FILED FOR RECORD
R. B. SHORE

2007 OCT 22 AM 8:34

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

MANATEE COUNTY ZONING ORDINANCE
PDMU-99-02(P) – RIVER CLUB PARK OF COMMERCE, PHASES 2 & 5

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING A PRELIMINARY SITE PLAN FOR A 303,209 SQUARE FOOT RETAIL SHOPPING CENTER ON ± 69.78 ACRES IN RIVER CLUB PARK OF COMMERCE DRI AT THE SOUTHEAST CORNER OF THE INTERSECTION OF I-75 AND SR 70, EXTENDING SOUTH TO LINGER LODGE ROAD AND EAST TO BRADEN WOODS; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

FILED
2007 OCT -8 PM 2:24
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

WHEREAS, Casvak River Club, LLC (the "Applicant") has filed an application for a Preliminary Site Plan for approximately 69.78 acres described in Exhibit "A", attached hereto, (the "Property") for a 303,209 square foot retail shopping center in River Club Park of Commerce DRI; and

WHEREAS, Planning Department staff recommended approval of the Preliminary Site Plan application, subject to the stipulations contained in the staff report; and

WHEREAS, the Applicant also requested Special Approval for a project: 1) in the Mixed Use Future Land Use Category; 2) in the Evers Watershed Overlay District; and 3) in an Entranceway; and

WHEREAS, the Applicant also requested Specific Approval for alternatives to Sections 710.2.17.2, 714.8, and 715.3.1.d of the Land Development Code; and

WHEREAS, the Board of County Commissioners of Manatee County held a public hearing on September 27, 2007 after due notice, considered the criteria set forth in the Manatee County Land Development Code, and approved the Preliminary Site Plan, Special Approval, and Specific Approval applications subject to the stipulations herein.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, and documentation, of the Planning Department, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Department concerning the application for a Preliminary Site Plan as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners held a duly noticed public hearing on September 27, 2007 regarding the proposed Preliminary Site Plan described herein in accordance with the

requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered the information received at the public hearing.

D. The proposed Preliminary Site Plan regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 710.2.17.2, the Board finds that the public purpose of the LDC regulations is satisfied to an equivalent degree by the proposed design because adequate provisions have been taken for pedestrian access, open space, and shared loading areas.

F. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 714.8, the Board finds that the public purpose of the LDC regulations is satisfied to an equivalent degree by the proposed designs because of the quicker establishment of 3" trees, the creation of an innovative parking design, and the provision of increased green area.

G. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 715.3.1.d, the Board finds that the public purpose of the LDC regulations is satisfied to an equivalent degree by the proposed design because of the quicker establishment of 3" trees, innovative parking design, and increased green area.

H. For the purpose of granting Special Approval for a project in the Mixed Use Future Land Use Category, in the Evers Watershed Overlay District and in an Entranceway, the Board hereby finds that the project will have no significant detrimental impacts on natural resources, adjacent land uses or public facilities.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a 303,209 square foot retail shopping center on ± 69.78 acres in River Club Park of Commerce General Development Plan Ordinance No. PDMU-99-02(G)(R3), with the following stipulations:

STIPULATIONS

A. DEVELOPMENT APPROVAL AND LEVEL OF SERVICE CERTIFICATE CONDITIONS

1. All development which does not have a Building Permit prior to March 13, 2010 shall be subject to review and approval of a concurrency analysis. The additional Certificate of Level of Service shall require Board of County Commissioners approval.

2. The site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvacultural or agricultural activities shall be initiated on land not currently under such use.

B. TRANSPORTATION

1. All applicable Transportation Improvements listed in Table 2 of Stipulation B(1), of the amended River Club GDP Zoning Ordinance No. PDMU-99-02(G)(R3) are applicable to this project.

2. This project shall be subject to the monitoring program specified in Stipulation B(2) of the amended River Club GDP Zoning Ordinance No. PDMU-99-02(G)(R3).

3. The portion of the north south internal street adjoining the site shall be completed prior to the issuance of the first Certificate of Occupancy in either Phase 2 or Phase 5.

4. Internal traffic safety and circulation improvements such as stop signs, traffic signals, and striping required during the course of development shall be the responsibility of the developer.

5. The developer shall enter into an agreement with Manatee County prior to the approval of the first Final Site Plan to reserve additional right-of-way along the east side of I-75 to accommodate a 250-foot wide half section. The agreement shall also provide for the applicant to dedicate the property within the reserved area to FDOT for the future expansion of the I-75 right-of-way within 30 days after inclusion of the subject road improvement in the adopted FDOT Work Program. The agreement shall be reviewed as to form by the County Attorney and in proper recordable form and shall be recorded by the applicant in the Public Records of Manatee County prior to Final Site Plan approval.

   The applicant shall not be entitled to any impact fee credits from the County for dedication of right-of-way pursuant to this stipulation.

   Native trees and shrubs within the original 50 foot buffer shall be preserved and planted until the 250 foot half-section is dedicated to FDOT and required by FDOT for I-75 roadway expansion.

C. ENVIRONMENT

1. Vegetation, Wildlife, and Wetlands

a. Prior to the first Final Site Plan approval, the developer shall quantify the number and sizes of trees removed to reconfigure the borrow pit and then provide a tree replacement plan. Replacement trees shall be planted prior to the issuance of the first Certificate of Occupancy in either Phase 2 or Phase 5.

b. In the event that any additional state or federally listed species not already identified are discovered on-site during site development, the developer shall immediately notify the Florida Fish and Wildlife Conservation Commission and Manatee County Planning Department and implement the recommended measures for species protection.

c. A management plan for removal of nuisance and exotic species shall be developed by the applicant and approved by the Planning Department prior to the first Final Site Plan approval.

d. The developer will relocate gopher tortoises to other suitable locations on or off site, as approved by the Florida Fish and Wildlife Commission, or contribute money to purchase suitable habitat in accordance with state guidelines and permit requirements.

e. Wetland buffers shall have signs posted depicting the purpose and intent of the buffer. Sign text and location shall be approved by the Planning Department. The use of pesticides, herbicides, or fertilizers, unless part of an approved nuisance and exotic management plan, shall be prohibited in these buffers and the wetlands they protect.

f. Prior to issuance of the first Certificate of Occupancy for Phases 2 or 5, the 173 acre preservation area adjacent to Gamble Creek at the confluence with the Manatee River and a conservation easement on an adjacent 21.8 acre site shall be deeded or granted to Manatee County.

g. An Environmental Resource Permit (ERP) approved by SWFWMD shall be submitted to the Planning Department for review prior to commencement of construction.

h. The applicant shall provide an updated study consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate State or federal agency shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.

i. Existing native vegetation located within any required landscape buffer shall be preserved to the greatest extent possible. There shall be no overhead or underground power lines, swales, or stormwater facilities within any proposed landscape buffer containing desirable native vegetation with the exception of limited crossings.

j. Tree and Preservation Area Protection Measures:

1. Tree barricades for trees to be preserved shall be located at the drip line, unless otherwise approved by the Planning Department. The drip line shall be defined as the outer branch edge of the tree canopy. The area within the drip line shall remain undisturbed and shall be clearly shown on the Final Site Plan. Except as set forth in the River Club Park of Commerce Landscape Buffer Tree/Plant Preservation Specifications management plan, the following activities are prohibited within the drip line of preserved trees: machinery and vehicle travel or parking; underground utilities; filling or excavation; storage of construction materials. The tree protection barricades shall consist of chain link fence (new or used) with a minimum 5' height, unless otherwise approved by Planning Department.

2. The Applicant shall require all contractors, subcontractors to attend the pre-construction meeting required by Section 508.3.4.7(j), LDC. The purpose of this meeting is to discuss tree protection and to identify trees in the field to be retained and removed. Applicant shall ensure tree barricades remain up during all phases of construction, and penalties for noncompliance or unauthorized tree removal shall apply in accordance with the LDC.

3. The Applicant shall immediately notify the Planning Department in the event that any preserved tree or native vegetation is adversely impacted.

4. The Final Site Plan shall include the following information:

   a. Tree and native vegetation preservation areas.

   b. The limits of clearing

   c. Typical cross section details for all activities within 25' of any preservation areas

   d. Details and locations of signs (in both English and Spanish) to alert workers of tree and native vegetation protection areas. These signs shall be constructed of weather resistant materials and shall demarcate the boundaries of the protected areas.

5. Tree replacement is required in accordance with the following table:

	Trees Removed	Ratio	Size	Qty
4"-15"	1905	1:1	3" Cal.	1858
16"-30"	312	1:1	3" Cal.	312
Palms	134	1:1		134
Grand Total	2351			2304

1035 – 3" caliper trees and all 134 palms shall be replaced on-site. The remaining 1135 – 3" caliper trees shall be replaced, in order of preference, within other phases of the River Club Park of Commerce DRI or off-site planting locations within the Ever's Watershed. A payment shall be made into the Manatee County Tree Trust Fund for the remaining trees not otherwise mitigated by replanting. All off-site tree replacement locations shall be approved by the Planning Department with the Final

Site Plan.

2. Air Quality

a. Best Management Practices shall be employed during site preparation and construction to minimize air quality impacts.

b. Any open burning conducted on site as part of land clearing activities shall require an open burn permit issued by EMD.

3. Water Quality and Storm Water Management

a. An Integrated Pest Management Plan (IPMP) shall be developed and approved by Manatee County prior to the first Final Site Plan. The IPMP shall address the following items:

1. Fertilizer/pesticide/herbicide/application; and
2. Related quality control and assurance procedures.

b. The Developer shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants, and the Developer shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein.

c. In order to protect surface water quality, storm water exiting the site shall meet or exceed all applicable State water quality standards.

d. The design and construction techniques listed below shall be utilized to minimize groundwater contamination:

1. using shallow ponds;
2. ensuring that ponds and swales are properly grassed;
3. setting maximum depth for storm water storage;
4. maintaining a minimum distance between pond bottoms and the top of the confining layer for the Floridian aquifer; and
5. implementation of a site-specific groundwater quality monitoring system.

A training manual shall be developed as part of the IPMP for maintenance personnel and made available on site at all times.

e. Prior to any site alteration activities associated with the Project, the Developer shall implement a construction/ongoing surface water quality monitoring program approved by Manatee County's Environmental Management Department, the City of Bradenton, and the Southwest Florida Water Management District. The surface water quality monitoring program shall include an identification of the locations, frequency, duration of sampling, parameters to be monitored, collection and

analytical methods, and reporting requirements. All water quality sample collections and laboratory analysis shall be conducted in accordance with NELAP approved methodology. The laboratory performing the analyses shall be certified by the Florida Department of Health and shall have an approved comprehensive quality assurance plan on file with the FDEP. In the event that an overall watershed monitoring program and reporting program is implemented and satisfies the intent of the ongoing surface water monitoring program of this condition, the ongoing surface water quality monitoring program may be discontinued upon the recommendation and approval of such by the County.

The storm water management system shall be designed, constructed, and maintained to meet or exceed the applicable requirements of Chapter 62-25, 40D-4, and 62-40, F.A.C. The storm water management system shall be designed to comply with the provisions relating to the Evers Reservoir Watershed Protection Overlay District by providing treatment at a minimum of 150% of that required by in Chapter 62-25 and 40D-4, F.A.C.

1. Project shall be required to provide 150% water quality treatment for Braden River/Evers Reservoir .

2. This project shall be required to reduce the calculated pre-development flow rate by twenty- five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River/Evers Reservoir. Modeling shall be used to determine pre- and post- development flows.

3. Existing storage volume in existing wetlands and/or drainage ditches that are proposed to be permanently impacted shall be compensated with equal or greater volume in the proposed stormwater retention pond.

4 Routing and modeling of the existing conditions shall be provided with the Drainage Mode and Construction Plan for all natural drainage systems within and surrounding this project taking into consideration all wetland storage and ground depressions.

5. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.

4. Soils

1. Best Management Practices shall be employed during site preparation and construction to prevent soil erosion.

D. ARCHAEOLOGICAL AND HISTORICAL RESOURCES

1. The discovery of any significant historical or archaeological resources shall be reported to the Florida Division of Historical Resources and the disposition of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County in accordance with Rule 9J-2.043, F.A.C.

2. Archaeological test excavations by a professional archaeologist shall be conducted on each such site to provide sufficient data to make a determination of significance prior to the commencement of ground-disturbing activities at the site. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource-disturbing activities are allowed to continue.

E. WASTEWATER MANAGEMENT

1. Wastewater shall not be treated on-site or by a private utility.

2. No septic tanks shall be installed on the River Club Park of Commerce site.

F. WATER SUPPLY

1. In the event that the use of reclaimed water is authorized within the Evers Reservoir Watershed and reclaimed water lines are installed adjacent to the site, the Developer shall connect the system and require utilization of this resource to the maximum extent possible for irrigation purposes. In the mean time, irrigation of landscaping shall be limited to the use of well water or storm water.

2. Water-saving devices shall be required in the Project as mandated by Florida Water Conservation Act (Section 553.14, F.S.).

3. For the purpose of potable water conservation, installation of high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices shall be required. The water conservation fixtures and measures (low water use toilets, shower heads, and other plumbing fixtures) referenced in the ADA shall be required.

4. The Developer shall maintain all water lines and fire hydrants not dedicated to the County.

G. SOLID/HAZARDOUS WASTE/MEDICAL WASTE

1. In the event that hazardous materials or medical waste are located on the site, they shall be handled in a manner consistent with applicable Federal, State, and

local regulations.

H. ENERGY

1. The energy conservation measures shall include: individual meters for each retail facility; installation of energy saving equipment; regular maintenance of energy saving equipment; architectural design considerations; shielding of building exteriors from the direct effects of the sun to the maximum extent practical with landscaping and reduced lighting and cooling of buildings during non business hours.

2. The Developer shall use xeriscape landscaping wherever possible to reduce both water and energy consumption.

   Landscape Plans shall incorporate the preservation of native vegetation and significant amounts of xeriscape landscaping to reduce both water and energy consumption.

3. The Developer shall encourage the use of water conserving landscapes and the responsible use of water, pesticides and fertilizers by occupants; and the Developer shall participate in the Florida Yards and Neighborhoods Program and follow the guidelines for lawn and landscape maintenance set forth therein. These efforts shall be enforced through property owner's associations.

I. OPEN SPACE

1. The Developer shall be responsible for the maintenance of all open space areas within the Project site.

J. PUBLIC SAFETY

1. The Developer shall review the concepts of "fire safe communities" as provided by the Florida Division of Forestry, and Implement all appropriate measures recommended by the East Manatee Fire Rescue District.

K. GENERAL CONDITIONS

1. Nonresidential

a. The design of the buildings shall be in substantial conformance with the elevations and renderings entered into the record for this case. Any revision shall be reviewed for consistency with Stipulation L(2)a of the amended River Club Zoning Ordinance No. PDMU-99-02(G)(R3).

