

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.

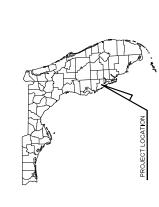
SECTION 6 – EFFECTIVE DATE

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	



GENERAL CONSTRUCTION NOTES:

- If it is the sing of the couper had constructed as the construction is expended in the third with the construction in the construction and the construction is expended in the construction of the construction construction is expended in the construction of the construction construction is expended in the construction of the construction construction is the construction of the construction construction is the construction of the construction of
- AND MODIO IL MEN, METO DRIMEL, HORMLE, SALES, LANG SORS, AND THE TETT OF LOCKER, AND AND THE A amere downtons are in close produint of thees, the compactor syll, use differe loke in Not dawning the root system, no exceptions of the compactor of the compactor of the responsability of the responsability of syllogic systems and the responsability of the respon
 - OLL "SINSINE" (1-80-127-1770), CANOUST, PLL, MEST VILLOES MAYORDED DETRICT, CITY OF NORTH PORT UTLIES DEPARTION, TECA, MO HANGE, PROF TO CORRECTION AND CONNECTION TO DISTING UTLIES, IT IS THE CONTACTOR'S RESPONSEDUT TO PROTECT. DISTING UTLIES FROM MANGE.

 - CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
- THE STE CONSTRUCTION STARGOUT SHALL BE PREFORMED LARGER THE DRECTION OF A FLORICA RECISERED STARFORM, AUTOOD FILES WILL BE TANNISHED TO AN IN THE STREAM CONSTRUCTION FLAKE SHALL BE DRECLORED TO AND A FILE STAR STARTING TO ELJARFACION PROVIDENT TO HE DOMESTES A RETRIEVED FOR CHARGACION TO THIS SAUGUST TO THE DREAMS A RETRIEVED FOR CHARGACION TO THE SAUGUST TO THE SAUGUST TO THE SPACE OF THE SAUGUST TO THE SAU
 - MY WILLS DECORDED ON SET THY RILL HAVE NO DE MOST BE FLUEZDO FALL DELLOS CORRECTOR HAN APPROAD MANDE. IN THE DEAT WHITE CORRECTIONS TO A MAPPING DEPART OF THE DEAT WHITE CORRECTIONS THE ABOUNDED HAVE A PREMIORATED FOR A MAPPING DUBLIL FACILITY AT IT IN CORRECTIONS TO SET AN APPROAD DUBLIL FACILITY AT IT IN CORRECTIONS TO SET AND PRESENCE DUBLIL FACILITY AT IT IN CORRECTIONS TO SET AND PRESENCE OF THE CORP OF TH
- THE BEST WANAGUENT PRACTICES (BWPS) WANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASI OF THIS PROJECT.
- . ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)
- IS, IF THE CONTRACTOR ENCOUNTERS A COMPINING SOIL LATER (CLAYEY SOLIS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSED STORMINATER PONDS, THE CONTRACTOR SHALL STOP EXCAVATION ACTIVITIES IN THE AREA AND NOTIFY THE ENGINEER WITHIN 24 HOURS
- CONTRACTOR TO AMATIAN ALL-MEATHER EMERGENCY ACCESS TO THE STIT THROUGHOUT CONSTRUCTION.
 ALL CONTRACTOR VALCES AND AUDESTIESS SHLEE EPAREDT ON ONLY ONE SIDE OF THE STREET TO MANITAN A 12" WIDE UNMAUM
 CLEARANTE TOR EMERGENCY VALCES THROUGHOUT CONSTRUCTION.
- all sognalis to have expansion joints at a minimum spacing of 100 feet and contraction joints at intervals equal to the widh of the slab, but not more than 10 feet, no joints shall be closer than 4 feet. STAND ALONE BULDING PERMITS ARE REQUIRED ON PRINARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
- O, THE CONTRACTOR SHALL PROVIDE RECROD DRAWINGS THAT MEET OR EXCEED THE REQUIREDENTS OF THE SHEWING ERP INFORMATION MANUAL LATEST EXTINGS, OFF OF MORTH PORT LIMPED LAND DEVELOPMENT CODE. AND THE CITY OF MORTH PORT WATER AND WASTEWATER CODE, LATEST EXTINGS.
 - dicambid without genember of economicm of stormanism waverbolf fonce is to be used as fill for the project activities. No economia watenal is beno hauled from the projecti activities. No economia
 - THE STARTET PROPERTY LES WITHIN ZONE AE WITH A BACE FLOOD ELEMTON (BFE) OF B.D. (WANDER) PER THE FELICIAL ELEMERICY MANAGRIEFIN ACENCY FLOOD DISSIBANCE RATE MAP NO. 1211/SOADTON EFFECTIVE 3/21/2024.

