



## City of North Port

### RESOLUTION NUMBER 2025-R-45

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE VILLAGE K TOWNHOMES, A 146-LOT RESIDENTIAL TOWNHOME SUBDIVISION ALONG WITH TWO FUTURE COMMERCIAL OUTPARCEL TRACTS 900 & 901 ON APPROXIMATELY 34.3255 ACRES LOCATED AT SOUTHWESTERN CORNER OF THE INTERSECTION OF MANASOTA BEACH ROAD AND SOUTH RIVER ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on June 6, 2025, John Luczynski, President, Manasota Beach Ranchlands, LLLP (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Preliminary Plat (the "Preliminary Plat") for Village K Townhomes, (the "Property"); and

**WHEREAS**, the property described above has a Future Land Use Designation of Village, within a Village Zoning District; and

**WHEREAS**, Townhomes are permitted uses in the Village Future Land Use Designation and Village Zoning District; and

**WHEREAS**, the proposed preliminary subdivision plat as submitted is consistent with the City's Comprehensive Plan and, Unified Land Development Code (ULDC); and

**WHEREAS**, the applicant has submitted all applicable bylaws, covenants, deeds, articles of incorporation, dedications, and other legal documents regarding ongoing maintenance of subdivision common areas; and

**WHEREAS**, the City Commission finds that approval of the requested preliminary subdivision plat does not violate the general intent and purpose of the Unified Land Development Code and is in the best interest of the public health, safety, and welfare.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

#### **SECTION 1 - FINDINGS**

1.01 The above recitals are true and correct and are incorporated in this resolution.

- 1.02 The preliminary subdivision plat is consistent with the approved Village K Pattern Book.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision plat finding that proposed subdivision meets the requirements of 2.2.9.B.(3)a. of the Unified Land Development Code (ULDC), is consistent with the Comprehensive Plan, meets all applicable requirements in Chapter 1 through 6 of the ULDC, and that sufficient legal documentation has been provided to establish responsibility for ongoing maintenance of the subdivision common areas.

**SECTION 2 – PRELIMINARY SUBDIVISION PLAT APPROVAL**

- 2.01 That the City Commission approves *Village K Townhome preliminary subdivision plat* for a 146-lot residential townhome community situated on a 34.3255-acre mixed-use development, as illustrated in Exhibit A. This project includes 146 townhomes, an amenity center tract, drainage and stormwater management facilities, common areas, landscaping, right-of-way, access points (ingress/egress), signage, utilities, and two commercial outparcel tracts (900 and 901) designated for future commercial development. The proposed density is 4.25 dwelling units per acre, with 53% of the area allocated as open space. The property is legally described as:

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE SOUTH 77°28'45" WEST, A DISTANCE OF 214.84 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF MANASOTA BEACH ROAD, MANASOTA BEECH RANCLANDS PLAT NO. 1 ACCORDING TO THE PLAT RECORDED IN BOOK 55, PAGE 367 AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH RIVER ROAD ACCORDING TO THE WARRANTY DEED RECORDED IN INSTRUMENT NO. 2008060371 BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°28'30" WEST, A DISTANCE OF 1,827.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LAKESPUR AT WELLEN PARK ACCORDING TO THE PLAT RECORDED IN BOOK 57, PAGE 107;

THENCE NORTH 89°31'30" WEST, A DISTANCE OF 400.00 FEET ALONG SAID NORTH BOUNDARY LINE TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2021094420;

THENCE ALONG EASTERLY BOUNDARY OF SAID SPECIAL WARRANTY DEED FOR THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 00°28'30" EAST, A DISTANCE OF 938.34 FEET;
- 2) NORTH 89°17'37" WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 69°38'16" WEST, A DISTANCE OF 580.51 FEET;
- 4) NORTH 15°02'48" WEST, A DISTANCE OF 691.12 FEET TO LAST SAID SOUTHERLY LINE BEING A POINT ON A TANGENT CURVE;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,135 FEET, A CENTRAL ANGLE OF 9°41'44", A CHORD BEARING OF NORTH 85°51'31" EAST, AND A CHORD LENGTH OF 360.85 FEET, AN ARC DISTANCE OF 361.29 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°17'37" EAST, A DISTANCE OF 1,071.16 FEET ALONG SAID SOUTHERLY LINE AND TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,495,220 SQUARE FEET OR 34.3255 ACRES, MORE OR LESS

