



City of North Port

RESOLUTION NUMBER 2025-R-76

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION REPLAT FOR WELLEN PARK DOWNTOWN PHASE 5, EXTENDING WELLEN PARK BOULEVARD RIGHT OF WAY AND CREATING PRESERVATION/CONSERVATION AREA, STORMWATER MANAGEMENT, OPEN SPACE AND FUTURE DEVELOPMENT TRACTS ON APPROXIMATELY 76.7308 ACRES LOCATED WEST OF WEST VILLAGES PARKWAY AND EAST OF PRETO BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR PRELIMINARY SUBDIVISION PLAT APPROVAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 23, 2025, Joseph A. Kelley, PSM, Stantec Consulting Services, Inc. (the “Applicant”) submitted an application to the City of North Port, Florida (the “City”) for approval of a Subdivision Preliminary Replat (the “Preliminary Plat”) for Wellen Park Downtown Phase 5 (the “Property”); and

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

WHEREAS, right of way, preservation/conservation, stormwater management, open space, and future development tracts are permitted in the Village Future Land Use Designation, Village Zoning District, and the Village D District Pattern Plan; and

WHEREAS, the proposed preliminary subdivision replat 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 replat 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 replat is consistent with the approved Village D Pattern Book.
- 1.03 The Development Review Committee reviewed the application and preliminary subdivision replat 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 *Wellen Park Downtown Phase 5, a Preliminary Subdivision Replat on approximately 76.7308 acres*, as illustrated in Exhibit A. This project includes the creation of right of way for Wellen Park Boulevard extension, preservation/conservation areas, stormwater areas, open space, future Development Tracts, and drainage and utility easements. The property is legally described as:

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

A tract of land, including Tract 101 and 102 of Main Street Ranchlands Plat No. 1 recorded in Plat Book 56, Page 250 of the Public Records of Sarasota County, Florida and lying in Section 32, Township 39 South, Range 20 East, Sarasota County, Florida, being more particularly described as follows:

Begin at the southwest corner of Tract 7 of Wellen Park Downtown Phase 1 recorded in Plat Book 54, Page 331 of the Public Records of Sarasota County, Florida; the following thirty-six (36) calls are along the southerly and easterly line of said Tract 7: (1) thence S.85°51'13"E., a distance of 144.09 feet to a point of curvature of a curve to the left having a radius of 123.00 feet and a central angle of 79°09'07"; (2) thence Northeasterly along the arc of said curve, a distance of 169.92 feet, to the point of tangency of said curve; (3) thence N.14°59'40"E., a distance of 43.90 feet to a point of curvature of a curve to the right having a radius of 153.00 feet and a central angle of 39°20'29"; (4) thence Northeasterly along the arc of said curve, a distance of 105.06 feet, to the point of curvature of a reverse curve to the left having a radius of 370.00 feet and a central angle of 35°06'21"; (5) thence Northeasterly along the arc of said curve, a distance of 226.70 feet, to the point of tangency of said curve; (6) thence N.19°13'48"E., a distance of 129.67 feet to a point of curvature of a curve to the right having a radius of 173.00 feet and a central angle of 46°28'00"; (7) thence Northeasterly along the arc of said curve, a distance of 140.30 feet, to the point of curvature of a reverse curve to the left having a radius of 53.00 feet and a central angle of 37°07'51"; (8) thence Northeasterly along the arc of said curve, a distance of 34.35 feet, to the point of curvature of a reverse curve to the right having a radius of 277.58 feet and a central angle of 18°08'56"; (9) thence Northeasterly along the arc of said curve, a distance of 87.92 feet, to the point of curvature of a compound curve to the right having a radius of 141.00 feet and a central angle of 44°44'16"; (10) thence Easterly along the arc of

said curve, a distance of 110.10 feet, to the point of tangency of said curve; (11) thence S.88°32'51"E., a distance of 84.83 feet to a point of curvature of a curve to the right having a radius of 17.00 feet and a central angle of 81°27'13"; (12) thence Southeasterly along the arc of said curve, a distance of 24.17 feet, to the point of curvature of a compound curve to the right having a radius of 60.32 feet and a central angle of 58°30'20"; (13) thence Southerly along the arc of said curve, a distance of 61.60 feet, to the point of curvature of a reverse curve to the left having a radius of 103.00 feet and a central angle of 33°52'18"; (14) thence Southwesterly along the arc of said curve, a distance of 60.89 feet, to the point of tangency of said curve; (15) thence S.17°32'23"W., a distance of 135.23 feet to a point of curvature of a curve to the left having a radius of 65.00 feet and a central angle of 93°13'40"; (16) thence Southeasterly along the arc of said curve, a distance of 105.76 feet, to the point of tangency of said curve; (17) thence S.75°41'17"E., a distance of 55.56 feet to a point of curvature of a curve to the right having a radius of 43.00 feet and a central angle of 61°15'41"; (18) thence Southeasterly along the arc of said curve, a distance of 45.98 feet, to the point of tangency of said curve; (19) thence S.14°25'37"E., a distance of 69.37 feet to a point of curvature of a curve to the left having a radius of 63.00 feet and a central angle of 59°56'56"; (20) thence Southeasterly along the arc of said curve, a distance of 65.92 feet, to the point of curvature of a reverse curve to the right having a radius of 411.12 feet and a central angle of 17°40'02"; (21) thence Southeasterly along the arc of said curve, a distance of 126.77 feet, to the point of curvature of a compound curve to the right having a radius of 60.00 feet and a central angle of 20°50'25"; (22) thence Southeasterly along the arc of said curve, a distance of 21.82 feet, to the point of tangency of said curve; (23) thence S.35°52'06"E., a distance of 109.04 feet to a point of curvature of a curve to the left having a radius of 44.00 feet and a central angle of 81°09'10"; (24) thence Easterly along the arc of said curve, a distance of 62.32 feet, to the point of tangency of said curve; (25) thence N.62°58'44"E., a distance of 59.37 feet to a point of curvature of a curve to the left having a radius of 44.00 feet and a central angle of 77°51'48"; (26) thence Northeasterly along the arc of said curve, a distance of 59.79 feet, to the point of tangency of said curve; (27) thence N.14°53'03"W., a distance of 103.89 feet to a point of curvature of a curve to the right having a radius of 82.00 feet and a central angle of 80°41'12"; (28) thence Northeasterly along the arc of said curve, a distance of 115.48 feet, to the point of tangency of said curve; (29) thence N.65°48'08"E., a distance of 294.24 feet to the point of curvature of a non-tangent curve to the left, having a radius of 68.00 feet and a central angle of 117°31'30"; (30) thence Northerly along the arc of said curve, a distance of 139.48 feet, said curve having a chord bearing and distance of N.07°03'19"E., 116.28 feet, to the point of curvature of a reverse curve to the right having a radius of 97.00 feet and a central angle of 53°18'51"; (31) thence Northwesterly along the arc of said curve, a distance of 90.26 feet, to the point of curvature of a reverse curve to the left having a radius of 59.00 feet and a central angle of 47°10'03"; (32) thence Northerly along the arc of said curve, a distance of 48.57 feet, to the point of curvature of a reverse curve to the right having a radius of 196.00 feet and a central angle of 29°08'24"; (33) thence Northwesterly along the arc of said curve, a distance of 99.68 feet, to the point of curvature of a reverse curve to the left having a radius of 154.00 feet and a central angle of 37°34'21"; (34) thence Northwesterly along the arc of said curve, a distance of 100.99 feet, to the point of curvature of a reverse curve to the right having a radius of 96.00 feet and a central angle of 90°04'15"; (35) thence Northerly along the arc of said curve, a distance of 150.91 feet, to the point of curvature of a reverse curve to the left having a radius of 438.00 feet and a central angle of 63°20'25"; (36) thence Northerly along the arc of said curve, a distance of 484.21 feet, to the end of said curve; thence N.62°48'14"E. along a line non-tangent to said curve, a distance of 89.55 feet to the point of curvature of a non-tangent curve to the right, having a radius of 300.00 feet and a central angle of 02°39'53"; thence Northwesterly along the arc of said curve, a