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

KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET; SUITE 900 SARASOTA, FL 34236 PH :(4941)3738-7800 CONTACT: TY E. GREMAUX, P.E.

CONTACT: CHRISTOPHER D. CIANFAGLIONE, PLA KIMLEY-HORN AND ASSOCIATES, INC. 1800 2ND STREET, SUITE 900 SARASOTA, FL 34236

MONARCH ECOLOGY GROUP 3431 PINE VALLEY DRIVE SARASOTA, FL 34239 PH :341-374-6339 CONTACT: KERRIMACNUTT

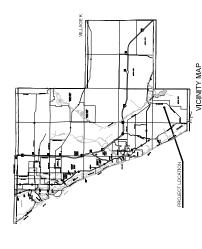
CAGE ENGINEERING, INC. 12260 EVERGLOW DRIVE, SUITE A6 VENICE, FL 34293 PH : 630-532-3367

SITE AND DEVELOPMENT PLANS

VILLAGE K TOWNHOMES

LOCATED IN SECTION 10, TOWNSHIP 40 S, RANGE 20 E CITY OF NORTH PORT, FLORIDA

MARCH 2025





MATER AND WASTERMITER.
THE EPHONE:
6544 WEST FROW THEN TROUTIER TO RIVALING BLVD.
1701 RIVALING BLVD.
1504 FORT, E 24281
(941) 524-6801, E 34281
(941) 922-6824 CATV: COMCAST CABLE 5205 FRUITVILLE ROAD SARASOTA, FL 34232 (941) 342-3577

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

ELECTRIC: FLORIDA POWER & LIGHT 2246 MURPHY CT. NORTH PORT, FL 34289 (941) 947-4238

Kimley » Horn PREPARED BY



PROPOSED OPEN SPACE AREA: ±18.06 AC. (INCLUDES LAKES & WETLANDS) /ILLAGE K TOWNHOMES PROJECT AREA: 34:34 AC. OPEN SPACE %: 53% (BASED ON PROJECT AREA)

PROPERTY DENSITY CALCULATION:

PROJECT DENSITY = 146 / 34 34 AC = 4.25 DU/AC (BASED ON PROJECT ARE/ RESIDENTIAL DWELLING UNITS = (4-UNIT * 8) + (6-UNIT * 19) = 146 UNITS PROJECT AREA = 34.34£ A.C.

REQUIRED OFF TREET PREMATION CALL (LATIONS (LLD CSEC, 247.1)
REQUIRED OFF TREET PREMATION CALL LATIONS (LLD CSEC, 247.1)
REQUIRED OFF TREET PREMATION CALL LATIONS (LLD CSEC, 247.1)
+ 1 SYAGES TORN MANCES INDIVINITY CALL CALL CALL CSEC, 249.ACES
TOTH REQUIRED SPACES CSEC, 242.4, 242.2, 342.6, ACES
TOTH REQUIRED SPACES (OFF-TREET) = 322 SPACES (IMM 1 GARAGE 41 DRIVERWAY FOR EACH UMIT)

