2. CHARACTER AND INTENDED USE STATEMENT:

MULTI-FAMILY RENTAL APARTMENT DEVELOPMENT.

3. MAINTENANCE OF COMMON FACILITIES STATEMENT:

VENICE MF VENTURES, LLC. IS RESPONSIBLE FOR MAINTENANCE OF THE SITE IMPROVEMENTS. THE ON-SITE IMPROVEMENTS WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC.

VACANT LAND / 0385020002 5. ZONING/PROPERTY ID:

RESIDENTIAL, MULTI-FAMILY (RMF3) / 0385010002 (NOT PART OF A SUBDIVISION) RESIDENTIAL, MULTI-FAMILY (RMF3) / 0385020002 (NOT PART OF A SUBDIVISION TWO PRE-ANNEXATION AGREEMENTS DATED JANUARY 10, 2006 APPLY (ONE FOR EACH PARCEL).

6. FLOOD ZONE:

7. SITE COVERAGES:

THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" PER FIRM #12115C0243F, REVISED NOVEMBER 4, 2016.

0385-01-0002 0385-02-0002 **IMPERVIOUS** 0 AC (0.0%) 0 AC (0.0%) TOTAL:

PROPOSED: IMPERVIOUS:

2.83 AC (47.8%) 4.82 AC (24.5%) 7.65 AC (29.9%) 14.83 AC (75.5%) 17.92 AC (70.1%) 25.57 AC (100.0%) 3.09 AC (52.2%) 5.92 AC (100.0%) PERVIOUS:

MAXIMUM BUILDING COVERAGE:

 $25.57 \text{ AC } \times 28\% = 7.16 \text{ AC}$ PROPOSED BUILDING COVERAGE: 3.17 AC (12.40%)

8. SETBACKS: SETBACKS:

STREET YARD: SIDE YARD: 15'-0" (30'-0" BETWEEN BUILDINGS) REAR YARD:

9. BUILDING DATA:

MAXIMUM RESIDENTIAL BUILDING HEIGHT SHALL BE THREE (3) STORIES, UP TO 45 FT (RMF-3 DESIGN STANDARDS).

BUILDING TYPE II UP TO 33'-2" SEE PLANS FOR TWO (2) STORY LOCATIONS

BUILDING HEIGHT REFERS TO THE MAXIMUM VERTICAL DISTANCE MEASURED FROM THE FOLLOWING BENCHMARKS:

1. FEMA FIRST HABITABLE FLOOR REQUIREMENT. THIS PROPERTY IS NOT IN A DESIGNATED FEMA FLOOD ZONE. THIS SITE IS WITHIN THE LIMITS OF FLOOD ZONE "X" AND NO BASE FLOOD ELEVATION HAS BEEN ESTABLISHED FOR THIS

2. 18 INCHES ABOVE THE FDEP REQUIREMENT FOR THE FIRST HABITABLE FLOOR STRUCTURAL SUPPORT. TO OUR KNOWLEDGE, THERE IS NO FDEP REQUIREMENT IN THIS AREA.

3. 18 INCHES ABOVE THE AVERAGE CROWN ELEVATION OF THE ADJACENT ROADWAY. THE ADJACENT ROADWAY FOR THIS SITE IS LAUREL ROAD WITH AN AVERAGE CROWN ELEVATION OF 13.4 FT (NAVD 1988), RESULTING IN A BUILDING

HEIGHT BENCHMARK OF 14.9 FT (NAVD 1988). THIS BENCHMARK IS THE MOST APPROPRIATE FOR THIS PROJECT.

4. THE AVERAGE NATURAL GRADE UNALTERED BY HUMAN INTERVENTION. THE EXISTING ON—SITE GRADE AVERAGES IN THE ELEVATION 10 FT — 12 FT RANGE.

10. PARKING CALCULATIONS:

LOADING ZONES:

13. UTILITY NOTES:

REQUIRED PARKING RATIO: 2 SPACES FOR EVERY RESIDENTIAL UNIT REQUIRED PARKING SPACES:

140 UNITS * 2 SPACES = 280 SPACES (EAST SIDE) 136 UNITS * 2 SPACES = 272 SPACES (WEST SIDE) 276 UNITS * 2 SPACES = 552 SPACES (TOTAL)

REQUIRED HANDICAP SPACES:

2% OF TOTAL FOR 501–1000 TOTAL PARKING SPACES, PER TITLE II AND III OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 552 SPACES * 2% = 11.04 (11) HANDICAP SPACES REQUIRED 6 LOADING ZONES PROVIDED, NOT INCLUDING GARBAGE COLLECTION, OR LIFT STATION ACCESS

GRAND TREE PRESERVATION PROVIDED PARKING SPACES:

29 PARKING SPACES LOST TO REDESIGN AROUND GRAND TREE 268 SPACES (INCLUDES 5 HANDICAP SPACES) PROVIDED (EAST SIDE) 275 SPACES (INCLUDES 7 HANDICAP SPACES) PROVIDED (WEST SIDE)
543 SPACES (INCLUDES 12 HANDICAP SPACES) PROVIDED (TOTAL) NET PROVIDED PARKING IS 9 SPACES LESS THAN REQUIRED, DUE TO GRAND TREE PRESERVATION

(941) 906-6719

11. STORMWATER MANAGEMENT:

THIS DEVELOPMENT PROVIDES A MASTER STORMWATER MANAGEMENT SYSTEM THAT IS CONSISTENT WITH CITY OF VENICE AND SWFWMD REQUIREMENTS.

12. REFUSE AND RECYCLABLE NOTE:

REFUSE AND RECYCLABLES TO BE PICKED UP BY AN AUTHORIZED TRASH HAULER OR TAKEN TO A PRIVATE RECYCLING FACILITY. ALL REFUSE AND RECYCLING TO BE IN ACCORDANCE W/COUNTY CODES. REFUSE COLLECTION SHALL BE

FDEP WASTEWATER, FDEP WATER, SARASOTA R/W USE AND SARASOTA UTILITY PERMITS ARE REQUIRED. WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VENICE

THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.

TV SERVICE TO BE PROVIDED BY COMCAST.

- GAS, IF REQUESTED, TO BE PROVIDED BY TECO/PEOPLES GAS.

TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.

ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION MUST BE REPORTED TO THE ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS OF DISCOVERY. IF SAID WELL HAS NO USE IT SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.

TO THE BEST OF OUR KNOWLEDGE THERE ARE NO SEPTIC TANKS LOCATED ON THIS SITE.
ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED

14. UTILITY PROVIDERS: ELECTRICITY
FLORIDA POWER & LIGHT
5676 S. McINTOSH RD.
SARASOTA, FL 34233
SARASOTA, FL 34233
FLORIDA 34240
FRONTIER
1659 U.S. 41 BYPASS SOUTH
VENICE, FL 34293

VENICE, FL 34293

VENICE, FL 34293 WATER / SEWER (941) 927-4218

(941) 480-3333 (941) 486-2084 fax 15. SITE CLEARING NOTES

1. 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 54-599(1)(B) OF CITY OF VENICE 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 VEGTATION WITHIN THE PROTECTED ROOT ZONE OCCURS, HE ADMINISTRATOR MAY REQUIRE THE REPLANTING OF UNDERSTORY VEGETATION. 2. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIPLINE

(941) 371-6700

16. CITY OF VENICE REQUIRED NOTES:

1. ALL WORK CONDUCTED IN THE CITY OF VENICE RIGHT-OF-WAY (ROW) WILL REQUIRE ISSUANCE OF A RIGHT-OF-WAY 2. ALL WORK CONDUCTED IN CITY OF VENICE, SARASOTA COUNTY AND/OR FDOT ROW SHALL REQUIRE A COPY OF THE

TREE REMOVAL PERMIT MUST BE OBTAINED FROM CITY OF VENICE NATURAL RESOURCES DEPARTMENT.

