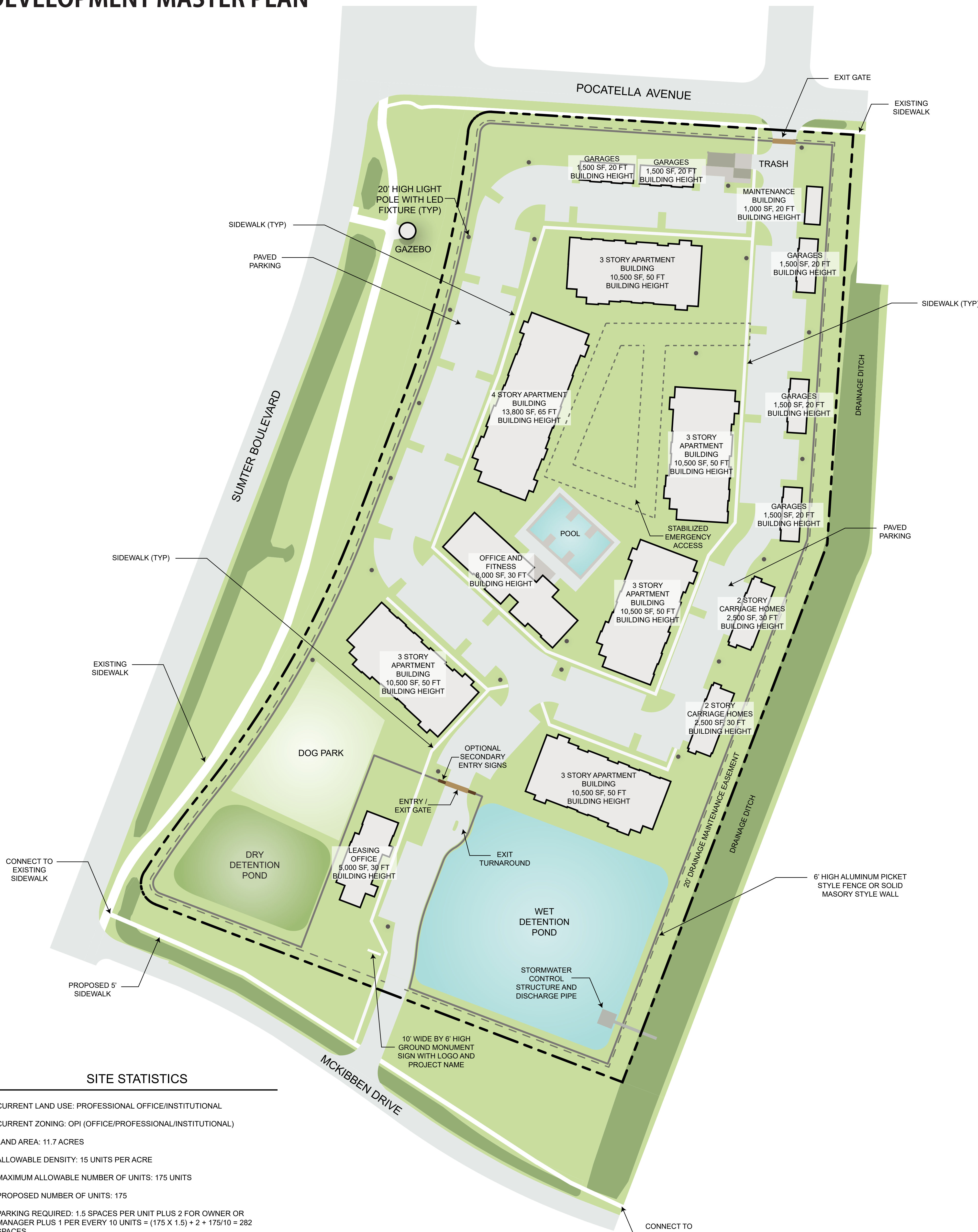


# DEVELOPMENT MASTER PLAN



## SITE STATISTICS

CURRENT LAND USE: PROFESSIONAL OFFICE/INSTITUTIONAL  
 CURRENT ZONING: OPI (OFFICE/PROFESSIONAL/INSTITUTIONAL)  
 LAND AREA: 11.7 ACRES  
 ALLOWABLE DENSITY: 15 UNITS PER ACRE  
 MAXIMUM ALLOWABLE NUMBER OF UNITS: 175 UNITS  
 PROPOSED NUMBER OF UNITS: 175  
 PARKING REQUIRED: 1.5 SPACES PER UNIT PLUS 2 FOR OWNER OR MANAGER PLUS 1 PER EVERY 10 UNITS = (175 X 1.5) + 2 + 175/10 = 282 SPACES.  
