

ABBREVIATIONS

SYMBOLS

NOTE: OPEN SYMBOLS AND DASHED LINES DENOTE
EXISTING IMPROVEMENTS

CIELO AMENITY AND ENTRY

A DEVELOPMENT BY
**NEAL COMMUNITIES OF
SOUTHWEST FLORIDA, LLC**

SITE DEVELOPMENT DATA:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE THE ISSUANCE OF A ROW PERMIT.
2. ALL WORK CONDUCTED IN SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE ISSUED PERMITS.
3. TREE REMOVAL PERMIT MUST BE OBTAINED FROM SARASOTA COUNTY NATURAL RESOURCES DEPARTMENT.
4. POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR 24-HOUR, 25-YEAR STORM EVENT.
5. 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. §33.521
6. CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION
7. ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE AND / OR SARASOTA COUNTY STANDARDS.
8. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941-486-2422) FOR APPROVAL OF DUMPSITE LOCATION AND LAYOUT PRIOR TO CONSTRUCTION.
9. ENGINEER'S QUANTITY ESTIMATE OF INFRASTRUCTURE IMPROVEMENTS:
ON SITE:
 - LINEAR FEET OF RECLAIMED WATER 0 LF
 - LINEAR FEET OF POTABLE WATER MAIN 6,953 LF
 - LINEAR FEET OF GRAVITY SEWER MAIN 5,658 LF
 - LINEAR FEET OF FLOOD MAIN 1,513 LF
 - NUMBER OF MAHOLES 31



SHEET NO.	DESCRIPTION
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SUPPLEMENTAL DRAWINGS	
PL-1	PLANTING PLAN
PS-1	PLANTING SCHEDULE
PL-7	PLANTING DETAILS AND NOTES
LO-1	BUFFER WALLS AND SIGN MONUMENT
LO-2	ENTRANCE COLUMN AND MISC FENCE LAYOUT
LL-1	ENTRANCE LIGHTING PLAN
LL-2	ENTRANCE LIGHTING DETAILS
PL 1	PARK PLANTING PLAN
PL 2	PLANTING DETAILS AND NOTES
LO 1	PARK LAYOUT PLAN
LL 1	PARK LIGHTING PLAN

$\triangle D$			
$\triangle C$			
$\triangle B$			
$\triangle A$			

STATUS : REVISIONS

PROJECT PLANNER JIM COLLINS	PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC
PROJECT DESIGNER RICKY BETTEN	PROJECT MANAGER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	PROJECT ENGINEER TRAVIS FLEDDERMAN, P.E. FLORIDA LICENSE NO. 82341

CHECKED BY _____ DATE _____

18-17SP

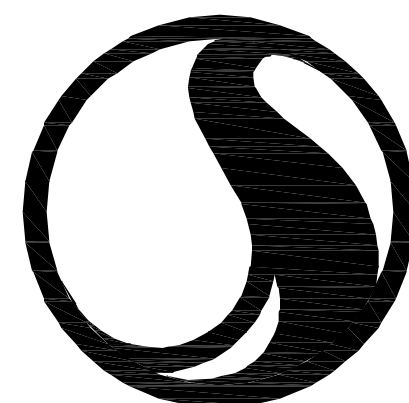
MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447

RESERVED FOR STATUS AND DATE STAMPS

PROJECT NUMBER
215613459

DATE
FEBRUARY 2019

INDEX NUMBER
D-215613459-AM-001CV

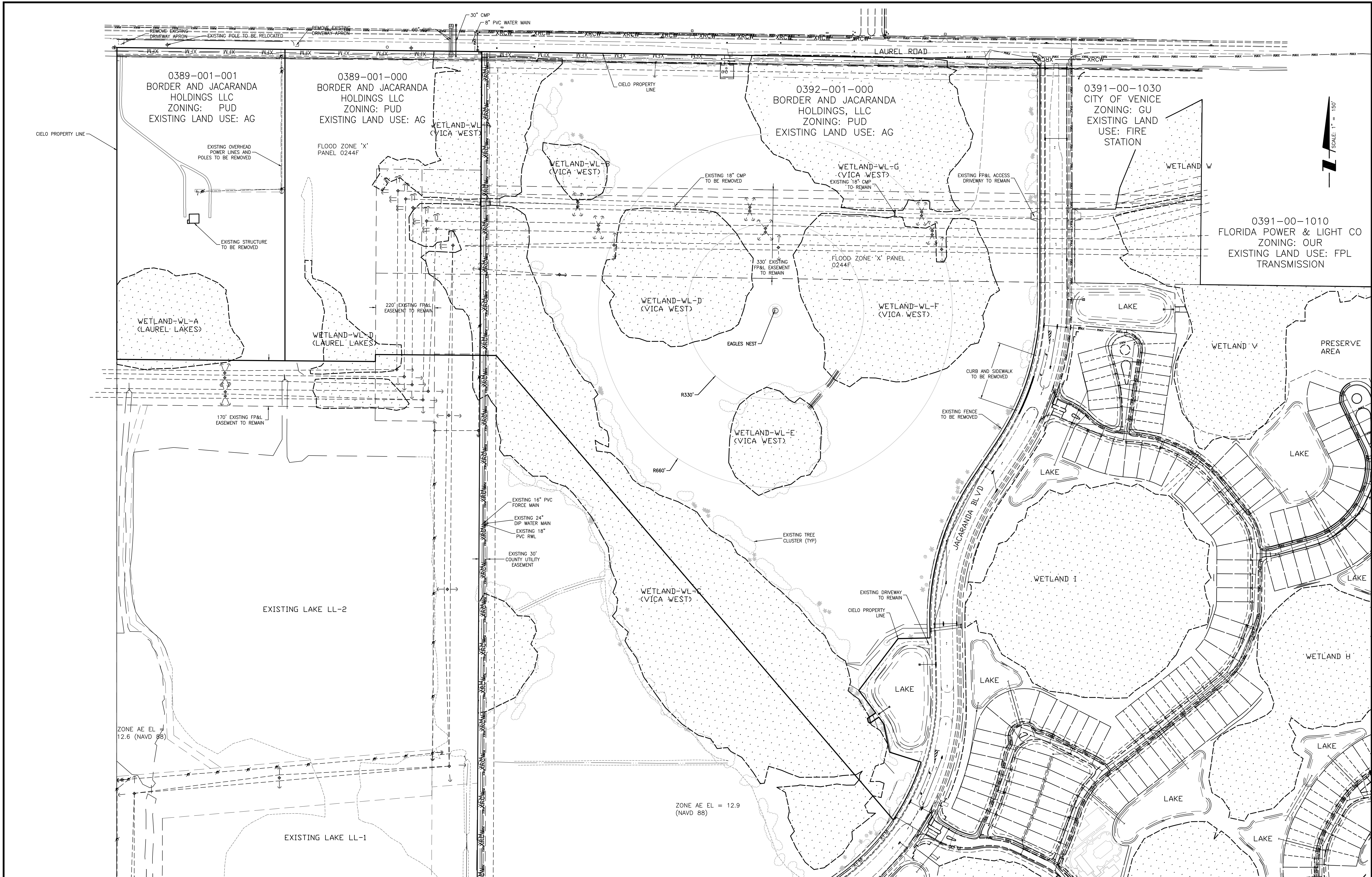


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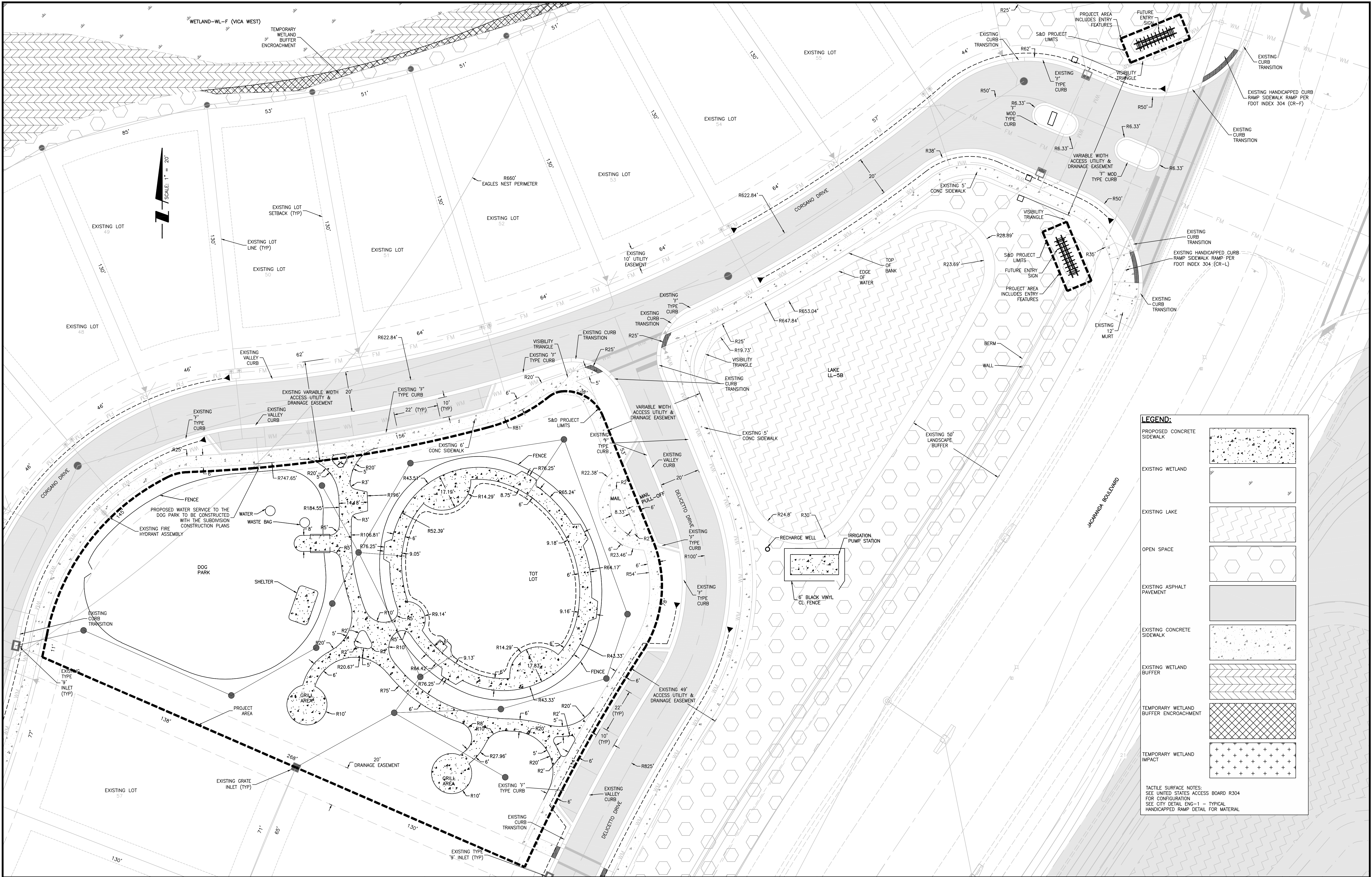
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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			ACTIVITY		INITIALS/EMP. NO.	DATE	Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03/2018	TITLE: AERIAL LOCATION MAP		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
			DESIGNED BY:			03/2018		PROJECT: CIELO AMENITY		HORIZONTAL SCALE: 1"=150'	INDEX NUMBER: 215613459-AM-002AP		SHEET NUMBER: 2 OF 9	
			DRAWN BY:							VERTICAL SCALE: 35 35 19E	PROJECT NUMBER: 215613459			
			CHECKED BY:							CROSS REFERENCE FILE NO.:				
			CONTRACT ADMIN. BY:							PROJECT NUMBER: 215613459				
ΔREV NO.	REVISION		DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:								



