



City of North Port

RESOLUTION NUMBER 2026-R-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR BRIGHTMORE EAST, A 290-UNIT MULTI-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 108.8 ACRES LOCATED GENERALLY WEST OF SOUTH RIVER ROAD AND NORTH OF MANASOTA BEACH ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 26, 2025, 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 Brightmore East, (the “Property”); and

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

WHEREAS, the proposed residential multi-family homes and accessory structures are permitted uses in the Village Future Land Use Designation, Village Zoning District, and the Village G District Pattern Plan; and

WHEREAS, the proposed preliminary subdivision plat as submitted is consistent with the City’s Comprehensive Plan and Unified Land Development Code; 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 January 15, 2026, 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 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 by reference.
- 1.02 The preliminary subdivision plat is consistent with the approved Village G Pattern Plan.
- 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 the *Brightmore East preliminary subdivision plat* for a 290-unit multi-family residential community on approximately 108.8 acres, as illustrated in the attached Exhibit "A". This project also includes the construction of a stormwater management system, associated utilities, internal infrastructure, drainage and utility easements, conservation areas, recreational and multi-family and future development areas. The proposed density is 2.67 DU/AC with 67% allocated as open space, 580 parking spaces, and a maximum building height of 35-feet. The property is legally described as:

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

THAT PART OF LANDS LYING IN SECTIONS 3, 4, 9 & 10, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 20 EAST;

THENCE NORTH 89°39'52" WEST, A DISTANCE OF 50.00 FEET TO THE EASTERLY BOUNDARY OF WELLEN PARK VILLAGE E, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 55, PAGE 401;

THENCE SOUTH 00°24'59" WEST, A DISTANCE OF 402.20 FEET TO THE SOUTHEAST CORNER OF SAID BOUNDARY AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°24'59" WEST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 2,288.85 FEET TO A POINT BEARING NORTH 89°21'22" WEST, A DISTANCE OF 50.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 3;

THENCE SOUTH 00°25'05" WEST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 672.85 FEET;

THENCE SOUTH 89°20'28" EAST, A DISTANCE OF 832.41 FEET;

THENCE SOUTH 00°39'39" WEST, A DISTANCE OF 309.34 FEET;

THENCE SOUTH 49°27'55" EAST, A DISTANCE OF 146.38 FEET;

THENCE SOUTH 89°21'40" EAST, A DISTANCE OF 111.87 FEET;

THENCE SOUTH 00°39'39" WEST, A DISTANCE OF 15.57 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 93°42'44", AN ARC LENGTH OF 130.85 FEET, A CHORD OF WHICH BEARS SOUTH 46°11'43" EAST, A DISTANCE OF 116.74 FEET TO A POINT OF TANGENCY;

THENCE NORTH 86°56'55" EAST, A DISTANCE OF 54.90 FEET;
THENCE SOUTH 10°32'10" EAST, A DISTANCE OF 161.00 FEET;
THENCE SOUTH 59°05'02" EAST, A DISTANCE OF 169.19 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,209.00 FEET, A CENTRAL ANGLE OF 19°18'10", AN ARC LENGTH OF 407.31 FEET, THE CHORD OF WHICH BEARS SOUTH 18°33'26" EAST, A DISTANCE OF 405.38 FEET TO A NON-TANGENT LINE;

THENCE SOUTH 11°35'18" WEST, A DISTANCE OF 124.75 FEET;
THENCE SOUTH 29°14'05" WEST, A DISTANCE OF 144.50 FEET;
THENCE SOUTH 41°29'08" WEST, A DISTANCE OF 193.50 FEET;
THENCE SOUTH 03°11'33" EAST, A DISTANCE OF 191.45 FEET TO A POINT ON A NON-TANGENT CURVE ON THE NORTHERN BOUNDARY OF MANASOTA BEACH RANCLANDS PLAT NO. 1 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 55, PAGE 367 OF THE PUBLIC RECORDS OF SARASOTA,;

THENCE ALONG LAST SAID BOUNDARY LINE FOR THE FOLLOWING TWENTY TWO (22) COURSES:

