NORTH PORT GATEWAY DEVELOPMENT CONCEPT PLAN

A PORTION OF THE EAST END FULLENCAMP SUMTER SUBDIVISION

NORTH PORT, SARASOTA COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST

DESCRIPTION: EAST END OF FULLENKAMP SUMTER SUBDIVISION

A PORTION OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF HOLIDAY PARK UNIT TWO, AS RECORDED IN PLAT BOOK 20 AT PAGES 8, 8A THROUGH 8A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S00°13'09"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID HOLIDAY PARK UNIT TWO AND NOT RADIAL TO THE FOLLOWING COURSE, FOR A DISTANCE OF 102.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EASTERLY, HAVING AS ELEMENTS A CENTRAL ANGLE OF 12°34'08", A RADIUS OF 480.00 FEET AND A CHORD BEARING OF N12°32'19"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.38 FEET TO A POINT OF TANGENCY; THENCE N00°46'21"E, FOR THE DISTANCE OF 296.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO CONCAVE SOUTHEASTERLY, HAVING AS ELEMENTS A CENTRAL ANGLE OF 90°00'00", A CURVE, FOR A DISTANCE OF 39.27 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, (TAMIAMI TRAIL), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD 45, SECTION 17010-2601; THENCE S89°19'36"E, FOR A DISTANCE OF 402.33 FEET; THENCE S82°27'43"E, FOR A DISTANCE OF 104.40 FEET; THENCE S89°19'36"E, FOR A DISTANCE OF 300.00 FEET; THENCE S84°01'40"E, FOR A DISTANCE OF 104.40 FEET; THENCE S89°19'36"E, FOR A DISTANCE OF 1138.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S89°19'36"E, FOR A DISTANCE OF 320.16 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING AS ELEMENTS A CENTRAL ANGLE OF 17°21'19", A RADIUS OF 1840.03 FEET AND A CHORD BEARING OF S82°33'56"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 278.18 FEET TO THE SOUTH LINE OF SAID SECTION 33, (THE LAST MENTIONED SEVEN COURSES BEING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE); THENCE N89°19'36"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 417.84 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHANCELLOR BOULEVARD, HAVING A WIDTH OF 80.00 FEET, ACCORDING TO THE PLAT OF PORT CHARLOTTE SUBDIVISION, SECTION 32, AS RECORDED IN PLAT BOOK 5, PAGES 28-A THROUGH 28-N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N01°11'48"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET NORTHEASTERLY OF THE CENTERLINE OF SAID CHANCELLOR BOULEVARD, FOR A DISTANCE OF 8.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEAST, HAVING AS ELEMENTS A CENTRAL ANGLE OF 37°09'00", A RADIUS OF 165.00 FEET AND A CHORD BEARING OF N17°21'42"W, ALONG A LINE PARALLEL WITH AND 40.00 FEET NORTH OF THE SOUTH LINE OF AFORMENTIONED SECTION 33, FOR A DISTANCE OF 2348.14 FEET; THENCE N00°00'21"E, FOR A DISTANCE OF 1005.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, CONTAINING 34.8 ACRES, MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESERVATIONS OF RECORDS.

