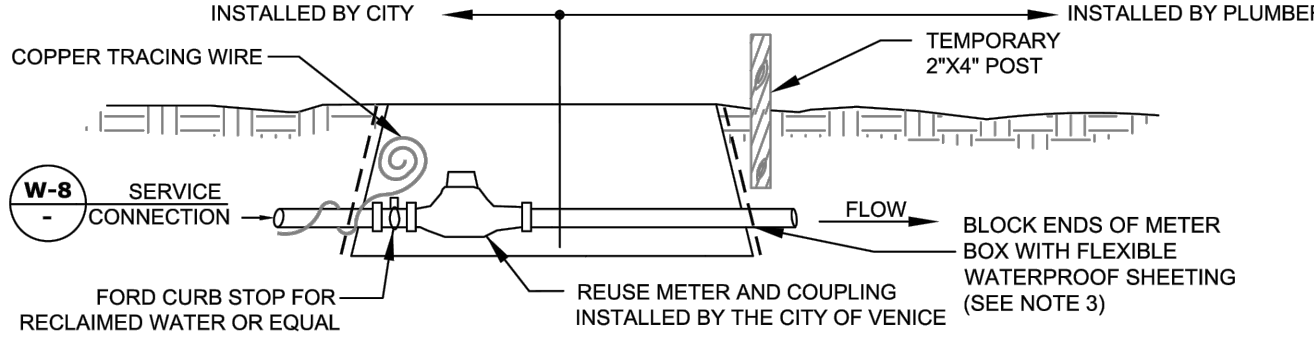
9. NO PVC SMALLER THAN 4" DIAMETER SHALL BE INSTALLED ON CITY-OWNED UTILITIES.

RESIDENTIAL WATER & FIRE METER

(RESIDENTIAL USE ONLY)

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER RESIDENTIAL WATER & FIRE METER	DATE JAN 2021 SHEET NO. W-6
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INSTALLED BY CITY

INSTALLED BY PLUMBER

COPPER TRACING WIRE

TEMPORARY 2"x4" POST

W-8 SERVICE CONNECTION

FLOW

REUSE METER AND COUPLING INSTALLED BY THE CITY OF VENICE

BLOCK ENDS OF METER BOX WITH FLEXIBLE WATERPROOF SHEETING (SEE NOTE 3)

FORD CURB STOP FOR RECLAIMED WATER OR EQUAL

1. THE REUSE SYSTEM SHALL USE AN OLDCASTLE CARSON MODEL #1220 OR APPROVED EQUAL, THE LID SHALL BE STAMPED "NON-POTABLE & "DO NOT DRINK" IN BOTH ENGLISH AND SPANISH AND MUST BE LOCKABLE, METER BOX AND LID SHALL BE PURPLE (COLOR PANTONE 522C).

2. CURB STOP MUST BE LOCATED INSIDE THE METER 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. ALL CURB STOPS SHALL BE ORIENTED WITH THE OPERATING NUT ON TOP AND ACCESSIBLE FOR SERVICE BY A CURB STOP KEY.

3. 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.