BUILDING HEIGHT: ALLOWABLE BUILDING HEIGHT PER VILLAGE K VDPP PROPOSED MAX. BUILDING HEIGHT

	CION CONTRACTOR
Sheet Number	Sheet Title
V-0	lo.
V-1	GENERAL NOTES
A-2	
A-3	AERIAL SITE PLAN
4-4	EXISTING CONDITIONS PLAN
A-5	ATION
9-Y	SHEET INDEX PLAN
A-7A	PLAN AND PRELIMINARY
A-78	PLAN AND
A-7C	STE PLAN AND PRELIMINARY PLAT
ρ-4 Ω-4	SITE PLAN AND PRELIMINARY PLAT
9-1	MASTER DRAINAGE PLAN
8-2	BEST MANAGEMENT PRACTICES
8-3	ANACEMENT PRA
8-4V	PAVING, GRADING, AND DRAINAGE PLAN
8-48	GRADING, AND DRAINAGE I
B-40	GRADING, AND DRAINAGE PL
Op-40	PAVING, GRADING, AND DRAINAGE PLAN
34-8	
B-4F	CROSS SECTIONS
8-5A	ROADWAY :
-88	TYPICAL ROADWAY DETAILS
9-2c	
B6A	
89-8	GRADING DETAILS
6-7	GE DETAILS
¥8-8	SWALL CONTROL STRUCTURE DETAILS
8-88	MEDIUM CONTROL STRUCTURE DETAILS
B-10A	AND STRIPING PL
B-10B	SIGNAGE AND STRIPING PLAN
B-10C	SIGNACE AND STRIPING PLAN

STRIPING PLAN	TOWNHOME LAYOUT	TOWNHOME LAYOUT	UTILITY PLAN	E INDEX PLAN	PROFILE	PROFILE	PROFILE	PROFILE	PROFILE	PROFILE	PROFILE	OR DETAILS	DETAILS	DETAILS	DETAILS	D LANDSCAPE PLAN	ANDSCAPE PLAN			ANDSCAPE PLAN	LANDSCAPE PLAN	CHICATIONS		IRRIGATION PLAN	IRRIGATION PLAN		IRRIGATION PLAN	RRIGATION PLAN	2	IONS AND DETAILS	SIMIS
SIGNAGE AND S	THICKL 4 & 6 UNIT	TYPICAL 4 & 6 UNIT	MASTER UTI	PLAN AND PROFILE	PLAN AND		PLAN AND	PLAN AND	PLAN AND	PLAN AND		SANITARY SEMER	WATER D			OVERALL CODE REQUIRED	REQUIRED	REQUIRED	REQUIRED I	REQUIRED	CODE REQUIRED IN	LANDSCAPE SPECIFICATIONS	LANDSCAPE	OVERALL SCHEWATIC	SCHEMATIC IRRI		SCHEMATIC IRRI	SCHEMATIC IRRI	MATIC	IRRIGATION SPECIFICATIONS	RRIGATION
9-100	B-11A	9-118	5	-5 -5	45-0	-3B	g-3	-3E-0	- J	0-30	Fi-O	¥ † -0	C-48	- 1 0	Q#-0	3	r-14	L-18	-10	L-10	31-7	L-2A	L-28	IR-1	IR-1A	R-18	IR-1C	IR-10	IR-1E	R-24	IR-28

		Village K Devel	Willage K Development Tracking Chart	hart		
		Vilage K Townh	Vilage K Townhomes (This Application)	rtion)		
			Maximum Allowable	Maximum Allowable Previously Permitted	Proposed Units	Total Permitted and
Use	City Permit No.	Phase	perVDPP	or Constructed	(This Application)	Proposed
Residential			1893			
		Everly Phase 1		72		
	the range (per un per	Everly Phase 2		66		
	INF-22-030/ 3UP-22-03/	Everly Phase 3		7.0		
		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	0	0
Office			25,000 SF	0	0	0



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

GENERAL CONSTRUCTION NOTES

THE CONTROL MAN BEGONDERCINES WALL GRAIN A COPY OF THE FORDA DEPARTMENT OF TRANSCORTION "STAGGARD SPECIFICATION FOR ROLD AND BRIDGE CONSINUCITON" (LATEST EDITION AND BECOME FAMILHARITH THE CONTRANS PRIGHT OF COMMERCIAN AGIO INTERES OF PREMIURE TOTAL ALL WARK SHALL CONFORM AS PRICABLE TO THESE STAMBARDS AND SPECIFICITIONS.