POST DEVELOPMENT RUNOFF DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF VOLUME OR RATE FOR A 24-HOUR,

25-YEAR STORM EVENT.

ALL FIRE SERVICE BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR WITH A CLASS 1, 11
OR V CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL AS PER F.S. 633.521.
CONSTRUCTION SITE MUST BE POSTED WITH 24-HOUR CONTACT INFORMATION.
ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, SHALL MEET CITY OF VENICE STANDARDS. CONTACT PUBLIC WORKS SOLID WASTE DIVISION (941) 486-2422, FOR APPROVAL OF DUMPSTER LOCATION AND

9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF VENICE

17. CITY OF VENICE REZONE STIPULATIONS: REQUIRE NON-VEHICULAR CONNECTIVITY BETWEEN THE PARCEL AND THE EASTERN PROPERTY;

A VEGETATIVE BUFFER SHALL BE PLACED ADJACENT TO THE NORTH BOUNDARY OF THE FPL EASEMENT ALONG THE ENTIRE WIDTH OF THE PROPERTY EXCEPT WHERE ANY WETLAND IS LOCATED. THE VEGETATIVE BUFFER SHALL BE SO DESIGNED, PLANTED AND MAINTAINED TO BE 70 PERCENT OR MORE OPAQUE BETWEEN TWO AND SIX FEET ABOVE THE

AVERAGE GROUND LEVEL WHEN VIEWED HORIZONTALLY. PLANTINGS SHALL BE OF A SIZE AND TYPE WHICH WILL ENSURE THE MEETING OF THE 70 PERCENT OPACITY REQUIREMENT WITHIN 12 MONTHS OF THE DATE OF THE FIRST VENETIAN GATEWAY (VG) STANDARDS RELATING TO ARCHITECTURAL DESIGN AND SIGNAGE STANDARDS; AND IF AT THE TIME OF SITE AND DEVELOPMENT PLAN APPROVAL, THE DEVELOPER RESTRICTS THE USE OF THIS PARCEL TO RENTAL UNITS ONLY AND THE CITY APPROVES AND ADOPTS THIS RESTRICTION, STIPULATIONS 1, 2, 3 AND 5 SHALL

A. THE SOUTHERLY MOST BUILDINGS, AS ILLUSTRATED ON EXHIBIT A AS GUIDANCE FOR IMPLEMENTATION, SHALL BE LIMITED TO 35 FEET I HEIGHT;

B. DENSITY SHALL NOT EXCEED 12 UNITS PER ACRE;

ALL OTHER BUILDINGS EXCEPT THOSE DESCRIBED IN RESTRICTION "A" ABOVE SHALL BE LIMITED TO A MAXIMUM OF

D. A FENCE NOT LESS THAN 6 FEET HIGH SHALL BE PLACED ADJACENT TO THE ABOVE VEGETATIVE BUFFER TO RESTRICT ACCESS EXCEPT FOR MAINTENANCE AND SERVICE PURPOSES; AND

E. APPLICANT, AND ITS SUCCESSOR AND ASSIGNS SHALL NOT DISTURB ANY EXISTING VEGETATION WITHIN A
20-FOOT-WIDE STRIP RUNNING PARALLEL TO THE SOUTHERN BOUNDARY OF THE FLORIDA POWER AND LIGHT
EASEMENT NOT REQUEST FLORIDA POWER AND LIGHT TO DO THE SAME.

18. VERTICAL DATUM: CONTOURS AND ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM. ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCH MARK USED WAS BM #402, A BRASS DISC IN SOUTHEAST CORNER OF CONCRETE BRIDGE ALONG PINEBROOK ROAD, NORTH OF PINEBROOK WAY, ELEVATION=19.10' NGVD 1929 (17.985' NAVD 1988).

2. SURVEY DATA WAS CONVERTED FROM NGVD 1929, TO NAVD 1988 USING VERTCON (http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.prl), BASED ON LATITUDE: 27'08'09.0", AND LONGITUDE: 82°25'18.8". RESULTING IN A VERTICAL SHIFT OF -1.115 FT.

SITE DEVELOPMENT PLANS **FOR**

THE RESERVE AT VENICE

VENICE, FLORIDA A 276 RENTAL APARTMENT DEVELOPMENT WITH PRIVATE ROADS SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST

DEVELOPER: VENICE MF VENTURES, LLC P.O. BOX 449 GEISMAR, LA 70734

LANDSCAPE ARHCITECT: **HUMPHREYS & PARTNERS** LANDSCAPE ARCHITECTURE, LLC 5339 ALPHA ROAD SUITE 300 **DALLAS, TX 75240** (972) 701-9639

ENGINEER:

AM ENGINEERING, INC. 8340 CONSUMER COURT SARASOTA, FLORIDA 34240

(941) 377-9178

CERTIFICATE OF AUTHORIZATION No. 4334

SURVEYOR:

DMK ASSOCIATES 4315 S. ACCESS ROAD

ENGLEWOOD, FLORIDA 34224 (941) 475-6596

INDEX TO SHEETS

SHEET NO.	DESCRIPTION		
NO. 1 2 3 4 5 6-9 10 11-12 13-15 16	COVER EXISTING CONDITIONS PLAN MASTER SITE PLAN MASTER SIGNAGE STRIPING AND SIDEWALK PLAN MASTER STORMWATER MANAGEMENT PLAN PAVING GRADING AND DRAINAGE PLAN LAUREL ROAD IMPROVEMENTS ROADWAY CROSS SECTIONS PAVING GRADING AND DRAINAGE DETAILS STORMWATER POLLUTION PREVENTION PLAN		
17 18 19 20-29 30-34	WETLAND MITIGATION PLAN MASTER UTILITY PLAN SITE UTILITY PLAN PLAN AND PROFILES WATER AND SEWER DETAILS		

ENGINEERING, INC.

19. UTILITY ESTIMATES:

OFFSITE: WATER MAIN:

1,285 LF 12" WM, 138 LF 10" WM, 12 LF 8" WM

1,043 LF 4" FM, 1,299 LF 6" FM

WATER MAIN (DOMESTIC): 3,509 LF 8" WM, 637 LF 10" WM, 975 LF WATER SERVICES

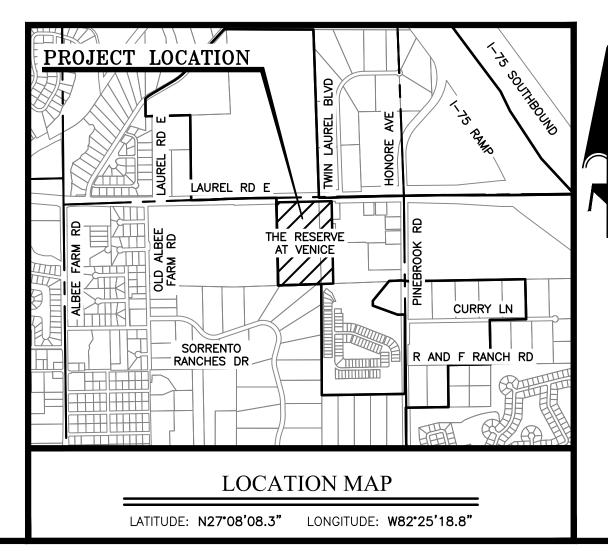
3,558 LF 4" FIRE

SANITARY SEWER:

2,639 LF 8" SS 20. INTERVEST REVIEWER NOTES:

1. REFERENCE GEOTECH REPORT #45-6168 PREPARED BY ALLIED ENGINEERING & TESTING ON SEPTEMBER 7, 2005.

			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 05/08/19
	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
	MK	03/29/19	REVISED PER CITY COMMENTS DATED 03/07/19
	MK	02/04/19	REVISED PER SWFWMD COMMENTS DATED 11/08/18
_	MK	01/31/19	REVISED PER CLIENT REQUEST
1			<u> </u>



LEGAL DESCRIPTION: (BY DMK ASSOCIATES)

PARCEL I THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, LESS THE NORTHERLY 70' TAKEN FOR RIGHT-OF-WAY FOR LAUREL ROAD. CONTAINING 5.92 ACREA, MORE OF LESS.

TOGETHER WITH:

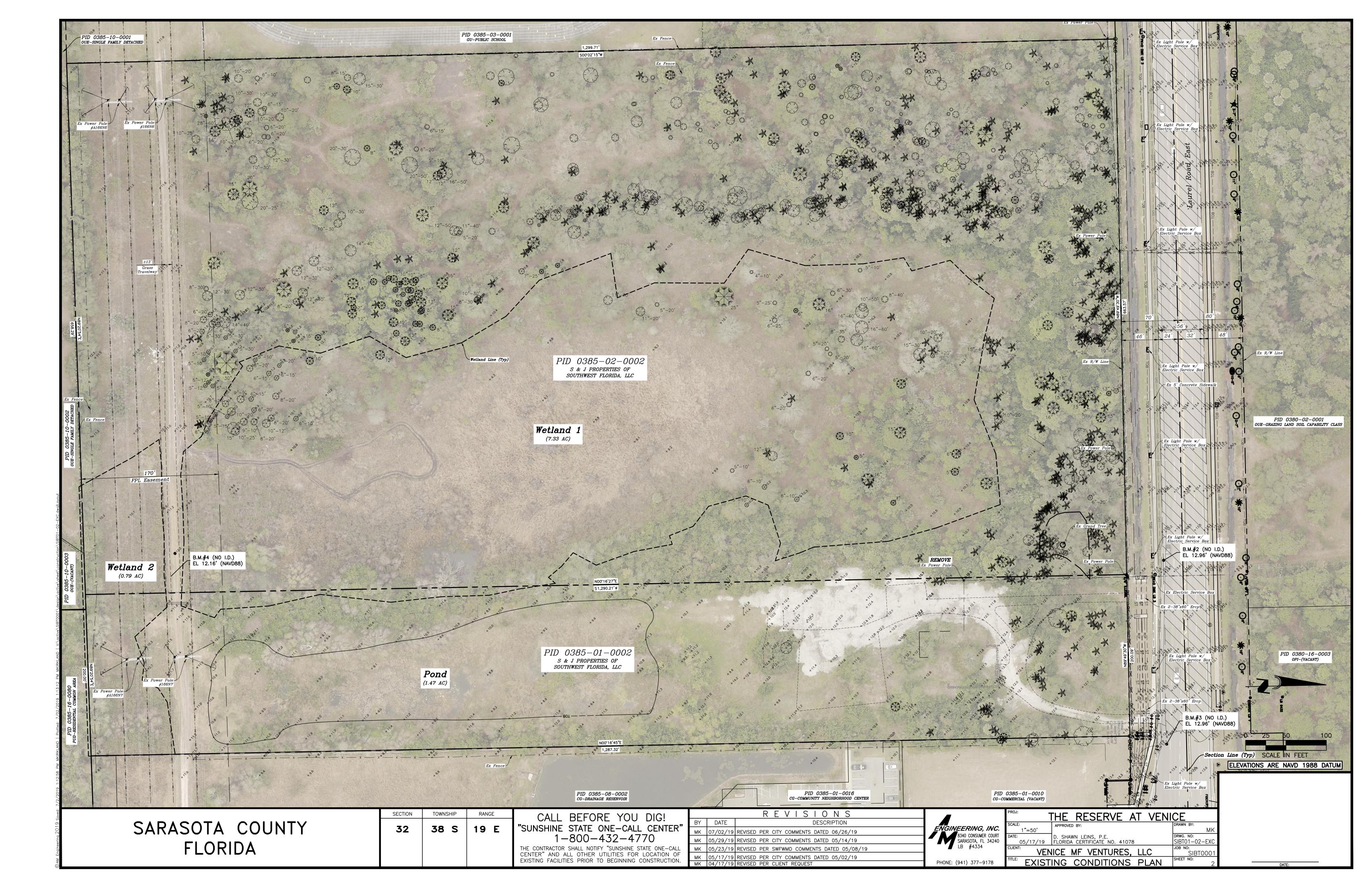
CONTAINING 19.68 ACRES, MORE OR LESS.

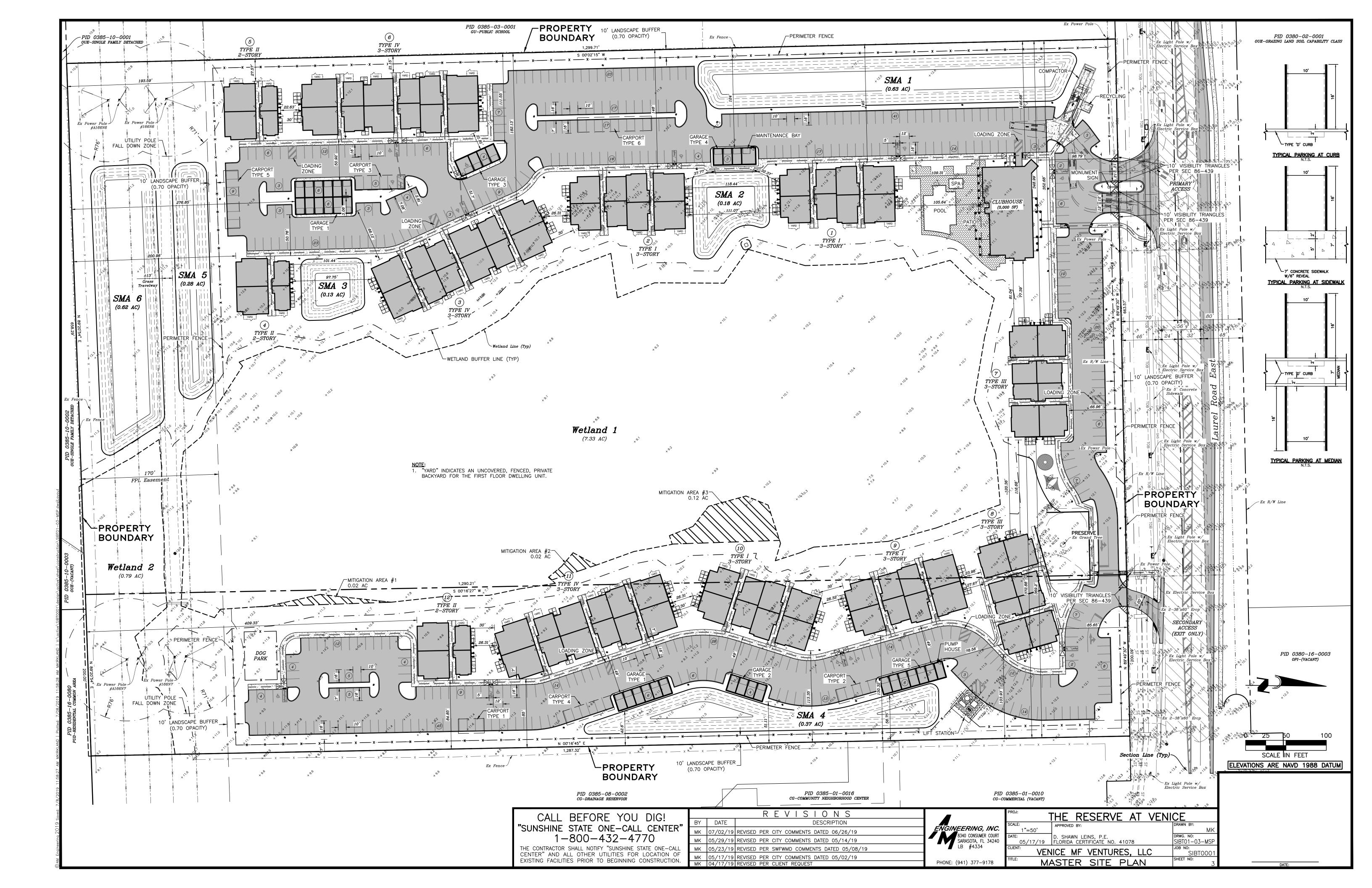
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA LESS THE NORTHERLY 70' TAKE FOR RIGHT-OF WAY FOR LAUREL ROAD.

