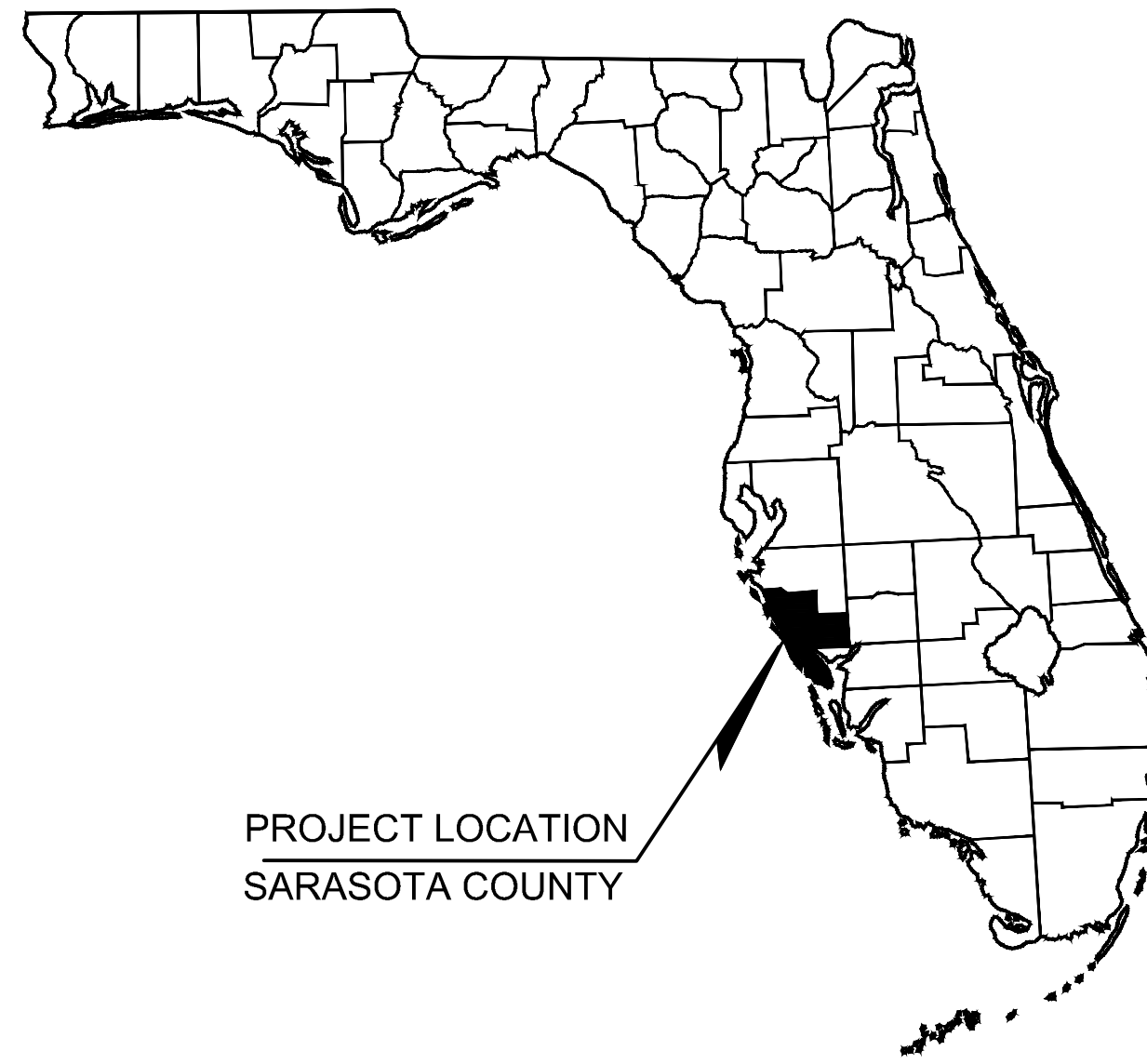


DEVELOPMENT MASTER PLAN

ARRIETO

SECTION 12, TOWNSHIP 39S, RANGE 21E
NORTH PORT, FLORIDA

AUGUST 2022



PROJECT CONTACTS:

APPLICANT

D.R. HORTON, INC.
10541 BEN C. PRATT/SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966
PHONE: (239)-225-2631
CONTACT: J. WAYNE EVERETT

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
PHONE: (941)-379-7600
CONTACT: TRENTON T. STRACKBEIN, P.E.

LAND USE ATTORNEY

BOONE, BOONE & BOONE, P.A.
1001 AVENIDA DEL CIRCO
VENICE, FL 34285
PHONE: (941)-488-6716
CONTACT: JEFFREY A. BOONE, ESQ.

ENVIRONMENTAL CONSULTANT

IAN VINCENT AND ASSOCIATES, INC.
4050 ROCK CREEK DRIVE
PORT CHARLOTTE, FL 33948
PHONE: (941)-457-6272
CONTACT: IAN M. VINCENT