### **SECTION 3 – CONDITIONS**

- 3.01 That the preliminary subdivision plat shall be subject to the owner/developer complying with the following conditions:
- a. Develop the property in accordance with the approved preliminary subdivision plat as referenced in Section 2 and attached hereto as Exhibit "A."
  - b. Obtain and provide copies of all applicable permits from other jurisdictional agencies as applicable prior to commencing construction.

### **SECTION 4 – CONFLICTS**

- 4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

### **SECTION 5 – SEVERABILITY**

- 5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

### **SECTION 6 – EFFECTIVE DATE**

- 6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on July 22, 2025.

CITY OF NORTH PORT, FLORIDA

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PHIL STOKES

MAYOR

ATTEST

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HEATHER FAUST, MMC

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL GOLEN, CPM

INTERIM CITY ATTORNEY

# SITE AND DEVELOPMENT PLANS

## FOR VILLAGE K TOWNHOMES LOCATED IN SECTION 10, TOWNSHIP 40 S, RANGE 20 E CITY OF NORTH PORT, FLORIDA

MARCH 2025

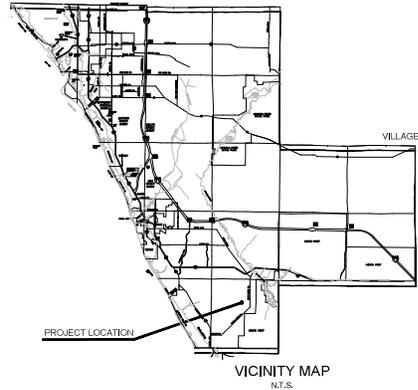


### PROJECT DATA:

VILLAGE K TOWNHOMES PROJECT AREA: 34.34 AC.  
 PROPOSED OPEN SPACE AREA: ±18.06 AC. (INCLUDES LAKES & WETLANDS)  
 OPEN SPACE %: 53% (BASED ON PROJECT AREA)  
 PROPERTY DENSITY CALCULATION:  
 RESIDENTIAL DWELLING UNITS = (4-UNIT \* 8) + (6-UNIT \* 19) = 146 UNITS  
 PROJECT AREA = 34.34 AC.  
 PROJECT DENSITY = 146 / 34.34 AC = 4.25 DU/AC (BASED ON PROJECT AREA)  
 REQUIRED OFF-STREET PARKING CALCULATIONS (ULDC SEC. 25-17):  
 REQUIRED SPACES = 1.5 SPACES / UNIT X 146 DUs = 219 SPACES  
 + 2 SPACES FOR MANAGEMENT  
 TOTAL REQUIRED SPACES = 219 + 2 = 221 SPACES  
 PROVIDED SPACES (OFF-STREET) = 250 SPACES (MIN. 1 GARAGE + 1 DRIVEWAY FOR EACH UNIT)  
 BUILDING HEIGHT:  
 ALLOWABLE BUILDING HEIGHT PER VILLAGE K VDDP = 50 FT  
 PROPOSED MAX. BUILDING HEIGHT = 30 FT

### GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE LANDSCAPE DEVELOPMENT. THEREFORE, IF ANY TREE(S) DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (INCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL OR MACHINERY REQUIRED TO REMOVE SAID TREES(S).
4. WHERE EXCAVATIONS ARE IN CLOSE PROXIMITY OF TREES, THE CONTRACTOR SHALL USE EXTREME CARE IN NOT DAMAGING THE ROOT SYSTEM, NO EQUIPMENT, SUPPLIES OR VEHICLES SHALL BE STORED OR PARKED WITHIN THE BRUSH LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOG AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOG ELEVATIONS AND FINISH BATHROOM GRADING WILL BE 0.2 FEET BELOW ELEVATIONS TO ALLOW FOR SOG THICKNESS. SODDING INCLUDES MAINTAINING SLOPES AND SOG UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION CONTROL AND MAINTAINING GRADERS IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, WEST VILLAGES IMPROVEMENT DISTRICT, CITY OF NORTH PORT UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILING.
8. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJOINING THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRIERS AND/OR SILT BARRIERS. TREE PROTECTION BARRIERS SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT AND / OR SARASOTA COUNTY TREE PROTECTION ORDINANCE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND THE DETAILS SHOWN ON DWGS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PLAN, THE NURFLES PERMITS, THE ENVIRONMENTAL RESOURCE PERMITS, AND THE CITY OF NORTH PORT DEVELOPMENT PERMITS. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRIERS AND BARRIERS ARE IN PLACE.
9. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE FLOODED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
11. IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY AT THE CONTRACTOR'S EXPENSE.
12. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO THE CITY OF NORTH PORT STANDARDS, LATEST REVISIONS.
13. THE BEST MANAGEMENT PRACTICES (BMP) MANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.
14. ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
15. IN THE EVENT THE CONTRACTOR ENCOUNTERS A CONFINING SOIL LAYER (CLAYEY SOILS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSED STORMWATER PONDS, THE CONTRACTOR SHALL STOP EXCAVATION ACTIVITIES IN THE AREA AND NOTIFY THE ENGINEER WITHIN 24 HOURS.
16. CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO THE SITE THROUGHOUT CONSTRUCTION.
17. ALL CONTRACTOR VEHICLES AND DUMPSTERS SHALL BE PARKED ON ONLY ONE SIDE OF THE STREET TO MAINTAIN A 12' WIDE MINIMUM CLEARANCE FOR EMERGENCY VEHICLES THROUGHOUT CONSTRUCTION.
18. STAND ALONE BUILDING PERMITS ARE REQUIRED ON PRIMARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
19. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10 FEET. NO JOINTS SHALL BE CLOSER THAN 4 FEET.
20. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWFMP EIP INFORMATION MANUAL, LATEST EDITION, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.
21. EXCAVATED MATERIAL GENERATED BY EXCAVATION OF STORMWATER MANAGEMENT POND IS TO BE USED AS FILL FOR THE PROJECT ACTIVITIES. NO EXCAVATED MATERIAL IS BEING HAULLED FROM THE PROPERTY FOR USE AS FILL AT ANOTHER SITE.
22. THE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 8.0 (NAVD88) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 121503070G EFFECTIVE 3/27/2024.



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B-100	SIGNAGE AND STRIPING PLAN
B-11A	TYPICAL 4 & 6' UNIT TOWNHOME LAYOUT
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C-2	PLAN AND PROFILE INDEX PLAN
C-3A	PLAN AND PROFILE
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C-3D	PLAN AND PROFILE
C-3E	PLAN AND PROFILE
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C-3G	PLAN AND PROFILE
C-3H	PLAN AND PROFILE
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C-4B	WATER DETAILS
C-4C	GENERAL DETAILS
C-4D	GENERAL DETAILS
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L-1B	CODE REQUIRED LANDSCAPE PLAN
L-1C	CODE REQUIRED LANDSCAPE PLAN
L-1D	CODE REQUIRED LANDSCAPE PLAN
L-1E	CODE REQUIRED LANDSCAPE PLAN
L-2A	LANDSCAPE SPECIFICATIONS
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IR-2A	IRRIGATION SPECIFICATIONS AND DETAILS
IR-2B	IRRIGATION DETAILS

Village K Development Tracking Chart Village K Townhomes (This Application)						
Use	City Permit No.	Phase	Maximum Allowable per VDDP	Previously Permitted or Constructed	Proposed Units (This Application)	Total Permitted and Proposed
Residential	INF-22-096 / SCP-22-097	Every Phase 1	1893	72		
		Every Phase 2		99		
		Every Phase 3		70		
		Lakeport Phase 1		137		
Commercial	INF-23-151 / SCP-23-152	Lakeport Phase 2		91		
		Lakeport Phase 3		120		
Office	PSP-25-00253	Village K Townhomes			146	735
			75,000 SF	0	0	0
			25,000 SF	0	0	0

