

SARASOTA COUNTY
FLORIDA

SECTION
32

TOWNSHIP
38 S

RANGE
19 E

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS		
BY	DATE	DESCRIPTION
MK	07/02/19	REVISED PER CITY COMMENTS DATED 06/26/19
MK	05/29/19	REVISED PER CITY COMMENTS DATED 05/14/19
MK	05/23/19	REVISED PER SWFWMD COMMENTS DATED 05/08/19
MK	05/17/19	REVISED PER CITY COMMENTS DATED 05/02/19
MK	04/17/19	REVISED PER CLIENT REQUEST

ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
LB #4334

PHONE: (941) 377-9178

PROJECT: **THE RESERVE AT VENICE**

SCALE: 1"=50'

DATE: 05/17/19

CLIENT: **VENICE MF VENTURES, LLC**

TITLE: **EXISTING CONDITIONS PLAN**

APPROVED BY: D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078

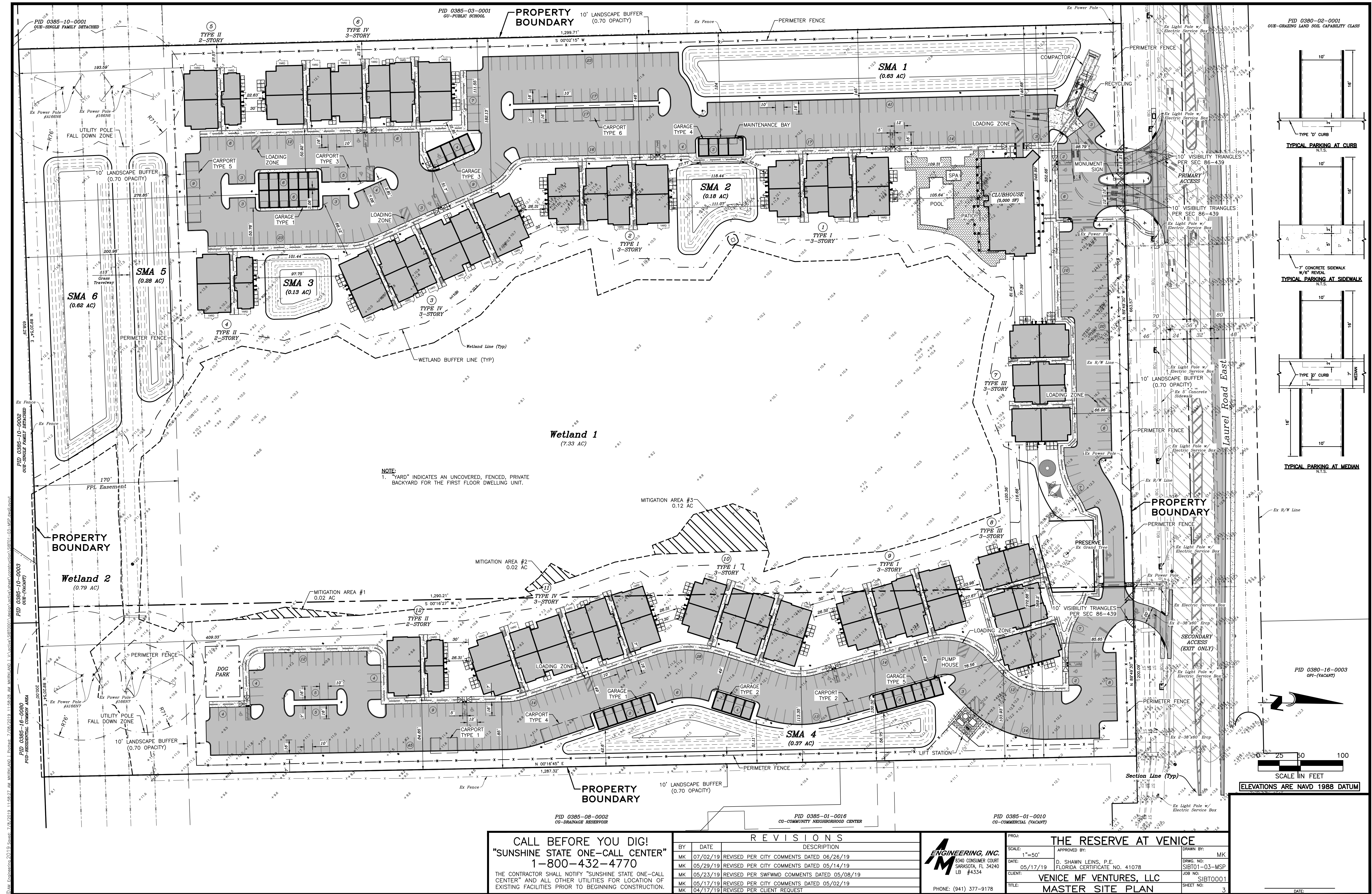
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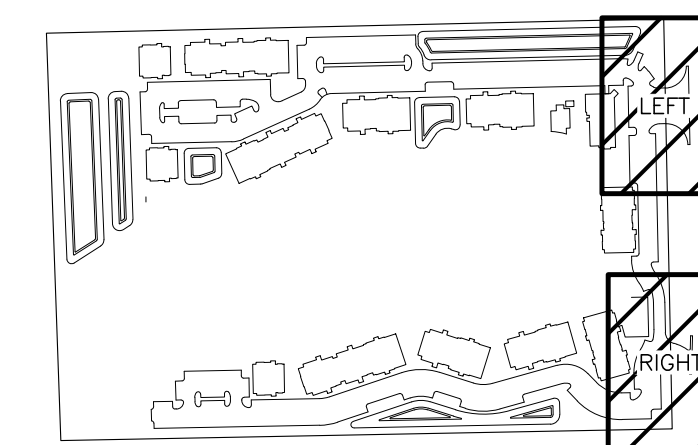
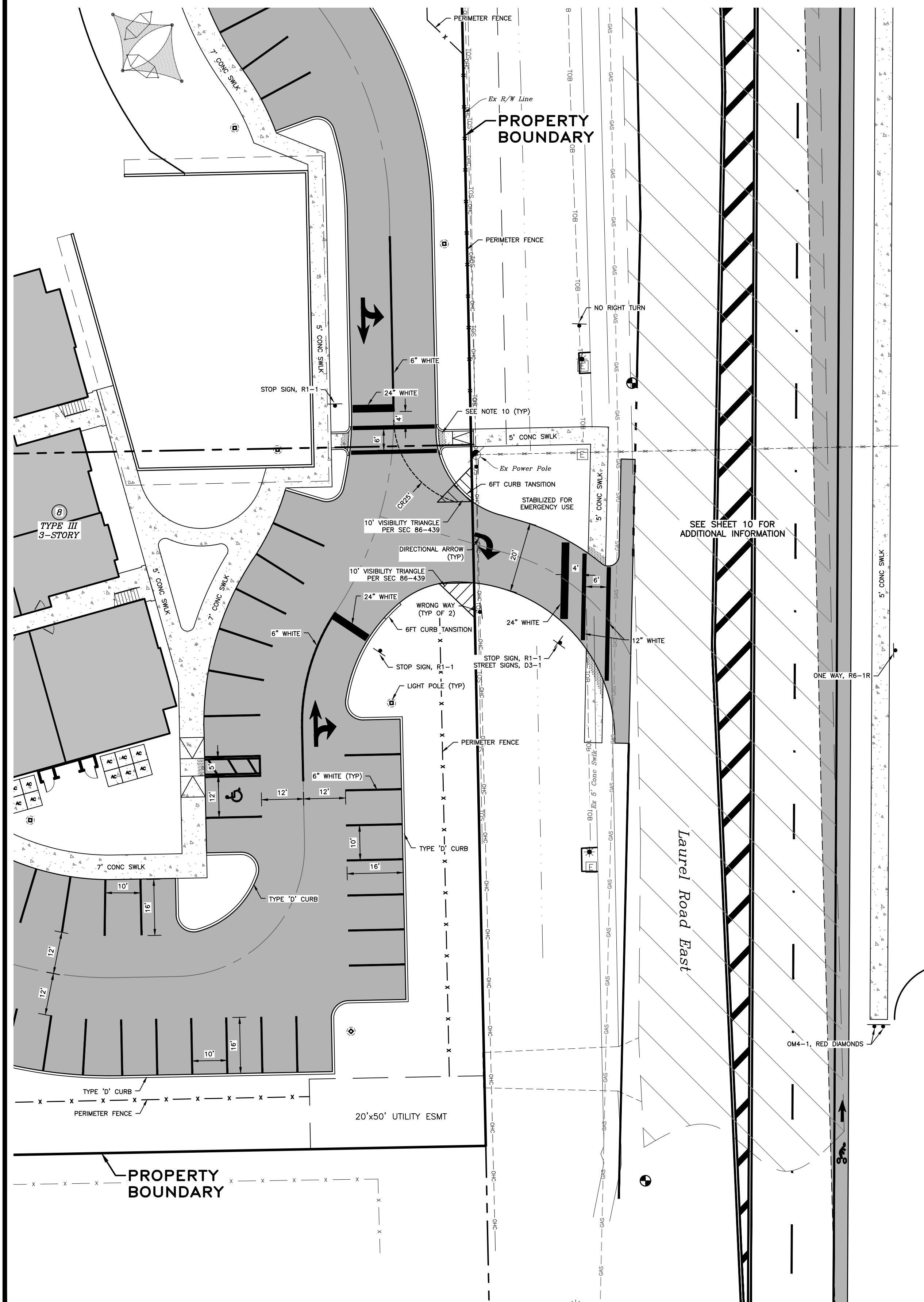
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JOB NO: SIBT0001

