

# WATERCRESS COVE

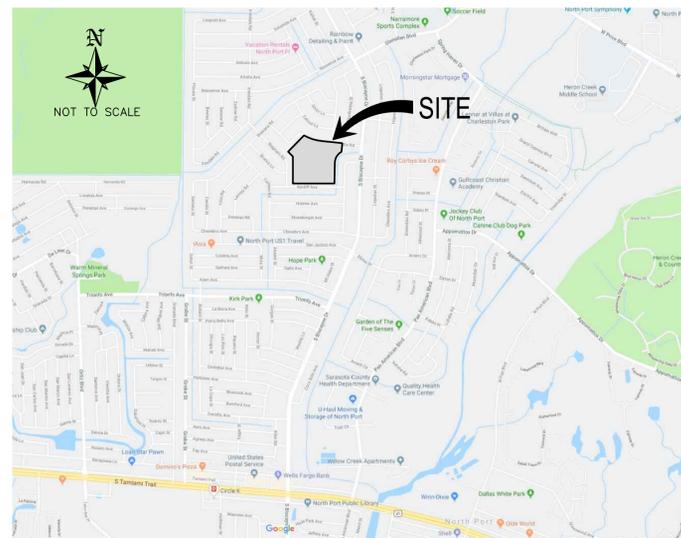
## SKILE ROAD PROPERTY

### DEVELOPMENT MASTER PLANS

4377 - WATERCRESS COVE



GENERAL LOCATION MAP



LOCATION MAP

SECTION 19, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
NORTH PORT, FLORIDA

#### SITE INFORMATION

**PROJECT AREA:** 20.18 ACRES  
**PARCEL STRAP NO.:** 0974181029  
**PARCEL ADDRESS:** SKILE ROAD  
NORTH PORT, FL 34287  
**CURRENT ZONING:** ZONING: RMF  
**PROPOSED USE:** RESIDENTIAL SUBDIVISION

PREPARED FOR:  
**ESPLANADE COMMUNITIES OF FLORIDA, LLC**  
 3000 GULF BREEZE BOULEVARD  
 GULF BREEZE FL, 32563  
 PHONE: (813) 477-5674

#### UTILITY SERVICE PROVIDERS

**WATER:**  
 CITY OF NORTH PORT  
 UTILITIES ADMINISTRATION OFFICE  
 6644 WEST PRICE BLVD.  
 NORTH PORT, FL 34291  
 PHONE: (941) 240-8000

**SEWER:**  
 CITY OF NORTH PORT  
 UTILITIES ADMINISTRATION OFFICE  
 6644 WEST PRICE BLVD.  
 NORTH PORT, FL 34291  
 PHONE: (941) 240-8000

**ELECTRIC:**  
 FLORIDA POWER AND LIGHT  
 2245 MURPHY CT.  
 NORTH PORT, FL 34289  
 PHONE: (800) 375-8490

**PHONE:**  
 VERIZON  
 1701 RINGLING BLVD.  
 SARASOTA, FL 34236  
 PHONE: (941) 952-5404

**CABLE:**  
 COMCAST  
 22266 EDGEWATER DRIVE  
 PORT CHARLOTTE, FL 33980  
 PHONE: (941) 625-6000

**FIRE PROTECTION:**  
 CITY OF NORTH PORT  
 4980 CITY CENTER BLVD.  
 NORTH PORT, FL 34286  
 PHONE: (941) 240-8150

**SOLID WASTE DISPOSAL:**  
 SOLID WASTE DISPOSAL  
 1100 NORTH CHAMBERLAIN BLVD.  
 NORTH PORT, FL 34286  
 PHONE: (941) 240-8050

#### INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	EXISTING CONDITIONS MAP
4	DEVELOPMENT MASTER PLAN
5	CONCEPTUAL DRAINAGE AND UTILITY PLAN

