

GENERAL SITE NOTES:

- 1. BIKE RACK LOCATIONS WILL BE SHOWN ON EACH INDIVIDUAL LOT'S MAJOR SITE AND DEVELOPMENT PLAN. BIKE RACKS SHALL BE INVERTED "U" TYPE AND SHALL BE WITHIN 50 FEET, OR OTHER ACCESSIBLE DISTANCE AT ALL PRIMARY CUSTOMER ENTRANCES.
- 2. SITE PLANNING AND ZONING DIRECTOR IS DESIGNATED TO REVIEW AND APPROVE ALL STREET FURNITURE, TRASH RECEPTACLES ON SIDEWALKS AND IN THE PARKING AREAS FOR COMPLIANCE WITH THE MEDITERRANEAN DESIGN.
- 3. ALL EQUIPMENT SHALL BE LOCATED BEHIND SCREEN WALLS OR DECORATIVE FENCE DESIGNED IN ACCORDANCE WITH THE MEDITERRANEAN DESIGN GUIDELINES AND SHALL BE APPROVED BY THE PLANNING AND ZONING DIRECTOR OR DESIGNEE PRIOR TO INSTALLATION FOR COMMERCIAL / RETAIL DEVELOPMENT.
- 4. ALL STREET AND TRAFFIC CONTROL SIGN SUPPORTS SHALL BE THE SAME COLOR GREEN AS LIGHT POSTS IN THE CITY CENTER.
- 5. ALL PROPOSED REFUSE AREAS SHALL BE ENCLOSED ON 3 SIDES WITH A 7 FOOT TALL MASONRY WALL IN KEEPING WITH THE MEDITERRANEAN DESIGN STANDARDS FOR COMMERCAIL/RETAIL DEVELOPMENT.
- 6. ROADWAY LIGHTS ALONG CITIZENS PARKWAY NE ARE NOT REQUIRED PER THE ULDC. THE PARKING AREA FOR EACH DEVELOPMENT WILL BE REQUIRED TO PROVIDE LIGHTING PER CITY STANDARDS ON THE MAJOR SITE AND DEVELOPMENT PLAN FOR EACH SPECIFIC PARCEL. THE CITY MAY CHOOSE TO REVISIT ROADWAY LIGHTING DURING THE SUBDIVISION
- 7. ALL PEDESTRIAN CROSSWALKS ON TOLEDO BLADE BLVD AND PRICE BLVD SHALL BE CONSTRUCTED OF STAMPED CONCRETE OR CITY APPROVED ALTERNATE AND SHALL BE SIGNED TO MEET ADA STANDARDS.
- 8. PARKING AND LOADING SPACES WILL BE PROVIDED PER ULDC SECTION 25. DETAILED PARKING AND LOADING CALCULATIONS WILL BE PROVIDED WITH EACH INDIVIDUAL LOT'S MAJOR SITE AND DEVELOPMENT APPLICATION.
- 9. VEHICULAR AND PEDESTRIAN ACCESS LOCATIONS ALONG WITH THE FIRE TRUCK ROUTE WILL BE SHOWN AND DETAILED ON THE MAJOR SITE AND DEVELOPMENT PLAN FOR EACH SPECIFIC PARCEL.

WATER AND SEWER NOTES:

- 1. WATER\SERVICE IS AVAILABLE FROM A 12" WATER MAIN ON PRICE BLVD.
- 2. MASTER LIFT STATION TO BE PROVIDED FOR LANDS SOUTH OF THE KING PLASTICS SITE. 3. THE PROPOSED WATER AND SEWER LINE SIZED AND LOCATIONS ARE SUBJECT TO CHANGE ONCE DETAILED CALCULATIONS ARE PERFORMED AS PART OF THE FINAL / PRELIMINARY
- 4. ALL PROPOSED ON-SITE WATER DISTRIBUTION SYSTEM AND SANITARY SEWER COLLECTION SYSTEM TO BE DEDICATED TO CITY OF NORTH PORT UTILITIES.
- 5. FIRE HYDRANTS SHALL BE SPACED 400 FEET APART. THIS INFORMATION SHALL BE SHOWN ON THE FINAL / PRELIMINARY SUBDIVISION PLANS

STORMWATER NOTES:

- 1. THE SURFACE WATER RUNOFF WILL DRAIN TO THE PROPOSED PONDS WHICH EVENTUALLY DISCHARGE TO THE TWIN LAKES AND SNOVER WATERWAY.
- 3. THIS SITE SHALL MEET ALL EPA. FDEP, FDOT, SWFMD & CITY OF NORTH PORT DRAINAGE REGULATIONS.
- 4. THIS STORMWATER SYSTEM IS CONCEPTUAL AND SUBJECT TO CHANGE.

- 1. ALL SIGNAGE SHALL COMPLY WITH ULDC CHAPTER 29.
- 2. PROP MONUMENT SIGNS ARE CLASS A PRIMARY SIGNS (ON-SITE) OR CLASS B SIGNS (OFF-SITE). CLASS A MONUMENT SIGNS AND CLASS A SECONDARY SIGNS ARE NOT SHOWN. THE SECONDARY SIGNS WILL BE PERMITTED WITH THE ASSOCIATED BUILDING PERMIT PROCESS. ALL SIGNS SHALL BE MONUMENT SIGNS WITH A CONTINUOUS BASE.
- 3. EXEMPT SIGNS, SUCH AS DIRECTIONAL SIGNS, BANNERS ETC. ARE NOT SHOWN.
- 4. PROPOSED MONUMENT SIGN LOCATIONS AND NUMBER MAY BE ADJUSTED AND WILL BE PERMITTED WITH EACH INDIVIDUAL LOT'S MAJOR SITE AND DEVELOPMENT APPLICATION.



COMMERCIAL USES;

LAND AREA: ±21 ACRES INTENSITY: 300,000 SF OF FLOOR AREA

LAND AREA: ±77.25 ACRES
INTENSITY: 800,000 SF OF FLOOR AREA

LIGHT INDUSTRIAL USES;

ARED FOR PARTNERSHIP **(PANSION**

SHEET NUMBER

JSD

PP-3

EME \Box OP MA MA