



City of Venice
401 West Venice Ave., Venice, FL 34285
941-486-2626

DEVELOPMENT SERVICES - PLANNING & ZONING
PRELIMINARY PLAT AMENDMENT APPLICATION

16-04 PP

PRELIMINARY PLAT

Project Name: Gulf Harbor Estates

Parcel Identification No.: 0178090023

Address: NW corner of intersection: Gulf Drive and Harbor Drive

Parcel Size: 2.68 acres ±

FLUM designation: Low Density Residential

Zoning Map designation: RSF-3

Property Owner's Name: Southbridge Investments, LLC

Telephone: 941.408.7797

Fax: 941.408.7012

E-mail: N/A

Mailing Address: 446 Fairway Isles Drive, Venice, FL 34285

Project Manager: Tom J. Ballenger, P.E., GAP Engineering & Planning

Telephone: 941.923.6900

Mobile / Fax: cell : 941.356.7404 fax : 941.927-5154

E-mail: tballenger@gapep.com

Mailing Address: 5605 Marquesas Circle, Sarasota, FL 34233

Project Engineer : Same as Project Manager

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Project Architect: N/A

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed – See reverse side for checklist

Revised 12/10

Applicant Signature / Date:

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JUN 02 2016
PLANNING & ZONING

APPLICATION CHECKLIST

Required documentation (provide one copy of the following, unless otherwise noted):

- Signed, Sealed and Dated Survey of Property, including legal description
- Agent Authorization Letter

Fees

Application filing fee \$3,055 (major revision).

Application filing fee \$162 (minor revision).

Public notice fee in excess of \$50 will be billed to applicant and is not included in application fee.

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JUN 02 2016

PLANNING & ZONING

Project Narrative & Comprehensive Plan Analysis

for

GULF HARBOR ESTATES SUBDIVISION

Submitted to:

The City of Venice, Florida

Prepared for:

Southbridge Investments, LLC
446 Fairway Isles Drive
Venice, FL 34285

Prepared by:

GAP Engineering & Planning, LLC
5605 Marquesas Circle
Sarasota, FL 34233
FL CA No. 28016

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SEP 02 2016

PLANNING & ZONING

August 2016

PROJECT DESCRIPTION

Gulf Harbor Estates is a proposed 9-lot residential, single-family subdivision located on approximately 2.68 acres at the intersection of Gulf Drive and Harbor Drive in the City of Venice, Florida (See attached Location Map). The parcel is located within the RSF-3 zoning district (residential, single family district).

COMPREHENSIVE PLAN CONSISTENCY & COMPATIBILITY

The RSF zoning districts are intended to be single-family residential areas of low density with one single-family dwelling per lot. The current Future Land Use Map designates the subject property and the surrounding properties as Low Density Residential, consistent with the intent of RSF zoning districts.

Per the RSF-3 zoning district, the maximum residential density is 4.5 units per acre, the minimum lot area is 7,500 square feet and the minimum lot width is 75 feet. The proposed development meets or exceeds these requirements.

The proposed subdivision is surrounded by the RSF-3 zoning district to the east, RSF-2 zoning district to the north and south and RSF-1 zoning district to the west. See the table below for the minimum design criteria for the proposed development (Gulf Harbor Estates), RSF-1, RSF-2 and RSF-3 zoning districts (See attached Aerial Photograph).

Zoning District	Maximum Residential Density (units/acre)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)
RSF-3	4.5	7,500	75
Gulf Harbor Estates	3.35	10,355	75
RSF-2	3.5	10,000	80
RSF-1	2.5	15,000	100

As mentioned in the project description, the proposed subdivision is located within the RSF-3 zoning district, and is being developed with nine (9) single-family residential detached lots at a density of 3.35 units/acre (9 units ÷ 2.68 acres = 3.35 units/acre), less than the allowable by right density of 4.5 units/acre (12 units) for the RSF-3 zoning district and also less than the maximum residential density of 3.5 units/acre (10 units) for the less intense RSF-2 zoning district.

In addition, the proposed development complies with the minimum width requirement of 75' and exceeds the minimum lot area requirement of 7,500 square feet by having a minimum lot

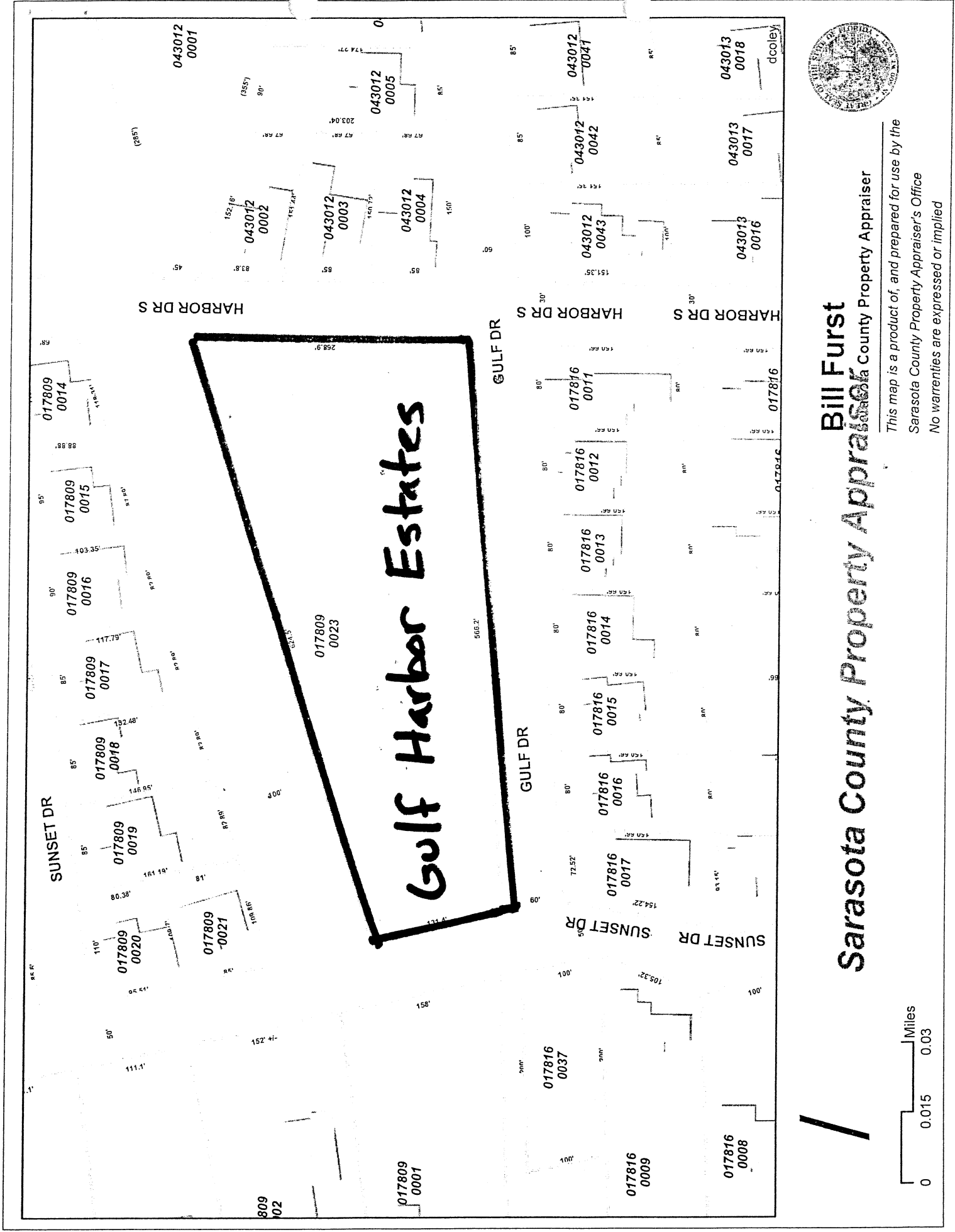
size of 10,355 square feet. This minimum lot area also exceeds the minimum required lot area for the less intense RSF-2 zoning district.

The density of the development will maintain compatibility with the surrounding developments. Gulf Shores Unit No. 1 is zoned RSF-3 and located to the east with lot widths approximately 85 feet wide. Gulf Shores Unit Nos. 2 & 3 are located to the north and south and zoned RSF-2 with lot widths approximately 80 feet wide. Private lots to the west are zoned RSF-1 with lot widths approximately 100 feet wide.

The proposed development is consistent with the comprehensive plan by meeting or exceeding the maximum residential density, minimum lot area and minimum lot width for the current RSF-3 zoning. The proposed development meets or exceeds most of the requirements for the less intense RSF-2 zoning district (except lot width by 5'), providing a smooth transition between the RSF-1 to the west and RSF-3 to the east while maintaining consistency with the RSF-2 zoning to the north and south.

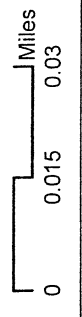
INFRASTRUCTURE AVAILABILITY

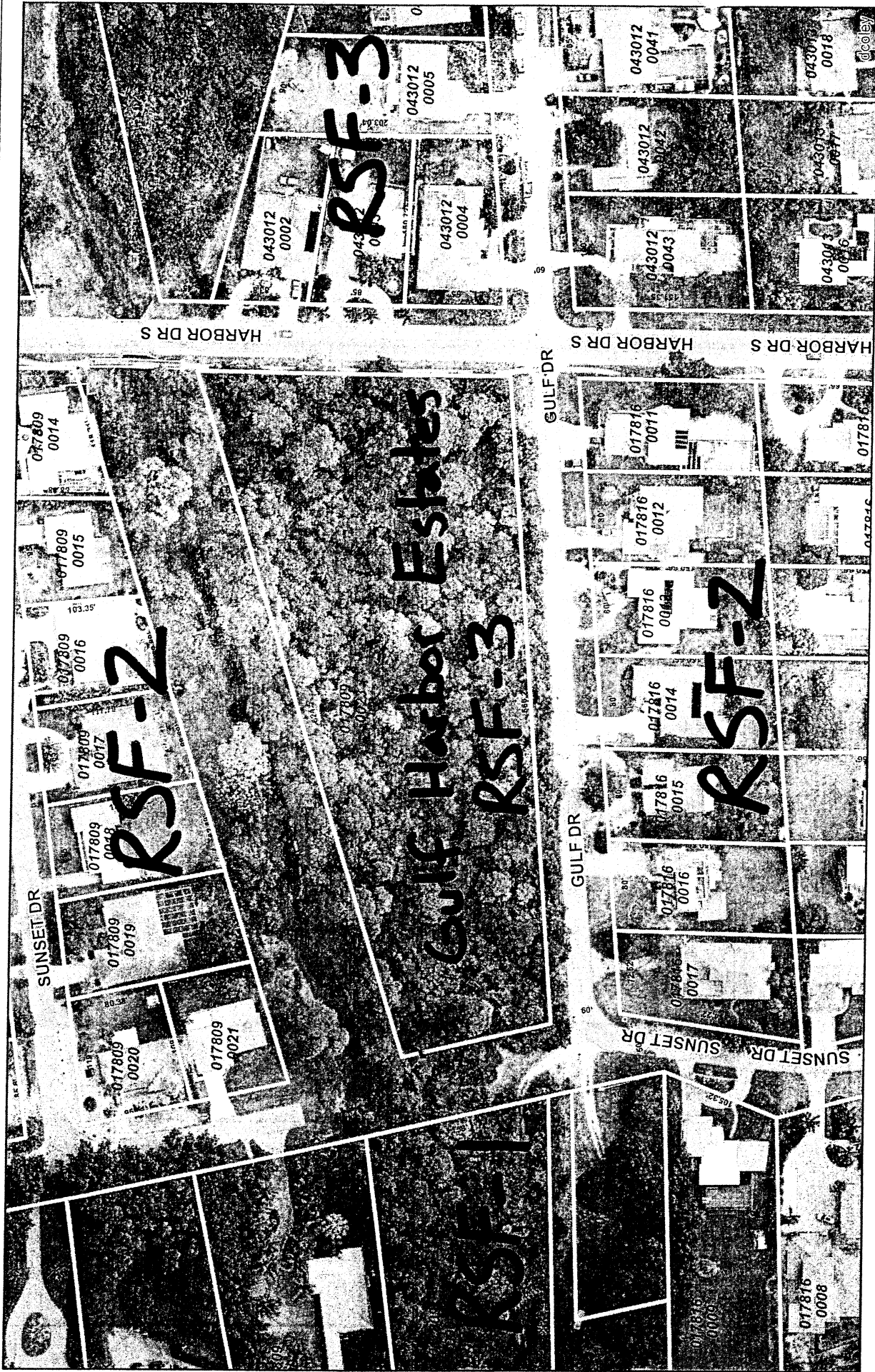
Per the City of Venice Utilities Department, sufficient capacity exists within the City's utility system for an additional nine (9) single-family residential homes in this area. As with any new development, the developer will be responsible for any utility improvements necessary to connect the project to the existing utility system.



Bill Furst
Sarasota County Property Appraiser

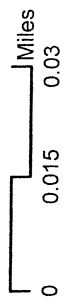
This map is a product of, and prepared for use by the
 Sarasota County Property Appraiser's Office
 No warranties are expressed or implied





Bill Furst Sarasota County Property Appraiser

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Sarasota County Property Appraiser's Office
No warranties are expressed or implied



December 13, 2016

Mr. Scott Pickett
Senior Planner
Planning & Zoning Division
City of Venice
401 W. Venice Avenue
Venice, FL 34285-2006

**RE: GULF HARBOR ESTATES – Sidewalk Waiver Request
Preliminary Plat Amendment Petition No. 16-04PP**

Dear Mr. Pickett,

On behalf of the owner/applicant, Southbridge Investments, LLC, and in accordance with Section 86-520(c) of the City of Venice Land Development Code, we are requesting a waiver of the requirement to construct a portion of sidewalk along the west property line of Gulf Harbor Estates. Please see attached Exhibit 'A'.

The subject property line is also the east right-of-way line of Sunset Lane, which is presently undeveloped in this area and is bifurcated by the Deertown Gully immediately to the north. Due to these facts, we feel that requiring the construction of this portion of sidewalk will not be reasonably beneficial or useful because of the location of the subject property is within an undeveloped right-of-way and adjacent to a conveyance swale and the Deertown Gully.

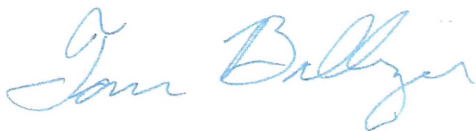
In addition, the characteristics of the immediate neighborhood presently has no sidewalks except for the portion to be constructed by this project.

We consider that the above waiver request has sufficiently addressed any comments and concerns related to this project. Please contact me 941.923.6900 or tballenger@gapep.com if you have any questions or require additional information.

Thank you in advance for your review and approval of this request.

Sincerely,

GAP Engineering and Planning, LLC



**Tom J. Ballenger, P.E.
Project Manager**

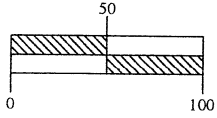
cc: File

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DEC 14 2016

5605 Marquesas Circle, Sarasota, Florida 34233 • Tel: 941.923.6900 • Fax: 941.927.5154

.. bridging the gap between vision and reality

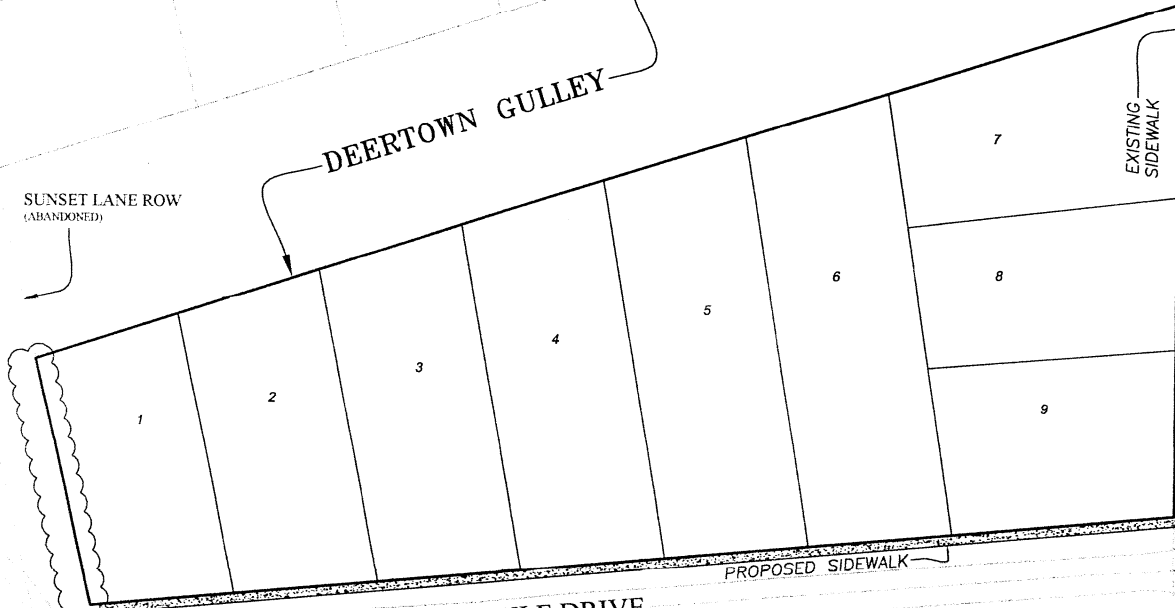


SUNSET LANE ROW
(ABANDONED)

DEERTOWN GULLEY

EXISTING
SIDEWALK

HARBOR DRIVE



GULF DRIVE

PROPOSED SIDEWALK

WAIVER
REQUEST

SEC/TWP/RGE: **13-39S-18E**

PID NO.: **017-809-0023**

DWG DATE: **12/09/16**

DWG SCALE: **AS SHOWN**

PROJECT OWNER:
MYRON GAY



5605 MARQUESAS CIRCLE
SARASOTA, FL 34233
Tel: 941-923-6900 Fax: 941-927-5154
FL CA #28016

**GULF HARBOR ESTATES
CITY OF VENICE, FLORIDA
EXHIBIT 'A'**

SARASOTA COUNTY, FLORIDA

PRELIMINARY PLAT
FOR
GULF HARBOR ESTATES

SECTION 13, TOWNSHIP 39S, RANGE 18E
SARASOTA COUNTY, FLORIDA

SUBMITTED TO: CITY OF VENICE, FLORIDA

JANUARY 2017

DEVELOPER: **SOUTHBRIDGE INVESTMENTS, LLC**
446 FAIRWAY ISLES DRIVE
VENICE, FLORIDA 34285

ENGINEER: **GAP ENGINEERING AND PLANNING, LLC**
5605 MARQUESAS CIRCLE
SARASOTA, FLORIDA 34233
941.923.6900

ENV. CONSULTANT: **IAN VINCENT & ASSOC., INC.**
4050 ROCK CREEK DRIVE
PORT CHARLOTTE, FLORIDA 33948
941.457.6272

SURVEYOR (BOUNDARY): **BRITT SURVEYING, INC**
606 CYPRESS AVENUE
VENICE, FLORIDA 34285
941.493.1396

SURVEYOR (TREES): **FLORIDA ENGINEERING & SURVEYING, INC.**
631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34275
941.485.3100