#### PROJECT CONTACTS

**CIVIL ENGINEER:**  
 BANKS ENGINEERING  
 TODD R. REBOL, P.E. PROJECT MANAGER  
 4161 TAMiami TRAIL - BLDG 5 UNIT 501  
 PORT CHARLOTTE, FLORIDA 33952  
 PHONE: (941) 625-1165

**SURVEYOR:**  
 VAN BUSKIRK/FISH & ASSOCIATES, INC.  
 ALAN K. FISH P.S.M.  
 12450 UNIT C TAMiami TRAIL  
 NORTH PORT, FLORIDA 34287  
 PHONE: (941) 426-0681

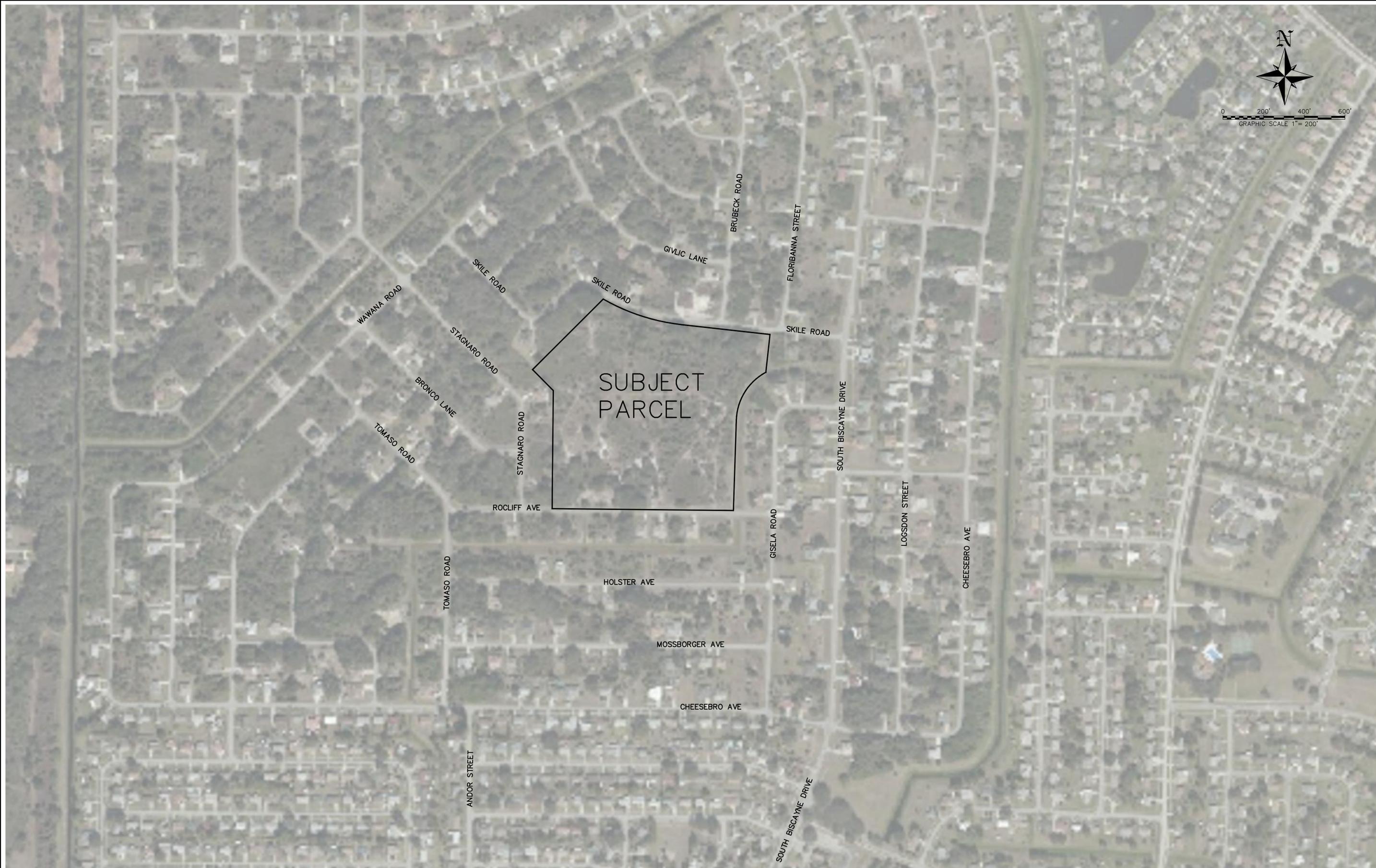
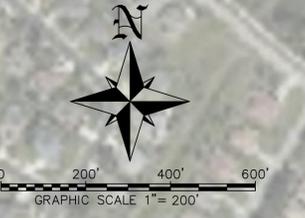
## BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors  
 Serving The State Of Florida

