



City of North Port

RESOLUTION NUMBER 2025-R-72

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR WEST LAKE A 156-LOT RESIDENTIAL SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 164.48 ACRES LOCATED SOUTH AND WEST OF PRETO BOULEVARD AND NORTH OF PLAYMORE ROAD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 18, 2025, Main Street 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 West Lake, (the "Property"); and

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

WHEREAS, residential single-family homes and accessory structures are permitted uses in the Village Future Land Use Designation, Village Zoning District, and the Village D 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 (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 Planning and Zoning Advisory Board, designated as the local planning agency, held a properly noticed public hearing on November 6, 2025, 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.
- 1.02 The preliminary subdivision plat is consistent with the approved Village D 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 approve the *West Lake preliminary subdivision plat for a 156-lot single-family community* on approximately 164.48 acres as illustrated in Exhibit A. This project includes 156 single-family lots, private road tracts, multi-use trail tracts, a lift station, lake tracts, open space/common area tracts, wetland tracts, including preservation areas, and a future amenity tract. The proposed density is 0.95 units/acre, with 64% allocated as open space. The property is legally described as:

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

A tract of land of lying in Sections 31 & 32, Township 29 South, Range 20 East and Section 5, Township 40 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southwest corner of Preto Boulevard (variable width public right-of-way) per Official Records Instrument Number 2020005361 of the Public Records of Sarasota County, Florida, said point being the point of curvature of a curve to the right, having a radius of 1,082.00 feet and a central angle of 09°55'51"; the following two (2) calls are along the north line of Playmore Road (variable width public right-of-way) per Official Records Instrument Number 2007188871 of said Public Records: (1) thence Northwesterly along the arc of said curve, a distance of 187.54 feet, said curve having a chord bearing and distance of N.55°57'49"W., 187.30 feet to a point of curvature of a reverse curve to the left having a radius of 1,210.00 feet and a central angle of 23°17'32"; (2) thence Northwesterly along the arc of said curve, a distance of 491.90 feet, to the point of tangency of said curve; thence continue Westerly along said curve and along the north line of said Playmore Road per Official Records Instrument Number 2013134805 of said Public Records, having a radius of 1,210.00 feet and a central angle of 12°41'08", a distance of 267.90 feet, to a point on the east boundary line of Islandwalk at West Villages, Phase 5 recorded in Plat Book 51, Page 190 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 2,999.79 feet and a central angle of 01°46'15"; thence Northerly along the arc of said curve and along said east boundary line of Islandwalk at West Villages, Phase 5, a distance of 92.71 feet, said curve having a chord bearing and distance of N.17°10'20"E., 92.70 feet, to the end of said curve; the following two (2) calls are along the north boundary line of said Islandwalk at West Villages, Phase 5: (1) thence

N.89°05'35"W., a distance of 1,251.87 feet; (2) thence S.89°54'47"W., a distance of 259.05 feet; thence N.00°14'53"E. along the east boundary line of Islandwalk at the West Villages, Phase 1C recorded in Plat Book 47, Page 22 of said Public Records and Islandwalk at the West Villages, Phase 1B recorded in Plat Book 46, Page 10 of said Public Records and Islandwalk at the West Villages, Phase 1A recorded in Plat Book 45, Page 37 of said Public Records, a distance of 4,493.66 feet; the following two (2) calls are along the south boundary line of Wellen Park Public Safety Complex recorded in Plat Book 55, Page 324 of said Public Records: (1) thence S.89°38'39"E., a distance of 56.65 feet; (2) thence S.52°38'39"E., a distance of 110.70 feet to a point on the west right-of-way line of abovementioned Preto Boulevard, also being the point of curvature of a non-tangent curve to the left, having a radius of 465.00 feet and a central angle of 96°42'05"; the following fourteen (14) calls are along said west right-of-way line of Preto Boulevard: (1) thence Southerly along the arc of said curve, a distance of 784.81 feet, said curve having a chord bearing and distance of S.13°53'13"E., 694.92 feet, to the point of curvature of a reverse curve to the right having a radius of 630.00 feet and a central angle of 14°22'16"; (2) thence Southeasterly along the arc of said curve, a distance of 158.02 feet, to the point of tangency of said curve; (3) thence S.47°52'00"E., a distance of 684.51 feet to a point of curvature of a curve to the right having a radius of 630.00 feet and a central angle of 20°21'07"; (4) thence Southeasterly along the arc of said curve, a distance of 223.78 feet, to the point of curvature of a reverse curve to the left having a radius of 760.00 feet and a central angle of 28°53'12"; (5) thence Southeasterly along the arc of said curve, a distance of 383.17 feet, to the point of tangency of said curve; (6) thence S.56°24'04"E., a distance of 787.81 feet to a point of curvature of a curve to the right having a radius of 470.00 feet and a central angle of 60°32'51"; (7) thence Southeasterly along the arc of said curve, a distance of 496.68 feet, to the point of tangency of said curve; (8) thence S.04°08'47"W., a distance of 862.25 feet to a point of curvature of a curve to the left having a radius of 760.00 feet and a central angle of 48°10'58"; (9) thence Southerly along the arc of said curve, a distance of 639.12 feet, to the point of curvature of a reverse curve to the right having a radius of 630.00 feet and a central angle of 66°29'38"; (10) thence Southerly along the arc of said curve, a distance of 731.14 feet, to the point of tangency of said curve; (11) thence S.22°27'27"W., a distance of 21.87 feet; (12) thence N.67°32'33"W., a distance of 4.00 feet; (13) thence S.22°27'27"W., a distance of 214.49 feet to a point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 96°36'49"; (14) thence Westerly along the arc of said curve, a distance of 84.31 feet, to the POINT OF BEGINNING.

Containing 7,164,860 square feet or 164.4826 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 November 18, 2025.

CITY OF NORTH PORT, FLORIDA

PHIL STOKES
MAYOR

ATTEST

HEATHER FAUST, MMC
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

MICHAEL FUINO, B.C.S.
CITY ATTORNEY



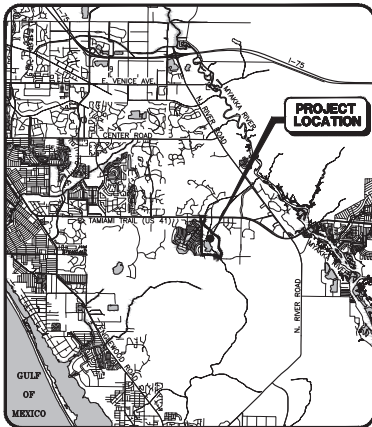
Stantec

6920 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com

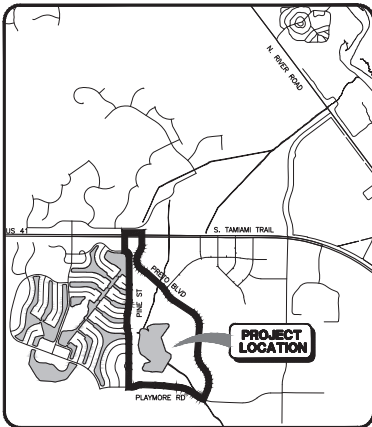
CONSTRUCTION PLANS FOR WEST LAKE SUBDIVISION (VILLAGE D)