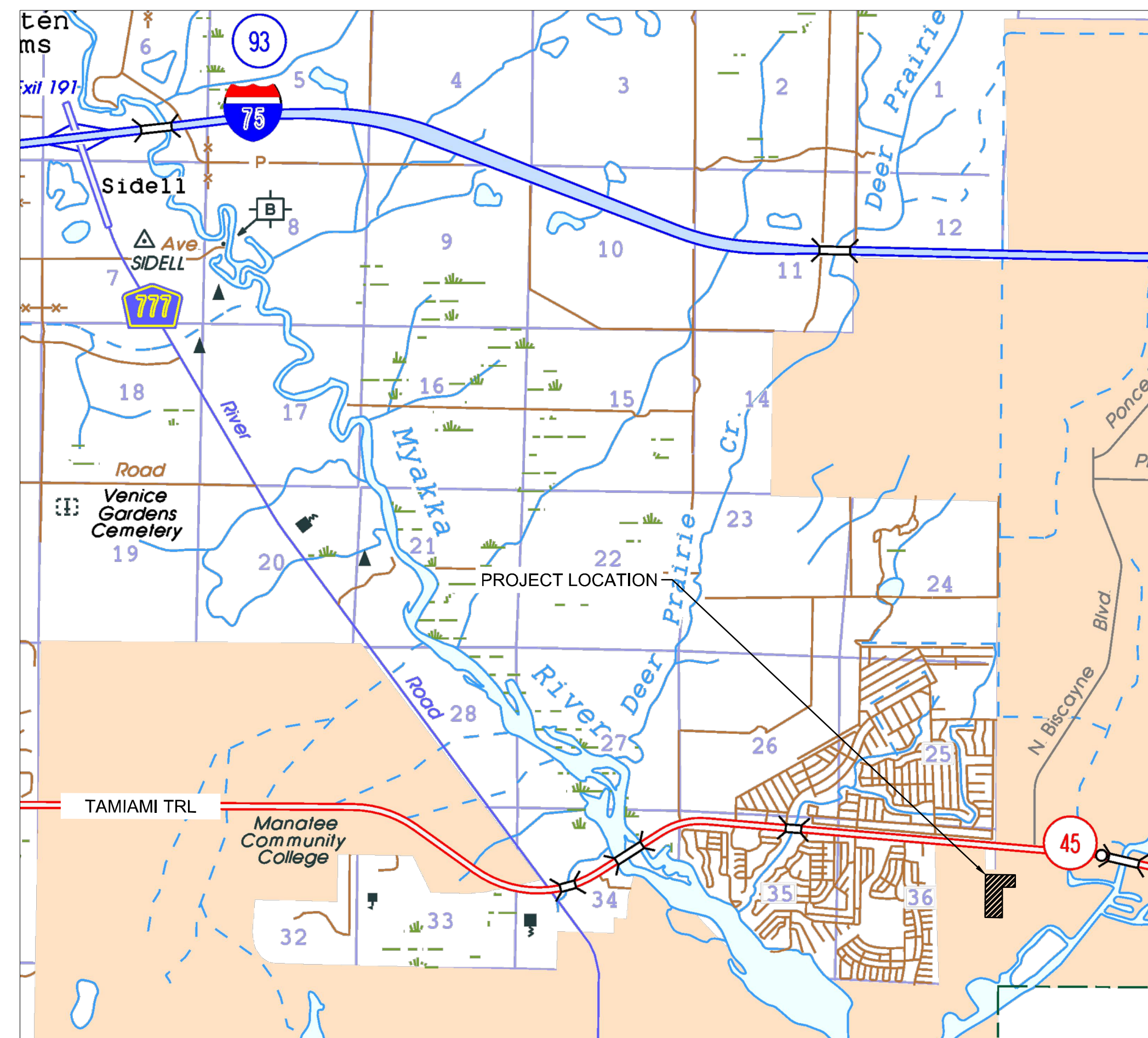
SURVEYOR

THE DEWBERRY COMPANIES, INC.
2021 CANTU COURT, SUITE 107
SARASOTA, FL 34232
PHONE: (941)-702-9670
CONTACT: RUSSELL S. STRAYER, P.S.M.

UTILITY INFORMATION:

PUBLIC UTILITIES (WATER/SEWER)

CITY OF NORTH PORT UTILITIES
8644 WEST PRICE BOULEVARD
NORTH PORT, FL 34291
PHONE: (941)-240-8008



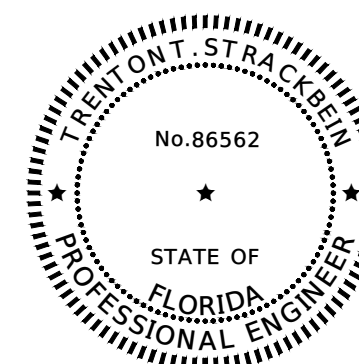
PROPOSED MODIFICATIONS TO CITY OF NORTH PORT STANDARDS

1. THE APPLICANT PROPOSES MODIFICATION TO THE FOLLOWING LOT STANDARDS:
 - A) A REDUCTION IN MINIMUM FRONT YARD SETBACKS OF SEC. 53-109.A. FROM 25 FEET TO 15 FEET.
 - B) A REDUCTION IN MINIMUM SIDE YARD SETBACKS OF SEC. 53-109.A. FROM 10 FEET TO 5 FEET.
 - C) A REDUCTION IN MINIMUM LOT SIZE OF SEC. 52-106.B.(2) FROM 7,500 SQUARE FEET TO 3,875 SQUARE FEET.
 - D) A REDUCTION IN MINIMUM LOT WIDTH OF SEC. 52-106(2)(A) FROM 50 FEET TO 35 FEET, AND
 - E) AN INCREASE ON THE MAXIMUM LOT COVERAGE OF SEC. 107.A(4) FROM 50% TO 67%
2. THE APPLICANT PROPOSES MODIFICATIONS OF THE FOLLOWING LOCAL ROADWAY STANDARDS:
 - A) A REDUCTION IN THE REQUIRED RIGHT-OF-WAY WIDTHS FOR LOCAL ROADS OF SEC. 37-31, FROM 60 FEET TO 50 FEET.
 - B) A MODIFICATION TO SEC. 37-41.B. TO ALLOW FOR PROVISION OF A REQUIRED BIKE PATH BY WAY OF 7-FOOT WIDE MULTI-MODEL SIDEWALK ON ONE SIDE OF THE ROAD WITH A 5' SIDEWALK ON THE OTHER SIDE OF THE ROAD.

| Sheet List Table | |
|------------------|--|
| Sheet Number | Sheet Title |
| C0.00 | COVER SHEET |
| C1.00 | AERIAL LOCATION MAP |
| C2.00 | EXISTING CONDITIONS |
| C3.00 | EXISTING DRAINAGE AND SOIL |
| C4.00 | DEVELOPMENT MASTER PLAN |
| C5.00 | PRELIMINARY PAVING GRADING AND DRAINAGE PLAN |
| C6.00 | PRELIMINARY UTILITY PLAN |
| C7.00 | EVACUATION PLAN |

PREPARED BY
Kimley»Horn

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PHONE: 941-379-7600
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TRENTON T. STRACKBEIN, P.E. ON THE DATE ADJACENT TO THE
SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
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TRENTON T. STRACKBEIN, P.E. No. 86562
KIMLEY-HORN AND ASSOCIATES, INC.
1777 MAIN STREET, SUITE 200
SARASOTA, FLORIDA 34236

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING MY PERSONAL DIRECTION AND CONTROL COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 335.075(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.

TRENTON T. STRACKBEIN, P.E. DATE: _____
FL P.E. LICENSE # 86562

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LICENSED PROFESSIONAL
TRENTON T. STRACKBEIN, P.E.
STATE LICENSE NUMBER
86562

KHA PROJECT
148213015
DATE
AUG. 2022
SCALE AS SHOWN
DESIGNED BY TTS
DRAWN BY MHIB
CHECKED BY PVB DATE: _____

COVER SHEET

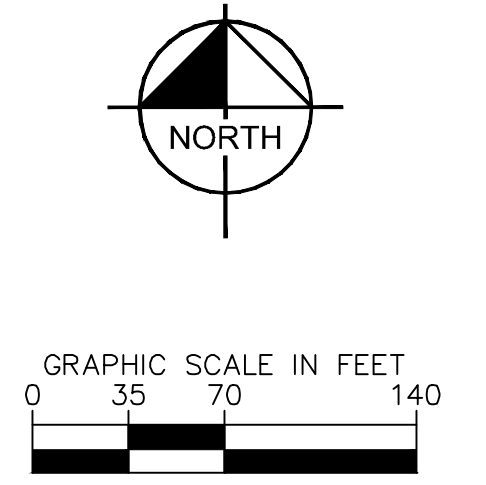
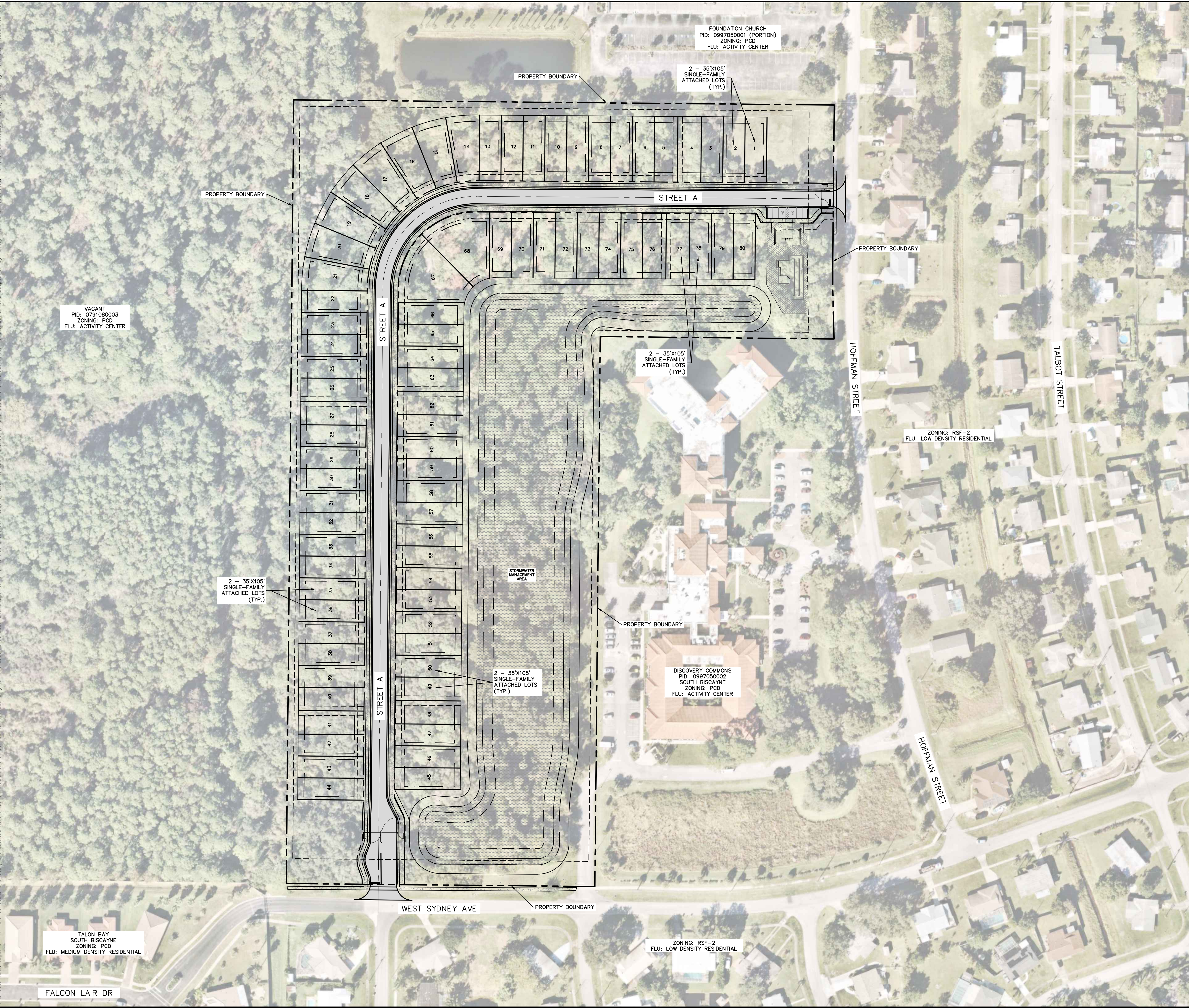
EAGLE BEND
PREPARED FOR
DR HORTON, INC.