distance of 13.95 feet, said curve having a chord bearing and distance of N.25°51'50"W., 13.95 feet, to the point of curvature of a compound curve to the right having a radius of 600.00 feet and a central angle of 02°35'48"; thence Northwesterly along the arc of said curve, a distance of 27.19 feet, to the end of said curve; thence N.28°46'42"E. along a line non-tangent to said curve, a distance of 68.30 feet; thence N.31°25'41"E., a distance of 52.59 feet; thence N.39°50'18"E., a distance of 51.87 feet; thence N.38°22'55"E., a distance of 74.39 feet; thence N.16°31'25"E., a distance of 42.39 feet; thence N.11°39'16"E., a distance of 55.61 feet; thence N.49°43'42"E., a distance of 38.04 feet; thence N.28°42'35"E., a distance of 16.66 feet; thence N.11°07'03"W., a distance of 30.44 feet; thence N.43°38'28"E., a distance of 63.15 feet; thence N.34°01'32"E., a distance of 80.87 feet; thence N.84°03'35"E., a distance of 56.80 feet; thence N.62°31'55"E., a distance of 61.17 feet; thence N.86°30'02"E., a distance of 56.57 feet; thence N.87°54'57"E., a distance of 44.39 feet; thence S.76°02'53"E., a distance of 48.86 feet; thence S.39°57'56"E., a distance of 48.60 feet; thence S.72°01'56"E., a distance of 42.00 feet; thence S.50°11'21"E., a distance of 49.78 feet; thence S.88°14'48"E., a distance of 34.11 feet; thence S.70°19'11"E., a distance of 24.70 feet; thence N.36°17'44"E., a distance of 29.26 feet; thence S.78°35'14"E., a distance of 53.83 feet; thence S.72°01'51"E., a distance of 42.79 feet; thence N.40°24'06"E., a distance of 22.53 feet; thence N.75°44'30"E., a distance of 72.75 feet; thence S.78°07'11"E., a distance of 48.11 feet; thence N.49°58'58"E., a distance of 14.80 feet; thence N.14°48'01"E., a distance of 46.22 feet; thence N.79°23'10"E., a distance of 63.56 feet; thence N.50°32'03"E., a distance of 59.55 feet; thence N.30°55'22"E., a distance of 62.09 feet; thence S.82°02'22"E., a distance of 91.19 feet; thence S.11°36'24"E., a distance of 88.00 feet; thence S.00°18'02"W., a distance of 96.39 feet; thence S.04°02'45"W., a distance of 8.34 feet; thence N.88°45'02"E., a distance of 8.73 feet; thence S.40°57'08"E., a distance of 73.63 feet; thence S.24°26'17"W., a distance of 62.94 feet to a point on the northerly line of Parcel 771 recorded in Official Instrument Number 2009155882 of said Public Records, also being the point of curvature of a non-tangent curve to the left, having a radius of 390.00 feet and a central angle of 00°24'02"; the following three (3) calls are along the northerly line of Parcel 771 and its easterly extension: (1) thence Easterly along the arc of said curve, a distance of 2.73 feet, said curve having a chord bearing and distance of N.70°16'26"E., 2.73 feet, to the point of curvature of a reverse curve to the right having a radius of 57.76 feet and a central angle of 20°25'58"; (2) thence Easterly along the arc of said curve, a distance of 20.60 feet, to the point of tangency of said curve; (3) thence S.89°29'37"E., a distance of 105.16 feet to a point on the west right-of-way line of West Villages Parkway (variable width right-of-way), as recorded in Official Records Instrument Number 2009155882 of said Public Records; thence S.00°30'25"W. along said west right-of-way line, a distance of 1,340.70 feet to the northeast corner of Main Street Ranchlands Plat No. 3 recorded in Plat Book 56, Page 252 of said Public Records; the following eleven (11) calls are along the boundary of said Main Street Ranchlands Plat No. 3: (1) thence N.89°55'18"W., a distance of 521.43 feet; (2) thence S.00°03'01"W., a distance of 117.25 feet; (3) thence S.42°56'28"W., a distance of 147.30 feet; (4) thence S.02°54'04"E., a distance of 107.82 feet to the point of curvature of a non-tangent curve to the right, having a radius of 646.08 feet and a central angle of 06°38'39"; (5) thence Southeasterly along the arc of said curve, a distance of 74.92 feet, said curve having a chord bearing and distance of S.33°36'20"E., 74.88 feet, to the end of said curve; (6) thence S.30°08'32"E. along a line non-tangent to said curve, a distance of 188.12 feet to the point of curvature of a non-tangent curve to the left, having a radius of 556.31 feet and a central angle of 07°48'59"; (7) thence Southeasterly along the arc of said curve, a distance of 75.89 feet, said curve having a chord bearing and distance of S.34°12'30"E., 75.83 feet, to the point of curvature of a non-tangent curve to the left, having a radius of

535.13 feet and a central angle of $11^{\circ}57'38''$; (8) thence Southeasterly along the arc of said curve, a distance of 111.71 feet, said curve having a chord bearing and distance of $S.43^{\circ}47'43''E.$, 111.51 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 613.28 feet and a central angle of $07^{\circ}26'55''$; (9) thence Southeasterly along the arc of said curve, a distance of 79.73 feet, said curve having a chord bearing and distance of $S.53^{\circ}38'30''E.$, 79.67 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 566.40 feet and a central angle of $12^{\circ}44'12''$; (10) thence Southeasterly along the arc of said curve, a distance of 125.91 feet, said curve having a chord bearing and distance of $S.64^{\circ}30'22''E.$, 125.65 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 546.49 feet and a central angle of $17^{\circ}31'34''$; (11) thence Easterly along the arc of said curve, a distance of 167.16 feet, said curve having a chord bearing and distance of $S.79^{\circ}35'01''E.$, 166.51 feet, to a point on the west right-of-way line of West Villages Parkway (variable width right-of-way) as recorded in Official Records Instrument Number 2010135760 of said Public Records; the following six (6) calls are along said west right-of-way line: (1) thence $S.00^{\circ}30'25''W.$, a distance of 35.66 feet; (2) thence $N.85^{\circ}55'11''W.$, a distance of 40.43 feet; (3) thence $S.04^{\circ}20'24''W.$, a distance of 21.35 feet; (4) thence $S.85^{\circ}39'36''E.$, a distance of 25.84 feet to a point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of $86^{\circ}10'01''$; (5) thence Southeasterly along the arc of said curve, a distance of 45.12 feet, to the point of tangency of said curve; (6) thence $S.00^{\circ}30'25''W.$, a distance of 22.33 feet to the point of curvature of a non-tangent curve to the left, having a radius of 30.00 feet and a central angle of $87^{\circ}24'33''$; thence Northwesterly along the arc of said curve, a distance of 45.77 feet, said curve having a chord bearing and distance of $N.43^{\circ}11'52''W.$, 41.46 feet, to the point of curvature of a reverse curve to the right having a radius of 632.00 feet and a central angle of $22^{\circ}46'26''$; thence Westerly along the arc of said curve, a distance of 251.21 feet, to the point of curvature of a compound curve to the right having a radius of 14.00 feet and a central angle of $16^{\circ}07'42''$; thence Northwesterly along the arc of said curve, a distance of 3.94 feet, to the point of tangency of said curve; thence $N.48^{\circ}00'00''W.$, a distance of 48.67 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of $07^{\circ}28'16''$; thence Northwesterly along the arc of said curve, a distance of 80.85 feet, said curve having a chord bearing and distance of $N.55^{\circ}42'26''W.$, 80.79 feet, to the end of said curve; the following three (3) calls are along the boundary line of Tract 102 of Main Street Ranchlands Plat No. 1 recorded in Plat Book 56, Page 250 of said Public Records: (1) thence $S.02^{\circ}46'46''W.$ along a line non-tangent to said curve, a distance of 123.98 feet; (2) thence $N.87^{\circ}13'14''W.$, a distance of 112.00 feet; (3) thence $N.02^{\circ}46'46''E.$, a distance of 225.74 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of $07^{\circ}48'35''$; thence Northwesterly along the arc of said curve, a distance of 84.51 feet, said curve having a chord bearing and distance of $N.34^{\circ}02'50''W.$, 84.44 feet, to the point of tangency of said curve; thence $N.30^{\circ}08'32''W.$, a distance of 171.72 feet to a point of curvature of a curve to the left having a radius of 550.00 feet and a central angle of $10^{\circ}44'41''$; thence Northwesterly along the arc of said curve, a distance of 103.14 feet, to the point of curvature of a reverse curve to the right having a radius of 337.00 feet and a central angle of $12^{\circ}21'17''$; thence Northwesterly along the arc of said curve, a distance of 72.67 feet, to a point on the southwesterly right-of-way line of Everglow Drive (60' wide public right-of-way) recorded as Tract 101 of abovementioned Main Street Ranchlands Plat No. 1, also being the point of curvature of a non-tangent curve to the left, having a radius of 586.08 feet and a central angle of $08^{\circ}53'22''$; thence Northwesterly along the arc of said curve and along said southwesterly right-of-way line, a distance of 90.93 feet, said curve having a chord bearing and distance of $N.50^{\circ}29'09''W.$, 90.84 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 162.36 feet and a central angle of $20^{\circ}56'17''$; thence Westerly along the arc of

said curve, a distance of 59.33 feet, said curve having a chord bearing and distance of N.85°24'47"W., 59.00 feet, to the point of curvature of a reverse curve to the right having a radius of 81.35 feet and a central angle of 37°44'04"; thence Westerly along the arc of said curve, a distance of 53.57 feet, to the point of curvature of a reverse curve to the left having a radius of 135.49 feet and a central angle of 54°48'18"; thence Westerly along the arc of said curve, a distance of 129.60 feet, to the point of tangency of said curve; thence S.67°02'51"W., a distance of 79.86 feet to the point of curvature of a non-tangent curve to the right, having a radius of 167.00 feet and a central angle of 44°13'58"; thence Westerly along the arc of said curve, a distance of 128.93 feet, said curve having a chord bearing and distance of S.73°20'27"W., 125.75 feet, to the end of said curve; thence S.18°42'56"W. along a line non-tangent to said curve, a distance of 195.38 feet to the point of curvature of a non-tangent curve to the right, having a radius of 328.52 feet and a central angle of 58°06'37"; thence Southwesterly along the arc of said curve, a distance of 333.19 feet, said curve having a chord bearing and distance of S.47°57'59"W., 319.09 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 727.46 feet and a central angle of 33°13'27"; thence Southwesterly along the arc of said curve, a distance of 421.83 feet, said curve having a chord bearing and distance of S.60°09'43"W., 415.95 feet, to the point of curvature of a reverse curve to the right having a radius of 207.00 feet and a central angle of 68°54'18"; thence Westerly along the arc of said curve, a distance of 248.94 feet, to the point of tangency of said curve; thence N.67°32'43"W., a distance of 274.18 feet to the point of curvature of a non-tangent curve to the right, having a radius of 57.00 feet and a central angle of 36°12'11"; thence Westerly along the arc of said curve, a distance of 36.02 feet, said curve having a chord bearing and distance of S.69°57'04"W., 35.42 feet, to the point of tangency of said curve; thence S.88°03'09"W., a distance of 257.13 feet to the point of curvature of a non-tangent curve to the left, having a radius of 375.00 feet and a central angle of 26°08'16"; thence Westerly along the arc of said curve, a distance of 171.07 feet, said curve having a chord bearing and distance of S.73°24'28"W., 169.59 feet, to the point of curvature of a compound curve to the left having a radius of 25.00 feet and a central angle of 88°25'47"; thence Southerly along the arc of said curve, a distance of 38.58 feet, to a point on the easterly right-of-way line of Preto Boulevard (variable width public right-of-way) per Official Records Instrument Number 2020005361 of said Public Records, also being the point of curvature of a non-tangent curve to the right, having a radius of 630.00 feet and a central angle of 32°14'15"; the following two (2) calls are along said easterly right-of-way line: (1) thence Northerly along the arc of said curve, a distance of 354.47 feet, said curve having a chord bearing and distance of N.11°58'20"W., 349.81 feet, to the point of tangency of said curve; (2) thence N.04°08'47"E., a distance of 97.13 feet to the POINT OF BEGINNING.