LOCATED WITHIN SECTION 32
TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, FLORIDA

A DEVELOPMENT BY
MAIN STREET RANCHLANDS, LLLP
19503 SOUTH WEST VILLAGES PARKWAY STE 14
VENICE, FLORIDA



LOCATION MAP



SITE MAP

PROJECT DATA

OWNERSHIP
MAIN STREET RANCHLANDS, LLLP
19503 S. WEST VILLAGES PARKWAY, SUITE 14
VENICE, FLORIDA 34293

CHARACTER AND INTENDED USE
SINGLE-FAMILY RESIDENTIAL SUBDIVISION

ZONING
CURRENT ZONING IS VILLAGE PLANNED DEVELOPMENT (VPD).

PROJECT AREA
PROPERTY BOUNDARY: 126.18 AC
PROJECT AREA: 126.18 AC
IMPERVIOUS AREA: 35.76 AC

GROSS RESIDENTIAL DENSITY
TOTAL ACRES: 164.48 ACRES / NUMBER OF UNITS: 156
156 DWELLING UNITS/164.48 ACRES = 0.95 UNITS/ACRE

TYPICAL YARDS
STREET YARD - 20 FT.
SIDE YARD - 5 FT (20 FT MINIMUM BUILDING SEPARATION)
REAR YARD - 10 FT (BUILDING); 6 FT (POOL DECK/SCREENED PATIO)

PROPOSED EASEMENTS
PROPOSED EASEMENTS FOR DRAINAGE, ACCESS, UTILITIES, & PRESERVATION AREAS ARE AS INDICATED WITHIN THE PLAN SET.
LOT LINE EASEMENTS PROPOSED: 10' FRONT, 2.5' SIDE AND 5' REAR. MINIMUM 20' WIDE UTILITY EASEMENTS FOR WATER/SEWER WILL BE LOCATED OFF THE ROADWAY (SEE PLANS FOR PROPOSED UTILITY EASEMENT WIDTHS).

FLOODPLAIN AREA DESIGNATION
FLOOD ZONE X & AE, ELEV. 8 (NAVD 83) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANELS 1215003020 DATED MARCH 27, 2024.

MAINTENANCE OF STORMWATER FACILITIES AND COMMON AREAS
STORMWATER FACILITIES WITHIN THIS DEVELOPMENT SHALL BE MAINTAINED BY WEST VILLAGES IMPROVEMENT DISTRICT. COMMON AREAS SHALL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

MAINTENANCE OF ROADS
ALL PROPOSED ROADS WILL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

WATER AND SEWER
WATER: POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF NORTH PORT UTILITIES. SEWER: WASTEWATER COLLECTION WILL BE PROVIDED BY CITY OF NORTH PORT UTILITIES. DEP WATER AND WASTEWATER PERMITS ARE REQUIRED.

DATUM
RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. THE CONVERSION FACTOR TO NAVD83 IS +1.11' FEET.