SHEET NO: 2

DATE:





KEY MAP

NOTES:

1. STRIPING AND SIGNAGE SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FDOT STANDARD INDEX DRAWINGS FOR SUCH.
2. ALL SIGNAGE SHALL BE INSTALLED BY CONTRACTOR.
3. ALL STRIPING FOR THE INTERSECTIONS SHALL CONFORM WITH THE FDOT STANDARD INDEX NO. 17346.
4. ALL PARKING SPACES SHALL BE PAINT. ALL OTHER STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. THERMOPLASTIC MARKINGS SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATION 711.
5. STRIPING NOTED AS "PAINT" SHALL BE IN ACCORDANCE WITH FDOT SECTION 710.
6. ALL SIGN RETROREFLECTIVITY MUST MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE MUTCD.
7. ALL PAVEMENT MARKINGS SHALL MEET THE RETROREFLECTIVITY REQUIREMENTS OF THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SUBMIT REQUIRED RETROREFLECTIVITY CERTIFICATION WHEN APPLICABLE.
8. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD, FDOT DESIGN STANDARDS, AND THE SARASOTA COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC & STORMWATER STANDARDS.
9. BRICK PAVERS IN CROSSWALKS SHALL BE DIFFERENT IN COLOR THAN DECORATIVE BRICK PAVERS IN ROADWAY.
10. ALL CURB RAMPS SHALL PROVIDE RED BRICK TRUNCATED DOWNS PER EACH SIDE OF VEHICLE STANDARD DETAIL, ENG-1 NOTE 6, AND BE FLUSH SHOULDER PER FDOT STANDARD INDEX NO. 304, OPTION 'A' UNLESS OTHERWISE NOTED.
11. GATES SHALL BE COORDINATED WITH FIRE DEPARTMENT, AND SHALL PROVIDE EMERGENCY ACCESS PER WFA 1 (18.2.2.1, AND 18.2.2.2). CONTRACTOR SHALL CONTACT THE FIRE MARSHALL'S OFFICE FOR ORDERING FORMS TO ACQUIRE PROPER SWITCHING HARDWARE.
12. FIRE DEPARTMENT GATES SHALL PROVIDE A MINIMUM CLEAR GATE OPENING OF 15 FEET.



0 10 20 4

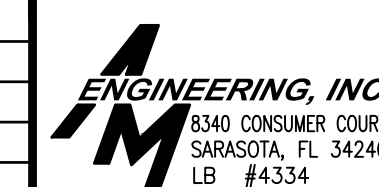
SCALE IN FEET

ELEVATIONS ARE NAVD 1988 DATUM

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PHONE: (941) 377-9178

PROJ:	THE RESERVE AT VENICE
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SCALE:

DATE: _____

0 DATE: 05/17/19

CLIENT: **VER**

TITLE: MASTER

APPROVED BY:	
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D. SHAWN LEINS, P.E.