LESS,

(O.R. INSTRUMENT # 2004061132) SARASOTA

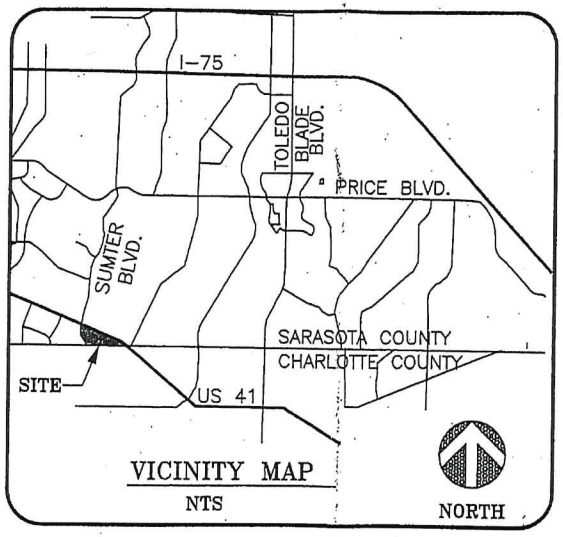
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SECTION 33, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD 45, SECTION 17010-2602; THENCE NORTH 88° 51' 38" WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 417.84 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHANCELLOR BOULEVARD, HAVING A WIDTH OF 80.00 FEET ACCORDING TO THE RECORD PLAT OF PORT CHARLOTTE SUBDIVISION SECTION 32, AS RECORDED IN PLAT BOOK 5, PAGES 28-A THRU 28-N, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 01° 51' 48" WEST, ALONG A LINE PARALLEL WITH AND 40.00 FEET NORTHEASTERLY OF THE CENTERLINE OF SAID CHANCELLOR BOULEVARD, A DISTANCE OF 8.17 FEET TO THE POINT OF CURVATURE OF A 30° 56', A RADIUS OF 165.00 FEET AND A CHORD BEARING OF NORTH 70° 37' 18" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.04 FEET TO THE CENTERLINE OF A LATERAL DITCH LYING LEFT OF STATION 881+94.50, STATE ROAD 45 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT NO. 7701-243; THENCE NORTH 20° 40' 21" EAST, ALONG AFOREMENTIONED SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.41 ACCORDING TO SAID RIGHT-OF-WAY MAP SECTION 17010-2602; THENCE A SOUTH 68° 18' 30" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING AS ELEMENTS A CENTRAL ANGLE OF 13° 52' 18", A RADIUS OF 1,840.03 FEET AND A CHORD BEARING OF SOUTH 62° 33' 26" EAST; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 278.18 FEET TO THE POINT BEGINNING.

LESS,

THOSE LANDS INCLUDED IN THE PLAT OF FULLENKAMP SUMTER SUBDIVISION, AS RECORDED IN PLAT BOOK 45, PAGES 7-7C, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TOGETHER WITH,

LOTS 7, 8, 11 AND 12 OF SAID FULLENKAMP SUMTER SUBDIVISION, INCLUDING THAT AREA LABELED AS 22.0 FOOT WIDE PRIVATE AND ABANDON ALLEY LYING EASTERLY OF THE EXTENSION OF THE WESTERLY LINE OF LOT 8, AND TRACT "C".



VICINITY MAP
NTS

GENERAL NOTES:

1) OVERALL SITE TOTAL LAND AREA (NORTH PORT GATEWAY) = 15.861 ACRES.
TOTAL PER SAMPLE AREA = 15.1786 ACRES.
TOTAL LANDSCAPE RESIDENT AREA = 3.4 (144,545 SQ. FT.)
2) MAXIMUM PROPOSED BUILDING AREA FOR OVERALL SITE= 144,545 SQ. FT.
PROPOSED FAR = 144,545 SF/15.861 =0.212
PROPOSED BUILDING COVERAGE FOR OVERALL SITE=
103,252 SF (FOOTPRINT AREA ONLY) / 15.861 SF =0.133
PROPOSED MAXIMUM IMPERVIOUS COVERAGE = 75.0%
3) GB DEFAULT ZONING DISTRICT. MINIMUM SETBACKS AS FOLLOWS:
40' FRONT, 20' SIDE AND 20' REAR.
4) THE PARCEL, DRIVEWAYS/EASEMENTS MAY BE ADJUSTED WITHIN THE PARAMETERS OF THE SUBDIVISION. THE BUILDING SIZES AND LOCATIONS MAY BE EQUALLY ADJUSTED.
5) EACH PARCEL SHALL MEET ALL LANDSCAPING, ZONING, PARKING AND OTHER LAND REGULATIONS ONITE ONLY, UNLESS OTHERWISE PERMITTED.
6) ALL UTILITIES, INFRASTRUCTURE, DRAINAGE AND LANDSCAPING SHALL BE MASTER PLANNED.
7) THERE ARE NO AREAS OF HISTORICAL OR ANCHAEOLOGICAL SIGNIFICANCE ON OR ADJACENT TO THIS SITE.
8) OUTDOOR STORAGE AND SALES SHALL ONLY OCCUR IN AREAS WITH SCREENING PROVIDING 90 PERCENT OPACITY.
9) PROPOSED BUILDING HEIGHTS:
SUMTER ENTERPRISE BUILDING = 46 FT.
SUMTER CROSSING EAST = 46 FT.
SUMTER MEDICAL BUILDING = 46 FT.
ALL OTHER BUILDING PEAK HEIGHTS SHALL NOT EXCEED 46 FEET UNLESS OTHERWISE PERMITTED.

