

DEVELOPMENT MASTER PLANS

FOR

EKOS AT ARBOR PARK - PH II

GENERAL NOTES

*OWNERSHIP & UNIFIED CONTROL STATEMENT: THE SUBJECT PROJECT WILL BE OWNED BY MHP ARBOR PARK II, LLC, 777 BRICKELL DRIVE, SUITE 1300, MIAMI, FL 33131 (786) 604-2846.
 *SITE ADDRESS IS 1191 W. PRICE BOULEVARD, NORTH PORT, FL 34288
 *CHARACTER & INTENDED USE STATEMENT: THE PROPOSED USE WILL BE A 66 UNIT (3) 3-STORY MULTIFAMILY APARTMENT COMPLEX AND 7,799 SF COMMERCIAL RETAIL.
 *MAINTENANCE OF COMMON FACILITIES STATEMENT: ALL SITE IMPROVEMENTS, EXCEPT WHERE NOTED ON THE PLANS, ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND SHALL NOT BE DEDICATED TO OR MAINTAINED BY THE PUBLIC.
 *ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH PORT LAND DEVELOPMENT CODE.
 *WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PORT UTILITY MANUAL.
 *THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FP&L, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
 *EXISTING ZONING: PCD-PLANNED COMMUNITY DEVELOPMENT
 *ACTIVITY CENTER #5 - 'MIDWAY'.
 *PARCEL ID NO.: 0984-03-0010.
 *SITE COVERAGES (PHASE II PROJECT AREA):
 IMPERVIOUS: 2.29 Ac. (51.7%) (87.98% IMPERVIOUS - CN=96, PER MASTER PERMIT)
 PERVIOUS: 2.14 Ac. (48.3%)
 TOTAL PROJECT AREA (PH. II): 4.43 Ac. (100.00%)
 *OPEN SPACE: 1.42 Ac. = 32.1%
 *PARKING CALCULATIONS:
 PARKING SPACES REQUIRED: 15 SPACE/DWELLING UNIT + 1 SPACE/10 UNITS (GUEST) + 2 SPACES (MANAGER) = 111 SPACES
 PARKING SPACES PROVIDED: 154 SPACES
 HANDICAP SPACE REQUIRED: 6 SPACES
 HANDICAP SPACE PROVIDED: 7 SPACES
 *MAXIMUM BUILDING HEIGHT: 70'
 *SETBACK REQUIREMENTS:
 FRONT: 25' SIDE: 10' REAR: 10'
 *THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE, WITH THE FIRST PHASE ANTICIPATED TO START SEPTEMBER 1, 2024. PHASE LIMITS SHOWN WITHIN THESE PLANS ARE FOR CONSTRUCTION SCHEDULING/BUILDING DELIVERY ONLY.
 *SIGNAGE: PROPOSED SIGN LOCATION IS SHOWN ON THESE PLANS AND WILL BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.
 *LANDSCAPE BUFFERS: SEE LANDSCAPE PLANS PREPARED BY A REGISTERED LANDSCAPE ARCHITECT..
 *IRRIGATION SOURCE SHALL BE THE EXISTING STORM WATER LAKE.
 *SANITARY SEWER SYSTEM: SANITARY SEWER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
 *WATER DISTRIBUTION SYSTEM: WATER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
 *DEP WATER AND WASTEWATER PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 *A TREE PERMIT IS REQUIRED PRIOR TO ANY TREE REMOVAL OR CONSTRUCTION.
 *THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE 'X', WITH NO BASE FLOOD ELEVATION DETERMINED, PER FIRM MAP #120279 0383F, REVISED SEPTEMBER 2, 1981.
 *TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO WELLS EXIST ON SITE.
 *SEDIMENT AND EROSION CONTROL/BEST MANAGEMENT PRACTICES (BMP'S):
 THE FOLLOWING PERTAINS TO SEDIMENT & EROSION CONTROL/BEST MANAGEMENT PRACTICES AND SHALL BE ADHERED TO ACCORDINGLY:
 SAID MEASURES AND PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR.
 SITE SPECIFIC MEASURES SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORM WATER DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO DITCHES, WATER BODIES, WETLANDS, AND ADJACENT PROPERTIES.
 THE EFFECTIVENESS OF THE BMP'S SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR.
 METHODS USED SHALL INCLUDE BUT NOT BE LIMITED TO SODDING OF RETENTION AREAS AND SWALES IMMEDIATELY UPON THEIR COMPLETION, SILT FENCE, AND HAY BALES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM WATER MANAGEMENT SYSTEM AND/OR ANY ON-SITE OR OFF-SITE DRAINAGE AREAS.
 *ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
 *ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH BOTH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION AND THE AMERICAN DISABILITY ACT STANDARDS.
 *REFUSE & RECYCLABLE TO BE PICKED UP BY CITY OF NORTH PORT.
 *ALL OUTDOOR REFUSE COLLECTION AND REFUSE STORAGE AREAS SHALL BE LIMITED TO THAT AREA SHOWN ON THE APPROVED MAS PLAN.
 *THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
 *MINIMUM VERTICAL CLEARANCE OF 13'-6" IS REQUIRED.
 *EMERGENCY ACCESS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION NOTES