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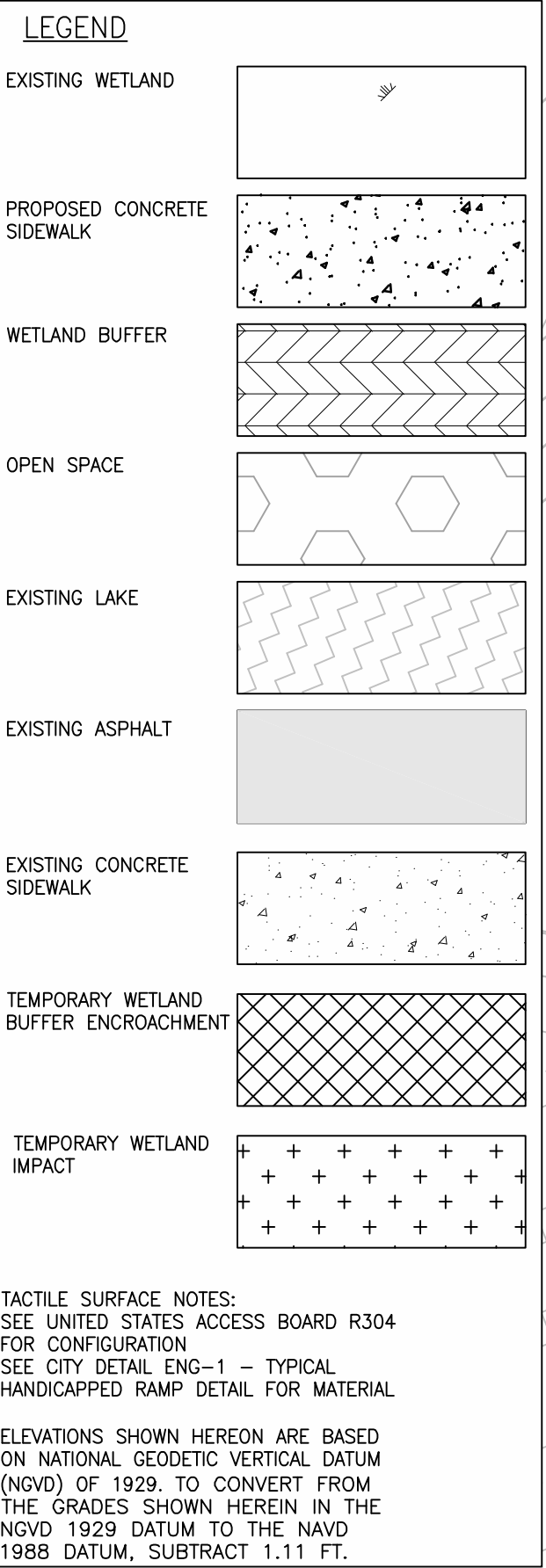


LEGEND:

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

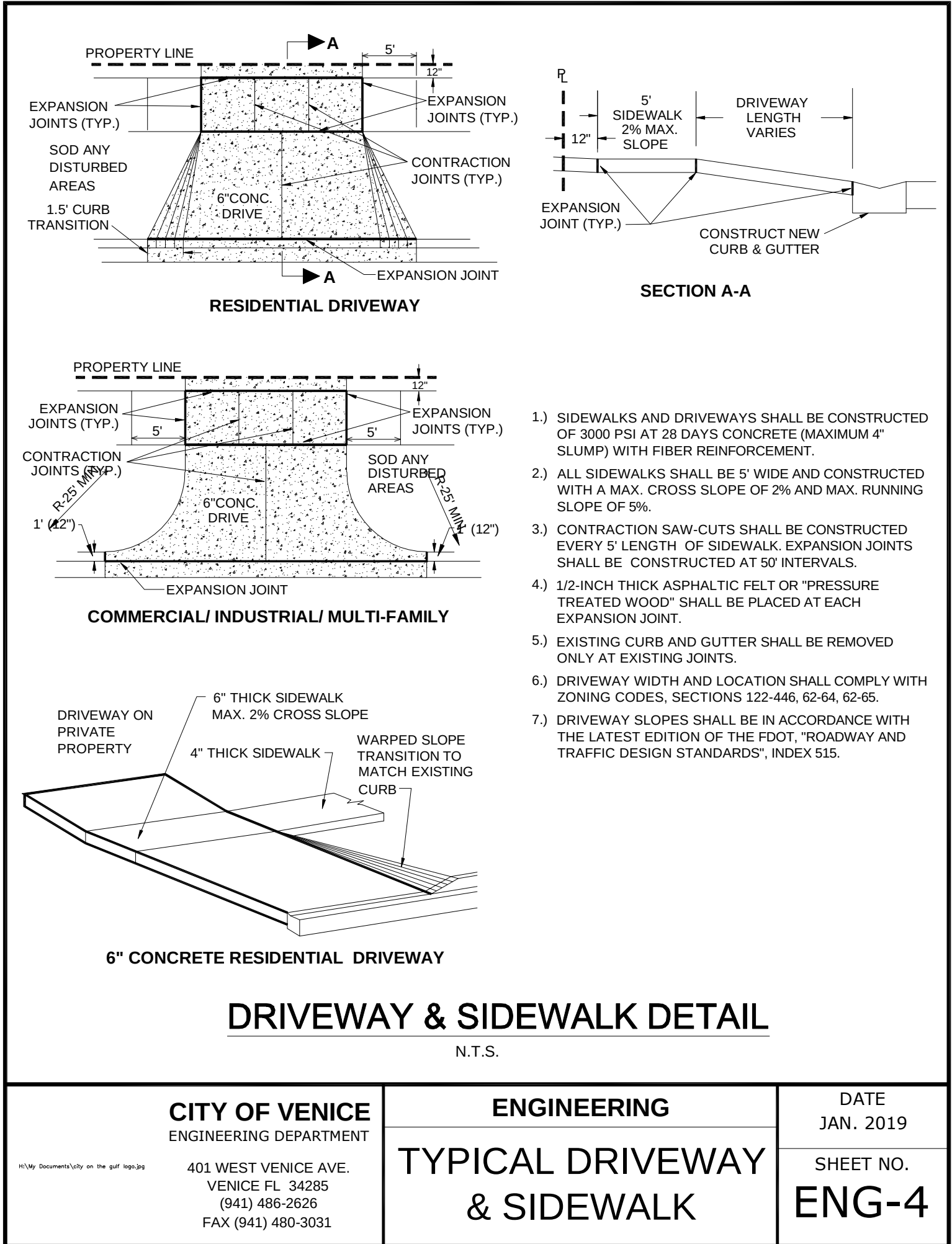
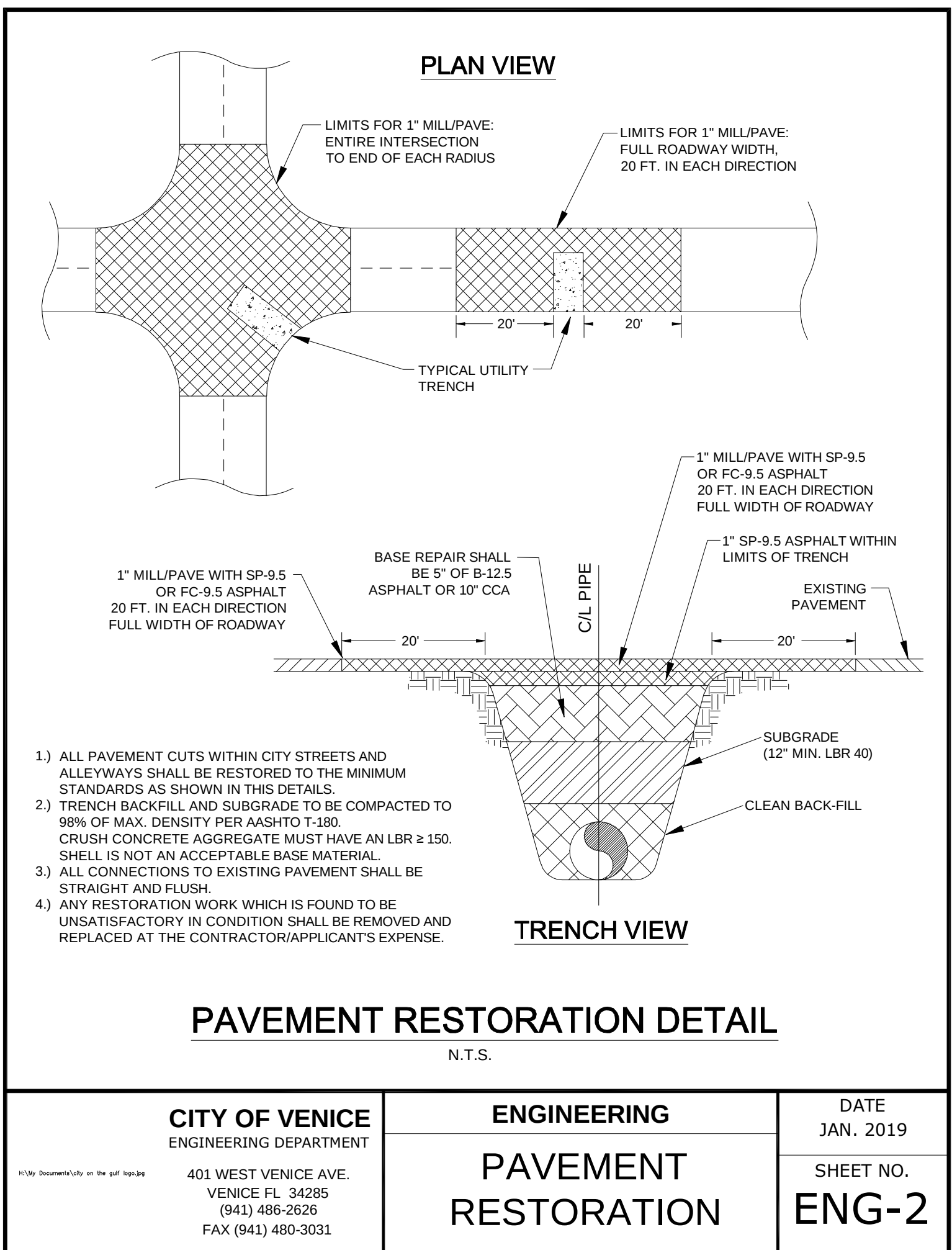
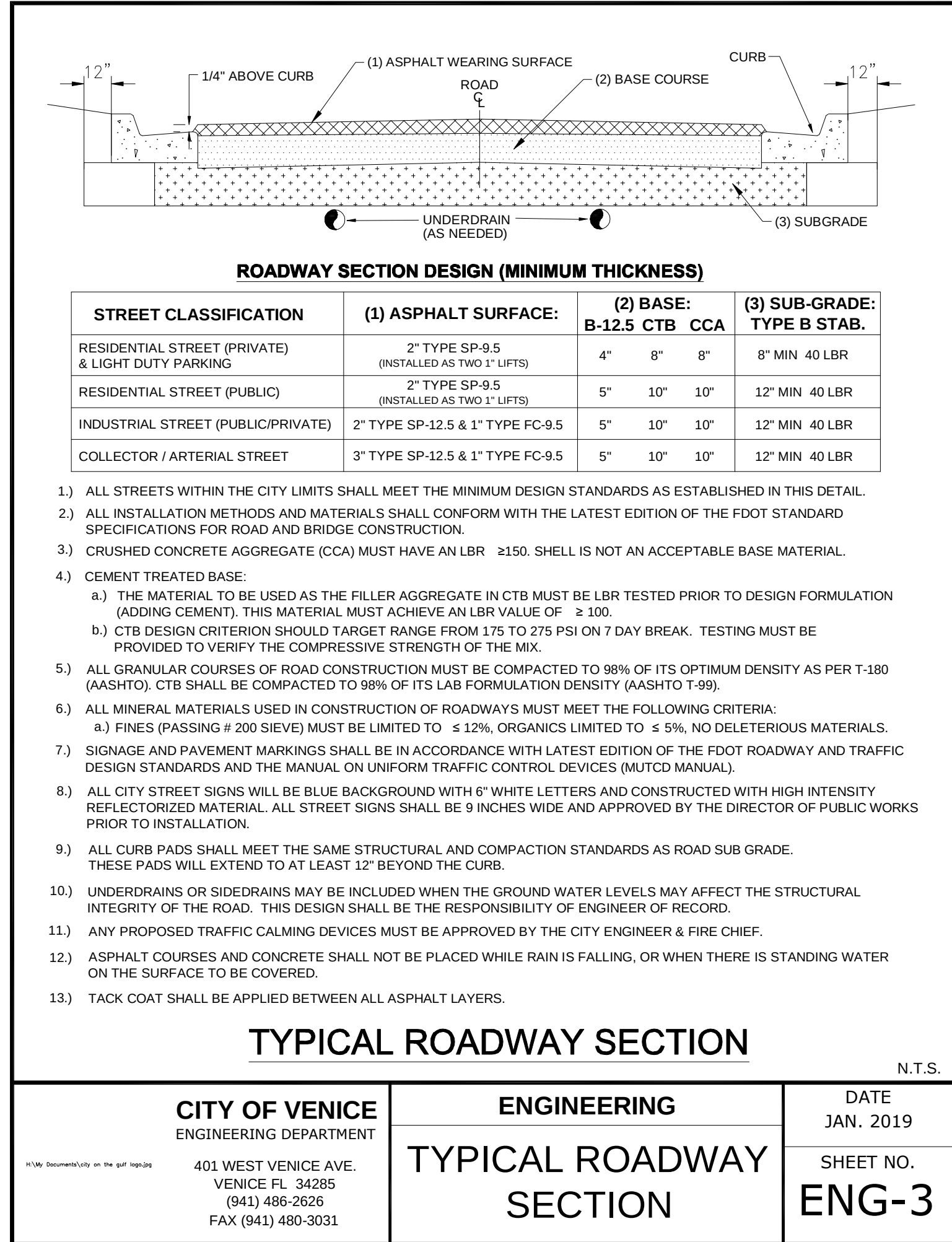
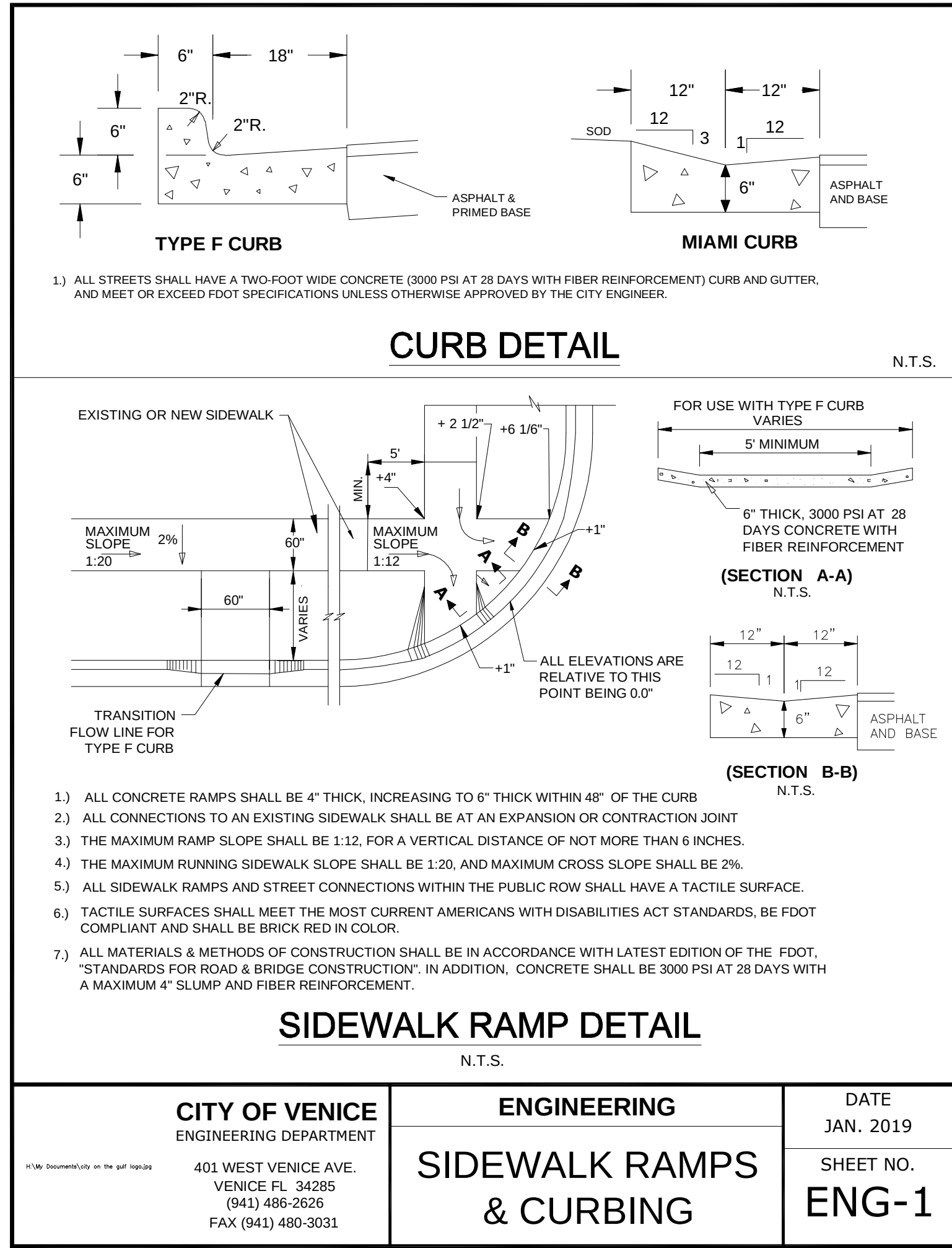
TACTILE SURFACE NOTES:
SEE UNITED STATES ACCESS BOARD R304 FOR CONFIGURATION
SEE CITY DETAIL ENG-1 - TYPICAL HANDICAPPED RAMP DETAIL FOR MATERIAL