 PARKING PROVIDED: 282 SPACES MINIMUM.  
 WATER AND SEWER: CITY OF NORTH PORT CENTRAL WATER AND SEWER

## PROPOSED AREA

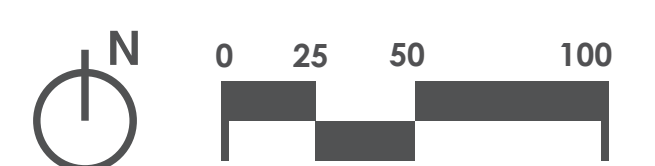
BUILDING COVERAGE = 92,800 SQUARE FEET (18%)  
 OTHER IMPERVIOUS = 145,000 SQUARE FEET (29%)  
 TOTAL OPEN SPACE REQUIRED = 35%  
 TOTAL OPEN SPACE = 271,850 SQUARE FEET (53%)

## NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC

## LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- FENCE
- DRAINAGE RIGHT-OF-WAY
- SITE LIGHT POLE
- SIDEWALK





# CONCEPTUAL LANDSCAPE PLAN

Exhibit B - Development Master Plan



BUFFER 2: TYPE "C" - 429 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 11 TREES, 143 SHRUBS

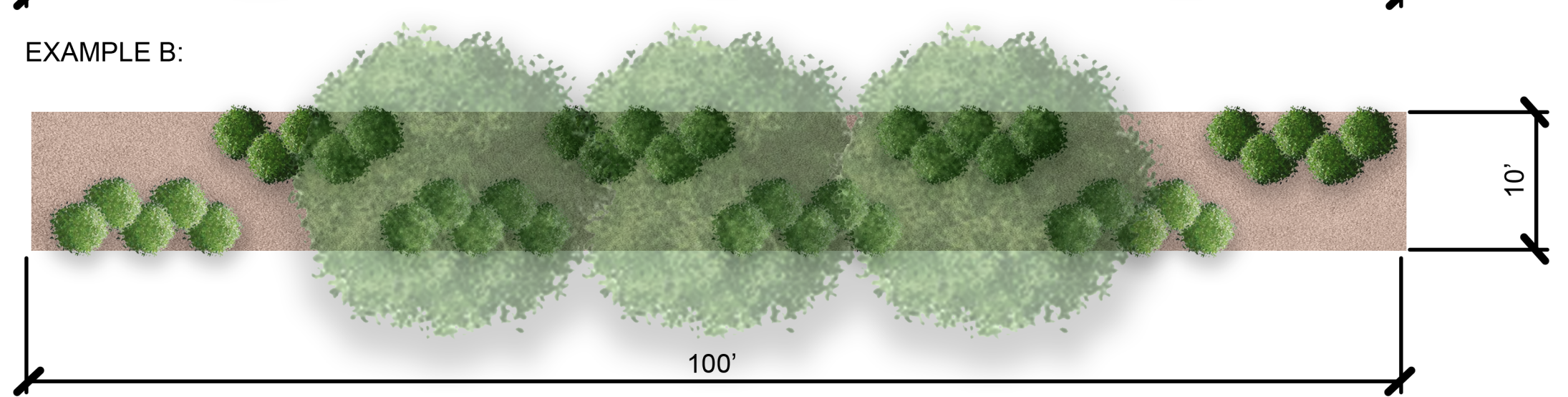
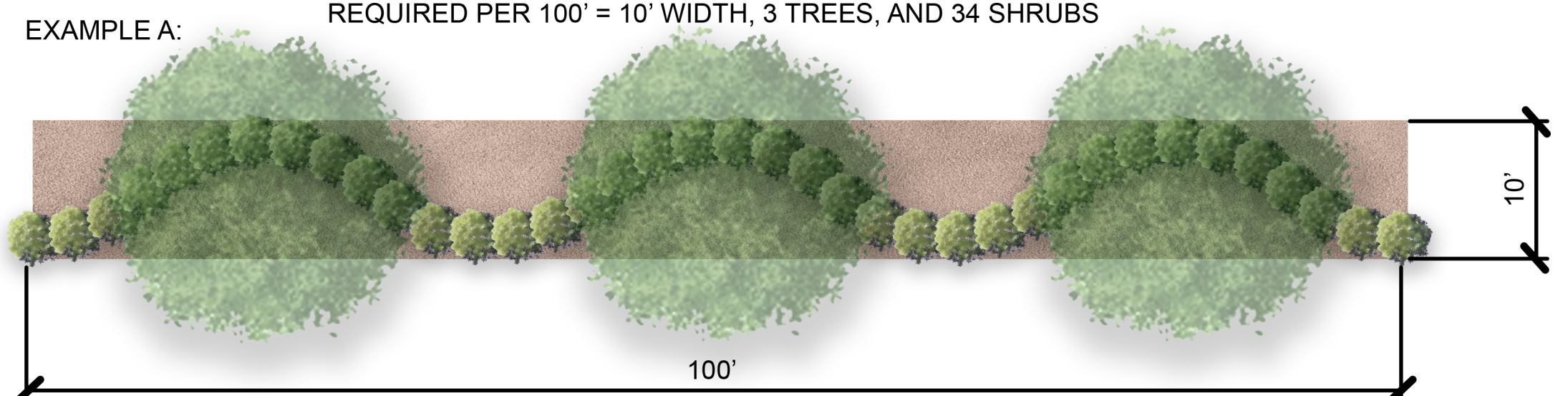
BUFFER 1: TYPE "C" - 957 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF AND 1 SHRUB / 3 LF  
 REQUIRED = 23 TREES, 323 SHRUBS