### LIST OF UTILITY CONTACTS:

**WATER AND WASTEWATER:**  
 CITY OF NORTH PORT UTILITIES DEPARTMENT  
 8644 WEST PRICE BOUVELVARD  
 NORTH PORT, FL 34291  
 (841) 240-8010

**TELEPHONE:**  
 FRONTIER  
 1701 RINGLING BLVD.  
 SARASOTA, FL 34236  
 (941) 952-5624

**GAS:**  
 TECO / PEOPLES GAS  
 8261 WICO CT.  
 SARASOTA, FL 34240  
 (941) 342-4020

**CATV:**  
 COMCAST CABLE  
 5205 FRUITVILLE ROAD  
 SARASOTA, FL 34232  
 (941) 342-3577

**ELECTRIC:**  
 FLORIDA POWER & LIGHT  
 2245 MURPHY CT.  
 NORTH PORT, FL 34289  
 (941) 947-4238

**DEVELOPER:**  
 MANASOTA BEACH RANCHLANDS, LLLP  
 19503 S. WEST VILLAGES PKWY, UNIT #14  
 VENICE, FL 34293  
 PH: (941)999-4822  
 CONTACT: JOHN LUCZYNSKI

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1800 2ND STREET, SUITE 900  
 SARASOTA, FL 34236  
 PH: (941)379-7600  
 CONTACT: TY E. GREMAUX, P.E.

**LANDSCAPE ARCHITECTURE:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 1800 2ND STREET, SUITE 900  
 SARASOTA, FL 34236  
 PH: (941)379-7600  
 CONTACT: CHRISTOPHER D. CIANFAGLIONE, PLA

**ENVIRONMENTAL:**  
 MONARCH ECOLOGY GROUP  
 3431 PINE VALLEY DRIVE  
 SARASOTA, FL 34239  
 PH: 941-374-0339  
 CONTACT: KERRI MACNUTT

**SURVEYOR:**  
 CAGE ENGINEERING, INC.  
 12280 EVERGLAND DRIVE, SUITE A6  
 VENICE, FL 34293  
 PH: 630-532-3367

PREPARED BY  
**Kimley»Horn**

3024 KIMLEY-HORN AND ASSOCIATES, INC.  
 1800 2ND STREET, Suite 900, Sarasota, FL 34236  
 PHONE: (941) 379-7000  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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 AND REGULATIONS. I AM NOT PROVIDING ANY PERSONAL DIRECTION AND CONTROL, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS AS 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 356.076(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.



DAVID GOMEZ, P.E.  
 FLA. P.E. LICENSE # 97757  
 REGISTRY No. 35106

DATE:

**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK AND UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED. REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND ARE NOT INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE A PROPER MATCH TO EXISTING UTILITIES. UNLESS OTHERWISE NOTED, THE CONSTRUCTION, A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WANT TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK, NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED USING A STATE OF THE ART PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLOUGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

**ADA NOTES**

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE FOOT STANDARD SPECIFICATIONS AND PLANS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLANGES.
3. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER BUILDING UNLESS EXEMPT TO THE FAIR HOUSING ACT FINAL AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM ENTRY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2% PERCENT. IN NO CASE SHALL CONTOURIAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE DISCOVERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

**PAVING, GRADING AND DRAINAGE NOTES**

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS LATEST EDITION OR FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND REVEGETATED.
3. TRAFFIC CONTROL ON ALL FOOT, LOCAL AND COUNTY RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STANDS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOODED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE PROTECTED AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN AREAS WHERE TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FOOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SOODED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SOODED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED, THEREAFTER THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOO WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

**WATER AND SEWER UTILITY NOTES**

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND TRIP PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATER TIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR ANY OTHER PIPE FITTINGS OR ACCESSORIES WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE. SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL SURVEYOR OR TO FOOT STANDARDS.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A WANDER TEST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PROVIDING TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

**EROSION CONTROL NOTES**

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATER, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER, CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