*ALL EXTERIOR METAL (PUBLIC AMENITIES) SHALL BE PAINTED 'NORTH PORT CITY CENTER' GREEN, IF APPLICABLE, ANY PRIVATE AMENITIES SHALL BE PAINTED 'DEEP RED' (PANTONE 201C).
 *ALL TACTILE SURFACE ON CURB CUT RAMP SHALL CONFORM TO FDOT INDEX 522-002.
 *ALL SIGN AND STREET SIGNS SHALL BE FABRICATED FROM ALUMINUM SHEET CONFORMING TO ASTM SPECIFICATION B209, WITH 5052-H38 ALLOY AND SHALL HAVE A THICKNESS OF 0.080 INCHES. SIGN BLANK DIMENSIONS, HOLE SIZE, LOCATION OF HOLES AND CORNER RADII SHALL BE AS DEFINED IN THE U.S. DEPT. OF TRANSPORTATION STANDARD HIGHWAY MANUAL, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 *STEEL SIGN POSTS SHALL CONFORM TO THE STANDARD SPECIFICATION OF HOT-ROLLED CARBON SHEET STEEL, STRUCTURAL QUALITY. THE CROSS SECTION OF THE POST SHALL BE ROUND GALVANIZED STEEL. POSTS TO BE 2-3/8" IN DIAMETER. THE FURNISHED MEMBERS SHALL BE STRAIGHT AND SHALL HAVE A SMOOTH UNIFORM FINISH. ALL SIGN POSTS OUTSIDE CONCRETED AREAS SHALL BE PLACED WITH HIGH STRENGTH CONCRETE MIX THAT MEETS OR EXCEEDS ASTM C-387 SPECIFICATIONS. EACH POST SHALL HAVE A MINIMUM OF 20 LBS AND A MAXIMUM OF 40 LBS OF CONCRETE AROUND EACH POST. ALL CONCRETE SHALL ACHIEVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. THE TOP OF THE CONCRETE SHALL BE A MINIMUM OF 2" BELOW THE FINAL SURFACE. ALL SIGNS PLACED IN CONCRETED AREAS SHALL HAVE A 12" PVC LINER PIPE INSERT SURROUNDING THE SIGN POST. THE PVC POST SHALL BE FLUSH WITH THE FINAL SURFACE OF THE SURROUNDING CONCRETE AND FILLED WITH DIRT TO SUPPORT THE SIGN. THESE SHALL NOT BE FILLED WITH CONCRETE.
 *ALL POST-MOUNTED SIGN HEIGHTS & LOCATIONS SHALL CONFORM TO MUTCD STANDARDS.
 *ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
 *ALL ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI CONCRETE.
 *A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS, AND DETENTION AREAS TO THE NORMAL WATER LEVEL SHALL BE SODDED.
 *ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE 'ALKYD THERMOPLASTIC' 90 MILS IN THICKNESS, AND CONFORM TO FDOT AND MUTCD STANDARDS INCLUDING HANDICAP ACCESS AISLES AND CROSSWALKS.
 *CLOSURE PLAN: NO STOCKPILED VEGETATIVE DEBRIS WILL BE LOCATED ON-SITE. SITE CONTRACT WITH CONTRACTOR WILL PROVIDE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION AND WILL ALLOW CONTRACTOR TO LIEN PROPERTY FOR COMPENSATION.
 *VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF-SITE OR IF USED ON-SITE, MUST BE VERIFIED WITH THE COUNTY AND THE ENGINEER FOR LOCATION, DEPTH, AND WIDTH AND BE LOCATED ABOVE SEASONAL HIGH WATER LEVEL. A MIXING SPECIFICATION WILL BE PROVIDED FOR REVIEW.
 *A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO ANY RETAINING WALL SYSTEM AND ALL MASONRY OR ENGINEERED STYROFOAM PRIVACY WALLS.
 *IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR, THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES (HISTORY CENTER) WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NO LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.
 *IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.
 *COMBUSTIBLE MATERIALS SHALL NOT BE STORED ON-SITE UNTIL INFRASTRUCTURE IS IN PLACE.
 *ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.

66 UNIT 3-STORY MULTIFAMILY
RESIDENTIAL / COMMERCIAL

PROJECT TEAM

OWNER/CLIENT:
 MHP Arbor Park II, LLC
 777 Brickell Key Drive, Suite 1300
 Miami, FL 33131
 (786) 604-2846

CIVIL ENGINEER:

CAVOLI Engineering, Inc.
 63 Sarasota Center Blvd., Unit 101
 Sarasota, FL 34240
 (941) 927-3647
 Fax: (941) 927-3646

SURVEYOR:

Brigham/Allen Land Surveying, Inc.
 305 S. Tamiami Trail, Suite E
 Nokomis, FL 34275
 (941) 493-4430
 Fax: (800) 447-7402

LANDSCAPE ARCHITECT:

Foster Conant & Associates
 100 W. Lucerne Circle, Suite 401
 Orlando, FL 32801
 (407) 648-2225

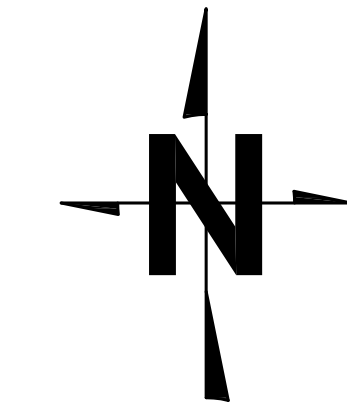
PARCEL:	AREA (Ac.):	PROPOSED IMP (Ac.):	ALLOWABLE IMP (Ac.):
PHASE I:	4.10	3.48	8.01
PHASE II:	4.43	2.69	3.89
TOTAL:	13.53	6.17	11.90

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- C14 SEWER DETAILS
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SARASOTA COUNTY



SCALE: N.T.S.
 SECTION: 24
 TOWNSHIP: 39S
 RANGE: 21E
 LATITUDE: 27° 04' 00.95" N
 LONGITUDE: 82° 09' 38.40" W

LEGEND

EX MH	EXISTING MANHOLE	MH #5	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
3.5X 91	EXISTING SPOT GRADE	FH #2	PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	WM	PROPOSED WATER MAIN
54.00	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB #5	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
JB	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV. 29.05	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM	PROPOSED FORCEMAIN (TYP)
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE		PROPOSED DRAINAGE BASIN
INV.	PROPOSED INVERT		PROPOSED EASEMENT (SEE PLANS FOR TYPE)
BM	BENCHMARK	6" CL. MIN.	PROPOSED HANDICAP PARKING SPACE
	SEASONAL HIGH/NORMAL WATER LINE		6" CLEAR MINIMUM
	PROPOSED RIGHT-OF-WAY		

FOR CITY ENGINEER'S USE ONLY

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 FL Cert. of Auth. No. 8875

63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240 email: info@cavoliengineering.com

(941) 927-3647

Fax: (941) 927-3646

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN F. CAVOLI P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THE DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS.



