

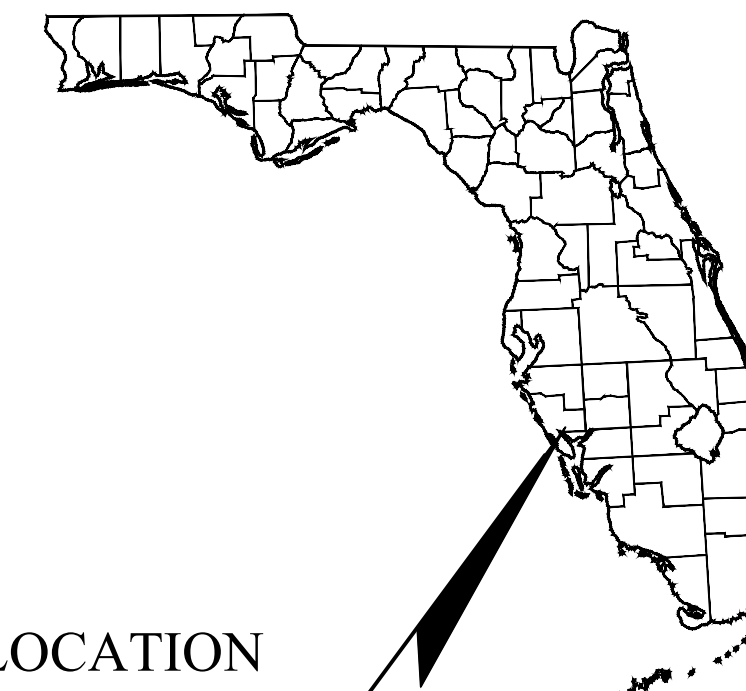
# ZEMAN - NORTHPORT - US 41 DMP

CITY OF NORTH PORT, FLORIDA  
12800 S TAMAMI TRL NORTH PORT, FL, 34287  
6051 TALON BAY DR NORTH PORT, FL, 34287  
SECTION 36, TOWNSHIP 39S, RANGE 20E.

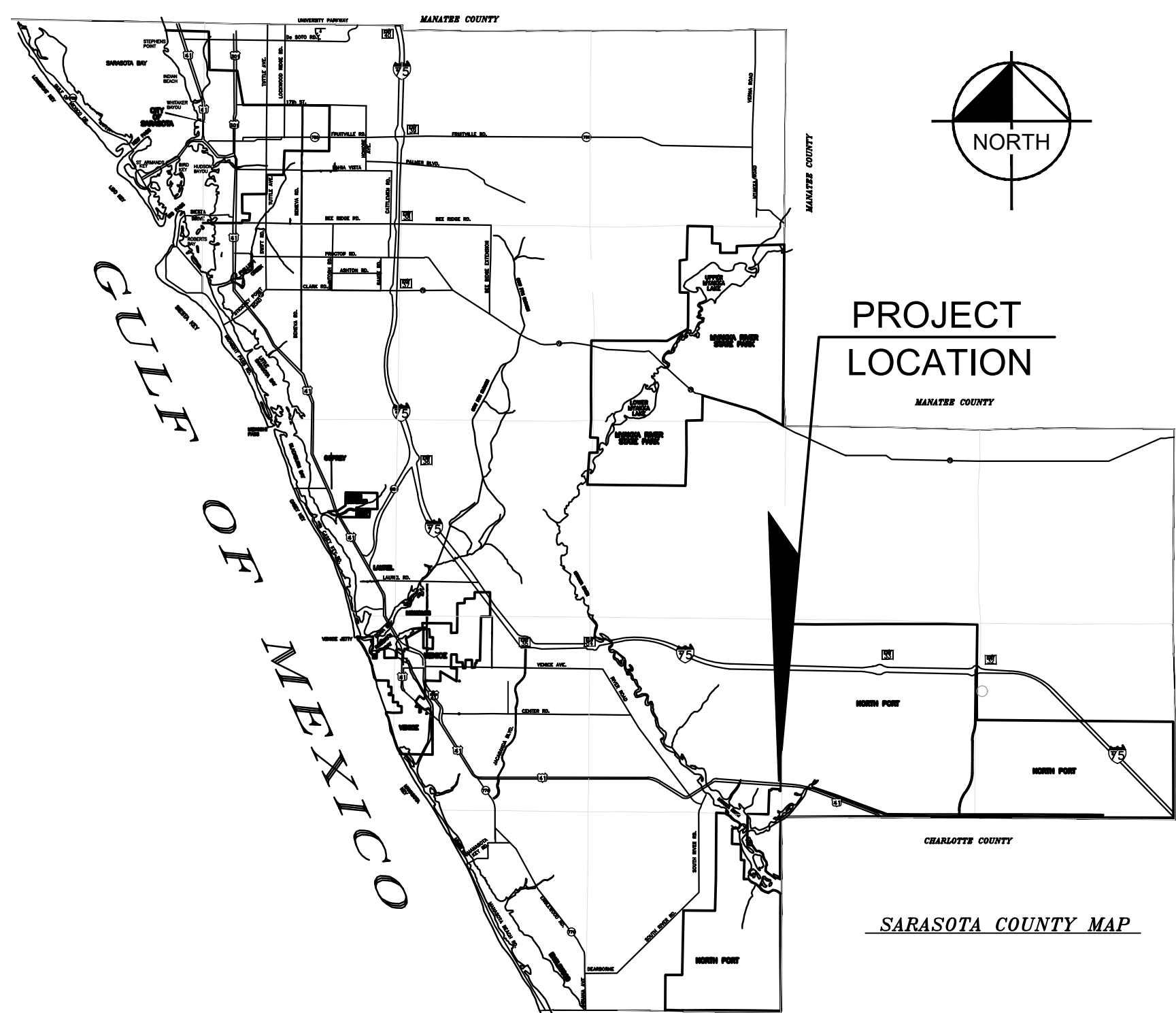
PID # 0791080004, 1094010181, 0791080007

PREPARED FOR  
SPE 230 LLC

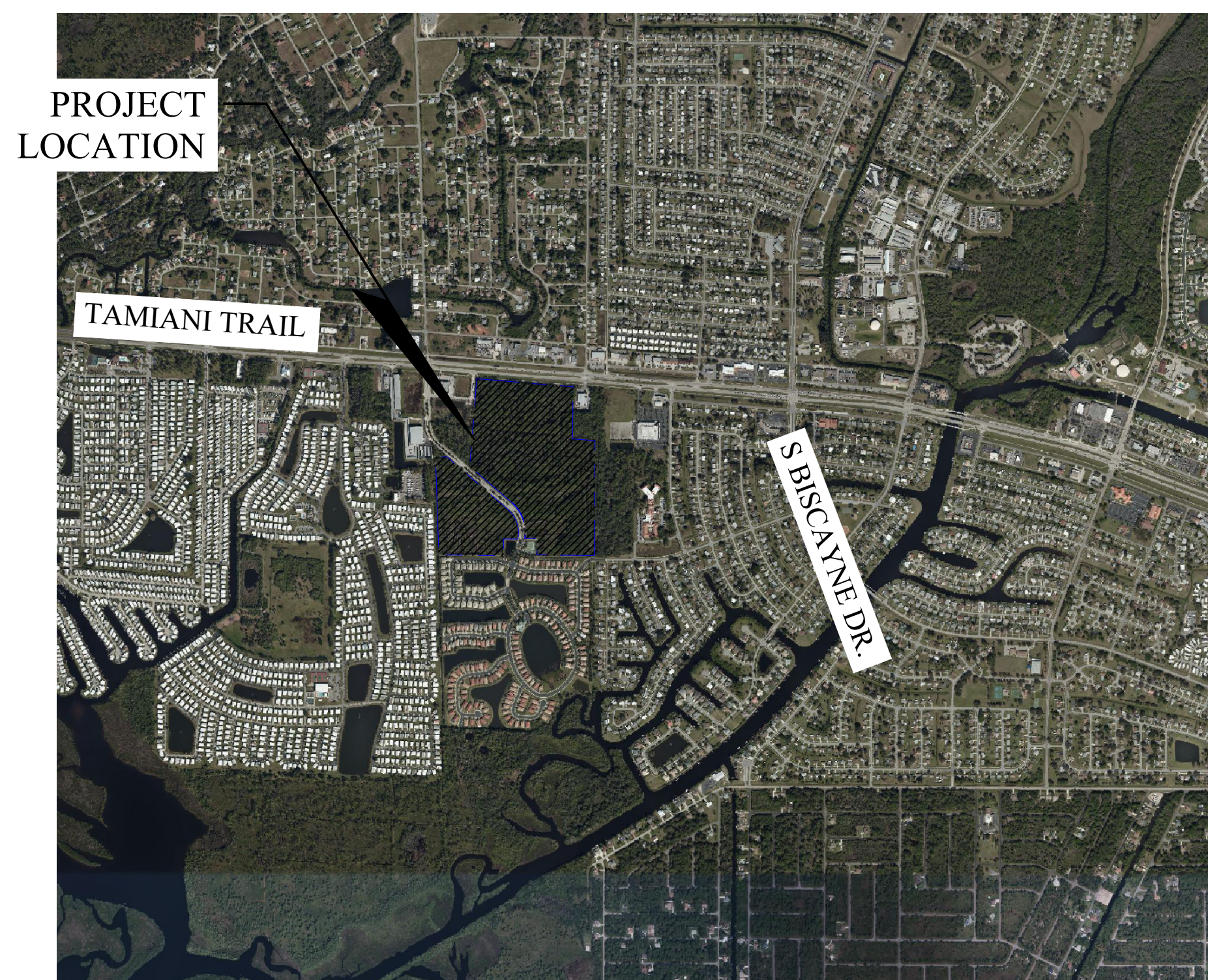
C/O WATERS EDGE ESTATES MHC LLC  
6547 N AVONDALE AVE #301  
CHICAGO, IL, 60631



PROJECT LOCATION



LOCATION MAP



VICINITY MAP

PREPARED BY



**Engineering ~ Environmental  
Water Resource ~ Survey**  
7978 Cooper Creek Blvd., Suite 102  
University Park, Florida 34201  
Phone: 941.275.9721  
www.wraengineering.com

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C-108	SITE PLAN
C-151	FIRE TRUCK TURN PLAN
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GENERAL NOTES:

AT LEAST 72 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL CONTACT THE LOCAL MAINTENANCE FDOT ENGINEER'S OFFICE TO SECURE GENERAL USE PERMITS AND/OR OTHER PERMITS AS REQUIRED FOR WORKING WITHIN THE DEPARTMENT'S RIGHT-OF-WAY.

FLORIDA DEPARTMENT OF TRANSPORTATION, FISCAL YEAR 2017/2018 DESIGN STANDARDS AND REVISED INDEX OF DRAWINGS AS AMENDED HEREIN, AND 2016 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY CONTRACT DOCUMENTS.

FOR DESIGN STANDARDS CLINK ON THE "DESIGN STANDARDS" LINK AT THE FOLLOWING WEB SITE: <http://www.dot.state.fl.us/dsdesign/>

FOR THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION CLICK ON THE "SPECIFICATIONS" LINK AT THE FOLLOWING WEB SITE: <http://www.dot.state.fl.us/programmanagement/>

CALL 48 HOURS BEFORE YOU DIG

**811.**

IT'S THE LAW!  
DIAL 811

Know what's below.  
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

REVISIONS

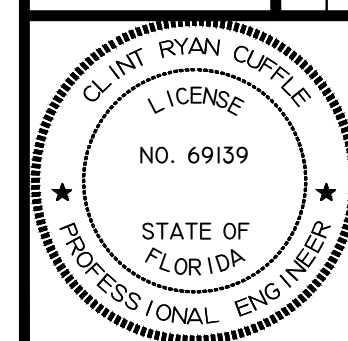
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COVER SHEET

ZEMAN -  
NORTHPORT - US 41  
DMP

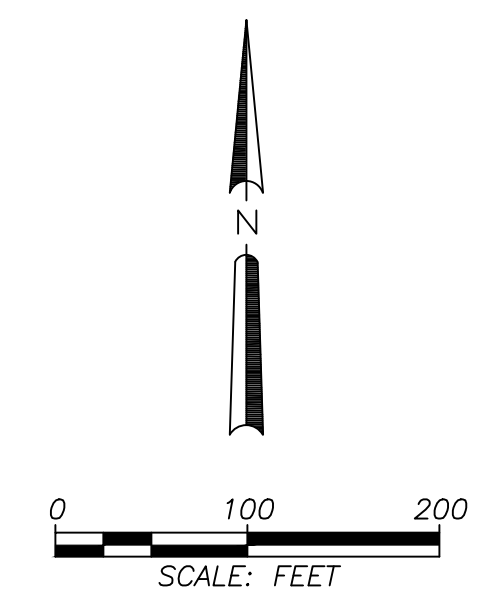
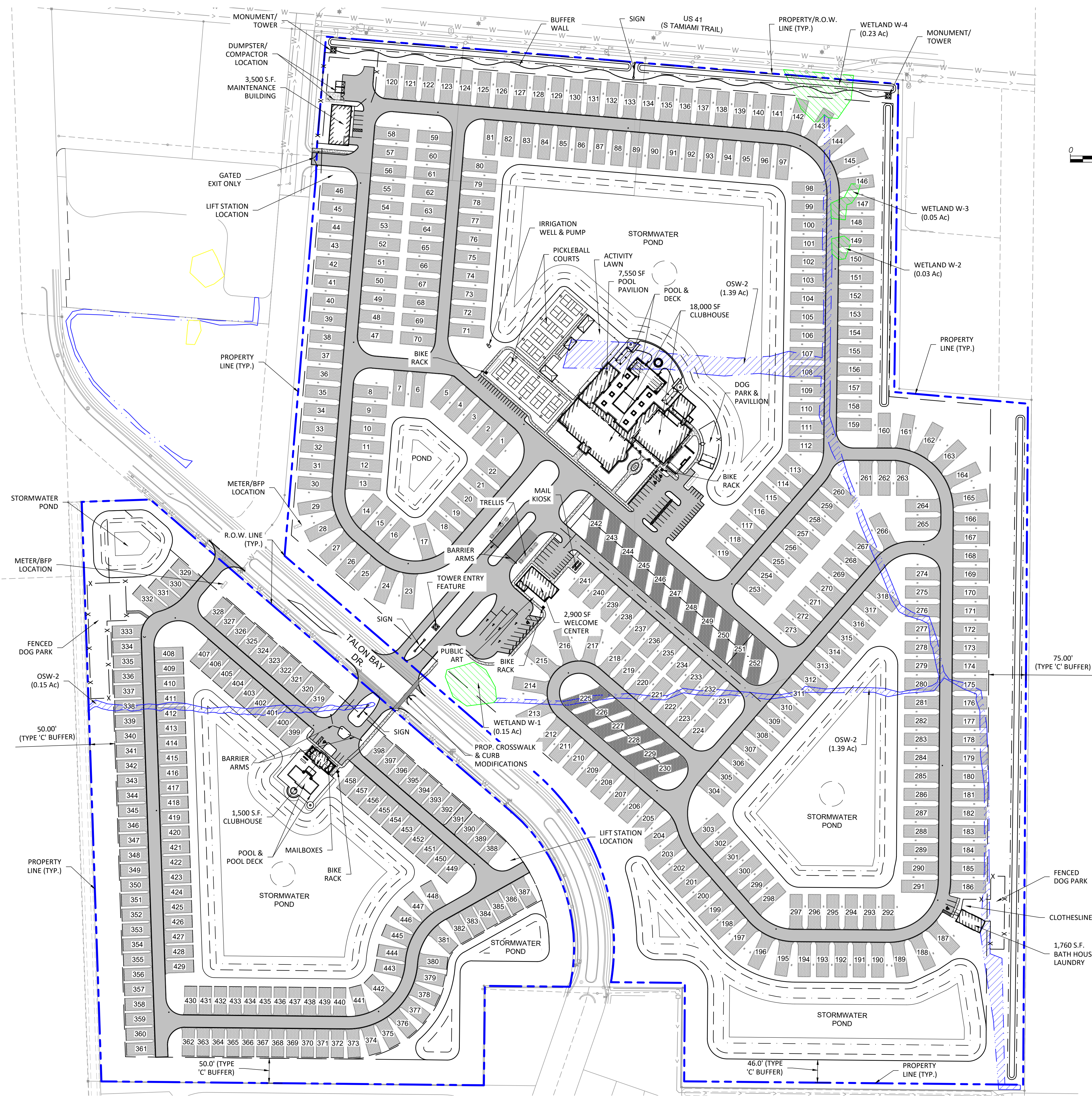
ISSUED FOR: PERMITTING  
JOB #: 2243



Datum: NAVD 88

C-001

2023 WRA  
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### PROPERTY DEVELOPMENT REGULATIONS

EXIST. ZONING DESIGNATION:	PCD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RV PARK
PARCEL NO'S:	0791070011, 0791070012, 0791080004, 0791080007
ADDRESS:	12800 S TAMAMI TRL NORTH PORT FL 34287
REQUIRED (FT)	PROVIDED (FT)
MAXIMUM BUILDING HEIGHT	50
MAXIMUM LOT COVERAGE	35% 14.8%
	BUILDING AREA/LOT AREA
	864,184 / 5,805,438
MINIMUM BUILDING SETBACKS	
FRONT YARD (WEST)	25 40
SIDE YARD (SOUTH)	15 50
REAR YARD (EAST)	10 50
SIDE YARD (NORTH)	15 20

### SITE DATA - POST CONSTRUCTION

LAND USE	ACRES	SF	%
TOTAL SITE AREA	= 71.20	3,101,480	100.0%
IMPERVIOUS	= 25.71	1,119,990	36.1%
BUILDING(S)	= 0.81	35,210	1.1%
PAVEMENT (W/CURB)	= 8.24	358,860	11.6%
CONCRETE/PAVERS (SIDEWALK/PATHS/RV PADS)	= 16.66	725,920	23.4%
PONDS AND FP COMP	= 11.95	520,399	16.8%
PERVIOUS	= 33.54	1,461,002	47.1%