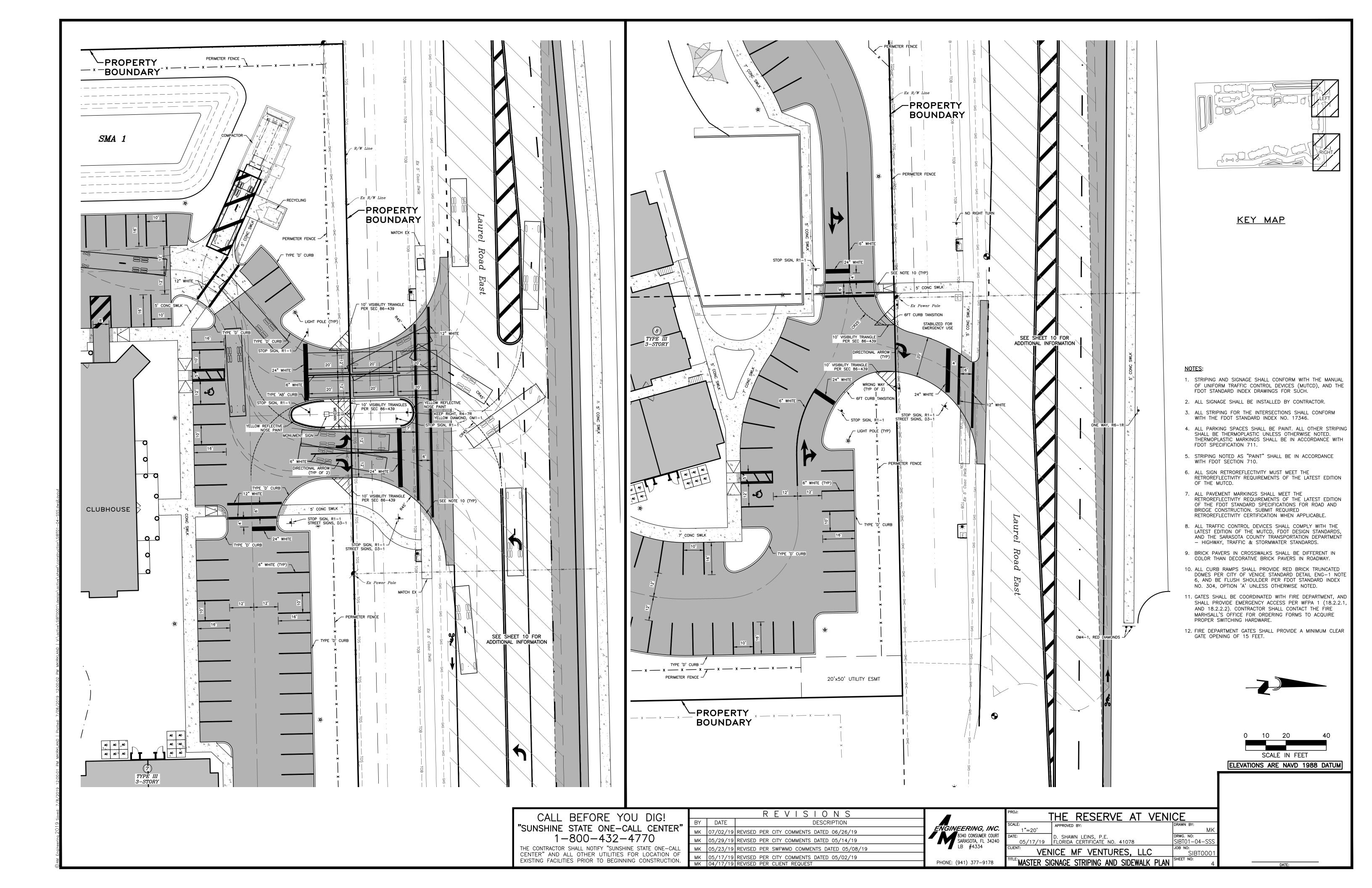
FLORIDA P.E. No. ____

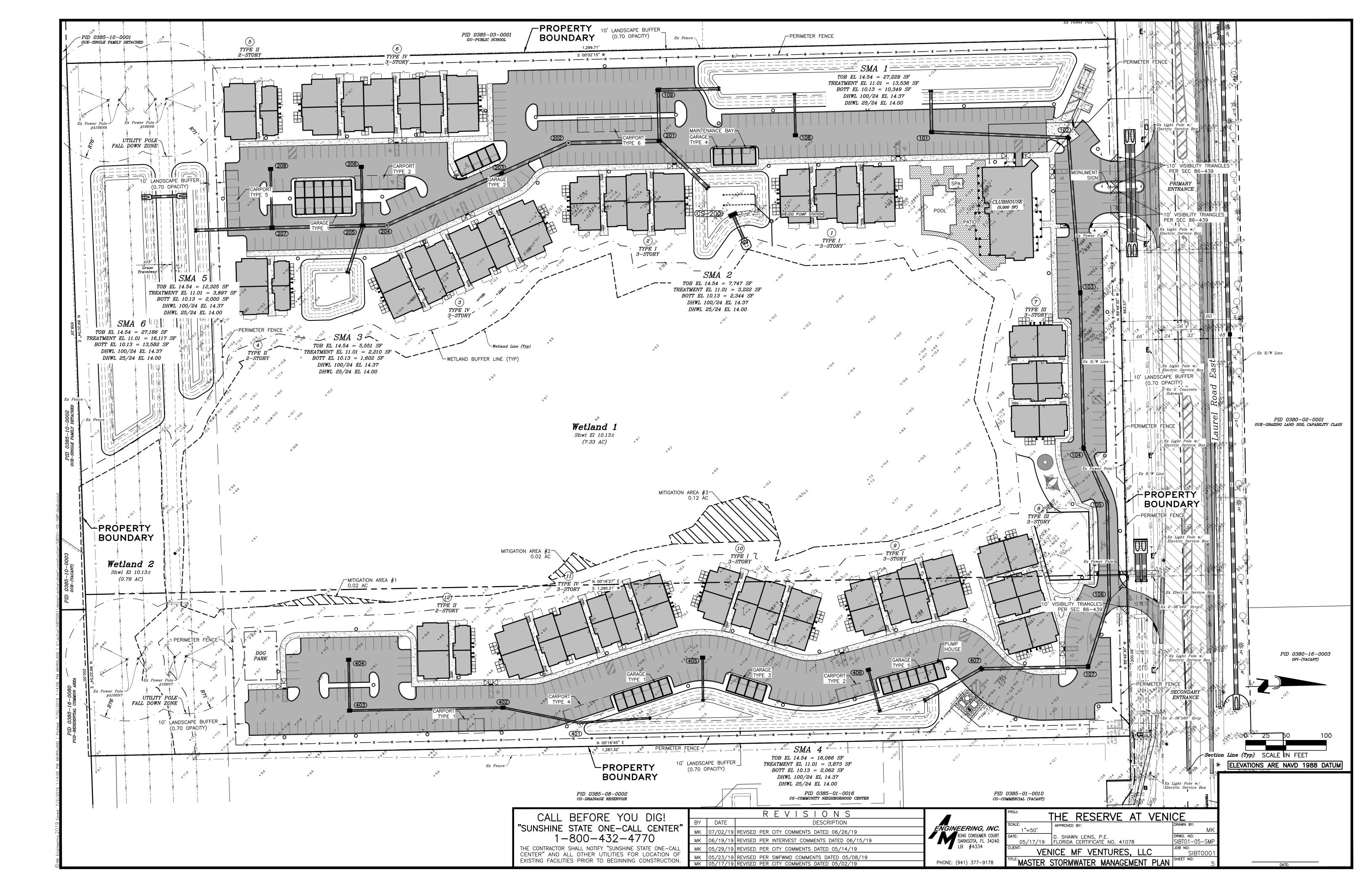
D. SHAWN LEINS, P.E.

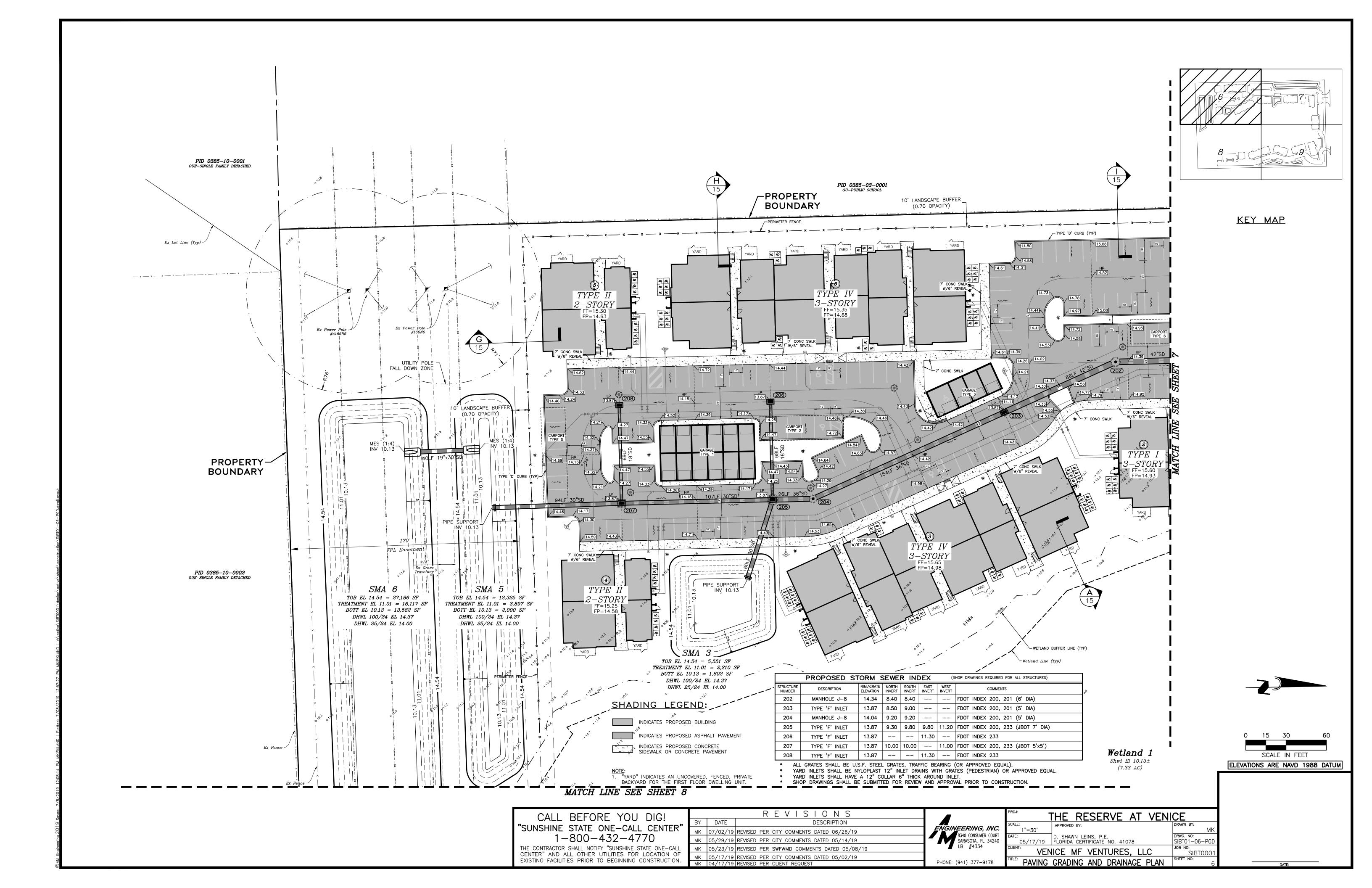
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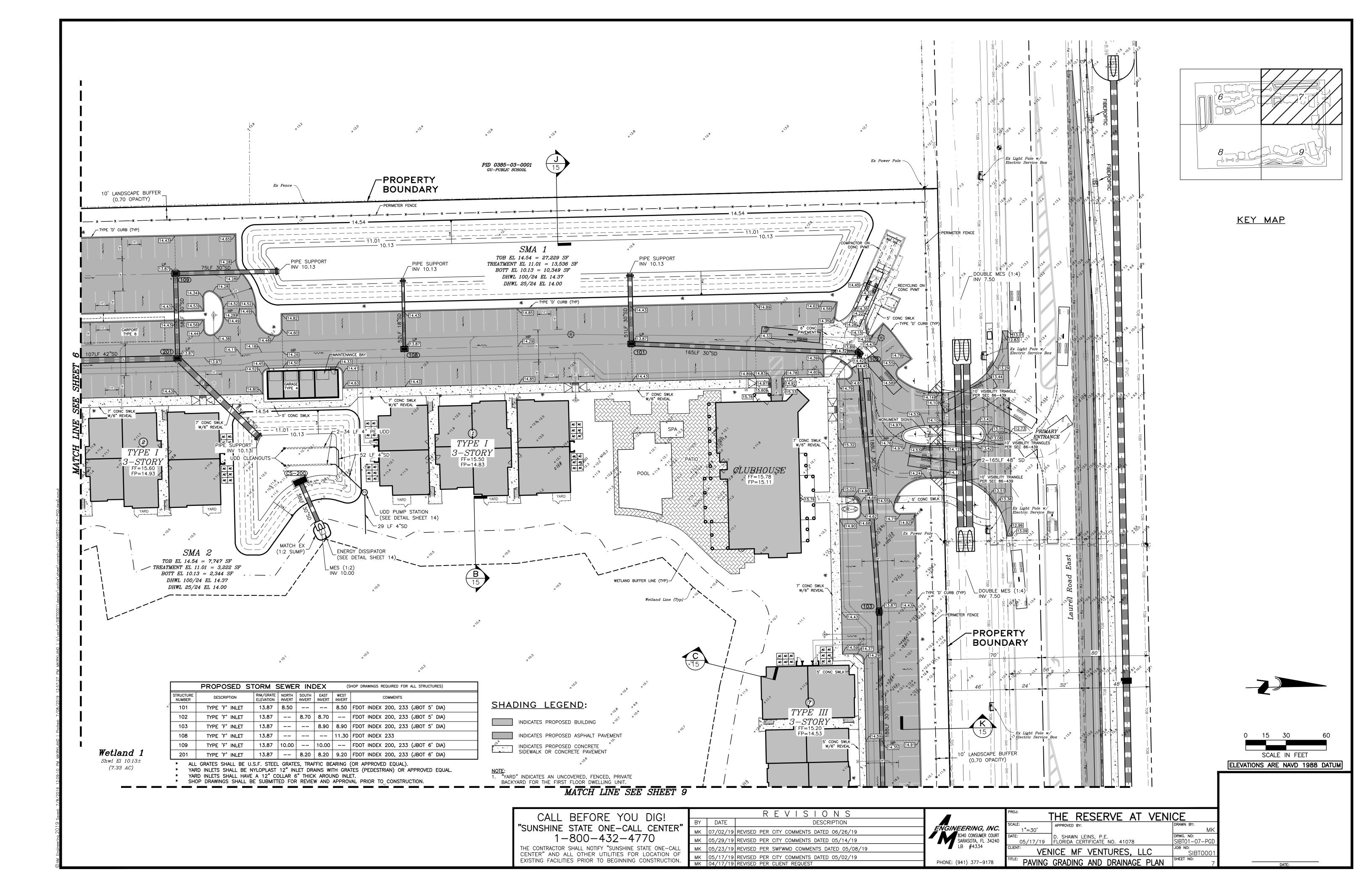


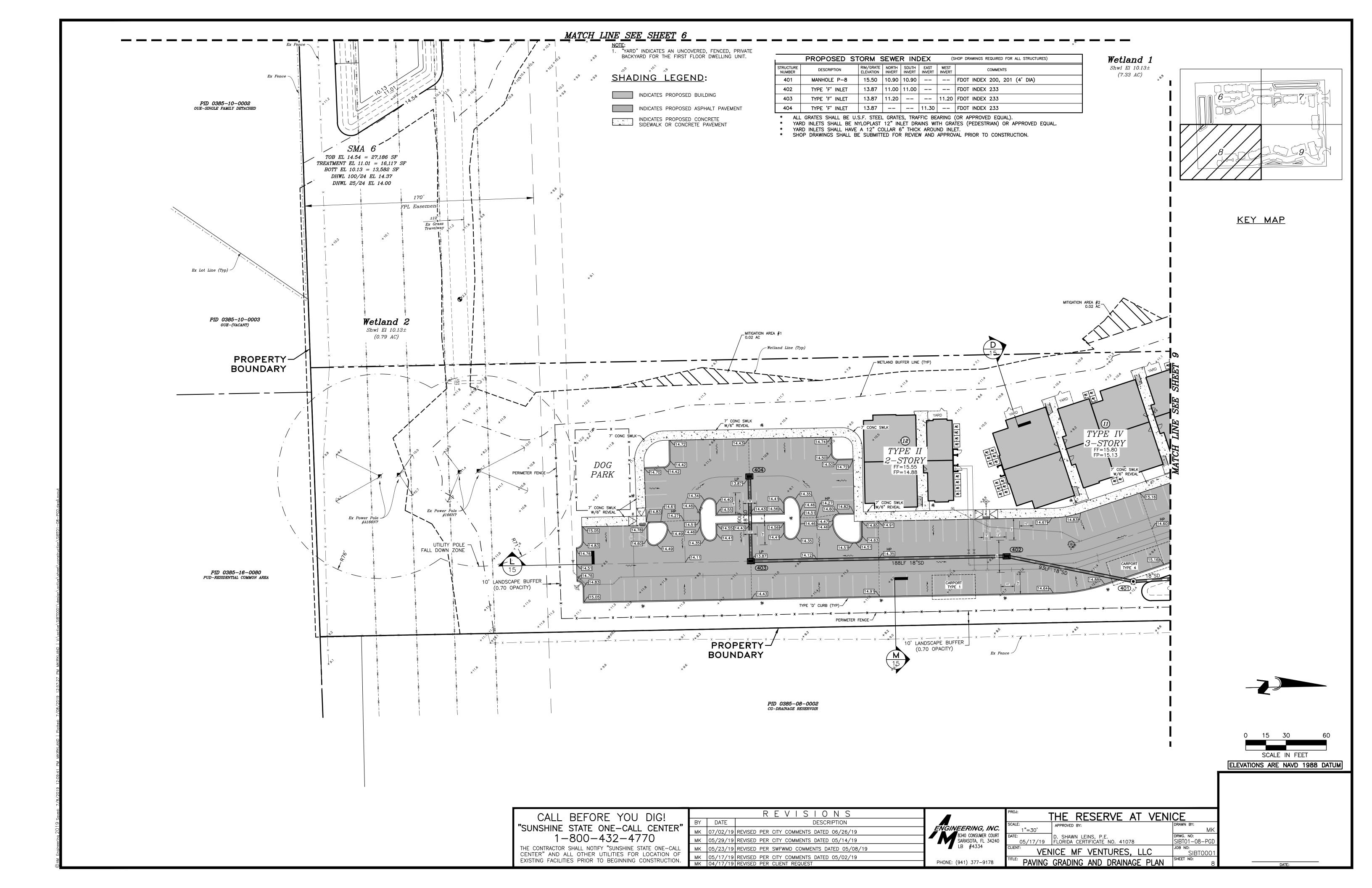


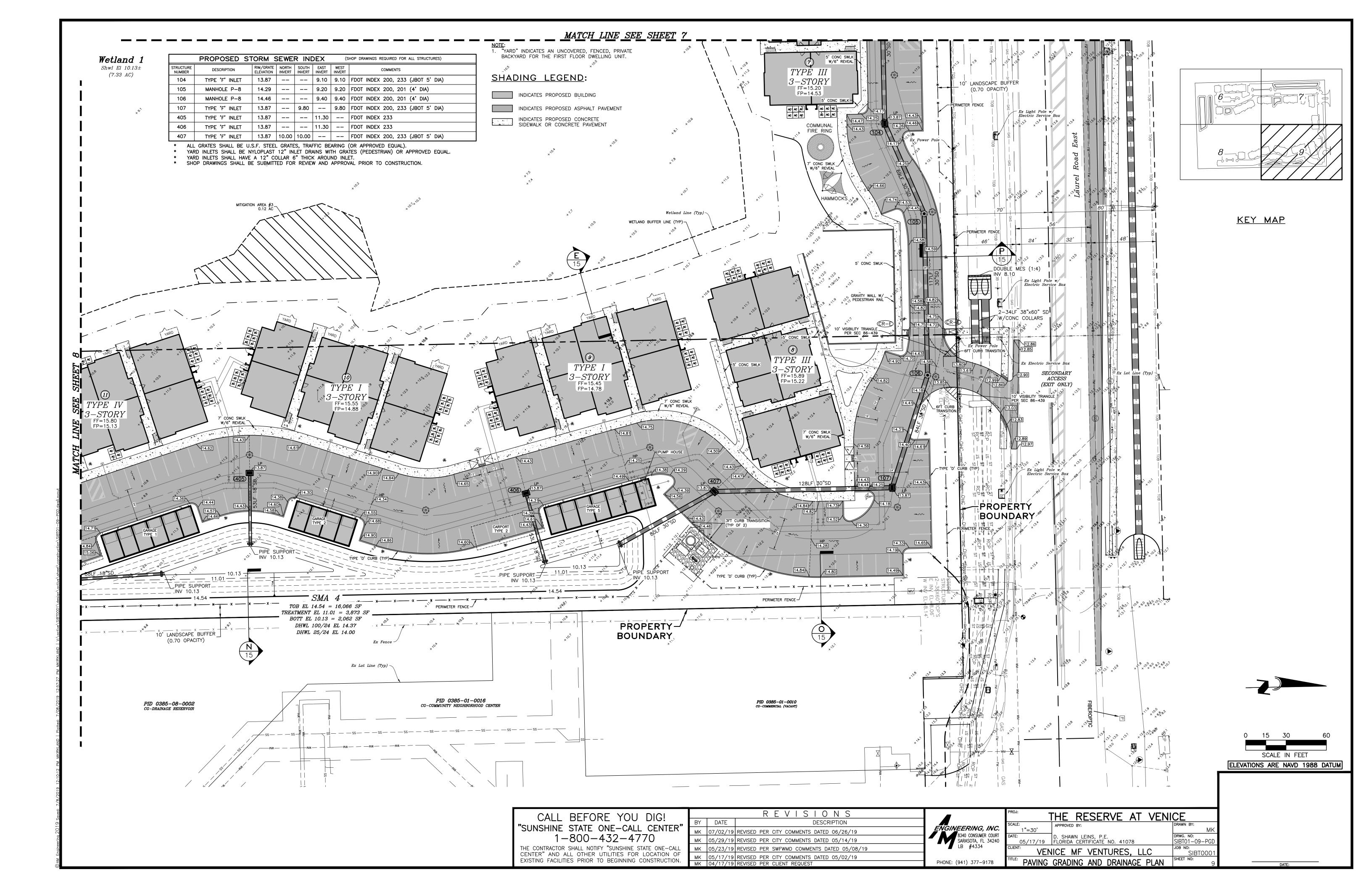


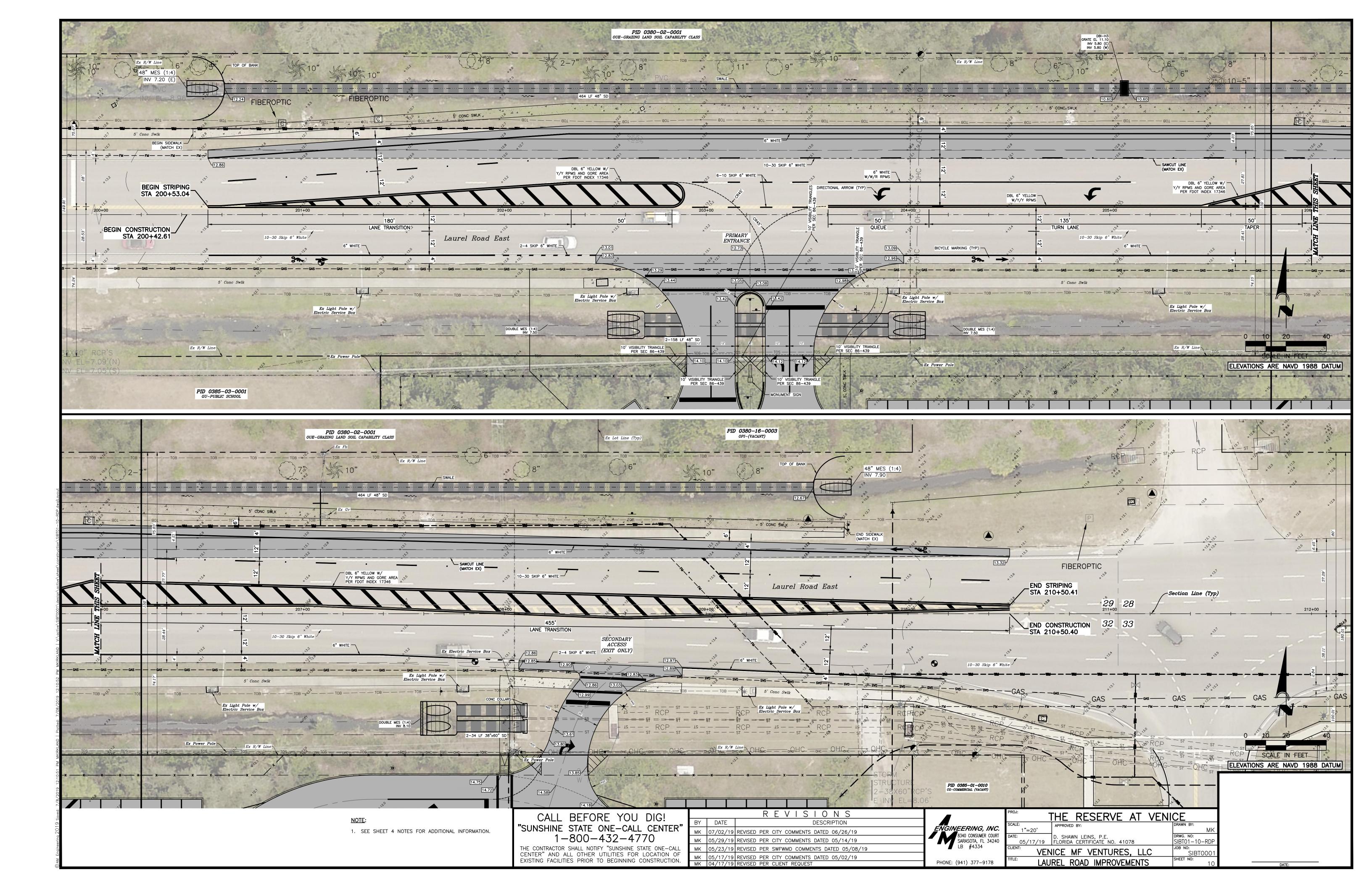












NPDES REQUIREMENTS

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.dep.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 OR 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

- SURVEYORS STAKEOUT SILT SCREEN LOCATION
 SILT SCREEN INSTALLED
- SILT SCREEN INSTALLED
 CLEARING AND GRUBBING OPERATIONS
- REPAIR ALL SILT SCREEN DAMAGED DURING CLEARING AND GRUBBING
 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
- 8. INSTALL SWALES OR BERMS TO PROTECT SLOPES
 9. SOD OR SEED 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

