



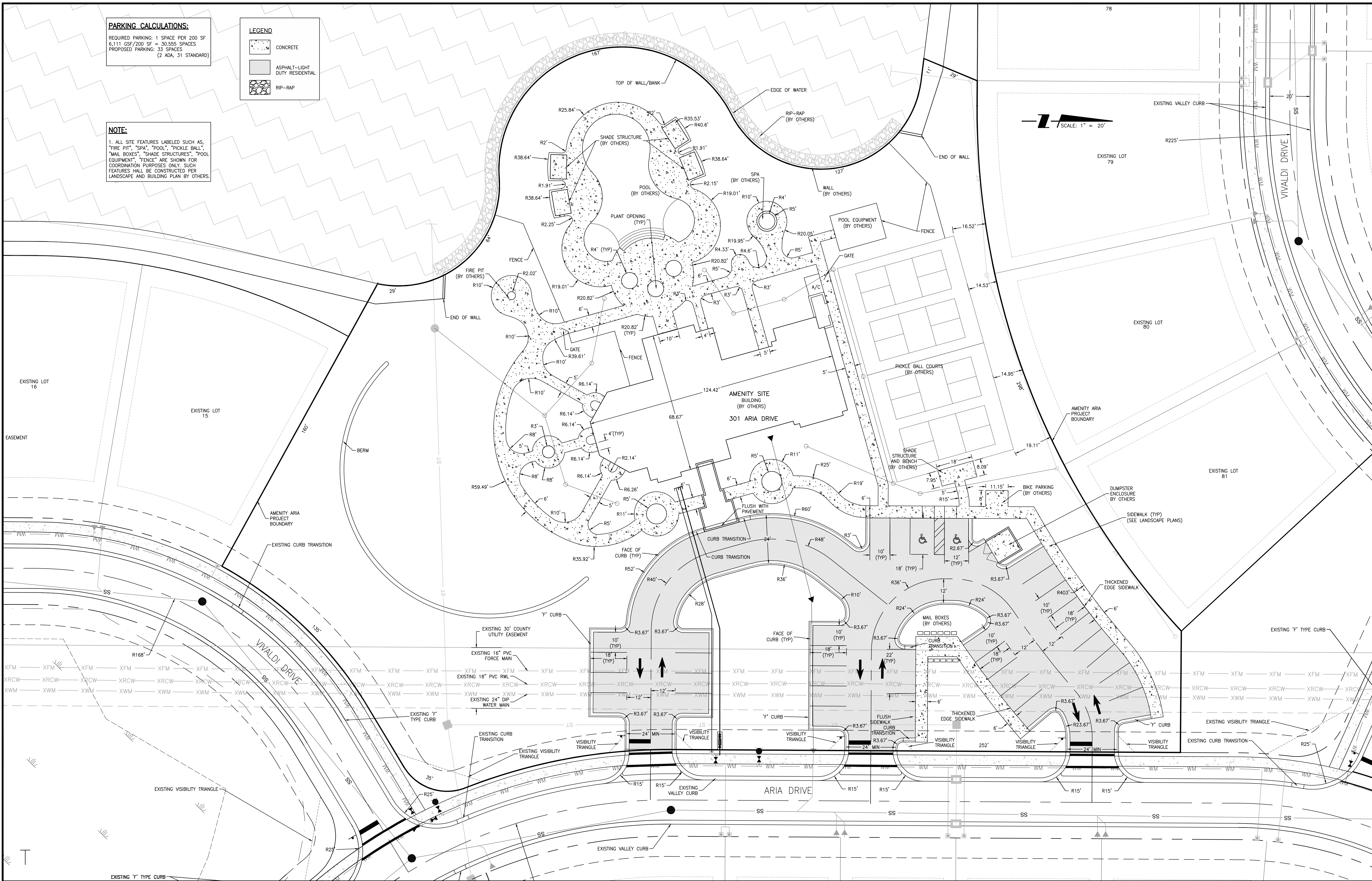
				ACTIVITY		INITIALS/EMP. NO.	DATE	 <div>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com</div>	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 2017-11	TITLE: AERIAL LOCATION MAP		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-03C-001PL		
				DESIGNED BY:			2017-11		PROJECT: ARIA AMENITY		HORIZONTAL SCALE:					
				DRAWN BY:			2017-11				VERTICAL SCALE:					
				CHECKED BY:							SEC: TWP: RGE:	CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459		
				CONTRACT ADMIN. BY:							35 38S 19E			SHEET NUMBER: 2 OF 8		
				WM APPROVED BY:												
A		REVISED PER ADDENDUM #2		02-06-2018	RSB/115155											
ΔREV NO	REVISION			DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.										

PARKING CALCULATIONS:
REQUIRED PARKING: 1 SPACE PER 200 SF
6,111 GSF/200 SF = 30,555 SPACES
PROPOSED PARKING: 33 SPACES
(2 ADA, 31 STANDARD)

LEGEND
CONCRETE
ASPHALT-LIGHT
DUTY RESIDENTIAL
RIP-RAP

NOTE:
1. ALL SITE FEATURES LABELED SUCH AS, "FIRE PIT", "SPA", "POOL", "PICKLE BALL", "MAIL BOXES", "SHADE STRUCTURES", "POOL EQUIPMENT", "FENCE" ARE SHOWN FOR COORDINATION PURPOSES ONLY. SUCH FEATURES SHALL BE CONSTRUCTED PER LANDSCAPE AND BUILDING PLAN BY OTHERS.

SCALE: 1" = 20'



				ACTIVITY		INITIALS/EMP. NO.		DATE		<div><div>Stantec</div><div>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com</div></div> <div>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.</div>	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 2017-11		TITLE: SITE PLAN		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
				DESIGNED BY:		2017-11		HORIZONTAL SCALE: 1" = 20'					INDEX NUMBER: 215613459-03C-111SP		SHEET NUMBER: 3 OF 8			
				DRAWN BY:		2017-11		VERTICAL SCALE:										
				CHECKED BY:							SEC: TWP: RGE: 35 38S 19E		CROSS REFERENCE FILE NO.:		PROJECT NUMBER: 215613459			
				CONTRACT ADMIN. BY:														
				WM APPROVED BY:														
A				REVISED PER ADDENDUM #2		02-16-2018		RSB/115155										
ΔREV NO.		REVISION		DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.										

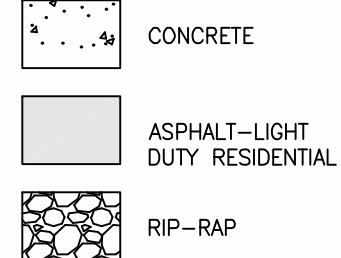
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NOTE:

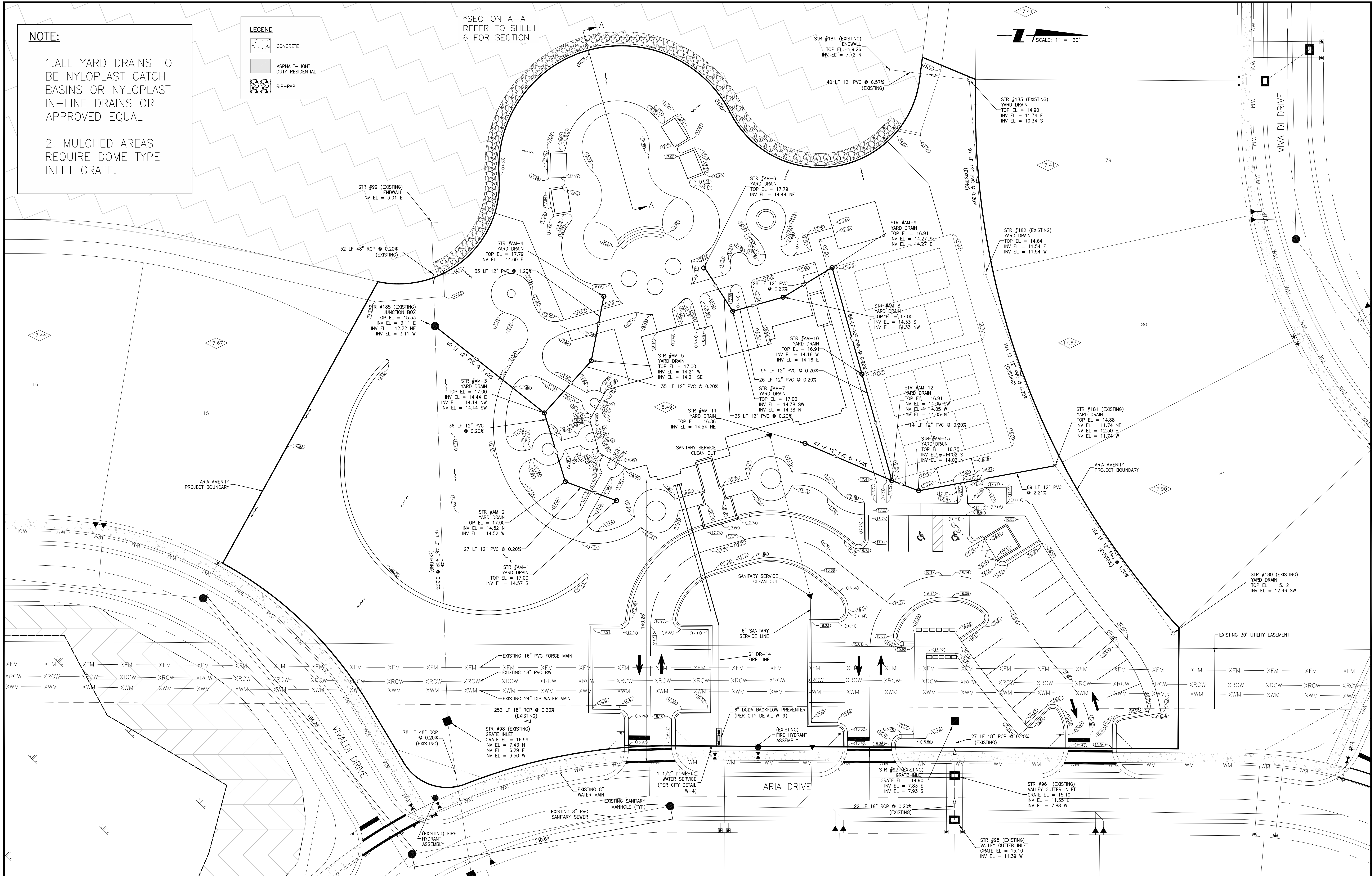
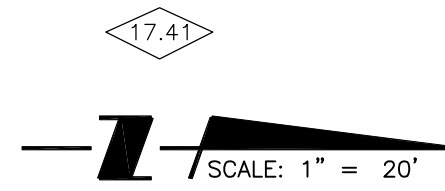
1. ALL YARD DRAINS TO BE NYLOPLAST CATCH BASINS OR NYLOPLAST IN-LINE DRAINS OR APPROVED EQUAL