SHEET NUMBER
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REVISIONS
No. _____ BY _____ DATE _____

NORTH PORT FL

Plotted By: Kendrick, John. Sheet Set: Arristo (DMP). Layout: AERIAL LOCATION MAP. August 09, 2022. 04:11:42pm. K:\SAR-DWG\148213015 - Arristo North Port\CAD\DWG\Plan Set\Aerial Location Map.dwg
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 TRENTON T. STRADGREEN, P.E.
 STATE LICENSE NUMBER
 86562

DATE: _____

KHA PROJECT
 148213015

DATE
 AUG. 2022

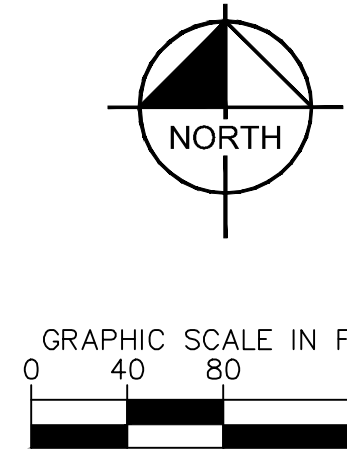
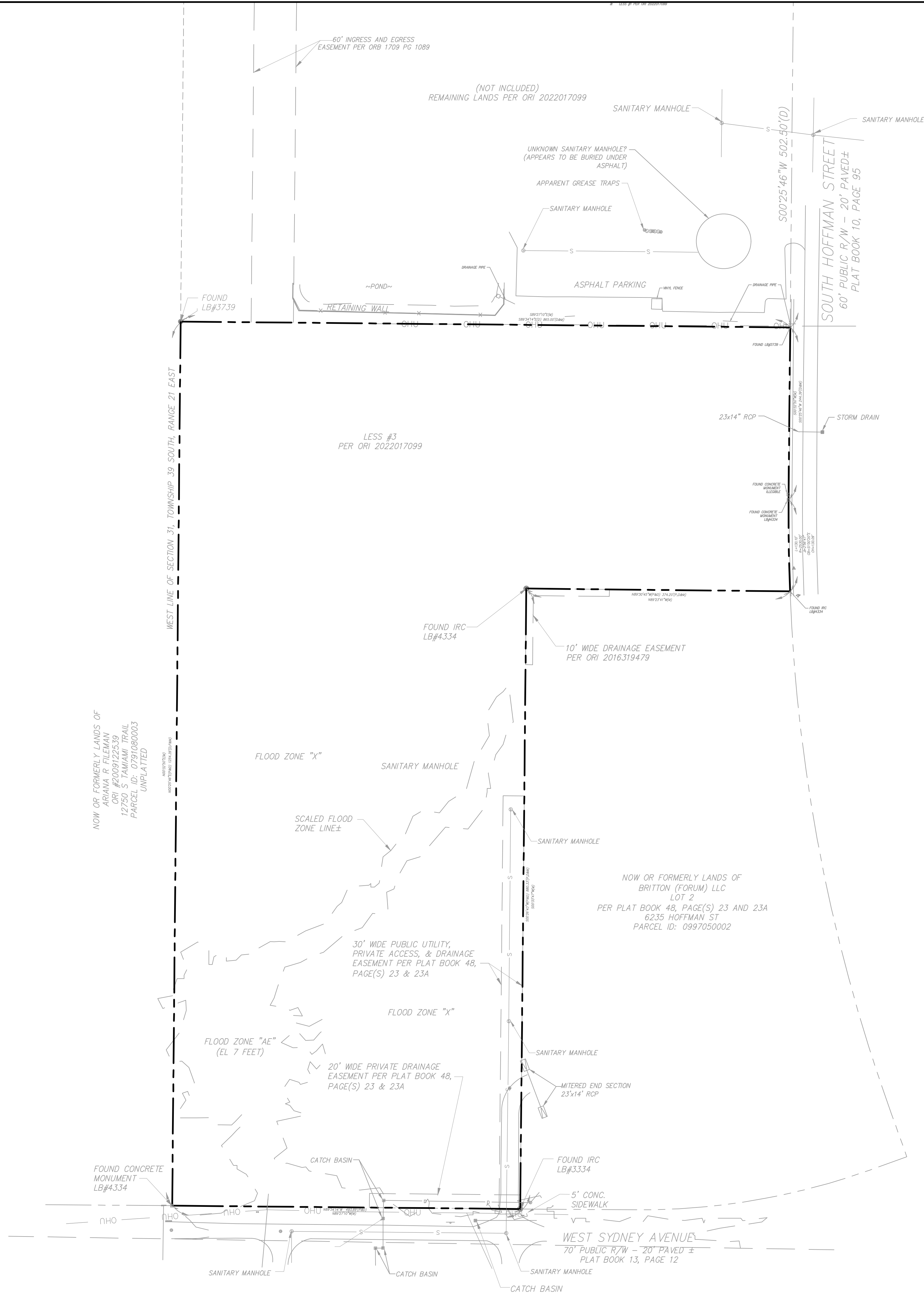
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 DESIGNED BY TTS
 DRAWN BY MHID
 CHECKED BY PVB

EAGLE BEND
 PREPARED FOR
DR HORTON, INC.

