

- LEGEND**
- SWFWMD WETLAND LINE
 - SWFWMD WETLAND CONS. AREA SETBACK / LANDWARD EXTENT OF UPLAND BUFFER (25')
 - BOUNDARY LIMITS
 - RIGHT-OF-WAY LINE
 - PHASE LINE
 - STAKED EROSION CONTROL (SWFWMD PROJECT LIMITS AND THE LIMITS OF CLEARING AND FILLING)

PROPOSED WAIVER:

1. WAIVER FROM THE ILLUMINATION REQUIREMENTS FOR SIDEWALKS LISTED IN THE TABLE SHOWN IN SECTION 37-50.A(6) OF THE ULDC TO ALLOW AN AVERAGE OF 0.40 FC.

- SETBACKS:**
- FRONT = 20'
 - SIDE = 6'
 - REAR = 10'
 - STREET SIDE = 20'
 - REAR SCREEN ENCLOSURE = 6'

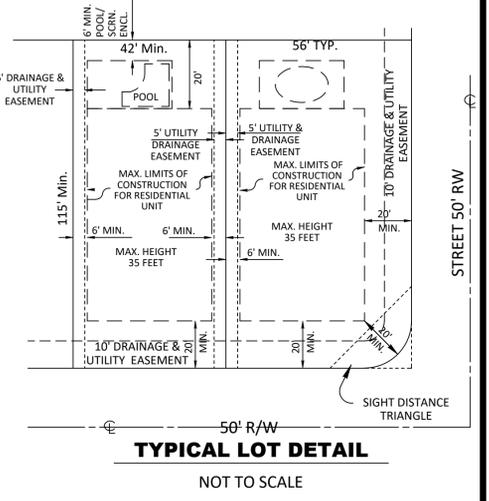
- EASEMENTS**
- FRONT = 8'
 - SIDE = 5'
 - REAR* = 6'

MINIMUM INTERIOR LOT WIDTH = 42'

MINIMUM CORNER LOT WIDTH = 56'

NOTE: ALL LOTS ADJACENT TO PONDS SHALL HAVE UNOBSTRUCTED DRAINAGE EASEMENTS BETWEEN TOP OF BANK AND NORMAL WATER ELEV.

*ZERO REAR LOT LINE EASEMENT MAY BE USED WHEN AN EASEMENT IS PROVIDED IN THE TRACT AT THE REAR OF THE LOT.



Cypress Falls Phase 2E

Development Master Plan Amendment

Centex Homes
City of North Port

DATE	DESCRIPTION	BY
12/04/2019	UPDATE PROPOSED WAIVER NOTE	KB
02/02/2020	UPDATE PROPOSED WAIVER NOTE	KB
05/18/2020	UPDATE PROPOSED WAIVER NOTE	KB
DATE	DISKRIPTION	BY
DATE: 07/03/2019	JOB #: CHC-CF1036	

SCALE: 1" = 100'
HALF SCALE 11" BY 17"

HEIDT DESIGN
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Phone: (813) 233-5311
www.HeidtDesign.com

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit plans and layout.

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