4161 TAMiami TRAIL - BLDG 5 UNIT 501  
 PORT CHARLOTTE, FLORIDA 33952  
 PHONE: (941) 625-1165 FAX: (941) 625-1149  
 ENGINEERING LICENSE # EB 6469  
 SURVEY LICENSE # LB 6690  
 WWW.BANKSENG.COM

TODD R. REBOL, P.E.  
 FLORIDA LICENSE #64040

NO.	DATE	REVISION DESCRIPTION	BY



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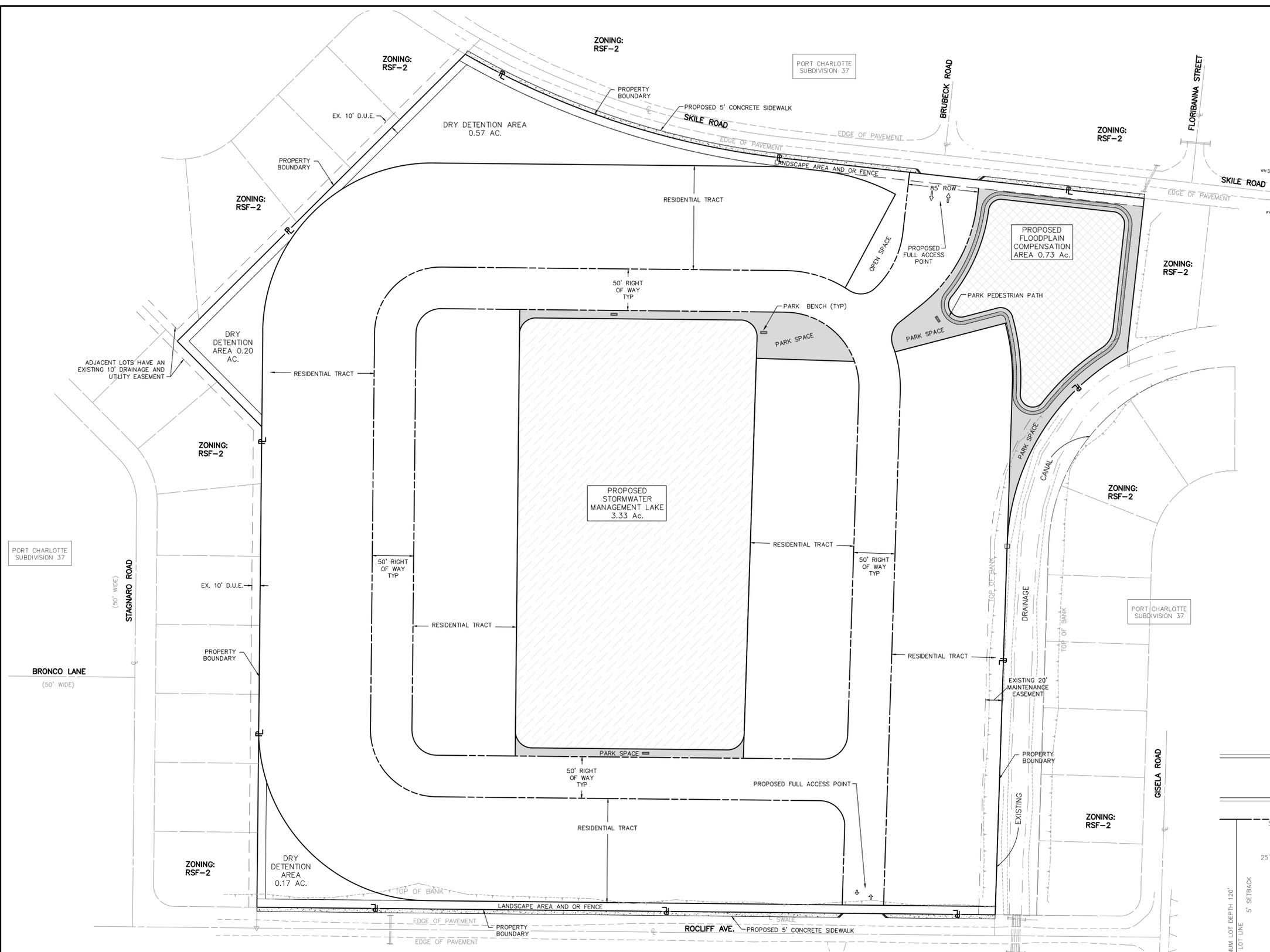
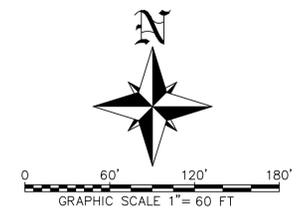
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AERIAL SKILE ROAD SUBDIVISION NORTH PORT, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
8-12-19	4377	AERIAL	TRR	GAE	TRR	1"=200'	2