   All sides of buildings shall have minimal blank wall space. In order to ensure that the structures do not project a massive blank wall, design elements including prominently visible architectural details (e.g. bumpouts, reveals, and projecting ribs, cornices, offset building planes, windows, shutters, or areas of contrasting or different finishing building

materials, etc.) shall be integrated into the overall design of the buildings. Blank walls shall be no longer than 20 feet in length in any direction. Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass stucco, ceramic tile, stone, wood or similar materials. Painted or exposed concrete block shall not be permitted. All exterior facades shall be considered primary facades and shall employ architectural, site, and landscape design elements which are integrated with and common to those used on the primary facades in the development.

b. All roof mounted H.V.A.C. mechanical equipment visible from I-75, S.R. 70, the internal collector street and adjacent residential shall be screened if visible with a parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings..

c. The dumpster(s) shall be screened with building materials matching the principal buildings on site. Additionally, the dumpster(s) shall be a minimum of 10 feet from the building or protected by a fire sprinkler.

d. The lowest quality water possible shall be used for irrigation. In ground irrigation using Manatee County public potable water supply shall be prohibited.

e. All exterior facades of the outparcels shall be considered primary facades and shall employ architectural, site, and landscaping design elements which are integrated with and common to those used on the primary structure in the development.

f. Bicycle parking facilities with the inverted "U" style rack shall be provided for each individual project. These facilities shall be available at all structures in the development and be conveniently located to the entrances of the primary structures and in clear view of the main entries.

g. Lights for the facility shall be designed in accordance with Section 709 of the Land Development Code. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.

h. To the maximum extent possible, existing indigenous vegetation shall remain with the required landscape buffers and be utilized to meet the buffering and screening requirements.

i. No detention or retention ponds shall be constructed within landscape buffers or greenbelts.

j. The maximum building height shall be 35 feet, with the exception of the hotel or office use, which shall not exceed 4 stories.

Buildings within 100 feet of I-75 or S.R. 70 shall not exceed 30 feet in height, except for hotels and office buildings, which shall comply with the

minimum front yard setback (or landscape buffer) specified on the GDP, plus 25 feet for each story over 2.

k. Commercial in Phases 2 and 5 shall be limited to the following uses with the following uses listed in Figure 6-1 of the Land Development Code:

1. Retail Commercial Uses listed as permitted or administratively permitted in the General Commercial zoning district, with the exception of Farm Equipment and Supply Establishments and Motor Vehicle, MH/RV Sales, Rental and Leasing Establishments.

2. Banking, Business and Health Services (except Hospitals and Nursing Homes), Hotels, Offices, Car Washes, Dry Cleaners, Small and Medium Printing, Personal Establishment, Rental and Repair Service Establishments, Neighborhood Serving Motor Vehicle Repair Establishments, Medium Intensity Recreational Facilities.

l. The design and shielding of any on-site lighting shall comply with Section 709.2.2. In addition, building mounted lights shall be limited to 25 feet in height and directed to the interior of the development using horizontal cut-off fixtures. A photometric plan shall be submitted to the Planning Department along with the Final Site Plan for approval.

2. Buffers and Fences

a. The perimeter buffer along I-75 and S.R. 70 shall be a minimum of 50 Feet in width. Unless otherwise approved by the Planning Department, existing native trees and shrubs within the buffers along I-75 and S.R. 70 shall be preserved. Additional canopy trees shall be planted within buffer areas that are substantially void of trees, or where the base of the trees closer than 50 feet apart do not already exist. Where new trees are required, they shall be installed for the entire development phase prior to the Certificate of Occupancy if platting is not required for each phase. Trees shall be at least 2½ inch caliper at time of installation. No detention or retention pond shall be constructed within landscape buffers or greenbelts.

b. Chain link fences shall not be visible from I-75.

c. An eight foot high solid wall shall be installed within the 30 foot buffer in Phase 5, north from the borrow pit to where the main internal road crosses the FP&L easement prior to the first Certificate of Occupancy for the Project. This requirement may be waived or modified by the Planning Department if the applicant installs a similar wall on the east side of the FP&L easement pursuant to the applicant's agreement with the Braden Woods Homeowner's Association dated September 16, 1999 and referenced in Section 3.D of the approved General Development Plan Ordinance.

3. Signs

1. Freestanding pole signs shall be limited to the following:

   a. One 20' pole sign facing S.R. 70.

   b. One 20' pole sign facing I-75.

   c. One monument ground sign per building for out parcels along S.R. 70 and the Main Internal Road in compliance with Section 737.5.3.3.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. SPECIAL AND SPECIFIC APPROVALS. Special Approval is hereby granted for a project in the Mixed Use Future Land Use Category, in the Evers Watershed Overlay District, and in an Entranceway. This Special Approval shall continue in effect until it expires concurrent with the Preliminary Site Plan for the Project approved pursuant to Section 2 hereof. Specific Approval is hereby granted for alternatives to Sections 710.2.17.2, 714.8, and 715.3.1.d of the Land Development Code.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 27th day of September, 2007.

BY: BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA

BY: _____
Chairman

ATTEST: **R. B. SHORE**
Clerk of the Circuit Court

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS SEAL MANATEE CO. FLA.

EXHIBT "A"
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1

THAT PORTION OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE FUN N 01°11'43" E ALONG THE WESTERLY LINE OF SAID RANCH LAKE PLAZA, 685.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S 19°39'57" W, 12.41 FEET; 2) N 70°20'03" W, 16.51 FEET TO THE POINT OF BEGINNING; THENCE S 19°39'57" W, 267.45 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 203.14 FEET, CHORD BEARING S 42°13'20" W, 197.93 FEET; THENCE S 64°46'42" W, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHEAST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 383.04 FEET, CHORD BEARING S 32°41'33" W, 363.33 FEET; THENCE S 00°36'23" W, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 396.78 FEET, CHORD BEARING S 44°39'50" W, 358.82 FEET; THENCE S 88°43'17" W, 989.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 93 (I-75); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) N 03°12'44" E, 364.42 FEET; 2) ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 5635.58 FEET, AN ARC OF 951.38 FEET; CHORD BEARING N 09°44'51" E, 950.25 FEET; 3) N 37°47'42" E, 221.34 FEET; 4) N 84°10'55" E, 221.34 FEET; 5) S 72°37'29" E, 748.74 FEET; 6) S 70°20'03" E, 443.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.38 ACRES MORE OR LESS

PARCEL 2:

THAT PORTION OF SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF LOT 554, BRADEN WOODS SUBDVISION, PHASE V, AS RECORDED IN PLAT BOOK 22, PAGES 97 – 106 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIA; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID BRADEN WOODS SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1.) N 70°20'03" W, 30.00 FEET; 2.) S 28°55'06" W, 464.42 FEET; 3.) S 01°11'43" W, 1,286.17 FEET; 4.) S 00°36'23" W, 231.86 FEET; THENCE N 89°23'37" W, 275.00 FEET; THENCE N 74°33'00" W, 314.69 FEET; THENCE N 02°11'41" W, 1,315.98 FEET; THENCE N 88°43'17" E, 227.38 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A

RADIUS OF 342.00 FEET, AN ARC OF 535.96 FEET, CHORD BEARING N 44°39'50" E,475.64 FEET;THENCE N 00°36'23" E, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 288.96 FEET, CHORD BEARING N 32°41'33" E, 274.09 FEET; THENCE N 64°46'42" E, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 240.93 FEET, CHORD BEARING N 44°35'35" E, 235.98 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 28.10 FEET, AN ARC OF 41.81 FEET, CHORD BEARING N 67°02'33" E, 38.06 FEET TO THE WESTERLY BOUNDARY LINE OF AFORESAID RANCH LAKE PLAZA; THENCE ALONG SAID WESTERLY LINE S 01°11'43" W, 388.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.99 ACRES MORE OR LESS

PARCEL 3:

TOGETHER WITH A PERMANENT NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 OVER, UNDER AND ACROSS THE PROPERTY DESCRIBED AS EXHIBIT "D" OF THAT CERTAIN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1642, PAGE 2339, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL 4:
ACCESS EASEMENT

THAT PORTION OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN N 01°11'43" E ALONG THE WESTERLY LINE OF SAID RANCH LAKE PLAZA, 388.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 28.10 FEET, AN ARC OF 41.81 FEET, CHORD BEARING S 67°02'33" W, 38.65 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 240.93 FEET, CHORD BEARING S 44°35'35" W, 235.98 FEET; THENCE S 64°46'42" W, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 288.96 FEET, CHORD BEARING S 32°41'33" W, 274.09 FEET; THENCE S 00°36'23" W, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 525.96 FEET, CHORD BEARING S 44°39'50" W, 475.64 FEET; THENCE S 88°43'17" W, 894.32 FEET;THENCE N 01°15'18" E, 84.08 FEET; THENCE N 88°43'17" E, 890.60 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVNG A RADIUS OF 258.00 FEET, AN ARC OF 396.78 FEET, CHORD BEARING N 44°39'50" E, 358.82 FEET; THENCE N 00°36'23" E, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 383.04 FEET, CHORD BEARING N 32°41'33" E, 363.33 FEET; THENCE N 64°46'42" E, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 203.14 FEET, CHORD BEARING N 42°13'20" E, 197.93 FEET; THENCE N 19°39'57"

RIVER CLUB PARK OF COMMERCE

CASVAK RIVER CLUB, LLC
401 N. CATTLEMEN ROAD, SUITE 108
SARASOTA, FLORIDA 34232

PRELIMINARY SITE PLANS

PHASES 2 & 5

SECTION 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST

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ENGINEERING STATE BUSINESS NO. EB-00000021 · SURVEYING STATE BUSINESS NO. LB-21
10540 PORTAL CROSSING SUITE 105 BRADENTON, FLORIDA 34211
PHONE (941) 747-2981 · FAX (941) 747-7234 · E-MAIL info@georgefyoung.com
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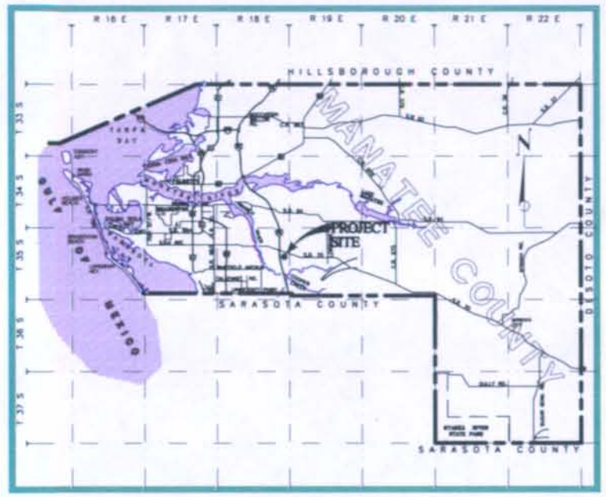
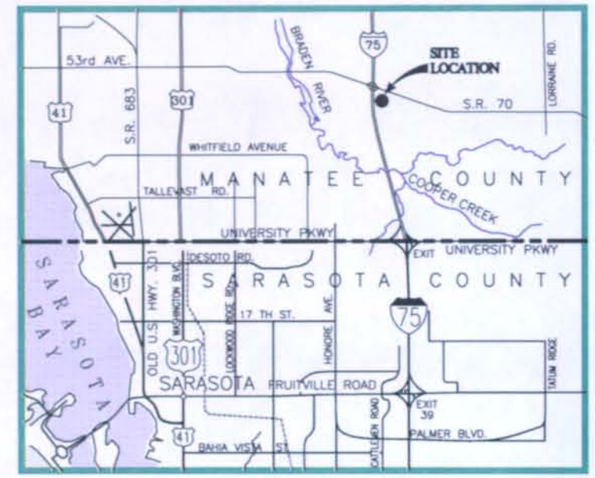


LOCATION MAP



VICINITY MAP

PDMU-99-02(P)
20060141
River Club Park of Commerce

PROPOSED DEVELOPMENT TOTALS BY PHASE

PHASE	USE(S) TYPE	USE(S) TYPE BY OTHERS	USE TYPE	ACRES±
1		ENTRANCE	N/A	0.50
2	RETAIL & SERVICE		9,750 SF	4.0
3		COLLECTOR RD.	N/A	13.53*
4		RETAIL & SERVICE	-	37.38
5	RETAIL & SERVICE		305,724 SF	61.37
6		MULTI-FAMILY	192 UNITS	28.7
7		SINGLE FAMILY ATTACHED	46 LOTS	21.0
8		MULTI-FAMILY	144 UNITS	18.6
9		SINGLE FAMILY ATTACHED	62 LOTS	17.1
10		MULTI-FAMILY	56 UNITS	30.0
11		OFFICE	12,300 SF	2.9
12		OFFICE	15,000 SF	3.0
13		OFFICE	26,200 SF	5.0
14		OFFICE	12,200 SF	1.7
15		OFFICE	15,800 SF	2.3
TOTAL				247.08

* OF THE 13.53 AC. COLLECTOR RD, THE RETAIL & SERVICE PORTION OF THE ROADWAY CONTAINS 4.41 AC.±.

PROJECT NO. 0571-0159-00
INDEX OF DRAWINGS

SHEET	DESCRIPTION
	COVER SHEET
B1	AERIAL MAP W/ PRELIMINARY SITE PLAN
B2	REVISED GENERAL DEVELOPMENT PLAN
B3	MANATEE COUNTY ZONING ORDINANCE PDMU-99-02(G)(R-2)
B4	PRELIMINARY SITE PLAN - OVERALL
B5	PRELIMINARY SITE PLAN - NORTH HALF
B6	PRELIMINARY SITE PLAN - SOUTH HALF
L1	TREE PROTECTION / TREE REMOVAL PLAN - OVERALL
L2	TREE PROTECTION / TREE REMOVAL PLAN - NORTH HALF
L3	TREE PROTECTION / TREE REMOVAL PLAN - SOUTH HALF
L4	PRELIMINARY LANDSCAPE PLAN - OVERALL
L5	PRELIMINARY LANDSCAPE PLAN - NORTH HALF
L6	PRELIMINARY LANDSCAPE PLAN - SOUTH HALF
A1 - A6	BUILDING ELEVATIONS

TRANSPORTATION SUMMARY TABLE

LAND USE DESCRIPTION	PROJECTED EXTERNAL PM PEAK HOUR PROJECT TRIPS
RETAIL & SERVICE DEVELOPMENT	822 PM PEAK HOUR TRIPS

SOURCE: TRAFFIC CONCURRENCY STUDY PREPARED BY GRIMAIL CRAWFORD, INC. DATED JUNE 2006

APPROVED DEVELOPMENT TOTALS

RETAIL & SERVICE	425,000 SF
FURNITURE STORE	100,000 SF
OTHER RETAIL & SERVICE	325,000 SF
OFFICE	325,000 SF
MINI WAREHOUSE	60,000 SF
MOTEL	270 ROOMS
RESIDENTIAL	
MULTI-FAMILY & SINGLE FAMILY ATTACHED	500 DU

SOURCE: PDMU-99-02 (G)(R-2)(GDP ORDINANCE)

CASVAK RIVER CLUB, LLC
PRELIMINARY SITE PLAN
PHASES 2 & 5

Approval Type: _____ Project Name: _____
APPROVED: _____ Date _____ File Number

PROJECT PLANNER (PD) _____
PROJECT ENGINEER (PD) _____
CONCURRENCY (PD) _____
NATURAL RESOURCES (PD) _____
ENVIRONMENTAL HEALTH _____
FIRE DISTRICT _____
OWNER/AGENT _____