RESIDENTIAL INTENSITY
F.A.R.
TOTAL FLOOR AREA / TOTAL AREA:
24.25 ACRES / 164.48 ACRES = 0.15

OPEN SPACE / PARK CALCULATIONS
OPEN SPACE / TOTAL AREA:
105 ACRES / 164.48 ACRES = 64%

PARKING DATA
REQUIRED PARKING = 2 SPACES PER DWELLING UNIT
2 SPACES / DU = 156 DU = 312 SPACES

PROVIDED PARKING
2 GARAGE SPACES / DU = 312 SPACES

BUILDING
MAX BUILDING HEIGHT FOR SINGLE FAMILY PER VILLAGE D VDPF = 42 FT

NOTES

1. THE PROJECT AREA IS 126.18 ACRES. THIS PROJECT IS A PART OF PARCEL ID. #0781001000 & #0783001000 IN THE CITY OF NORTH PORT, FLORIDA.
2. SINCE THE PROJECT IS LOCATED WITHIN THE MYAKKA RIVER WATERSHED, 100% OF THE REQUIRED SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFMD) STORMWATER TREATMENT VOLUME IS PROVIDED.
3. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
4. THE SWFMD PROJECT AREA IS 126.18 ACRES.
5. THE DEVELOPMENT SHALL BE LANDSCAPED IN ACCORDANCE WITH CHAPTER 4 OF THE UNIFIED LAND DEVELOPMENT CODE OF NORTH PORT. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
6. THE SITE IS PRESENTLY UNDEVELOPED.
7. THERE ARE NO EXISTING RIGHTS-OF-WAYS, STREETS, BUILDINGS AND/OR HISTORIC SITES ON THIS SITE.
8. ALL PROPOSED STREETS SHALL BE CONSTRUCTED TO CITY OF NORTH PORT TRAFFIC & STORMWATER STANDARDS, LATEST EDITION. THE PROPOSED DRIVE ADJACENT AND INTERIOR STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED AS INDICATED ON THE PLANS.
9. ALL EXIST. WATER AND SEWER WILL BE PROVIDED AND MAINTAINED BY CITY OF NORTH PORT UTILITIES. THE BUILDINGS WILL BE SPRINKLED FOR FIRE PROTECTION. A MINIMUM 1000 GPM FIRE FLOW WILL BE PROVIDED AT ALL HYDRANTS.
10. THE IRRIGATION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. THE IRRIGATION SOURCE WILL BE PROVIDED BY WEST VILLAGES IMPROVEMENT DISTRICT. NON-POTABLE WATER LINES SHALL BE PURPLE IN COLOR.
11. ALL WATER, SANITARY SEWER AND IRRIGATION CONSTRUCTION SHALL MEET OR EXCEED CITY OF NORTH PORT UTILITY STANDARDS. CITY OF NORTH PORT STANDARDS ARE THE MINIMUM ALLOWABLE WATER, IRRIGATION AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH CITY OF NORTH PORT UTILITY STANDARDS THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE CITY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
12. DEVELOPMENT CONSTRUCTION SHALL COMMENCE IN SEPT 2025 AND IS TO CONTINUE THROUGH SEPT 2026.
13. ALL TOPOGRAPHY IS COMPLETED FROM LIDAR INFORMATION AND FIELD INFORMATION COLLECTED BY STANTEC. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. THE CONVERSION FACTOR TO NAVD 1929 IS +1.11 FEET.
14. NOTIFY "SUNSHINE 811", CITY OF NORTH PORT PUBLIC WORKS, FLORIDA POWER & LIGHT, COMCAST, TEECO AND ANY OTHER UTILITIES (GAS COMPANIES, CABLE TV, ETC.) PRIOR TO CONSTRUCTION OPERATION AND PRIOR TO ANY CONNECTION TO EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE.
15. ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE PRIVATELY MAINTAINED.
16. THE STORMWATER MANAGEMENT SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CITY OF NORTH PORT REQUIREMENTS, 60-25 F.A.C. REQUIREMENTS AND 400-4 F.A.C. REQUIREMENTS. THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE WEST VILLAGES IMPROVEMENT DISTRICT.
17. ALL REQUIRED SITE IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
18. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS WHICH WOULD AFFECT THE PROPOSED DEVELOPMENT.
19. THERE ARE NO PUBLIC USE WEIRS REQUIRED OR PROPOSED FOR THIS SITE.
20. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
21. THERE ARE NO KNOWN WELLS ON THE SITE. IF ANY WELLS ENCOUNTERED ON THE SITE NOT NOTED ON PLANS, CONTRACTOR TO NOTIFY ENGINEER OF RECORD FOR DIRECTION. IF DETERMINED THAT WELLS SHOULD BE ABANDONED THEY SHALL BE PLUGGED WITH NEAT CEMENT FROM BOTTOM TO TOP BY A FLORIDA LICENSED WELL DRILLER PRIOR TO DEVELOPMENT OR EXCAVATION.
22. SOLID WASTE SERVICE WILL BE BY ROLL OUT DUMPSTER SERVICE PROVIDED BY THE CITY OF NORTH PORT. SEE THE SITE PLAN FOR ROLL OUT DUMPSTER STAGING AREAS.
23. LIGHTING IS REQUIRED FOR THIS PROJECT. ALL LIGHT FIXTURES ON POLES, WALLS, CANOPIES, AND OTHERWISE OUTDOORS WILL HAVE FULL HORIZONTAL CUT-OFF OPTICS.
24. FINISHED FLOOR ELEVATIONS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION A-1.3 TECHNICAL STANDARDS OF THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE.
25. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND FOOT DESIGN STANDARDS, TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE CITY OF NORTH PORT PUBLIC WORKS DEPARTMENT WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
26. POOL, BACKWASH/WASTEWATER WILL DISCHARGE TO SANITARY SYSTEM.
27. A CITY OF NORTH PORT UTILITIES CONSTRUCTION PERMIT IS REQUIRED.
28. A FOOTWAY CONNECTION, DRAINAGE CONNECTION, AND UTILITY PERMIT WILL BE REQUIRED.
29. THE PREPARED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
31. A CITY OF NORTH PORT RIGHT-OF-USE PERMIT IS REQUIRED FOR UTILITY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
32. CITY OF NORTH PORT UTILITIES OPERATIONS PERSONNEL AND THE CITY OF NORTH PORT UTILITY INSPECTOR SHALL BE NOTIFIED 48 HOURS (2 BUSINESS DAYS) PRIOR TO SANITARY SEWER CONNECTION.
33. A TREE REMOVAL AND CLEARING PERMIT HAS ALREADY BEEN ISSUED AS PART OF THE VILLAGE D INFRASTRUCTURE APPROVAL.
34. THERE ARE NO KNOWN STIPULATIONS PLACED ON THIS SITE BY THE CITY COMMISSION.

LOCAL UTILITY PROVIDERS

DATA AND CABLE TELEVISION SERVICE PROVIDED BY FRONTIER COMMUNICATIONS

WATER AND SEWER SERVICE PROVIDED BY CITY OF NORTH PORT UTILITIES
6644 W. PRICE BLVD.
NORTH PORT, FLORIDA 34291
Tel. 941-240-8000
www.cityofnorthport.com/government

ELECTRICAL SERVICE PROVIDED BY FLORIDA POWER AND LIGHT
JULIAN MONTENEGRO
2245 MURPHY CT.
NORTH PORT, FLORIDA 34289
Tel. 941-423-4833

GAS SERVICE PROVIDED BY TECO PEOPLES GAS
2602 CONSTITUTION BLVD.
SARASOTA, FLORIDA 34231
Tel. 941-526-9397
www.tecogas.com

INDEX TO SHEETS

SHEET	DESCRIPTION
01	COVER SHEET
02	LANDUSE TRACKING
03	AERIAL SITE PLAN
04-10	EXISTING CONDITIONS & DEMO PLAN
11	MASTER WETLAND BUFFER IMPACT PLAN
12	MASTER SITE PLAN
13-20	PRELIMINARY PLAT & SITE PLAN
21	MASTER DRAINAGE PLAN
22-29	PAVING GRADING & DRAINAGE PLAN
30	MASTER UTILITY PLAN
31	PLAN AND PROFILE KEY SHEET
32-53	PLAN AND PROFILE
54	CROSS SECTIONS
55	GENERAL NOTES & DETAILS
56-58	PAVING AND GRADING DETAILS
59-62	DRAINAGE DETAILS
63-65	UTILITY DETAILS
66-68	LIFT STATION DETAILS
69	BEST MANAGEMENT PRACTICES PLAN
70	BEST MANAGEMENT PRACTICES DETAILS

SUPPLEMENTAL PLANS

NO.	DATE	DESCRIPTION	BY
10/17/25	REV SHEETS 30, 34, 35, 37 & 38 PER CONP		RTD/89450
09/15/25	REV SHEETS 03-21, 23-30, 32-54, 56, 60-62, 68-69		BLB/117073
08/15/25	REV SHEETS 54 & 58 PER SWFMD COMMENTS		BLB/117073

REVISIONS



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROJECT MANAGER CHRISTOPHER D. JORDAN, P.E. FLORIDA LIC. NO. 68891	PROJECT ENGINEER DANA DRISCOLL, E.I.	PROJECT SURVEYOR JOE KELLY, P.S.M.
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Christopher D Jordan
2025.10.17
11:32:21-0400
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY

RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER
20250807-COI-0001

DATE: 08/2025
PROJECT NUMBER: 215618697

A B C D

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Permit/Seal

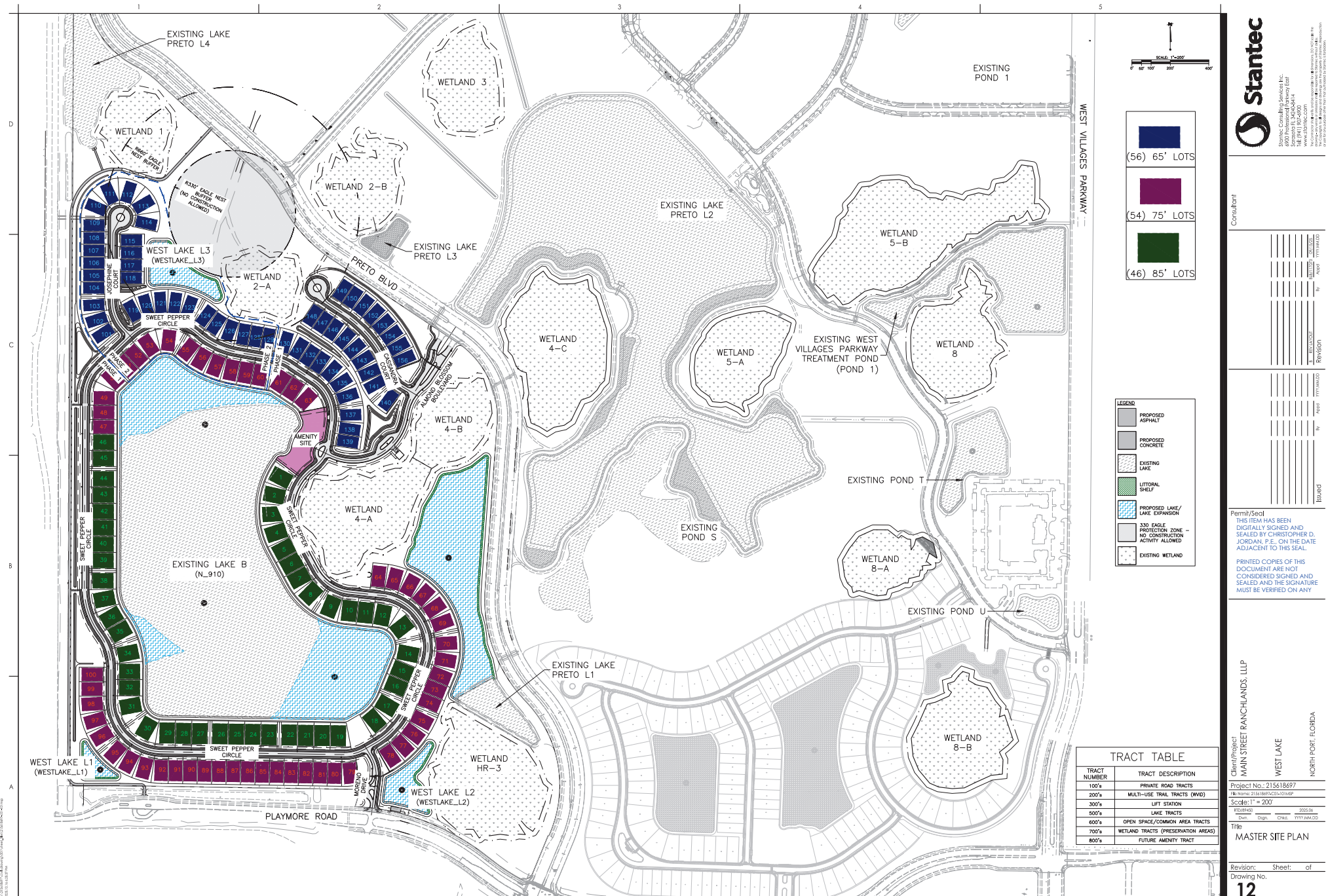
THIS ITEM HAS BEEN
DIGITALLY SIGNED AND
SEALED BY CHRISTOPHER D.
JORDAN, P.E., ON THE DATE
ADJACENT TO THIS SEAL.

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WEST LAKE
NORTH PORT, FLORIDA

Project No.: 215618697
 File Name: 215618697-C91-0029C
 Scale: AS NOTED
 KTD: 09/450 2025.06
 Dwn. Dsgn. Chkd. YYYYMMDD
 Title
 LANDUSE TRACKING

Revision:	Sheet:	of
Drawing No.		

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DIGITALLY SIGNED AND
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ORDAN, P.E., ON THE DATE
ADJACENT TO THIS SEAL.

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MAIN STREET RANCHLANDS, LLP

Project No.: 215618697

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Scale: 1" = 200'

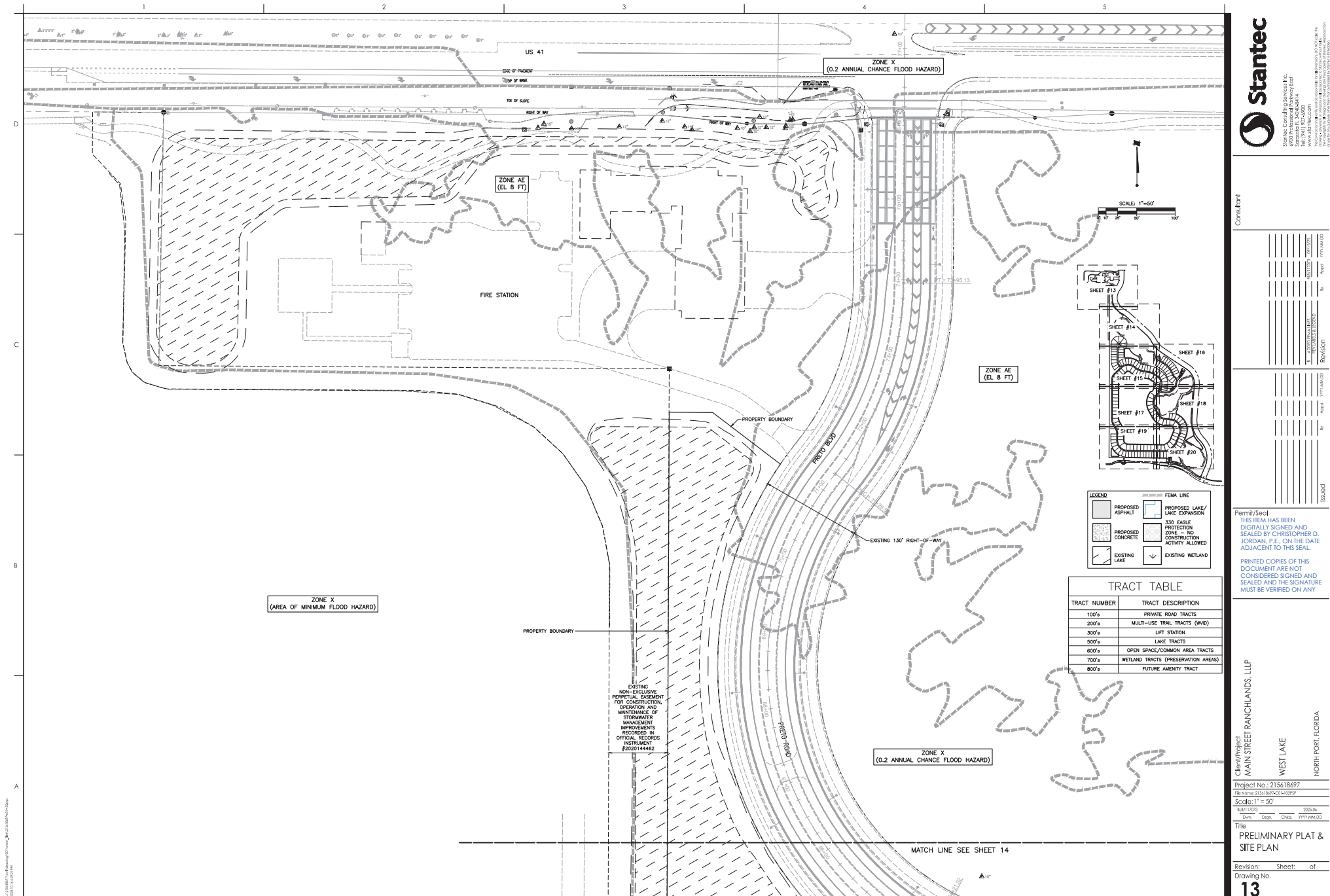
2017-2020	2021-2022	2023-2024	2025-2026
Own.	Disgn.	Chkd.	YYYYMMDD