S:\MARKETING\4377\ENGINEERING\4377 - LOT 100\WORKING\DWG 8/27/2019 4:58 PM DWG1.DWG

4377 - SKILE ROAD SUBDIVISION





**SITE DATA TABLE:**

PROPERTY AREA: 20.18 ACRES  
PROPOSED USE: RESIDENTIAL SINGLE FAMILY SUBDIVISION

**LANDUSE BREAKDOWN:**

PROPERTY AREA:	20.18 Ac	(100%)
RESIDENTIAL TRACTS:	10.79 Ac	(53.5%)
LAKE:	3.33 Ac	(16.5%)
DRY DETENTION:	0.94 Ac	(4.6%)
FLOODPLAIN COMPENSATION AREA:	0.73 Ac	(3.6%)
PRIVATE RIGHT OF WAY:	3.00 Ac	(14.9%)
COMMON OPEN AREA (GREEN SPACE):	0.70 Ac	(3.5%)
PARK SPACE:	0.69 Ac	(3.4%)

**FLOOD ZONE:**

PROPERTY LIES WITHIN F.E.M.A. ZONE "X" AND PARTIALLY IN ZONES "AE" NEAR THE SOUTH AND SOUTHEASTERLY PERIMETER OF THE PROPERTY. SEE THE MAP FOR LOCATION AND ELEVATIONS OF THE "AE" ZONES. REF: F.I.R.M. MAP 12115C 0378 F. EFFECTIVE: NOVEMBER 4, 2016.

**DENSITY:**

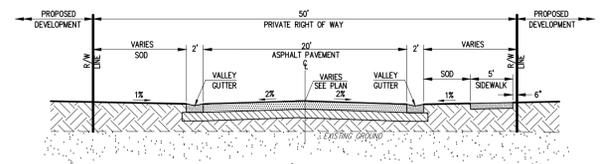
ALLOWED: 15 DU/Ac.  
PROPOSED: 3.32 DU/Ac.

BREAKDOWN: PROPOSED USE 67 SINGLE FAMILY DETACHED RESIDENTIAL LOTS  
TOTAL LOTS 67/20.18 Ac. = 3.32 DU/Ac.