- 1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 54°43'08", AN ARC LENGTH OF 52.53 FEET, A CHORD OF WHICH BEARS SOUTH 03°11'33" EAST, A CHORD LENGTH OF 50.55 FEET, TO A POINT OF TANGENCY;
- 2) SOUTH 30°33'08" EAST, A DISTANCE OF 12.44 FEET TO A POINT OF CURVATURE;
- 3) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 29°06'14", AN ARC LENGTH OF 22.86 FEET, A CHORD OF WHICH BEARS SOUTH 16°00'00" EAST, A CHORD LENGTH OF 22.61 FEET, TO A POINT OF TANGENCY;
- 4) SOUTH 01°26'53" EAST, A DISTANCE OF 70.09 FEET TO A POINT OF CURVATURE;
- 5) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 20°14'15", AN ARC LENGTH OF 19.43 FEET, THE CHORD OF WHICH BEARS SOUTH 11°34'01" EAST, A DISTANCE OF 19.33 FEET TO A NON-TANGENT LINE;
- 6) SOUTH 52°29'16" WEST, A DISTANCE OF 106.85 FEET TO BEING A POINT ON A NON-TANGENT CURVE;
- 7) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,265.00 FEET, A CENTRAL ANGLE OF 31°18'01", AN ARC LENGTH OF 1,237.36 FEET, THE CHORD OF WHICH BEARS SOUTH 70°29'53" WEST, A DISTANCE OF 1,222.03 FEET TO A POINT OF TANGENCY;
- 8) SOUTH 54°50'52" WEST, A DISTANCE OF 91.57 FEET;
- 9) NORTH 02°25'36" EAST, A DISTANCE OF 132.24 FEET;
- 10) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 118°32'08", A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 117.92 FEET, THE CHORD OF WHICH BEARS NORTH 56°50'27" WEST, A DISTANCE OF 97.99 FEET TO A POINT OF TANGENCY;
- 11) SOUTH 63°53'29" WEST, A DISTANCE OF 202.95 FEET TO A POINT OF CURVATURE;
- 12) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°41'08", A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 73.80 FEET, THE CHORD OF WHICH BEARS SOUTH 74°44'03" WEST, A DISTANCE OF 73.36 FEET TO A POINT OF TANGENCY;
- 13) SOUTH 85°34'36" WEST, A DISTANCE OF 68.34 FEET TO A POINT OF CURVATURE;
- 14) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 134°21'15", A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 133.66 FEET, THE CHORD OF WHICH BEARS SOUTH 18°23'59" WEST, A DISTANCE OF 105.07 FEET TO A POINT OF TANGENCY;
- 15) SOUTH 48°46'38" EAST, A DISTANCE OF 23.01 FEET TO A POINT OF CURVATURE;

- 16) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°44'03", A RADIUS OF 93.00 FEET, AN ARC LENGTH OF 28.79 FEET, THE CHORD OF WHICH BEARS SOUTH 57°38'40" EAST, A DISTANCE OF 28.67 FEET TO A POINT OF TANGENCY;
- 17) SOUTH 66°30'41" EAST, A DISTANCE OF 19.49 FEET TO A POINT OF CURVATURE;
- 18) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°14'03", A RADIUS OF 32.00 FEET, AN ARC LENGTH OF 35.32 FEET, THE CHORD OF WHICH BEARS SOUTH 34°53'39" EAST, A DISTANCE OF 33.55 FEET TO A POINT OF TANGENCY;
- 19) SOUTH 03°16'38" EAST, A DISTANCE OF 16.57 FEET TO A POINT OF TANGENCY;
- 20) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31°52'30", A RADIUS OF 57.00 FEET, AN ARC LENGTH OF 31.71 FEET, THE CHORD OF WHICH BEARS SOUTH 19°12'53" EAST, A DISTANCE OF 31.30 FEET TO A NON-TANGENT LINE;
- 21) SOUTH 35°09'08" EAST, A DISTANCE OF 82.00 FEET;
- 22) SOUTH 54°50'52" EAST, A DISTANCE OF 243.82 FEET;

THENCE NORTH 35°09'08" WEST, A DISTANCE OF 97.49 FEET DEPARTING LAST SAID NORTH BOUNDARY LINE;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1,052.53 FEET;

THENCE NORTH 21°37'37" WEST, A DISTANCE OF 194.47 FEET;

THENCE NORTH 04°34'46" EAST, A DISTANCE OF 220.46 FEET;