2. MULCHED AREAS REQUIRE DOME TYPE INLET GRATE.

LEGEND

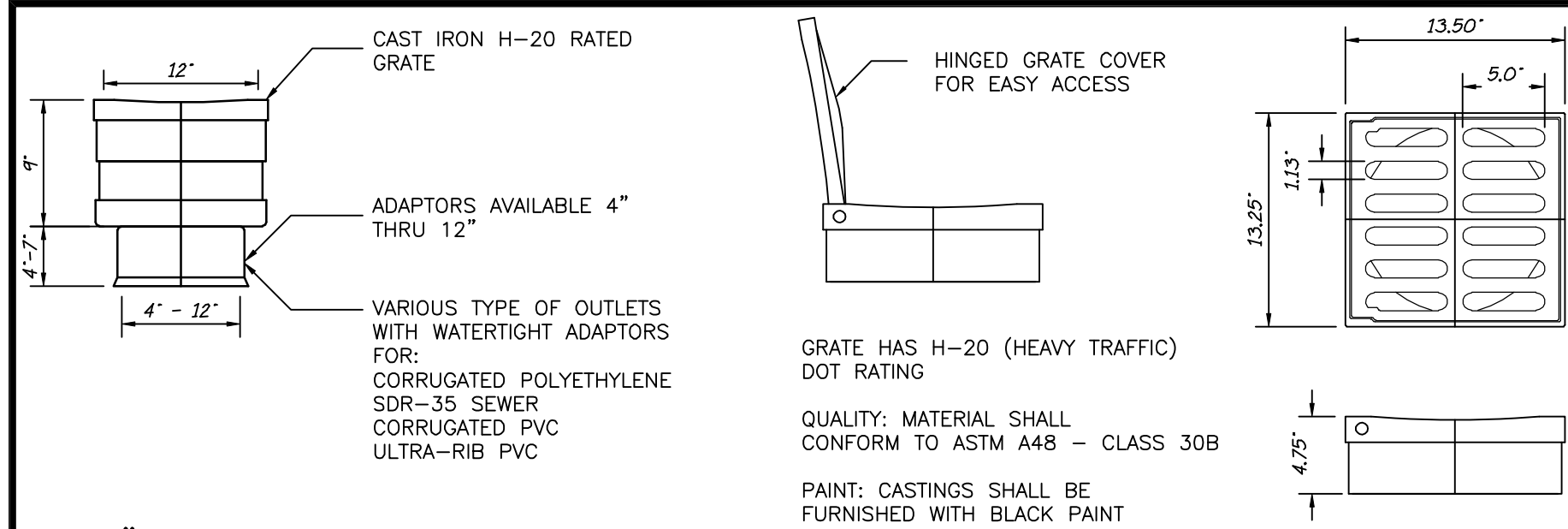


*SECTION A-A
REFER TO SHEET
6 FOR SECTION



A		REVISED PER ADDENDUM #2	02-16-2016	RSB/115155	CHECKED BY / EMP. NO.	WM APPROVED BY:	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: 2017-11 HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 20'	TITLE: UTILITIES, GRADING & DRAINAGE PLAN		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-03C-131SD SHEET NUMBER: 4 OF 8	
Δ	REV	NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:						PROJECT: ARIA AMENITY	SEC: TWP: RGE: 35 38S 19E	CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459		

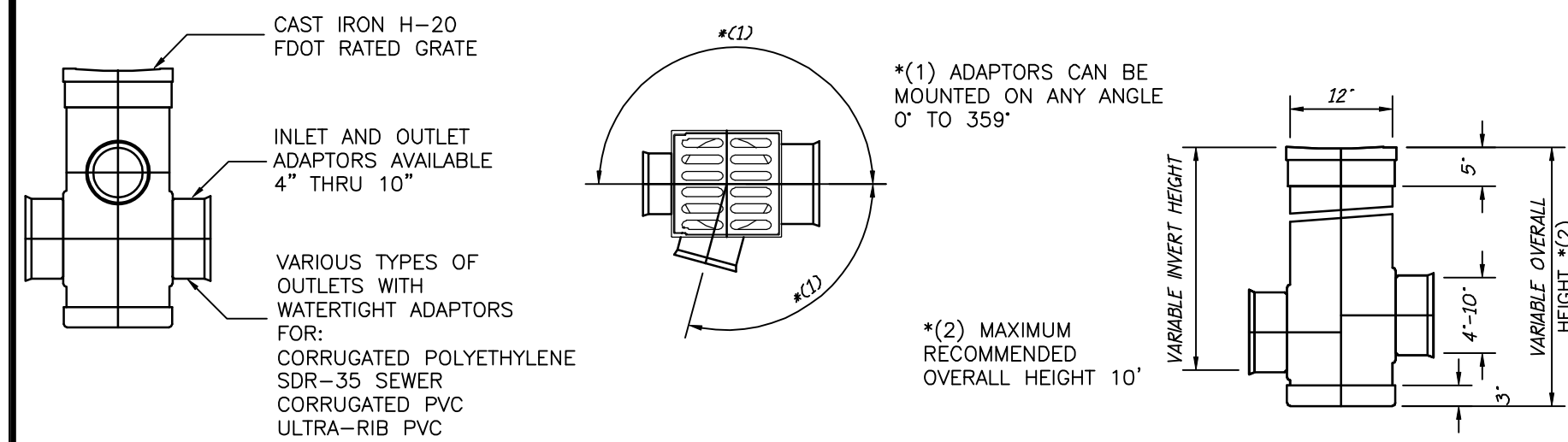
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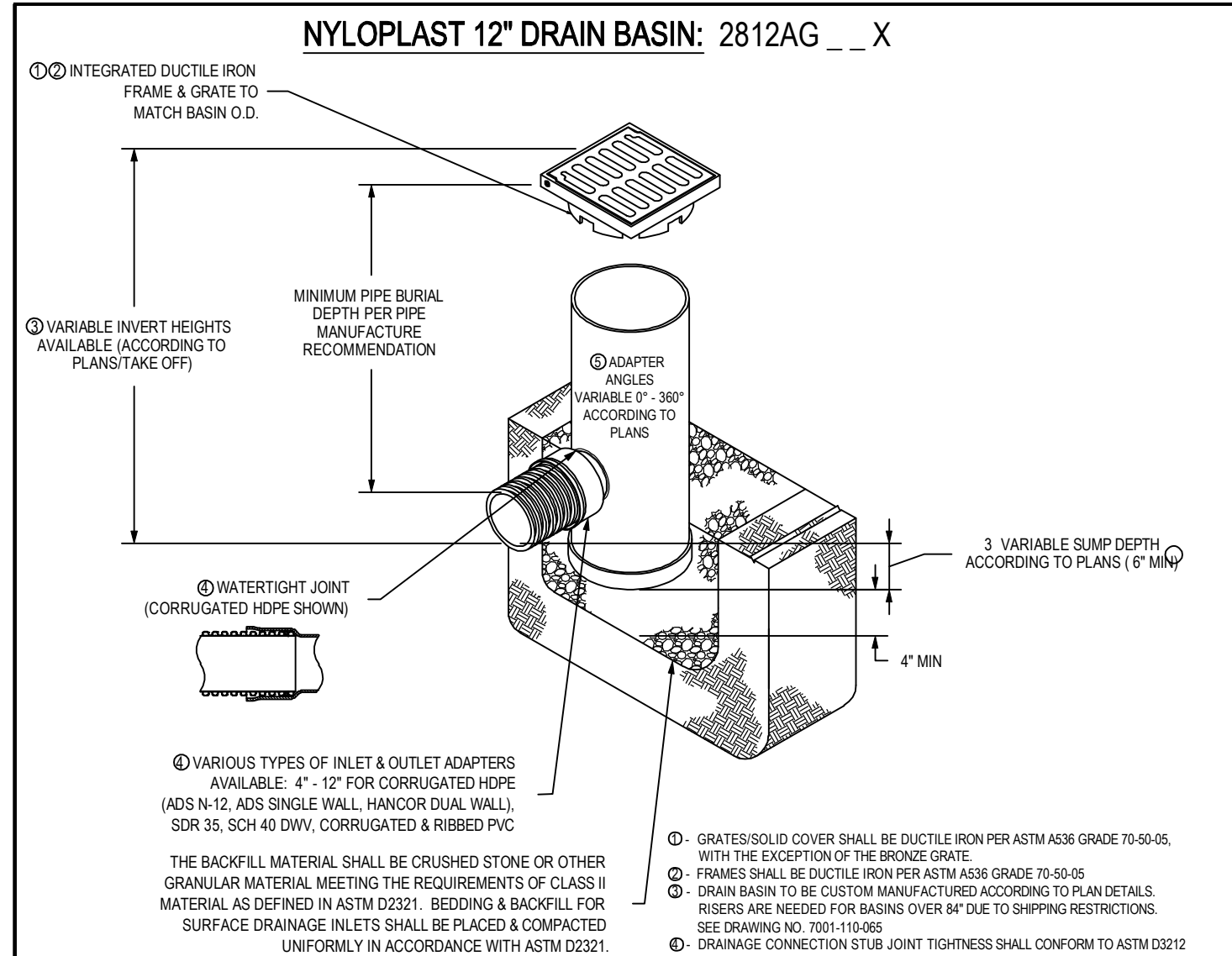
12" PVC INLINE DRAIN
N.T.S.

NOTE:
DRAIN BASINS SHALL BE NYLOPLAST OR EQUAL TO BE APPROVED BY THE ENGINEER.

12" CAST IRON GRATE
N.T.S.

