



## City of North Port

### RESOLUTION NUMBER 2025-R-45

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

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

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

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

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

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

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

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

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

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

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

## **SECTION 2 – PRELIMINARY SUBDIVISION PLAT APPROVAL**

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

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

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

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

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

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

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

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

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

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

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

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

### **SECTION 3 – CONDITIONS**

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

### **SECTION 4 – CONFLICTS**

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

### **SECTION 5 – SEVERABILITY**

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

### **SECTION 6 – EFFECTIVE DATE**

- 6.01 This resolution takes effect immediately.

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

CITY OF NORTH PORT, FLORIDA

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PHIL STOKES

MAYOR

ATTEST

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HEATHER FAUST, MMC

CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL GOLEN, CPM

INTERIM CITY ATTORNEY



NO.	REVISIONS	DATE	BY



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WWW.KIMLEY-HORN.COM REGISTRATION NO. 26109

THIS IS TO BE MAINTAINED AS A PART OF THE PROJECT RECORDS. IT IS TO BE KEPT ON THE PROJECT SITE AT ALL TIMES. IT IS TO BE PROTECTED FROM DAMAGE AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

NO. PROJECT	14688091
DATE	JUN 2025
SCALE	AS SHOWN
DESIGNED BY	KH/A
DRAWN BY	KH/A
CHECKED BY	KH/A

GENERAL NOTES

VILLAGE K  
COMMERCIAL PARCEL

PREPARED FOR  
MANAYOTA BEACH  
RANCHLANDS, LLLP

CITY OF NORTH PORT

FLORIDA

SHEET NUMBER  
A-1

EROSION CONTROL NOTES (CONT.)

13. EROSION PREVENTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. DURING CASE MORE THAN 30 DAYS WHERE CONSTRUCTION HAS TEMPORAL VARIATIONS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEED. THESE AREAS SHALL BE SEED IN PLANTING DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED. SEEDING SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE ENTRANCES SHALL BE REPAIRED WITH A DRAINAGE DITCH OR A DRAINAGE DITCH WITH A DRAINAGE DITCH. PROBLEMS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE SEEDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE SEEDING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE SEEDING AREAS.
18. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (BMPs) AND EROSION CONTROL MEASURES. EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVEMENT FOR ROAD CONSTRUCTION.

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN AND IN THE EROSION CONTROL NOTES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ALL EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
1. SILT FENCES SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NECESSARY TO MAINTAIN A GOOD STAND. REQUIREMENTS REFER TO SECTION 817 OF THE STANDARD SPECIFICATIONS.
  2. SILT FENCES SHALL BE REMOVED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
  3. SILT FENCES SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EROSION AND SEDIMENTATION.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY PARKING AND STORAGE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY PARKING AND STORAGE AREA.
  6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN GOOD CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE OUTLET STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE OUTLET STRUCTURES.
  7. CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL UTILITY WORK IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER UTILITY. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE STANDARD SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER UTILITY. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, AND LABOR TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE STANDARD SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER UTILITY.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPELINES AND CULVERTS OF THE PIPE SHALL NOT EXCEED THE ALLOWED DEFLECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEFLECTION OF PIPELINES AND CULVERTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEFLECTION OF PIPELINES AND CULVERTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
6. WATER FOR THE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE TRENCHES FROM EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE TRENCHES FROM EROSION AND SEDIMENTATION.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING THE UNDERGROUND LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING THE UNDERGROUND LINES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPILED OF THIS EROSION CONTROL PLAN, THE STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE STANDARD SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES.
4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATER PERMITS FOR AN EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE EROSION CONTROL PLAN.
6. THE CONTRACTOR SHALL MAINTAIN CLEARANCE TO THE MINIMUM EVENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY PARKING AND STORAGE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY PARKING AND STORAGE AREA.
8. ALL WASH WATER CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT CLAY AND GRAVEL ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBER TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, GRADING, AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR PAVING, GRADING AND DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
2. ALL UNPAVED AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE UNPAVED AREAS FROM EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE UNPAVED AREAS FROM EROSION AND SEDIMENTATION.
3. TRAFFIC CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING PAVEMENT AND REPLACING IT WITH NEW PAVEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE EXISTING PAVEMENT AND REPLACING IT WITH NEW PAVEMENT.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FILTER FABRIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING FILTER FABRIC.
10. IF DRAINAGE 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 THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPPING TOPSOIL AND ORGANIC MATTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STRIPPING TOPSOIL AND ORGANIC MATTER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MEET STANDARDS. IN THE EVENT THAT THE CONTRACTOR HAS BEEN ADVISED THAT FIELD DENSITY TESTS ARE NOT IN ACCORDANCE, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SOODED OR SEED AS SPECIFIED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND SOODING OR SEEDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AND SOODING OR SEEDING.
14. ALL CUT OR FILL SLOPES SHALL BE (HORIZONTAL) 1 VERTICAL OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND DIRT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST AND DIRT.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, EROSION, AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING TURBIDITY, EROSION, AND SEDIMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING TURBIDITY, EROSION, AND SEDIMENTATION.
17. SOO WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES AND AREAS NOT COVERED BY PAVING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOODING.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND A COMPLETE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PERMIT.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COVERED BY PAVING AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PLANTING AREAS.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

THE RESIDENCE OF AN INDIVIDUAL SHOULD BE INITIATED BY THE PROJECT CONTRACTORS TO PROTECT THE RESIDENCE FROM EROSION AND SEDIMENTATION.

CALL 2 WORKING DAYS BEFORE YOU DO IT'S THE LAW! 811 Know what's below. Call before you dig.

811

FLORIDA

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR GENERAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS AND LABOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE STANDARD SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS, AND THE STANDARD SPECIFICATIONS FOR GENERAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF THE STANDARD SPECIFICATIONS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL CORNERS OF CONSTRUCTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A SURVEY REPORT REQUIRED IN THE STATE OF FLORIDA DERIVING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A SURVEY REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A SURVEY REPORT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AS-BUILT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AS-BUILT INFORMATION.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE FLOODED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FLOODING WELLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FLOODING WELLS.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE EXISTING CONSTRUCTION OR IMPROVEMENTS ARE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR GENERAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.

ADA NOTES

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR CURB RAMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING CURB RAMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING CURB RAMPS.
2. PRIVATE CURB RAMPS ON THE SITE (E.G. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING CURB RAMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING CURB RAMPS.
3. ALL ACCESSIBLE ROUTES, SIDEWALKS, AND BUILDING CLEARANCES, CURB RAMPS, SIDEWALKS, AND BUILDING CLEARANCES SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SERVING MULTIPLE DWELLERS IN BUILDINGS THAT HAVE BEEN IDENTIFIED AS BEING IN NEED OF REPAIR OR REPLACEMENT SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR GENERAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING COMPONENTS.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESSIBLE AREAS, AND ACCESSIBLE ROUTES, IN NO CASE SHALL EXCEED 5.0 PERCENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES.
6. SIDEWALKS SHALL BE CONSTRUCTED TO A MINIMUM OF 48 INCHES WIDE. SIDEWALKS SHALL BE CONSTRUCTED TO A MINIMUM OF 48 INCHES WIDE. SIDEWALKS SHALL BE CONSTRUCTED TO A MINIMUM OF 48 INCHES WIDE.





