LANDSCAPE ARCHITECT: **FRANK J. SOLINKO, R.L.A.**
1477 RIPLEY STREET
NORTH PORT, FLORIDA 34286
941.914.0346

UTILITY COMPANIES:

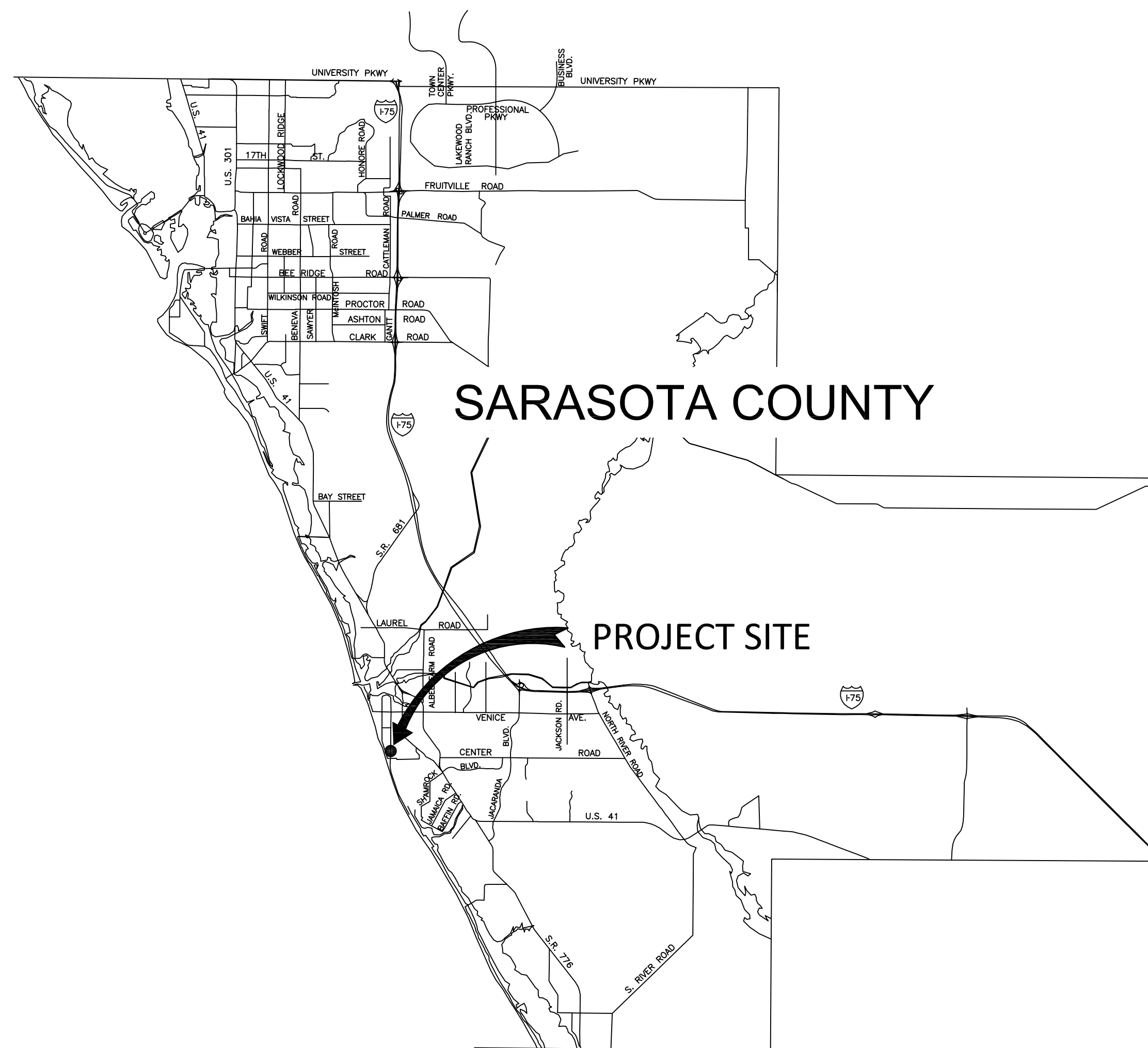
FLORIDA POWER & LIGHT
5657 NORTH McINTOSH ROAD
SARASOTA, FLORIDA 34230

TECO GAS
8261 VICO COURT
SARASOTA, FLORIDA 34240-7844

VERIZON
1701 RINGLING BLVD.
SARASOTA, FLORIDA 34230

COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FLORIDA 34242

CITY OF VENICE (WATER & SEWER)
401 W. VENICE AVENUE
VENICE, FL 34285



LOCATION MAP

N.T.S.

PREPARED BY:



5605 Marquesas Circle, Sarasota, FL 34233
Phone: 941.923.6900 Fax: 941.927.5154
FL CA# 28016
www.gapep.com

LEGAL DESCRIPTION (BY OTHERS):

Beginning at the Southeast corner of Section 13, Township 39 South, Range 18 East, run thence N.89°59'W. 30 feet along the South boundary line of said Section 13; thence N.0°18'E. 771.4 feet parallel to the East boundary line of said Section 13 for a point of beginning; thence continue N.0°18'E. 268.9 feet to the southerly bank of Canal; thence S.72°12'W. along said southerly bank of Canal 624.5 feet; thence S.12°50'E. 131.4 feet; thence N.84°56'E. 566.2 feet to the point of beginning. All lying and being in the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 South, Range 18 East, Sarasota County, Florida

NOTE:

OWNERSHIP & UNIFIED CONTROL: SOUTHBRIDGE INVESTMENTS, LLC
EXISTING SITE: PVIOUS SURFACE 2.68 AC (100%) IMPVIOUS 0.00 AC (0%)
PROPOSED SITE: PVIOUS SURFACE 1.34 AC (50%) IMPVIOUS 1.34 AC (50%)

ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS (WATER & SEWER)

LINEAR FEET OF RECLAIMED WATER	0.0 LF
LINEAR FEET OF POTABLE WATER MAIN	0.0 LF
LINEAR FEET OF GRAVITY SEWER MAIN	0.0 LF
LINEAR FEET OF FORCE MAIN	0.0 LF
NUMBER OF MANHOLES	0

NO COMMON AREAS ARE PROPOSED.

NOTES:

- ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
- ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITTED.
- TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
- ALL FIRE SERVICE BACKFLOW ASSEMBLES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, AND OR V CERTIFICATION OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521
- CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION
- ALL UTILITIES WHETHER PUBLIC OR PRIVATE SHALL MEET CITY OF VENICE STANDARDS.
- CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
- ALL ELEVATIONS, EXISTING AND PROPOSED, REFERENCE NGVD 1929 UNLESS NOTED OTHERWISE.
- PROPERTY ID NO. 0178090023
- FEMA DESIGNATION: PARCEL SHOWN HEREON IS SITUATED IN FLOOD ZONE "A12" BASE FLOOD ELEVATION 10.00' (PER NAVD 88) & FLOOD ZONE "B", BASE FLOOD ELEVATION NOT DETERMINED, PER REVISED FLOOD INSURANCE RATE MAP 12115C0329F, INDEX MAP EFFECTIVE DATE 11/4/16.
- THE FOLLOWING EASEMENTS ARE PROPOSED (SEE SHEET C-5)
DRAINAGE & LANDSCAPE EASEMENT
PUBLIC UTILITIES EASEMENT
- POST DEVELOPMENT RUNOFF DOES NOT INCREASE THE FLOOD STAGE FOR ANY UPSTREAM NODES FOR A 25-YEAR, 24-HOUR STORM EVENT.
- NGVD 1929 = NAVD 1988 + 1.13'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-0	COVER
C-1	GENERAL NOTES
C-2	AERIAL PHOTOGRAPH (2014)
C-3	EXISTING CONDITIONS
C-4	HORIZONTAL CONTROL PLAN
C-5	PRELIMINARY PLAT
C-6	PAVING, GRADING & DRAINAGE PLAN
C-7	PAVING, GRADING & DRAINAGE DETAILS
C-8	MASTER UTILITY PLAN
C-9	STORMWATER POLLUTION PREVENTION PLAN-BMP-DETAILS
C-10	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
C-11	MAINTENANCE OF TRAFFIC NOTES AND DETAILS
V.1 TO V.7	CITY OF VENICE STANDARD DETAILS

UTILITY WARNING NOTE:

ABOVE GROUND OR UNDERGROUND UTILITIES MAY BE IN THE AREA OF THIS PROJECT. PROCEED WITH CAUTION. CALL SUNSHINE 811 OR VISIT WWW.SUNSHINE811.COM AND CALL OR OTHERWISE CONTACT OTHER UTILITY OWNERS A MINIMUM OF TWO FULL DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

TOM J. BALLENGER, P.E.
FL LICENSE NO. 59254

DATE

SHEET NUMBER

C-0

ALL ELEVATIONS REFER TO N.G.V.D. 1929 UNLESS OTHERWISE NOTED.

REFUSE COLLECTION: THE OWNERS SHALL BE RESPONSIBLE FOR MEETING THE RECYCLING REQUIREMENTS OF CITY OF VENICE MANDATORY RECYCLING ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION PLANS APPROVAL.

MAINTENANCE OF COMMON FACILITIES: THE OWNER SHALL BE REQUIRED TO MAINTAIN THE APPEARANCE AND FUNCTION OF ANY PRIVATE DRAINAGE FACILITIES TO BE CONSTRUCTED ON THE SITE, INCLUDING RETENTION PONDS AND DRAINAGE DITCHES, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL REGULATIONS.

ALL IMPROVEMENTS ON PRIVATE PROPERTY ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC.

ACCESSIBILITY: ALL LANDSCAPING, SIGNAGE, LIGHTING, PAINT MARKINGS AND ACCESS AT CURBS, GUTTERS, SIDEWALKS AND INTERSECTIONS WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS DCA ACCESSIBILITY REQUIREMENTS, THE LATEST ADA REQUIREMENTS AND COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION. ALL SITE IMPROVEMENTS WILL CONFORM TO APPLICABLE ORDINANCES AND REGULATIONS OF CITY OF VENICE. ALL HANDICAP RAMPS ARE TO BE EMBOSSED WITH FDOT INDEX 304 TACTILE SURFACING.

LIGHTING: ALL EXTERIOR LIGHTING ON SITE SHALL BE DIRECTED ONLY TOWARD THE SUBJECT SITE AND AWAY FROM THE ADJACENT PROPERTIES AND STREETS.

PAVEMENT MARKINGS: PAVEMENT MARKINGS SHALL CONFORM TO FDOT SECTION 711 – THERMOPLASTIC TRAFFIC STRIPES AND MARKINGS. ALL PAVEMENT MARKINGS, EXCEPT FOR PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC 90-MILS IN THICKNESS".

ROADWAY/TRAFFIC SIGNAGE: SIGNAGE SHALL CONFORM TO FDOT SECTION 700 – HIGHWAYS SIGNING AND SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD DRAWING 17302. ALL TRAFFIC SIGN POSTS SHALL BE 2" x 2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES. ALL TRAFFIC CONTROL SIGNS SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING (OR EQUIVALENT). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.

WELLS: ANY WELLS DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE CITY OF VENICE – ENGINEERING DEPARTMENT AND THE ENGINEER WITHIN 24 HOURS OF DISCOVERY. EXISTING WELLS SHALL BE PROTECTED FOR FUTURE USE OR SHALL BE PLUGGED BY A LICENSED WELL CONTRACTOR IN A APPROVED MANNER.

SEPTIC: EXISTING SEPTIC SYSTEMS SHALL BE CRUSHED AND FILLED BY A LICENSED SEPTIC CONTRACTOR.

EXISTING UTILITIES: THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF WATER SERVICES ARE SUBJECT TO FIELD ADJUSTMENTS. A VERTICAL CLEARANCE OF 18 INCHES (MIN.) REQUIRED AT CROSSING OF WATER AND SEWER MAINS. A HORIZONTAL CLEARANCE OF 10 FEET (MIN.) REQUIRED BETWEEN WATER AND SEWER MAINS. SEE "UTILITY NOTIFICATION" DISCLAIMER, THIS SHEET.

NOTIFY "SUNSHINE 811" DIAL 811, CITY OF VENICE UTILITIES DEPARTMENT, FLORIDA POWER AND LIGHT, VERIZON TELEPHONE AND ANY OTHER UTILITIES (GAS, CABLE, T.V., etc....) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE. SEE "UTILITY NOTIFICATION" DISCLAIMER, THIS SHEET.

IT IS THE CONTRACTORS RESPONSIBILITY, PRIOR TO BIDDING, TO INSPECT THE JOB SITE AND TO BE TOTALLY FAMILIAR WITH THE PLANS, THEIR INTENT AND ANY PERMIT CONDITIONS.

CONSTRUCTION SITE MUST COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS. (I.E. FIRE PROTECTION, WATER SUPPLY AND EMERGENCY VEHICLE ACCESS, ETC.)

PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF VENICE TREE PROTECTION ORDINANCE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES DETAIL DRAWING. THE CONTRACTOR SHALL NOTIFY THE CITY OF VENICE WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE. NO CLEARING WITH HEAVY EQUIPMENT OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED. THE PROTECTED ROOT ZONE IS DEFINED AS A MINIMUM OF SIX FEET OR ONE-HALF THE DISTANCE FROM THE TRUNK TO THE DRIP LINE OF THE TREE, WHICHEVER IS GREATER. ONLY HAND CLEARING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF TREES TO BE SAVED. EXTREME CAUTION SHALL BE USED WHEN WORKING AROUND THE INSTALLING IMPROVEMENTS NEXT TO THE TREES TO BE SAVED. ALTHOUGH HALF DRIP LINE PROTECTION IS REQUIRED, FULL DRIP LINE PROTECTION IS PREFERRED AND STRONGLY RECOMMENDED TO MINIMIZE ROOT DAMAGE AND THEREFORE INCREASE A TREE'S CHANCES FOR LONG-TERM SURVIVAL.

WHERE EXCAVATION IS IN CLOSE PROXIMITY TO TREES, THE CONTRACTOR SHALL NOT DAMAGE THE ROOT SYSTEM. NO EQUIPMENT, SUPPLIES, OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE DRIP LINE OF TREES DESIGNATED TO REMAIN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF THEIR EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.

LAY SOD AROUND ALL INLETS, MITERED END WALLS, HEADWALLS, SWALES, LAKE SLOPES, ADJACENT TO EDGE OF PAVEMENT AND ADJACENT TO BACK OF CURB AS SHOWN ON "BEST MANAGEMENT PRACTICES DETAILS" SHEET AND AS DIRECTED BY THE ENGINEER.

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING CONSTRUCTION TO CONTROL EROSION AND PREVENT THE TRANSPORT OF SEDIMENT TO SURFACE STORM DRAINS AND/OR ADJACENT PROPERTIES. SILT SCREENS, HAY BALES AND/OR FILTER FABRIC, OR OTHER APPROVED MEANS, SHALL BE EMPLOYED. SODDING AND/OR SEEDING SHALL BE ACCOMPLISHED AS SOON AS PRACTICAL AFTER EXCAVATION AND GRADING IS COMPLETE. THE CONTRACTOR SHALL SUBMIT A PROJECT SCHEDULE INDICATING EXCAVATION AND GRADING ACTIVITIES TOGETHER WITH SILTATION/EROSION CONTROL MEASURES TO BE EMPLOYED. SEE "BEST MANAGEMENT PRACTICES DETAILS" SHEET FOR ADDITIONAL INFORMATION.

EROSION/SEDIMENT CONTROL:
BEST MANAGEMENT PRACTICES (BMP) IN ADDITION TO THOSE PRESENTED ON THESE PLANS AND OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTY OR ROADWAYS, OFFSITE STORMWATER CONVEYANCES, OR OFFSITE RECEIVING WATERS. BMPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR (CONTRACTOR) TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS THE AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT SITE NECESSARY TO ENSURE COMPLIANCE). CONTRACTOR TO ENSURE SURFACE WATER QUALITY CONDITIONS ARE IN COMPLIANCE WITH STATE WATER QUALITY STANDARDS AND CITY OF VENICE.

OFFSITE SURFACE WATER DISCHARGES WITH TURBIDITY IN EXCESS OF 29 NTU'S (NEPHELOMETRIC TURBIDITY UNITS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO CITY OF VENICE WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND THE CORRECTIVE ACTIONS TAKEN.

THE OPERATOR (CONTRACTOR) SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)(1), FLORIDA ADMINISTRATION CODE, BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.

CLOSURE PLAN: IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION, ALL CONSTRUCTION AND STOCKPILED VEGETATION DEBRIS WILL BE REMOVED FROM THE SITE AND ALL FILL WILL BE GRADED AND STABILIZED.

VEGETATION FROM CLEARING/GRUBBING WILL BE DISPOSED OF OFFSITE IN AN APPROVED MANNER. TOP SOIL THAT IS DEEMED SUITABLE MAY BE USED ON SITE IN THE LANDSCAPE BERMS AND PLANTING BEDS PROVIDED IT IS BURIED ABOVE THE SHWL GRADE. SUCH MATERIAL IS SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND ENGINEER PRIOR TO PLACEMENT. SOD LUMPS, DEBRIS AND STONES LARGER THAN 2 INCHES IN MAXIMUM DIMENSION MUST BE REMOVED FROM THE TOPSOIL. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF VENICE ORDINANCES. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL BY THE ENGINEER.

PAVED INVERTS WITHIN DRAINAGE BASINS SHALL PRECLUDE PONDED WATER, AND ALL DRAINAGE CULVERTS JOINTS SHALL BE WRAPPED PER FDOT INDEX 280. UNLESS OTHERWISE SPECIFIED, CONCRETE FOR ALL ROADWAY AND DRAINAGE STRUCTURES SHALL BE 3000PSI (PER FDOT STANDARD SPECIFICATIONS SECTION 346).

FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS, SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO THE CITY OF VENICE. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICABLE.

FORTUITOUS FINDS AND UNMARKED HUMAN BURIALS:
NO. 95-050, & 11, 6-6-1995; ORD. NO. 98-051, & XI, 5-26-1998)

THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES:

IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT THE DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORIC RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF SUCH EVIDENCE INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ACCESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NOT LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.

IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO F.S. CH. 872, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

A SEPARATE BUILDING PERMIT IS REQUIRED FOR ANY RETAINING OR STRUCTURAL, OR PERIMETER WALLS. (FOAM, MASONRY OR OTHERWISE)

THE WETLANDS, MESIC HAMMOCKS, AND ASSOCIATED UPLAND VEGETATIVE BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN AS A PRESERVE. ALL ACTIVITIES INVOLVING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE CITY OF VENICE. EXCEPTION MAY BE GRANTED BY THE CITY OF VENICE TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

THERE ARE NO GRAND TREES THAT ARE EXISTING ON THE SITE AND WILL BE PROTECTED OR MITIGATED PER SARASOTA COUNTY CRITERIA.

PRIOR TO DEMOLITION OF EXISTING STRUCTURES AN ASBESTOS SURVEY AND/OR NOTIFICATION MAY BE REQUIRED.

SIDEWALKS/BIKE PATHS TO HAVE EXPANSION JOINTS AT A MAXIMUM SPACING OF 100- FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF SLAB, BUT NO MORE THAN 10- FEET AND NO LESS THAN 4- FEET.

THIS PROJECT SHALL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE AMERICAN DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

ARCHITECTURAL PAVERS USED IN EITHER TRAVELWAYS OR WALKWAYS SHALL CONFORM TO FDOT STANDARD SPECIFICATION NO. 526 (FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010 EDITION).

IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN: OFFICIAL LISTS" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB JAY, AMERICAN BALD EAGLE, SHERMAN'S FOX SQUIRREL, BURROWING OWL, GOPHER TORTOISE, GOPHER FROG, AND EASTERN INDIGO SNAKE. PROTECTION EXTENDS TO THE NESTS, BURROWS AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES (OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS) THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND/OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO THE CITY OF VENICE PRIOR TO RESUMING WORK.

IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM THE CITY OF VENICE. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE INCORPORATED AREAS OF THE CITY OF VENICE, THE RECEIVING PROPERTY(S) SHALL POSSESS AUTHORIZATION IN THE FORM OF AN EARTHMOVING PERMIT, A WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING SAID FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR OUTSIDE APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR EXEMPTIONS, CONTACT CITY OF VENICE. IF FILL MATERIAL IS TO BE STOCKPILED WITHIN THE APPROVED CONSTRUCTION LIMITS, THE PROJECT ENGINEER MUST PROVIDE DETAILED DRAWINGS TO THE CITY OF VENICE FOR REVIEW AND APPROVAL.

ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHTS-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.

ALL WORK CONDUCTED IN THE CITY OF VENICE AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.

TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.

ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS I, II, OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.

CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.

ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS.

CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSTER LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.

SITE CONTRACTORS TO FIELD LOCATE AND VERIFY ALL UNDERGROUND UTILITY AND STORMWATER CONNECTIONS, INCLUDING VERTICAL AND HORIZONTAL LOCATIONS, PRIOR TO CONSTRUCTION.

POST DEVELOPMENT RUNOFF DOES NOT INCREASE THE STAGE OF ANY UPSTREAM NODES FOR A 25-YEAR, 24-HOUR STORM EVENT.

LAND USE DEVELOPMENT DATA:

PRESENT ZONING: RSF-3
PROPOSED DENSITY: 9 UNITS / 2.68 AC. = 3.36 UNITS PER ACRE (SINGLE FAMILY DETACHED LOTS)
MAXIMUM DENSITY: 4.5 UNITS / ACRE (PER THE EXISTING RSF-3 ZONING DISTRICT REGULATIONS)
4.5 UNITS X 2.68 AC. = 12.06 UNITS
SURROUNDING ZONING: WEST: RSF-1
EAST: RSF-3
NORTH: RSF-2
SOUTH: RSF-2

TOTAL PROJECT AREA: 2.68 ACRES ±

PROPOSED NUMBER UNITS SHOWN: 9-LOTS, SINGLE FAMILY DETACHED LOTS

LAND USE:
TOTAL ON-SITE AREA: 2.68 ACRES (50.0%)
TOTAL SITE IMPERVIOUS AREA: 1.34 ACRES (50.0%)

MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT PER RSF-3 ZONING DISTRICT = 35' SUBJECT TO COMPLIANCE WITH SECTION 86-570 DEFINITION OF BUILDING HEIGHT.

REQUIRED SETBACKS:
FRONT.....20'
SIDE YARD.....6' (MIN.)
SIDE YARD (TOTAL).....15'
REAR.....10'

OPEN SPACE NO REQUIREMENT FOR OPEN SPACE):

WETLANDS & OTHER CONSERVATION AREAS	0.00 ACRES
STORM WATER MANAGEMENT AREA	0.34 ACRES
OTHER PERVIOUS AREA (AS OPEN SPACE)	1.00 ACRES
TOTAL OPEN SPACE	1.34 ACRES (50.0%)

WATER: POTABLE WATER SERVICE TO BE PROVIDED BY THE CITY OF VENICE UTILITIES

SEWER: WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF VENICE UTILITIES

IRRIGATION: IRRIGATION SERVICES TO BE PROVIDED BY THE CITY OF VENICE UTILITIES (IF AVAILABLE)

REFUSE: REFUSE SERVICE TO BE PROVIDED BY CITY OF VENICE

COMMON AREAS: NO COMMON AREAS ARE PROPOSED

EASEMENTS: UTILITY, DRAINAGE AND LANDSCAPE EASEMENTS ARE PROVIDED FOR AND DESIGNATED ON THE PRELIMINARY PLAT, SEE SHEET C-5.

TREE LOCATION: THE SITE IS PRESENTLY VACANT, SEE SHEET C-3 FOR EXISTING CONDITIONS.

FEMA DESIGNATION:

PARCEL SHOWN HEREON IS SITUATED WITHIN FLOOD ZONE 'A12' BASE FLOOD ELEVATION 10.00' (NAVD 1988) & FLOOD ZONE 'B', BASE FLOOD ELEVATION NOT DETERMINED, PER REVISED F.I.R.M. NO. 12115C0329, INDEX MAP EFFECTIVE DATE 11/4/16.

BASE FINISHED FLOOR ELEVATION

FEMA ELEVATION: 11.13 (NGVD 1929).

REQUIRED MIN. FF ELEVATION: 1.25'(15") ABOVE MAX ROAD CENTERLINE ELEVATION FOR EACH LOT GOVERNS (SEE PLANS)

ENVIRONMENTAL AND SURFACE WATER MANAGEMENT SYSTEM:
ONSITE DRAINAGE SYSTEM WILL BE MAINTAINED BY FUTURE HOA.

STATEMENT OF OWNERSHIP AND UNIFIED CONTROL : SOUTHBIDGE INVESTMENTS, LLC

LANDSCAPE: CODE MINIMUM LANDSCAPING PLANS ARE INCLUDED IN THIS SET OF PLANS.

OFF-STREET PARKING REQUIREMENTS

REQUIRED PARKING – 2 SPACES PER UNIT
PARKING CALCULATION: 9 UNITS X 2 SPACES/UNIT = 18 SPACES

REQUIRED PARKING HANDICAPPED SPACES 0 SPACES

TOTAL PARKING SPACES 18 SPACES

THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES WILL BE SHOWN WITH INDIVIDUAL BUILDING PERMIT APPLICATIONS FOR SINGLE-FAMILY DETACHED STRUCTURES

ADA:

PUBLIC / PRIVATE IMPROVEMENTS:

ALL IMPROVEMENTS ON THIS SITE ARE PRIVATE IMPROVEMENTS. THIS INCLUDES UTILITY, BUILDING, AND SURFACEWATER IMPROVEMENTS.

ALL SIDEWALK STREET CROSSINGS AT CURBS, GUTTERS AND INTERSECTIONS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA ACCESSIBILITY CODE.

MINIMUM LOT AREA

MINIMUM BUILDING LOT AREA = 7,500 SQ.FT.

MINIMUM LOT WIDTH

MINIMUM LOT WIDTH: 75' (RSF-3)

MAXIMUM LOT COVERAGE = 35% (PER RSF-3 DISTRICT REGULATIONS)

REV DATE REVISIONS

GENERAL NOTES
PRELIMINARY PLAT

GAP Engineering & Planning, LLC

SEAL

TOM J. BALLENGER, P.E.

FL LICENSE NO. 59254

DRAWN BY: TJB

DATE: 05/02/2016

CHECKED BY: TJB

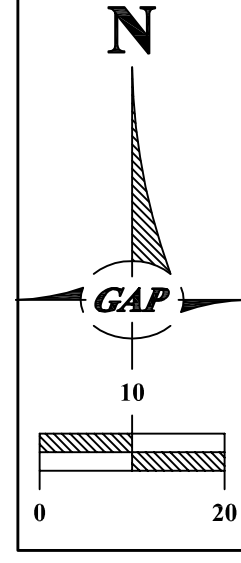
PROJECT #: 2015

SCALE: SEE PLAN

SHEET NUMBER

C-1

NOTE: CITY OF VENICE STANDARD DETAILS SHALL SUPERSEDE ANY CONFLICTING REQUIREMENTS.



TOM J. BALLENGER
FL LICENSE NO. 59254

DATE

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DATE: 05/02/2016
CHECKED BY: TJB
PROJECT #: 2015
SCALE: SEE PLAN
SHEET NUMBER

C-2

GAP Engineering & Planning, LLC
6605 MARQUESSA CIRCLE
VENICE, FL 33592
TEL: 941-423-6900 FAX: 941-927-5154
FL CA #28016

SEAL

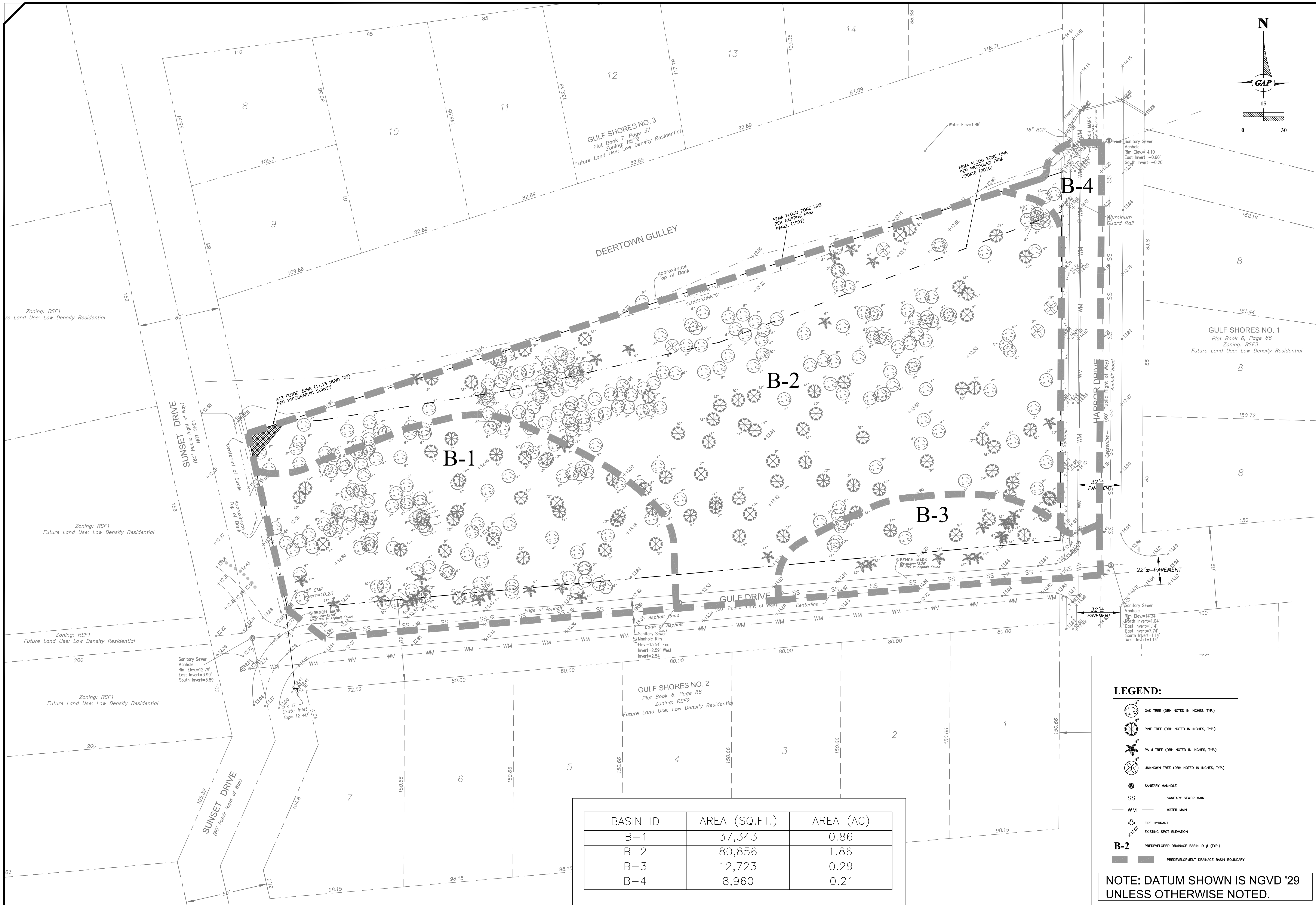
TOM J. BALLENGER, P.E.

AERIAL PHOTOGRAPH (2014)
PRELIMINARY PLAT

GULF HARBOR ESTATES
CITY OF VENICE
SARASOTA COUNTY, FLORIDA

REV	DATE	REVISIONS
B	10/31/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS
A	08/26/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS

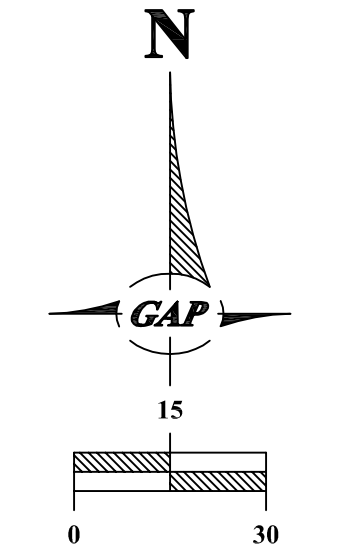
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LEGEND:

- OAK TREE (DBH NOTED IN INCHES, TYP.)
- PINE TREE (DBH NOTED IN INCHES, TYP.)
- PALM TREE (DBH NOTED IN INCHES, TYP.)
- UNKNOWN TREE (DBH NOTED IN INCHES, TYP.)
- SANITARY MANHOLE
- SANITARY SEWER MAIN
- WATER MAIN
- FIRE HYDRANT
- EXISTING SPOT ELEVATION
- PREDEVELOPED DRAINAGE BASIN ID # (TYP.)
- PREDEVELOPMENT DRAINAGE BASIN BOUNDARY

NOTE: DATUM SHOWN IS NGVD '29 UNLESS OTHERWISE NOTED.



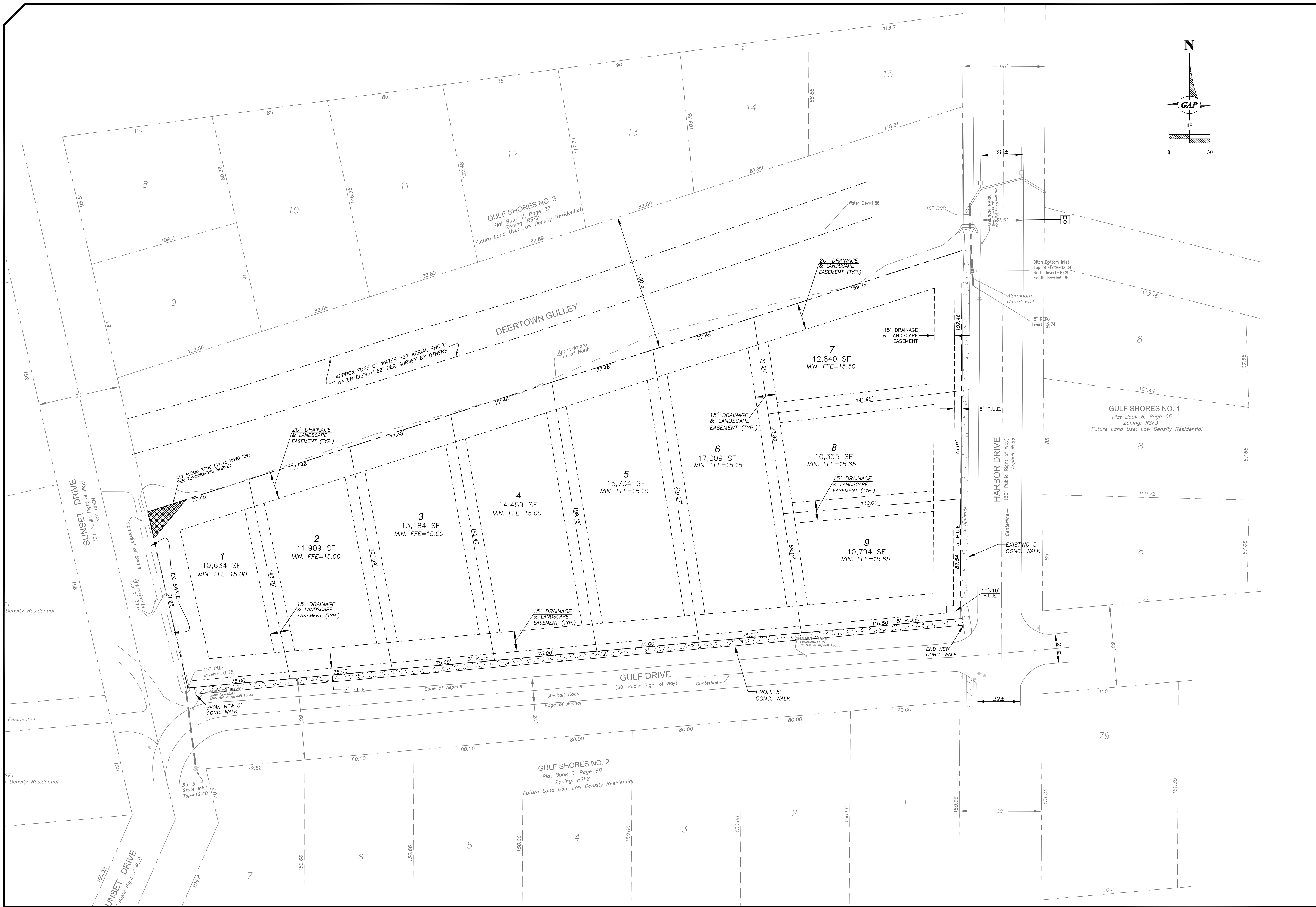
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C	01/05/17	CITY OF VENICE TECHNICAL REVIEW COMMENTS
B	10/31/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS
A	10/26/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS

EXISTING CONDITIONS
PRELIMINARY PLAN
GULF HARBOR ESTATES
 CITY OF VENICE
 SARASOTA COUNTY, FLORIDA

GAP Engineering & Planning, LLC
 5605 MARQUESAS CIRCLE
 SARASOTA, FL 34233
 Tel: 941-923-6900 Fax: 941-927-5154
 FL CA #26016

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 SCALE: SEE PLAN
 SHEET NUMBER
C-3

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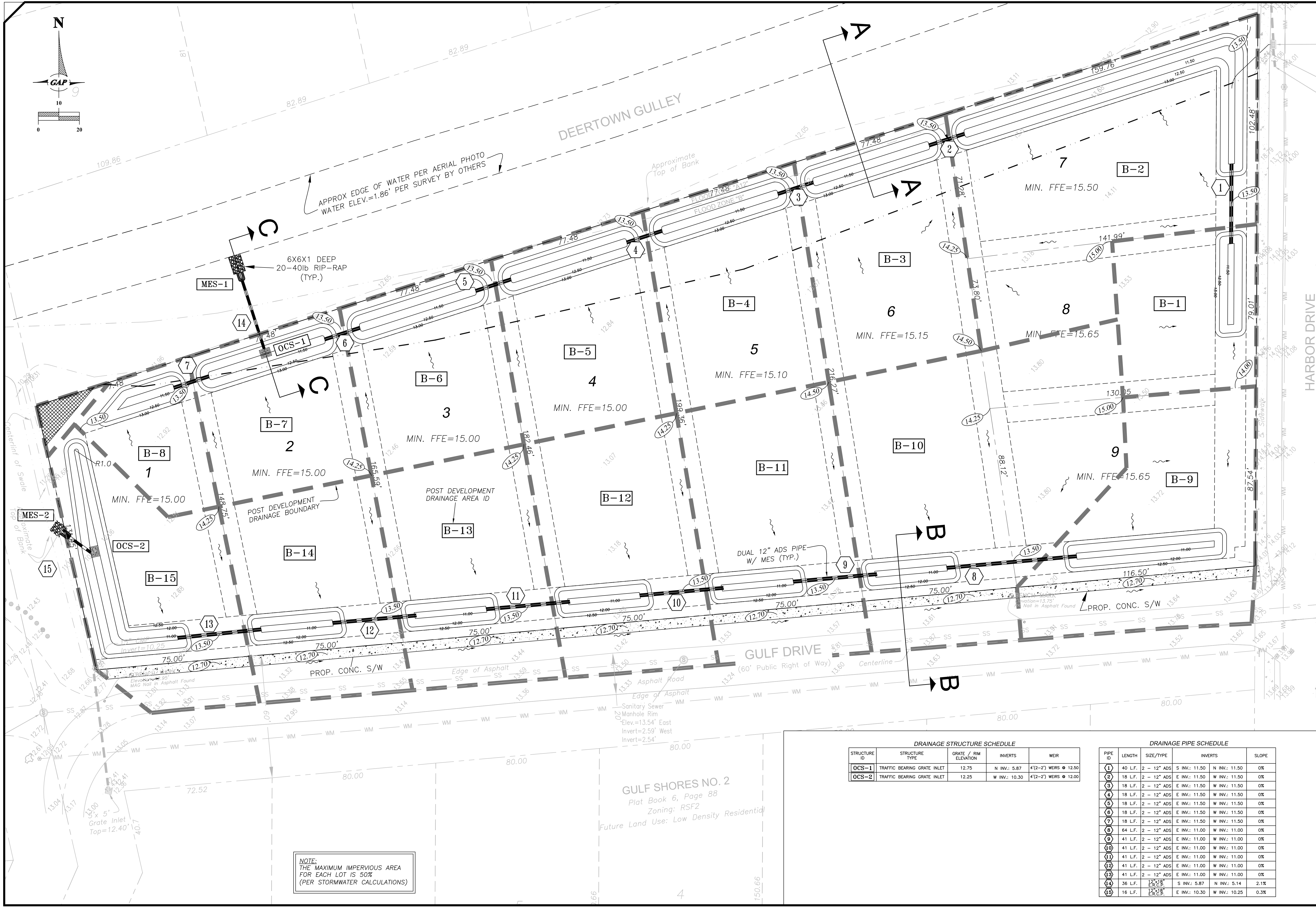
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B	10/31/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS
A	10/26/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS

PRELIMINARY PLAT
GULF HARBOR ESTATES
 CITY OF VENICE
 SARASOTA COUNTY, FLORIDA

GAP Engineering & Planning, LLC
 5605 MARQUESAS CIRCLE
 SARASOTA, FL 34233
 Tel: 941-923-6900 Fax: 941-927-5154
 FL CA #28016

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 SHEET NUMBER
C-5

Z:\LOCAL PROJECTS\12015\Maroon Cay Harbor and Golf Venice Drawings\Civil\Plans C-5 PRELIMINARY PLAT.dwg 24 x 36 Jan 13, 2017 12:24pm



GULF SHORES NO. 2
 Plat Book 6, Page 88
 Zoning: RSF2
 Future Land Use: Low Density Residential

STRUCTURE ID	STRUCTURE TYPE	GRATE / RIM ELEVATION	INVERTS	WEIR
OCS-1	TRAFFIC BEARING GRATE INLET	12.75	N INV.: 5.87	4'(2-2) WEIRS @ 12.50
OCS-2	TRAFFIC BEARING GRATE INLET	12.25	W INV.: 10.30	4'(2-2) WEIRS @ 12.00

PIPE ID	LENGTH	SIZE/TYPE	INVERTS	SLOPE
1	40 L.F.	2 - 12" ADS	S INV.: 11.50 N INV.: 11.50	0%
2	18 L.F.	2 - 12" ADS	E INV.: 11.50 W INV.: 11.50	0%
3	18 L.F.	2 - 12" ADS	E INV.: 11.50 W INV.: 11.50	0%
4	18 L.F.	2 - 12" ADS	E INV.: 11.50 W INV.: 11.50	0%
5	18 L.F.	2 - 12" ADS	E INV.: 11.50 W INV.: 11.50	0%
6	18 L.F.	2 - 12" ADS	E INV.: 11.50 W INV.: 11.50	0%
7	18 L.F.	2 - 12" ADS	E INV.: 11.50 W INV.: 11.50	0%
8	64 L.F.	2 - 12" ADS	E INV.: 11.00 W INV.: 11.00	0%
9	41 L.F.	2 - 12" ADS	E INV.: 11.00 W INV.: 11.00	0%
10	41 L.F.	2 - 12" ADS	E INV.: 11.00 W INV.: 11.00	0%
11	41 L.F.	2 - 12" ADS	E INV.: 11.00 W INV.: 11.00	0%
12	41 L.F.	2 - 12" ADS	E INV.: 11.00 W INV.: 11.00	0%
13	41 L.F.	2 - 12" ADS	E INV.: 11.00 W INV.: 11.00	0%
14	36 L.F.	2 - 12" ADS	S INV.: 5.87 N INV.: 5.14	2.1%
15	16 L.F.	12" ADS	E INV.: 10.30 W INV.: 10.25	0.3%

PAVING, GRADING AND DRAINAGE PLAN
 SITE & DEVELOPMENT PLAN

GULF HARBOR ESTATES
 CITY OF VENICE
 SARASOTA COUNTY, FLORIDA

GAP
 Engineering & Planning, LLC

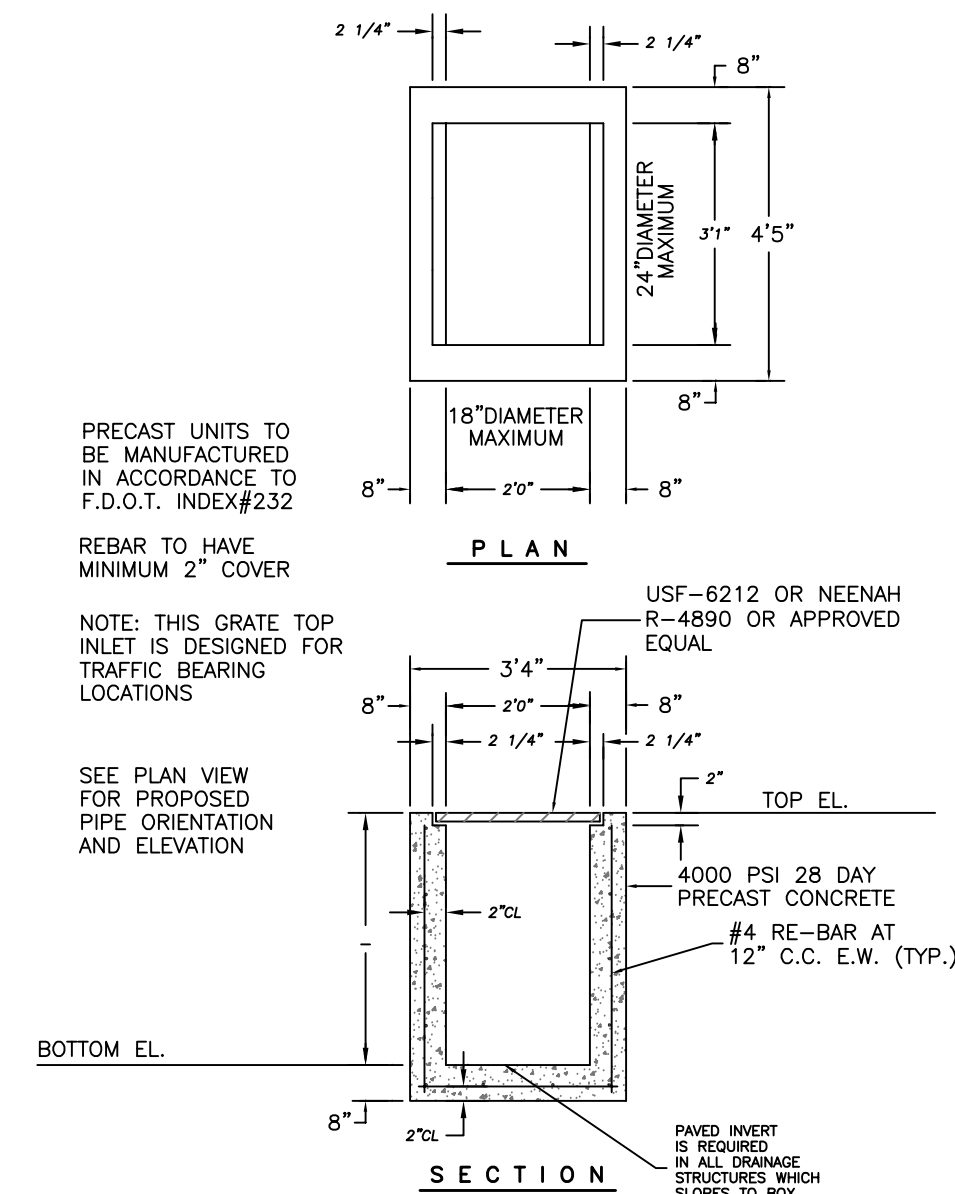
5605 MARQUESAS CIRCLE
 SARASOTA, FL 34233
 Tel: 941-923-6900 Fax: 941-927-5154
 FL CA #28016

REV. DATE REVISIONS

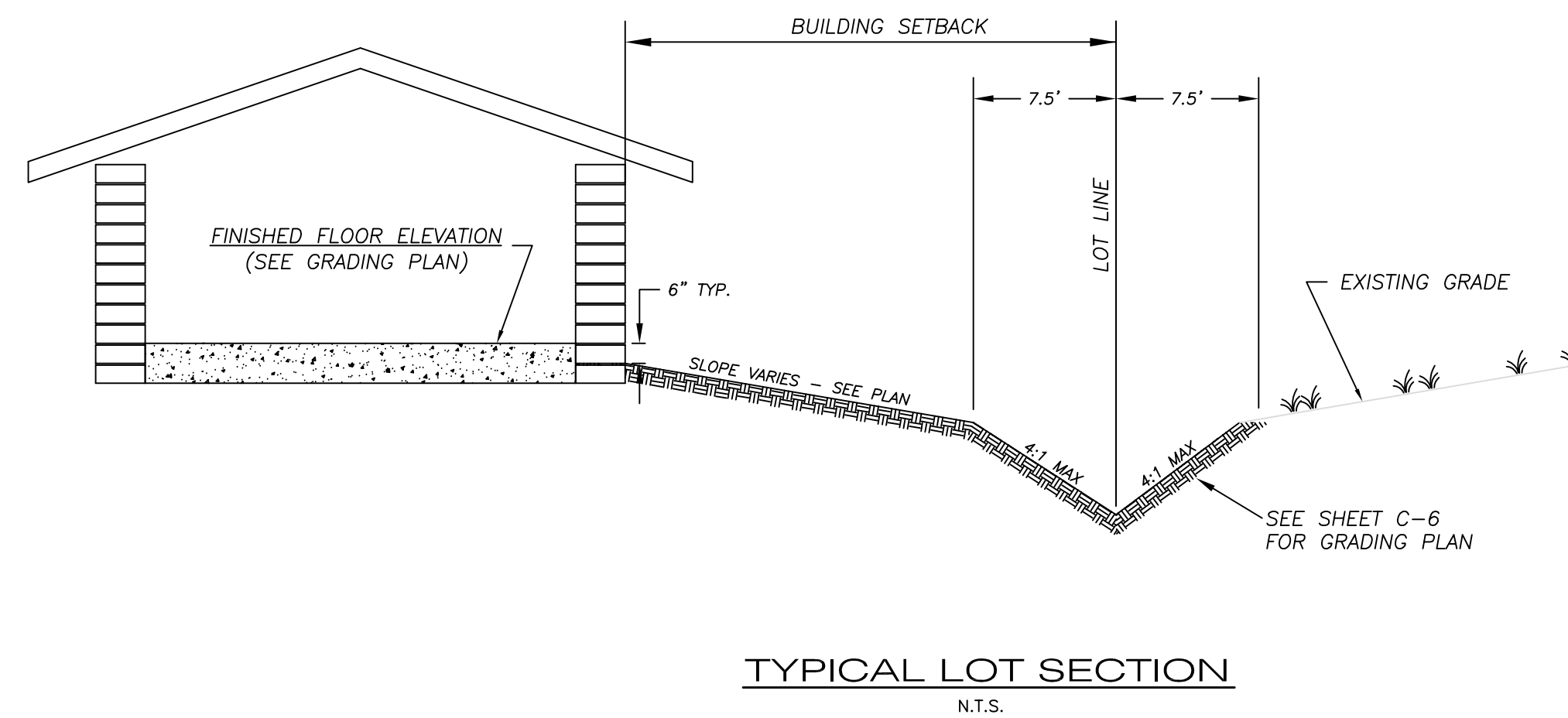
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C-6

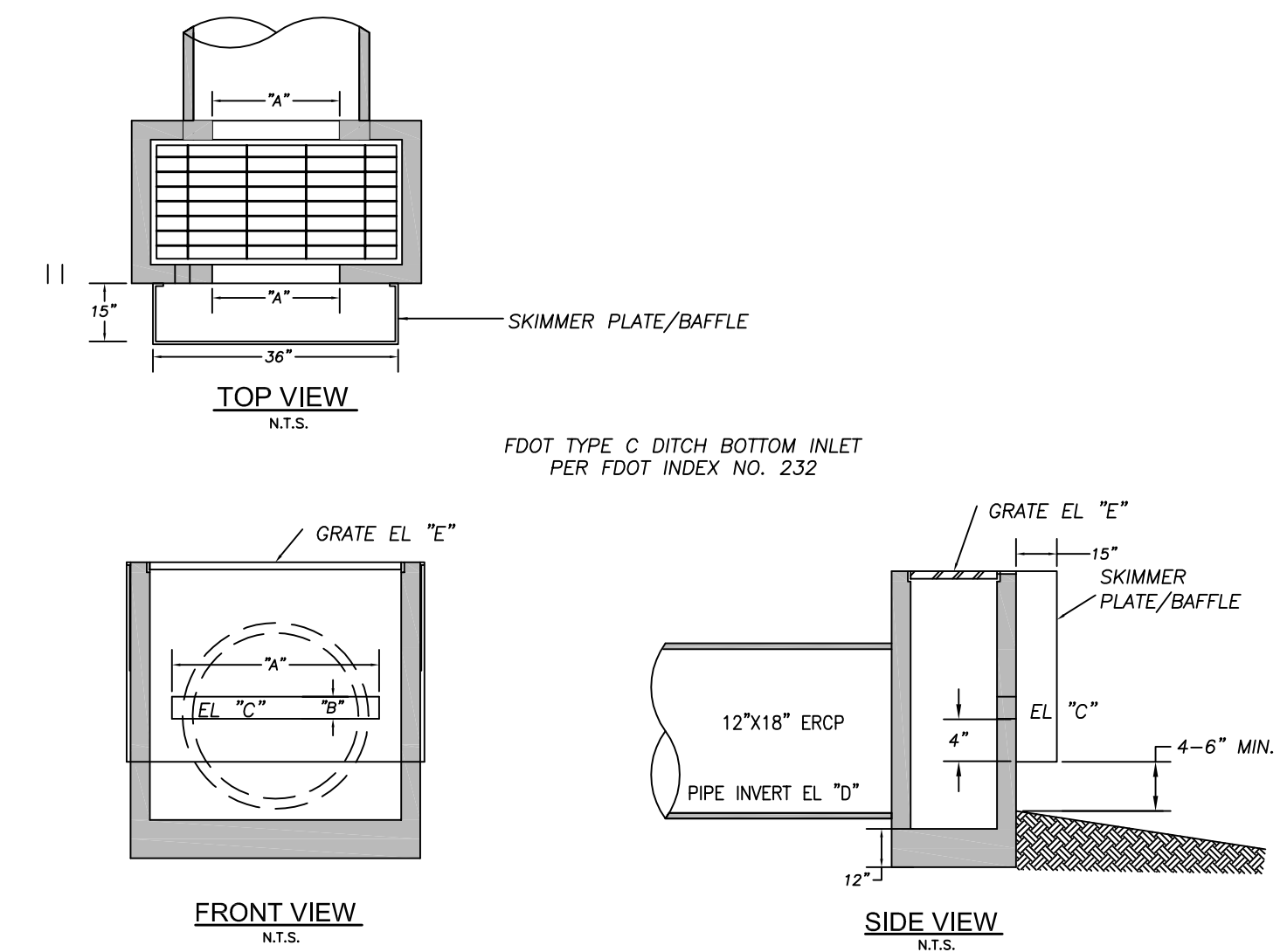
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FDOT TYPE 'C' DITCH BOTTOM INLET
N.T.S.