				ACTIVITY		INITIALS/EMP. NO.	DATE	 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com	CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03/2018	TITLE: AMENITY SITE PLAN	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447	
				DESIGNED BY:		03/2018	PROJECT: CIELO AMENITY		HORIZONTAL SCALE: 1" = 20'	INDEX NUMBER: 215613459-AM-102SP				
				DRAWN BY:		03/2018			VERTICAL SCALE:	SHEET NUMBER: 4 OF 9				
				CHECKED BY:					SEC: TWP: RGE: 35 35 19E	PROJECT NUMBER: 215613459				
ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:				CROSS REFERENCE FILE NO.:					



				ACTIVITY		INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #2013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.		CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE: 03/2018	TITLE: AMENITY GRADING AND DRAINAGE PLAN	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-AM-122SD		
				DESIGNED BY:		03/2018				PROJECT: CIELO AMENITY		HORIZONTAL SCALE: 1" = 20'	VERTICAL SCALE:			SHEET NUMBER: 5 OF 9
				DRAWN BY:		03/2018						SEC. TWP. RGE: 35 35 19E	CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459		
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				CONTRACT ADMIN. BY:												
ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:											

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	COORDINATES	PIPES IN	PIPES OUT
STR #257	YARD DRAIN" RIM = 15.05 FT INV IN = 11.86 INV OUT = 11.86	N: 1017824.47 E: 532853.77	STPI-294, 8" INV IN =11.86 (SW)	STPI-277, 12" INV OUT =11.86 (W) STPI-283, 12" INV OUT =11.86 (S)
STR #258	YARD DRAIN" RIM = 15.81 FT INV IN = 11.68 INV OUT = 11.68	N: 1017812.64 E: 532777.40	STPI-277, 12" INV IN =11.68 (E)	STPI-278, 12" INV OUT =11.68 (SW)
STR #259	YARD DRAIN" RIM = 15.77 FT INV IN = 11.58 INV IN = 12.01 INV IN = 11.11 INV OUT = 11.11	N: 1017768.23 E: 532751.62	STPI-278, 12" INV IN =11.58 (NE) STPI-288, 12" INV IN =12.01 (SW) STPI-287, 12" INV IN =12.01 (NW) STPI-293, 8" INV IN =11.11 (E)	STPI-279, 12" INV OUT =11.11 (SE)
STR #260	YARD DRAIN" RIM = 15.38 FT INV IN = 10.97 INV IN = 10.42 INV OUT = 10.42	N: 1017706.37 E: 532782.32	STPI-279, 12" INV IN =10.97 (NW) STPI-292, 8" INV IN =10.42 (NE)	STPI-280, 12" INV OUT =10.42 (SW)
STR #261	YARD DRAIN" RIM = 15.43 FT INV IN = 10.38 INV IN = 11.40 INV IN = 11.50 INV OUT = 11.13	N: 1017688.50 E: 532769.37	STPI-280, 12" INV IN =10.38 (NE) STPI-286, 12" INV IN =11.40 (E) STPI-282, 12" INV IN =11.50 (SE)	STPI-281, 12" INV OUT =11.13 (SW)
STR #262	YARD DRAIN" RIM = 15.23 FT INV OUT = 11.86	N: 1017656.46 E: 532824.56		STPI-282, 12" INV OUT =11.86 (NW)
STR #263	YARD DRAIN" RIM = 15.30 FT INV IN = 11.69 INV OUT = 11.69	N: 1017737.56 E: 532885.39	STPI-283, 12" INV IN =11.69 (N)	STPI-284, 12" INV OUT =11.69 (S)
STR #264	YARD DRAIN" RIM = 15.51 FT INV IN = 11.61 INV OUT = 11.61	N: 1017705.57 E: 532874.87	STPI-284, 12" INV IN =11.61 (N)	STPI-285, 12" INV OUT =11.61 (W)
STR #265	YARD DRAIN" RIM = 15.38 FT INV IN = 11.51 INV OUT = 11.51	N: 1017690.35 E: 532822.41	STPI-285, 12" INV IN =11.51 (E)	STPI-286, 12" INV OUT =11.51 (W)
STR #266	YARD DRAIN" RIM = 15.00 FT INV OUT = 12.09	N: 1017801.52 E: 532733.41		STPI-287, 12" INV OUT =12.09 (SE)
STR #267	YARD DRAIN" RIM = 15.65 FT INV IN = 12.07 INV OUT = 12.07	N: 1017742.85 E: 532738.57	STPI-290, 12" INV IN =12.07 (S)	STPI-288, 12" INV OUT =12.07 (NE)
STR #268	YARD DRAIN" RIM = 15.00 FT INV IN = 11.86 INV OUT = 11.86	N: 1017729.48 E: 532614.88	STPI-295, 12" INV IN =11.86 (SE)	STPI-289, 12" INV OUT =11.86 (W)
STR #271	YARD DRAIN" RIM = 15.72 FT INV OUT = 12.12 INV OUT = 12.02	N: 1017720.87 E: 532730.55		STPI-290, 12" INV OUT =12.12 (N) STPI-291, 12" INV OUT =12.02 (SW)
STR #272	YARD DRAIN" RIM = 17.64 FT INV IN = 12.12 INV OUT = 12.02	N: 1017697.14 E: 532688.34	STPI-291, 12" INV IN =12.12 (NE)	STPI-295, 12" INV OUT =12.02 (NW)



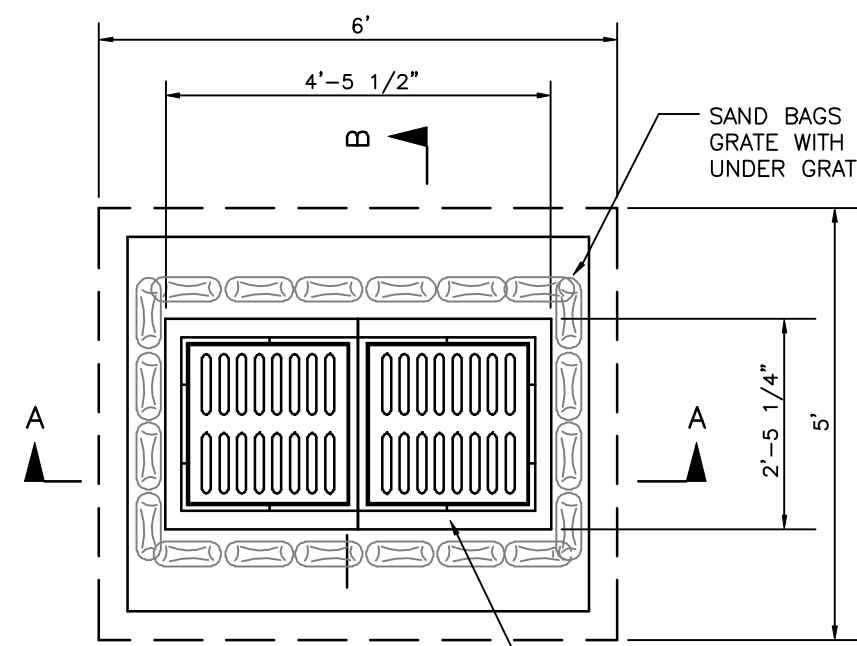
					ACTIVITY	INITIALS/EMP. NO.	DATE
					DESIGNED BY:		03/2018
					DRAWN BY:		03/2018
					CHECKED BY:		
					CONTRACT ADMIN. BY:		
Δ REV NO.	REVISION				DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.
					WM APPROVED BY:		