**EROSION CONTROL NOTES (CONT.)**

13. EROSION CONTROL PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS AFTER CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS NOT DONE, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

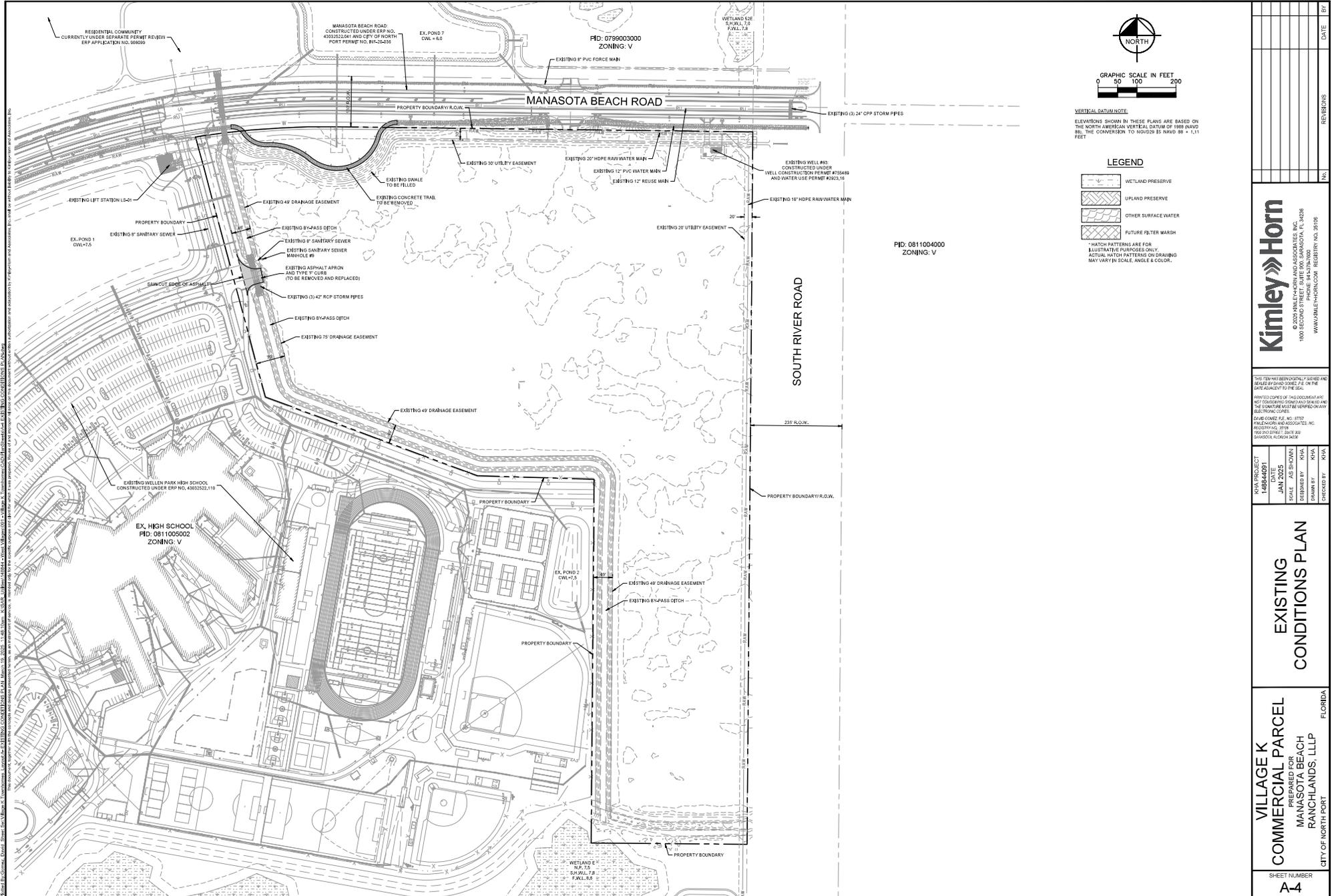
**MAINTENANCE**

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETRIORATION.
  2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
  3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
  6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
  7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INCIDENT.