### PARKING CALCULATIONS

USE	SF/Units	REQUIRED PARKING RATIO PER WAIVERS (SF)	REQUIRED SPACES
RECREATIONAL VEHICLE/MOBILE HOME PARK	458	2 SPACE/ RV SITE	916
RECREATIONAL VEHICLE/MOBILE HOME PARK (OFFICES/LAUNDRY/REC. BLDGS)	25,117	1 SPACE/ 250	100
TOTAL SF	864,184		
TOTAL REQUIRED		(DOES NOT INCLUDE 31 PAVED GOLF CART PARKING SPACES)	1,016
TOTAL PROVIDED		(5 PROVIDED)	968
REQUIRED HANDICAP			4

### PERIMETER LANDSCAPE BUFFERING

LOCATION	EXISTING ZONING / USE	BUFFER (TYPE)
NORTH	PCD / ROW	40'
EAST	PCD / PCD	N/A
WEST	PCD / PCD	N/A
SOUTH	PCD / ROW	N/A

- ### GENERAL NOTES
- TRUNCATED DUMES SHALL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS AND HANDICAP PARKING.
  - THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X AND AE PER F.I.R.M. PANEL #21150388F. (EFF DATE 11/04/2015)
  - PROPOSED AND EXISTING ELEVATIONS ARE BASED ON NGVD OF 1929.
  - THIS SITE IS NOT LOCATED IN A FLOODWAY OR COASTAL ZONE.
  - THIS SITE DOES NOT EXHIBIT FRESHWATER OR SALTWATER INUNDATION.
  - THIS PROJECT WILL NOT CAUSE ADVERSE IMPACTS TO GROUND AND/OR SURFACE WATERS.
  - THIS SITE CAN BE USED SAFELY FOR BUILDING PURPOSES WITHOUT UNLIE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS CONTINGENT UPON SOIL BORINGS AND DESIGN FOR EACH STRUCTURE BY THE BUILDING ARCHITECT TO ACCOMMODATE SUBSOIL CONDITIONS. THIS STATEMENT DOES NOT INCLUDE SINKHOLES.
  - IRRIGATION SOURCE WILL BE BY SURFACE WATER POND AND WELL.
  - FIRE STRIPING SHALL CONFORM TO CONDITION 14 UNDER THE FIRE & RESCUE COMMENTS OF THE APPROVED DD.
  - FREE-STANDING AND MONUMENT SIGNS SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE ROW LINE.
  - STAND-ALONE BUILDING PERMITS ARE REQUIRED ON THE PRIMARY STRUCTURE, SIGNS, WALLS, FENCES, DUMPSTER CORALS, STREET LIGHTING, IRRIGATION SYSTEMS, LIFT STATIONS AND ANY OTHER ACCESSORY STRUCTURES.
  - GROUND LEVEL EXTERIOR MECHANICAL UNITS SHALL ENCLOSE WITH A MASONRY WALL WITH LANDSCAPING OR ELSE MOVED TO THE ROOF OF THE BUILDINGS.
  - IF REQUIRED, BENCH, TRASH CAN AND BIKE RACK LOCATIONS TO BE COORDINATED WITH CITY STAFF DURING APPROVAL OF INDIVIDUAL BUILDING PERMITS. SEE TYPICAL EXAMPLES THIS SHEET.
  - IMPACT FEES ARE BASED ON LAND USE TYPE. THEY ARE CALCULATED BASED ON THE CITY IMPACT FEE ORDINANCE IN EFFECT WHEN THE BUILDING APPLICATION IS SUBMITTED TO THE BUILDING DEPARTMENT. THEY ARE DUE PRIOR TO THE ISSUANCE OF THE TEMPORARY CERTIFICATE OF OCCUPANCY. THE CERTIFICATE OF COMPLETION FOR A SHELLED BUILDING, OR THE PERMANENT CERTIFICATE OF OCCUPANCY.
  - STORMWATER ANALYSIS WILL BE SUBMITTED DURING THE M&S PERMITS TO ULDC SEC. 53-70(15)

- ### FDC FIRE LANE NOTES
- PLACEMENT OF FIRE DEPARTMENT CONNECTIONS (FDC'S) AND FDC FIRE LANES SHALL BE DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION. THERE SHALL BE NO FDC'S PLACED NEXT TO BUILDINGS - MINIMUM DISTANCE IS 40 FEET AWAY FROM BUILDINGS.
  - FDC FIRE LANES ARE REQUIRED AROUND ALL FDC'S.
  - FDC FIRE LANES SHALL HAVE A MINIMUM WIDTH OF 35 FEET (7 FEET ON EACH SIDE OF THE FDC), AND SHALL BE COMPLETELY OUTFITTED WITH YELLOW TRAFFIC PAINT, BY A STRIPE OF EIGHT (8) INCHES MINIMUM WIDTH, ALSO DIAGONAL STRIPING A MINIMUM OF FOUR (4) INCHES WIDE, AT LEAST FOUR FEET (4) ON CENTER, TO THE CURB LINE.
  - AT FDC FIRE LANES THE CURB, OR THE LINE OF THE CURB, SHALL BE PAINTED YELLOW FOR THE ENTIRE LENGTH OF THE FDC FIRE LANE. WITHIN THE STRIPES SHALL BE THE WORDS "FDC - NO PARKING" IN BLOCK LETTERS OF 80 LESS THAN TWELVE INCHES IN HEIGHT WITH A MINIMUM THREE INCH STRIPE.
  - AT FDC FIRE LANES ALL PAVEMENT LETTERING SHALL BE 90 MIL THERMOPLASTIC.
  - ALL FDC'S SHALL HAVE A SIGN POSTED 18 TO 24 INCHES ABOVE THE APPLIANCE AND UP TO FOUR (4) FEET DIRECTLY BEHIND THE FDC WITH THE LETTERS "FDC IN SIX (6) INCH RED LETTERS ON A WHITE BACKGROUND. IN COMPLEXES WITH MORE THAN ONE FDC, THE ADDRESS OF THE BUILDING THAT THE FDC SERVICES SHALL BE INCLUDED ON THE SIGN.

- ### DMP WAIVERS
- A WAIVER IS REQUESTED FROM SECTION 25-17 MINIMUM OFF-STREET PARKING REQUIREMENTS, IN WHICH MOBILE HOME PARKS ARE TO BE PARKED AT 2 SPACES PER MOBILE HOME AND 1 SPACE FOR EACH OF COMMUNAL BUILDINGS.
 

A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO REDUCE THE PARKING REQUIREMENT TO 1 SPACE FOR EVERY 500 SF OF COMMUNAL BUILDING SPACE.
  - A WAIVER IS REQUESTED FROM SECTION 29-11 AREA OF SIGN. THIS SECTION PROVIDES THE FOLLOWING AREA CRITERIA FOR PROJECT SIGNAGE:
 

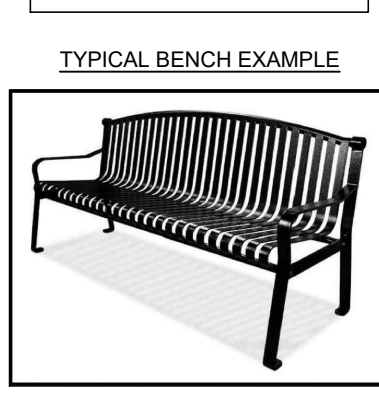
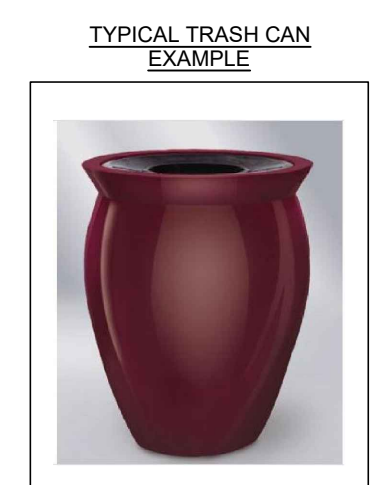
A. SECONDARY CLASS A SIGNS:

(1) INDIVIDUAL NONRESIDENTIAL OCCUPANTS WITHIN A MULTIPLE OCCUPANCY STRUCTURE OF TWO OR MORE ESTABLISHMENTS, OCCUPANTS LOCATED WITHIN A MULTIPLE OCCUPANCY COMPLEX SHALL NOT BE PERMITTED INDIVIDUAL PRIMARY CLASS A BUT MAY DISPLAY INDIVIDUAL WALL MOUNTED SIGNS (SECONDARY CLASS A SIGNS) ON THE BUILDING IN WHICH THE OCCUPANT IS LOCATED, ON EACH SIDE OF THE BUILDING OR WHICH PART OF THE EXTERIOR WALL IS INCLUDED IN THE OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES (NOT INCLUDING A COMMON AREA, SUCH OCCUPANT MAY DISPLAY SIGNS AS FOLLOWS:

(A) IF SUCH SIDE OF THE PRINCIPAL BUILDING OR UNIT INCLUDES THE PRIMARY ENTRANCE EXIT TO SUCH OCCUPANT'S PREMISES, THE OCCUPANT MAY DISPLAY IN THE LEASED OR OWNED PREMISES ONE SUCH SIGN, INCLUDING A WINDOW SIGN, WITH A TOTAL COMBINED SIGN AREA OF NO MORE THAN 5% OF THE SURFACE AREA OF THE EXTERIOR WALL INCLUDED IN SUCH OCCUPANT'S INDIVIDUALLY LEASED OR OWNED PREMISES UP TO A MAXIMUM SIGN AREA OF 80 SQUARE FEET. ONLY ONE BUILDING SIDE WILL BE CONSIDERED AS INCLUDING ANY OCCUPANT'S PRIMARY ENTRANCE EXIT. IF THE OCCUPANT HAS AN ENTRANCE EXIT ON A CORNER OR ON MORE THAN ONE SIDE, THE OCCUPANT MAY CHOOSE WHICH BUILDING SIDE SHALL COUNT AS HAVING THE PRIMARY ENTRANCE EXIT.

A WAIVER IS REQUESTED FROM THE ABOVE REQUIREMENT TO UTILIZE 300 SF OF SIGNAGE INSTEAD OF THE 100 SF LIMIT.
  - A WAIVER IS REQUESTED FROM SECTION 55-14 OF THE CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE ENSURING "ALL DEVELOPMENT WITHIN MEDITERRANEAN ADHERES TO THE "ARCHITECTURAL GUIDELINES" FOR THE US 41 CORRIDOR AND THE URBAN DESIGN STANDARDS PATTERN BOOK".
 

A "PARK MODEL" RV IS A SINGLE-CHASSIS, WHEEL-MOUNTED, TOWABLE UNIT DESIGNED TO PROVIDE TEMPORARY ACCOMMODATIONS FOR RECREATION, CAMPING OR REASONAL USE. A WAIVER IS REQUESTED FROM THE ABOVE ARCHITECTURAL GUIDELINES REQUIREMENT FOR THE "PARK MODEL" RV UNITS GIVEN THE TEMPORARY NATURE OF THESE UNITS AND THEIR CLASSIFICATION AS A RECREATIONAL VEHICLE.
  - A WAIVER IS REQUESTED FROM THE "URBAN DESIGN STANDARDS PATTERN BOOK" REQUIREMENT FOR STORMWATER FITNESS TRAILS AROUND PROPOSED WET DITCHES AND PONDS. THE LAYOUT AND DESIGN OF THE PROPOSED RV PARK IS MEANT TO BE PEDESTRIAN FRIENDLY WITHOUT THE NEED OF ADDITIONAL WALKING TRAILS. ADDITIONALLY, THE DEVELOPER HAS SAFETY CONCERNS REGARDING PEDESTRIANS AND POTENTIAL PETS WITHIN PROXIMITY TO DANGEROUS WILDLIFE (ALLIGATORS). A WAIVER IS REQUESTED TO REMOVE THE REQUIRED WALKING PATH FROM THE SOUTHWEST POND.
  - A WAIVER IS REQUESTED FROM THE "URBAN DESIGN STANDARDS PATTERN BOOK" REQUIREMENT THAT ALL EXTERIOR METAL BE PAINTED Terra Cotta (Paints 650C).
  - A WAIVER IS REQUESTED FROM THE "URBAN DESIGN STANDARDS PATTERN BOOK" REQUIREMENT THAT ALL PEDESTRIAN AREAS SHALL MAINTAIN A MINIMUM OF 0.5 FT CANALS.
  - A WAIVER IS REQUESTED FROM THE REQUIREMENT OF A SOLID MASONRY WALL THAT DEL COMMERCIAL AND RESIDENTIAL USES.

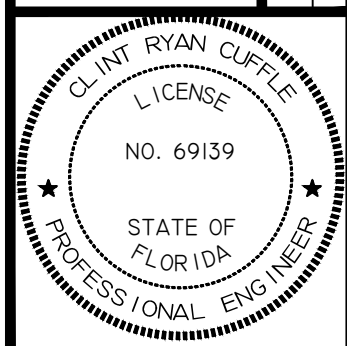


REVISIONS  
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 Water Resource ~ Survey  
 4260 W. Littleburg Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 - LB 8274  
 Phone: 813.265.3130 941.275.9721



OVERALL PRELIMINARY  
 DEVELOPMENT PLAN

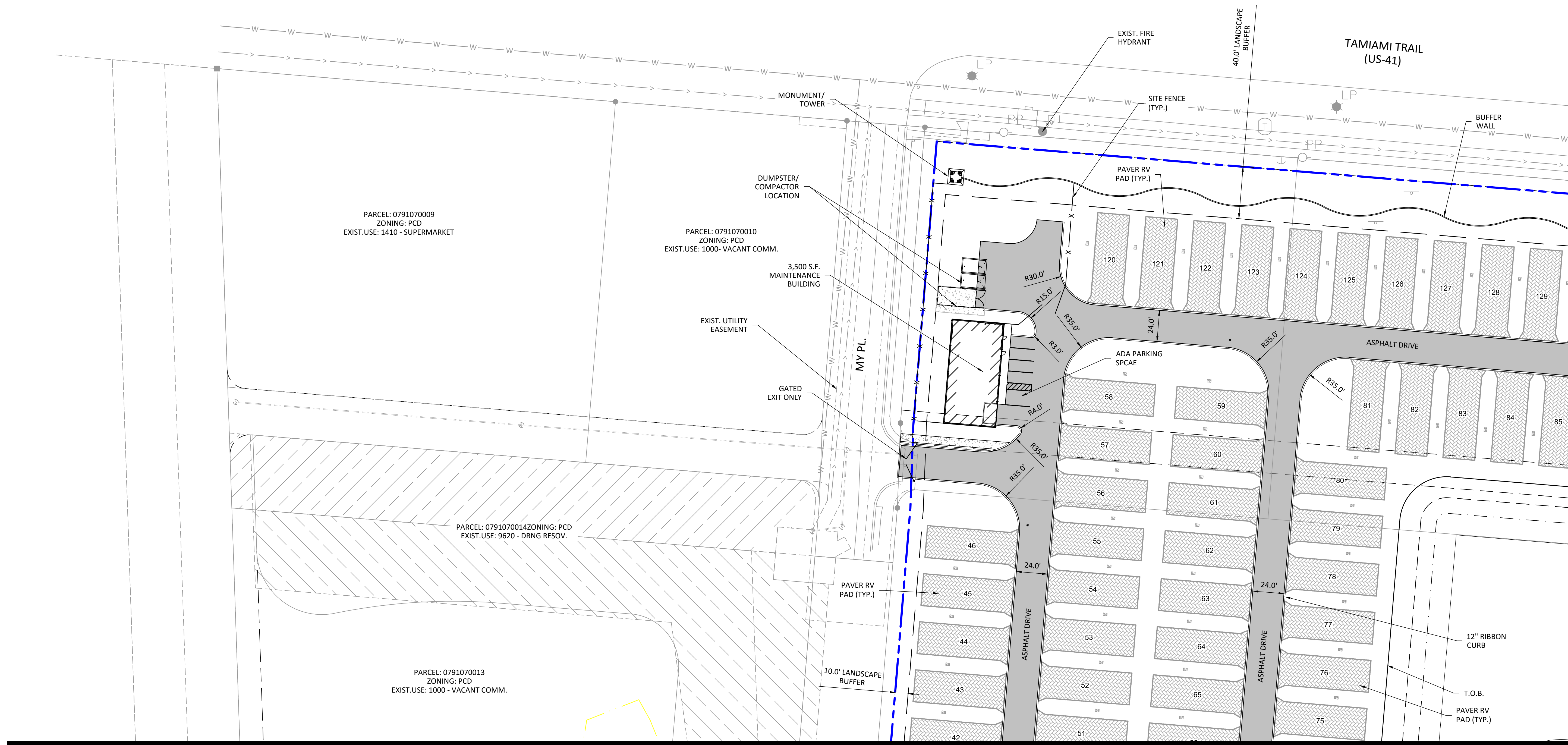
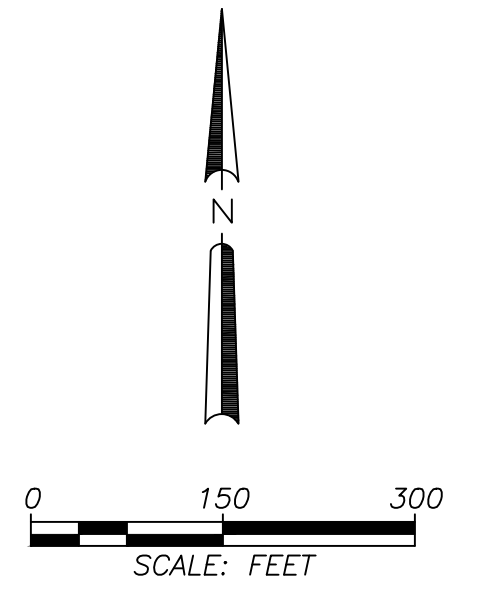
ZEMAN -  
 NORTHPORT - US 41  
 DMP



