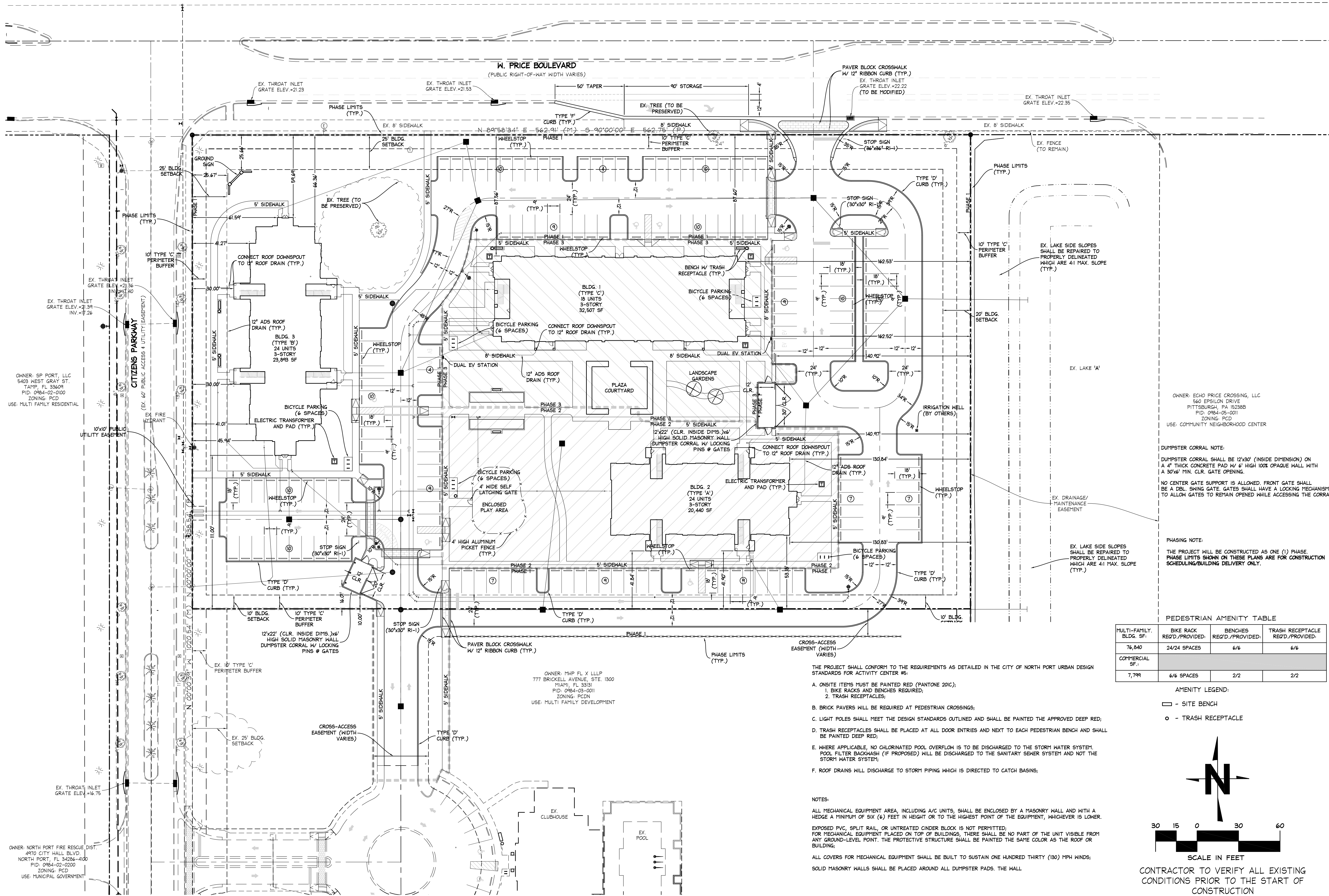




OWNER: SP PORT, LLC
5403 WEST GRAY ST.
TAMP, FL 33604
PID: 0984-02-0100
ZONING: PCO
USE: MULTI FAMILY RESIDENTIAL

OWNER: NORTH PORT FIRE RESCUE DIST.
4970 CITY HALL BLVD.
NORTH PORT, FL 34286-4100
PID: 0984-02-0200
ZONING: PCO
USE: MUNICIPAL GOVERNMENT

OWNER: MHP FL X LLLP
777 BRICKELL AVENUE, STE. 1300
MIAMI, FL 33131
PID: 0984-03-0011
ZONING: PCDN
USE: MULTI FAMILY DEVELOPMENT

OWNER: ECHO PRICE CROSSING, LLC
560 EPSILON DRIVE
PITTSBURGH, PA 15238B
PID: 0984-05-0011
ZONING: PCO
USE: COMMUNITY NEIGHBORHOOD CENTER

