

DEVELOPMENT DATA:

1. PARCEL ID: 0972-12-9306
2. PROPERTY AREA: 10.0 AC
3. SEC-TWS-RGE: 18-39S-21E
4. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.-88), N.G.S. TRIANGULATION STATION "HAVOLINE 2". TO CONVERT THE ELEVATIONS SHOWN TO THE N.G.V.D.-1929 DATUM, ADD 1.11 FEET.
5. FLOOD_ZONE: X
COMMUNITY MAP: 120279
FIRM PANEL: 0378F
6. EXISTING ZONING: NCHI - NEIGHBORHOOD COMMERCIAL HIGH INTENSITY
7. EXISTING USE: VACANT COMMERCIAL
8. PROPOSED USE: CHURCH FACILITY
9. SETBACKS:
NORTH SIDE / RESIDENTIAL = 30-FT
WEST SIDE / REAR / WATER = 25-FT
SOUTH SIDE / WATER = 25-FT
EAST SIDE / FRONT / STREET = "0" LOT LINE PERMITTED
10. PROPOSED SITE COVERAGE:
BUILDINGS = 1.2 AC (12%)
PAVEMENT, WALKS = 3.9 AC (39%)
GRASS PARKING = 0.9 AC (9%)
OPEN SPACE = 4.0 AC (40%)
TOTAL AREA = 10.0 AC (100%)
11. PHASING & PARKING CALCULATION:
PHASE 1: 45,500 SF HOUSE OF WORSHIP, MAINTENANCE BUILDING, DUMPSTER ENCLOSURE

REQUIRED: 1 SPACE / EACH 3 SEATS
944 SEATS/3 = 315 SPACES

PROPOSED: 158 PAVED (19 ADA COMPLIANT) & 157 GRASS PARKING
= 315 SPACES

PHASE 2: 15,600 SF GYM/OFFICE
REQUIRED: 1 SPACE / 200 SF
15,600 / 200 = 78 SPACES
PROPOSED: 39 PAVED & 39 GRASS PARKING
= 78 SPACES

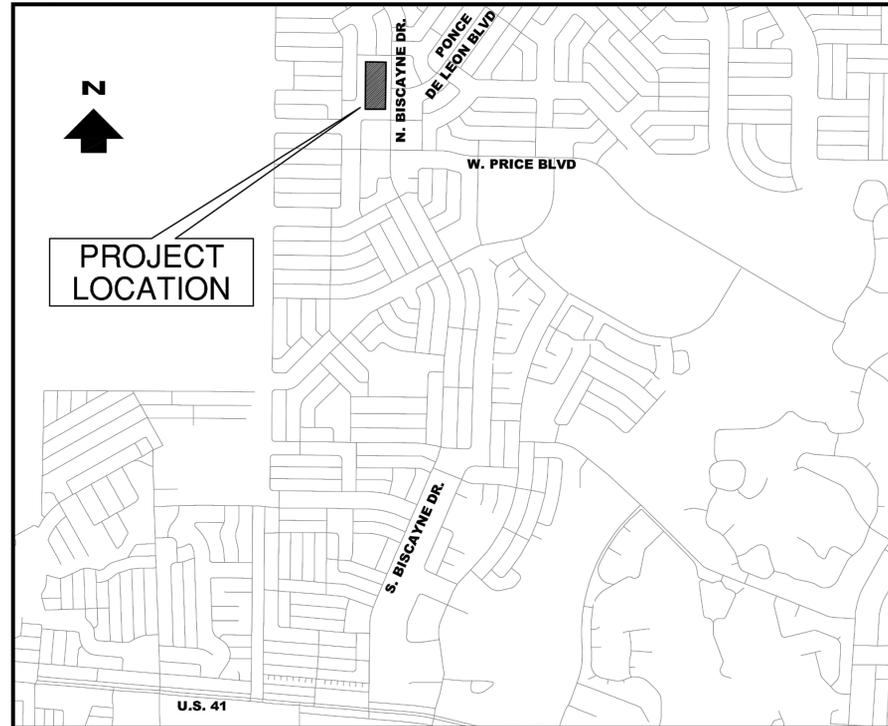
TOTAL PARKING PROPOSED: 393 SPACES (19 ADA)
12. MAINTENANCE OF FACILITIES: FIRST SLAVIC PENTECOSTAL INC. WILL MAINTAIN ALL FACILITIES ONSITE.
13. REFUSE COLLECTION: ON-SITE DUMPSTER W/SERVICE BY CITY OF NORTH PORT
14. UTILITY SERVICES:
WATER SERVICE BY CITY OF NORTH PORT
SEWER SERVICE BY CITY OF NORTH PORT
ELECTRICAL SERVICE BY FP&L
15. FIRE PROTECTION: HYDRANT & SPRINKLED
16. BICYCLE AND PEDESTRIAN AMENITIES:

REQUIRED: 41,000+ GROSS FLOOR AREA = 3 BENCHES & 3 BIKE RACKS

PROPOSED: 3 BENCHES & 3 BIKE RACKS



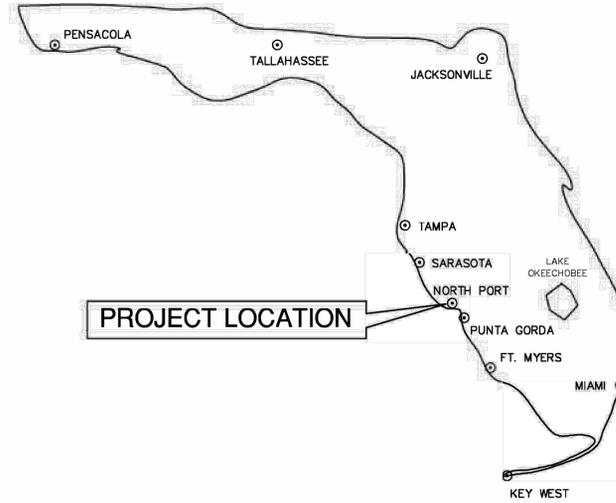
FIRST SLAVIC PENTECOSTAL CHURCH DEVELOPMENT MASTER PLAN 1101 N BISCAYNE DR NORTH PORT, FL, 34291



LOCATION MAP

DESCRIPTION OF REAL ESTATE

TRACT "J", 26th ADDITION TO PORT CHARLOTTE SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 3 AND 3A THROUGH 3S, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



INDEX TO SHEETS:

- 1 COVER SHEET
- 2 DEVELOPMENT MASTER PLAN

OWNER / APPLICANT:

MIRON BOYCHIK
FIRST SLAVIC PENTECOSTAL INC
5848 TROPICAIRE BLVD, NORTH PORT, FL, 34291
(941) 661-1540

AGENTS:

ANATOLIY OLIMPIYUK, P.E., (941) 628-8752
IGOR SIMONTCHIK, (941) 270-7224

SURVEYOR:

ALAN K. FISH, P.S.M., FL CERT No.3941
VAN BUSKIRK / FISH & ASSOC. INC.
(941) 426-0681

CIVIL ENGINEER:

A.J. WICKERSON, P.E., FL P.E. No. 58397
GIFFELS-WEBSTER ENGINEERS, INC.
(941) 475-7981

ENVIRONMENTAL SCIENTIST:

DOROTHEA P. ZYSCO, C.E., PWS
THE ECOLOGY GROUP, INC.
(941) 639-4011

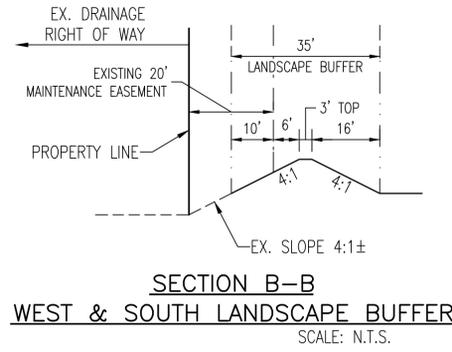
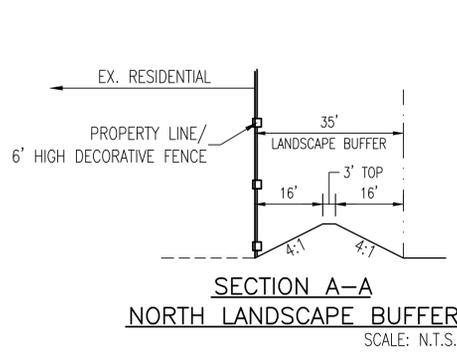
ARCHITECT:

ARCHITECT, T.A. KREBS LLC, AA26002462
(941) 475-7327

TRAFFIC ENGINEER

CHRISTOPHER HATTON, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
813-620-1460

THESE PLANS PREPARED BY:
ANATOLIY OLIMPIYUK, P.E. 85286
DATE: NOVEMBER 2019



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WAIVER REQUEST TABLE

Waiver A: ULDC 53-182.A.(b)vii: A waiver to overlap proposed 35-foot landscape buffer by 10-foot into existing 20-foot maintenance easement provided that all the required plantings will be outside existing maintenance easement at West and South side.

Waiver B: ULDC 53-182.A.(b)v: A waiver to omit a six-foot decorative fence adjacent to existing maintenance easement at West and South side.

Waiver C: ULDC 25-5.A.(2): A waiver to use 50% parking spaces as pervious grass & 50% as impervious. Church use of all parking is limited to 1-2 times a week. This is also consistent with Low Impact Development Design ULDC 18-10.D.(1)

LEGEND

- STORMWATER FACILITY
- CONCRETE SIDEWALK
- BUILDING

