

PUD REZONE		SUM OF PLATTED UNITS WITHIN MILANO PUD		PRELIMINARY PLAT ARIA		PRELIMINARY PLAT CIELO PHASE 1 & 2		
LAND USE	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%	AREA (AC)	%
RESIDENTIAL	182	34.5%	66.08	28%	42.43	24%	22.61	18%
AMENITY AREA	4	0.8%	2.26	1.29%	2.61	1.5%	1.05	0.8%
ROAD ROW	50	9.5%	20.34	8%	12.07	6.82%	6.91	5.5%
WETLANDS	131		55.11		19.22		48.14	
CONSERVATION	9		14.14		4.34		9.31	
LAKES	94		33.29		62.26		13.35	
OTHER OPEN SPACE	57		22.37		56.48		24.13	
TOTAL OPEN SPACE	291	62%	125.41	69%	142.30	81%	94.93	76%
IMPERVIOUS	N/A		67.98	25%	35.18	20%	18.01	14%
TOTAL AREA	527.32	100%	225.43	100%	176.39	100%	125.50	100%
* % ARE BASED ON THE "TOTAL AREA" I.E. RESIDENTIAL AREA = 22.61/125.50AC = 18%								
LOT TYPE	#		#		#		#	
SINGLE FAMILY DETACHED A LOTS	N/A		239		0		0	
SINGLE FAMILY DETACHED B LOTS	N/A		99		0		126	
SINGLE FAMILY ATTACHED (PAIRED VILLA)	N/A		126		0		0	
MULTI FAMILY	N/A		0		0		0	
SINGLE FAMILY DETACHED D LOTS	N/A		0		107		0	
SINGLE FAMILY DETACHED E LOTS	N/A		0		73		0	
LOT TOTAL	1,350		646		180		126	
DU/AC	2.56		1.61		1.02		1.00	

PRELIMINARY PLAT PLANS FOR

CIELO

PART OF SECTION 35, TOWNSHIP 38 SOUTH

RANGE 19 EAST

SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY

NEAL COMMUNITIES OF

SOUTHWEST FLORIDA, LLC

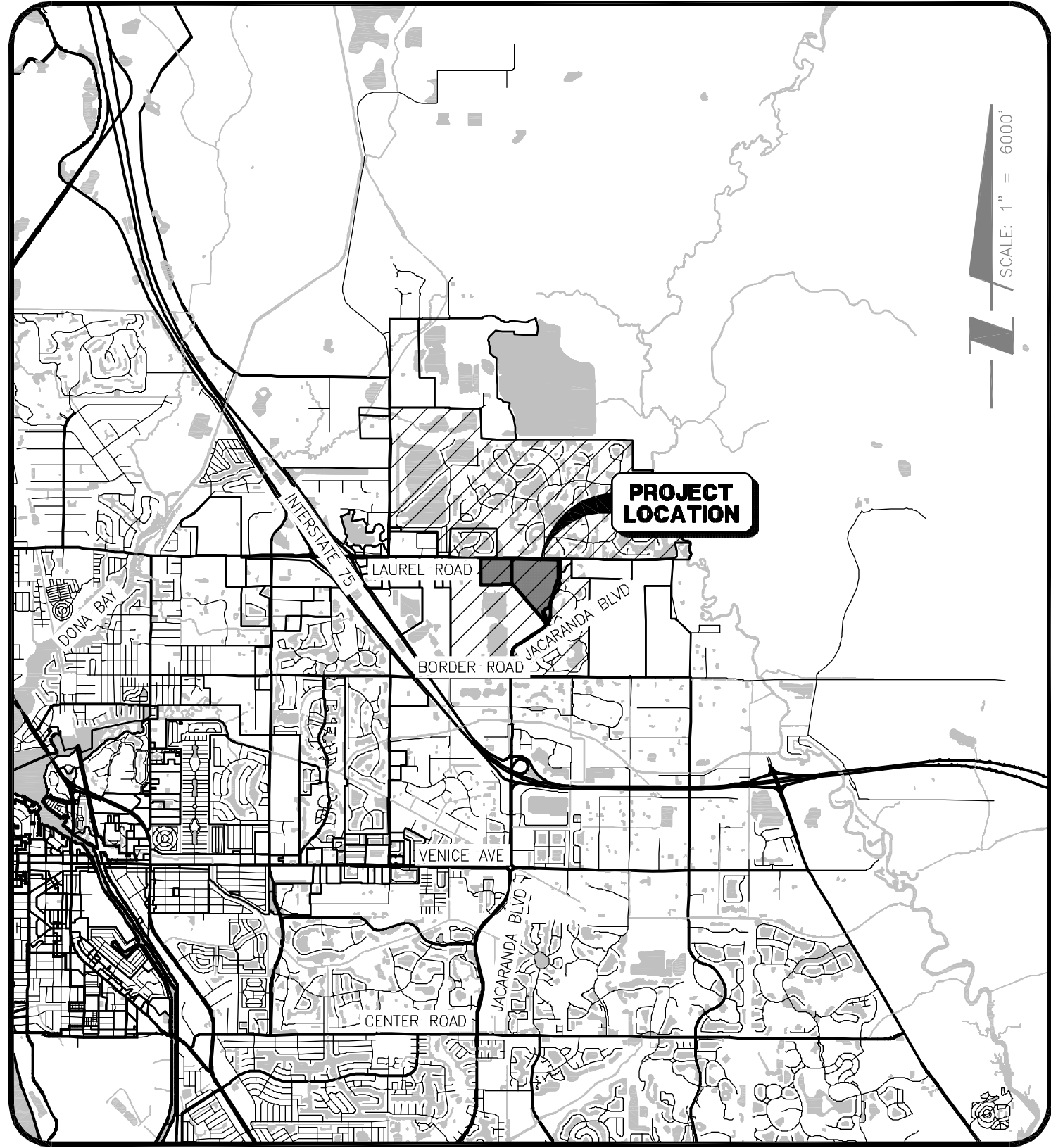
5800 LAKEWOOD RANCH BLVD

SARASOTA, FLORIDA 34240

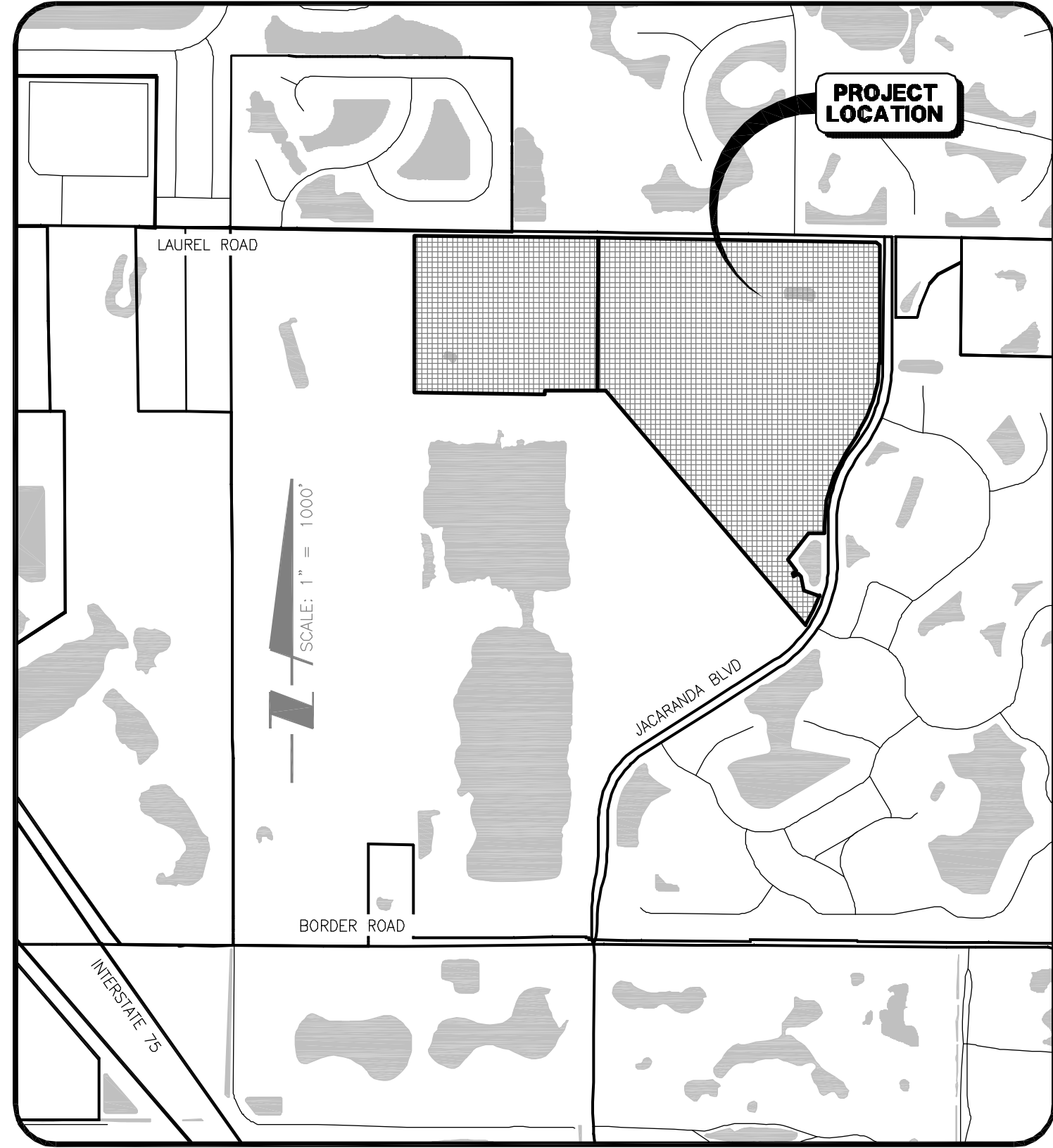
(941)-328-1111

SITE DEVELOPMENT DATA:

PROJECT:	CIELO
ENGINEER:	STANTEC, INC. 6900 PROFESSIONAL PKWY EAST SARASOTA, FL 34240
SURVEYOR:	BRIGHAM ALLEN LAND SURVEYING 807 US 41 BYPASS SOUTH SUITE E VENICE, FL 34285
DEVELOPER/OWNER:	BORDER AND JACARANDA HOLDINGS LLC 5800 LAKEWOOD RANCH BLVD N LAKEWOOD RANCH, FL 34240
ZONING:	MILANO PUD
FLOOD ZONE:	'X' PER FIRM #12115C0244F (NAVD88)
EXISTING LAND USE:	PASTURE -- AGRICULTURE -- VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
SEWER PROVIDER:	SARASOTA COUNTY UTILITIES
WATER PROVIDER:	CITY OF VENICE UTILITIES
ELECTRIC PROVIDER:	FLORIDA POWER & LIGHT
GARBAGE:	CITY OF VENICE
PROJECT AREA:	125.5 AC
PID:	PORTIONS OF PID#0389001000 AND #0389001001
DATUM:	AND ENTIRETY OF PID#03892001000 NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
FDEP AND FDOH WATER AND WASTEWATER PERMITS ARE REQUIRED.	
GENERAL NOTES:	
THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS, STORMWATER MANAGEMENT SYSTEM AND ROADS. THE WATER SYSTEM SHALL BE TURNED OVER TO THE CITY OF VENICE FOR OWNERSHIP AND MAINTENANCE. THE SANITARY SEWER SYSTEM SHALL BE TURNED OVER TO SARASOTA COUNTY FOR OWNERSHIP AND MAINTENANCE.	
THE HOA DOCUMENTS SHALL BE CONSISTENT WITH THE HOA MAINTENANCE RESPONSIBILITIES IDENTIFIED.	
THE DATUM OF THE ELEVATIONS SHOWN ARE NGVD 1929	
TO CONVERT FROM THE GRADES SHOWN HEREIN IN THE NGVD 1929 DATUM TO THE NAVD 1988 DATUM, SUBTRACT 1.11 FT.	
DEVELOPMENT ON THE ±125.5 ACRES IS CONSISTENT WITH THE LAND USE ILLUSTRATED ON THE PUD PLAN.	
ANY WELLS ON SITE THAT WILL NOT BE USED MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER PURSUANT TO RULE 400-3.531(2) F.A.C.	
ANY WELL DISCOVERED DURING EXCAVATION, EARTHMOVING OR CONSTRUCTION MUST BE REPORTED TO THE SARASOTA COUNTY HEALTH DEPARTMENT, ENVIRONMENTAL HEALTH WITHIN 24 HOURS OF DISCOVERY.	



LOCATION MAP



SITE MAP

INDEX TO SHEETS			
SHEET NO.	DESCRIPTION		
1	COVER SHEET		
2	AERIAL LOCATION MAP		
3	EXISTING CONDITIONS PLAN		
4	MASTER SITE PLAN		
5-12	SITE PLAN PHASE 1		
13-18	SITE PLAN PHASE 2		
19	MASTER GRADING AND DRAINAGE PLAN		
20-27	GRADING AND DRAINAGE PLAN CIELO PHASE 1		
28-33	GRADING AND DRAINAGE PLAN CIELO PHASE 2		
34	MASTER WATER AND SEWER PLAN		
35	PLAN AND PROFILE KEY SHEET		
36-37	PLAN AND PROFILE CORSANO DRIVE		
38-39	PLAN AND PROFILE DELICETTO DRIVE		
40-43	PLAN AND PROFILE CASERTA COURT		
44-46	PLAN AND PROFILE SELVING CIRCLE		
47-49	PLAN AND PROFILE BERNALDA COURT		
50	PAVING DETAILS		
51	GRADING DETAILS		
52	GRADING SECTIONS PHASE 1		
53	GRADING SECTIONS PHASE 2		
54	DRAINAGE DETAILS		
55-56	OUTFALL CONTROL STRUCTURE TYPICAL DETAILS		
57-59	OUTFALL CONTROL STRUCTURE DETAILS		
60	SIGNAGE AND MARKING PLAN PHASE 1		
61	SIGNAGE AND MARKING PLAN PHASE 2		
62	BEST MANAGEMENT PRACTICES PHASE 1		
63	BEST MANAGEMENT PRACTICES PHASE 1 NORTH		
64	BEST MANAGEMENT PRACTICES PHASE 2		
65	BEST MANAGEMENT PRACTICES DETAILS		
	SUPPLEMENTAL DRAWINGS		
LANDSCAPE PLANS			
LP100	PLANTING PLAN KEY		
LP101-109	BEST MANAGEMENT PRACTICES DETAILS		
LP501	LANDSCAPE DETAILS		
LP601	LANDSCAPE NOTES		
31-35	STANDARD FABRICATION PLANS FOR THREE PHASE DUPLEX LIFT STATION		
36-38	STANDARD INSTALLATION PLANS FOR THREE PHASE DUPLEX LIFT STATION		
			
			
			
			
NO.	DATE	DESCRIPTION	BY
STATUS : REVISIONS			
PROJECT PLANNER JIM COLLINS		PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC
PROJECT DESIGNER RICKY BETTEN		PROJECT MANAGER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	PROJECT ENGINEER TRAVIS FLEDDERMAN, P.E. FLORIDA LICENSE NO. 82341
CHECKED BY _____ DATE _____			
RESERVED FOR STATUS AND DATE STAMPS			
PROJECT NUMBER 215613459			
DATE SEPTEMBER 2018		INDEX NUMBER D-215613459-04C-001CV	

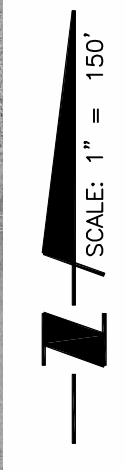


0389-001-001
BORDER AND JACARANDA
HOLDINGS LLC
ZONING: PUD
EXISTING LAND USE: AG

0389-001-000 BORDER AND
JACARANDA HOLDINGS LLC
ZONING: PUD
EXISTING LAND USE: AG

0392-001-000
BORDER AND JACARANDA
HOLDING, LLC
ZONING: PUD
EXISTING LAND USE: AG

0391-00-1030
CITY OF VENICE
ZONING: GU
EXISTING LAND USE: FIRE
STATION

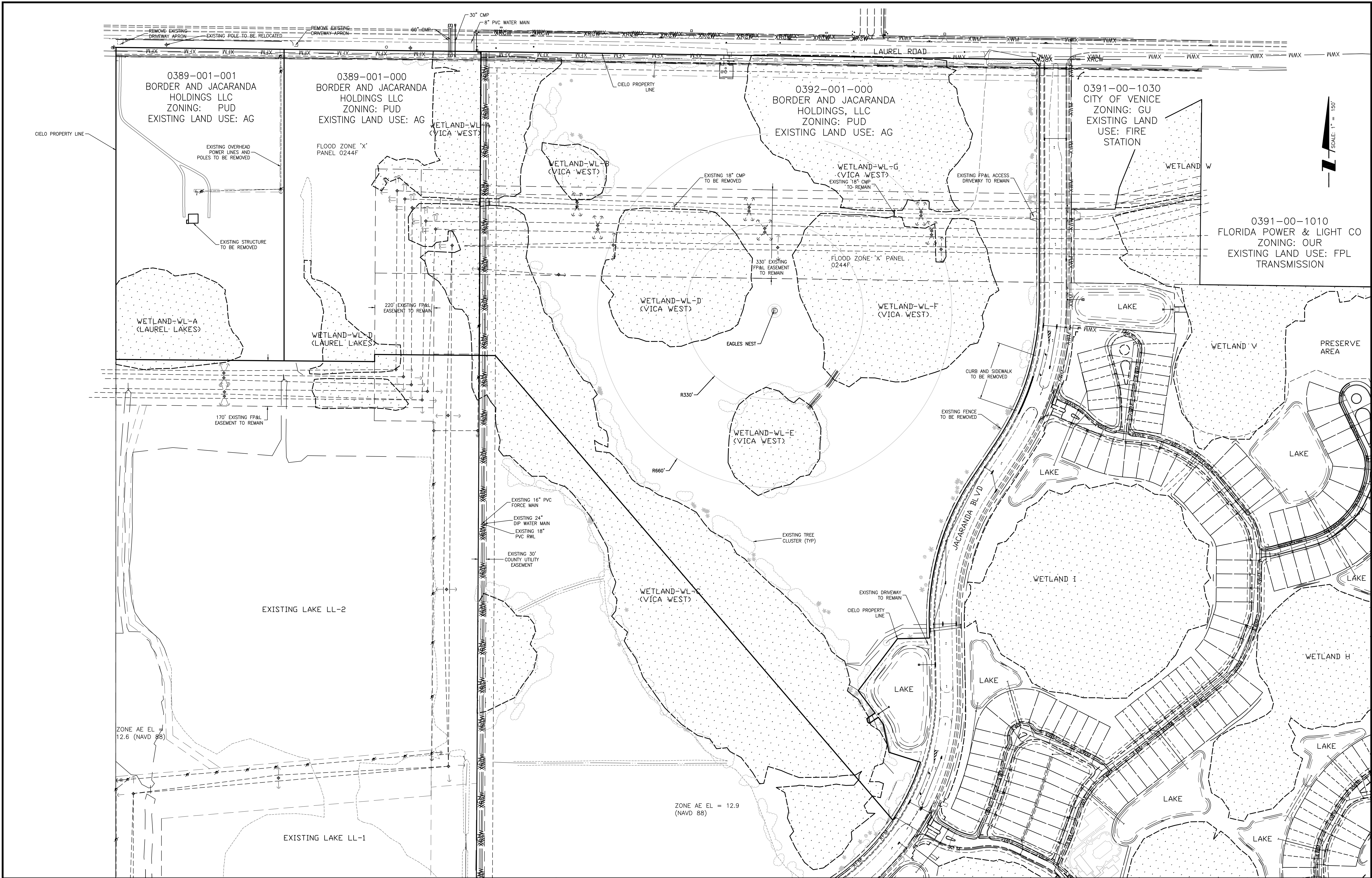


CIELO/NORTHWEST PARCEL
SWFWM PROJECT AREA
AND PRELIMINARY PLAT
BOUNDARY = ±125.50 AC

ZONE AE
EL = 12.6
(NAVD 88)

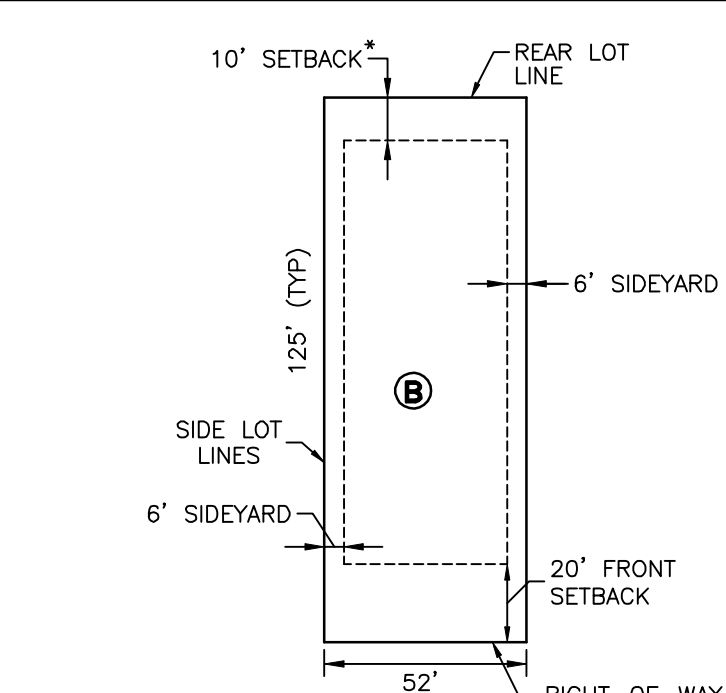
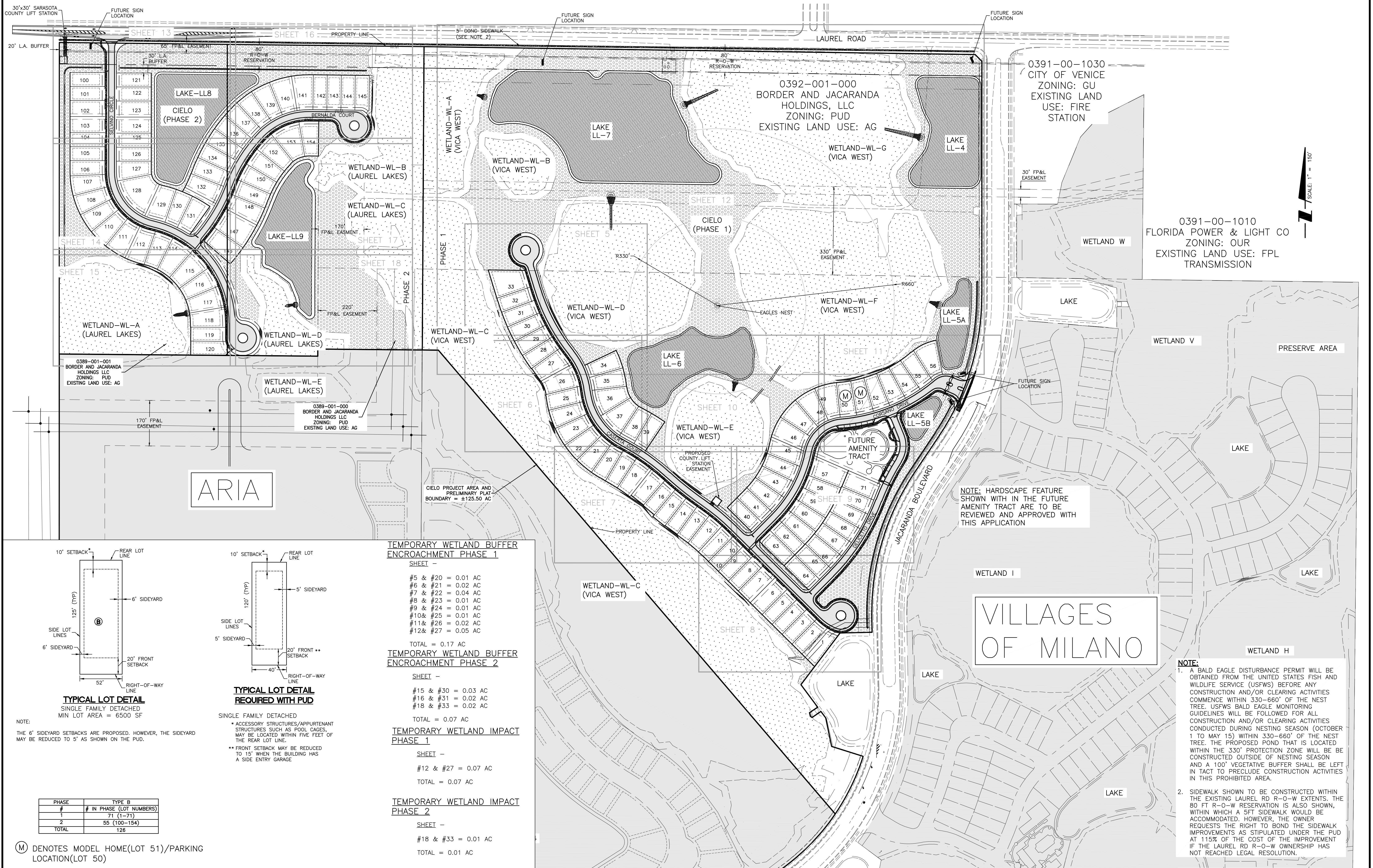
ZONE AE
EL = 12.9
(NAVD 88)

			ACTIVITY			INITIALS/EMP. NO.	DATE	 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018	TITLE: AERIAL LOCATION MAP		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
			DESIGNED BY:				03-2018		PROJECT: CIELO		HORIZONTAL SCALE: 1"=150'			INDEX NUMBER: 215613459-04C-002AP	
			DRAWN BY:								VERTICAL SCALE:			SHEET NUMBER: 2 OF 65	
			CHECKED BY:								SEC: TWP: RGE:	CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459	
ΔREV NO.	REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:					35 36S 19E				



REVISION			DATE			DRAWN BY / EMP. NO.			CHECKED BY / EMP. NO.			WM APPROVED BY:		
ACTIVITY			INITIALS/EMP. NO.			DATE			DESIGNED BY:			03-2018		
DRAWN BY:			03-2018			CHECKED BY:			CONTRACT ADMIN. BY:					
DATE			DRAWN BY / EMP. NO.			CHECKED BY / EMP. NO.			WM APPROVED BY:					

		6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		PROJECT: CIELO		DATE: 03-2018		TITLE: EXISTING CONDITIONS PLAN		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-04C-0003TX SHEET NUMBER: 3 OF 65	
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.		HORIZONTAL SCALE: 1" = 150'		VERTICAL SCALE: 1" = 10'		SEC: TWP: RGE: CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459					
35 36S 19E													

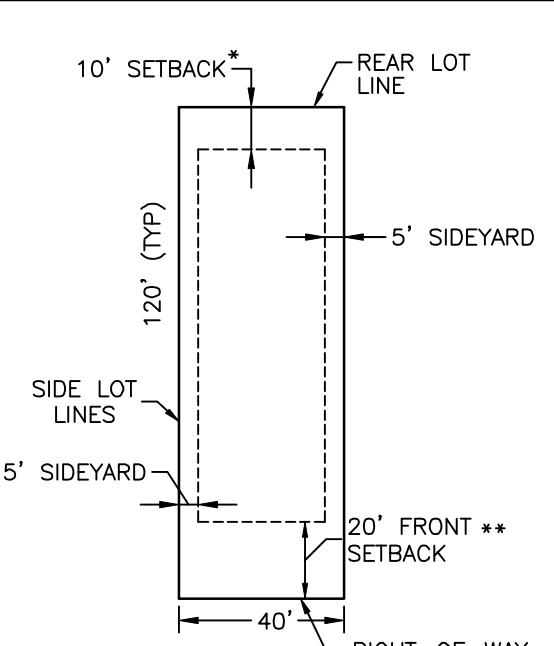


TYPICAL LOT DETAIL
SINGLE FAMILY DETACHED
MIN LOT AREA = 6500 SF

NOTE:
THE 6' SIDEYARD SETBACKS ARE PROPOSED. HOWEVER, THE SIDEYARD MAY BE REDUCED TO 5' AS SHOWN ON THE PUD.