WEST PRICE BOULEVARD

PROJECT LOCATION

STORM WATER LAKE

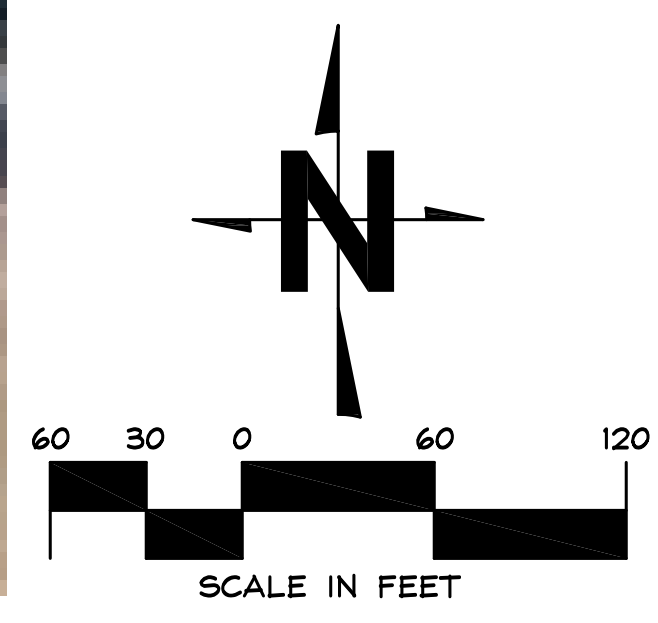
PALM PORT APARTMENTS

FIRE RESCUE #84

EKOS AT ARBOR PARK - PH I

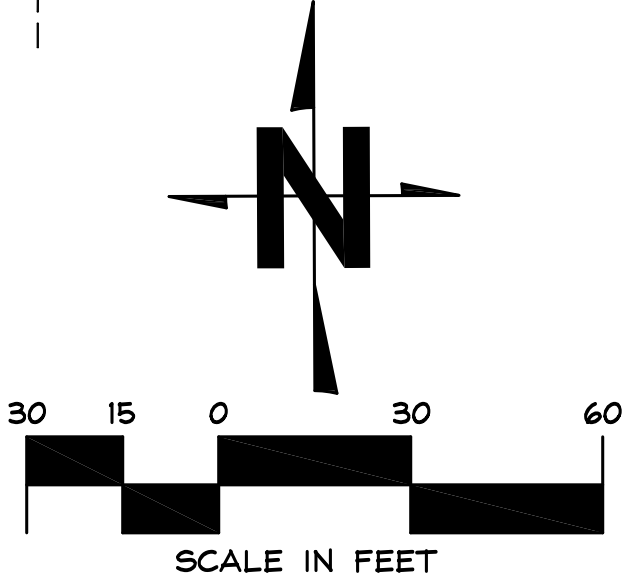
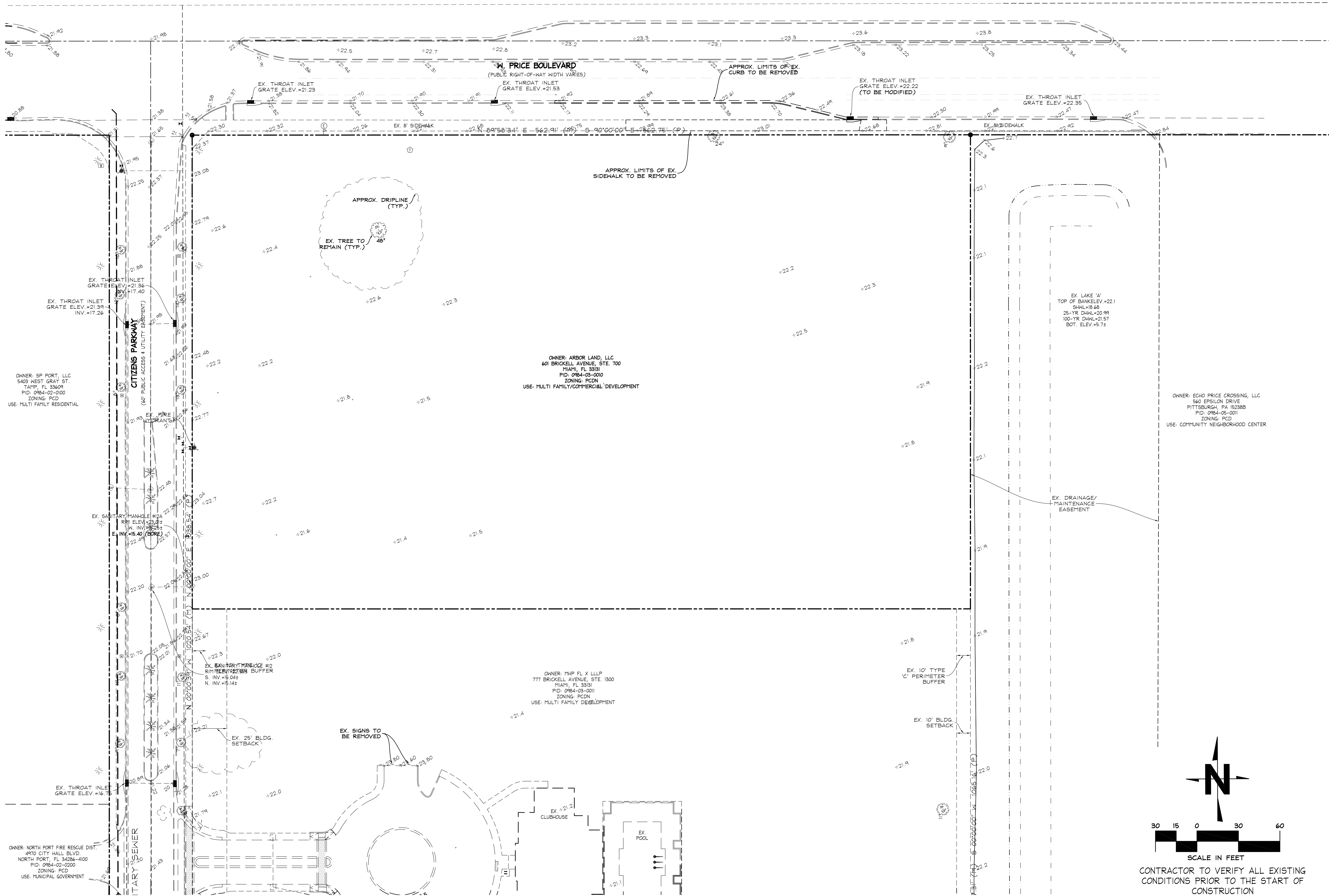
PUBLIX SUPERMARKET