D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078

VENICE ME VENTURES, LLC

ASSOCIATES OF STRIPING AND SIDEWALK PLANTING

DRAWN BY:	MLK
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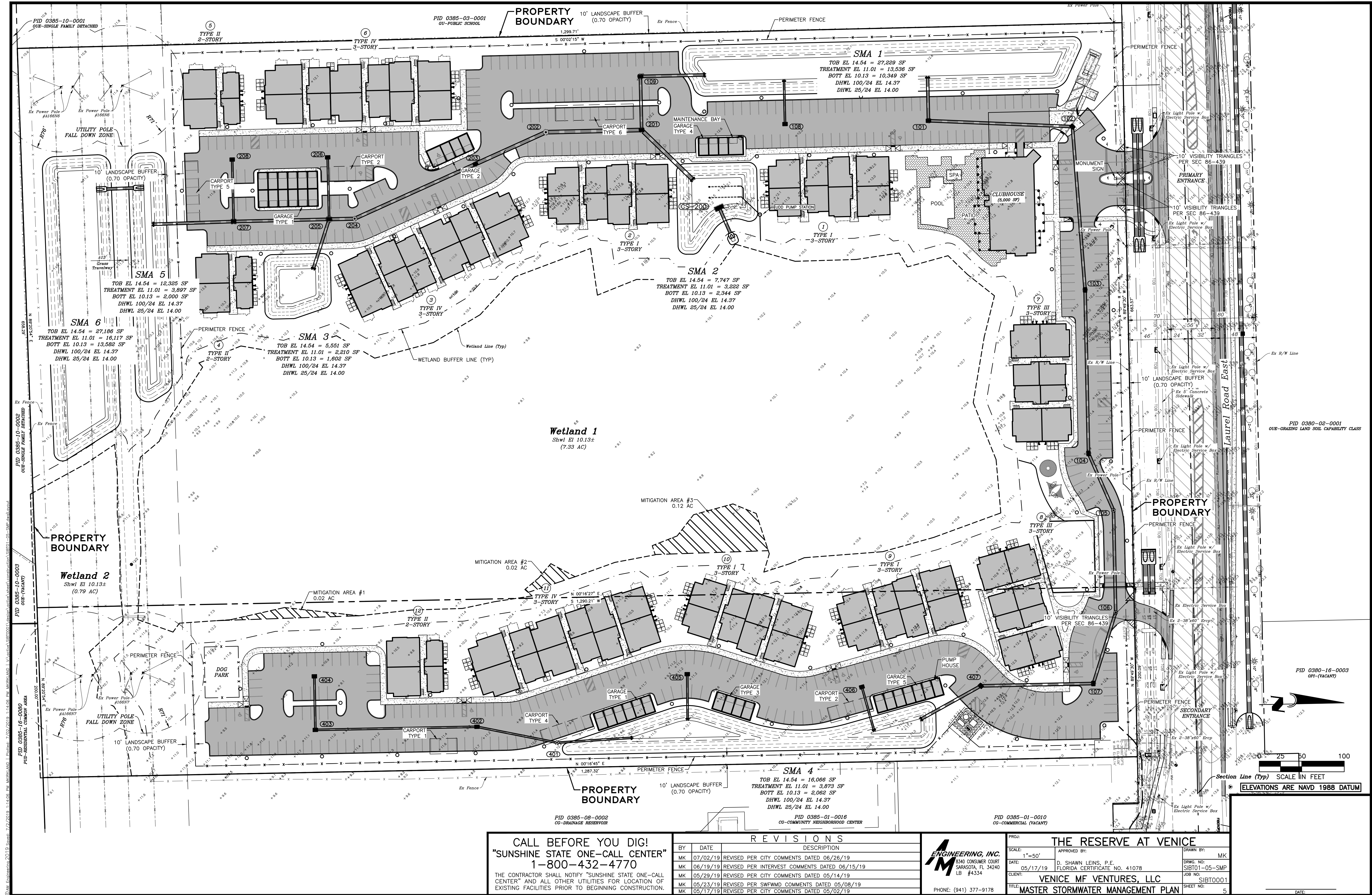
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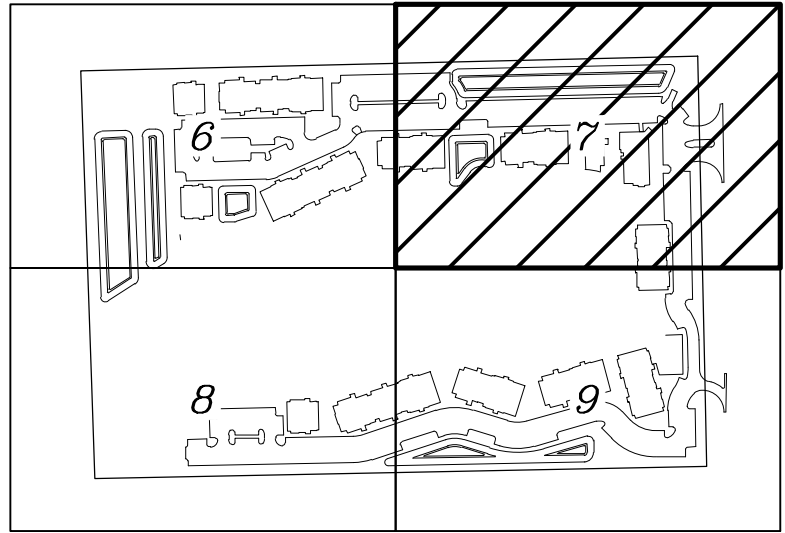
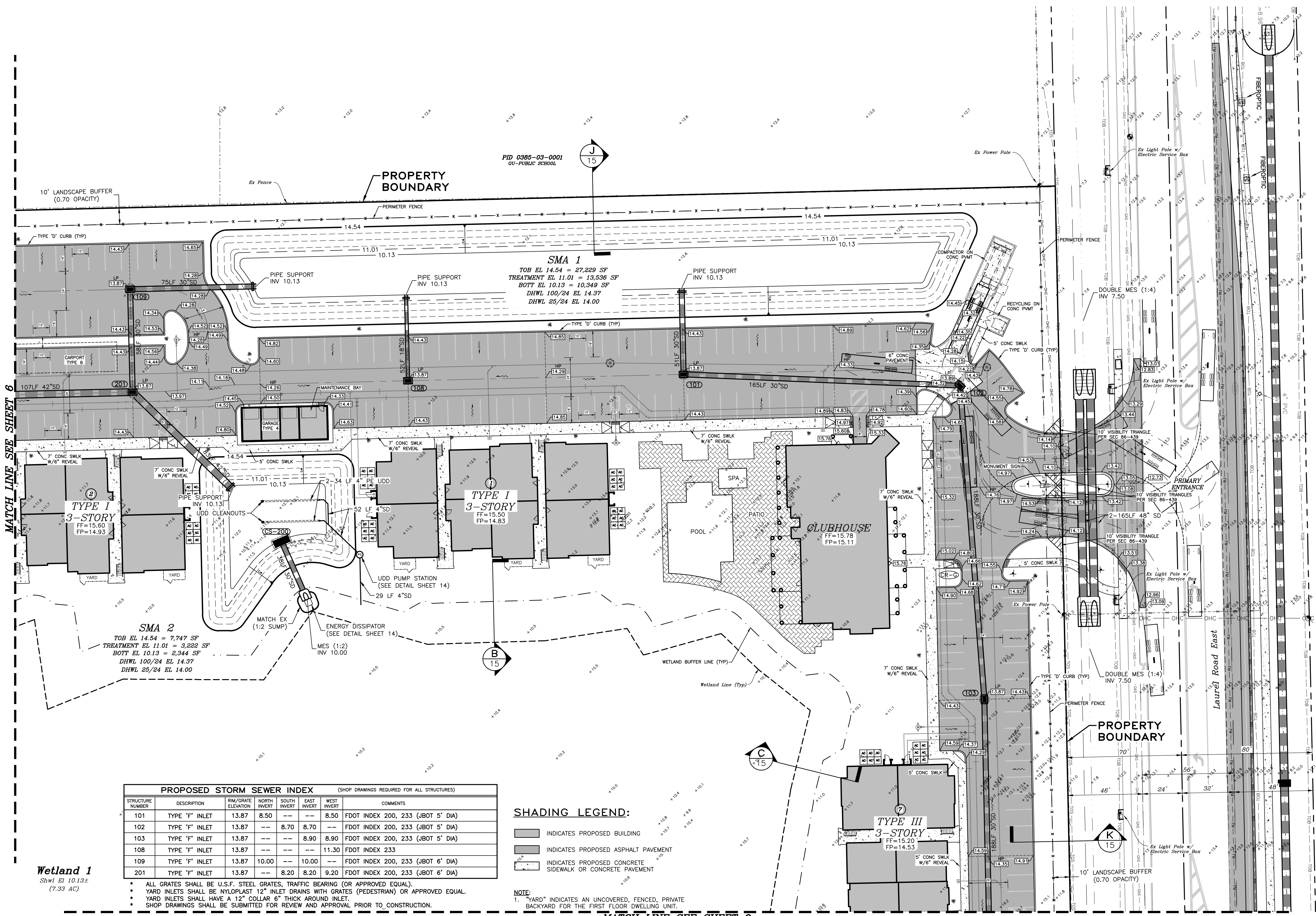
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N	SHEET NO:

DATE _____



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KEY MAP

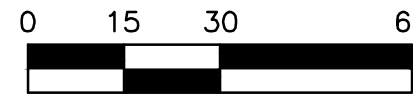
PROPOSED STORM SEWER INDEX (SHOP DRAWINGS REQUIRED FOR ALL STRUCTURES)						
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE ELEVATION	NORTH INVERT	SOUTH INVERT	EAST INVERT	WEST INVERT
101	TYPE 'F' INLET	13.87	8.50	---	---	8.50
102	TYPE 'F' INLET	13.87	---	---	8.70	8.70
103	TYPE 'F' INLET	13.87	---	---	8.90	8.90
108	TYPE 'F' INLET	13.87	---	---	---	11.30
109	TYPE 'F' INLET	13.87	10.00	---	---	---
201	TYPE 'F' INLET	13.87	---	8.20	8.20	9.20

SHADING LEGEND:

- INDICATES PROPOSED BUILDING
- INDICATES PROPOSED ASPHALT PAVEMENT
- INDICATES PROPOSED CONCRETE SIDEWALK OR CONCRETE PAVEMENT

NOTE:

- 1. "YARD" INDICATES AN UNCOVERED, FENCED, PRIVATE BACKYARD FOR THE FIRST FLOOR DWELLING UNIT.



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ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
LB #4334
PHONE: (941) 377-9178

THE RESERVE AT VENICE		
PROJECT:	SCALE: 1"=30'	APPROVED BY:
DATE: 05/17/19	CLIENT: VENICE MF VENTURES, LLC	DRAWN BY: MK
TITLE: PAVING GRADING AND DRAINAGE PLAN	DATE:	DRWG. NO: SIBT01-07-PGD
		JOB NO: SIBT0001
		SHEET NO: 7

MATCH LINE SEE SHEET 6

NOTE:
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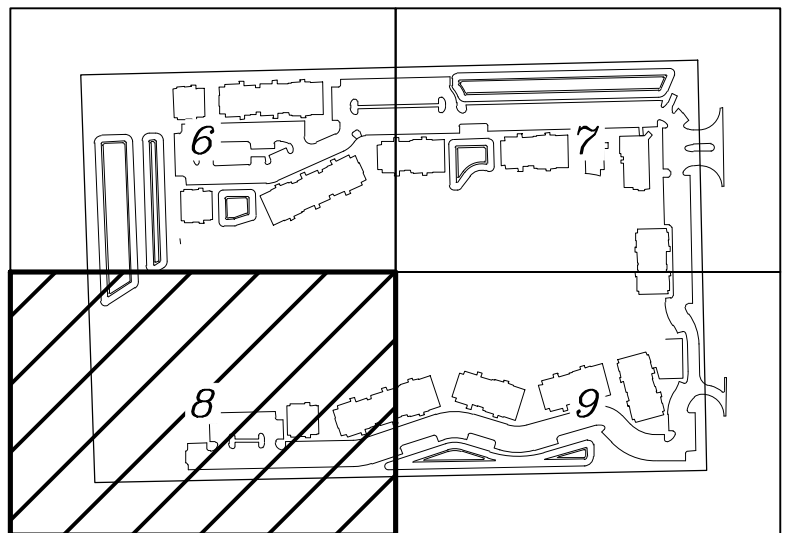
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- INDICATES PROPOSED BUILDING
INDICATES PROPOSED ASPHALT PAVEMENT
INDICATES PROPOSED CONCRETE SIDEWALK OR CONCRETE PAVEMENT

PROPOSED STORM SEWER INDEX						
(SHOP DRAWINGS REQUIRED FOR ALL STRUCTURES)						
STRUCTURE NUMBER	DESCRIPTION	RIM/GRATE ELEVATION	NORTH INVERT	SOUTH INVERT	EAST INVERT	WEST INVERT
401	MANHOLE P-8	15.50	10.90	10.90	---	---
402	TYPE 'F' INLET	13.87	11.00	11.00	---	---
403	TYPE 'F' INLET	13.87	11.20	---	---	11.20
404	TYPE 'F' INLET	13.87	---	---	11.30	---

- * ALL GRATES SHALL BE U.S.F. STEEL GRATES, TRAFFIC BEARING (OR APPROVED EQUAL).
* YARD INLETS SHALL BE NYLOPLAST 12" INLET DRAINS WITH GRATES (PEDESTRIAN) OR APPROVED EQUAL.
* YARD INLETS SHALL HAVE A 12" COLLAR 6" THICK AROUND INLET.
* SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

Wetland 1
Shwl El 10.13±
(7.33 AC)



KEY MAP

PID 0385-10-0002
OUB-SINGLE FAMILY DETACHED

PID 0385-10-0003
OUB-(VACANT)

PROPERTY
BOUNDARY

PID 0385-16-0080
PUD-RESIDENTIAL COMMON AREA

Wetland 2
Shwl El 10.13±
(0.79 AC)