PHASE	TYPE B
#	# IN PHASE (LOT NUMBERS)
1	71 (1-71)
2	55 (100-154)
TOTAL	126

(M) DENOTES MODEL HOME(LOT 51)/PARKING LOCATION(LOT 50)



TYPICAL LOT DETAIL
REQUIRED WITH PUD

SINGLE FAMILY DETACHED
** ACCESSORY STRUCTURES/APURTENANT STRUCTURES SUCH AS POOL CAGES, MAY BE LOCATED WITHIN FIVE FEET OF THE REAR LOT LINE.
** FRONT SETBACK MAY BE REDUCED TO 15' WHEN THE BUILDING HAS A SIDE ENTRY GARAGE

TEMPORARY WETLAND BUFFER ENCROACHMENT PHASE 1

SHEET -
#5 & #20 = 0.01 AC
#6 & #21 = 0.02 AC
#7 & #22 = 0.04 AC
#8 & #23 = 0.01 AC
#9 & #24 = 0.01 AC
#10 & #25 = 0.01 AC
#11 & #26 = 0.02 AC
#12 & #27 = 0.05 AC
TOTAL = 0.17 AC

TEMPORARY WETLAND BUFFER ENCROACHMENT PHASE 2

SHEET -
#15 & #30 = 0.03 AC
#16 & #31 = 0.02 AC
#18 & #33 = 0.02 AC
TOTAL = 0.07 AC

TEMPORARY WETLAND IMPACT PHASE 1

SHEET -
#12 & #27 = 0.07 AC
TOTAL = 0.07 AC

TEMPORARY WETLAND IMPACT PHASE 2

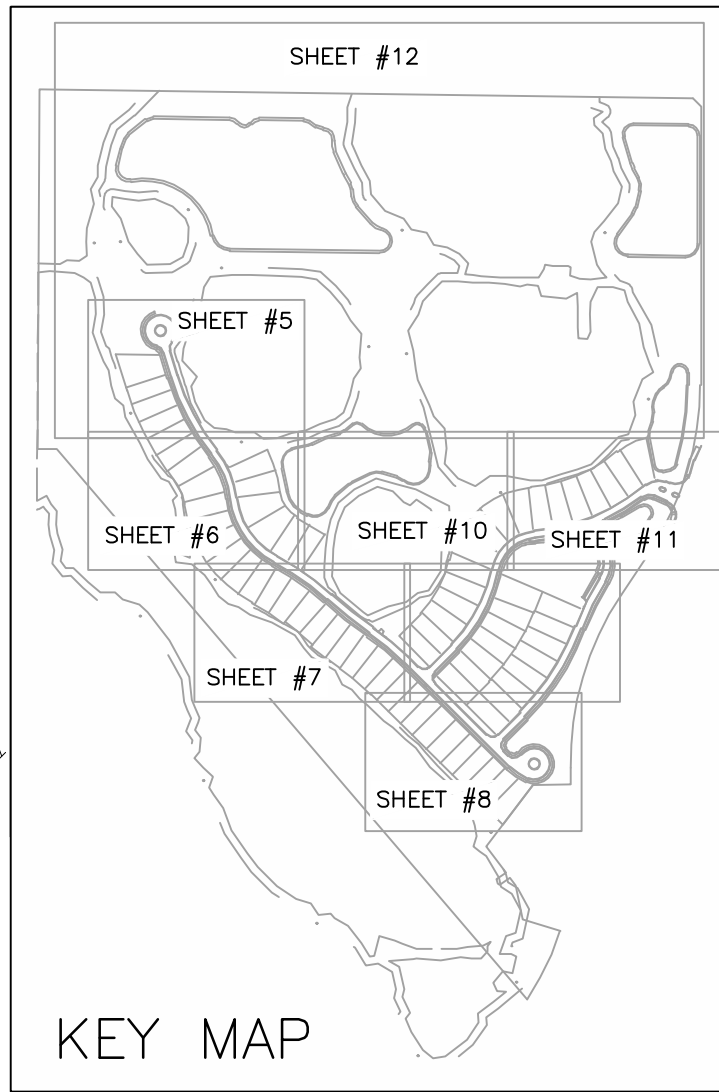
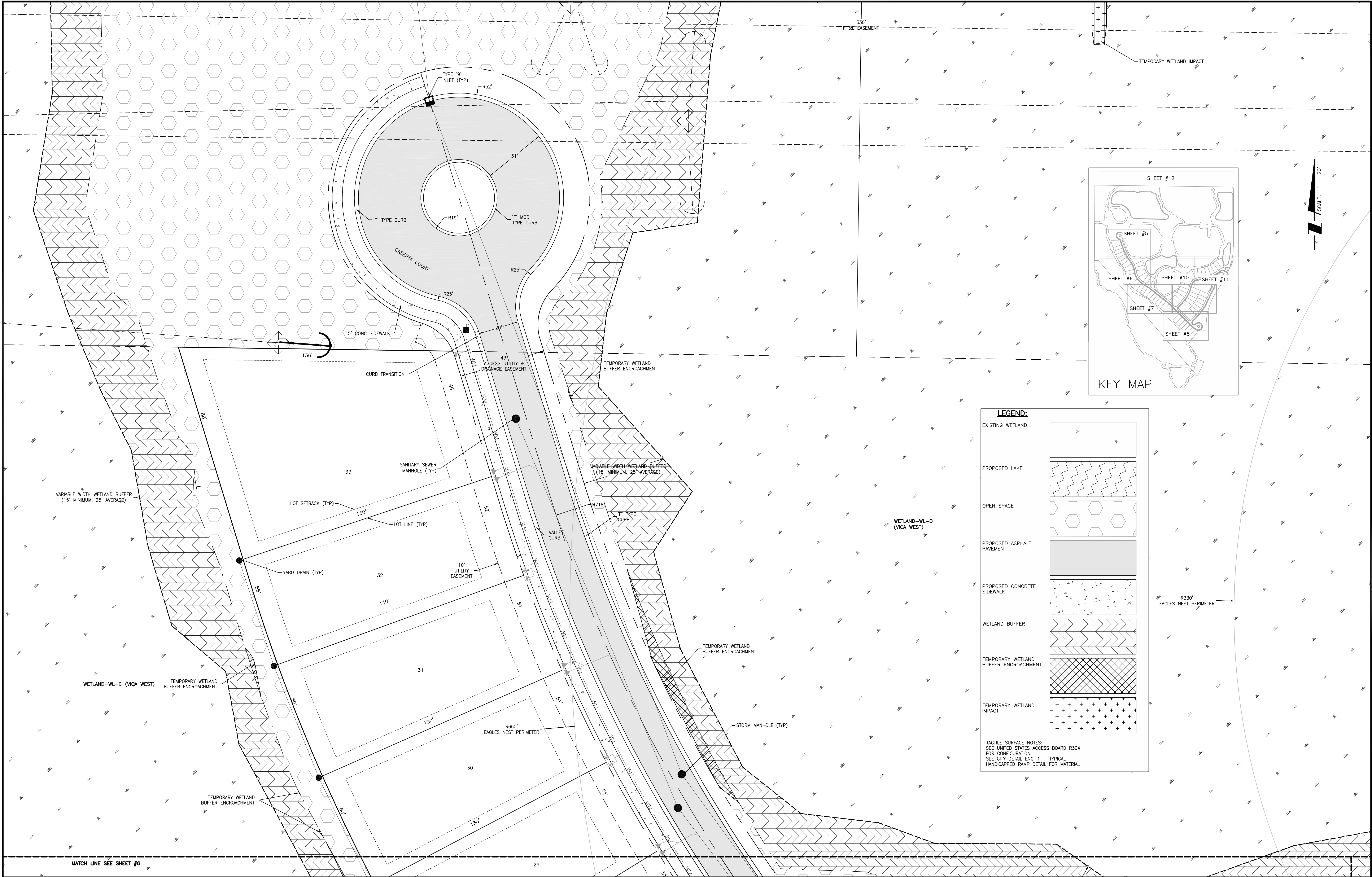
SHEET -
#18 & #33 = 0.01 AC
TOTAL = 0.01 AC

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CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT:	CIELO

DATE:	03-2018	TITLE:	MASTER SITE PLAN
HORIZONTAL SCALE:	1"=150'	INDEX NUMBER:	215613459-04C-101SP
VERTICAL SCALE:	1"=150'	SHEET NUMBER:	4 OF 65
SEC:	TWP: RGE:	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:
35	38S 19E		215613459

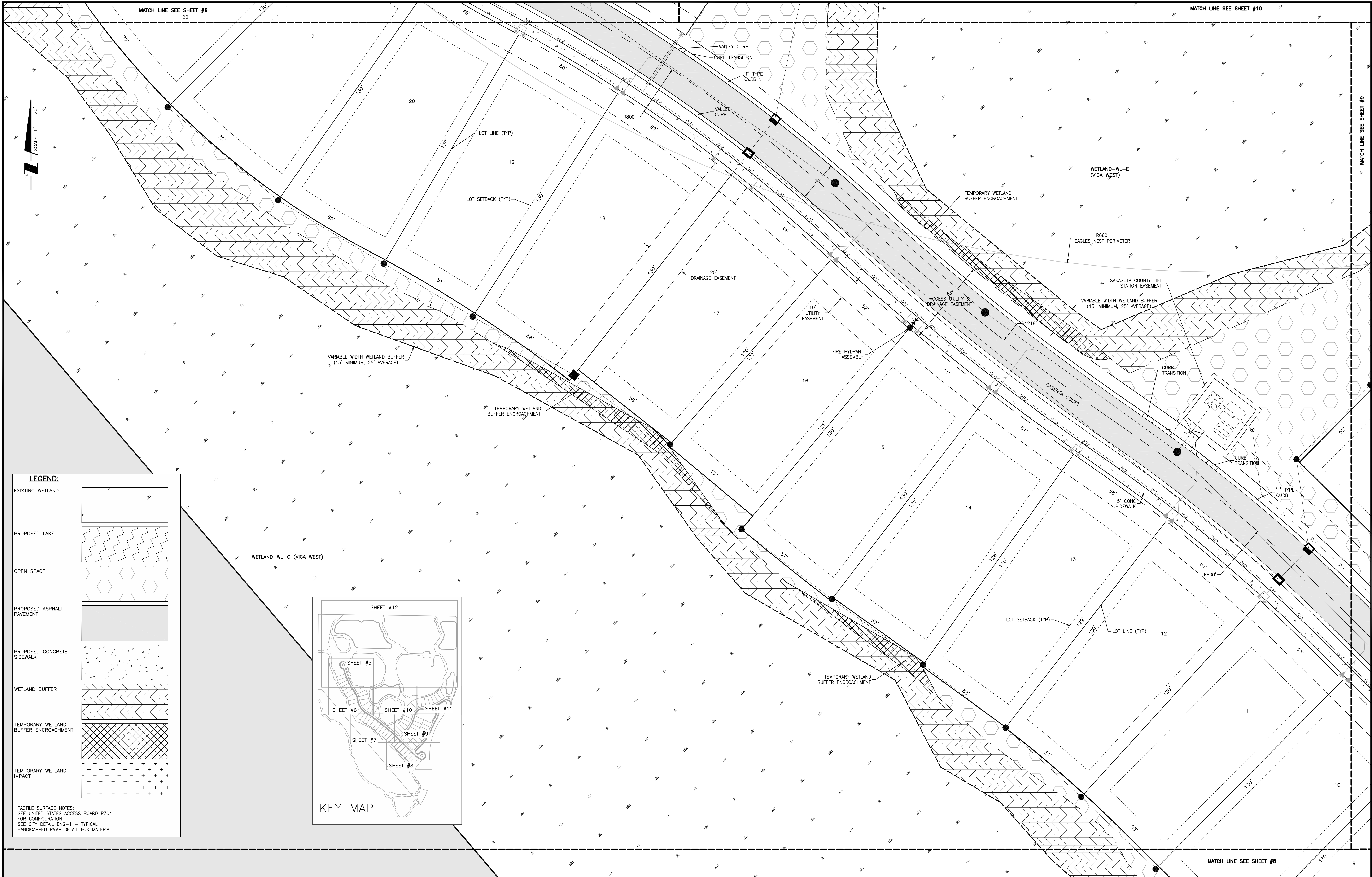


LEGEND:

EXISTING WETLAND	
PROPOSED LAKE	
OPEN SPACE	
PROPOSED ASPHALT PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
WETLAND BUFFER	
TEMPORARY WETLAND BUFFER ENCROACHMENT	
TEMPORARY WETLAND IMPACT	

TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304
FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL
HANDICAPPED RAMP DETAIL FOR MATERIAL

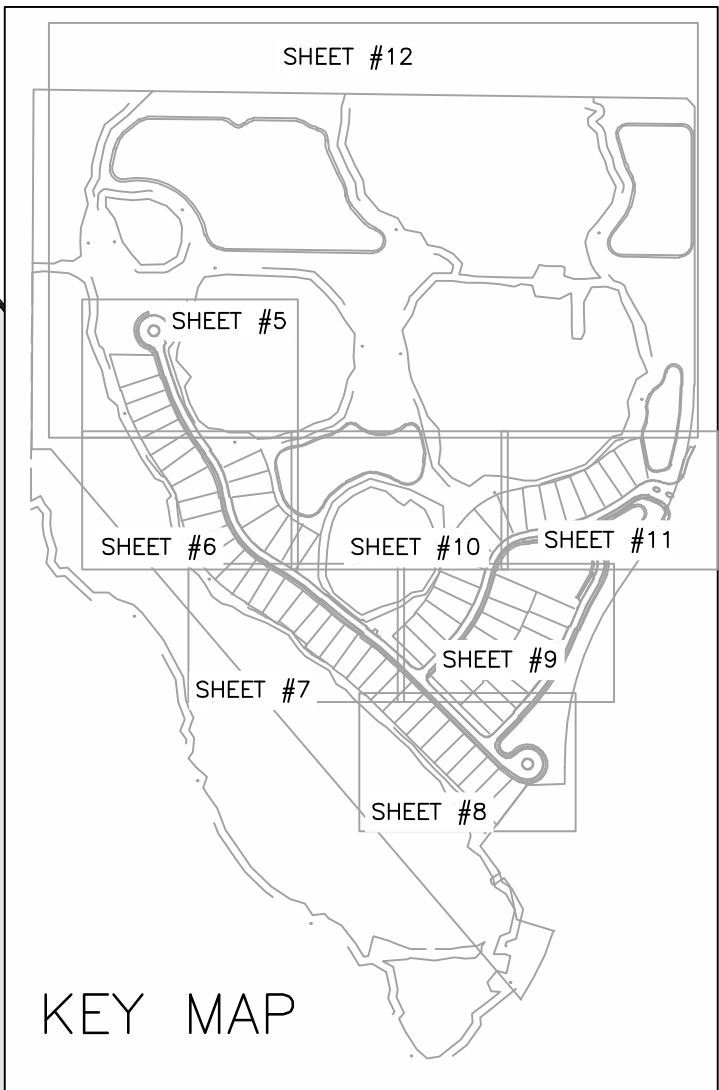
												ACTIVITY				INITIALS/EMP. NO.				DATE				 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.				CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC				DATE: 03-2018				TITLE: SITE PLAN PHASE 1				MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447			
				DESIGNED BY:				03-2018																																			
				DRAWN BY:				03-2018				HORIZONTAL SCALE: 1" = 20'				INDEX NUMBER: 215613459-04C-102SP																											
				CHECKED BY:								VERTICAL SCALE:				SHEET NUMBER: 5 OF 65																											
				CONTRACT ADMIN. BY:								PROJECT: CIELO				CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215613459																											
ΔREV NO		REVISION				DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:				SEC: TWP: RGE: 3S 38S 19E																											



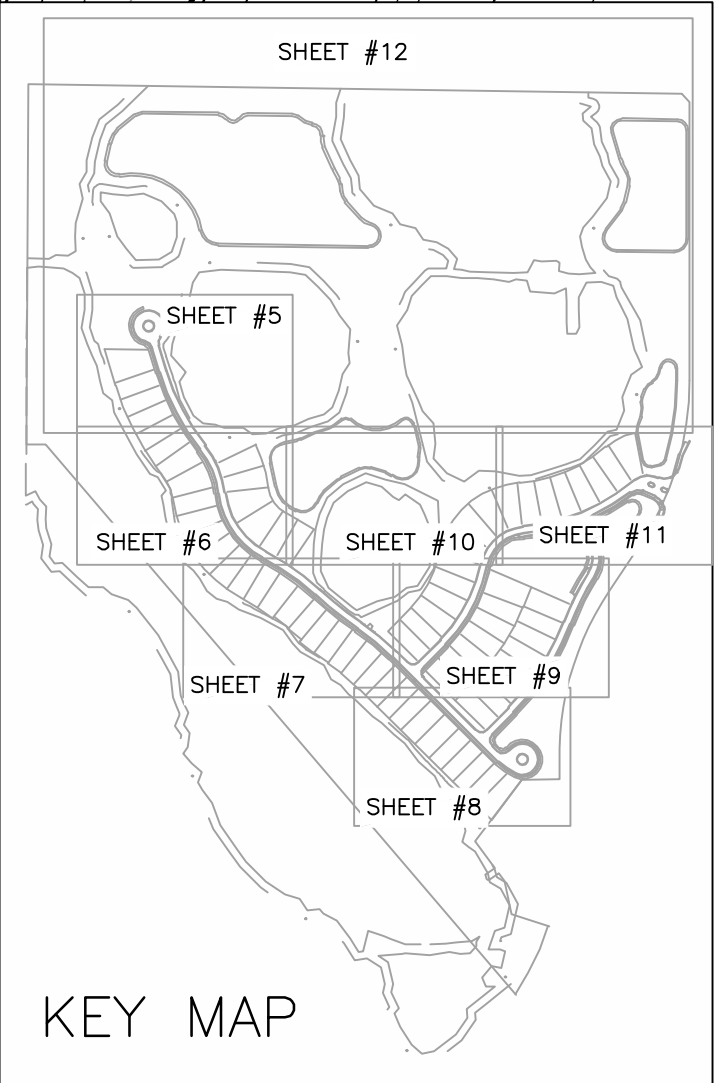
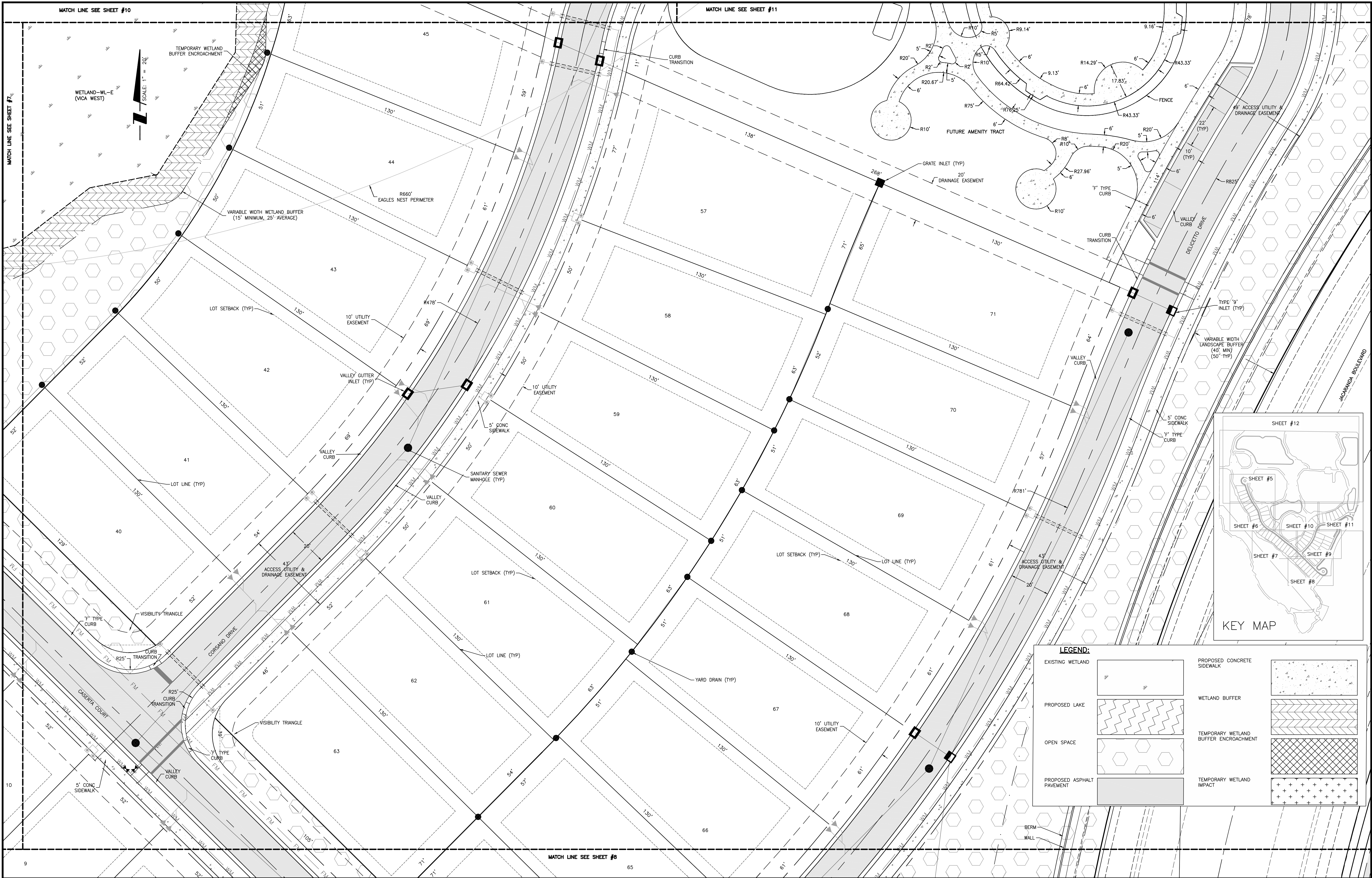
LEGEND:

EXISTING WETLAND	[Symbol]
PROPOSED LAKE	[Symbol]
OPEN SPACE	[Symbol]
PROPOSED ASPHALT PAVEMENT	[Symbol]
PROPOSED CONCRETE SIDEWALK	[Symbol]
WETLAND BUFFER	[Symbol]
TEMPORARY WETLAND BUFFER ENCROACHMENT	[Symbol]
TEMPORARY WETLAND IMPACT	[Symbol]

TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304
FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL
HANDICAPPED RAMP DETAIL FOR MATERIAL

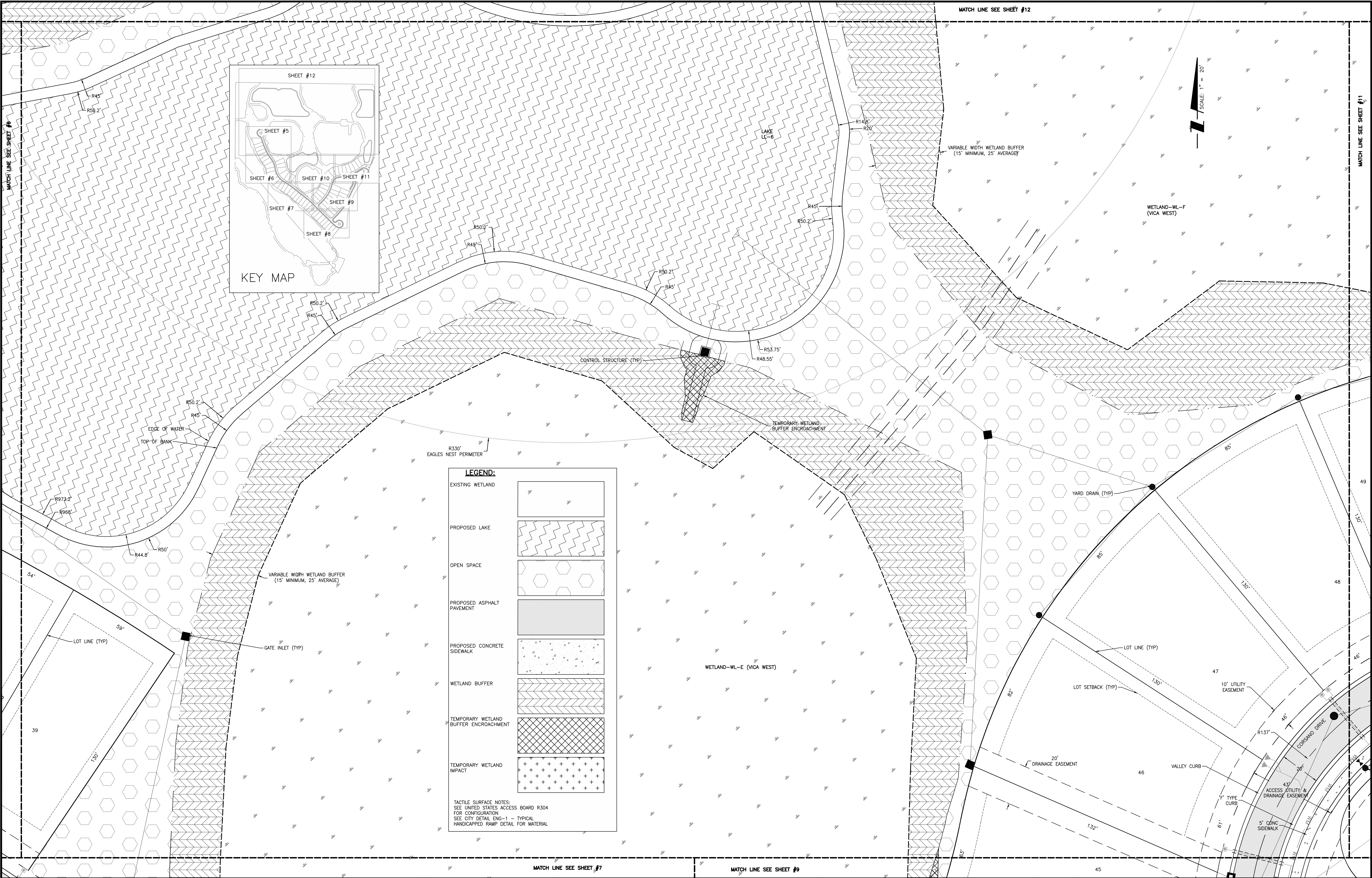


				ACTIVITY	INITIALS/EMP. NO.	DATE	 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	DATE:	03-2018	TITLE:	SITE PLAN PHASE 1		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-04C-102SP SHEET NUMBER: 7 OF 65
				DESIGNED BY:		03-2018		PROJECT:	CIELO	HORIZONTAL SCALE:	1" = 20'				
				DRAWN BY:						VERTICAL SCALE:					
				CHECKED BY:						SEC: TWP: RGE:		CROSS REFERENCE FILE NO.:	PROJECT NUMBER:		
				CONTRACT ADMIN. BY:					35 38S 19E			215613459			
Δ	REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:									



LEGEND:			
EXISTING WETLAND		PROPOSED CONCRETE SIDEWALK	
PROPOSED LAKE		WETLAND BUFFER	
OPEN SPACE		TEMPORARY WETLAND BUFFER ENCROACHMENT	
PROPOSED ASPHALT PAVEMENT		TEMPORARY WETLAND IMPACT	

									ACTIVITY			INITIALS/EMP. NO.			DATE			 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing; any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.			CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC			DATE: 03-2018			TITLE: SITE PLAN PHASE 1			MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447					
			DESIGNED BY:			03-2018			HORIZONTAL SCALE: 1" = 20'			INDEX NUMBER: 215613459-04C-102SP																							
			DRAWN BY:			03-2018						VERTICAL SCALE:																							
			CHECKED BY:																																
			CONTRACT ADMIN. BY:																																
Δ REV NO.			REVISION						DATE			DRAWN BY / EMP. NO.			CHECKED BY / EMP. NO.			WM APPROVED BY:						SEC. TWP. RGE. 3S 38S 19E			CROSS REFERENCE FILE NO.:			PROJECT NUMBER: 215613459			SHEET NUMBER: 9 OF 65		

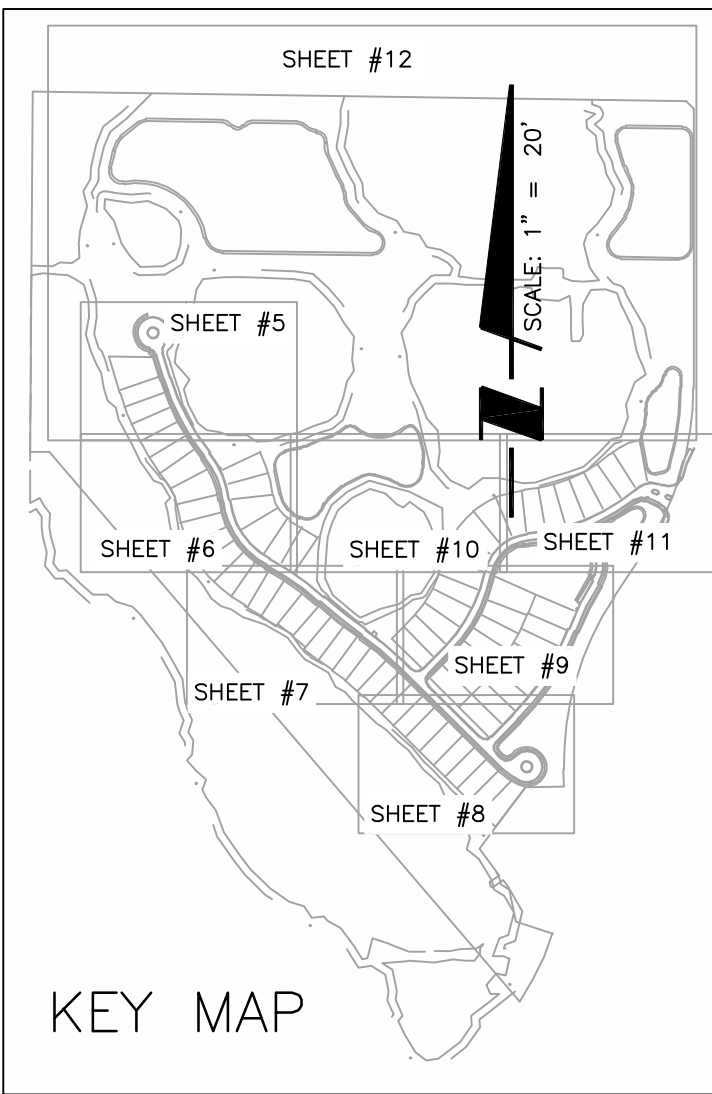
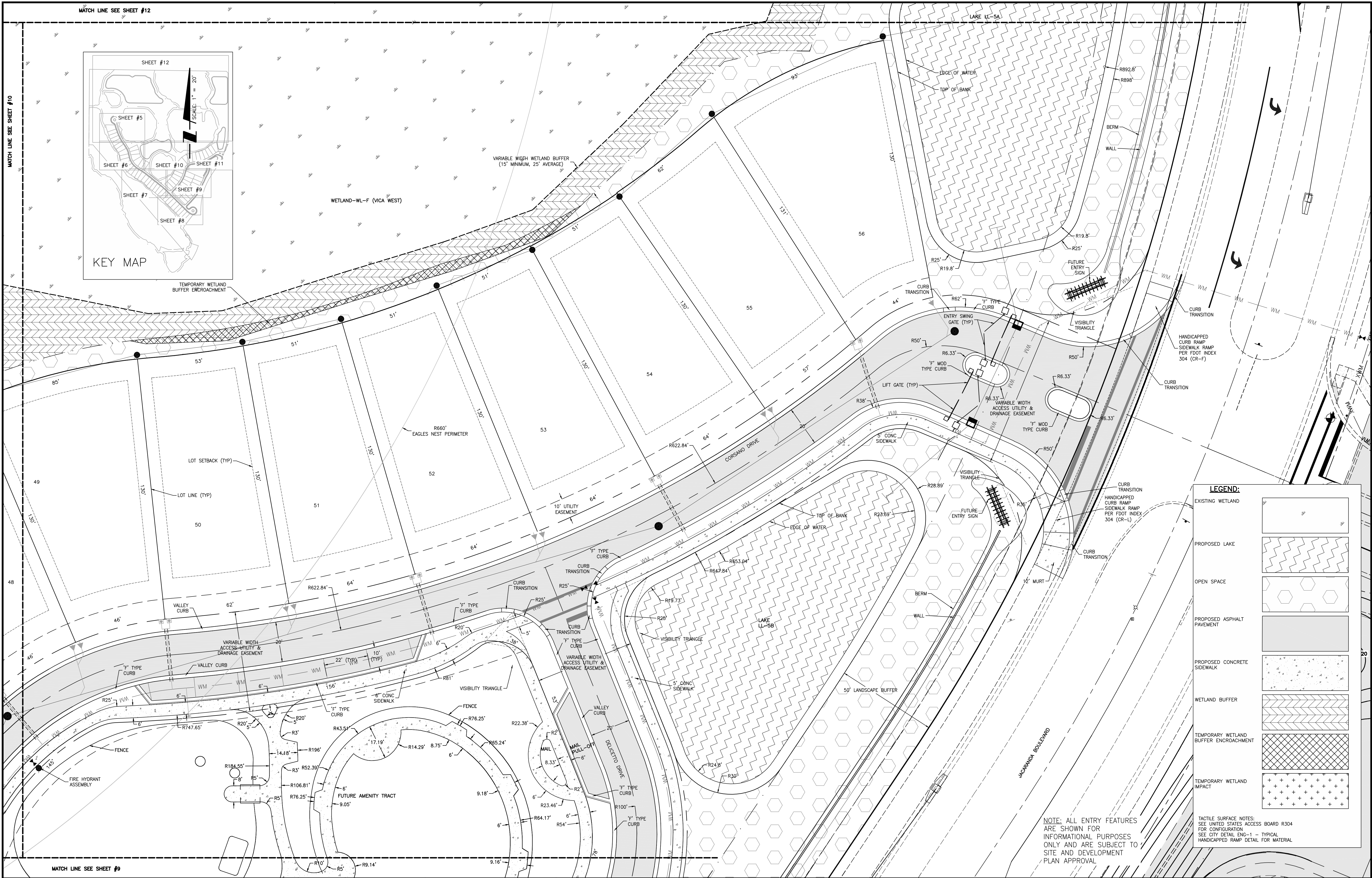


