



CITY OF NORTH PORT
4970 CITY HALL BLVD., NORTH PORT, FLORIDA 34286

**CITY OF NORTH PORT -
EMERGENCY OPERATIONS
CENTER**

PROJECT LOCATION:
4980 CITY CENTER BLVD.
NORTH PORT, FLORIDA 34286



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GENERAL	
SHEET NUMBER	SHEET TITLE
G000	COVER
G001	GENERAL INFORMATION AND ABBREVIATIONS
G010	CODE SUMMARY & CALCULATIONS
G101	LIFE SAFETY PLAN

ARCHITECTURAL SITE	
SHEET NUMBER	SHEET TITLE
AS100	ARCHITECTURAL SITE PLAN

ARCHITECTURAL	
SHEET NUMBER	SHEET TITLE
A101	ARCHITECTURAL FLOOR PLAN
A102.2	ARCHITECTURAL FLOOR PLAN
A141	REFLECTED CEILING PLAN
A151	ROOF PLAN
A160	INTERIOR FINISH SCHEDULE, LEGENDS AND DETAILS
A161	FINISH PLAN
A162	FLOORING FINISH PLAN
A171	EQUIPMENT AND FURNITURE PLAN
A201	EXTERIOR ELEVATIONS
A251	INTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A351	WALL SECTIONS
A353	Unnamed
A591	DETAILS - SIGNAGE

MECHANICAL	
SHEET NUMBER	SHEET TITLE
M-001	GENERAL NOTES - HVAC
M-101	FLOOR PLAN - HVAC
M-401	ENLARGED MECHANICAL ROOM - HVAC
M-501	DETAILS - HVAC
M-601	SCHEDULES - HVAC
M-701	CONTROLS - HVAC

FIRE ALARM	
SHEET NUMBER	SHEET TITLE
NOTE: FIRE ALARM SHEETS ARE LOCATED WITHIN THE ELECTRICAL DISCIPLINE FOR THIS PACKAGE.	

FIRE PROTECTION	
SHEET NUMBER	SHEET TITLE
F-101	FLOOR PLAN - FIRE PROTECTION

ELECTRICAL	
SHEET NUMBER	SHEET TITLE
E-001	GENERAL NOTES - ELECTRICAL
E-002	LIGHT FIXTURE SCHEDULE - ELECTRICAL
E-010	SITE PLAN - POWER
E-011	SITE PLAN - PHOTOMETRIC - ELECTRICAL
E-101	FLOOR PLAN - LIGHTING
E-201	FLOOR PLAN - POWER
E-220	ROOF PLAN - ELECTRICAL
E-301	FLOOR PLAN - FIRE ALARM
E-501	DETAILS ELECTRICAL
E-502	DETAILS ELECTRICAL
E-601	POWER RISER DIAGRAM
E-602	FIRE ALARM RISER DIAGRAM

CIVIL	
SHEET NUMBER	SHEET TITLE
CS-000	COVER
CS-100	GENERAL NOTES
CS-200	AERIAL PHOTOGRAPH
CS-201	EXISTING CONDITIONS & DEMOLITION PLAN
CS-300	MASTER SITE PLAN
CS-301	TURNING MOVEMENT PLAN (GARBAGE TRUCK)
CS-302	TURNING MOVEMENT PLAN (FIRE TRUCK)
CS-400	PAVING, GRADING & DRAINAGE PLAN
CS-500	PAVING, GRADING & DRAINAGE DETAILS
CS-501	CROSS SECTIONS
CS-600	STORMWATER POLLUTION PREVENTION PLAN
CS-601	STORMWATER POLLUTION PREVENTION DETAILS
CS-700	MASTER UTILITY PLAN
CS-800	UTILITY DETAILS

STRUCTURAL	
SHEET NUMBER	SHEET TITLE
S101	SCHEMATIC FOUNDATION FRAMING PLAN
S102	SCHEMATIC ROOF FRAMING PLAN
S-001	GENERAL NOTES
S-010	WIND DESIGN DATA
S-020	SCHEDULES AND TYPICAL DETAIL
S-100	FOUNDATION PLAN
S-101	ROOF FRAMING PLANS
S-200	FOUNDATION SECTIONS
S-300	ROOF FRAMING SECTIONS

PLUMBING	
SHEET NUMBER	SHEET TITLE
P-001	GENERAL NOTES, ABBREVIATIONS, & LEGENDS - PLUMBING
P-100	FOUNDATION PLAN - PLUMBING
P-102	ROOF PLAN - PLUMBING
P-501	DETAILS - PLUMBING
P-502	DETAILS - PLUMBING
P-601	SCHEDULES - PLUMBING

TECHNOLOGY	
SHEET NUMBER	SHEET TITLE
T-001	GENERAL NOTES, ABBREVIATIONS, & LEGENDS - TECHNOLOGY
T-101	FLOOR PLAN - TECHNOLOGY
T-501	DETAILS - TECHNOLOGY
T-502	DETAILS - TECHNOLOGY

REVISIONS		
MARK	DESCRIPTION	DATE
1	REVISION PER CONTRACTOR RF1	07/28/25
2	REVISIONS PER CITY COMMENTS	10/21/25

CITY OF NORTH PORT - EMERGENCY OPERATIONS CENTER

4980 CITY CENTER BLVD.
NORTH PORT, FLORIDA 34286



PERMIT SET

COMM. NO.: 2023824

06.12.2025

**MECHANICAL / ELECTRICAL
PLUMBING / TECHNOLOGY
FIRE PROTECTION
ENGINEERS**

CIVIL ENGINEER

AM ENGINEERING
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STRUCTURAL ENGINEER

BENNETT & PLESS
1381 FIFTH STREET
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OWNER

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NORTH PORT, FLORIDA, 34286

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MAITLAND, FLORIDA, 32751
PHONE 407.332.5110
WWW.OCIASSOCIATES.COM

COMM. NO.: 2023824
ISSUE DATE: 06.12.2025
DRAWN BY: SSA

COVER

G000
PERMIT SET

GENERAL NOTES:

1. OWNERSHIP AND UNIFIED CONTROL STATEMENT:
THE PROPOSED PROJECT IS OWNED BY THE CITY OF NORTH PORT
2. CHARACTER AND INTENDED USE STATEMENT:
THE EXISTING USE AND PROPOSED USE IS A EMERGENCY OPERATIONS CENTER
3. EXISTING LAND USE:
8900 - MUNICIPAL GOVERNMENT - ADMINISTRATION
4. ZONING/PROPERTY ID:
ACTIVITY CENTER 2 (AC-2) / 0977001030
5. FLOOD ZONE:
THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE "X" PER FIRM #12115C0379F, REVISED NOVEMBER 4, 2016.
6. CONSTRUCTION NOTES:
 - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH PORT LAND DEVELOPMENT REGULATIONS.
 - B. THE PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
 - C. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
 - D. ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "FLORIDA ACCESSIBILITY CODE", FAC 1997 EDITION, (FLORIDA STATUTES, SECTION 553.501 - 553.513).
 - E. ALL PAVEMENT MARKINGS, EXCEPT STANDARD PARKING STALLS, SHALL BE ALKYD THERMOPLASTIC 90 MILS IN THICKNESS, OTHER THAN THE EDGE LINES, WHICH ARE 60 MILS AND THE BICYCLE LANE SYMBOLS, WHICH SHALL BE 30 MILS. HANDICAP PARKING STALLS SHALL BE ALKYD THERMOPLASTIC.
 - F. A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS AND RETENTION AREAS SHALL BE SODDED TO THE NORMAL WATER LEVEL.
 - G. ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304 WITH TRUNCATED DOMED DETECTABLE WARNINGS.
 - H. ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
 - I. ALL DRAINAGE STRUCTURES SHALL HAVE POURED CONCRETE INVERTS TO PRECLUDE PONDED WATER.
 - J. ALL ROADWAY STRUCTURES AND DRAINAGE STRUCTURES SHALL BE 3,000 PSI CONCRETE.
 - K. VEGETATION REMOVED DURING CLEARING AND GRUBBING SHOULD BE DISPOSED OFF-SITE TO AN APPROVED LANDFILL, LICENSED YARD DEBRIS FACILITY OR BURNED ONSITE (IF APPLICABLE PERMITS ARE ISSUED). MATERIAL MAY BE USED ONSITE IF IT IS MULCHED AND MIXED TO A 75% SOIL/25% MULCH RATIO. THIS MATERIAL MAY BE USED IN LAKE BANKS, AND LANDSCAPE AREAS OUTSIDE OF LOTS, PROVIDED IT IS PLACED ABOVE THE SEASONAL HIGH WATER LEVEL. THIS MATERIAL CANNOT BE PLACED ON LOTS, IF THE MATERIAL MEETS THE 75% SOIL/25% MULCH RATIO, THE MATERIAL MAY BE PLACED BELOW THE SEASONAL HIGH WATER LEVEL IN THE LITTORAL SHELF AND LAKE BANK.
 - L. IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION AND VEGETATIVE DEBRIS BEFORE FINAL PAYMENT IS RECEIVED. ANY FILL REMAINING ONSITE SHALL BE STOCKPILED IN ACCORDANCE WITH CITY OF NORTH PORT REQUIREMENTS INCLUDING HEIGHT, SLOPE AND SILT FENCES.
 - M. CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING ETC.
7. STORMWATER MANAGEMENT:
THE PROPOSED IMPROVEMENTS TO THIS SITE WILL CONNECT TO AN EXISTING STORMWATER MANAGEMENT SYSTEM THAT IS DESIGNED PER THE REQUIREMENTS OF THE CITY OF NORTH PORT AND SWFWMD.
8. UTILITY NOTES:
 - A. FDP WATER, WASTEWATER, AND CITY OF NORTH PORT UTILITIES CONSTRUCTION AND R/W USE PERMITS ARE REQUIRED.
 - B. WATER DISTRIBUTION AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PORT UTILITY REQUIREMENTS.
 - C. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FPL AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ONSITE OR OFFSITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
 - D. WATER SERVICE PROVIDED BY THE CITY OF NORTH PORT UTILITIES.
 - E. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF NORTH PORT UTILITIES.
 - F. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO WELLS LOCATED ON THIS SITE.
 - G. ANY WELLS DISCOVERED DURING EARTH MOVING, EXCAVATION OR CONSTRUCTION SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
 - H. TO THE BEST OF OUR KNOWLEDGE NO SEPTIC TANKS ARE LOCATED ON THIS SITE
 - I. ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
9. STORMWATER/ENVIRONMENTAL NOTES
 - A. NO MORE THAN 90-DAYS PRIOR TO COMMENCEMENT OF LAND CLEARING ACTIVITIES, A 100% GOPHER TORTOISE SURVEY MUST BE PERFORMED PER FWG GOPHER TORTOISE PERMITTING GUIDELINES FOR THE SITE. THE GOPHER TORTOISE SURVEY MUST BE COMPLETED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING OR APPLYING FOR A LAND CLEARING PERMIT. ALL GOPHER TORTOISE BURROWS FOUND ON-SITE MUST BE AVOIDED WITH THE REQUIRED 25 FT RADIUS. IF GOPHER TORTOISE RELOCATION IS PROPOSED, AN FWG RELOCATION PERMIT IS REQUIRED, AND A COPY SAID PERMIT SHALL BE PROVIDED TO THE CITY. UPON COMPLETION OF THE RELOCATION ACTIONS, SUBMIT A SUMMARY AFTER ACTION REPORT SHALL BE SUBMITTED TO THE CITY, IDENTIFYING THE TOTAL NUMBER OF TORTOISES RELOCATED TO THE DESIGNATED PROPERTY.
 - B. A SWFWMD ENVIRONMENTAL RESOURCE PERMIT (ERP) MUST BE OBTAINED AND SUBMITTED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING. A SWFWMD STAMPED PERMIT PLANS MUST ALSO BE PROVIDED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING.
 - C. CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY OF THE RESPONSE LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVING THE NOTICE OF INTENT (NOI) TO USE THE CONSTRUCTION GENERAL PERMIT (CGP). THIS SHALL BE PROVIDED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING.
 - D. IF DEWATERING IS REQUIRED DURING CONSTRUCTION ACTIVITIES, A DEWATERING PLAN SHALL BE PROVIDED TO THE CITY PRIOR TO THE MANDATORY PRE-CONSTRUCTION MEETING. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN WRITTEN APPROVAL FROM SWFWMD ON THIS DEWATERING PLAN. THE PLAN SHOULD INCLUDE THE LOCATION OF THE DEWATERING SITES, THE DEWATERING PUMP, SEDIMENT SUMP AND SIZING CALCULATION, METHODS TO RETAIN OR DETAIN DISCHARGE, METHODS OF ISOLATING THE DEWATERING AREAS, FLOW PATH AND POINTS OF DISCHARGE OF THE WATER. INCLUDE A NOTE THAT REQUIRES TURBIDITY REDUCTION TO NO MORE THAN 29 NTUS ABOVE BACKGROUND LEVEL (INDICATE BACKGROUND LEVEL MONITORING LOCATION) PRIOR TO DISCHARGE OFF SITE. PLEASE NOTE THAT FLOW OVER ON-SITE UNDISTURBED VEGETATION IS A GOOD BEST MANAGEMENT PRACTICE (BMP) TO REDUCE TURBIDITY. USE OF WELL-POINT METHOD OF DEWATERING IS ENCOURAGED.
 - E. LAKE EXCAVATION DEPTH MUST NOT PENETRATE ANY AQUICLUDE IF ENCOUNTERED DURING CONSTRUCTION.