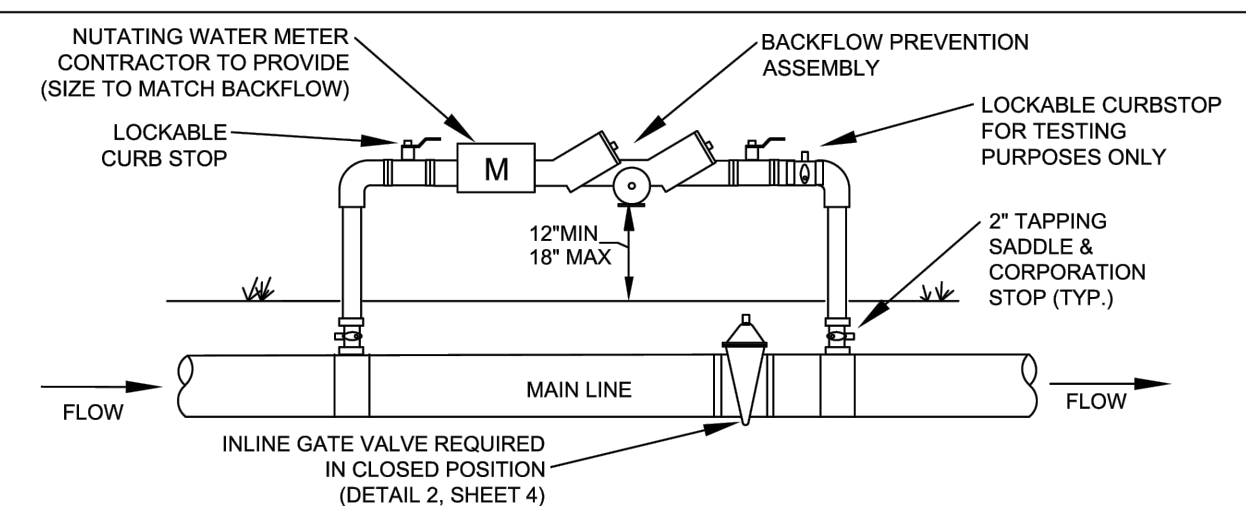
4. COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE USED. IT SHALL BE COLOR CODED TO REFLECT WHAT THE PIPE CARRIES. (PURPLE = REUSE).

5. ALL METER BOXES SHALL BE SET FLUSH WITH FINISHED GRADE.

REUSE METER

RESIDENTIAL & COMMERCIAL 2" AND BELOW

N.T.S.



NUTATING WATER METER CONTRACTOR TO PROVIDE (SIZE TO MATCH BACKFLOW)

LOCKABLE CURB STOP

BACKFLOW PREVENTION ASSEMBLY

LOCKABLE CURBSTOP FOR TESTING PURPOSES ONLY

12" MIN. 18" MAX.

2" TAPPING SADDLE & CORPORATION STOP (TYP.)

MAIN LINE

FLOW

1. BACKFLOW PREVENTION ASSEMBLY MUST BE CERTIFIED WITHIN THE PAST YEAR AND A VISIBLE TAG INSTALLED.

2. INLINE MAIN VALVE MUST REMAIN CLOSED UNTIL FINAL CITY TURNOVER IS COMPLETE AND FDEP CLEARANCE IS ISSUED.

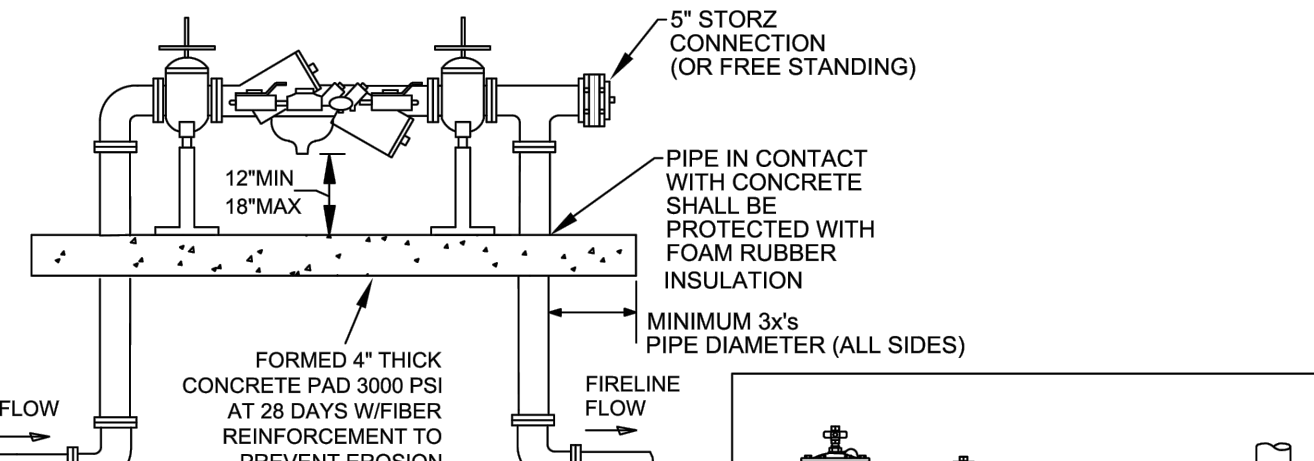
3. JUMPER ASSEMBLY SHALL BE REMOVED ONCE MAIN LINE IS CLEARED AND TURNED OVER TO CITY.