MATCH LINE SEE SHEET #7				MATCH LINE SEE SHEET #9			
ACTIVITY				CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC			
DESIGNED BY:				PROJECT: CIELO			
DRAWN BY:				DATE: 03-2018			
CHECKED BY:				TITLE: SITE PLAN PHASE 1			
CONTRACT ADMIN. BY:				INDEX NUMBER: 215613459-04C-102SP			
WM APPROVED BY:				PROJECT NUMBER: 215613459			
DATE				SHEET NUMBER: 10 OF 65			
DRAWN BY / EMP. NO.				CROSS REFERENCE FILE NO.:			
CHECKED BY / EMP. NO.				PROJECT NUMBER: 215613459			
DATE				SHEET NUMBER: 10 OF 65			



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LEGEND:

EXISTING WETLAND	[Hatched pattern]
PROPOSED LAKE	[Blue wavy pattern]
OPEN SPACE	[White pattern]
PROPOSED ASPHALT PAVEMENT	[Dark gray pattern]
PROPOSED CONCRETE SIDEWALK	[Light gray pattern]
WETLAND BUFFER	[Diagonal line pattern]
TEMPORARY WETLAND BUFFER ENCROACHMENT	[Cross-hatched pattern]
TEMPORARY WETLAND IMPACT	[Dotted pattern]

TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304 FOR CONFIGURATION.
SEE CITY DETAIL ENG-1 - TYPICAL HANDICAPPED RAMP DETAIL FOR MATERIAL

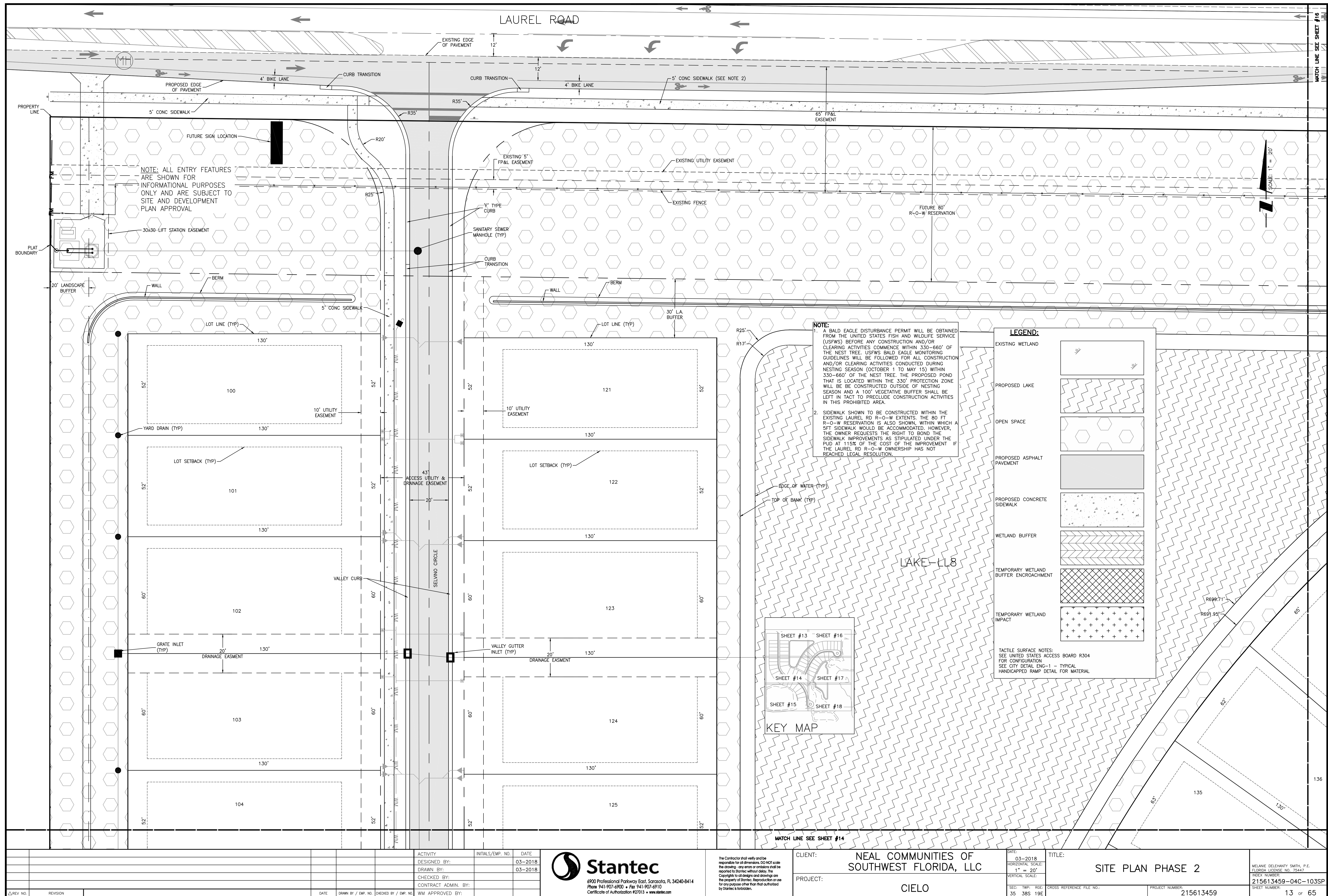
NOTE: ALL ENTRY FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO SITE AND DEVELOPMENT PLAN APPROVAL

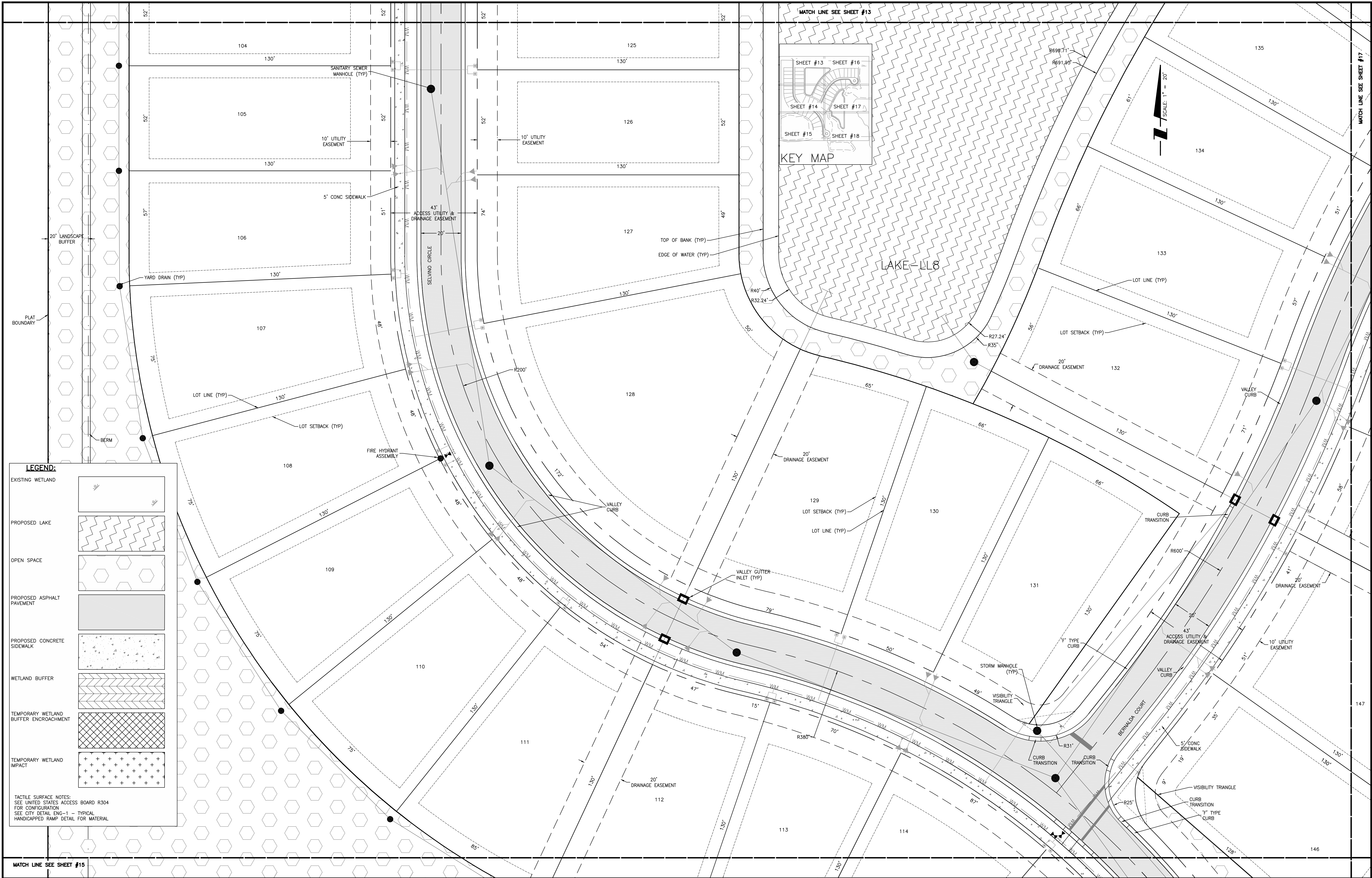
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REVISION				DATE			
DATE				DRAWN BY / EMP. NO.			
CHECKED BY / EMP. NO.				WM APPROVED BY:			
ACTIVITY				INITIALS/EMP. NO.			
DESIGNED BY:				DATE			
DRAWN BY:				03-2018			
CHECKED BY:				03-2018			
CONTRACT ADMIN. BY:							

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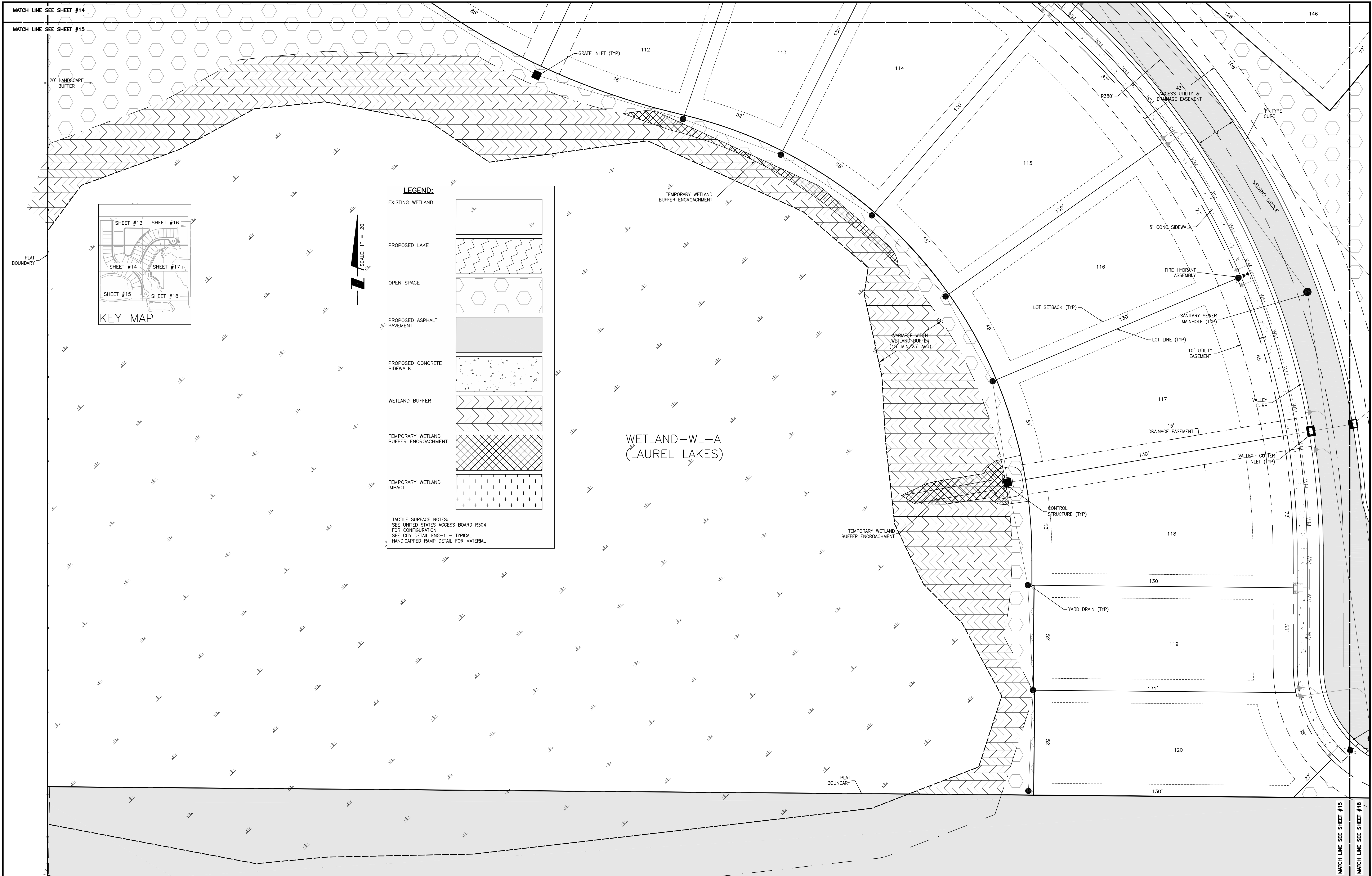
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PROJECT:	CIELO	HORIZONTAL SCALE:	1" = 20'	INDEX NUMBER:	215613459-04C-102SP
		VERTICAL SCALE:	1" = 20'		
		SEC:	TWP: RGE:	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:
		35	36S	19E	215613459
					11 OF 65

Saved: 9/6/2018 8:46:02 AM RBETTEN | Plotted: 9/21/2018 8:40:24 AM RBETTEN | V:\2156\active\215613459\civil\drawing\04c-swing-nw\sheet_files\215613459-04C-102SP.dwg\PHASE 1 (7)

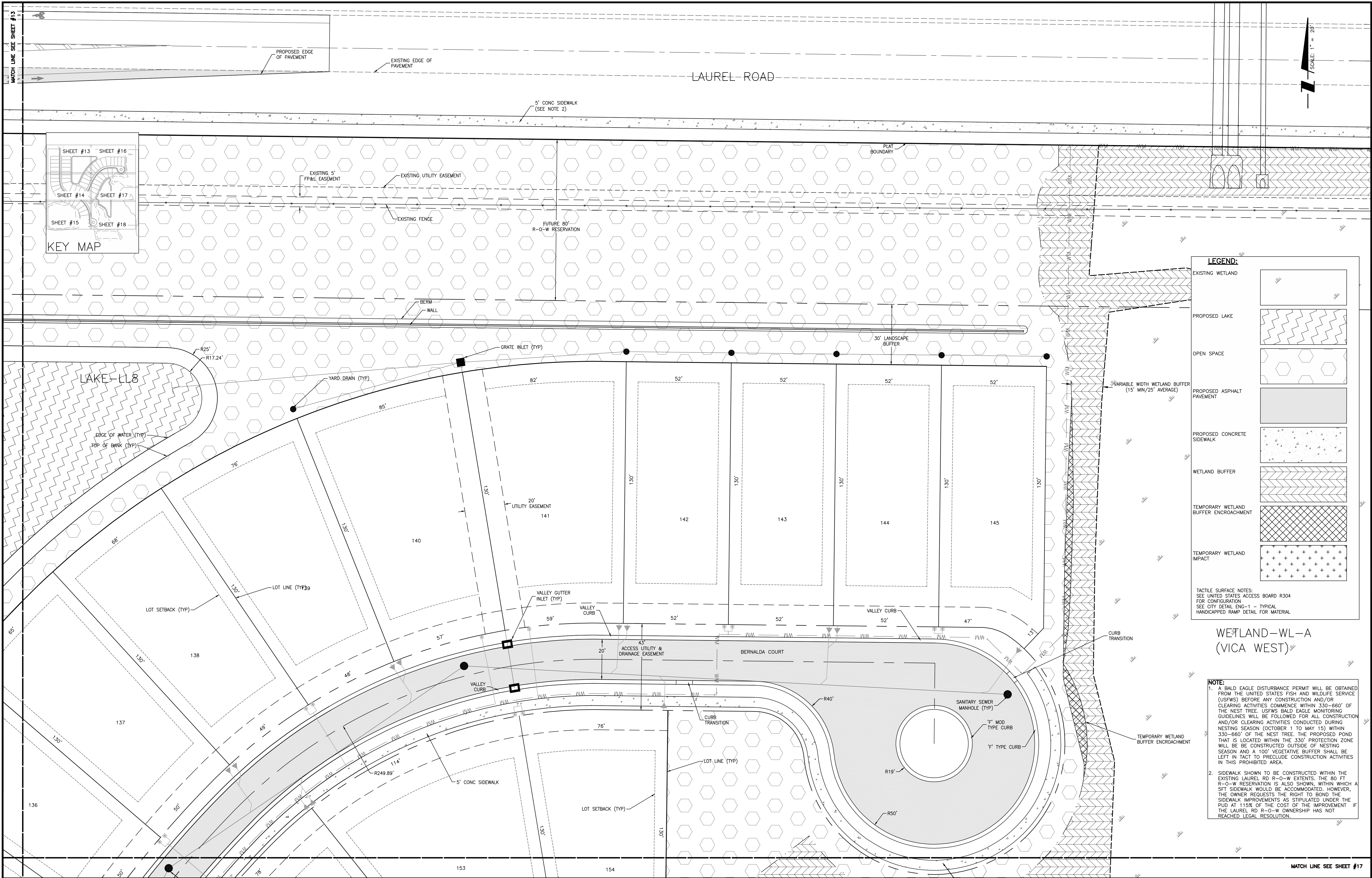




				ACTIVITY		INITIALS/EMP. NO.		DATE		 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018		TITLE: SITE PLAN PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
				DESIGNED BY:		03-2018		HORIZONTAL SCALE: 1" = 20'				INDEX NUMBER: 215613459-04C-103SP							
				DRAWN BY:		03-2018		VERTICAL SCALE:				SHEET NUMBER: 14 OF 65							
				CHECKED BY:															
				CONTRACT ADMIN. BY:															
Δ REV NO		REVISION		DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:		CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459					

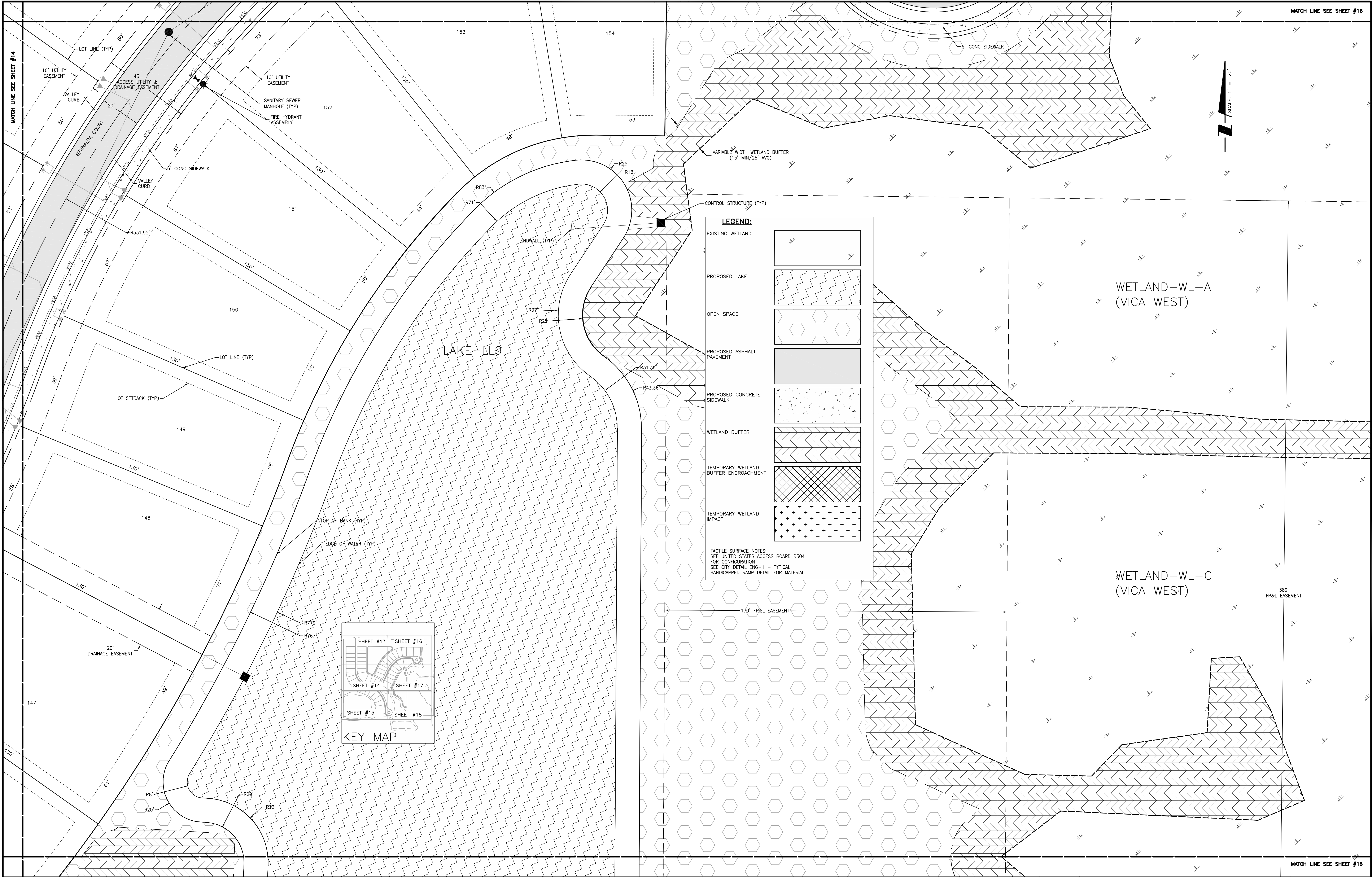


				ACTIVITY		INITIALS/EMP. NO.	DATE	 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018	TITLE: SITE PLAN PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447		
				DESIGNED BY:		03-2018			PROJECT: CIELO		HORIZONTAL SCALE: 1" = 20'			INDEX NUMBER: 215613459-04C-103SP		
				DRAWN BY:		03-2018					VERTICAL SCALE: 35 36S 19E			SHEET NUMBER: 15 OF 65		
				CHECKED BY:												
				CONTRACT ADMIN. BY:												
				WM APPROVED BY:												
Δ REV NO.	REVISION			DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY									

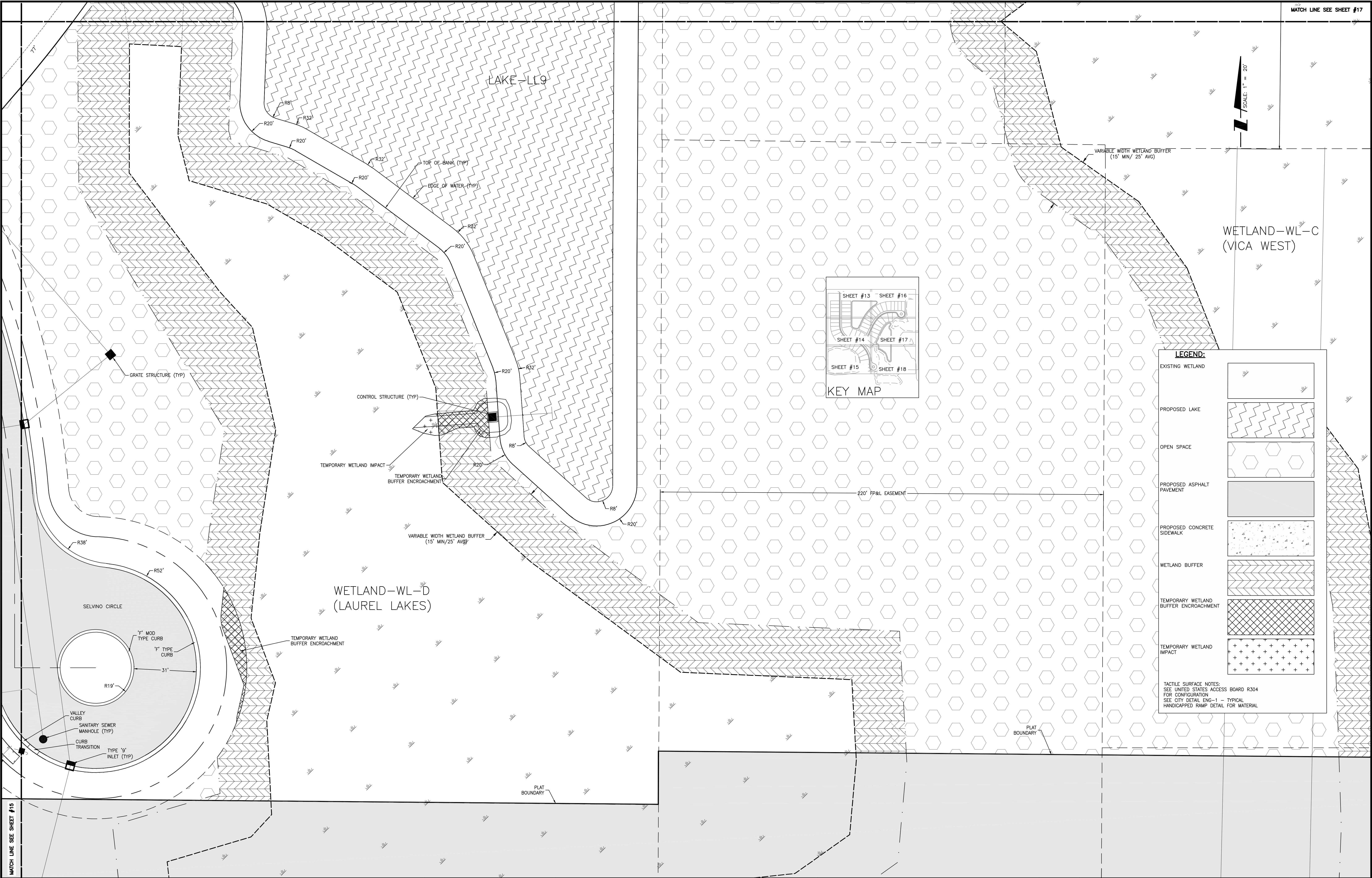


												ACTIVITY				INITIALS/EMP. NO.				DATE				 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing; any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.			
								DESIGNED BY:				03-2018															
								DRAWN BY:				03-2018															
								CHECKED BY:																			
								CONTRACT ADMIN. BY:																			
△ REV. NO.		REVISION		DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:																	

CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:		03-2018		TITLE:		SITE PLAN PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
PROJECT:		CIELO		HORIZONTAL SCALE:		1" = 20'		VERTICAL SCALE:		INDEX NUMBER: 215613459-04C-103SP		SHEET NUMBER: 16 OF 65	
				SEC. TWP. RGE:		35 38S 19E		CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459			



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				DESIGNED BY:			03-2018		PROJECT:	CIELO		HORIZONTAL SCALE:	1" = 20'		INDEX NUMBER:			215613459-04C-103SP	
				DRAWN BY:			03-2018					VERTICAL SCALE:	SEC: TWP: RGE:	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:	215613459	SHEET NUMBER:	17 OF 65	
				CHECKED BY:															
				CONTRACT ADMIN. BY:															
Δ REV NO		REVISION				DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:										



				ACTIVITY		INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	03-2018	TITLE: SITE PLAN PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
				DESIGNED BY:		03-2018	PROJECT:		CIELO		HORIZONTAL SCALE:	1" = 20'	INDEX NUMBER: 215613459-04C-103SP				
				DRAWN BY:		03-2018			CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459		VERTICAL SCALE:		SHEET NUMBER: 18 OF 65			
				CHECKED BY:			WM APPROVED BY:					SEC:	TWP:	RGE:			
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Δ REV NO.	REVISION			DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.											

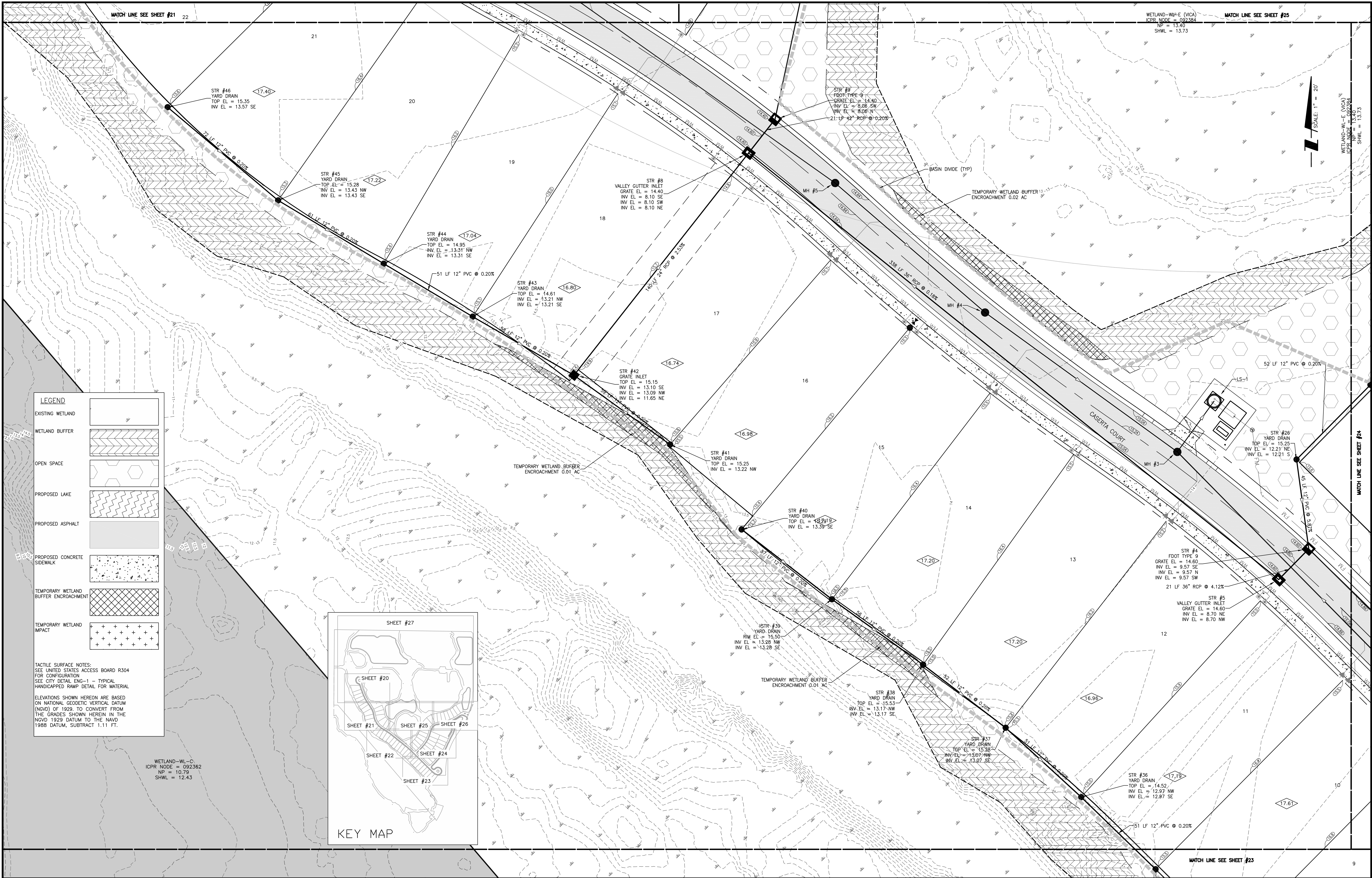


REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY		INITIALS/EMP. NO.	DATE	DESIGNED BY:		03-2018	DRAWN BY:		03-2018	CHECKED BY:			CONTRACT ADMIN. BY:			WM APPROVED BY:		
ΔREV NO.																								