PERMITTED USES:

THE REQUESTED PERMITTED USES FOR THE FULLENKAMP SUMTER SUBDIVISION INCLUDES THOSE CONSISTENT WITH THE COMMERCIAL GENERAL (CG) DISTRICT AND THOSE USES LISTED BELOW:

* 24 HOURS OPERATION
* FAST FOOD RESTAURANTS
* AUTOMOBILE FUELING STATIONS
* FIREARMS AND AMMUNITIONS SALES, SOLD WITHIN THE CONFINES OF THE BUILDING
* OUTDOOR SALES, DISPLAY AND STORAGE OF MERCHANDISE IN DESIGNATED AREAS
* PHARMACEUTICAL SALES INCLUDING DRIVE THRU
* LUMBER AND BUILDING SUPPLY
* PACKAGE STORE FOR THE SALE OF ALCOHAL, BARS, COCKTAIL LOUNGES, NIGHTCLUBS, TAVERNS, AND SIMILAR USES SHALL ONLY BE PERMITTED WHERE THEY ARE NOT WITHIN 500 FEET OF A HOUSE OF WORSHIP OR SCHOOL.

NOTE (1): THE TOTAL OPEN SPACE OF THE SUBDIVISION SHALL BE A MINIMUM OF 30%. INDIVIDUAL PARCELS SHALL HAVE A MAXIMUM OPEN SPACE AS INDICATED IN THE ABOVE TABLE UNLESS OTHERWISE PERMITTED BY SWFWMD AND THE CITY OF NORTH PORT.

NOTE (2): THE TOTAL BUILDING COVERAGE FOR THE SUBDIVISION WILL BE LIMITED BY THE NET NEW PM PEAK HOUR TRIPS UNLESS A NEW TRAFFIC IMPACT ANALYSIS IS SUBMITTED. IN NO CASE SHALL THE BUILDING COVERAGE FOR AN INDIVIDUAL LOT BE GREATER THAN 35%. (NOTE THAT WHEN MORE THAN ONE LOT IS USED FOR A BUILDING SITE, THIS 35% COVERAGE SHALL BE CUMULATIVE COVERAGE OF THE LOTS.

NOTE (3): THE BUILDING SIZES AND USES SHOWN ARE SUBJECT TO CHANGE, BUT SHALL NOT EXCEED THE SIZE DEPICTED WITHOUT AN AMENDMENT TO THE DEVELOPMENT CONCEPT PLAN. MAXIMUM BUILDING HEIGHT = 40', UNLESS OTHERWISE PERMITTED.

NOTE (4): ALL BUILDINGS AND SIGNAGE SHALL COMPLY WITH THE ARCHITECTURAL GUIDELINES FOR THE CITY OF NORTH PORT US 41 CORRIDOR.