TYPICAL LOT SECTION
N.T.S.

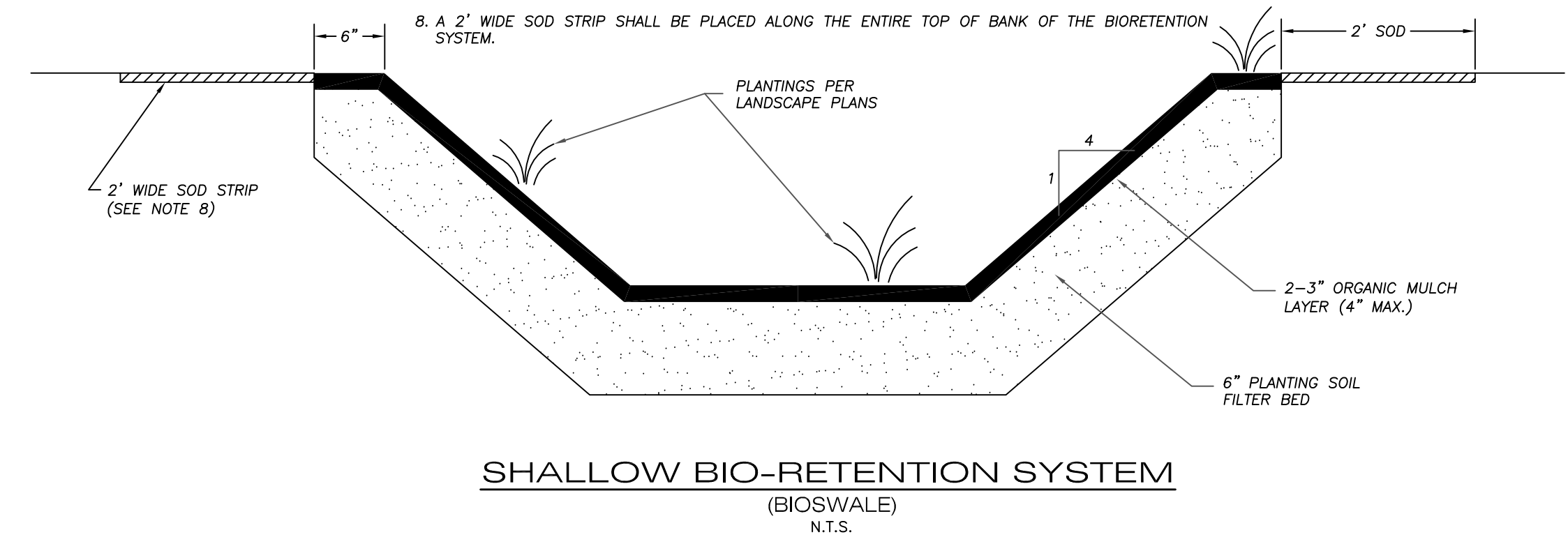


	"A"	"B"	"C"	"D"	"E"
OS-1	24" (x2)	3.0'	12.50'	5.87'	12.75'
OS-2	24" (x2)	3.0'	12.00'	10.30'	12.25'

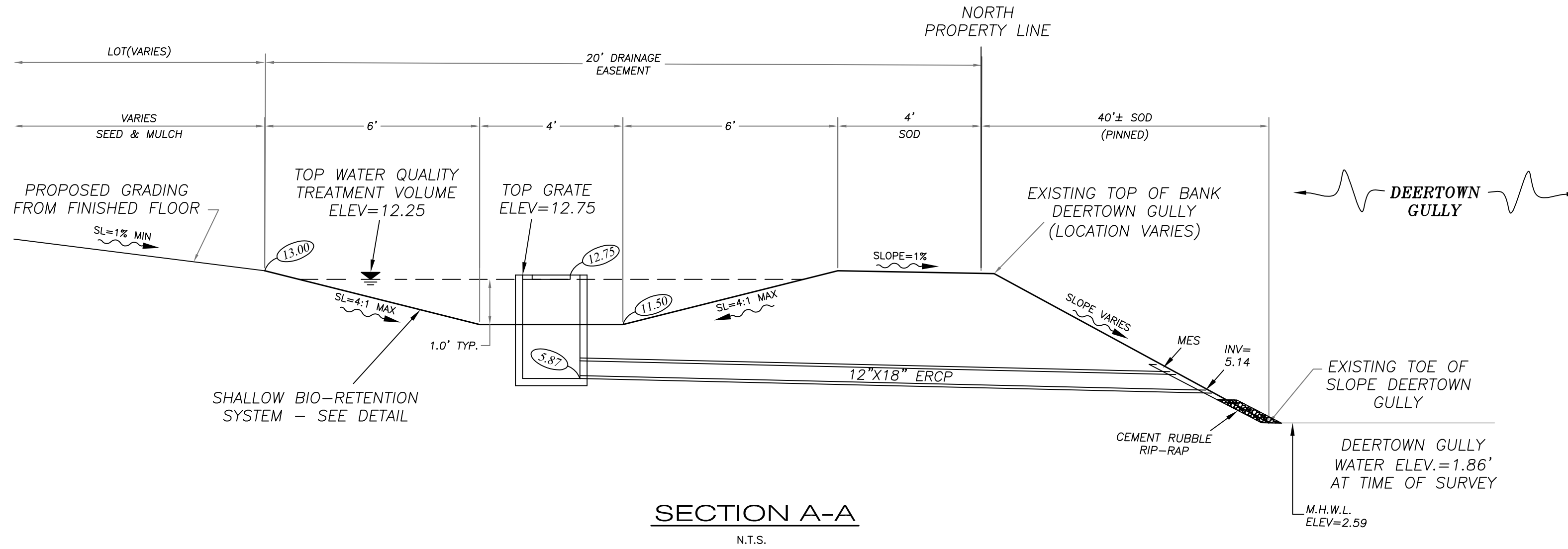
TYPICAL CONTROL STRUCTURE
FOOT MODIFIED TYPE C - DITCH BOTTOM INLET
N.T.S.

NOTES:

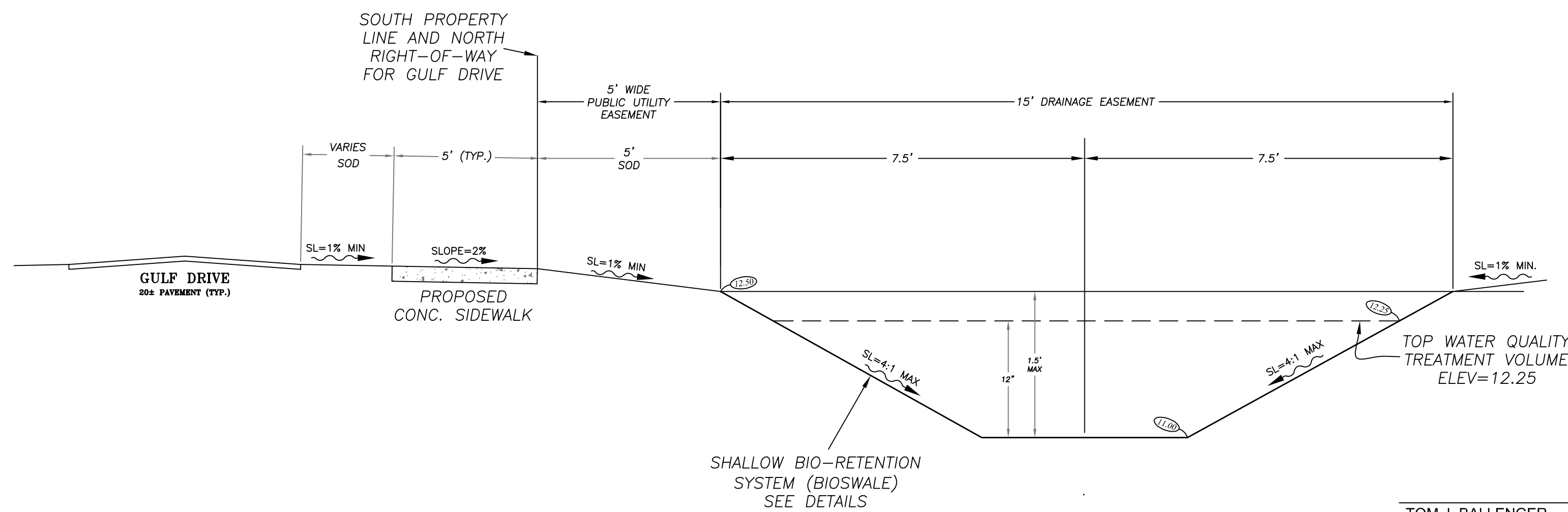
- ORGANIC MULCH LAYER MUST BE 2-3" DEEP AND EXTEND 6" BEYOND THE TOP OF BANK. DEPTH SHALL NOT EXCEED 4".
- ORGANIC MULCH SHALL BE MELALEUCA OR EUCALYPTUS.
- PARTIALLY COMPOSTED MULCH IS ACCEPTABLE.
- THE PLANTING SOIL FILTER BED MUST BE AT LEAST 6" THICK.
- PLANTING SOIL FILTER BED SOIL SHALL CONSIST OF SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
- PLANTING SOIL FILTER BED ORGANIC MATTER (TOPSOIL) CONTENT MUST BE 3-10% BY VOLUME. SOIL AMENDMENTS TO RAISE THE ORGANIC MATTER CONTENT MUST HAVE A CARBON TO NITROGEN LEVEL OF 50:1.
- PLANTING SOIL FILTER BED MIX MUST BE UNIFORM AND FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR MATERIAL GREATER THAN 2" IN SIZE.
- A 2" WIDE SOD STRIP SHALL BE PLACED ALONG THE ENTIRE TOP OF BANK OF THE BIORETENTION SYSTEM.



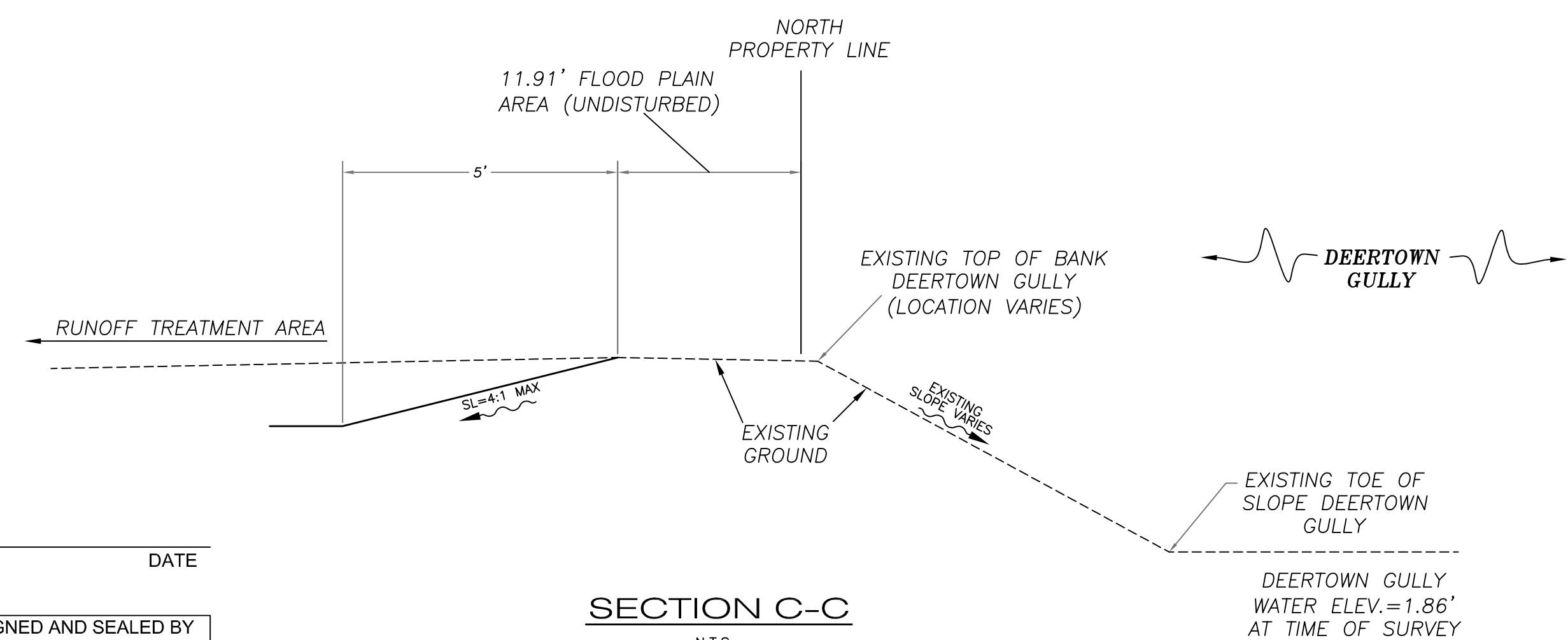
SHALLOW BIO-RETENTION SYSTEM (BIOSWALE)
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



SECTION C-C
N.T.S.

TOM J. BALLENGER
FL LICENSE NO. 59254
DATE

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**P G & D - SECTIONS AND SCHEDULES
SITE & DEVELOPMENT/CONSTRUCTION PLANS**

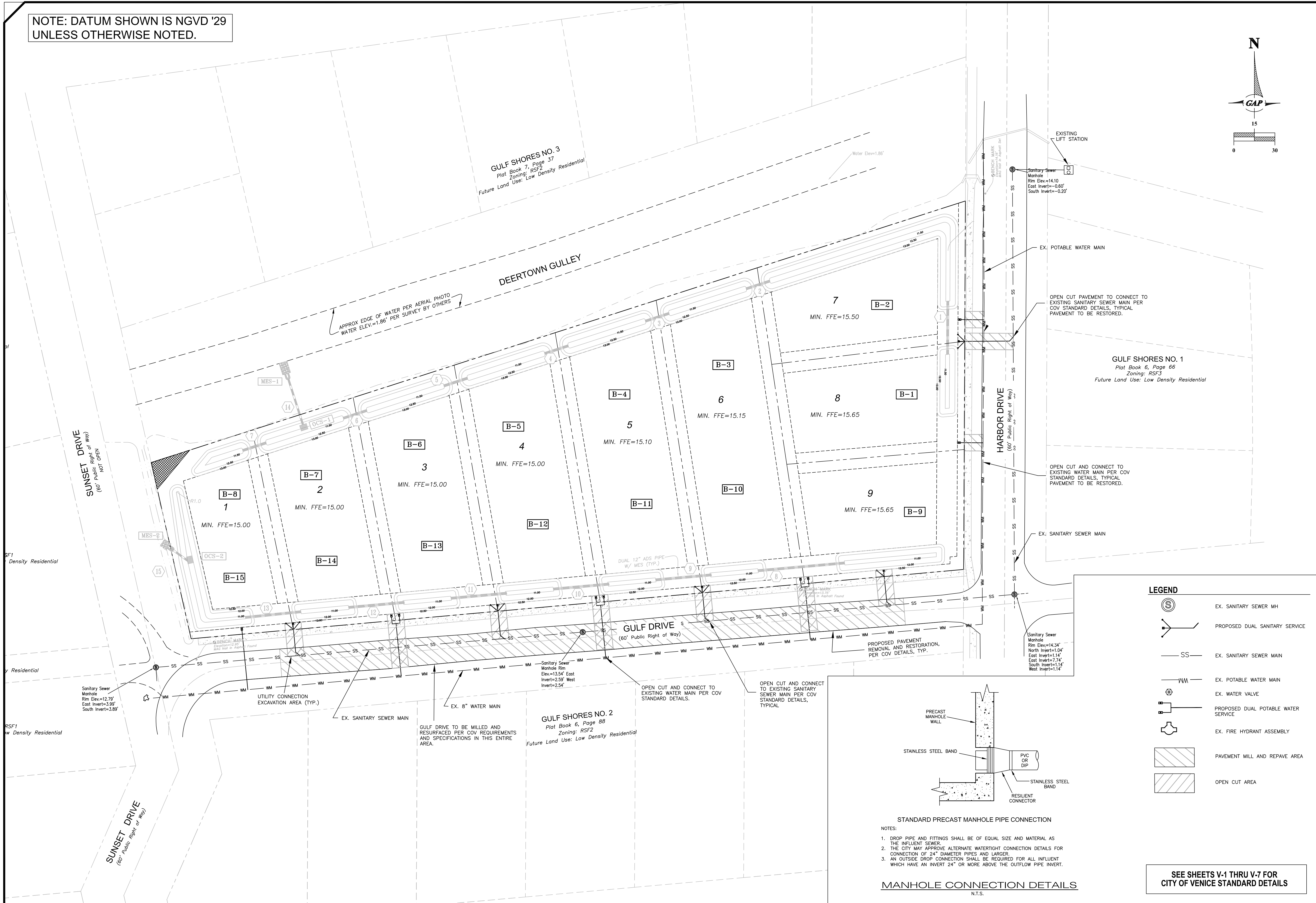
GULF HARBOR ESTATES
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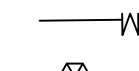
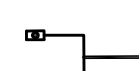



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SHEET NUMBER

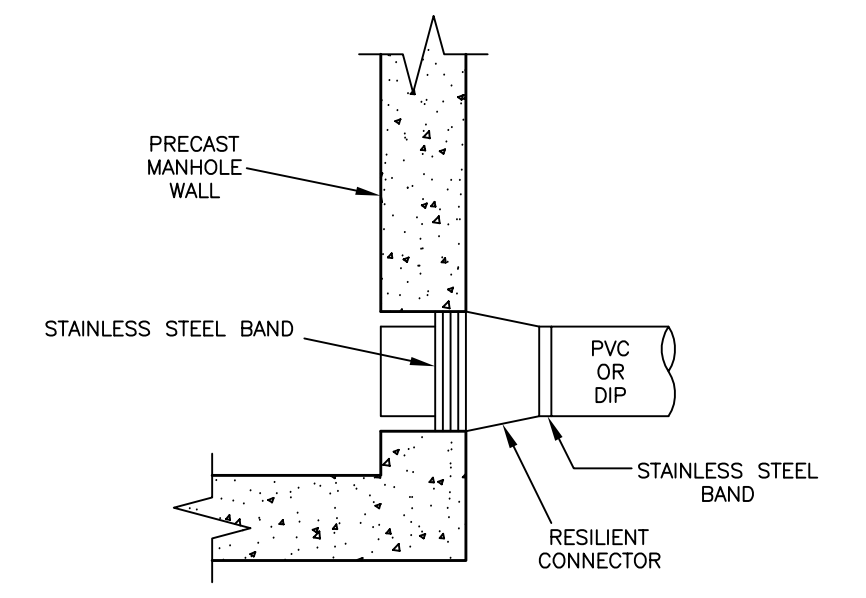
C-7

NOTE: DATUM SHOWN IS NGVD '29
UNLESS OTHERWISE NOTED.