Containing 3,342,395 square feet or 76.7308 acres, more or less.

SECTION 3 – CONDITIONS

- 3.01 That the preliminary subdivision replat shall be subject to the owner/developer complying with the following conditions:
- a. Develop the property in accordance with the approved preliminary subdivision replat 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.

(This space intentionally left blank; signature page to follow)

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

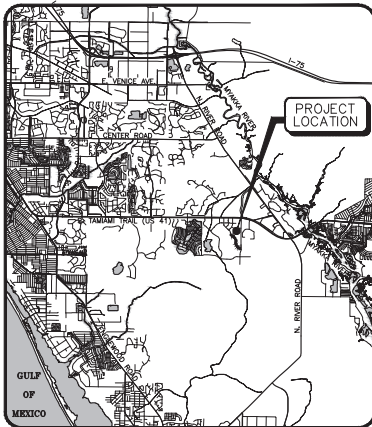
CONSTRUCTION PLANS FOR

WELLEN PARK DOWNTOWN PHASE 5

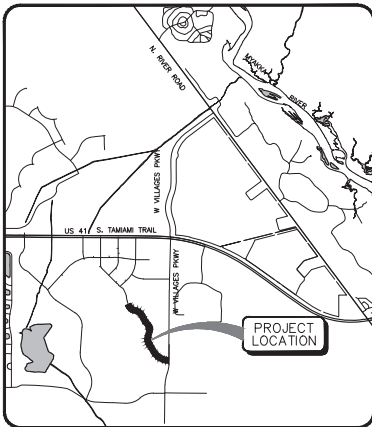
LOCATED WITHIN SECTION 32
TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, FLORIDA

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 SOUTH WEST VILLAGES PARKWAY, STE 14
VENICE, FLORIDA

CHARACTER AND INTENDED USE
PUBLIC ROADWAY

PROJECT AREA TOTAL AREA: 39.23 ACRES, PERVIOUS AREA: 36.07 ACRES, IMPERVIOUS AREA: 3.16 ACRES

DRAINAGE
STORMWATER MANAGEMENT SYSTEM SHALL BE OWNED, OPERATED & MAINTAINED BY WEST VILLAGES IMPROVEMENT DISTRICT.

UTILITY OWNERSHIP
RECLAIMED WATER — WEST VILLAGES IMPROVEMENT DISTRICT
POTABLE WATER — CITY OF NORTH PORT UTILITIES
SANITARY SEWER — CITY OF NORTH PORT UTILITIES

DATUM
RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988, THE CONVERSION FACTOR TO NAVD29 IS +1.11' FEET.

A PRELIMINARY SUBDIVISION AND REPLAT OF MAIN STREET RANCHLANDS PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGE 250 OF THE PUBLIC RECORDS OF SARASOTA COUNTY.

NOTES

1. THE PROJECT CONSISTS OF A ROADWAY EXTENSION
2. BOUNDARY DATA SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. PRESENT ZONING IS VILLAGE.
4. THE PROJECT IS LOCATED WITHIN FLOOD ZONE AE (EL. 8 FT) & X, PER FIRM COMM. PANEL NO. 121150036205 (MARCH 27, 2024)
5. CONSTRUCTION SHALL COMMENCE NOVEMBER 2024 AND CONTINUE THROUGH NOVEMBER 2025.
6. TOPOGRAPHY IS COMPILED FROM FIELD INFORMATION OBTAINED BY STANTEC AND IS BASED ON 1988 DATUM, THE CONVERSION FACTOR TO NAVD 29 IS +1.11'.
7. THIS PROJECT HAS BEEN DESIGNED TO PROVIDE REASONABLE ASSURANCE THAT ALL APPLICABLE PERMITS CAN BE OBTAINED.
8. DRAINAGE EASEMENTS WILL BE PROVIDED FOR ALL PROPOSED STORM PIPING OUTSIDE THE PROPOSED RIGHT-OF-WAY.
9. ANY SIGNIFICANT HISTORICAL OR ARCHEOLOGICAL RESOURCES DISCOVERED DURING DEVELOPMENT ACTIVITIES SHALL BE IMMEDIATELY REPORTED TO THE FLORIDA DIVISION OF HISTORICAL RESOURCES AND TREATMENT OF SUCH RESOURCES SHALL BE DETERMINED IN COOPERATION WITH THE DIVISION OF HISTORICAL RESOURCES AND THE CITY OF NORTH PORT. TREATMENT OF THE RESOURCES MUST BE COMPLETED BEFORE RESOURCE-DISTURBING ACTIVITIES ARE ALLOWED TO CONTINUE. IF HUMAN REMAINS ARE ENCOUNTERED, THE PROVISIONS CONTAINED IN CHAPTER 872, FLORIDA STATUTES (OFFENSES CONCERNING DEAD BODIES AND GRAVES) SHALL BE FOLLOWED.
10. ALL TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS AND THE CITY OF NORTH PORT CODE.
11. THE PROJECT SITE WAS PREVIOUSLY INCLUDED IN VILLAGE D MASTER INFRASTRUCTURE (NF-19-289; ERP 43032522.025)
12. NO COMMISSION STIPULATIONS HAVE BEEN PLACED ON THE PROPERTY.

INDEX TO SHEETS

SHEET	DESCRIPTION
01	COVER SHEET
02	AERIAL LOCATION MAP
03	GENERAL NOTES
04	EXISTING CONDITIONS AND DEMOLITION PLAN
05	TYPICAL ROAD SECTIONS
06	MASTER SITE & DRAINAGE PLAN
07-08	LAKE PLAN
09	MASTER UTILITY PLAN
10	MASTER KEY PLAN
11-17	PLAN & PROFILE
18	PAVING DETAILS
19-21	ROAD SECTIONS
22-23	DRAINAGE DETAILS
24-25	UTILITY DETAILS
26-27	WATER DETAILS
28	SANITARY DETAILS
29-31	SIGNAGE AND PAVEMENT MARKING PLAN
32	BEST MANAGEMENT PRACTICES PLAN
33	BEST MANAGEMENT PRACTICES DETAILS

SUPPLEMENTAL PLANS



Christopher D. Jordan
2025.10.30
16:15:49-0400

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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DENOTES SWFMD SUBMITTAL			
NO.	DATE	DESCRIPTION	BY
12/17/24	REV SHEETS 9		RLB/117073
12/12/24	REV SHEETS 6-7, 9, 13, 29-31		RLB/117073
12/04/24	BID SET		RTD/09450

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!

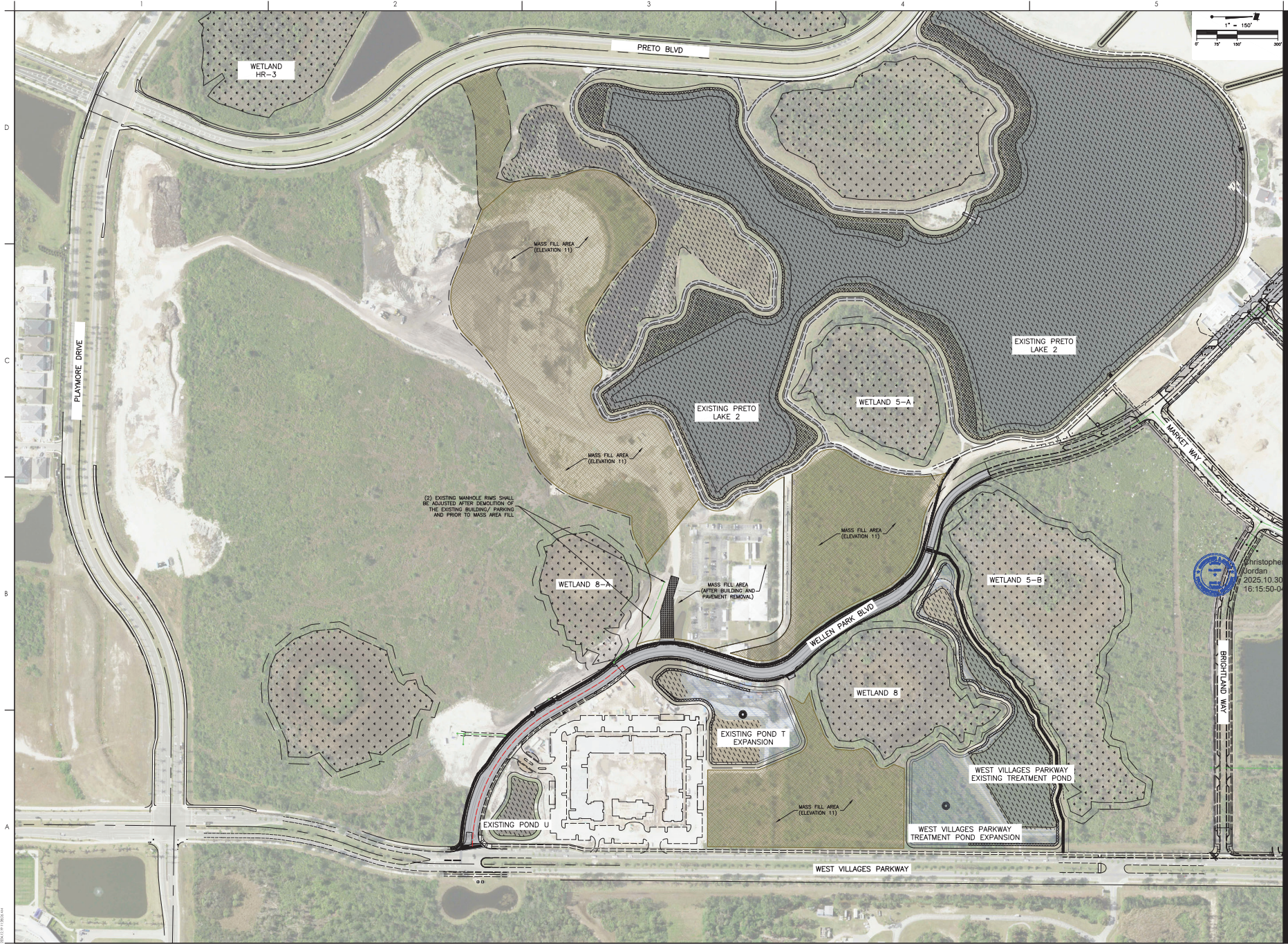
LOCAL UTILITY PROVIDERS

PROJECT MANAGER CHRISTOPHER D. JORDAN, P.E. FLORIDA LIC. NO. 68891	PROJECT ENGINEER DANA DRISCOLL, E.I.	PROJECT SURVEYOR JOE JASPER, P.S.
--	---	--------------------------------------