SITE DATA:			
PID #:	0977001030	IMPERVIOUS AREA	1.34 ACRES
PROJECT LOCATION:	4980 CITY CENTER BLVD NORTH PORT, FL	PERVIOUS AREA	0.87 ACRES
		STORMWATER MGMT AREA	0.07 ACRES
TOTAL PID AREA:	39.47 ACRES	PROPOSED FF ELEV:	22.40 FT (NAVD88)
TOTAL PROJECT AREA: (LIMIT OF DISTURBANCE)	2.21 ACRES	BUILDING AREA: ALLOWABLE PROPOSED	36,000 SF 19,275 SF
ZONING:	AC-2 - ACTIVITY CENTER 2	BUILDING HEIGHT: ALLOWABLE PROPOSED	3 STORIES / 55 FT 1 STORY / 40.9 FT
FUTURE LAND USE:	AC-2 - ACTIVITY CENTER 2 (SITE WILL BE GOVERNED BY THE HERON CREEK PATTERN BOOK)	REQUIRED PARKING SPACES:	3 SPACES / 1,000 SF (16,235 SF / 1,000) X 3 SPACES 49 PARKING SPACES REQUIRED
PROPOSED USE:	PUBLIC SAFETY BUILDING (EOC)		
SETBACKS REQUIRED:		PROVIDED REGULAR PARKING	83
FRONT	0 FT	PROVIDED HANDICAP PARKING	2
SIDE	0 FT	TOTAL PARKING PROVIDED	85
REAR	45 FT		
CITY CENTER BLVD	10 FT		
* FRONT AND SIDE SETBACKS MAY HAVE ZERO LOT LINE PROVIDED THERE IS NO ENCROACHMENT ON CITY RIGHT-OF-WAY OR EASEMENTS. **PROPOSED SETBACK EXCEED MINIMUM REQUIREMENTS.			

10. VERTICAL DATUM: CONTOURS AND ELEVATIONS SHOWN ARE IN NAVD 1988 DATUM.
THE ELEVATIONS SHOWN HEREON REFER TO NAVD 1988. REFERENCE BENCH MARK = NGS MARK #5739, WITH A PUBLISHED ELEVATION = 19.91 NAVD88.

1. TO CONVERT SURVEY DATA FROM NAVD 1988, TO NGVD 1929 USING VERTCON
(http://www.ngs.noaa.gov/cgi-bin/vertcon/vert_con.pr1), BASED ON LATITUDE: 27°04'25.3"N AND LONGITUDE: 82°12'25.5"W, USE A VERTICAL SHIFT OF +1.125 FT.



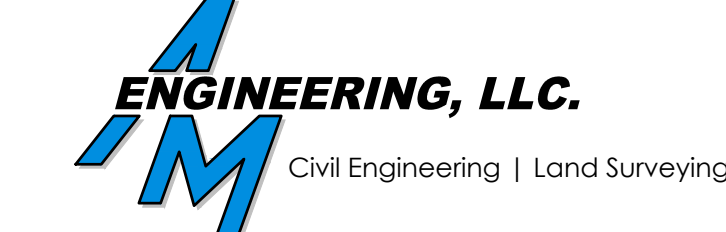
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EMERGENCY OPERATIONS
CENTER**

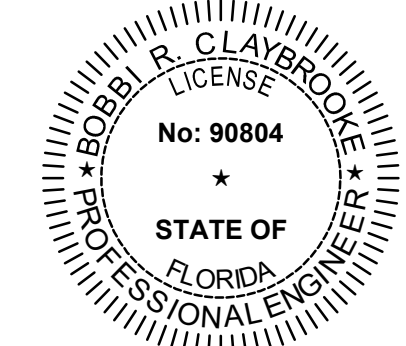
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CA #33105 | LB #4334



BOBBI R. CLAYBROOKE, PE
DATE: 12/05/25
FLORIDA P.E. NO. 90804

REVISIONS		
MARK	DESCRIPTION	DATE
2	REVISIONS PER CITY COMMENTS	10/21/25

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GENERAL NOTES

CS-100
PERMIT SET

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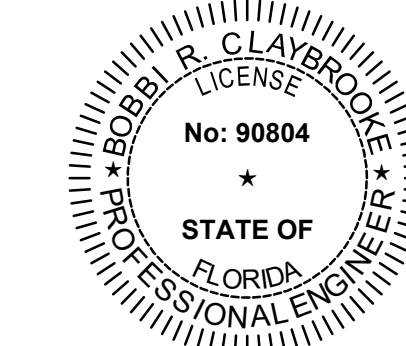
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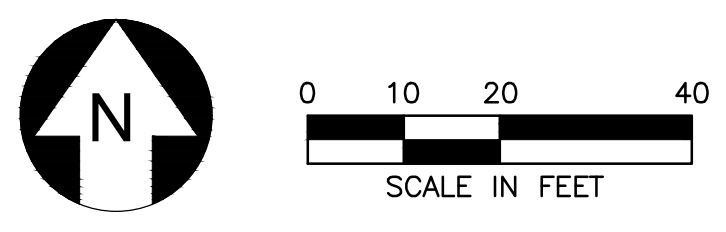


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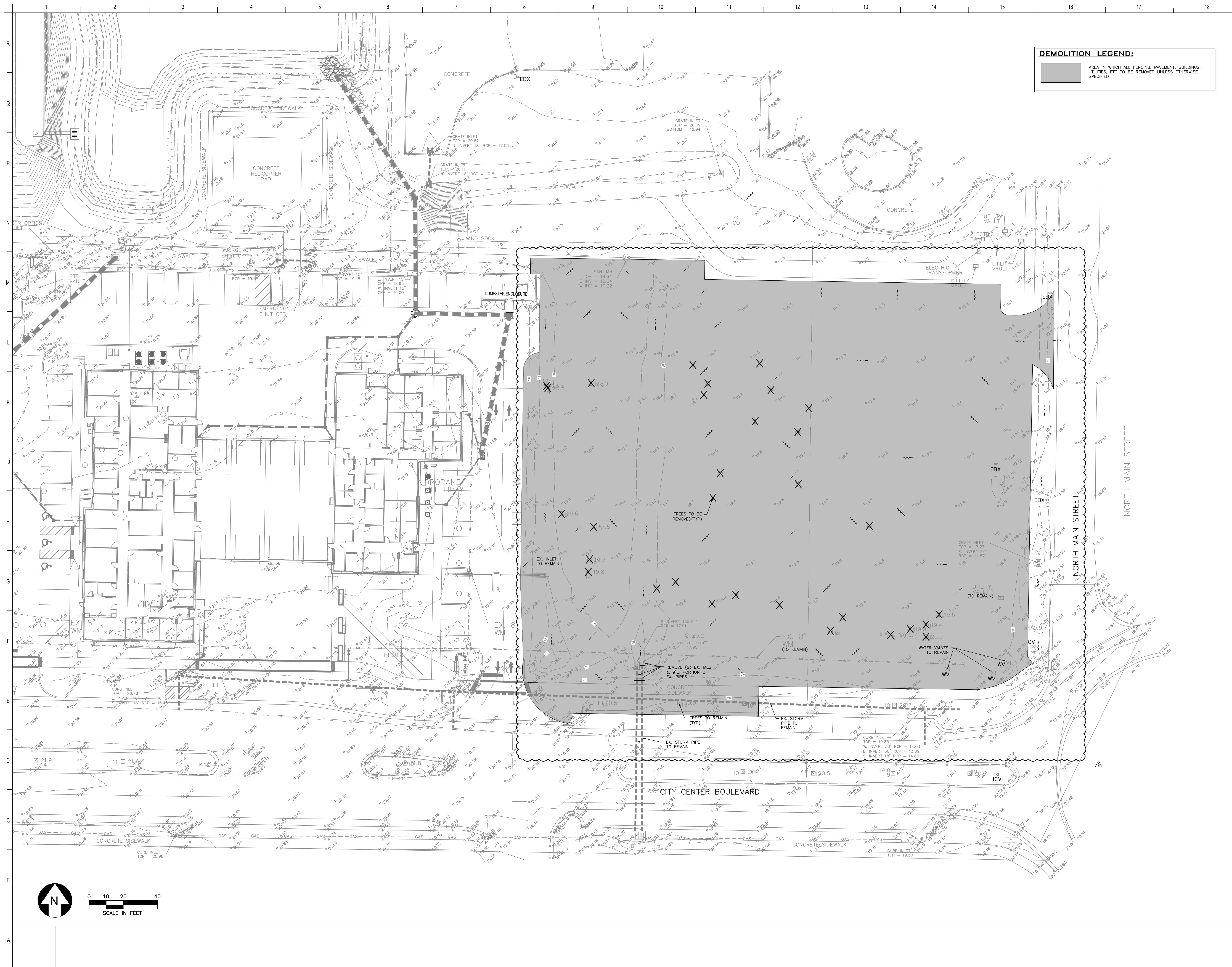


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ISSUE DATE: 06.12.2025
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AERIAL PHOTOGRAPH

CS-200
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DEMOLITION LEGEND:
 AREA IN WHICH ALL FENCING, PAVEMENT, BUILDINGS, UTILITIES, ETC TO BE REMOVED UNLESS OTHERWISE SPECIFIED



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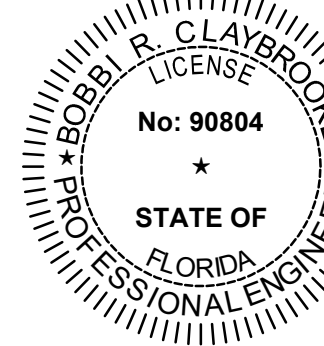
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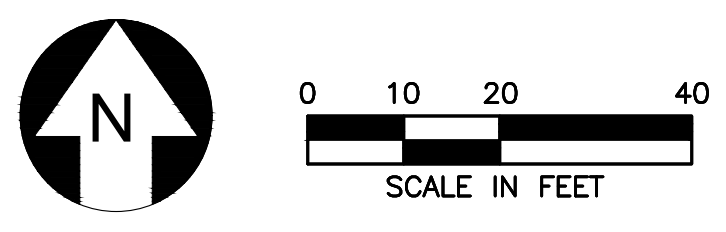