THENCE NORTH 21°28'54" WEST, A DISTANCE OF 544.75 FEET;

THENCE NORTH 06°40'23" EAST, A DISTANCE OF 413.04 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BRIGHTMORE AT WELLEN PARK PHASES 1A-1C, 2A, AND 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56, PAGE 258, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE ALONG SAID EASTERLY BOUNDARY FOR THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 28°44'39" EAST, A DISTANCE OF 616.14 FEET;
- 2) NORTH 02°19'55" WEST, A DISTANCE OF 2,066.51 FEET;
- 3) NORTH 06°22'39" WEST, A DISTANCE OF 878.13 FEET TO SOUTHERLY BOUNDARY LINE OF SAID WELLEN PARK VILLAGE E PLAT, BEING A POINT ON A NON-TANGENT CURVE;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 819.45 FEET, A CENTRAL ANGLE OF 32°44'13", AN ARC LENGTH OF 468.20 FEET, THE CHORD OF WHICH BEARS SOUTH 79°09'39" EAST, A DISTANCE OF 461.86 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 62°48'14" EAST, A DISTANCE OF 244.26 FEET TO THE SOUTHEAST CORNER OF SAID WELLEN PARK VILLAGE E AND THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 5,876,353 SQUARE FEET, OR 134.902 ACRES, MORE OR LESS.

2.02 All identified exhibits are incorporated in this resolution by reference.

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 February 10, 2026.

CITY OF NORTH PORT, FLORIDA

PETE EMRICH
MAYOR

ATTEST

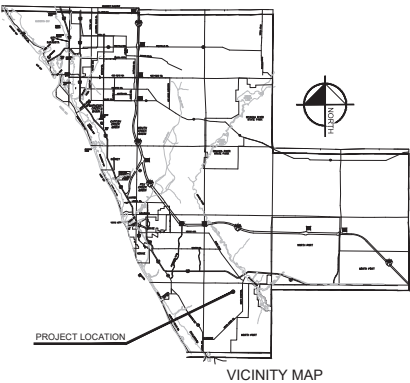
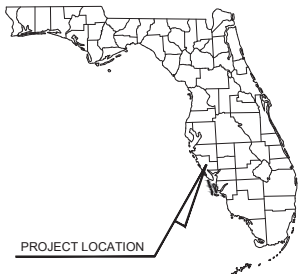
HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY

PRELIMINARY SUBDIVISION PLAT
FOR
BRIGHTMORE EAST

SECTION 3 & 4, TOWNSHIP 40 S, RANGE 20 E
NORTH PORT, FL
OCT 2025



GENERAL CONSTRUCTION NOTES:

1. THERE SHALL BE NO CHANGE OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER.
2. ALL CLEARING AND GRUBBING DEBRIS TO BE BURNED OR REMOVED FROM SITE AND IS PART OF CLEARING AND GRUBBING ITEM.
3. IT IS THE INTENT OF THE OWNER THAT CERTAIN TREES BE DESIGNATED 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 DAMAGED BY CONSTRUCTION OPERATION OR BY OTHER MEANS (EXCLUDING LIGHTNING, WINDSTORM AND OTHER ACTS OF GOD) PERISHES WITHIN THE CONSTRUCTION PERIOD, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. NO ADDITIONAL COMPENSATION WILL BE MADE BY THE OWNER FOR THE LABOR, MATERIAL, OR MACHINERY REQUIRED TO REMOVE SAID TREES.
4. 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 ORB LINE OF TREES TO REMAIN AND BE PRESERVED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOO AROUND ALL INLETS, MITERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GRADING ELEVATIONS ARE FINISHED SOO ELEVATIONS. FINISH EXISTING GRADING WILL BE 0.2 FEET BELOW ELEVATIONS SHOWN TO ALLOW FOR SOO THICKNESS. SOOING INCLUDES MAINTAINING SLOPES AND SOO UNTIL COMPLETION AND ACCEPTANCE OF TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST. ALL EROSION CONTROL AND MAINTAINING GRASSES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, WEST VILLAGES IMPROVEMENT DISTRICT, CITY OF NORTH PORT UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION AND CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL UTILITY LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO MANHOLES, CLEANOUTS, SEWER AND WATER SERVICES, VALVES, FIRE HYDRANTS AND INLETS WILL BE CONSTRUCTED TO ALIGNMENT AND LOCATIONS SHOWN ON PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
8. CLEARING, GRUBBING, STRIPPING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, CONSERVATION/PRESERVE AREAS, EXISTING LAKES & WATERWAYS WITHIN AND ADJACENT TO THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY ERECTION OF TREE PROTECTION BARRICADES AND/OR SALT BARRIERS. TREE PROTECTION BARRICADES SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT AND / OR SAKASHA COUNTY TREE PROTECTION ORDINANCE. SALT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND THE DETAILS SHOWN ON DWGS. THE ENGINEER WILL DETERMINE THE EXTENT AND TYPE OF PROTECTIVE MEASURES TO BE CONSTRUCTED FOR PROTECTION OF CONSERVATION/PRESERVE AREAS. ADDITIONAL BMP MEASURES MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH THE STORMWATER POLLUTION PLAN, THE NPDES PERMIT, THE ENVIRONMENTAL RESOURCE PERMIT, AND THE CITY OF NORTH PORT DEVELOPMENT PERMIT. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRICADES AND BARRIERS ARE IN PLACE.
10. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY CAGE ENGINEERING, INC.
11. THE SITE CONSTRUCTION STAKEOUT SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STAKEOUT. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO THAT STAKEOUT.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
13. IN THE EVENT THAT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO THE PROJECT COMPLETION, ALL CONSTRUCTION AND VEGETATIVE DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LANDFILL FACILITY AT THE CONTRACTOR'S EXPENSE.
14. ALL DETAILS AND SPECIFICATIONS SHALL ADHERE TO THE CITY OF NORTH PORT STANDARDS, LATEST REVISIONS.
15. THE BEST MANAGEMENT PRACTICES (BMPs) MANUAL SHALL GOVERN THE ASPECTS OF DEVELOPMENT ACTIVITY THROUGHOUT ALL THE PHASES OF THIS PROJECT.
16. ELEVATION INFORMATION SHOWN ON THESE PLANS IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
17. IF THE CONTRACTOR ENCOUNTERS A CONFINING SOIL LAYER (CLAYEY SOILS) DURING EXCAVATION AND CONSTRUCTION OF THE PROPOSED STORMWATER PONDS, THE CONTRACTOR SHALL STOP EXCAVATION ACTIVITIES IN THE AREA AND NOTIFY THE ENGINEER WITHIN 24 HOURS.
18. CONTRACTOR TO MAINTAIN ALL-WEATHER EMERGENCY ACCESS TO THE SITE THROUGHOUT CONSTRUCTION.
19. ALL CONTRACTOR VEHICLES AND DUMPSTERS SHALL BE PARKED ON ONLY ONE SIDE OF THE STREET TO MAINTAIN A 12' WIDE MINIMUM CLEARANCE FOR EMERGENCY VEHICLES THROUGHOUT CONSTRUCTION.
20. STAND ALONE BUILDING PERMITS ARE REQUIRED ON PRIMARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIGHT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
21. ALL SIDEWALKS TO HAVE EXPANSION JOINTS AT A MINIMUM SPACING OF 100 FEET AND CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10 FEET; NO JOINTS SHALL BE CLOSER THAN 4 FEET.
22. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWINARD ERP INFORMATION MANUAL, LATEST EDITION, CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE AND THE CITY OF NORTH PORT WATER AND WASTEWATER CODE, LATEST EDITION.
23. EXCAVATED MATERIAL, GENERATED BY EXCAVATION OF STORMWATER MANAGEMENT PONDS IS TO BE USED AS FILL FOR THE MASS GRADING ACTIVITIES. NO EXCAVATED MATERIAL IS BEING MAILED FROM THE PROPERTY FOR USE AS FILL AT ANOTHER SITE.
24. THE SUBJECT PROPERTY LIES WITHIN ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 8.0 AND 9.0 (NAVD88) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12150303700 EFFECTIVE 3/27/2024.