4. DURING JUMPER REMOVAL, CORPORATION STOPS SHALL BE SHUT OFF AND PLUGGED WITH LEAD FREE BRASS PLUGS.

TEMPORARY MAIN-LINE JUMPER DETAIL

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER REUSE METER & TEMPORARY JUMPER	DATE JAN 2021 SHEET NO. W-7
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5" STORZ CONNECTION (OR FREE STANDING)

PIPE IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH FOAM RUBBER INSULATION

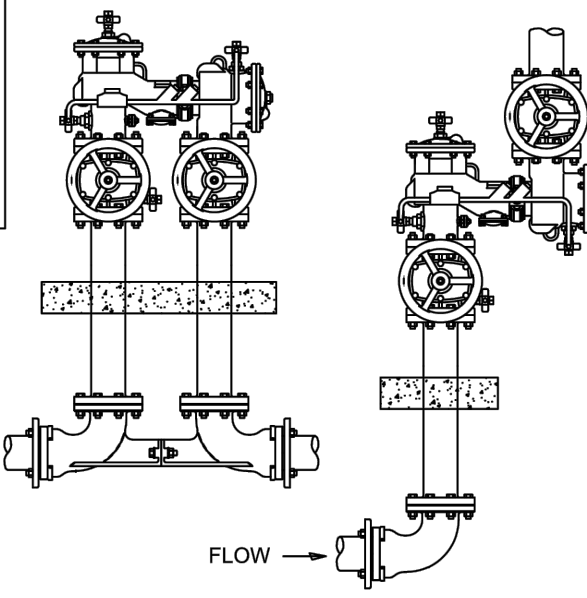
FORMED 4" THICK CONCRETE PAD 3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT TO PREVENT EROSION

MINIMUM 3x3 PIPE DIAMETER (ALL SIDES)

FLOW

FLOW

STANDARD ORIENTATION



FLOW

FLOW

OPTIONAL ORIENTATIONS:

1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL, AND HYDRAULIC RESEARCH AND/OR 1047 OR 1048 ASSE AS APPLICABLE

2. 45° FITTINGS MAY BE SUBSTITUTED FOR 90° FITTINGS.

3. PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC OR HDPE.

4. IF TEING OFF FOR POTABLE SERVICE, INSTALL INDICATOR VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.

5. ASSEMBLY SHALL BE PAINTED RED WITH ALKYLID 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.

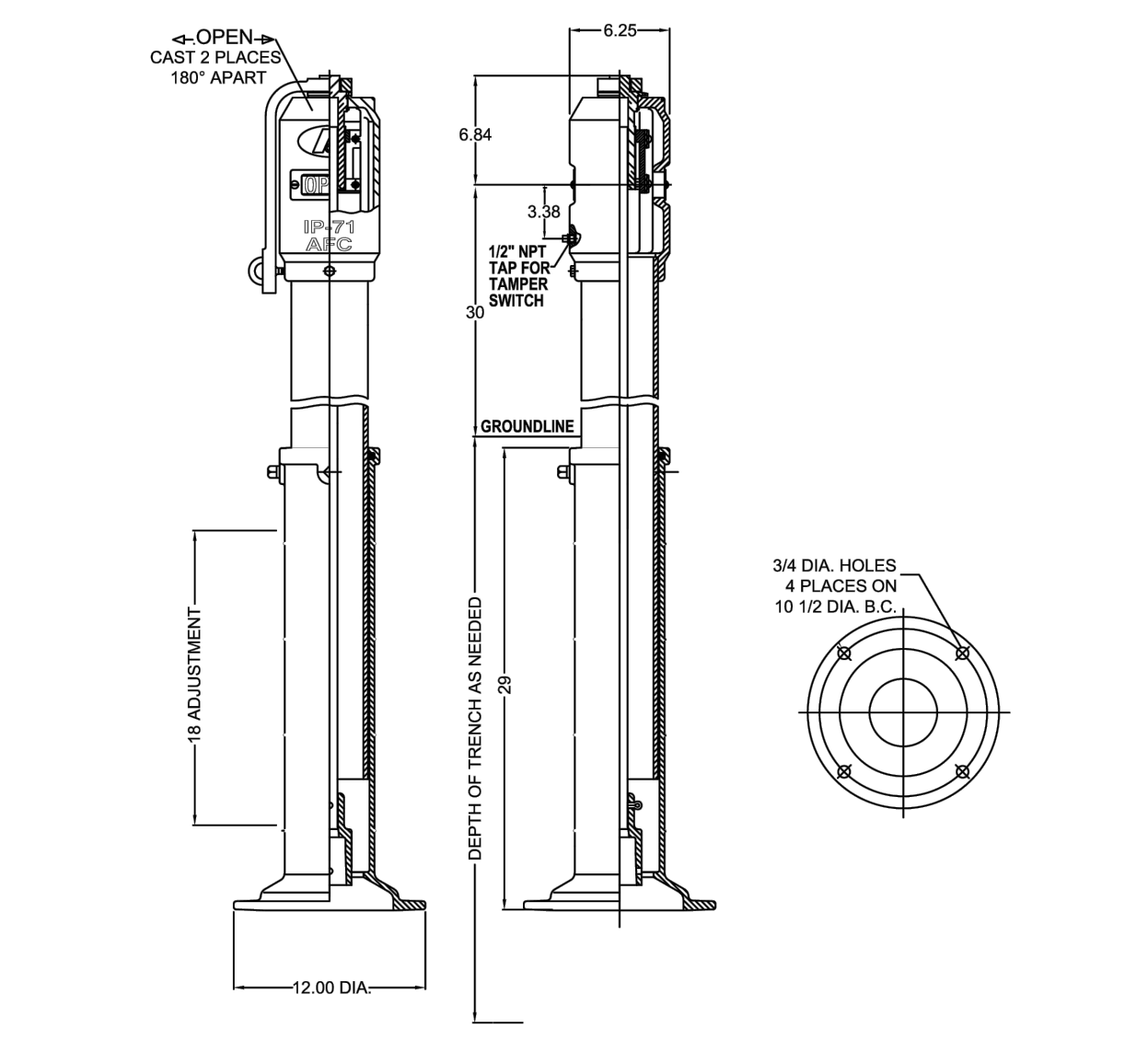
9. BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENTS MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.

10. 5" STORZ INLET CONNECTION MAY BE REDUCED FOR PIPE SIZES LESS THAN 5".

FIRE SERVICE BACKFLOW ASSEMBLY

SIZE 2" - 10"

N.T.S.



18" ADJUSTMENT

12.00 DIA.

6.84

3.38

1/2" NPT TAP FOR TAMPER SWITCH

GROUNDLINE

29"

8-25"

3/4 DIA. HOLES 4 PLACES ON 10 1/2 DIA. B.C.

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 STEM SEALS.

6. ALL EXPOSED EXTERIOR SURFACES COATED WITH NEMEC 140 EPOXY AND TOP COATED WITH "RED" ENAMEL PER MANUFACTURER'S STANDARD PAINT.

FIRE SERVICE VALVE INDICATOR POST

N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER FIRE SERVICE INDICATOR POST	DATE JAN 2021 SHEET NO. W-10
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PREPARED FOR:

LAUREL STORAGE, LLC
5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328
(770) 365-2609

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88

NO.	DATE	REVISION DESCRIPTION	BY
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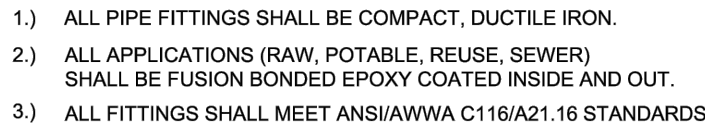
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PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M.
FL LIC #92103