DATE: 2024.08
PROJECT NUMBER: 215618592

RESERVED FOR STATUS AND DATE STAMPS

INDEX NUMBER
215618592-001_P001



TREE PROTECTION NOTES:

- PROTECT EXISTING TREES NOT MARKED ON THIS PLAN FOR REMOVAL AGAINST:
 - UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS WITHIN DRIP-LINE
 - EXCESS FOOT OR VEHICLES WITHIN DRIP-LINE
 - PARKING VEHICULAR TRAFFIC
- PROVIDE WATER TO TREES REQUIRED TO MAINTAIN HEALTH DURING CONSTRUCTION ACTIVITIES
- WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIA. MAKE CLEAN CUT. COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH NET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
- INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR BY QUALIFIED TREE SURGEON.
- REPAIR OR REPLACE TREES TO REMAIN, WHICH ARE DAMAGED BY CONSTRUCTION ACTIVITIES, IN A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT. A QUALIFIED TREE SURGEON MAY BE EMPLOYED TO REPAIR MAJOR DAMAGE TO TREES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BY CONSTRUCTION ACTIVITIES IN A MANNER ACCEPTABLE TO THE OWNER.
- IF DEEMED NECESSARY, THE CONTRACTOR SHALL EMPLOY A QUALIFIED TREE SURGEON TO SELECTIVELY PRUNE THE OVERHEAD CANOPY AND PERIPHERAL ROOT SYSTEM OF TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT
- TREE BARRIER FENCING TO FOLLOW DRIPLINE.

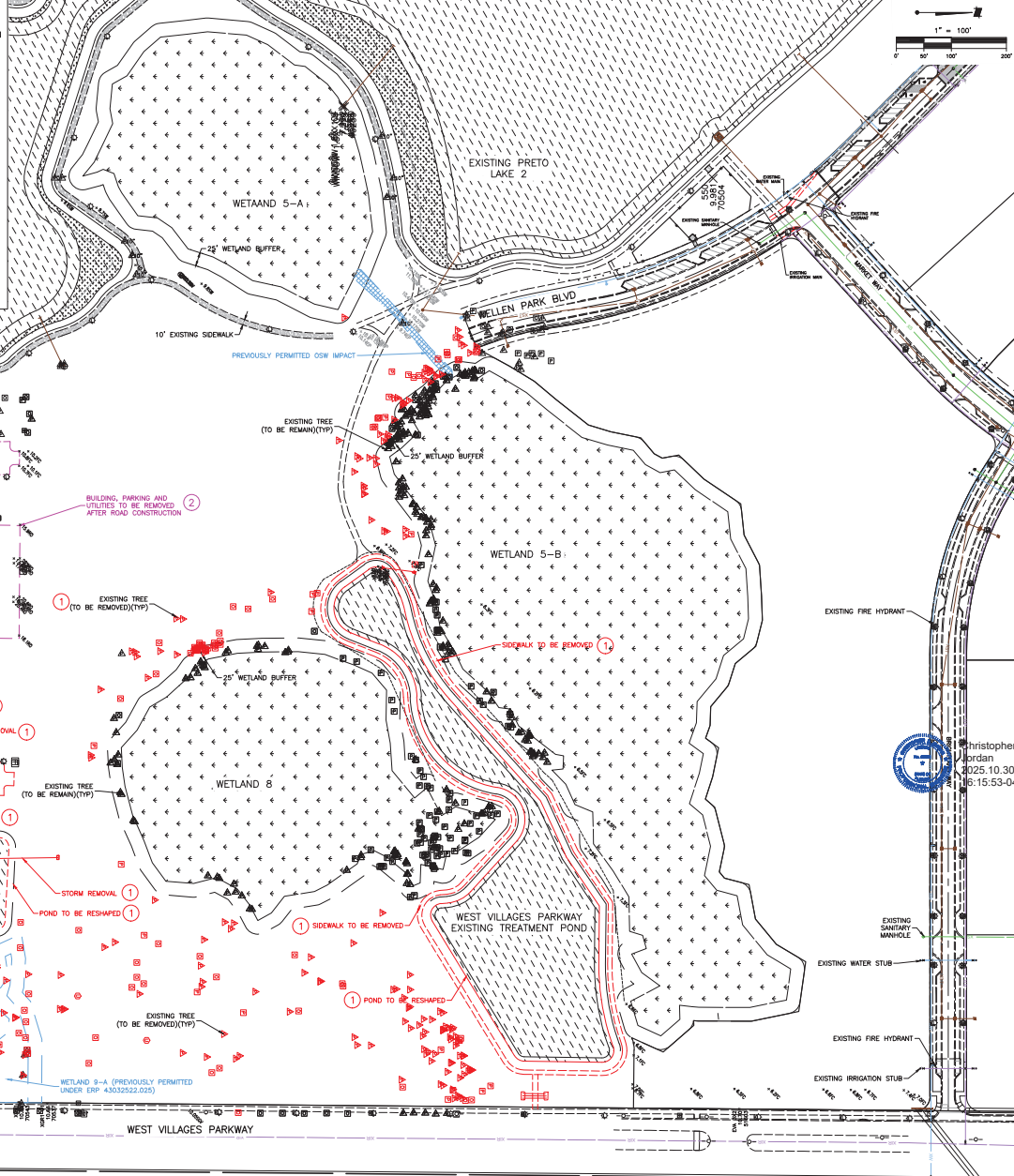
ITEMS SHOWN IN RED ARE REMOVED IN PHASE 1
ITEMS SHOWN IN MAGENTA ARE REMOVED IN PHASE 2

DEMOLITION NOTES:

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- UNLESS NOTED OTHERWISE, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND APPURTENANCES ARE TO BE REMOVED.
- DEMOLITION SHALL BE DONE IN AN ORDERLY MANNER. ANY DAMAGE TO FACILITIES TO REMAIN SHALL BE PROMPTLY REPLACED BY CONTRACTOR.
- SAW CUTTING IS REQUIRED FOR REMOVAL OF CONCRETE OR ASPHALT TO LEAVE CLEAN JOINTS AT FACILITIES TO REMAIN.

Δ 1" = CEDAR	00.0000 = BACK OF CURB
Δ 2" = OAK	00.0001 = CENTER LINE
Δ 3" = ORNAMENTAL	00.0002 = DITCH CENTER
Δ 4" = PALM	00.0003 = EDGE OF PAVEMENT
Δ 5" = PINE	00.0004 = EDGE OF SHELL/UMEROCK
Δ 6" = UNKNOWN	00.0005 = FENCE, IRON PIPE
Δ 7" = SHIRAZ	00.0006 = FENCE, CHAIN LINK
Δ 8" = SHIRAZ	00.0007 = FLOW LINE
Δ 9" = SHIRAZ	00.0008 = GRADE BREAK
Δ 10" = SHIRAZ	00.0009 = HORIZONTAL
Δ 11" = SHIRAZ	00.0010 = LANDSCAPE PLANTER
Δ 12" = SHIRAZ	00.0011 = RIM OF MANHOLE
Δ 13" = SHIRAZ	00.0012 = EDGE OF CONCRETE/WALK
Δ 14" = SHIRAZ	00.0013 = TOP OF BANK
Δ 15" = SHIRAZ	00.0014 = TOP OF GRADE
Δ 16" = SHIRAZ	00.0015 = TOP OF SLOPE
Δ 17" = SHIRAZ	00.0016 = WALL/SEAWALL
Δ 18" = SHIRAZ	00.0017 = GROUND ELEVATION

NOTE: size of trunk diameter is determined at 4.5' above ground surface and is shown adjoining the symbol in inches.



Stantec Consulting Services Inc.
6902 International Parkway East
Suite 100
North York, Ontario M3J 1K4
Tel: (416) 924-4500
www.stantec.com
© 2025 Stantec Consulting Services Inc. All Rights Reserved.
This document is the property of Stantec Consulting Services Inc. and is not to be reproduced or distributed without the written consent of Stantec Consulting Services Inc.