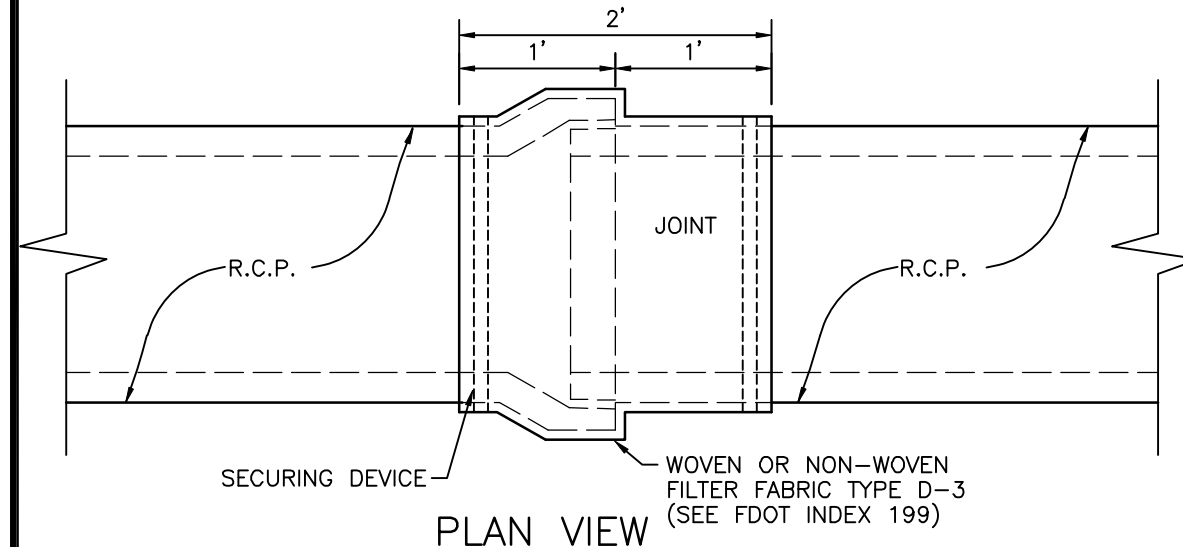


12" PVC DRAIN BASIN
S-D046 N.T.S.



NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X

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DATE 3-28-06	PROJECT NO. NAME 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	TITLE 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	DATE 3-28-06
APPROVED BY CJA	SCALE 1:20	SHEET 1 OF 1	DWG NO. 7001-110-09
DATE 3-28-06	SCALE 1:20	SHEET 1 OF 1	REV B



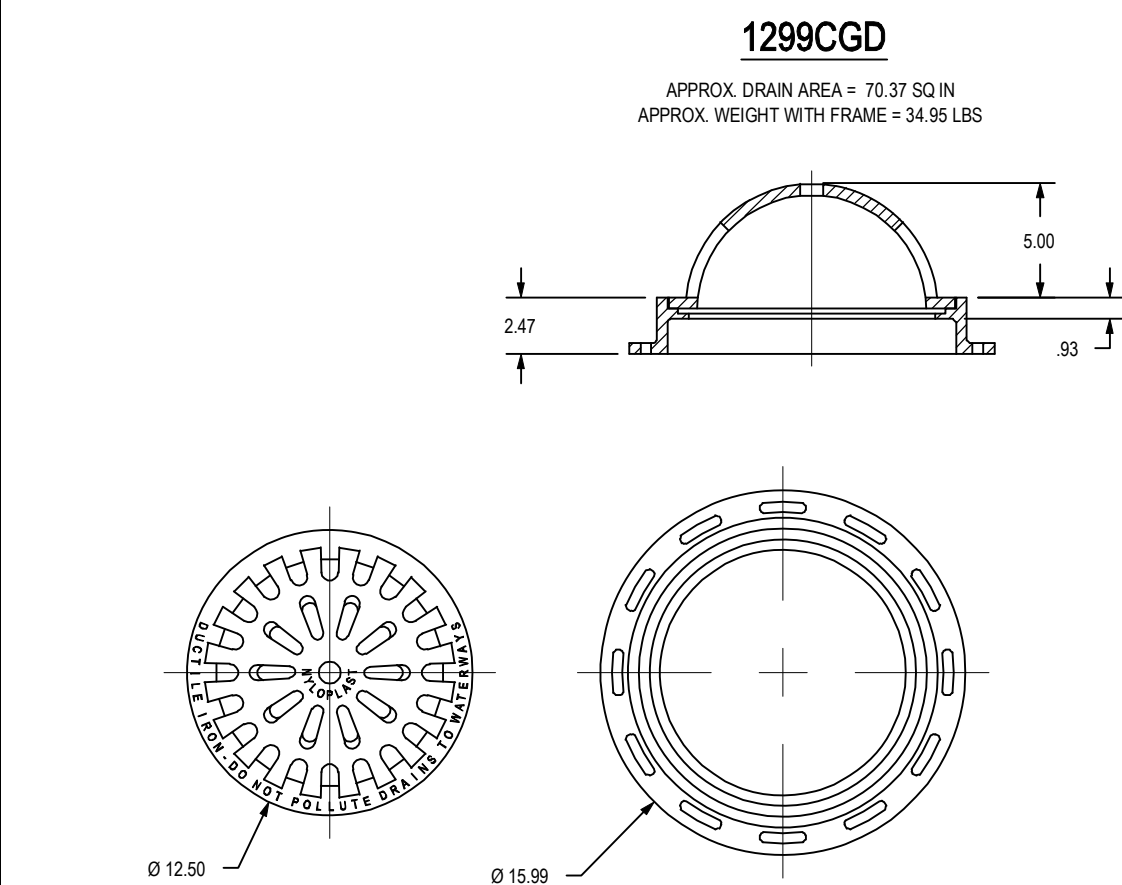
NOTE:

- CENTER FILTER FABRIC ON PIPE JOINT.
- FILTER FABRIC TO OVERLAP A MIN. OF ONE FOOT.
- FILTER FABRIC TO BE INSTALLED ON ALL ELLIPTICAL PIPE JOINTS, ALL PIPE JOINTS WITHIN THE RIGHT OF WAY, AND THE FIRST PIPE JOINT OUT OF ANY STRUCTURE WITHIN THE RIGHT OF WAY.
- PRICE OF FILTER FABRIC JACKET TO BE INCLUDED IN PRICE OF PIPE.

FILTER FABRIC JACKET
S-D038 N.T.S.

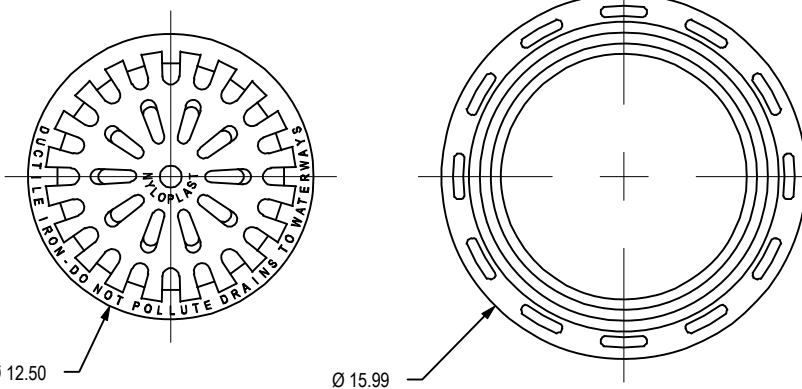
ALTERNATE STORM PIPE MATERIAL NOTES:

- ALL ALTERNATE STORM PIPE SHALL BE FDOT APPROVED FOR ROADWAY USE.
- ALTERNATE PIPE SHALL BE HD STORM OR APPROVED EQUAL.
- ALTERNATE STORM PIPE SPECIFICATIONS SHALL BE SUBMITTED TO ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL. ALONG WITH SHOP DRAWINGS AND ALL NECESSARY MODIFICATIONS TO DRAINAGE STRUCTURES (MANHOLES, ENDWALLS, ETC.) NECESSARY TO FACILITATE SUCCESSFUL SUBSTITUTION OF PVC FOR RCP INCLUDING BUT NOT LIMITED TO METHOD OF SECURING SUBMERGED PIPE ENDS AGAINST FLOTATION.
- INSTALLATION OF ALTERNATE STORM PIPE SHALL BE IN CONFORMANCE WITH ALL MANUFACTURERS REQUIREMENTS.