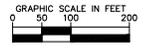
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PIN OBTAINED FROM THE COUNTY OF MANASOTA, FLORIDA. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**VERTICAL DATUM NOTE**  
 ELEVATIONS SHOWN IN THESE PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CONVERSION TO NAVD 83 IS NAVD 88 + 1.1 FEET.

**LEGEND**

- WETLAND PRESERVE
  - UPLAND PRESERVE
  - OTHER SURFACE WATER
  - FUTURE FILTER MARSH
- \*HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.

NO.	REVISIONS	DATE	BY

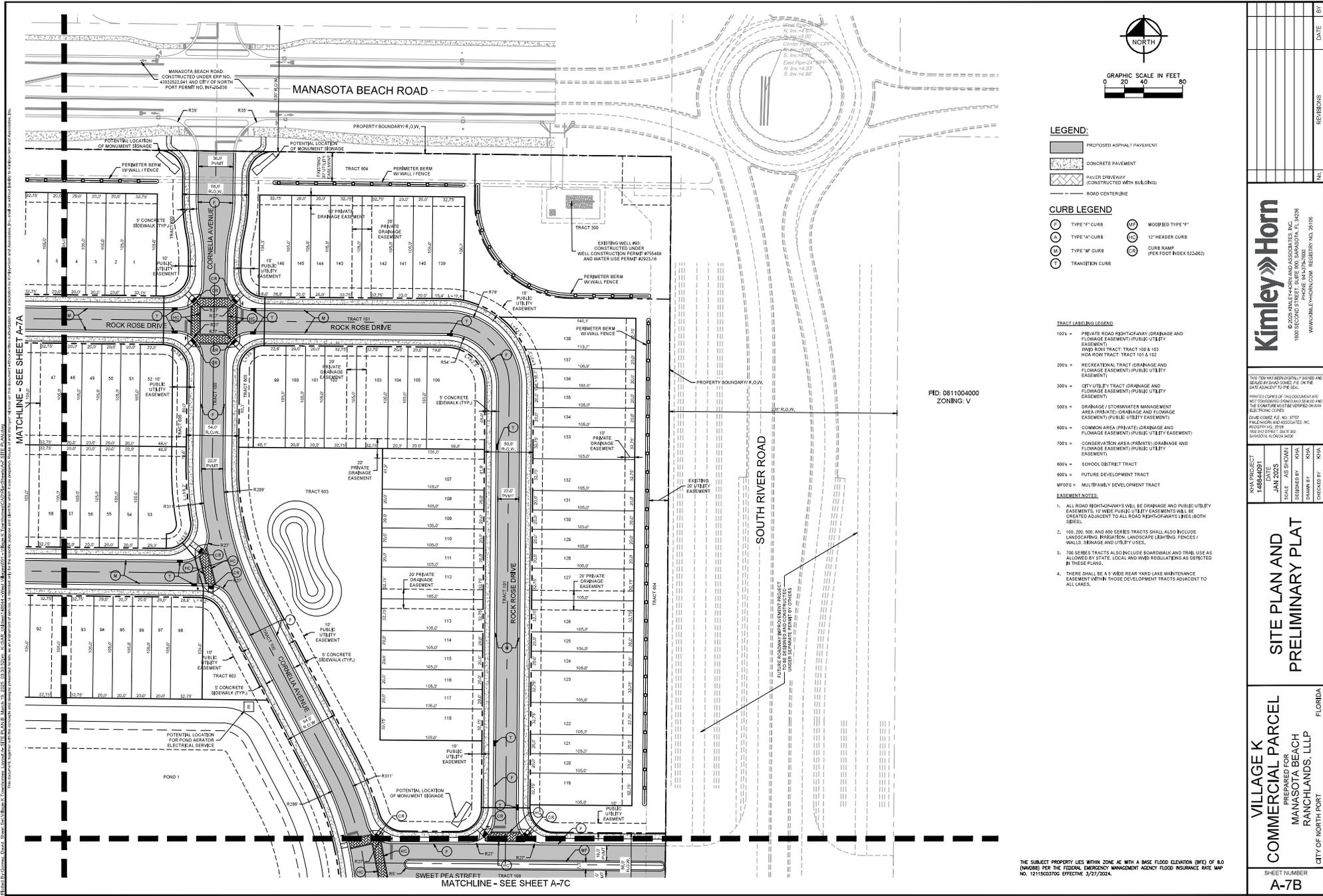
**Kimley-Horn**  
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 1800 SECOND STREET, SUITE 300, SARASOTA, FL 34238  
 WWW.KIMLEY-HORN.COM REGISTRATION NO. 35108

