



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

THENCE NORTH  $35^{\circ}09'08''$  WEST, A DISTANCE OF 97.49 FEET DEPARTING LAST SAID NORTH BOUNDARY LINE;

THENCE NORTH  $00^{\circ}00'00''$  EAST, A DISTANCE OF 1,052.53 FEET;

THENCE NORTH  $21^{\circ}37'37''$ WEST, A DISTANCE OF 194.47 FEET;

THENCE NORTH  $04^{\circ}34'46''$  EAST, A DISTANCE OF 220.46 FEET;

THENCE NORTH  $21^{\circ}28'54''$ WEST, A DISTANCE OF 544.75 FEET;

THENCE NORTH  $06^{\circ}40'23''$  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  $28^{\circ}44'39''$ EAST, A DISTANCE OF 616.14 FEET;
- 2) NORTH  $02^{\circ}19'55''$ WEST, A DISTANCE OF 2,066.51 FEET;
- 3) NORTH  $06^{\circ}22'39''$  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  $32^{\circ}44'13''$ , AN ARC LENGTH OF 468.20 FEET, THE CHORD OF WHICH BEARS SOUTH  $79^{\circ}09'39''$  EAST, A DISTANCE OF 461.86 FEET TO A POINT OF TANGENCY;

THENCE SOUTH  $62^{\circ}48'14''$  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

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PETE EMRICH  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