DOG
PARK

PROPERTY
BOUNDARY

PID 0385-08-0002
CG-DRAINAGE RESERVOIR

MATCH LINE SEE SHEET 9

0 15 30 60

SCALE IN FEET

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ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
LB #4334

PHONE: (941) 377-9178

PROJECT: THE RESERVE AT VENICE

SCALE: 1"=30'	APPROVED BY:	DRAWN BY: MK
DATE: 05/17/19	D. SHAWN LEINS, P.E. FLORIDA CERTIFICATE NO. 41078	DRWG. NO: SIBT01-08-PGD
CLIENT: VENICE MF VENTURES, LLC		JOB NO: SIBT0001
TITLE: PAVING GRADING AND DRAINAGE PLAN		SHEET NO: 8

DATE:

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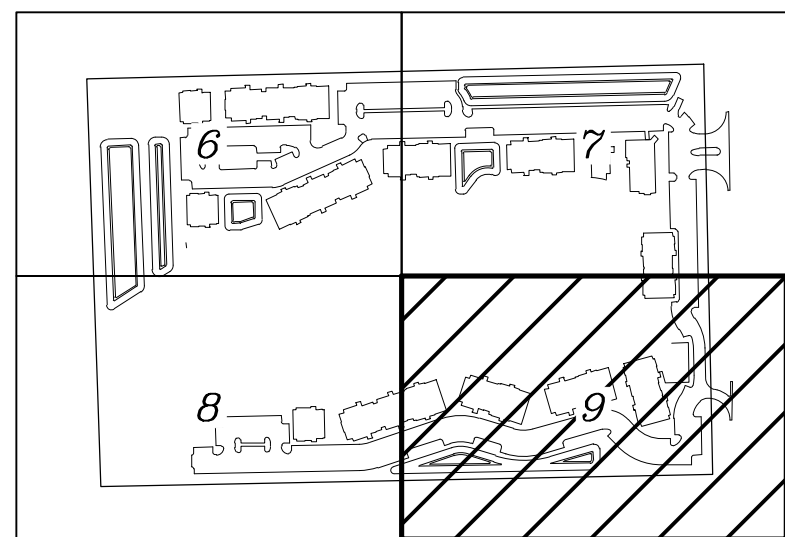
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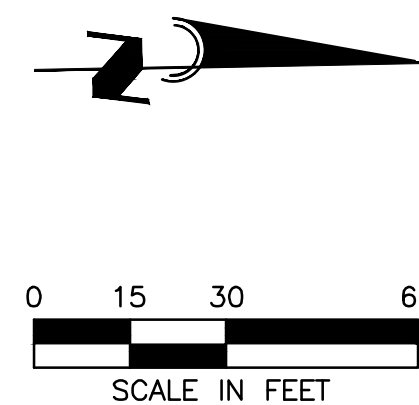
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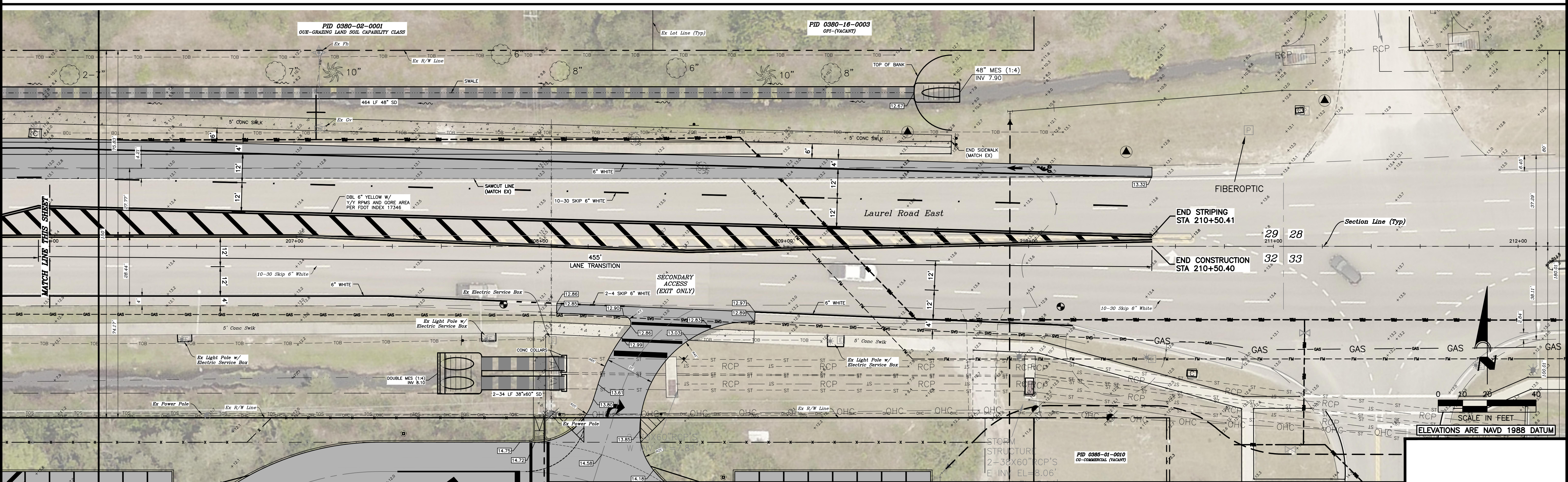
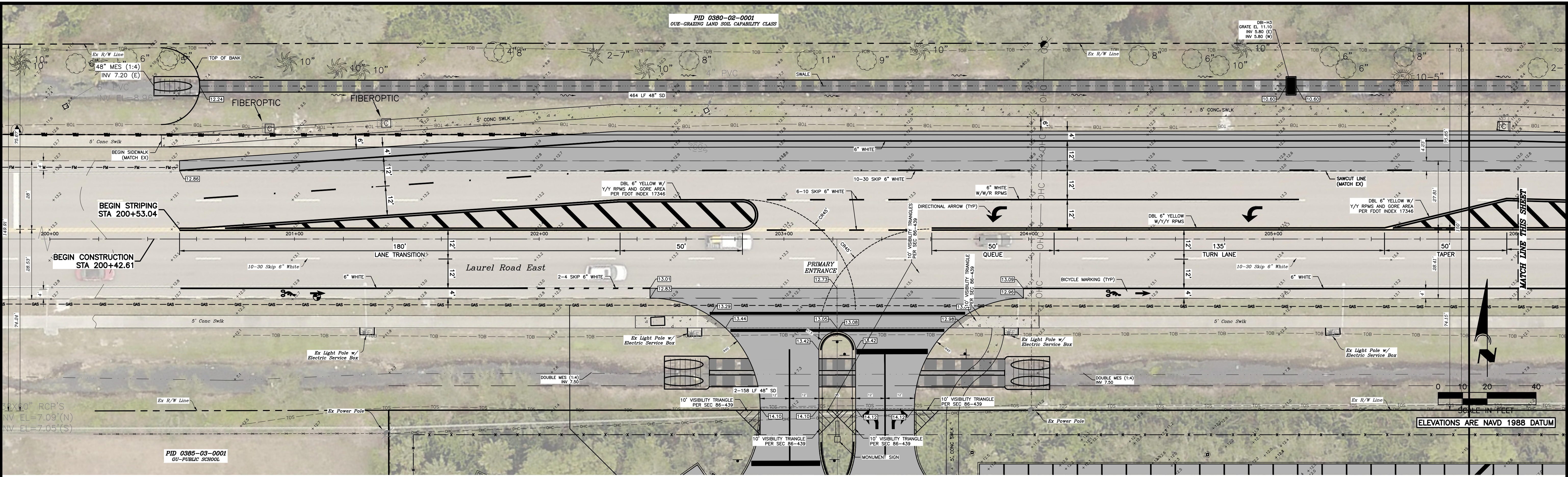
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**A
M**
ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
LB #4334
PHONE: (941) 377-9178

