

THE WOODLANDS PARCEL E

Prepared For:
CENTEX HOMES

24311 WALDEN CENTER DR. SUITE 300
BONITA SPRINGS, FL 34134
Phone: (239) 495-4800

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Celebration, Florida 34747
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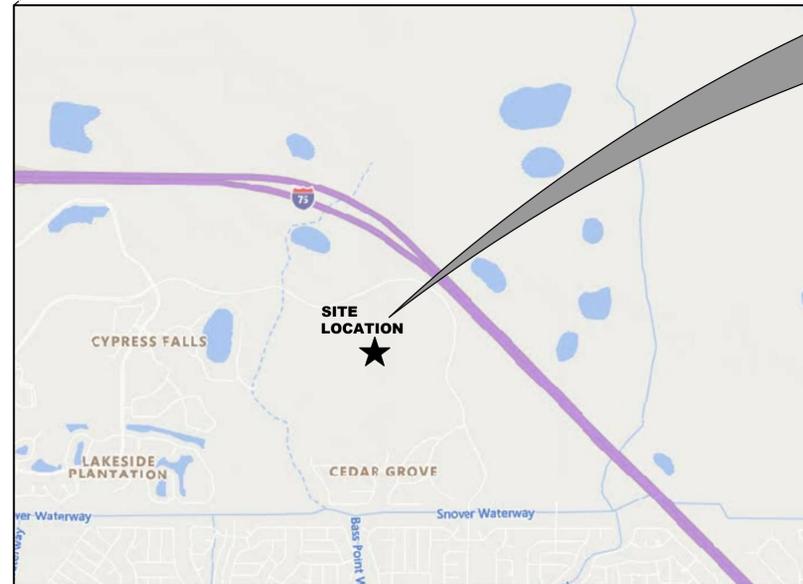
DEVELOPMENT MASTER PLAN

SECTION 17 TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTHPORT, FLORIDA

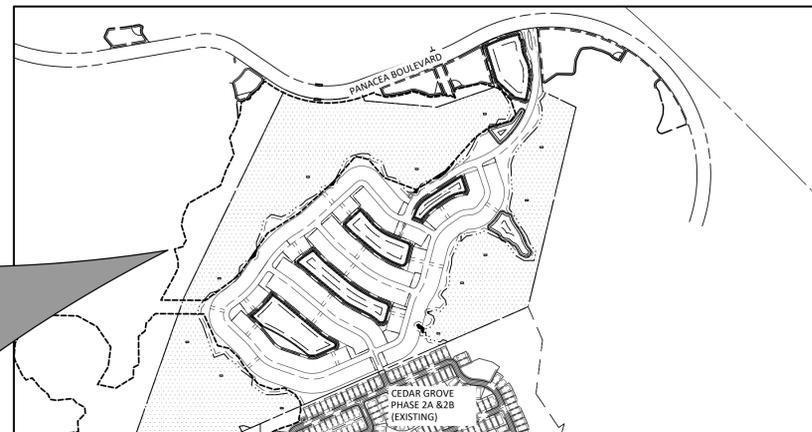
CALL 48 HOURS BEFORE YOU DIG



1-800-432-4770



**LOCATION MAP
(NOT TO SCALE)**



**SITE MAP
(NOT TO SCALE)**

OWNER/DEVELOPER:

CENTEX HOMES
24311 WALDEN CENTER DR.
SUITE 300
BONITA SPRINGS, FL 34134
(239) 495-4800

GEOTECHNICAL ENGINEER:

YPC CONSULTING GROUP
YEN-PO CHIU, P.E.
5931 COUNTRY LAKES DRIVE
FORT MEYERS, FLORIDA 33905
(239) 693-7700

CIVIL ENGINEER:

HEIDT DESIGN, LLC
STRICKLAND T. SMITH, P.E.
5904-A HAMPTON OAKS PARKWAY
TAMPA, FLORIDA 33610
(813) 253-5311

SURVEYOR:

GEOPPOINT SURVEYING, INC.
DAVID WILLIAMS, P.S.M.
213 HOBBS STREET
TAMPA, FL 33619
(813) 248-8888

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER
C-101	GENERAL NOTES
C-102	EXISTING CONDITIONS
C-103	AERIAL SITE PLAN
C-104	MASTER SITE PLAN

PROPOSED WAIVERS:

1. WAIVER FROM THE LIGHTING REQUIREMENTS OF SECTION 37-50 - LIGHTING. A. (6) OF THE ULDC ALLOWING FOR AN AVERAGE OF 0.40 FC FOR SIDEWALK AREAS ADJACENT TO ROADWAYS.
2. WAIVER FROM THE MINIMUM LOT AREA REQUIREMENT OF 7500 SF IN SECTION 53-106B(2) OF THE ULDC AND ALLOWING FOR A MINIMUM LOT AREA OF 4600 SF FOR SINGLE FAMILY DETACHED LOTS AND 3,450 FOR SINGLE FAMILY ATTACHED LOTS.
3. WAIVER FROM THE MINIMUM LOT FRONTAGE OF 50 LF IN SECTION 53-106B(2)(A) AND ALLOWING FOR A MINIMUM LOT FRONTAGE OF 40 LF FOR SINGLE FAMILY DETACHED AND 30 LF FOR SINGLE FAMILY ATTACHED.
4. WAIVER FROM ULDC SECTION 53-107.A(4) AND B. (1) REQUIRING A MAXIMUM LOT COVERAGE OF 50% TO ALLOW A MAXIMUM LOT COVERAGE OF 55%.
5. WAIVER FROM ULDC SECTION 37-31. RIGHTS-OF-WAY. REQUIRING A 60' RIGHT-OF-WAY FOR LOCAL, GUTTERED STREETS REQUESTING AN ALLOWANCE FOR A 50' RIGHT-OF-WAY FOR LOCAL GUTTERED STREETS.
6. WAIVER FROM ULDC SECTION 37-41. BIKE PATHS AND BIKE RACK. A. REQUIRING BIKE LANES ON LOCAL ROADWAYS INTERSECTING COLLECTOR ROADS ALLOWING FOR A 10 FT MULTI-MODAL PATHWAY TO BE CONSTRUCTED ON ONE SIDE OF THE ENTRANCE ROAD IN LIEU OF THE BIKE LANES.

CENTEX HOMES

THE WOODLANDS
PARCEL E

DATE	DESCRIPTION
11/15/2021	C-100, C-101, C-104
10/12/2021	C-101
08/19/2021	REVIEW SUBMITTAL

PLAN REVISIONS

DATE	DESCRIPTION

PLAN REVISIONS

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ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = -1.10

ADDRESS CONTROL NUMBER	PERMIT / FILE NUMBERS
WATER COMMITMENT	
SEWER COMMITMENT	
SWFWM	
WATER DEP	
SEWER DEP	
FOLIO	

STATE OF FLORIDA PROFESSIONAL ENGINEER

Strickland T. Smith, State of Florida,
Professional Engineer, License No. 50652

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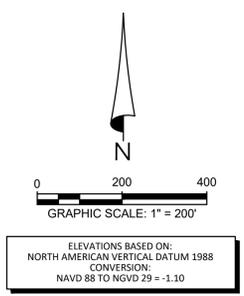
STRICKLAND T. SMITH
DATE:
LICENSE NO. 50652

FILE: COVER-ORL
PROJECT NO: CHC-WD-1027

GRADING & DRAINAGE
DESIGN BY: WODRICH
DRAWN BY: WODRICH

UTILITIES
DESIGN BY: WODRICH
DRAWN BY: WODRICH

COVER
C-100



LEGEND

- SWFWMD WETLAND LINE
- SWFWMD WETLAND SETBACK LINE
- FEMA LINE
- BOUNDARY LIMITS
- RIGHT-OF-WAY LINE
- FEMA FLOOD PLAIN
- WETLANDS
- CONSERVATION EASEMENT LINE
- DIRECTION OF STORMWATER DISCHARGE

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**THE WOODLANDS
 PARCEL E
 AERIAL SITE PLAN**

PREPARED FOR: **CENTEX HOMES**

DATE	DESCRIPTION
08/19/2021	REVIEW SUBMITTAL

PROJECT NO: CHC-WD-1027
 FILE: ASP
 DESIGN BY: WODRICH
 DRAWN BY: WODRICH

STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Strickland T. Smith, State of Florida,
 Professional Engineer, License No. 50652