NORTH PORT FL

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Plotted By: Kendrick, John. Sheet Set: Arrieto, August 09, 2022. Date: 11:55pm. K:\SAR_CWA\148213015 - Arrieto North Port\CAD\DMF Pln Set\02.00 EXISTING CONDITIONS.dwg
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LEGEND AND ABBREVIATIONS:

| | |
|--------|-------------------------------------|
| ± | MORE OR LESS |
| EL. | ELEVATION |
| LB | LICENSED BUSINESS NUMBER |
| LS | LAND SURVEYOR |
| LD. | IDENTIFICATION |
| ORB | OFFICIAL RECORDS BOOK |
| CL | CENTERLINE |
| R | RADIUS |
| L | ARC LENGTH |
| Δ | DELTA (CENTRAL ANGLE) |
| C.D. | CHORD LENGTH |
| C.B. | CHORD BEARING |
| P.O.C. | POINT ON CURVE |
| P.O.L. | POINT ON LINE |
| P.C.C. | POINT OF COMPOUND CURVATURE |
| P.R.C. | POINT OF REVERSE CURVATURE |
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.I. | POINT OF INTERSECTION |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| DIP | DUCTILE IRON PIPE |
| PVC | POLYVINYL CHLORIDE |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| F.B. | FLAT BOOK |
| ORB | OFFICIAL RECORDS BOOK |
| PG(S) | PAGE(S) |
| R/W | RIGHT OF WAY |
| ESMT | EASEMENT SECTION |
| SEC | SECTION |
| FND | FOUND |
| REC | RECOVERED |
| CCR | CERTIFIED CORNER RECORD |
| RLS | REGISTERED LAND SURVEYOR |
| CM | CONCRETE MONUMENT |
| IRG | IRON ROD AND CAP |
| IR | IRON ROD |
| IP | IRON PIPE |
| CLF | CHAIN LINK FENCE |
| ○ | FOUND CONCRETE MONUMENT AS NOTED |
| ○ | FOUND NAIL AS NOTED |
| ○ | FOUND NAIL & DISK AS NOTED |
| ○ | SET NAIL & DISK (LB 8011) |
| ○ | FOUND IRON ROD & CAP AS NOTED |
| ○ | FOUND IRON ROD AS NOTED |
| ○ | SET 5/8" IRON ROD & CAP (LB 8011) |
| ■ | CONTROL/BENCHMARK AS DESCRIBED |
| ■ | CURB INLET GRATE |
| ■ | CATCH BASIN |
| ○ | STORM MANHOLE |
| ○ | SANITARY MANHOLE |
| ○ | SANITARY CLEANOUT |
| ○ | ELECTRIC MANHOLE |
| ○ | ELECTRIC METER |
| ○ | ELECTRIC RISER BOX |
| ○ | CABLE TELEVISION RISER BOX |
| ○ | TELEPHONE RISER BOX |
| ○ | UTILITY RISER |
| ○ | WELL |
| ○ | WATER SPIGOT |
| ○ | IRRIGATION CONTROL VALVE |
| ○ | WATER METER |
| ○ | WATER VALVE |
| ○ | FIRE HYDRANT |
| ○ | AIR CONDITIONER PAD |
| ○ | GAS VALVE |
| ○ | GAS METER |
| ○ | GAS LINE MARKER |
| ○ | CONCRETE UTILITY POLE |
| ○ | METAL UTILITY POLE |
| ○ | WOOD UTILITY POLE |
| ○ | UTILITY POLE GUY ANCHOR |
| ○ | LIGHT POLE |
| ○ | SPOT/GROUND LIGHT |
| ○ | ELECTRIC TRANSFORMER |
| ○ | WETLAND FLAG |
| ○ | WETLAND SIGN |
| ○ | BOLLARD |
| ○ | FLAG POLE |
| ○ | MAILBOX |
| ○ | HEDGE ROW |
| --- | LINE BREAK |
| --- | FENCE LINE AS NOTED |
| --- | OVERHEAD UTILITY LINE |
| --- | APPROXIMATE TOP OF BANK |
| --- | APPROXIMATE TOE OF SLOPE |
| --- | EXISTING CONTOUR |

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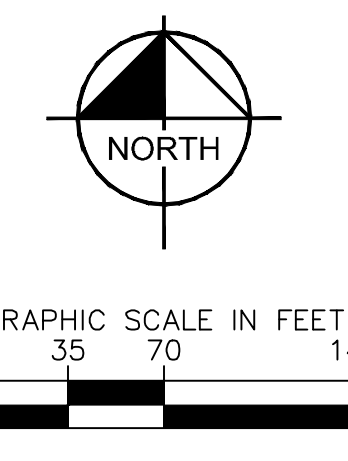
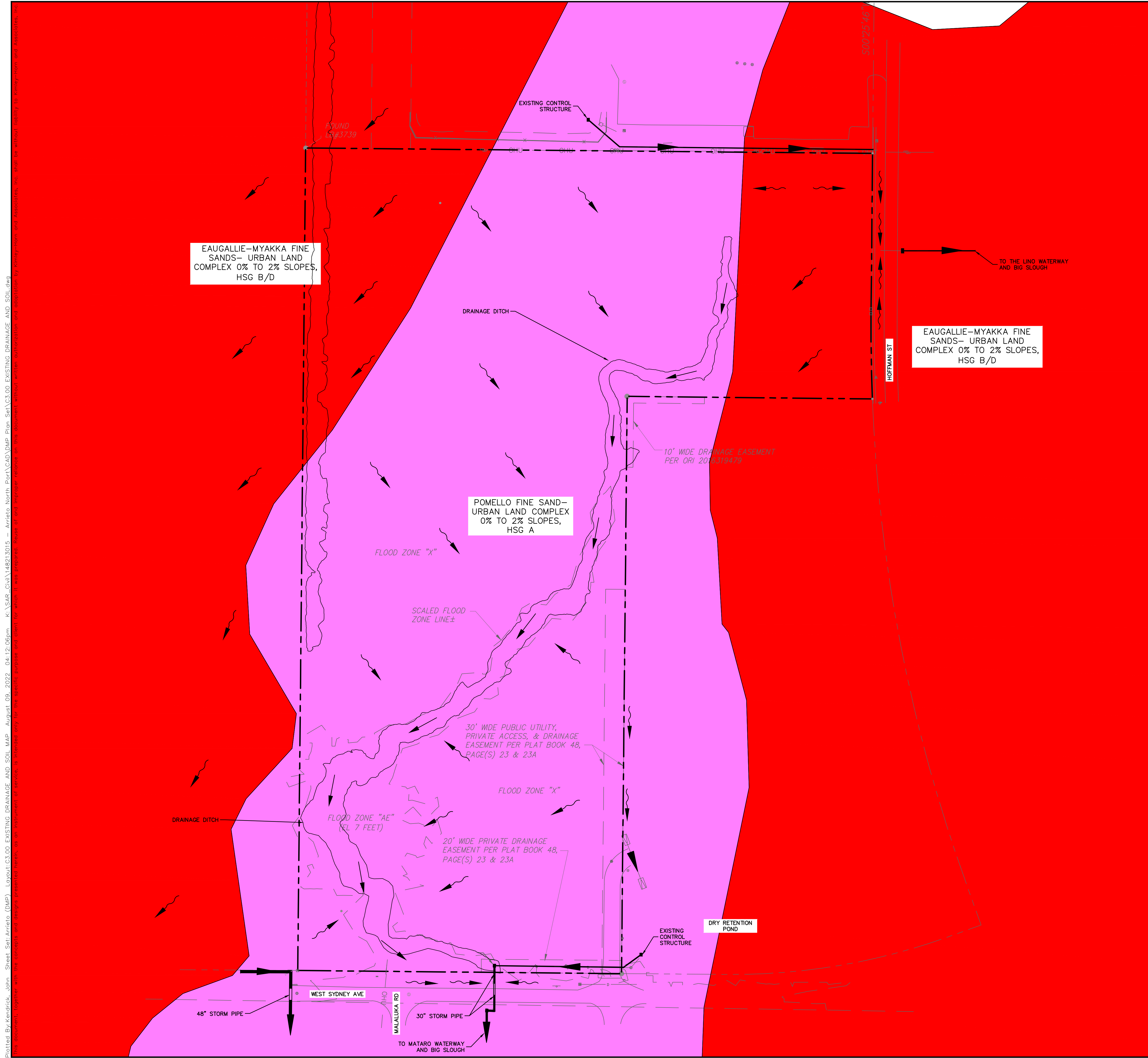
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| KHA PROJECT | 148213015 |
| DATE | AUG. 2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | TTS |
| DRAWN BY | MHB |
| CHECKED BY | PVB |
| DATE | |