PROJECT NO. 0571-0159-00

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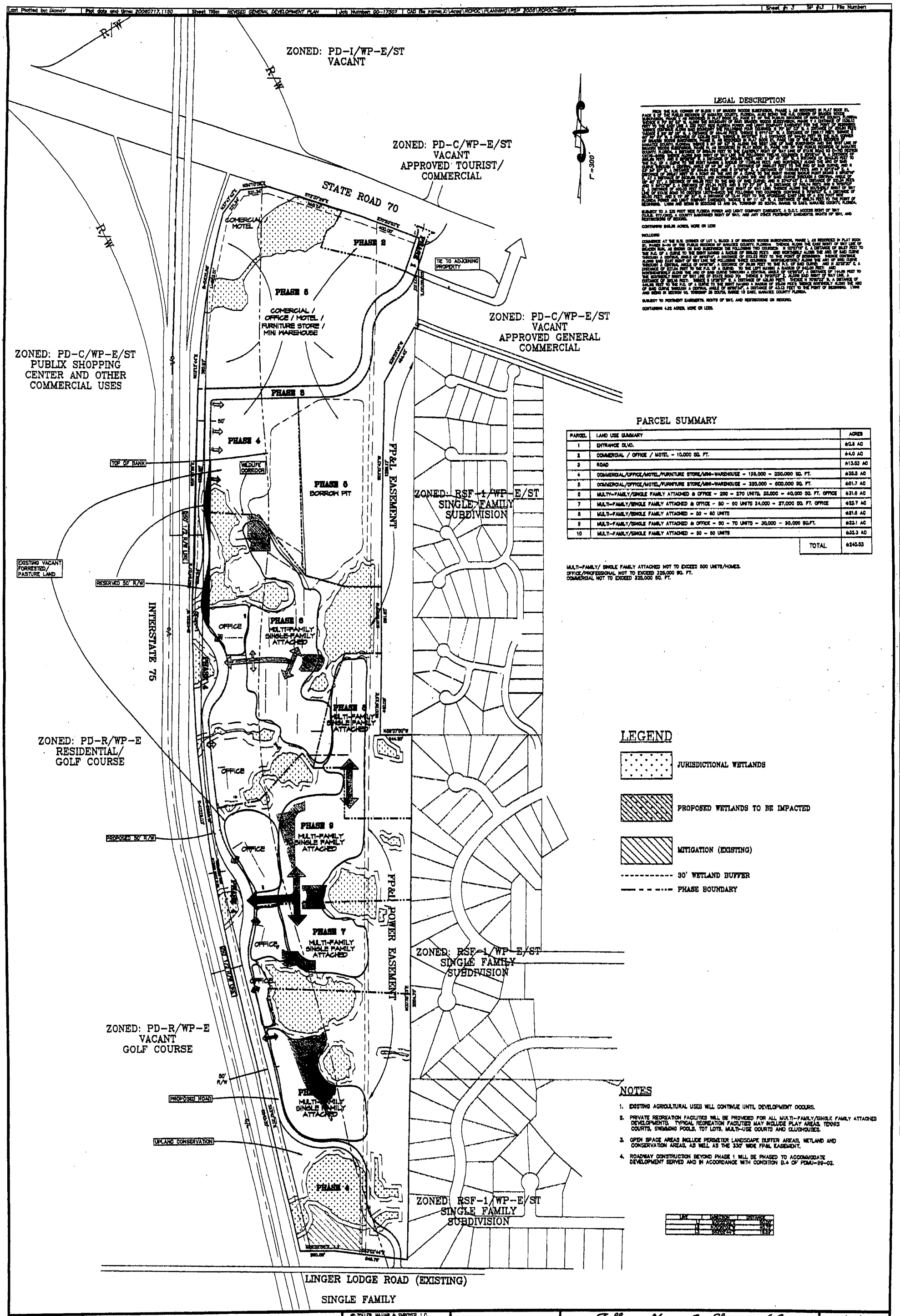

LEGAL DESCRIPTION

[illegible]

SUBJECT TO A 330 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT, A D.O.T. ACCESS RIGHT OF WAY (S.R.S. 377/ANO), A COUNTY MAINTAINED RIGHT OF WAY, AND ANY OTHER PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING [illegible] ACRES, MORE OR LESS

INCLUDING

COMMENCE AT THE N.W. CORNER OF LOT 1, BLOCK 3 OF BRAIDEN WOODS SUBDIVISION, PHASE 1, AS RECORDED IN PLAT BOOK 21, PAGES 5-10 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT OF WAY LINE OF BRAIDEN RUN, AS SHOWN ON SAID SUBDIVISION THE FOLLOWING TWO COURSES: N 00°07'19" E, A DISTANCE OF [illegible] FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF [illegible] FEET; AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF [illegible] A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, THE FOLLOWING FIVE COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF [illegible] A DISTANCE OF [illegible] FEET TO THE P.T. OF SAID CURVE; AND N [illegible] E, A DISTANCE OF [illegible] FEET TO THE P.C. OF A CURVE, TO THE LEFT HAVING A RADIUS OF [illegible] FEET; AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF [illegible] A DISTANCE OF [illegible] FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 70; THENCE N [illegible] E, A DISTANCE OF [illegible] FEET; THENCE S [illegible] E, A DISTANCE OF [illegible] FEET; THENCE S [illegible] E, A DISTANCE OF [illegible] FEET; THENCE N [illegible] W, A DISTANCE OF [illegible] FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF [illegible] FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF [illegible] A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 4.21 ACRES, MORE OR LESS.

PARCEL SUMMARY

PARCEL	LAND USE SUMMARY	ACRES
1	ENTRANCE BLVD.	±0.8 AC
2	COMMERCIAL / OFFICE / MOTEL - 10,000 SQ. FT.	±4.0 AC
3	ROAD	±13.53 AC
4	COMMERCIAL/OFFICE/MOTEL/FURNITURE STORE/MINI-WAREHOUSE - 125,000 - 250,000 SQ. FT.	±35.5 AC
5	COMMERCIAL/OFFICE/MOTEL/FURNITURE STORE/MINI-WAREHOUSE - 325,000 - 600,000 SQ. FT.	±61.7 AC
6	MULTY-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 250 - 270 UNITS 35,000 - 40,000 SQ. FT. OFFICE	±31.6 AC
7	MULTI-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 50 - 60 UNITS 24,000 - 27,000 SQ. FT. OFFICE	±22.7 AC
8	MULTI-FAMILY/SINGLE FAMILY ATTACHED - 50 - 60 UNITS	±21.6 AC
9	MULTI-FAMILY/SINGLE FAMILY ATTACHED & OFFICE - 60 - 70 UNITS - 30,000 - 35,000 SQ.FT.	±22.1 AC
10	MULTI-FAMILY/SINGLE FAMILY ATTACHED - 50 - 60 UNITS	±22.3 AC
	TOTAL	±245.53

MULTI-FAMILY/ SINGLE FAMILY ATTACHED NOT TO EXCEED 500 UNITS/HOMES.
OFFICE/PROFESSIONAL NOT TO EXCEED 325,000 SQ. FT.
COMMERCIAL NOT TO EXCEED 325,000 SQ. FT.

LEGEND

- JURISDICTIONAL WETLANDS
- PROPOSED WETLANDS TO BE IMPACTED
- MITIGATION (EXISTING)
- 30' WETLAND BUFFER
- PHASE BOUNDARY

NOTES

1. EXISTING AGRICULTURAL USES WILL CONTINUE UNTIL DEVELOPMENT OCCURS.
2. PRIVATE RECREATION FACILITIES WILL BE PROVIDED FOR ALL MULTI-FAMILY/SINGLE FAMILY ATTACHED DEVELOPMENTS. TYPICAL RECREATION FACILITIES MAY INCLUDE PLAY AREAS, TENNIS COURTS, SWIMMING POOLS, TOT LOTS, MULTI-USE COURTS AND CLUBHOUSES.
3. OPEN SPACE AREAS INCLUDE PERIMETER LANDSCAPE BUFFER AREAS, WETLAND AND CONSERVATION AREAS, AS WELL AS THE 330' WIDE FP&L EASEMENT.
4. ROADWAY CONSTRUCTION BEYOND PHASE 1 WILL BE PHASED TO ACCOMMODATE DEVELOPMENT SERVED AND IN ACCORDANCE WITH CONDITION B.4 OF PDMU-89-02.

LINE	DIRECTION	DISTANCE
L1	N00°00'00"E	50.00'
L2	N00°00'00"E	50.00'
L3	N00°00'00"E	50.00'
L4	S00°00'00"E	10.00'

B2

REVISED GENERAL DEVELOPMENT PLAN
FOR
RIVER CLUB PARK OF COMMERCE
LOCATED IN
SECTION 18, TOWNSHIP 35 SOUTH, RANGE 19 EAST &

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REVISIONS

1	PER DRC	11/23/04
2	PER COUNTY R/W REQ.	10/04/05
3	WETLAND IMPACT	3/15/06
4	PER COUNTY	3/22/06
5		

Zoller, Najar & Shroyer, L.C.
Engineers, Planners, Surveyors,
Landscape Architects & Environmental Consultants
201 9th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
TELEPHONE (941) 748-8516

3/22/06

B2

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NO.	BY	DATE	DESCRIPTION
REVISED 1			
2			
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REVISED 6			
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ENGINEERING STATE BUSINESS NO. EB-00000021 · SURVEYING STATE BUSINESS NO. LB-21
75 SARASOTA CENTER BOULEVARD SARASOTA, FLORIDA 34240
Since 1919 PHONE (941) 371-6362 · FAX (941) 378-3215 · E-MAIL info@georgeyoung.com

JAMES ONLEY, P.E. NO. 34977

DATE

TASK	INITIALS	DATE
DESIGN	MLK	10-27-06
DRAWN	MLK	10-27-06
CHECKED		
QUALITY CHK		
SCALE	NTS	

PREPARED FOR:

CASNAK RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 100
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE

MANATEE COUNTY ZONING ORDINANCE

PDMU-99-02(R)(A-2)

JOB NO. 05710159000

SHEET NO. B3

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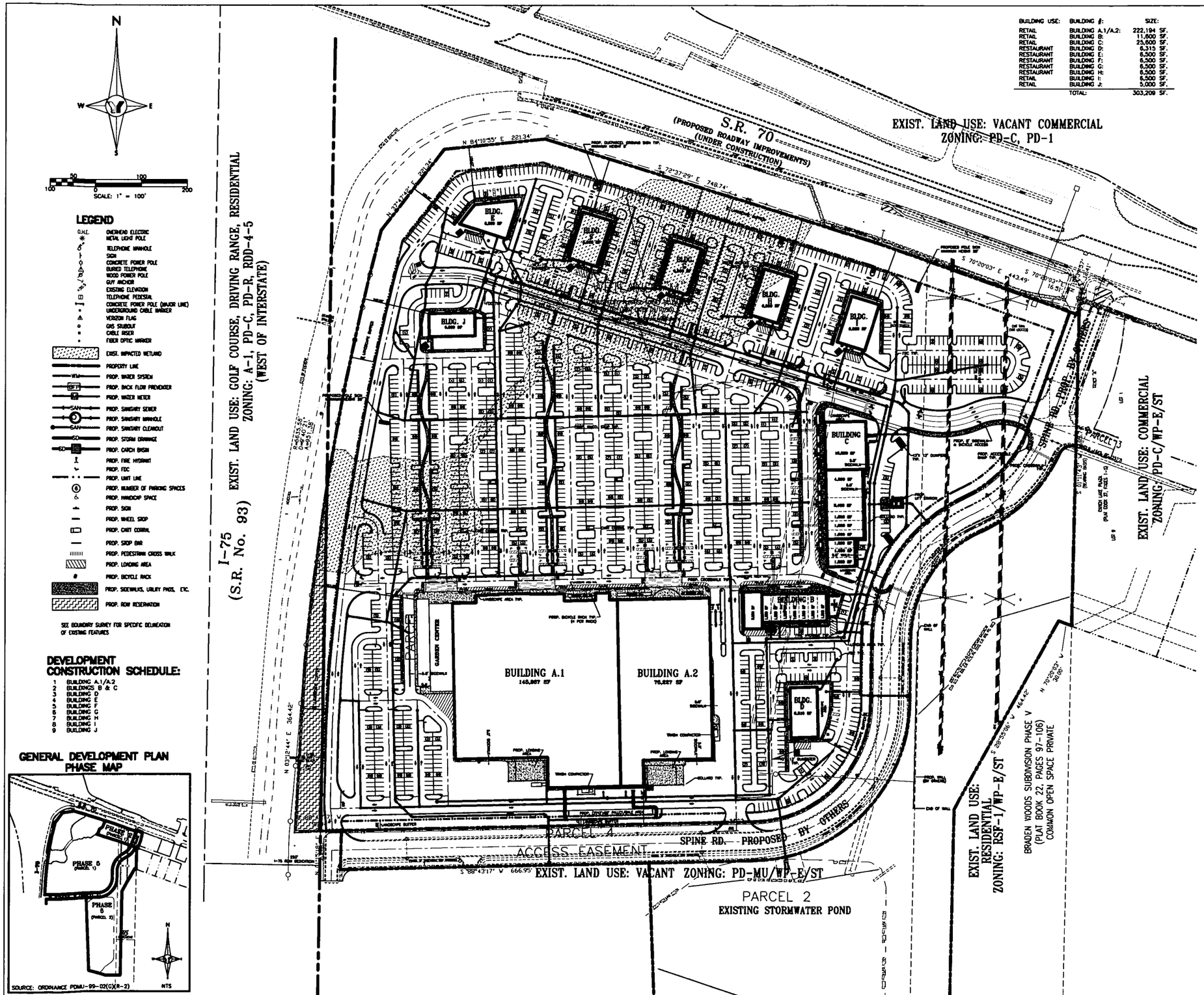

BUILDING USE:	BUILDING #:	SIZE:
RETAIL	BUILDING A.1/A.2:	222,194 SF.
RETAIL	BUILDING B:	11,600 SF.
RETAIL	BUILDING C:	25,600 SF.
RESTAURANT	BUILDING D:	6,315 SF.
RESTAURANT	BUILDING E:	6,500 SF.
RESTAURANT	BUILDING F:	6,500 SF.
RESTAURANT	BUILDING G:	6,500 SF.
RESTAURANT	BUILDING H:	6,500 SF.
RETAIL	BUILDING I:	6,500 SF.
RETAIL	BUILDING J:	5,000 SF.
	TOTAL:	303,209 SF.

EXISTING SITE DATA

1. GROSS SITE ACREAGE: 69.87± AC. (3,043,537± SF.)
LESS ROW RESERVATION: 0.56± AC. (24,318± SF.)
NET SITE ACREAGE: 69.28± AC. (3,017,819± SF.)

