



City of North Port

RESOLUTION NUMBER 2025-R-76

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION REPLAT FOR WELLEN PARK DOWNTOWN PHASE 5, EXTENDING WELLEN PARK BOULEVARD RIGHT OF WAY AND CREATING PRESERVATION/CONSERVATION AREA, STORMWATER MANAGEMENT, OPEN SPACE AND FUTURE DEVELOPMENT TRACTS ON APPROXIMATELY 76.7308 ACRES LOCATED WEST OF WEST VILLAGES PARKWAY AND EAST OF PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 23, 2025, Joseph A. Kelley, PSM, Stantec Consulting Services, Inc. (the “Applicant”) submitted an application to the City of North Port, Florida (the “City”) for approval of a Subdivision Preliminary Replat (the “Preliminary Plat”) for Wellen Park Downtown Phase 5 (the “Property”); and

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

WHEREAS, right of way, preservation/conservation, stormwater management, open space, and future development tracts are permitted in the Village Future Land Use Designation, Village Zoning District, and the Village D District Pattern Plan; and

WHEREAS, the proposed preliminary subdivision replat 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 Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on November 6, 2025, to receive public comment on the subject matter of this resolution and to make its recommendation to the City Commission; and

WHEREAS, the City Commission finds that approval of the requested preliminary subdivision replat 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 replat is consistent with the approved Village D Pattern Book.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision replat 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 approve the *Wellen Park Downtown Phase 5, a Preliminary Subdivision Replat on approximately 76.7308 acres*, as illustrated in Exhibit A. This project includes the creation of right of way for Wellen Park Boulevard extension, preservation/conservation areas, stormwater areas, open space, future Development Tracts, and drainage and utility easements. The property is legally described as:

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

A tract of land, including Tract 101 and 102 of Main Street Ranchlands Plat No. 1 recorded in Plat Book 56, Page 250 of the Public Records of Sarasota County, Florida and lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract 7 of Wellen Park Downtown Phase 1 recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida; the following thirty-six (36) calls are along the southerly and easterly line of said Tract 7: (1) thence S.85°51'13"E., a distance of 144.09 feet to a point of curvature of a curve to the left having a radius of 123.00 feet and a central angle of 79°09'07"; (2) thence Northeasterly along the arc of said curve, a distance of 169.92 feet, to the point of tangency of said curve; (3) thence N.14°59'40"E., a distance of 43.90 feet to a point of curvature of a curve to the right having a radius of 153.00 feet and a central angle of 39°20'29"; (4) thence Northeasterly along the arc of said curve, a distance of 105.06 feet, to the point of curvature of a reverse curve to the left having a radius of 370.00 feet and a central angle of 35°06'21"; (5) thence Northeasterly along the arc of said curve, a distance of 226.70 feet, to the point of tangency of said curve; (6) thence N.19°13'48"E., a distance of 129.67 feet to a point of curvature of a curve to the right having a radius of 173.00 feet and a central angle of 46°28'00"; (7) thence Northeasterly along the arc of said curve, a distance of 140.30 feet, to the point of curvature of a reverse curve to the left having a radius of 53.00 feet and a central angle of 37°07'51"; (8) thence Northeasterly along the arc of said curve, a distance of 34.35 feet, to the point of curvature of a reverse curve to the right having a radius of 277.58 feet and a central angle of 18°08'56"; (9) thence Northeasterly along the arc of said curve, a distance of 87.92 feet, to the point of curvature of a compound curve to the right having a radius of 141.00 feet and a central angle of 44°44'16"; (10) thence Easterly along the arc of

said curve, a distance of 110.10 feet, to the point of tangency of said curve; (11) thence S.88°32'51"E., a distance of 84.83 feet to a point of curvature of a curve to the right having a radius of 17.00 feet and a central angle of 81°27'13"; (12) thence Southeasterly along the arc of said curve, a distance of 24.17 feet, to the point of curvature of a compound curve to the right having a radius of 60.32 feet and a central angle of 58°30'20"; (13) thence Southerly along the arc of said curve, a distance of 61.60 feet, to the point of curvature of a reverse curve to the left having a radius of 103.00 feet and a central angle of 33°52'18"; (14) thence Southwesterly along the arc of said curve, a distance of 60.89 feet, to the point of tangency of said curve; (15) thence S.17°32'23"W., a distance of 135.23 feet to a point of curvature of a curve to the left having a radius of 65.00 feet and a central angle of 93°13'40"; (16) thence Southeasterly along the arc of said curve, a distance of 105.76 feet, to the point of tangency of said curve; (17) thence S.75°41'17"E., a distance of 55.56 feet to a point of curvature of a curve to the right having a radius of 43.00 feet and a central angle of 61°15'41"; (18) thence Southeasterly along the arc of said curve, a distance of 45.98 feet, to the point of tangency of said curve; (19) thence S.14°25'37"E., a distance of 69.37 feet to a point of curvature of a curve to the left having a radius of 63.00 feet and a central angle of 59°56'56"; (20) thence Southeasterly along the arc of said curve, a distance of 65.92 feet, to the point of curvature of a reverse curve to the right having a radius of 411.12 feet and a central angle of 17°40'02"; (21) thence Southeasterly along the arc of said curve, a distance of 126.77 feet, to the point of curvature of a compound curve to the right having a radius of 60.00 feet and a central angle of 20°50'25"; (22) thence Southeasterly along the arc of said curve, a distance of 21.82 feet, to the point of tangency of said curve; (23) thence S.35°52'06"E., a distance of 109.04 feet to a point of curvature of a curve to the left having a radius of 44.00 feet and a central angle of 81°09'10"; (24) thence Easterly along the arc of said curve, a distance of 62.32 feet, to the point of tangency of said curve; (25) thence N.62°58'44"E., a distance of 59.37 feet to a point of curvature of a curve to the left having a radius of 44.00 feet and a central angle of 77°51'48"; (26) thence Northeasterly along the arc of said curve, a distance of 59.79 feet, to the point of tangency of said curve; (27) thence N.14°53'03"W., a distance of 103.89 feet to a point of curvature of a curve to the right having a radius of 82.00 feet and a central angle of 80°41'12"; (28) thence Northeasterly along the arc of said curve, a distance of 115.48 feet, to the point of tangency of said curve; (29) thence N.65°48'08"E., a distance of 294.24 feet to the point of curvature of a non-tangent curve to the left, having a radius of 68.00 feet and a central angle of 117°31'30"; (30) thence Northerly along the arc of said curve, a distance of 139.48 feet, said curve having a chord bearing and distance of N.07°03'19"E., 116.28 feet, to the point of curvature of a reverse curve to the right having a radius of 97.00 feet and a central angle of 53°18'51"; (31) thence Northwesterly along the arc of said curve, a distance of 90.26 feet, to the point of curvature of a reverse curve to the left having a radius of 59.00 feet and a central angle of 47°10'03"; (32) thence Northerly along the arc of said curve, a distance of 48.57 feet, to the point of curvature of a reverse curve to the right having a radius of 196.00 feet and a central angle of 29°08'24"; (33) thence Northwesterly along the arc of said curve, a distance of 99.68 feet, to the point of curvature of a reverse curve to the left having a radius of 154.00 feet and a central angle of 37°34'21"; (34) thence Northwesterly along the arc of said curve, a distance of 100.99 feet, to the point of curvature of a reverse curve to the right having a radius of 96.00 feet and a central angle of 90°04'15"; (35) thence Northerly along the arc of said curve, a distance of 150.91 feet, to the point of curvature of a reverse curve to the left having a radius of 438.00 feet and a central angle of 63°20'25"; (36) thence Northerly along the arc of said curve, a distance of 484.21 feet, to the end of said curve; thence N.62°48'14"E. along a line non-tangent to said curve, a distance of 89.55 feet to the point of curvature of a non-tangent curve to the right, having a radius of 300.00 feet and a central angle of 02°39'53"; thence Northwesterly along the arc of said curve, a

distance of 13.95 feet, said curve having a chord bearing and distance of N.25°51'50"W., 13.95 feet, to the point of curvature of a compound curve to the right having a radius of 600.00 feet and a central angle of 02°35'48"; thence Northwesterly along the arc of said curve, a distance of 27.19 feet, to the end of said curve; thence N.28°46'42"E. along a line non-tangent to said curve, a distance of 68.30 feet; thence N.31°25'41"E., a distance of 52.59 feet; thence N.39°50'18"E., a distance of 51.87 feet; thence N.38°22'55"E., a distance of 74.39 feet; thence N.16°31'25"E., a distance of 42.39 feet; thence N.11°39'16"E., a distance of 55.61 feet; thence N.49°43'42"E., a distance of 38.04 feet; thence N.28°42'35"E., a distance of 16.66 feet; thence N.11°07'03"W., a distance of 30.44 feet; thence N.43°38'28"E., a distance of 63.15 feet; thence N.34°01'32"E., a distance of 80.87 feet; thence N.84°03'35"E., a distance of 56.80 feet; thence N.62°31'55"E., a distance of 61.17 feet; thence N.86°30'02"E., a distance of 56.57 feet; thence N.87°54'57"E., a distance of 44.39 feet; thence S.76°02'53"E., a distance of 48.86 feet; thence S.39°57'56"E., a distance of 48.60 feet; thence S.72°01'56"E., a distance of 42.00 feet; thence S.50°11'21"E., a distance of 49.78 feet; thence S.88°14'48"E., a distance of 34.11 feet; thence S.70°19'11"E., a distance of 24.70 feet; thence N.36°17'44"E., a distance of 29.26 feet; thence S.78°35'14"E., a distance of 53.83 feet; thence S.72°01'51"E., a distance of 42.79 feet; thence N.40°24'06"E., a distance of 22.53 feet; thence N.75°44'30"E., a distance of 72.75 feet; thence S.78°07'11"E., a distance of 48.11 feet; thence N.49°58'58"E., a distance of 14.80 feet; thence N.14°48'01"E., a distance of 46.22 feet; thence N.79°23'10"E., a distance of 63.56 feet; thence N.50°32'03"E., a distance of 59.55 feet; thence N.30°55'22"E., a distance of 62.09 feet; thence S.82°02'22"E., a distance of 91.19 feet; thence S.11°36'24"E., a distance of 88.00 feet; thence S.00°18'02"W., a distance of 96.39 feet; thence S.04°02'45"W., a distance of 8.34 feet; thence N.88°45'02"E., a distance of 8.73 feet; thence S.40°57'08"E., a distance of 73.63 feet; thence S.24°26'17"W., a distance of 62.94 feet to a point on the northerly line of Parcel 771 recorded in Official Instrument Number 2009155882 of said Public Records, also being the point of curvature of a non-tangent curve to the left, having a radius of 390.00 feet and a central angle of 00°24'02"; the following three (3) calls are along the northerly line of Parcel 771 and its easterly extension: (1) thence Easterly along the arc of said curve, a distance of 2.73 feet, said curve having a chord bearing and distance of N.70°16'26"E., 2.73 feet, to the point of curvature of a reverse curve to the right having a radius of 57.76 feet and a central angle of 20°25'58"; (2) thence Easterly along the arc of said curve, a distance of 20.60 feet, to the point of tangency of said curve; (3) thence S.89°29'37"E., a distance of 105.16 feet to a point on the west right-of-way line of West Villages Parkway (variable width right-of-way), as recorded in Official Records Instrument Number 2009155882 of said Public Records; thence S.00°30'25"W. along said west right-of-way line, a distance of 1,340.70 feet to the northeast corner of Main Street Ranchlands Plat No. 3 recorded in Plat Book 56, Page 252 of said Public Records; the following eleven (11) calls are along the boundary of said Main Street Ranchlands Plat No. 3: (1) thence N.89°55'18"W., a distance of 521.43 feet; (2) thence S.00°03'01"W., a distance of 117.25 feet; (3) thence S.42°56'28"W., a distance of 147.30 feet; (4) thence S.02°54'04"E., a distance of 107.82 feet to the point of curvature of a non-tangent curve to the right, having a radius of 646.08 feet and a central angle of 06°38'39"; (5) thence Southeasterly along the arc of said curve, a distance of 74.92 feet, said curve having a chord bearing and distance of S.33°36'20"E., 74.88 feet, to the end of said curve; (6) thence S.30°08'32"E. along a line non-tangent to said curve, a distance of 188.12 feet to the point of curvature of a non-tangent curve to the left, having a radius of 556.31 feet and a central angle of 07°48'59"; (7) thence Southeasterly along the arc of said curve, a distance of 75.89 feet, said curve having a chord bearing and distance of S.34°12'30"E., 75.83 feet, to the point of curvature of a non-tangent curve to the left, having a radius of