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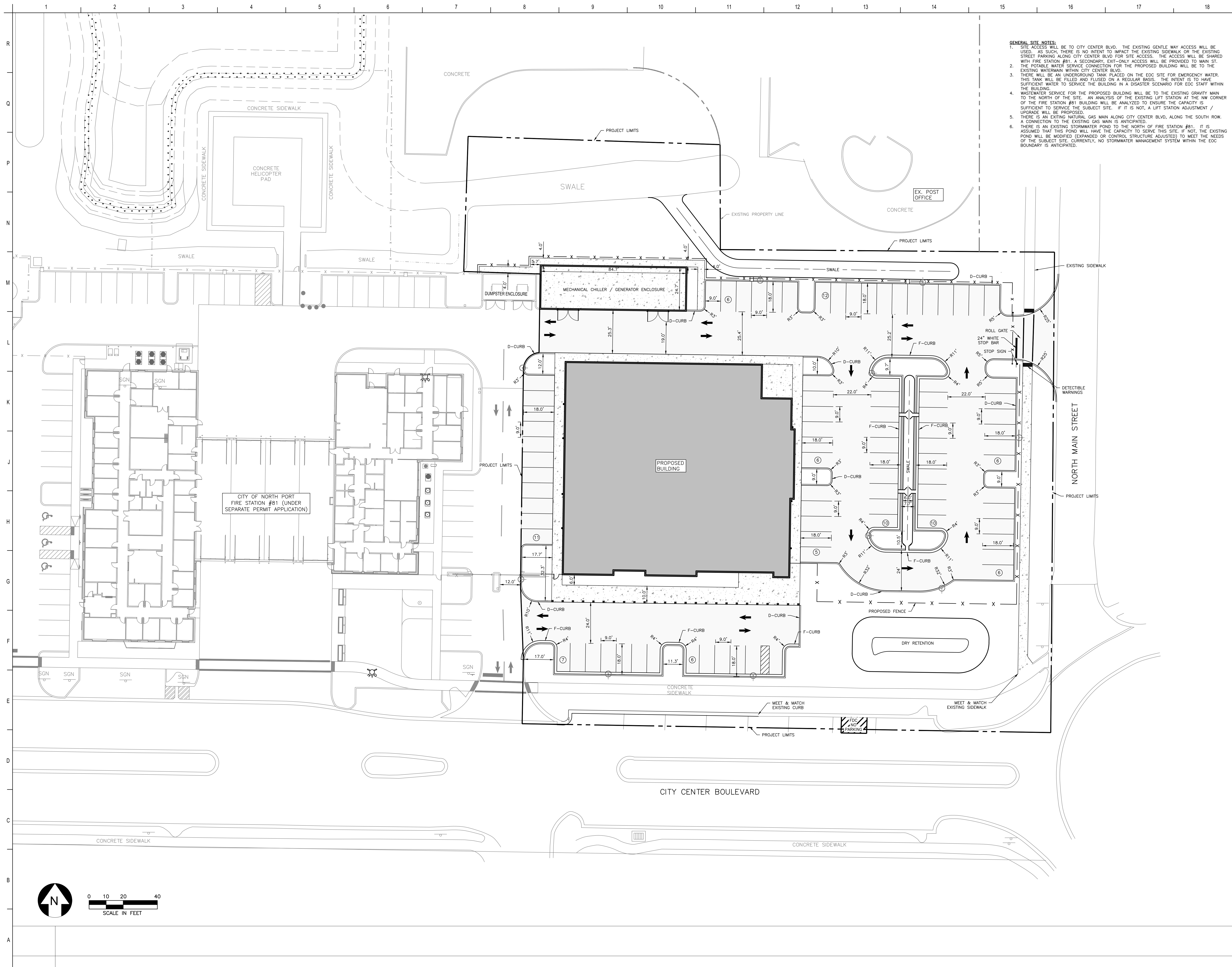


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**EXISTING CONDITIONS &
 DEMOLITION PLAN**

CS-201
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- GENERAL SITE NOTES:**
1. SITE ACCESS WILL BE TO CITY CENTER BLVD. THE EXISTING GENTLE WAY ACCESS WILL BE USED. AS SUCH, THERE IS NO INTENT TO IMPACT THE EXISTING SIDEWALK OR THE EXISTING STREET PARKING ALONG CITY CENTER BLVD FOR SITE ACCESS. THE ACCESS WILL BE SHARED WITH FIRE STATION #81. A SECONDARY, EXIT-ONLY ACCESS WILL BE PROVIDED TO MAIN ST. THE POTABLE WATER SERVICE CONNECTION FOR THE PROPOSED BUILDING WILL BE TO THE EXISTING WATERMAIN WITHIN CITY CENTER BLVD.
 2. THERE WILL BE AN UNDERGROUND TANK PLACED ON THE EOC SITE FOR EMERGENCY WATER. THIS TANK WILL BE FILLED AND FLUSED ON A REGULAR BASIS. THE INTENT IS TO HAVE SUFFICIENT WATER TO SERVICE THE BUILDING IN A DISASTER SCENARIO FOR EOC STAFF WITHIN THE BUILDING.
 3. WASTEWATER SERVICE FOR THE PROPOSED BUILDING WILL BE TO THE EXISTING GRAVITY MAIN TO THE NORTH OF THE SITE. AN ANALYSIS OF THE EXISTING LIFT STATION AT THE NW CORNER OF THE FIRE STATION #81 BUILDING WILL BE ANALYZED TO ENSURE THE CAPACITY IS SUFFICIENT TO SERVICE THE SUBJECT SITE. IF IT IS NOT, A LIFT STATION ADJUSTMENT / UPGRADE WILL BE PROPOSED.
 4. THERE IS AN EXISTING NATURAL GAS MAIN ALONG CITY CENTER BLVD, ALONG THE SOUTH ROW. A CONNECTION TO THE EXISTING GAS MAIN IS ANTICIPATED.
 5. THERE IS AN EXISTING STORMWATER POND TO THE NORTH OF FIRE STATION #81. IT IS ASSUMED THAT THIS POND WILL HAVE THE CAPACITY TO SERVE THIS SITE. IF NOT, THE EXISTING POND WILL BE MODIFIED (EXPANDED OR CONTROL STRUCTURE ADJUSTED) TO MEET THE NEEDS OF THE SUBJECT SITE. CURRENTLY, NO STORMWATER MANAGEMENT SYSTEM WITHIN THE EOC BOUNDARY IS ANTICIPATED.



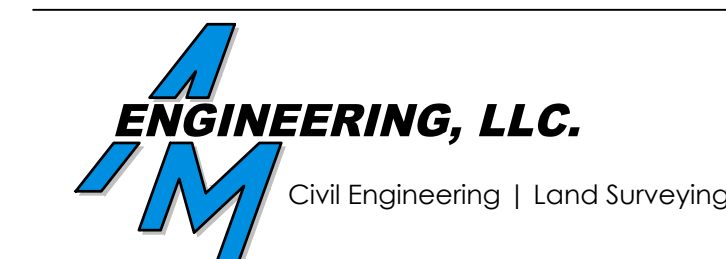
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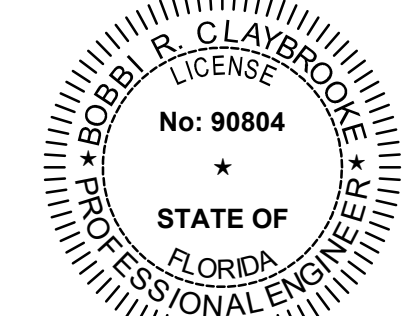
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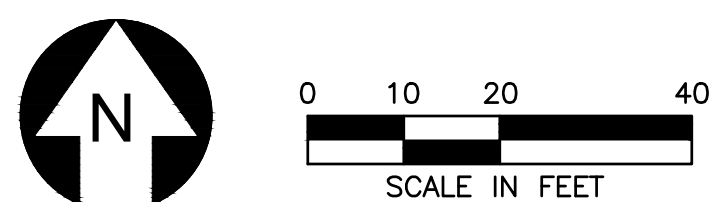


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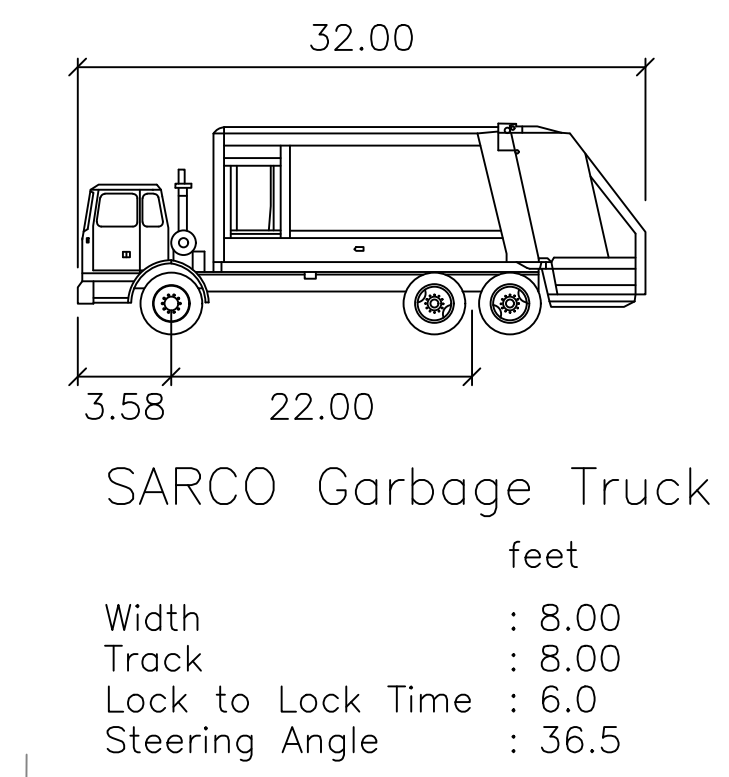
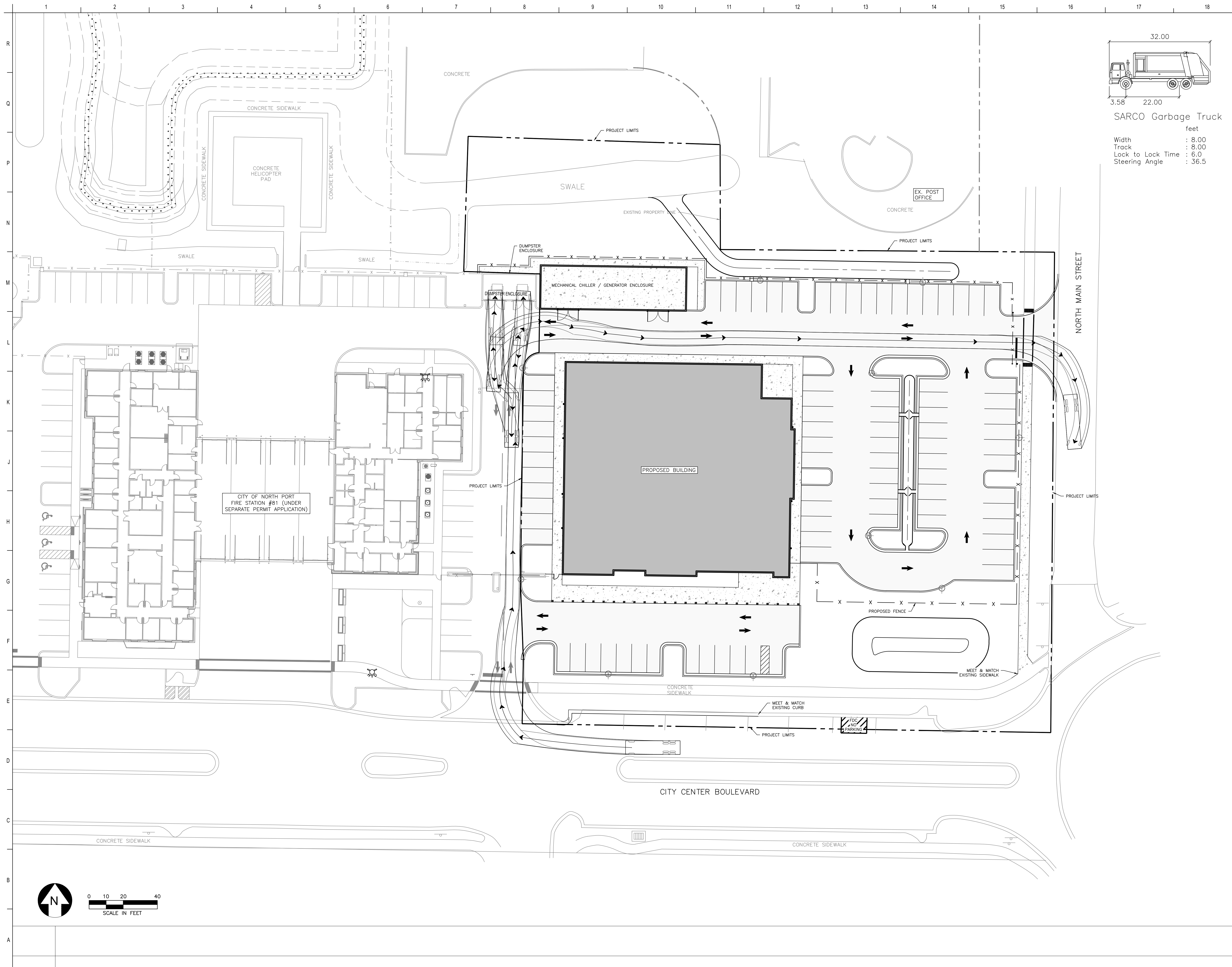
BOBBI R. CLAYBROOKE, PE
DATE 12/05/25
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REVISIONS		
MARK	DESCRIPTION	DATE
2	REVISIONS PER CITY COMMENTS	10/21/25