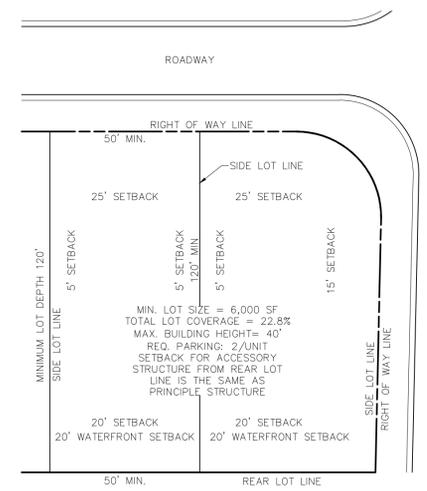
**OPEN SPACE:**

REQUIRED: 10% = 2.09 Ac.  
PROVIDED: 23.38% = 4.72 Ac.

BREAKDOWN: LAKES = 3.33 Ac X 50% = 1.66 Ac  
FLOODPLAIN COMPENSATION AREA = 0.73 Ac  
DRY DETENTION AREA = 0.94 Ac  
COMMON OPEN AREA (GREEN SPACE) = 1.39AC  
TOTAL = 4.42 AC  
OPEN SPACE PERCENTAGE = (4.72 AC / 20.18 AC) = 23.38%



TYPICAL 50' ROW SECTION



TYPICAL LOT DIAGRAM NOT TO SCALE

**LEGEND:**

- FLOODPLAIN COMPENSATION AREA
- STORM WATER MANAGEMENT LAKE
- RIGHT OF WAY LINE
- MAINTENANCE EASEMENT LINE
- PARK BENCH
- PARK SPACE
- PARK PEDESTRIAN PATH

**DEVELOPMENT MASTER PLAN GENERAL NOTES:**

1. THE PROPERTY SHALL COMPLY WITH ARTICLE III, SUBDIVISION DESIGN STANDARDS OF THE UNIFIED LAND DEVELOPMENT CODE EXCEPT AS MODIFIED HEREIN.

ULDC Condition:	Waiver/Modification:
ULDC Sec 53-151(A) requires minimum size of 7,500 square feet and lot width of 75 feet.	We request a waiver to allow for a minimum lot size of 6,000 square feet and lot width of 50 feet. The proposed lot size is common for new residential subdivisions on sewer and water and makes the project economically feasible.
ULDC 53-154 (A) requires lot setbacks of: front-25ft; rear-25ft; and side setback of half of the building height or a minimum of 10ft; also minimum distance between building of 15-feet.	We request a waiver to allow for lot setbacks of: side-5ft; and rear-20ft and a minimum distance between buildings of 10-feet. Which is typical for new subdivisions.
ULDC Sec 60-11 (A)(3) requires a gated entrance provide stacking of at least three (3) cars.	We request a waiver to allow stacking for one (1) vehicle at the southerly gated entrance along Rocliff Avenue.
ULDC Sec 45-20 (B): Street trees to be installed will not count for the thirty-five percent (35%) minimum canopy requirement or buffer requirements.	We request a waiver such that street trees can be included in the 35% canopy computation. The intent of the regulations in section 45-8 is that the 35% canopy cover apply to all land parcels