535.13 feet and a central angle of $11^{\circ}57'38''$; (8) thence Southeasterly along the arc of said curve, a distance of 111.71 feet, said curve having a chord bearing and distance of $S.43^{\circ}47'43''E.$, 111.51 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 613.28 feet and a central angle of $07^{\circ}26'55''$; (9) thence Southeasterly along the arc of said curve, a distance of 79.73 feet, said curve having a chord bearing and distance of $S.53^{\circ}38'30''E.$, 79.67 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 566.40 feet and a central angle of $12^{\circ}44'12''$; (10) thence Southeasterly along the arc of said curve, a distance of 125.91 feet, said curve having a chord bearing and distance of $S.64^{\circ}30'22''E.$, 125.65 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 546.49 feet and a central angle of $17^{\circ}31'34''$; (11) thence Easterly along the arc of said curve, a distance of 167.16 feet, said curve having a chord bearing and distance of $S.79^{\circ}35'01''E.$, 166.51 feet, to a point on the west right-of-way line of West Villages Parkway (variable width right-of-way) as recorded in Official Records Instrument Number 2010135760 of said Public Records; the following six (6) calls are along said west right-of-way line: (1) thence $S.00^{\circ}30'25''W.$, a distance of 35.66 feet; (2) thence $N.85^{\circ}55'11''W.$, a distance of 40.43 feet; (3) thence $S.04^{\circ}20'24''W.$, a distance of 21.35 feet; (4) thence $S.85^{\circ}39'36''E.$, a distance of 25.84 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of $86^{\circ}10'01''$; (5) thence Southeasterly along the arc of said curve, a distance of 45.12 feet, to the point of tangency of said curve; (6) thence $S.00^{\circ}30'25''W.$, a distance of 22.33 feet to the point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of $87^{\circ}24'33''$; thence Northwesterly along the arc of said curve, a distance of 45.77 feet, said curve having a chord bearing and distance of $N.43^{\circ}11'52''W.$, 41.46 feet, to the point of curvature of a reverse curve to the right having a radius of 632.00 feet and a central angle of $22^{\circ}46'26''$; thence Westerly along the arc of said curve, a distance of 251.21 feet, to the point of curvature of a compound curve to the right having a radius of 14.00 feet and a central angle of $16^{\circ}07'42''$; thence Northwesterly along the arc of said curve, a distance of 3.94 feet, to the point of tangency of said curve; thence $N.48^{\circ}00'00''W.$, a distance of 48.67 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of $07^{\circ}28'16''$; thence Northwesterly along the arc of said curve, a distance of 80.85 feet, said curve having a chord bearing and distance of $N.55^{\circ}42'26''W.$, 80.79 feet, to the end of said curve; the following three (3) calls are along the boundary line of Tract 102 of Main Street Ranchlands Plat No. 1 recorded in Plat Book 56, Page 250 of said Public Records: (1) thence $S.02^{\circ}46'46''W.$ along a line non-tangent to said curve, a distance of 123.98 feet; (2) thence $N.87^{\circ}13'14''W.$, a distance of 112.00 feet; (3) thence $N.02^{\circ}46'46''E.$, a distance of 225.74 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of $07^{\circ}48'35''$; thence Northwesterly along the arc of said curve, a distance of 84.51 feet, said curve having a chord bearing and distance of $N.34^{\circ}02'50''W.$, 84.44 feet, to the point of tangency of said curve; thence $N.30^{\circ}08'32''W.$, a distance of 171.72 feet to a point of curvature of a curve to the left having a radius of 550.00 feet and a central angle of $10^{\circ}44'41''$; thence Northwesterly along the arc of said curve, a distance of 103.14 feet, to the point of curvature of a reverse curve to the right having a radius of 337.00 feet and a central angle of $12^{\circ}21'17''$; thence Northwesterly along the arc of said curve, a distance of 72.67 feet, to a point on the southwesterly right-of-way line of Everglow Drive (60' wide public right-of-way) recorded as Tract 101 of abovementioned Main Street Ranchlands Plat No. 1, also being the point of curvature of a non-tangent curve to the left, having a radius of 586.08 feet and a central angle of $08^{\circ}53'22''$; thence Northwesterly along the arc of said curve and along said southwesterly right-of-way line, a distance of 90.93 feet, said curve having a chord bearing and distance of $N.50^{\circ}29'09''W.$, 90.84 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 162.36 feet and a central angle of $20^{\circ}56'17''$; thence Westerly along the arc of

said curve, a distance of 59.33 feet, said curve having a chord bearing and distance of N.85°24'47"W., 59.00 feet, to the point of curvature of a reverse curve to the right having a radius of 81.35 feet and a central angle of 37°44'04"; thence Westerly along the arc of said curve, a distance of 53.57 feet, to the point of curvature of a reverse curve to the left having a radius of 135.49 feet and a central angle of 54°48'18"; thence Westerly along the arc of said curve, a distance of 129.60 feet, to the point of tangency of said curve; thence S.67°02'51"W., a distance of 79.86 feet to the point of curvature of a non-tangent curve to the right, having a radius of 167.00 feet and a central angle of 44°13'58"; thence Westerly along the arc of said curve, a distance of 128.93 feet, said curve having a chord bearing and distance of S.73°20'27"W., 125.75 feet, to the end of said curve; thence S.18°42'56"W. along a line non-tangent to said curve, a distance of 195.38 feet to the point of curvature of a non-tangent curve to the right, having a radius of 328.52 feet and a central angle of 58°06'37"; thence Southwesterly along the arc of said curve, a distance of 333.19 feet, said curve having a chord bearing and distance of S.47°57'59"W., 319.09 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 727.46 feet and a central angle of 33°13'27"; thence Southwesterly along the arc of said curve, a distance of 421.83 feet, said curve having a chord bearing and distance of S.60°09'43"W., 415.95 feet, to the point of curvature of a reverse curve to the right having a radius of 207.00 feet and a central angle of 68°54'18"; thence Westerly along the arc of said curve, a distance of 248.94 feet, to the point of tangency of said curve; thence N.67°32'43"W., a distance of 274.18 feet to the point of curvature of a non-tangent curve to the right, having a radius of 57.00 feet and a central angle of 36°12'11"; thence Westerly along the arc of said curve, a distance of 36.02 feet, said curve having a chord bearing and distance of S.69°57'04"W., 35.42 feet, to the point of tangency of said curve; thence S.88°03'09"W., a distance of 257.13 feet to the point of curvature of a non-tangent curve to the left, having a radius of 375.00 feet and a central angle of 26°08'16"; thence Westerly along the arc of said curve, a distance of 171.07 feet, said curve having a chord bearing and distance of S.73°24'28"W., 169.59 feet, to the point of curvature of a compound curve to the left having a radius of 25.00 feet and a central angle of 88°25'47"; thence Southerly along the arc of said curve, a distance of 38.58 feet, to a point on the easterly right-of-way line of Preto Boulevard (variable width public right-of-way) per Official Records Instrument Number 2020005361 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 630.00 feet and a central angle of 32°14'15"; the following two (2) calls are along said easterly right-of-way line: (1) thence Northerly along the arc of said curve, a distance of 354.47 feet, said curve having a chord bearing and distance of N.11°58'20"W., 349.81 feet, to the point of tangency of said curve; (2) thence N.04°08'47"E., a distance of 97.13 feet to the POINT OF BEGINNING.

Containing 3,342,395 square feet or 76.7308 acres, more or less.

SECTION 3 – CONDITIONS

- 3.01 That the preliminary subdivision replat shall be subject to the owner/developer complying with the following conditions:
- a. Develop the property in accordance with the approved preliminary subdivision replat 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.