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CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	03-2018	TITLE:	MASTER GRADING AND DRAINAGE PLAN	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
PROJECT:		CIELO		HORIZONTAL SCALE:	1"=150'	INDEX NUMBER:		215613459-04C-121SD	
				VERTICAL SCALE:	3/8"=1'-0"	SHEET NUMBER:		19 of 65	
				DESIGNER:	TWP: RGE: 35 38S 19E	CROSS REFERENCE FILE NO.:		PROJECT NUMBER:	
								215613459	



LEGEND

EXISTING WETLAND

WETLAND BUFFER

OPEN SPACE

PROPOSED LAKE

PROPOSED ASPHALT

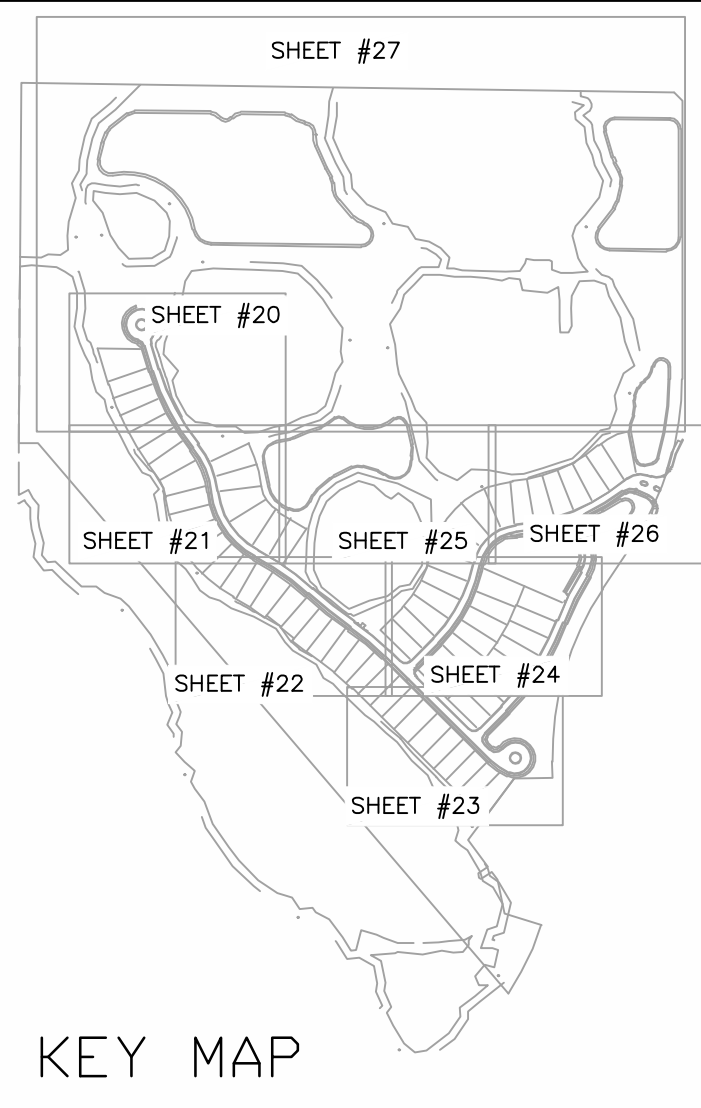
PROPOSED CONCRETE SIDEWALK

TEMPORARY WETLAND BUFFER ENCROACHMENT

TEMPORARY WETLAND IMPACT

TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304 FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL HANDICAPPED RAMP DETAIL FOR MATERIAL

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. TO CONVERT FROM THE GRADES SHOWN HEREIN IN THE NGVD 1929 DATUM TO THE NAVD 1988 DATUM, SUBTRACT 1.11 FT.



ACTIVITY			INITIALS/EMP. NO.		DATE
DESIGNED BY:					03-2018
DRAWN BY:					03-2018
CHECKED BY:					
CONTRACT ADMIN. BY:					
WM APPROVED BY:					
DATE			DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.
Δ REV NO.			REVISION		

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: CIELO

DATE: 03-2018

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE:

SEC: TWP: RGE: 35 38S 19E

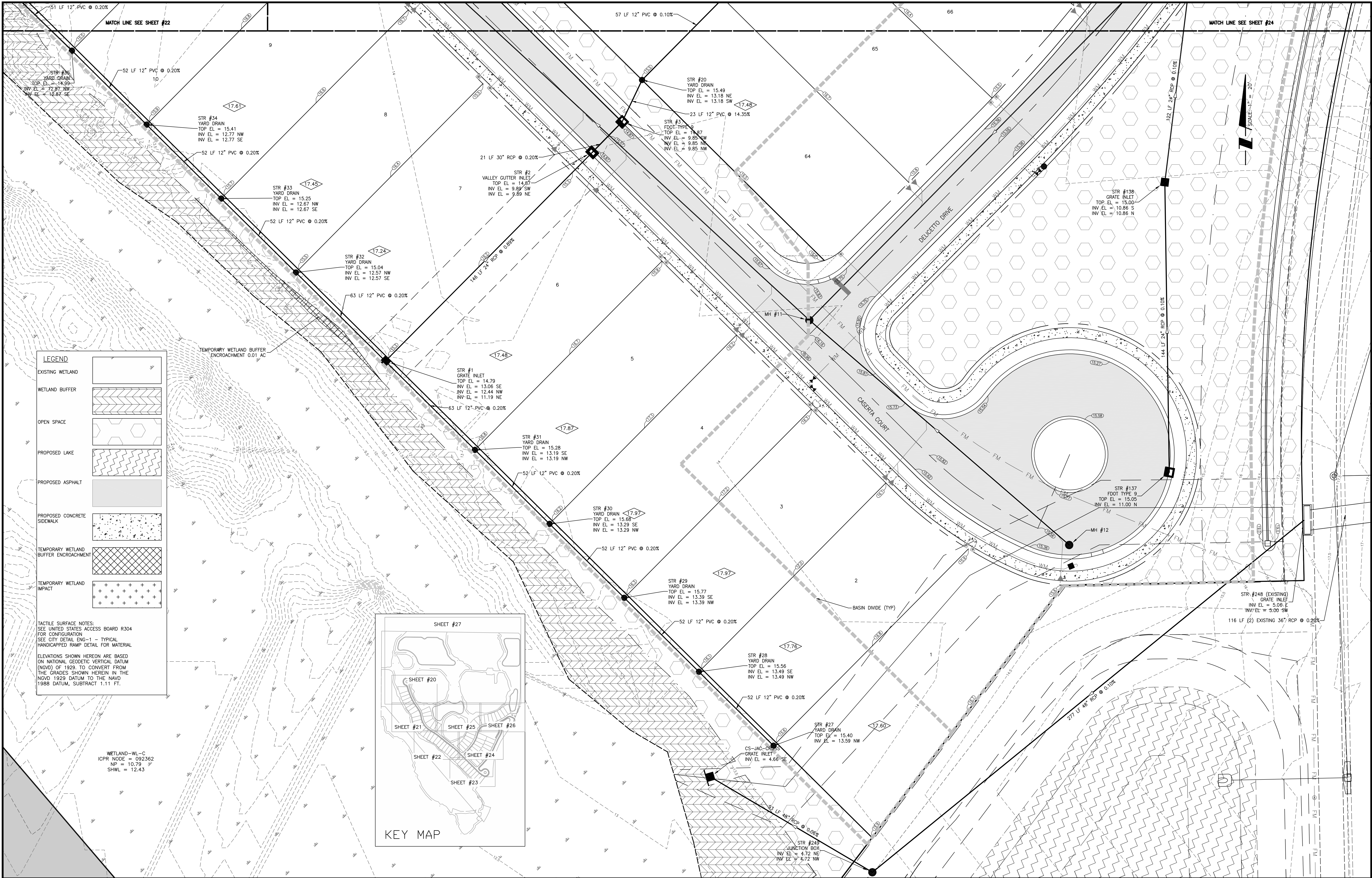
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PROJECT NUMBER: 215613459

TITLE: GRADING AND DRAINAGE PLAN PHASE 1

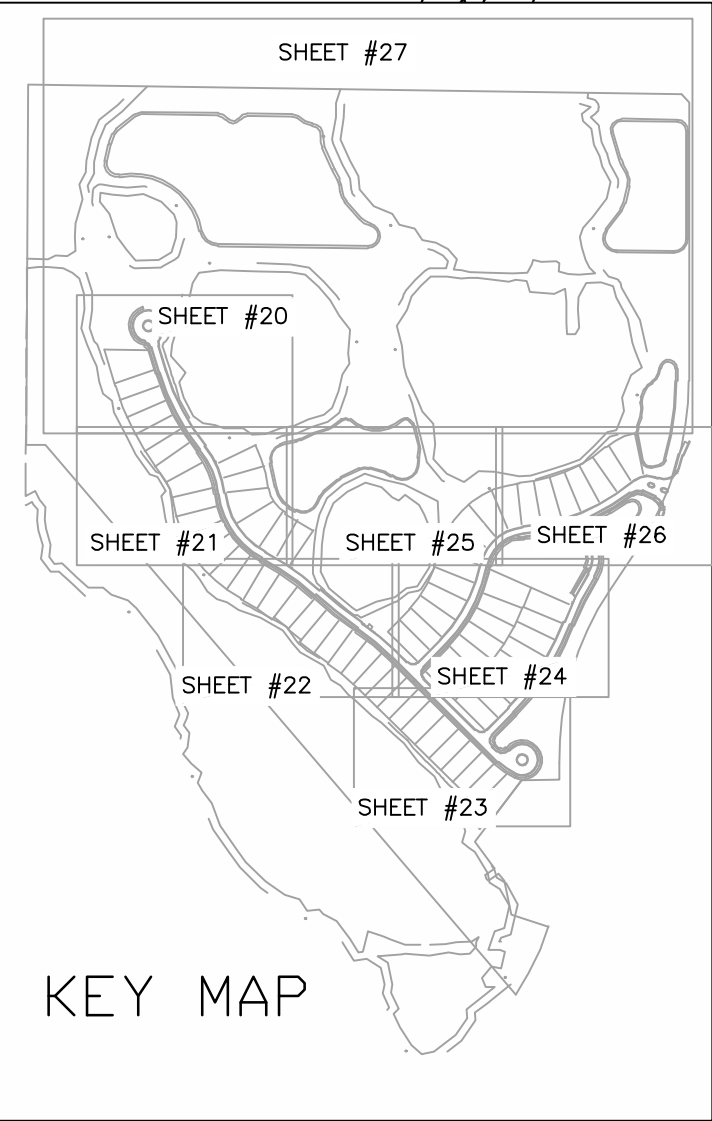
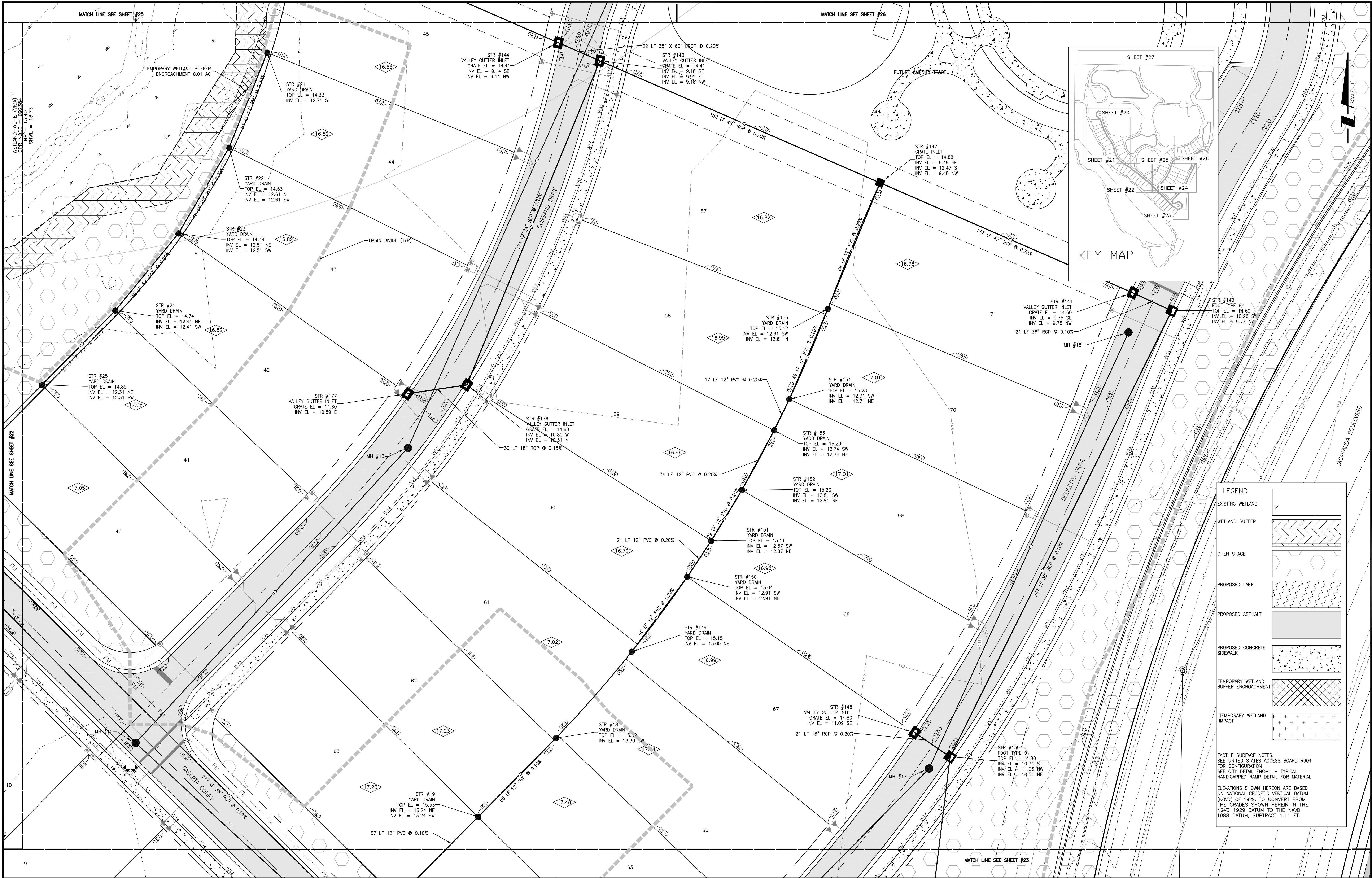
INDEX NUMBER: 215613459-04C-122SD

SHEET NUMBER: 22 OF 65



ACTIVITY			INITIALS/EMP. NO.		DATE
DESIGNED BY:					03-2018
DRAWN BY:					03-2018
CHECKED BY:					
CONTRACT ADMIN. BY:					
WM APPROVED BY:					
DATE			DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.
ΔREV NO.			REVISION		

		6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	
CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	
PROJECT:		CIELO	
DATE:		03-2018	
HORIZONTAL SCALE:		1" = 20'	
VERTICAL SCALE:		1" = 20'	
SEC:		TWP: RGE:	
35		38S 19E	
CROSS REFERENCE FILE NO.:		PROJECT NUMBER:	
		215613459	
TITLE:		GRADING AND DRAINAGE PLAN PHASE 1	
INDEX NUMBER:		SHEET NUMBER:	
215613459-04C-122SD		23 OF 65	



LEGEND

EXISTING WETLAND

WETLAND BUFFER

OPEN SPACE

PROPOSED LAKE

PROPOSED ASPHALT

PROPOSED CONCRETE SIDEWALK

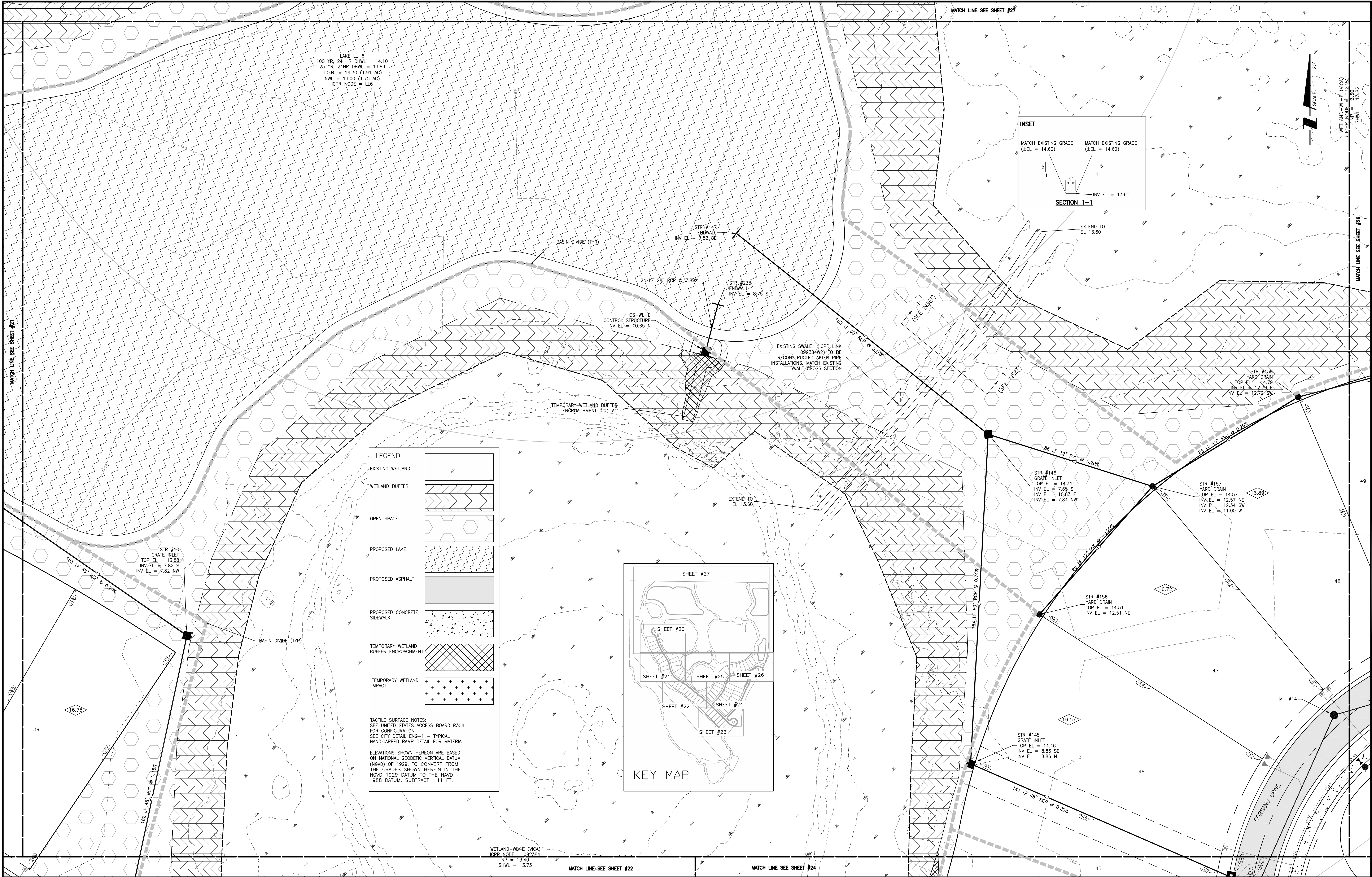
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TEMPORARY WETLAND IMPACT

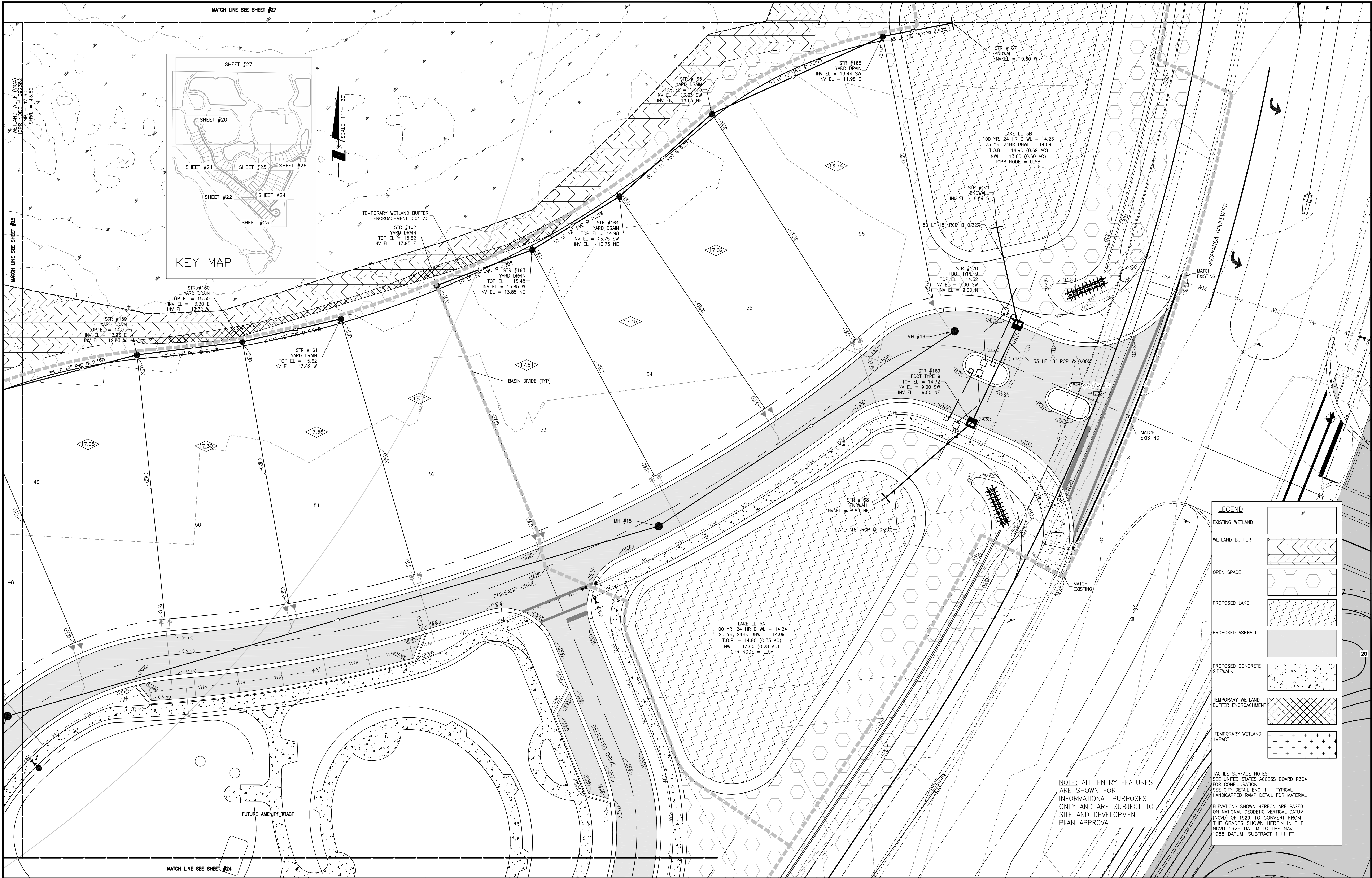
TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304 FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL HANDICAPPED RAMP DETAIL FOR MATERIAL

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. TO CONVERT FROM THE GRADES SHOWN HEREIN IN THE NGVD 1929 DATUM TO THE NAVD 1988 DATUM, SUBTRACT 1.11 FT.

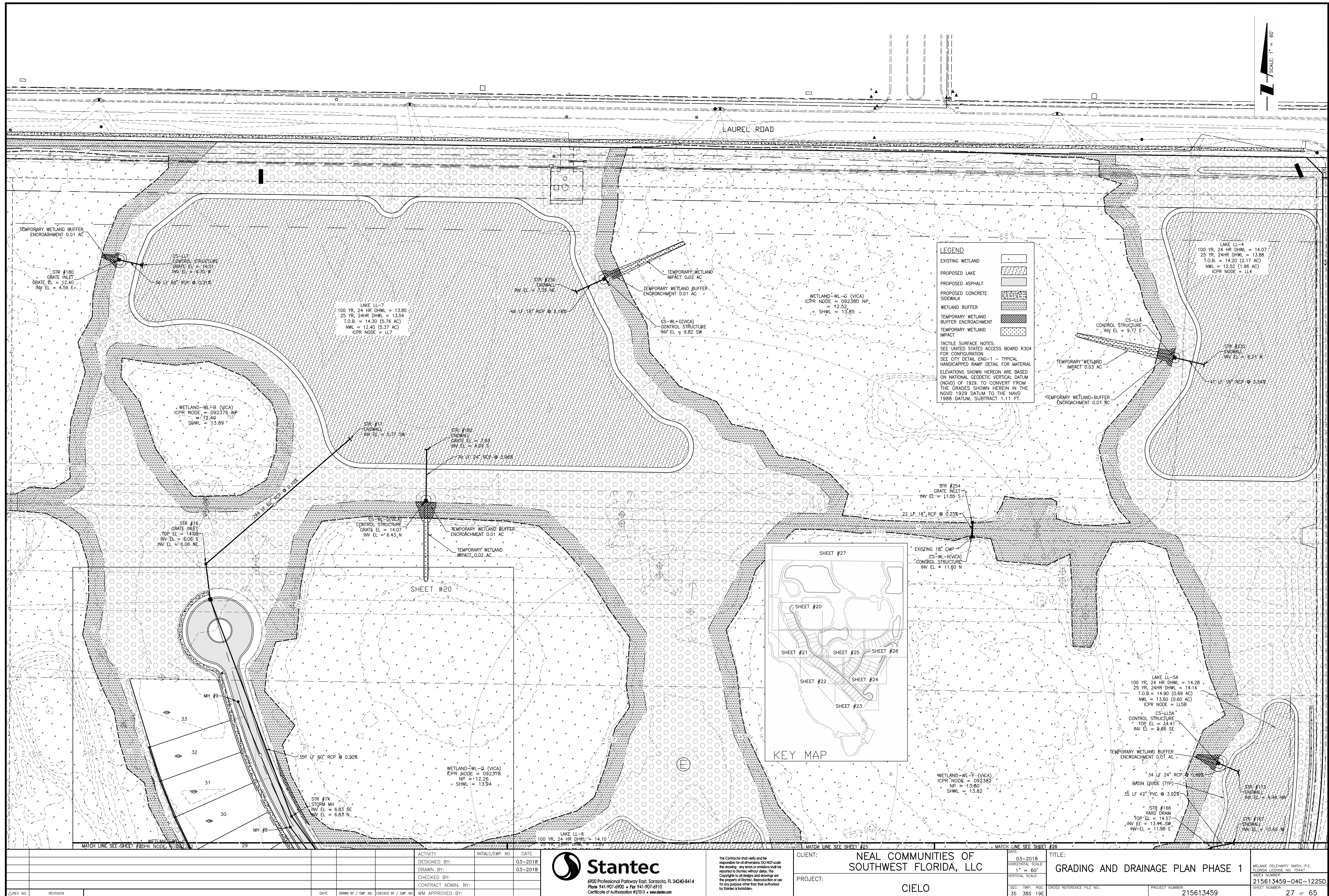
Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com				CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018 HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 20'		TITLE: GRADING AND DRAINAGE PLAN PHASE 1		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
PROJECT: CIELO				PROJECT NUMBER: 215613459		SHEET NUMBER: 24 OF 65		INDEX NUMBER: 215613459-04C-122SD			
ACTIVITY: DESIGNED BY: 03-2018 DRAWN BY: 03-2018 CHECKED BY: CONTRACT ADMIN. BY: WM APPROVED BY:				INITIALS/EMP. NO. DATE: 03-2018		SECTION: TWP: RGE: 35 38S 19E		CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459	
REVISION				DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.			