THE CONTRACTOR SHALL BEREADURISE, FOR PRINSHING ALM MITTING AND LUGGY TO CONSTRUCT IN ACCOUNT AS SHALL CLERK AND RECUREMENT. CONTRACTOR SHALL CLERK AND ORDER SHALL CLERK AND ORDER SHALL CLERK AND ORDER SHALL CLERK AND ORDER SHALL SHAL

In the conventions responsibility no contain the wabos until convention that the control of the convention of the convention shall be convented as shall be secured to the convention shall be secured to the convention shall be secured to the convention shall be should be shall be secured to the convention to the conve

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL I CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE CORY OF THE CONSTRUCTION DOCUMENTS INCLUDED FLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS. ANY DISCREPANCIES ON THE DRAWNIGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENANCIER BECRE COMMENCIA'S WORK, NO FIRED CHANDES OR DEVAILORS 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 ENGINEER OF RECORD DIRECTLY FROM THE ITESTINA ACEINCY.

THE CONTROLLOR SHAPE REPROPRIED FOR BEAUTHOR TO THE EMPERA OF CERTIFIED RECORD SHAPEY STORED AND SEALED BY A RECEIVED NATIONAL SHAPEYONE TO SHAPEYONE THE STORED SHAPEYONE THE STORED SHAPEYONE SHAPEYONE THE STORED SHAPEYONE THE STORED SHAPEYONE AND SHAPEYONE SHAPE SHAPE SHAPEYONE SHAPEY

ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LUCRISCIO WELL DELING CONTRACTOR IN A MANUER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SWALL BE RESPONSIBLE FOR OSTANINS ANY WELL ABANDONIENT PERAITS RECURRED.

ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISCICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

CONTRACTOR SALVE RESPONSE FOR WEIGHT IN HAT REPORTED IMPROPRIED THE REPORT OF THE REPO

ADA NOTES

CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-DE-WAY SHALL BE CORRECTED BASED IN THE FDOT STANDARD SPECIFICATIONS AND PLANS FOR ROAD AND BRIDGE CORRECTED.

PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-MAY) SHALL COMFORM. TO AD STATUBARDS AND SHALL HAVEN A DETECHABLE WARRING SURFACE. THAT IS FULL WIDTH AND FULL CHEFF WOTH OF THE CURB RAMP. NOT NOLLUDIKI FLARES.

1. ALL ACCESSIBLE ROUTES, GENERAL, SITE AND BUILDING ELEMENTS, RAMPS, CURB FAMPS STREINING, AND PARENTI MERRINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATER EDITION.

THE OFFICE PLONG PROFILE OFFICE AND AND ASSESSED FOR THE STORES. PROCESSES THE STORES OFFICE AND ASSESSED FOR THE TO AND ASSESSED AND ASSESSED AND ASSESSED AND ASSESSED ASSES ANY COMPONENTS OF THE PROJECT SERVING MULTFAMLY DWELLINGS IN BULICINGS THAT IN A OWN WITH THE FAIR HOUSING ACT (FINAL ALSO CONPOWN TO THE FAIR HOUSING ACT (FINAL URBAN DEVELOPMENT).

CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FRUSHED SUBGRADE AND FORM BOARDES FROM TO PLACKON PAURENT TO VERTH THAT ALS ALSO EXCURRENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PANNE IF ANY EXCESSINE SLOPES ARE BROOKNITEED, NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ALX SLOPE COMPLANCESSINES.

PAVING, GRADING AND DRAINAGE NOTES

SEMENT ACCORDANCE OR SELECT SEMENT SEMENT EXCENSEL MAYOR SERVENT SEMENT SEMENT

WATER AND SEWER UTILITY NOTES

ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTORS SHALL COORDINATION TO CONSTITUTY LOCATION AND CONSTRUCTION SECTION OF THIS SHEET.

THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERMSE.