Consultant

Rev.	By	App'd	Rev.	Rev.
1	MM	MM	1	MM
2	MM	MM	2	MM
3	MM	MM	3	MM
4	MM	MM	4	MM
5	MM	MM	5	MM
6	MM	MM	6	MM
7	MM	MM	7	MM
8	MM	MM	8	MM
9	MM	MM	9	MM
10	MM	MM	10	MM
11	MM	MM	11	MM
12	MM	MM	12	MM
13	MM	MM	13	MM
14	MM	MM	14	MM
15	MM	MM	15	MM
16	MM	MM	16	MM
17	MM	MM	17	MM
18	MM	MM	18	MM
19	MM	MM	19	MM
20	MM	MM	20	MM
21	MM	MM	21	MM
22	MM	MM	22	MM
23	MM	MM	23	MM
24	MM	MM	24	MM
25	MM	MM	25	MM
26	MM	MM	26	MM
27	MM	MM	27	MM
28	MM	MM	28	MM
29	MM	MM	29	MM
30	MM	MM	30	MM
31	MM	MM	31	MM
32	MM	MM	32	MM
33	MM	MM	33	MM
34	MM	MM	34	MM
35	MM	MM	35	MM
36	MM	MM	36	MM
37	MM	MM	37	MM
38	MM	MM	38	MM
39	MM	MM	39	MM
40	MM	MM	40	MM
41	MM	MM	41	MM
42	MM	MM	42	MM
43	MM	MM	43	MM
44	MM	MM	44	MM
45	MM	MM	45	MM
46	MM	MM	46	MM
47	MM	MM	47	MM
48	MM	MM	48	MM
49	MM	MM	49	MM
50	MM	MM	50	MM
51	MM	MM	51	MM
52	MM	MM	52	MM
53	MM	MM	53	MM
54	MM	MM	54	MM
55	MM	MM	55	MM
56	MM	MM	56	MM
57	MM	MM	57	MM
58	MM	MM	58	MM
59	MM	MM	59	MM
60	MM	MM	60	MM
61	MM	MM	61	MM
62	MM	MM	62	MM
63	MM	MM	63	MM
64	MM	MM	64	MM
65	MM	MM	65	MM
66	MM	MM	66	MM
67	MM	MM	67	MM
68	MM	MM	68	MM
69	MM	MM	69	MM
70	MM	MM	70	MM
71	MM	MM	71	MM
72	MM	MM	72	MM
73	MM	MM	73	MM
74	MM	MM	74	MM
75	MM	MM	75	MM
76	MM	MM	76	MM
77	MM	MM	77	MM
78	MM	MM	78	MM
79	MM	MM	79	MM
80	MM	MM	80	MM
81	MM	MM	81	MM
82	MM	MM	82	MM
83	MM	MM	83	MM
84	MM	MM	84	MM
85	MM	MM	85	MM
86	MM	MM	86	MM
87	MM	MM	87	MM
88	MM	MM	88	MM
89	MM	MM	89	MM
90	MM	MM	90	MM
91	MM	MM	91	MM
92	MM	MM	92	MM
93	MM	MM	93	MM
94	MM	MM	94	MM
95	MM	MM	95	MM
96	MM	MM	96	MM
97	MM	MM	97	MM
98	MM	MM	98	MM
99	MM	MM	99	MM
100	MM	MM	100	MM

Permit/Seal

Christopher Jordan
2025.10.30
16:15:53-07

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

Project No.: 215618592
File Name: 215618592_0000
Scale: 1" = 100'
Drawing: 0000 Date: 11/11/2024
Drawn: CJS Checked: YYY AM/20

Title
EXISTING CONDITIONS
AND DEMOLITION PLAN

Revision: Sheet: of
Drawing No.



Stantec Consulting Services Inc.
6900 International Parkway East
Suite 100
Markham, Ontario L3R 9V4
Tel: (905) 947-4600
www.stantec.com

Consultant

NO.	REVISION	DATE	BY	APP'D	DATE	BY	APP'D
1	ISSUED	2025.10.30	JORDAN				

Permit/Seal



Christopher D. Jordan, P.E.
2025.10.30
16:15:54-00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

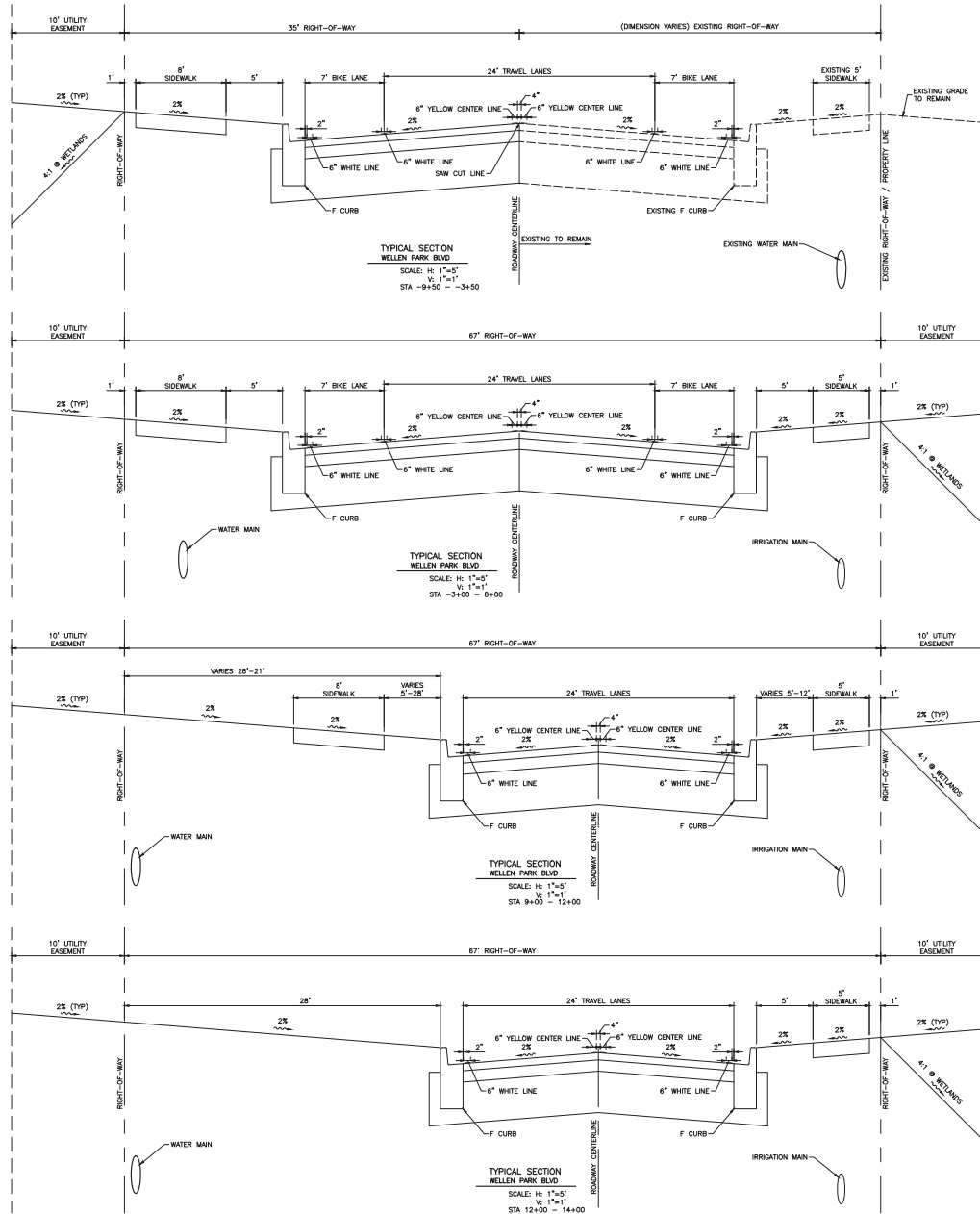
Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

Project No.: 215618592
Home: 215618592/2025
Scale: AS NOTED
Drawing Date: 2024.09
Drawn: CMC
Checked: YYY/AM/JD

Title
TYPICAL ROAD SECTIONS

Revision: Sheet: of
Drawing No.

05



PAVEMENT SPECIFICATIONS (ROADWAYS):

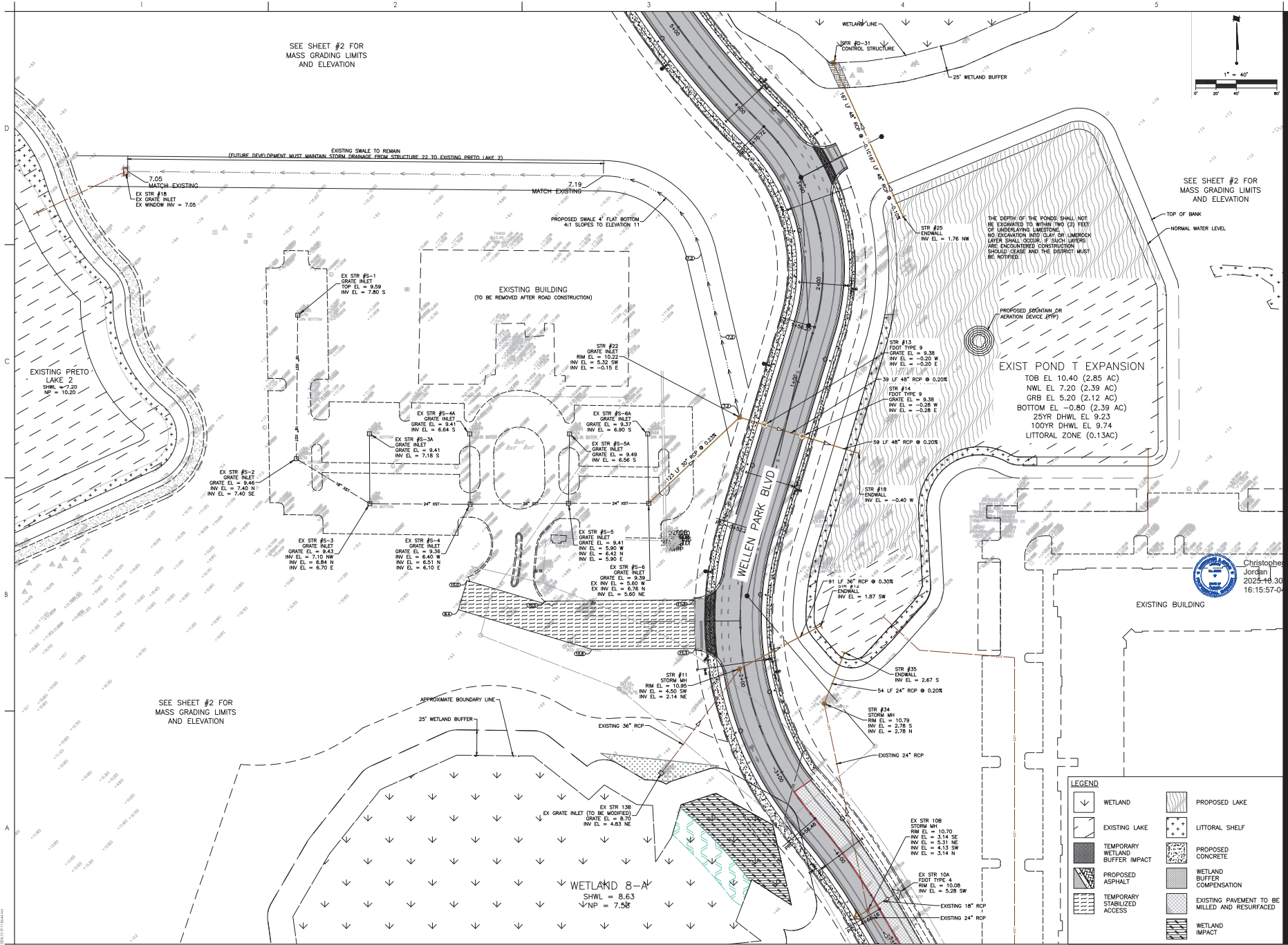
WEARING SURFACE:
1.5" THICK, TYPE SP 9.5 PER FDOT SSRBC-SECTION 334 (LATEST EDITION)
STRUCTURAL COURSE:
3" THICK TYPE SP 12.5 PER FDOT SSRBC OR LATEST EDITION AS REVISED.
BASE:
11" THICK SHELL BASE, LBR 100 MINIMUM (FDOT SSRBC-913 LATEST EDITION AS REVISED).
BASE ALTERNATES:
8" GRADED AGGREGATE CRUSHED CONCRETE (LATEST EDITION, AS REVISED OF FDOT SSRBC-204) (LBR 120 MN)
OR 8" CEMENT STABILIZED BASE (PER FDOT SSRBC-913 LATEST EDITION, AS REVISED)
SUBGRADE:
12" TYPE B STABILIZING LBR 40 MINIMUM (LATEST EDITION OF FDOT SSRBC-160).