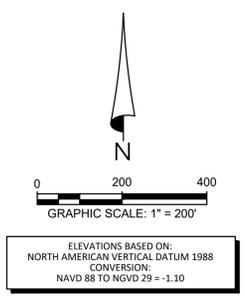
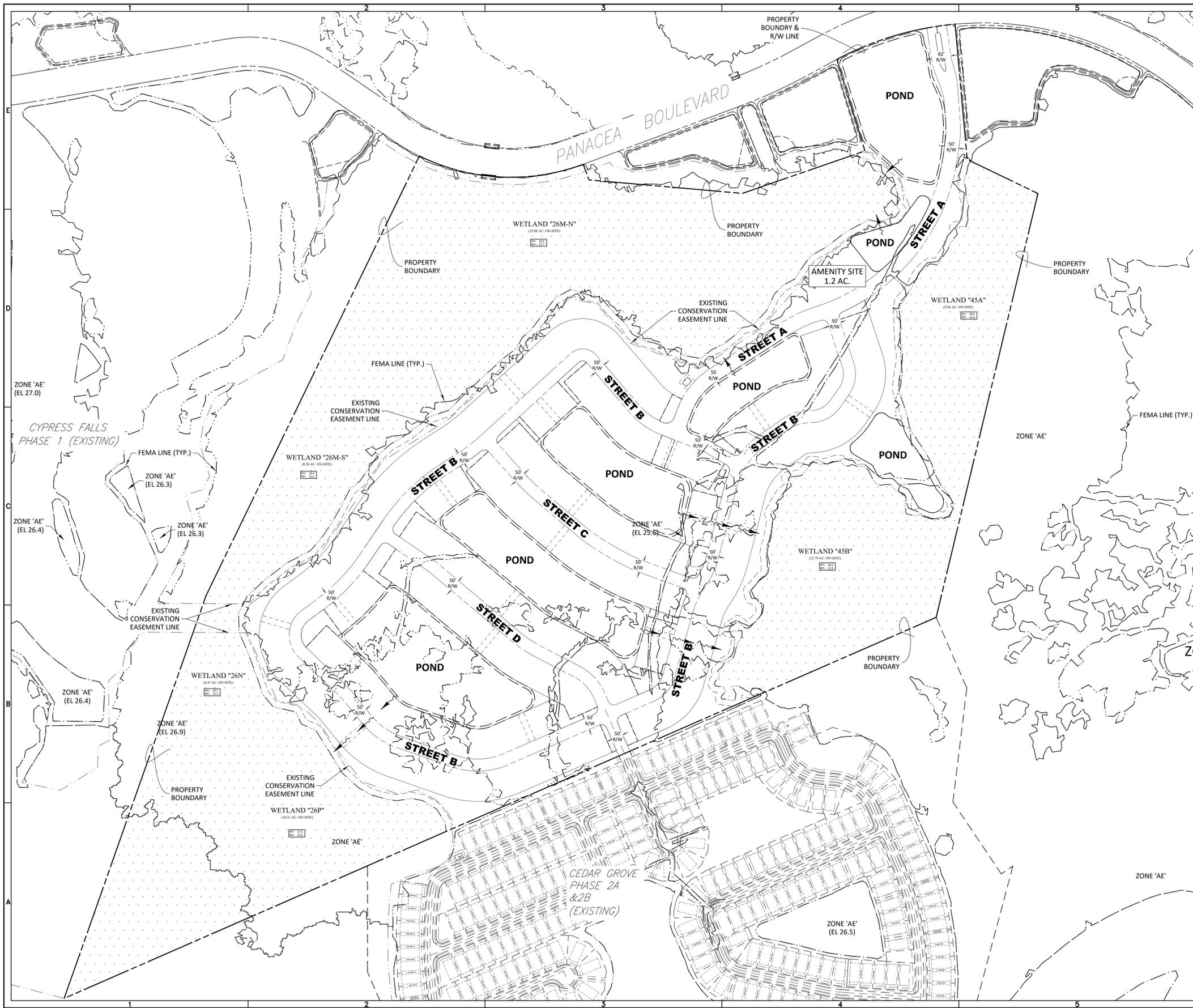
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 LICENSE NO. 50652

C-103

RIPANACEA WOODLANDS PARCEL E MASTER PLAN ENGINEERING DWG-C-103 2021/11/18 8:51 AM JANIE LOUIZA



LEGEND

- SWFWMD WETLAND LINE
- SWFWMD WETLAND SETBACK LINE
- FEMA LINE
- BOUNDARY LIMITS
- RIGHT-OF-WAY LINE
- WETLANDS
- CONSERVATION EASEMENT LINE
- DIRECTION OF STORMWATER DISCHARGE

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**THE WOODLANDS
PARCEL E
MASTER SITE PLAN**

PREPARED FOR:
CENTEX HOMES

DATE	DESCRIPTION

DATE	DESCRIPTION
11/15/2021	REV. STREET "A" TO 50' R/W
08/19/2021	REVISED SUBMITTAL

PROJECT NO: CHC-WD-1027

FILE: SITE

DESIGN BY: WODRICH

DRAWN BY: WODRICH

STATE OF FLORIDA
PROFESSIONAL ENGINEER

Strickland T. Smith, State of Florida,
Professional Engineer, License No. 50652

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C-104

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