

City of North Port

RESOLUTION NUMBER 2025-R-45

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELMINARY 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 – PRELMINARY 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 RANCHLANDS 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

	PHIL STOKES		
	MAYOR		
ATTEST			
HEATHER FAUST, MMC			
CITY CLERK			
APPROVED AS TO FORM AND CORRECTNESS			
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





WATER AND WASTEWATER: CITY OF NORTH PORT UTILITIES DEPARTMENT 6644 WEST PRICE BOUELVARD NORTH PORT, FL 34291

CATV: COMCAST CABLE

5205 FRUITVILLE ROAD

PROJECT LOCATION

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

GAS: TECO / PEOPLES GAS





LIST OF UTILITY CONTACTS:

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

I HEBERY CERTIFY THAT TO THE BEST OF MY HOWEDDE, AND BUSET THE DESIGN OF THIS PROJECT, AS PREPARED HUBBR MY PERSONAL DIRECTION AND CONTROL COMPLETS WITH ALL APPLICABLE STRANDARD, INCLIDION OF PERSONAL DIRECTION AND CONTROL COMPLETS WITH ALL APPLICABLE STRADARDS, INCLIDION IN ETITORIUM MINIMUM STRADARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HOMEWAY'S AS ADOPTED BY THE FLORBAD DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 335,075(1) AND (4), FLORDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT RECOLLATIONS.



DATE:

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

PROJECT LOCATION

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.

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

CAGE ENGINEERING INC. 12260 EVERGLOW DRIVE, SUITE A6

PORT TO THE STATE OF CONCENTRATION OF THE STATE OF THE ST THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO
AD IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO 10. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED 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 LANDRILL FACILITY AT THE CONTRACTOR'S EXPENSE.

15. IF THE CONTRACTOR ENCOUNTERS A CONFINING SOIL LAYER (CLAYEY SOILS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSES STORWMATER PONDS, THE CONTRACTOR SHALL STOP EXCAVATION ACTIVITIES IN THE AREA AND NOTIFY THE ENGINEER WITHIN 24 HOURS

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. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE MOTH 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 SWEWIND ERP INFORMATION MANUAL LATEST EDITION, ORTHO PORT UNIFIED LAND DEVELOPMENT CODE AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION. 21. EXCAVATED MATERIAL GENERATED BY EXCAVATION OF STORMMATER MANAGEMENT POINDS IS TO BE USED AS FILL FOR THE PROJECT ACTIVITIES. NO EXCAVATED MATERIAL IS BEING HAULED FROM THE PROPERTY FOR USE AS FILL AT ANOTHER STIE. 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. 12115C03700 EFFECTIVE 3/27/2024.

13. THE BEST MANAGEMENT PRACTICES (BMPS) MANUAL SHALL COVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.

12. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO THE CITY OF NORTH PORT STANDARDS, LATEST REVISIONS.

16. CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO THE SITE THROUGHOUT CONSTRUCTION

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

ENVIRONMENTAL MONARCH ECOLOGY GROUP 3431 PINE VALLEY DRIVE SARASOTA, FL 34239 PH:941-374-6339

> PREPARED BY **Kimley** » Horn

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 = $34.34\pm$ AC.

PROJECT DENSITY = 146 / 34 34 AC = 4.25 DU/AC (BASED ON PROJECT AREA)

REQUIRED OFF-STREET PARKING CALCULATIONS (LLDC SEC, 28-77.):
REQUIRED SPACES + 15 SPACES (UNIT C 140 DLs = 218 SPACES
2 SPACES FOR MANAGEMENT
+ 1 SPACES FOR MANAGEMENT
1 SPACES 10D M. 27 SPACES + 27 SPACES
TOTAL REQUIRED SPACES = 219 + 2 + 2 = 248 SPACES
PROVIDED SPACES (OFF-STREET) - 228 SPACES (MANAGEMENT A DANAGEMENT A D

ALLOWABLE BUILDING HEIGHT PER VILLAGE K VDPP = 50 FT PROPOSED MAX. BUILDING HEIGHT = 30 FT

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B-10D SIGNAGE AND STRIPING PLAN

		Village K Deve	lopment Tracking	Chart						
Vilage K Townhomes (This Application)										
Use	City Permit No.	Phase	Maximum Allowable per VDPP	Previously Permitted or Constructed	Proposed Units (This Application)	Total Permitted and Proposed				
Residential			1893							
		Eve:ly Phase 1		72						
	INF-22-096 / SCP-22-097	Everly Phase 2		99						
	INT-22-090/ 3CF-22-09/	Everly Phase 3		70						
		Lake:pur Phase 1		137						
	INF-23-151 / SCP-23-152	Lake:pur Phase 3		91						
	MAS-24-011	Lake:pur Phase 2		120						
	PSDP-25-00253	Village K Townhomes			146	735				
Commercial			75,000 SF	0	D	0				
Office			25 000 SE	0	D	0				