CITIZENS PARKWAY



NO.	REVISIONS	DATE	JRR	BY
2	PER ADDENDUM # 4	12/5/24	JRR	
1	PER ADDENDUM # 1	7/8/24	JRR	

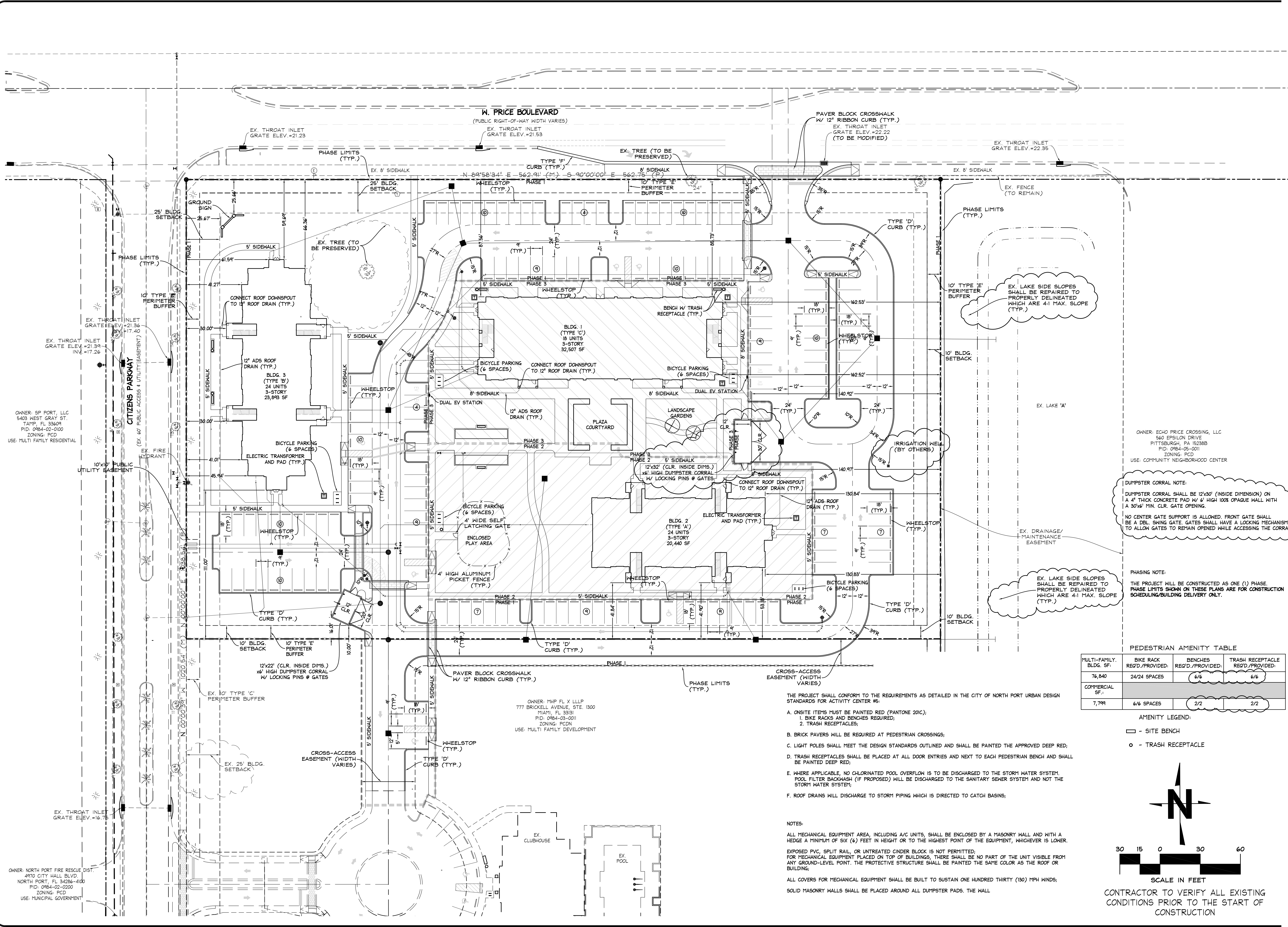
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CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	PER ADDENDUM # 1 REVISIONS	JRR DATE	BY
1		7/8/24	

JOHN F. CAVOLI, P.E. FL LICENSE NO.: 48692



OWNER: SP PORT, LLC
 5403 WEST GRAY ST.
 TAMPA, FL 33604
 PID: 0984-02-0100
 ZONING: PCD
 USE: MULTI FAMILY RESIDENTIAL

OWNER: NORTH PORT FIRE RESCUE DIST.
 4970 CITY HALL BLVD.
 NORTH PORT, FL 34286-4100
 PID: 0984-02-0200
 ZONING: PCD
 USE: MUNICIPAL GOVERNMENT

OWNER: MHP FL X LLLP
 777 BRICKELL AVENUE, STE. 1300
 MIAMI, FL 33131
 PID: 0984-03-0011
 ZONING: PCDN
 USE: MULTI FAMILY DEVELOPMENT

OWNER: ECHO PRICE CROSSING, LLC
 560 EPSILON DRIVE
 PITTSBURGH, PA 15238B
 PID: 0984-05-0011
 ZONING: PCD
 USE: COMMUNITY NEIGHBORHOOD CENTER

DUMPSTER CORRAL NOTE:
 DUMPSTER CORRAL SHALL BE 12'x30' (INSIDE DIMENSION) ON A 4" THICK CONCRETE PAD W/ 6' HIGH 100% OPAQUE WALL WITH A 30%/6" MIN. CLR. GATE OPENING.
 NO CENTER GATE SUPPORT IS ALLOWED. FRONT GATE SHALL BE A DEL. SWING GATE. GATES SHALL HAVE A LOCKING MECHANISM TO ALLOW GATES TO REMAIN OPENED WHILE ACCESSING THE CORRAL.

PHASING NOTE:
 THE PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE. PHASE LIMITS SHOWN ON THESE PLANS ARE FOR CONSTRUCTION SCHEDULING/BUILDING DELIVERY ONLY.