1299C GD

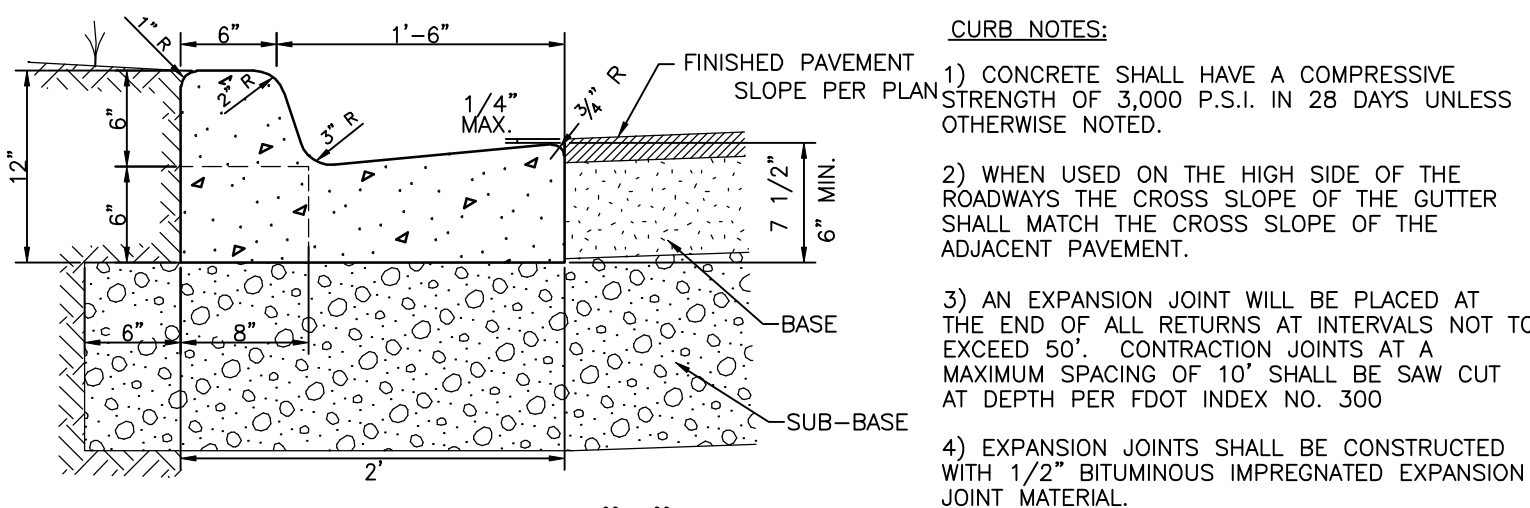
APPROX. DRAIN AREA = 70.37 SQ IN
APPROX. WEIGHT WITH FRAME = 34.95 LBS



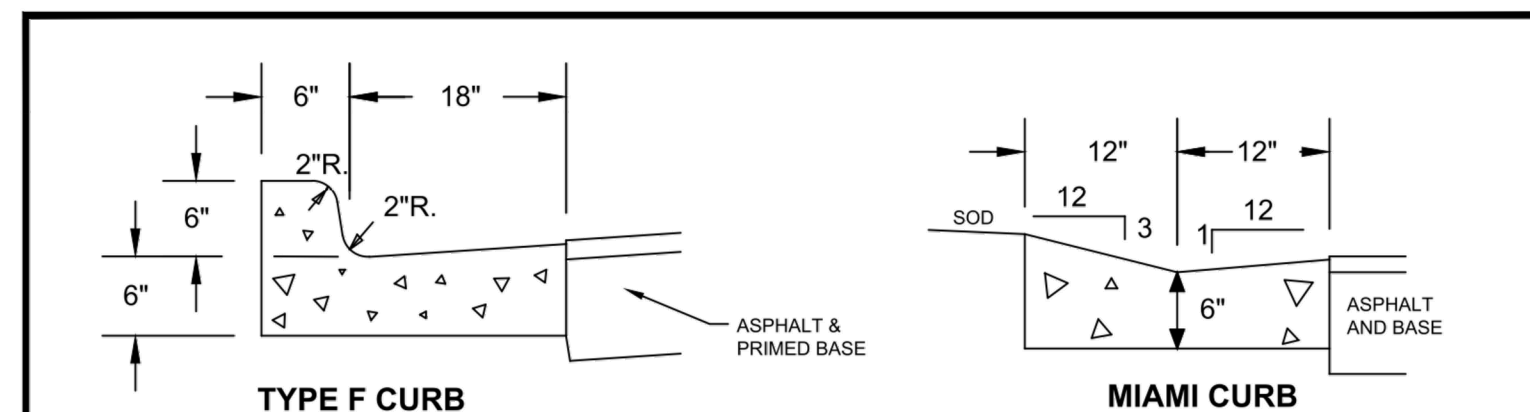
ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
QUALITY: MATERIAL SHALL CONFORM TO ASTM A488 GRADE 70 50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-025

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DATE 3-28-06	PROJECT NO. NAME 12 IN DOME GRATE ASSEMBLY	TITLE 12 IN DOME GRATE ASSEMBLY	DATE 3-28-06
APPROVED BY CJA	SCALE 1:8	SHEET 1 OF 1	DWG NO. 7001-110-026
DATE 3-28-06	SCALE 1:8	SHEET 1 OF 1	REV B

CURB NOTES:



FDOT TYPE "F" CURB
S-P005 N.T.S.



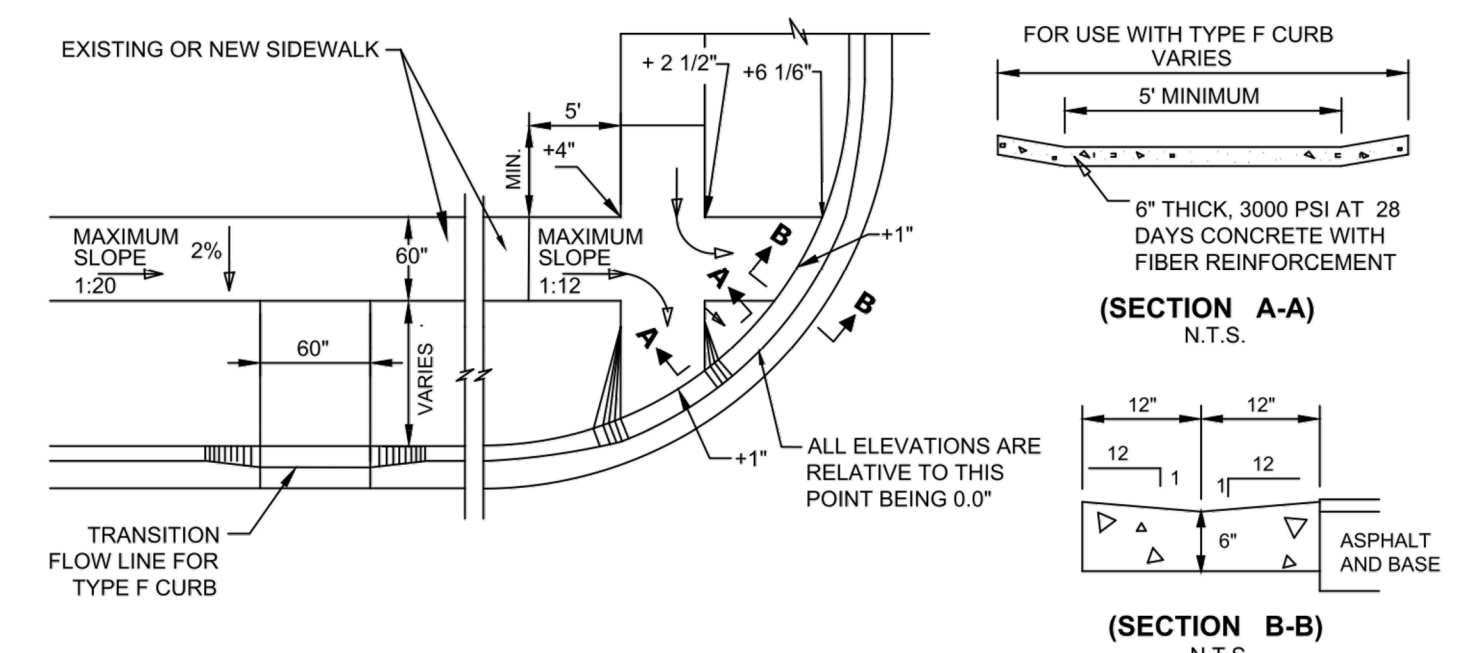
TYPE F CURB

MIAMI CURB

- ALL STREETS SHALL HAVE A TWO-FOOT WIDE CONCRETE (3000 PSI AT 28 DAYS WITH FIBER REINFORCEMENT) CURB AND GUTTER, AND MEET OR EXCEED FDOT SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

CURB DETAIL

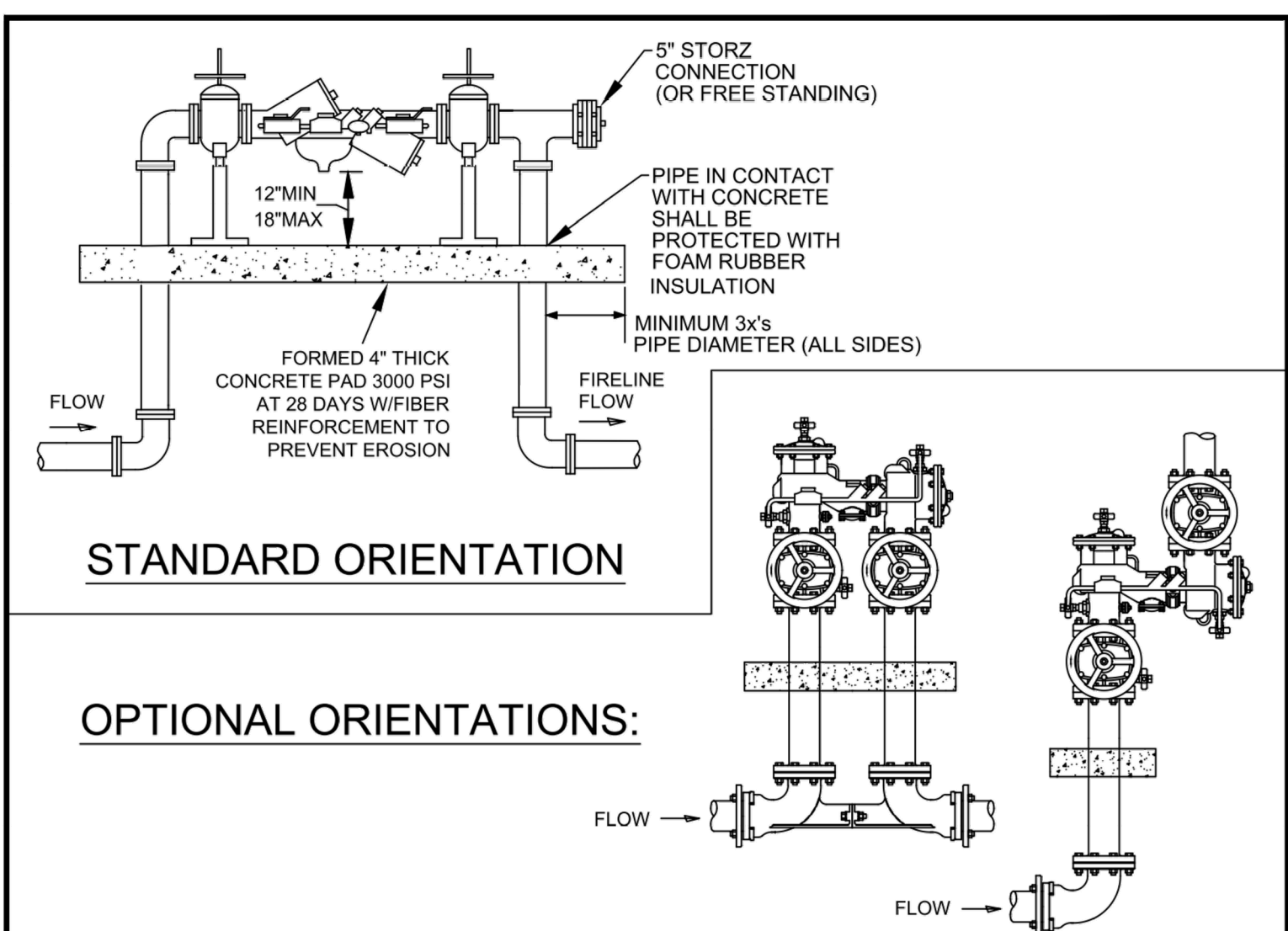
N.T.S.



SIDEWALK RAMP DETAIL

N.T.S.