LEGEND

-  EX. SANITARY SEWER MH
-  PROPOSED DUAL SANITARY SERVICE
-  EX. SANITARY SEWER MAIN
-  EX. POTABLE WATER MAIN
-  EX. WATER VALVE
-  PROPOSED DUAL POTABLE WATER SERVICE
-  EX. FIRE HYDRANT ASSEMBLY
-  PAVEMENT MILL AND REPAVE AREA
-  OPEN CUT AREA



STANDARD PRECAST MANHOLE PIPE CONNECTION

- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
 3. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.

MANHOLE CONNECTION DETAILS
N.T.S.

SEE SHEETS V-1 THRU V-7 FOR
CITY OF VENICE STANDARD DETAILS

REV	DATE	REVISIONS
C	01/05/17	CITY OF VENICE TECHNICAL REVIEW COMMENTS
B	10/31/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS
A	10/28/16	CITY OF VENICE TECHNICAL REVIEW COMMENTS

**MASTER UTILITY PLAN
PRELIMINARY PLAN**

GULF HARBOR ESTATES
CITY OF VENICE
SARASOTA COUNTY, FLORIDA

Engineering & Planning, LLC
GAP
5605 MARQUESAS CIRCLE
SARASOTA, FL 34233
Tel: 941-923-6900 Fax: 941-927-5154
FL CA #26016

SEAL

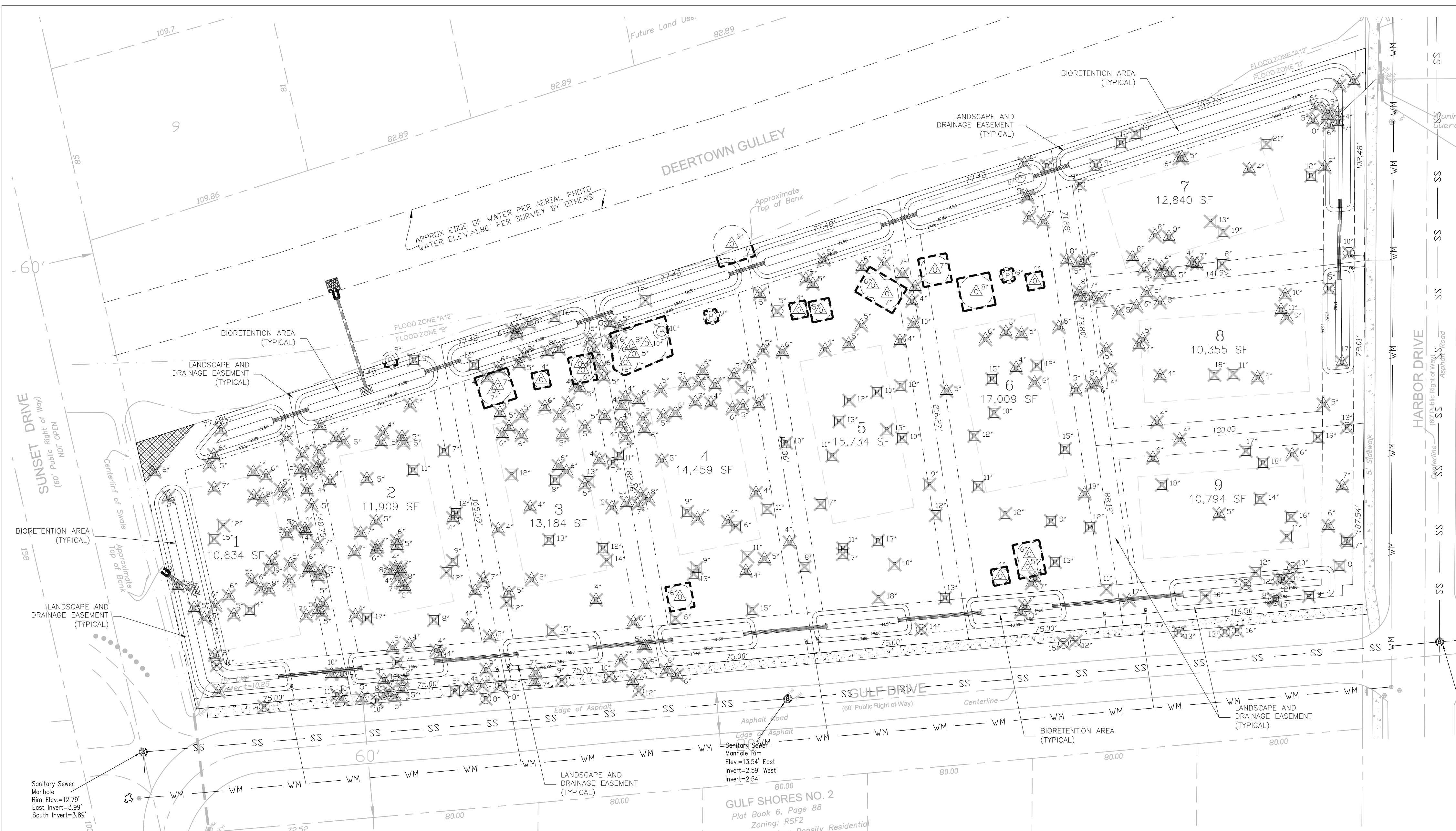
TOM J. BALLENGER, P.E.

FL LICENSE NO. 59254

DRAWN BY: TJB
DATE: 05/02/2016
CHECKED BY: TJB
PROJECT #: 2015
SCALE: SEE PLAN
SHEET NUMBER

C-8

2:\LOCALS\PROJECTS\2015\Myron_Gay_Harbor_and_Gulf_Venice_Drawings\City\Plans\1_C-8_MASTER_UTILITY_PLAN.dwg 24 x 36 Jan 13, 2017 12:27pm



BEST MANAGEMENT PRACTICES:
PER SARASOTA COUNTY ARTICLE XVIII, SECTION 54-588.

- EROR TO CONSTRUCTION:** PRIOR TO COMMENCING WORK AND THROUGHOUT THE DURATION OF THE AUTHORIZED ACTIVITY, THE OWNER, DEVELOPER, CONTRACTOR OR AGENT SHALL CLEARLY MARK (WITH OR WITHOUT FLAGGING) ALL TREES PROPOSED TO BE REMOVED AND SHALL ERRECT BARRICADES AROUND ALL TREES TO BE PROTECTED. THE BARRICADES MUST REMAIN IN PLACE AND BE IN GOOD CONDITION THROUGHOUT THE DURATION OF THE AUTHORIZED ACTIVITY. BARRICADES MAY BE REMOVED FOR THE FINAL GRADING, REMOVAL OF OTHER VEGETATION WITHIN THE PROTECTED ZONE MAY BE ACCOMPLISHED ONLY IF AUTHORIZED BY THE COUNTY ADMINISTRATOR AND ONLY BY MOWING OR HAND CLEARING. WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS, THE COUNTY ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION. IF IMPROVEMENTS ARE TO BE LOCATED WITHIN THE PROTECTED ZONE OF TREES, CLEARING BY MACHINERY WILL BE ALLOWED, BUT ONLY IN THE AREA AND TO THE EXTENT NECESSARY TO INSTALL THE IMPROVEMENTS. THE APPLICANT, OWNER, DEVELOPER, CONTRACTOR OR AGENT SHALL NOT CAUSE OR PERMIT THE MOVEMENT OF EQUIPMENT, OR THE STORAGE OF EQUIPMENT, MATERIAL, DEBRIS, OR THE PLACEMENT OR GRADING OF FILL TO BE PLACED WITHIN THE REQUIRED PROTECTIVE BARRIER.
- EQUIPMENT AND MATERIALS:** THROUGHOUT THE DURATION OF THE AUTHORIZED ACTIVITY, THE OWNER, DEVELOPER, CONTRACTOR OR AGENT SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF DEBRIS, FILL, WASTE MATERIALS SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR CLUMP OF TREES OR WITHIN ANY NATIVE HABITAT OR BUFFER.
- ATTACHMENTS AND SUBSTANCES:** NO DAMAGING ATTACHMENT ROPES OR WIRES (OTHER THAN SUPPORTIVE MEASURES FOR A TREE), SIGNS, POSTERS, HANDBILLS, TREE PERMITS OR OTHER THINGS MAY BE FASTENED TO ANY TREE, NO GASEOUS, LIQUID, OR SOLID SUBSTANCE WHICH MAY BE HARMFUL TO TREES SHALL COME INTO CONTACT WITH ANY PORTION OF THE TREE EXCEPT PURSUANT TO AUTHORIZATION UNDER COUNTY REGULATIONS.
- PROTECTIVE BARRICADES:** PROTECTIVE BARRICADES FOR TREES OTHER THAN GRAND TREES SHALL BE INSTALLED NO CLOSER THAN THE DRIP LINE OF THE TREE. BARRICADES SHALL BE PLACED THREE FEET FROM THE TRUNK OF PALMS. BARRICADES SHALL BE CONSTRUCTED IN A POST AND RAIL CONFIGURATION. THE UPRIGHT POSTS SHALL BE A MINIMUM OF A TWO BY TWO-INCH (COMMON INDUSTRY STANDARD) WOODEN STAKE, FOUR FEET LONG. POSTS SHALL BE IMPLANTED DEEP ENOUGH INTO THE GROUND TO BE STABLE AND TO EXTEND A MINIMUM HEIGHT OF THREE FEET ABOVE THE GROUND. A MINIMUM OF A ONE BY FOUR-INCH (COMMON INDUSTRY STANDARD) WOODEN BOARD SHALL BE USED TO CONNECT THE UPRIGHT POSTS. SILT BARRIERS OR SNOW FENCING MAY BE SUBSTITUTED UPON ADEQUATE JUSTIFICATION. THE MINIMUM DISTANCE ALLOWED BETWEEN UPRIGHT POSTS IS EIGHT FEET. MORE PROTECTIVE BARRICADES MAY BE SUBSTITUTED WITH THE APPROVAL OF THE COUNTY ADMINISTRATOR.
- SILTATION BARRIERS:** SILT BARRIERS, HAY BALES, OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS WILL BE REQUIRED IN ANY AREA WHERE EROSION OR SILTATION MAY CAUSE DAMAGE TO TREES.
- CHANGES OF ELEVATION:** WHERE ELEVATION CHANGES ARE PROPOSED WITHIN THE PROTECTED ZONE OF TREES, THE APPLICANT WILL BE REQUIRED TO JUSTIFY THE NEED FOR THE ELEVATION CHANGE AND INSTALL RETAINING WALLS OR DRAIN TILES UNLESS THE APPLICANT DEMONSTRATES THAT SUCH PROTECTION WOULD BE IMPRACTICAL. THE APPLICANT SHALL HAVE THE CHOICE OF THE TYPE OR DESIGN, THESE TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO THE DEPOSITION OF FILL, OR EXCAVATION OF SOIL FROM THE PROTECTED ZONE.
- COUNTY ADMINISTRATOR:** THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE AND LAND CLEARING AND CONSTRUCTION IN ORDER TO ENSURE COMPLIANCE WITH THIS ARTICLE. THE ADMINISTRATOR MAY ALLOW CERTAIN ACTIVITIES TO BE CONDUCTED WITHIN THE BARRICADED DRIP LINE OF A TREE, SO LONG AS THE COUNTY DETERMINES THAT THE TREE WILL NOT BE ADVERSELY AFFECTED.
- PARKING AND STORAGE:** NO PERSON SHALL DEPOSIT, PLACE, STORE, PARK, OR MAINTAIN UPON ANY TREE OR WITHIN THE DRIP LINE OF ANY TREE, OR OTHER PLANTINGS, PLANTED IN A PUBLIC RIGHT-OF-WAY OR OTHER PUBLIC PLACES, ANY OR OTHER MATERIAL, OR OTHER MATERIAL, OR OTHER MATERIAL, WHICH WOULD IMPED THE FREE PASSAGE OF WATER, AIR, AND FERTILIZER TO THE ROOTS OF ANY TREE GROWING THEREIN, EXCEPT BY WRITTEN AUTHORIZATION OF THE COUNTY ADMINISTRATOR.
- TREES WITHIN PUBLIC R.O.W.:** ALL TREES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED FROM ALL DIGGING OR TRENCHING ACTIVITY WITHIN THE DRIP LINE OF ANY TREE. THE USE OF TUNNELS OR RETAINING WALLS OR DRAIN TILES UNLESS THE APPLICANT DEMONSTRATES THAT SUCH PROTECTION WOULD BE IMPRACTICAL. THE APPLICANT SHALL HAVE THE CHOICE OF THE TYPE OR DESIGN, THESE TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO THE DEPOSITION OF FILL, OR EXCAVATION OF SOIL FROM THE PROTECTED ZONE.

CANOPY AND ROOT PRUNING:

- IMPACTED AREAS WITHIN THE PROTECTED DRIP LINE:** WHEN MORE THAN 25 PERCENT OF THE AREA WITHIN THE DRIP LINE WILL BE IMPACTED BY TREE PRUNING, TREE PRUNING SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE THE IMPACT TO THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT THAT IS SPECIFICALLY DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A CHAIN SAW. PRUNING SAWS OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING, ROOTS WITHIN THE DRIP LINE MUST BE PRUNED TO A DEPTH OF 12 INCHES BELOW EXISTING GRADE OR TO THE DEPTH OF THE DISTURBANCE IF LESS THAN 12 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITIES ARE TO BE INSTALLED THROUGH THE DRIP LINE, ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO TRENCHING.
- PRUNING STANDARDS:** ALL PRUNING OF TREES SHALL CONFORM TO THE CURRENT ANSI A300 STANDARDS AND BE SUPERVISED BY AN ISA CERTIFIED ARBORIST. THERE SHALL BE NO FLUSH CUTS, STUB CUTS, OR LION'S-TAILING OF THE TREE'S CROWN.
- PRUNING VIOLATIONS:** IT SHALL BE A VIOLATION OF COUNTY REGULATIONS TO PERFORM THE TECHNIQUES OF TOPPING OR OTHER PRUNING TECHNIQUES THAT REMOVE THE VERTICAL LEADER STEMS OR OTHER PRUNING THAT RESULT IN AN UNNECESSARY REDUCTION OF SHADE OF TREES IN THE TREE PERMIT AREA.

BEST MANAGEMENT PRACTICES (BMPs) FOR PROTECTED TREES:

- TREE PROTECTION BARRIER:** PRIOR TO ANY CLEARING, GRUBBING, GRADING AND/OR CONSTRUCTION ACTIVITIES, INSTALL TREE PROTECTION BARRIERS AS REQUIRED BY THIS ARTICLE. THE AREAS WITHIN THE BARRIERS ARE THE PROTECTED ROOT ZONES OF TREES BEING PRESERVED. KEEP TREE PROTECTION BARRIERS IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- BARRIER LOCATION/PROTECTED ROOT ZONE:** THE PROTECTED ROOT ZONES FOR TREES SHALL BE DETERMINED BY MEASURING 1 FOOT FROM THE TRUNK FOR EACH 1 INCH OF TREE TRUNK DIAMETER (AS MEASURED 4-1/2 FEET ABOVE GROUND) OR BY THE EXISTING TREE CANOPY DRIFLINE, WHICHEVER IS GREATER. PROTECTED ROOT ZONES FOR PALMS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK IN ALL DIRECTIONS.
- WORK WITHIN THE PROTECTED ROOT ZONE:** ALL EQUIPMENT, VEHICLES, PERSONNEL, STORED MATERIALS, ON-SITE WASTE CONTAINERS, PORTABLE COMPODES, ETC. SHALL BE KEPT OUT OF PROTECTED AREAS, IF ANY WORK NEEDS TO BE PERFORMED WITHIN THESE BARRIERS, IT SHALL BE LIMITED TO HAND WORK WITH HAND TOOLS - ANY PILING, ELECTRICAL, OR CONDUIT, ETC. THAT IS REQUIRED WITHIN PROTECTED ROOT ZONE AREAS SHALL BE INSTALLED BY TUNNELING BENEATH THE PROTECTED ROOT SYSTEM (SEE TUNNELING DETAIL FOR CONSTRUCTION REQUIREMENTS).
- ROOT PRUNING:** AFTER INSTALLATION OF TREE PROTECTION BARRIERS AND PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITIES, PROPERLY PRUNE THE ROOTS OF TREES TO BE PROTECTED IF PROPOSED CONSTRUCTION WILL OCCUR NEAR THE TREES. A TREE'S ROOT SYSTEM EXTENDS WELL BEYOND ITS CANOPY AND INTERTWINES WITH ROOTS OF OTHER TREES AND VEGETATION. ROOT PRUNING IS NECESSARY TO INSURE THAT CONSTRUCTION AROUND THE PROTECTED TREE DOES NOT IMPACT ITS PROTECTED ROOTS. CONSTRUCTION SUCH AS EXCAVATION, BACK FILLING, MATERIAL AND EQUIPMENT STORAGE, PAVING, ETC., CAN DAMAGE OR KILL THE ROOTS OF NEARBY TREES. PROPER PRUNING PRIOR TO START OF DEMOLITION AND/OR CONSTRUCTION CAN MINIMIZE DAMAGE TO PRESERVED TREES, THUS AFFORDING GREATER CHANCE FOR THEIR SURVIVAL.
- TOOLS AND EQUIPMENT:** DIGGING AND ROOT PRUNING TOOLS SHALL BE SHARP IN ORDER TO CUT WITHOUT BREAKING, CRUSHING, OR TEARING ROOTS. EQUIPMENT AND WORK PRACTICES THAT CAUSE DAMAGE TO THE PLANT BEYOND THE SCOPE OF THE WORK SHOULD BE AVOIDED. ROOT SYSTEMS, TRUNKS, AND CANOPIES SHALL BE PROTECTED FROM DAMAGE BEYOND THE SCOPE OF THE WORK.
- PRUNING METHODS:** ALL PRUNING OF TREE LIMBS, CANOPIES AND/OR ROOT SYSTEMS SHALL CONFORM TO THE CURRENT ANSI A300 STANDARDS AND SHALL BE SUPERVISED BY A QUALIFIED PROFESSIONAL SUCH AS AN ISA CERTIFIED ARBORIST, A REGISTERED LANDSCAPE ARCHITECT, A STATE LICENSED TREE SERVICE, ETC. ONLY PROPER PRUNING EQUIPMENT AND METHODS SHALL BE USED TO ROOT PRUNE PRESERVED TREES. DO NOT USE MECHANIZED EQUIPMENT TO DIG THE PRUNING TRENCH UNLESS AUTHORIZED BY AN ISA CERTIFIED ARBORIST AND/OR THE GOVERNING AUTHORITY. AFTER PRUNING, BACK FILL THE PRUNING TRENCH LEVEL WITH SURROUNDING GRADE USING APPROVED FILL MATERIAL SUCH AS CONSTRUCTION SAND, EXCAVATED SANDY SOIL, ETC. THE BACK FILL SHALL BE FREE OF TRASH, DEBRIS, CONSTRUCTION WASTE AND/OR ANY OTHER MATERIALS OR SUBSTANCES THAT MAY CAUSE DAMAGE OR DECLINE TO THE PROTECTED TREE.