DEVELOPER:

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

LANDSCAPE ARCHITECTURE:

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

SURVEYOR:

CAGE ENGINEERING, INC.
12260 EVERGLOW DRIVE, SUITE A6
VENICE, FL 34293

PH: 630-632-3367

ENGINEER:

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

ENVIRONMENTAL:

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

WATER AND WASTEWATER:
CITY OF NORTH PORT UTILITIES DEPT
6644 WEST PRICE BOULEVARD
NORTH PORT, FL 34291
(941) 240-8010

ELECTRIC:
FLORIDA POWER & LIGHT
2245 MURPHY CT.
SARASOTA, FL 34289
(941) 342-4238

LIST OF UTILITY CONTACTS:

TELEPHONE:
FRONTIER
1701 RINGLING BLVD.
SARASOTA, FL 34236
(941) 822-5824

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

CATV:
COMCAST CABLE
5205 FRUITVILLE ROAD
SARASOTA, FL 34232
(941) 342-3577

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PROJECT DATA:

BRIGHTMORE EAST PROJECT AREA: 108.8± AC.

PROPOSED OPEN SPACE AREA: 73.2± AC. (INCLUDES LAKES & WETLANDS)

OPEN SPACE %: 67% (BASED ON PROJECT AREA)

PROJECT DENSITY CALCULATION:

RESIDENTIAL DWELLING UNITS = (4-UNIT * 17) + (6-UNIT * 37) = 290
PROJECT AREA = 108.8± AC.
4-UNIT (TYPE A) BUILDING FOOTPRINT = 6,141 SF
4-UNIT (TYPE B) BUILDING FOOTPRINT = 6,012 SF
6-UNIT BUILDING FOOTPRINT = 11,371 SF

PROJECT DENSITY = 290 / 108.8 AC = 2.67 DU/AC (BASED ON PROJECT AREA)

REQUIRED OFF-STREET PARKING CALCULATIONS (IMC SEC. 25-16):
REQUIRED SPACES = 1.5 SPACES / UNIT X 290 DU = 435 SPACES

+ 2 SPACES FOR MANAGEMENT

+ 1 SPACE / 10 DU X (290 DU ÷ 10 DU) = 29 SPACES

TOTAL REQUIRED SPACES = 435 + 2 + 29 = 466 SPACES

PROVIDED SPACES (OFF-STREET) = 580 SPACES (MIN. 1 GARAGE + 1 DRIVEWAY FOR EACH UNIT)

ADDITIONAL PROVIDED SPACES (ON-STREET) = 86 SPACES INCLUDING 4 ADA ACCESSIBLE SPACES

BUILDING HEIGHT:
ALLOWABLE BUILDING HEIGHT PER VILLAGE G VDP# = 42 FT

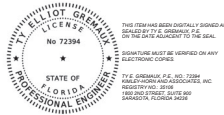
PROPOSED MAX. BUILDING HEIGHT = 35 FT

B-8A	SMALL CONTROL STRUCTURE DETAILS
B-8B	MEDIUM CONTROL STRUCTURE DETAILS
B-8C	LARGE CONTROL STRUCTURE DETAILS
B-9A	HABITAT IMPACT AND COMPENSATION PLAN
B-9B	HABITAT IMPACT AND COMPENSATION PLAN
B-9C	BOARDWALK IMPACT PLAN
B-10A	TYPICAL 4-UNIT (TYPE A) BUILDING LAYOUT
B-10B	TYPICAL 4-UNIT (TYPE B) BUILDING LAYOUT
B-10C	TYPICAL 6-UNIT BUILDING LAYOUT
C-1A	MASTER UTILITY PLAN
C-1B	MASTER UTILITY PLAN
C-2	PLAN AND PROFILE INDEX PLAN
C-3A	PLAN AND PROFILE
C-3B	PLAN AND PROFILE
C-3C	PLAN AND PROFILE
C-3D	PLAN AND PROFILE
C-3E	PLAN AND PROFILE
C-3F	PLAN AND PROFILE
C-3G	PLAN AND PROFILE
C-3H	PLAN AND PROFILE
C-4A	SANITARY SEWER DETAILS
C-4B	WATER DETAILS
C-4C	GENERAL DETAILS
C-4D	GENERAL DETAILS
L-0	OVERALL CODE REQUIRED LANDSCAPE PLAN
L-1	CODE REQUIRED LANDSCAPE PLAN
L-2	CODE REQUIRED LANDSCAPE PLAN
L-3	CODE REQUIRED LANDSCAPE PLAN
L-4	CODE REQUIRED LANDSCAPE PLAN
L-5	CODE REQUIRED LANDSCAPE PLAN
L-6	CODE REQUIRED LANDSCAPE PLAN
L-7	CODE REQUIRED LANDSCAPE PLAN
L-50	LANDSCAPE SPECIFICATIONS
L-51	LANDSCAPE DETAILS
H-0	OVERALL HARDSCAPE AND LANDSCAPE PLAN
H-1	HARDSCAPE AND LANDSCAPE PLAN
H-2	HARDSCAPE AND LANDSCAPE PLAN
H-3	HARDSCAPE AND LANDSCAPE PLAN
H-4	HARDSCAPE AND LANDSCAPE PLAN
H-5	HARDSCAPE AND LANDSCAPE PLAN
H-6	HARDSCAPE AND LANDSCAPE PLAN
H-50	HARDSCAPE AND LANDSCAPE DETAILS