ALL UNFAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SOCIDED. FIREFICONTRO, ON ALL TOOL LOCAL AND COUNTRY EBEN'S EARWING SAIL MEET THE ECCUPIERATION OF THE MANUAL OF DIRECTOMORAL DESCRIPTION OF COUNTRY, DESCRIPTION OF THE MANUAL OF DIRECTOMORAL DESCRIPTION OF THE MANUAL OF DIRECTOMORAL OF THE CONTINUES AND THE LINERCOTOM, ADENOMA CROUNTS AND THE LINERCOTOM, ADENOMA CROUNTS AND THE STRINGENT SAIL DIRECTOMORAL ADDITIONAL ADDITIONAL CROUNTS AND THE MANUAL STRINGENT SAIL DIRECTOMORAL THE MOST STRINGENT SAIL DIRECTOMORAL THE MOST STRINGENT SAIL DIRECTOR TO THE MANUAL STRINGENT STRINGENT SAIL DIRECTOR TO THE MANUAL STRINGENT STRINGENT STRINGENT STRINGENT SAIL DIRECTOR TO THE MANUAL STRINGENT STRINGENT SAIL DIRECTOR TO THE MANUAL STRINGENT SAIL DIRECTOR TO THE SAIL D

THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL SHOULD WASHOOLS WHERE THEY OCCUP, AFTER DEPER RAINFALL UNTIL A GRASS STAMD IS WILL STABLISHED OR ADEQUATE STABLIZATION OCCURS.

ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOCCED 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 PAVENIENT IS INCICATED TO BE REMOVED AND REPLACED, THE ROTHSCHOOL SHALL SAW CLIT A MINIMAL Z' DEEP POR A SMOOTH AND STRAGHT, CIVIT AND REPLACE THE PAVENIENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

WHERE IN BAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SANG UT THE EXISTING PAXEMENTA MINIMAN, 2'DEEP FOR A SINGOTH AND STRANGHT AND MATCH THE EXISTING PAXEMENT ELEVATION WITH THE PROPOSED PAXEMENT UALESS OTHERWISE INDICATED.

THE CONTRACTOR SHALL INSTALL FILTER FABBIC OVER ALL DRAINAGE STRUCTURES OF THE INDICATOR FOR DURING ACCEPTANCE OF THE FROGECT BY THE CONNERS. ALL DRAINAGE STRUCTURES SHALL BET CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE BIAD OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

IF DEWATERING IS REQUIRED. THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE RECUIPED PERMINS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN PROMINER PROPER PROPERTY TO ANY EXCAMION.

STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL, INVEST BE STOCKHED NO SITE FOR PLACEMENT WITHIN LANDSOFRED AREAS BLIT CARL'AS DIRECTED BY THE COMPIER.

FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL MEDICAL TO FINANCESS. IN THE EVENT THAT THE CONTRACT DOCAMENTS AND THE JARBIOCIDIALA AGENCY REQUIREMENTS ARE NOT IN AGRECATION THE AGENCY SEQUIREMENTS ARE NOT IN AGRECATION THE MOST STRANGENT SHALL GOVERN.

COMTRACTOR SWALL PERFORM. AT HIS OWN EDPENSE, AWY AND ALL TEST'S RECURRED THE STREAM THE SERVENCH THE STREAM THE STREAM THAN THE STREAM THE STR

UNDERGROUND LÍNES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSION LAND SURVEYOR PRIOR TO BACK FILLING.

A CORRECTOR AND AREA SOUTHERD TO CORRECTION AND ALL IS COADED AS PER PLANS. THE AREAS SOUTHERD TO CORRECTION AND ALL IS COADED AND ALL INFO TO CORRECTION AND ALL INFO TO COADED AND AL

ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL): 1 (VERTICAL) OR FLATTER UNLESS OTHERMSE SHOWN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE ARD DURING CONSTRUCTION AND SHALL PROVIDE WATER SHALKING OR OTHER SLIFABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPRIATOR SHALL COMPRIATOR SHALL COMPRIATOR FERTIFIABLE TO ENVIRONMENTAL PROTECTION.