- THE PROJECT SHALL CONFORM TO THE REQUIREMENTS AS DETAILED IN THE CITY OF NORTH PORT URBAN DESIGN STANDARDS FOR ACTIVITY CENTER #5:
- A. ONSITE ITEMS MUST BE PAINTED RED (PANTONE 201C);
 - 1. BIKE RACKS AND BENCHES REQUIRED;
 - 2. TRASH RECEPTACLES;
 - B. BRICK PAVERS WILL BE REQUIRED AT PEDESTRIAN CROSSINGS;
 - C. LIGHT POLES SHALL MEET THE DESIGN STANDARDS OUTLINED AND SHALL BE PAINTED THE APPROVED DEEP RED;
 - D. TRASH RECEPTACLES SHALL BE PLACED AT ALL DOOR ENTRIES AND NEXT TO EACH PEDESTRIAN BENCH AND SHALL BE PAINTED DEEP RED;
 - E. WHERE APPLICABLE, NO CHLORINATED POOL OVERFLOW IS TO BE DISCHARGED TO THE STORM WATER SYSTEM. POOL FILTER BACKWASH (IF PROPOSED) WILL BE DISCHARGED TO THE SANITARY SEWER SYSTEM AND NOT THE STORM WATER SYSTEM;
 - F. ROOF DRAINS WILL DISCHARGE TO STORM PIPING WHICH IS DIRECTED TO CATCH BASINS;

NOTES:

ALL MECHANICAL EQUIPMENT AREA, INCLUDING A/C UNITS, SHALL BE ENCLOSED BY A MASONRY WALL AND WITH A HEDGE A MINIMUM OF SIX (6) FEET IN HEIGHT OR TO THE HIGHEST POINT OF THE EQUIPMENT, WHICHEVER IS LOWER.

EXPOSED PVC, SPLIT RAIL, OR UNTREATED CINDER BLOCK IS NOT PERMITTED. FOR MECHANICAL EQUIPMENT PLACED ON TOP OF BUILDINGS, THERE SHALL BE NO PART OF THE UNIT VISIBLE FROM ANY GROUND-LEVEL POINT. THE PROTECTIVE STRUCTURE SHALL BE PAINTED THE SAME COLOR AS THE ROOF OR BUILDING.

ALL COVERS FOR MECHANICAL EQUIPMENT SHALL BE BUILT TO SUSTAIN ONE HUNDRED THIRTY (130) MPH WINDS;

SOLID MASONRY WALLS SHALL BE PLACED AROUND ALL DUMPSTER PADS. THE WALL

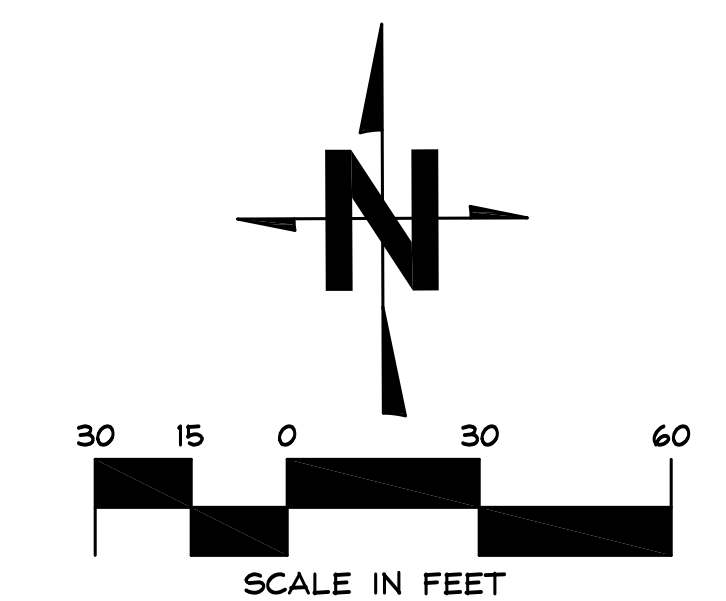
DUMPSTER CORRAL NOTE:
DUMPSTER CORRAL SHALL BE 12'X30' (INSIDE DIMENSION) ON A 4" THICK CONCRETE PAD W/ 6' HIGH 100% OPAQUE WALL WITH A 30'X6' MIN. CLR. GATE OPENING.

NO CENTER GATE SUPPORT IS ALLOWED. FRONT GATE SHALL BE A DBL. SWING GATE. GATES SHALL HAVE A LOCKING MECHANISM TO ALLOW GATES TO REMAIN OPENED WHILE ACCESSING THE CORRAL.

PHASING NOTE:
THE PROJECT WILL BE CONSTRUCTED AS ONE (1) PHASE. PHASE LIMITS SHOWN ON THESE PLANS ARE FOR CONSTRUCTION SCHEDULING/BUILDING DELIVERY ONLY.

PEDESTRIAN AMENITY TABLE			
MULTI-FAMILY BLDG. SF.	BIKE RACK REQ'D/PROVIDED:	BENCHES REQ'D/PROVIDED:	TRASH RECEPTACLE REQ'D/PROVIDED:
76,840	24/24 SPACES	6/6	6/6
COMMERCIAL SF.:			
7,799	6/6 SPACES	2/2	2/2

AMENITY LEGEND:
□ - SITE BENCH
○ - TRASH RECEPTACLE



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

BULLETIN #4 - COORDINATION 4/10/25 JRR			
ISSUED FOR CONSTRUCTION	3/20/25 JRR		
4 PER BULLETIN # 2	2/26/25 JRR		
3 PER ADDENDUM # 4	12/5/24 JRR		
2 PER ADDENDUM # 2	10/1/24 JRR		
1 PER ADDENDUM # 1	7/8/24 JRR		
NO.	REVISIONS	DATE	BY

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SCALE
1" = 30'

JOB NO.
POLE03

SHEET
C4

CLIENT: MHP ARBOR PARK II, LLC

PROJECT: EKOS AT ARBOR PARK - PHASE II

SHEET: SITE PLAN

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