MARK J. FLINT, P.E.
ENGINEER OF RECORD
#35027

DATE

INDEX

SHEET NO.	TITLE
1	COVER PAGE
2	ZONE & TRAFFIC
3	STORMWATER
4	UTILITIES
5	OPEN SPACE
6	LANDSCAPE PLAN
7	EXISITING TREES
8	PHASING PLAN

PROPOSED DEVELOPMENT CONCEPT PLAN
"NOT FOR CONSTRUCTION"

COVER SHEET

NORTH PORT GATEWAY
TAMIAMI TRAIL & SALFORD BLVD.
NORTH PORT, FLORIDA

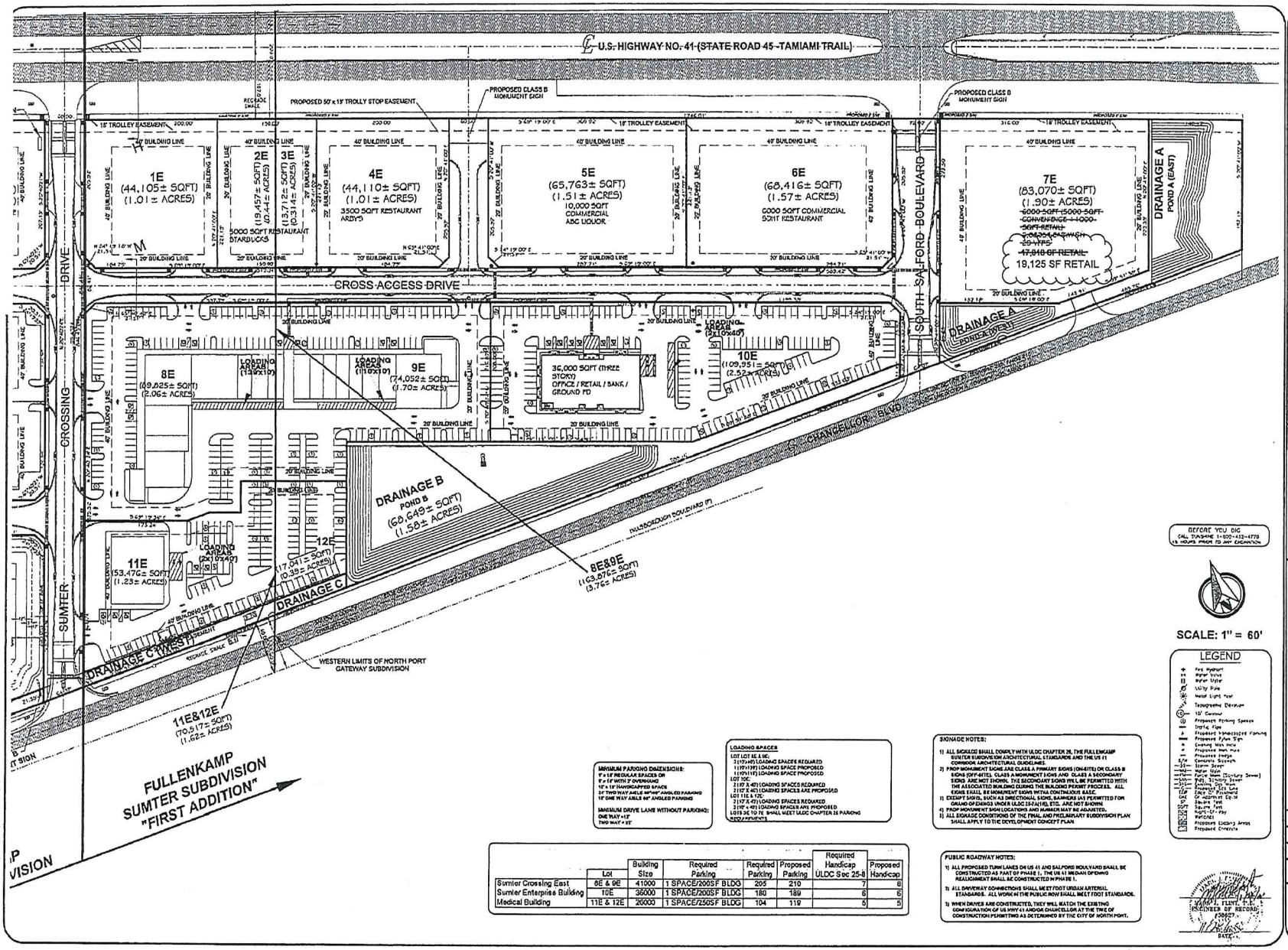
FRANK MEINKE ORGANIZATION, LLC
2254 SOUTH OSPREY AVENUE,
SARASOTA, FLORIDA 34239
Office (941)364-9285 Fax (941)364-4345