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ADOPTED by the City Commission of the City of North Port, Florida, in public session on November 18, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY



Stantec

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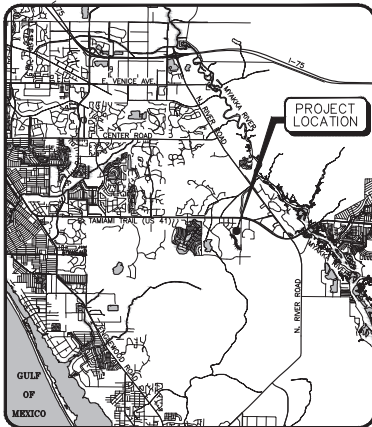
CONSTRUCTION PLANS FOR

WELLEN PARK DOWNTOWN PHASE 5

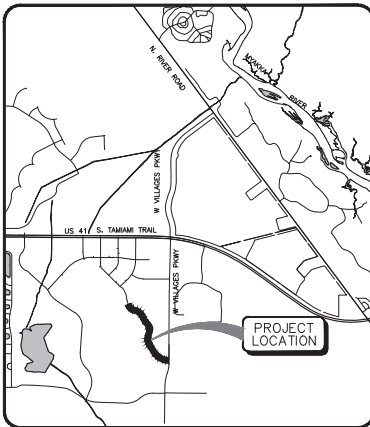
LOCATED WITHIN SECTION 32
TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, FLORIDA

A DEVELOPMENT BY

MAIN STREET RANCHLANDS, LLLP
19503 SOUTH WEST VILLAGES PARKWAY STE 14
VENICE, FLORIDA



LOCATION MAP



SITE MAP

PROJECT DATA

OWNERSHIP

MAIN STREET RANCHLANDS, LLLP
19503 SOUTH WEST VILLAGES PARKWAY, STE 14
VENICE, FLORIDA

CHARACTER AND INTENDED USE

PUBLIC ROADWAY

PROJECT AREA TOTAL AREA: 39.23 ACRES, PERVIOUS AREA: 36.07 ACRES, IMPERVIOUS AREA: 3.16 ACRES

DRAINAGE

STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED, OPERATED & MAINTAINED BY WEST VILLAGES IMPROVEMENT DISTRICT.

UTILITY OWNERSHIP

RECLAIMED WATER — WEST VILLAGES IMPROVEMENT DISTRICT

POTABLE WATER — CITY OF NORTH PORT UTILITIES

SANITARY SEWER — CITY OF NORTH PORT UTILITIES

DATUM

RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, THE CONVERSION FACTOR TO NAVD29 IS +1.11' FEET.

A PRELIMINARY SUBDIVISION AND REPLAT OF MAIN STREET RANCHLANDS PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 250 OF THE PUBLIC RECORDS OF SARASOTA COUNTY.

NOTES

1. THE PROJECT CONSISTS OF A ROADWAY EXTENSION
2. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. PRESENT ZONING IS VILLAGE.
4. THE PROJECT IS LOCATED WITHIN FLOOD ZONE AE (EL. 8 FT) & X, PER FIRM COMM. PANEL NO. 121150036205 (MARCH 27, 2024)
5. CONSTRUCTION SHALL COMMENCE NOVEMBER 2024 AND CONTINUE THROUGH NOVEMBER 2025.
6. TOPOGRAPHY IS COMPILED FROM FIELD INFORMATION OBTAINED BY STANTEC AND IS BASED ON 1988 DATUM, THE CONVERSION FACTOR TO NAVD 29 IS +1.11'.
7. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
8. DRAINAGE EASEMENTS WILL BE PROVIDED FOR ALL PROPOSED STORM PIPING OUTSIDE THE PROPOSED RIGHT-OF-WAY.
9. ANY SIGNIFICANT HISTORICAL OR ARCHEOLOGICAL RESOURCES DISCOVERED DURING DEVELOPMENT ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE FLORIDA DIVISION OF HISTORICAL RESOURCES AND TREATMENT OF SUCH RESOURCES SHALL BE DETERMINED IN COOPERATION WITH THE DIVISION OF HISTORICAL RESOURCES AND THE CITY OF NORTH PORT. TREATMENT OF THE RESOURCES MUST BE COMPLETED BEFORE RESOURCE-DISTURBING ACTIVITIES ARE ALLOWED TO CONTINUE. IF HUMAN REMAINS ARE ENCOUNTERED, THE PROVISIONS CONTAINED IN CHAPTER 872, FLORIDA STATUTES (OFFENSES CONCERNING DEAD BODIES AND GRAVES) SHALL BE FOLLOWED.
10. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS AND THE CITY OF NORTH PORT CODE.
11. THE PROJECT SITE WAS PREVIOUSLY INCLUDED IN VILLAGE D MASTER INFRASTRUCTURE (NF-19-289; ERP 43032522.025)
12. NO COMMISSION STIPULATIONS HAVE BEEN PLACED ON THE PROPERTY.

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01	COVER SHEET
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03	GENERAL NOTES
04	EXISTING CONDITIONS AND DEMOLITION PLAN
05	TYPICAL ROAD SECTIONS
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SUPPLEMENTAL PLANS



Christopher D. Jordan
Jordan
2025.10.30
16:15:49-0400

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.

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NO.	DATE	DESCRIPTION	BY
12/17/24	REV SHEETS 9		RLB/117073
12/12/24	REV SHEETS 6-7, 9, 13, 29-31		RLB/117073
12/04/24	BID SET		RTD/09450

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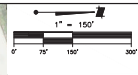
LOCAL UTILITY PROVIDERS

PROJECT MANAGER	PROJECT ENGINEER	PROJECT SURVEYOR
CHRISTOPHER D. JORDAN, P.E. FLORIDA LIC. NO. 68891	DANA DRISCOLL, E.I.	JOE JASPER, P.S.

RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER
215618592-001_P001

DATE: 2024.08
PROJECT NUMBER: 215618592



A ☒ SET 8/8/11/2013 2014-1504
 Revision By Appd YYYY MM DD

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Jordan
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Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH PORT, FLORIDA

Project No.: 215618592
File Name: 215618592-C07_002PL
Scale: 1" = 150'

Title
AERIAL LOCATION
MAP

Revision:	Sheet:	of
Drawing No.		



Consultant

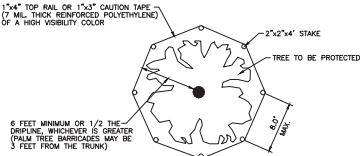
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GENERAL SITE CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED (CITY OF NORTH PORT BURN PERMIT REQUIRED BY THE CONTRACTOR) OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED 500 ELEVATIONS. FINISH EARTHWORK GRADING SHALL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR 500 THICKNESS.
4. SODDING INCLUDES MAINTAINING SLOPES AND 500 UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED, WHICHEVER COMES LAST. UNTIL THEN, ALL EROSION, SILTATION, AND MAINTENANCE OF GRASSES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. CERTAIN TREES ARE DESIGNATED BY THE OWNER 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 TREES ARE DAMAGED BY CONSTRUCTION OPERATIONS OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION SHALL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL, OR MACHINERY REQUIRED TO REMOVE SAVED TREES(S).
6. 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 DRIP LINE OF TREES TO REMAIN AND BE PRESERVED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
7. NOTIFY "SUNSHINE STATE ONE CALL (1-800-432-4770)", COMCAST CABLE, SARASOTA CO. AND CITY OF NORTH PORT UTILITIES, FLORIDA POWER & LIGHT, VERIZON AND ANY OTHER UTILITIES (GAS COMPANIES, ETC.) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
8. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO, MANHOLES, CLEANSOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS SHALL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
9. CLEARING, GRUBBING, STRIPPING, AND COMPACTION SHALL BE INSPECTED BY THE ENGINEER OR HIS DULY APPOINTED REPRESENTATIVE PRIOR TO FILLING.
10. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, PRESERVE AREAS WITHIN AND ADJACENT THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR BUILT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT TREE PROTECTION ORDINANCE, LATEST EDITION, AND THE FLORIDA AEC/ARBORICULTURE CODE. TREE PROTECTION PRACTICES DETAIL DRAWING. THE ENGINEER SHALL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR THE PROTECTION OF TREES. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS TO BE REMOVED FROM THIS SITE, ALL FILL MATERIAL IS TO BE REMOVED FROM SITE OR STABILIZED WITH SEED AND MULCH.
11. ALL LIMITS OF CONSTRUCTION FOR THE OUTFALL PIPE/STRUCTURE/SPREADER SHALL BE STAKED PRIOR TO ANY CONSTRUCTION WITHIN THE LAKES OR WETLAND/BUFFERS. APPROVAL FROM THE ENGINEER, AND THE OWNER IS REQUIRED BEFORE EQUIPMENT CAN BE USED WITHIN THE LAKE OR WETLAND/BUFFER. THE ENGINEER SHALL BE ON SITE DURING CONSTRUCTION WITHIN THE LAKE OR WETLAND/BUFFER.
12. LOCATION OF ALL STORM STRUCTURES (WEIR, MITERED END, CONTROL STRUCTURE, GRATE INLET, ETC.) ADJACENT TO A WETLAND SHALL BE APPROVED BY THE ENGINEER OR HIS REPRESENTATIVE AFTER SURVEY STAKE OUT AND PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL ADHERE TO AND HAVE A COPY OF THE SWFWMD PERMIT FOR THE SITE.
14. ALL CONCRETE PIPE JOINTS SHALL HAVE A FILTER FABRIC JACKET MINIMUM 12" EACH SIDE OF JOINT WITH MIN. 24" OVERLAP AT SEAM FOOT INLET 4250 & 4190 & ALL APPLICABLE CITY REQUIREMENTS.
15. CONTRACTOR SHALL SPRINKLE OR OTHERWISE APPLY WATER TO AFFECTED CONSTRUCTION AREAS TO CONTROL BOTH SIGNIFICANT WIND EROSION, AND FUGITIVE DUST.
16. THE PROPOSED CONSTRUCTION SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE ADA COMPLIANCE HANDBOOK, LATEST EDITION, AND THE FLORIDA AEC/ARBORICULTURE CODE.
17. ALL PAVEMENT MARKINGS, EXCLUDING PARKING STALLS, SHALL BE ALUMINUM THERMOPLASTIC, 30 MILS THICKNESS.
18. ALL DRAINAGE STRUCTURES TO HAVE POURING INVERTS.
19. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR ROADWAY AND DRAINAGE STRUCTURES SHALL BE CLASS 1 AND HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
20. ALL SIDEWALKS AND SIDEWALK CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT INLET #304 AND #310, THE AMERICAN WITH DISABILITIES ACT (ADA), AND THE FLORIDA AEC/ARBORICULTURE CODE AT CURBS, GUTTERS, SIDEWALKS, INTERSECTIONS, ETC.
21. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL, ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, LATEST EDITION, TRAFFIC CONTROL THROUGH WORK ZONES, SERIES 600 INCHES.
22. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONSTRUCTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10 FEET. NO JOINTS SHALL BE CLOSER THAN 4 FEET.
23. JOINT RESTRAINTS DETAILS ON THE WATER DISTRIBUTION DETAILS SHEET SHALL ALSO APPLY TO FORCE MAINS, IRRIGATION MAINS & WATER MAINS.
24. TRENCH DETAILS ON THE WASTEWATER COLLECTION CONSTRUCTION DETAILS SHEET SHALL ALSO APPLY TO FORCE MAINS, IRRIGATION MAINS & WATER MAINS.
25. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWFWMD DEP INFORMATION MANUAL, LATEST EDITION AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.
26. THE WETLANDS, MITIGATION AREAS, AND ASSOCIATED UPLAND VEGETATIVE BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN & A PRESERVE AND LABELED A PRESERVE ON ALL PLANS. ALL ACTIVITIES INVOLVING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERGROWTH) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM RESOURCE PROTECTION SERVICES. EXCEPTION MAY BE GRANTED BY RESOURCE PROTECTION SERVICES TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.
27. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
28. ANY WELLS DISCOVERED DURING EARTH WORKING OR EXCAVATION SHALL BE REPORTED TO THE SARASOTA COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL ENGINEERING WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
29. FIVE SETS OF ENGINEERING PLANS, REVIEW FEE, AND ANY OTHER RELATED MATERIALS MUST BE SUBMITTED BY THE CONTRACTOR TO THE SARASOTA COUNTY UTILITIES, 1001 SARASOTA CENTER BLVD, SARASOTA, FLORIDA 34240. PHONE: 861-6620. THESE PLANS MUST BE APPROVED BY THE SARASOTA COUNTY HEALTH DEPARTMENT PRIOR TO CONSTRUCTION. CONTACT BRIAN DIETZ AT 861-6135 FOR DEP PERMIT FEE.
30. PROPERTIES WHICH PROPOSE TO BE CONNECTED TO CENTRAL WATER MUST HAVE THE PROPER BACKFLOW PREVENTION DEVICE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
31. THE FOLLOWING REQUIREMENTS APPLY TO ALL BUILDING CONSTRUCTION OR ALTERATION, OR LAND ALTERATION ACTIVITIES IN ACCORDANCE WITH CITY OF NORTH PORT U.L.C. AND WITH THE HISTORIC PRESERVATION CHAPTER OF THE CITY OF NORTH PORT COMPREHENSIVE PLAN.
 - A. IF EVIDENCE OF THE EXISTENCE OF CULTURAL RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL PERMIT IS ISSUED, ALL WORK SHALL CEASE IN THE AREA OF INTEREST AS DETERMINED BY THE DIRECTOR, THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. COPIES OF SUCH EVIDENCE MAY INCLUDE BUT NOT BE LIMITED TO: PHOTOGRAPHS, ARTIFACTS, OR OTHER DOCUMENTATION. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS WITHIN THREE WORKING DAYS OF NOTIFICATION AND TO MITIGATE ANY ADVERSE EFFECTS TO AS TO MINIMIZE DELAYS TO DEVELOPMENT ACTIVITIES.
 - B. IF ANY HUMAN SKELETA, REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK SHALL CEASE IN THE AREA OF INTEREST AND THE PARTY SHALL IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DIRECTOR OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFUL TO DISTURB, MOVE, OR DAMAGE A HUMAN BURIAL.
32. EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PROVIDED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONTROL BMPs OR ROTE TREATMENT. SURFACE WATER QUALITY MONITORING AND WATER QUALITY MONITORING SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH REGULATIONS. THE OPERATOR IN THE EVENT THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROPERTY NECESSARY TO ENSURE COMPLIANCE.
33. OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE USA, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH DISCHARGES SHALL BE REPORTED TO PUBLIC WORKS WITHIN 24 HOURS OF THE OCCURRENCE (PH: 841-240-8050; FAX 841-240-8063). THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
34. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION OR EMISSIONS OF UNCONTROLLED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(1), F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
35. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP AND IMMEDIATELY REPORTED TO PUBLIC WORKS (PH: 841-240-8050; FAX 841-240-8063). SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.

36. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE AND WATER RESOURCES SHALL BE CONTACTED (PH: 941.861.5000; FAX: 941.861.0986).
37. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - I. NPDES CONSTRUCTION GENERAL PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-613.000(4)(a), F.A.C.
 - II. A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE DEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-613.000(4)(a) PART II.B.2 F.A.C. AND AS PER SEC. 54-187(1)(a) OF THE CITY OF NORTH PORT CODE.
 - III. A COPY OF THE CERTIFIED NPDES NOI OR A COPY OF THE DEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO UTILITIES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART II.B.1, F.A.C., AND SEC. 54-187(1)(a) OF THE CITY OF NORTH PORT CODE.
 - IV. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V.B.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO CITY OF NORTH PORT STORMWATER & ENVIRONMENTAL DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - V. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO CITY OR STATE INSPECTORS.
38. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DETERMINING, TO SURFACE WATERS, OR TO ANY PORTION OF THE USA WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DETERMINING, ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO CITY OF NORTH PORT STORMWATER AND ENVIRONMENTAL DEPT.
39. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS TO BE CEASED, ALL VEGETATIVE AND CONSTRUCTION MATERIAL IS TO BE REMOVED FROM SITE. ALL FILL MATERIAL IS TO BE REMOVED FROM SITE OR STABILIZED WITH SEED AND MULCH.
40. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY WILL BE MANUFACTURED USING DAMING GRADE REFLECTIVE SHEETING (OR AN EQUIVALENT). ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
41. ALL TRAFFIC SIGN POSTS WITHIN THE CITY RIGHT-OF-WAY SHALL BE 2" X 2" SQUARE BREAK-AWAY 14 GAUGE GALVANIZED STEEL WITH PUNCHED HOLES IN ACCORDANCE WITH SECTION 3.3 OF THE MUTCD. THE TWO X 10" V51F-300 SIGN SHALL BE EMPLOYED WHERE SIGN POSTS ARE INSTALLED IN PAVED AREAS.
42. IN THE EVENT THAT CONSTRUCTION ACTIVITY IS TO CEASE, ALL VEGETATIVE AND CONSTRUCTION MATERIAL IS TO BE REMOVED FROM THIS SITE. ALL FILL MATERIAL IS TO BE REMOVED FROM SITE OR STABILIZED WITH SEED AND MULCH.
43. LAW 500 AROUND ALL INLETS, MITERED END SECTIONS, HEADWALLS, SHALES LAKE SLOPES, ADJACENT TO EDGE OF PAVEMENT AND ADJACENT TO BACK OF CURB AS SHOWN IN DETAILS OR AS DIRECTED BY ENGINEER.
44. CITY OF NORTH PORT REQUIRES RECYCLING OF SPECIFIC MATERIAL PURSUANT TO CITY OF NORTH PORT MANDATORY RECYCLING ORDINANCE.
45. SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL BE DEDICATED TO THE CITY OF NORTH PORT FOR PERPETUAL MAINTENANCE.
46. IRRIGATION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. IRRIGATION PIPE SHALL BE PURPLE IN COLOR (PANTONE 4220C).
47. A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION OF ANY RETAINING WALL SYSTEM. ALL MASONRY, CONCRETE OR ENGINEERED SYNTHETIC FURNACE WALLS, BUILDINGS, SWIMMING POOLS OR ACCESSORY STRUCTURES SHALL BE PERMANENT.
48. GENERAL NATURAL RESOURCE NOTES
 - I. IMPACTS TO STATE AND FEDERALLY PROTECTED SPECIES AS LISTED IN THE MOST CURRENT VERSION OF "FLORIDA'S ENDANGERED SPECIES, THREATENED SPECIES AND SPECIES OF SPECIAL CONCERN: OFFICIAL LIST" PREPARED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) ARE NOT AUTHORIZED BY THIS PERMIT. THESE SPECIES MAY INCLUDE, BUT ARE NOT LIMITED TO, FLORIDA SCRUB WAX, AMERICAN BALD EAGLE, SEBASTIAN'S FOX SQUIRREL, BURROUGHS OWL, CORNER TORTOISE, COPIER FROG, AND EASTERN HOOD SNAKE. PROTECTION EXTENDS TO THE NESTS, BURROWS AND HABITAT UTILIZED BY THESE SPECIES. IF A LISTED SPECIES OR ITS EVIDENCE, SUCH AS BURROWS, NESTS, SCAT, TRACKS THAT WAS NOT ADDRESSED IN THIS PERMIT IS OBSERVED PRIOR TO OR DURING CONSTRUCTION, ALL CLEARING AND EARTHMOVING ON-SITE SHALL CEASE. THE PERMITTEE SHALL CONSULT WITH THE FWC REGIONAL OFFICE AND/OR THE U.S. FISH AND WILDLIFE SERVICE REGIONAL OFFICE REGARDING NECESSARY PROTECTION MEASURES AND PROVIDE EVIDENCE OF SUCH CONSULTATION TO RESOURCE PROTECTION SERVICES PRIOR TO RESUMING WORK.
 - II. IF ANY TYPE A FILL (CLEAN EARTHEN MATERIAL) IS TO BE HAULED OFF-SITE, AN EARTHMOVING PERMIT OR LETTER OF EXEMPTION IS REQUIRED FROM RESOURCE PROTECTION SERVICES. IF ANY TYPE A FILL HAULED OFF-SITE IS TO BE STOCKPILED OR FILLED UPON PRIVATE PROPERTIES WITHIN THE UNINCORPORATED AREAS OF SARASOTA COUNTY, THE RECEIVING PROPERTY(IES) SHALL POSSESS AUTHORIZATION IN THE FORM OF AN EARTHMOVING PERMIT, WRITTEN EARTHMOVING EXEMPTION, A BUILDING PERMIT, OR CONSTRUCTION PLAN APPROVAL PRIOR TO RECEIVING S&D FILL. NO TYPE B (CONCRETE, BROKEN ASPHALT, ROCKS), TYPE C (VEGETATIVE LAND CLEARING DEBRIS), OR TYPE D (GARBAGE, REFUSE, WOOD, METAL, PLASTIC, ETC.) FILL MAY BE BURIED WITHIN OR OUTSIDE APPROVED CONSTRUCTION LIMITS. TYPE D FILL MUST BE DISPOSED AT AN APPROVED LANDFILL OR RECYCLING FACILITY. TYPE B, C, AND D FILLS GENERATED ON-SITE SHALL NOT BE STOCKPILED ON-SITE FOR GREATER THAN SIX MONTHS. TYPE B, C, AND D FILLS SHALL NOT BE HAULED TO THE SITE FROM OFF-SITE SOURCES. FOR INFORMATION ABOUT EARTHMOVING PERMITS OR CONSTRUCTION ENVIRONMENTAL PERMITTING AT 941-861-5000. IF FILL MATERIAL IS TO BE STOCKPILED WITHIN THE APPROVED CONSTRUCTION LIMITS, THE PROJECT ENGINEER MUST PROVIDE DETAILED DRAWINGS TO LAND DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL.
49. A COPY OF THE PROJECT'S SWFWMD PERMIT WILL NEED TO BE FURNISHED TO PLANNING & ZONING BEFORE COMPLETION CERTIFICATION.
50. DRAINAGE EASEMENT WILL NEED TO BE RECORDED BEFORE COMPLETION CERTIFICATION.
51. BEFORE COMPLETION CERTIFICATION BY THE CITY OF NORTH PORT STORMWATER DEPARTMENT, AGREEMENT, ACCORDABLE TO THE CITY BY THE ENTITY RESPONSIBLE FOR OPERATING AND MAINTAINING STORMWATER MANAGEMENT SYSTEM, MUST BE FURNISHED TO LAND DEVELOPMENT SERVICES.
52. A TREE PERMIT IS REQUIRED FOR EACH TREE WITH EXISTING TREES, PRIOR TO ANY TREE REMOVAL.
53. USE OF PAVEMENT BRICKS IN TRAVELWAYS SHALL CONFORM TO FOOT SPECIFICATION #526 FOR MATERIALS INSTALLATION.
54. POTABLE WATER, WASTEWATER AND REUSE WATER SERVICE IS PROVIDED BY THE CITY OF NORTH PORT UTILITIES.
55. A FEEP WATER CONSTRUCTION PERMIT AND WASTEWATER CONSTRUCTION PERMIT IS REQUIRED.
56. A SARASOTA COUNTY RIGHT-OF-WAY USE PERMIT IS REQUIRED WHERE ACCESS AND WORK IS PERFORMED WITHIN OR CONNECTING TO THEIR JURISDICTIONAL ROADWAY.
57. A FOOT DRIVEWAY CONNECTION AND RIGHT OF WAY USE PERMIT IS REQUIRED WHERE ACCESS AND WORK IS PERFORMED WITHIN OR CONNECTING TO THEIR JURISDICTIONAL ROADWAY.
58. LANDSCAPE/ARBORESCAPE PLANS WILL INCLUDE ROOT BARRIERS IN COMPLIANCE WITH CITY OF NORTH PORT ULC CHAPTER 45, SECTION 19.