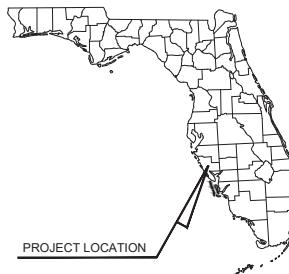
APPROVED AS TO FORM AND CORRECTNESS

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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 AT DESIGNATED TO BE SAVED AND PROTECTED BY THE CONTRACTOR. IT IS ASSUMED THESE TREES ARE HEALTHY AND ARE EXPECTED TO BE PART OF THE FINISHED DEVELOPMENT (THEIR LIVES AND TREES) OWNED BY THE CONTRACTOR, OPERATED BY THE CONTRACTOR, OR BY OTHER MEANS (EXCLUDING LIGHTING, WINDSHADING, AND ACTS OF GOD). THE OWNER AND CONTRACTOR PLEDGE WILL BE RESPONSIBLE FOR THE COSTS 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 USED IN CLOSE PROXIMITY OF TREES. THE CONTRACTOR SHALL BE PRESENTED TO INFORM ALL OF HIS EMPLOYEES AND SUBCONTRACTORS OF THIS REQUIREMENT AND TO ENFORCE SAME.
5. LAY SOIL AROUND ALL INLETS, METERED ENDWALLS, HEADWALLS, SWALES, LAKE SLOPES, AND TWO FEET (2') WIDE STRIP ADJACENT TO ALL CURBING, AND AS DIRECTED BY THE ENGINEER. ALL PROPOSED GROUND ELEVATIONS ARE FINISHED SOIL ELEVATION. FINISH EARTHWORK GRADING WILL BE 0.2 FEET BELOW ELEVATION SHOWN TO ALLOW FOR SOIL THICKNESS AND SETTLEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHER COMES LAST. ALL EROSION SIZATION AND MAINTAINING GRADES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THEN.
6. CALL "SUNSHINE" (1-800-432-4770), COMCAST, FPL, WEST VILLAGE IMPROVEMENT DISTRICT, CITY OF NORTH PORT UTILITIES DEPARTMENT, TECO, AND FRONTIER PRIOR TO CONSTRUCTION IN CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
7. ALL LINES, STORM DRAIN LINES AND ACCESSORIES SUCH AS, BUT NOT LIMITED TO, MANHOLES, CLEANDOUTS, 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, TRIMMING, AND COMPACTION WILL BE INSPECTED BY THE ENGINEER PRIOR TO FILLING.
9. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR, ENGINEER, AND SUBCONTRACTORS, EXCAVATORS, AND OTHER MATERIALS WITHIN AND AROUND THE AREA OF CONSTRUCTION ACTIVITY SHALL BE PROTECTED BY THE PROVISIONS OF THE PROTECTED BARBED WIRE AND/OR SILT BARRIERS. TREE PROTECTION BARRIERS SHALL MEET THE STANDARDS OF THE CITY OF NORTH PORT AND SARASOTA COUNTY TREE PROTECTION ORDINANCE. SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND THE DETAILS SHOWN ON DWGS. THE ENGINEER WILL DETERMINE THE EXTENT OF PROTECTION REQUIRED. ADDITIONAL CONSTRUCTION CONSIDERATIONS AND ADDITIONAL CONSTRUCTION REQUIREMENTS MAY BE NECESSARY TO ENSURE THAT TURBID WATER IS NOT DISCHARGED FROM THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONFORMANCE WITH THE STORMWATER POLLUTION PLAN, THE N.P.D.E.S. PERMIT, THE ENVIRONMENTAL RESOURCE PERMIT, AND THE CITY OF NORTH PORT DEVELOPMENT PERMIT. THE ENGINEER SHALL BE NOTIFIED WHEN PRESERVE AREA BARRIERS AND BARRIERS ARE IN PLACE.
10. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY ENGINEERING, INC.
11. THE SITE CONSTRUCTION STANDOFF SHALL BE PERFORMED UNDER THE DIRECTION OF A FLORIDA REGISTERED SURVEYOR. AUTOCAD FILES WILL BE FURNISHED TO AID IN THE SITE CONSTRUCTION STANDOFF. ANY DISCREPANCIES FOUND BETWEEN THE AUTOCAD FILES AND SITE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CORRECTION PRIOR TO THE STANDOFF.
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 (BMP'S) 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 1988).
17. IF THE CONTRACTOR ENCOUNTERS A CONSTRUCTION SITE (LEVELS) DURING EXCAVATION, OR 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 EQUIPMENT 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 SHALL BE ISSUED FOR PRIMARY STRUCTURES, SIGNS, WALLS, FENCES, DUMPSTER CORRALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT 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 LESS THAN 4 FEET AND NOT MORE THAN 10 FEET.
22. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF THE SWIMWD ERP INFORMATION MANUAL, LATEST EDITION, CITY OF NORTH PORT UNITED 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 HAULED FROM THE PROPERTY FOR USE AS FILL AT ANOTHER SITE.
24. THE SUBJECT PROPERTY LIES WITHIN ZONE AE AS A BASE FLOOD ELEVATION (BFE) OF 8.0 AND 9.0 (NWBFB) FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 121150303705 EFFECTIVE 3/27/2024.

PH : 630-532-3367

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

ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
1800 2ND STREET, SUITE 900  
NORTH PORT, FL 34291  
PH: (941)379-7600  
CONTACT: TY E. GREMAUX, P.E.

LANDSCAPE ARCHITECTURE:  
KIMLEY-HORN AND ASSOCIATES, INC.  
1800 2ND STREET, SUITE 900  
SARASOTA, FL 34236  
PH: (941)374-6339  
CONTACT: CHRISTOPHER D. CIANFAGLIONE,  
PLA

ENVIRONMENTAL:  
MONARCH ECOLOGY GROUP  
3431 PINE VALLEY DRIVE  
SARASOTA, FL 34239  
PH: (941) 947-4208  
CONTACT: KERRI MACNUTT

ELECTRIC:  
FLORIDA POWER & LIGHT  
2245 MURPHY CT.  
NORTH PORT, FL 34289  
(941) 947-4208

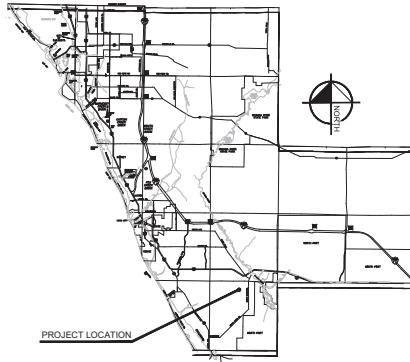
## LIST OF UTILITY CONTACTS:

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

TELEPHONE:  
FRONTIER  
1701 RINGLING BLVD.  
SARASOTA, FL 34236  
(941) 952-5624

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

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



VICINITY MAP



PREPARED BY  
**Kimley»Horn**

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1800 2ND STREET, SUITE 900, SARASOTA, FL 34236  
REGISTRY NO. 35106

WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

## 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 = 6,912 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 (MC SEC 25-16):

REQUIRED SPACES = 1.5 SPACES / UNIT X 290 DUS = 435 SPACES

\* 2 SPACES FOR MANAGEMENT

\* 1 SPACE / 10 DU X (290 DUS / 10 DU) = 29 SPACES

TOTAL REQUIRED SPACES = 435 + 29 = 464 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 VDPP = 42 FT

PROPOSED MAX. BUILDING HEIGHT = 35 FT

## SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
A-0	COVER
A-1	GENERAL NOTES
A-2	OVERALL PHASING PLAN
A-3	AERIAL SITE PLAN
A-4	EXISTING CONDITIONS PLAN
A-5	EVACUATION PLAN
A-6	SHEDT INDEX PLAN
A-7A	OVERALL TRACT PLAN
A-7B	OVERALL TRACT PLAN
A-8A	SITE PLAN
A-8B	SITE PLAN
A-8C	SITE PLAN
A-8D	SITE PLAN
A-8E	SITE PLAN
A-8F	SITE PLAN
A-8G	SITE PLAN
A-8H	SITE PLAN
A-8I	SITE PLAN
A-8J	SITE PLAN
B-1	MASTER DRAINAGE PLAN
B-1A	MASTER DRAINAGE PLAN
B-2A	BEST MANAGEMENT PRACTICES PLAN
B-2B	BEST MANAGEMENT PRACTICES PLAN
B-3	BEST MANAGEMENT PRACTICES DETAILS
B-4A	PAVING GRADING AND DRAINAGE PLAN
B-4B	PAVING GRADING AND DRAINAGE PLAN
B-4C	PAVING GRADING AND DRAINAGE PLAN
B-4D	PAVING GRADING AND DRAINAGE PLAN
B-4E	PAVING GRADING AND DRAINAGE PLAN
B-4F	PAVING GRADING AND DRAINAGE PLAN
B-4G	PAVING GRADING AND DRAINAGE PLAN
B-4H	PAVING GRADING AND DRAINAGE PLAN
B-4I	PAVING GRADING AND DRAINAGE PLAN
B-4J	PAVING GRADING AND DRAINAGE PLAN
B-5A	TYPICAL ROADWAY SECTIONS
B-5B	TYPICAL ROADWAY DETAILS
B-5C	TYPICAL ROADWAY SIGNAGE DETAILS
B-6A	TYPICAL GRADING AND DRAINAGE DETAILS
B-6B	TYPICAL GRADING AND DRAINAGE DETAILS
B-7	INLET AND JUNCTION BOX DETAILS

## Village G Development Tracking Chart

Brightmore East (This Application)

Use	City Permit No.	Phase	Maximum Allowable per VDPP	Previously Permitted or Constructed	Proposed Units (This Application)	Total Permitted and Proposed
Residential	MA5-21-312	BB Living at Wellen Park	1800	200		
	INF-21-340 / SCP-21-341	Brightmore		400		
	WAS-24-150	Brightmore Phase 4B		40		
	PSD-24-00000001	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 335.079(1) AND (4), FLORIDA STATUTES AND THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.



TY E. GREMAUX, P.E.  
FLA. P.E. LICENSE # 72394  
REGISTRY NO. 35106

DATE:

TY E. GREMAUX, P.E.  
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## GENERAL CONSTRUCTION NOTES

- 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 PROVIDED THEREIN. THE CONTRACTOR AND SUBCONTRACTORS SHALL WORK IN ACCORDANCE AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND CONTRACT DOCUMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREE STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE AS TO THE EXACT LOCATION OF ANY EXISTING UTILITIES. SINCE THE EXACT LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE DONE AT THE OWNER'S EXPENSE. IN THE EVENT OF DAMAGE TO ANY EXISTING UTILITIES, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE THE EXISTENCE OF UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITIES OR STRUCTURES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION UNTIL CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY AND ALL REQUIRED CONSTRUCTION PERMITS.
- ANY CHANGES MADE ON THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING FACILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A FLORIDA PROFESSIONAL LAND SURVEYOR. THE RECORD SURVEY SHALL BE SUBMITTED IN THE ACCURATE LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES ON THE RECORD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE APPROVED BY THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHARGE ORDER.