MASTER SITE PLAN

Division: _____ Sheet: _____ of _____

Drawing No. 100

2



Stantec Consulting Services Inc.
6900 International Parkway East
Suite 100
Edmonton, Alberta T6C 2K4
Canada
www.stantec.com
Phone: (780) 442-4600
Fax: (780) 442-4601
Email: info@stantec.com

Consultant

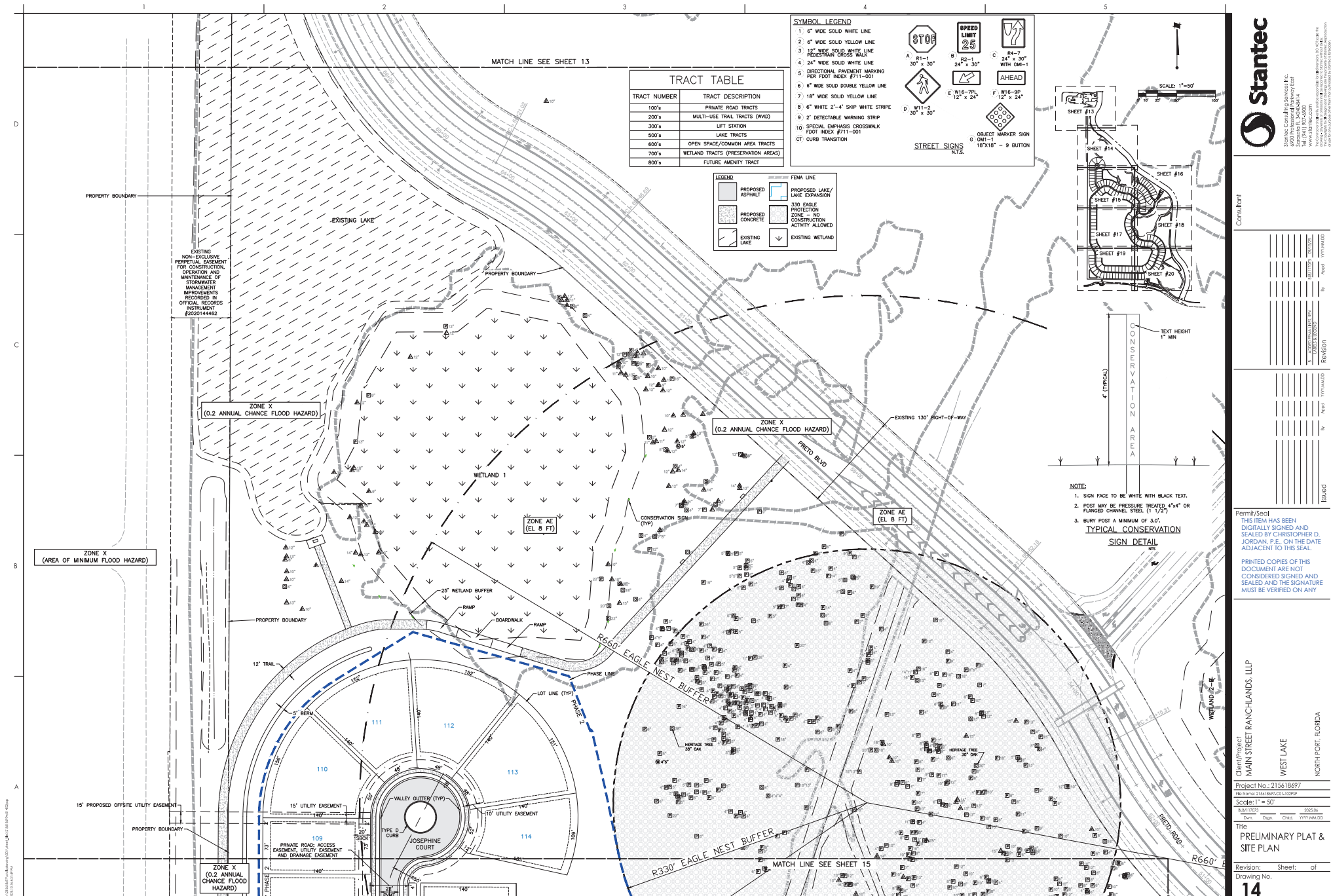
Revision	By	Date	Notes
1	MM	01/15/2025	ISSUED FOR PERMIT
2	MM	01/15/2025	ISSUED FOR PERMIT
3	MM	01/15/2025	ISSUED FOR PERMIT
4	MM	01/15/2025	ISSUED FOR PERMIT
5	MM	01/15/2025	ISSUED FOR PERMIT