PAVER SPECIFICATIONS (ROADWAY AND PARKING):

3.5" PAVERS PER HARDSCAPE PLAN*
1" LEVELING SAND
BASE:
11" THICK SHELL BASE, LBR 100 MINIMUM (LATEST EDITION OF FDOT SSRBC-913)
SUBGRADE:
12" TYPE B STABILIZING LBR 40 MINIMUM (LATEST EDITION OF FDOT SSRBC-160)
* CONFIRM PAVER THICKNESS WITH HARDSCAPE PLANS



vs/21565/active/21565511PsychDriving/c05c-tp-behavioral_00071560511-beh_000b



Stantec
Stantec Consulting Services Inc.
6900 International Parkway East
Suite 100
Mississauga, ON L4V 1P4
Tel: (905) 876-4600
www.stantec.com

Consultant

DATE	BY	REVISION
2025-10-30	Jordan	16:15:57-0

Permit/Seal

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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Christopher Jordan
2025-10-30
16:15:57-0

Client/Project

MAIN STREET RANCHES, LLC

WELLEN PARK DOWNTOWN PHASE 5

NORTH FORT, FLORIDA

Project No: 215618592

Scale: 1" = 40'

Drawn: [Name] Check: [Name]

Title

LAKE PLAN

Revision: Sheet: of

Drawing No.

08



Stantec Consulting Services Inc.
6902 International Parkway East
Suite 100
North Fort Myers, FL 33904
www.stantec.com
Tel: 813.441.1000
Fax: 813.441.1001

Consultant

DATE	BY	REVISION
2025-10-30	JORDAN	ISSUED

Permit/Seal

Christopher D. Jordan, P.E.
2025-10-30
16:01-01

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

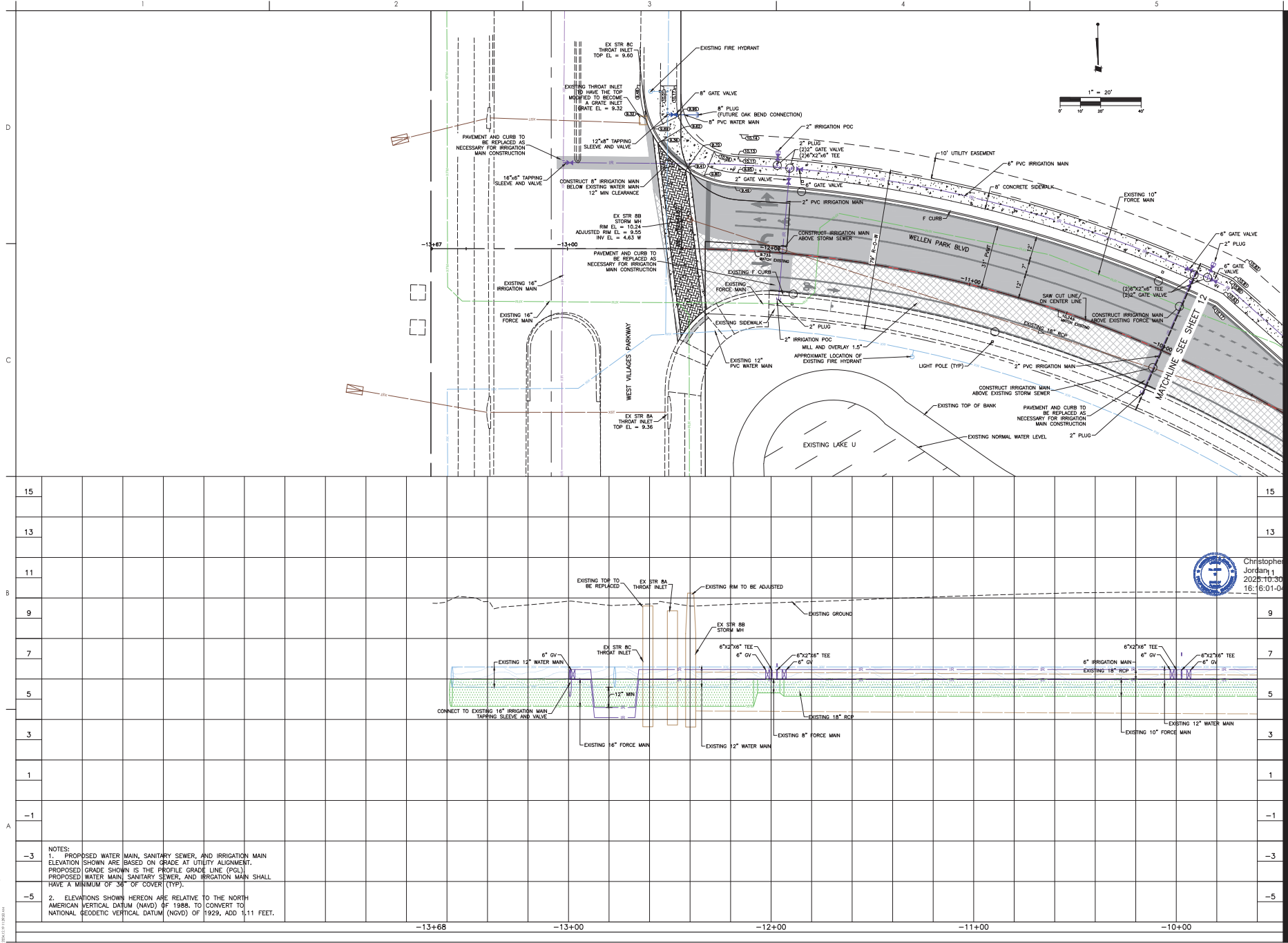
Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

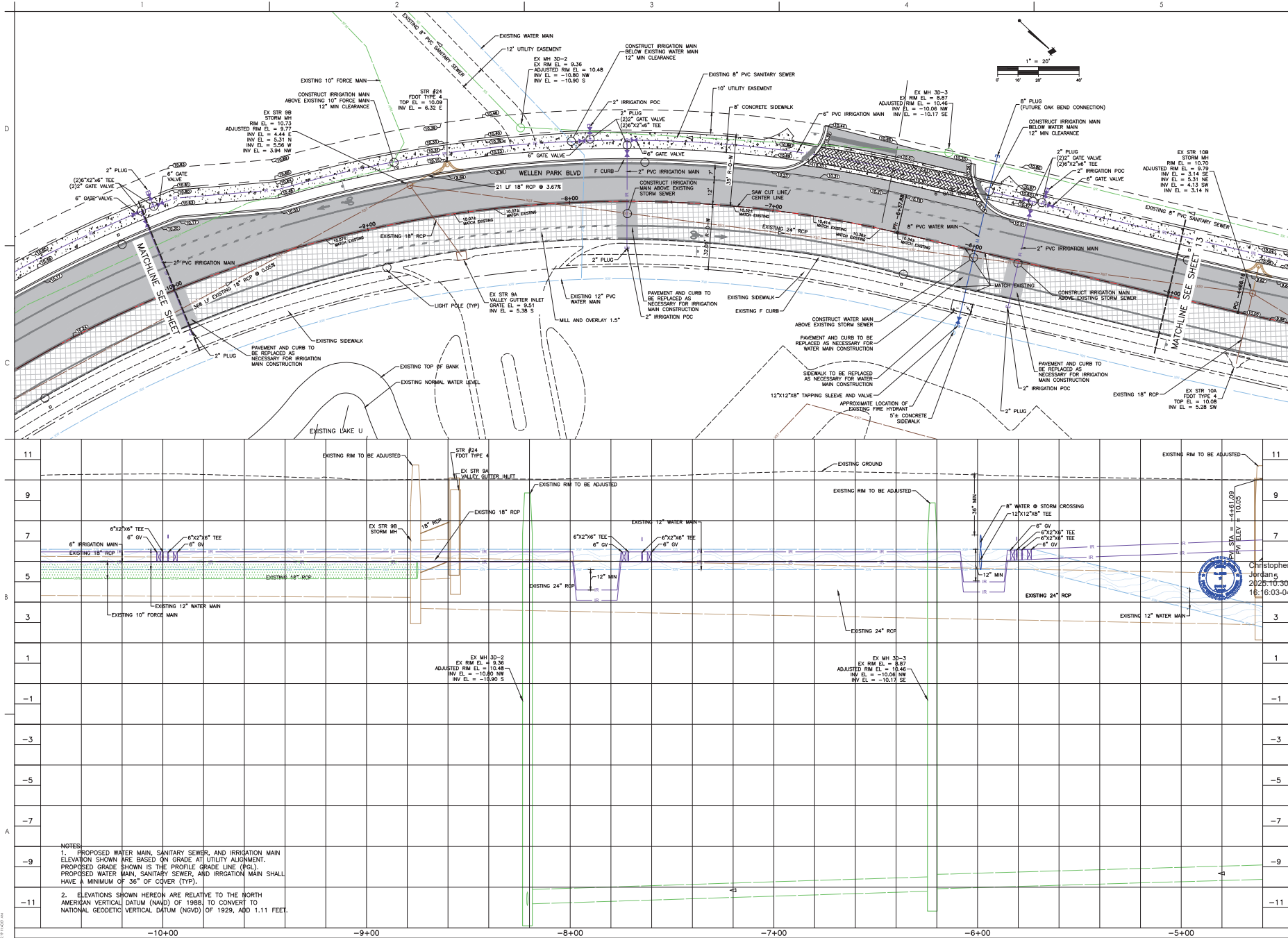
Project No.: 215618592
Scale: 1" = 20'
Date: 2024.08
Drawn: CDR
Check: TTT/AM/JD

Title
PLAN & PROFILE

Revision: 0 Sheet: of
Drawing No.