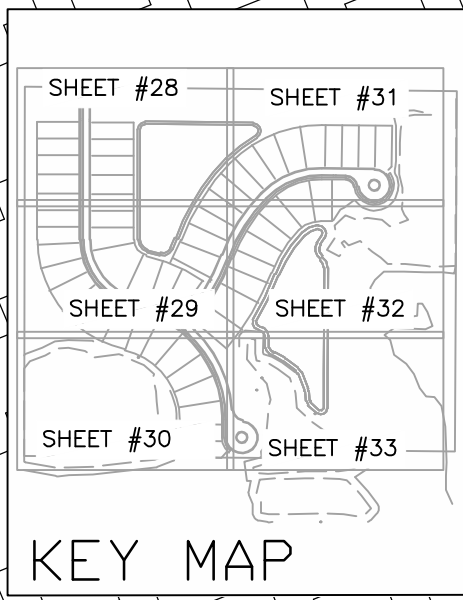
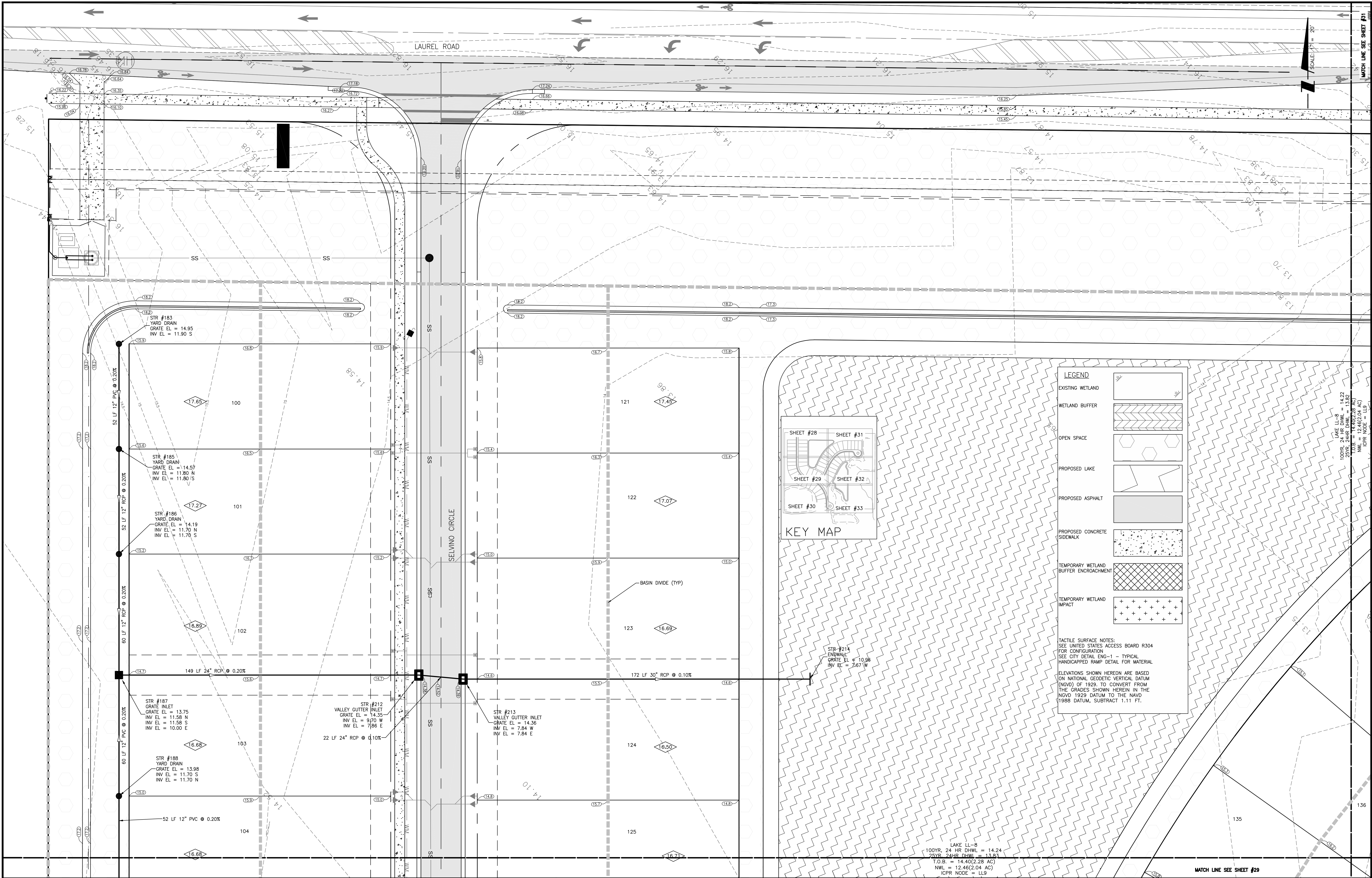


ACTIVITY				INITIALS/EMP. NO.	DATE
DESIGNED BY:					03-2018
DRAWN BY:					03-2018
CHECKED BY:					
CONTRACT ADMIN. BY:					
WM APPROVED BY:					
Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com					
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CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018	
PROJECT:		CIELO		HORIZONTAL SCALE: 1" = 20'	
				VERTICAL SCALE: 1" = 20'	
				TYP: 35 36S 19E	
				CROSS REFERENCE FILE NO.:	
				PROJECT NUMBER: 215613459	
				SHEET NUMBER: 25 OF 65	
				TITLE: GRADING AND DRAINAGE PLAN PHASE 1	
				INDEX NUMBER: 215613459-04C-122SD	
				MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	



				ACTIVITY		INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	DATE: 03-2018	TITLE: GRADING AND DRAINAGE PLAN PHASE 1	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
				DESIGNED BY:		03-2018	PROJECT: CIELO		HORIZONTAL SCALE: 1" = 20'	INDEX NUMBER: 215613459-04C-122SD					
				DRAWN BY:		03-2018			VERTICAL SCALE:	SHEET NUMBER: 26 OF 65					
				CHECKED BY:					SEC. TWP. RGE: 35 38S 19E	CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215613459					
Δ REV NO		REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:								





LEGEND

EXISTING WETLAND

WETLAND BUFFER

OPEN SPACE

PROPOSED LAKE

PROPOSED ASPHALT

PROPOSED CONCRETE SIDEWALK

TEMPORARY WETLAND BUFFER ENCROACHMENT

TEMPORARY WETLAND IMPACT

TACTILE SURFACE NOTES:
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SEE CITY DETAIL ENG-1 - TYPICAL HANDICAPPED RAMP DETAIL FOR MATERIAL

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. TO CONVERT FROM THE GRADES SHOWN HEREIN IN THE NSVD 1929 DATUM TO THE NAVD 1988 DATUM, SUBTRACT 1.11 FT.

REVISION				DATE				ACTIVITY				INITIALS/EMP. NO.				DATE			
DESIGNED BY:				03-2018				DRAWN BY:				03-2018				CHECKED BY:			
CONTRACT ADMIN. BY:								WM APPROVED BY:											
DATE				DRAWN BY / EMP. NO.				CHECKED BY / EMP. NO.											
Δ REV NO.																			

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: CIELO

DATE: 03-2018

HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 20'

SEC: 35 TWP: 19E RGE: 19E

CROSS REFERENCE FILE NO.: 215613459

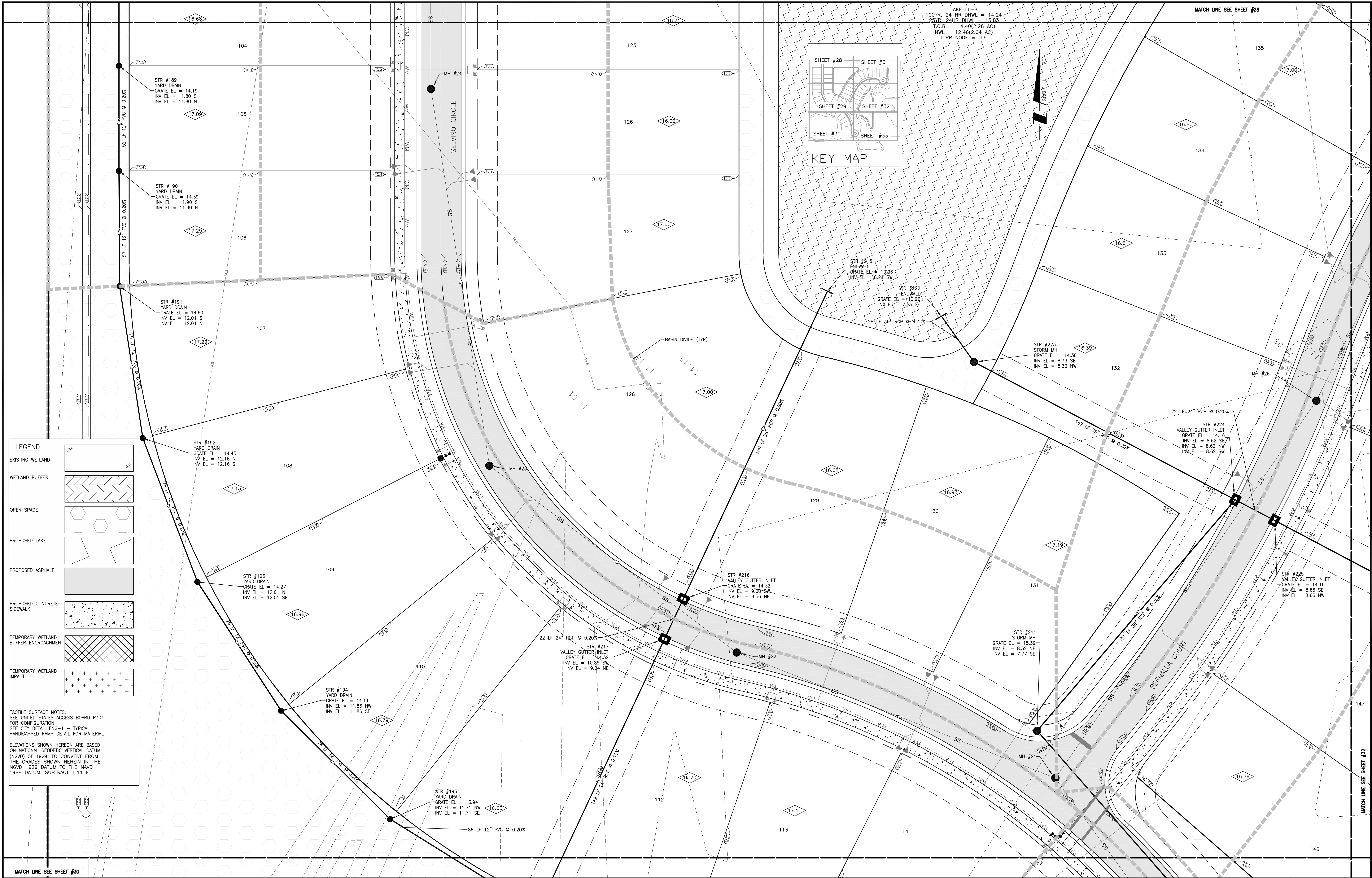
PROJECT NUMBER: 215613459

SHEET NUMBER: 28 OF 65

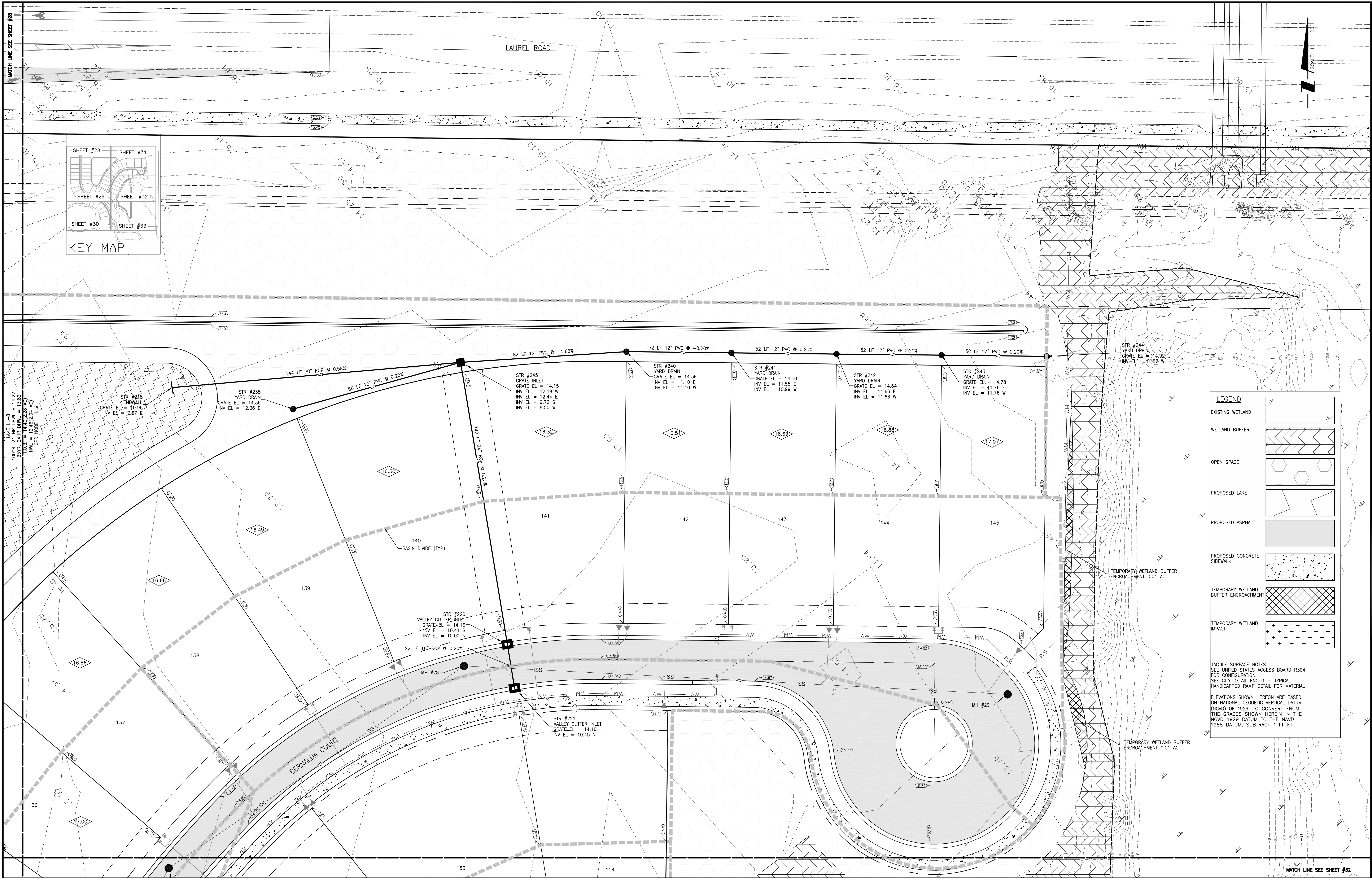
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INDEX NUMBER: 215613459-04C-123SD

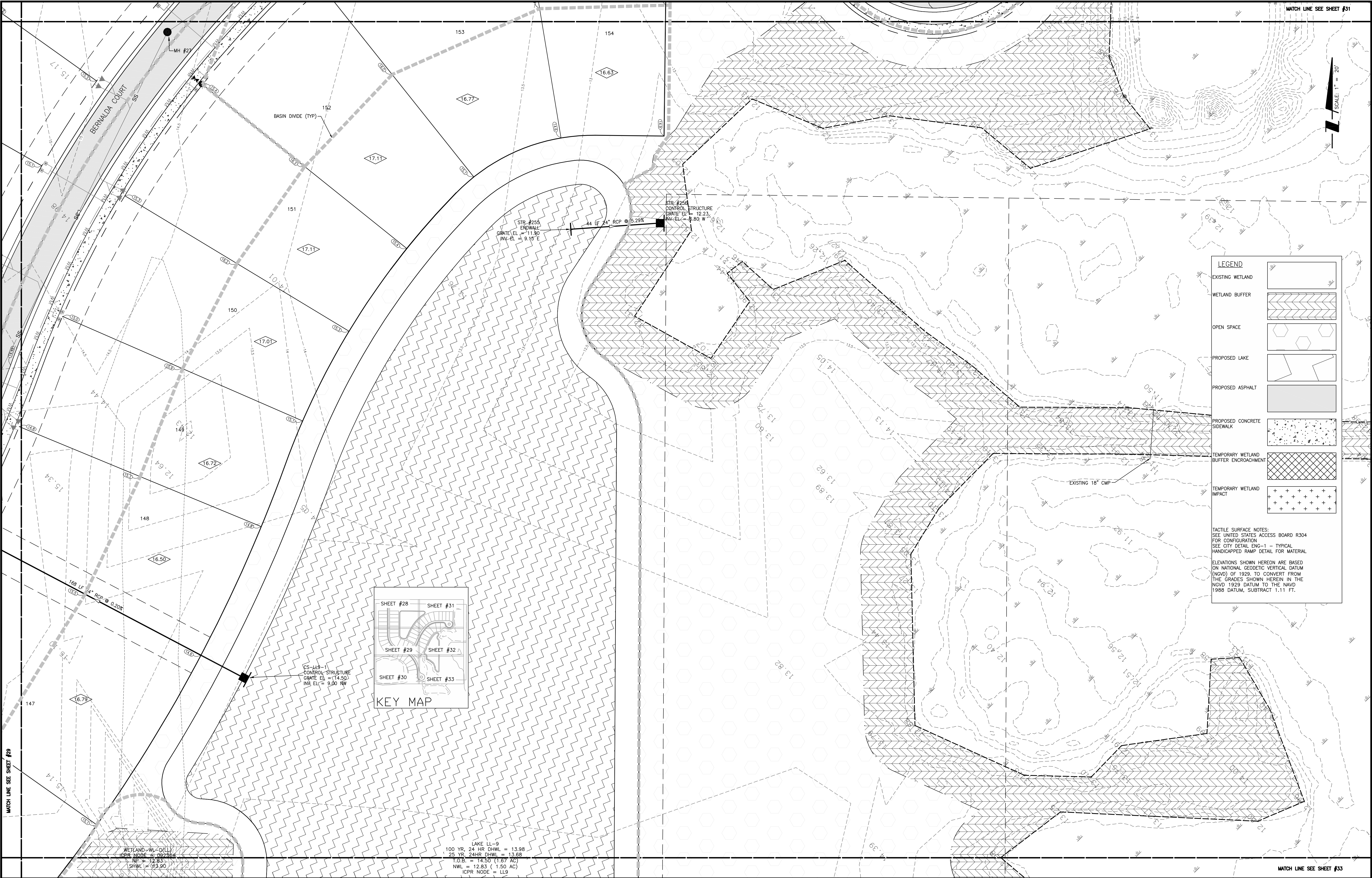
SHEET NUMBER: 28 OF 65



								ACTIVITY		INITIALS/EMP. NO.		DATE		 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018		TITLE: GRADING AND DRAINAGE PLAN PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
				DESIGNED BY:				03-2018		HORIZONTAL SCALE: 1" = 20'		INDEX NUMBER: 215613459-04C-123SD											
				DRAWN BY:				03-2018		VERTICAL SCALE:		SHEET NUMBER: 29 OF 65											
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				CONTRACT ADMIN. BY:																			
Δ REV NO.		REVISION		DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:				CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459							



												ACTIVITY				INITIALS/EMP. NO.				DATE				 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.				CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC				DATE: 03-2018				TITLE: GRADING AND DRAINAGE PLAN PHASE 2				MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447			
								HORIZONTAL SCALE: 1" = 20'				INDEX NUMBER: 215613459-04C-123SD																															
								VERTICAL SCALE:																																			
												PROJECT: CIELO								CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215613459				SHEET NUMBER: 31 OF 65																			
Δ REV NO				REVISION								DATE				DRAWN BY / EMP. NO.				CHECKED BY / EMP. NO.				WM APPROVED BY:																			



REVISION				DATE				DRAWN BY / EMP. NO.				CHECKED BY / EMP. NO.				WM APPROVED BY:			
ACTIVITY				INITIALS/EMP. NO.				DATE											
DESIGNED BY:								03-2018											
DRAWN BY:								03-2018											
CHECKED BY:																			
CONTRACT ADMIN. BY:																			
DATE																			

CLIENT:		NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:		03-2018		TITLE:		GRADING AND DRAINAGE PLAN PHASE 2		INDEX NUMBER:		215613459-04C-123SD	
PROJECT:		CIELO		HORIZONTAL SCALE:		1" = 20'		VERTICAL SCALE:		35' 36S 19E		CROSS REFERENCE FILE NO.:		PROJECT NUMBER:	
														215613459	
														32 OF 65	

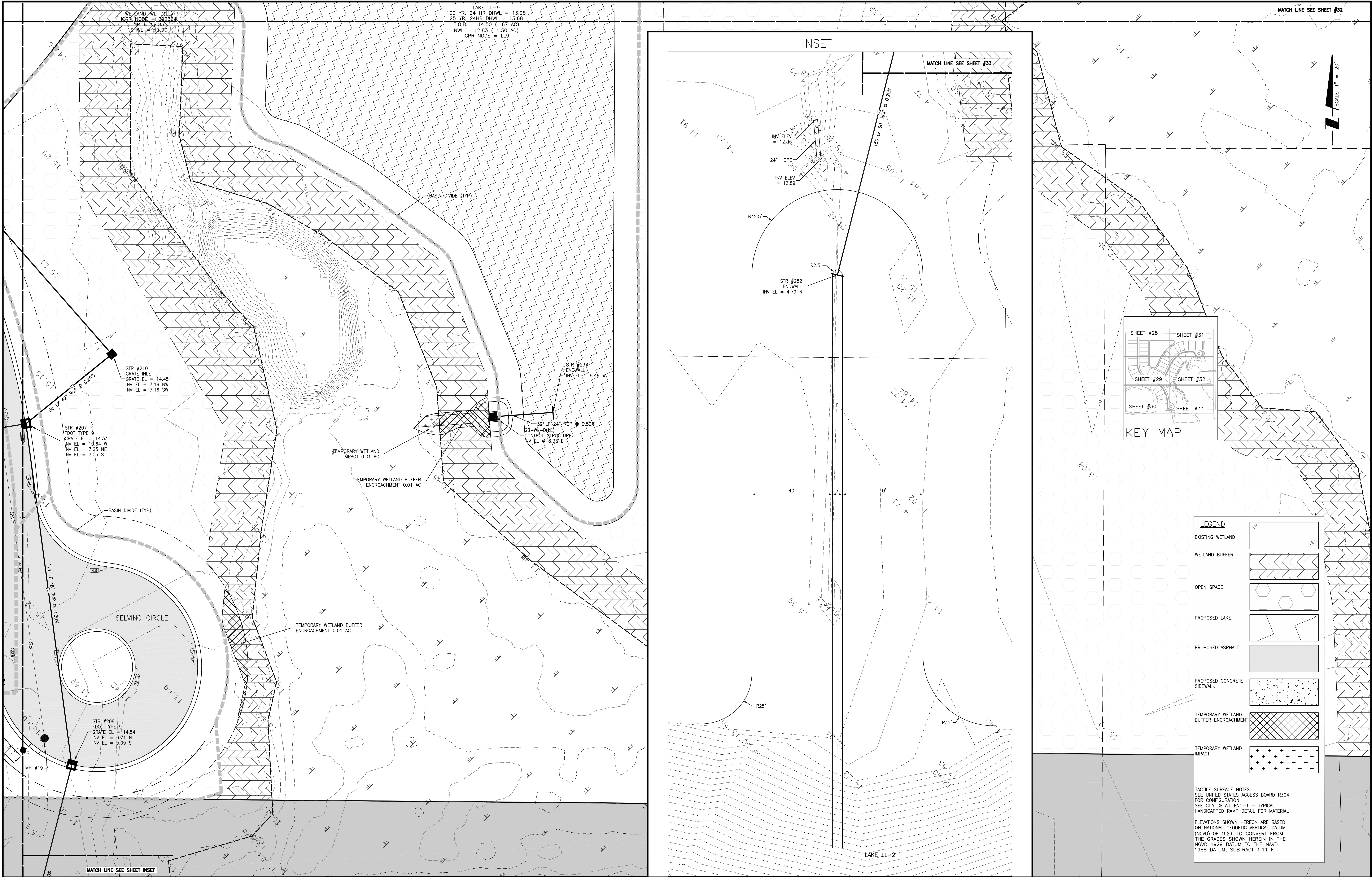
WETLAND-WL-D(LL)
ICPR NODE = 092366
SHWL = 12.90

LAKE LL-9
100 YR, 24 HR DHWL = 13.98
25 YR, 24HR DHWL = 13.68
T.O.B. = 14.50 (1.67 AC)
NWL = 12.83 (1.50 AC)
ICPR NODE = LL9

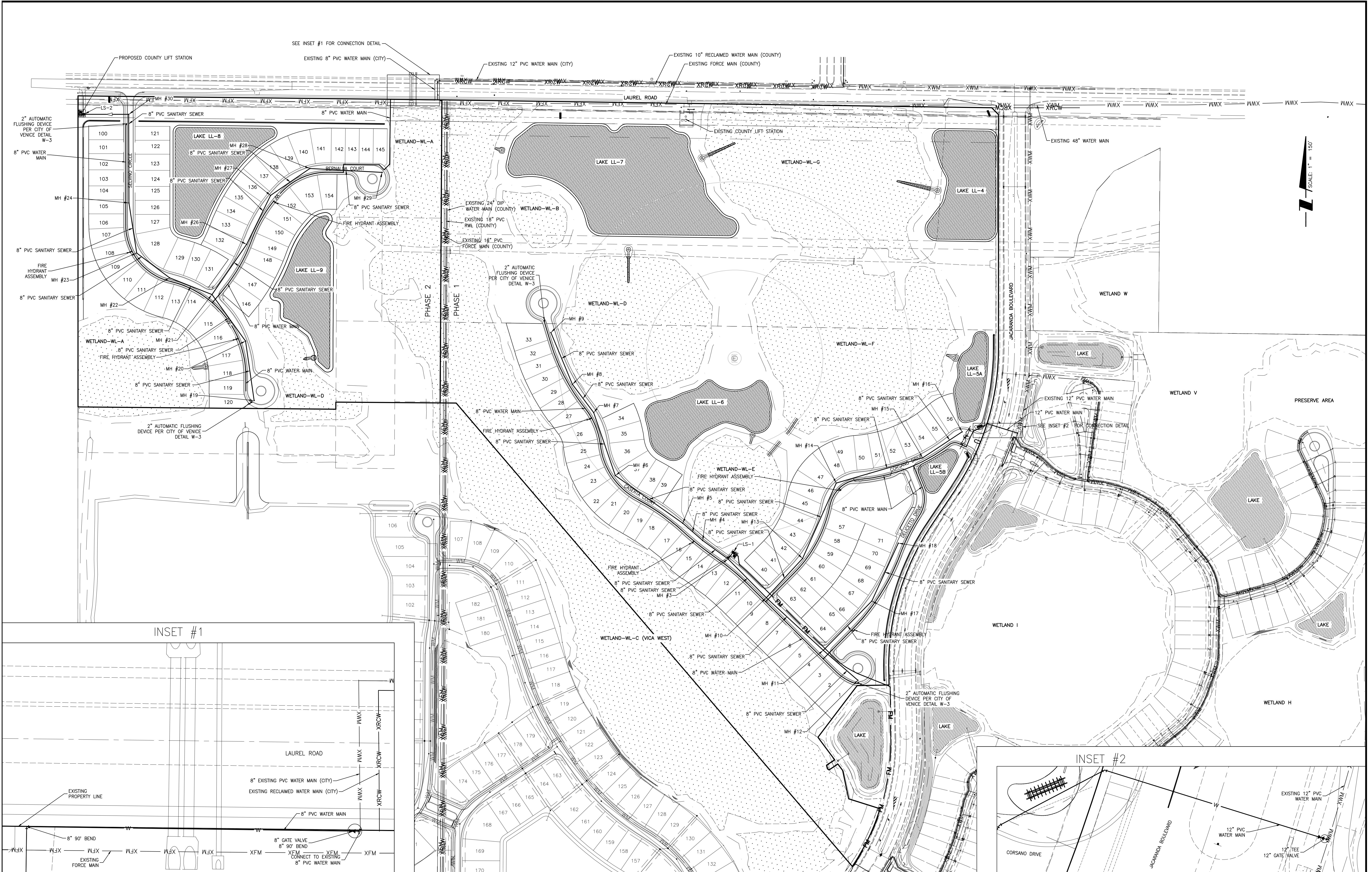
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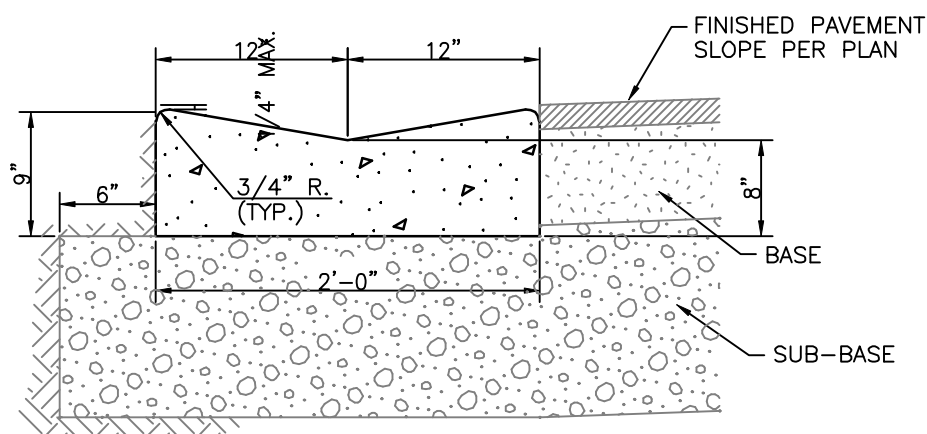
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				ACTIVITY		INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing: any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	03-2018	TITLE:	GRADING AND DRAINAGE PLAN PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
				DESIGNED BY:		03-2018			PROJECT:	CIELO		HORIZONTAL SCALE: 1" = 20'	VERTICAL SCALE:			INDEX NUMBER: 215613459-04C-123SD	
				DRAWN BY:		03-2018										SHEET NUMBER: 33 OF 65	
				CHECKED BY:													
				CONTRACT ADMIN. BY:													
				WM APPROVED BY:													
ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:												



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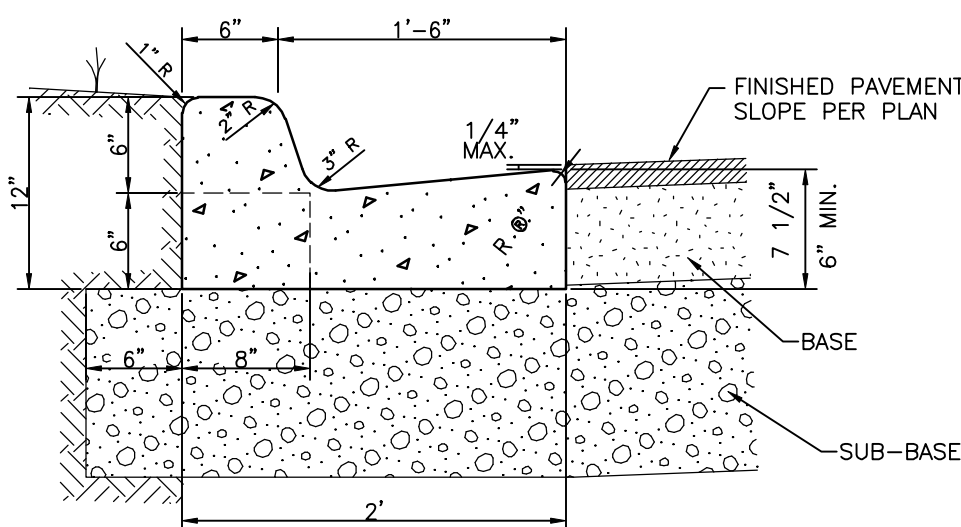


1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.

2) AN EXPANSION JOINT WILL BE PLACED AT THE END OF ALL RETURNS AT INTERVALS NOT TO EXCEED 50' WITH THE CONTRACTION JOINTS AT 10' INTERVALS BETWEEN.

3) EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL.

S-P006B	N.T.S.
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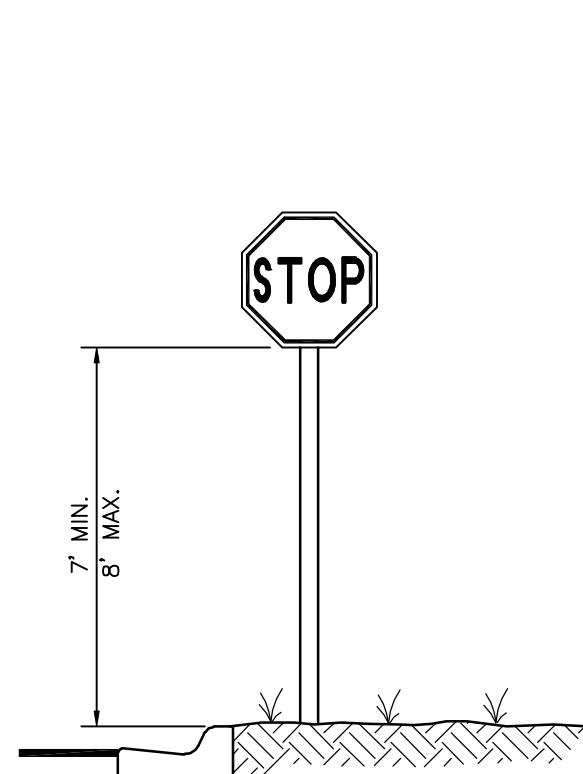
1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.

2) WHEN USED ON THE HIGH SIDE OF THE ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.