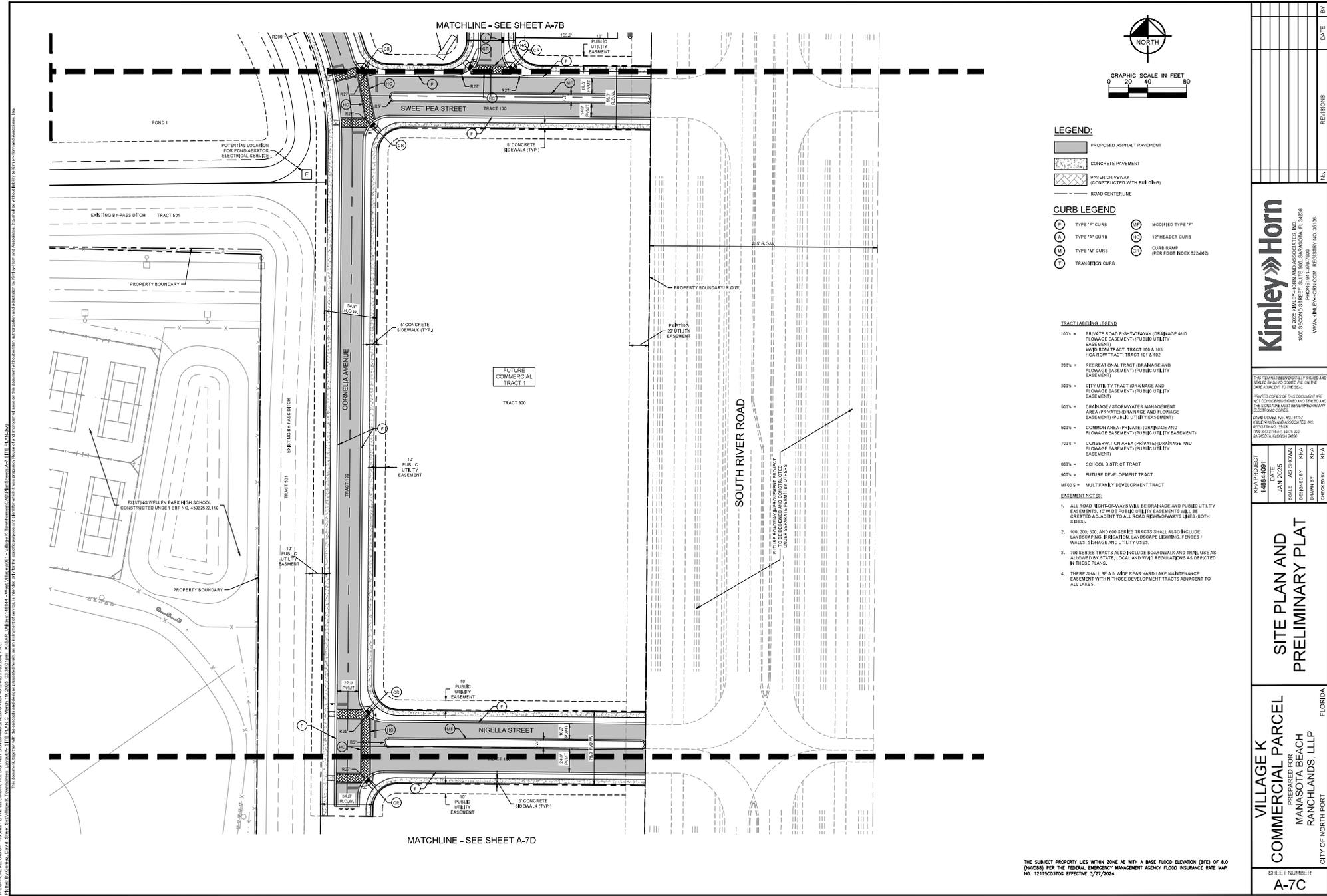
THIS PLAN HAS BEEN CAREFULLY PREPARED AND CHECKED BY CIVIL ENGINEERS ON THE DATE ADJACENT TO THE SEAL.  
 I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE DESIGNER OF THIS PLAN.  
 CIVIL ENGINEER REG. NO. 3773  
 LAND SURVEYOR REG. NO. 1275  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 PROJECT NO. 2505  
 PREPARED BY: KHA  
 DRAWN BY: KHA  
 CHECKED BY: KHA