WATERMARK ENGINEERING GROUP, INC.
Integrated Engineering Solutions for Florida's Water Environments
1000 SOUTH TAMIAMI TRAIL, SUITE 103 SARASOTA FL 34236
CERTIFICATE OF AUTHORIZATION #2886

DRAWN: DJG
CHECKED: MJF
DATE: 10-4-05
FILE: F55 NPGW DCP
SHEET: C-1
OF 8 SHEETS

EXHIBIT B

G:\SERVER\DRAWINGS_AC-1\North Port Gateway\DCP\F55-NPGW-DCP-C.dwg, 1-COVER, 10/3/2005 8:53:41 AM



MINIMUM PARKING DIMENSIONS:
9' x 18' REGULAR SPACES OR
9' x 16' WITH 2' OVERHANG
12' x 18' HANDICAPPED SPACE
24' TWO WAY AISLE 90°/60° ANGLED PARKING
18' ONE WAY AISLE 60° ANGLED PARKING

MINIMUM DRIVE LANE WITHOUT PARKING:
ONE WAY =13'
TWO WAY = 25'

LOADING SPACES
LOT 10E:
1 (10'x40') LOADING SPACE REQUIRED
1 (10'x40') LOADING SPACE PROPOSED
1 (10'x40') LOADING SPACE PROPOSED
LOT 10E:
2 (10' X 40') LOADING SPACES REQUIRED
2 (10' X 40') LOADING SPACES ARE PROPOSED
LOT 11E & 12E:
2 (10' X 40') LOADING SPACES REQUIRED
2 (10' x 40') LOADING SPACES ARE PROPOSED
LOTS 8E TO 7E SHALL MEET ULDC CHAPTER 25 PARKING REQUIREMENTS

SIGNAGE NOTES:
1) ALL SIGNAGE SHALL COMPLY WITH ULDC CHAPTER 28, THE FULLENKAMP SUMTER SUBDIVISION ARCHITECTURAL STANDARDS AND THE US 41 CORRIDOR ARCHITECTURAL GUIDELINE
2) PROP MONUMENT SIGNS ARE CLASS A PRIMARY SIGNS (ON-SITE) OR CLASS B SIGNS (OFF-SITE). CLASS A MONUMENT SIGNS AND CLASS A SECONDARY SIGNS ARE NOT SHOWN. THE SECONDARY SIGNS WILL BE PERMITTED WITH THE ASSOCIATED BUILDING DURING THE BUILDING PERMIT PROCESS. ALL SIGNS SHALL BE MONUMENT SIGNS WITH A CONTINUOUS BASE
3) EXCEPT SIGNS, SUCH AS DIRECTIONAL SIGNS, BANNERS (A) PERMITTED FOR GRAND OPENINGS UNDER ULDC 28.24.(4)(B), ETC. ARE NOT SHOWN
4) PROP MONUMENT SIGN LOCATIONS AND MANNER MAY BE ADJUSTED.
5) ALL SIGNAGE CONDITIONS OF THE FINAL AND PRELIMINARY SUBDIVISION PLAN SHALL APPLY TO THE DEVELOPMENT CONCEPT PLAN

PUBLIC ROADWAY NOTES:
1) ALL PROPOSED TURN LANES ON US 41 AND SALFORD BOULVARD SHALL BE CONSTRUCTED AS PART OF PHASE 1. THE US 41 MEDIAN OPENING REALIGNMENT SHALL BE CONSTRUCTED IN PHASE 1.
2) ALL DRIVEWAY CONNECTIONS SHALL MEET FDOT URBAN ARTERIAL STANDARDS. ALL WORK IN THE PUBLIC ROW SHALL MEET FDOT STANDARDS.
3) WHEN DRIVES ARE CONSTRUCTED, THEY WILL MATCH THE EXISTING CONFIGURATION OF US HWY 41 AND CHANCELLOR AT THE TIME OF CONSTRUCTION PERMITTING AS DETERMINED BY THE CITY OF NORTH PORT.