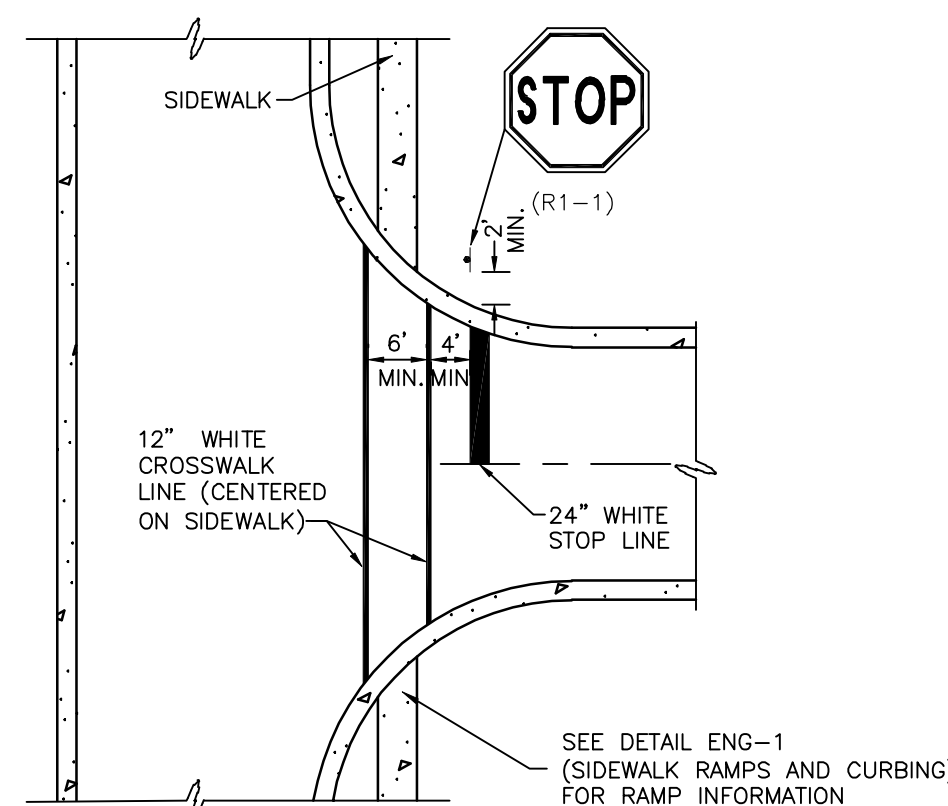
3) AN EXPANSION JOINT WILL BE PLACED AT THE END OF ALL RETURNS AT INTERVALS NOT TO EXCEED 50'. CONTRACTION JOINTS AT A MAXIMUM SPACING OF 10' SHALL BE SAW CUT AT DEPTH PER FDOT INDEX NO. 300

4) EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL.

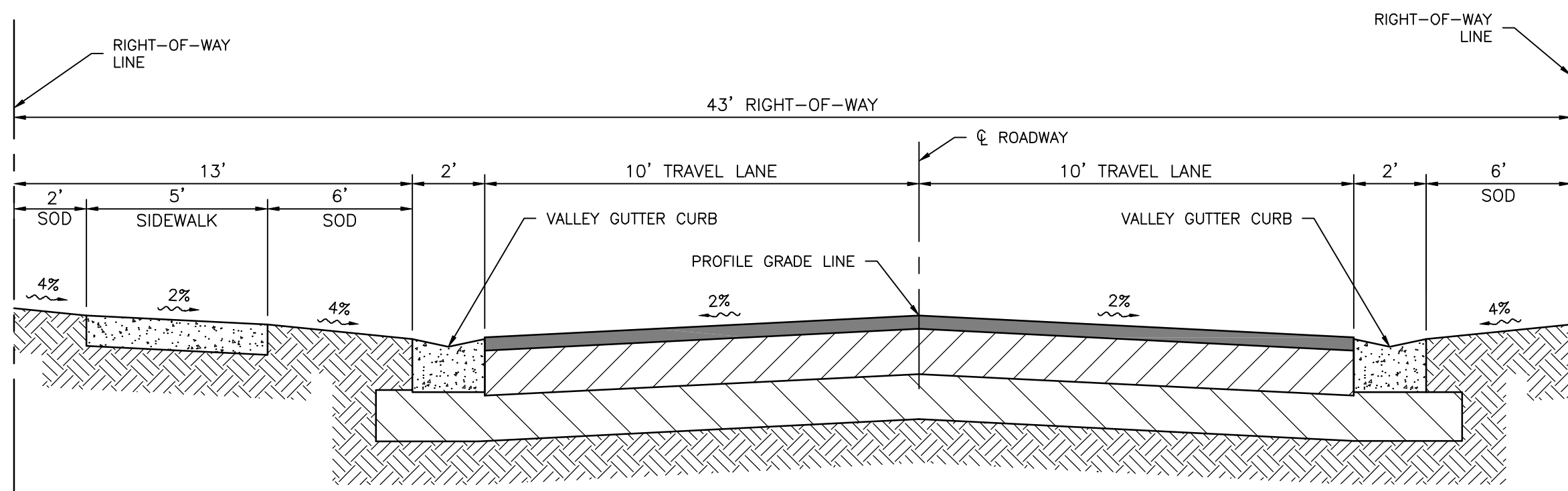
S-P005 N.T.S.



N.T.S.



NTS



NOTE:

THE PAVEMENT, BASE AND SUBBASE SECTION SHALL MEET CITY OF VENICE PAVEMENT STANDARDS FOR RESIDENTIAL STREET (PRIVATE) & LIGHT DUTY PARKING PER DETAIL ENG-3.

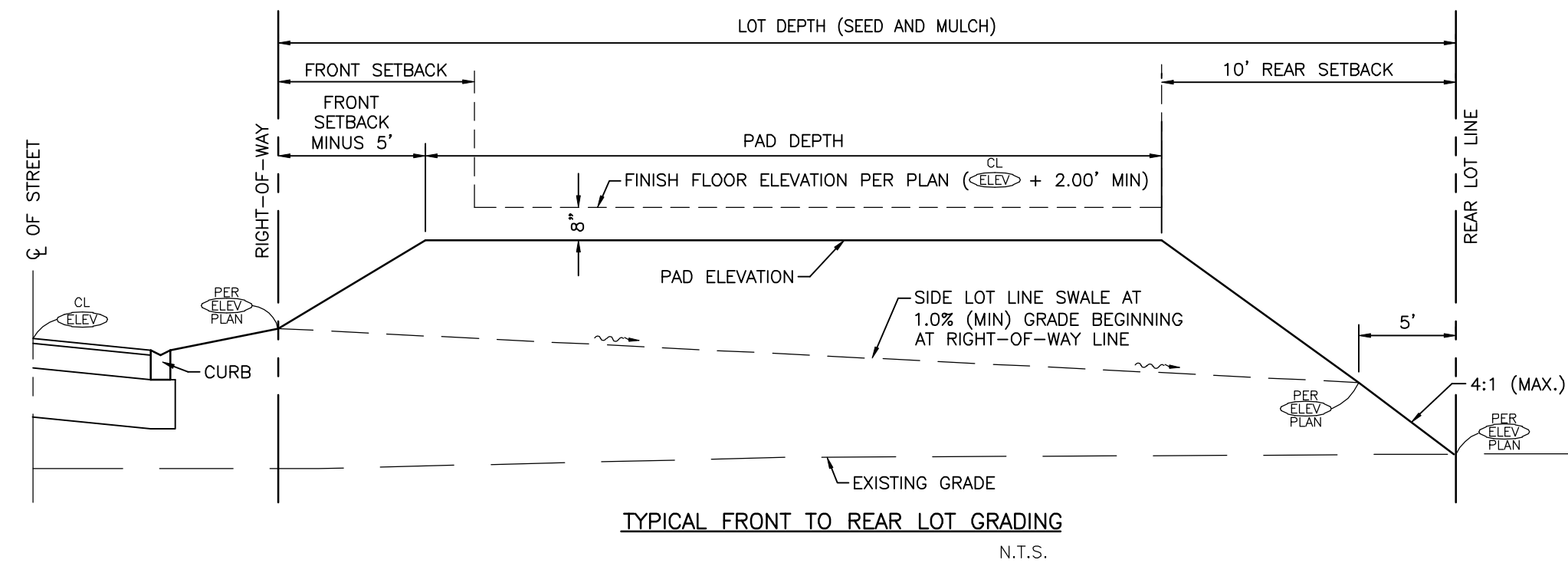
	INSTITUTION OF ENGINEERS, INDIA	ENGINEERING	DATE
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1. <i>City on the Gulf</i>			
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	INSTITUTION OF MECHANICAL ENGINEERS	ENGINEERING	DATE
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 City on the Golf				
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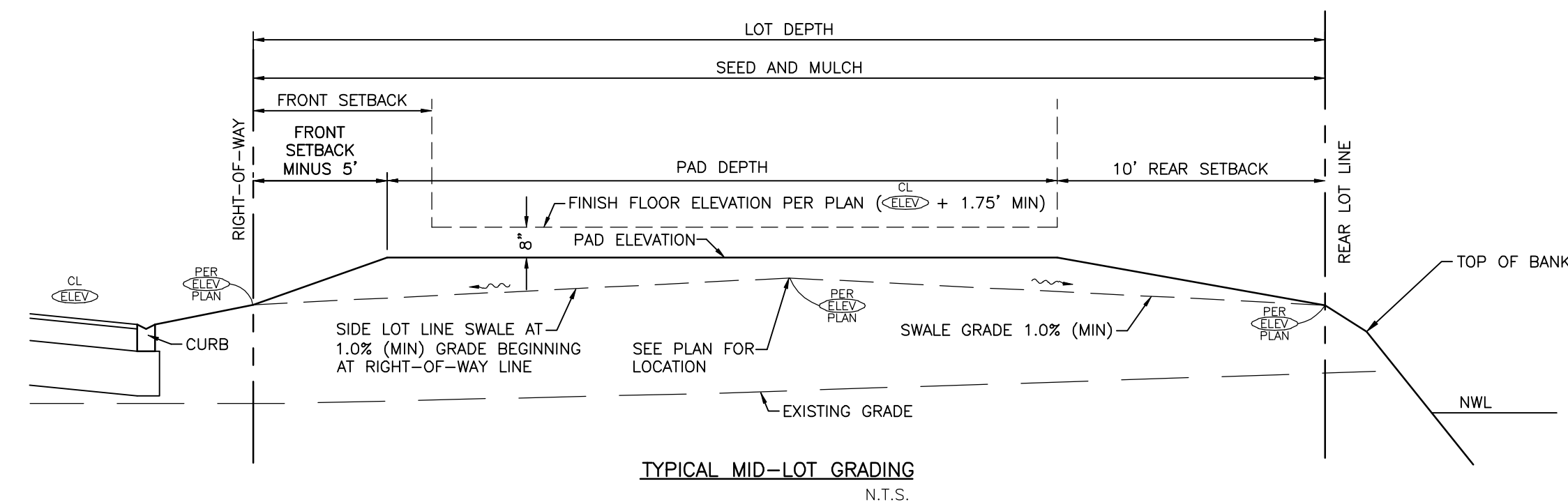
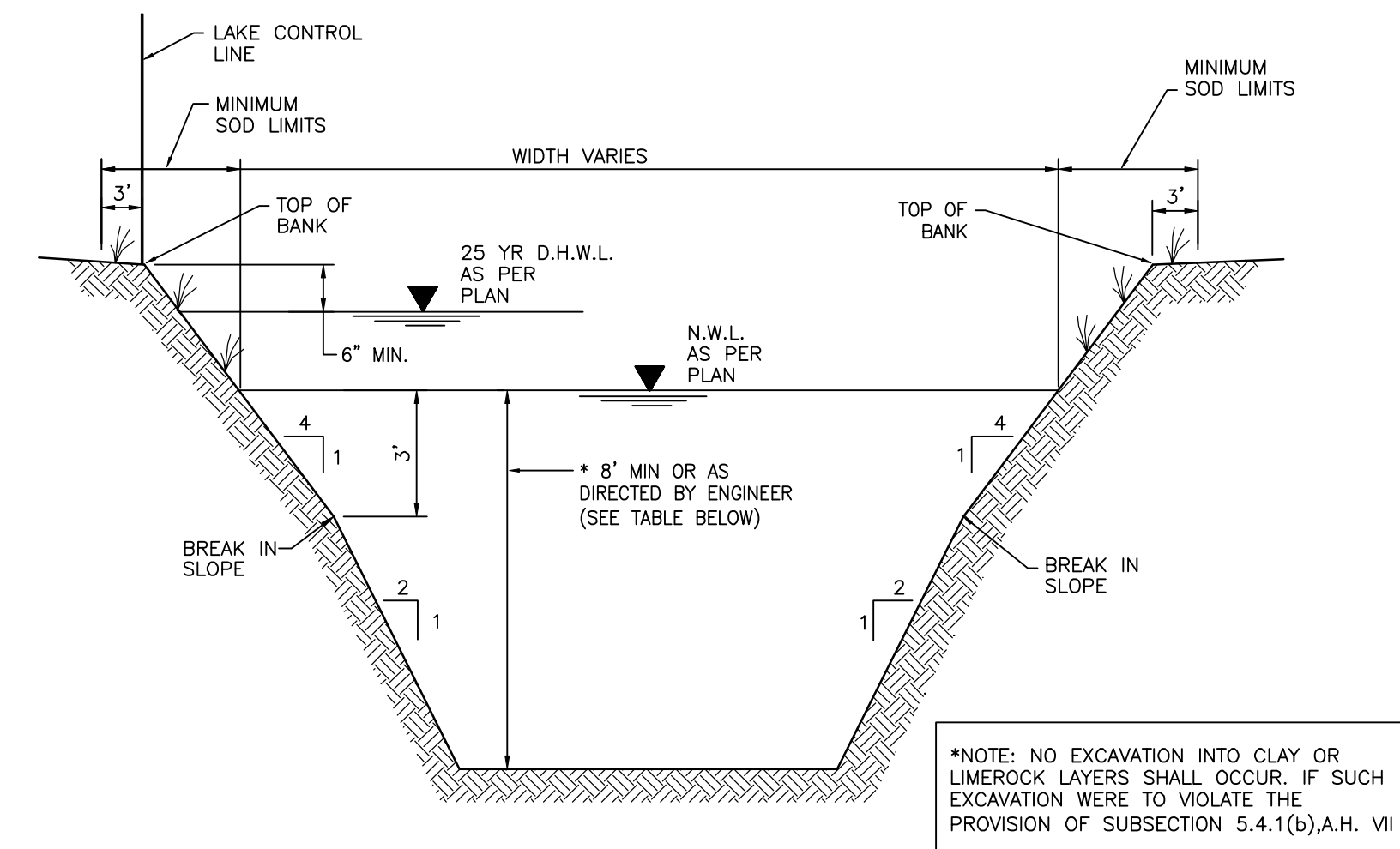


TYPICAL REAR TO FRONT LOT GRADING
N.T.S.

Diagram illustrating the grading and drainage plan for a rear-to-front lot grading scenario. The plan shows the lot depth (seed and mulch), front setback, rear setback (10'), and wetland buffer (15' min). The grading includes the pad depth, finish floor elevation per plan (CL ELEV + 2.00' MIN), pad elevation, and side lot line swale at 1.0% (min) grade beginning at right-of-way line. The existing grade is shown, and the ridge line is at the center of the lot. The plan also indicates the 4:1 MAX slope and the temporary buffer encroachment (see replanting table). The wetland line is shown, and the silt fence is located within the wetland buffer.

TYPICAL MID-LOT GRADING ABUTTING WETLANDS
N.T.S.

Diagram illustrating the grading and drainage plan for a mid-lot grading scenario abutting wetlands. The plan shows the lot depth, front setback, rear setback (10'), and wetland buffer (25' avg/15' min). The grading includes the pad depth, finish floor elevation per plan (CL ELEV + 1.75' MIN), pad elevation, and side lot line swale at 1.0% (min) grade beginning at right-of-way line. The existing grade is shown, and the swale grade is 1.0% (min). The plan also indicates the 4:1 MAX slope and the temporary buffer encroachment (see replanting table). The wetland line is shown, and the silt fence is located within the wetland buffer. The swale is shown connecting to a storm drain or lake per plan.

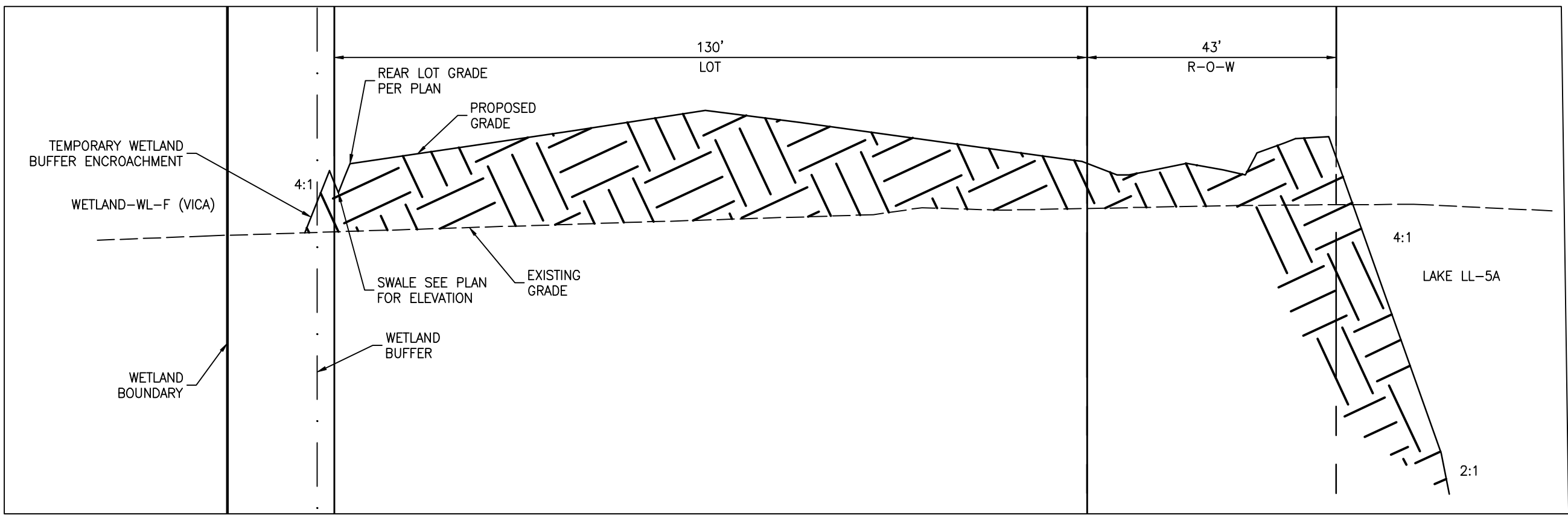
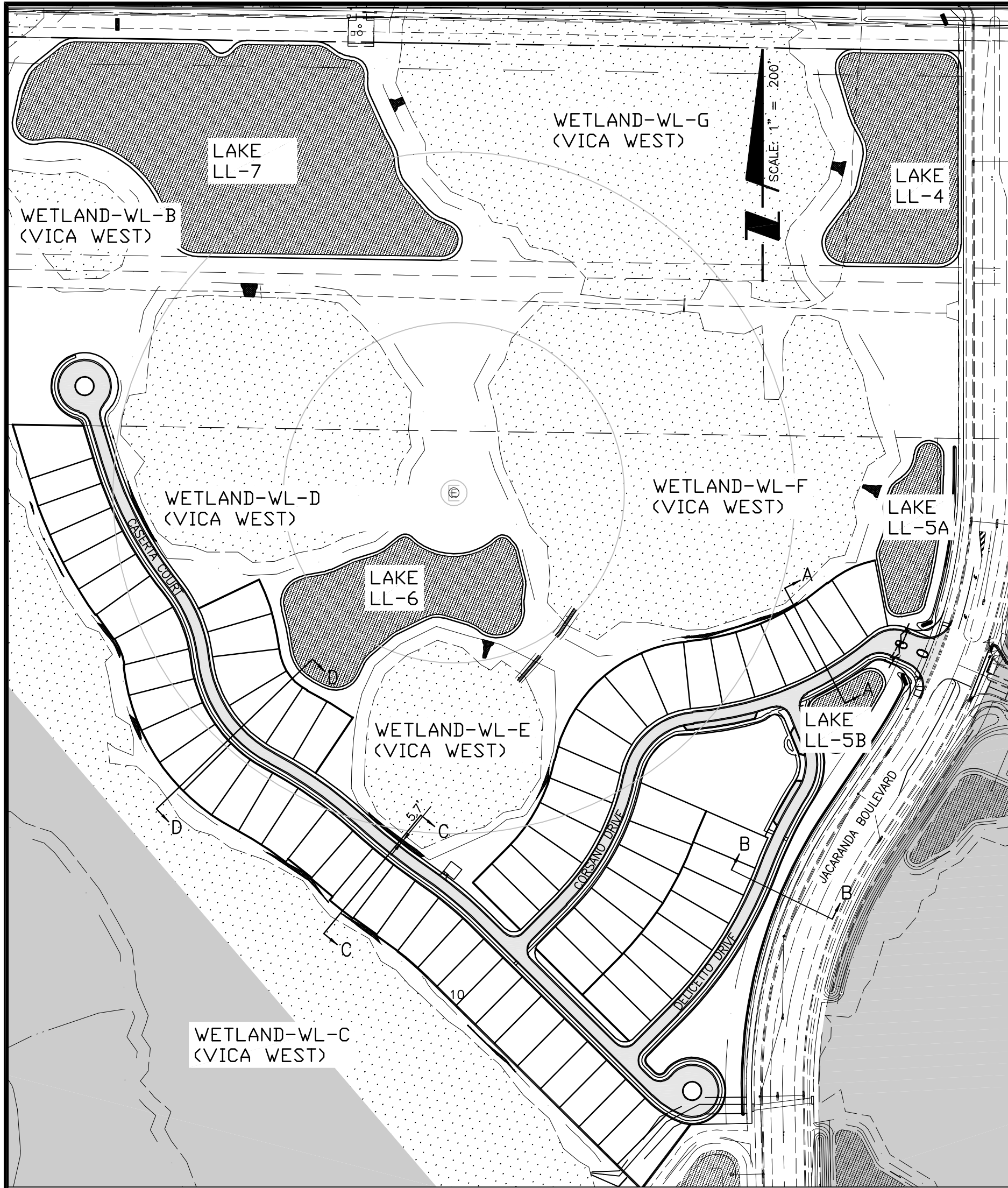


LOT GRADING NOTES:

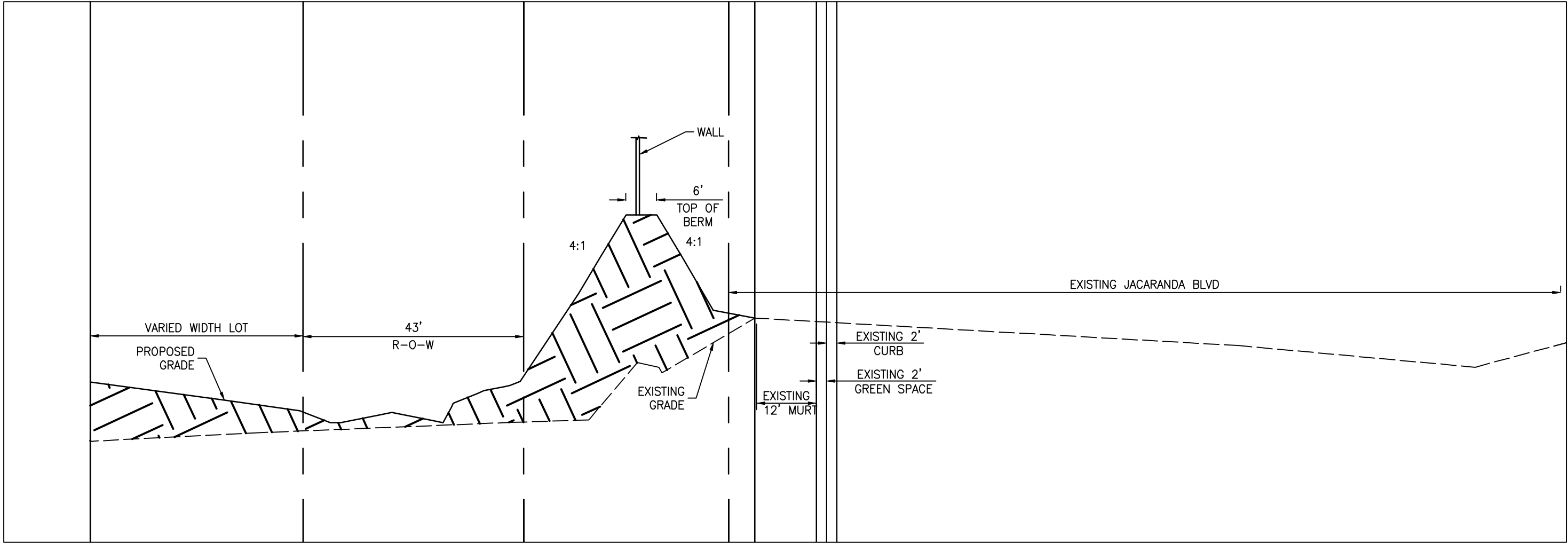
1. THE SITE CONTRACTOR ROUGH GRADING DOES NOT INCLUDE THE SIDE LOT SWALES.
2. THE HOME BUILDER IS RESPONSIBLE FOR ENSURING MIN PAD ELEVATION IS MET, LOT SWALE GRADING AND COMPATIBILITY WITH ADJACENT LOTS.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR STABILIZING ROUGH GRADED LOTS WITH EITHER SEED AND MULCH OR HYDRO SEED.
4. THE FRONT SETBACK DISTANCE VARIES DEPENDING ON THE GARAGE CONFIGURATION AND THE FRONT LOT WIDTH.
5. STEM WALL CONSTRUCTION MAY BE REQUIRED IN ORDER TO MAINTAIN THE MINIMUM SLOPES.
6. ~~SE~~ SHALL BE CONSIDERED TO BE THE HIGHEST PAVEMENT ELEVATION IN FRONT OF THE LOT FOR THE PURPOSES OF CALCULATING MINIMUM BUILDING FINISH FLOOR ELEVATIONS.
7. ROOF DOWNSPOUTS SHALL BE DIRECTED TO GRASSED/LANDSCAPED AREAS (NOT DIRECTLY TO THE DRIVEWAY)

TYPICAL ROUGH LOT GRADING SECTIONS

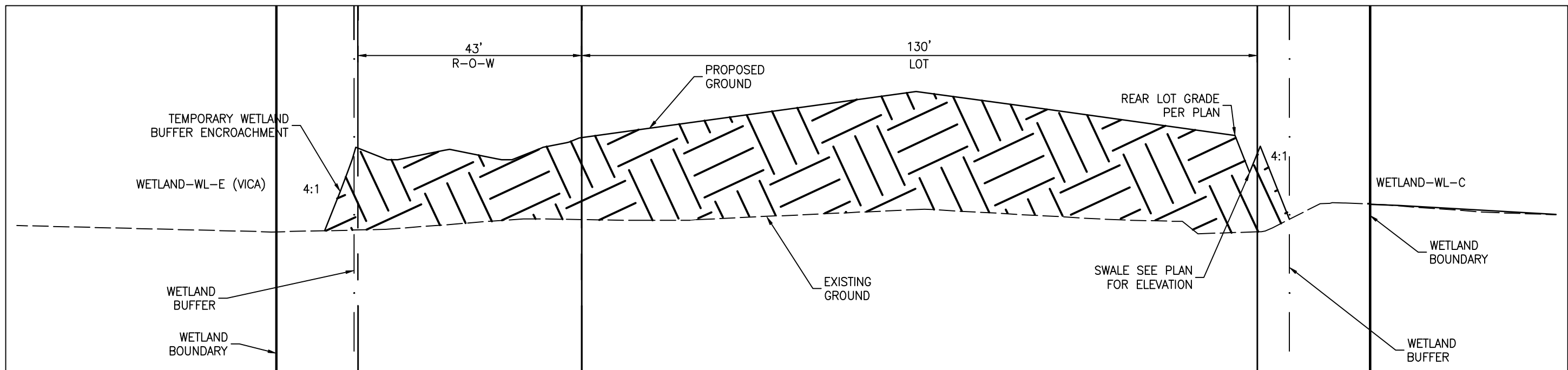
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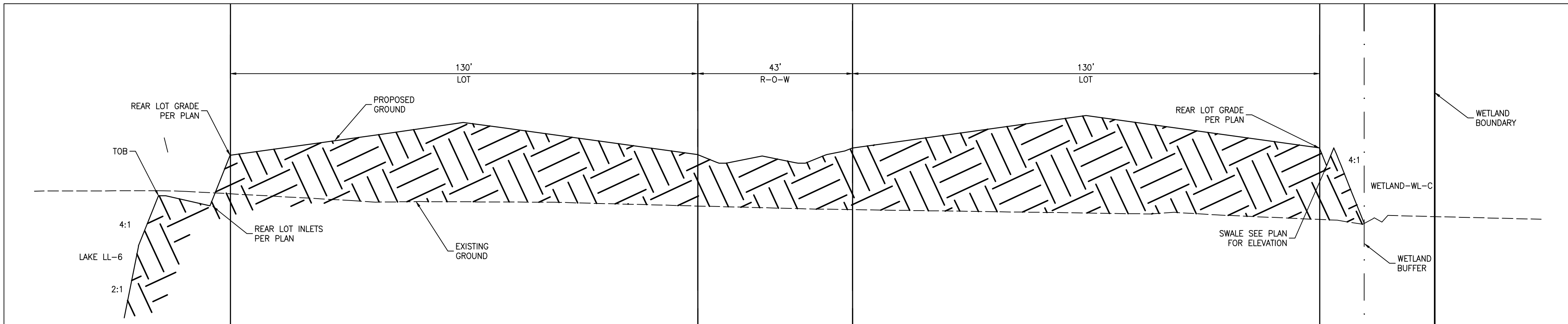
SECTION A-A