CS-300
PERMIT SET

NOT RELEASED FOR CONSTRUCTION



NorthPort
FLORIDA

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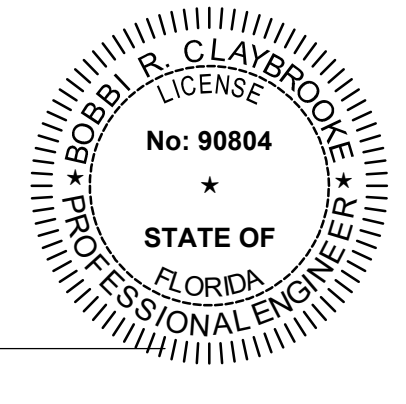
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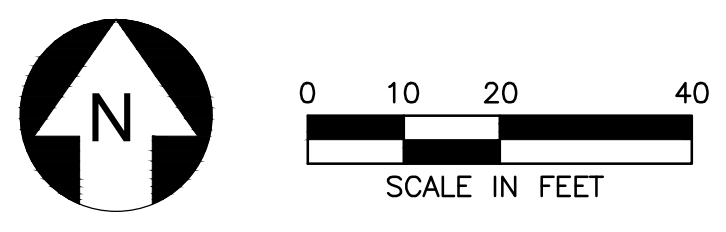
AM
ENGINEERING, LLC.
Civil Engineering | Land Surveying

8340 Consumer Court Sarasota, FL 34240
Phone: (941) 377-9178 | www.amengll.com
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REVISIONS		
MARK	DESCRIPTION	DATE

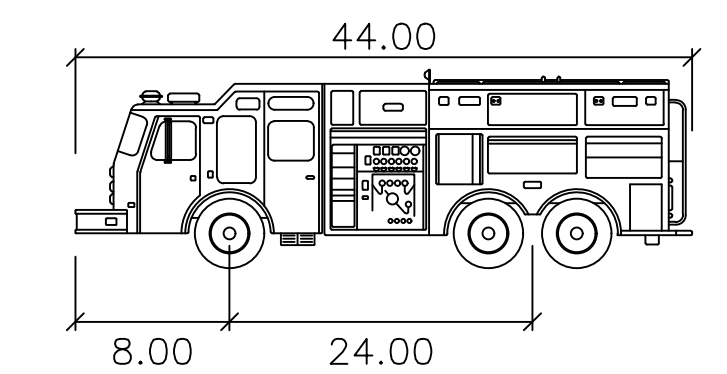
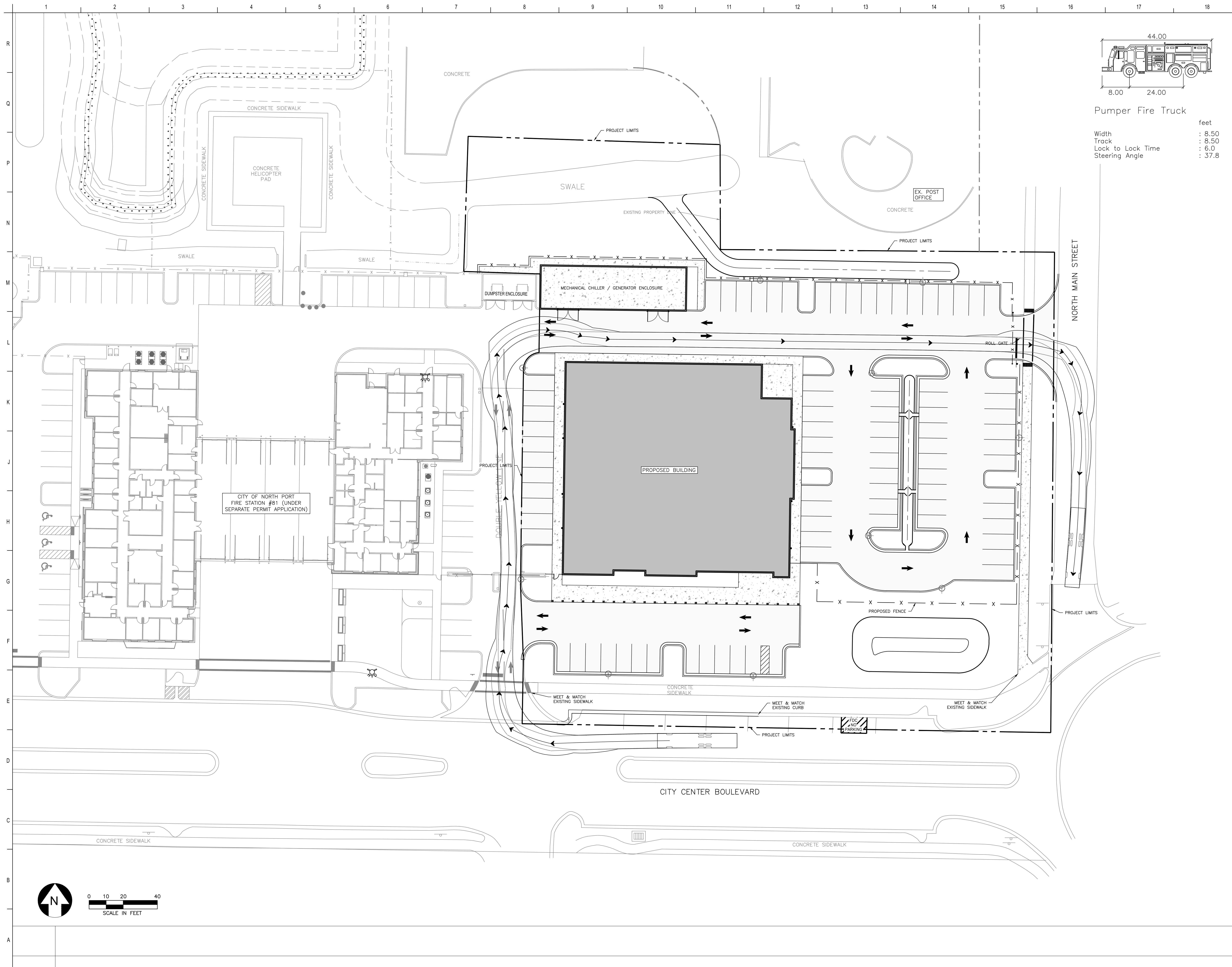


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ISSUE DATE: 06.12.2025
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**TURNING MOVEMENT PLAN
(GARBAGE TRUCK)**

CS-301
PERMIT SET

NOT RELEASED FOR CONSTRUCTION



Pumper Fire Truck

feet
 Width : 8.50
 Track : 8.50
 Lock to Lock Time : 6.0
 Steering Angle : 37.8



CITY OF NORTH PORT
 4970 CITY HALL BLVD., NORTH PORT, FLORIDA 34286

**CITY OF NORTH PORT -
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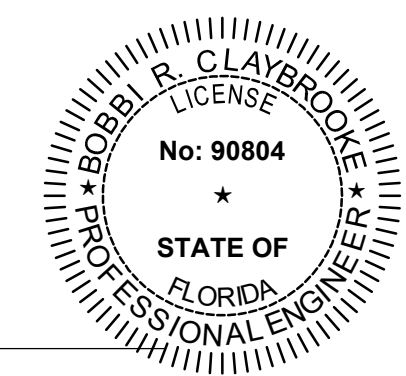
PROJECT LOCATION:
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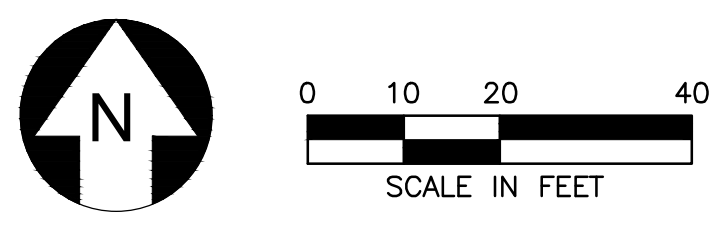