	Lot	Building Size	Required Parking	Required Parking	Proposed Parking	Required Handicap ULDC Sec 25-8	Proposed Handicap
Sumter Crossing East	8E & 9E	41000	1 SPACE/200SF BLDG	205	210	7	8
Sumter Enterprise Building	10E	36000	1 SPACE/200SF BLDG	180	189	6	6
Medical Building	11E & 12E	26000	1 SPACE/250SF BLDG	104	119	5	5

PROPOSED DEVELOPMENT CONCEPT PLAN "NOT FOR CONSTRUCTION"

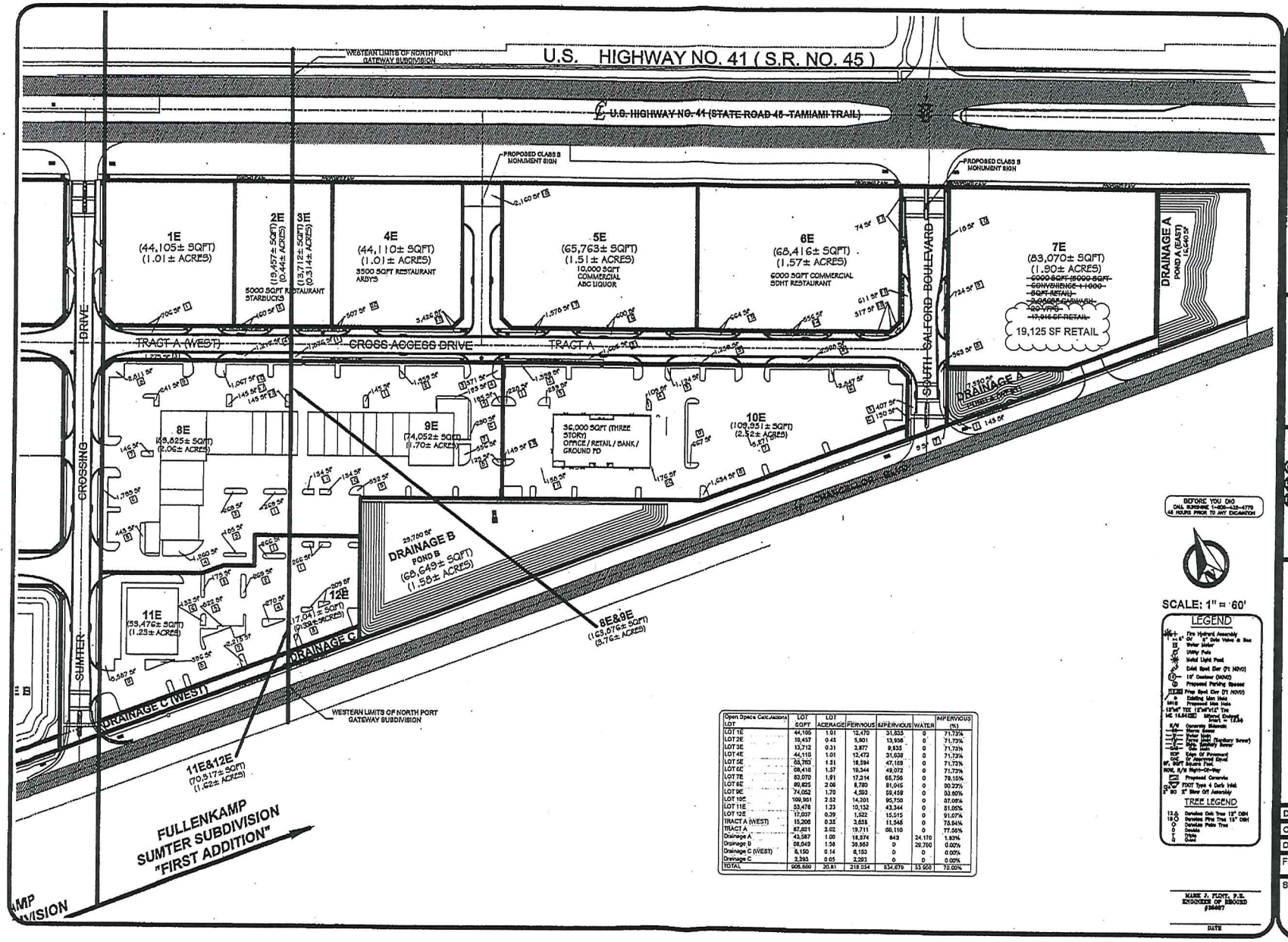
ZONING & TRAFFIC

NORTH PORT GATEWAY
TAMIAMI TRAIL & SALFORD BLVD.
NORTH PORT, FLORIDA

FRANK MENICKE ORGANIZATION, LLC
2534 SOUTH OSPREY AVENUE
SARASOTA, FLORIDA 34239
OFFICE: (941)364-9285 FAX: (941)364-9282

WATERMARK ENGINEERING GROUP, INC.
Integrated Engineering Solutions for Florida's Water Environments
1415 SOUTH BRADENTON BLVD. SUITE 2
BRADENTON, FLORIDA 34205
(941) 365-7700 FAX (941) 365-7706
E-MAIL: WATERMARK@ATLAS.COM

DRAWN: DJG
CHECKED: MJF
DATE: 10-4-05
FILE: F55 NPGW DCP
SHEET: C-2
OF 8 SHEETS



Open Space Calculations LOT	LOT SQFT	LOT ACREAGE	PERVIOUS	IMPERVIOUS	WATER	IMPERVIOUS (%)
LOT 1E	44,105	1.01	12,470	31,635	0	71.73%
LOT 2E	19,457	0.45	5,501	13,956	0	71.73%
LOT 3E	13,712	0.31	3,877	9,835	0	71.73%
LOT 4E	44,110	1.01	12,472	31,638	0	71.73%