Frank J. Solinko, R.L.A.
LANDSCAPE ARCHITECT
CONSULTANT

FLORIDA REG. NO. LA00014917
608 7th Avenue South
Venice, Florida 33596
Phone: (813) 941-0046
Email: fsolinko@frankysway.com

TREE PROTECTION & REPLACEMENT PLAN

DRAWING TITLE:

PROJECT:

CLIENT:

Gulf Harbor Estates
400 - 418 Gulf Drive
Venice, FL 34285

Southbridge Investments, LLC
446 Fairway Isles Drive
Venice, FL 34285
ATTN: Mr. Myron Gay

**BEFORE YOU DIG CALL SUNSHINE
CALL 811
IT'S THE LAW IN FLORIDA**
FL STATUTE 553.851 (1979) REQUIRES
MIN. OF 2 DAYS AND MAX. OF 5 DAYS
NOTICE BEFORE YOU EXCAVATE.

TREE REPLACEMENT CALCULATIONS PER SITE AREA

SITE AREA	116,918 S.F. / 2,000 S.F. =	59
REPLACEMENT TREES REQUIRED:		59
MINIMUM SPECIES REQUIRED:		3
MAXIMUM NUMBER PER SPECIES (50%):		29

REPLACEMENT TREES PER LOT

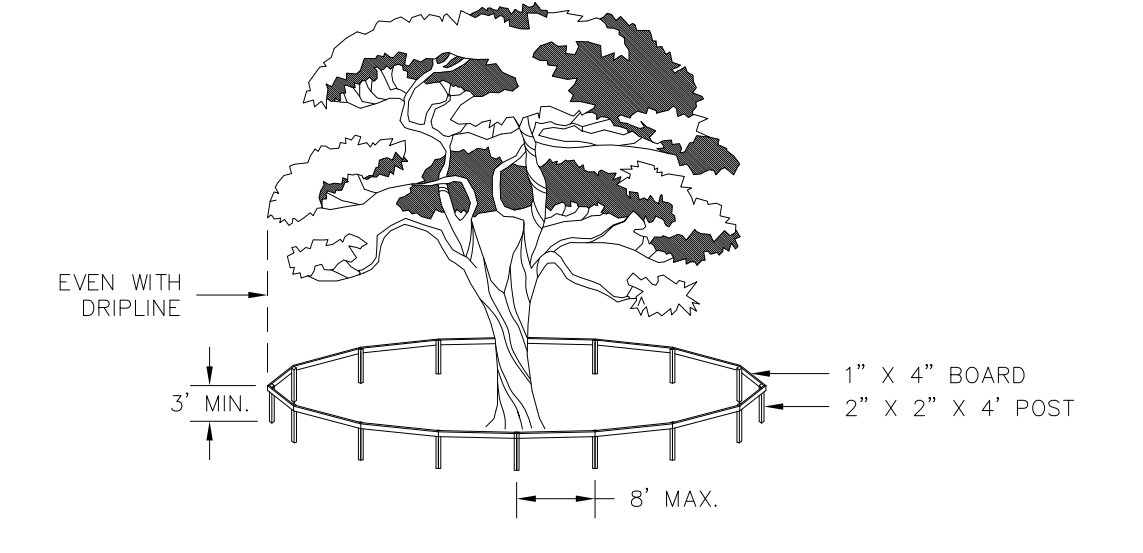
LOT NUMBER	LOT AREA (IN SQ. FT.)	TREES REQ'D	TREES SAVED	TREES PLANTED
1	10,634	5	0	4
2	11,909	6	0	4
3	13,184	7	5	3
4	14,459	7	6	4
5	15,734	8	4	4
6	17,009	9	6	4
7	12,840	6	0	9
8	10,355	5	0	1
9	10,794	5	0	1
TOTALS	116,918	59	21	38

TREE LOCATION/PROTECTION:
ALL PROPOSED TREE PLANTINGS SHALL BE INSTALLED WITHIN THE LANDSCAPE AND DRAINAGE EASEMENTS SURROUNDING THE PROPERTY AND BETWEEN LOTS.

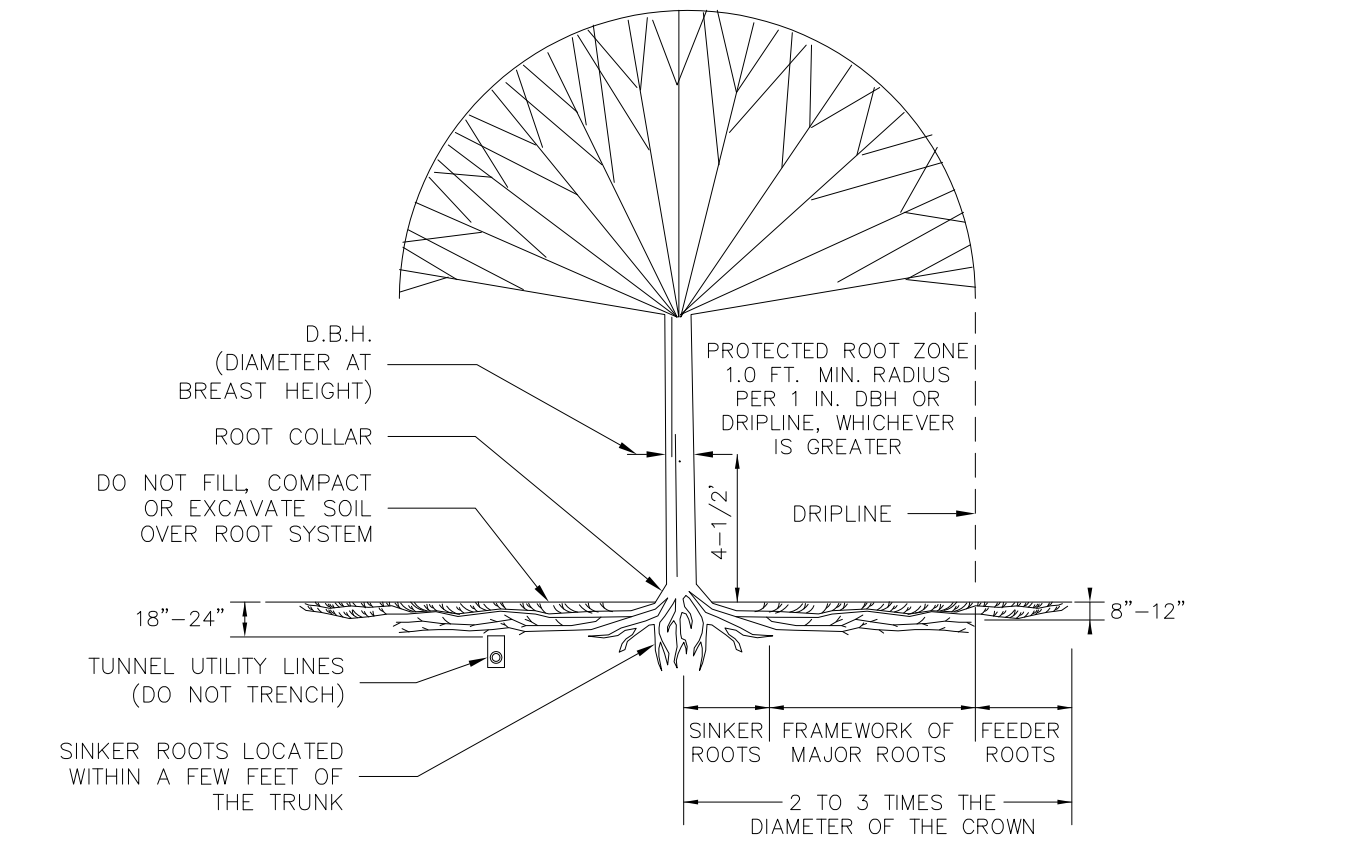
PRESERVED EXISTING TREES AND NEWLY PLANTED TREES SHALL BE CONSIDERED PROTECTED FOR FUTURE CONSTRUCTION AND SHALL REQUIRE A TREE REMOVAL PERMIT FROM THE COUNTY AND/OR CITY PRIOR TO REMOVAL OR RELOCATION.

TREE PROTECTION BARRIER NOTES:

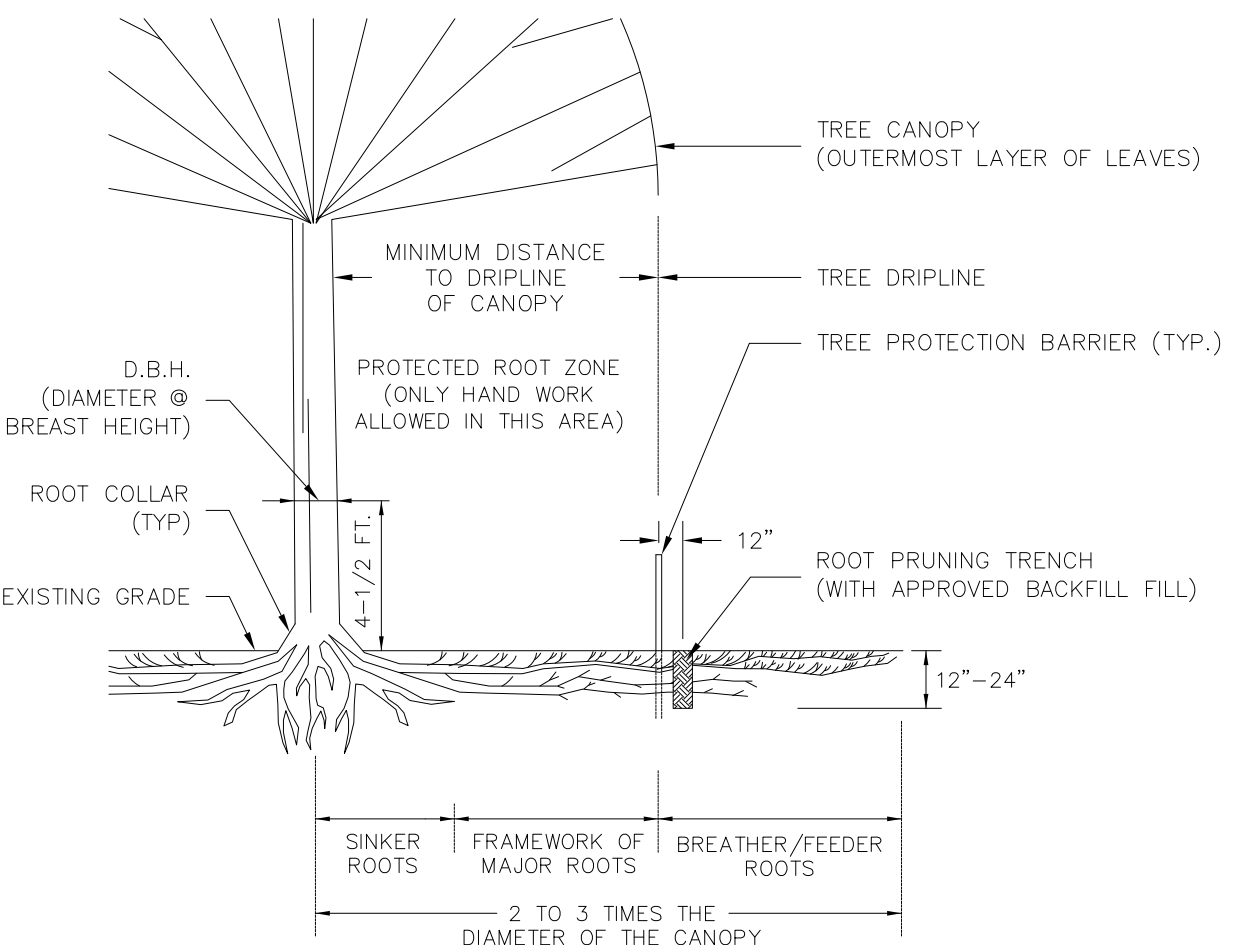
- CONSTRUCTION:** TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED OF ALL WOOD MATERIAL IN A POST AND RAIL TYPE CONFIGURATION. THE UPRIGHT POSTS SHALL BE WOODEN STAKES WITH A MINIMUM DIMENSION OF TWO INCH BY TWO INCH BY FOUR FEET. POSTS SHALL BE IMPLANTED DEEP ENOUGH INTO THE GROUND TO BE STABLE AND EXTEND A MINIMUM HEIGHT OF THREE FEET ABOVE THE GROUND. WOODEN BOARDS WITH A MINIMUM DIMENSION OF ONE INCH BY FOUR INCH SHALL BE USED TO CONNECT THE UPRIGHT POSTS. ALL DIMENSIONS SHALL BE COMMON INDUSTRY STANDARD.
- ALTERNATE BARRIERS:** MORE PROTECTIVE BARRICADES, SILT BARRIERS OR SNOW FENCING MAY BE SUBSTITUTED UPON APPROVAL BY THE COUNTY ADMINISTRATOR.
- LOCATION:** BARRIERS SHALL BE PLACED EVEN WITH OR BEYOND THE DRIFLINE OF THE TREE TO BE PROTECTED.
- EROSION AND SILTATION CONTROL:** SILT BARRIERS, HAY BALES, OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS WILL BE REQUIRED IN ANY AREA WHERE EROSION OR SILTATION MAY CAUSE DAMAGE TO TREES.



TREE PROTECTION DETAIL
NOT TO SCALE



ROOT TUNNELING DETAIL
NOT TO SCALE



ROOT PRUNING OF PROTECTED TREE DETAIL
NOT TO SCALE

ROOT TUNNELING NOTES:

- FEEDER ROOTS:** THE FEEDER ROOTS ARE A SYSTEM OF FINE, FIBROUS ROOTS THAT PROVIDE THE MAJOR PORTION OF A TREE'S ABSORPTION SURFACE. THESE ROOTS USUALLY LIE WITHIN 3 INCHES OF THE GROUND SURFACE AND CAN GROW OUTWARD FROM THE TRUNK TO A DIAMETER 2 TO 3 TIMES THE HEIGHT OF THE TREE. THEY PROVIDE WATER, OXYGEN AND NUTRIENTS FOR THE CONTINUED GROWTH AND HEALTH OF THE TREE.
- CRITICAL/PROTECTED ROOT ZONE:** THIS IS A FRAMEWORK OF MAJOR ROOTS THAT USUALLY LIE LESS THAN 8 TO 12 INCHES BELOW THE GROUND SURFACE. THE CRITICAL ROOT ZONE, WHICH IS ESSENTIAL TO THE TREE'S SURVIVAL, IS MEASURED AT THE DRIFLINE OR AS A 1 FOOT RADIUS FROM THE TRUNK FOR EACH 1 INCH OF TREE DBH (DIAMETER AT BREAST HEIGHT), WHICHEVER IS GREATER. IF MORE THAN THIRTY PERCENT (30%) OF THIS AREA IS IMPACTED BY CONSTRUCTION, THE TREE WILL MOST LIKELY DIE.
- EXCAVATION OR TRENCHING:** EXCAVATING AS LITTLE AS 6 INCHES WITHIN THE DRIP LINE OF A TREE CAN SEVER THE ROOT SYSTEM, REDUCING ITS ABILITY TO TAKE IN WATER AND NUTRIENTS, THUS CAUSING THE TREE TO SLOWLY DIE OVER A PERIOD OF SEVERAL YEARS.
- BACK FILLING OR COMPACTION:** BACK FILLING OVER THE ROOTS OF A TREE OFTEN CAUSES THE ROOT SYSTEM TO SMOOTHER AND ROT. THE TREE WILL SLOWLY DECLINE AND DIE OVER A PERIOD OF SEVERAL YEARS. COMPACTION SOIL WITHIN THE DRIP LINE OF A TREE HAS THE SAME EFFECT AS BACK FILLING.
- UNDERGROUND UTILITIES:** LESS DAMAGE IS DONE TO THE ROOT SYSTEM OF A TREE IF UTILITY LINES ARE TUNNELLED UNDER THE ROOTS RATHER THAN TRENCHED THROUGH THEM. THIS IS THE PREFERRED METHOD FOR INSTALLING PIPING, IRRIGATION LINES, ELECTRICAL CONDUIT, UTILITIES LINES, ETC.