2. EXISTING ZONING CATEGORY: PD-MU/WP-E/ST

3. EXISTING FUTURE LAND USE CATEGORY: MU

4. EXISTING LAND USE: VACANT, FORRESTED PASTURE LAND.

5. THERE IS AN EXISTING VEHICULAR & PEDESTRIAN ACCESS & FPL EASEMENTS ON THE SITE.

6. BOUNDARY AND TOPO INFORMATION PROVIDED BY GEORGE F. YOUNG, INC. BASED ON PLAN DATED 11-06-06.

7. THE SITE IS LOCATED IN FLOOD ZONE "X" PER FEMA COMMUNITY PANEL NO. 120153 0354C AND 120153 0365C, REVISED 7-13-92.

8. THERE ARE NO KNOWN PUBLIC USE AREAS ON THE SITE.

9. THERE ARE NO KNOWN HISTORIC STRUCTURES ON THE SITE.

10. THERE ARE NO KNOWN EXISTING WELLS ON SITE.

11. THERE IS ONE 5.92± AC. WETLAND ON THE SITE.

PROPOSED DEVELOPMENT DATA

1. PROPOSED DEVELOPMENT IS SUBJECT TO ORDINANCE 06-29 (AMENDED AND RESTATED DEVELOPMENT ORDER), THE MANATEE COUNTY ZONING ORDINANCE PDMU-99-02(G)(R-3) GDP ORDINANCE AND THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC).

2. PREVIOUSLY APPROVED PRELIMINARY SITE PLANS: PSP/PLAT RIVER CLUB PARK OF COMMERCE PHASES 1,3,6-15. PDMU-99-02(P)/02-5-66(P).

3. PROPOSED USE: COMMERCIAL/RETAIL (NO RESIDENTIAL DEVELOPMENT IS PROPOSED FOR THIS PSP SUBMITTAL).

4. MAXIMUM FLOOR AREA RATIO (FAR): 1.0 PER MU FLUC (3,017,819 SF.)
PROPOSED FAR: 0.10 (303,209 SF.)

5. MAXIMUM BUILDING AREA FOR PHASES 2 & 5 COMBINED: 325,000 SF. PER ZONING ORDINANCE A.(1), TABLE 1.
PROPOSED BUILDING AREA FOR PHASES 2 & 5 COMBINED: 303,209 SF.

6. MAXIMUM BUILDING HT.: 35' PER ZONING ORDINANCE L.(2)c.1*
PROPOSED BUILDING HT.: NOT TO EXCEED 35'

7. LANDSCAPE BUFFERS:
MINIMUM LANDSCAPE ROW BUFFER ON I-75 & SR 70: 50' PER ZONING ORDINANCE L.(8).
MINIMUM LANDSCAPE INTERNAL ROW BUFFER: 20' PER LDC SECTION 737.5.1.1
PROPOSED: I-75 & SR 70: 50'
PROPOSED: INTERNAL ROW BUFFER: 20'

8. OPEN SPACE:
REQUIRED: 35% (1,065,236 SF.) PER ZONING ORDINANCE L.(3)d.3.
PROPOSED OPEN SPACE:

STORMWATER AREA:	614,014± SF.	20%
LANDSCAPE BUFFERS:	186,580± SF.	6%
COMMON AREAS/TPL EASEMENT:	701,494± SF.	23%
TOTAL OPEN SPACE:	1,502,188± SF.	49%

9. REQUIRED SETBACKS PER PDC STANDARDS, LDC SECTION 603.11:
FRONT (THROUGHFARE): 50' PER ZONING ORDINANCE L.(8)**
FRONT (LOCAL): 35'
SIDE: 15'
REAR: 20'

PROPOSED SETBACK:
FRONT (THROUGHFARE): 124' MIN.
FRONT (LOCAL): 76'
SIDE: NA
REAR: NA

10. PARKING CRITERIA:
SHOPPING CENTER & RETAIL: 1/200 GFA
HANDICAP: 20 SPACES PLUS 1 FOR EACH 100 OVER 1,000 SPACES)

BICYCLE SPACES: ALL FREESTANDING BUILDINGS CONTAINING RETAIL SALES SHALL PROVIDE A MINIMUM OF 1 BICYCLE SPACE PER 1,000 SF. FOR THE FIRST 10,000 SF. AND 1 SPACE PER 10,000 SF. THEREAFTER.

REQUIRED PARKING:			PROPOSED PARKING:
BUILDING A.1/A.2 - SHOPPING CENTER:	222,194 SF. / 200 =	1,111 SPACES	1,084 SPACES
BUILDINGS B & C - RETAIL:	37,200 SF. / 200 =	186 SPACES	196 SPACES
BUILDING D - RESTAURANT:	6,315 SF. / 80 =	79 SPACES	83 SPACES
BUILDINGS E THRU H - RESTAURANT:	26,000 SF. / 80 =	325 SPACES	331 SPACES
BUILDING I - RETAIL:	6,500 SF. / 200 =	33 SPACES	65 SPACES
BUILDING J - RETAIL:	5,000 SF. / 200 =	25 SPACES	11 SPACES
SUB-TOTAL:		1,759 SPACES	1,750 SPACES
OVERFLOW:			89 SPACES
TOTAL:			1,839 SPACES

REQUIRED HANDICAP: 29 SPACES
PROPOSED HANDICAP: 47 SPACES

REQUIRED BICYCLE PARKING: 37 BICYCLE SPACES
PROPOSED BICYCLE PARKING: 48 BICYCLE SPACES

11. OFF-STREET LOADING CRITERIA:
OFF-STREET LOADING CRITERIA FOR RETAIL: STANDARD B
1 SPACE FOR THE FIRST 10,000 SF. PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF.

REQUIRED LOADING SPACES: 22 SPACES
PROPOSED LOADING SPACES: LOADING SPACES ARE PROVIDED FOR EACH BUILDING. SEE PLAN.

12. PROPOSED CONSTRUCTION SCHEDULE TO COMMENCE OCTOBER 22, 2007 AND BE COMPLETED OCTOBER 22, 2012.

13. DEVELOPMENT CONSTRUCTION SCHEDULE: SEE THIS SHEET.

14. POTABLE WATER AND WASTEWATER TREATMENT AND CONCURRENCY TO BE ADDRESSED AT FINAL SITE PLAN SUBMITTAL.

15. ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE STANDARDS.

16. IN ADDITION TO THE APPROVED DEVELOPMENT ORDER AND ZONING ORDINANCE, THE SITE DESIGN DEVELOPMENT STANDARDS SHALL ALSO BE IN ACCORDANCE TO THE MANATEE COUNTY LDC. PROJECT IS LOCATED IN AN ENTRANCEWAY AND IS SUBJECT TO THE LDC, SECTION 737, ENTRANCEWAYS.

17. ALL PROPOSED SIGNAGE SHALL BE IN ACCORDANCE TO THE ZONING ORDINANCE L.(4). AND THE LDC, SECTIONS 724.6.4.1.B.4. AND 737.5.3. PLANS/DETAILS TO BE PROVIDED AT TIMEOF FSP SUBMITTAL. SEE PSP SHEETS FOR SIGN LOCATIONS.

18. ALL PROPOSED SITE LIGHTING SHALL BE IN ACCORDANCE TO THE ZONING ORDINANCE L.(6). AND THE LDC, SECTION 709. SITE LIGHTING PLANS TO BE PROVIDED AT TIME OF FSP SUBMITTAL. THE APPLICANT REQUESTS THE MAXIMUM POLE HEIGHT BE INCREASED TO FROM 20' TO 25'. THE APPLICANT SHALL REQUEST SPECIFIC APPROVAL.

19. EXISTING WETLAND TO BE REMOVED IN EXCHANGE FOR OFF-SITE DESIGNATED PRESERVATION AREA PER ZONING ORDINANCE L.(2)c.i.
TOTAL WETLAND: 5.92 AC.
IMPACTED WETLAND: 5.92 AC.
MITIGATION WETLAND (OFF-SITE): 196.8 AC.

20. ALL PROPOSED LANDSCAPE ISLANDS TO BE A MINIMUM OF 8' WIDE FROM INSIDE CURB TO INSIDE CURB.

21. PROPOSED IMPROVEMENTS/OPEN SPACE TO BE MAINTAINED BY OWNER.

22. POTABLE WATER AND SANITARY SEWER SERVICE PROVIDED BY MANATEE COUNTY AND PUBLIC UTILITIES ON SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.

23. SOLID WASTE DISPOSAL TO BE PROVIDED BY MANATEE COUNTY WITH DUMPSTER PICK-UP AND SHALL CONFORM TO THE LDC, SECTION 728.

24. SPECIFIC APPROVAL REQUESTED FROM THE LDC, SECTION 710.2.17.1, OFF-STREET LOADING MINIMUM REQUIRED SPACES; SECTION 713.3.1.d. MINIMUM REQUIRED LANDSCAPING, VEHICLE USE AREAS; AND ZONING ORDINANCE PDMU-99-02(G)(R-3). ALSO SEE NOTE #18.

* PLUS HOTEL/OFFICE USE SHALL NOT EXCEED 4 STORIES. BUILDINGS WITHIN 100' OF I-75 OR SR 70 SHALL NOT EXCEED 30' HT. EXCEPT FOR HOTELS OR OFFICE BUILDINGS WHICH SHALL COMPLY WITH THE MIN. FRONT YARD SETBACK (OR LANDSCAPE BUFFER) SPECIFIED ON THE GENERAL DEVELOPMENT PLAN, PLUS 25' FOR EACH STORY OVER 2.

** THE LDC PDC 30' FRONT YARD SETBACK IS SUPERCEDED BY ZONING ORDINANCE L.(8). REQUIRING A 50' MINIMUM BUFFER REQUIREMENT.

REVISED	NO.	BY	DATE	DESCRIPTION
	1	MLK	4-23-07	RESPONSE TO COUNTY COMMENTS DATED 1-17-07 AND 2-1-07.
	2	MLK	6-27-07	RESPONSE TO COUNTY COMMENTS DATED 5-22-07 TO 6-25-07.
	3	MLK	7-30-07	REVISIONS PER CLIENT DISCUSSION WITH COUNTY STAFF AND MAJOR TENANT
	4			
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ENGINEERING STATE BUSINESS NO. EB-0000021 · SURVEYING STATE BUSINESS NO. LB-21
78 SARASOTA CENTER BOULEVARD SARASOTA, FLORIDA 34240
Since 1919 PHONE (941) 371-6362 · FAX (941) 378-3215 · E-MAIL info@georgefyoung.com
JAMES DAILEY, P.E. NO. 34977
DATE

TASK	INITIALS	DATE
DESIGN	PSN	10-27-06
DRAWN	PSN	10-27-06
CHECKED	MLK	10-27-06
QUALITY CHK		
SCALE	1" = 100'	

PREPARED FOR:
CARMAK RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 108
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE
PRELIMINARY SITE PLAN - OVERALL

JOB NO. 0571015900
SHEET NO. B4

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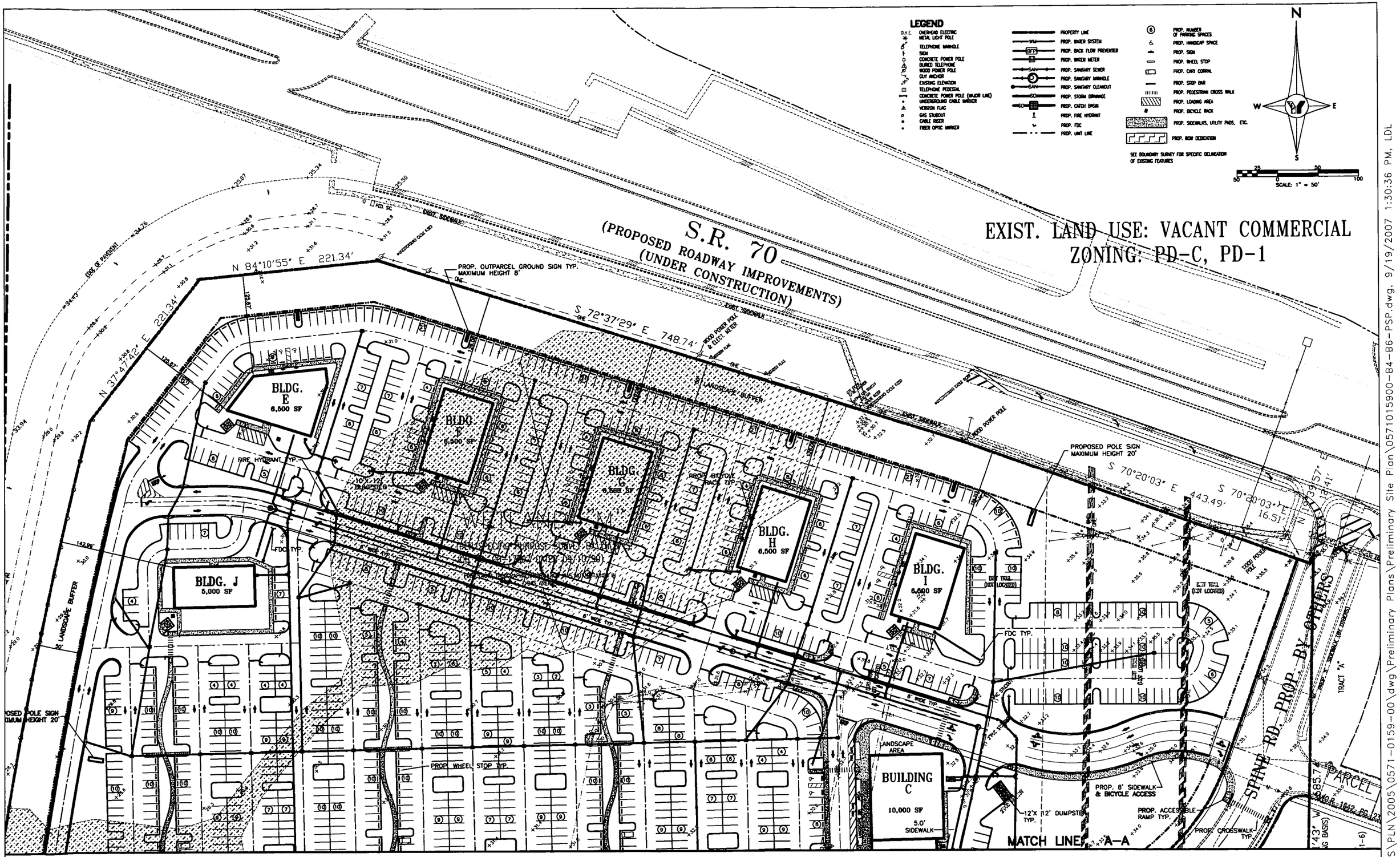

REVISED NO.	BY	DATE	DESCRIPTION
1	MLK	3-12-07	RESPONSE TO COUNTY COMMENTS DATED 1-17-07 AND 2-1-07.
2	MLK	6-27-07	RESPONSE TO COUNTY COMMENTS DATED 5-22-07 TO 6-25-07.
3	MLK	7-30-07	REVISIONS PER CLIENT DISCUSSION WITH COUNTY STAFF AND MAJOR TENANT
4			

REVISED NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

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DRAWN	PSN	10-27-06
CHECKED	MLK	10-27-06
QUALIT CHK.		
SCALE	1" = 50'	

PREPARED FOR:
CABANA RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 108
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE

PRELIMINARY SITE PLAN – NORTH HALF

JOB NO. 0571015900
SHEET NO. B5

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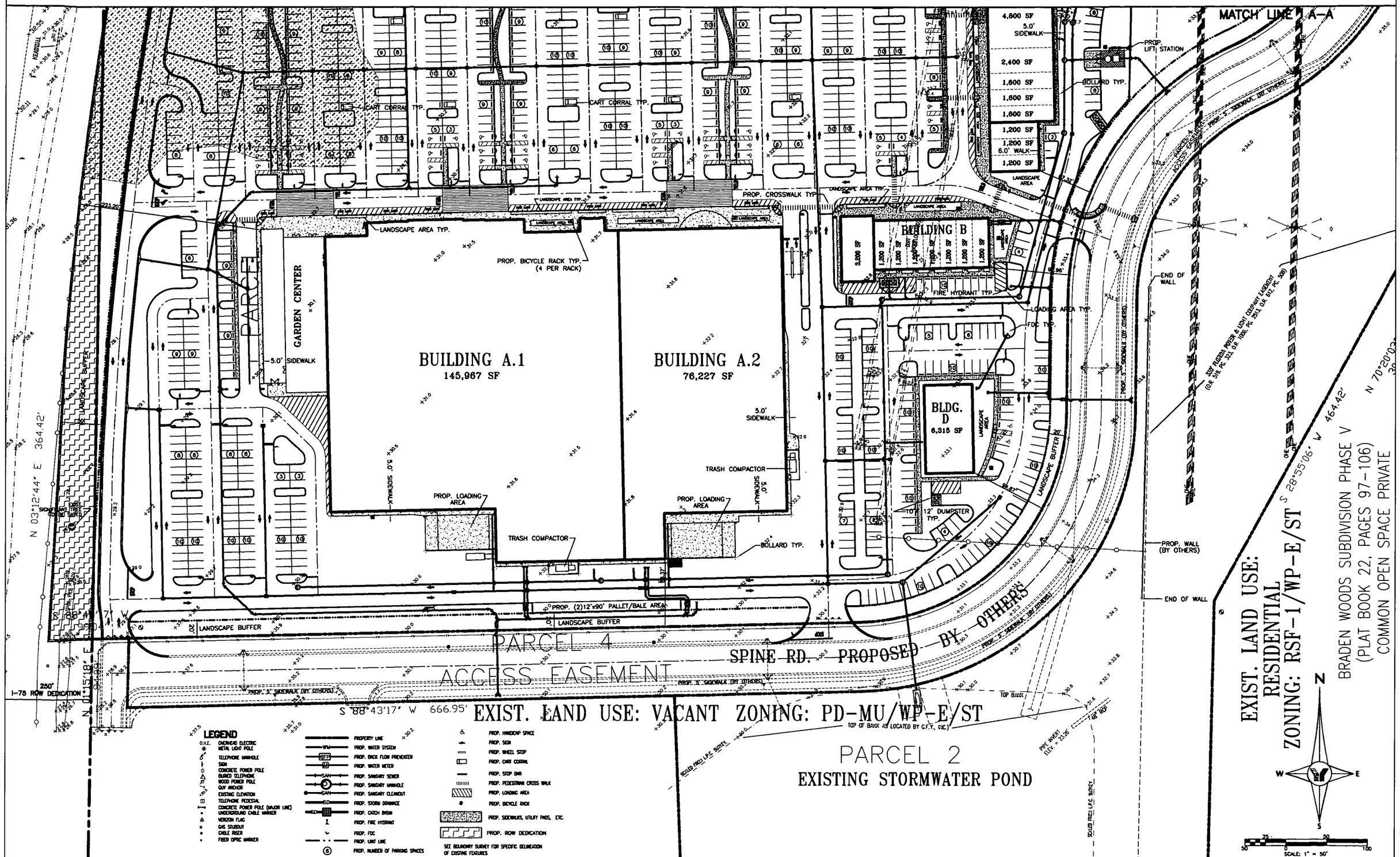

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Since 1919

JAMES OAKLEY, P.E. NO. 34977
DATE

TASK	INITIALS	DATE
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DRAWN	PSN	10-27-06
CHECKED	MJK	10-27-06
QUALITY CHK.		
SCALE	1" = 50'	

PREPARED FOR:
CHIMAK RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 108
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE
PRELIMINARY SITE PLAN – SOUTH HALF

JOB NO. 0571015900
SHEET NO. B6

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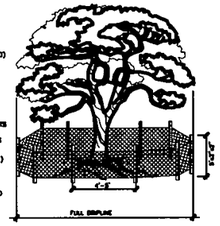
NOTES:

1. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
2. THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE ANY TREES THAT ARE TO REMAIN.
3. ROOTS GREATER THAN 1" DIAM. SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. ROOTS OF 1" DIAM. OR LARGER THAT NEED TO BE CUT SHALL BE CUT NEATLY.
5. THE DRIP LINE IS DEFINED AS THE OUTER BRANCH OF THE TREE CANOPY.
6. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED.
7. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF PRESERVED TREES: NO IMPROVEMENTS, FILL, GRADE CHANGES OR COMPACTION OF SOIL DUE TO HEAVY MACHINERY, VEHICLE TRAFFIC OR PARKING, NO UNDERGROUND UTILITIES, NO STOCKPILING AND/OR STORAGE OF CONSTRUCTION MATERIALS.
8. BARRIERS SHALL BE CONSTRUCTED WHEN CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
9. THE TREE BARRICADE SHALL BE LOCATED AT THE DRIP LINE. THE DRIP LINE SHALL BE DEFINED AS THE OUTER BRANCH EDGE OF THE TREE CANOPY.

INSTALLATION SPECIFICATIONS:

CHAIN LINK FENCING (NEW OR USED) WITH WOOD SUPPORTS.

1. MINIMUM RADIUS TO BE PROTECTED:
   ALL TREES: DRIP LINE
2. METHOD OF ERECTION: (SEE DIAGRAM)
   A. MINIMUM HEIGHT OF UPRIGHTS SHALL BE 5' AS MEASURED ABOVE GRADE AND NO LESS THAN 2"x2" LUMBER.
   B. CHAIN LINK FENCING (5' HT.) (NEW OR USED) SHALL BE USED TO PROTECT THE TREE.
   C. UPRIGHTS SHALL BE SPACED AT NO MORE THAN 4'-5' INTERVALS.



TREE BARRICADE DETAIL

N.T.S.

TREE PROTECTION AND REMOVAL NOTES

TREES IN THE I-75 AND SR 70 BUFFERS ARE TO BE PROTECTED IN ACCORDANCE TO REZONE PDMU-99-02(G)(R) STIPULATION L(8).

TREE PROTECTION AND REMOVAL SHALL BE DONE IN CONFORMANCE TO MANATEE COUNTY LDR, SECTION 714, TREE PROTECTION.

THE DEVELOPER SHALL REQUIRE ALL CONTRACTORS, SUBCONTRACTORS TO ATTEND PRE-CONSTRUCTION MEETING TO DISCUSS TREE PROTECTION.

THE APPROVED LANDSCAPE PLAN FUNCTIONS AS A COUNTY APPROVED TREE REMOVAL PERMIT.

PRIOR TO LAND CLEARING, THE CONTRACTOR SHALL CLEARLY MARK (WITH RED FLAGGING) ALL TREES TO BE REMOVED AND SHALL ERECT BARRICADES AROUND ALL TREES TO BE PROTECTED (SEE TREE BARRICADE DETAIL).

NO IMPROVEMENTS, FILL, GRADE CHANGES OR COMPACTION OF SOIL DUE TO HEAVY MACHINERY IS PERMITTED WITHIN THE DRIPLINE OF BARRICADED TREES. ONLY HAND LABOR IS ALLOWABLE WITHIN THE DRIPLINE AND THE BARRICADE IS TO REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

THE BARRICADES MUST REMAIN IN PLACE AND BE IN GOOD CONDITION THROUGHOUT CONSTRUCTION. BARRICADES CAN BE REMOVED FOR FINAL GRADING. REMOVAL OF OTHER VEGETATION WITHIN THE PROTECTED ZONES MAY BE REMOVED BY MOWING OR BY HAND. IF IMPROVEMENTS ARE TO BE LOCATED WITHIN THE PROTECTED ZONES, CLEARING BY MACHINERY WILL BE ALLOWED BUT ONLY IN THE AREA AND TO THE EXTENT NECESSARY TO INSTALL THE IMPROVEMENTS. NO MACHINERY, MATERIAL OR DEBRIS SHALL BE PLACED OR STORED WITHIN THE PROTECTION ZONES.

THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIALS OR THE STORAGE OR DISPOSAL OF WASTE MATERIALS WITHIN THE DRIP LINE OF ANY TREE OR GROUPING OF TREES.

SILT BARRIERS, HAY BALES OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS WILL BE REQUIRED IN ANY AREA WHERE EROSION OR SALTATION MAY CAUSE DAMAGE TO TREES.

IF BURNING OF TREES AND/OR BRANCHES ARE REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST BE OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT.

EXOTIC PLANT SPECIES MANAGEMENT PLAN

EXOTIC PLANT REMOVAL/MANAGEMENT SHALL BE DONE IN CONFORMANCE TO MANATEE COUNTY LDR, SECTION 715.4.

REMOVAL OF ALL EXOTIC NUISANCE PLANT SPECIES FROM UPLAND PORTIONS OF THE SITE SHALL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY, IN ACCORDANCE WITH SECTION 715.4, MANATEE COUNTY LDC.

THE MAINTENANCE SCHEDULE FOR EXOTIC REMOVAL SHALL BE CONDUCTED ON A SEMI-ANNUAL BASIS FOT THE LIFE OF THE PROJECT.

EXOTIC SPECIES SUCH AS BRAZILIAN PEPPER, AUSTRALIAN PINE AND PUNK TREES, ETC. MUST BE REMOVED AS A CONDITION OF THE SITE DEVELOPMENT. THE EXOTIC SPECIES WILL BE CUT FLUSH WITH GRADE AND STUMPS EITHER PHYSICALLY REMOVED AND /OR HERBICIDE WILL BE APPLIED TO THE STUMP. THE DISPOSAL OF THE INVASIVE PLANT MATERIAL SHALL BE PER THE JURISDICTIONAL REQUIREMENTS. EXOTIC PLANT REMOVAL SHALL BE A CONTINUOUS EFFORT ON AN AS NEED BASIS THROUGH OUT THE LIFE OF THE PROJECT.

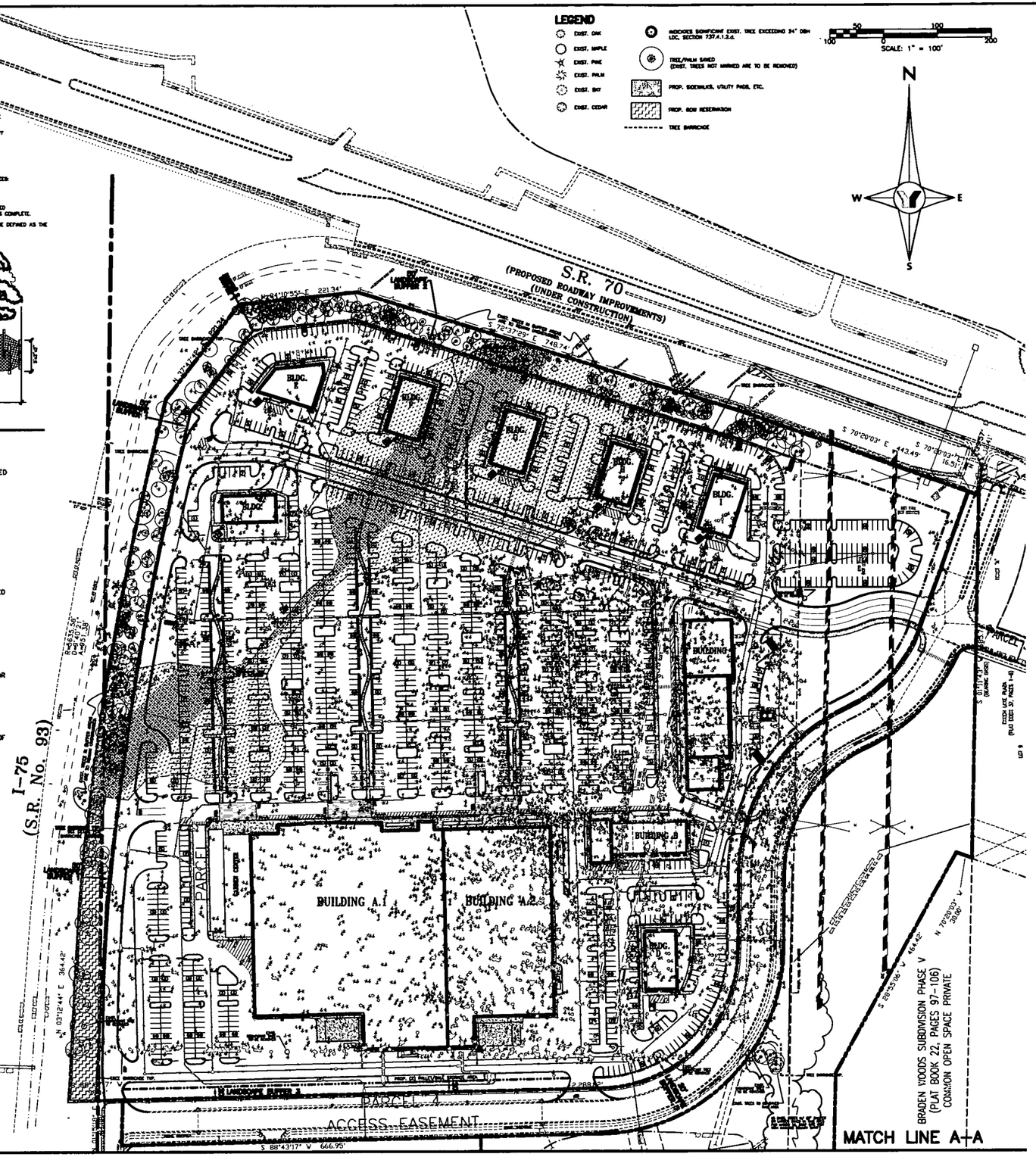
FOR ERADICATING BRAZILIAN PEPPER, THE FOLLOWING METHODS ARE ACCEPTABLE. FOR MORE INFORMATION REFER TO THE FLORIDA COOPERATIVE EXTENSION SERVICE MANUAL " EXOTIC WOODY PLANT CONTROL".