ISSUED FOR: PERMITTING  
 JOB #: 2243  
 SEC. 36  
 TWIN: 395  
 RING: 20E  
 DESIGNED: PW  
 DRAWN: CIM  
 APPROVED: CRC

PROJECT SPECIFIC SITE NOTES:

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAYEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
2. PARKING STALL STRIPING MAY BE REGULAR PAINT IN COMPLIANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 710.
3. ALL CROSSWALKS SHOWN ON SITE TO BE CONSTRUCTED PER 2019 FDOT INDEX #711-001 DIMENSIONS. CONTRACTOR TO COORDINATE WITH OWNER / DEVELOPER ANY SPECIALIZED CROSSWALK STYLES FOR THE SITE INCLUDING DECORATIVE PAVERS OR STAMPED CONCRETE AND MUST MEET COUNTY SPECIFICATIONS AND APPROVAL.
4. ALL CURB CUTS AND CURB RAMPS (CR) PER FDOT INDEX #522-002. RAMPS WITHIN PAVER WALKWAYS INCLUDING STOREFRONT, TO HAVE CONCRETE (EXPOSED AGGREGATE) TRUNCATED DOMES FOR ADA DETECTABLE WARNING SURFACE. RAMPS WITHIN PARKING LOT AND STANDARD CONCRETE WALKWAYS MAY USE AN ADA APPROVED DETECTABLE WARNING SURFACE MAT.
5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-102

MATCHLINE - SEE SHEET C-103

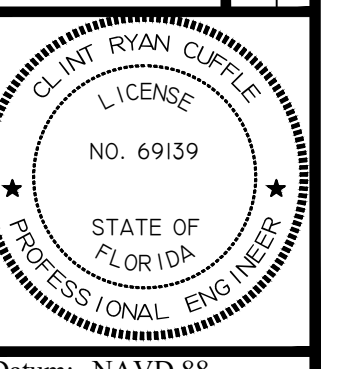
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PRELIMINARY  
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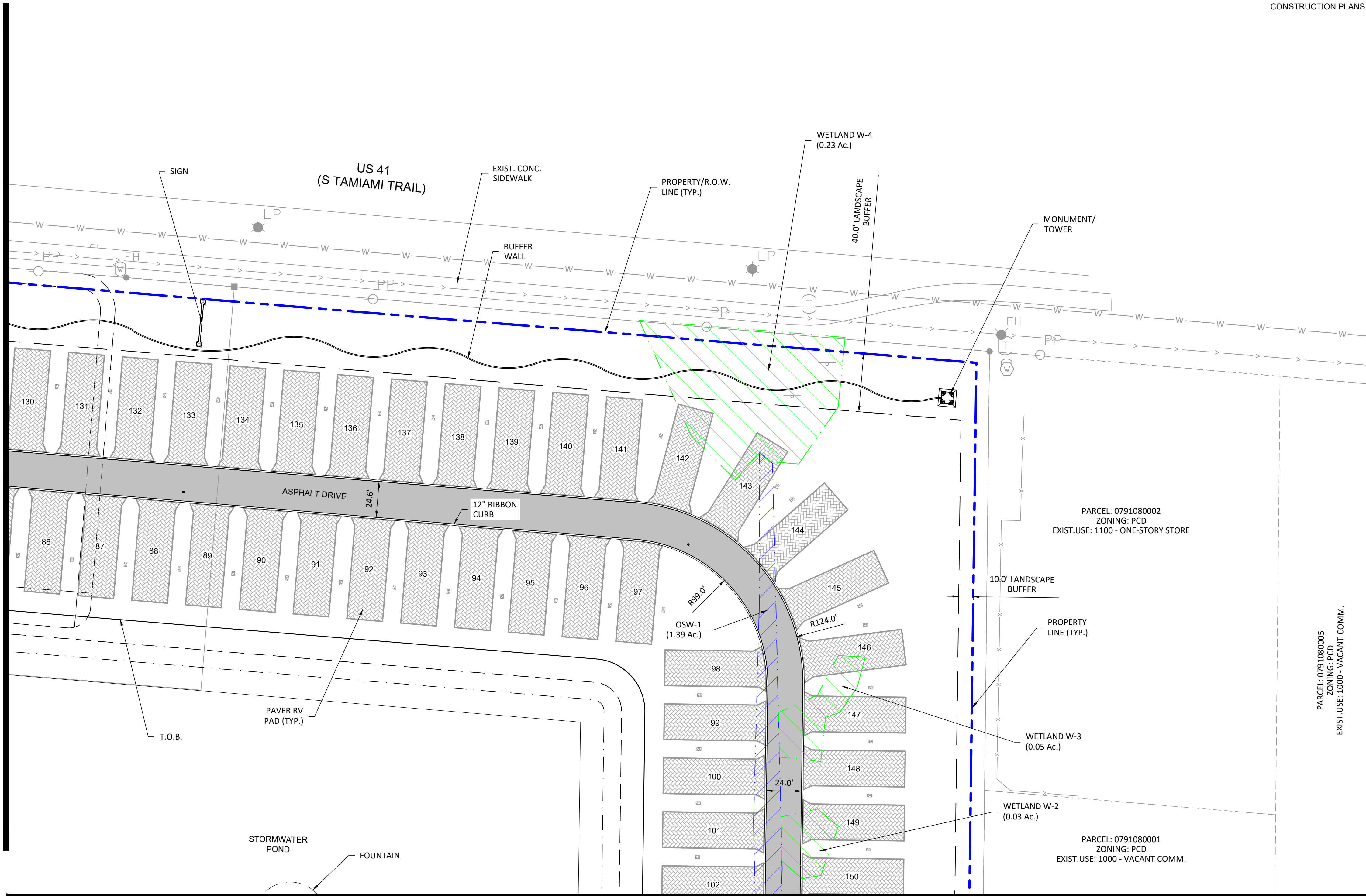


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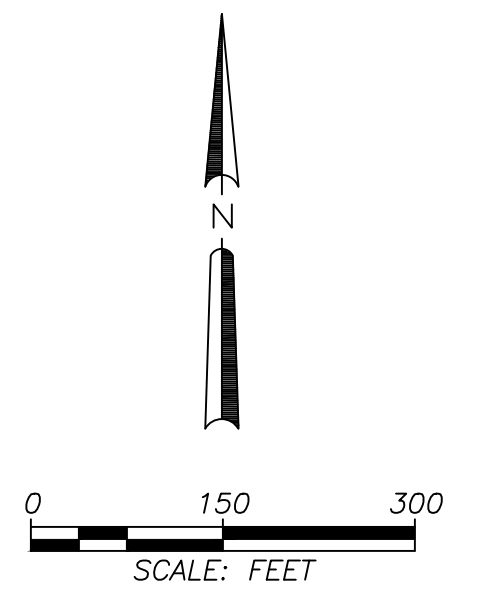
MATCHLINE - SEE SHEET C-101



MATCHLINE - SEE SHEET C-104

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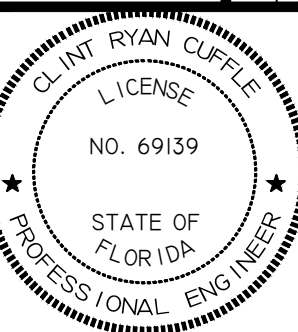
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PRELIMINARY DEVELOPMENT PLAN

ZEMAN - NORTHPORT - US 41 DMP

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 JOB #: 2243 SEC: 36 TWIN: 395 RING: 20E DESIGNED: PW DRAWN: CIM APPROVED: CRC

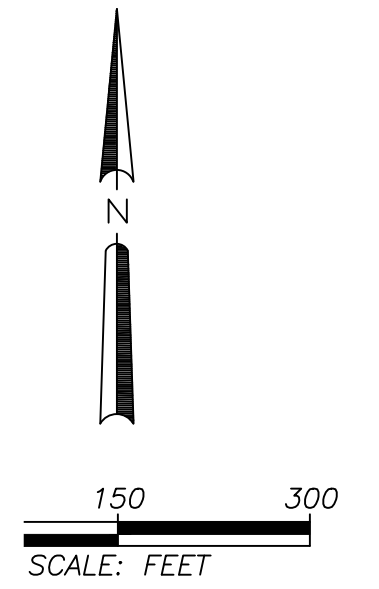


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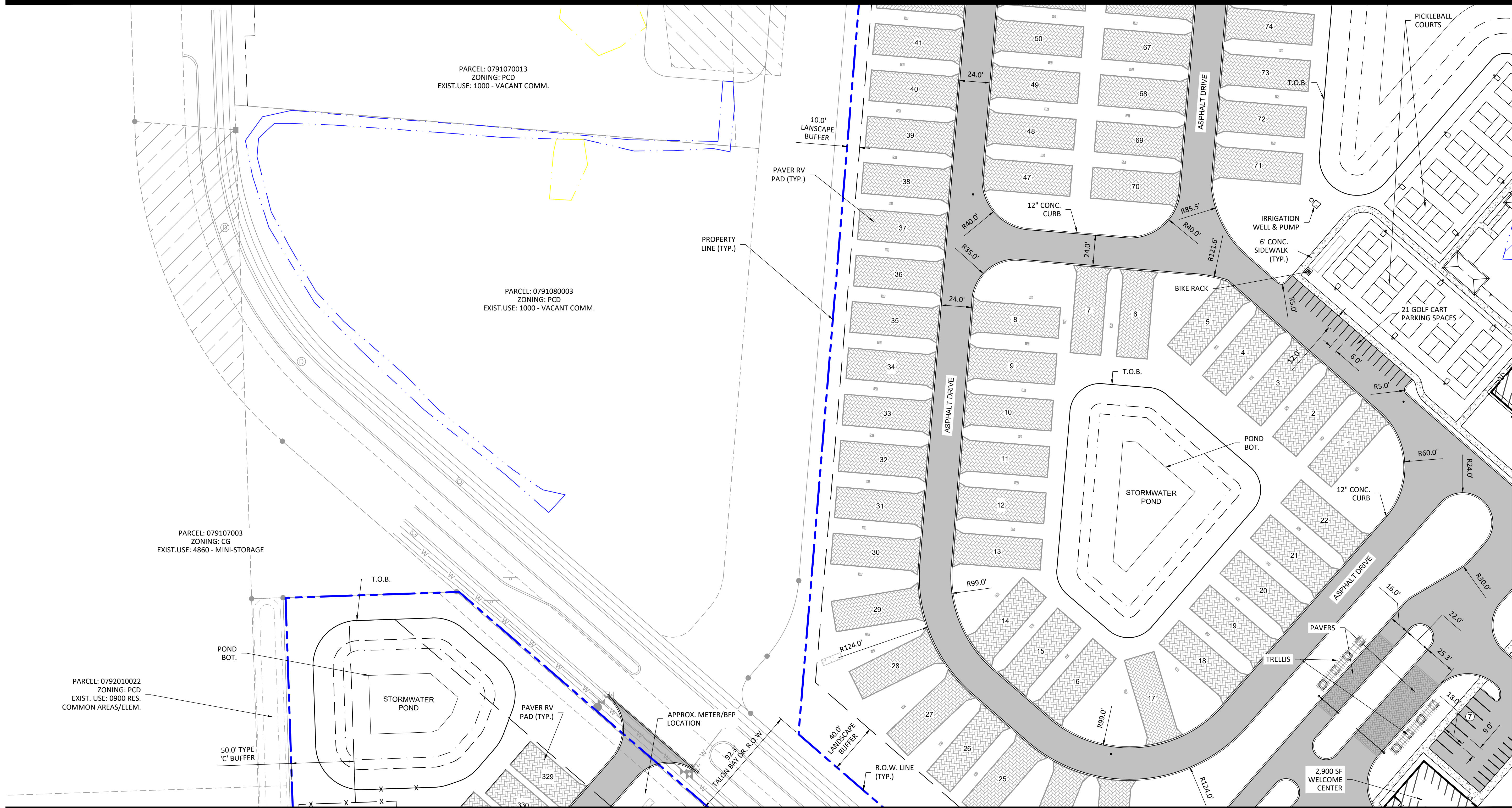
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MATCHLINE - SEE SHEET C-101

MATCHLINE - SEE SHEET C-104



MATCHLINE - SEE SHEET C-105

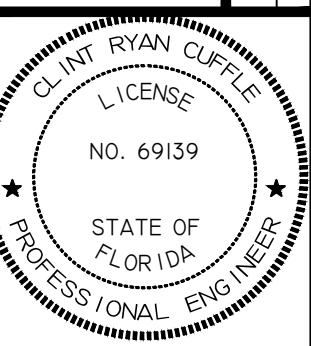
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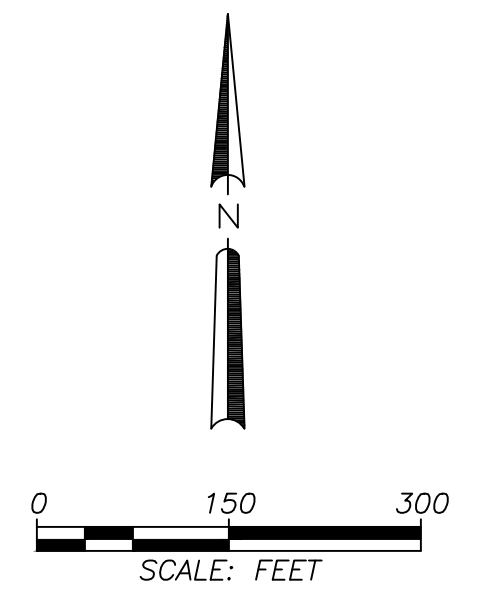


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Datum: NAVD 88  
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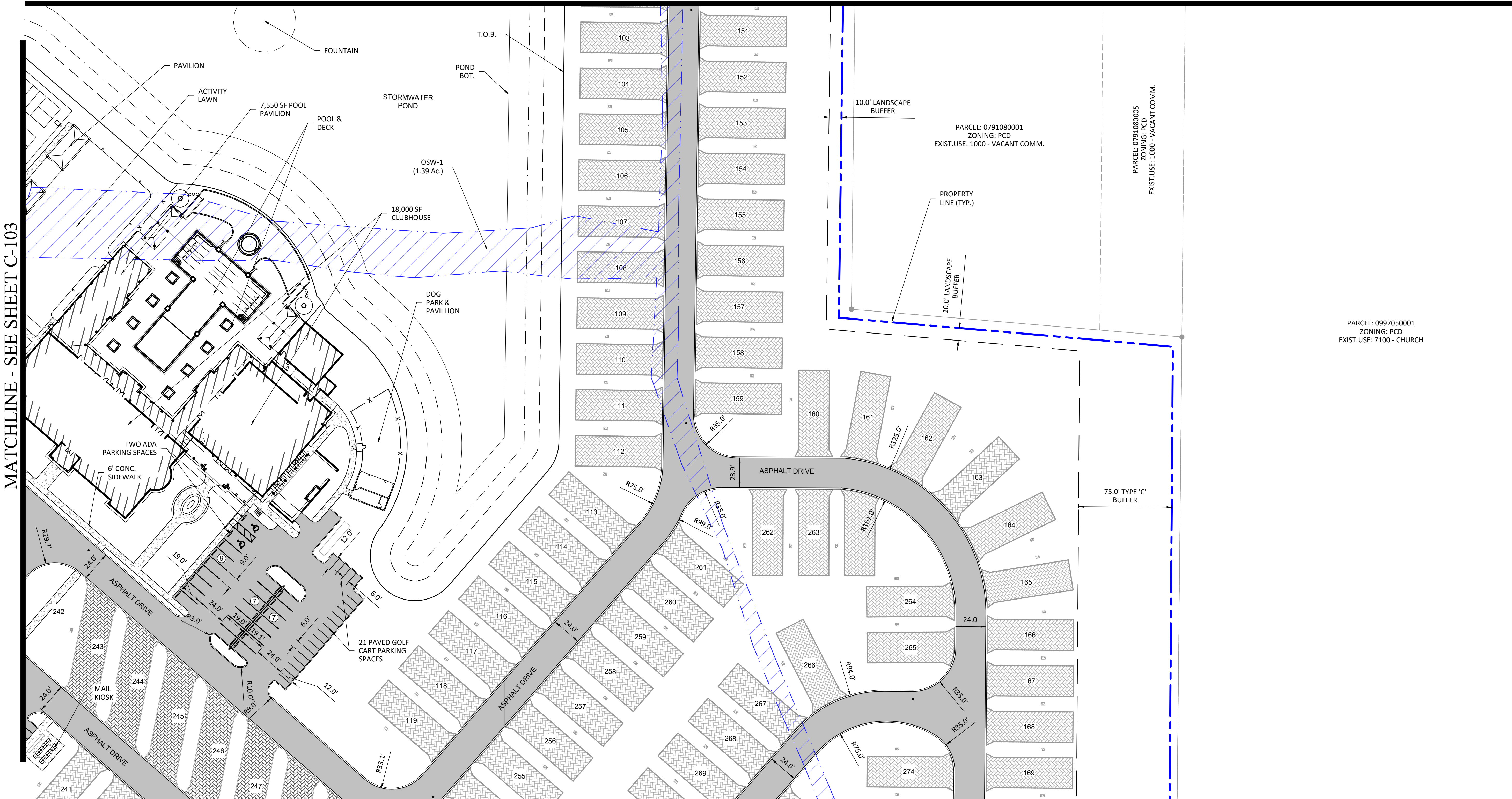
PROJECT SPECIFIC SITE NOTES:

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- 5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-102

MATCHLINE - SEE SHEET C-106



MATCHLINE - SEE SHEET C-103

2023 WRA

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REVISIONS

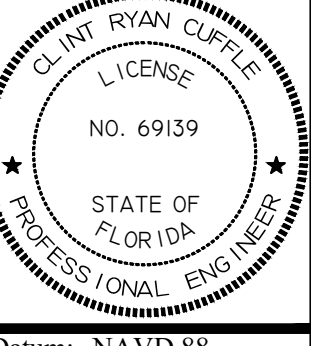
Engineering ~ Environmental  
Water Resource ~ Survey  
4260 W. Littleburg Ave.  
Tampa, Florida 33624  
www.wraengineering.com  
CA 0007652 - LB 8274  
Phone: 813.265.3130 941.275.9721



PRELIMINARY  
DEVELOPMENT PLAN

ZEMAN -  
NORTHPORT - US 41  
DMP

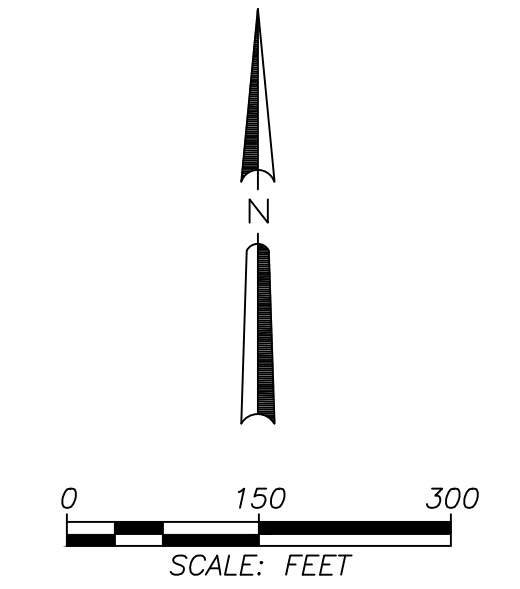
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JOB #: 2243 SEC. 36 TOWN 39S RNG. 20E DESIGNED: PW DRAWN: CIM APPROVED: CRC



Datum: NAVD 88

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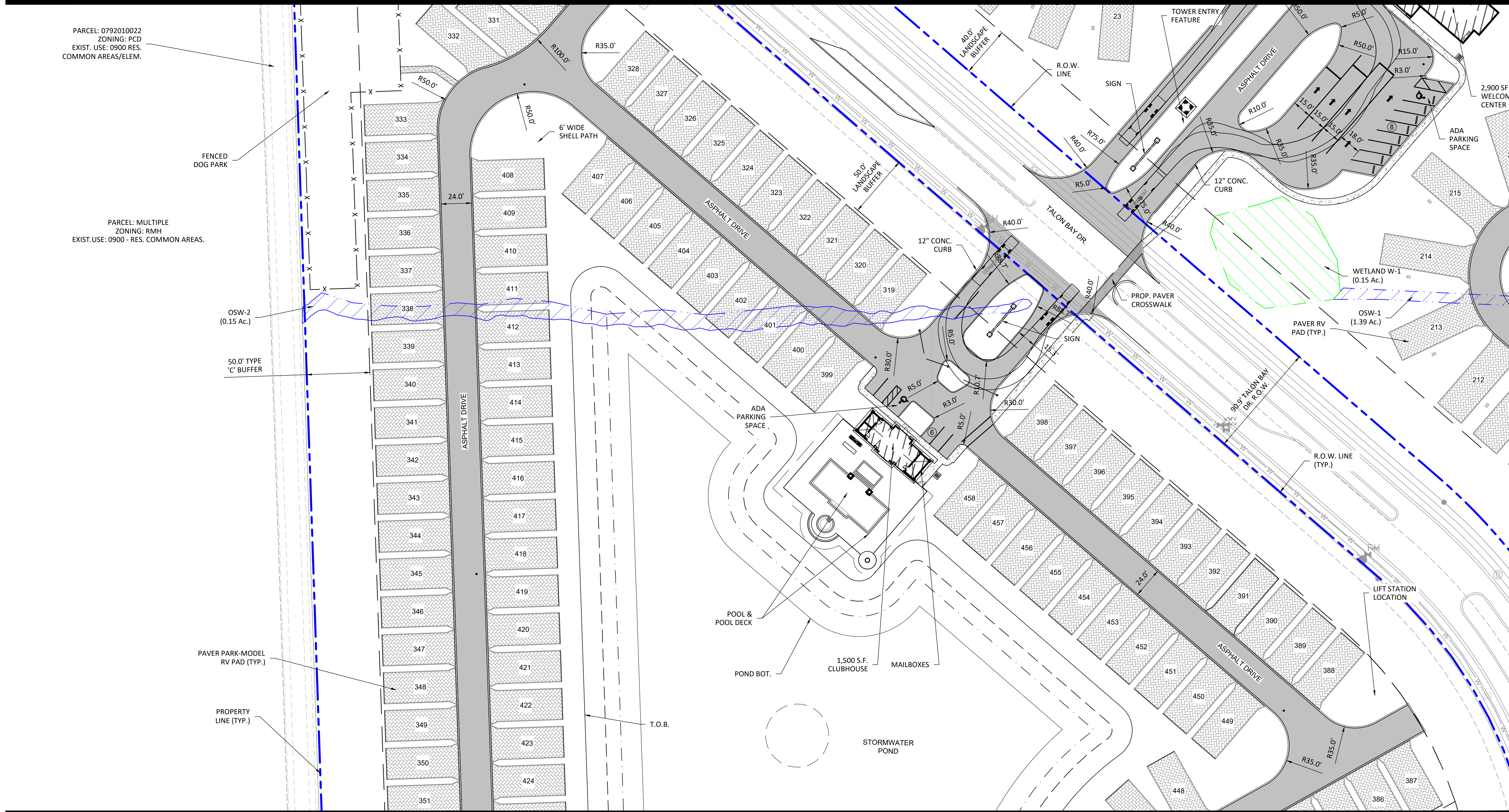
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5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-103

MATCHLINE - SEE SHEET C-106

MATCHLINE - SEE SHEET C-107



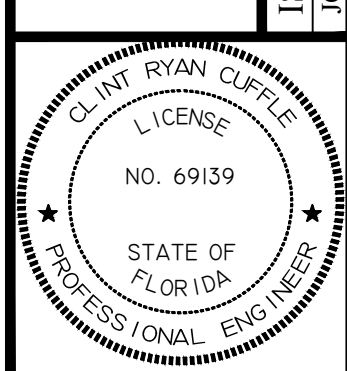
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Engineering ~ Environmental  
**Water Resource ~ Survey**  
 4260 W. Littleburg Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 LB 8274  
 Phone: 813.263.1310 941.275.9721



PRELIMINARY  
 DEVELOPMENT PLAN

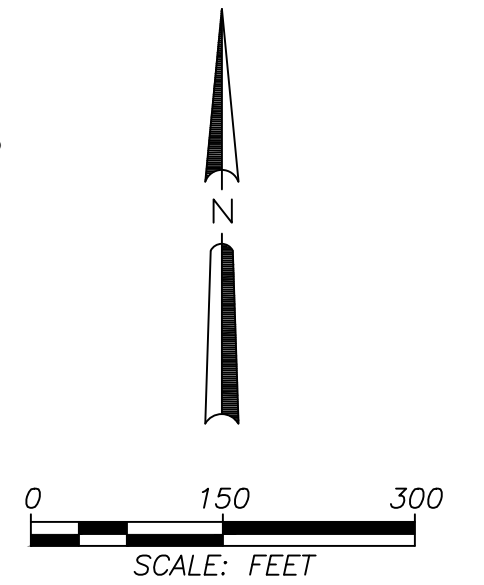
ZEMAN -  
 NORTHPORT - US 41  
 DMP



Datum: NAVD 88  
 C-105

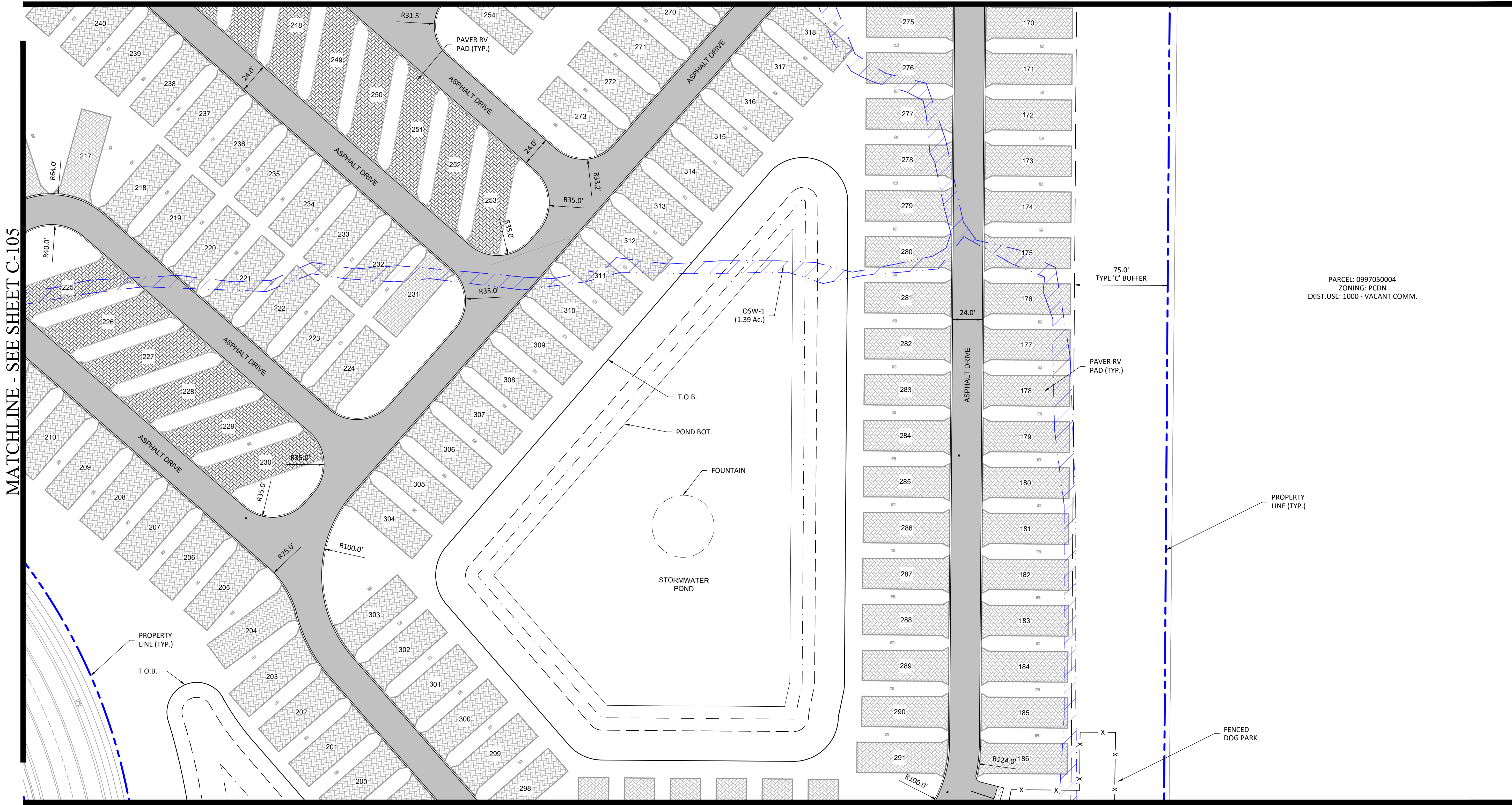
PROJECT SPECIFIC SITE NOTES:

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5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.



MATCHLINE - SEE SHEET C-104

MATCHLINE - SEE SHEET C-108



PARCEL: 0997050004  
 ZONING: PCDN  
 EXIST. USE: 1000 - VACANT COMM.

MATCHLINE - SEE SHEET C-105

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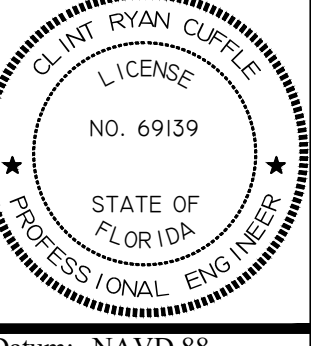
REVISIONS

Engineering ~ Environmental  
 Water Resource ~ Survey  
 4500 W. Littleton Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 LB 8274  
 Phone: 813.265.3130 941.275.9721



PRELIMINARY  
 DEVELOPMENT PLAN

ZEMAN -  
 NORTHPORT - US 41  
 DMP

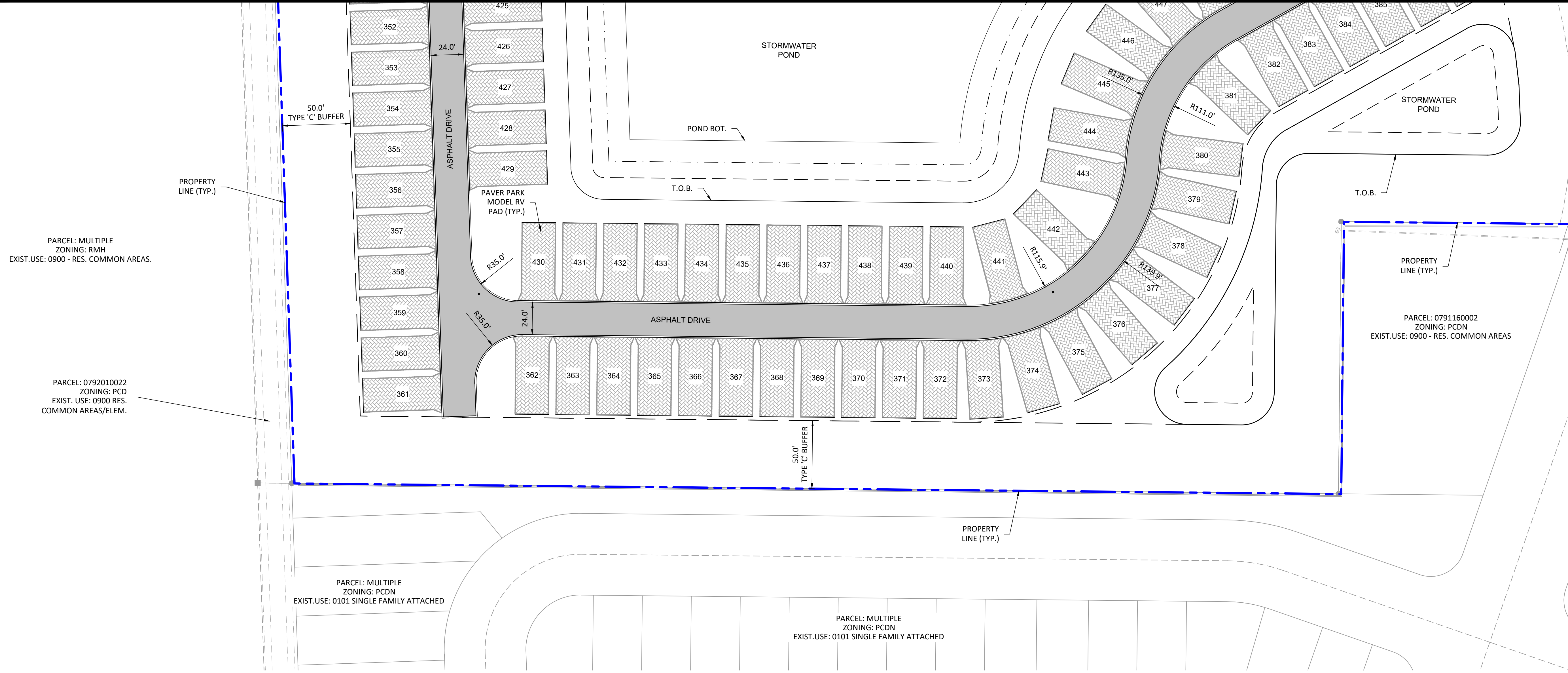
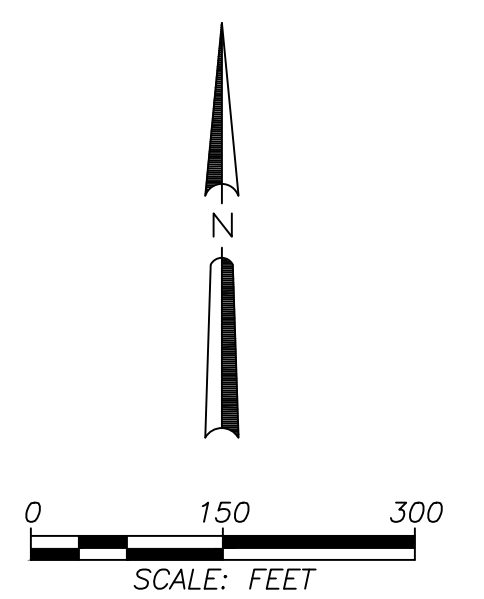


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MATCHLINE - SEE SHEET C-105



MATCHLINE - SEE SHEET C-108

PARCEL: MULTIPLE  
ZONING: RMH  
EXIST. USE: 0900 - RES. COMMON AREAS.

PARCEL: 0792010022  
ZONING: PCD  
EXIST. USE: 0900 RES.  
COMMON AREAS/ELEM.