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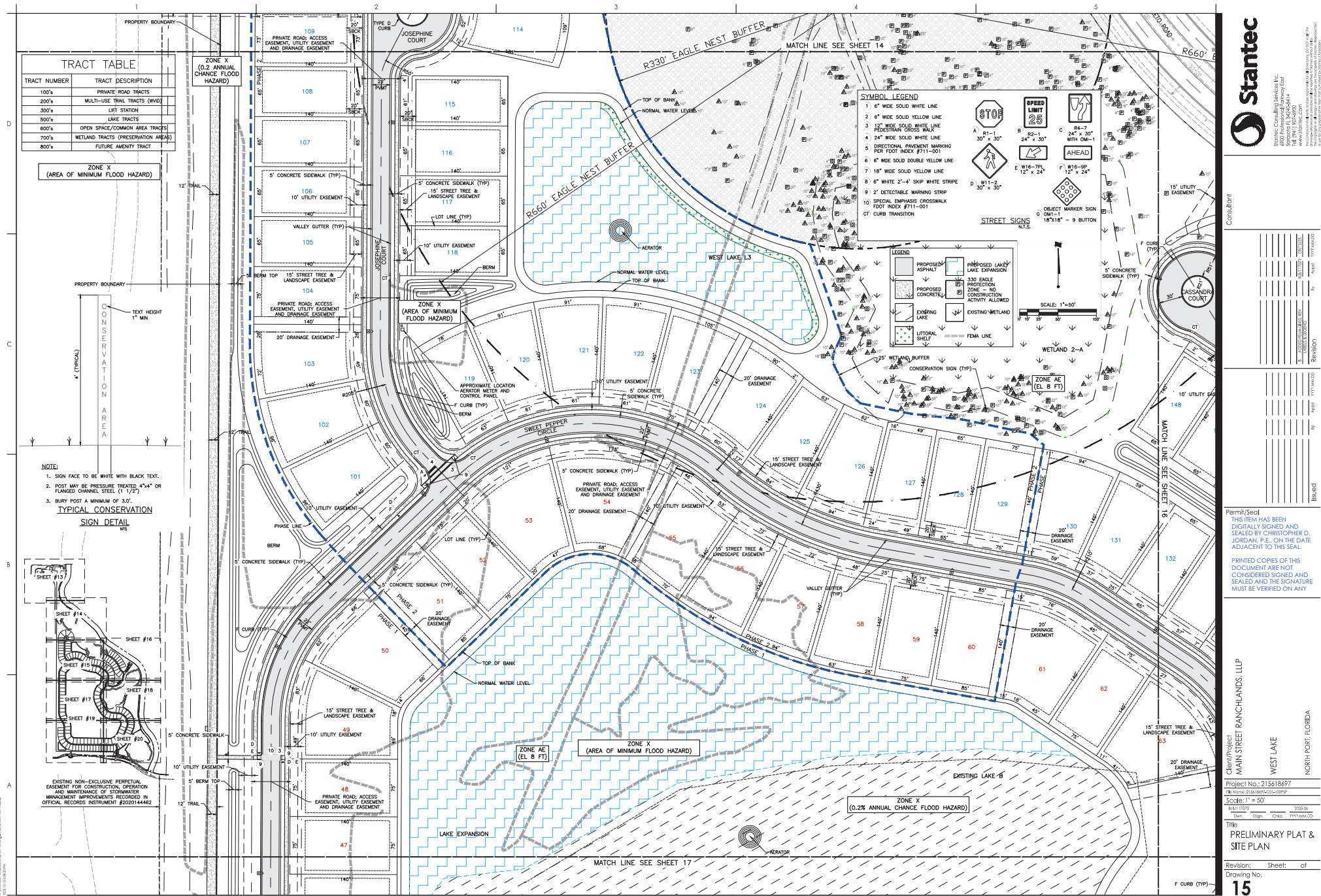
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JORDAN, P.E., ON THE DATE
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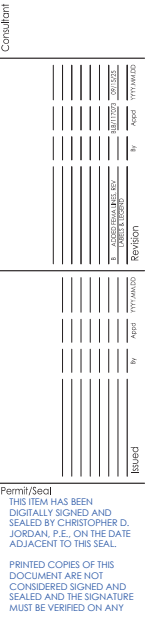
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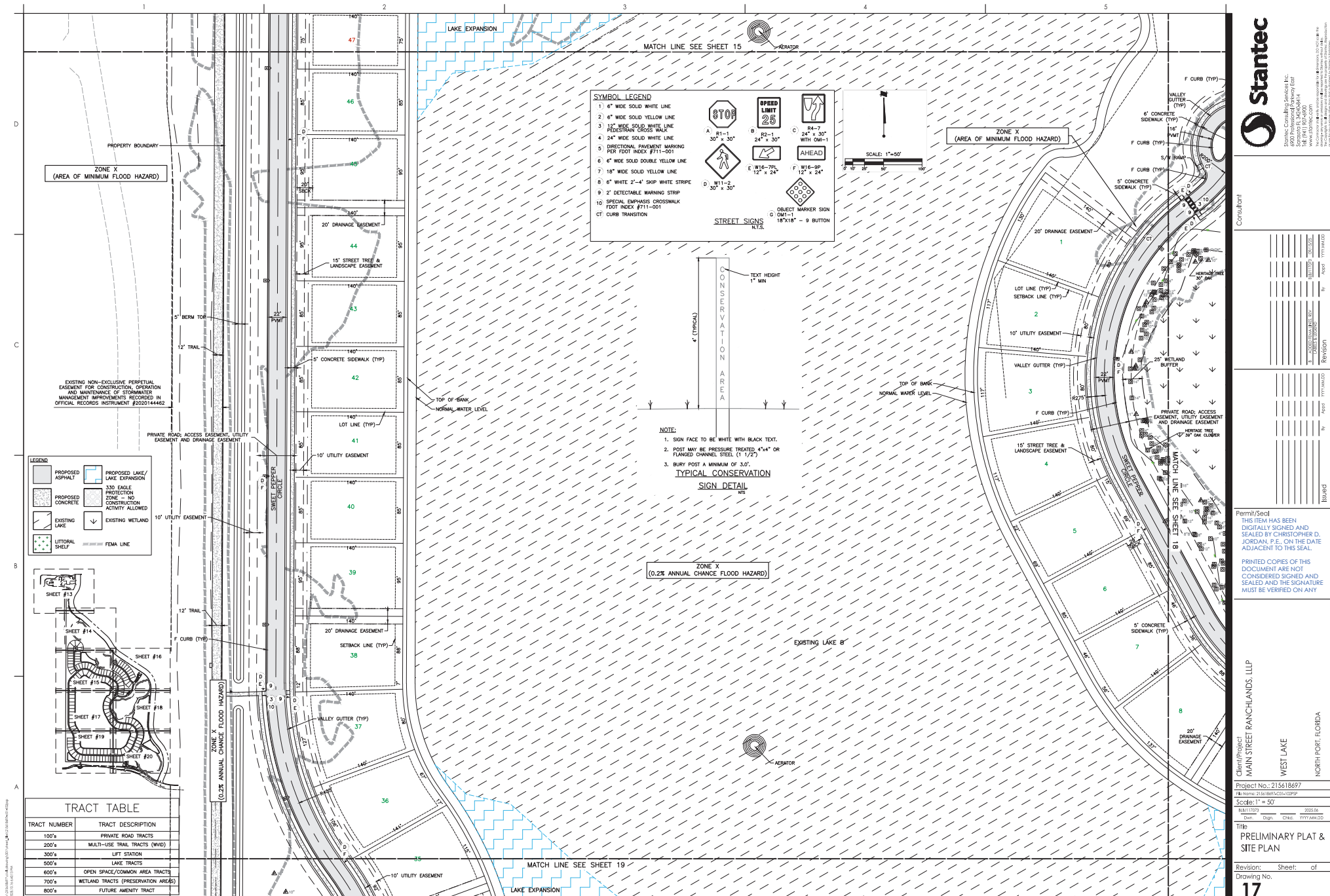
Client/Project
MAIN STREET RANCHLANDS, LLC

Project No.: 215618697
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Title
PRELIMINARY PLAT & SITE PLAN
Revision: Sheet: of
Drawing No.