## ADA NOTES

- 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 BRIDGE CONSTRUCTION.
- PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- 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 COMMUNAL FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL THE SIDEWALK SLOPE EXCEED 2.0 PERCENT. IN THE CASE OF A SIDEWALK, THE CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES ON FINISHED SURGRADE AND FORM BOARDS, PRIOR TO PLACING PAVEMENT, TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

## PAVING, GRADING AND DRAINAGE NOTES

- 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 FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- TRAFFIC CONTROL AND LOCAL ROAD AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE LEVELS INDICATED AND SHALL REGRADE THE SITE ONE INCH LOWER AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED 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 PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL REMOVE AND REPLACE THE EXISTING PAVEMENT WITH A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- 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 NEW PAVEMENT.
- THE CONTRACTOR SHALL INSTALL FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE PROPER DRAINAGE FLOWS.
- IF DEWATERING 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.
- 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.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEED AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDBY GRASS GROWTH IS ESTABLISHED. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED OR SEEDED AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL NOT BE REQUIRED TO PAY AN ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE SMOOTHERING, SODDING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 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 WATER BODIES EXISTS. THE PROPERLY POSITIONED TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AND AT LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED AND REVEGETATED. THE CONTRACTOR SHALL REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
- ALL SOD WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PLAN, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND COMPLIANCE REPORTS, FOR THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM THESE AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

## WATER AND SEWER UTILITY NOTES

- 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, LABOR AND TIME FOR THE CONSTRUCTION ACTIVITY. THE CONTRACTOR IS TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFECTIVE PIPE, JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPE CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL PIPES OF INSTALLATION, DRAINING, UNLOADING, TRENCHING, LAVING AND BACK FILLING PIPES SHALL BE IN A FIRST CLASS HYDRAULIC MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF THE PIPE. PIPES SHALL NOT BE PLACED ON THE GROUND UNLESS THE PIPE HAS FLAWS OR IMPERFECTIONS WHICH IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE. SHAL NOT BE USED ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY DUG AND FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT NOT BE LIMITED TO, INFLUENT AND EFFLUENT MONITORING, SEDIMENT INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

## EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN FROM THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH ITS CONTENTS.
- 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 HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL NOT ALLOW EROSION OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- 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.
- OUTLET STRAINERS 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 55 CUBIC YARDS / ACRE.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

## EROSION CONTROL NOTES (CONT.)

- STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- DISRUPTED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEDED. THESE AREAS SHALL BE SEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. THE SEEDING SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, 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 SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION BASINS AND AREAS WHERE SEDIMENT IS ACCUMULATED IN THE STORM SEWER DRAINS LOCATED IN CONJUNCTION WITH THE STABILIZATION ON THE SITE.
- COULTE & OFF SITE SOIL STOCKPILE AND BORROW AREA SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SITES, ETC.) TO ADJUST FOR EROSION.
- ALL CONSTRUCTION SHALL BE PALEED OFF AT THE END OF EACH WORK DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

## MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULL FUNCTIONAL CONDITION AND IN A STATE OF GOOD STANDING FOR A COMPLETE 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. REPAIRS AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
- 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 HEIGHT OF THE SILT FENCE.

- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL NOT ALLOW EROSION OR FLOW OF MUD INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- OUTLET STRAINERS 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 55 CUBIC YARDS / ACRE.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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I, FREDERIC G. GRENNA, F.G.G., HAVE READ AND UNDERSTOOD THE GENERAL NOTES AND THE STORM WATER POLLUTION PREVENTION PLAN. I HAVE READ AND UNDERSTOOD THE STORM WATER POLLUTION PREVENTION PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN. I HAVE READ AND UNDERSTOOD THE STORM WATER POLLUTION PREVENTION PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN. I HAVE READ AND UNDERSTOOD THE STORM WATER POLLUTION PREVENTION PLAN AND THE EROSION AND SEDIMENT CONTROL PLAN.		
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