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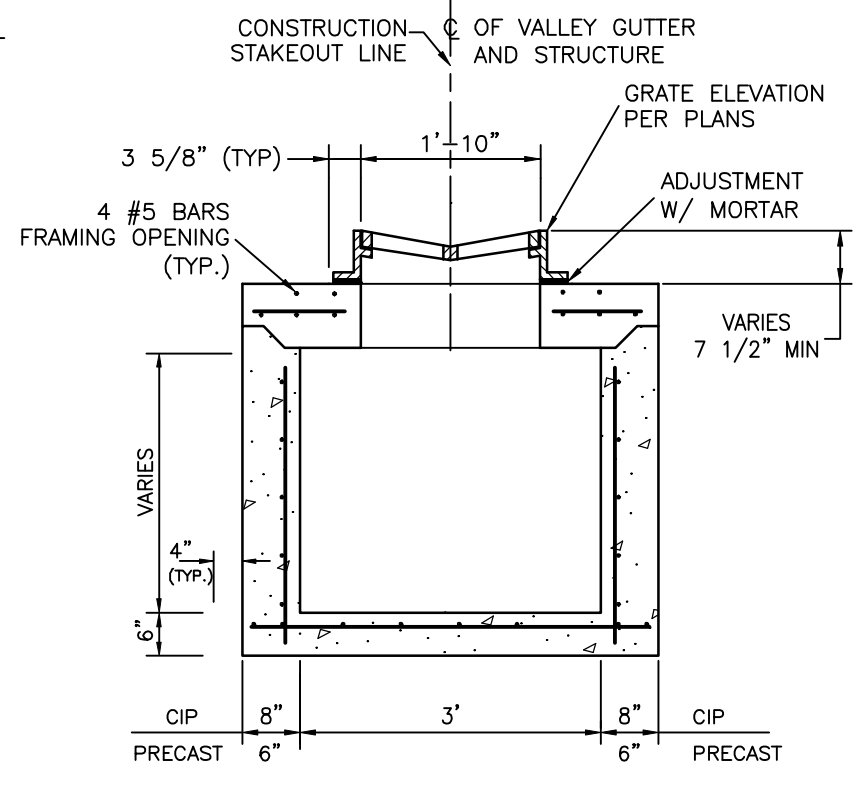
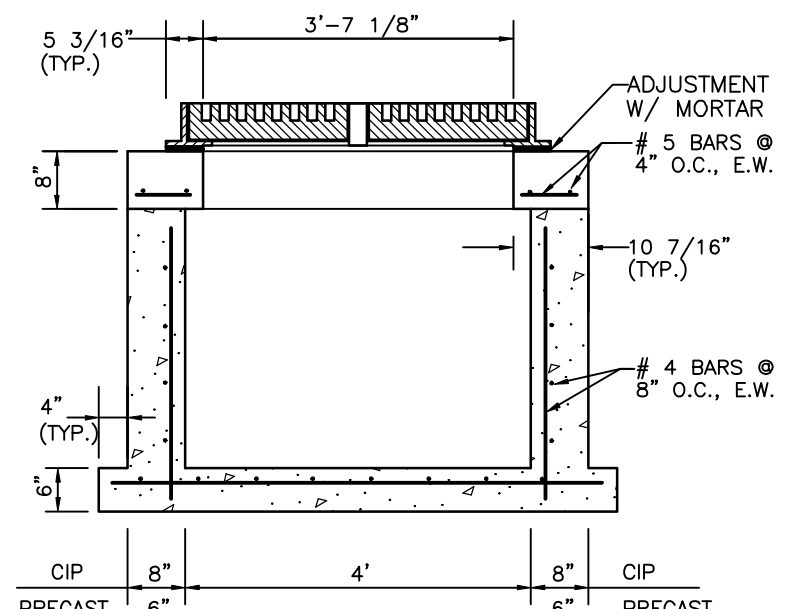
CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC
PROJECT:	CIELO AMENITY

DATE: 03/2018 HORIZONTAL SCALE:	TITLE: PAVING DETAILS AND DRAINAGE DATA TABLE	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447 INDEX NUMBER: 215613459-AM-501PD
VERTICAL SCALE: SEC: TWP: RGE: 35 35 19E	CROSS REFERENCE FILE NO.: PROJECT NUMBER: 215613459	SHEET NUMBER: 6 OF 9



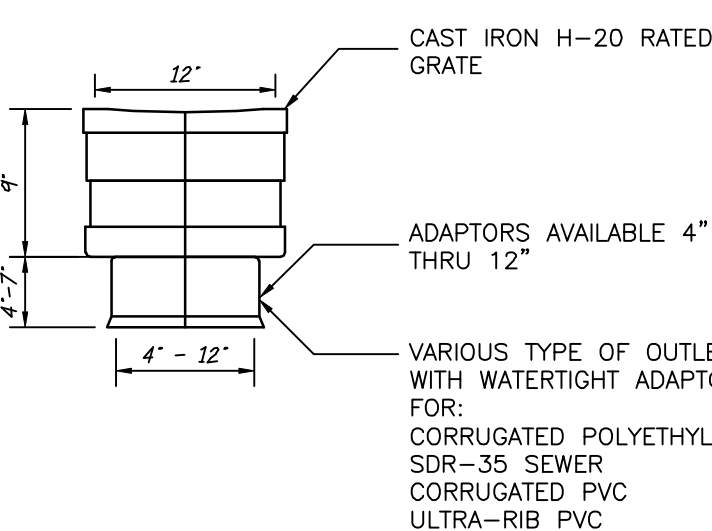
VALLEY GUTTER TYPE 2 INLET DETAIL NOTES:

1. ALTERNATE BOX DIMENSIONS MAY BE USED SUCH AS FDOT TYPE "P" AND "J" BOTTOM TO ACCOMMODATE THE UNDERGROUND PIPING SERVING IT.
2. THE ENTIRE STRUCTURE INCLUDING GRATE INLET FRAME AND COVER TO BE PROVIDED AND INSTALLED BY UNDERGROUND CONTRACTOR.
3. POUR CONCRETE INVERT AFTER INLET AND PIPE ARE PLACED IN GROUND, 3000 PSI @ 28 DAYS.
4. WHERE ROADWAY UNDERDRAINS ARE REQUIRED THEY SHALL BE INSTALLED TO MATCH THE SLOPE OF THE ADJACENT ROADWAY.



VALLEY GUTTER TYPE 2 INLET DETAIL

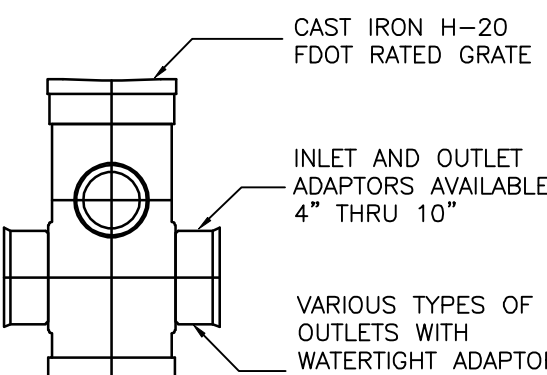
N.T.S.



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

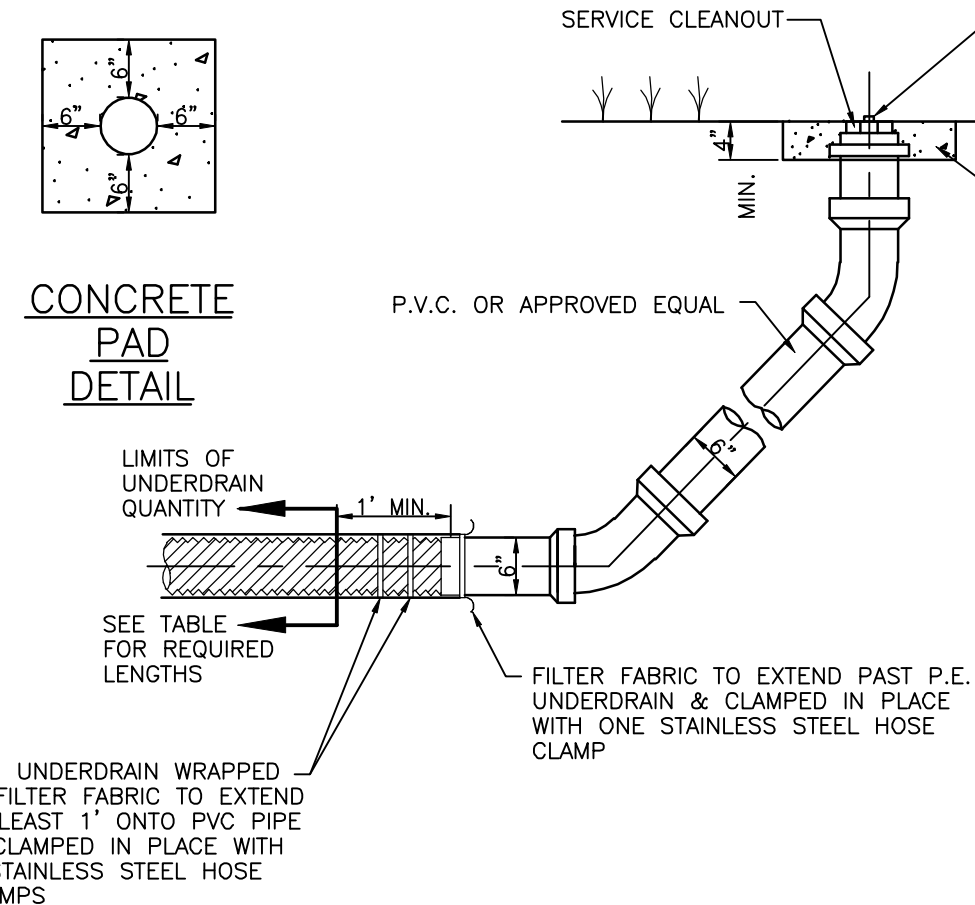
12" CAST IRON GRATE

N.T.S.



12" PVC DRAIN BASIN

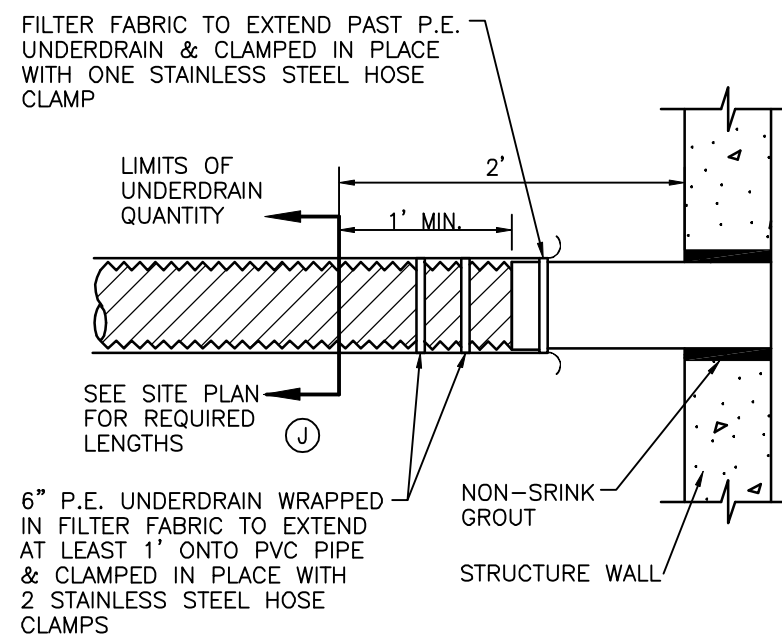
N.T.S.