PROJECT: THE RESERVE AT VENICE		DRAWN BY: MK	
SCALE: 1"=30'	APPROVED BY: D. SHAWN LEINS, P.E.	DATE: 05/17/19	
FLORIDA CERTIFICATE NO. 41078		JOB NO: SIBT01-09-PGD	
CLIENT: VENICE MF VENTURES, LLC		SHEET 0001	
TITLE: PAVING GRADING AND DRAINAGE PLAN		SHEET NO: 9	

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	Opening Balance		100.00
1/15/20	Payment Received	50.00	150.00
2/1/20	Payment Received	75.00	225.00
2/15/20	Payment Received	25.00	250.00
3/1/20	Payment Received	100.00	350.00
3/15/20	Payment Received	50.00	400.00
4/1/20	Payment Received	75.00	475.00
4/15/20	Payment Received	25.00	500.00
5/1/20	Payment Received	100.00	600.00
5/15/20	Payment Received	50.00	650.00
6/1/20	Payment Received	75.00	725.00
6/15/20	Payment Received	25.00	750.00
7/1/20	Payment Received	100.00	850.00
7/15/20	Payment Received	50.00	900.00
8/1/20	Payment Received	75.00	975.00
8/15/20	Payment Received	25.00	1000.00
9/1/20	Payment Received	100.00	1100.00
9/15/20	Payment Received	50.00	1150.00
10/1/20	Payment Received	75.00	1225.00
10/15/20	Payment Received	25.00	1250.00
11/1/20	Payment Received	100.00	1350.00
11/15/20	Payment Received	50.00	1400.00
12/1/20	Payment Received	75.00	1475.00
12/15/20	Payment Received	25.00	1500.00
1/1/21	Opening Balance		1500.00



NOTE:
1. SEE SHEET 4 NOTES FOR ADDITIONAL INFORMATION.

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ENGINEERING, INC.
8340 CONSUMER COURT
SARASOTA, FL 34240
LB #4334
PHONE: (941) 377-9178

PROJECT: **THE RESERVE AT VENICE**
SCALE: 1"=20'
DATE: 05/17/19
CLIENT: **VENICE MF VENTURES, LLC**
TITLE: **LAUREL ROAD IMPROVEMENTS**
APPROVED BY: D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078
DRAWN BY: MK
DRWG. NO: SIBT01-10-RDP
JOB NO: SIBT0001
SHEET NO: 10
DATE:

NPDES REQUIREMENTS

FEDERAL LAW PROHIBITS ALL POINT SOURCE DISCHARGE OR POLLUTANTS, WHICH INCLUDES THE DISCHARGE OF STORMWATER ASSOCIATED WITH LARGE (GREATER THAN 5 ACRES) CONSTRUCTION ACTIVITIES OR SMALL (LESS THAN 5 ACRES AND GREATER THAN 1 ACRES) CONSTRUCTION ACTIVITIES TO WATERS OF THE UNITED STATES WITHOUT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. UNDER THE STATE OF FLORIDA'S AUTHORITY TO ADMINISTER THE NPDES STORMWATER PROGRAM, OPERATORS THAT HAVE STORMWATER DISCHARGE ASSOCIATED WITH LARGE OR SMALL CONSTRUCTION ACTIVITIES TO SURFACE WATERS OF THE STATE, INCLUDING THROUGH A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4, I.E. TOWN, CITY OR COUNTY), SHALL OBTAIN COVERAGE EITHER UNDER A GENERIC PERMIT OR AN INDIVIDUAL PERMIT.

THE NPDES PERMIT REQUIRES INSPECTIONS ONE (1) TIME PER WEEK AND WITHIN 24 HOURS FOLLOWING A 0.5-INCH RAINFALL EVENT OF ALL BEST MANAGEMENT PRACTICES (BMP's) AND EROSION CONTROL MEASURES. AS AUTHORIZED BY THE OWNER, THE ENGINEER OF RECORD WILL MAKE PERIODIC INSPECTIONS AND DOCUMENT COMPLIANCE IN ACCORDANCE WITH THE NPDES PERMIT. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE WEEKLY INSPECTIONS AND REQUIRED MAINTENANCE OF THE BMP'S AND EROSION CONTROL MEASURES AND THE POST-RAINFALL EVENT INSPECTIONS. THE INSPECTIONS MUST DOCUMENT COMPLIANCE WITH THE NPDES PERMIT OR CORRECTION ACTIONS NEEDED AND/OR TAKEN AND BE RECORDED ON THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM. THE CONTRACTOR CAN CONTACT FDEP AT 850-245-7522 OR VISIT THE FDEP WEBSITE AT www.fdep.state.fl.us FOR ADDITIONAL INFORMATION RELATING TO THE SWPPP AND THE NPDES PERMIT.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FROM THE ENGINEER OF RECORD (EOR) PRIOR TO SUBMITTING A CONSTRUCTION BID AND SHALL INCLUDE ALL MONIES NECESSARY TO ENSURE THAT THE SWPPP IS FOLLOWED DURING THE CONSTRUCTION DURATION. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF THE SWPPP AND HAVE IT POSTED ON-SITE ALONG WITH THE EROSION CONTROL PLAN, THE NPDES PERMIT, AND THE COMPLETED INSPECTION REPORT FORMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL PRACTICES DEFINED IN THE SWPPP AND ASSOCIATED FINES THAT MAY BE IMPOSED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY (FDEP) FOR NOT COMPLYING WITH THE NPDES REQUIREMENTS CONTAINED IN THE SWPPP AND THE NPDES REGULATIONS. THE COSTS FOR COMPLYING WITH THE SWPPP AND THE NPDES PERMIT SHALL BE INCLUDED IN THE CONTRACTORS CONSTRUCTION BID.