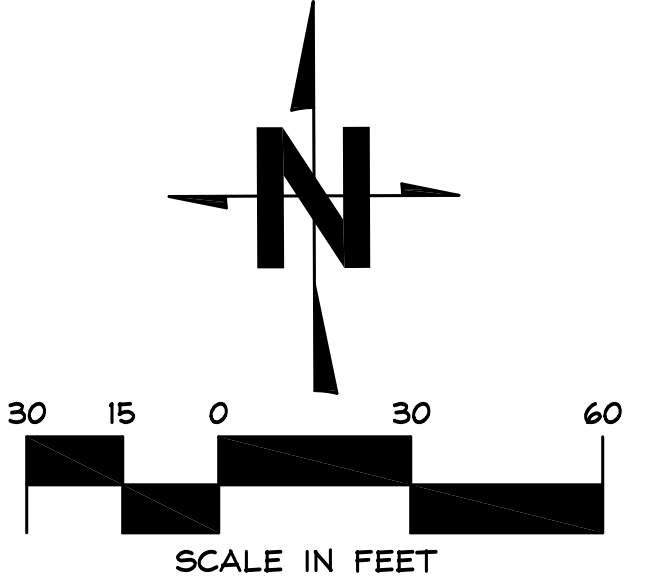
PEDESTRIAN AMENITY TABLE

MULTI-FAMILY BLDG. SF.	BIKE RACK REQ'D/PROVIDED:	BENCHES REQ'D/PROVIDED:	TRASH RECEPTACLE REQ'D/PROVIDED:
76,840	24/24 SPACES	6/6	6/6
COMMERCIAL SF.:			
7,799	6/6 SPACES	2/2	2/2

AMENITY LEGEND:
 □ - SITE BENCH
 ○ - TRASH RECEPTACLE

- THE PROJECT SHALL CONFORM TO THE REQUIREMENTS AS DETAILED IN THE CITY OF NORTH PORT URBAN DESIGN STANDARDS FOR ACTIVITY CENTER #5:
- ON-SITE ITEMS MUST BE PAINTED RED (PANTONE 201C);
 1. BIKE RACKS AND BENCHES REQUIRED;
 2. TRASH RECEPTACLES;
 - BRICK PAVERS WILL BE REQUIRED AT PEDESTRIAN CROSSINGS;
 - LIGHT POLES SHALL MEET THE DESIGN STANDARDS OUTLINED AND SHALL BE PAINTED THE APPROVED DEEP RED;
 - TRASH RECEPTACLES SHALL BE PLACED AT ALL DOOR ENTRIES AND NEXT TO EACH PEDESTRIAN BENCH AND SHALL BE PAINTED DEEP RED;
 - WHERE APPLICABLE, NO CHLORINATED POOL OVERFLOW IS TO BE DISCHARGED TO THE STORM WATER SYSTEM. POOL FILTER BACKWASH (IF PROPOSED) WILL BE DISCHARGED TO THE SANITARY SEWER SYSTEM AND NOT THE STORM WATER SYSTEM;
 - ROOF DRAINS WILL DISCHARGE TO STORM PIPING WHICH IS DIRECTED TO CATCH BASINS;

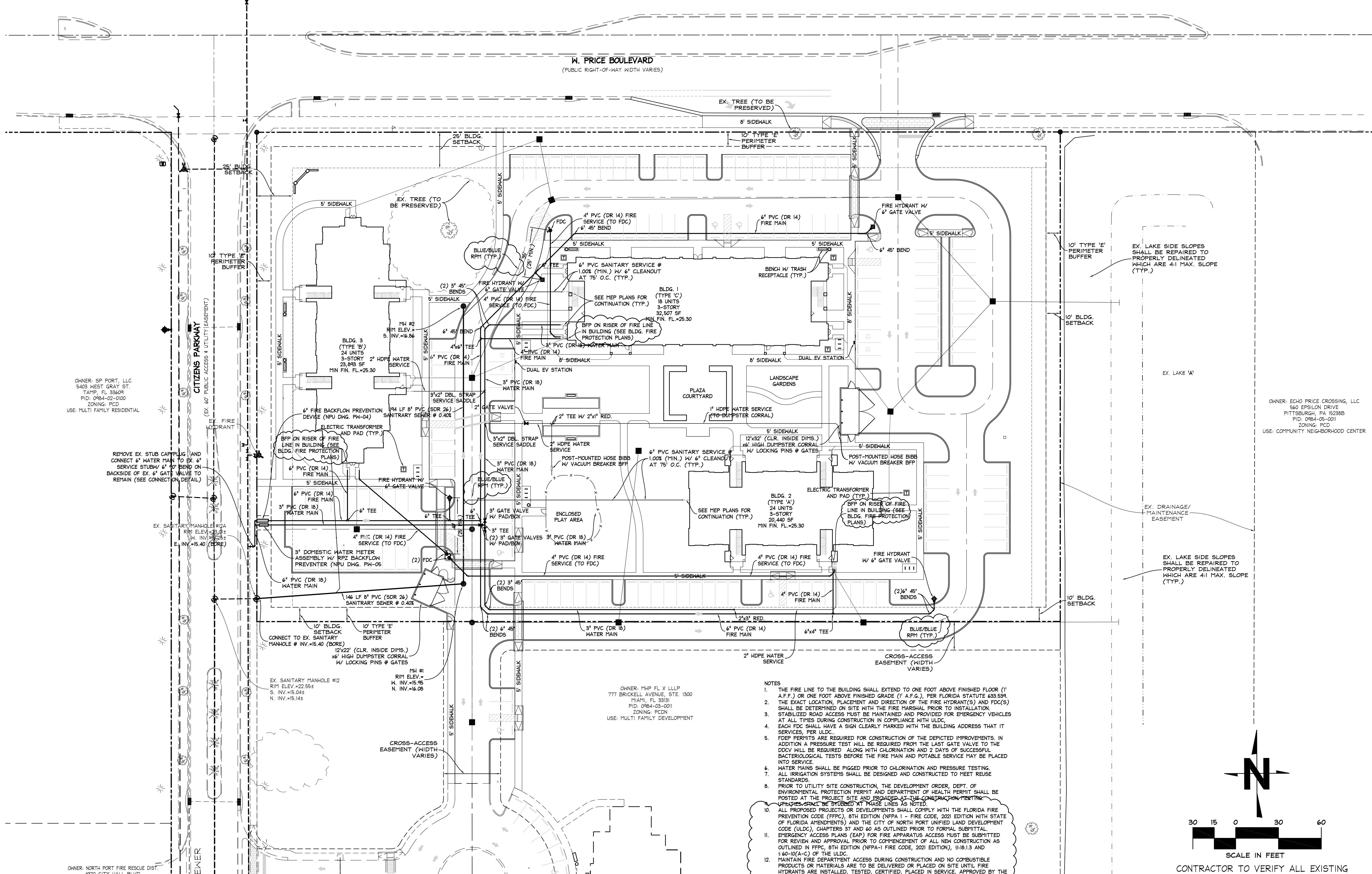
NOTES:
 ALL MECHANICAL EQUIPMENT AREA, INCLUDING A/C UNITS, SHALL BE ENCLOSED BY A MASONRY WALL AND WITH A HEDGE A MINIMUM OF SIX (6) FEET IN HEIGHT OR TO THE HIGHEST POINT OF THE EQUIPMENT, WHICHEVER IS LOWER.
 EXPOSED PVC, SPLIT RAIL, OR UNTREATED CINDER BLOCK IS NOT PERMITTED. FOR MECHANICAL EQUIPMENT PLACED ON TOP OF BUILDINGS, THERE SHALL BE NO PART OF THE UNIT VISIBLE FROM ANY GROUND-LEVEL POINT. THE PROTECTIVE STRUCTURE SHALL BE PAINTED THE SAME COLOR AS THE ROOF OR BUILDING.
 ALL COVERS FOR MECHANICAL EQUIPMENT SHALL BE BUILT TO SUSTAIN ONE HUNDRED THIRTY (130) MPH WINDS;
 SOLID MASONRY WALLS SHALL BE PLACED AROUND ALL DUMPSTER PADS. THE WALL