PARCEL: MULTIPLE  
ZONING: PCDN  
EXIST. USE: 0101 SINGLE FAMILY ATTACHED

PARCEL: MULTIPLE  
ZONING: PCDN  
EXIST. USE: 0101 SINGLE FAMILY ATTACHED

PARCEL: 0791160002  
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EXIST. USE: 0900 - RES. COMMON AREAS

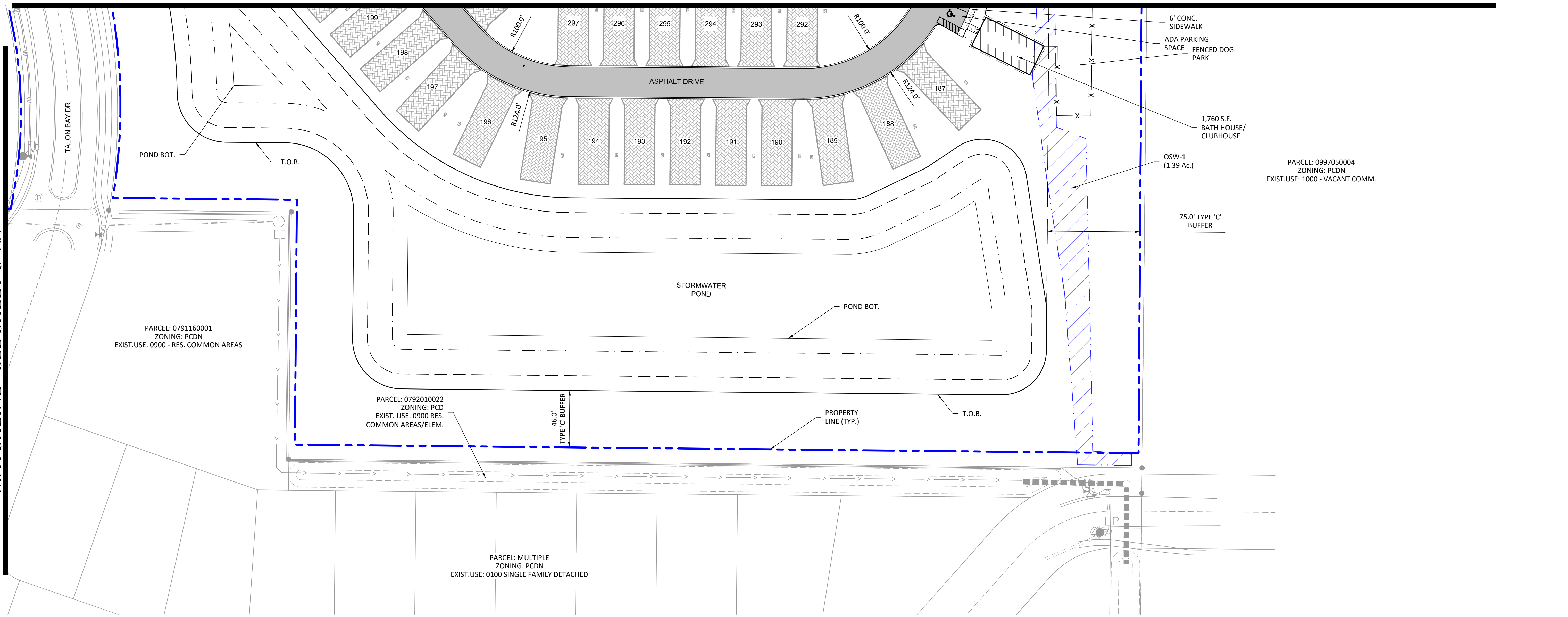
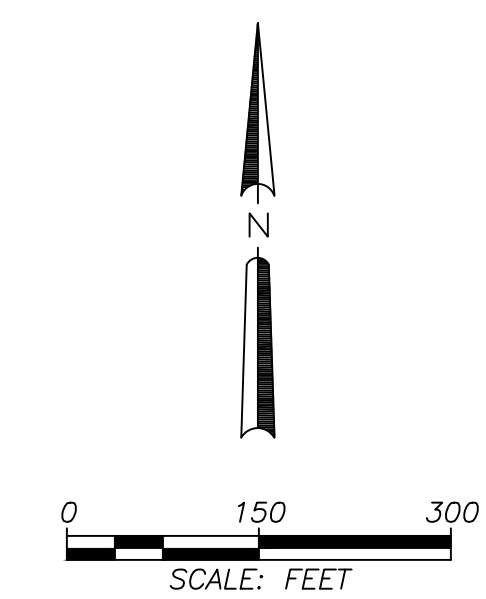
- PROJECT SPECIFIC SITE NOTES:**
- PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
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<p>REVISIONS</p>	<p>Engineering ~ Environmental Water Resource ~ Survey</p> <p>4200 W. Littleton Ave. Tampa, Florida 33624</p> <p>www.wraengineering.com CA 00007652 LB 8274 Phone: 813.265.1310 941.275.9721</p>
<p>PRELIMINARY DEVELOPMENT PLAN</p>	
<p>ZEMAN - NORTHPORT - US 41 DMP</p>	
<p>ISSUED FOR: PERMITTING JOB #: 2243</p>	
<p>SEC: 36 TOWN: 395 RING: 20E DRAWN: CIM APPROVED: CRC</p>	
<p>Datum: NAVD 88</p>	
<p>C-107</p>	


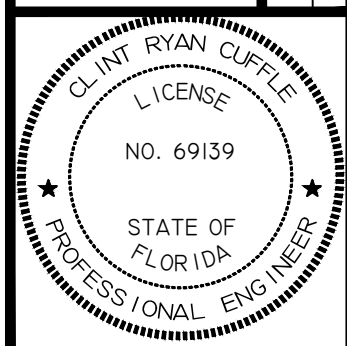
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MATCHLINE - SEE SHEET C-107

MATCHLINE - SEE SHEET C-106



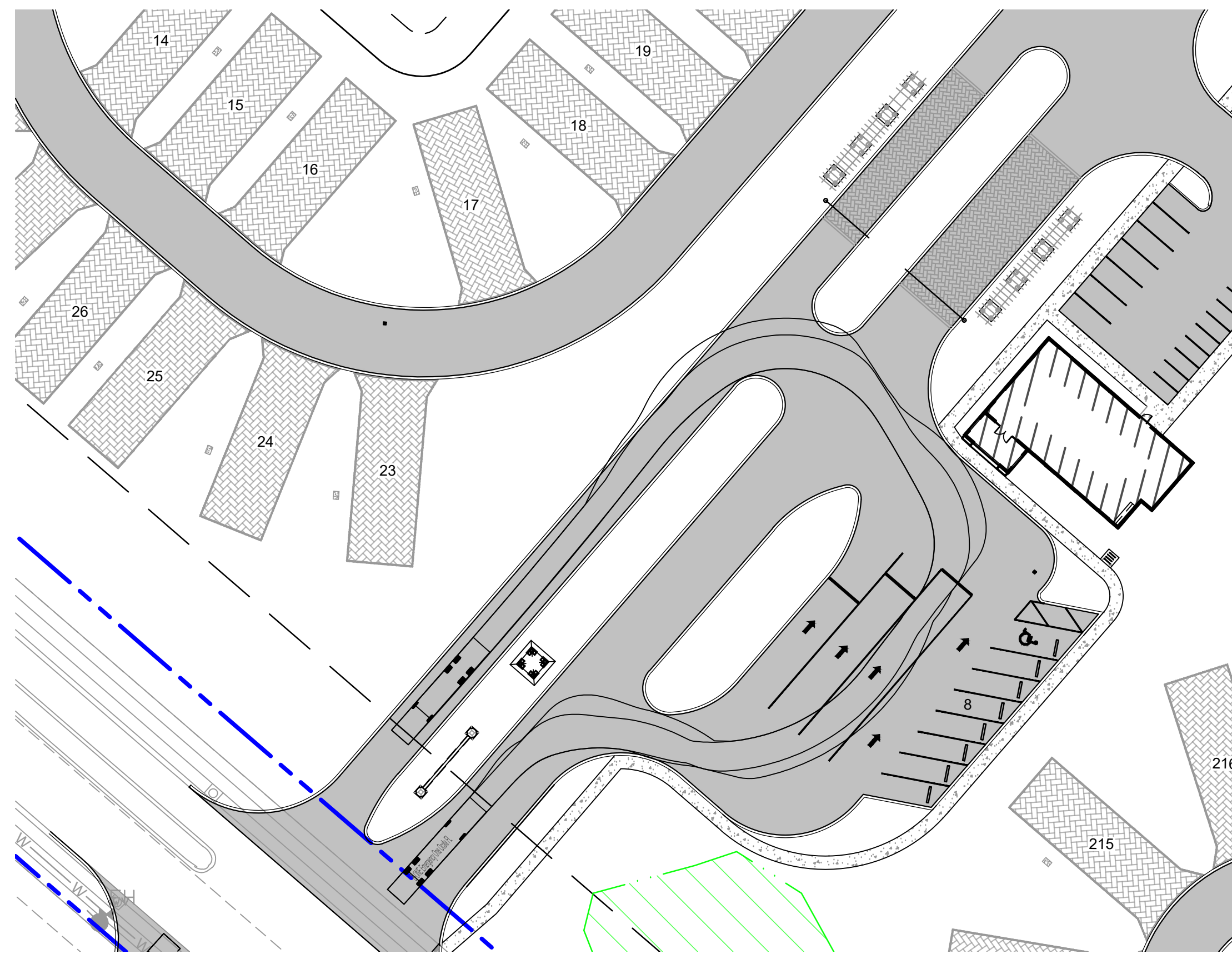
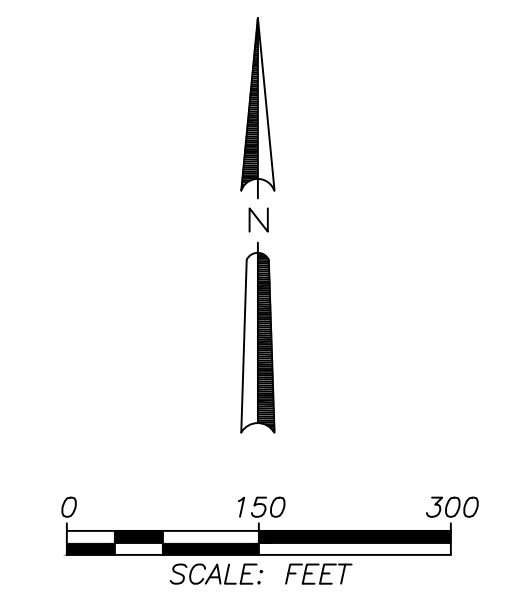
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 <b>Engineering ~ Environmental</b> <b>Water Resource ~ Survey</b> <small>7978 Cooper Creek Blvd        University Park, Florida 34201        4260 W. Littlehugh Ave.        Tampa, Florida 33624        www.wraengineering.com        CA 00007652 - LB 8274        Phone: 813.265.3130 941.275.9721</small>
<b>PRELIMINARY DEVELOPMENT PLAN</b>
<b>ZEMAN - NORTHPORT - US 41 DMP</b>
<small>ISSUED FOR: PERMITTING        JOB #: 2243        SEC: 36        TWIN: 395        RING: 20E        DESIGNED: PW        DRAWN: CIM        APPROVED: CRC</small>

<small>Datum: NAVD 88</small>
<b>C-108</b>

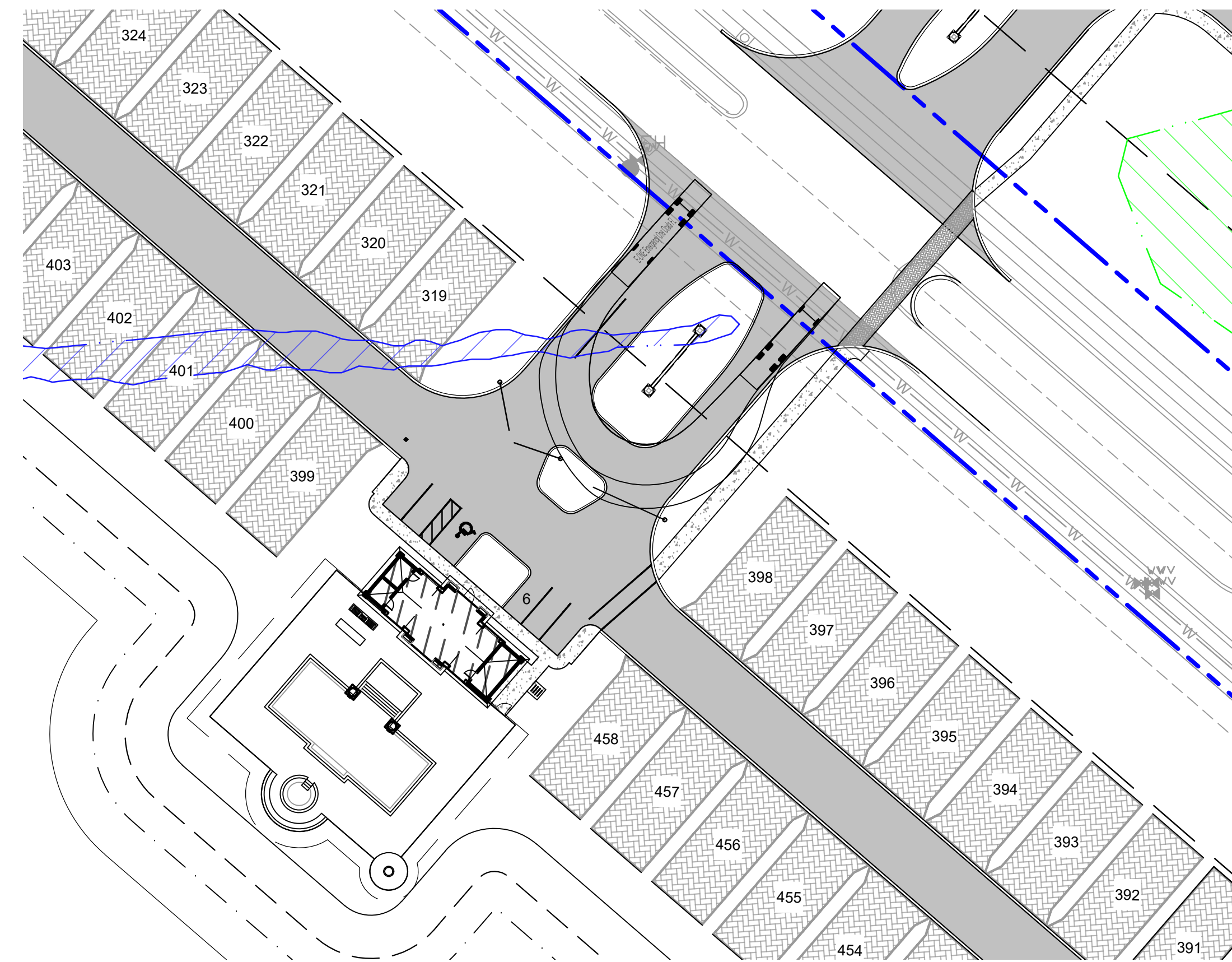
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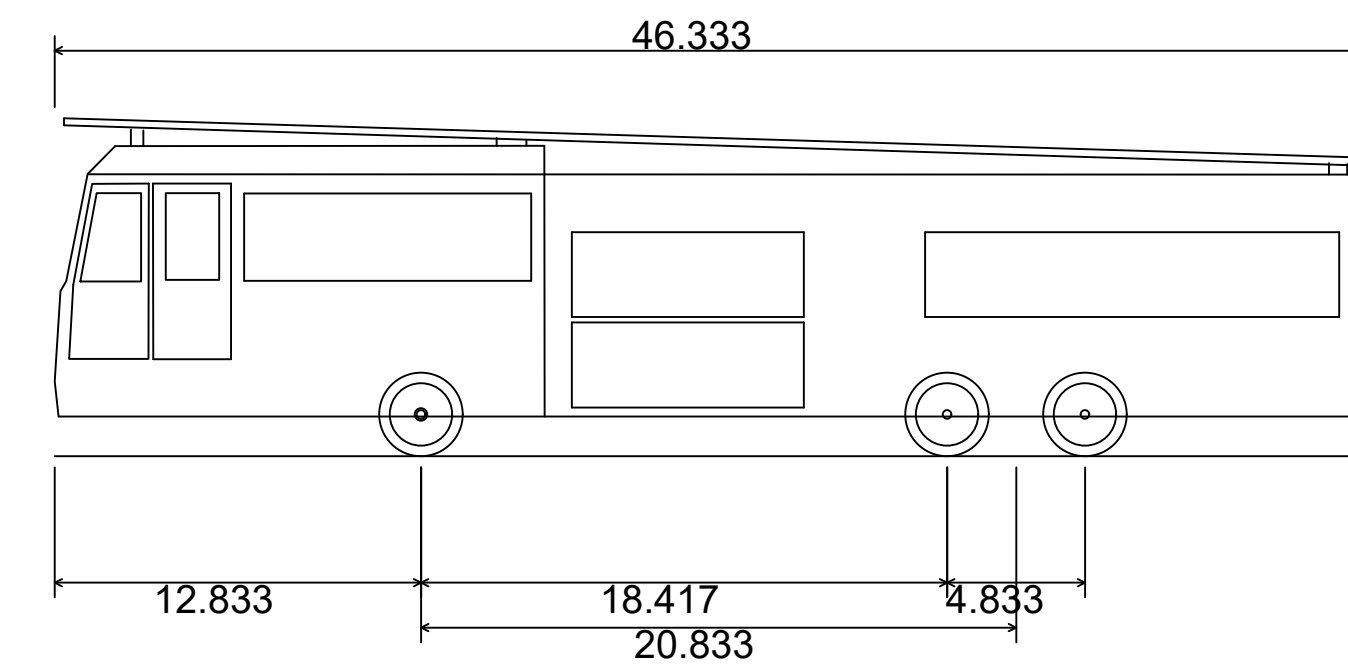
2023 WRA



FIRE TRUCK TURN SCENARIO #1



FIRE TRUCK TURN SCENARIO #2



E-ONE Emergency One Ocala FL	
Overall Length	46.333ft
Overall Width	8.333ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