	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING SIDEWALK RAMPS & CURBING	DATE JAN. 2018 SHEET NO. ENG-1
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STANDARD ORIENTATION

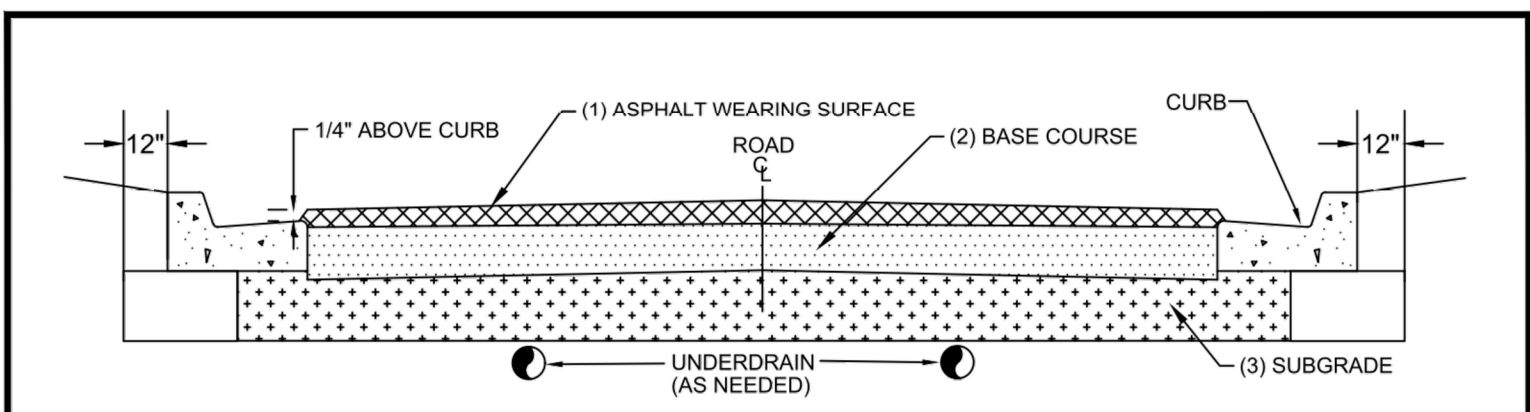
OPTIONAL ORIENTATIONS:

- ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR 1047 OR 1048 ASSE AS APPLICABLE.
- 45° FITTINGS MAY BE SUBSTITUTED FOR 90° FITTINGS.
- PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC OR HDPE.
- IF TEING OFF FOR POTABLE SERVICE, INSTALL INDICATOR VALVE BETWEEN TEE FOR POTABLE SERVICE AND FIRE SERVICE BACKFLOW ASSEMBLY.
- ASSEMBLY SHALL BE PAINTED RED WITH ALKID ENAMEL, EPOXY OR POLYURETHANE BASED PAINT, EXCEPT FOR STAINLESS STEEL PARTS.
- VALVE ASSEMBLIES SHALL MEET NFPA 24 REQUIREMENTS AND INDICATOR VALVES SHALL BE PROVIDED.
- FOR CLEARANCE ISSUES, PLEASE REFER TO THE CURRENT FLORIDA FIRE PREVENTION CODE REQUIREMENTS.
- FOR FIRE PROTECTION SYSTEMS EQUIPPED WITH A FIRE PUMP, THE PIPE BETWEEN THE CHECK VALVE AND THE OUTSIDE CONNECTION SHALL BE EQUIPPED WITH AN APPROVED BALL DRIP.
- BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
- 5" STORZ INLET CONNECTION MAY BE REDUCED FOR PIPE SIZES LESS THAN 5".

FIRE SERVICE BACKFLOW ASSEMBLY SIZE 2" - 10"

N.T.S.

	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER FIRE SERVICE BACKFLOW ASSEMBLY	DATE JAN. 2018 SHEET NO. W-9
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ROADWAY SECTION DESIGN (MINIMUM THICKNESS)

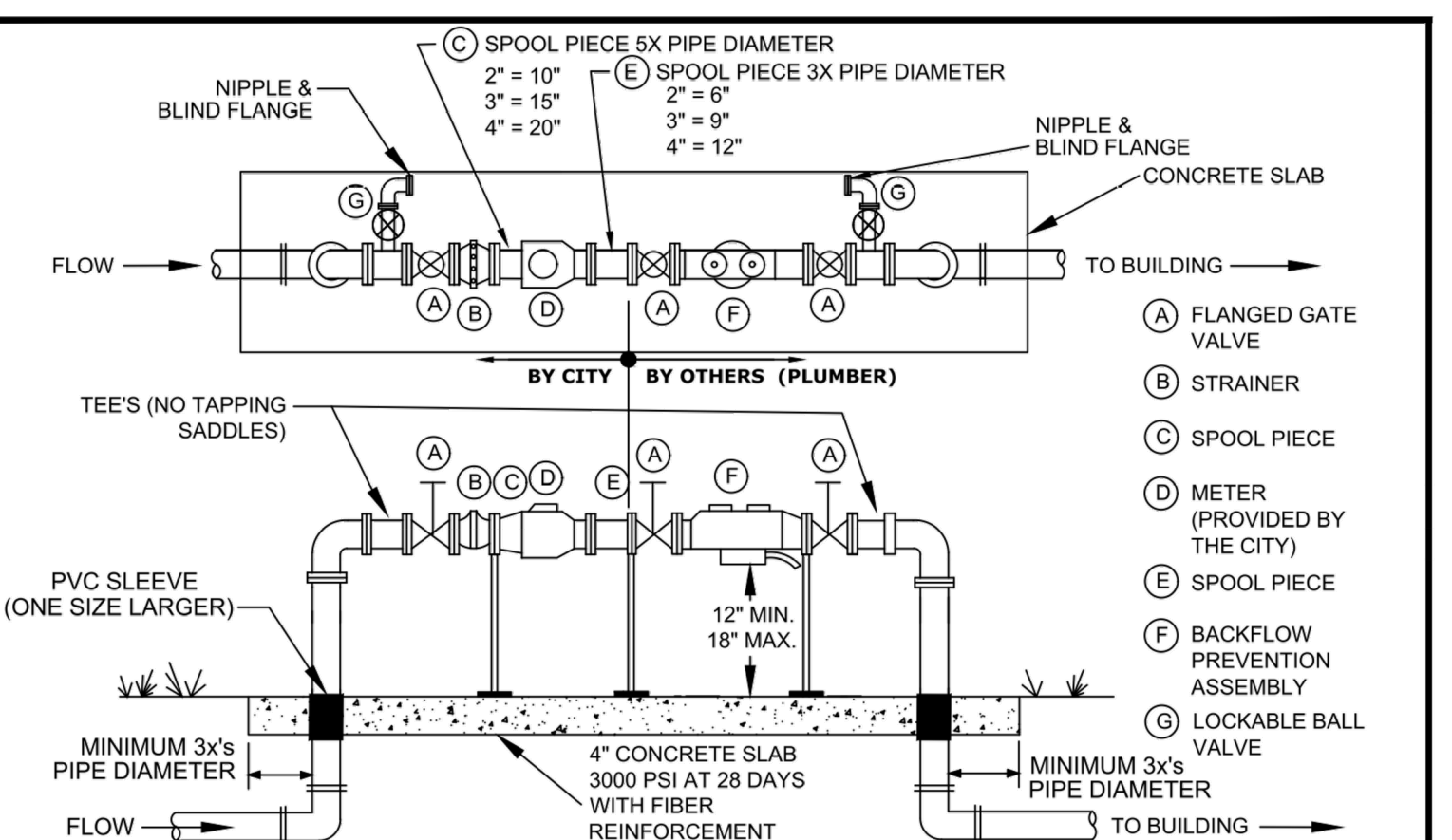
STREET CLASSIFICATION	(1) ASPHALT SURFACE:	(2) BASE: B-12.5 CTB CCA	(3) SUB-GRADE: TYPE B STAB.
RESIDENTIAL STREET (PRIVATE) & LIGHT DUTY PARKING	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	4" 8" 8"	8" MIN 40 LBR
RESIDENTIAL STREET (PUBLIC)	2" TYPE SP-9.5 (INSTALLED AS TWO 1" LIFTS)	5" 10" 10"	12" MIN 40 LBR
INDUSTRIAL STREET (PUBLIC/PRIVATE)	2" TYPE SP-12.5 & 1" TYPE FC-9.5	5" 10" 10"	12" MIN 40 LBR
COLLECTOR / ARTERIAL STREET	3" TYPE SP-12.5 & 1" TYPE FC-9.5	5" 10" 10"	12" MIN 40 LBR

- ALL STREETS WITHIN THE CITY LIMITS SHALL MEET THE MINIMUM DESIGN STANDARDS AS ESTABLISHED IN THIS DETAIL.
- ALL INSTALLATION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- CRUSHED CONCRETE AGGREGATE (CCA) MUST HAVE AN LBR ≥ 150 . SHELL IS NOT AN ACCEPTABLE BASE MATERIAL.
- CEMENT TREATED BASE.
 - THE MATERIAL TO BE USED AS THE FILLER AGGREGATE IN CTB MUST BE LBR TESTED PRIOR TO DESIGN FORMULATION (ADDING CEMENT). THIS MATERIAL MUST ACHIEVE AN LBR VALUE OF ≥ 100 .
 - CTB DESIGN CRITERION SHOULD RANGE FROM 175 TO 275 PSI ON 7 DAY BREAK. TESTING MUST BE PROVIDED TO VERIFY THE COMPRESSIVE STRENGTH OF THE MIX.
- ALL GRANULAR COURSES OF ROAD CONSTRUCTION MUST BE COMPACTED TO 98% OF ITS OPTIMUM DENSITY AS PER T-180 (AASHTO). CTB SHALL BE COMPACTED TO 98% OF ITS LAB FORMULATION DENSITY (AASHTO T-99).
- ALL MINERAL MATERIALS USED IN CONSTRUCTION OF ROADWAYS MUST MEET THE FOLLOWING CRITERIA:
 - FINES (PASSING # 200 SIEVE) MUST BE LIMITED TO $\leq 12\%$, ORGANICS LIMITED TO $\leq 5\%$, NO DELETERIOUS MATERIALS.
- SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH LATEST EDITION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD MANUAL).
- ALL CURB PADS SHALL MEET THE SAME STRUCTURAL AND COMPACTION STANDARDS AS ROAD SUB GRADE. THESE PADS WILL EXTEND TO AT LEAST 12" BEYOND THE CURB.
- UNDERDRAINS OR SIDEDRAINS MAY BE INCLUDED WHEN THE GROUND WATER LEVELS MAY AFFECT THE STRUCTURAL INTEGRITY OF THE ROAD. THIS DESIGN SHALL BE THE RESPONSIBILITY OF ENGINEER OF RECORD.
- ANY PROPOSED TRAFFIC CALMING DEVICES MUST BE APPROVED BY THE CITY ENGINEER & FIRE CHIEF.
- ALL COURSES AND CONCRETE SHALL NOT BE PLACED WHILE RAIN IS FALLING, OR WHEN THERE IS STANDING WATER ON THE SURFACE TO BE COVERED.
- TACK COAT SHALL BE APPLIED BETWEEN ALL ASPHALT LAYERS.

TYPICAL ROADWAY SECTION

N.T.S.