NOTE:
ALL TREE BARRICADES SHALL BE IN ACCORDANCE WITH SARASOTA COUNTY ORDINANCE NO. 83-44.

TREE PROTECTION BARRICADE DETAIL
(SARASOTA COUNTY) N.T.S.

Permit/Seal
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.
Christophe Jordan
2025.10.30
16:15:52-01
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Client/Project
WELLEN PARK DOWNTOWN PHASE 5
MAIN STREET RANCHLANDS, LLC
NORTH PORT, FLORIDA
Project No: 215618592
Home 215618592/0056
Scale: AS NOTED
Drawing Date: 2024.08
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Title
GENERAL NOTES

Revision: Sheet: of
Drawing No.

TREE PROTECTION NOTES:

- PROTECT EXISTING TREES NOT MARKED ON THIS PLAN FOR REMOVAL AGAINST:
 - UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS WITHIN DRIP-LINE
 - EXCESS FOOT OR VEHICLES WITHIN DRIP-LINE
 - PARKING VEHICULAR TRAFFIC
- PROVIDE WATER TO TREES REQUIRED TO MAINTAIN HEALTH DURING CONSTRUCTION ACTIVITIES
- WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIA. MAKE CLEAN CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH NET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
- INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR BY QUALIFIED TREE SURGEON.
- REPAIR OR REPLACE TREES TO REMAIN, WHICH ARE DAMAGED BY CONSTRUCTION ACTIVITIES, IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. A QUALIFIED TREE SURGEON MAY BE EMPLOYED TO REPAIR MAJOR DAMAGE TO TREES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BY CONSTRUCTION ACTIVITIES IN A MANNER ACCEPTABLE TO THE OWNER.
- IF DEEMED NECESSARY, THE CONTRACTOR SHALL EMPLOY A QUALIFIED TREE SURGEON TO SELECTIVELY PRUNE THE OVERHEAD CANOPY AND PERIPHERAL ROOT SYSTEM OF TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT
- TREE BARRIER FENCING TO FOLLOW DRIPLINE.

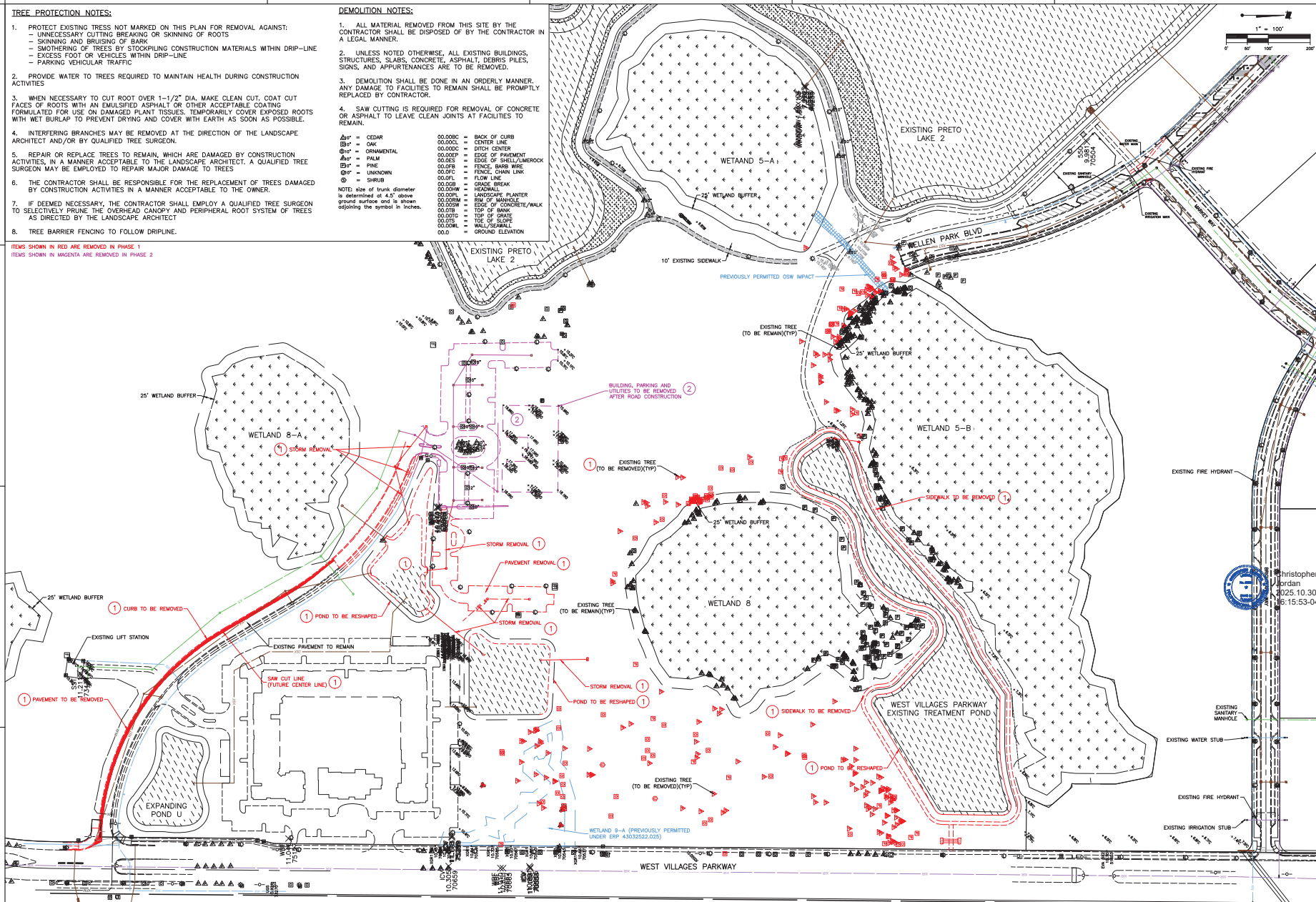
ITEMS SHOWN IN RED ARE REMOVED IN PHASE 1
ITEMS SHOWN IN MAGENTA ARE REMOVED IN PHASE 2

DEMOLITION NOTES:

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- UNLESS NOTED OTHERWISE, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND APPURTENANCES ARE TO BE REMOVED.
- DEMOLITION SHALL BE DONE IN AN ORDERLY MANNER. ANY DAMAGE TO FACILITIES TO REMAIN SHALL BE PROMPTLY REPLACED BY CONTRACTOR.
- SAW CUTTING IS REQUIRED FOR REMOVAL OF CONCRETE OR ASPHALT TO LEAVE CLEAN JOINTS AT FACILITIES TO REMAIN.

Δ 1" = CEDAR	00.0000 = BACK OF CURB
Δ 2" = OAK	00.0001 = CENTER LINE
Δ 3" = ORNAMENTAL	00.0002 = DITCH CENTER
Δ 4" = PALM	00.0003 = EDGE OF PAVEMENT
Δ 5" = PINE	00.0004 = EDGE OF SHELL/UMEROCK
Δ 6" = UNKNOWN	00.0005 = FENCE, DASH WIRE
Δ 7" = SHIRAZ	00.0006 = FENCE, CHAIN LINK
Δ 8" = SHIRAZ	00.0007 = FLOW LINE
Δ 9" = SHIRAZ	00.0008 = GRADE BREAK
Δ 10" = SHIRAZ	00.0009 = HORIZONTAL
Δ 11" = SHIRAZ	00.0010 = LANDSCAPE PLANTER
Δ 12" = SHIRAZ	00.0011 = RIM OF MANHOLE
Δ 13" = SHIRAZ	00.0012 = EDGE OF CONCRETE/WALK
Δ 14" = SHIRAZ	00.0013 = TOP OF BANK
Δ 15" = SHIRAZ	00.0014 = TOP OF GRADE
Δ 16" = SHIRAZ	00.0015 = TOP OF SLOPE
Δ 17" = SHIRAZ	00.0016 = WALL/SEAWALL
Δ 18" = SHIRAZ	00.0017 = GROUND ELEVATION

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in inches.



