

**Long Bar Pointe, Phase 1,  
Parcels C & B2  
PDR-13-28(P)  
El Conquistador Parkway Drainage**

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# Drainage Analysis

- El Conquistador Parkway is presently a two-lane divided thoroughfare with future build-out condition to four-lanes.
- Presently there is collection and conveyance systems for runoff from the roadway which is directed to retention ponds.
- These retention ponds provide water quality treatment for the roadway.
- The easternmost retention pond (designated as Pond #3) is located within the project limits.



# El Conquistador Parkway Pond #3





# Drainage Analysis

- The applicant has furnished a Drainage Facility Relocation Agreement to provide proposed conveyance systems and onsite retention pond to address runoff from El Conquistador Parkway.
- The proposed onsite retention pond will be designed and permitted through the applicant to provide water quality treatment of comingled runoff from both El Conquistador Parkway and the proposed onsite improvements.
- The proposed retention pond shall provide 150% water quality treatment for discharge in to Sarasota Bay which is an Outstanding Florida Water (OFW).



# Drainage Analysis

- The applicant (and successors) would be the responsible for perpetual maintenance of the onsite stormwater facilities. The existing County permit for El Conquistador Parkway would be modified and this project would require a permit through Southwest Florida Water Management District (SWFWMD), in addition to review by County staff.
- A Public Flowage Easement would be dedicated for the conveyance of runoff from El Conquistador Parkway through the project.







# Drainage Analysis

- It is common practice for development along thoroughfare corridors to provide stormwater reservation for future widening. Stormwater reservation is impact fee creditable.
- With respect to the project, the applicant is not seeking impact fee credits for the design, permitting, or construction of conveyance systems or proposed onsite retention pond to serve El Conquistador Parkway.





# Drainage Analysis

- As a result of the applicant accepting runoff from El Conquistador Parkway and incorporating stormwater retention within the project, a separate tract of land for a retention pond maintained and re-certified by the County would be concluded.





# Questions?