BUFFER 3: TYPE "C" - 1,100 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 28 TREES, 367 SHRUBS

BUFFER 4: TYPE "C" - 588 LF  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED = 15 TREES, 196 SHRUBS

### TYPICAL 100' LANDSCAPE SEGMENT

TYPE "C" BUFFER PER CITY OF NORTH PORT LAND DEVELOPMENT CODE  
 REQUIRED: 10' WIDTH, 1 TREE / 40 LF, AND 1 SHRUB / 3 LF  
 REQUIRED PER 100' = 10' WIDTH, 3 TREES, AND 34 SHRUBS

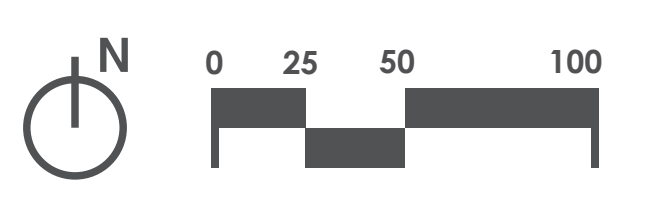


### LEGEND

- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- LANDSCAPE BUFFER
- DRAINAGE RIGHT-OF-WAY

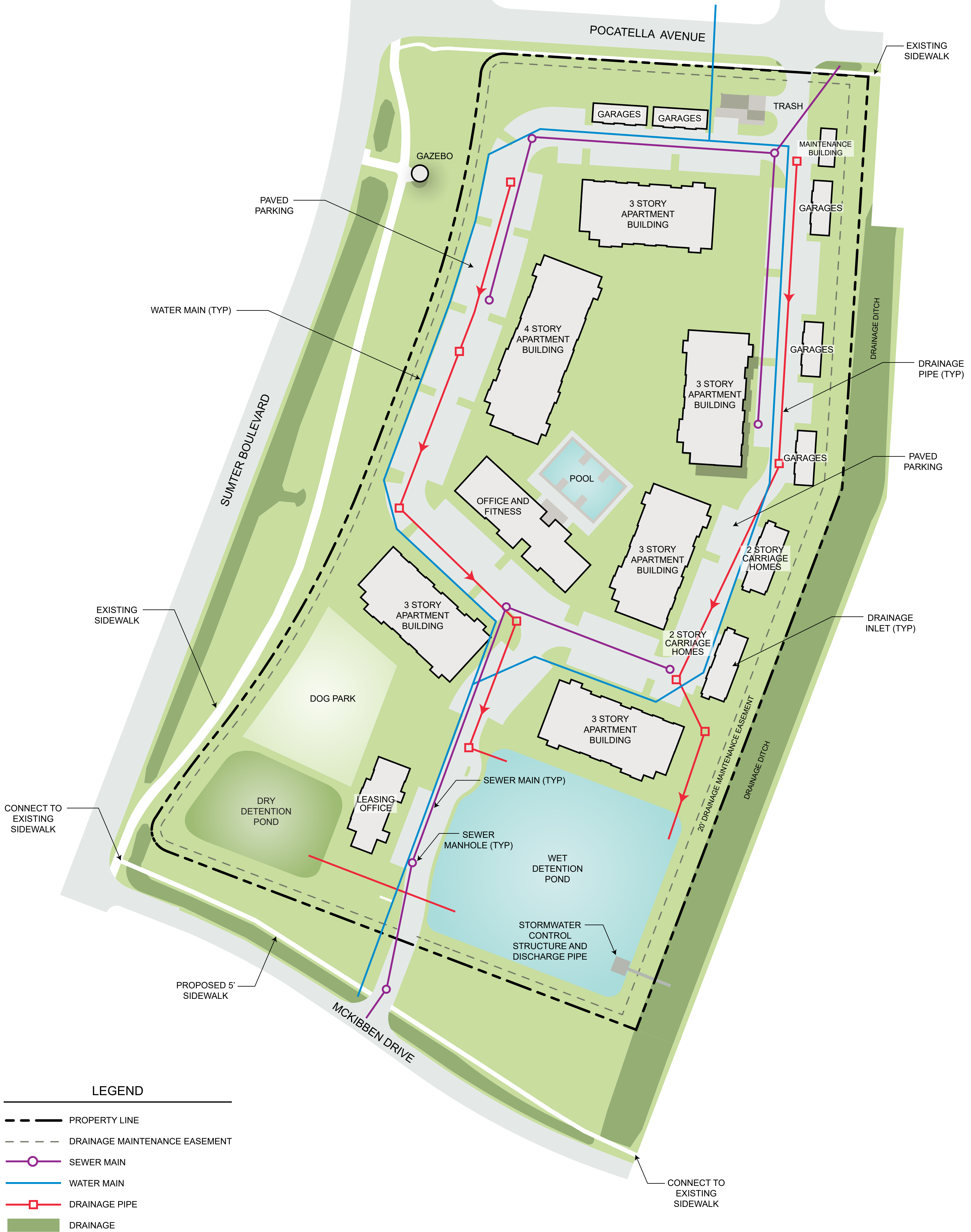
### NOTES

INTERIOR LANDSCAPING SHALL MEET THE REQUIREMENTS PER CHAPTER 21 OF THE ULDC



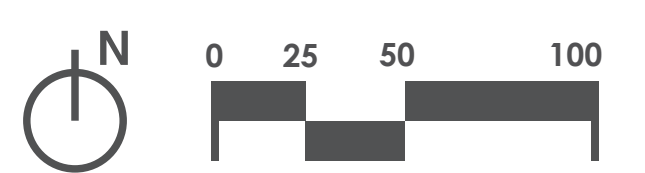


# CONCEPTUAL UTILITY AND DRAINAGE



### LEGEND

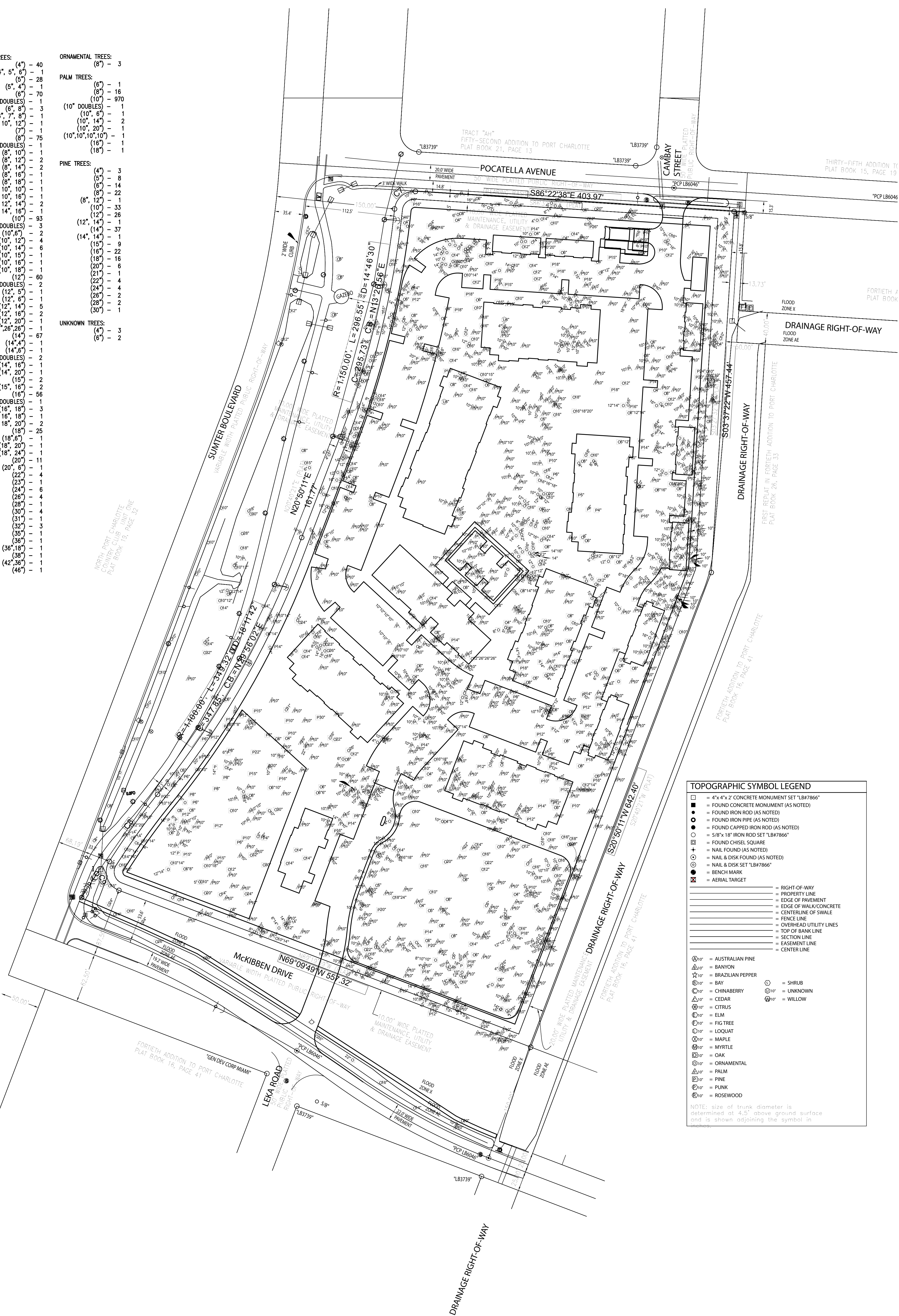
- PROPERTY LINE
- DRAINAGE MAINTENANCE EASEMENT
- SEWER MAIN
- WATER MAIN
- DRAINAGE PIPE
- DRAINAGE