**EXISTING
CONDITIONS**

**EAGLE BEND
PREPARED FOR
DR HORTON, INC.**

NORTH PORT
FL



LEGEND:

RUNOFF FLOW DIRECTION

- EAUGALLIE-MYAKKA FINE SANDS- URBAN LAND COMPLEX 0% TO 2% SLOPES
- POMELLO FINE SAND- URBAN LAND COMPLEX 0% TO 2% SLOPES

NOTE:
ALL ELEVATIONS ARE PER THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

Plotted By: Kendrick, John. Sheet Set: Arrietas (DMP). Layout: C3.00 EXISTING DRAINAGE AND SOIL MAP. August 09, 2022. 04:12:06pm. K:\SAR-CIVIL\48213015 - Arrietas North Port\CAD\DWG Plot_Sets\C3.00 EXISTING DRAINAGE AND SOIL.dwg
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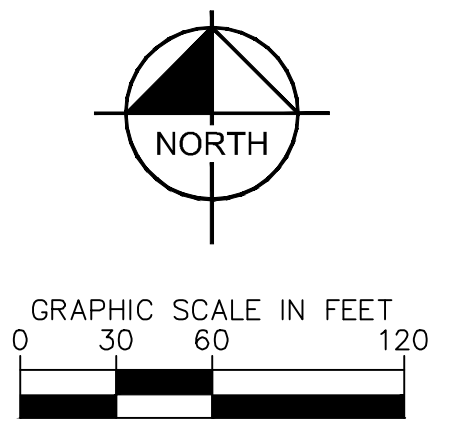
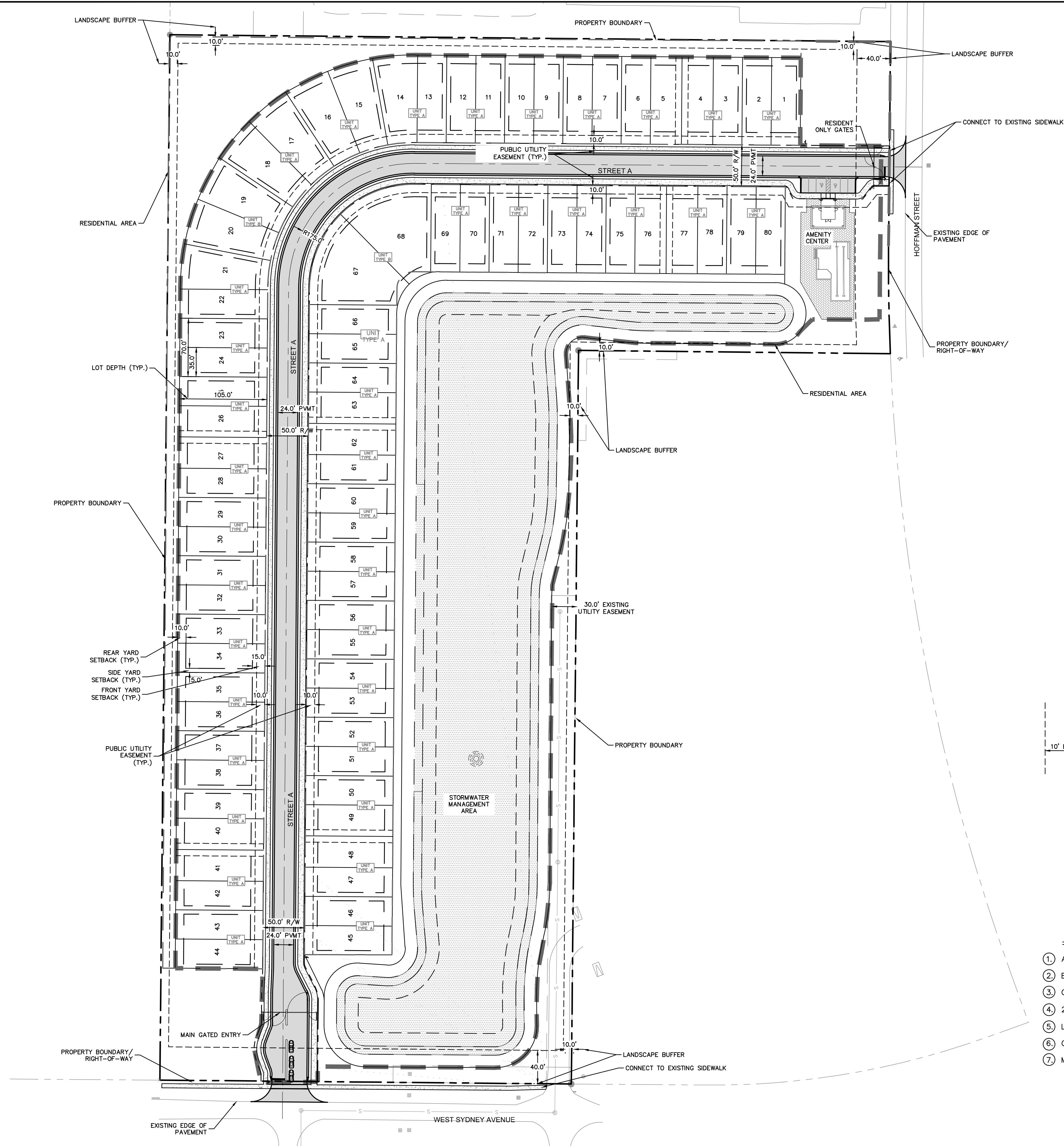
EXISTING DRAINAGE AND SOIL

EAGLE BEND
 PREPARED FOR
DR HORTON, INC.