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
3	PER APPENDIX # 4	12/5/24	JRR
2	PER APPENDIX # 2	10/1/24	JRR
1	PER APPENDIX # 1	7/8/24	JRR

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OWNER: SP PORT, LLC
 5403 WEST GRAY ST.
 TAMPA, FL 33604
 PID: 0984-02-0100
 ZONING: PCN
 USE: MULTI-FAMILY RESIDENTIAL

REMOVE EX. STUB CAP PLUG AND
 CONNECT 6\"/>

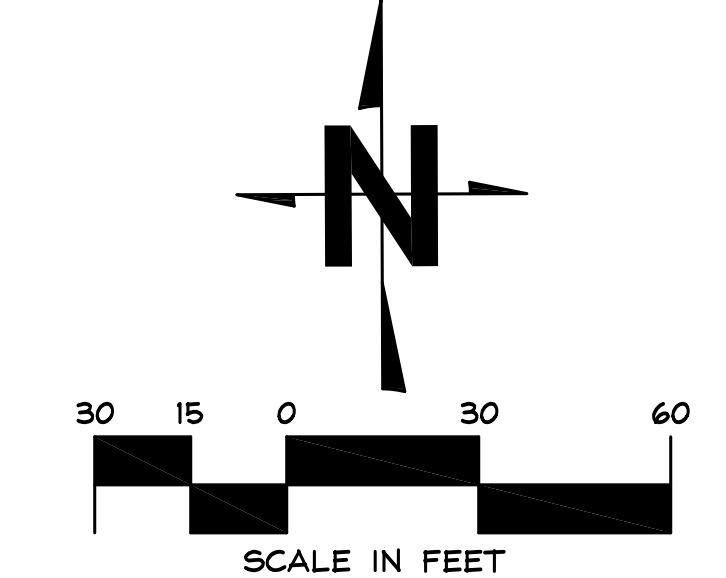
EX. SANITARY MANHOLE #12
 RIM ELEV. = 22.55±
 S. INV. = 15.04±
 E. INV. = 15.40 (BORE)

EX. SANITARY MANHOLE #12
 RIM ELEV. = 22.55±
 S. INV. = 15.04±
 N. INV. = 15.14±

OWNER: MHP FL X LLLP
 777 BRICKELL AVENUE, STE. 1500
 MIAMI, FL 33131
 PID: 0984-03-0011
 ZONING: PCN
 USE: MULTI-FAMILY DEVELOPMENT

OWNER: ECHO PRICE CROSSING, LLC
 560 EPSILON DRIVE
 PITTSBURGH, PA 15238B
 PID: 0984-05-0011
 ZONING: PCN
 USE: COMMUNITY NEIGHBORHOOD CENTER