Village G Development Tracking Chart
Brightmore East (This Application)

Use	City Permit No.	Phase	Maximum Allowable per VDP#	Previously Permitted or Constructed	Proposed Units (This Application)	Total Permitted and Proposed
Residential	MAS-21-312	88 Living at Wellen Park	1800	200		
	INF-21-340 / SCP-21-341	Brightmore		400		
	MAS-24-150	Brightmore Phase 4B		40		
	PSDP-24-00000201	Brightmore East			290	930

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE FOR THE STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTION 336.07(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.



Ty E. Gremaux, P.E.

TY E. GREMAUX, P.E.
FLA. P.E. LICENSE # 72394
REGISTRY No. 35108

DATE:

PREPARED BY
Kimley»Horn

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236
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WWW.KIMLEY-HORN.COM REGISTRY No. 35108

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

- ### ADA NOTES

3. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE FOOT STANDARD SPECIFICATIONS AND PLANS FOR ROAD AND SIDEWALKS.
4. PRIVATE CURB RAMP ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
5. ALL ACCESSIBLE ROUNDS, GENERAL SITE AND BUILDING ELEVATIONS, RAMPS, CURB RAMPS, STREET MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
6. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH HOUSING ACT DESIGN MANUAL, BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
7. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG THE ENTIRE PERIMETER OF THE PROJECT. CONTRACTOR SHALL VERIFY THAT ALL ACCESSIBLE CASE SHALL HAVE AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL THE SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. SIDEWALKS SHALL BE CONSTRUCTED TO EXCEED 50 PERCENT ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2 PERCENT SLOPE IN ANY DIRECTION.
8. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BENCHMARKS TO PLACE THAT MEASUREMENTS ON THE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAYING IF ANY EXCESSIVE SLOPES IDENTIFIED. CONTRACTOR SHALL CONTACT CHARGE ORDERS WILL BE ACCEPTED FOR SLOPE COMPLIANCE ISSUES.

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

1. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SOODED.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE SYSTEMS AND
3. TRAFFIC CONTROL ON ALL FOOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DEPARTMENT OF TRANSPORTATION, 1994) AND THE LOCAL JURISDICTION'S JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WAUSHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STRIP IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SOODED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DIMENSIONS INDICATED ON THE DRAWING.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING PAVEMENT.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FIBER FABRIC OVER ALL DRAINAGE STRUCTURES FOR PROTECTION OF THE EXISTING DRAINAGE SYSTEMS. IN THE EVENT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
10. IF DESLTING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE PERMITS AND COORDINATE WITH THE AGENCY AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL AGENCY REQUIREMENTS. IN THE EVENT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER THE LANDSCAPE PLAN. AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL GRASSING SHALL BE RESEED, FERTILIZED, MULCHED AND WATERED. IN THE EVENT THE CONTRACT DOCUMENTS AND THE AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. ALL CUT OR FILL SLOPES SHALL BE A (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT FROM THE CONSTRUCTION SITE TO THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY MAY BE A CONCERN. TURBIDITY BARRIERS SHALL BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THERE SHALL BE NO OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOO, WHERE CALLED FOR, SHALL BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES AND AT THE CORNERS OF ALL CONCRETE AND CURB BASE MATERIALS. AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND RECORDS ON THE CONSTRUCTION SITE. THE PERMIT SHALL BE AVAILABLE FOR REVIEW BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE PROTECTED FROM CONSTRUCTION AND CONSTRUCTION EQUIPMENT. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER THE MANUFACTURER'S RECOMMENDATIONS.