NORTH PORT FL

SHEET NUMBER
C3.00

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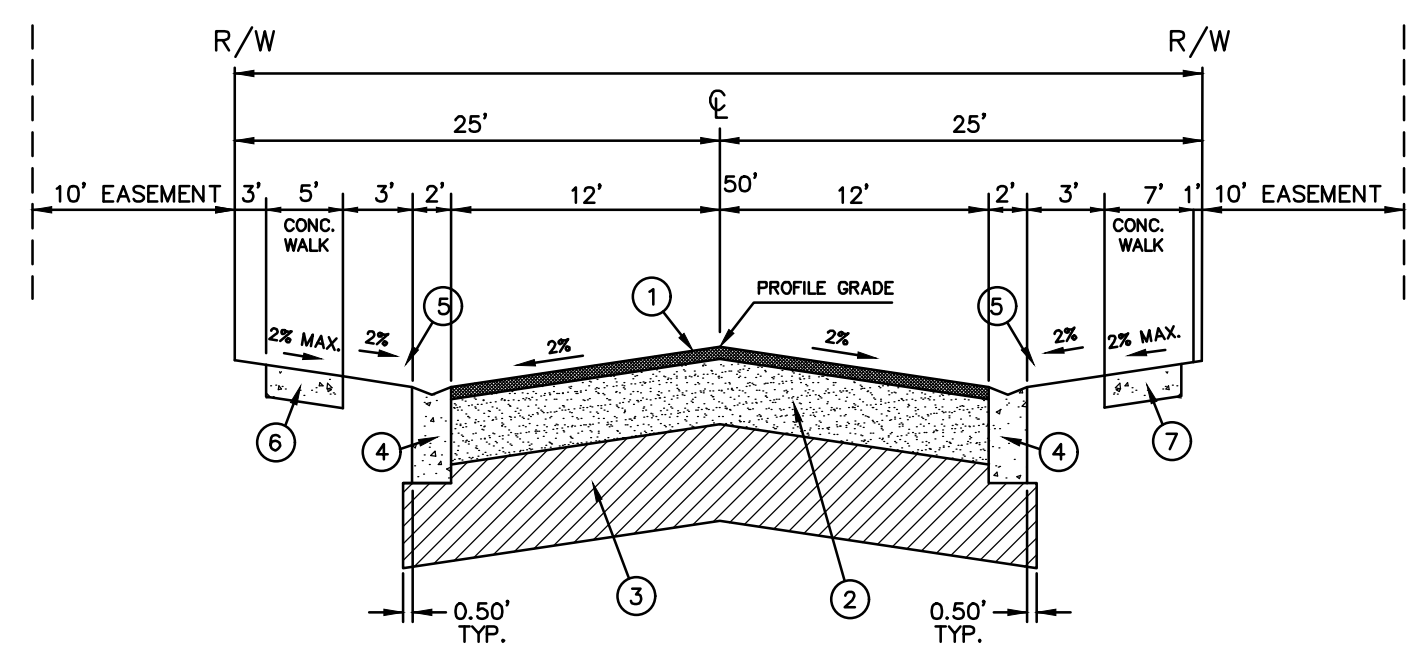


LEGEND:

| | |
|--|----------------------------|
| | PROPERTY LINE |
| | BUILDING SETBACK LINE |
| | LANDSCAPE BUFFER LINE |
| | RESIDENTIAL AREA BOUNDARY |
| | ASPHALT |
| | CONCRETE |
| | STORMWATER MANAGEMENT AREA |

PROJECT DATA:

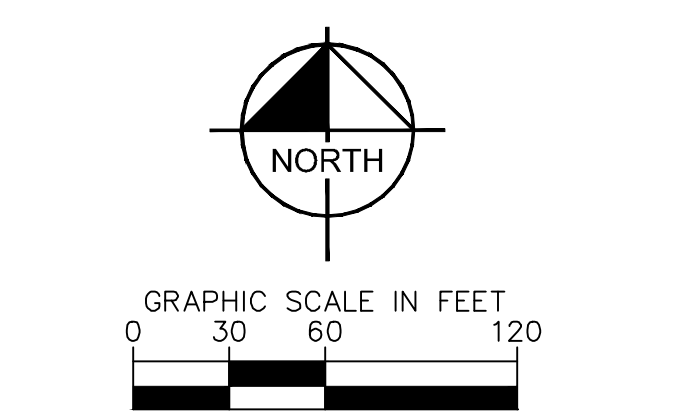
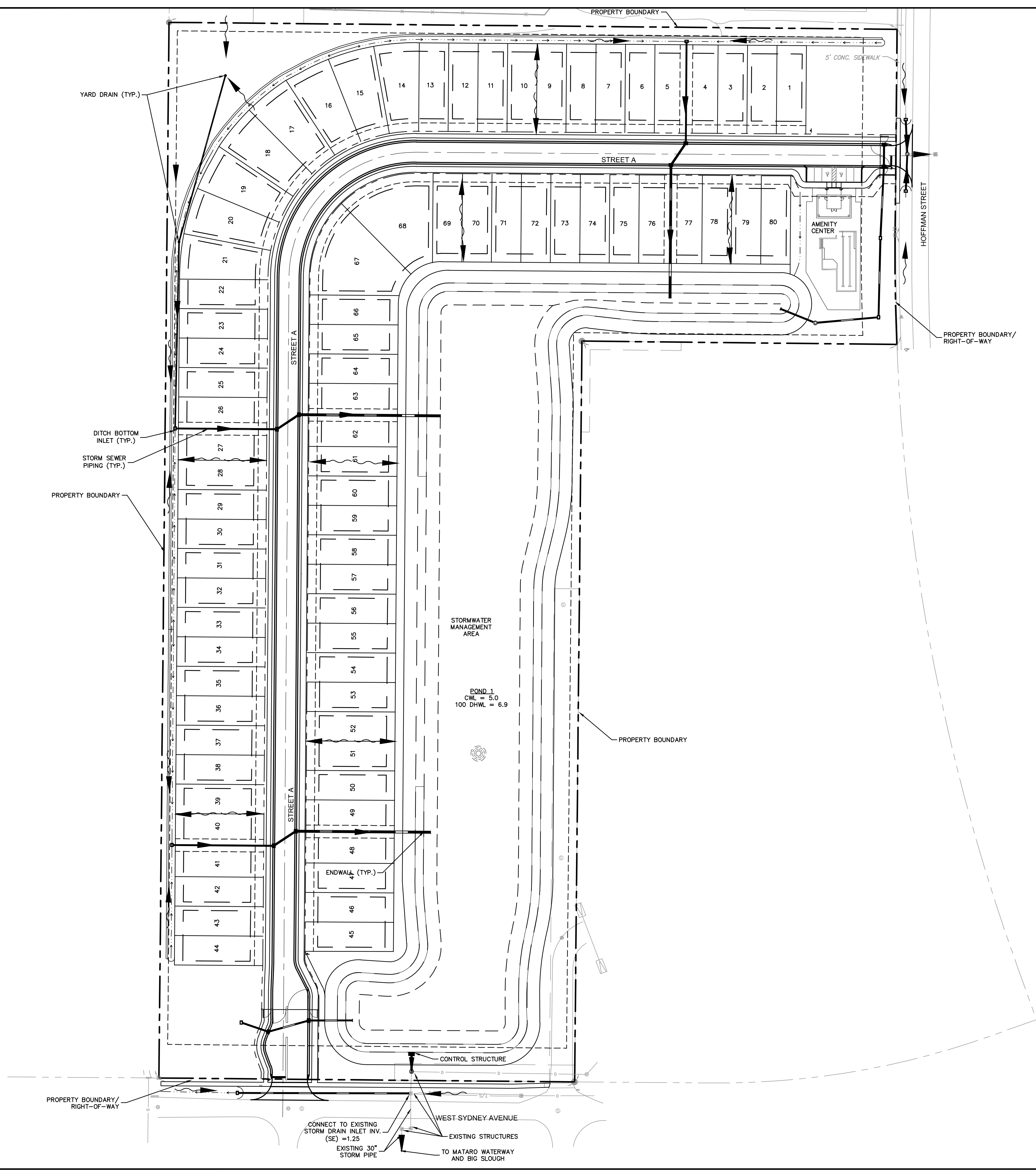
| | |
|---|-------------------------------|
| AREA: | 17.42 ACRES |
| RESIDENTIAL AREA: | 14.67 ACRES |
| ZONING: | PLANNED COMMUNITY DEVELOPMENT |
| FUTURE LAND USE: | ACTIVITY CENTER |
| PROPOSED USE: | MEDIUM DENSITY RESIDENTIAL |
| DWELLING UNITS: | 80 |
| MAXIMUM ALLOWABLE DENSITY: | 5.5 DU/ACRE |
| PROPOSED DENSITY (BASED ON RESIDENTIAL AREA): | 5.45 DU/ACRE |
| OPEN SPACE: | 6.30 AC. (36.2%) |
| BUILDING COVERAGE = | 3.86 AC. (22.2%) |
| MAXIMUM RESIDENTIAL LOT COVERAGE = | 57% |
| MAXIMUM ALLOWABLE BUILDING HEIGHT: | 70 FEET |
| PROPOSED MAXIMUM BUILDING HEIGHT: | 35 FEET |
| LOT BUILDING SETBACKS: | |
| FRONT: | 15 FEET |
| SIDE: | 5 FEET |
| REAR: | 10 FEET |
| FEMA SPECIAL FLOOD HAZARD AREA: | ZONE AE 7, ZONE X |