SWPPP SEQUENCE OF EVENTS

1. SURVEYORS STAKEOUT SILT SCREEN LOCATION
2. SILT SCREEN INSTALLED
3. CLEARING AND GRUBBING OPERATIONS
4. REPAIR ALL SILT SCREEN DAMAGE DURING CLEARING AND GRUBBING
5. CONSTRUCT SEDIMENTATION BASINS FOR Dewatering
6. EARTH MOVING-CONSTRUCT LAKES, FILL LOTS, ROADS, SWALES, AND BERMS
7. FINAL GRADING OF SLOPES
8. INSTALL SWALES OR BERMS TO PROTECT SLOPES
9. SOO OR SEED SLOPES TO PROTECT SLOPES
10. BMP'S TO BE MAINTAINED THROUGHOUT ALL CONSTRUCTION ON THE SITE
11. MAINTENANCE AND INSPECTIONS

GENERAL NOTES

1. MEANS OF VEGETATION, EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED AS DESCRIBED IN THE CONTROLS SECTION OF THE POLLUTION PREVENTION PLAN AND WILL BE MAINTAINED TO ENSURE THAT THEY ARE EFFECTIVE. IF ANY ADDITIONAL MEASURES ARE NEEDED, THEY WILL BE IMPLEMENTED PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES.

2. A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4. DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED: AREAS USED FOR STORAGE OF MATERIAL THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER.

3. MAINTENANCE OF EROSION AND SILTATION CONTROL DEVICES: SILT FENCE, HAY BALES AND OTHER SILTATION AND EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BY THE CONTRACTOR DURING CONSTRUCTION. ANY INSTALLATION THAT HAS BEEN DAMAGED OR DISPLACED COMPONENTS, SHALL BE REPLACED OR REPAIRED IMMEDIATELY.

4. MAINTENANCE OF EROSION AND SILTATION CONTROL DEVICES: DURING Dewatering: PRIOR TO COMMENCING Dewatering THE CONTRACTOR SHALL INSPECT THE TEMPORARY SEDIMENT, SLUMP, SILT FENCE, HAY BALES AND OTHER COMPONENTS OF THE SILTATION AND EROSION CONTROL SYSTEM. DAMAGED OR DISPLACED COMPONENTS SHALL BE REPLACED OR REPAIRED PRIOR TO STARTING Dewatering.

EROSION AND SILTATION CONTROL:

THE PROPOSED SILT FENCE WILL BE MAINTAINED PRIOR TO BEGINNING CLEARING OR DEMOLITION. THE SILT FENCE WILL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION WHICH IS ESTIMATED TO BE NINE MONTHS. ADDITIONAL EROSION CONTROL MEASURES OVER INLET GRATES AND HAY BALES AT INLETS WILL BE IMPLEMENTED AS REQUIRED DURING CONSTRUCTION. FINAL STABILIZATION OF THE SITE WILL OCCUR AT THE END OF CONSTRUCTION WITH THE INSTALLATION OF LANDSCAPING. INTERIM STABILIZATION IN SELECT AREAS SUCH AS THE FILL SLOPE WILL BE IMPLEMENTED AS CONSTRUCTION ALLOWS.

A GRAVEL AREA LOCATED INSIDE THE PROPERTY AT THE CONSTRUCTION ENTRANCE WILL BE USED TO REDUCE SOIL TRACKING FROM THE SITE.

THE MAINTENANCE SCHEDULE FOR THE EROSION AND SILTATION CONTROL SYSTEM SHALL BE AS FOLLOWS:

1. DAILY INSPECTION OF THE PERIMETER SILT FENCE FOR DAMAGE OR BREACHES. REPAIR AS NECESSARY.
2. WEEKLY INSPECTION OF GRAVEL AREA AT CONSTRUCTION ENTRANCE. ADD GRAVEL AS REQUIRED TO MAINTAIN EFFECTIVENESS.
3. STABILIZE SLOPES WITH SOO AS SOON AS FINISHED GRADING IS COMPLETE. WEEKLY INSPECTION OF SOODED SLOPES AND REPAIR OF ANY WASHOUTS OR ERODED AREAS.
4. DAILY INSPECTION OF ADJOINING ROADWAY. SWEEP PAVEMENT AND GUTTERS AS REQUIRED TO REMOVE TRACKED SOIL.

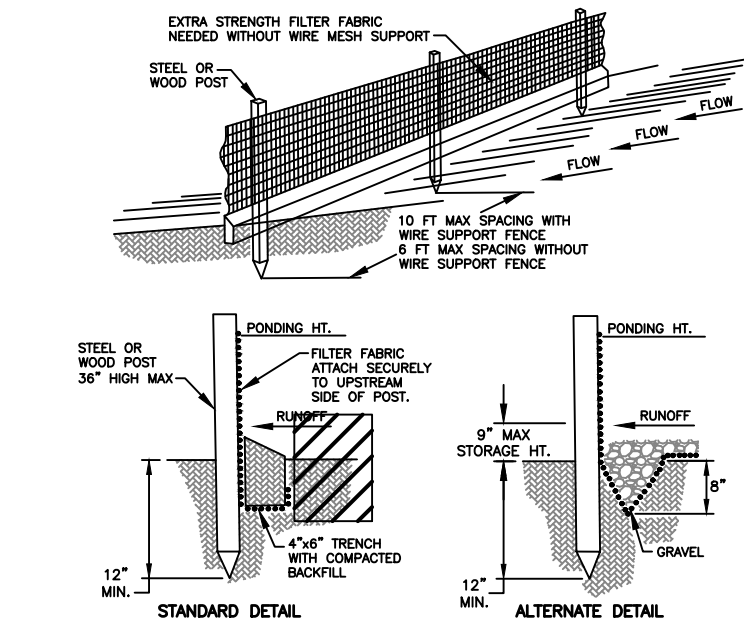
SOLID WASTE INCLUDING CONSTRUCTION DEBRIS WILL BE PLACED IN ROLL ON CONTAINERS. IT IS ESTIMATED THAT THE DEBRIS WILL HAVE TO BE REMOVED AT ONE TO TWO WEEK INTERVALS DURING BUILDING CONSTRUCTION. SOLID WASTE MANAGEMENT, EROSION AND SILTATION CONTROL DEVICES SHALL BE INSTALLED, INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTES:

1. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(g), F.A.C.
2. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(g) PART III.C.2, F.A.C., AND AS PER SEC 54-187(g)(1) OF THE SARASOTA COUNTY CODE.
3. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO AIR AND WATER QUALITY IN ACCORDANCE WITH RULE 62-621.300(4)(g) PART III.D.1, F.A.C., AND SECTION 54-187(g)(1) OF THE SARASOTA COUNTY CODE.
4. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(g) PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION PER SEC 54-187(g)(1) OF THE SARASOTA COUNTY CODE.
5. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS PER SEC 54-187(g)(1) OF THE SARASOTA COUNTY CODE.
6. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO AIR AND WATER QUALITY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION PER SEC 54-187(g)(1) OF THE SARASOTA COUNTY CODE.