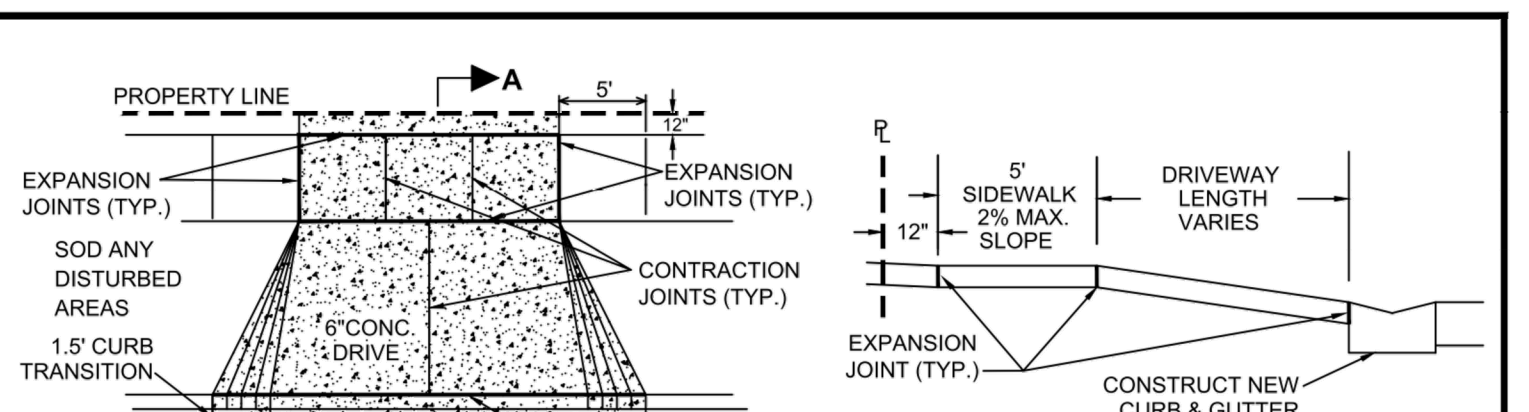
	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING TYPICAL ROADWAY SECTION	DATE JAN. 2018 SHEET NO. ENG-3
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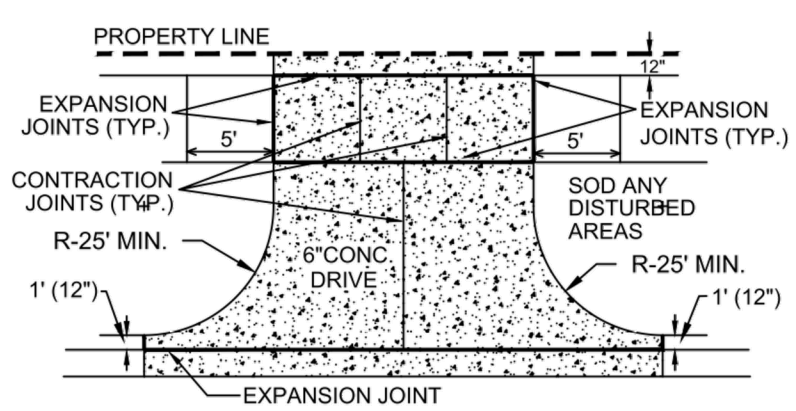
- EITHER 90°-DEGREE OR 45°-DEGREE FITTINGS MAY BE USED WITH THE REQUIRED LENGTH OF RESTRAINED JOINT FITTINGS.
- BACKFLOW PREVENTION ASSEMBLY TYPE SHALL BE DETERMINED BY THE CITY OF VENICE UTILITIES DEPARTMENT'S MOST CURRENT CROSS-CONNECTION CONTROL PROGRAM.
- ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AND/OR ASSE 1013.
- ALL CONCRETE PIPE PENETRATIONS SHALL BE PROTECTED WITH A PVC SLEEVE, ONE SIZE LARGER THAN RISER PIPE.
- VALVES SHALL BE FULL PORTED FULL FLOW BALL VALVES OR RESILIENT WEDGE NON-RISING STEM GATE VALVES.
- ALL METERS 1 1/2" & UP WILL HAVE FLANGES. LAY LENGTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION OF ASSEMBLIES.
- PIPE BETWEEN TAP & ISOLATION VALVE SHALL BE C900 PVC.
- THE WATER METER SHALL MATCH THE BACKFLOW AND ASSEMBLY PIPE SIZE.
- 2" AND SMALLER METERS REQUIRE A LOCKABLE CURB STOP. LARGER THAN 2" METERS WILL HAVE A FLANGED WHEEL HANDLE RESILIENT WEDGE GATE VALVE.
- NO SPOOL PIECE REQUIRED FOR 3/4", 1", OR 1 1/2".
- ALL COMMERCIAL AND MULTI FAMILY UNIT METERS MUST BE ABOVE GRADE. REUSE METERS 2" AND LESS MAY BE BELOW GROUND.
- BACKFLOW PREVENTION ASSEMBLY AND BYPASS ARE NOT REQUIRED FOR REUSE METER ONLY.
- BACKFLOW PREVENTION ASSEMBLIES SHALL ONLY BE BY-PASSED IF A TEMPORARY RP IS INSTALLED ON BY-PASS.
- NO BRANCH OR TEE SERVICE CONNECTIONS, OTHER THAN THE UTILITIES METER BY-PASS RETURN TEE, SHALL EXIST BETWEEN THE WATER METER AND BACKFLOW PREVENTER.
- THE ENGINEER OF RECORD SHALL SUBMIT METER SIZING CALCULATIONS BASED ON SERVICE DEMAND PER AWWA M-22 AND SUBJECT TO APPROVAL BY THE UTILITY DEPARTMENT.
- PARALLEL BACKFLOW ASSEMBLY MAY BE PERMITTED TO ALLOW FOR UNINTERRUPTED SERVICE AND SHALL PROVIDE THE SAME DEGREE OF PROTECTION OR GREATER.

WATER & REUSE METER & BACKFLOW PREVENTION ASSEMBLY ABOVE GROUND COMMERCIAL/MULTI-UNIT/SINGLE SERVICE/MASTER METER (WITH BY-PASS AROUND METER ONLY) N.T.S.

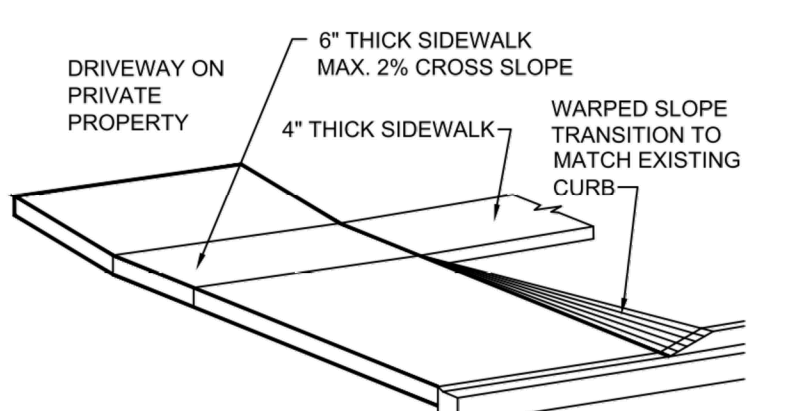
	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	UTILITIES - WATER WATER & REUSE METER & BACKFLOW	DATE JAN. 2018 SHEET NO. W-4
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RESIDENTIAL DRIVEWAY



COMMERCIAL/ INDUSTRIAL/ MULTI-FAMILY



6" CONCRETE RESIDENTIAL DRIVEWAY

DRIVEWAY & SIDEWALK DETAIL

N.T.S.

	CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING TYPICAL DRIVEWAY & SIDEWALK	DATE JAN. 2018 SHEET NO. ENG-4
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ACTIVITY	INITIALS/EMP. NO.	DATE	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	DATE: 2017-11	TITLE: DRAINAGE CONSTRUCTION DETAILS	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
DESIGNED BY:	2017-11		PROJECT: ARIA AMENITY	HORIZONTAL SCALE:		215613459-03C-511DD
DRAWN BY:	2017-11			VERTICAL SCALE:		SHEET NUMBER: 5 OF 8
CHECKED BY:				SEC. TWP. RGE: 35 38S 19E	CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459
CONTRACT ADMIN. BY:						
WM APPROVED BY:						

REVISED PER ADDENDUM #2	02-16-2018	RSB/115155	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
REVISION					

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

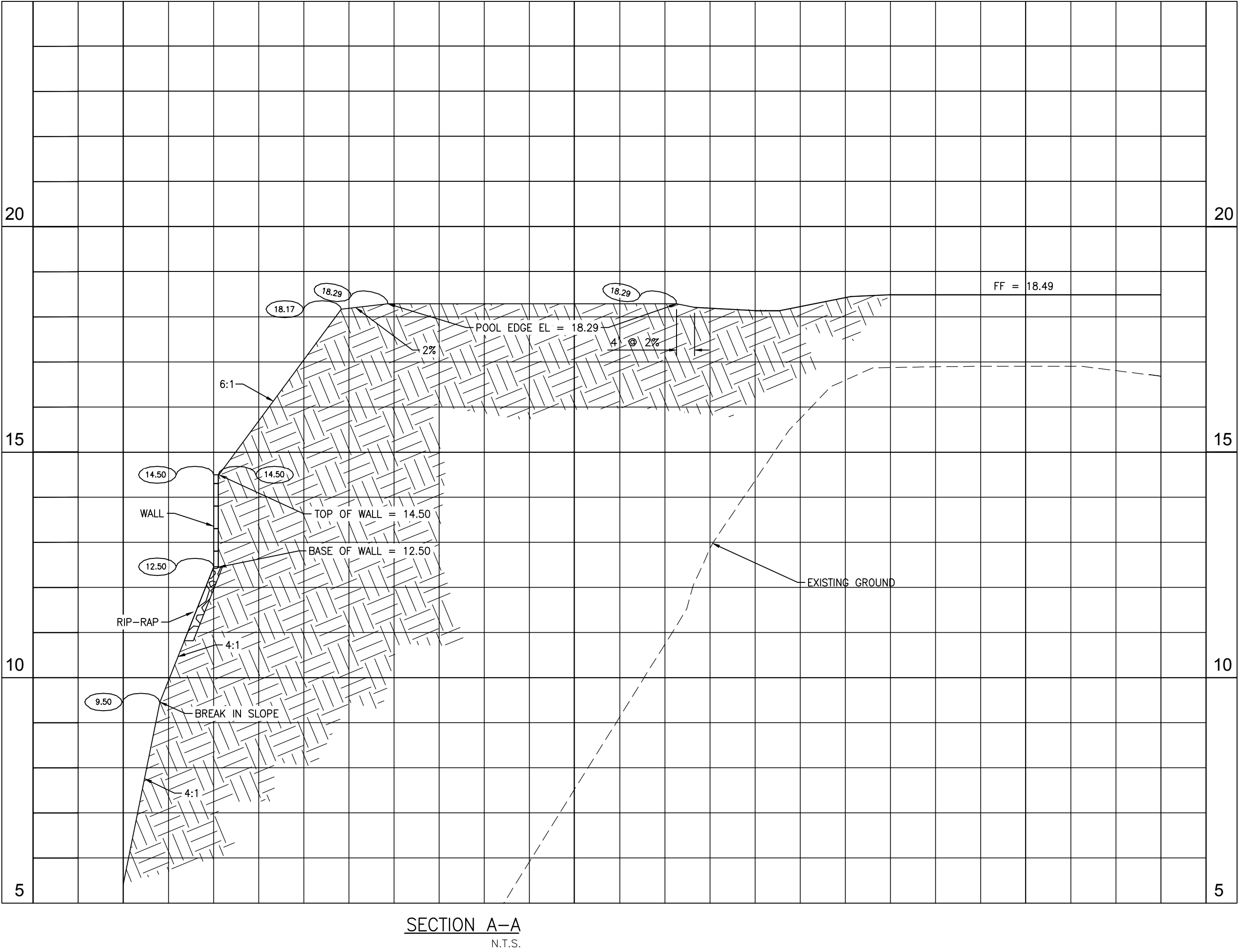
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	DATE: 2017-11	TITLE: DRAINAGE CONSTRUCTION DETAILS	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
PROJECT: ARIA AMENITY	HORIZONTAL SCALE:	VERTICAL SCALE:	215613459-03C-511DD
	SEC. TWP. RGE: 35 38S 19E	CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459
			SHEET NUMBER: 5 OF 8