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE SHOWING AND THE SPECIFICATIONS DESCRIBED, AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATION AND DEPTH COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
5. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
6. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MAXIMUM ALLOWED SHOWN ON THE PLAN. THE CONTRACTOR SHALL MAKE ALL FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF THE PIPE SHALL BE KEPT OPEN TO THE AIR AT ALL TIMES. AFTER THE WORK ON THE PIPE HAS BEEN LOWERED INTO THE TRENCH, VALVES SHALL BE PLUMB AND ALLOWED ACCORDING TO THE PLANS.
7. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING, AND BACKFILLING SHALL BE DONE IN A SAFE AND CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR TO THE PIPE. IF PIPE IS DAMAGED, IT SHALL BE REPAIRED OR REPLACED. IF THERE ARE FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDER IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE REMOVED AND SEPARATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
9. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE PROTECTED BY BACK FILL IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACTOR IS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
10. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
11. CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY BE PERFORMED BY ANYONE NOT LIMITED TO INFILTRATION AND EXFILTRATION, TRENCH INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY.

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE ATTACHMENT, INCLUDING APPLICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF THE PROJECT.
4. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY Delineate ALL STATE WATERS, PERMITS FOR WATER ACQUISITION AND CONVEYANCE, AND ALL STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARINGS TO THE MAXIMUM EXTENT 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. ALL EQUIPMENT SHALL BE STORED IN THE DESIGNATED AREA FOR LOCATING POTENTIAL FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OILS OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION SHALL BE PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTERED, OR OTHER SUCH MATERIAL SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DYES OR RIVERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION MATERIALS DOES NOT STOP THEM FROM ENTERING THE MAJORITY OF DIRT OR GRAVEL, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE MATERIALS. IF WASHING IS NOT USED, THE TIRES MUST BE WASHED.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO THE ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE STOCK PILES AND BORROW AREAS SHALL BE PROTECTED FROM EROSION BY SEEDING, MULCHING, OR COVERING WITH A GEOTEXTILE. STOCK PILES, STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMITS.
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 ADJUSTING 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 SLOPE FILLS, SLOPE PROTECTION, EROSION CONTROL CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE

4. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETEIORATION.
5. ALL SEDIMENT AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD COVER OF VEGETATION IS MAINTAINED. VEGETATION SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED, FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
6. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE HALF THE DESIGN FENCE HEIGHT.
7. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
8. 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.
9. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50% BY SOLID YARDS.
10. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

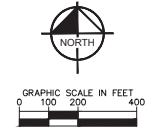
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



SHEET NUMBER		A-2	
NORTH PORT		FL	
BRIGHTMORE EAST PREPARED FOR MANASOTA BEACH RANCHLANDS, LLLP		OVERALL PHASING PLAN	
DATE	14894064	DATE	OCT 2025
SCALE	AS SHOWN	SCALE	OCT 2025
DRAWN BY	CHEERNEY	CHECKED BY	CHEERNEY
DATE	10/2/25	DATE	10/2/25
<p>THIS PLAN AND DATA CONSTITUTE A CONTRACT DOCUMENT. IT IS HEREBY AGREED THAT THE USER OF THIS PLAN AND DATA SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.</p>		<p>THIS PLAN AND DATA CONSTITUTE A CONTRACT DOCUMENT. IT IS HEREBY AGREED THAT THE USER OF THIS PLAN AND DATA SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.</p>	
<p>MANASOTA BEACH RANCHLANDS, LLLP 1000 SECOND AVENUE, SUITE 100 MANASOTA BEACH, FL 34266 PHONE 941-379-1900 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>		<p>Kimley»Horn 500 KIMLEY-HORN ASSOCIATES, INC. 1000 SECOND AVENUE, SUITE 100 MANASOTA BEACH, FL 34266 PHONE 941-379-1900 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>	
BY		DATE	
REVISIONS		No	