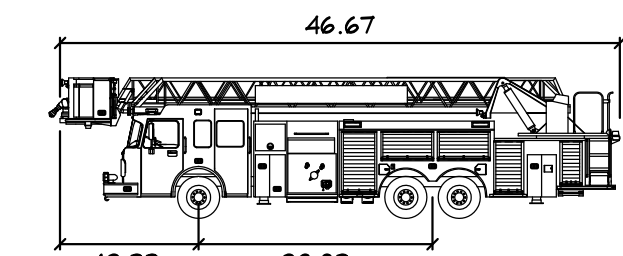
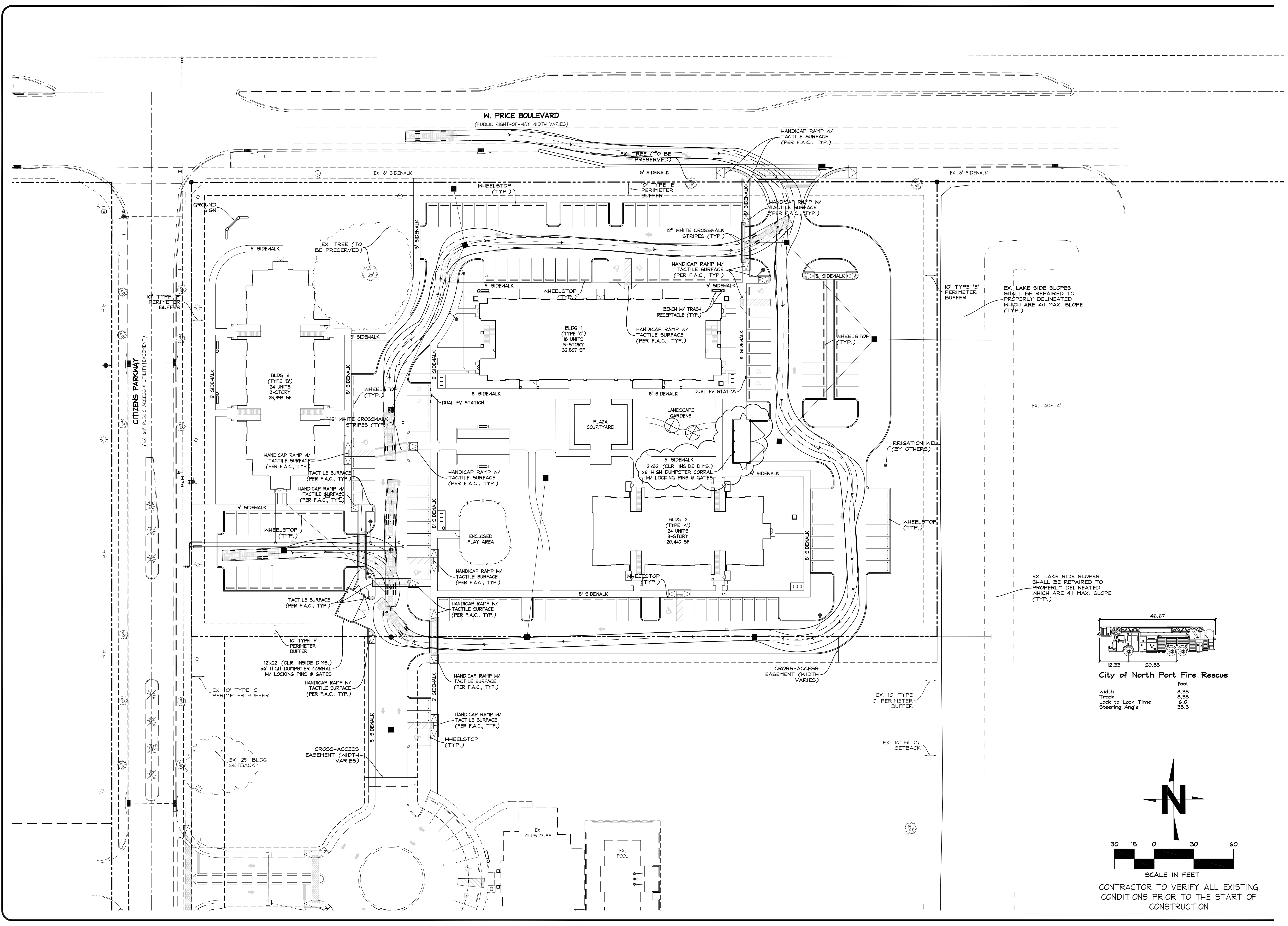
- NOTES
1. THE FIRE LINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR (1' A.F.F.) OR ONE FOOT ABOVE FINISHED GRADE (1' A.F.G.), PER FLORIDA STATUTE §38.534.
 2. THE EXACT LOCATION, PLACEMENT AND DIRECTION OF THE FIRE HYDRANT(S) AND FDC(S) SHALL BE DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.
 3. STABILIZED ROAD ACCESS MUST BE MAINTAINED AND PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION IN COMPLIANCE WITH ULDC.
 4. EACH FDC SHALL HAVE A SIGN CLEARLY MARKED WITH THE BUILDING ADDRESS THAT IT SERVES, PER ULDC.
 5. FDEP PERMITS ARE REQUIRED FOR CONSTRUCTION OF THE DEPICTED IMPROVEMENTS. IN ADDITION A PRESSURE TEST WILL BE REQUIRED FROM THE LAST GATE VALVE TO THE DDV. WILL BE REQUIRED ALONG WITH CHLORINATION AND 2 DAYS OF SUCCESSFUL BACTERIOLOGICAL TESTS BEFORE THE FIRE MAIN AND POTABLE SERVICE MAY BE PLACED INTO SERVICE.
 6. WATER MAINS SHALL BE PIGGED PRIOR TO CHLORINATION AND PRESSURE TESTING.
 7. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET REUSE STANDARDS.
 8. PRIOR TO UTILITY SITE CONSTRUCTION, THE DEVELOPMENT ORDER, DEPT. OF ENVIRONMENTAL PROTECTION PERMIT AND DEPARTMENT OF HEALTH PERMIT SHALL BE POSTED AT THE PROJECT SITE AND PROVIDED TO THE CONSTRUCTION MEETING.
 9. PHOTODUPLICATIONS OF THE ULDC SHALL BE PROVIDED TO THE CITY OF NORTH PORT.
 10. ALL PROPOSED PROJECTS OR DEVELOPMENTS SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE (FFPC), 8TH EDITION (NFPA 1 - FIRE CODE, 2021 EDITION WITH STATE OF FLORIDA AMENDMENTS) AND THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE (ULDC), CHAPTERS 37 AND 60 AS OUTLINED PRIOR TO FORMAL SUBMITTAL.
 11. EMERGENCY ACCESS PLANS (EAP) FOR FIRE APPARATUS ACCESS MUST BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ALL NEW CONSTRUCTION AS OUTLINED IN FFPC, 8TH EDITION (NFPA-1 FIRE CODE, 2021 EDITION), §18.13 AND §40-10(A-C) OF THE ULDC.
 12. MAINTAIN FIRE DEPARTMENT ACCESS DURING CONSTRUCTION AND NO COMBUSTIBLE PRODUCTS OR MATERIALS ARE TO BE DELIVERED OR PLACED ON SITE UNTIL FIRE HYDRANTS ARE INSTALLED, TESTED, CERTIFIED, PLACED IN SERVICE, APPROVED BY THE CITY OF NORTH PORT UTILITIES, AND MEET THE REQUIREMENTS OUTLINED IN §60-10 OF THE ULDC.



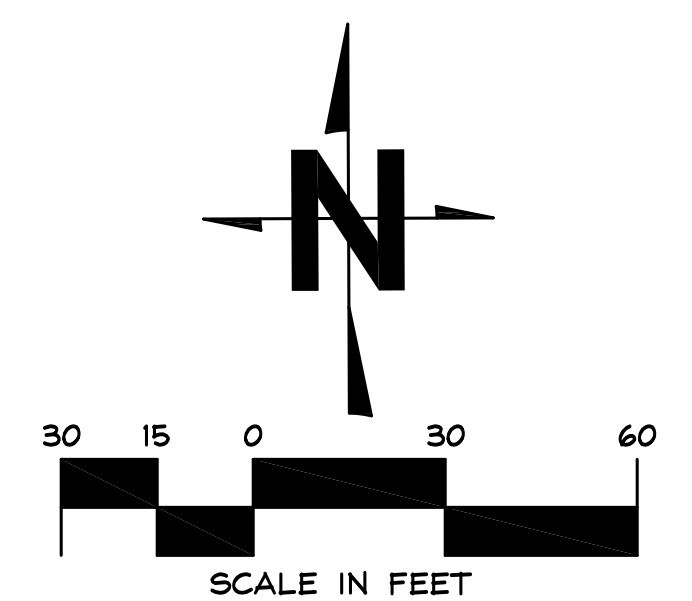
CONTRACTOR TO VERIFY ALL EXISTING
 CONDITIONS PRIOR TO THE START OF
 CONSTRUCTION