DATE: 12/12/16
12/12/17
01/10/17
01/12/17

REVISED PER SITE PLAN CHANGES
REVISED PER CITY REVIEW COMMENTS
REVISED PER SITE PLAN CHANGES

REVISIONS:

DATE: 09/10/2016

DRAWN BY: FJS
ISSUE DATE:

FILE NO.:
GAP - Gulf Harbor Estates
DRAWING DATE: 09/10/2016

SHEET: **LA-1**
OF:
PROJECT NO.: **1602**

LOT 1 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
7		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
14		<i>Asclepias curassavica</i>	Milkweed	1-Gal
12		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
24		<i>Diets bicolor</i>	African Iris	1-Gal
13		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
SOUTHWEST BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
33		<i>Asclepias curassavica</i>	Milkweed	1-Gal
124		<i>Diets bicolor</i>	African Iris	1-Gal
16		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
30		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
51		<i>Solidago canadensis</i>	Goldenrod	1-Gal

LOT 2 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
3		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
1		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
5		<i>Asclepias curassavica</i>	Milkweed	1-Gal
30		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
29		<i>Diets bicolor</i>	African Iris	1-Gal
30		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
SOUTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
7		<i>Asclepias curassavica</i>	Milkweed	1-Gal
55		<i>Diets bicolor</i>	African Iris	1-Gal
12		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
17		<i>Solidago canadensis</i>	Goldenrod	1-Gal

LOT 3 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
2		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
20		<i>Asclepias curassavica</i>	Milkweed	1-Gal
32		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
25		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
SOUTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
6		<i>Asclepias curassavica</i>	Milkweed	1-Gal
49		<i>Diets bicolor</i>	African Iris	1-Gal
14		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
20		<i>Solidago canadensis</i>	Goldenrod	1-Gal

LOT 4 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
3		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
2		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
36		<i>Asclepias curassavica</i>	Milkweed	1-Gal
19		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
24		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
SOUTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
10		<i>Asclepias curassavica</i>	Milkweed	1-Gal
51		<i>Diets bicolor</i>	African Iris	1-Gal
13		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
19		<i>Solidago canadensis</i>	Goldenrod	1-Gal

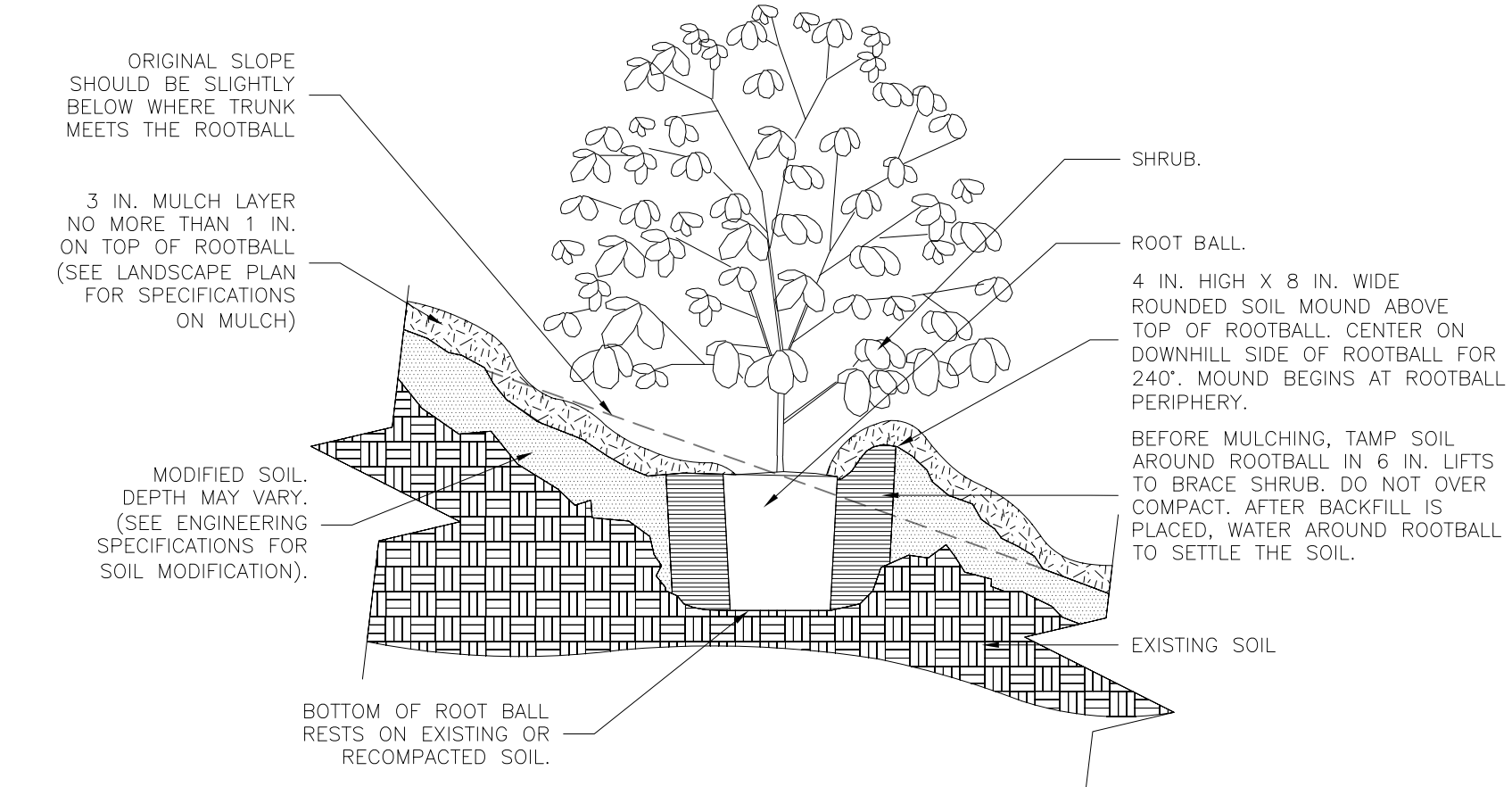
LOT 5 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
2		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
2		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
35		<i>Asclepias curassavica</i>	Milkweed	1-Gal
26		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
25		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
SOUTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
7		<i>Asclepias curassavica</i>	Milkweed	1-Gal
40		<i>Diets bicolor</i>	African Iris	1-Gal
13		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
25		<i>Solidago canadensis</i>	Goldenrod	1-Gal

LOT 6 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
2		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
2		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
29		<i>Asclepias curassavica</i>	Milkweed	1-Gal
30		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
31		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
SOUTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
42		<i>Diets bicolor</i>	African Iris	1-Gal
11		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
29		<i>Solidago canadensis</i>	Goldenrod	1-Gal

LOT 7 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
6		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
3		<i>Taxodium distichum</i>	Bald cypress	10' HT, 5' Sp, 3" Cal.
NORTHEAST BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
57		<i>Asclepias curassavica</i>	Milkweed	1-Gal
80		<i>Clethra alnifolia</i>	Sweet Pepperbrush	3-Gal
40		<i>Diets bicolor</i>	African Iris	1-Gal
5		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
70		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal

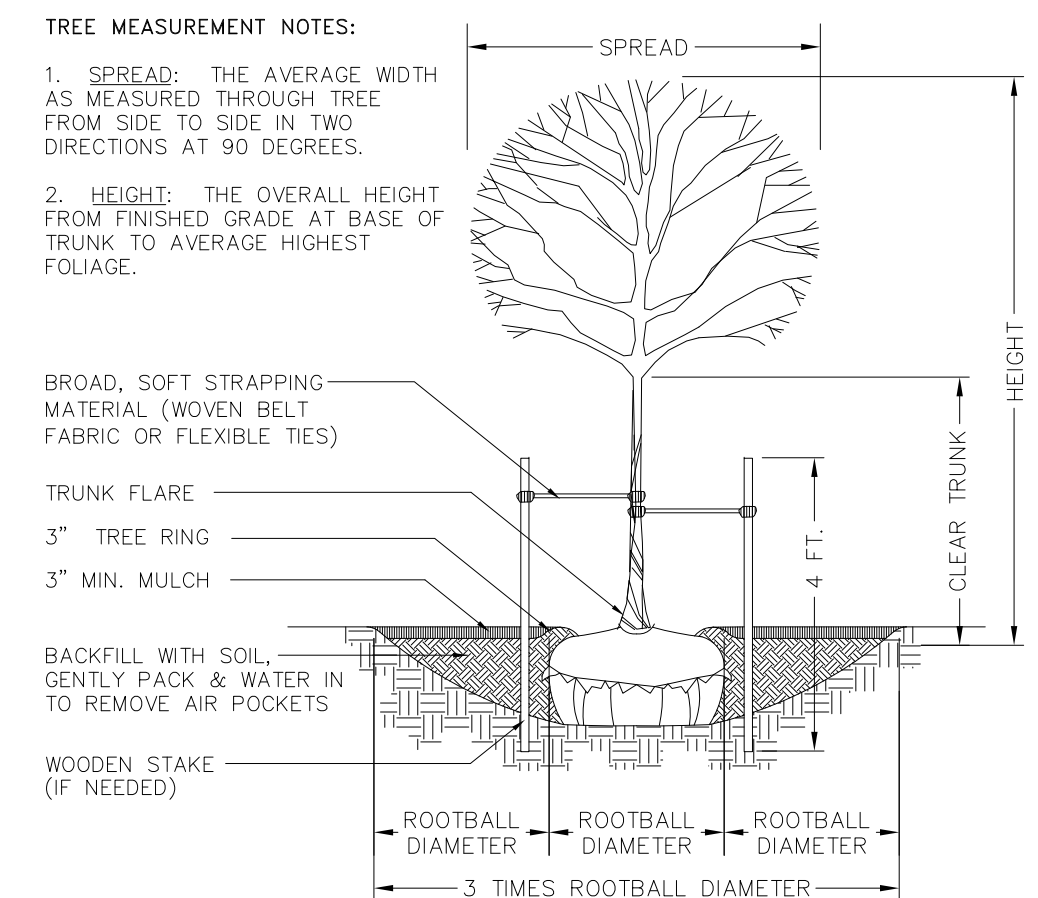
LOT 8 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
EAST BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
5		<i>Asclepias curassavica</i>	Milkweed	1-Gal
47		<i>Diets bicolor</i>	African Iris	1-Gal
13		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
5		<i>Myrcianthes fragrans</i>	Simpson's Stopper	3-Gal
19		<i>Solidago canadensis</i>	Goldenrod	1-Gal

LOT 9 - PLANT LIST				
REPLACEMENT TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
1		<i>Acer rubrum</i>	Red maple	10' HT, 5' Sp, 3" Cal.
SOUTH BIORETENTION AREA				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
17		<i>Asclepias curassavica</i>	Milkweed	1-Gal
60		<i>Diets bicolor</i>	African Iris	1-Gal
20		<i>Muhlenbergia capillaris</i>	Muhly Grass	3-Gal
31		<i>Solidago canadensis</i>	Goldenrod	1-Gal



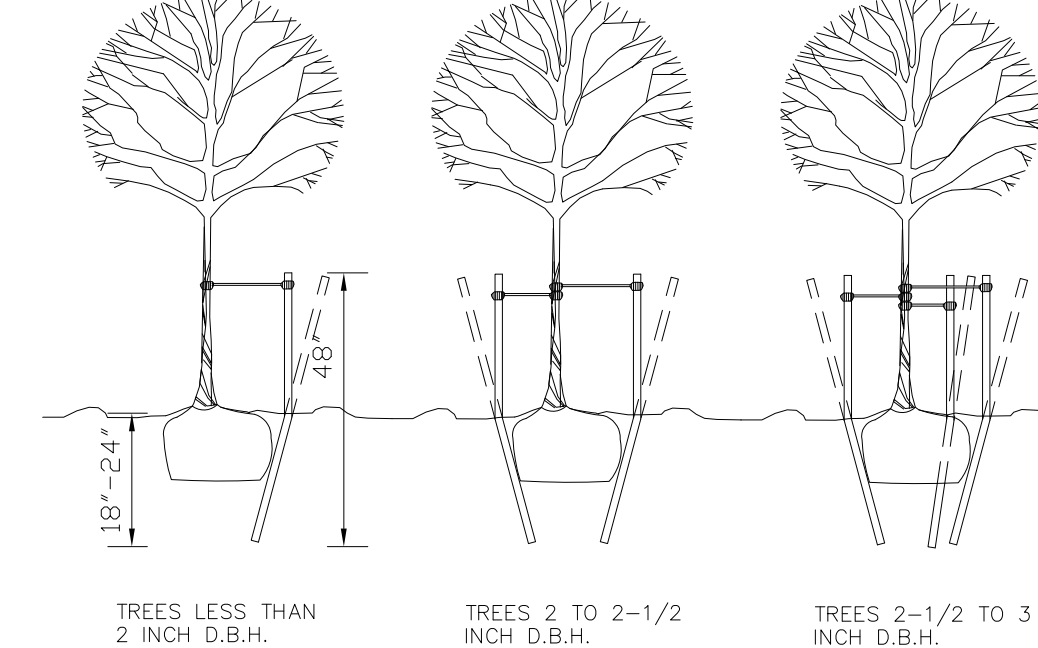
SHRUB PLANTING ON SLOPE DETAIL
SECTION VIEW
NOT TO SCALE

- TREE PLANTING NOTES:**
- TREE PIT:** DIG THE TREE PIT SHALLOW AND BROAD (3 TIMES ROOTBALL DIAMETER AND EQUAL TO ROOTBALL DEPTH).
 - TREE LIFTING & PLACEMENT:** LIFT THE TREE BY THE ROOTBALL, NEVER BY THE TRUNK TO AVOID DAMAGING THE ROOT SYSTEM. PLACE THE TREE SO THAT THE TRUNK FLARE IS 1 TO 2 INCHES ABOVE FINISHED GRADE. THE TRUNK FLARE MUST BE VISIBLE AFTER PLANTING (THE FLARE IS WHERE THE ROOTS SPREAD OUT AT THE BASE OF THE TREE). VIEW THE TREE FROM SEVERAL DIRECTIONS TO VERIFY IT IS STRAIGHT BEFORE BACKFILLING.
 - INITIAL BACKFILL:** FILL THE PIT ABOUT 1/3 FULL AND GENTLY BUT FIRMLY PACK THE SOIL AROUND THE BASE OF THE ROOTBALL. THEN, IF THE TREE IS BALLED AND BURLAPPED, CUT AND REMOVE THE STRINGS/WIRES FROM AROUND THE TRUNK AND THE TOP 1/3 TO 1/2 OF THE ROOTBALL. BE CAREFUL NOT TO DAMAGE THE TRUNK OR ROOTS.
 - REMAINING BACKFILL:** FILL THE REMAINDER OF THE PIT BY ADDING SOIL A FEW INCHES AT A TIME AND SETTLING WITH WATER. CONTINUE THIS PROCESS UNTIL THE PIT IS FILLED AND THE TREE IS FIRMLY PLANTED.
 - STAKING:** STAKE THE TREE IF NECESSARY. (SEE TREE STAKING DETAIL).
 - TREE RING & MULCH:** CONSTRUCT A TREE RING WITH SOIL AROUND THE OUTSIDE OF THE ROOTBALL. THE RING SHALL BE 3 TO 4 INCHES HIGH. MULCH THE AREA BETWEEN THE EDGE OF THE TREE PIT AND THE TREE RING WITH A MINIMUM OF 3 INCHES OF MULCH. DO NOT MULCH OVER THE ROOTBALL.



TREE PLANTING & GUYING DETAIL
NOT TO SCALE

- NOTES:**
- DRIVE STAKES ON AN ANGLE NEXT TO ROOT BALL IN PLANTING PIT. INSERT STAKE 18 TO 24 INCHES DEEP. TIE SECURELY TO TREE TRUNK AND TIGHTEN TO VERTICAL POSITION USING BROAD, SOFT STRAPPING MATERIAL (WOVEN BELT FABRIC OR PADDED WIRE).
 - USE 2" X 2" X 48" P.T. HARDWOOD STAKES. TOP OF STAKE 24 TO 30 INCHES ABOVE GROUND.
 - USE AN EXTRA STAKE PER PLANT FOR LARGE CANOPY TREES AND SHRUBS LOCATED IN OPEN AREAS SUBJECT TO WINDY CONDITIONS SUCH AS PARKS, PARKING LOTS OR OTHER OPEN, UNPROTECTED AREAS.



TREE STAKING DETAIL
NOT TO SCALE

TREE LOCATION/PROTECTION:
ALL PROPOSED TREE PLANTINGS SHALL BE INSTALLED WITHIN THE LANDSCAPE AND DRAINAGE EASEMENTS SURROUNDING THE PROPERTY AND BETWEEN LOTS.
PRESERVED EXISTING TREES AND NEWLY PLANTED TREES SHALL BE CONSIDERED PROTECTED FOR FUTURE CONSTRUCTION AND SHALL REQUIRE A TREE REMOVAL PERMIT FROM THE COUNTY AND/OR CITY PRIOR TO REMOVAL OR RELOCATION.

BEFORE YOU DIG CALL SUNSHINE
CALL 811
IT'S THE LAW IN FLORIDA
FL. STATUTE 553.851 (1979) REQUIRES
MIN. OF 2 DAYS AND MAX. OF 5 DAYS
NOTICE BEFORE YOU EXCAVATE.

Frank J. Solinko, P.L.A.
LANDSCAPE ARCHITECT
CONSULTANT
FLORIDA REG. NO. LA0001491
Gulfport, FL 33707
Phone: (813) 714-9240
Email: fsolinko@fjsolinko.com

LANDSCAPE DETAILS &
PLANT LISTS PER LOTS

Gulf Harbor Estates
400 - 418 Gulf Drive
Venice, FL 34285
Southbridge Investments, LLC
446 Fairway Isles Drive
Venice, FL 34285
ATTN: Mr. Myron Gay

PROJECT:
CLIENT:
DATE OF SIGNING:
DATE OF SEALING:
SEAL: _____
FRANK J. SOLINKO, P.L.A.
FL. REG. NO. 1491

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF FLORIDA. WITNESSED BY MY HAND AND SEAL.

DATE: 12/12/16
REVISED PER CITY PLAN CHANGES: 01/10/17
REVISED PER CITY REVIEW COMMENTS: 01/12/17
DRAWN BY: FJS
ISSUE DATE: 12/12/2016
FILE NO.: _____
DRAWING DATE: 12/12/2016
PROJECT NO.: 1602

SHEET: **LA-3**
OF:
PROJECT NO.: 1602