SECTION B-B

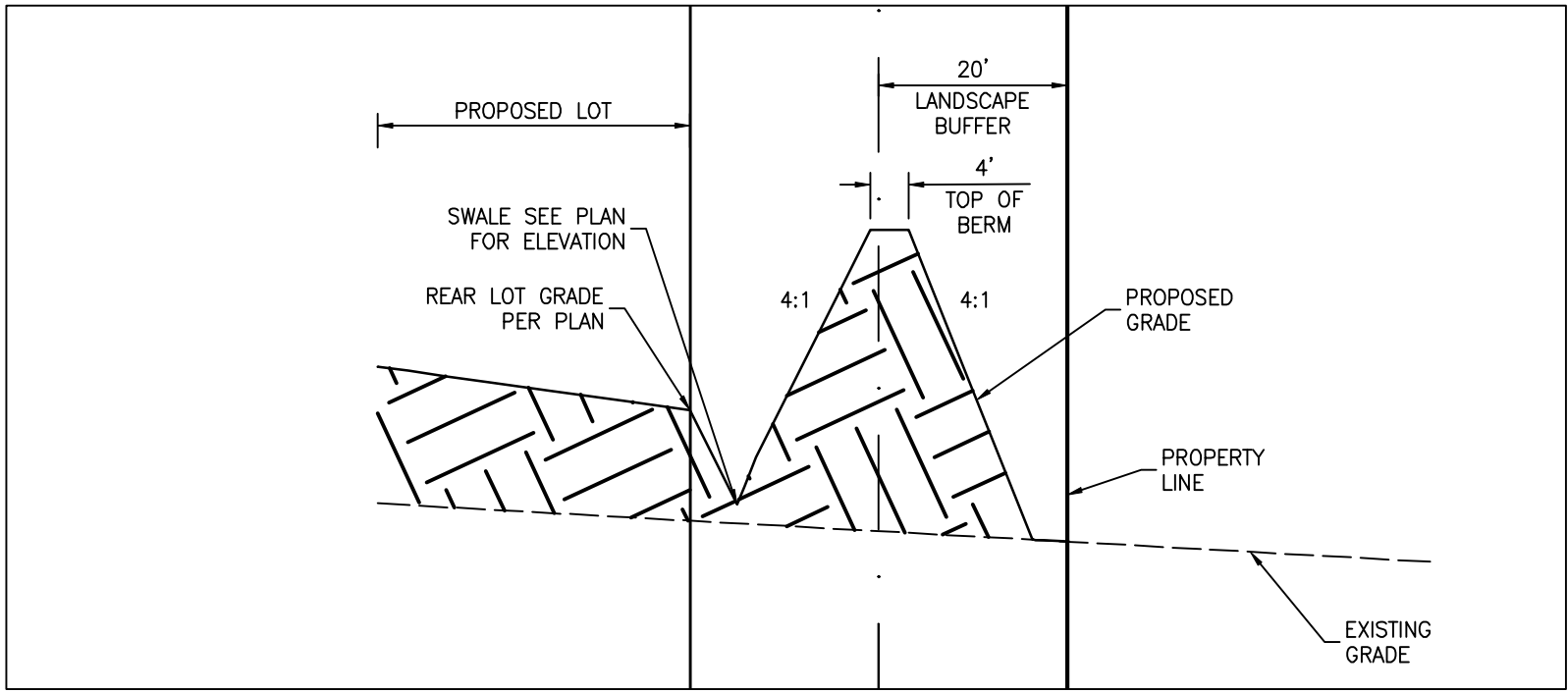
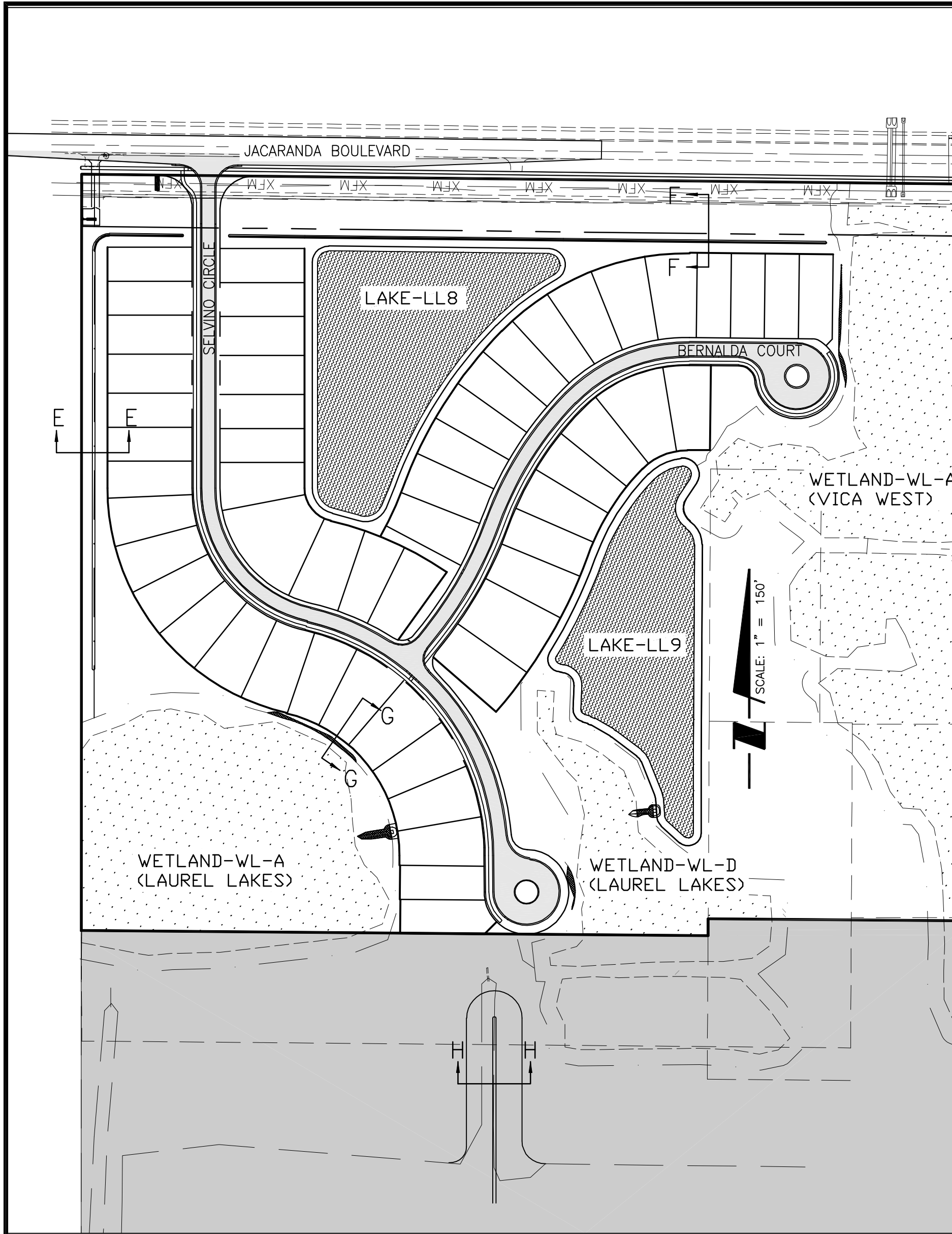


SECTION C-C

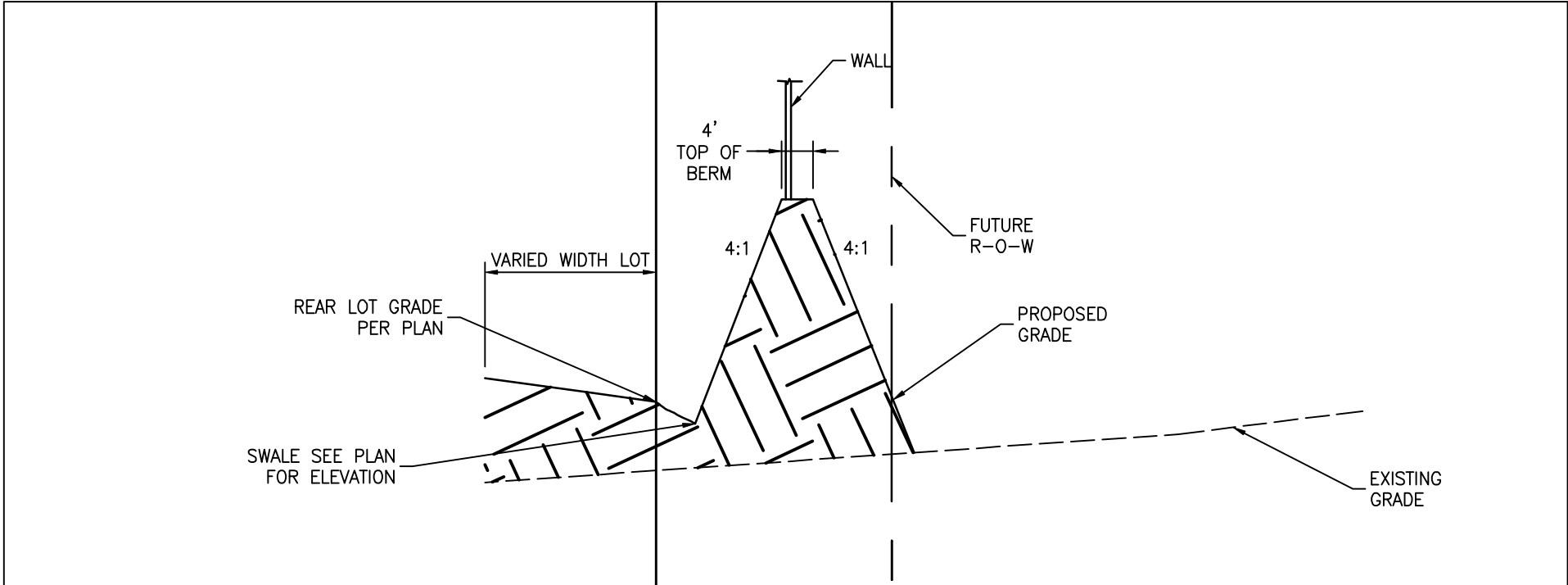


SECTION D-D

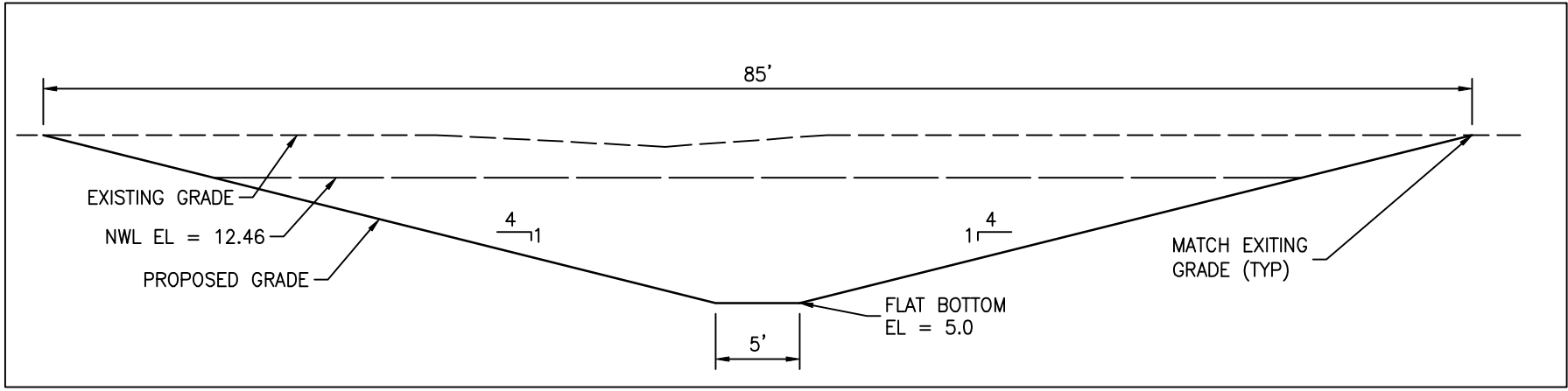
				ACTIVITY		INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	03-2018		TITLE:	GRADING SECTIONS PHASE 1		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
				DESIGNED BY:			03-2018		PROJECT:	CIELO		HORIZONTAL SCALE:			INDEX NUMBER:	215613459-04C-503GS		
				DRAWN BY:			03-2018					VERTICAL SCALE:			SHEET NUMBER:	52 OF 65		
				CHECKED BY:								SEC: TWP: RGE:	35 38S 19E	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:	215613459		
				CONTRACT ADMIN. BY:														
△REV NO.	REVISION			DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:											



SECTION E-E

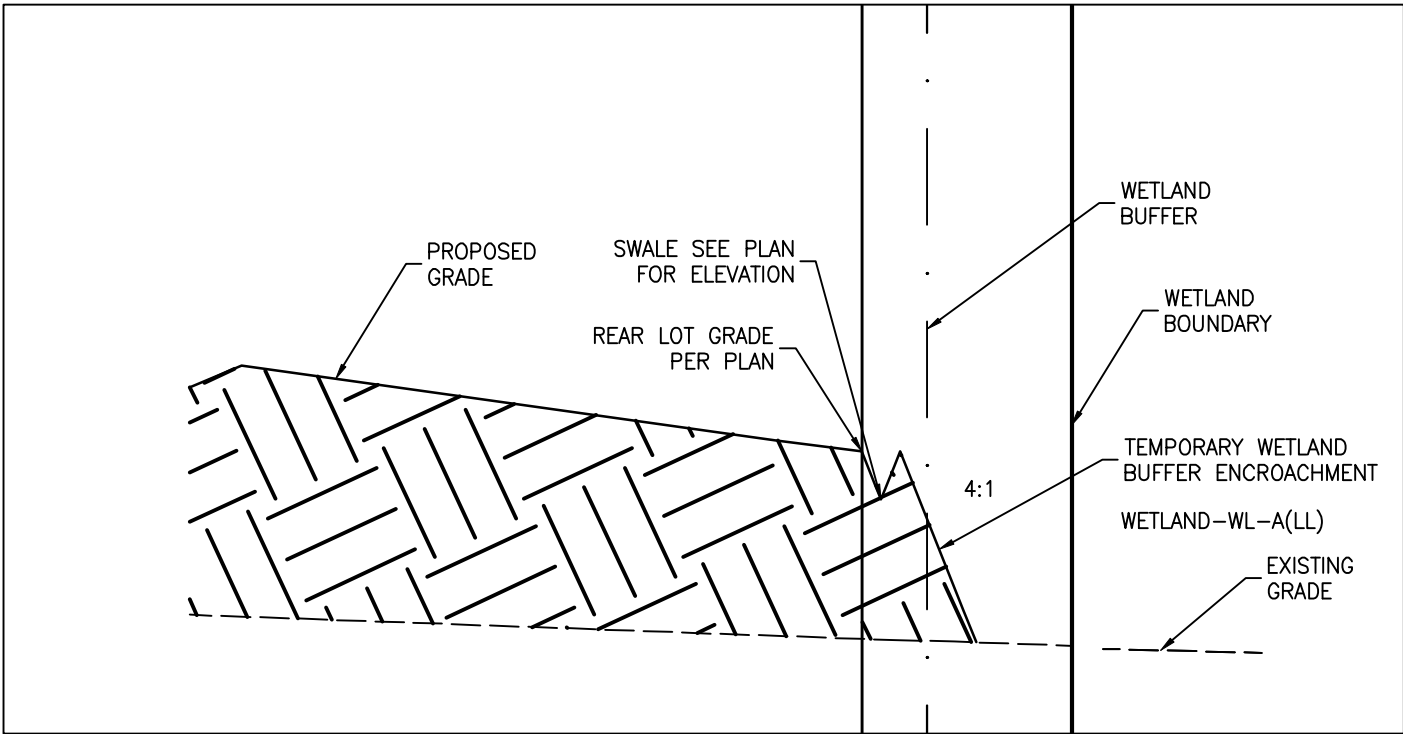


SECTION F-F



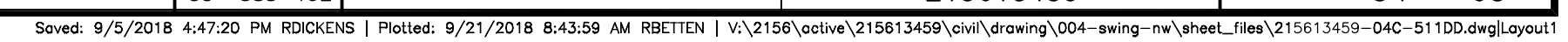
SECTION H-H

NOTE: CROSS-SECTION TO EXTEND FROM INVERT OF PROPOSED PIPE TO THE LAKE



SECTION G-G

			ACTIVITY			INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	03-2018		TITLE:	GRADING SECTIONS PHASE 2		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
			DESIGNED BY:				03-2018		HORIZONTAL SCALE:						INDEX NUMBER:				
			DRAWN BY:				03-2018		VERTICAL SCALE:						215613459-04C-503GS				
			CHECKED BY:						SEC: TWP: RGE:	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:		SHEET NUMBER:						
			CONTRACT ADMIN. BY:						35 38S 19E		215613459		53 of 65						
Δ REV. NO.	REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:													



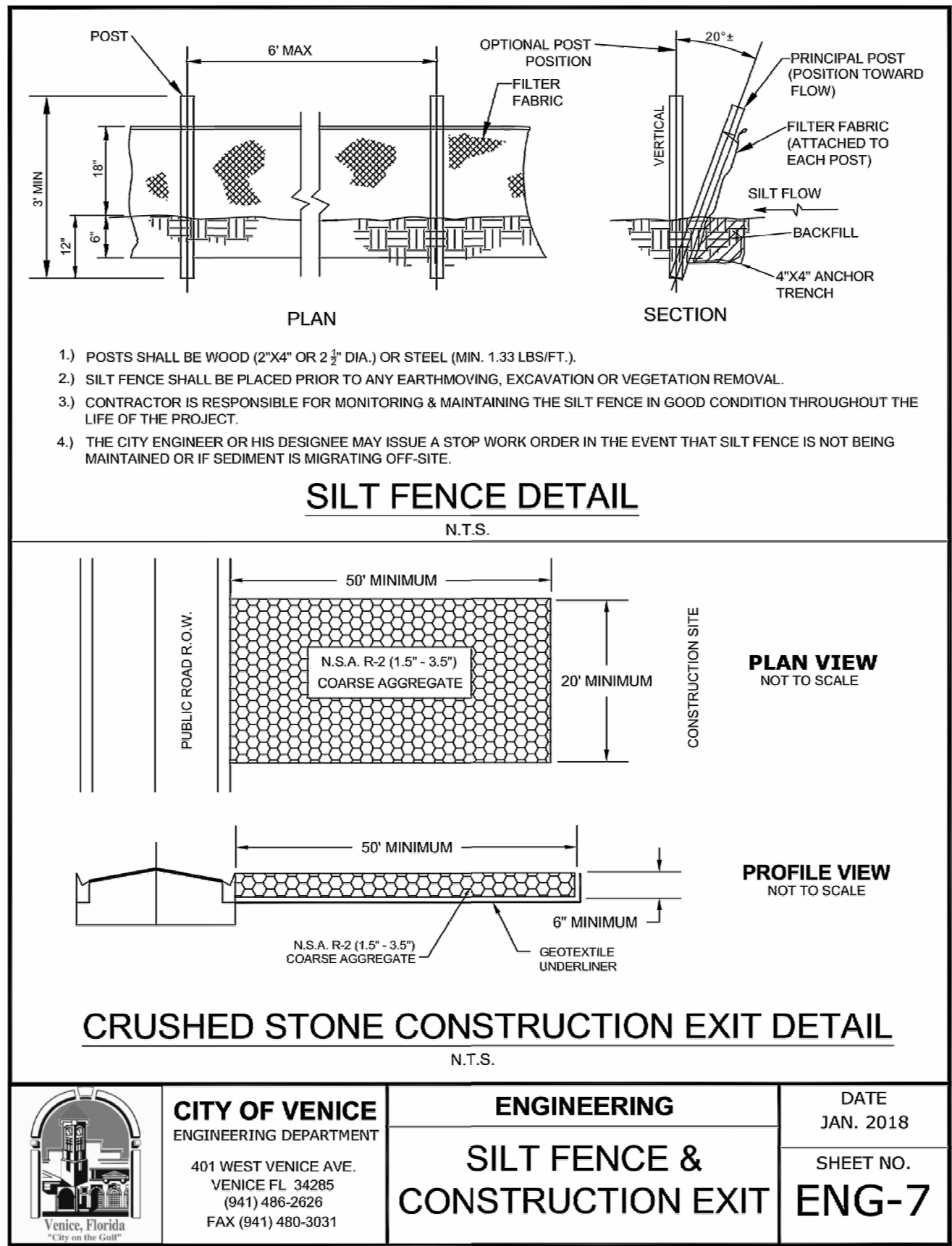
NOTES

1. A COPY OF THIS BEST MANAGEMENT PRACTICES PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
 2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) PERMIT(S) AND HAVE A COPY OF THE PERMIT(S) ON SITE. IF IT IS NECESSARY FOR GROUNDWATER DEWATERING TO DISCHARGE OFFSITE, THEN THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COSTS FOR OBTAINING AND/OR MODIFYING ALL APPLICABLE PERMITTING FOR THE DISCHARGE OF GROUNDWATER DEWATERING AND FOR COMPLYING WITH ALL SWFMD AND FDEP PERMITTING CONDITIONS.
 3. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES AS DIRECTED BY THE ENGINEER OF RECORD OR OTHER REGULATORY AGENCIES.
 4. THE CONTRACTOR SHALL STAGE CONSTRUCTION IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
 5. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED AS REQUIRED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPULIN.
 6. THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
 7. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
 8. ALL INLET GRATES SHALL BE WRAPPED IN FILTER FABRIC AND ALL INLETS SHALL BE PROTECTED WITH SILT SCREENS OR HAY BALES IN ACCORDANCE WITH THE BMP PLAN. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE. INLET GRATES SHOULD REMAIN WRAPPED UNTIL PROJECT IS COMPLETE.
 9. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, A COMBINATION OF SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS AND OTHER BMPs SHOULD BE USED. AT A MINIMUM, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.
 10. AREAS THAT ARE DESIGNATED FOR PERMANENT STORMWATER INFILTRATION TREATMENT SYSTEMS (E.G., STORMWATER RETENTION PONDS) SHOULD NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE REMOVAL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.
 11. DEWATERING WILL OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
 12. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE, AT SPECIFIED LOCATIONS, AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. ALL DEWATERING GROUNDWATER DISCHARGE SHALL BE ROUTED THROUGH A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO WETLANDS, OTHER SURFACE WATER, OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM IF DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL APPLICABLE APPROVALS FOR ANY MODIFICATIONS HE PROPOSES.
 13. THE DEWATERING SYSTEM SHALL USE A PUMP AND PIPING THAT IS LESS THAN 6 INCHES IN DIAMETER AND OPERATE LESS THAN A TOTAL OF SIX MONTHS. ANY DEVIATION FROM THIS REQUIREMENT SHALL REQUIRE A WATER USE PERMIT. THE COST OF A WATER USE PERMIT AND ASSOCIATED MATERIALS SHALL BE BORNE BY THE CONTRACTOR.
 14. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, POND SLOPES, AND A THREE FOOT (3") WIDE STRIP ADJACENT TO EDGE OF PAVEMENT OR AS DIRECTED BY THE ENGINEER AS SOON AS PRACTICAL TO PREVENT EROSION. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOD OR WITH PERMANENT SEED AND MULCH IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. PERMANENT STABILIZATION SHALL OCCUR AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
 15. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES AND GRASS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 16. TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 17. ALL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS, ON SITE, UNTIL CONSTRUCTION IS COMPLETE. COPIES SHALL BE FURNISHED TO THE ENGINEER OR OWNER, UPON REQUEST.
 18. THE SITE SUPERINTENDENT, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, FILLING OUT THE INSPECTION AND MAINTENANCE REPORT AND IF NECESSARY, REVISING THE STORMWATER POLLUTION PREVENTION PLAN CONSISTENT WITH MODIFICATIONS MADE DUE TO UNFORESEEN CAUSES, AS DICTATED BY FIELD CONDITIONS.
 19. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT FOR INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.
 20. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN.
 21. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO INSURE THAT THE FENCE POSTS ARE INSTALLED FIRMLY IN THE GROUND.
 22. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THEIR ORIGINAL CONDITIONS.
 23. THE SEDIMENT BASIN SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
 24. DIVERSION DIKE, IF REQUIRED, SHALL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
 25. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
 26. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
 27. THE LOCATION OF SILT FENCE AND OTHER BMP FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THESE FACILITIES ARE PLACED IN A LOCATION AND MANNER THAT DOES NOT CONFLICT WITH THE LIMITS OF CONSTRUCTION OR AREAS TO BE PROTECTED AS SET FORTH IN THESE PLANS.
 28. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE AT SPECIFIED LOCATIONS AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OVERSEES THE PERMITTING REQUIREMENTS OF DEWATERING MEANS AND METHODS. ALL DEWATERING EFFLUENT SHALL BE ROUTED TO A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO WETLANDS, OTHER SURFACE WATERS, OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM AS DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION, THOUGH THE ACTUAL LAYOUT OF THE SYSTEM MAY BE CONSTRUCTED AS DICTATED BY FIELD CONDITIONS.
 29. IF IT IS NECESSARY TO DISCHARGE DEWATERING EFFLUENT OFFSITE, THEN COVERAGE UNDER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY", MUST BE OBTAINED BY THE CONTRACTOR. SHOULD CONTAMINATION IN EXCESS OF THE THRESHOLDS FOR GENERIC PERMITTING BE FOUND IN THE REQUIRED SAMPLING, AN "INDIVIDUAL PERMIT FOR WASTEWATER DISCHARGE" IS REQUIRED. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COSTS FOR OBTAINING THE APPLICABLE PERMIT FOR DISCHARGE OF DEWATERING EFFLUENT AND FOR COMPLYING WITH THE PERMIT CONDITIONS.
 30. ALL BMP'S MUST BE INSPECTED WEEKLY OR AFTER EVER 0.5 INCH OF RAINFALL EVENT AND ALL INSPECTION REPORTS MUST BE AVAILABLE FOR INSPECTION ON SITE.
 31. CONTRACTOR TO FILE A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.
- A. "NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588 (1) (B) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR." WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION. FULL DRIPLINE PROTECTION IS REQUIRED; HOWEVER THE ADMINISTRATOR MAY ALLOW CERTAIN ACTIVITIES TO BE CONDUCTED WITHIN THE BARRICADED DRIPLINE OF A TREE, SO LONG AS THE COUNTY DETERMINES THAT THE TREE WILL NOT BE ADVERSELY AFFECTED.
- B. "A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL." S-M050(10/01/10)

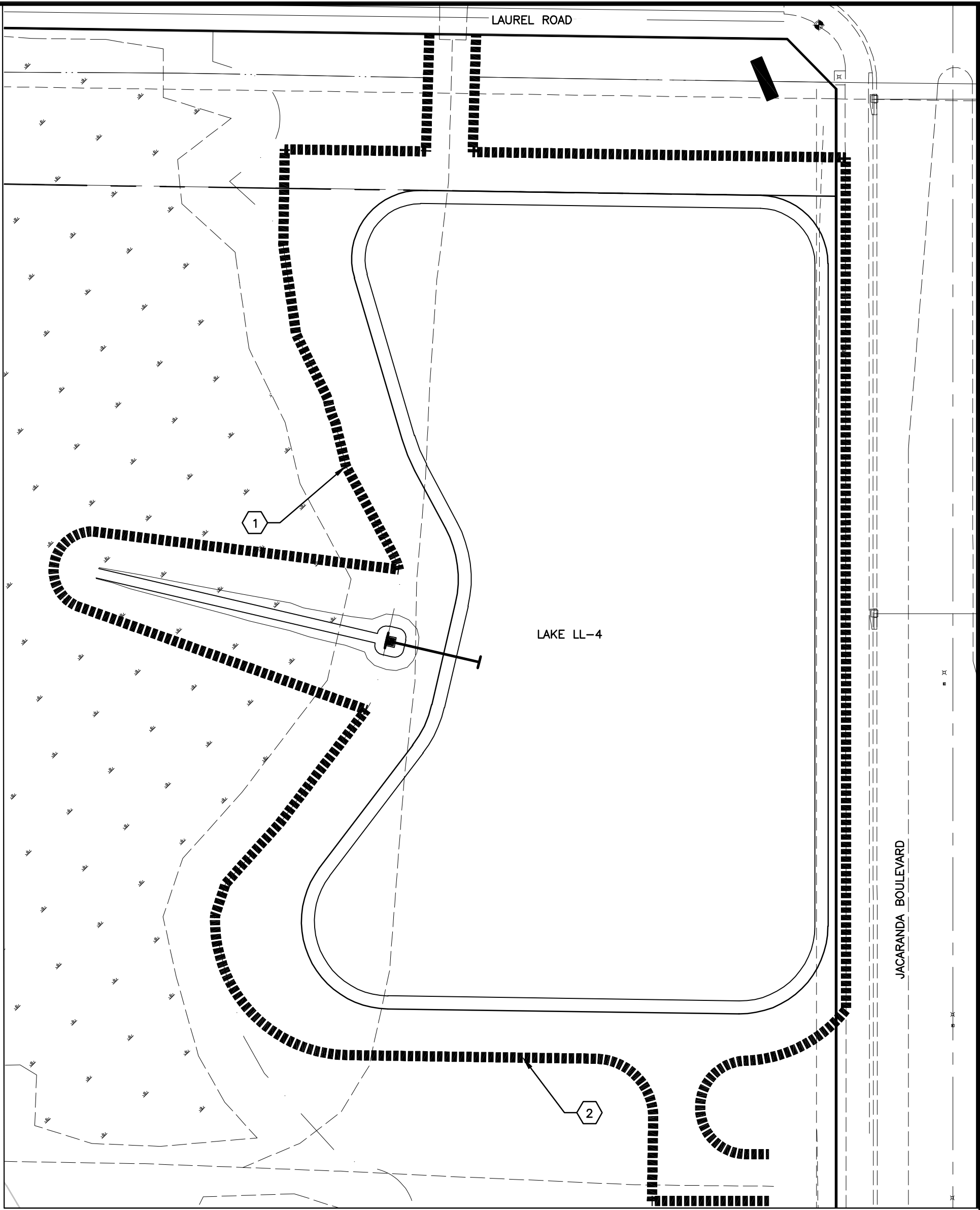
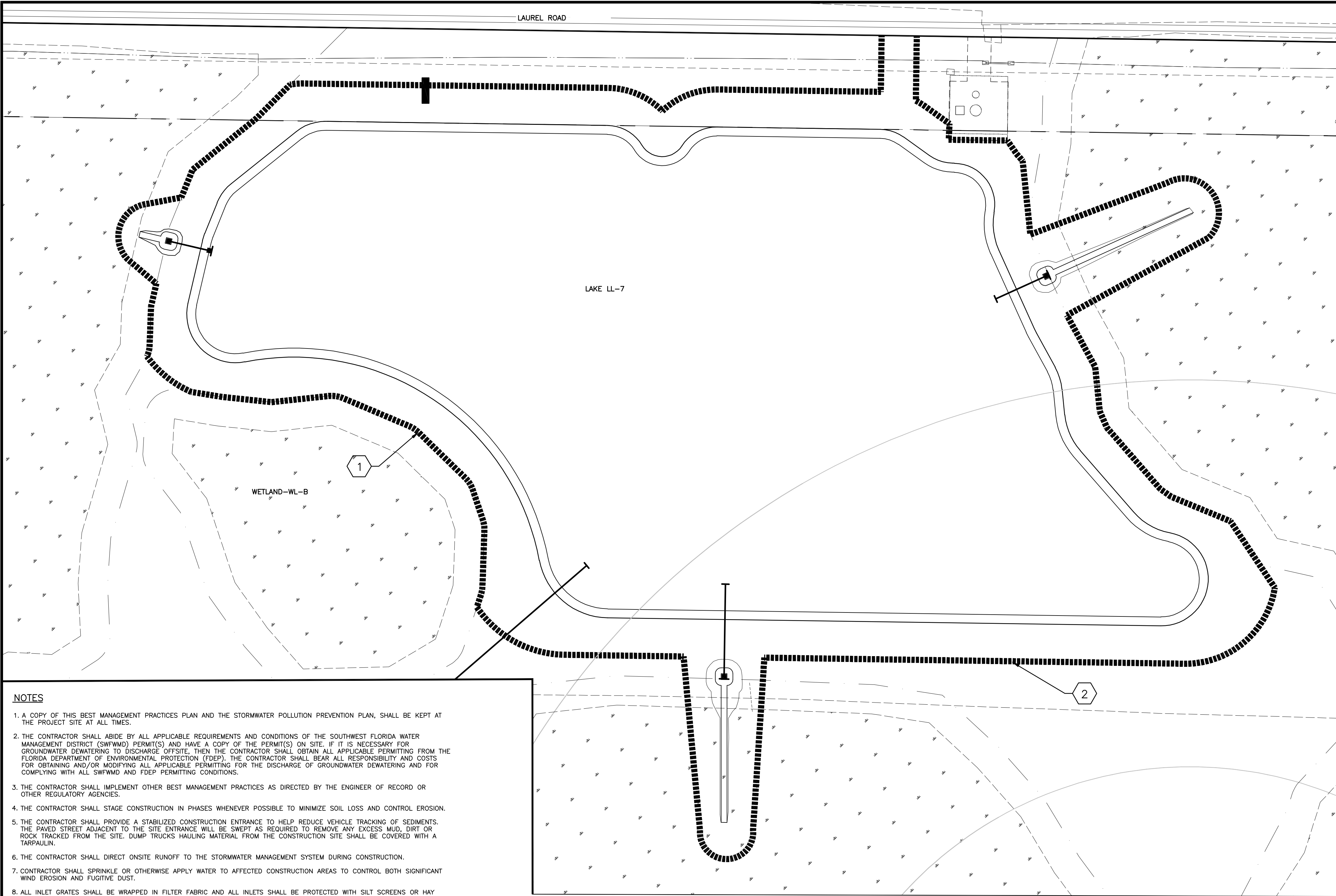
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) CERTIFICATION