CLEANOUT DETAIL FOR SINGLE UNDERDRAIN FILTER SYSTEM

N.T.S.

NOTE:
UNDERDRAIN DETAILS TO BE APPLIED IN LOCATIONS AS DIRECTED BY THE GEOTECHNICAL ENGINEER



TYPICAL CONNECTION FOR UNDERDRAIN TO STRUCTURE

N.T.S.

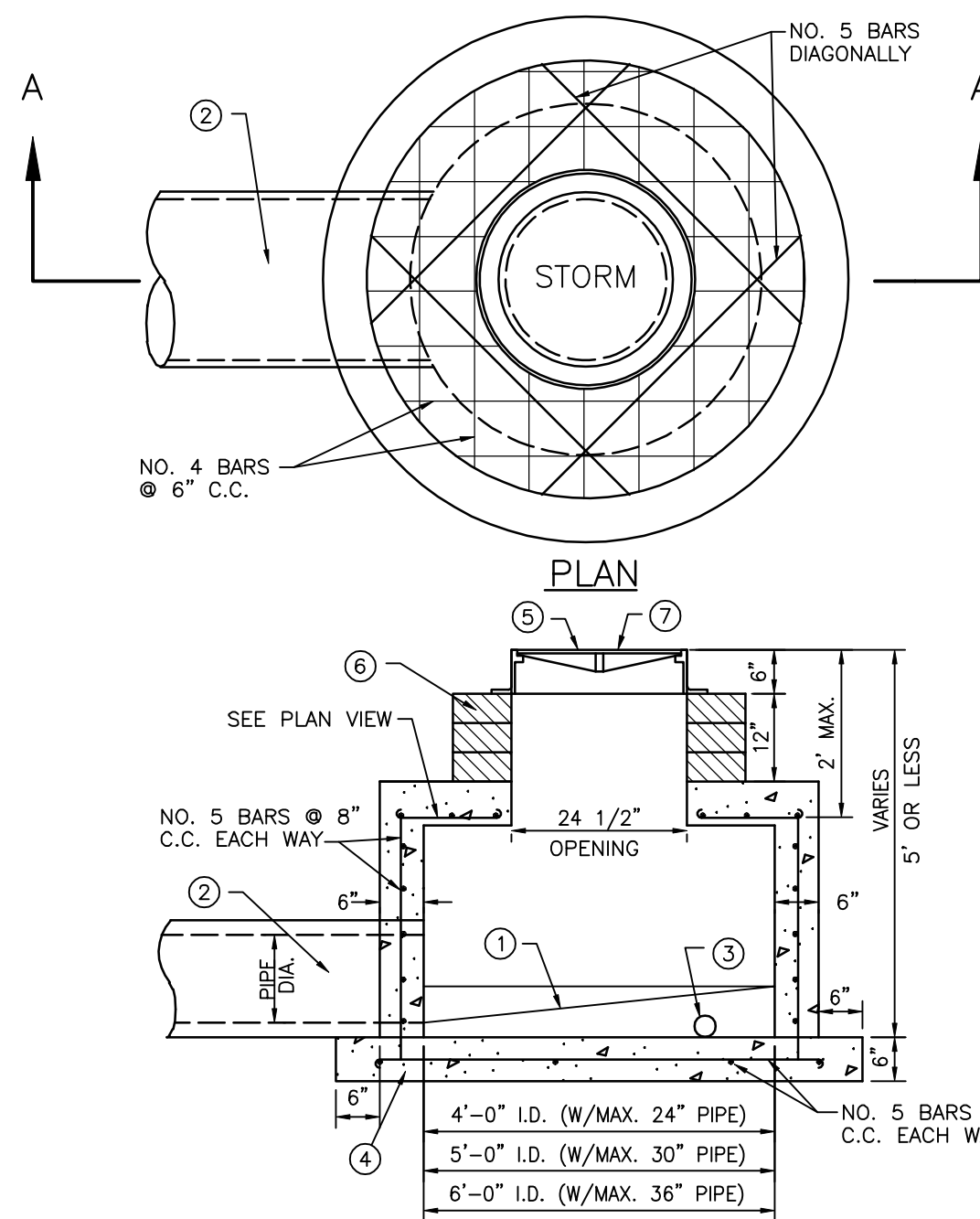
NOTES:

1. POURED CONCRETE INVERT AFTER INLET & PIPE ARE PLACED IN GROUND, 3,000 P.S.I. CONCRETE @ 28 DAYS.
2. SEE PLAN & PROFILE DRAWINGS FOR PIPE SIZE & ALIGNMENT.
3. 4" MASONRY BRICKS SHALL HAVE A 3" DIAMETER HOLE AT THE BOTTOM OF THE BOX, CLEAR OF PIPE CONSTRUCTION & TO BE PLUGGED WHEN CONCRETE INVERT IS FORMED. (N.I.C.)
4. MANHOLE WALLS & BOTTOM SLAB SHALL BE REINFORCED CLASS "A" CONCRETE POURED IN PLACE OR APPROVED PRECAST BOXES. (CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR PRECAST BOXES. WALL REINFORCING SHALL CONFORM WITH A.S.T.M. C-478, LATEST REVISION. CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS.)
5. MANHOLE FRAMES & LIDS SHALL BE ADJUSTED TO CONFORM WITH FINISHED SURFACES. ALL ADJUSTMENTS SHALL BE INCLUDED IN PRICE BID. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER. MANHOLES IN GRASSED AREAS SHALL BE 0.1' ABOVE FINISHED GROUND.
6. 4" MASONRY BRICKS SHALL BE USED TO BRING MANHOLE COVER TO REQUIRED GRADE, IF NECESSARY. (PRECAST RINGS MAY BE USED IN LIEU OF BRICK)
7. MANHOLE RING & COVER NO. 170-J U.S.F. TRAFFIC BEARING TYPE, NON-SKID SURFACE.
8. ALTERNATE: FDOT INDEX 200, SHOP DRAWING REQUIRED.

STORM MANHOLE SHALLOW - 5' OR LESS

S-D011

N.T.S.



NOTES:

1. POURED CONCRETE INVERT AFTER INLET & PIPE ARE PLACED IN GROUND, 3,000 P.S.I. CONCRETE @ 28 DAYS.
2. SEE PLAN & PROFILE DRAWINGS FOR PIPE SIZE & ALIGNMENT.
3. 4" MASONRY BRICKS SHALL HAVE A 3" DIAMETER HOLE AT THE BOTTOM OF THE BOX, CLEAR OF PIPE CONSTRUCTION & TO BE PLUGGED WHEN CONCRETE INVERT IS FORMED. (N.I.C.)
4. MANHOLE WALLS & BOTTOM SLAB SHALL BE REINFORCED CLASS "A" CONCRETE POURED IN PLACE OR APPROVED PRECAST BOXES. (CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR PRECAST BOXES. WALL REINFORCING SHALL CONFORM WITH A.S.T.M. C-478, LATEST REVISION. CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS.)
5. MANHOLE FRAMES & LIDS SHALL BE ADJUSTED TO CONFORM WITH FINISHED SURFACES. ALL ADJUSTMENTS SHALL BE INCLUDED IN PRICE BID. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER. MANHOLES IN GRASSED AREAS SHALL BE 0.1' ABOVE FINISHED GROUND.
6. 4" MASONRY BRICKS SHALL BE USED TO BRING MANHOLE COVER TO REQUIRED GRADE, IF NECESSARY. (PRECAST RINGS MAY BE USED IN LIEU OF BRICK)
7. MANHOLE RING & COVER NO. 170-J U.S.F. TRAFFIC BEARING TYPE, NON-SKID SURFACE.
8. ALTERNATE: FDOT INDEX 200, SHOP DRAWING REQUIRED.

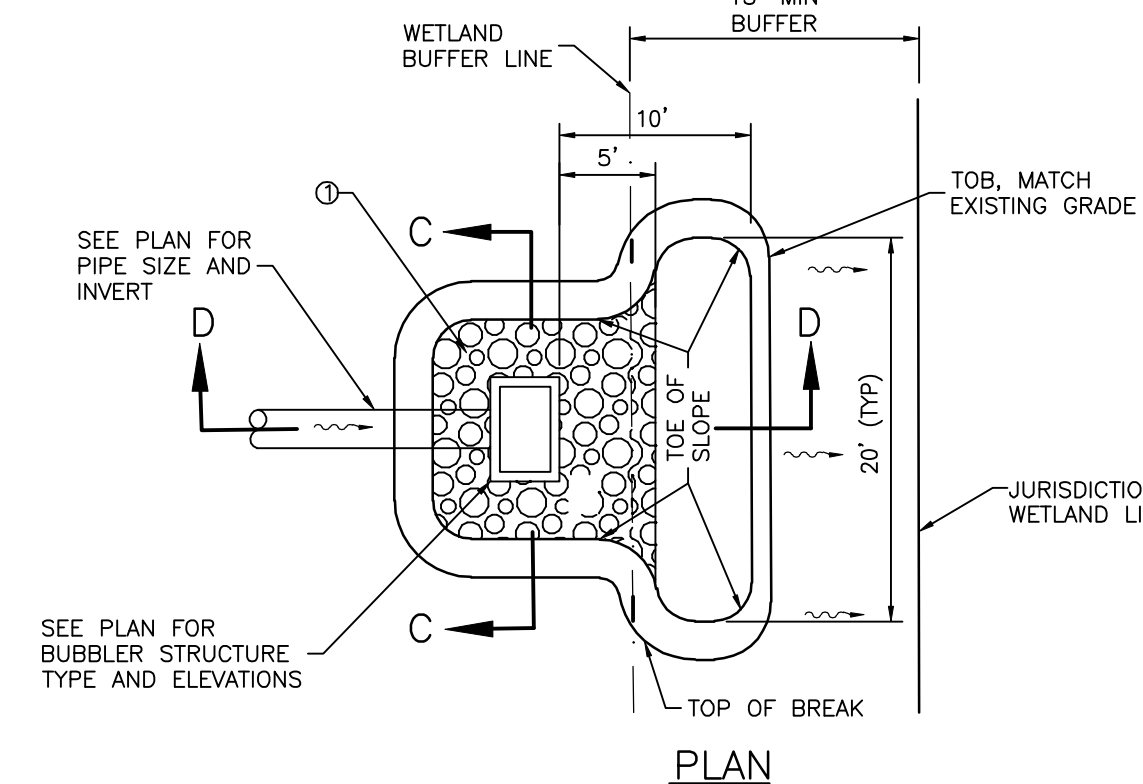
STORM MANHOLE SHALLOW - 5' OR LESS

S-D011

N.T.S.