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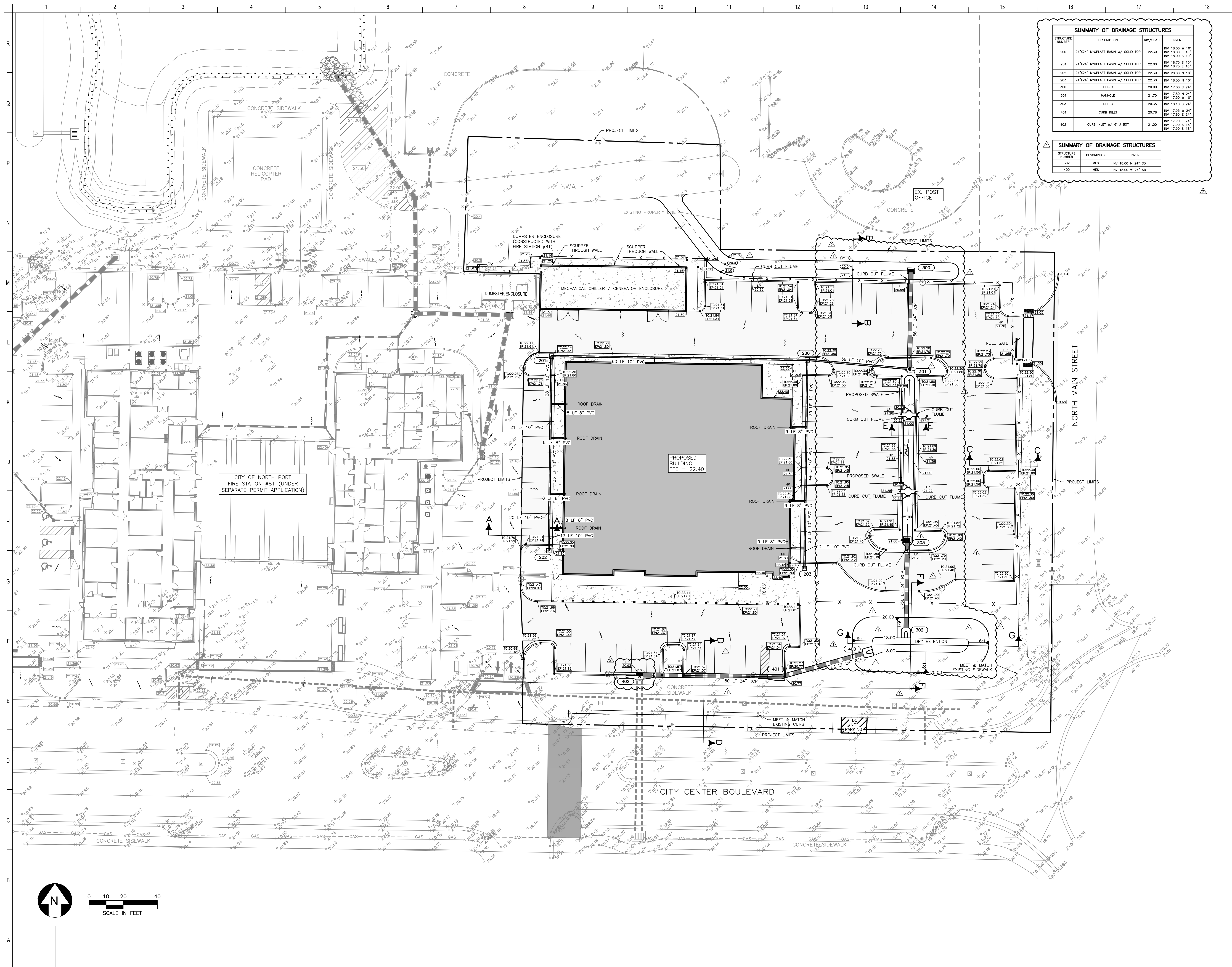
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 DATE 12/05/25
 FLORIDA P.E. No. 90804

REVISIONS		
MARK	DESCRIPTION	DATE



CS-302
 PERMIT SET

NOT RELEASED FOR CONSTRUCTION



SUMMARY OF DRAINAGE STRUCTURES			
STRUCTURE NUMBER	DESCRIPTION	RW/GRATE	INVERT
200	24"x24" NYOPLAST BASIN w/ SOLID TOP	22.30	INV 18.00 W 10' INV 18.00 E 10' INV 18.50 S 10'
201	24"x24" NYOPLAST BASIN w/ SOLID TOP	22.30	INV 18.75 W 10' INV 18.75 E 10' INV 18.75 S 10'
202	24"x24" NYOPLAST BASIN w/ SOLID TOP	22.30	INV 20.00 W 10' INV 20.00 E 10' INV 20.00 S 10'
300	24"x24" NYOPLAST BASIN w/ SOLID TOP	22.30	INV 18.50 W 10' INV 18.50 E 10' INV 18.50 S 10'
301	MANHOLE	21.70	INV 17.50 N 24' INV 17.50 W 10'
303	DB-C	20.35	INV 18.10 S 24'
401	CURB INLET	20.78	INV 17.85 W 24' INV 17.85 E 24'
402	CURB INLET W/ 6' J BOT	21.00	INV 17.90 S 18'

SUMMARY OF DRAINAGE STRUCTURES		
STRUCTURE NUMBER	DESCRIPTION	INVERT
302	MES	INV 18.00 W 24' SD
400	MES	INV 18.00 W 24' SD



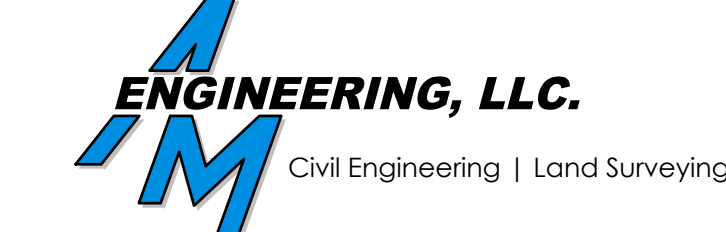
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4970 CITY HALL BLVD., NORTH PORT, FLORIDA 34286

**CITY OF NORTH PORT -
EMERGENCY OPERATIONS
CENTER**

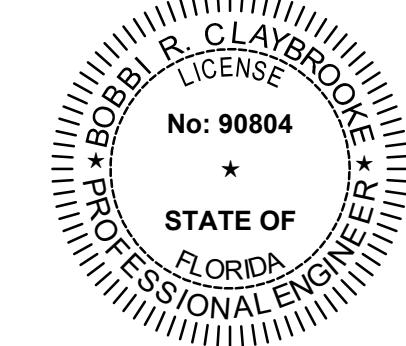
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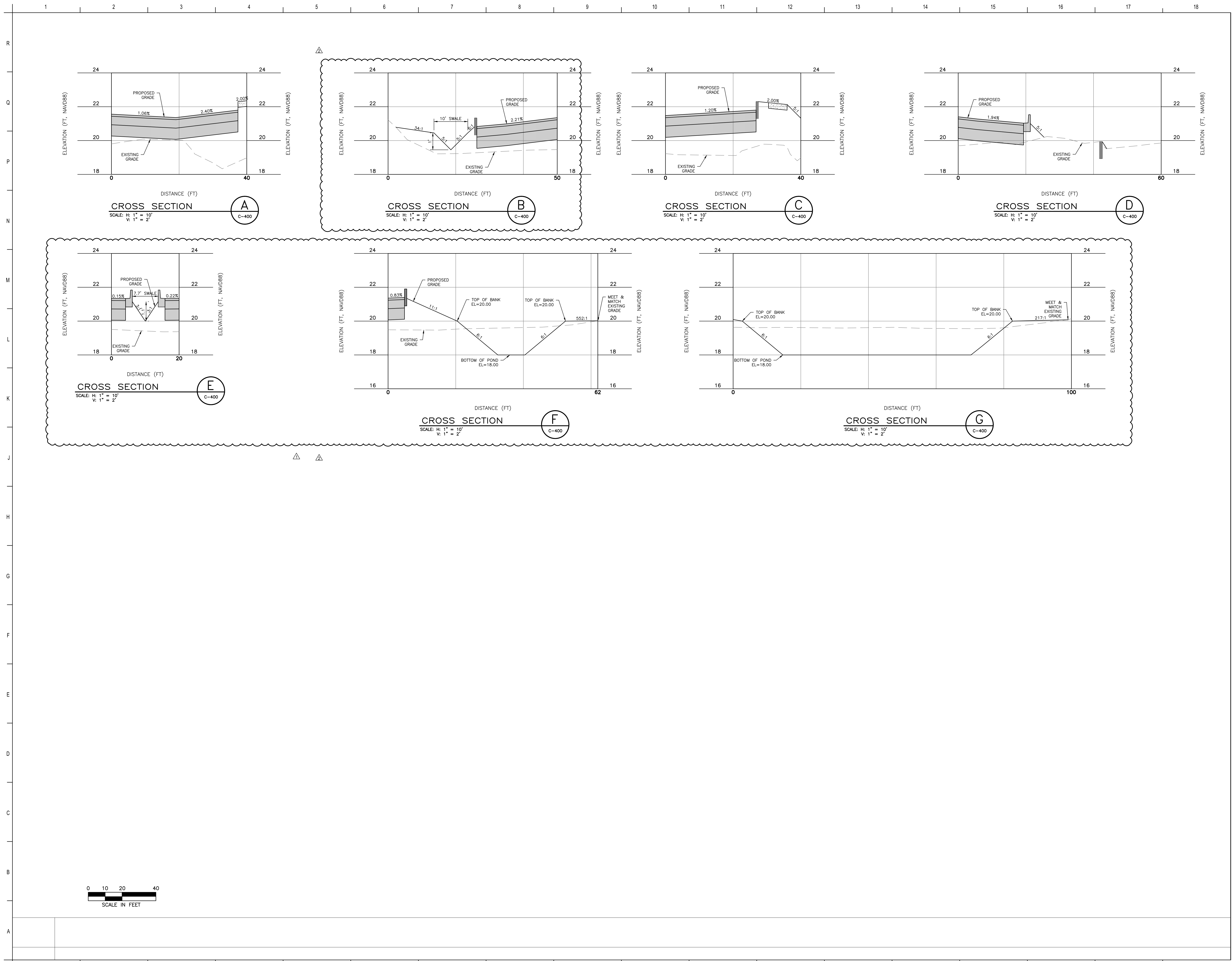


BOBBI R. CLAYBROOKE, PE
DATE: 12/05/25
FLORIDA P.E. No. 90804

REVISIONS		
MARK	DESCRIPTION	DATE
1	AS 1	07/28/25
2	REVISIONS PER CITY COMMENTS	10/21/25



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**CITY OF NORTH PORT -
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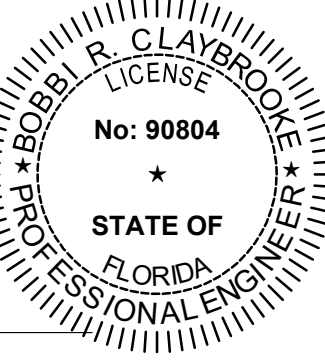
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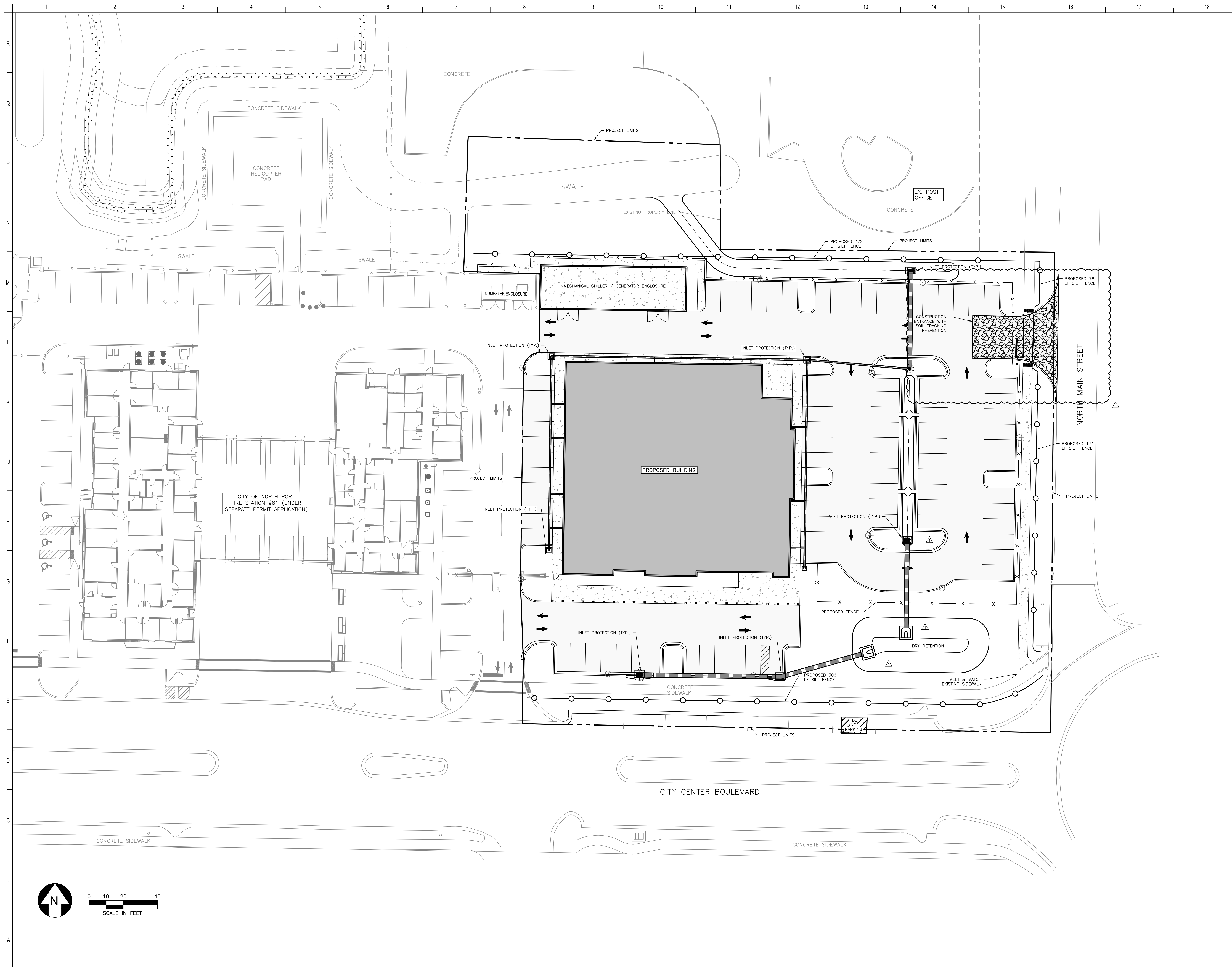
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MARK	DESCRIPTION	DATE
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2	REVISIONS PER CITY COMMENTS	10/21/25