- RESIDENTIAL NEIGHBORHOOD STREET SPECIFICATIONS :
- ① ASPHALTIC CONCRETE SURFACE
 - ② BASE COURSE
 - ③ COMPACTED SUBGRADE
 - ④ 2' TYPE "M" CURB
 - ⑤ LANDSCAPE STRIP
 - ⑥ CONCRETE SIDEWALK
 - ⑦ MULTI-MODAL PATH

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| <p>LICENSED PROFESSIONAL</p> <p>TRENTON T. STRADGREEN, P.E.</p> <p>STATE LICENSE NUMBER 86562</p> | <p>DATE: _____</p> <p>CHECKED BY: _____</p> | | | | | | |
| <p>KHA PROJECT 148213015</p> <p>DATE AUG. 2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY TTS</p> <p>DRAWN BY MH/D</p> | <p>DATE: _____</p> <p>CHECKED BY: _____</p> | | | | | | |
| <p>DEVELOPMENT MASTER PLAN</p> | | | | | | | |
| <p>EAGLE BEND PREPARED FOR DR HORTON, INC.</p> | | | | | | | |
| <p>SHEET NUMBER C4.00</p> | | | | | | | |
| <p>NORTH PORT, FL</p> | | | | | | | |

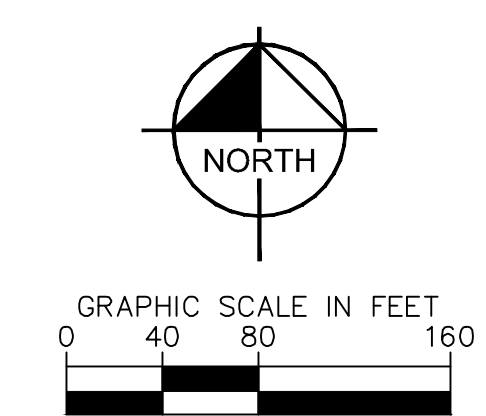
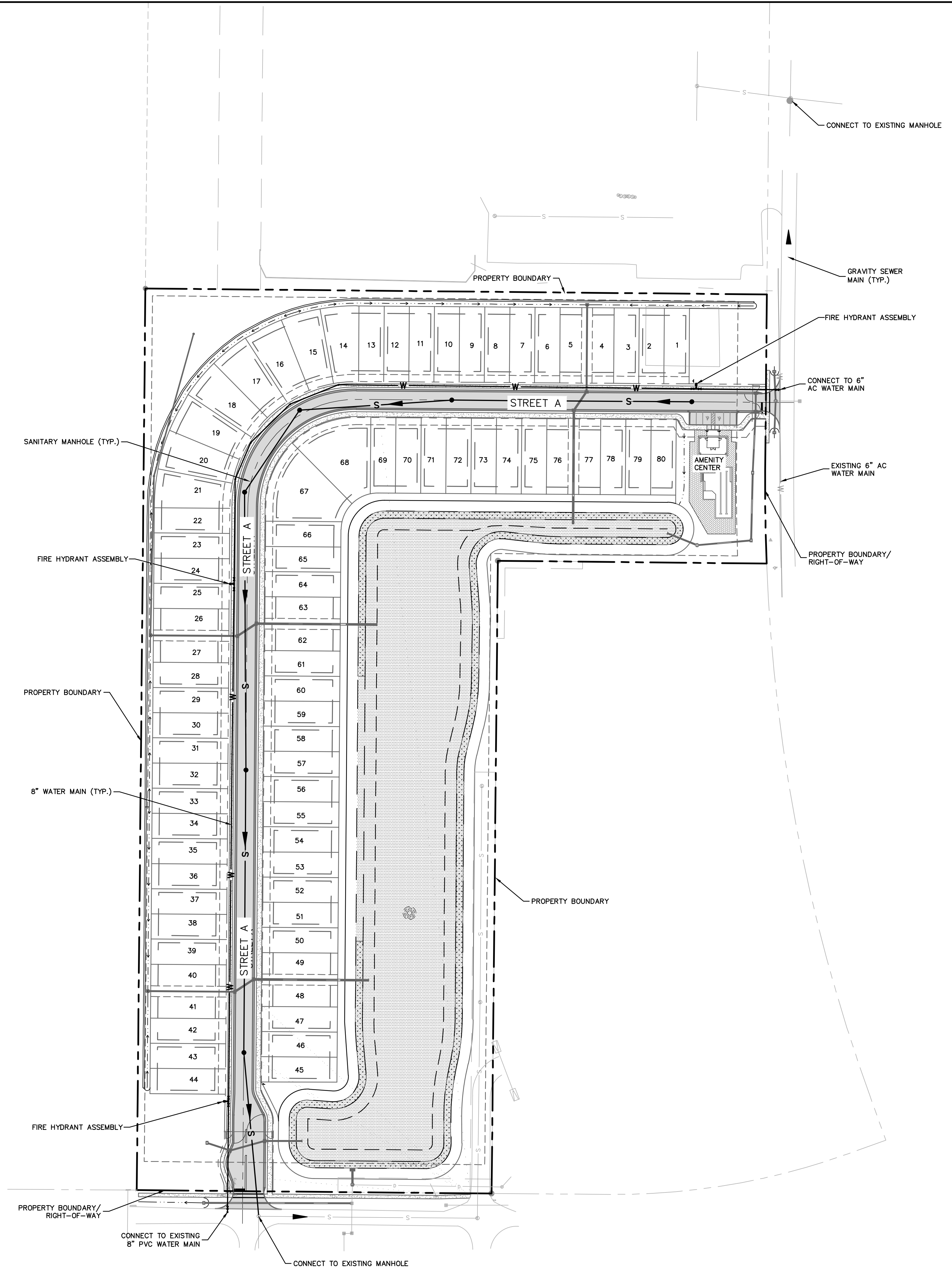
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- LEGEND**
- ASPHALT PAVEMENT
 - WATER SURFACE
 - PROPOSED SWALE
 - INLET & PIPE STORM SEWER
 - EXISTING GROUND ELEVATION
 - WETLAND JURISDICTIONAL LINE
 - WETLAND BUFFER LINE
 - MAJOR RIDGE LINES
 - MINOR RIDGE LINES
 - MINIMUM FINISH FLOOR ELEVATION
 - CONTROL WATER LEVEL
 - PROPOSED PAVEMENT ELEVATION
 - PROPOSED GROUND ELEVATION
 - HP
 - LP

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|---|--|---|--|---|
| <h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: 8px; margin: 0;">© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236 PHONE: 941-379-7600 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p> | LICENSED PROFESSIONAL TRENTON T. STRADGREN, P.E. STATE LICENSE NUMBER 86562 | KHA PROJECT 148213015 DATE AUG. 2022 | SCALE AS SHOWN DESIGNED BY TTS DRAWN BY MHIB CHECKED BY PVB | DATE: _____ PVB: _____ DATE: _____ MHIB: _____ |
| | <h2 style="margin: 0;">PRELIMINARY PAVING GRADING AND DRAINAGE PLAN</h2> | <h2 style="margin: 0;">EAGLE BEND PREPARED FOR DR HORTON, INC.</h2> | NORTH PORT FL | SHEET NUMBER <h3 style="margin: 0;">C5.00</h3> |