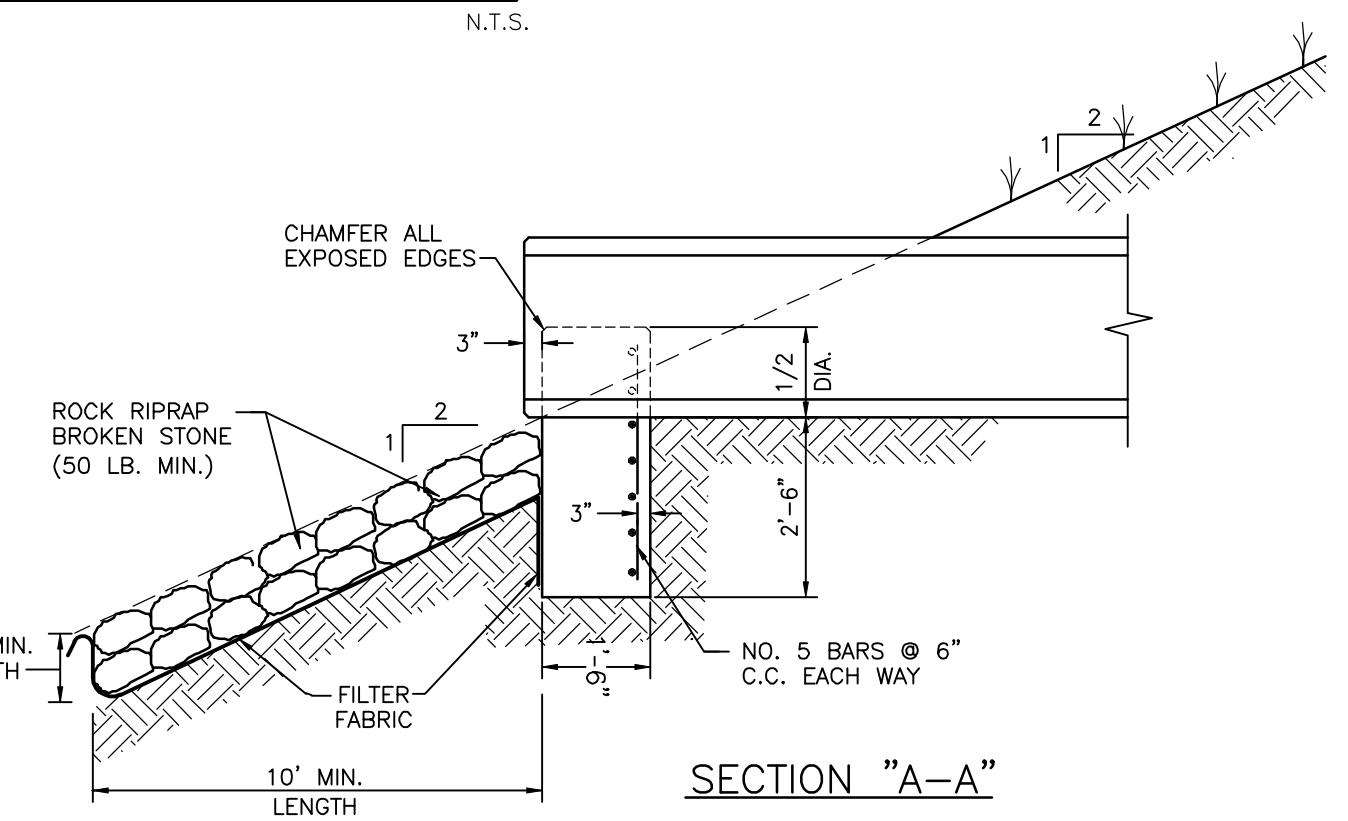
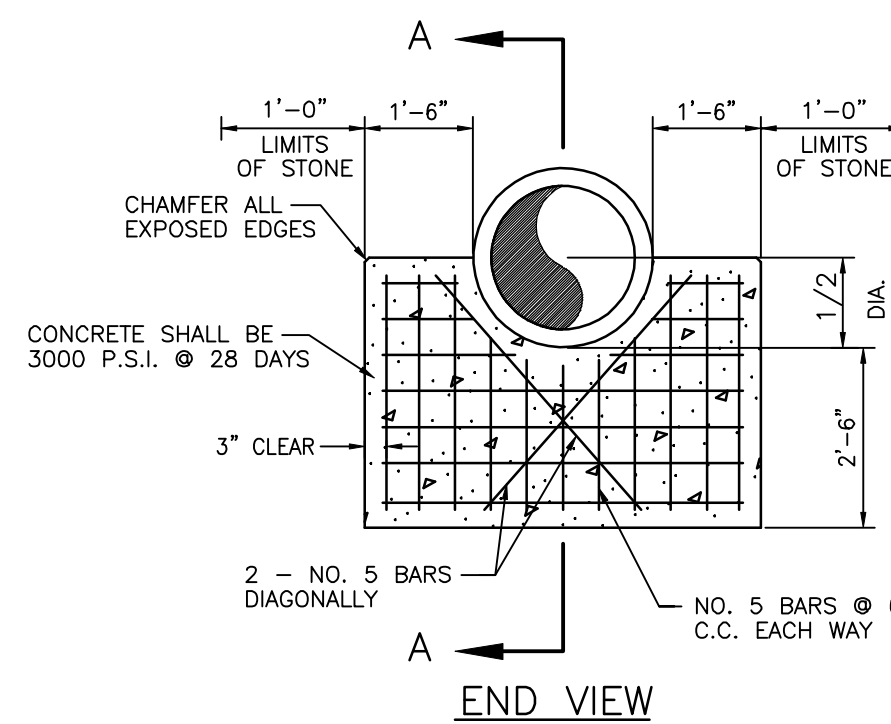
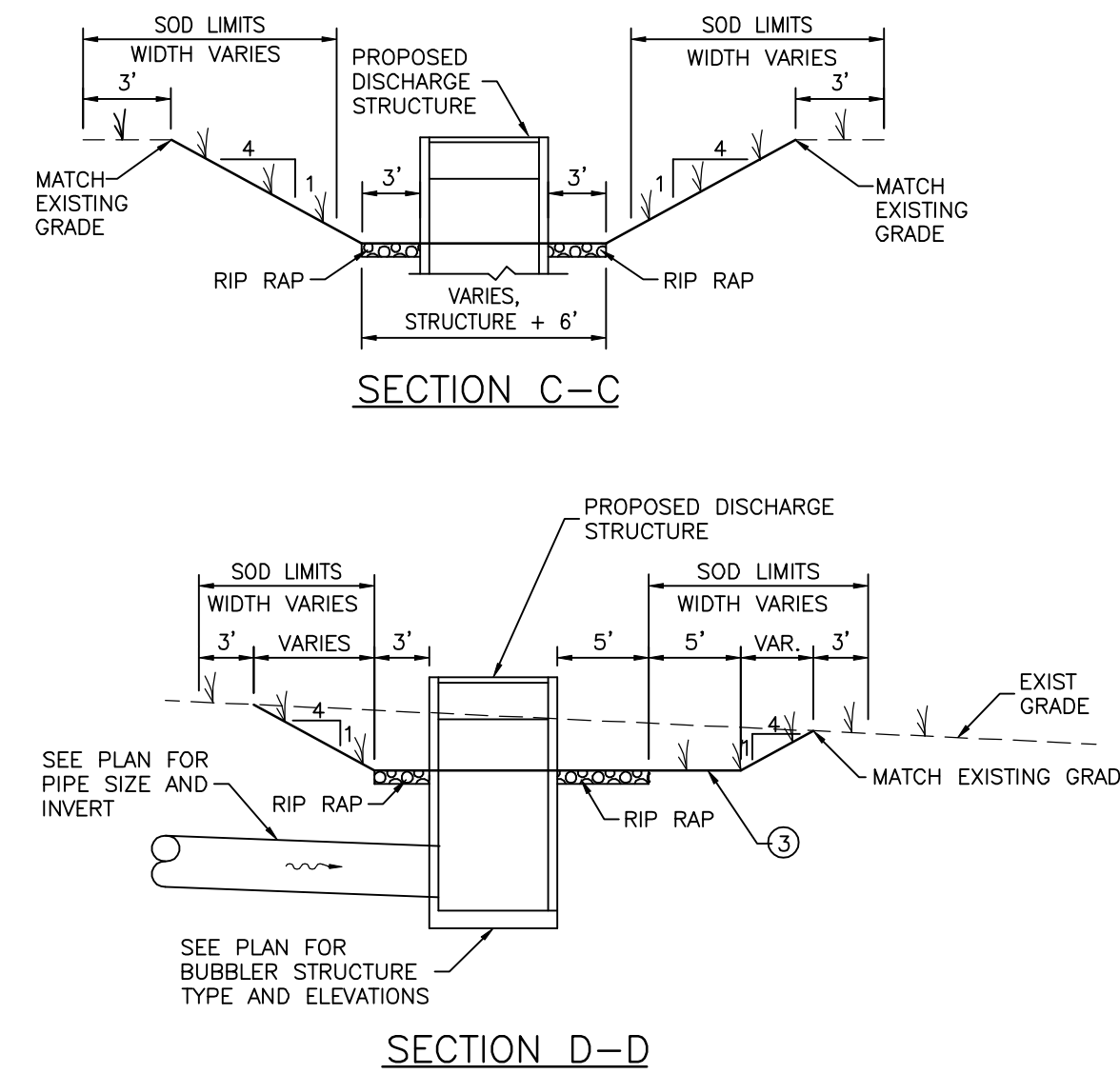
NOTES:

1. 15 SY OF #30 RIP RAP AND FILTER FABRIC (MIRIFI OR EQUAL)
2. COST OF COMPLETE SPREADER SWALE TO BE INCLUDED WITH THE WEIR OR CONTROL STRUCTURE UNLESS A SPECIFIC BID ITEM EXISTS. IN WHICH CASE THE SPREADER SWALE ITEM WILL INCLUDE ALL SODDING AND RIP RAP IN THE PAY LIMITS.
3. INVERT OF SPREADER SWALE SHALL BE 0.5' BELOW EXISTING DOWNSTREAM GRADE OR 0.5' BELOW LOWEST WEIR NOTCH OR ORIFICE GRADE, WHICHEVER IS LOWER.



DISCHARGE SPREADER SWALE

N.T.S.

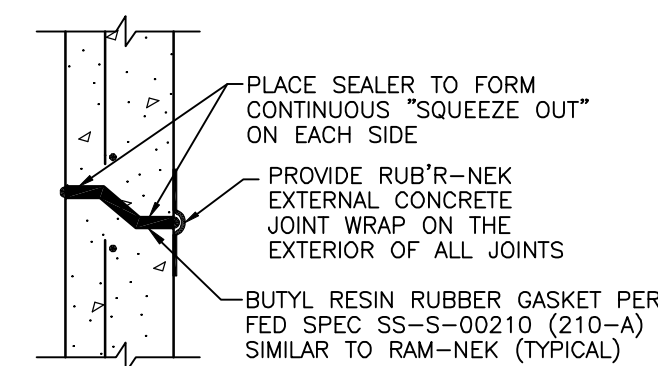


NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS
2. CHAMFER ALL EXPOSED EDGES 3/4"
3. RIPRAP SHALL BE SUPPLIED AND CONSTRUCTED AS DEFINED IN THE F.D.O.T. SPECIFICATIONS SEC. 530, RIPRAP, SPECIFICALLY SEC. 530-3.3 RUBBLE. NO BROKEN CONCRETE SHALL BE USED.
4. FILTER FABRIC SHALL BE SUPPLIED AND CONSTRUCTED AS DEFINED IN THE F.D.O.T. SPECIFICATIONS SEC. 514, PLASTIC FILTER FABRIC, SPECIFICALLY SEC. 514-3.4 RIPRAP, INCLUDED IN UNIT COST OF ENDWALL.

ENDWALL DETAIL

S-D010



TYPICAL JOINT DETAIL

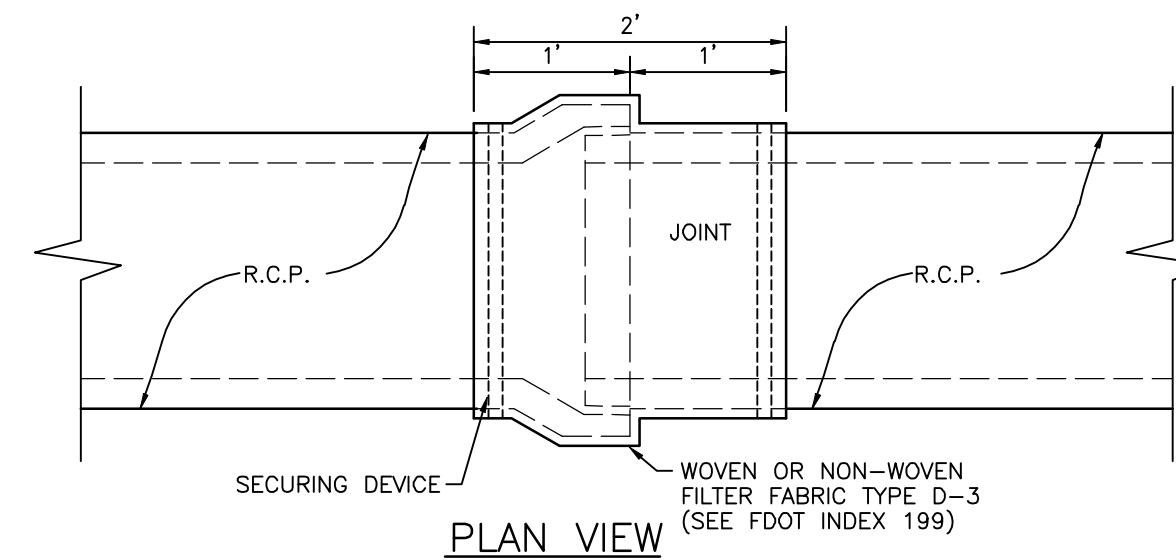
NOTES:

1. POURED CONCRETE INVERT AFTER INLET & PIPE ARE PLACED IN GROUND, 3,000 P.S.I. CONCRETE @ 28 DAYS.
2. SEE PLAN & PROFILE DRAWINGS FOR PIPE SIZE & ALIGNMENT.
3. ALL INLETS & STORM MANHOLES SHALL HAVE A 3" DIAMETER HOLE AT THE BOTTOM OF THE BOX, CLEAR OF PIPE CONSTRUCTION & TO BE PLUGGED WHEN CONCRETE INVERT IS FORMED. (N.I.C.)
4. MANHOLE WALLS & BOTTOM SLAB SHALL BE REINFORCED CLASS "A" CONCRETE POURED IN PLACE OR APPROVED PRECAST BOXES. (CONTRACTOR SHALL SUBMIT SHOP DWGS. FOR PRECAST BOXES. WALL REINFORCING SHALL CONFORM WITH A.S.T.M. C-478, LATEST REVISION. CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS.)
5. MANHOLE FRAMES & LIDS SHALL BE ADJUSTED TO CONFORM WITH FINISHED SURFACES. ALL ADJUSTMENTS SHALL BE INCLUDED IN PRICE BID. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER. MANHOLES IN GRASSED AREAS SHALL BE 0.1' ABOVE FINISHED GROUND.
6. 4" MASONRY BRICKS SHALL BE USED TO BRING MANHOLE COVER TO REQUIRED GRADE, IF NECESSARY.
7. MANHOLE RING & COVER NO. 170-J U.S.F. TRAFFIC BEARING TYPE, NON-SKID SURFACE.