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Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

Project No.: 215618592
File Name: 215618592_0000
Scale: 1" = 100'
Drawing: 0000 Date: 11/11/2024
Drawn: CDE Checked: YYY AM/20

Title
EXISTING CONDITIONS
AND DEMOLITION PLAN

Revision: Sheet: of
Drawing No.

04



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Rev	By	App'd	Rev	Rev
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Christopher D. Jordan, P.E.
2025.10.30
16:15:54-00

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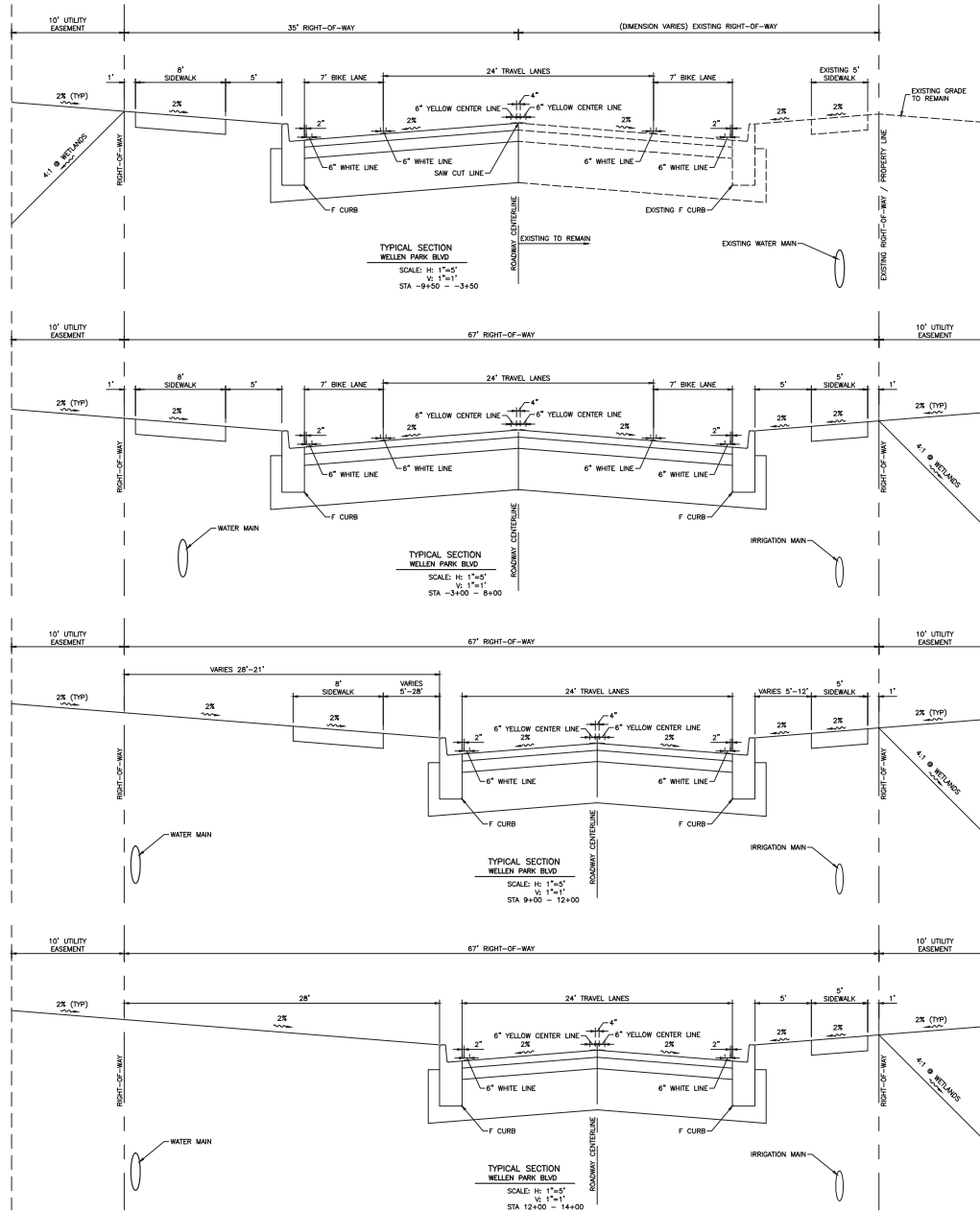
Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

Project No.: 215618592
Home: 215618592/20195
Scale: AS NOTED
Drawing Date: 2024.09
Drawn: CMC
Checked: YYY/AM/JD

Title
TYPICAL ROAD
SECTIONS

Revision: Sheet: of
Drawing No.

05



PAVEMENT SPECIFICATIONS (ROADWAYS):
WEARING SURFACE:
1.5" THICK, TYPE SP 9.5 PER FDOT SSRBC-SECTION 334 (LATEST EDITION)
STRUCTURAL COURSE:
3" THICK TYPE SP 12.5 PER FDOT SSRBC OR LATEST EDITION AS REVISED.
BASE:
11" THICK SHELL BASE, LBR 100 MINIMUM (FDOT SSRBC-913 LATEST EDITION AS REVISED).
BASE ALTERNATES:
8" GRADED AGGREGATE CRUSHED CONCRETE (LATEST EDITION, AS REVISED OF FDOT SSRBC-204) (LBR 120 MN)
OR 8" CEMENT STABILIZED BASE (PER FDOT SSRBC-913 LATEST EDITION, AS REVISED)
SUBGRADE:
12" TYPE B STABILIZING LBR 40 MINIMUM (LATEST EDITION OF FDOT SSRBC-160).
PAVER SPECIFICATIONS (ROADWAY AND PARKING):
3.5" PAVERS PER HARDSCAPE PLAN*
1" LEVELING SAND
BASE:
11" THICK SHELL BASE, LBR 100 MINIMUM (LATEST EDITION OF FDOT SSRBC-913)
SUBGRADE:
12" TYPE B STABILIZING LBR 40 MINIMUM (LATEST EDITION OF FDOT SSRBC-160)
* CONFIRM PAVER THICKNESS WITH HARDSCAPE PLANS

mi
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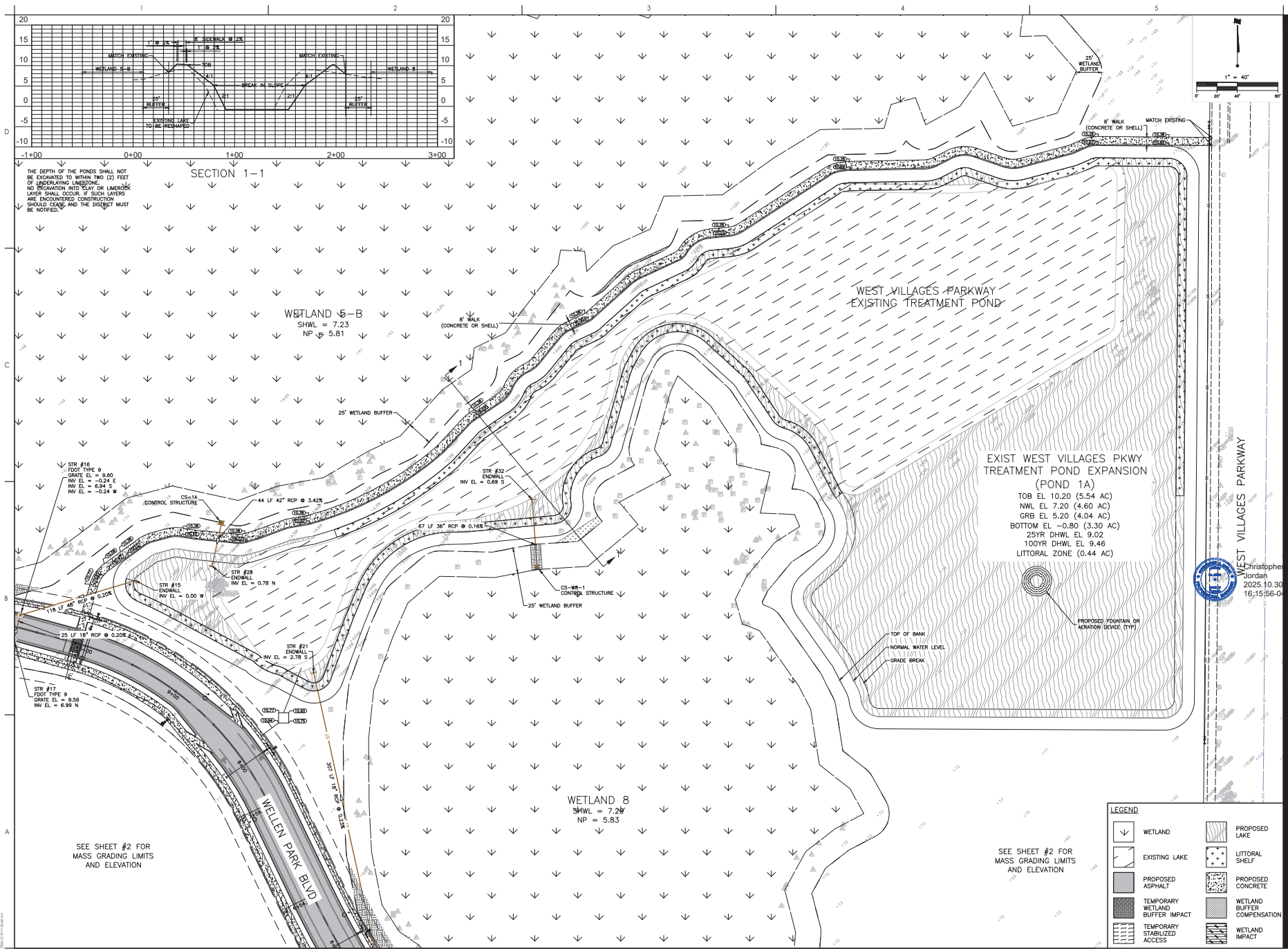
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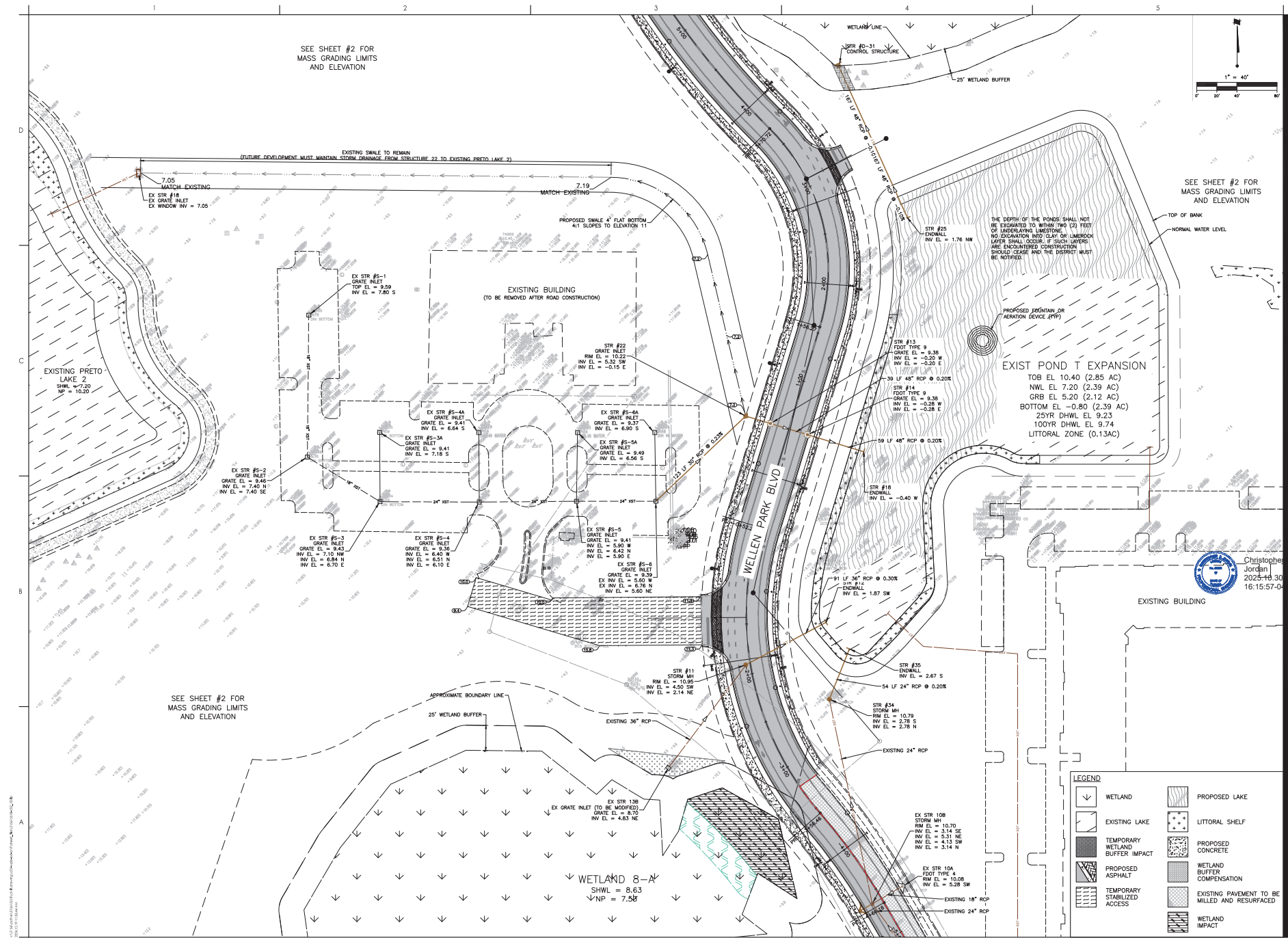
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Division: Sheet: of