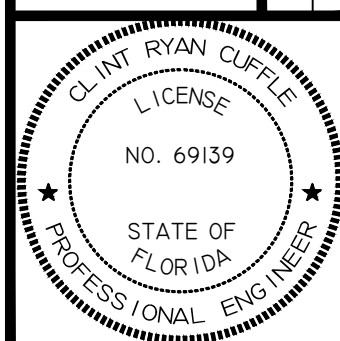
REVISIONS

Engineering ~ Environmental  
 Water Resource ~ Survey  
 4260 W. Littleburg Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 - LB 8274  
 Phone: 813.265.3130 941.275.9721



TRUCK TURN PLAN

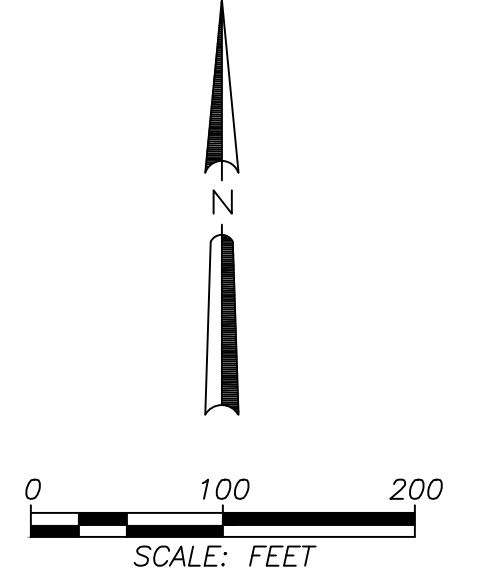
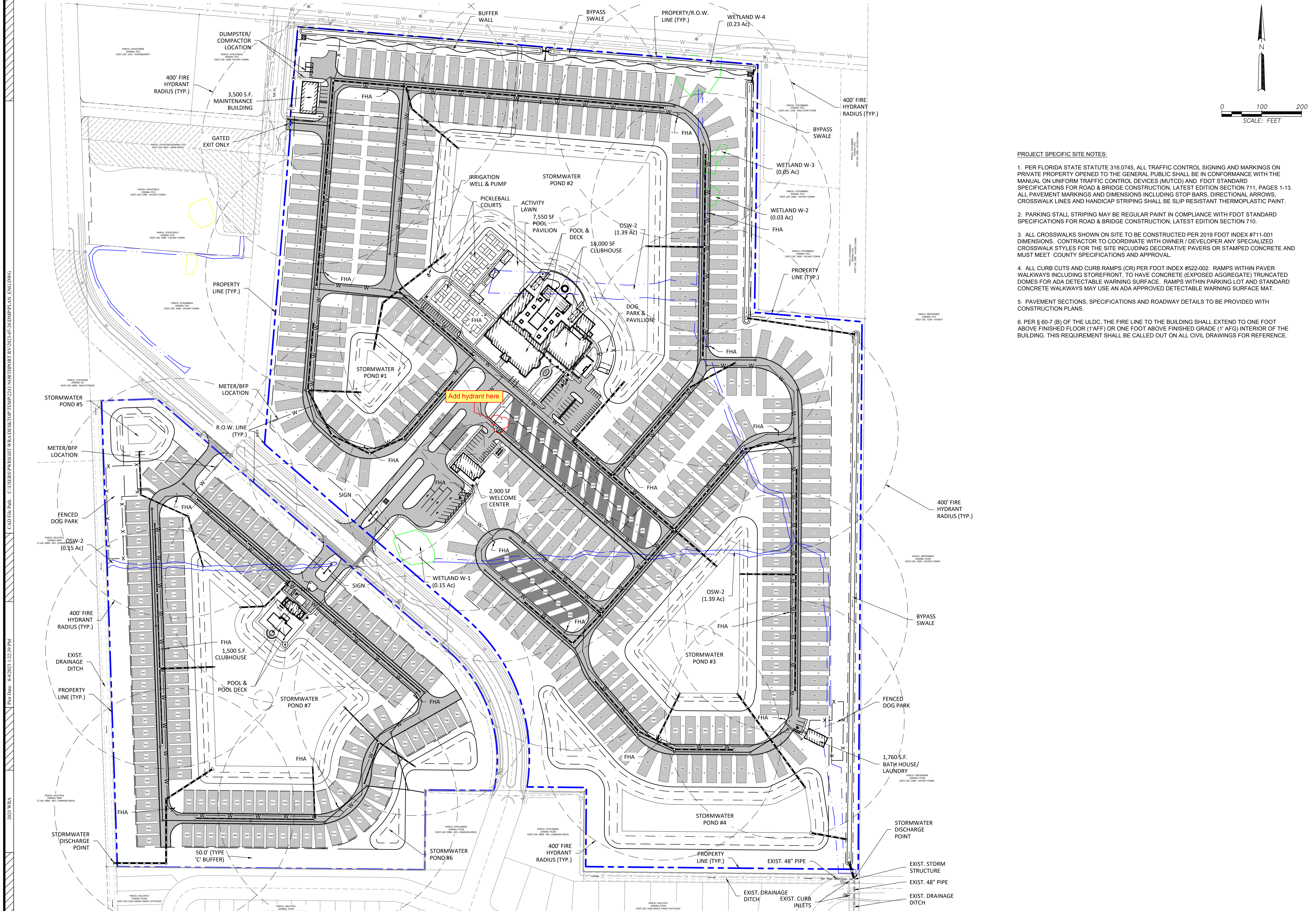
ZEMAN - US 41  
NORTHPORT - DMP



Datum: NAVD 88

C-151

ISSUED FOR: PERMITTING  
JOB #: 2243  
SEC: 36  
TWN: 39S  
RNG: 20E  
DESIGNED: PW  
DRAWN: CIM  
APPROVED: CRC



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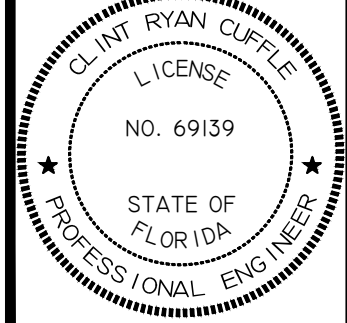
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**REVISIONS**  
 Engineering ~ Environmental  
 Water Resource ~ Survey  
 7978 Cooper Creek Blvd  
 University Park, Florida 34101  
 www.wraengineering.com  
 CA 00007652 LB 8274  
 Phone: 813.265.1330 941.275.9721



**OVERALL PRELIMINARY  
 ENGINEERING PLAN**

**ZEMAN - US 41  
 DMP**  
 ISSUED FOR: PERMITTING  
 JOB #: 2243 SEC: 36 TOWN: 395 RING: 20E DESIGNED: PW DRAWN: CM APPROVED: CRC

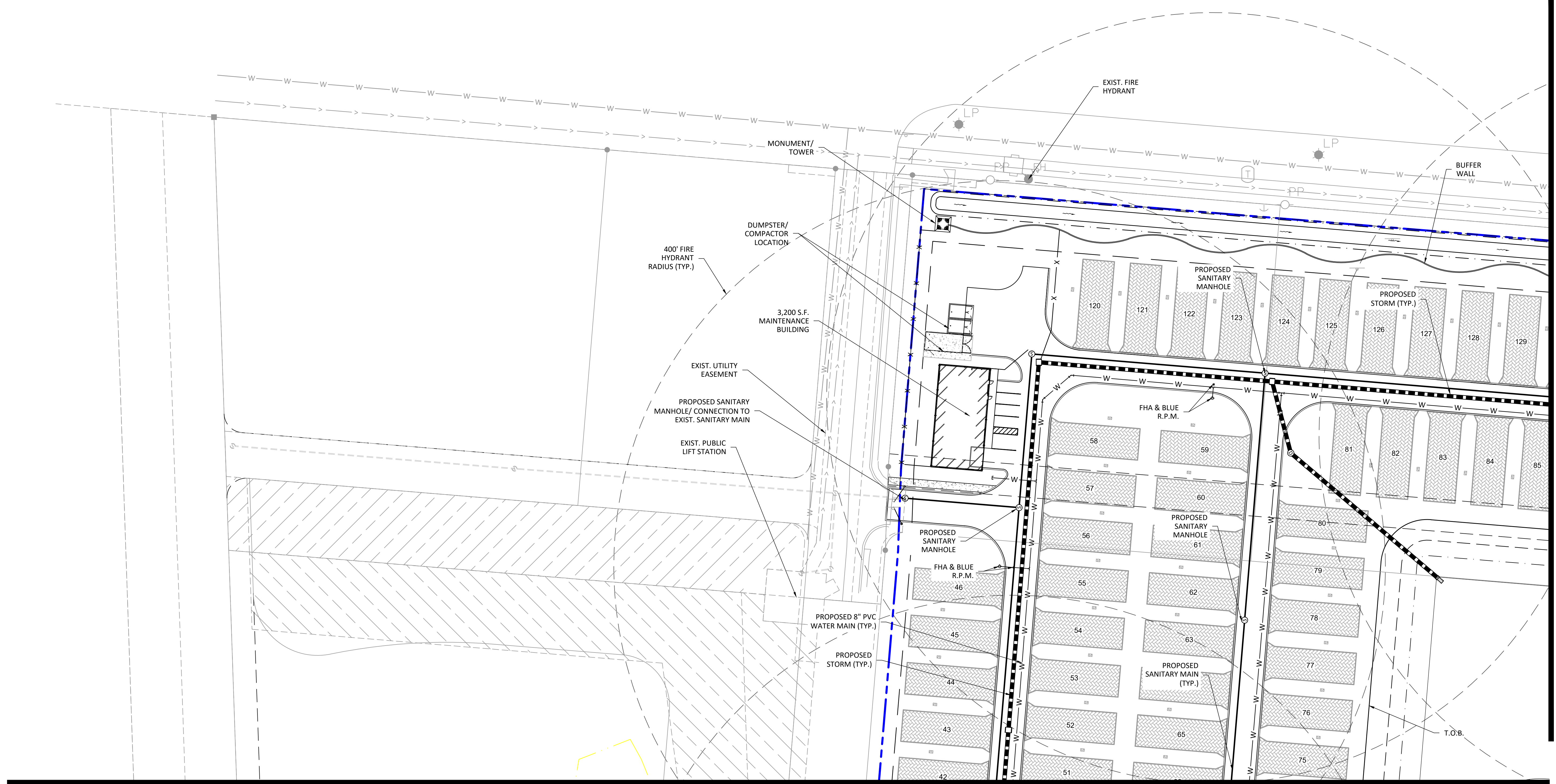
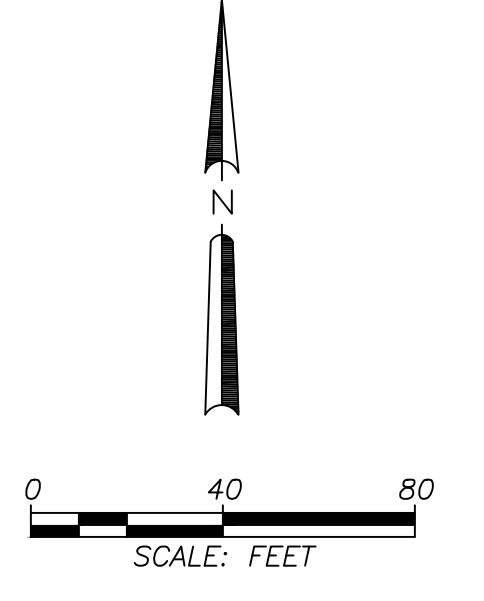


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SEC. 36  
TWN. 39S  
RNG. 20E  
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MATCHLINE - SEE SHEET C-103

MATCHLINE - SEE SHEET C-102

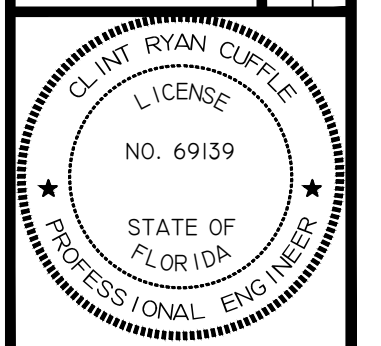
REVISIONS

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Water Resource ~ Survey  
4200 W. Littlehugh Ave.  
Tampa, Florida 33624  
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PRELIMINARY  
ENGINEERING PLAN

ZEMAN -  
NORTHPORT - US 41  
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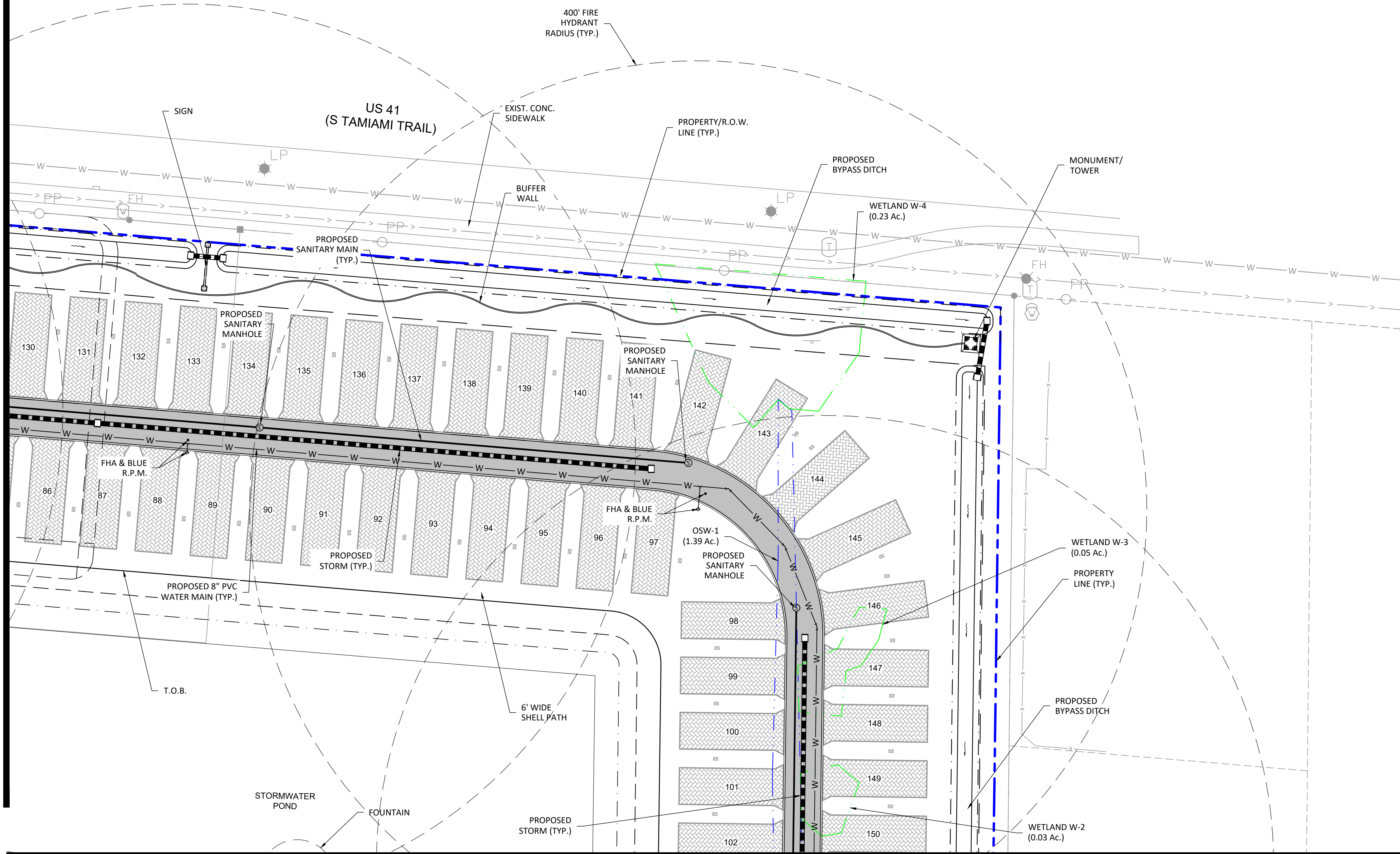
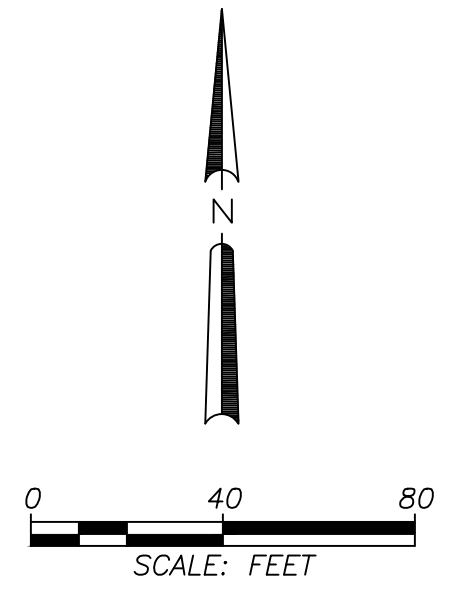
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MATCHLINE - SEE SHEET C-101

**PROJECT SPECIFIC SITE NOTES:**

- PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
- PARKING STALL STRIPING MAY BE REGULAR PAINT IN COMPLIANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 710.
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- ALL CURB CUTS AND CURB RAMP (CR) PER FDOT INDEX #522-002. RAMP WITHIN PAVEMENT WALKWAYS INCLUDING STOREFRONT, TO HAVE CONCRETE (EXPOSED AGGREGATE) TRUNCATED DOMES FOR ADA DETECTABLE WARNING SURFACE. RAMP WITHIN PARKING LOT AND STANDARD CONCRETE WALKWAYS MAY USE AN ADA APPROVED DETECTABLE WARNING SURFACE MAT.
- PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.
- PER § 60-7 (B) OF THE ULDC, THE FIRE LINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR (1' AFF) OR ONE FOOT ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING. THIS REQUIREMENT SHALL BE CALLED OUT ON ALL CIVIL DRAWINGS FOR REFERENCE.