FILTER FABRIC JACKET

S-D038

(MANATEE COUNTY)

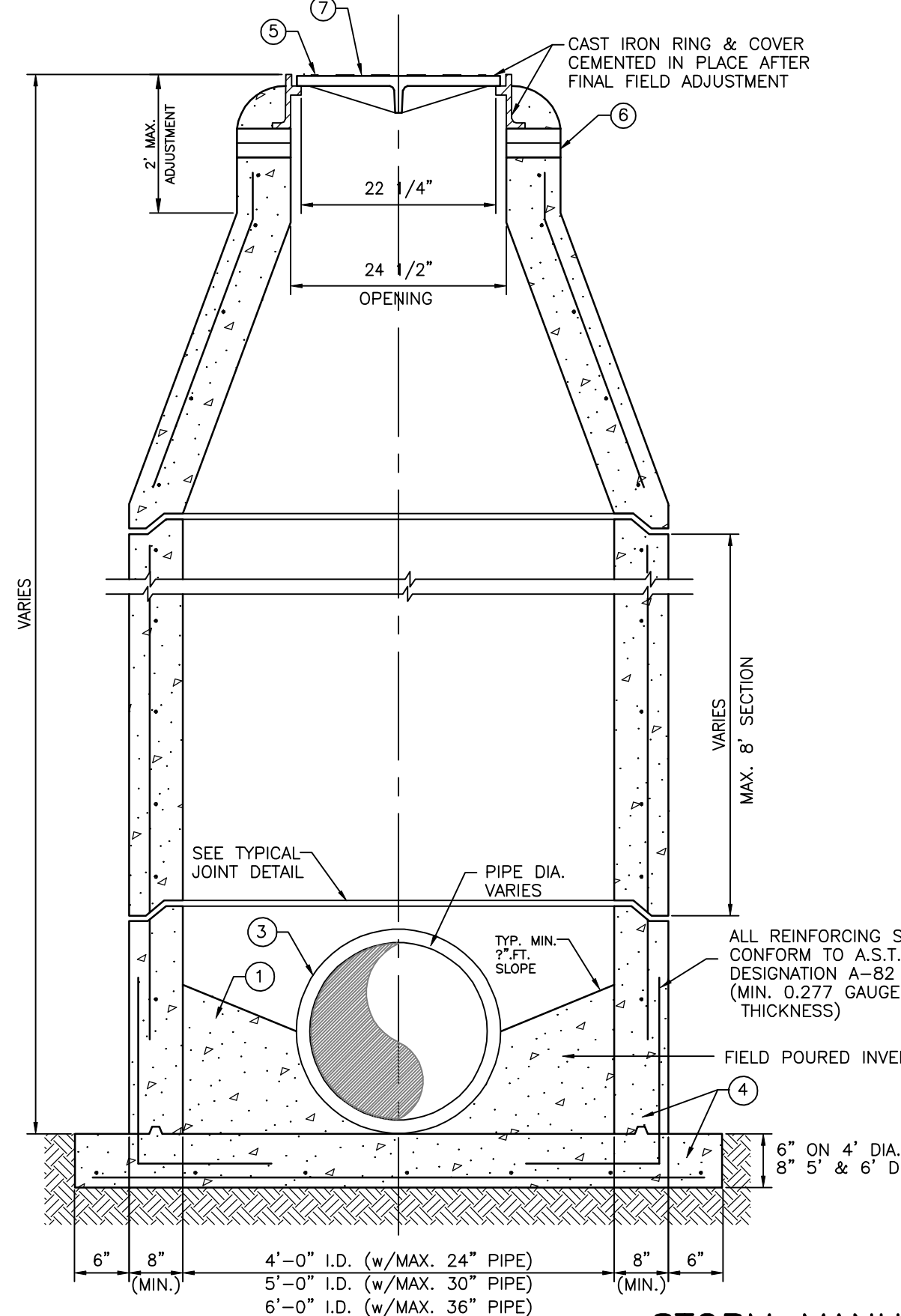


NOTE:

1. CENTER FILTER FABRIC ON PIPE JOINT.
2. FILTER FABRIC TO OVERLAP A MIN. OF ONE FOOT.
3. 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.
4. PRICE OF FILTER FABRIC JACKET TO BE INCLUDED IN PRICE OF PIPE.

ALTERNATE STORM PIPE MATERIAL NOTES:

1. ALL ALTERNATE STORM PIPE SHALL BE FDOT APPROVED FOR ROADWAY USE
2. ALTERNATE PIPE SHALL BE HP STORM OR APPROVED EQUAL
3. 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.
4. INSTALLATION OF ALTERNATE STORM PIPE SHALL BE IN CONFORMANCE WITH ALL MANUFACTURERS REQUIREMENTS.



STORM MANHOLE DEPTH - 5' OR GREATER

S-D023

N.T.S.

TYPE "A" AGGREGATE:

FILTER AGGREGATE FOR UNDERDRAIN SHALL CONSIST OF WASHED MATERIAL MEETING F.D.O.T. ROAD & BRIDGE SPECIFICATIONS FOR SILICA SAND & QUARTZ GRAVEL OR MIXTURES THEREOF CONTAINING LESS THAN 1% (BY WEIGHT) OF SILT, CLAY, & ORGANIC MATTER. SAID MATERIAL SHALL HAVE A UNIFORMITY EFFECTIVE GRAIN SIZE OF 0.20 TO 0.55 MILLIMETER AND MEET THE FOLLOWING GRADATION. GRAIN SIZE ANALYSIS AND PERCOLATION TEST RESULTS FROM AN INDEPENDENT LAB SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO UNDERDRAIN INSTALLATION.

SIZE	PERCENT PASSING (BY WEIGHT)
3/8"	90 TO 100
#4	60 TO 100
#10	20 TO 80
#20	10 TO 50
#100	0 TO 10
#200	0 TO 5

UNDERDRAIN PIPE:

THE UNDERDRAIN SHALL BE SLOTTED POLYETHYLENE CORRUGATED PIPE A.S.T.M. F-405-77 OR A.A.S.H.T.O. M-252 WRAPPED WITH SPUN BONDED SYNTHETIC FABRIC FACTORY INSTALLED EQUAL TO TYPAR (DUPONT) 3401. HAVING A MINIMUM SLOTTED AREA OF 1 SQ. IN./FT. OF PIPE MANUFACTURED BY A.D.S. OR HANCOR.

CLEAN-OUTS:

CLEAN-OUT POINTS SHALL BE PROVIDED AS SHOWN ON THE PLANS, BUT IN NO INSTANCE BE MORE THAN 250 FEET FROM AN OPENING.

BACKFILLING:

TRENCH SHALL BE BACKFILLED IN SUCH A MANNER AS TO AVOID DAMAGE TO PIPE OR BARRIER OR DISPLACEMENT OF THE FILTER MATERIAL. TRENCH SHALL BE COMPACTED TO A DENSITY EQUAL TO THE ADJACENT SOILS.

TYPE "C" UNDERDRAIN

(SARASOTA COUNTY)

S-D024 (09/16/03)

N.T.S.

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

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: CIELO AMENITY

DATE: 03/2018

HORIZONTAL SCALE:

VERTICAL SCALE:

CROSS REFERENCE FILE NO.:

PROJECT NUMBER: 215613459

SHEET NUMBER: 7 OF 9

MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447
INDEX NUMBER: 215613459-AM-511DD