NO.	REVISIONS	DATE	BY
3	PER APPENDIX # 4	12/5/24	JRR
2	PER APPENDIX # 2	10/1/24	JRR
1	PER APPENDIX # 1	7/8/24	JRR

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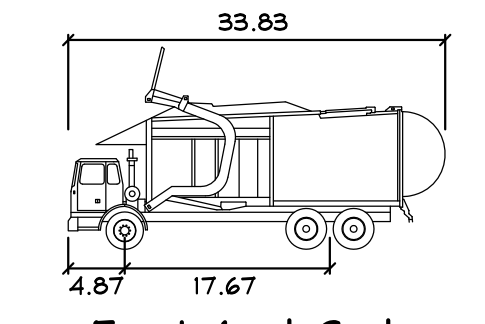
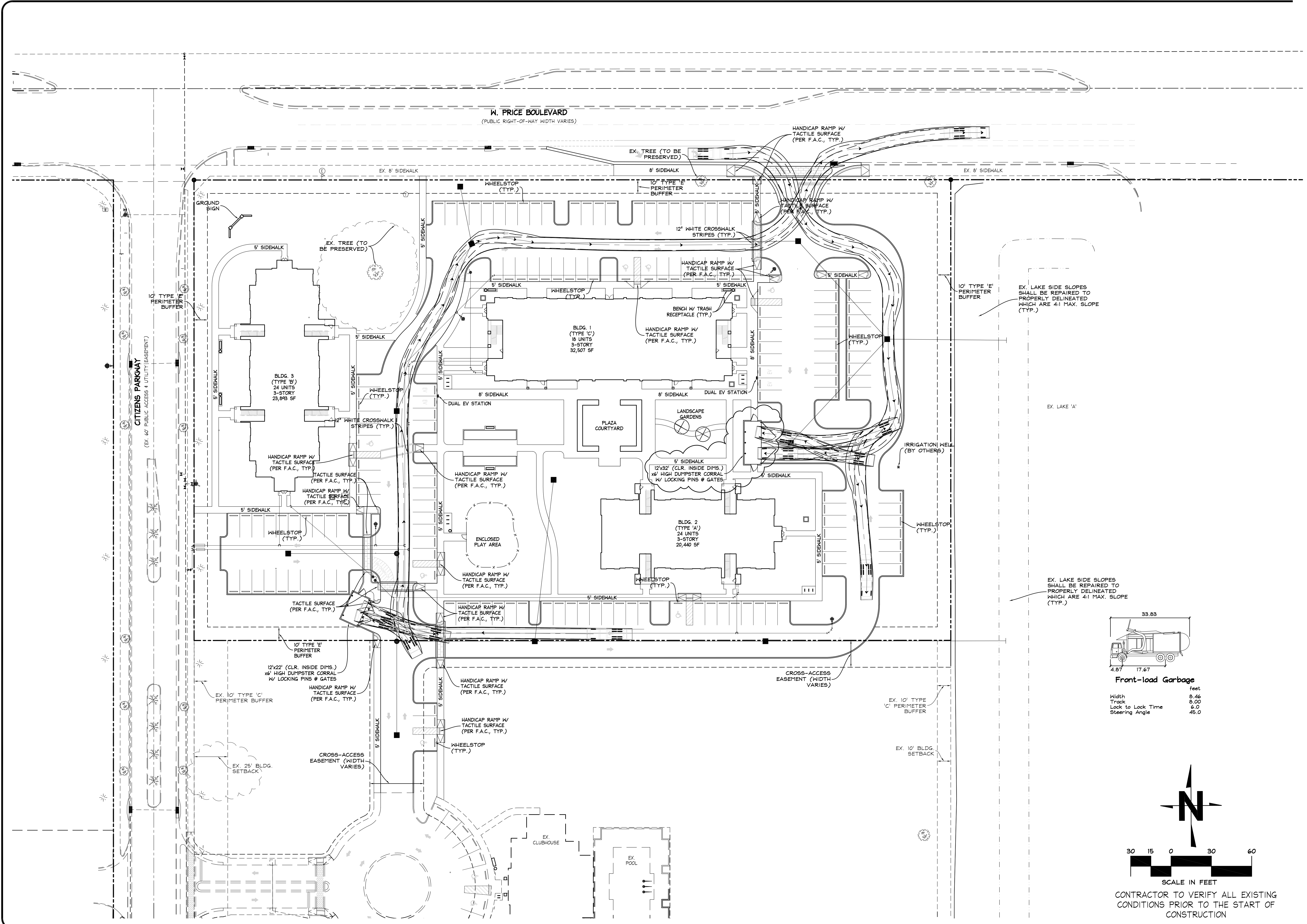
Width	feet
Track	6.33
Lock to Lock Time	6.0
Steering Angle	36.3



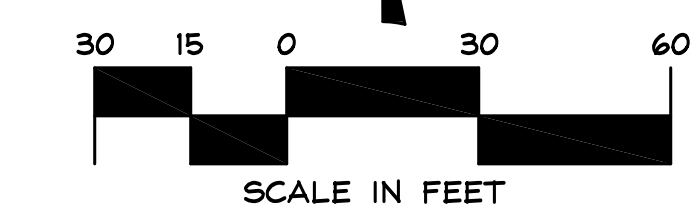
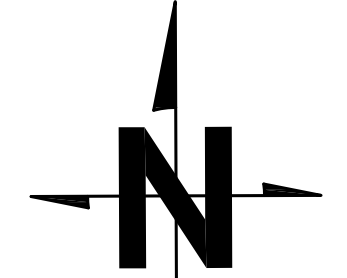
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
3	PER ADDENDUM # 4	12/5/24	JRR
2	PER ADDENDUM # 2	10/1/24	JRR
1	PER ADDENDUM # 1	7/8/24	JRR

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EX. LAKE SIDE SLOPES SHALL BE REPAIRED TO PROPERLY DELINEATED WHICH ARE 4:1 MAX. SLOPE (TYP.)



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	REVISIONS	DATE	BY
3	PER ADDENDUM # 4	12/5/24	JRR
2	PER ADDENDUM # 2	10/1/24	JRR
1	PER ADDENDUM # 1	7/8/24	JRR

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