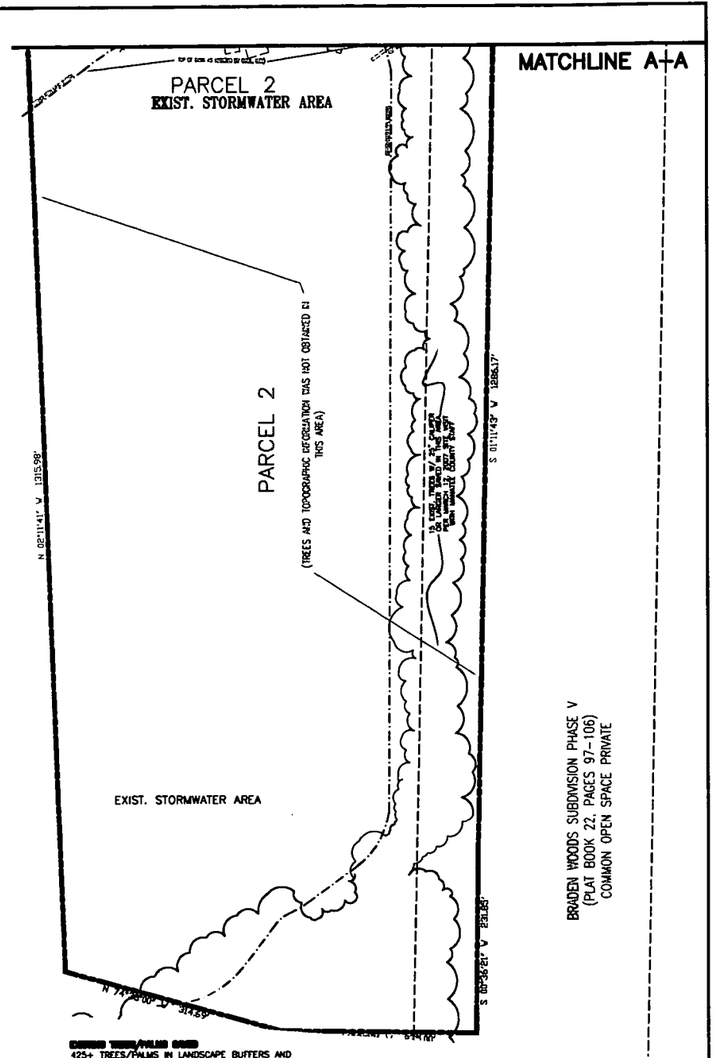
GARLON4 HERBICIDE (10% GARLONE, 10% CIDE-KICK II AND 80% JLB OIL) - APPLICATION METHOD: BASAL BARK.

GARLON3A HERBICIDE - APPLICATION METHOD: CUT STUMP.

TROOPER HERBICIDE - APPLICATION METHOD: CUT STUMP.

RODEO HERBICIDE - APPLICATION METHOD: CUT STUMP.





EXISTING TREES/PALMS SAVED

425+ TREES/PALMS IN LANDSCAPE BUFFERS AND UNDETERMINED NUMBER ADJACENT TO EXIST. STORMWATER POND ARE SAVED.

TREES TO BE REMOVED INVENTORY TABLE - SEE NOTE 1:

TREES	4"-15"	16"-30"	"30">	TOTAL
	1,905	312	0	2,217
PALM				134
TOTAL				2,351

REMOVED TREES ARE TO BE REPLACED AS FOLLOWS:

EXIST. TREE SIZE	REPLACEMENT CALIPER	REPLACEMENT RATIO
4"-15"	3"	1:1
16"-30"	5"	1:1**
OVER 30"	7"	3:1

TREE REPLACEMENT CHART:

TREE SIZE & TYPE	REPLACEMENT CALIPER & QUANTITY	TOTAL
4"-15" TREE	3" CAL. (1 X 1,856)	1,856+
16"-30" TREE	3" CAL. (1 X 312)	312**
OVER 30" TREE	7" CAL.	0
SUB-TOTAL		2,170
PALM	15' HT. (1 X 134)	134
TOTAL		2,304

* A DEDUCTION IN THE AMOUNT OF 47 TREES FROM 1,905 REPRESENTS .78 OF AN ACRE OF ADDITIONAL OPEN SPACE PROVIDED BY THE APPLICANT AS NOTED PER NATURAL RESOURCES DIVISION STAFF RECOMMENDATIONS.

**THIS CATEGORY OF TREE REPLACEMENT REFLECTS A REDUCTION IN THE RATIO FROM 2:1 TO 1:1 AND A REDUCTION OF CALIPER SIZE FROM 5" TO 3" AS PER NATURAL RESOURCES DIVISION STAFF RECOMMENDATIONS.

NOTE 1:
QUANTITIES OF TREES REMOVED ARE BASED UPON A TREE ASSESSMENT CONDUCTED BY JOE SAMNIK OF SAMNIK & ASSOCIATES, LLC. AND COORDINATED WITH MANATEE COUNTY NATURAL RESOURCE DIVISION STAFF.

PROPOSED TREE LIST: ON-SITE

TYPE	REPLACEMENT SIZE	TOTAL
CANOPY TREE	3" CAL.	935***
PALM	15' HT.	134***
TOTAL		1,069

[illegible]

OFF-SITE TREE REPLACEMENT

TOTAL REQUIRED TREES	2,304
SUB-TOTAL PROPOSED TREES ON-SITE	-1,069
TOTAL REQUIRED TREES OFF-SITE	1,235

ALSO SEE SHEETS L4 AND L11 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

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78 SARASOTA CENTER BOULEVARD SARASOTA, FLORIDA 34240
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WILLIAM J. RICHARD FL. REG. #536
LANDSCAPE ARCHITECT OF RECORD

DATE

TASK	INITIALS	DATE
DESIGN	MLK	10-27-06
DRAWN	MLK	10-27-06
CHECKED	WJR	10-27-06
QUALITY CHK.		
SCALE	1" = 100'	

PREPARED FOR:
CASNAK RIVER CLUB, LLC
401 N CATTLEMEN RD.
SARASOTA, FLORIDA 34232

RIVER CLUB PARK OF COMMERCE
TREE PROTECTION / REMOVAL PLAN - OVERALL

JOB NO. 0571015900
SHEET NO. L1

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LEGEND

- EXIST. OAK
- EXIST. MAPLE
- EXIST. PINE
- EXIST. PALM
- EXIST. BAY
- EXIST. CEDAR
- INDICATES SIGNIFICANT EXIST. TREE EXCEEDING 24" DBH LDC, SECTION 737.4.1.2.d.
- TREE/PALM SAVED (EXIST. TREES NOT MARKED ARE TO BE REMOVED)
- PROP. SIDEWALKS, UTILITY PADS, ETC.
- PROP. ROW RESERVATION
- TREE BARRICADE

SCALE: 1" = 50'

N S E W

S.R. 70
(PROPOSED ROADWAY IMPROVEMENTS)
(UNDER CONSTRUCTION)

50' LANDSCAPE BUFFER 1

50' LANDSCAPE BUFFER 2

BUFFER 1

BUFFER 2

EDGE OF PAVEMENT

N 84°10'55" E 221.34'

N 37°47'42" E 221.34'

S 72°37'29" E 748.74'

S 70°20'03" E 443.49'

S 70°20'03" E 16.51'

N 19°39'57" E 141.43' (W BASIS)

TREE BARRICADE TYP.

EXIST. TREES IN BUFFER AREAS ARE TO REMAIN UNDISTURBED.

PALM PLAN

WOOD POWER POLE

BLDG. E

BLDG. F

BLDG. G

BLDG. H

BLDG. I

BLDG. J

BUILDING C

DOT TRUE (NOT LOCATED)

EXIST. SIGNIFICANT TREE TO BE REMOVED

TRACT "A"

PARCEL

O.R.B. 1642, PG. 23

MATCH LINE B-B

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WILLIAM J. RICHMOND FL. REG. #1369
LANDSCAPE ARCHITECT OF RECORD

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SCALE	1" = 50'	

PREPARED FOR:
CMBMK RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 105
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE

TREE PROTECTION / REMOVAL PLAN – NORTH HALF

JOB NO. 0571015900

SHEET NO. L2

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MATCH LINE B-B

BUILDING A.1

BUILDING A.2

BUILDING B

BLDG. D

GARDEN CENTER

PARCEL 1

50' LANDSCAPE BUFFER 1

EXIST. TREES IN BUFFER AREAS ARE TO REMAIN UNDISTURBED

TREE BARRICADE TYP. SEE DETAIL FOR BARRICADE STAKING

EXIST. SIGNIFICANT TREE TO BE SAVED

EXIST. SIGNIFICANT TREE TO BE REMOVED

TREE BARRICADE TYP.

PROP. (2) PALLET/BALE STORAGE AREA

20' LANDSCAPE BUFFER 3

PARCEL 4

ACCESS EASEMENT

PROP. SIDEWALK

S 88°43'17" W 666.95'

N 01°15'18" E 84.00'

N 03°12'44" E 364.42'

2,288.82'

20' LANDSCAPE BUFFER 3

EXIST. SIGNIFICANT TREE TO BE REMOVED

EXIST. TREES TO BE SAVED THIS AREA

15 EXIST. TREES W/ 25" CALIPER OR LARGER SAVED IN THIS AREA PER MARCH 12, 2007 SITE VISIT WITH MANATEE COUNTY STAFF

TREE BARRICADE TYP.

TOP BANK

TOP OF BANK AS LOCATED BY G.F.Y., INC.

SQUID PROJ. U.P.E. SURVEY

PARCEL 2

EXIST. STORMWATER AREA

S 28°55'06" W 464.42'

N 70°20'03"

BRADEN WOODS SUBDIVISION PHASE V
(PLAT BOOK 22, PAGES 97-106)
COMMON OPEN SPACE PRIVATE

N
W E
S

SCALE: 1" = 50'

LEGEND

- EXIST. OAK
- EXIST. MAPLE
- EXIST. PINE
- EXIST. PALM
- EXIST. BAY
- EXIST. CEDAR
- INDICATES SIGNIFICANT EXIST. TREE EXCEEDING 24" DBH LDC, SECTION 737.4.1.2.d.
- TREE/PALM SAVED (EXIST. TREES NOT MARKED ARE TO BE REMOVED)
- PROP. SIDEWALKS, UTILITY PADS, ETC.
- PROP. ROW RESERVATION
- TREE BARRICADE

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WILLIAM J. RICHMOND FL REG. #3346
LANDSCAPE ARCHITECT OF RECORD

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CANNAK RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 108
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE

TREE PROTECTION / REMOVAL PLAN - SOUTH HALF

JOB NO. 0571015900
SHEET NO. L3

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PLANT SIZE REQUIREMENT CRITERIA

REPLACEMENT TREE SIZE: 3" CAL. 10' HT. 4' SPR.***
PALM TREE: 15' HT. OAH
SHRUBS: 3 GAL. 24" HT. CONT.
SHRUBS ADJACENT TO BUILDING A1./A2: 5 GAL. CONT.
(PARKING LOT ISLANDS & FOUNDATION PLANTINGS)

*** 3" CAUPER SIZE REQUIREMENT FOR ALL TREE REPLACEMENTS PER NATURAL RESOURCES DIVISION RECOMMENDATIONS

LANDSCAPE BUFFER NOTES

EXISTING NATIVE VEGETATION LOCATED WITHIN ANY REQUIRED LANDSCAPE BUFFER SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. THERE SHALL BE NO OVERHEAD OR UNDERGROUND POWER LINES, SWALES OR STORMWATER FACILITIES WITHIN ANY PROPOSED LANDSCAPE BUFFER CONTAINING DESIRABLE NATIVE VEGETATION WITH THE EXCEPTION OF LIMITED CROSSINGS.

IRRIGATION NOTES

THE IRRIGATION SYSTEM SHALL BE INSTALLED BY LICENSED IRRIGATION CONTRACTOR.

PER THE LDC, SECTION 715.7, THE PROPOSED IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY OF WATER AVAILABLE. THE IRRIGATION WATER SOURCE SHALL BE FROM THE ADJACENT STORMWATER POND SUPPLEMENTED BY A RECHARGE WELL/PUMP UNTIL SUCH TIME REUSE WATER IS AVAILABLE.

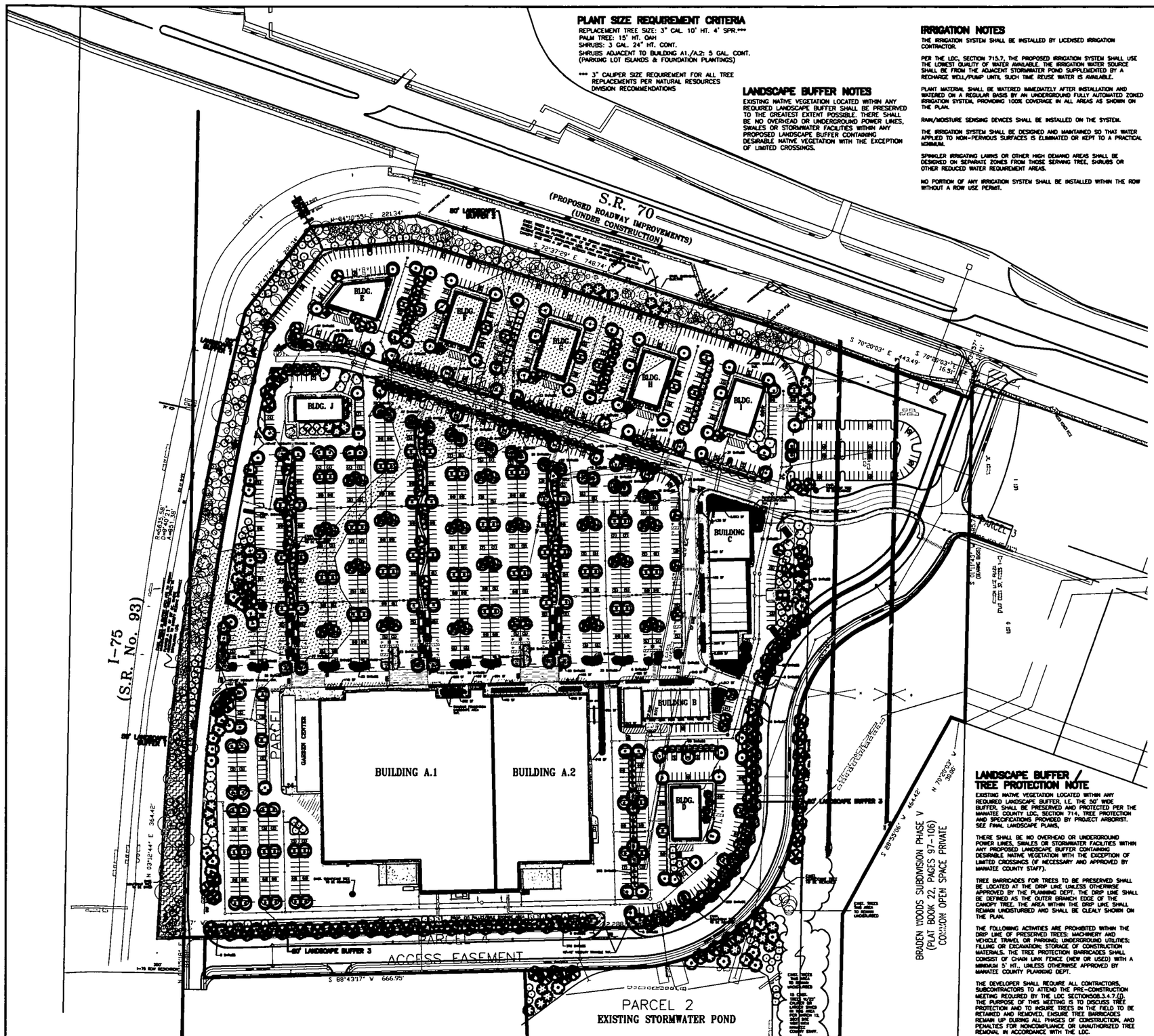
PLANT MATERIAL SHALL BE WATERED IMMEDIATELY AFTER INSTALLATION AND WATERED ON A REGULAR BASIS BY AN UNDERGROUND FULLY AUTOMATED ZONED IRRIGATION SYSTEM, PROVIDING 100% COVERAGE IN ALL AREAS AS SHOWN ON THE PLAN.