# TREE SURVEY OVERLAY

<b>OAK TREES:</b>	<b>ORNAMENTAL TREES:</b>
(4") - 40	(8") - 3
(4", 4", 5", 6") - 1	
(5") - 28	<b>PALM TREES:</b>
(6") - 70	(6") - 1
(6" DOUBLES) - 1	(8") - 16
(6", 8") - 3	(10") - 970
(6", 7", 8") - 1	(10" DOUBLES) - 1
(6", 10", 12") - 1	(10", 6") - 1
(7") - 1	(10", 14") - 2
(8" DOUBLES) - 1	(10", 20") - 1
(8", 10") - 1	(10", 10", 10", 10") - 1
(8", 12") - 2	(18") - 1
(8", 14") - 1	(18") - 1
(8", 16") - 1	
(8", 18") - 1	<b>PINE TREES:</b>
(8", 10", 10") - 1	(4") - 3
(8", 10", 16") - 1	(6") - 8
(8", 12", 14") - 2	(6") - 14
(8", 14", 16") - 1	(8") - 22
(10") - 93	(8", 12") - 1
(10" DOUBLES) - 2	(10") - 33
(10", 6") - 4	(12") - 26
(10", 12") - 2	(12", 14") - 1
(10", 14") - 6	(14") - 37
(10", 15") - 1	(14", 14") - 1
(10", 16") - 1	(16") - 9
(10", 18") - 1	(16") - 22
(12") - 60	(18") - 16
(12" DOUBLES) - 2	(20") - 6
(12", 5") - 1	(21") - 1
(12", 6") - 1	(22") - 4
(12", 14") - 5	(24") - 4
(12", 16") - 2	(26") - 2
(12", 20") - 1	(30") - 1
(12", 26", 28", 28") - 1	
(14", 4") - 1	<b>UNKNOWN TREES:</b>
(14", 6") - 1	(4") - 3
(14" DOUBLES) - 2	(6") - 2
(14", 16") - 1	
(14", 20") - 1	
(15", 16") - 2	
(16") - 56	
(16" DOUBLES) - 1	
(16", 18") - 3	
(16", 18", 18") - 1	
(16", 18", 20") - 2	
(18") - 25	
(18", 6") - 1	
(18", 20") - 1	
(18", 24") - 1	
(20") - 11	
(22") - 4	
(23") - 1	
(24") - 6	
(26") - 4	
(28") - 1	
(30") - 4	
(31") - 1	
(32") - 3	
(35") - 1	
(36") - 1	
(36", 18") - 1	
(38") - 1	
(42", 36") - 1	
(46") - 1	



**TOPOGRAPHIC SYMBOL LEGEND**

■	= 4"x4"x2' CONCRETE MONUMENT SET "LB#7866"
●	= FOUND CONCRETE MONUMENT (AS NOTED)
○	= FOUND IRON ROD (AS NOTED)
○	= FOUND IRON PIPE (AS NOTED)
○	= FOUND CAPPED IRON ROD (AS NOTED)
○	= 5/8"x 18" IRON ROD SET "LB#7866"
□	= FOUND CHISEL SQUARE
+	= NAIL FOUND (AS NOTED)
○	= NAIL & DISK FOUND (AS NOTED)
○	= NAIL & DISK SET "LB#7866"
●	= BENCH MARK
⊙	= AERIAL TARGET
—	= RIGHT-OF-WAY
—	= PROPERTY LINE
—	= EDGE OF PAVEMENT
—	= EDGE OF WALK/CONCRETE
—	= CENTERLINE OF SWALE
—	= FENCE LINE
—	= OVERHEAD UTILITY LINES
—	= TOP OF BANK LINE
—	= SECTION LINE
—	= EASEMENT LINE
—	= CENTER LINE
⊙	= AUSTRALIAN PINE
⊙	= BANYON
⊙	= BRAZILIAN PEPPER
⊙	= BAY
⊙	= CHINABERRY
⊙	= CEDAR
⊙	= CITRUS
⊙	= ELM
⊙	= FIG TREE
⊙	= LODGEPOLE
⊙	= MAPLE
⊙	= MYRTLE
⊙	= OAK
⊙	= ORNAMENTAL
⊙	= PALM
⊙	= PINE
⊙	= PUNK
⊙	= ROSEWOOD
⊙	= SHRUB
⊙	= UNKNOWN
⊙	= WILLOW

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