LECORPACTOR SHALL WAR ALL RECEIBED INSESSES TO CONTROL. UNBERTY INCLUDING BIT MOT LIMITED OF THE RISTALLING OF THREITITY BENEBIES AT ALL NO. CONTROL. UNBERTING ASSESSES AT ALL NO. THE RISTALLING WAS RECEIBED SALLS BITO THE RECEIVED WHICH THE BODD THE THE PROPERTIES OF THE RISTALLING WAS THE ALL NOT BENEBIES AND THE RISTALLING WAS THE ALL NOT BENEBIES AT ALL NO. THE SHALL SHALL WAS THE CONTROL OF WAS THE CONTROL OF WAS THE CONTROL OF WAS THE CONTROL OF THE SHARL SHALL SH

SOO, WHERE CALLED FOR, MUST BE INSTALLED AND MANITANED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT NAY OTHER TIME AS INCESSARY TO PREVENT EROSION, SEDMENTATION OR TURBID SIGHARGES.

THE CONTRACTOR MUST RENEW AND MANTAIN A COPT OF THE EMPROMENTAL RESOURCE REMAIN COMPLET WITH ALL CONTROL SET AT THE CONSTRUCTION SET AT PREMIA MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE MANAGEMENT MOST BE REPRESENTATIONS.

THE CONTRACTOR SHALL ENSIDE THAT ISLAND PLAITING AREAS AND OTHER PLAITING AREAS AND OTHER PLAITING AREAS AND CONTRACTOR SHALL ASSO DETEN AND DO NO CONTRACTOR SHALL ASSO DETEN AND RESOURCE ALL INCESPINATE MITTRIGHT, THAN ALL ASSO OF THE SITE TO BE PLAYITED AND PROPRETY DISPOSED OF IN A LEGAL MANNER.

UNDERGROUND STORM WATER PIPING PER

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MANNITAINED ON SITE OR READLY AVAILABLE TO CONTAIN AND CLEANLIP FLEL OR CHEMICAL GIFLLS AND LEAKS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MATOR OILS AND OTHER PERFORMED BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OFBEATIONS PROHEITED.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, SHALL BE DETAINED AND PROPERLY TREATED OR CISPOSED.

CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE WHICH SHALL ALSO BE USED AS THE EQLIPMENT MANTERANCE AND CLEANING BRIPCYSE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, CITABLES, AND TOLLET FACILITIES.

RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALD CONTINENS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORN WATER DISCHARGE INTO DRAIMAGE DITCHES OR WATERS OF THE STATE.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INTIGATED AS SOON AS PRACTICABLE.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCT BETWENDERS INVOIL SHEEPINGTH TO REMOVE THE MALCHOT OF BRIT OF MALCH END THE A PLAIG ES ONTS WE WAS THE SHORT IN EVENICES BRITES A PLAIG ES ONTS WE WAS THE A PLAIG ES ONTS AND TRAVE SERIHER THE WASH WATER AND TRAVE SERIHER THE STREET THE WASH WATER AND TRAVE SERIHER THE STREET.

ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SCON AS POSSIBLE.

ONAITE & OFF SITE SOL, STOCKFLE AND BORROW AREAS SHALL BE PROTECTE EROSEN AND SEEMENLY AND SEEMENLY IN THROUGH MELBERY MANA PRACTICES, STOCKPLE AND SEEMENLY AREA LOCATIONS SHALL BE INOTED EROSEN CONTROL, PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL RECOURTEMENTS.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNDEF VELOCITIES AND EROSION.