UTILITY DETAILS II
LAUREL STORAGE
SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	UT DT II	TRR	GAE	SRS	NTS	15A



N.T.S

N.T.S



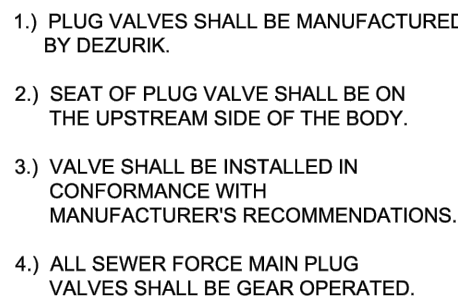
DATE
JAN 2021
SHEET NO
U-6

- 1) FOR TEE OR REDUCER FITTINGS SUBMIT RESTRAINED JOINT LENGTH CALCULATIONS TO CITY ENGINEER FOR REVIEW AND APPROVAL, USING THE ASSUMPTIONS LISTED ABOVE.
- 2) RESTRAINED JOINT LENGTHS FOR WATER AND REUSE MAINS BASED ON TEST PRESSURE OF 150 PSI. RESTRAINED JOINT LENGTHS FOR FORCE MAINS BASED ON TEST PRESSURE OF 100 PSI. CALCULATIONS WERE MADE USING EBAS IIRON SOFTWARE (AVAILABLE AT WWW.EBAS.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 EMBEDMENT AND SOIL TYPE MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- 3) RESTRAINED JOINT SHALL BE USED ON ALL JOINTS FROM ANY MAIN TYPE TO ANY FIELD FLYRANT ASSESSMENT.
- 4) THRUST BLOCKS WILL NOT BE ACCEPTED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- 5) ALL HARDWARE SHALL BE 316 SS.

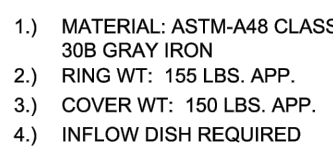
N.T.S



DATE
JAN 2021
SHEET NO.
U-7



(SEWER FORCE MAINS ONLY)



- 1.) HEAVY DUTY 130 LB. COVER
- 2.) MANHOLE COVER SHALL BE U.S. FOUNDARY TYPE CE-ORS
- 3.) SHALL BE LABELLED AS ILLUSTRATED ABOVE

(ALL UNITS IN INCHES)



DATE
JAN 2021
SHEET NO.
S-1



N.T.S



DATE
JAN 2021
SHEET NO
S-4

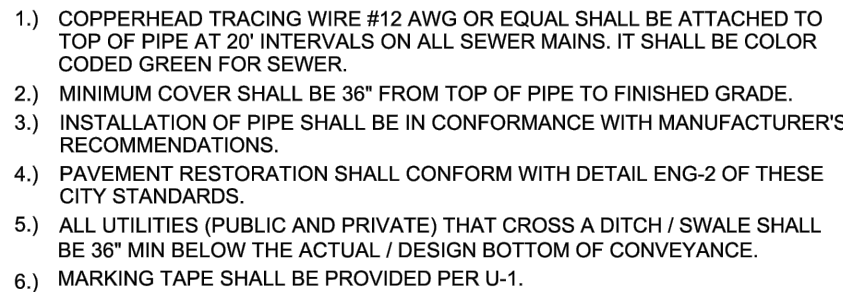
1. ALL SERVICE LATERALS, JOINTS SHALL BE GASKEED FROM MAIN WAVE.
2. ALL SERVICE LATERALS SHALL BE A MINIMUM OF SIX INCHES IN DIAMETER.
3. A TWO-WAY CLEANOUT SHALL BE PROVIDED AT EACH SERVICE LATERAL PROPERTY LINE.
4. A DOUBLE-SWEEP CLEANOUT SHALL BE PROVIDED ON THE PRIVATE SIDE.
5. COPPERHEAD TRACING WIRE #12 AWD OR EQUIV. SHALL BE USED TO MARK BELGIOR CODED TO GREEN FOR SEWER.
6. AIR TEST REQUIRED.
7. THE BUILDING GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE SEWER SANITARY SEWER CLEANOUT CONNECTION TO THE MAIN LINE. THE CLEANOUT SHALL BE, AND IS WITH A CONCRETE PAD AT THE TIME CERTIFICATION OF OCCUPATION (CO) IS ISSUED. THE CLEANOUT CONNECTION MAY RESULT IN A DELAY OF CO.
8. FOR CURBED ROADWAYS: CURB SHALL BE ETCHED WITH THE LETTER "S" DIRECTLY PERPENDICULAR TO THE SEWER CLEAN-OUT.
9. WHEN CONNECTING TO EXISTING SERVICE TRENCHES, THE CONTRACTOR SHALL REMOVE AND REPLACE WITH SDR26 GASKEDED FITTINGS. USE MAXADAPTOR TO TRANSITION FROM EXISTING TO NEW.