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	COORDINATES	PIPES IN	PIPES OUT
STR #AM-1	YARD DRAIN* ELEV = 17.00 FT	N: 1016160.85 E: 531048.74		12" INV OUT =14.57 (S)
STR #AM-2	YARD DRAIN* ELEV = 17.00 FT	N: 1016135.36 E: 531039.32	12" INV IN =14.52 (N)	12" INV OUT =14.52 (W)

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	COORDINATES	PIPES IN	PIPES OUT
STR #AM-3	YARD DRAIN* ELEV = 17.00 FT	N: 1016124.98 E: 531005.09	12" INV IN =14.44 (E) 12" INV IN =14.14 (NW)	12" INV OUT =14.44 (SW)
STR #AM-4	YARD DRAIN* ELEV = 17.79 FT	N: 1016154.52 E: 530947.10		12" INV OUT =14.60 (E)
STR #AM-5	YARD DRAIN* ELEV = 17.00 FT	N: 1016148.25 E: 530979.18	12" INV IN =14.21 (W)	12" INV OUT =14.21 (SE)
STR #AM-6	YARD DRAIN* ELEV = 17.79 FT	N: 1016204.19 E: 530933.05		12" INV OUT =14.44 (NE)
STR #AM-7	YARD DRAIN* ELEV = 17.00 FT	N: 1016218.65 E: 530954.51	12" INV IN =14.38 (SW)	12" INV OUT =14.38 (N)
STR #AM-8	YARD DRAIN* ELEV = 17.00 FT	N: 1016243.69 E: 530947.50	12" INV IN =14.33 (S)	12" INV OUT =14.33 (NW)
STR #AM-9	YARD DRAIN* ELEV = 16.91 FT	N: 1016268.05 E: 530932.81	12" INV IN =14.27 (SE)	12" INV OUT =14.27 (E)
STR #AM-10	YARD DRAIN* ELEV = 16.91 FT	N: 1016282.88 E: 530985.77	12" INV IN =14.16 (W)	12" INV OUT =14.16 (E)
STR #AM-11	YARD DRAIN* ELEV = 16.86 FT	N: 1016254.56 E: 531020.28		12" INV OUT =14.54 (NE)
STR #AM-12	YARD DRAIN* ELEV = 16.91 FT	N: 1016297.72 E: 531038.73	12" INV IN =14.05 (SW) 12" INV IN =14.05 (W)	12" INV OUT =14.05 (N)
STR #AM-13	YARD DRAIN* ELEV = 16.75 FT	N: 1016311.12 E: 531043.81	12" INV IN =14.02 (S)	12" INV OUT =14.02 (N)

STORM STRUCTURE DATA TABLE PROVIDED PER CITY OF VENICE
CODE REQUIREMENTS. CONTRACTOR TO SUBMIT ANY
INCONSISTENCY BETWEEN PLAN VIEWS AND TABULAR DATA AS AN
RFI PRIOR TO PRECAST STRUCTURAL ORDER.



									ACTIVITY			INITIALS/EMP. NO.			DATE			<div><div>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com</div></div> <div>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.</div>			CLIENT:			NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC			DATE:			2017-11			TITLE:			MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447		
									DESIGNED BY:			2017-11			HORIZONTAL SCALE:						DRAINAGE DATA TABLE – SECTIONS			INDEX NUMBER:			215613459-03C-511DD											
									DRAWN BY:			2017-11									VERTICAL SCALE:						SHEET NUMBER:			6 of 8								
A			REVISED PER ADDENDUM #2			02-16-2018			RSB/115155			CHECKED BY:									CONTRACT ADMIN. BY:																	
Δ REV NO.		REVISION				DATE		DRAWN BY / EMP. NO.		CHECKED BY / EMP. NO.		WM APPROVED BY:																										

NOTES

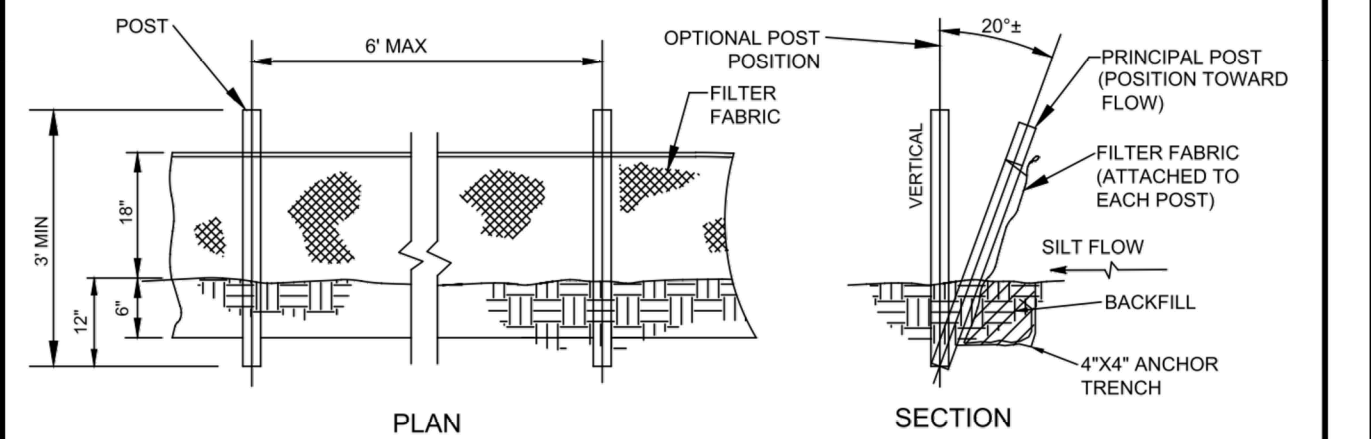
1. A COPY OF THIS BEST MANAGEMENT PRACTICES PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) PERMIT(S) AND HAVE A COPY 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 TARPAULIN.
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 SLOPE 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.

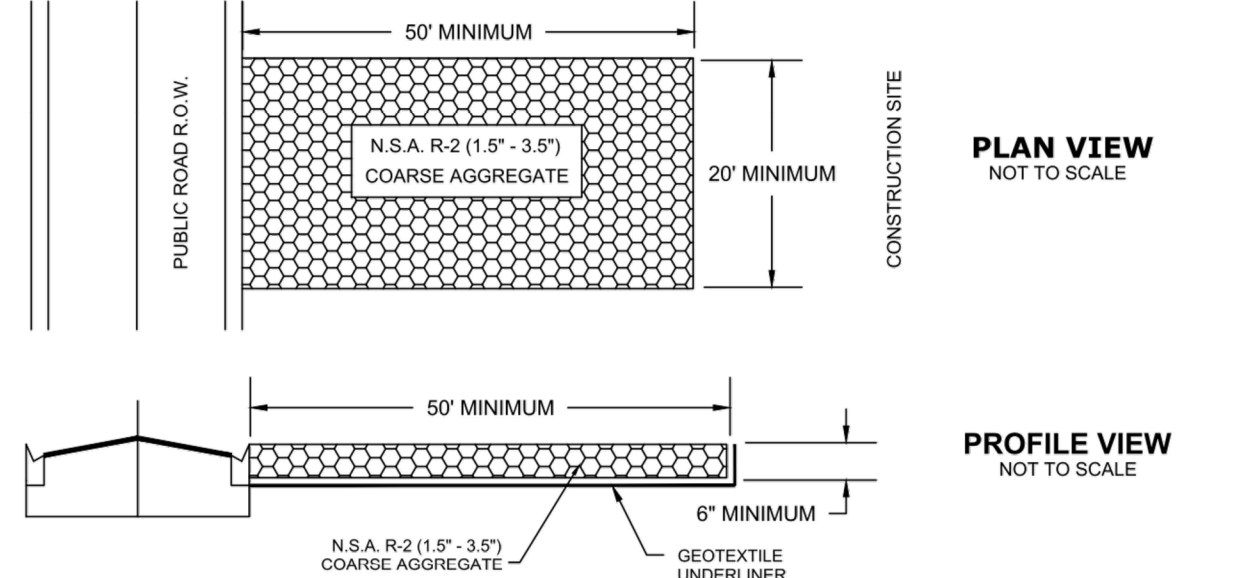
17. ALL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED AT A MINIMUM OF ONCE PER WEEK OR AFTER ANY 1/2" OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL MAINTENANCE AND INSPECTIONS, ON SITE, UNTIL CONSTRUCTION IS COMPLETE. COPIES SHALL BE FURNISHED TO THE 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 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 ACTIVITY 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."




- 1.) POSTS SHALL BE WOOD (2"x4" OR 2"x2" DIA.) OR STEEL (MIN. 1.33 LBS/LFT.).
- 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.