07







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Fax: 813.441.1001

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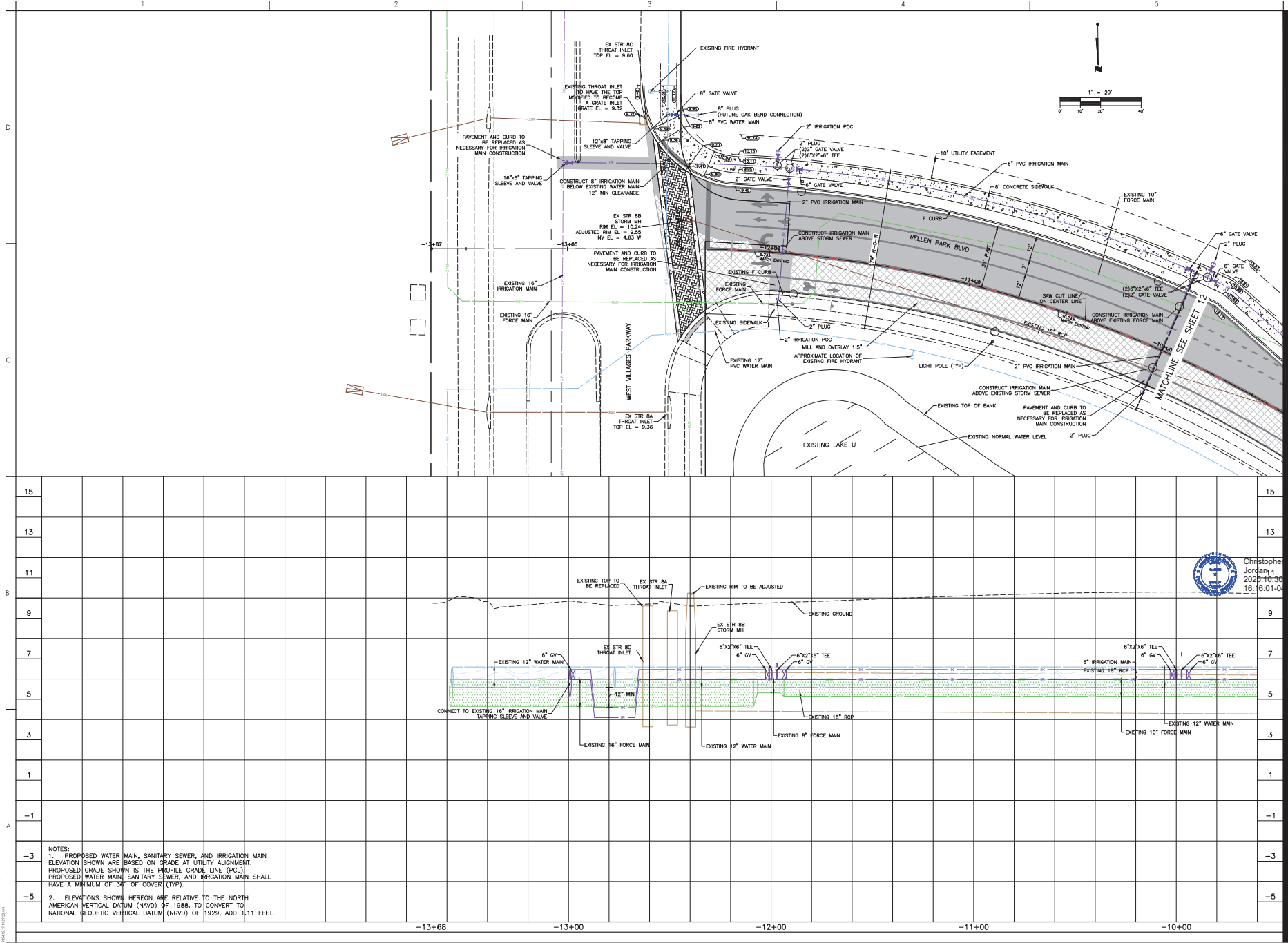
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MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

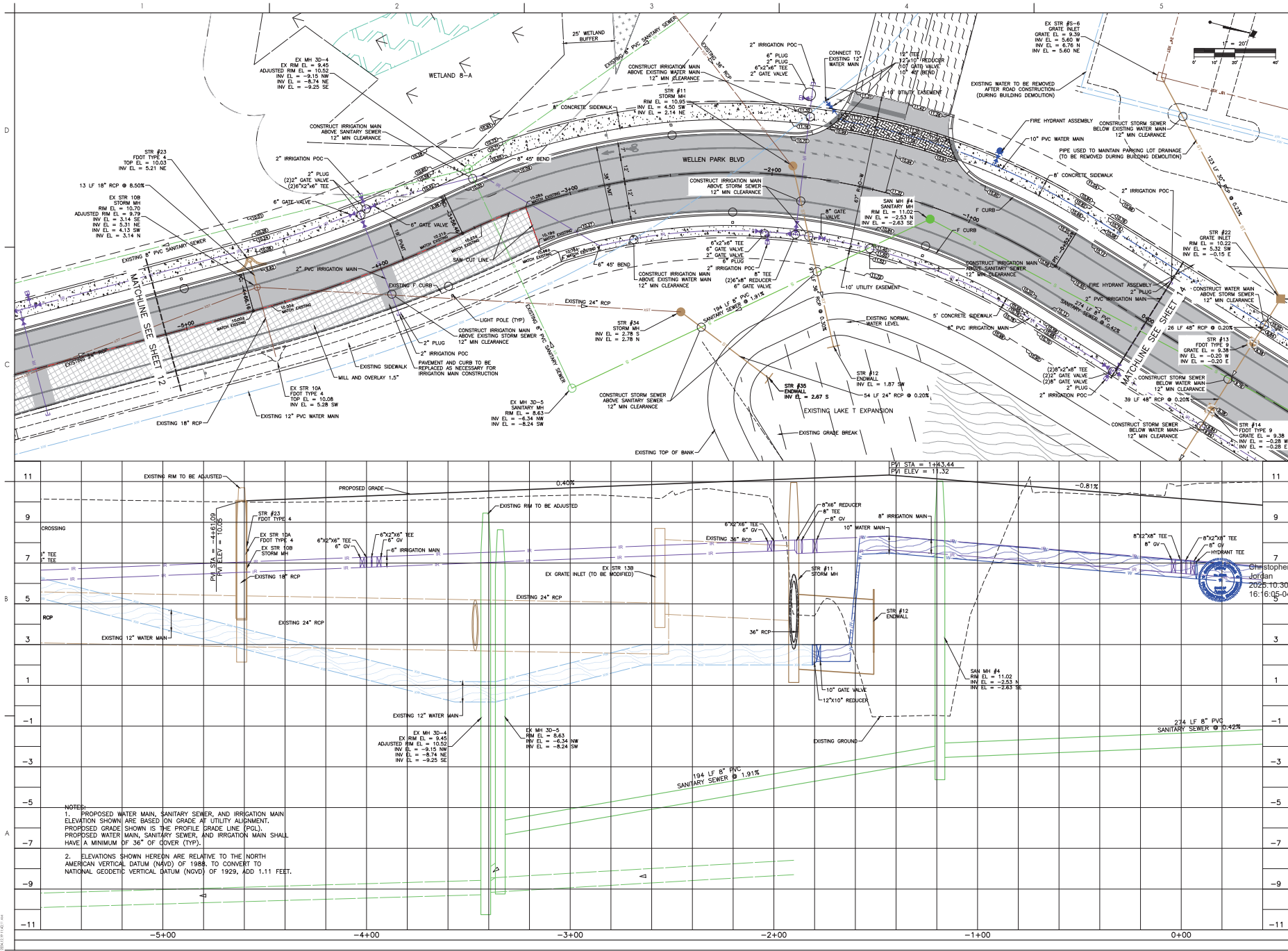
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Drawn: CDR
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Title
PLAN & PROFILE

Revision: 0 Sheet: of
Drawing No.