OWNER/APPLICANT SIGNATURE _____ DATE _____

OWNER: JAMES R. SCHIER
TITLE: VICE PRESIDENT
COMPANY: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC



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- NOTES**
1. A COPY OF THIS BEST MANAGEMENT PRACTICES PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
 2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) PERMIT(S) AND HAVE A COPY OF THE PERMIT(S) ON SITE. IF IT IS NECESSARY FOR GROUNDWATER DEWATERING TO DISCHARGE OFFSITE, THEN THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COSTS FOR OBTAINING AND/OR MODIFYING ALL APPLICABLE PERMITTING FOR THE DISCHARGE OF GROUNDWATER DEWATERING AND FOR COMPLYING WITH ALL SWFMD AND FDEP PERMITTING CONDITIONS.
 3. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES AS DIRECTED BY THE ENGINEER OF RECORD OR OTHER REGULATORY AGENCIES.
 4. THE CONTRACTOR SHALL STAGE CONSTRUCTION IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
 5. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED AS REQUIRED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPULIN.
 6. THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
 7. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
 8. ALL INLET GRATES SHALL BE WRAPPED IN FILTER FABRIC AND ALL INLETS SHALL BE PROTECTED WITH SILT SCREENS OR HAY BALES IN ACCORDANCE WITH THE BMP PLAN. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE. INLET GRATES SHOULD REMAIN WRAPPED UNTIL PROJECT IS COMPLETE.
 9. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, A COMBINATION OF SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS AND OTHER BMPs SHOULD BE USED. AT A MINIMUM, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.
 10. AREAS THAT ARE DESIGNATED FOR PERMANENT STORMWATER INFILTRATION TREATMENT SYSTEMS (E.G., STORMWATER RETENTION PONDS) SHOULD NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE REMOVAL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.
 11. DEWATERING WILL OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
 12. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE, AT SPECIFIED LOCATIONS, AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. ALL DEWATERING GROUNDWATER DISCHARGE SHALL BE ROUTED THROUGH A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO WETLANDS, OTHER SURFACE WATER, OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM IF DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL APPLICABLE APPROVALS FOR ANY MODIFICATIONS HE PROPOSES.
 13. THE DEWATERING SYSTEM SHALL USE A PUMP AND PIPING THAT IS LESS THAN 6 INCHES IN DIAMETER AND OPERATE LESS THAN A TOTAL OF SIX MONTHS FROM THE DATE OF CONSTRUCTION. THIS REQUIREMENT SHALL REQUIRE A WATER USE PERMIT. THE COST OF A WATER USE PERMIT AND ASSOCIATED MATERIALS SHALL BE BORNE BY THE CONTRACTOR.
 14. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, SWALES, POND SLOPES, AND A THREE FOOT (3') WIDE STRIP ADJACENT TO EDGE OF PAVEMENT OR AS DIRECTED BY THE ENGINEER AS SOON AS PRACTICAL TO PREVENT EROSION. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOD OR WITH PERMANENT SEED AND MULCH IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. PERMANENT STABILIZATION SHALL OCCUR AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
 15. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES AND GRASS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 16. TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
 17. ALL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS, ON SITE, UNTIL CONSTRUCTION IS COMPLETE. COPIES SHALL BE FURNISHED TO THE ENGINEER OR OWNER, UPON REQUEST.
 18. THE SITE SUPERINTENDENT, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, FILLING OUT THE INSPECTION AND MAINTENANCE REPORT AND IF NECESSARY, REVISING THE STORMWATER POLLUTION PREVENTION PLAN CONSISTENT WITH MODIFICATIONS MADE DUE TO UNFORESEEN CAUSES, AS DICTATED BY FIELD CONDITIONS.

19. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT FOR INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.
20. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN.
21. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO INSURE THAT THE FENCE POSTS ARE INSTALLED FIRMLY IN THE GROUND.
22. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THEIR ORIGINAL CONDITIONS.
23. THE SEDIMENT BASIN SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
24. DIVERSION DIKE, IF REQUIRED, SHALL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
25. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
26. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
27. THE LOCATION OF SILT FENCE AND OTHER BMP FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THESE FACILITIES ARE PLACED IN A LOCATION AND MANNER THAT DOES NOT CONFLICT WITH THE LIMITS OF CONSTRUCTION OR AREAS TO BE PROTECTED AS SET FORTH IN THESE PLANS.
28. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE AT SPECIFIED LOCATIONS AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OVERSEES THE PERMITTING REQUIREMENTS OF DEWATERING MEANS AND METHODS. ALL DEWATERING EFFLUENT SHALL BE ROUTED TO A TEMPORARY SEDIMENT SUMP PRIOR TO DISCHARGE TO WETLANDS, OTHER SURFACE WATERS, OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM AS DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION, THROUGH THE ACTUAL LAYOUT OF THE SYSTEM MAY BE CONSTRUCTED AS DICTATED BY FIELD CONDITIONS.
29. IF IT IS NECESSARY TO DISCHARGE DEWATERING EFFLUENT OFFSITE, THEN COVERAGE UNDER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY", MUST BE OBTAINED BY THE CONTRACTOR. SHOULD CONTAMINATION IN EXCESS OF THE THRESHOLDS FOR GENERIC PERMITTING BE FOUND IN THE REQUIRED SAMPLING, AN "INDIVIDUAL PERMIT FOR WASTEWATER DISCHARGE" IS REQUIRED. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COSTS FOR OBTAINING THE APPLICABLE PERMIT FOR DISCHARGE OF DEWATERING EFFLUENT AND FOR COMPLYING WITH THE PERMIT CONDITIONS.
30. ALL BMP'S MUST BE INSPECTED WEEKLY OR AFTER EVER 0.5 INCH OF RAINFALL EVENT AND ALL INSPECTION REPORTS MUST BE AVAILABLE FOR INSPECTION ON SITE.
31. CONTRACTOR TO FILE A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS OF CONSTRUCTION COMPLETION.

- A. "NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588 (1) (B) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR. WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION. FULL DRIPLINE PROTECTION IS REQUIRED; HOWEVER THE ADMINISTRATOR MAY ALLOW CERTAIN ACTIVITIES TO BE CONDUCTED WITHIN THE BARRICADED DRIPLINE OF A TREE, SO LONG AS THE COUNTY DETERMINES THAT THE TREE WILL NOT BE ADVERSELY AFFECTED.
- B. "A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL."

S-M050(10/01/10)

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) CERTIFICATION

OWNER/APPLICANT SIGNATURE _____ DATE _____

OWNER: JAMES R. SCHER
TITLE: VICE PRESIDENT
COMPANY: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:

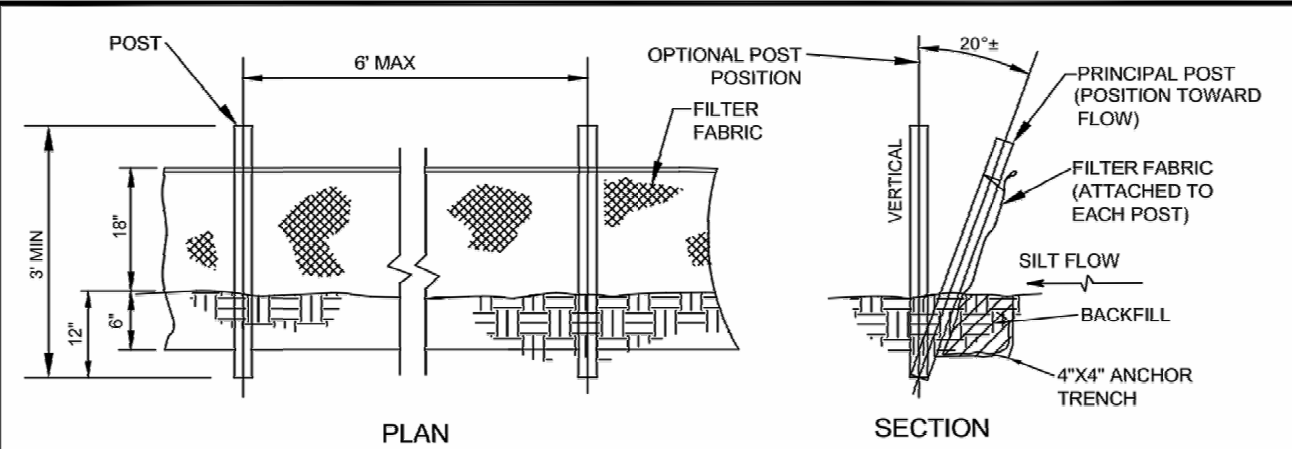
Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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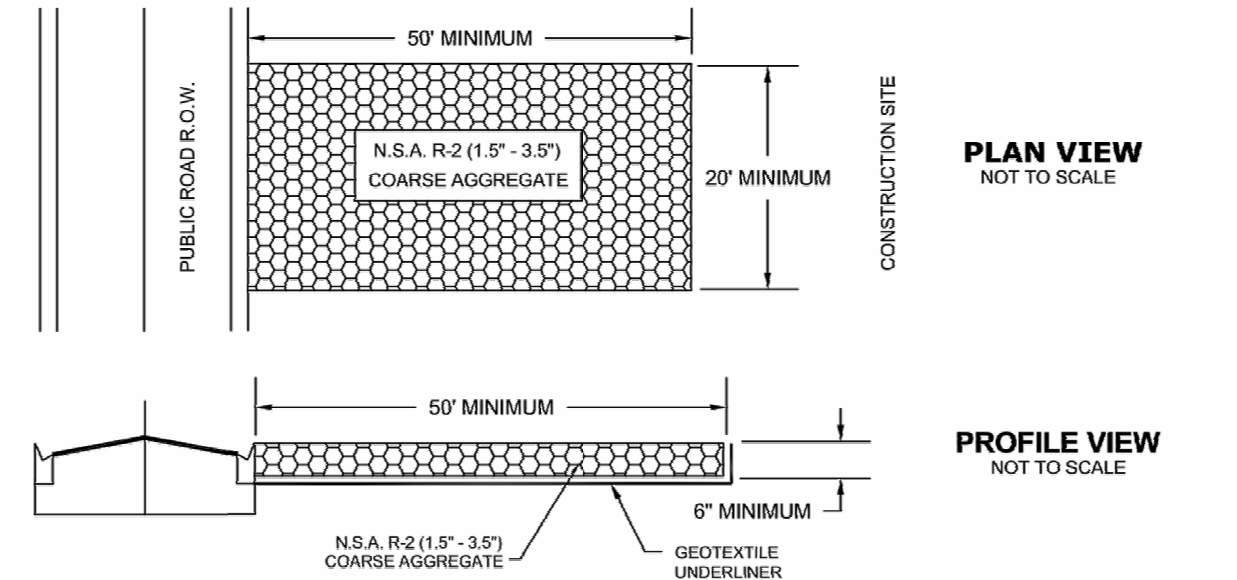
CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT:	CIELO
DATE:	03-2018
HORIZONTAL SCALE:	1"=60'
VERTICAL SCALE:	1"=60'
SEC:	TWP: RGE:
35	38S 19E

TITLE:	BEST MANAGEMENT PRACTICES PHASE 1 NORTH
MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	INDEX NUMBER: 215613459-04C-702EC
SHEET NUMBER: 63 OF 65	PROJECT NUMBER: 215613459



1. POSTS SHALL BE WOOD (2"x4" OR 2 1/2" DIA.) OR STEEL (MIN. 1.33 LBS/FT.).
2. SILT FENCE SHALL BE PLACED PRIOR TO ANY EARTHMOVING, EXCAVATION OR VEGETATION REMOVAL.
3. CONTRACTOR IS RESPONSIBLE FOR MONITORING & MAINTAINING THE SILT FENCE IN GOOD CONDITION THROUGHOUT THE LIFE OF THE PROJECT.
4. THE CITY ENGINEER OR HIS DESIGNEE MAY ISSUE A STOP WORK ORDER IN THE EVENT THAT SILT FENCE IS NOT BEING MAINTAINED OR IF SEDIMENT IS MIGRATING OFF-SITE.

SILT FENCE DETAIL
N.T.S.



CRUSHED STONE CONSTRUCTION EXIT DETAIL
N.T.S.



CITY OF VENICE
ENGINEERING DEPARTMENT
401 WEST VENICE AVE.
VENICE FL 34285
(941) 486-2626
FAX (941) 480-3031

ENGINEERING
SILT FENCE & CONSTRUCTION EXIT

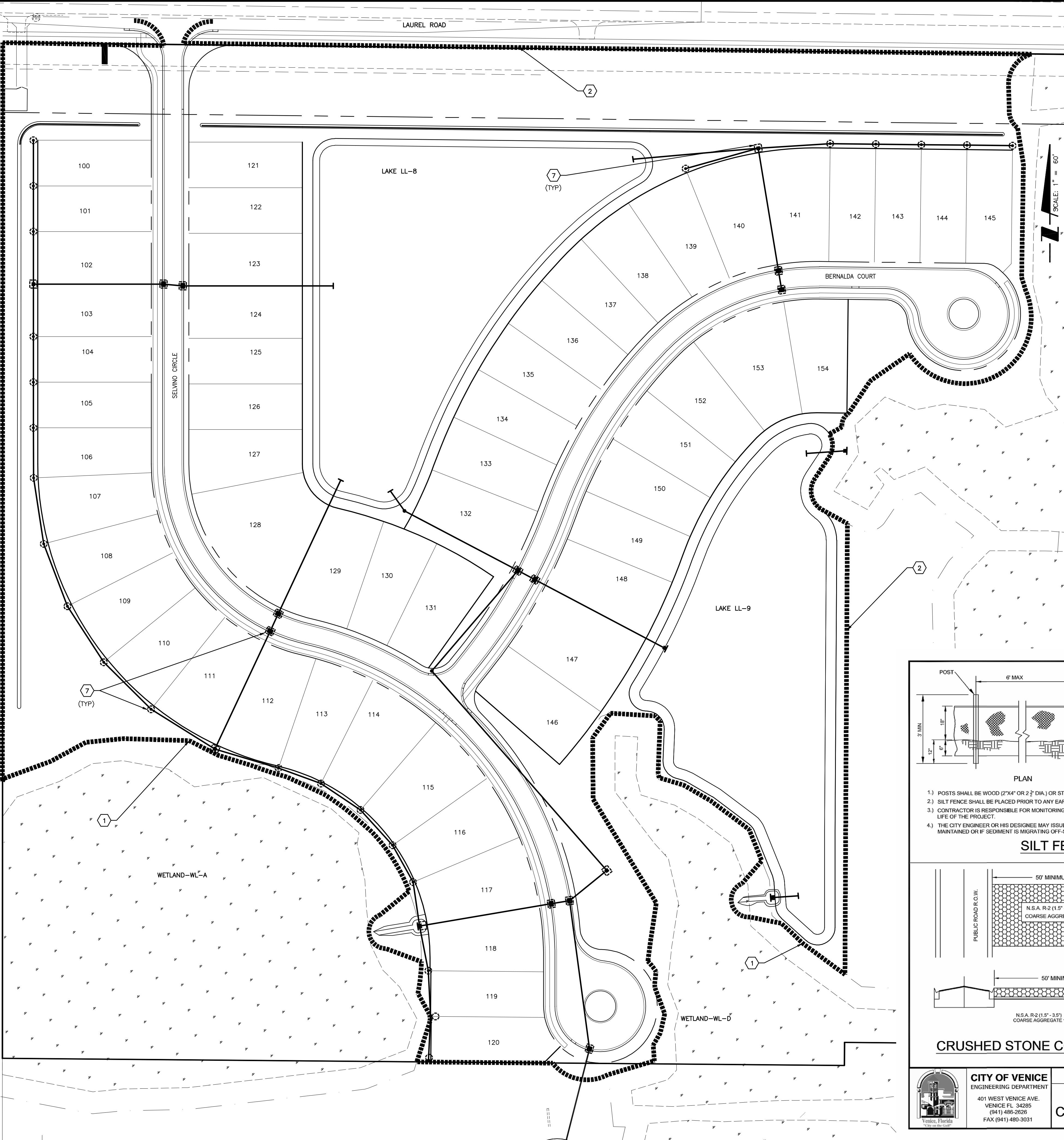
DATE
JAN. 2018
SHEET NO.
ENG-7

NOTES

1. A COPY OF THIS BEST MANAGEMENT PRACTICES PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) PERMIT(S) AND HAVE A COPY OF THE PERMIT(S) ON SITE. IF IT IS NECESSARY FOR GROUNDWATER DEWATERING TO DISCHARGE OFFSITE, THEN THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COSTS FOR OBTAINING AND/OR MODIFYING ALL APPLICABLE PERMITTING FOR THE DISCHARGE OF GROUNDWATER DEWATERING AND FOR COMPLYING WITH ALL SWFMD AND FDEP PERMITTING CONDITIONS.
3. THE CONTRACTOR SHALL IMPLEMENT OTHER BEST MANAGEMENT PRACTICES AS DIRECTED BY THE ENGINEER OF RECORD OR OTHER REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL STAGE CONSTRUCTION IN PHASES WHENEVER POSSIBLE TO MINIMIZE SOIL LOSS AND CONTROL EROSION.
5. THE CONTRACTOR SHALL PROVIDE A STABILIZED CONSTRUCTION ENTRANCE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP AS REQUIRED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPULIN.
6. THE CONTRACTOR SHALL DIRECT ONSITE RUNOFF TO THE STORMWATER MANAGEMENT SYSTEM DURING CONSTRUCTION.
7. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION AND FUGITIVE DUST.
8. ALL INLET GRATES SHALL BE WRAPPED IN FILTER FABRIC AND ALL INLETS SHALL BE PROTECTED WITH SILT SCREENS OR HAY BALES IN ACCORDANCE WITH THE BMP PLAN. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE. INLET GRATES SHOULD REMAIN WRAPPED UNTIL PROJECT IS COMPLETE.
9. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME, A TEMPORARY (OR PERMANENT) SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED WHERE ATTAINABLE UNTIL FINAL STABILIZATION OF THE SITE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. FOR DRAINAGE BASINS WITH 10 OR MORE DISTURBED ACRES AT ONE TIME AND WHERE A TEMPORARY SEDIMENT BASIN PROVIDING 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED, OR EQUIVALENT CONTROLS IS NOT ATTAINABLE, A COMBINATION OF SMALLER SEDIMENT BASINS AND/OR SEDIMENT TRAPS AND OTHER BMPs SHOULD BE USED. AT A MINIMUM, SILT FENCES, OR EQUIVALENT SEDIMENT CONTROLS ARE REQUIRED FOR ALL SIDESLOPE AND DOWNSLOPE BOUNDARIES OF THE CONSTRUCTION AREA.
10. AREAS THAT ARE DESIGNATED FOR PERMANENT STORMWATER INFILTRATION TREATMENT SYSTEMS (E.G., STORMWATER RETENTION PONDS) SHOULD NOT BE USED FOR TEMPORARY SEDIMENT BASINS UNLESS APPROPRIATE MEASURES ARE TAKEN TO ASSURE REMOVAL OF ACCUMULATED FINE SEDIMENTS, WHICH MAY CAUSE PREMATURE CLOGGING AND LOSS OF INFILTRATION CAPACITY, AND TO AVOID EXCESSIVE COMPACTION OF SOILS BY CONSTRUCTION MACHINERY OR EQUIPMENT.
11. DEWATERING WILL OCCUR, AS REQUIRED, FOR ALL EXCAVATION ACTIVITY INCLUDING, BUT NOT LIMITED TO, STORM SEWERS, SANITARY SEWERS, WATER LINES AND OTHER UTILITIES.
12. ALL CONSTRUCTION DEWATERING SHALL BE CONTAINED ONSITE, AT SPECIFIED LOCATIONS, AND ALLOWED TO INFILTRATE THE SOIL, UNLESS FDEP PERMITTING IS OBTAINED FOR OFFSITE DISCHARGE. ALL DEWATERING GROUNDWATER DISCHARGE SHALL BE ROUTED THROUGH A TEMPORARY SUMP PRIOR TO DISCHARGE TO WETLANDS, OTHER SURFACE WATER, OR OFFSITE. THE GENERAL PROCESS OF THE DEWATERING SYSTEM IF DEPICTED HEREIN SHALL BE ADHERED TO DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL APPLICABLE APPROVALS FOR ANY MODIFICATIONS HE PROPOSES.
13. THE DEWATERING SYSTEM SHALL USE A PUMP AND PIPING THAT IS LESS THAN 6 INCHES IN DIAMETER AND OPERATE LESS THAN A TOTAL OF SIX MONTHS. ANY DEVIATION FROM THIS REQUIREMENT SHALL REQUIRE A WATER USE PERMIT. THE COST OF A WATER USE PERMIT AND ASSOCIATED MATERIALS SHALL BE BORNE BY THE CONTRACTOR.
14. LAY SOD AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, POND SLOPES, AND A THREE FOOT (3') WIDE STRIP ADJACENT TO EDGE OF PAVEMENT OR AS DIRECTED BY THE ENGINEER AS SOON AS PRACTICAL TO PREVENT EROSION. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH SOD OR WITH PERMANENT SEED AND MULCH IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. PERMANENT STABILIZATION SHALL OCCUR AS SOON AS PRACTICAL BUT IN NO CASE MORE THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.
15. SODDING INCLUDES MAINTAINING SLOPES AND SOD UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRADES AND GRASS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. TOP SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR AT LEAST 21 DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
17. ALL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS, ON SITE, UNTIL CONSTRUCTION IS COMPLETE. COPIES SHALL BE FURNISHED TO THE ENGINEER OR OWNER, UPON REQUEST.
18. THE SITE SUPERINTENDENT, WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, FILLING OUT THE INSPECTION AND MAINTENANCE REPORT AND IF NECESSARY, REVISING THE STORMWATER POLLUTION PREVENTION PLAN CONSISTENT WITH MODIFICATIONS MADE DUE TO UNFORESEEN CAUSES, AS DICTATED BY FIELD CONDITIONS.
19. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES SHALL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT FOR INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.
20. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN.
21. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO INSURE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO INSURE THAT THE FENCE POSTS ARE INSTALLED FIRMLY IN THE GROUND.
22. SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF OF THE DEPTH OF THE SILTATION CONTROL BARRIER OR CONTROL DEVICES SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS. ALL SILTATION BARRIERS SHALL THEN BE RESTORED TO THEIR ORIGINAL CONDITIONS.
23. THE SEDIMENT BASIN SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
24. DIVERSION DIKE, IF REQUIRED, SHALL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
25. TEMPORARY AND PERMANENT SEEDING AND PLANTING SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
26. ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
27. THE LOCATION OF SILT FENCE AND OTHER BMP FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THESE FACILITIES ARE PLACED IN A LOCATION AND MANNER THAT DOES NOT CONFLICT WITH THE LIMITS OF CONSTRUCTION OR AREAS TO BE PROTECTED AS SET FORTH IN THESE PLANS.
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 - A. "NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588 (1) (B) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR." WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION. FULL DRIPLINE PROTECTION IS REQUIRED; HOWEVER THE ADMINISTRATOR MAY ALLOW CERTAIN ACTIVITIES TO BE CONDUCTED WITHIN THE BARRICADED DRIPLINE OF A TREE, SO LONG AS THE COUNTY DETERMINES THAT THE TREE WILL NOT BE ADVERSELY AFFECTED.
 - B. "A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL."

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) CERTIFICATION

OWNER/APPLICANT SIGNATURE	DATE
OWNER: JAMES R. SCHIER	
TITLE: VICE PRESIDENT	
COMPANY: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	



1) POSTS SHALL BE WOOD (2"x4" OR 2 1/2" DIA.) OR STEEL (MIN. 1.33 LBS/FT.).

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4) THE CITY ENGINEER OR HIS DESIGNEE MAY ISSUE A STOP WORK ORDER IN THE EVENT THAT SILT FENCE IS NOT BEING MAINTAINED OR IF SEDIMENT IS MIGRATING OFF-SITE.

SILT FENCE DETAIL

N.T.S.

PLAN VIEW
NOT TO SCALE

PROFILE VIEW
NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT DETAIL

N.T.S.

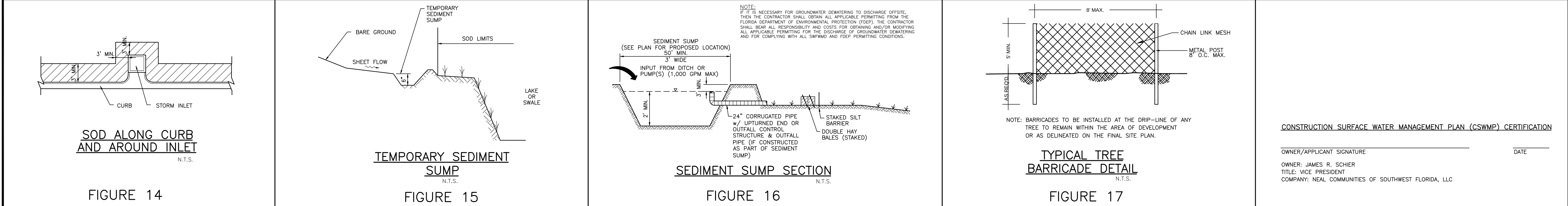
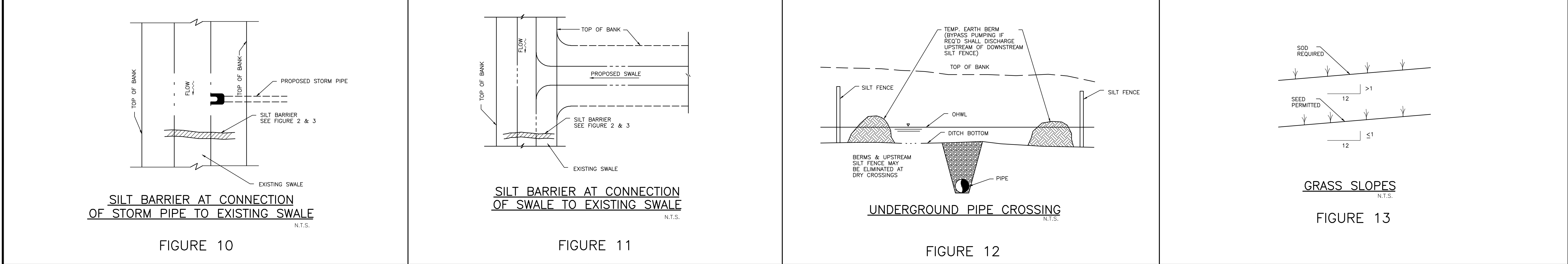
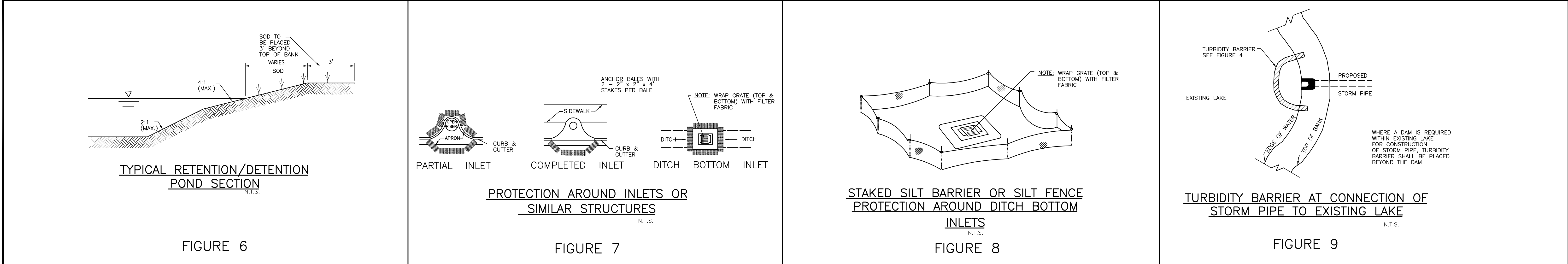
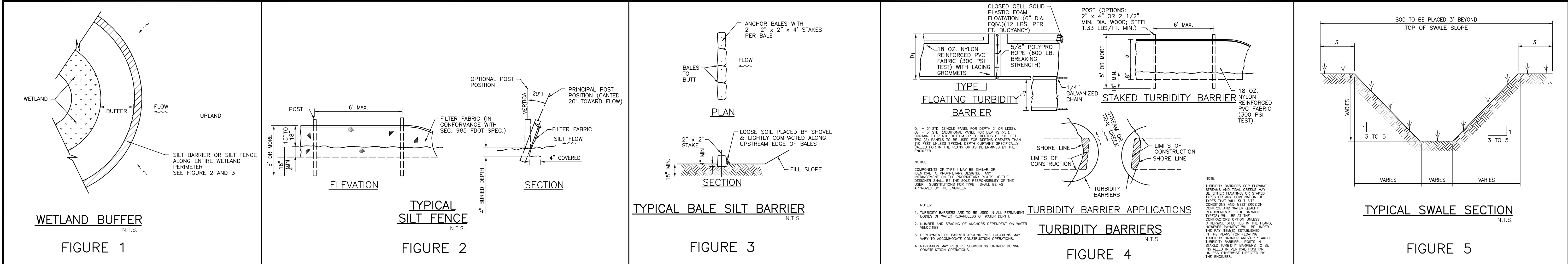
CITY OF VENICE
ENGINEERING DEPARTMENT
401 WEST VENICE AVE.
VENICE FL 34285
(941) 486-2626
FAX (941) 480-3031

ENGINEERING

**SILT FENCE &
CONSTRUCTION EXIT**

DATE
JAN. 2018

SHEET NO.
ENG-7



				ACTIVITY		INITIALS/EMP. NO.	DATE	 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing; any errors or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03-2018	TITLE: BEST MANAGEMENT PRACTICES DETAILS	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-04C-702EC SHEET NUMBER: 65 OF 65	
				DESIGNED BY:		03-2018	03-2018		PROJECT: CIELO		HORIZONTAL SCALE: 1"=150'					
				DRAWN BY:							VERTICAL SCALE:					
				CHECKED BY:							SEC. TWP. RGE: 35 38S 19E					
				CONTRACT ADMIN. BY:								CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459			
				WM APPROVED BY:												