ALL PARKES OF INSTALLATION INCLUDIANS INSERVATION LATING AND BLOX
THICKS SHALL BE CAREFULLY CITIED RESIDENCE FOLLOWING MALLICITURES SHALL BE CERTIFILD. THE CREED FOLLOWING MALLICITURES PRECOMBENDIANS. CARE SHALL BE TAKEN 10 AND DAMAGE TO HE COATHOO OF THE MALLICITURE AND EXPENSION OF THE WORK SHALL BE CAREFUL SHALL BE CHARLED OF THE WORK SHALL BE SHALLED SHALL BE CAREFUL SHALL

WATER FOR FIRE FIGHTIMS SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHTON SITE. AL UTILY SOFORM DAN TRECHES LOCATED NUCER ASSO DRECENE PANNS SHALL BE COMPLETELY PACK FILED IN ACCORDANCE MITH THE CONFERNO JARISDICTIONAL AGENCY SECRETICATIONS. IN THE ENDIT THAT THE CONFIDATION AGENCY STRANGESTOWN, ACCORDANCE MITH THE CONFIDATION AGREENING THAT LOCATE ACCORDANCE MITH THE CONFIDATION AGREEMENT HAND THE LUCKEY RECARRIENTS ARE NOT IN AGREEMENT HE MOST STRANGEST SHALL COVERN.

PERECENTION OF PRE, VANNA, AND CHANNERG OF PRE SHALL NOT DECED THE OWNERFOLKERS SESTEMATIONS SECURED CLOSES, LOWER BASE OF PRESENDED THIN A WARRESTON FLOW WHICH AND CALL PRESENDED THE CLEAN AND CARL SHAPE CLEAN AND CARL

DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE COMTRACTOR SHALL BE RESPONSIBLE, FOR ADJUSTING THE EROSION CONTROL MEASURES (SLIT FENCES, ETC.) TO PREVENT EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKINS DAY. THIS INCLUDES BACK FILLINS OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVILE OR BITUMINGS PARMING FOR RADA CONSTRUCTION.

SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOYED FROM THE SILT FENCES WHEN IT REACHES ONE-HALL THE HEIGHT OF THE SILT RENCE.

EVINA BA EZIGNED BA

148844091 3TAQ 3COS NAU NMOHS SA 31A00

BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, ON LOCAL FEDURABLETS OR MANUAL OF PRACTICE. AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER. PERMITS FOR THE STATE WATERS, PERMITS FOR THE STATE WATERS, PERMITS FOR THE WATERS OR REGULATED WETLANDS STATE WATERS OR REGULATED WETLANDS STATE WATERS OR REGULATED WETLANDS TO STATE WATERS OR SECULATED WETLANDS TO STATE WATER STAT THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS RECURED BY THE GENERAL PERMIT.

THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED INTHE SWAPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED. POLYTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT A HARBES OF CONSTRUCTION.

EROSION CONTROL NOTES (CONT.)

DISTURBED PORTIONS OF THE SITE WHERE CONSISTALCTION ACTIVITY PERMANETRY STEPPED SMALL BE PERMANETRY STEPPED THESE SPAL SEEDEN MOLATIFE THAT TO NOT A THEN THE LAST CONSISTALCTION ACTIVITY COCCUR. IN THESE AREA, REPERT TO SECTION OF OF THE STANDARD SPECIFICATIONS STEEDING AND MANITHANCE REQUIREMENTS.

INLET PROTECTION DEWICES 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 MANITHURD. AREAS SHOULD BE FERTILIZED, WATERED AND RESEDED AS NEEDED, FOR MANITENANCE REQUIREMENTS REFER TO SECTION 881 OF THE STANDARD SPECIFICATIONS.

OUTIET STRUCTURES IN THE SEDMENTATION BASINS SHALL BE MAINTAINED IN OBERATIONAL CONTINUOR AT ALL TIMES, SEDMENT SHALL BE REMOVED FROM SEDMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS I ACRE.

ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOMING THEINSPECTION.

GENERAL NOTES

Know what's belove ALL 2 WORKING DAYS BEFORE YOU DIG IT'S THE LAW! DIAL 811

STABILIZATION PRACTICES SHOULD BE INTIATED AS SOON AS PRACTICAL, BUT CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARLY CEASED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN SERVICE OF THE STREET PROPERTY THAT NAW HAVE COLLECTED IN THE STREET REMANDER DEMANDER OF THE STREET REMANDER DEMANDER OF THE STREET REMANDER OF THE STREET REMANDER.