**EXISTING  
 CONDITIONS PLAN**

**VILLAGE K  
 COMMERCIAL PARCEL**  
 PREPARED FOR  
 MANASOTA BEACH  
 RANCHLANDS, LLLP  
 CITY OF NORTH PORT  
 FLORIDA







**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVED DRIVEWAY
- CONSTRUCTED WITH BUILDINGS
- ROAD CENTERLINE

**CURB LEGEND**

- TYPE "F" CURB
- TYPE "M" CURB
- TYPE "N" CURB
- TRANSITION CURB
- MODIFIED TYPE "F"
- 12" HEAVER CURB
- CURB RAMP (SEE FOOT INDEX 522.002)

**TRACT LABELING LEGEND**

- 100's - PRIVATE ROAD RIGHT-OF-WAY (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT) (WVD ROW TRACT: TRACT 100 & 103) (HOK ROW TRACT: TRACT 101 & 102)
- 200's - RECREATIONAL TRACT (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
- 300's - CITY UTILITY TRACT (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
- 500's - DRAINAGE / STORMWATER MANAGEMENT AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
- 600's - COMMON AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
- 700's - CONSERVATION AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)
- 800's - SCHOOL DISTRICT TRACT
- 900's - FUTURE DEVELOPMENT TRACT
- MFO05 - MULTIFAMILY DEVELOPMENT TRACT

**EASEMENT NOTES:**

1. ALL ROAD RIGHT-OF-WAYS WILL BE DRAINAGE AND PUBLIC UTILITY EASEMENTS. 15' WIDE PUBLIC UTILITY EASEMENTS WILL BE CREATED ADJACENT TO ALL ROAD RIGHT-OF-WAYS LINES BOTH SIDES.
2. 100, 200, 500, AND 600 SERIES TRACTS SHALL ALSO INCLUDE LANDSCAPING, IRRIGATION, LANDSCAPE LIGHTING, FENCES / WALLS, SEWAGE AND UTILITY LINES.
3. 700 SERIES TRACTS ALSO INCLUDE BOARDWALK AND TRAIL USE AS ALLOWED BY STATE, LOCAL AND WVD REGULATIONS AS DEPICTED IN THESE PLANS.
4. THERE SHALL BE A 5' WIDE REAR YARD LAKE MAINTENANCE EASEMENT WITHIN THOSE DEVELOPMENT TRACTS ADJACENT TO ALL LAKES.

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 1800 SECOND STREET, SUITE 300, GAINESVILLE, FL 32608  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

KHA PROJECT ASB DATE SCALE DESIGNED BY DRAWN BY CHECKED BY	ASB JAN 2025 ASB KHA KHA KHA
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**VILLAGE K  
 COMMERCIAL PARCEL  
 PRELIMINARY PLAT**

**VILLAGE K  
 COMMERCIAL PARCEL  
 PREPARED FOR  
 MANASOTA BEACH  
 RANCHLANDS, LLLP  
 CITY OF NORTH PORT  
 FLORIDA**

SHEET NUMBER  
**A-7C**

THE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 8.0 (NA08) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12115003700E EFFECTIVE 3/27/2024.

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