MATCHLINE - SEE SHEET C-104

REVISIONS

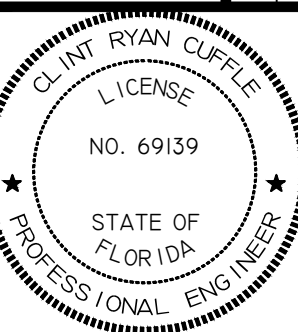
Engineering ~ Environmental  
 Water Resource ~ Survey  
 4260 W. Littleburg Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 LB 8274  
 Phone: 813.265.3130 941.275.9721



PRELIMINARY  
ENGINEERING PLAN

ZEMAN -  
NORTHPORT - US 41  
DMP

ISSUED FOR: PERMITTING JOB #: 2243 SEC: 36 TOWN: 395 RING: 20E DESIGNED: PW DRAWN: CIM APPROVED: CRC

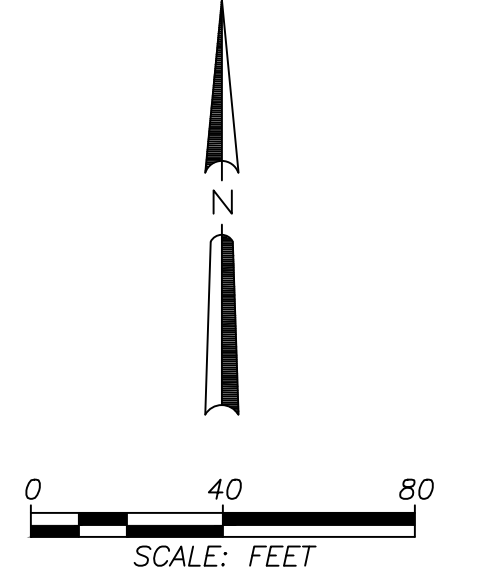


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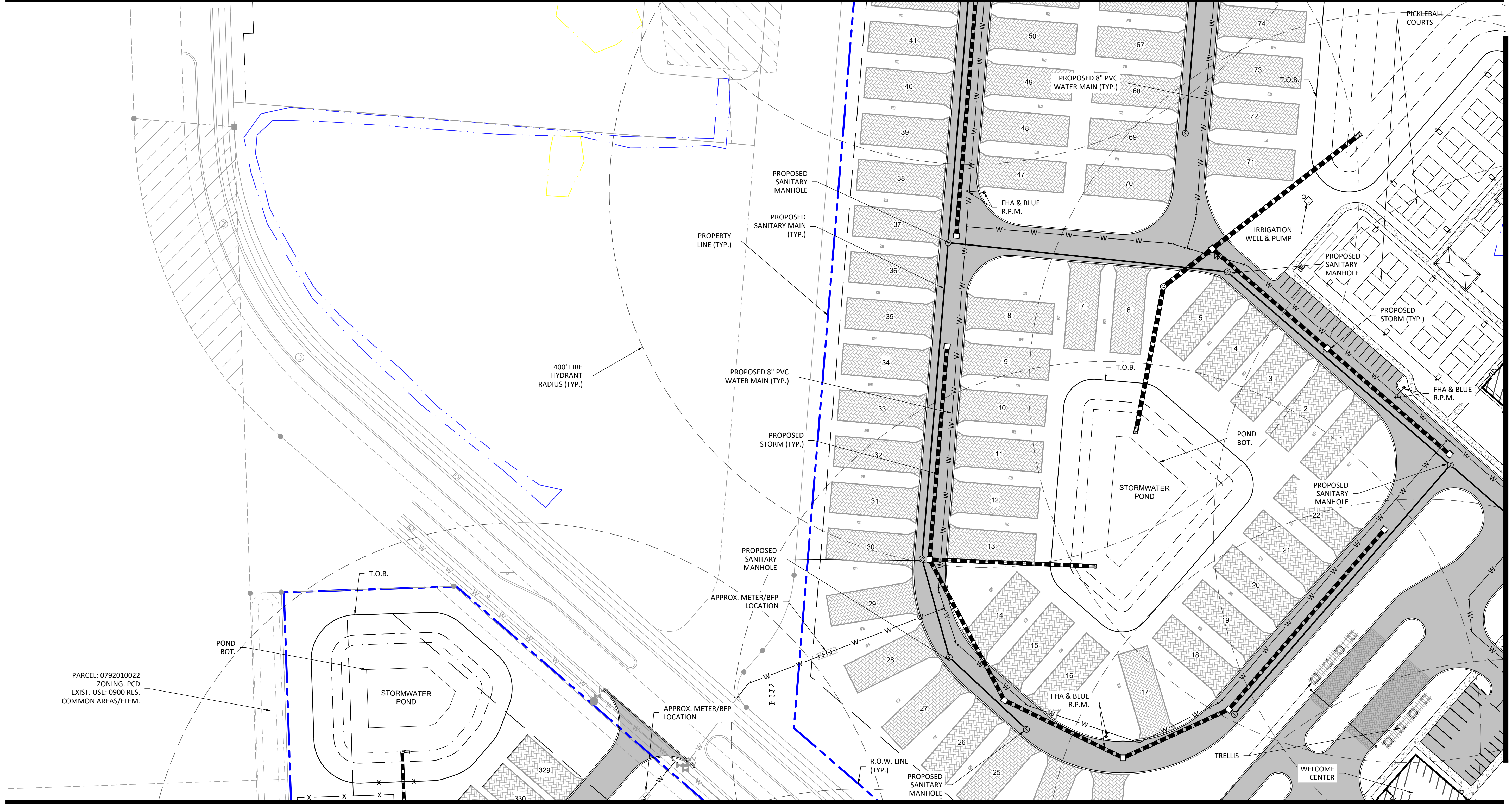
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PROJECT SPECIFIC SITE NOTES:

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
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5. PAVEMENT SECTIONS, SPECIFICATIONS AND ROADWAY DETAILS TO BE PROVIDED WITH CONSTRUCTION PLANS.
6. PER § 60-7 (B) OF THE ULDC, THE FIRE LINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR (1'AFF) OR ONE FOOT ABOVE FINISHED GRADE (1' AFG) INTERIOR OF THE BUILDING. THIS REQUIREMENT SHALL BE CALLED OUT ON ALL CIVIL DRAWINGS FOR REFERENCE.



MATCHLINE - SEE SHEET C-101



MATCHLINE - SEE SHEET C-105

MATCHLINE - SEE SHEET C-104

2023 WRA  
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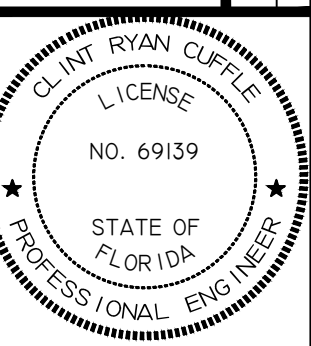
REVISIONS  
 Engineering ~ Environmental  
 Water Resource ~ Survey  
 7978 Cooper Creek Blvd  
 University Park, Florida 34201  
 CA 0007652 LB 8274  
 www.wraengineering.com  
 Phone: 813.265.3130 941.275.9721



PRELIMINARY  
 ENGINEERING PLAN

ZEMAN -  
 NORTHPORT - US 41  
 DMP

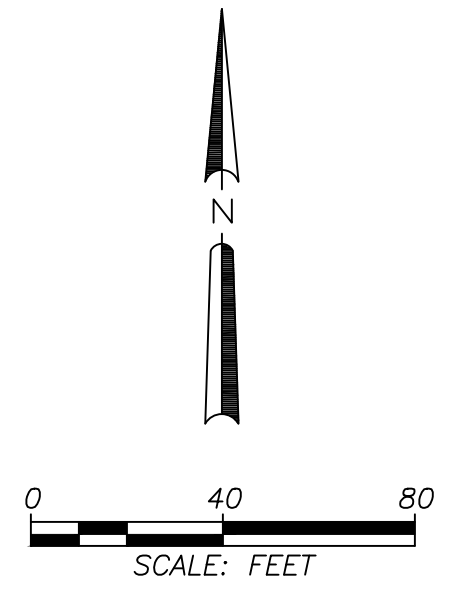
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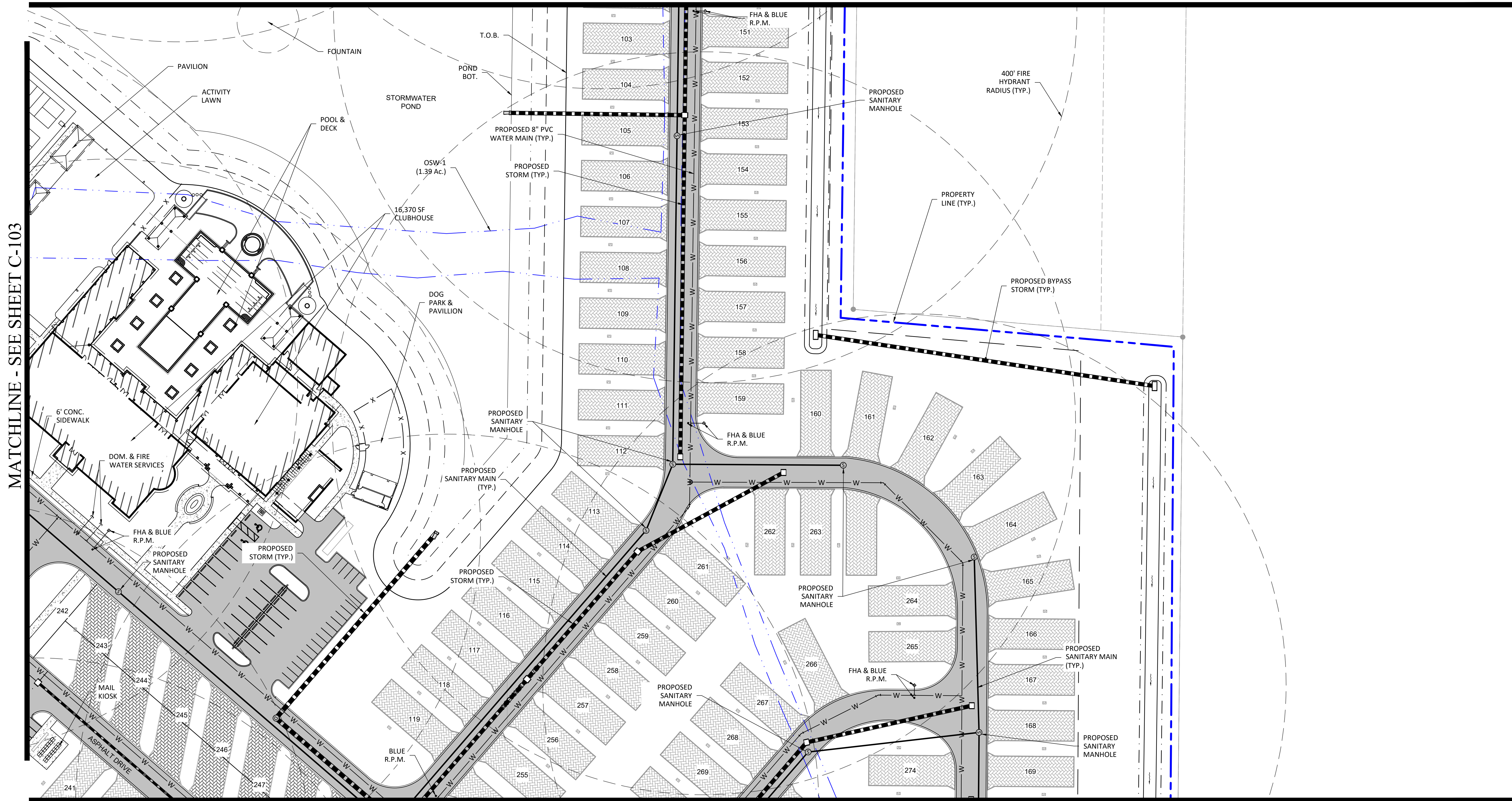
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PROJECT SPECIFIC SITE NOTES:

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
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MATCHLINE - SEE SHEET C-102



MATCHLINE - SEE SHEET C-106

2023 WRA  
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MATCHLINE - SEE SHEET C-103

REVISIONS

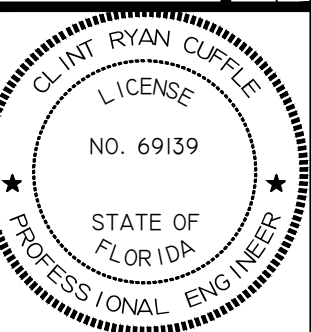
Engineering ~ Environmental  
 Water Resource ~ Survey  
 4260 W. Littleton Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007632 - LB 8274  
 Phone: 813.265.3130 941.275.9721



PRELIMINARY  
ENGINEERING PLAN

ZEMAN -  
NORTHPORT - US 41  
DMP

ISSUED FOR: PERMITTING  
JOB #: 2243 SEC. 36 TOWN: 395 RING: 20E DESIGNED: PW DRAWN: CIM APPROVED: CRC

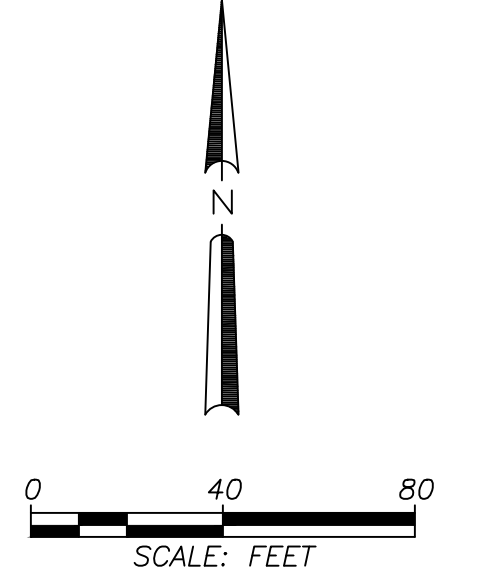


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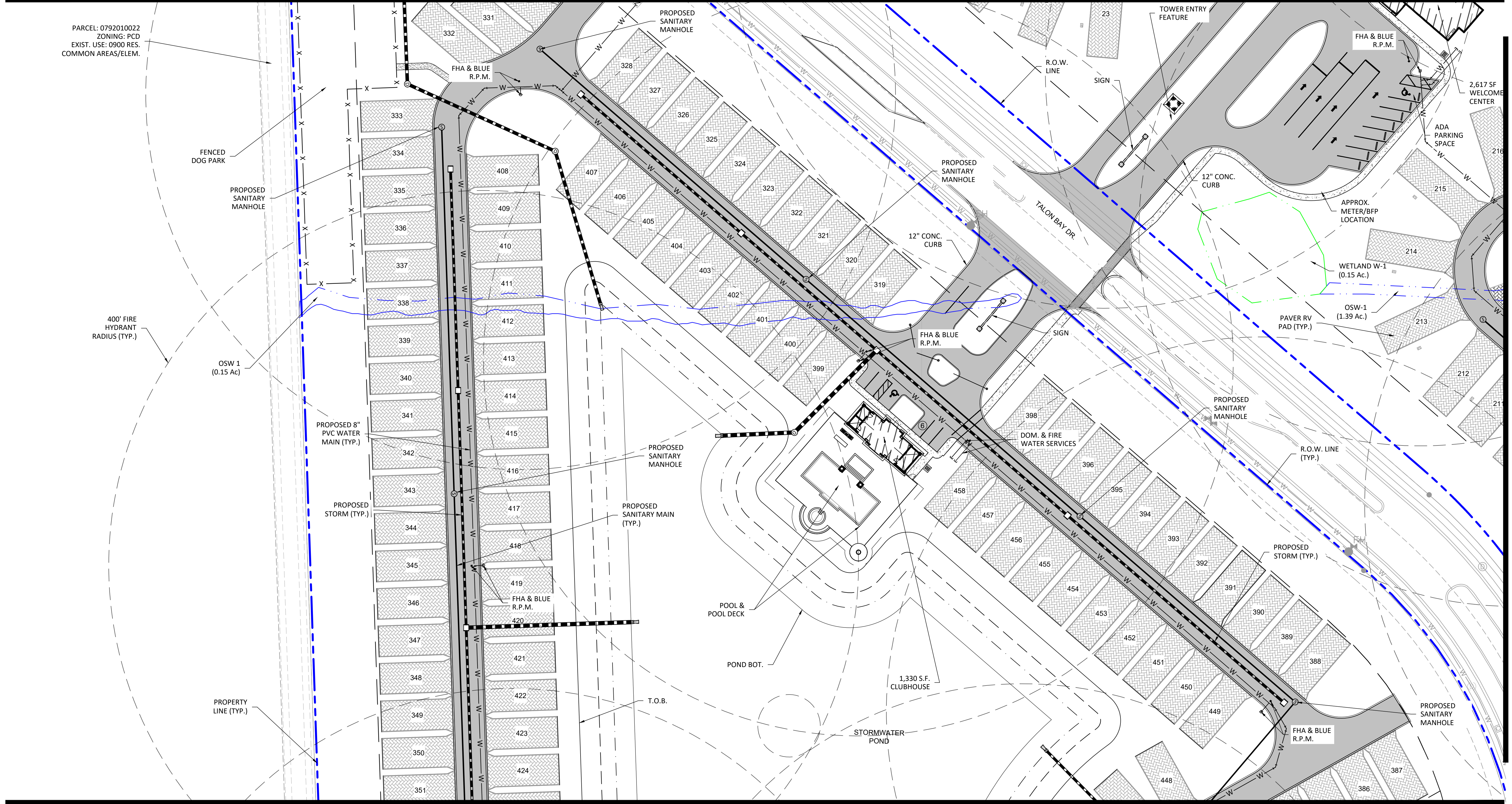


PROJECT SPECIFIC SITE NOTES:

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MATCHLINE - SEE SHEET C-103



MATCHLINE - SEE SHEET C-107

MATCHLINE - SEE SHEET C-106

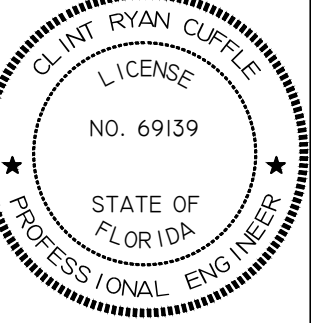
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REVISIONS  
 Engineering ~ Environmental  
 Water Resource ~ Survey  
 4260 W. Littleburg Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 LB 8274  
 Phone: 813.263.1310 941.275.9721



PRELIMINARY  
 ENGINEERING PLAN

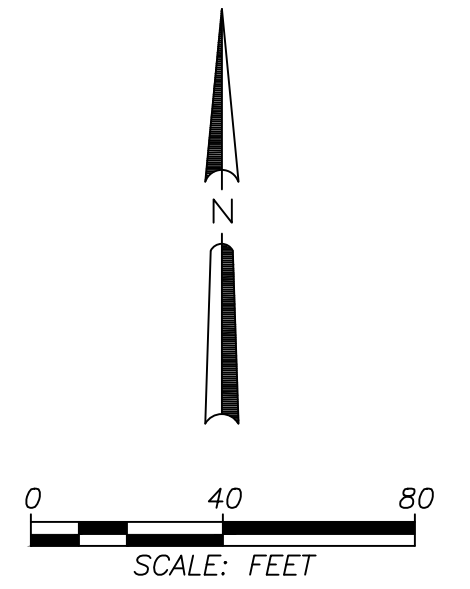
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 NORTHPORT - US 41  
 DMP  
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 APPROVED: CRC



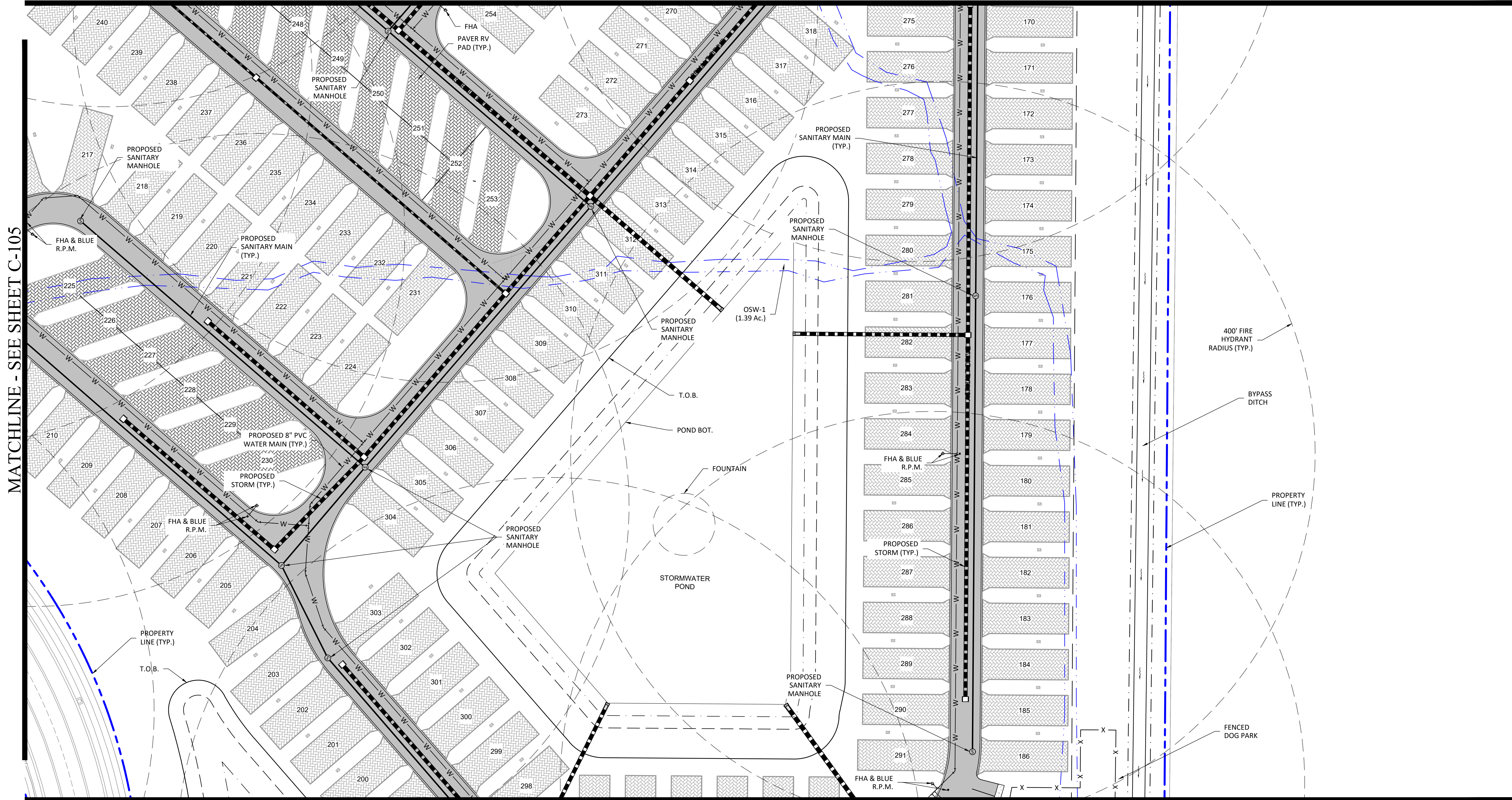
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PROJECT SPECIFIC SITE NOTES:

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
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MATCHLINE - SEE SHEET C-104



MATCHLINE - SEE SHEET C-108

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MATCHLINE - SEE SHEET C-105

REVISIONS

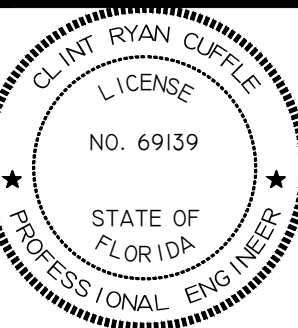
Engineering ~ Environmental  
Water Resource ~ Survey  
4260 W. Littleton Ave.  
Tampa, Florida 33624  
www.wraengineering.com  
CA 0007652 LB 8274  
Phone: 813.265.1310 941.275.9721



PRELIMINARY  
ENGINEERING PLAN

ZEMAN -  
NORTHPORT - US 41  
DMP

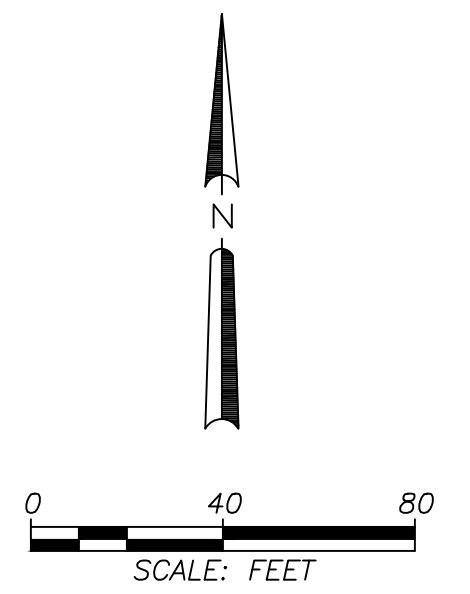
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JOB #: 2243 SEC. 36 TOWN: 395 RING: 20E DESIGNED: PW DRAWN: CIM APPROVED: CRC



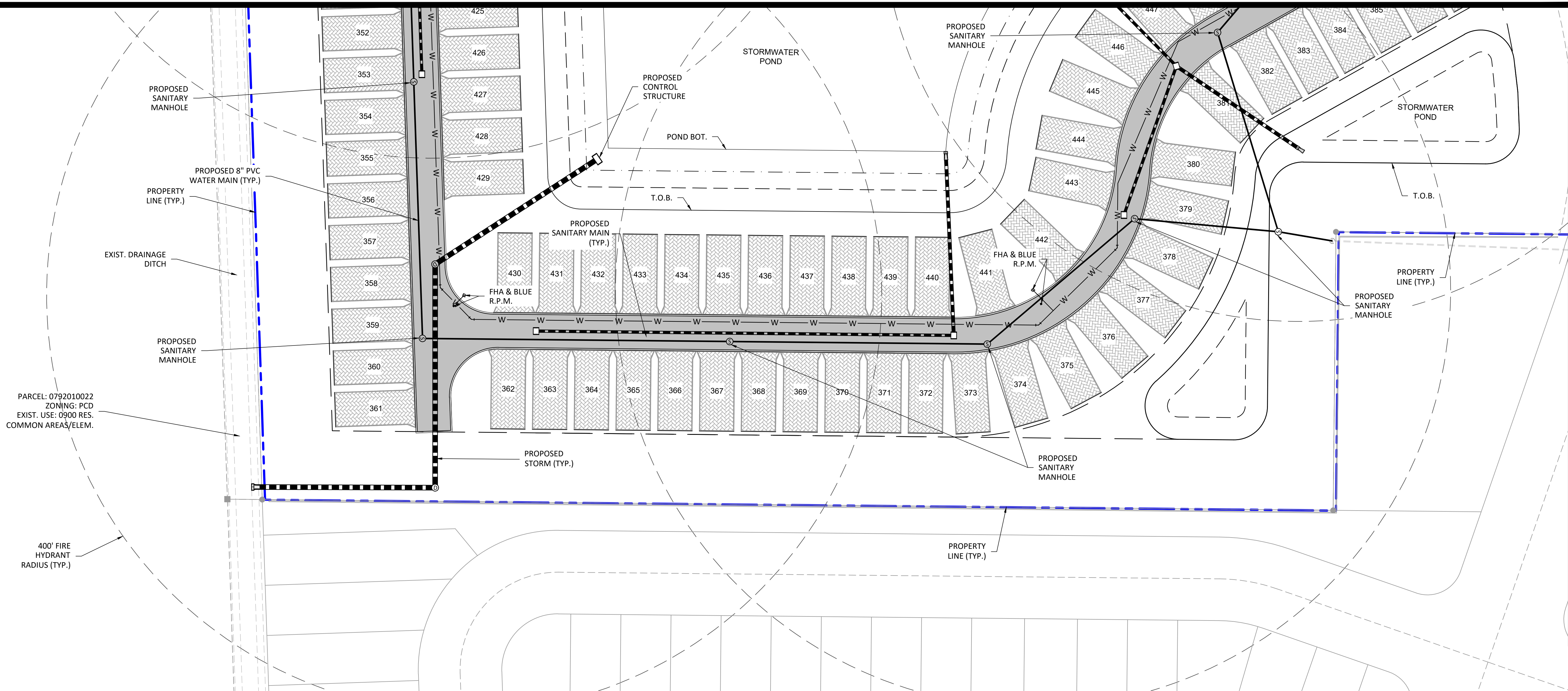
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C-206

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MATCHLINE - SEE SHEET C-105



PARCEL: 0792010022  
 ZONING: PCD  
 EXIST. USE: 0900 RES.  
 COMMON AREAS/ELEM.

400' FIRE  
 HYDRANT  
 RADIUS (TYP.)

MATCHLINE - SEE SHEET C-108

**PROJECT SPECIFIC SITE NOTES:**

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
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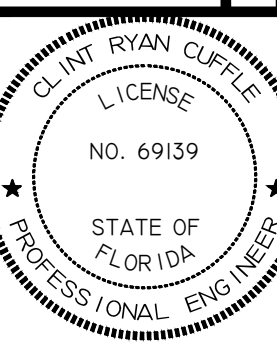
R E V I S I O N S

Engineering ~ Environmental  
 Water Resource ~ Survey  
 4260 W. Littleburg Ave.  
 Tampa, Florida 33624  
 www.wraengineering.com  
 CA 0007652 LB 8274  
 Phone: 813.265.3130 941.275.9721



PRELIMINARY  
 ENGINEERING PLAN

ZEMAN -  
 NORTHPORT - US 41  
 DMP



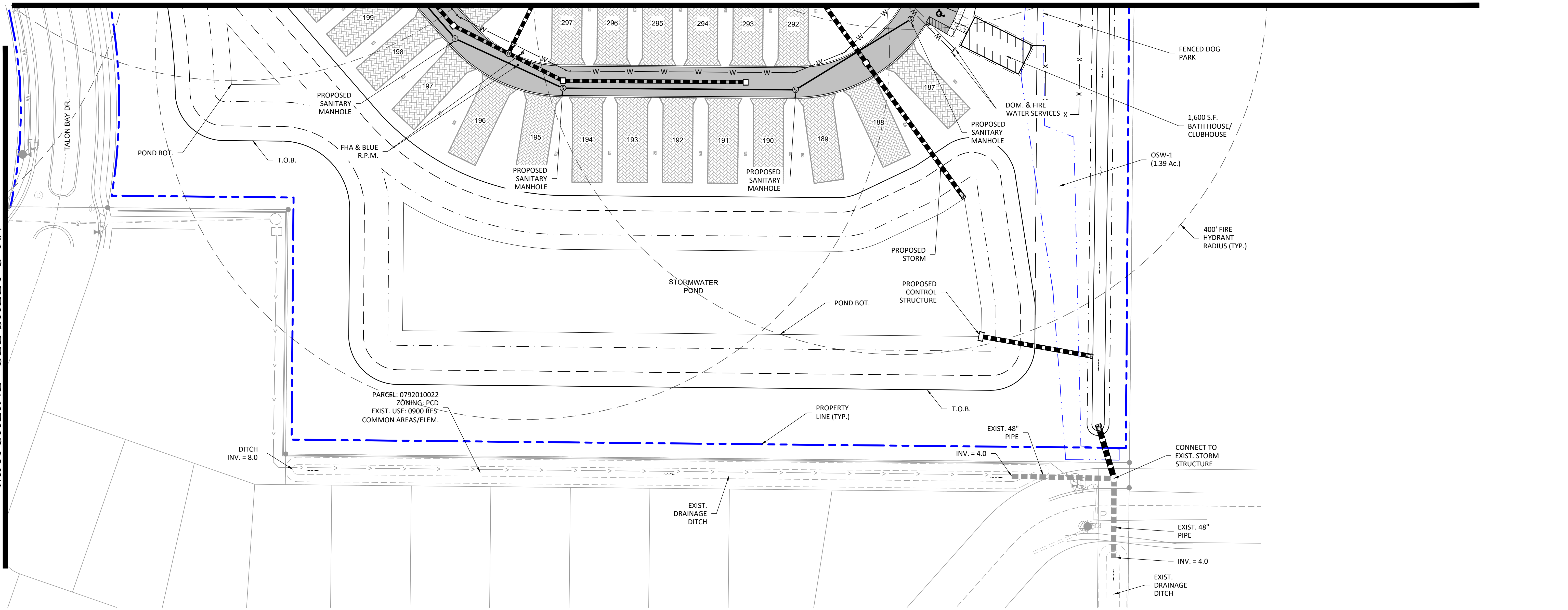
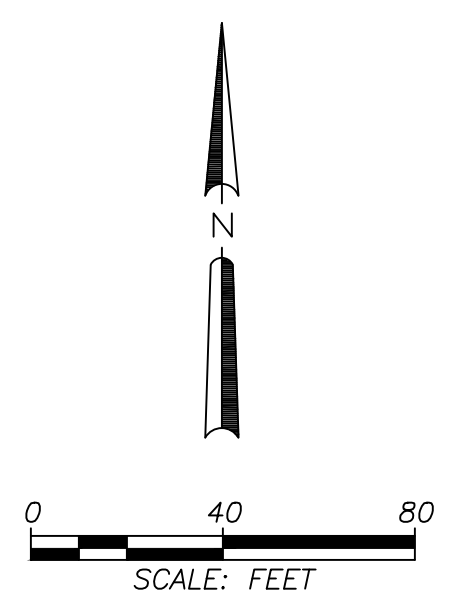
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 SEC: 36  
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 DRAWN: CIM  
 APPROVED: CRC

Datum: NAVD 88

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MATCHLINE - SEE SHEET C-107

MATCHLINE - SEE SHEET C-106



**PROJECT SPECIFIC SITE NOTES:**

1. PER FLORIDA STATE STATUTE 316.0745, ALL TRAFFIC CONTROL SIGNING AND MARKINGS ON PRIVATE PROPERTY OPENED TO THE GENERAL PUBLIC SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION SECTION 711, PAGES 1-13. ALL PAVEMENT MARKINGS AND DIMENSIONS INCLUDING STOP BARS, DIRECTIONAL ARROWS, CROSSWALK LINES AND HANDICAP STRIPING SHALL BE SLIP RESISTANT THERMOPLASTIC PAINT.
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REVISIONS

NO.	DATE	DESCRIPTION

Engineering ~ Environmental  
Water Resource ~ Survey

7978 Cooper Creek Blvd.  
University Park, Florida 34201  
www.wraengineering.com  
CA 00007652 - LB 8274  
Phone: 813.265.3130 941.275.9721

PRELIMINARY  
ENGINEERING PLAN

ZEMAN -  
NORTHPORT - US 41  
DMP

ISSUED FOR: PERMITTING  
JOB #: 2243    SEC: 36    TOWN: 395    RING: 20E    DESIGNED: PW    DRAWN: CIM    APPROVED: CRC

Datum: NAVD 88

C-208