GENERAL CONSTRUCTION NOTES

- 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 FAMILLAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLIMINISHING ALL MATERIAL AND ART OCONSTRUCT. THE FACILITY SHOWN AND ESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB AT AREAS OF LIKES OTHER AND CRUB AREAS OTHER AND CRUB AT A PROVINCY THESE. STUMPS, ROOTS, MUCK. EASTING MACHINE AND ALL OTHER DELETINGUS MATERIAL.
- EASTING FAVENERY AND ALL OFFER CELE INFOLOS WAT ENAL.

 PASTRIO UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE
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 MORE THAN THE TOPOGRAPHIC OFFE TOPOGRAPHIC INFORMATION OF THE ATTIME LOCATION
 OF ANY DISTRICT WITH STATE OF THE TOPOGRAPHIC INFORMATION OF THE TOPOGRAPHIC INFORMAT
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE WARDONS UTILITY COMPANIES WHICH MAY HAVE BURBED OR ARRAL UTILITIES WITHIN OR NEAR THE PROVIDE AND EARLY THE CONTRACTOR MUST CONSTRUCTION. A USE OF THE UTILITY COMPANIES WHICH THE CONTRACTOR OF MUST ALL BEFORE COMMERCIAN WHO IS PROVIDED ON THE COVER REFER OF THESE CONTRACTOR AND THE PROVIDE AND EARLY THE CONTRACTOR HAVE WHICH THE CONTRACTOR THE CONTRACTOR HAVE WERE THE PROVIDE AND THE CONTRACTOR THE PROVIDE AND THE PROVIDE AND THE CONTRACTOR HAVE WITH THE PROVIDE AND THE CONTRACTOR HAVE WERE THE PROVIDE AND THE PROVIDE A
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- 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.
- 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.
- ALL COMES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST. RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENSINEER OF RECORD CIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENUMEDA ACTIVITIES RECORD SURVEY SHORE AND SHALED BY A PROPERSHON, LIAND SURVEYOR REGISTERED BY THE STATE OF FLORIDA DEPICTION THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED MEROPEARCH THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS MILL BET THE CONTRACTORS RESPONSIBILITY.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MANYAMING AS A MANYAMING AS A MANYAMING AS A SHALL RECORDED AS CONSTRUCTION PROOFESSES BY A SHALL REPORT OF THE CAMBRE FOR THE PROPERTY OF THE PROPERTY OF THE CAMBRE FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL ASSULT DAYS SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE CHARGED THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED 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
- 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 GEOGREED. THE CONTRACTOR SHALL NOTIFY THE OWNER PRICE TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT VIOLUD BE AFFECTED. PAULE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY GREATING TO FOR YEAR AFEALTED CHANGE CHEM.

ADA NOTES

- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE FDOT STANDARD SPECIFICATIONS AND PLANS FOR ROAD AND
- PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-MAY) 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 FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATGET EDITION.
- 4. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE . ANT COMPONENTS OF THE PROJECT SERVING WILL THANK TO WILLLINGS IN BOLIGINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 5, BERORE FALCHIC PRIVELEDIT, CONTRACTOR, SHALL VERIDY. THAT SUITABLE, ACCESSIBLE PREPERTARH JOURNAL FORE PERE ADA AND AND EXERT TO AND FROM EVERY TOOK AND AND AND SIDEWAKE, ACCESSIBLE PARKING SPACES, ACCESS AND ACCESSIBLE FOR AND ACCESSIBLE FALL AND ACCESSIBLE FALL
- 6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERN'T THAT AGA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENABLESS PRIOR TO PAYING F ANY EXCESSIVE SLOPES ARE ENCOUNTERED, NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR AGA SLOPE COMPAUNCE ISSUES.