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CROSS SECTIONS

CS-501
 PERMIT SET

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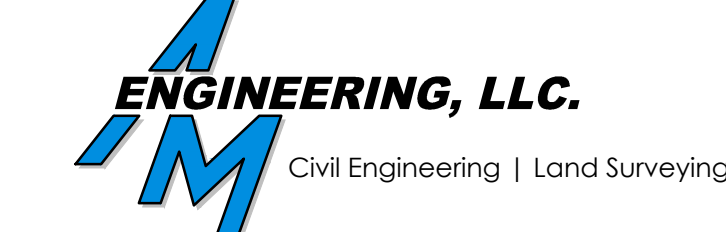
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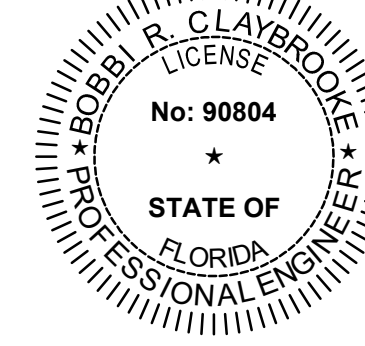
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**STORMWATER POLLUTION
PREVENTION PLAN**

CS-600
PERMIT SET

NOT RELEASED FOR CONSTRUCTION

NPDES REQUIREMENTS:

FEDERAL LAW PROHIBITS ALL POINT SOURCE DISCHARGE OR POLLUTANTS, WHICH INCLUDES THE DISCHARGE OF STORMWATER ASSOCIATED WITH LARGE (GREATER THAN 5 ACRES) CONSTRUCTION ACTIVITIES OR SMALL (LESS THAN 5 ACRES AND GREATER THAN 1 ACRE) CONSTRUCTION ACTIVITIES TO WATERS OF THE UNITED STATES WITHOUT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. UNDER THE STATE OF FLORIDA'S AUTHORITY TO ADMINISTER THE NPDES STORMWATER PROGRAM, OPERATORS THAT HAVE STORMWATER DISCHARGE ASSOCIATED WITH LARGE OR SMALL CONSTRUCTION ACTIVITIES TO SURFACE WATERS OF THE STATE, INCLUDING THROUGH A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4, LA TOWN, CITY OR COUNTY), SHALL OBTAIN COVERAGE EITHER UNDER A GENERIC PERMIT OR AN INDIVIDUAL PERMIT. THE NPDES PERMIT REQUIRES INSPECTIONS ONE (1) TIME PER WEEK AND WITHIN 24 HOURS FOLLOWING A 0.5-INCH RAINFALL EVENT OF ALL BEST MANAGEMENT PRACTICES (BMPs) AND EROSION CONTROL MEASURES. AS AUTHORIZED BY THE OWNER, THE ENGINEER OF RECORD WILL MAKE PERIODIC INSPECTIONS AND DOCUMENT COMPLIANCE IN ACCORDANCE WITH THE NPDES PERMIT. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR THE WEEKLY INSPECTIONS AND REQUIRED MAINTENANCE OF THE BMPs AND EROSION CONTROL MEASURES AND THE POST-RAINFALL EVENT INSPECTIONS. THE INSPECTIONS MUST DOCUMENT COMPLIANCE WITH THE NPDES PERMIT OR CORRECTION ACTIONS NEEDED AND/OR TAKEN AND BE RECORDED ON THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM. THE CONTRACTOR CAN CONTACT FDEP AT 850-245-7522 OR VISIT THE FDEP WEBSITE AT WWW.FDEP.STATE.FL.US FOR ADDITIONAL INFORMATION RELATING TO THE SWPPP AND THE NPDES PERMIT.

THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FROM THE ENGINEER OF RECORD (EOR) PRIOR TO SUBMITTING A CONSTRUCTION BID AND SHALL INCLUDE ALL MONIES NECESSARY TO ENSURE THAT THE SWPPP IS FOLLOWED DURING THE CONSTRUCTION DURATION. THE CONTRACTOR WILL BE REQUIRED TO COMPLY WITH ALL REQUIREMENTS OF THE SWPPP AND HAVE IT POSTED ON-SITE ALONG WITH THE EROSION CONTROL PLAN, THE NPDES PERMIT, AND THE COMPLETED INSPECTION REPORT FORMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL PRACTICES DETAILED IN THE SWPPP AND ASSOCIATED FINES THAT MAY BE IMPOSED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY (FDEP) FOR NOT COMPLYING WITH THE NPDES REQUIREMENTS CONTAINED IN THE SWPPP AND THE NPDES REGULATIONS. THE COSTS FOR COMPLYING WITH THE SWPPP AND THE NPDES PERMIT SHALL BE INCLUDED IN THE CONTRACTORS CONSTRUCTION BID.

SWPPP SEQUENCE OF EVENTS

1. SURVEYORS STAKEOUT SILT SCREEN LOCATION
2. SILT SCREEN INSTALLED
3. CLEARING AND GRUBBING OPERATIONS
4. REPAIR ALL SILT SCREEN DAMAGED DURING CLEARING AND GRUBBING
5. CONSTRUCT SEDIMENTATION BASINS FOR DEWATERING
6. EARTH MOVING-CONSTRUCT LAKES, FILL LOTS, ROADS, SWALES, AND BERMS
7. FINAL GRADING OF SLOPES
8. INSTALL SWALES OR BERMS TO PROTECT SLOPES
9. SOO OR SEED SLOPES
10. BMP'S TO BE MAINTAINED THROUGHOUT ALL CONSTRUCTION ON THE SITE
11. MAINTENANCE AND INSPECTIONS

GENERAL NOTES

1. MEANS OF VEGETATION, EROSION AND SEDIMENT CONTROL, WILL BE IMPLEMENTED AS DESCRIBED IN THE CONTROL SECTION OF THE POLLUTION PREVENTION PLAN AND WILL BE MAINTAINED TO ENSURE THAT THEY ARE EFFECTIVE. IF ANY ADDITIONAL MEASURES ARE NEEDED, THEY WILL BE IMPLEMENTED PRIOR TO CONTINUING CONSTRUCTION ACTIVITIES.
2. A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4. DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AREAS USED FOR STORAGE OF MATERIAL THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROLS AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER.
3. MAINTENANCE OF EROSION AND SILTATION CONTROL DEVICES, SILT FENCE, HAY BALES AND OTHER SILTATION AND EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BY THE CONTRACTOR DURING CONSTRUCTION. ANY INSTALLATION THAT HAS BEEN DAMAGED OR DISPLACED COMPONENTS, SHALL BE REPLACED OR REPAIRED IMMEDIATELY.
4. MAINTENANCE OF EROSION AND SILTATION CONTROL DEVICES, DURING DEWATERING, PRIOR TO COMMENCING DEWATERING THE CONTRACTOR SHALL INSPECT THE TEMPORARY SEDIMENT, SUMP, SILT FENCE, HAY BALES AND OTHER COMPONENTS OF THE EROSION AND EROSION CONTROL SYSTEM. DAMAGED OR DISPLACED COMPONENTS SHALL BE REPLACED OR REPAIRED PRIOR TO STARTING DEWATERING.

EROSION AND SILTATION CONTROL:

THE PROPOSED SILT FENCE WILL BE PLACED AT THE SITE PERIMETER PRIOR TO BEGINNING CLEARING OR DEMOLITION. THE SILT FENCE WILL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION WHICH IS ESTIMATED TO BE NINE MONTHS. ADDITIONAL EROSION CONTROL MEASURES SUCH AS FILTER CLOTH OVER INLET GRATES AND HAY BALES AT INLETS WILL BE IMPLEMENTED AS REQUIRED DURING CONSTRUCTION. FINAL STABILIZATION OF THE SITE WILL OCCUR AT THE END OF CONSTRUCTION WITH THE INSTALLATION OF THE LANDSCAPING. INTERIM STABILIZATION IN SELECT AREAS SUCH AS THE FILL SLOPE WILL BE IMPLEMENTED AS CONSTRUCTION ALLOWS.

A GRAVEL AREA LOCATED INSIDE THE PROPERTY AT THE CONSTRUCTION ENTRANCE WILL BE USED TO REDUCE SOIL TRACKING FROM THE SITE.

THE MAINTENANCE SCHEDULE FOR THE EROSION AND SILTATION CONTROL SYSTEM SHALL BE AS FOLLOWS:

1. DAILY INSPECTION OF THE PERIMETER SILT FENCE FOR DAMAGE OR BREACHES. REPAIR AS NECESSARY.
2. WEEKLY INSPECTION OF GRAVEL AREA AT CONSTRUCTION ENTRANCE. ADD GRAVEL AS REQUIRED TO MAINTAIN EFFECTIVENESS.
3. STABILIZE SLOPES WITH SOO AS SOON AS FINISHED GRADING IS COMPLETE. WEEKLY INSPECTION OF SODDED SLOPES AND REPAIR OF ANY WASHOUTS OR ERODED AREAS.
4. DAILY INSPECTION OF ADJOINING ROADWAY. SWEEP PAVEMENT AND GUTTERS AS REQUIRED TO REMOVE TRACKED SOIL.

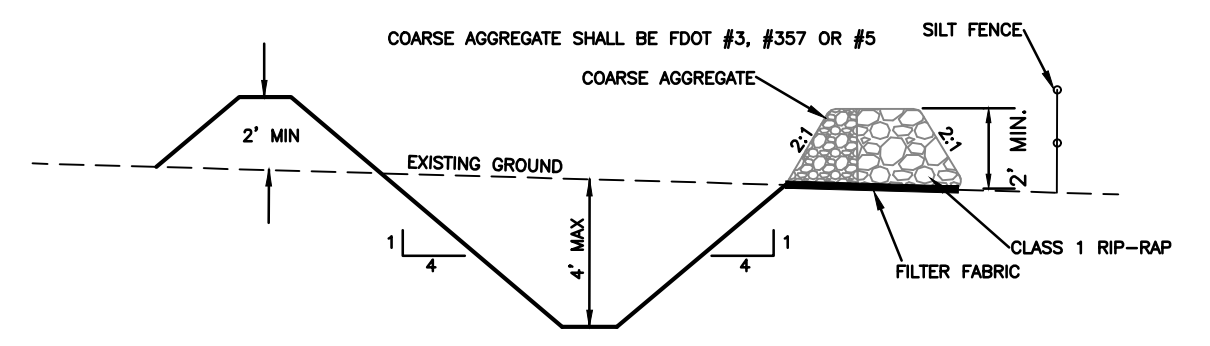
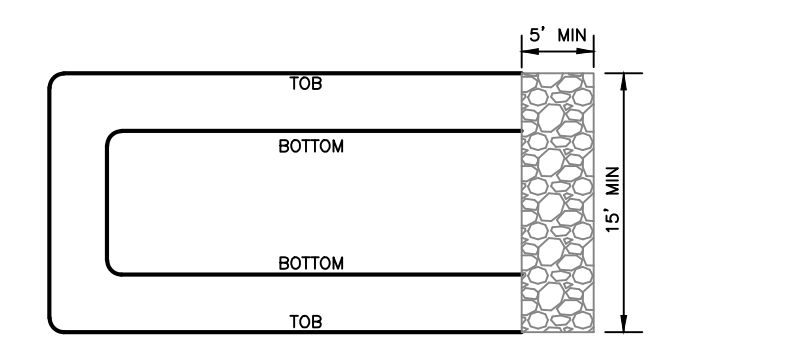
SOLID WASTE INCLUDING CONSTRUCTION DEBRIS WILL BE PLACED IN ROLL ON CONTAINERS. IT IS ESTIMATED THAT THE DEBRIS WILL HAVE TO BE REMOVED AT ONE TO TWO WEEK INTERVALS DURING BUILDING CONSTRUCTION. SOLID WASTE MANAGEMENT, EROSION AND SILTATION CONTROL DEVICES SHALL BE INSTALLED, INSPECTED AND MAINTAINED BY THE GENERAL CONTRACTOR.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTES:

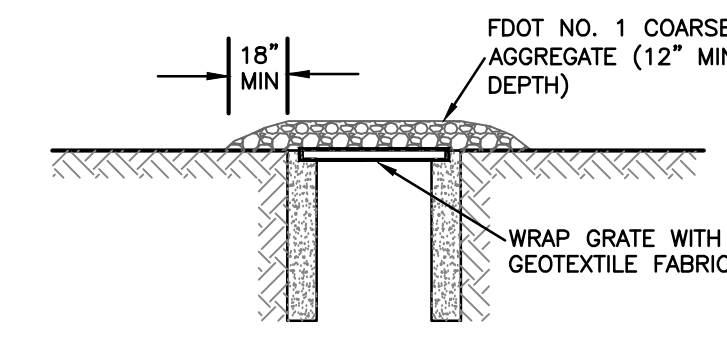
- A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-161.300(4)(b), F.A.C. COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH PART 2.6 OF THE GENERIC PERMIT, AND AS PER SEC 54-187(0)(1) OF THE SARASOTA COUNTY CODE.
- B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO SARASOTA COUNTY WITHIN 7 CALENDAR DAYS IN ACCORDANCE WITH PART 2.6 OF THE GENERIC PERMIT, AND SEC. 54-187(0)(1) OF THE SARASOTA COUNTY CODE.
- C. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH PART 4.6 OF THE GENERIC PERMIT, AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO SARASOTA COUNTY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION PER SEC 54-187(0)(1) OF THE SARASOTA COUNTY CODE.
- D. A COPY OF THE SWPPP AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS PER SEC 54-187(0)(1) OF THE SARASOTA COUNTY CODE.
- E. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM - DEWATERING.
- F. IF NOT OTHERWISE COVERED AS OUTLINED UNDER PART 3.4 OF THE GENERIC PERMIT, THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE-DISCHARGE TESTING SHALL BE PROVIDED TO SARASOTA COUNTY PURSUANT TO SECTION 54-185(b) OF THE SARASOTA COUNTY CODE.

POLLUTION CONTROL NOTES: SARASOTA COUNTY

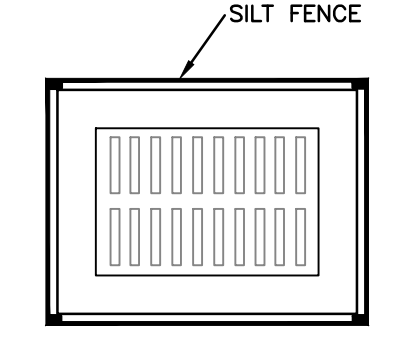
- A. EROSION AND SEDIMENT CONTROL BMPs IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF-SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON-SITE WETLANDS AND SURFACE WATERS. BMPs SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF-SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
- B. OFF-SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ON-SITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO SARASOTA COUNTY WITHIN 24 HOURS OF THE OCCURRENCE (PH: 941.861.5000; EMAIL: REPORTPOLLUTION@SCGOV.NET). THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- C. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONTROLLED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- D. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO SARASOTA COUNTY (PH: 941.861.5000; EMAIL: REPORTPOLLUTION@SCGOV.NET). SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- E. IF PREVIOUSLY UNKNOWN RECOGNIZED ENVIRONMENTAL CONDITIONS (E.G. CONTAMINATED SOIL AND/OR GROUNDWATER, BURIED WASTES, ETC.) ARE DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE IMMEDIATE VICINITY SHALL CEASE, AND SARASOTA COUNTY SHALL BE CONTACTED (PH: 941.861.5000; EMAIL: REPORTPOLLUTION@SCGOV.NET).
- F. PRIOR TO RENOVATION OR DEMOLITION OF EXISTING ON-SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- G. FERTILIZER APPLICATION SHALL BE CONSISTENT WITH CHAPTER 54, ARTICLE XXXI (FERTILIZER AND LANDSCAPE MANAGEMENT) OF THE SARASOTA COUNTY CODE.



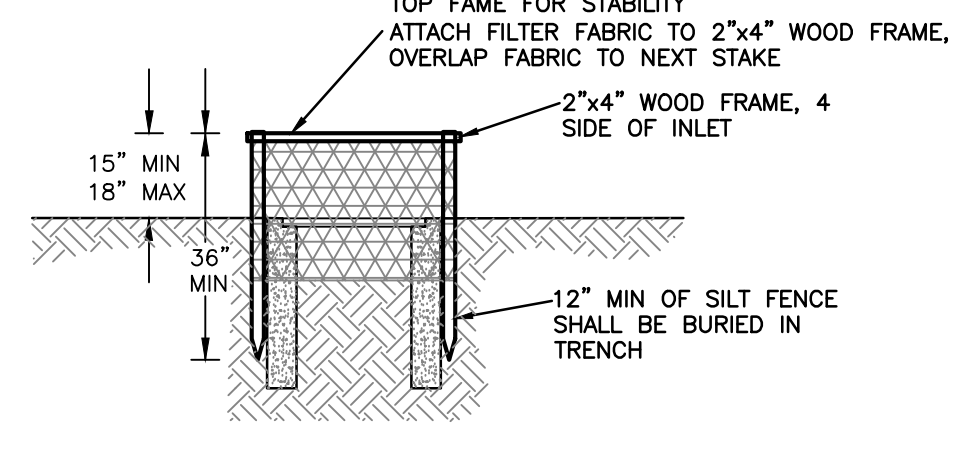
TEMPORARY SEDIMENT TRAP DETAIL



OPTION 2: GRAVEL AND GEOTEXTILE FABRIC

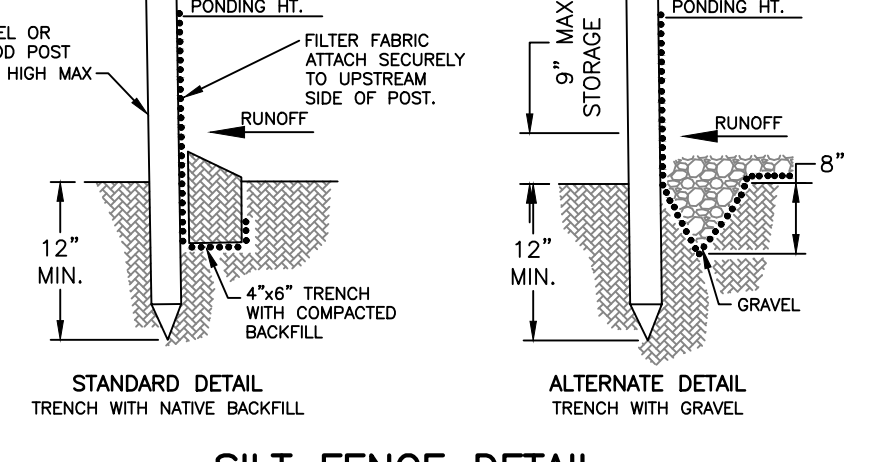
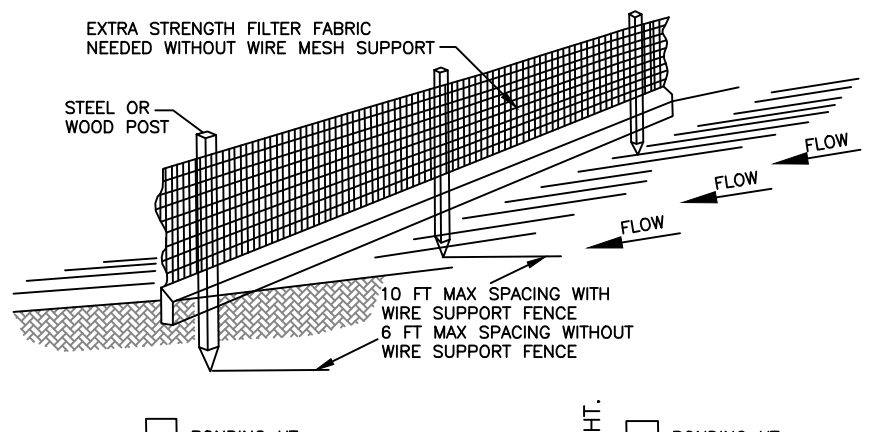
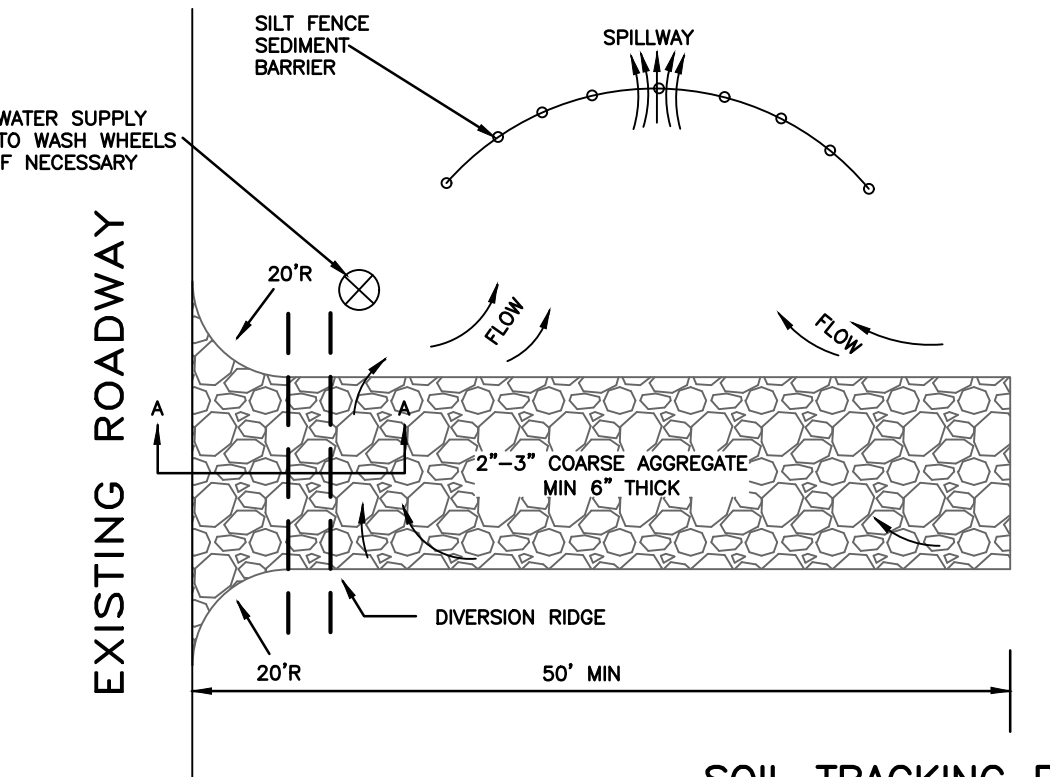


SILT FENCE



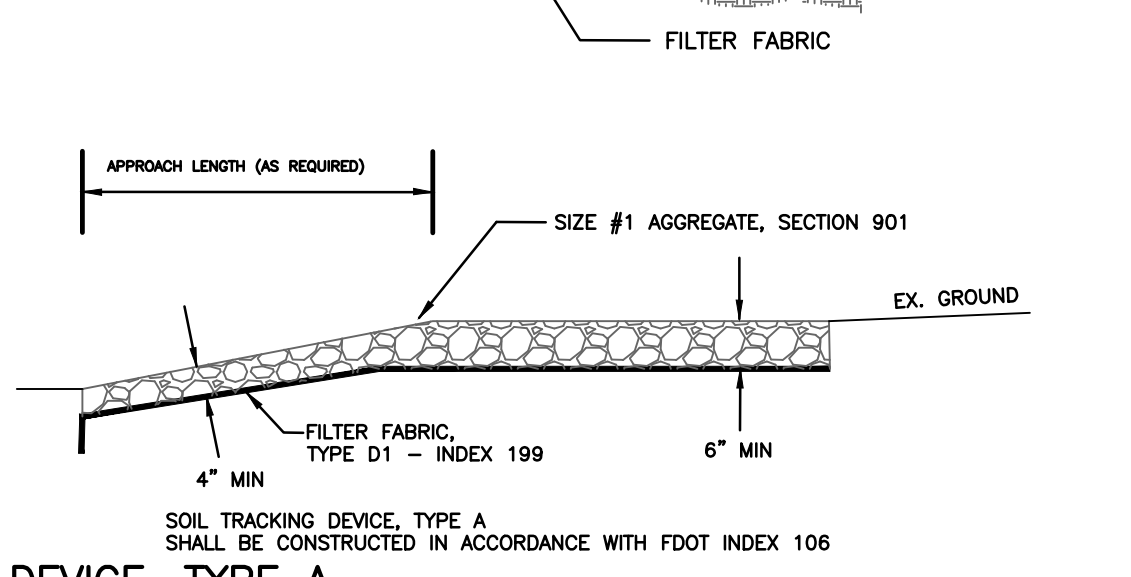
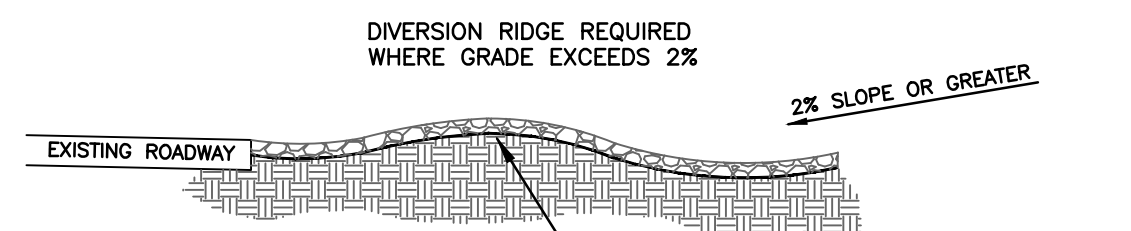
OPTION 1: SILT FENCE

INLET SEDIMENT FILTER DETAIL



SILT FENCE DETAIL

- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. INSPECT WEEKLY AT A MINIMUM.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SOIL TRACKING PREVENTION DEVICE, TYPE A

SHALL BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 106

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC R/W OR OFF-SITE. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTP PUBLIC R/W OR OFF-SITE.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



CITY OF NORTH PORT
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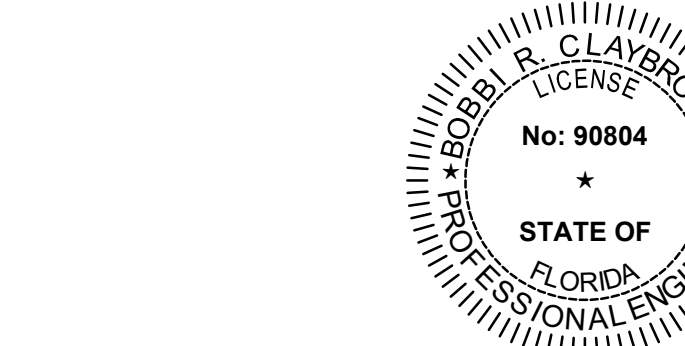
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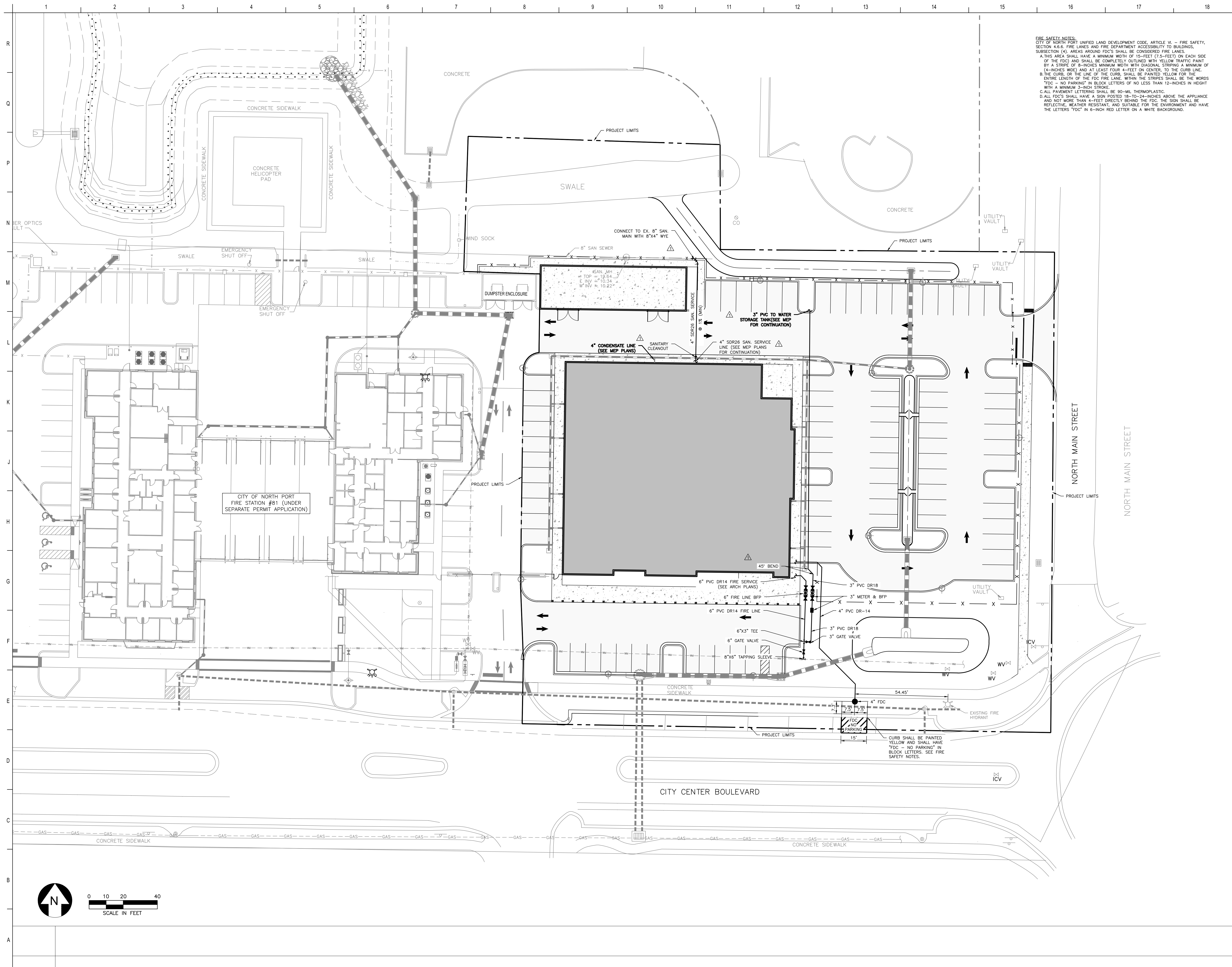
REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2023824
ISSUE DATE: 06.12.2025
DRAWN BY: RA

**STORMWATER POLLUTION
PREVENTION DETAILS**



R
Q
P
N
M
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D
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A



FIRE SAFETY NOTES:
 CITY OF NORTH PORT UNIFIED LAND DEVELOPMENT CODE, ARTICLE VI. - FIRE SAFETY, SECTION 4.6.6. FIRE LANES AND FIRE DEPARTMENT ACCESSIBILITY TO BUILDINGS, SUBSECTION (4). AREAS AROUND FDC'S SHALL BE CONSIDERED FIRE LANES.
 A. THIS AREA SHALL HAVE A MINIMUM WIDTH OF 15- FEET (7.5- FEET) ON EACH SIDE OF THE FDC AND SHALL BE COMPLETELY OUTLINED WITH YELLOW TRAFFIC PAINT BY A STRIPE OF 8-INCHES MINIMUM WIDTH WITH DIAGONAL STRIPING A MINIMUM OF (4-INCHES WIDE) AND AT LEAST FOUR 4- FEET ON CENTER, TO THE CURB LINE.
 B. 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 NO LESS THAN 12-INCHES IN HEIGHT WITH A MINIMUM 3-INCH STRIPE.
 C. ALL PAVEMENT LETTERING SHALL BE 90-MIL THERMOPLASTIC.
 D. ALL FDC'S SHALL HAVE A SIGN POSTED 18- TO 24-INCHES ABOVE THE APPLIANCE AND NOT MORE THAN 4- FEET DIRECTLY BEHIND THE FDC. THE SIGN SHALL BE REFLECTIVE, WEATHER RESISTANT, AND SUITABLE FOR THE ENVIRONMENT AND HAVE THE LETTERS "FDC" IN 6-INCH RED LETTER ON A WHITE BACKGROUND.

NorthPort
 FLORIDA

CITY OF NORTH PORT
 4970 CITY HALL BLVD., NORTH PORT, FLORIDA 34286

**CITY OF NORTH PORT -
 EMERGENCY OPERATIONS
 CENTER**

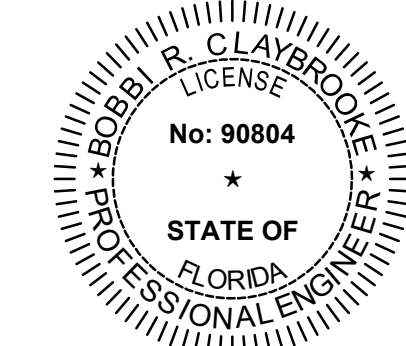
PROJECT LOCATION:
 4980 CITY CENTER BLVD.
 NORTH PORT, FLORIDA 34286

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BOBBI R. CLAYBROOKE, PE
 DATE 12/05/25
 FLORIDA P.E. No. 90804

REVISIONS		
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 ISSUE DATE: 06.12.2025
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