POLLUTION CONTROL NOTES: Sarasota County

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THE PLANS AND SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONTAINERS OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED AND MAINTAINED BY THE SITE OPERATOR 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 AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
2. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 20 NEPHELOMETRIC TURBIDITY UNITS (NTU's) ABOVE BACKGROUND LEVELS SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO AIR AND WATER QUALITY WITHIN 24 HOURS OF THE OCCURRENCE (PH: 941-861-5000; FAX: 941-861-0986). THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR 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), F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL OR OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORM WATER DRAINS OR WATER BODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP AND IMMEDIATELY REPORTED TO AIR & WATER QUALITY (PH: 941-861-5000; FAX: 941-861-0986). SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND /OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND AIR & WATER QUALITY SHALL BE CONTACTED (PH: 941-861-5000; FAX: 941-861-0986).
6. THE DISCHARGE OF GROUNDWATER PRODUCE THROUGH Dewatering, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF Dewatering. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO AIR & WATER QUALITY PURSUANT TO SECTION 54-185(b) OF THE SARASOTA COUNTY CODE.

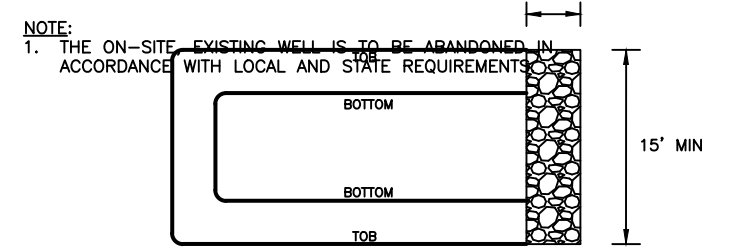


SILT FENCE DETAIL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. INSPECT WEEKLY AT A MINIMUM.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

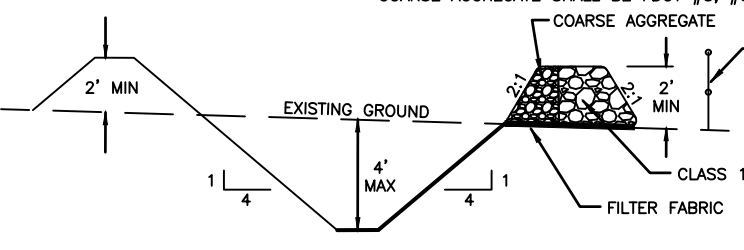
KEY MAP

NOTE:
1. THE ON-SITE EXISTING WETLAND IS TO BE ABANDONED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.



TEMPORARY SEDIMENT TRAP DETAIL

CONTRACTOR TO LOCATE ONSITE AS NEEDED.
ROCK RIPRAP SHALL BE PER FDOT STANDARD SPECIFICATION 530-2.2.



INLET SEDIMENT FILTER DETAIL

ROCK RIPRAP SHALL BE PER FDOT STANDARD SPECIFICATION 530-2.2.

SOIL TRACKING DEVICE, TYPE A

SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 106

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R/W OR OFF-SITE. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTP PUBLIC R/W OR OFF-SITE.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ROCK RIPRAP SHALL BE PER FDOT STANDARD SPECIFICATION 530-2.2.

APPROACH LENGTH (AS REQUIRED)

SIZE #1 AGGREGATE, SECTION 901

EX. GROUND

4" MIN

6" MIN

12" MIN OF SILT FENCE SHALL BE BURIED IN TRENCH

15" MIN

18" MAX

2"x4" WOOD FRAME, 4-SIDES OF INLET

TOP FRAME FOR STABILITY

AT FILTER FABRIC TO 2"x4" WOOD FRAME, OVERLAP FABRIC TO NEXT STAKE

OPTION 2: GRAVEL AND GEOTEXTILE FABRIC

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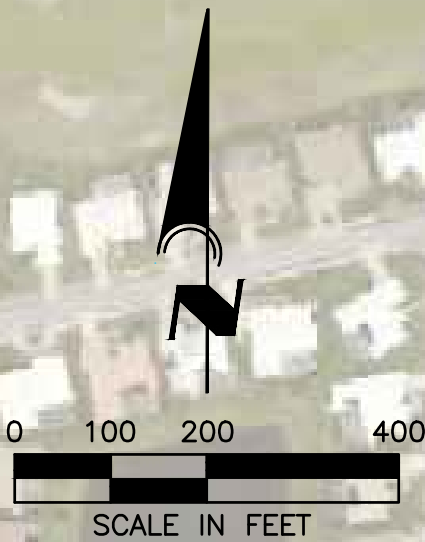
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- NOTES:**
- UTILITIES THAT ARE LABELLED WITH THE "(City)" SUFFIX ARE OWNED AND MAINTAINED BY THE CITY OF VENICE.
 - ALL OTHER UTILITIES SHOWN ARE OWNED AND MAINTAINED BY SARASOTA COUNTY.



SARASOTA COUNTY
FLORIDA

SECTION
32

TOWNSHIP
38 S

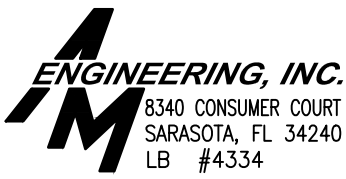
RANGE
19 E

CALL BEFORE YOU DIG!
"SUNSHINE STATE ONE-CALL CENTER"
1-800-432-4770

THE CONTRACTOR SHALL NOTIFY "SUNSHINE STATE ONE-CALL CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

REVISIONS

BY	DATE	DESCRIPTION
MK	07/02/19	REVISED PER CITY COMMENTS DATED 06/26/19
MK	05/29/19	REVISED PER CITY COMMENTS DATED 05/14/19
MK	05/23/19	REVISED PER SWFWMD COMMENTS DATED 05/08/19
MK	05/17/19	REVISED PER CITY COMMENTS DATED 05/02/19
MK	04/17/19	REVISED PER CLIENT REQUEST



PHONE: (941) 377-9178

PROJECT
THE RESERVE AT VENICE

SCALE: 1"=200'

DATE: 05/17/19

CLIENT: **VENICE MF VENTURES, LLC**

TITLE: **MASTER UTILITY PLAN**

APPROVED BY:
D. SHAWN LEINS, P.E.
FLORIDA CERTIFICATE NO. 41078

DRAWN BY: MK

DRWG. NO: SIBT01-18-MUP

JOB NO: SIBT0001

SHEET NO: 18

DATE:

