

potentially occurring on-site or that such impacts shall be mitigated to the benefit of on-site populations of those species.

- m. The Applicant shall participate in any ongoing or future efforts by the City of North Port and Sarasota County to establish a countywide stormwater management system.
- n. Ditch and swale slopes shall be designed to minimize discharges so that these facilities may provide some additional water quality treatment prior to discharge. Treatment swales shall be planted with grass or other appropriate vegetation.
- o. The vegetated stormwater treatment areas shall be mowed on a regular basis as part of the normal lawn maintenance of the development. Any debris that may accumulate in project lakes, ditches, or swales, or which may interfere with the normal flow of water through discharge structures and underdrain systems, shall be cleaned from the detention/retention areas on a regular basis. Any erosion to banks shall be replaced immediately.
- p. Underdrain systems and grease baffles, if utilized within the Heron Creek DRI, shall be inspected and cleaned and/or repaired on a regular basis. In no instance shall the period between such inspections exceed eighteen months.
- q. Stormwater management system maintenance requirements shall include removal of any mosquito productive nuisance plant species (e.g. water lettuce, water hyacinth, and primrose willows) from all system nodes reaches and percolation basins as well as from the lake littoral zones employed in the system.
- r. To the extent consistent with applicable stormwater management system and environmental regulations, any isolated wading bird pools constructed in lake littoral zones shall be excavated to a depth which provides aquatic habitat for mosquito larvae predators, such as *Gambusia affinis*.
- s. The Applicant shall comply with all commitments made in the ADA and subsequent sufficiency round information related to General Project Description, Wetlands, Water, Soils, Floodplains, and Stormwater Management which are not in conflict with the above recommendations.

## 5. Transportation

- a. The applicant or his successor or assigns shall be fully responsible for the site related roadway and intersection improvements required within Heron Creek DRI. The applicant shall be required to pay the full cost for any site related intersection improvements (including but not limited to signalization, turn lanes and additional through lanes) found to be necessary by the City of North Port for the projects access intersections onto Appomattox Drive, Sumter Boulevard, or Price Boulevard. The site access points shall be located and developed consistent with the City of North Port access management standards and permit requirements.
- b. Based on the transportation assessment of significant project impacts, the following process shall determine what regionally significant transportation improvements shall be required prior to or coincidental with development of the Heron Creek DRI, if adopted level of service conditions are to be maintained through Phase III (2011) on regional roadway segment and intersections.

Prior to any building permits for development exceeding those identified in Phase I plus Phase II land uses, or for equivalent development generating 2,177 gross p.m. peak hour external trips, a Traffic Monitoring Study (TMS) shall be undertaken to confirm the

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JMR  
DATE: 5-31-12