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATES TEDITION) OR FOOT SPECIFICATION AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOTFHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAWNO JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABLIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOCIOED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INCICATED 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.
- 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.
- 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 CLEANDE OF DEBRIS AS REQUIRED
 DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 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 SOME CASES TOPSOIL, MAY BE STOCKFILED 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 COCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 18. ALL SLOFES AND ARRISE DISTURBED BY CONSTRUCTION SHALL BE GRADED AS FER PLANS. THE ARRISE SHALL THEN BE SOCKED OR SEEDED AS SPECIFIED IN THE PLANS. FIRST LUEED, MULCHED WATERED AND MANTANED UNTIL MARDY GRASS GROWTH IS ESTABLISHED IN ALL ARREAS, AN ARREAS SIGNINGED FOR ANY FRAZON PRIOR TO THAN ARREAS SIGNINGED FOR ANY FRAZON PRIOR TO THE ALL ARREAS SIGNING THE ARREAS SIGNING ARREAS SIGNING AND ARREAS SIGNING ARREAS WILL BE SOCKED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING IN CREAT SIGNING ARREAS SIGNIN
- 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 SHANLING OR OTHER SUITABLE METHODS OF CONTROL, THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO EMMROMMENTAL PROTECTION.
- 16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY MANUAL PLANT OF THE METALLATION OF TURBIDITY SHERRINGS AS INCOMEDIATE TO RESIDENCE FOR THE METALLATION OF TURBIDITY SHERRINGS AS INCOMEDIATED SOLDS INTO THE METALLATION OF THE METALLATION OF
- 17. SOD, 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 EIMPROMMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EVENTS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT LOSTRICT PERMIT WAS THE CONSTRUCTION SITE. THE
- 18. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTRIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL INDESTRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS

ALL 2 WORKING DAYS BEFORE YOU DIG

IT'S THE LAW!

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Know what's below. Call before you

WATER AND SEWER UTILITY NOTES

- THE CONTRACTOR SHALL CONSTRUCT GRANTY GENER LATERAS, IMMINIDES GRANTY SERVER LIVERS AND DOMESTIC WANTER AND THE PROTECTION SYSTEM AS SHOWN ON THESE FLASS. THE CONTRACTOR SHALL FIRINBH ALL NECESSARY MATERIAS, COUPLINGT, MICHAEL PROPERTY TOOLS, MEMO OF TRANSPORTATION AND LAST NECESSARY CONTRACTOR AND SHAPE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURERS SPECIFICATIONS. SCHLEET, CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH AWTERTIGHT FLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIFED CLEAN AND DRY AFTER THE PIPE HAS SEEN LOWBERD BITOT THE TREION VALVES SHALL BE FLUMS AND LOCATED ACCORDING TO THE PLANS
- ALL PHASES OF RISTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING. SHALL BE DONE IN A FIRST CLASS WORKMANLING MANNER. ALL, PIPE, AND FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLING MANNER. ALL, PIPE AND EXCOMMENDATION. CARE SHALL BE FLAKEN TO A WORK DIAMAGE TO THE COATING OR UNITED AND AND THE PREPARED AND THE TAKEN TO A WORK OF THE TRENCH OR OWNER, THE PROPERTY OF THE PROPERTY OF OWNER, THE PROPERTY OF THE PROPERTY OF WORK OF THE TRENCH OF OWNER, THE PROPERTY OF THE PROPERTY OF WORK OF THE PROPERTY OF THE PROPERTY
- WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING ALL OTLITY AND STORM DRAIN TRENONES COURTED VOIDER MARSS TO PRECEIVE PAYING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISCICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- 8. UNDERGROUND LÍNES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE. ANY AND ALL TESTS REQUIRED BY THE SPECIPICATIONS ANDOR ANY AGENCY HAVING ARRISOCITION. THESE TESTS MAY, IN A SPECIFICAN AND ANARORIL TESTS OF A CORPORT SHEET SHALL BE SPECIFICAN ANARORIL TESTS OF GRAVITY SEVER. A COPY OF THE TEST RESIATS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUCED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- 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 POLLUTIANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL STATE. OR LOCAL RECUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE ECUIPMENT MAINTENANCE AND CLEANING AREA EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRALERS, AND TOILET FACILITIES.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SHILLS AND LEAKS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE THE LISE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROMBITED.
- . 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.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

- STABILIZATION PRACTICES SHOULD BE INITIATED AS SCON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE 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 SPECIPICATIONS 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 USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- 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 THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABLIZATION OF THE SITE.
- 18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM CHOINT & WITH SHE SHELL SHOUGHTE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDMENTATION 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
- 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.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVE 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, SMAL, BE MAINTAINED IN PLLY STORM WATER POLLUTION PREVENTION PLAN, SMAL, BE MAINTAINED IN PLLY WORK OF PINA, STATEMENTATION CONTROL MEASURES SHALL BE OFFICED BY A QUALIFIED PERSON AT LEAST CONCEIVER'S SEVEN CALEMADE AND ASSEMBLY MENT AND ASSEMBLY STATEMENT OF A 0.5° RAINFALL EVENT, AND CLEMED AND REPARED IN ACCORDANCE WITH THE POLLUTION.

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- 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 961 OF THE STANDARD SPECIFICATIONS.
- 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.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RICHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 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.
- 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.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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IMERCIAL PAR,
REPARED FOR
MANASOTA BEACH
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