11





Consultant

DATE	BY	REVISION
2025-10-30	JORDAN	1.0

Permit/Seal
 This item has been digitally signed and sealed by Christopher D. Jordan, P.E., on the date adjacent to this seal.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Client/Project
 MAIN STREET RCHLANDS, LLC
 WELLEN PARK DOWNTOWN PHASE 5
 NORTH FORT, FLORIDA

Project No.: 215618592
 File Name: 215618592_2015
 Scale: 1" = 20'

Title
 PLAN & PROFILE

Revision:0 Sheet: of
 Drawing No.

Deer

THIS ITEM HAS BEEN

ON THE DATE A
DEAL

PRINTED COPIES
DOCUMENT ARE

ANY ELECTRON

017

ND

HCH

ET R

Pro. ST

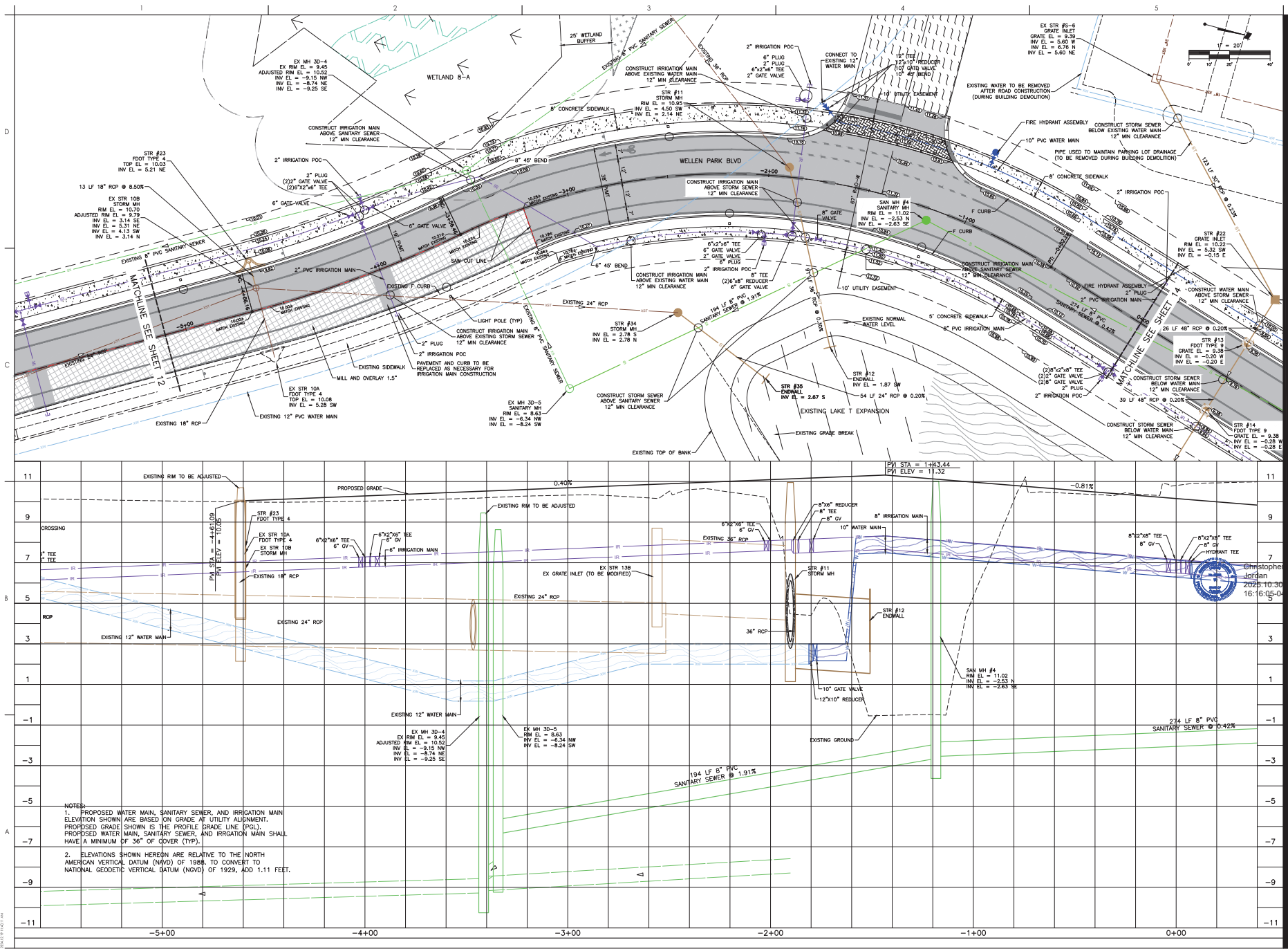
Cl M

File Name: 215415518-
 Code: 11 - 00

Dwn. Dsgn.

PLAN & P

12





Stantec Consulting Services Inc.
4900 International Parkway East
Suite 100
North Fort Myers, FL 33904
www.stantec.com
Tel: (813) 937-4500
Fax: (813) 937-4501

Consultant

NO.	DATE	REVISION
1	10/30/25	ISSUED

NO.	DATE	REVISION
1	10/30/25	ISSUED

Permit/Seal
This item has been digitally signed and sealed by
CHRISTOPHER D. JORDAN, P.E.
ON THE DATE ADJACENT TO THIS SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.



Christopher D. Jordan
2025.10.30
16167-01

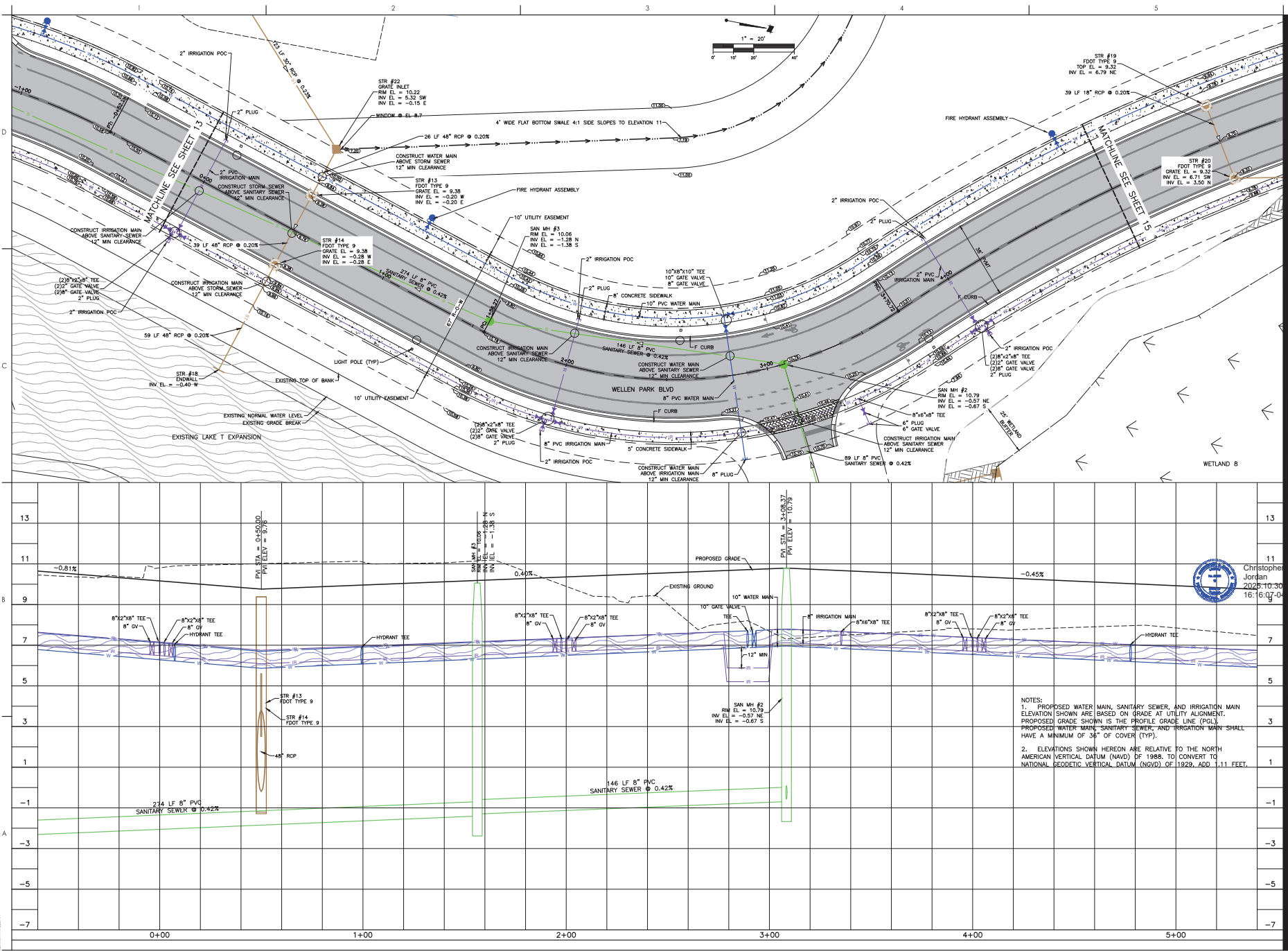
Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5
NORTH FORT, FLORIDA

Project No.: 215618592
Scale: 1" = 20'
Drawn: CDD
Check: YYY/AM/20

Title
PLAN & PROFILE

Revision: 0 Sheet: of
Drawing No.