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MAIN STREET RANCHLANDS, LLP

MAIN STREET

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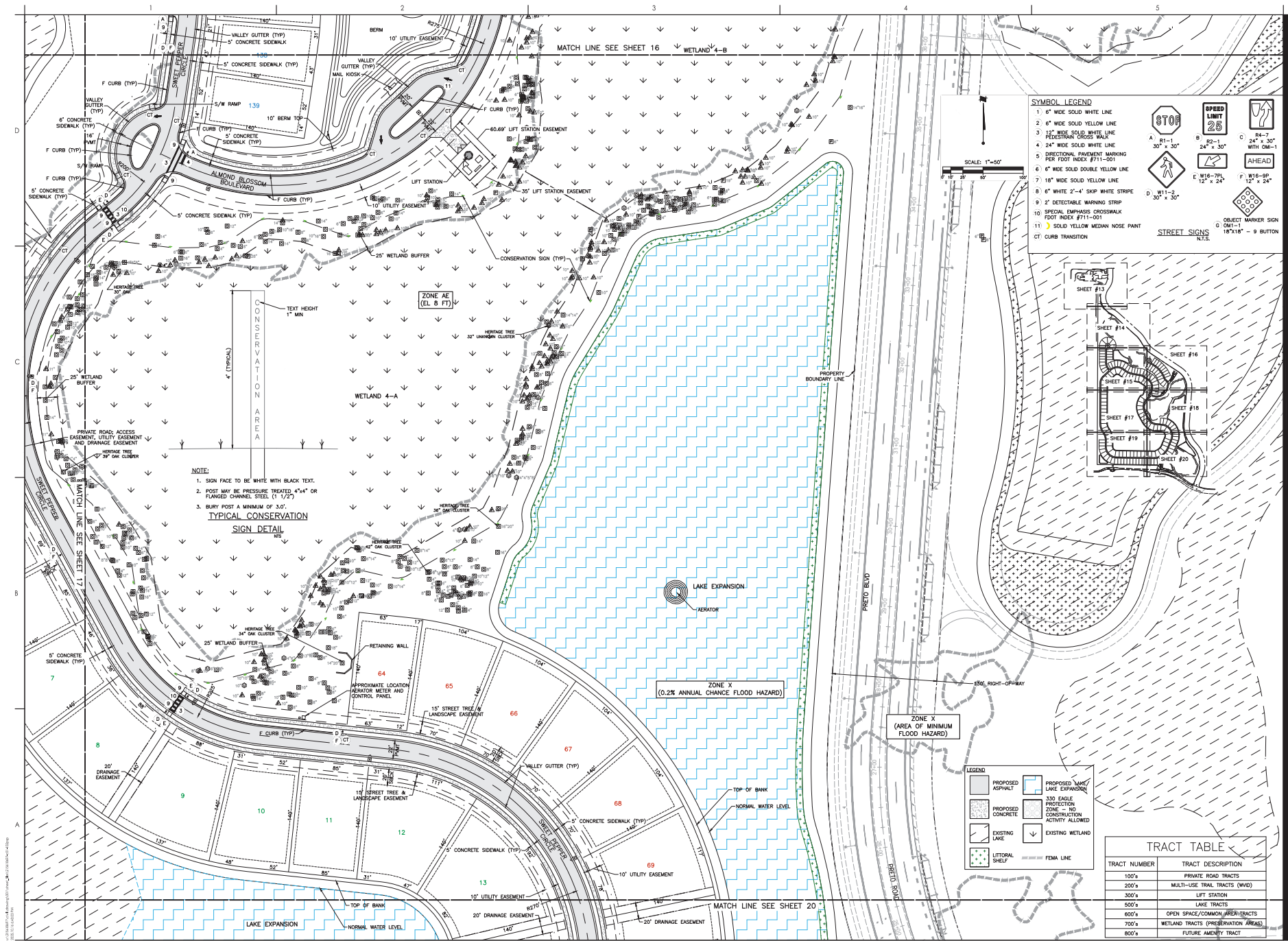
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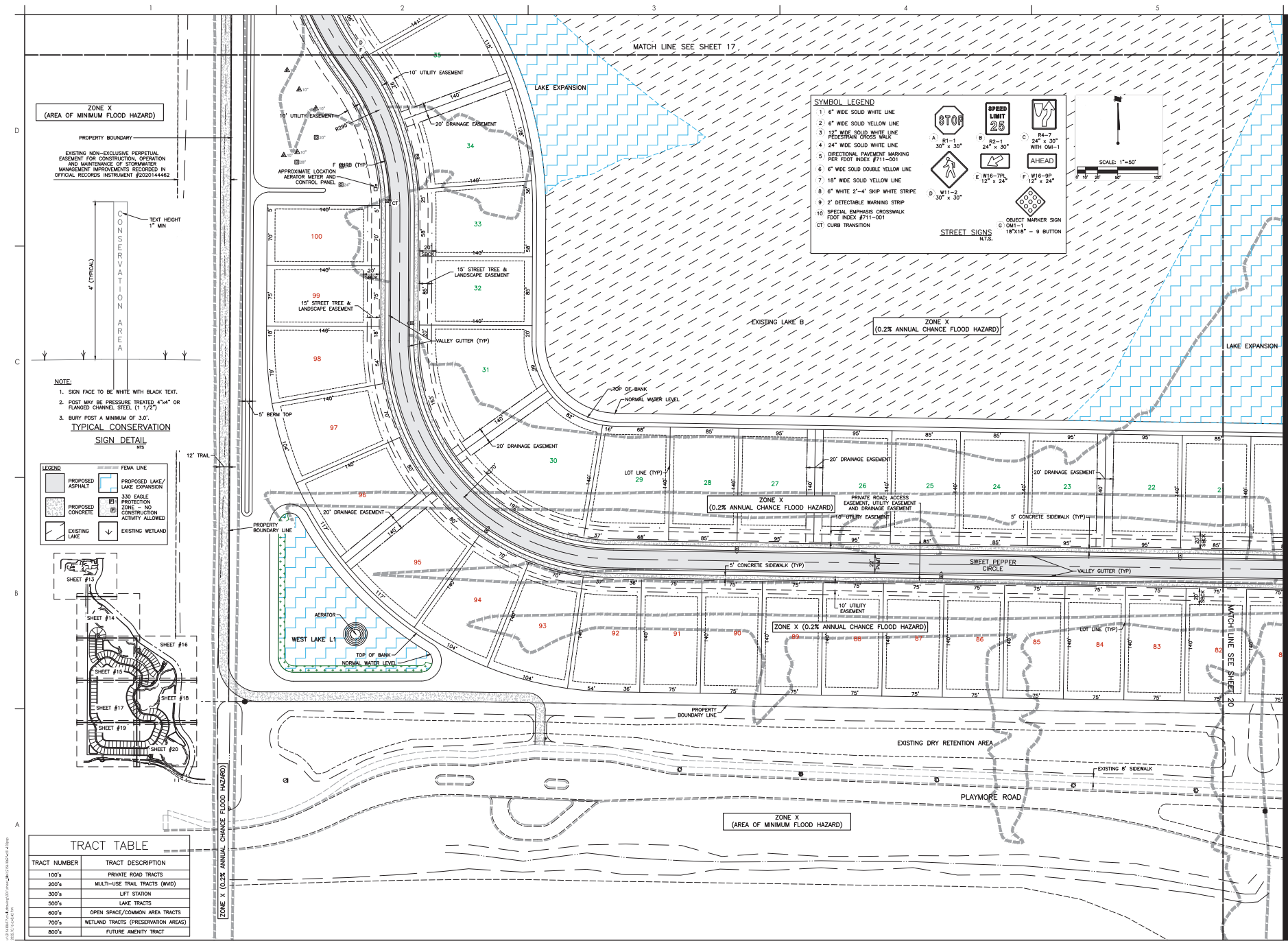
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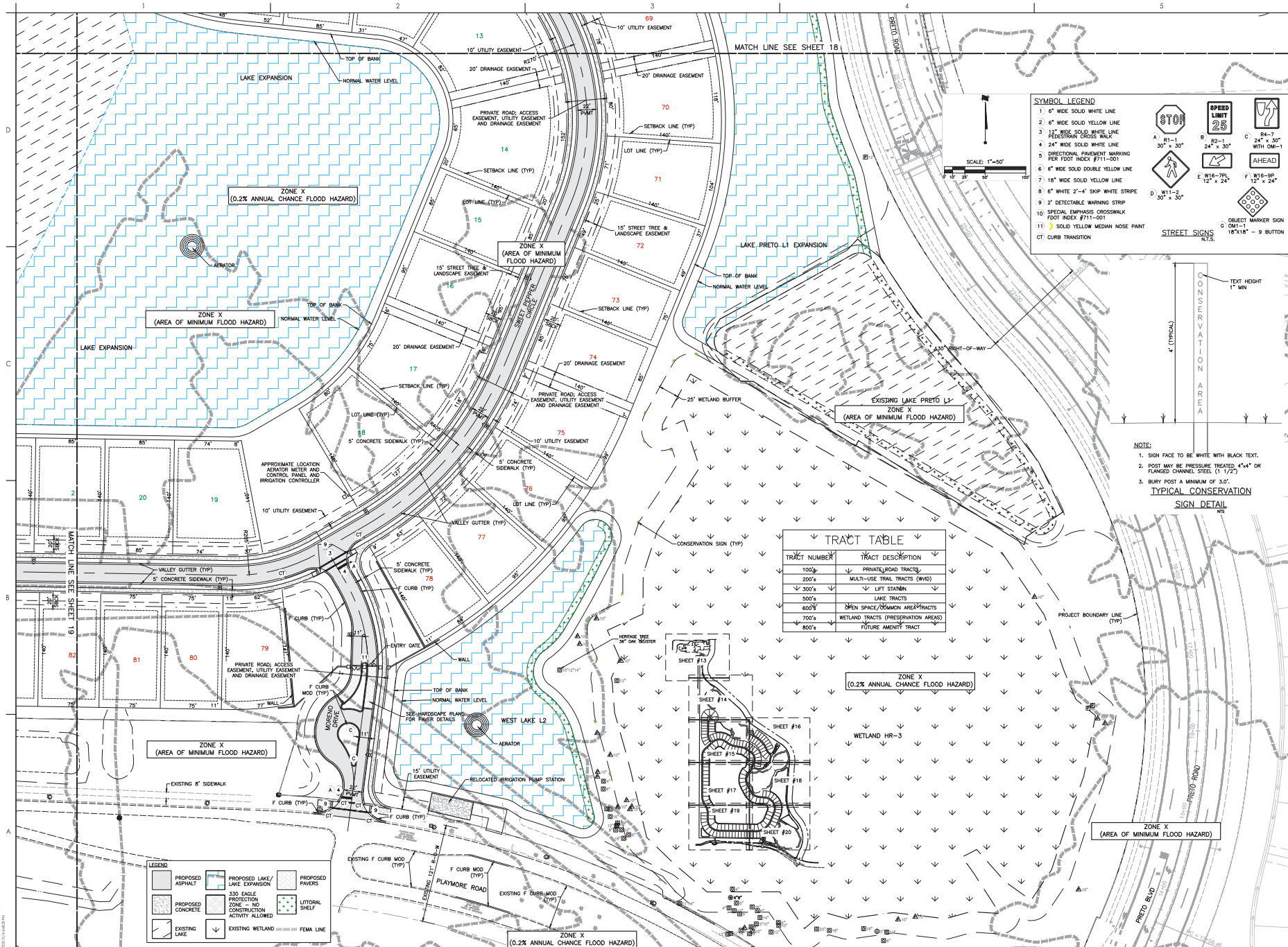
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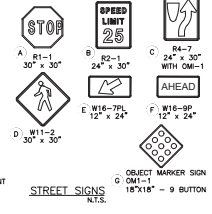