MAINTENANCE

THE STORM WATER POLLUTION PREVENTION PLAN ("SWIPP") IS COMPRISED OF THIS PROBLOM. CONTROL. PLAN, THE STANDARD DETAILS. THE PLAN INVERSITIVE. ATTACHMENTS INCLUCED IN SPECIFICATIONS OF THE SWIPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND PELATED DOCUMENTS.

EROSION CONTROL NOTES

AL CONTRACTORS AND SUPCONTRACTORS IMPOLACE MITH STORM WHERP POLIUTION REPRENDEND SHALL GETAIN A COPY OF THE STORM WHERP POLITION TREPRENDEND FOW AND THE STATE OF FLORICAL POLITIONAL DELIGIONAL DESIGNATION OF SYSTEM GENERAL PERMIT (INPERS PERMIT) AND BECOME FAMILIAR WITH THEIR CONTINTS.

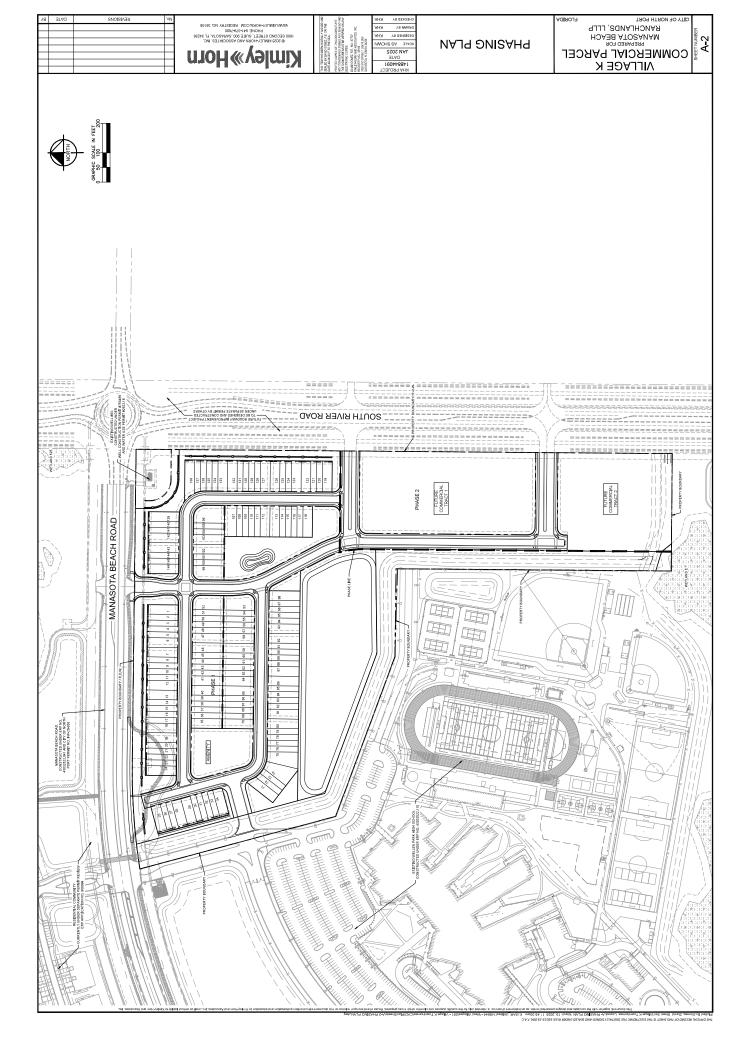
THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

ВАИСНГАИDS, LLLP

MANASOTA BEACH

COMMERCIAL PARCEL

Ŧ





MACHINE OF THE PROPERTY OF THE

THE PROPERTY OF THE PROPERTY O

| CHECKED BA KHY | CHECKED BA KHY | CHECKED BA KHY | CHECKED BA KHY | CHY | CH

NAJ9 SITE PLAN

VILLAGE K
COMMERCIAL PARCEL
RANCHLANDS, LLLP
RANCHLANDS, LLLP
QIY OF NORTH PORT
FORIDS

A-3