14



NOTES:
1. PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN ELEVATIONS SHOWN ARE BASED ON GRADE. AT UTILITY ALIGNMENT, PROPOSED GRADE SHOWN IS THE PROFILE GRADE LINE (PGL). PROPOSED WATER MAIN, SANITARY SEWER, AND IRRIGATION MAIN SHALL HAVE A MINIMUM OF 3'-6" OF COVER (TYP).
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.11 FEET.

[illegible]

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

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Client/Project
MAIN STREET RANCHLANDS, LLC
WELLEN PARK DOWNTOWN PHASE 5

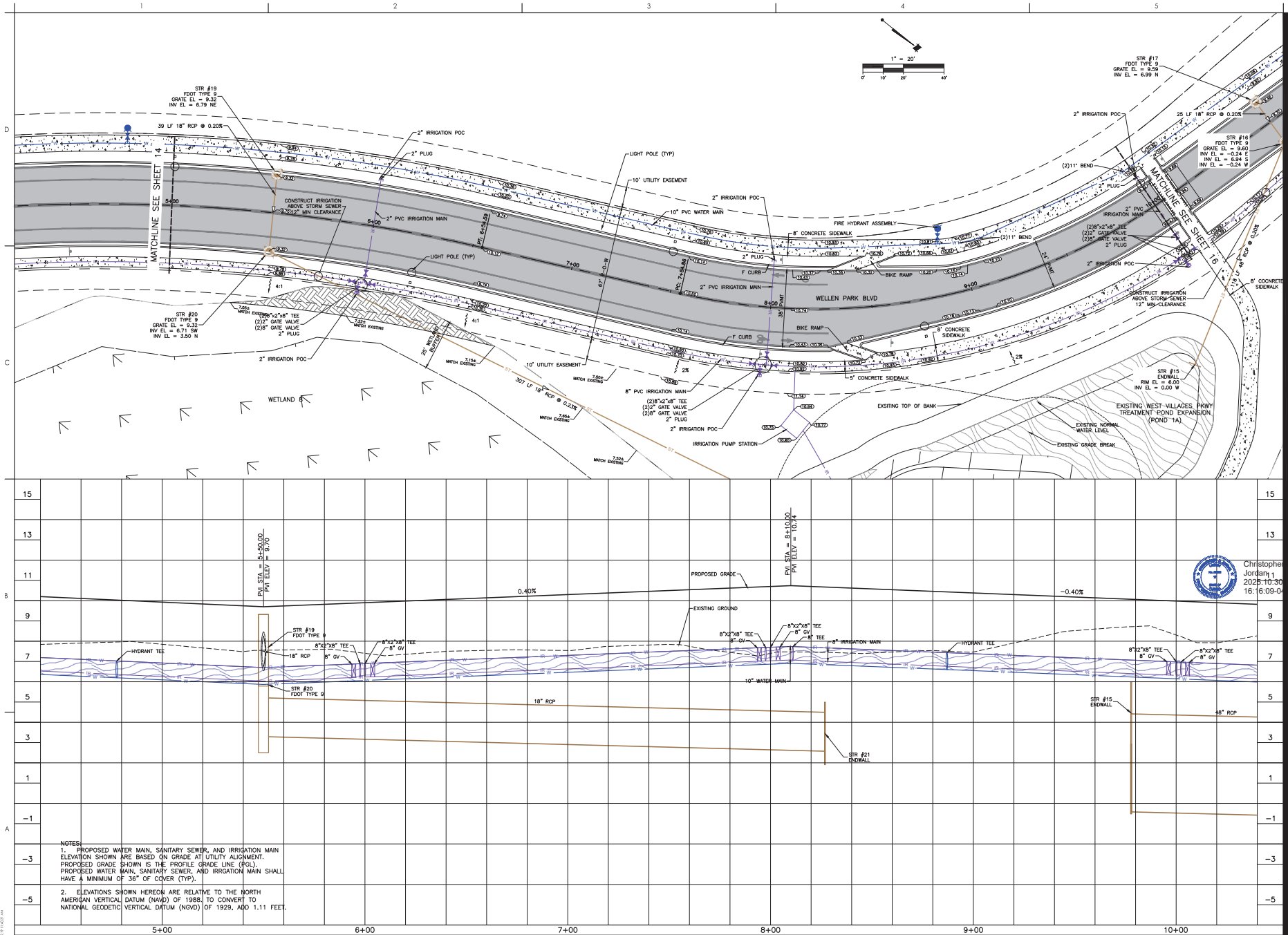
title

Revision:0 Sheet: of

Drawing No. 44

15

10



Consultant

DATE	BY	APP'D	REVISION
2025-10-30	JORDAN	YIP	1

Issued

Permit/Seal

Christopher Jordan
 2025-10-30
 16:10:00

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTOPHER D. JORDAN, P.E., ON THE DATE ADJACENT TO THIS SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

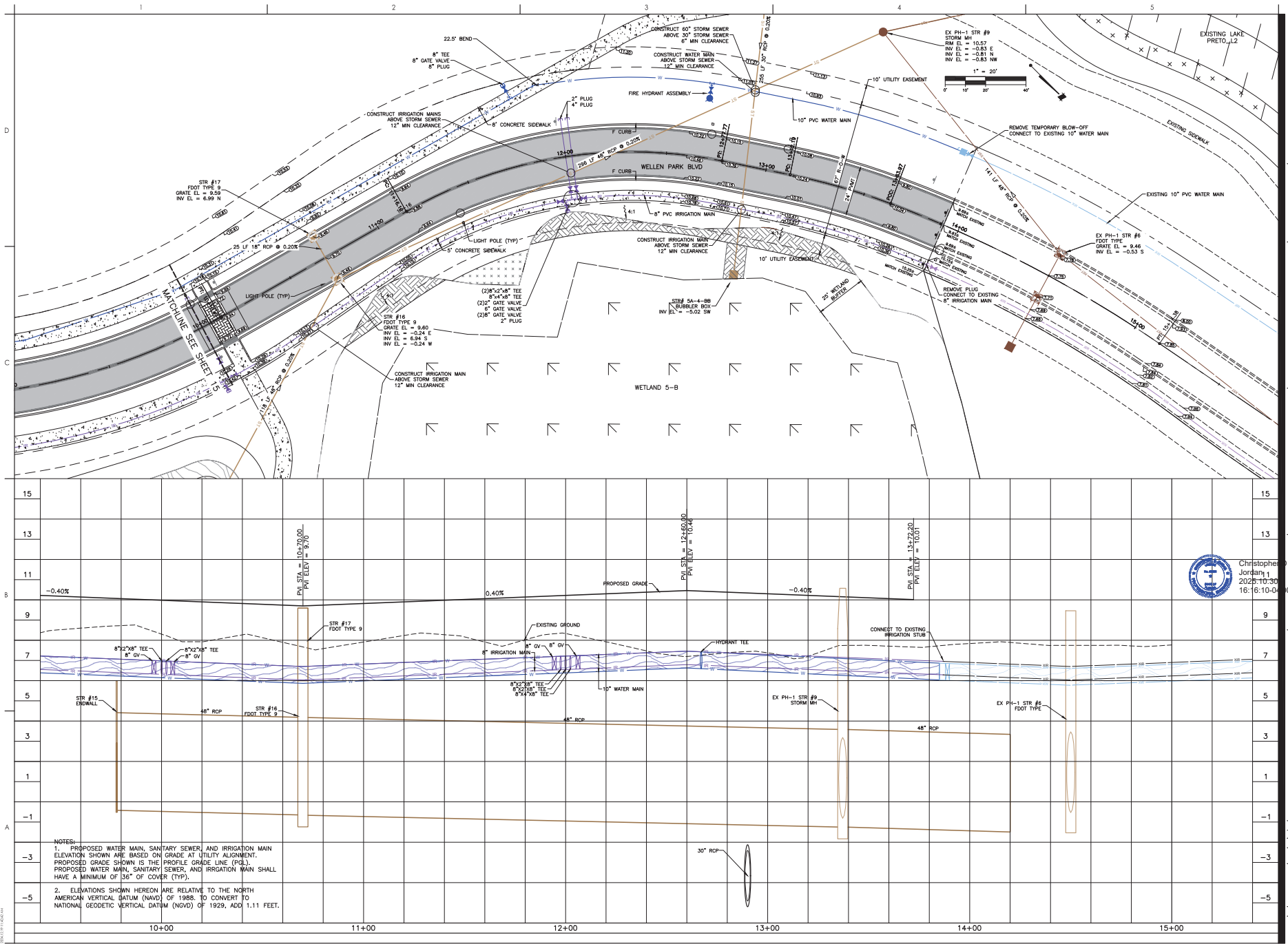
Client/Project
 MAIN STREET RANCHLANDS, LLC
 WELLEN PARK DOWNTOWN PHASE 5
 NORTH FORT, FLORIDA

Project No.: 215618592
 File Name: 215618592_2019
 Scale: 1" = 20'
 Date: 2024.09
 Drawn: Dgn: CNE YIP/AM/JD

Title
 PLAN & PROFILE

Revision:0 Sheet: of
 Drawing No.

16



Consultant

Rev	By	App'd	YTD/AMLD	Revised
1	MM			
2	MM			
3	MM			
4	MM			
5	MM			
6	MM			
7	MM			
8	MM			
9	MM			
10	MM			
11	MM			
12	MM			
13	MM			
14	MM			
15	MM			
16	MM			
17	MM			
18	MM			
19	MM			
20	MM			

Issued

Permit/Seal



Christopher D. Jordan, P.E.
 2025-10-30
 16:16:12-01

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Client/Project
 MAIN STREET RANCHLANDS, LLC
 WELLEN PARK DOWNTOWN PHASE 5
 NORTH FORT, FLORIDA

Project No.: 215618592

File Name: 215618592_2017

Scale: 1" = 20'

Drawn: CDE Date: 11/11/2024

Title

PLAN & PROFILE

Revision:0 Sheet: of

Drawing No.

17