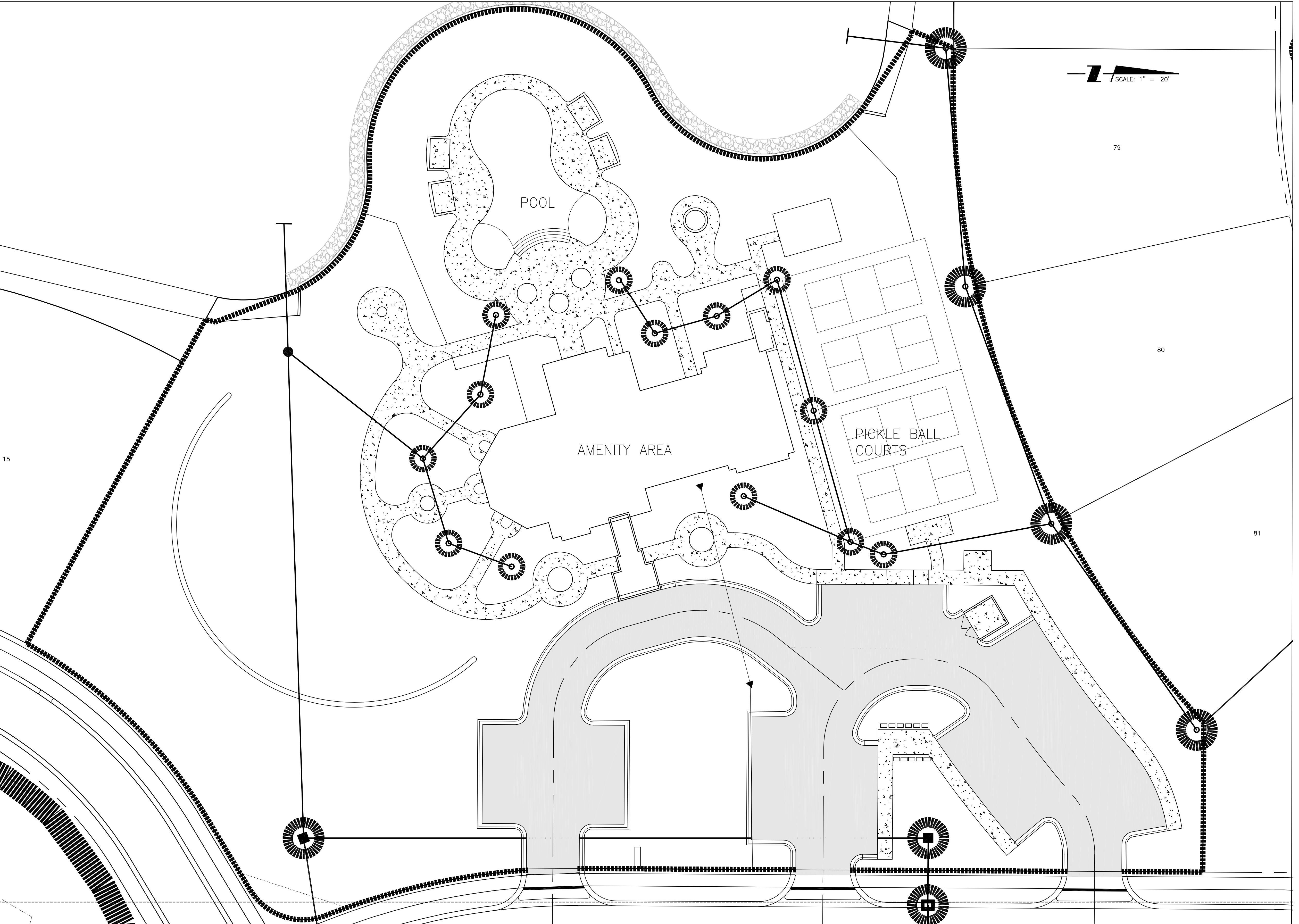


CRUSHED STONE CONSTRUCTION EXIT DETAIL
N.T.S.

 CITY OF VENICE ENGINEERING DEPARTMENT 401 WEST VENICE AVE. VENICE FL 34285 (941) 486-2626 FAX (941) 480-3031	ENGINEERING	DATE JAN. 2018
	SILT FENCE & CONSTRUCTION EXIT	SHEET NO. ENG-7

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



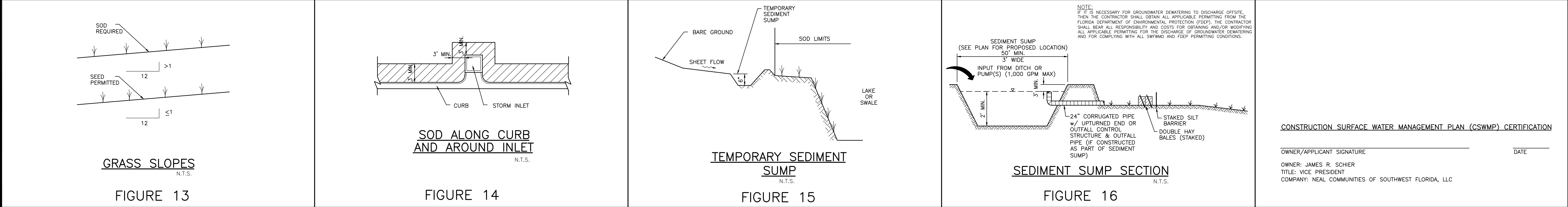
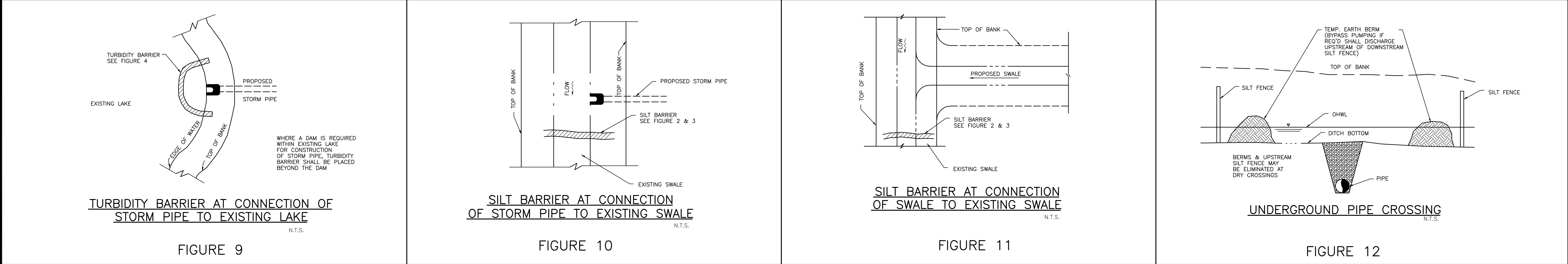
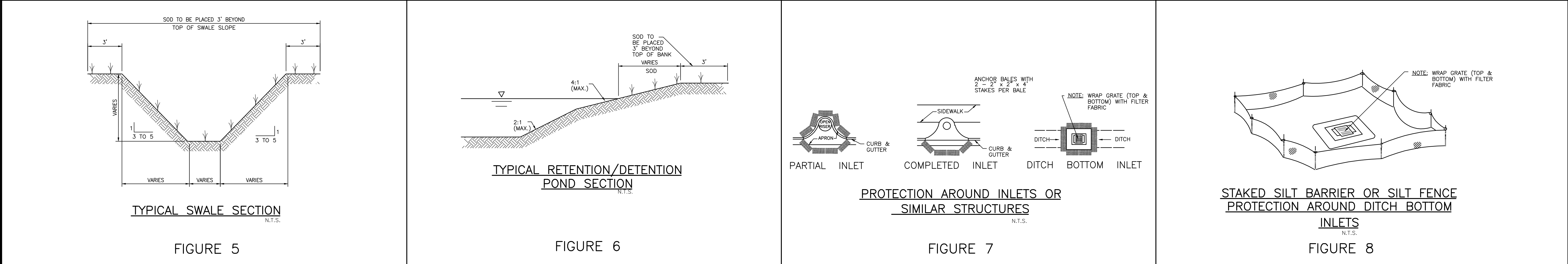
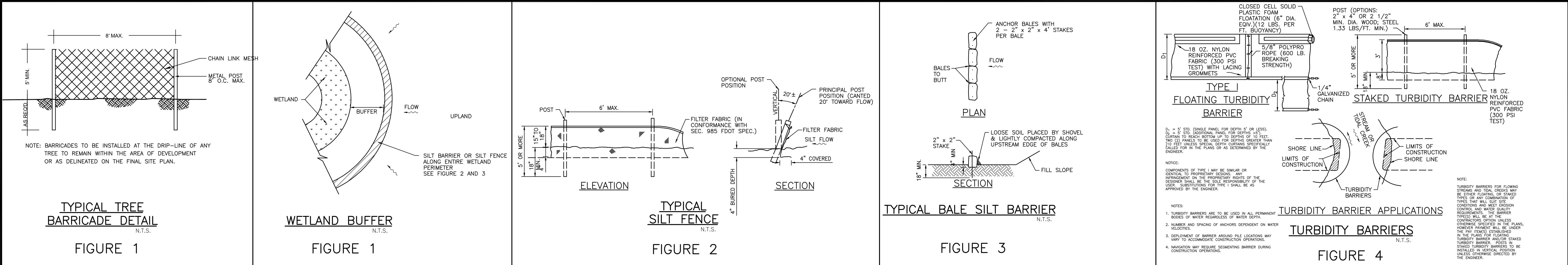
REV	DESCRIPTION	DATE	DRAWN BY	CHECKED BY	DATE
A	REVISED PER ADDENDUM #2	02-16-2018	RSB/115155		
Δ	REV NO.	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:

**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: ARIA AMENITY
DATE: 2017-11
HORIZONTAL SCALE:
VERTICAL SCALE:
SEC: TWP: RGE: CROSS REFERENCE FILE NO.:
35 36S 19E
PROJECT NUMBER: 215613459

TITLE: BEST MANAGEMENT PRACTICES PLAN AND NOTES
MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447
215613459-03C-702EC
7 OF 8



				ACTIVITY	INITIALS/EMP. NO.	DATE				
				DESIGNED BY:		2017-11				
				DRAWN BY:		2017-11				
				CHECKED BY:						
				CONTRACT ADMIN. BY:						
				WM APPROVED BY:						

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: ARIA AMENITY

DATE: 2017-11

VERTICAL SCALE: 1" = 10'

SEC: 35 38S 19E

CROSS REFERENCE FILE NO.: 215613459

TITLE: BEST MANAGEMENT PRACTICES DETAILS

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

MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447
INDEX NUMBER: 215613459-03C-702EC
SHEET NUMBER: 8 OF 8