11





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NO.	DATE	REVISION
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Permit/Seal
 This item has been digitally signed and sealed by Christopher D. Jordan, P.E., on the date adjacent to this seal.
 Christopher D. Jordan
 2025.10.30
 16:16:05-07

Client/Project
 MAIN STREET RANCHLANDS, LLC
 WELLEN PARK DOWNTOWN PHASE 5
 NORTH FORT, FLORIDA

Project No.: 215618592
 Scale: 1" = 20'
 Date: 10/10/2025
 Drawn: [Name]
 Check: [Name]
 Title: PLAN & PROFILE

Revision: 0
 Drawing No. 13

Issued	by	Appd	YYYY-MM-DD
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NOTES:

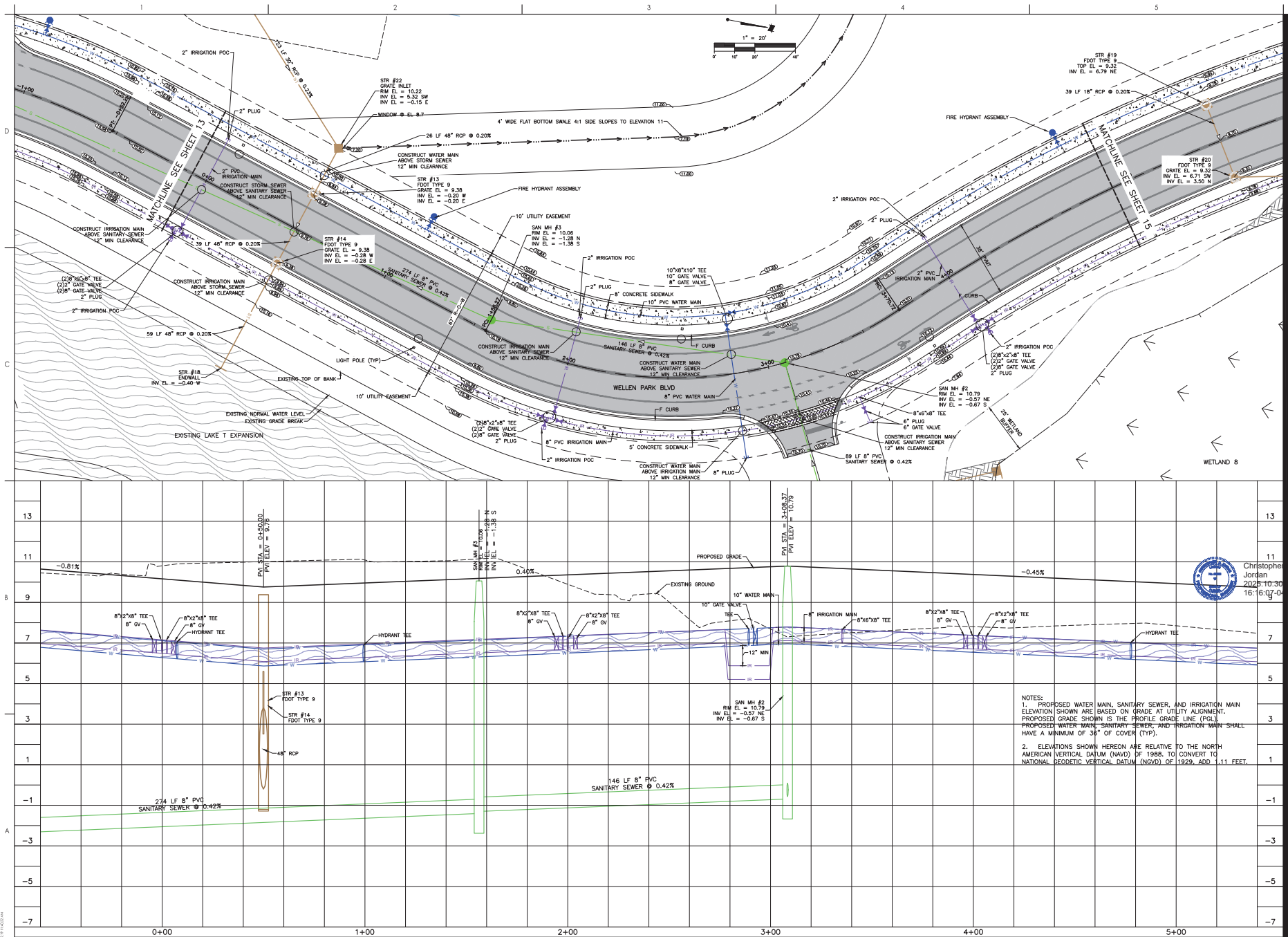
1. PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN ELEVATION SHOWN ARE BASED ON GRADE AT UTILITY ALIGNMENT. PROPOSED GRADE SHOWN IS THE PROFILE GRADE LINE (PGL). PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN SHALL HAVE A MINIMUM OF 36" OF COVER (TYP).

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5

LAN & PROFILE

14



[illegible]

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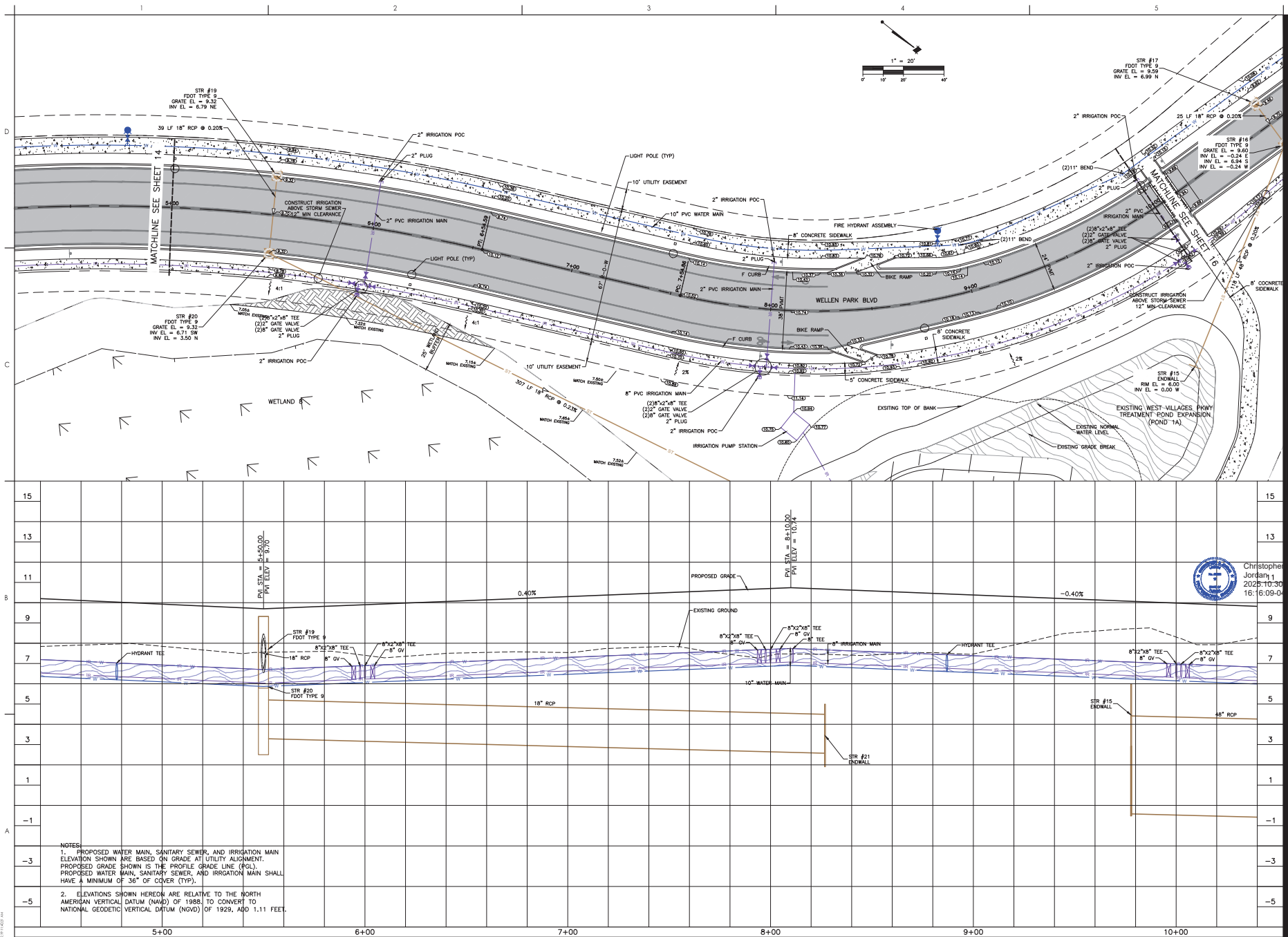
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MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5

title

Revision:0 Sheet: of

15

10



Consultant

DATE	BY	REVISION
2025-10-30	JORDAN	ISSUED

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 NORTH FORT, FLORIDA

Project No.: 215618592
 File Name: 215618592_2015
 Scale: 1" = 20'
 Date: 2024.09
 Drawn: Dgn: CNE
 Title
 PLAN & PROFILE

Revision:0 Sheet: of
 Drawing No.

16