RAIN/MOISTURE SENSING DEVICES SHALL BE INSTALLED ON THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED SO THAT WATER APPLIED TO NON-PERVIOUS SURFACES IS ELIMINATED OR KEPT TO A PRACTICAL MINIMUM.

SPRINKLER IRRIGATING LAWNS OR OTHER HIGH DEMAND AREAS SHALL BE DESIGNED ON SEPARATE ZONES FROM THOSE SERVING TREE, SHRUBS OR OTHER REDUCED WATER REQUIREMENT AREAS.

NO PORTION OF ANY IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN THE ROW WITHOUT A ROW USE PERMIT.



LANDSCAPE BUFFER / TREE PROTECTION NOTE

EXISTING NATIVE VEGETATION LOCATED WITHIN ANY REQUIRED LANDSCAPE BUFFER, I.E. THE 50' WIDE BUFFER, SHALL BE PRESERVED AND PROTECTED PER THE MANATEE COUNTY LDC, SECTION 714, TREE PROTECTION AND SPECIFICATIONS PROVIDED BY PROJECT ARBORIST. SEE FINAL LANDSCAPE PLANS.

THERE SHALL BE NO OVERHEAD OR UNDERGROUND POWER LINES, SWALES OR STORMWATER FACILITIES WITHIN ANY PROPOSED LANDSCAPE BUFFER CONTAINING DESIRABLE NATIVE VEGETATION WITH THE EXCEPTION OF LIMITED CROSSINGS (IF NECESSARY AND APPROVED BY MANATEE COUNTY STAFF).

TREE BARRICADES FOR TREES TO BE PRESERVED SHALL BE LOCATED AT THE DRIP LINE UNLESS OTHERWISE APPROVED BY THE PLANNING DEPT. THE DRIP LINE SHALL BE DEFINED AS THE OUTER BRANCH EDGE OF THE CANOPY TREE. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED AND SHALL BE CLEALY SHOWN ON THE PLAN.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF PRESERVED TREES: MACHINERY AND VEHICLE TRAVEL OR PARKING; UNDERGROUND UTILITIES; FILLING OR EXCAVATION; STORAGE OF CONSTRUCTION MATERIALS. THE TREE PROTECTION BARRICADES SHALL CONSIST OF CHAIN LINK FENCE (NEW OR USED) WITH A MINIMUM 5' HT., UNLESS OTHERWISE APPROVED BY MANATEE COUNTY PLANNING DEPT.

THE DEVELOPER SHALL REQUIRE ALL CONTRACTORS, SUBCONTRACTORS TO ATTEND THE PRE-CONSTRUCTION MEETING REQUIRED BY THE LDC SECTION 508.3.4.7.(j). THE PURPOSE OF THIS MEETING IS TO DISCUSS TREE PROTECTION AND TO INSURE TREES IN THE FIELD TO BE RETAINED AND REMOVED. ENSURE TREE BARRICADES REMAIN UP DURING ALL PHASES OF CONSTRUCTION, AND PENALTIES FOR NONCOMPLIANCE OR UNAUTHORIZED TREE REMOVAL IN ACCORDANCE WITH THE LDC.

LANDSCAPE DESIGN CRITERIA

THE DESIGN CRITERIA FOR THESE LANDSCAPE PLANS ARE SUBJECT TO ORDINANCE 06-29 (AMENDED AND RESTATED DEVELOPMENT ORDER), THE MANATEE COUNTY ZONING ORDINANCE PDMU-99-02(G)(R-2)(R-3) GDP ORDINANCE AND THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), SECTION 714, 715 AND 737.

THE PROPOSED USES ARE DEFINED AS COMMERCIAL USES-RETAIL AND COMMERCIAL USES-SERVICES. THE EXISTING ZONING IS PD-MU.

SCALE: 1" = 100'

BUFFER DESIGN CRITERIA

WEST PROPERTY LINE (1-75)

1. PDMU-99-02(G)(R) STIPULATION L(8)
   BUFFER CRITERIA: ROW BUFFER
   50' WIDTH MIN.
   1 CANOPY TREE PER 50'

   BUFFER LENGTH: 1,519.14' (364.42 + 951.38 + 221.34)

BUFFER REQUIREMENTS	BUFFER PROPOSED
50' WIDTH MIN.	50' WIDTH MIN.
31 CANOPY TREES	124 EXIST. TREES +

   EXIST. TREES IN BUFFER AREA ARE TO REMAIN UNDISTURBED.
   ADDITIONAL TREES SHALL BE PLANTED A MINIMUM OF 50' OC. WHERE NECESSARY TO SATISFY REZONE ORDINANCE STIPULATION L(6). ALSO SEE TREE REPLACEMENT NOTE.

NORTH PROPERTY LINE SR 70

2. PDMU-99-02(G)(R) STIPULATION L(8)
   BUFFER CRITERIA: ROW BUFFER
   50' MIN. WIDTH
   1 CANOPY TREE PER 50'

   BUFFER LENGTH: 1,086.31' (221.34 + 748.74 + 443.49 + 16.51 = 1,430.08 - 343.77 FLP EASEMENT)

BUFFER REQUIREMENTS	BUFFER PROPOSED
50' WIDTH MIN.	50' WIDTH MIN.
22 CANOPY TREES	173 EXIST. TREES +

   EXIST. TREES IN BUFFER AREA ARE TO REMAIN UNDISTURBED.
   ADDITIONAL TREES SHALL BE PLANTED A MINIMUM OF 50' OC. WHERE NECESSARY TO SATISFY REZONE ORDINANCE STIPULATION L(6). ALSO SEE TREE REPLACEMENT NOTE.

EAST/SOUTH PROPERTY LINE INTERNAL ROADWAY

3. LDC, SECTION 737.5.1.1
   BUFFER CRITERIA: ROW BUFFER
   20' WIDTH MIN.
   1 CANOPY TREE PER 25'
   HEDGES, SHRUBS, BERMS WITH 60% OPACITY AT A HEIGHT OF 5'

   BUFFER LENGTH: 1,750' (2,387.86 - 587.86 FLP EASEMENT - 50 ROW BUFFER)

BUFFER REQUIREMENTS	BUFFER PROPOSED
20' WIDTH MIN.	20' WIDTH MIN.
70 CANOPY TREES	102 CANOPY TREES
578 SHRUBS	578 SHRUBS

PARKING LOT LANDSCAPE CRITERIA

LDC, SECTION 715.3.1.
VEHICLE USE AREA (PER 20 SPACES)
360 SF. OF PLANTING AREA
4 CANOPY TREES
20 SHRUBS

REQUIRED:
1,839 TOTAL SPACES
33,102 SF. OF PLANTING AREA
368 CANOPY TREES
1,839 SHRUBS

PROPOSED:
33,246 SF. MIN. OR GREATER PLANTING AREA
368+ CANOPY TREES
1,839+ SHRUBS

SIGNIFICANT TREE PRESERVATION CRITERIA

LDC, SECTION 737.4.1.2.d.
75% OF ALL TREES EXCEEDING 24" D.B.H. SHALL BE PRESERVED.

PROPOSED:
20 EXISTING TREES X .75 = 15+ PRESERVED. SEE VEGETATIVE AREA EAST OF STORMWATER POND.

NATIVE SPECIES CRITERIA

LDC, SECTION 737.4.1.2.h.
75% OF ALL REQUIRED TREES, SHRUBS AND GROUNDCOVER SHALL CONSIST OF NATIVE SPECIES

REQUIRED:
935 TREES X .75 = 702 NATIVE TREES
134 PALMS X .75 = 101 NATIVE PALMS
2,434 SHRUBS X .75 = 1,826 NATIVE SHRUBS
GROUNDCOVER QUANTITIES TO BE DETERMINED AT TIME OF FINAL SITE PLAN REVIEW

PROPOSED:
702 NATIVE TREES
101 NATIVE PALMS
1,826 NATIVE SHRUBS
GROUNDCOVER QUANTITIES TO BE DETERMINED AT TIME OF FINAL SITE PLAN REVIEW

FOUNDATION LANDSCAPING CRITERIA

LDC, SECTION 737.4.1.2.g.
40 SF. PER 1,000 SF. OF BUILDING GROSS FLOOR AREA

REQUIRED: BUILDINGS A.1/A.2, B & C = 259,394 SF. COMBINED (222,194+11,600+25,600)
10,375 SF. PLANTING AREA
PROPOSED:
11,565 SF. PLANTING AREA

REQUIRED: BUILDING D = 6,315 SF.
253 SF. PLANTING AREA
PROPOSED:
253 SF. PLANTING AREA OR GREATER
(PLANTING AREA TO BE SHOWN ON FINAL LANDSCAPE PLAN)

REQUIRED: OUTPARCELS BUILDINGS E, F, G, H, & I = 6,500 SF. PER BUILDING TYP.
260 SF. PLANTING AREA PER BUILDING
PROPOSED:
260 SF. PLANTING AREA OR GREATER PER BUILDING
(PLANTING AREA TO BE SHOWN ON FINAL LANDSCAPE PLAN)

REQUIRED: BUILDING J = 5,000 SF.
200 SF. PLANTING AREA PER BUILDING
PROPOSED:
200 SF. PLANTING AREA OR GREATER PER BUILDING
(PLANTING AREA TO BE SHOWN ON FINAL LANDSCAPE PLAN)

TREE REPLACEMENT NOTE

* AN ESTIMATED TOTAL OF 935 TREES AND 134 PALMS ARE TO BE PLANTED ON-SITE. SEE SHEET L1 FOR ADDITIONAL INFORMATION REGARDING TOTAL TREES TO BE PLANTED ON-SITE.

THE QUANTITY AND LOCATION OF THE PROPOSED TREES AND PALMS LOCATED IN THE 50' BUFFER AREAS ARE SCHEMATICALLY SHOWN. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT AND MANATEE COUNTY PLANNING STAFF FOR THE PLANTING PLACEMENT OF PROPOSED TREES/PALMS IN THE BUFFER AREAS.

LEGEND

- INDICATES SIGNIFICANT TREE EXCEEDING 24" DBH LDC, SECTION 737.4.1.2.d.
- TREE/PALM SAVED (SEE TREE PROTECTION/REMOVAL PLAN FOR TREE SPECIES AND SIZE)
- PROP. PARKING LOT TREE
- PROP. PARKING LOT TREE
- PROP. PARKING LOT / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. PALM
- PROP. PALM
- PROP. SHRUB HEDGE
- PROP. PARKING LOT SHRUBS
- PROP. BUILDING FOUNDATION LANDSCAPE
- PROP. SIDEWALKS, UTILITY PADS, ETC.
- PROP. ROW DEDICATION
- PROP. VISIBILITY TRIANGLE

PROPOSED PLANT LIST

TYPE	SIZE	TOTAL
TREE	3" CAL. 10' HT. 4' SPR.	935+
PALMS	15' HT. OAH	134+
BUFFER SHRUBS	3 GAL. CONT.	578
PARKING LOT SHRUBS	3 GAL. & 5 GAL. CONT.	1,839+
SCREENING SHRUBS	3 GAL. CONT.	49

* SEE TREE REPLACEMENT NOTE.

** SEE PLANT SIZE REQUIREMENT CRITERIA NOTE FOR 5 GAL. CONTAINER LOCATIONS.

(BUILDING FOUNDATION PLANT QUANTITIES TO BE PROVIDED WITH FINAL LANDSCAPE PLAN SUBMITTAL)

REVISED NO.	BY	DATE	DESCRIPTION
1	MLK	4-23-07	RESPONSE TO COUNTY COMMENTS DATED 1-17-07 AND 2-1-07
2	MLK	6-27-07	RESPONSE TO COUNTY COMMENTS DATED 5-22-07 TO 6-25-07
3	MLK	7-30-07	REVISIONS PER CLIENT DISCUSSION WITH COUNTY STAFF AND MAJOR TENANT
4			
5			
6			
7			
8			
9			
10			

George F. Young, Inc.
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ENGINEERING STATE BUSINESS NO. EB-00000021 · SURVEYING STATE BUSINESS NO. LB-21
78 SARASOTA CENTER BOULEVARD SARASOTA, FLORIDA 34240
Since 1919 PHONE (941) 371-6362 · FAX (941) 378-3215 · E-MAIL info@georgefyoung.com

WILLIAM J. RICHMOND FL. REG. #1336
LANDSCAPE ARCHITECT OF RECORD
DATE

TASK	INITIALS	DATE
DESIGN	MLK	10-27-06
DRAWN	MLK	10-27-06
CHECKED	WJR	10-27-06
QUALITY CHK.		
SCALE	1" = 100'	

PREPARED FOR:
CASWAK RIVER CLUB, LLC
401 N CATTLEMEN RD.
SARASOTA, FLORIDA 34232

RIVER CLUB PARK OF COMMERCE
PRELIMINARY LANDSCAPE PLAN - OVERALL

JOB NO. 0571015900
SHEET NO. L4

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LEGEND

- INDICATES EXIST. TREE EXCEEDING 24" DBH LDC, SECTION 737.4.1.2.d.
- TREE/PALM SAVED
- SPECIES AND SIZE) (SEE TREE PROTECTION/REMOVAL PLAN FOR TREE
- PROP. PARKING LOT TREE
- PROP. PARKING LOT / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. PALM
- PROP. PALM
- PROP. SHRUB HEDGE
- PROP. PARKING LOT SHRUBS
- PROP. BUILDING FOUNDATION LANDSCAPE
- PROP. SIDEWALKS, UTILITY UTILITY PADS, ETC.
- PROP. ROW DEDICATION
- PROP. VISIBILITY TRIANGLE

SCALE: 1" = 50'

N

S.R. 70
(PROPOSED ROADWAY IMPROVEMENTS)
(UNDER CONSTRUCTION)

50' LANDSCAPE BUFFER 2

50' LANDSCAPE BUFFER 1

N 84°10'55" E 221.34'

N 37°47'42" E 221.34'

S 72°37'29" E 748.74'

S 70°20'03" E 443.49'

S 70°20'03" E 16.51'

EXIST. TREES IN BUFFER AREA ARE TO REMAIN UNDISTURBED. ADDITIONAL TREES SHALL BE PLANTED A MIN. OF 50' OC WHERE NECESSARY TO SATISFY REZONE ORDINANCE STIPULATION L(8). PLANT ANY ADDITIONAL REQUIRED CANOPY TREE WITH A 30' MIN. SETBACK FROM EXIST. OVERHEAD ELECTRIC.

EXIST. OVERHEAD ELECTRIC

BLDG. E

BLDG. F

BLDG. G

BLDG. H

BLDG. I

BLDG. J

BUILDING C

3,093 SF

130 SF

462 SF

15'x15' VISIBILITY TRIANGLE TYP.

PROP. SIGNAGE TYP.

EXIST. SIGNIFICANT TREE TO BE REMOVED

BUILDING FOUNDATION LANDSCAPE AREA TYP.