ZONING: RSF-2

PORT CHARLOTTE SUBDIVISION 37

ZONING: RSF-2

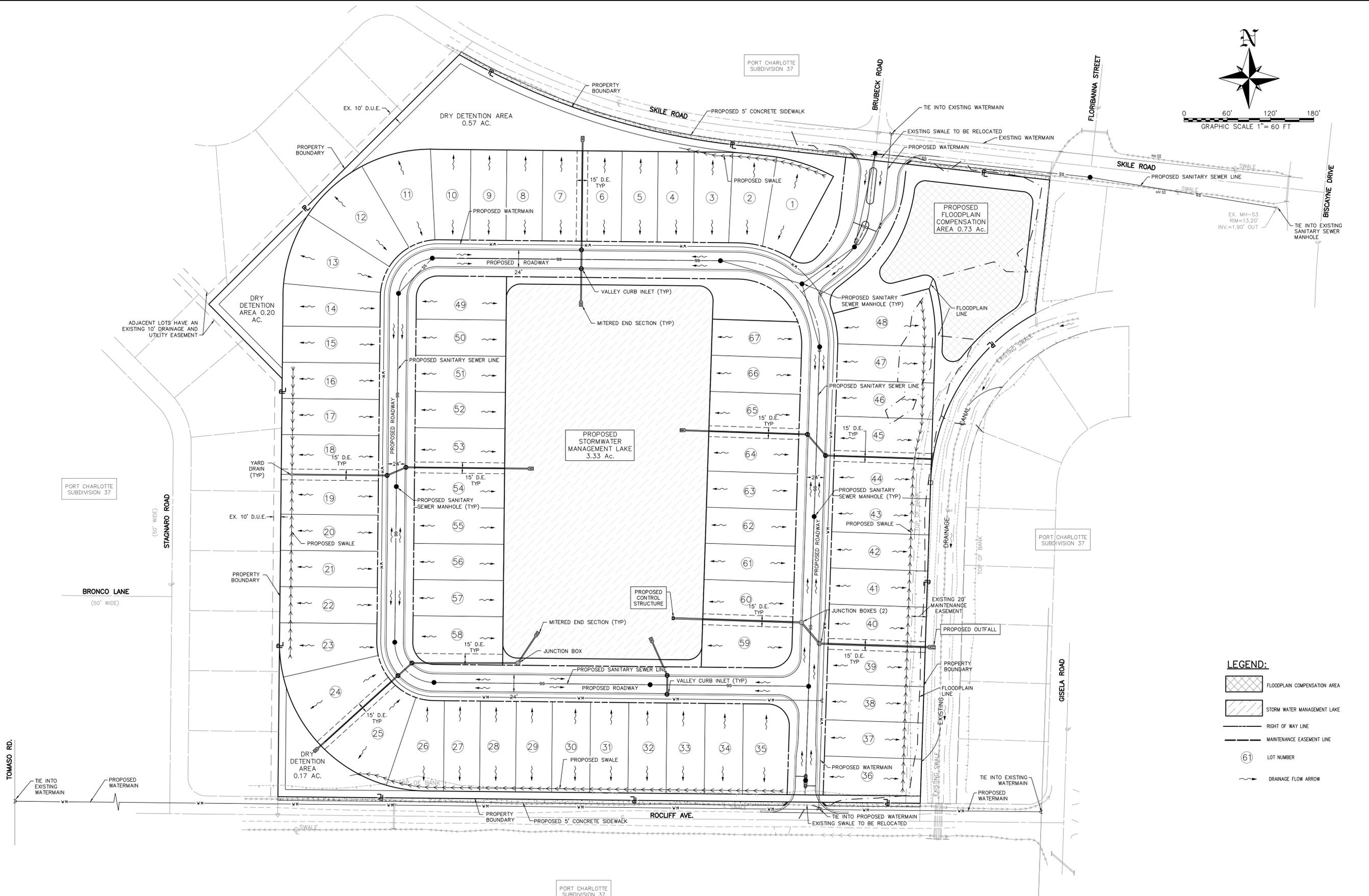
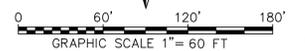
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DEVELOPMENT MASTER PLAN WATERCRESS COVE NORTH PORT, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
8-12-19	4377	SDP	TRR	GAE	TRR	1"=60'
						SHEET 4



- LEGEND:**
- FLOODPLAIN COMPENSATION AREA
  - STORM WATER MANAGEMENT LAKE
  - RIGHT OF WAY LINE
  - MAINTENANCE EASEMENT LINE
  - LOT NUMBER
  - DRAINAGE FLOW ARROW

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CONCEPTUAL DRAINAGE AND UTILITY PLAN						WATERCRESS COVE		NORTH PORT, FLORIDA	
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET		
8-12-19	4377	CONDPLAN	TRR	GAE	TRR	1"=60'	5		

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4377 - WATERCRESS COVE