SYMBOL LEGEND

- 6" WIDE SOLID WHITE LINE
- 6" WIDE SOLID YELLOW LINE
- 12" WIDE SOLID WHITE LINE
- 24" WIDE SOLID WHITE LINE
- DIRECTIONAL PAVEMENT MARKING PER FOOT INDEX #711-001
- 6" WIDE SOLID DOUBLE YELLOW LINE
- 18" WIDE SOLID YELLOW LINE
- 6" WHITE 2'-4" SKIP WHITE STRIPE
- 2' DETECTABLE WARNING STRIP
- SPECIAL EMPHASIS CROSSWALK FOOT INDEX #711-001
- SOLID YELLOW MEDIAN NOSE PAINT
- CT CURB TRANSITION



STREET SIGNS

N.T.S.

NOTE:

- SIGN FACE TO BE WHITE WITH BLACK TEXT.
- POST MAY BE PRESSURE TREATED 4"x4" OR FLANGED CHANNEL STEEL (1 1/2")
- BURY POST A MINIMUM OF 3.0'.

TYPICAL CONSERVATION SIGN DETAIL



Stantec Consulting Services Inc.
6902 International Parkway East
Suite 100
Edmonton, Alberta T6C 1K4
www.stantec.com
Phone: 780.440.1000
Fax: 780.440.1001

Consultant

REVISION	DATE	BY	APP'D
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MAIN STREET RANCHLANDS, LLP

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Drawn: JORDAN, C.D.
Checked: JORDAN, C.D.

Title
PRELIMINARY PLAT &
SITE PLAN

Revision: Sheet: of
Drawing No.