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, SUMP, 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 PLACED AT THE SITE PERIMETER 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 SUCH AS FILTER CLOTH 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 THE 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.
- WEEKLY INSPECTION OF GRAVEL AREA AT CONSTRUCTION ENTRANCE. ADD GRAVEL AS REQUIRED TO MAINTAIN EFFECTIVENESS.
 STABILIZE SLOPES WITH SOD AS SOON AS FINISHED GRADING IS COMPLETE. WEEKLY INSPECTION OF SODDED 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

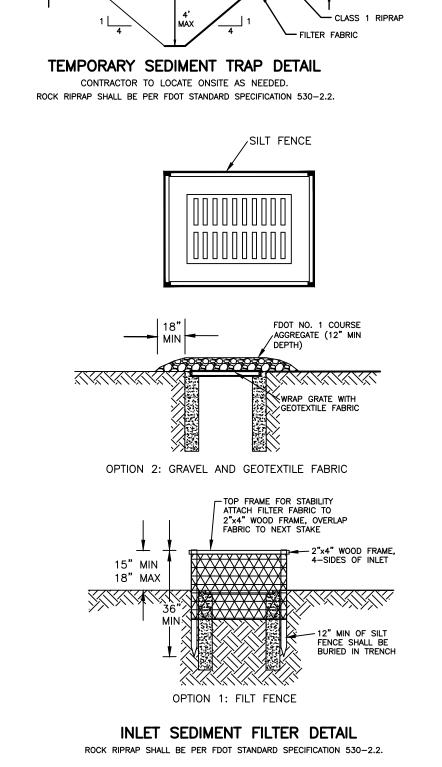
- CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.

 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)(a) 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)(a) 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)(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.
- 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 HTE 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 CONVEYANCES 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 CONSTENT 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 29 NEPHELOMETRIC TURBIDITY UNITS (NUT'S) ABOVE BACKGROUND LEVEL 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 (DEP). PERMIT(S) 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 WELLY AT A MINIMUM.

2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

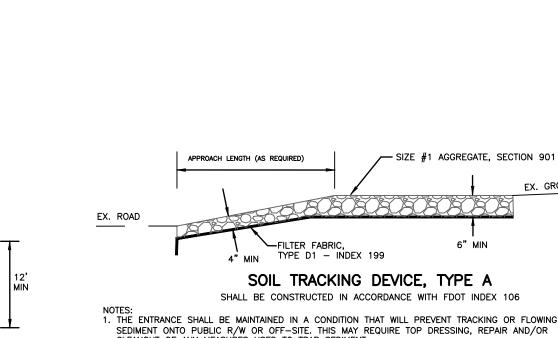
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING

COARSE AGGREGATE SHALL BE FDOT #3, #357 OR #5

COARSE AGGREGATE

NOTE:

1. THE ON-SITE EXISTING WELL IS TO BE ABANDONED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS OF



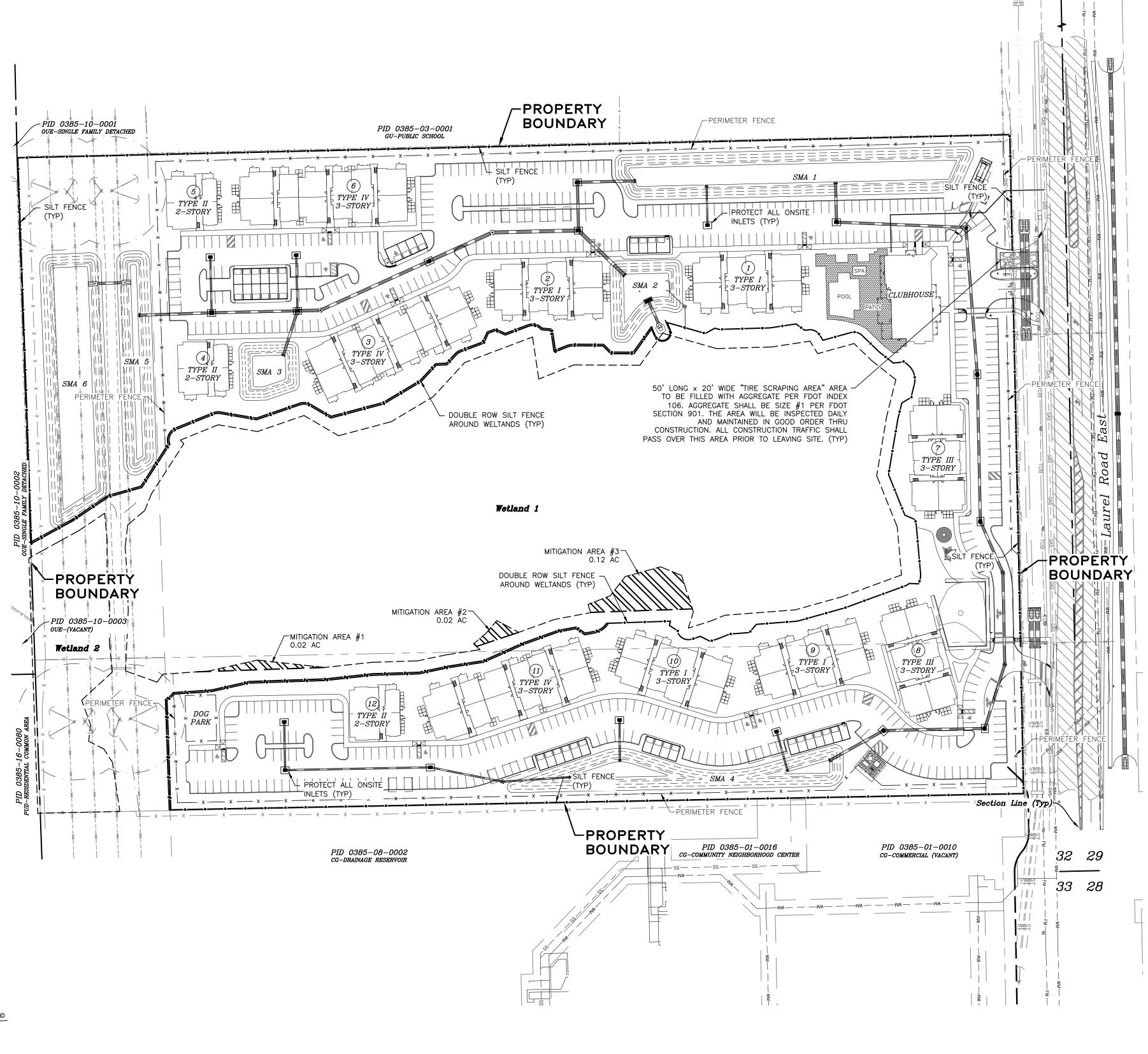
NOTES:

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.





CENTER" AND ALL OTHER UTILITIES FOR LOCATION OF

EXISTING FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

R E V I S I O N S

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

TITLE:

PHONE: (941) 377-9178

PROJ:

THE RESERVE AT VENICE

SCALE:
1"=80'

DRAWN BY:
MK

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

CLIENT:
VENICE MF VENTURES, LLC

TITLE: STORMWATER POLLUTION PREVENTION PLAN

THE RESERVE AT VENICE

MK

DRAWN BY:
MK

DRWG. NO:
SIBT01-16-SPP

JOB NO:
SIBT0001

SHEET NO:

16