MATCH LINE A-A

TRACT "A"

PARCEL

REVISED NO.	BY	DATE	DESCRIPTION
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5			

REVISED NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

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Since 1919 PHONE (941) 371-6362 · FAX (941) 378-3215 · E-MAIL isfo@georgefyoung.com

WILLIAM J. RICHMOND FL. REG. #1304
LANDSCAPE ARCHITECT OF RECORD
DATE

TASK	INITIALS	DATE
DESIGN	MLK	10-27-06
DRAWN	MLK	10-27-06
CHECKED	WJR	10-27-06
QUALITY CHK.		
SCALE	1" = 50'	

PREPARED FOR:
CASWIK RIVER CLUB, LLC
401 N CATTLEMEN RD.
SARASOTA, FLORIDA 34232

RIVER CLUB PARK OF COMMERCE
PRELIMINARY LANDSCAPE PLAN – NORTH HALF

JOB NO. 0571015900
SHEET NO. L5

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I-75 (S.R. No. 93)

MATCH LINE A-A

50' LANDSCAPE BUFFER 1

PARCEL 1

GARDEN CENTER

BUILDING A.1

BUILDING A.2

BUILDING B

BLDG. D

20' LANDSCAPE BUFFER 3

PARCEL 4

ACCESS EASEMENT

PARCEL 2

EXISTING STORMWATER POND

250' I-75 ROW DEDICATION

N 03°12'44" E 364.42'

N 01°15'18" E 94.00'

S 88°43'17" W 666.95'

S 28°55'06" W

PROP. (2) PALLET/BALE STORAGE AREA

PROP. SIDEWALK

TOP OF BANK AS LOCATED BY G.F.Y., INC.)

EXIST. SIGNIFICANT TREE TO BE SAVED

EXIST. SIGNIFICANT TREE TO BE REMOVED

EXIST. TREES THIS AREA TO REMAIN UNDISTURBED

15 EXIST. TREES W/25" CALIPER OR LARGER SAVED IN THIS AREA PER MARCH 12, 2007 SITE VISIT WITH MANATEE COUNTY STAFF.

BUILDING FOUNDATION LANDSCAPE AREA TYP.

15'x15' VISIBILITY TRIANGLE TYP.

EXIST. TREE IN BUFFER AREA ARE TO REMAIN UNDISTURBED. ADDITIONAL TREES SHALL BE PLANTED A MIN. OF 50' OC. WHERE NECESSARY TO SATISFY REZONE ORDINANCE STIPULATION L(3).

LEGEND

- INDICATES SIGNIFICANT EXIST. TREE EXCEEDING 24" DBH LDC, SECTION 737.4.1.2.d.
- TREE/PALM SAVED (SEE TREE PROTECTION/REMOVAL PLAN FOR TREE SPECIES AND SIZE)
- PROP. PARKING LOT TREE
- PROP. PARKING LOT TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. PARKING LOT / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. BUFFER TREE / LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. LANDSCAPE TREE
- PROP. PALM
- PROP. PALM
- PROP. SHRUB HEDGE
- PROP. PARKING LOT SHRUBS
- PROP. BUILDING FOUNDATION LANDSCAPE
- PROP. SIDEWALKS, UTILITY UTILITY PADS, ETC.
- PROP. ROW DEDICATION
- PROP. VISIBILITY TRIANGLE

SCALE: 1" = 50'

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Since 1919

WILLIAM J. RICHMOND FL. REG. #1556
LANDSCAPE ARCHITECT OF RECORD
DATE

TASK	INITIALS	DATE
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DRAWN	MLK	10-27-06
CHECKED	WJR	10-27-06
QUALITY CHK.		
SCALE	1" = 50'	

PREPARED FOR:
OASWK RIVER CLUB, LLC
401 N CATTLEMEN RD.
SARASOTA, FLORIDA 34232

RIVER CLUB PARK OF COMMERCE

PRELIMINARY LANDSCAPE PLAN – SOUTH HALF

JOB NO. 0571015900
SHEET NO. L6

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West Elevation A

North Elevation B

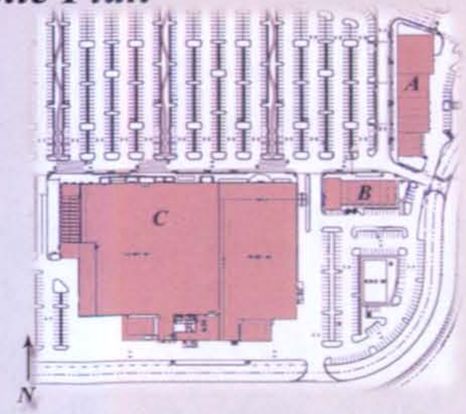
North Elevation A

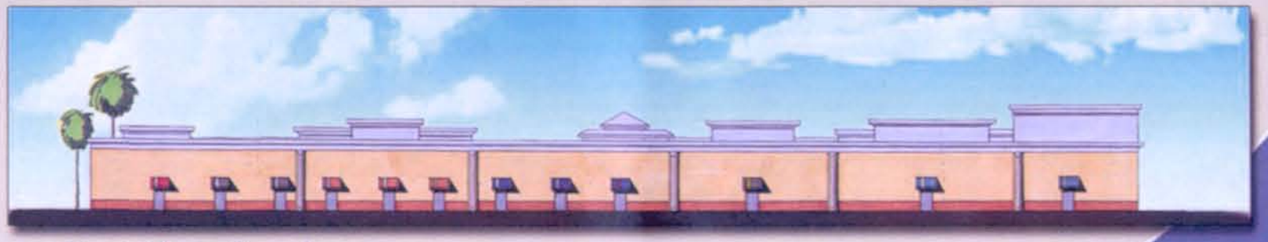
South Elevation A

East Elevation B

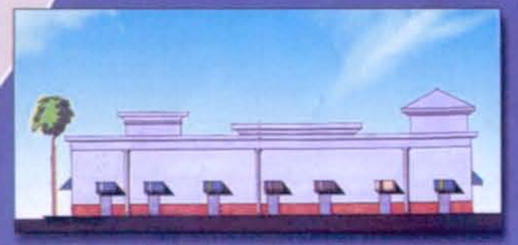
West Elevation B

Site Plan





East Elevation A



South Elevation B

Cuhaci & Peterson
Architects Engineers Planners
Florida Corporate Certificate #AA C000526

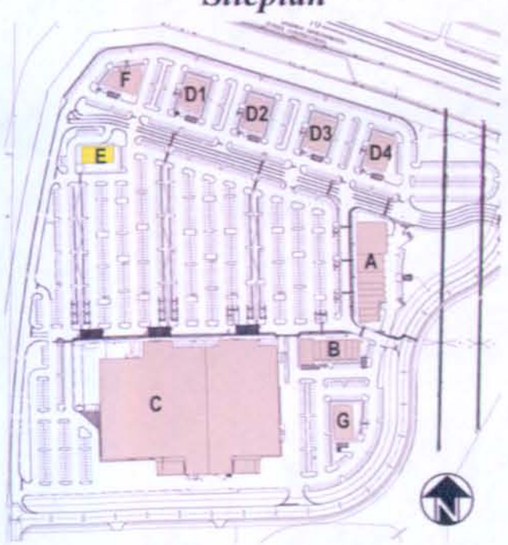
04/06/07 *River Club Park of Commerce/Manatee County, FL* *Proj. #206516*

Cuhaci & Peterson
Architects Engineers Planners

Building E

East Elevation *North Elevation*

Siteplan

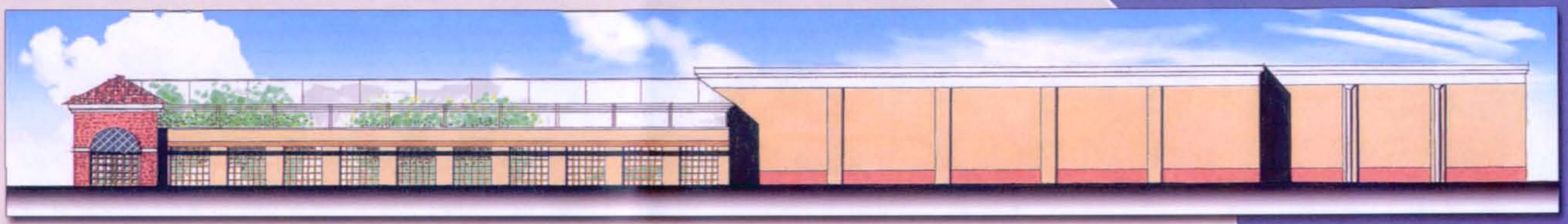


West Elevation *South Elevation*

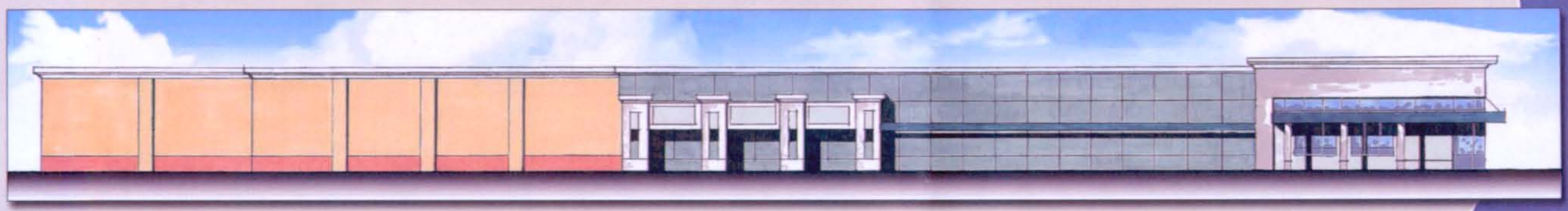
07/23/07 *River Club Park of Commerce/Manatee County, FL* *Proj. #206516*

A2

North Elevation C

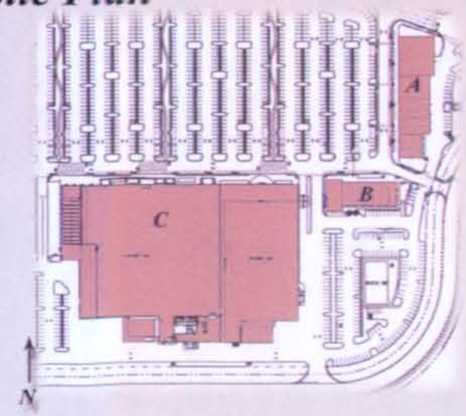


West Elevation C



East Elevation C

Site Plan



South Elevation C

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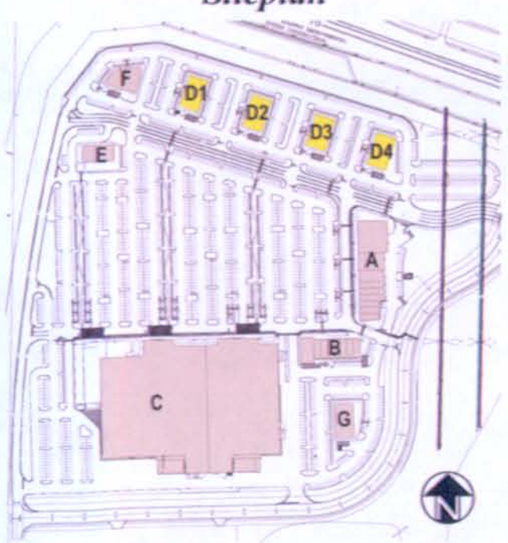
04/06/07 *River Club Park of Commerce/Manatee County, FL* *Proj. #206516*

Cuhaci & Peterson
Architects Engineers Planners
Florida Corporate Certificate #AA C000526

Building D-1

Building D-2

Siteplan



Building D-3

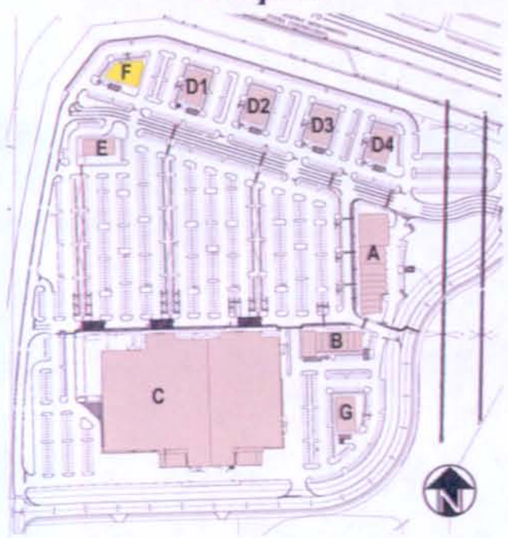
Building D-4

Building F

North Elevation

East Elevation

Siteplan



South Elevation

Cuhaci & Peterson
Architects Engineers Planners
Florida Corporate Certificate #AA C000526

07/23/07 *River Club Park of Commerce/Manatee County, FL* *Proj. #206516*

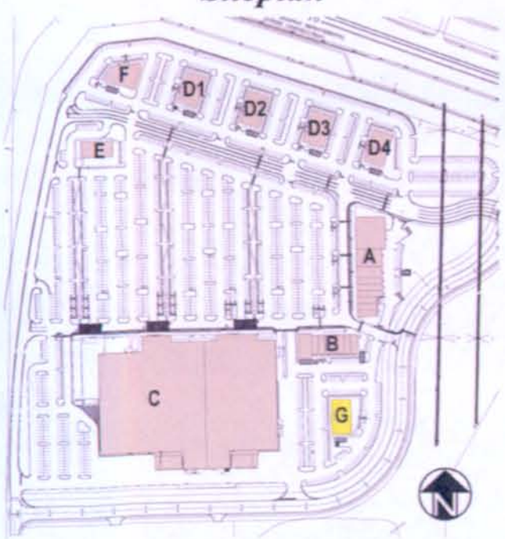
Cuhaci & Peterson
Architects Engineers Planners

Building G

North Elevation

East Elevation

Siteplan



South Elevation

West Elevation

07/23/07 **River Club Park of Commerce/Manatee County, FL** **Proj. #206516**

A6

REVISED NO.	BY	DATE	DESCRIPTION
1	MLK	4-23-07	RESPONSE TO COUNTY COMMENTS DATED 1-17-07 AND 2-1-07
2	MLK	6-27-07	RESPONSE TO COUNTY COMMENTS DATED 5-22-07 TO 6-25-07.
3	MLK	7-30-07	REVISIONS PER CLIENT DISCUSSION WITH COUNTY STAFF AND MAJOR TENANT
4			

REVISED NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

George F. Young, Inc.
ARCHITECTURE · ENGINEERING · ENVIRONMENTAL · LANDSCAPE · PLANNING · SURVEYING · UTILITIES
BRADENTON · GAINESVILLE · ORLANDO · PALM BEACH GARDENS · SARASOTA · ST. PETERSBURG · TAMPA
ENGINEERING STATE BUSINESS NO. EB-0000021 · SURVEYING STATE BUSINESS NO. LB-21
78 SARASOTA CENTER BOULEVARD SARASOTA, FLORIDA 34240
PHONE (941) 371-6362 · FAX (941) 378-3215 · E-MAIL info@georgefyoung.com
Since 1919

JAMES DALEY, P.E. NO. 34877

DATE

TASK	INITIALS	DATE
DESIGN	MLK	10/27/06
DRAWN	MLK/LDL	10/27/06
CHECKED		
SHUT. CHK.		
SCALE	1" = 100'	

PREPARED FOR:
CASVIAK RIVER CLUB, LLC
401 N. CATTLEMEN RD. SUITE 108
SARASOTA, FL. 34232

RIVER CLUB PARK OF COMMERCE

AERIAL MAP W/ PRELIMINARY SITE PLAN

JOB NO. 0571015900

SHEET NO. B1

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