NOTES

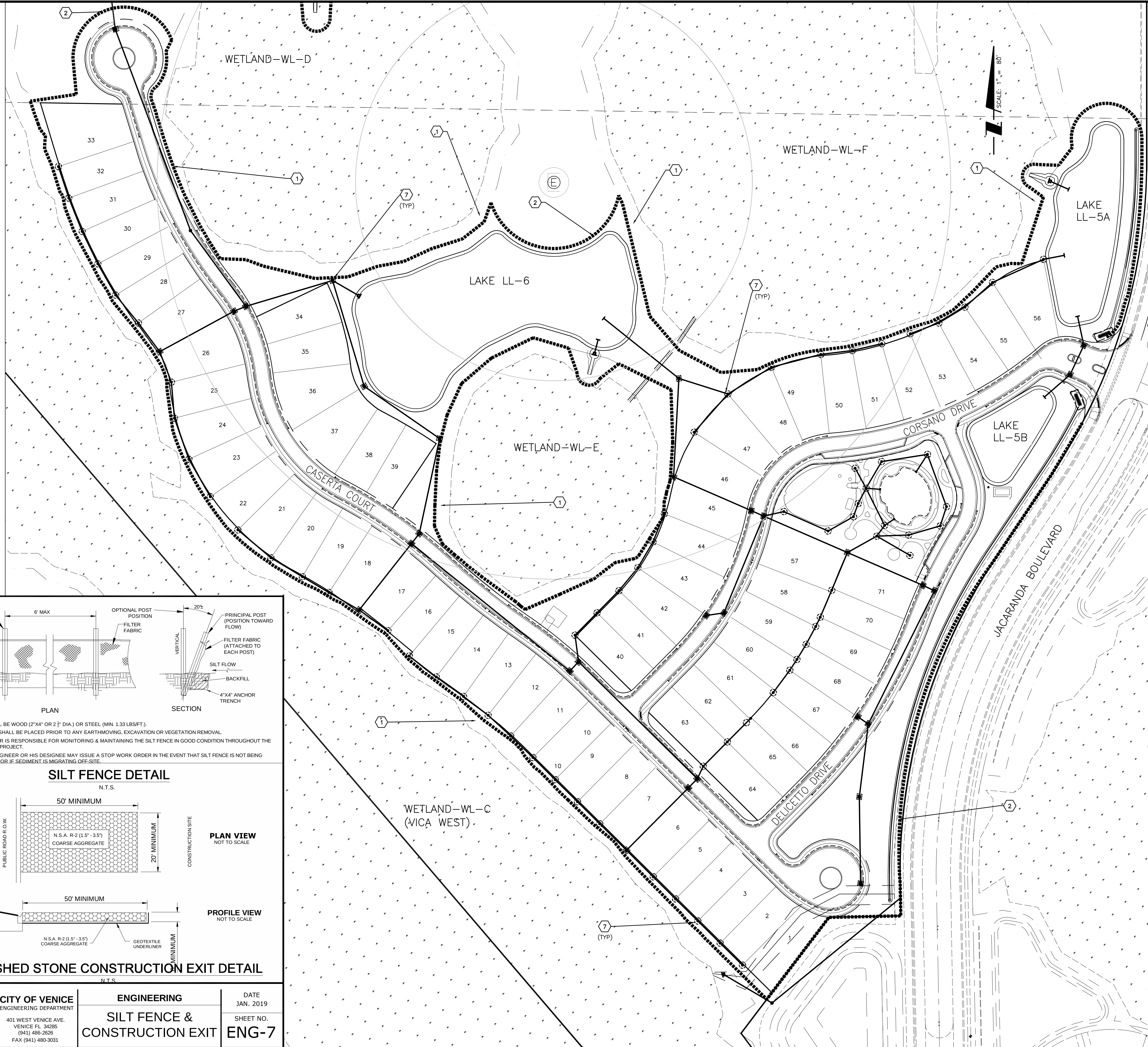
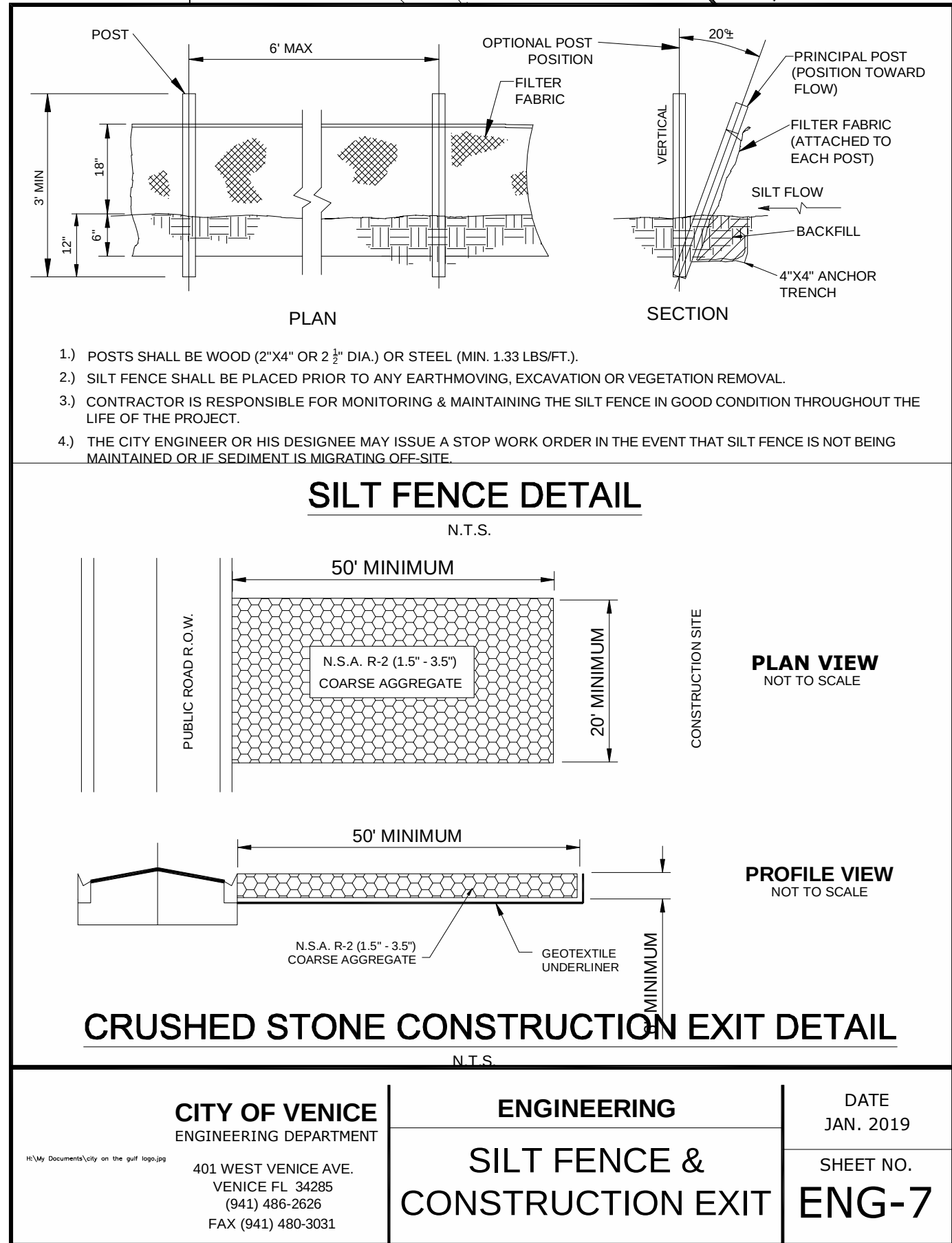
1. A COPY OF THIS BEST MANAGEMENT PRACTICES PLAN AND THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS AND CONDITIONS OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) PERMIT(S) AND HAVE A COPY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

- A. "NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED, PER SECTION 54-588 (1) (B) OF SARASOTA COUNTY CODE. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR." WHERE UNAUTHORIZED REMOVAL OF NATIVE VEGETATION WITHIN THE PROTECTED ROOT ZONE OCCURS THE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION. FULL DRIPLINE PROTECTION IS REQUIRED; HOWEVER THE ADMINISTRATOR MAY ALLOW CERTAIN ACTIVITIES TO BE CONDUCTED WITHIN THE BARRICADED DRIPLINE OF A TREE, SO LONG AS THE COUNTY DETERMINES THAT THE TREE WILL NOT BE ADVERSELY AFFECTED.
- B. "A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATIVE REMOVAL WITHIN THE DRIPLINE OF A TREE, AND/OR TREE REMOVAL."
- S-M050(10/01/10)

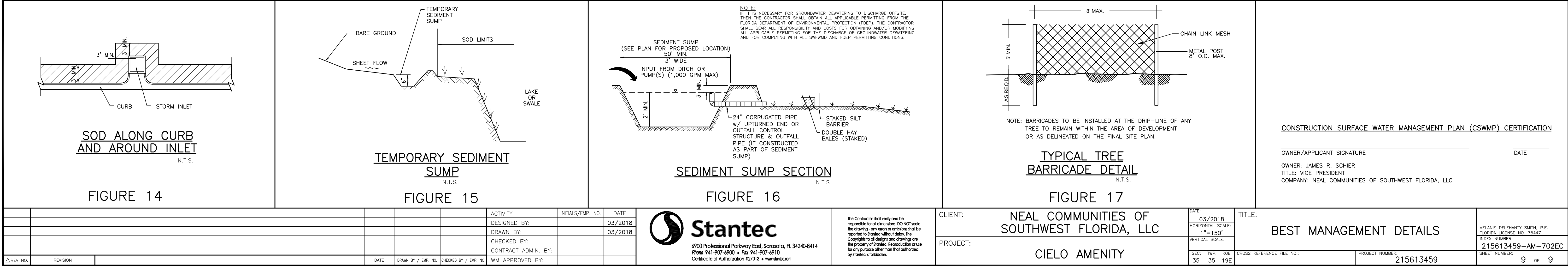
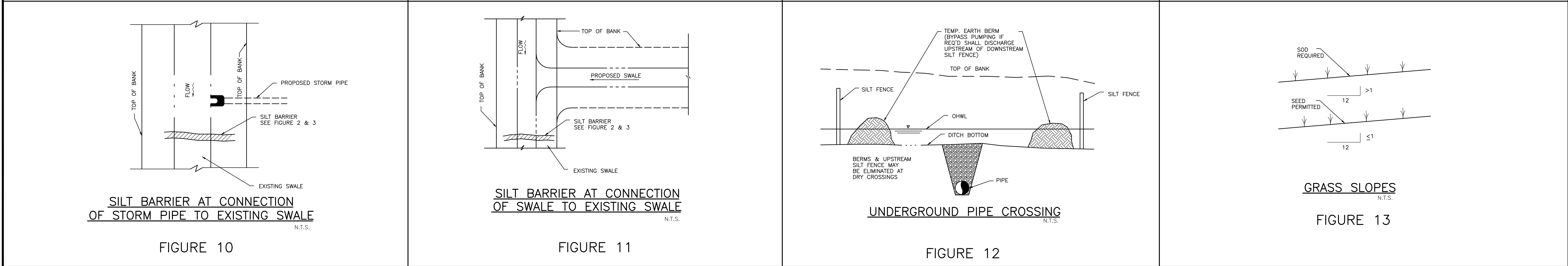
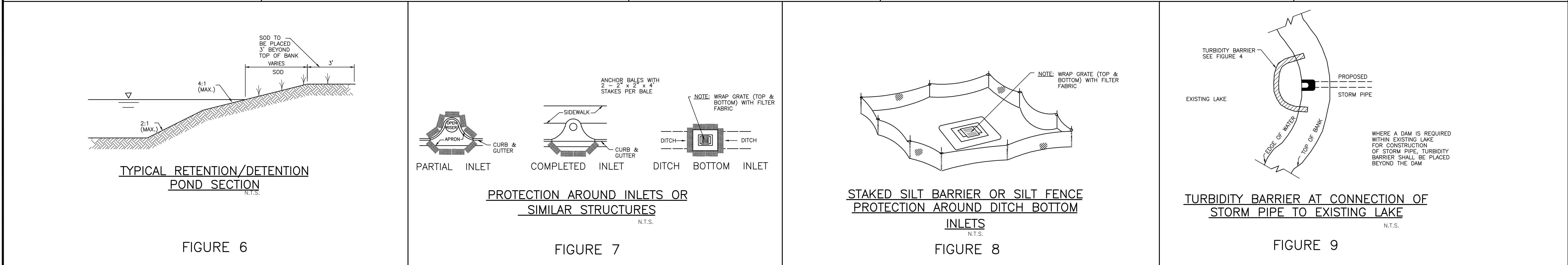
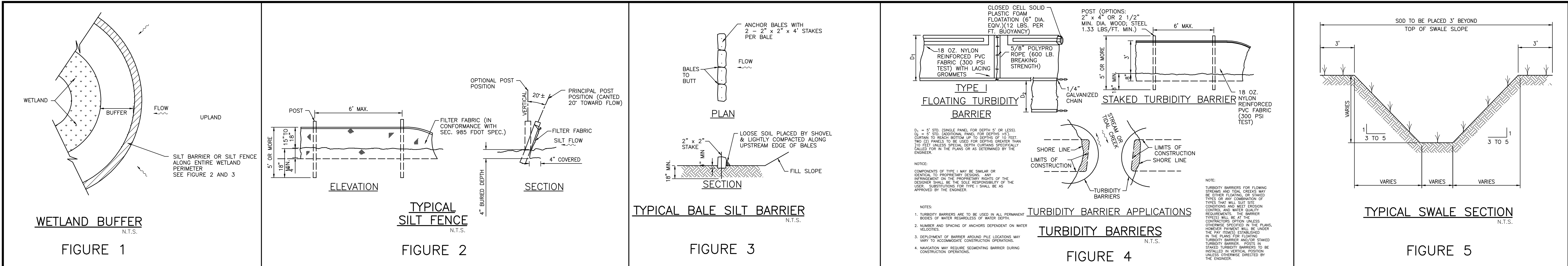
CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (CSWMP) CERTIFICATION

OWNER/APPLICANT SIGNATURE _____ DATE _____

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



				ACTIVITY		INITIALS/EMP. NO.	DATE	 Stantec 6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-6900 • Fax 941-907-6910 Certificate of Authorization #27013 • www.stantec.com The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.	CLIENT:	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC		DATE:	03/2018	TITLE:	BEST MANAGEMENT PRACTICES		MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
				DESIGNED BY:			03/2018		HORIZONTAL SCALE:	1"=80'			INDEX NUMBER:	215613459-AM-702EC			
				DRAWN BY:			03/2018		VERTICAL SCALE:				SHEET NUMBER:	8 OF 9			
				CHECKED BY:													
				CONTRACT ADMIN. BY:													
ΔREV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:												



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

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CLIENT: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

PROJECT: CIELO AMENITY

DATE: 03/2018
HORIZONTAL SCALE: 1"=150'
VERTICAL SCALE: 1"=150'
SEC. TWP. RGE: 35 35 19E

TITLE: BEST MANAGEMENT DETAILS

CROSS REFERENCE FILE NO.: 215613459-AM-702EC.dwg

PROJECT NUMBER: 215613459

SHEET NUMBER: 9 OF 9

MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447
INDEX NUMBER: 215613459-AM-702EC
SHEET NUMBER: 9 OF 9