Plotted By: Kendrick, John Sheet Set: Arristo (DMP) Layout: C6.00 PRELIMINARY UTILITY PLAN August 09, 2022 04:12:51pm K:\SAR-Civil\48213015 - Arristo North Port\CAD\DWG Plan Set\06.00 PRELIMINARY UTILITY PLAN.dwg
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- LEGEND**
- PROPOSED FIRE HYDRANT ASSEMBLY (COST OF TEE NOT INCLUDED)
 - PROPOSED WATER SERVICE
 - PROPOSED SINGLE SEWER SERVICE
 - PROPOSED DOUBLE SEWER SERVICE
 - GATE VALVE OR PLUG VALVE
 - BLOW-OFF ASSEMBLY
 - DIRECTION OF FLOW
 - PROPOSED WATER MAIN
 - EXISTING WATER MAIN
 - PROPOSED SANITARY SEWER MAIN
 - EXISTING SANITARY SEWER MAIN
 - PROPOSED FORCE MAIN
 - EXISTING FORCE MAIN

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| KHA PROJECT | 148213015 |
| DATE | AUG. 2022 |
| SCALE | AS SHOWN |
| DESIGNED BY | TTS |
| DRAWN BY | MHB |
| CHECKED BY | PVB |
| DATE: | _____ |

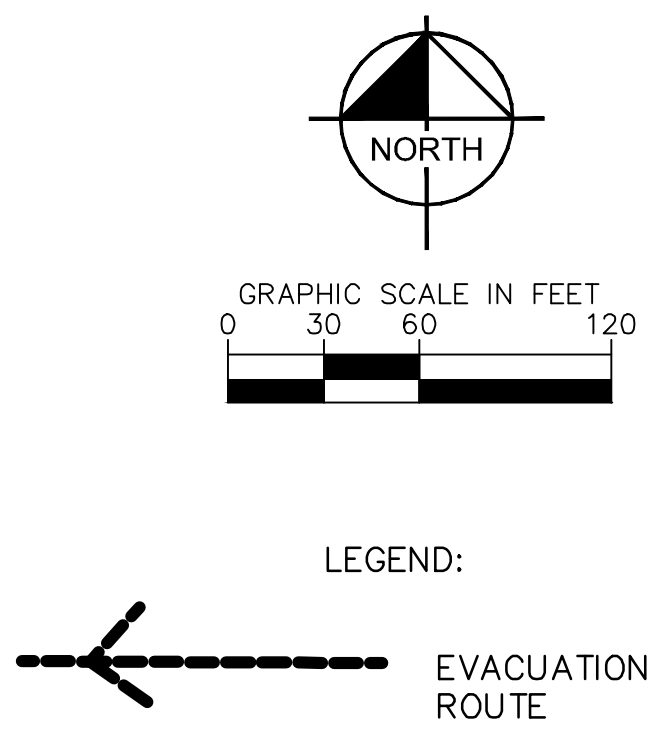
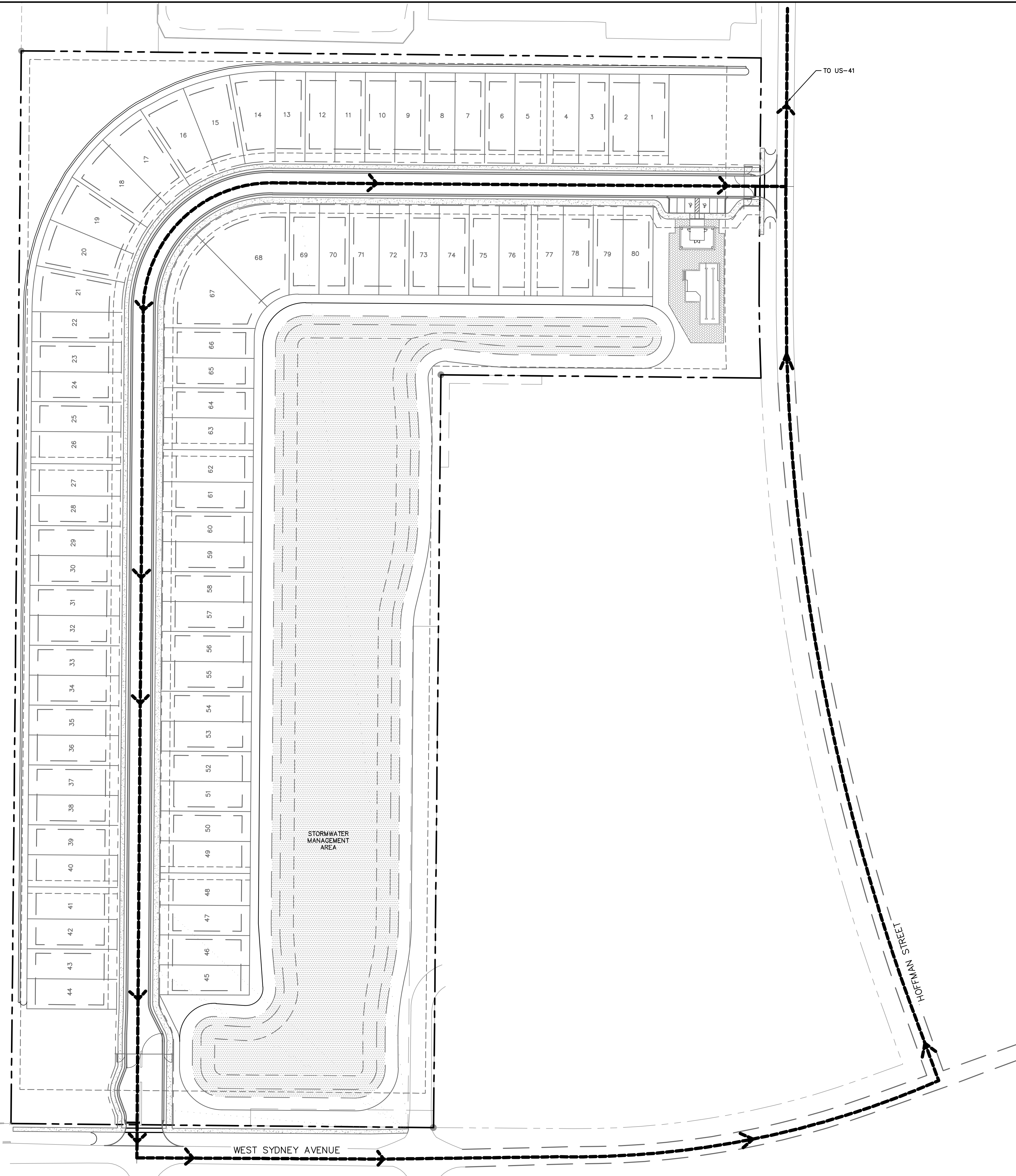
PRELIMINARY UTILITY PLAN

EAGLE BEND
 PREPARED FOR
DR HORTON, INC.

NORTH PORT, FL

SHEET NUMBER
C6.00

Plotted By: Kendrick, John - Sheet Set: Arristo (DMP) - Layout: C7.00 - EVACUATION PLAN - August 09, 2022 04:13:03pm - K:\SAR_Civil\48213015 - Arristo North Port\CAD\DMP - Plan Set\C7.00 - EVACUATION PLAN.dwg
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NOTE:
EVACUATION PLAN ASSUMES
RESIDENT USE OF A
DESIGNATED OFF-SITE STORM
SHELTER

| No. | REVISIONS | DATE | BY |
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Kimley»Horn
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 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
 PHONE: 941-379-7600
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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| LICENSED PROFESSIONAL TRENON T. STRICKEN, P.E. STATE LICENSE NUMBER 86562 | KHA PROJECT 148213015 DATE AUG. 2022 SCALE AS SHOWN DESIGNED BY TTS DRAWN BY MHE CHECKED BY PVB DATE: _____ |
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EVACUATION PLAN

EAGLE BEND
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NORTH PORT FL