ENGINEERING PAVEMENT RESTORATION

DATE
MAR 2025

SHEET NO.
ENG-2



N.T.S.



DATE
JAN 2021

SHEET NO
S-6

- 1.) COPPERHEAD TRACING WIRE #12 AWG OR EQUAL SHALL BE ATTACHED TO TOP OF PIPE AT 20' INTERVALS ON ALL SEWER MAINS. IT SHALL BE COLOR CODED GREEN FOR SEWER.
- 2.) MINIMUM COVER SHALL BE 36" FROM TOP OF PIPE TO FINISHED GRADE.
- 3.) INSTALLATION OF PIPE SHALL BE IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 4.) PAVEMENT RESTORATION SHALL CONFORM WITH DETAIL ENG-2 OF THESE CITY STANDARDS.
- 5.) ALL UTILITIES (PUBLIC AND PRIVATE) THAT CROSS A DITCH / SWALE SHALL BE 36" MIN BELOW THE ACTUAL / DESIGN BOTTOM OF CONVEYANCE.
- 6.) MARKING TAPE SHALL BE PROVIDED PER U-1.

5784 LAKE FORREST DRIVE, SUITE 275
ATLANTA, GA. 30328
(770) 365-2609

NO.	DATE	REVISION	DESCRIPTION	BY

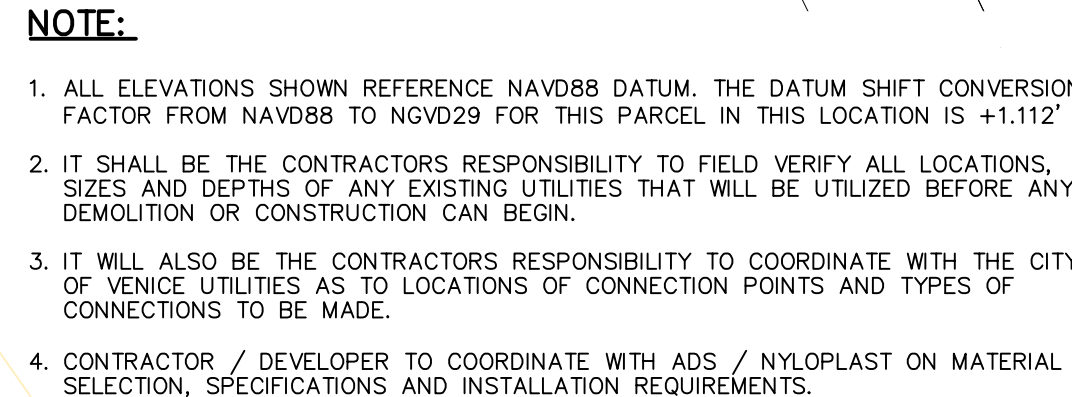
Professional Engineers, Planners, & Land Surveyors
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4161 TAMiami TRAIL - BLDG 5 UNIT 501
PORT CHARLOTTE, FLORIDA 33952
PHONE: (941) 625-1165 FAX: (941) 625-1149
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

STEVEN R. SONBERG, P.E., P.S.M
FL LIC #92103

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/19/24	4393C	UT DT III	TRR	GAE	SRS	NTS	15B



PREPARED FOR: LAUREL STORAGE, LLC 5784 LAKE FORREST DRIVE SUITE 275 ATLANTA, GA. 30328 PHONE: (770) 365-2609	ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88										BANKS ENGINEERING Professional Engineers, Planners, & Land Surveyors Serving The State Of Florida	4161 TAMiami TRAIL -- BLDG 5 UNIT 501 PORT CHARLOTTE, FLORIDA 33952 PHONE: (941) 625-1165 FAX: (941) 625-1149 ENGINEERING LICENSE # EB 6469 SURVEY LICENSE # LB 6690 WWW.BANKSENG.COM	AUTOTURN EXHIBIT LAUREL STORAGE VENICE, FLORIDA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										