LOT 5E	65,763	1.51	18,594	47,169	0	71.73%
LOT 6E	68,416	1.57	19,344	49,072	0	71.73%
LOT 7E	83,070	1.91	17,314	65,756	0	79.15%
LOT 8E	89,825	2.06	8,780	81,045	0	90.22%
LOT 9E	74,052	1.70	4,593	69,459	0	93.80%
LOT 10E	109,951	2.52	14,201	95,750	0	87.09%
LOT 11E	53,476	1.23	10,132	43,344	0	81.05%
LOT 12E	17,037	0.39	1,522	15,515	0	91.07%
TRACT A (WEST)	15,206	0.35	3,658	11,548	0	75.94%
TRACT A	87,821	2.02	19,711	68,110	0	77.56%
Drainage A	43,587	1.00	18,574	843	24,170	1.93%
Drainage B	68,649	1.58	39,960	0	28,690	0.00%
Drainage C (WEST)	6,150	0.14	6,150	0	0	0.00%
Drainage C	2,593	0.05	2,593	0	0	0.00%
TOTAL	908,660	20.81	218,054	634,676	53,860	70.00%

PROPOSED DEVELOPMENT CONCEPT PLAN "NOT FOR CONSTRUCTION"

OPEN SPACE

NORTH PORT GATEWAY
TAMIAMI TRAIL & SALFORD BLVD.
NORTH PORT, FLORIDA

FRANK MENKE ORGANIZATION, LLC
2334 SOUTH OSPREY AVENUE, SARASOTA, FLORIDA 34239
OFFICE (941)364-8865 Fax (941)364-8865

WATERMARK ENGINEERING GROUP, INC.
Integrated Engineering Solutions for Florida's Tomorrow
FLORIDA CERTIFICATE OF AUTHORIZATION #3 FOR ENGINEERING SERVICES
CERTIFICATE OF AUTHORIZATION #3 FOR LAND SURVEYING SERVICES

DRAWN: DJG
CHECKED: MJF
DATE: 10-4-05
FILE: F98 NPGW DCP
SHEET: C-5 OF 8 SHEETS