NOTES

PRIOR TO PLAT APPROVAL FOR PHASE II, OR ANY PORTION THEREOF, A SECONDARY MEANS OF ACCESS MUST BE CONSTRUCTED. THIS SECONDARY MEANS OF ACCESS MAY OCCUR THROUGH: (1) ADJACENT PROPERTIES BEING DEVELOPED AND THE FUTURE ACCESS ROADS CONSTRUCTED AS DEPICTED ON THE PLAN, OR (2) THE TEMPORARY EMERGENCY ACCESS AT LOTS 410 & 411, MUST BE IDENTIFIED AND CONSTRUCTED WITH A MEDIAN SEPARATOR ON MOCCASIN WALLOW ROAD TO RESTRICT TURNS TO EITHER A PERMANENT RIGHT-IN/RIGHT-OUT DRIVEWAY OR A RIGHT-IN/RIGHT-OUT WITH WESTBOUND LEFT-IN DIRECTIONAL OPENING, IF IT MEETS SAFETY AND OPERATIONAL CRITERIA (SIGHT DISTANCE ON CURVE, ACCESS SPACING, NO CONFLICTS WITH TURN LANE REQUIREMENTS FOR THE MAIN ACCESS TO THE EAST). IF ACCESS BECOMES PERMANENT, A 405' (INCLUDING 50' TAPER) EAST BOUND RIGHT TURN LANE SHALL BE REQUIRED.
7. The proposed development shall be constructed in accordance with the Manatee County Land Development Code and shall comply with Section 700, 701 and 403.12 of the L.D.C.

8. Water quality treatment will be provided by the proposed wet detention lakes.

9. There are no known existing deed restrictions or covenants which would affect the project.

10. There are proposed private-use facilities on the site, including gazebos, pools, play areas, and other recreational amenities.

11. This site is currently utilized as cow pasture and is vacant.

12. The approved "Temporary Traffic Control Plan" (TTCP) based on the minimum requirements of the Manatee County Land Development Code, unless as otherwise acceptable. Tropical storm maintenance agreement prior to approval of construction documents.

13. The entire property shall have curb side for parking. A stormwater drainage system shall be provided by apercussion cast into the overall wetland preservation area.

14. On-site final designs, circulation, and utility arrangements will be provided as required by the Manatee County Land Development Code. A test cut of 2% to 3% on the utility arrangement shall be located along all front lot lines and for foot of utility arrangement.

15. Off-site improvements and open space will be maintained by either a CDD or county.

16. The developer shall provide signs adjacent to the wetland buffers/conservation easements to the landowners not to enter the wetland.

17. The approved "Temporary Traffic Control Plan" (TTCP) based on the minimum requirements of the Manatee County Land Development Code, unless as otherwise acceptable. Tropical storm maintenance agreement prior to approval of construction documents.

18. The developer shall provide signs adjacent to the wetland buffers/conservation easements to the landowners not to enter the wetland.

19. All drainage easements for all pipe systems shall be in accordance with the Manatee County Land Development Code, unless as otherwise acceptable. Tropical storm maintenance agreement prior to approval of construction documents.

20. Existing stormwater conveyance systems shall be extended to serve the new development.

21. Existing utility service connections shall be extended to serve the new development.

22. Water quality treatment will be provided by the proposed wet detention lakes.

23. Off-site improvements and open space will be maintained by either a CDD or county.

24. The approved "Temporary Traffic Control Plan" (TTCP) based on the minimum requirements of the Manatee County Land Development Code, unless as otherwise acceptable. Tropical storm maintenance agreement prior to approval of construction documents.

25. The developer shall provide signs adjacent to the wetland buffers/conservation easements to the landowners not to enter the wetland.

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32. All drainage easements for all pipe systems shall be in accordance with the Manatee County Land Development Code, unless as otherwise acceptable. Tropical storm maintenance agreement prior to approval of construction documents.

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SITE DATA
2. A PORTION OF THE SUBJECT LAND LIES IN THE MANATEE COUNTY 25 YEAR FLOODPLAIN LIMITS, & THE SUBJECT LAND LIES IN THE 100 YEAR FLOOD ZONE "X" & "A" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12081C0167E (DFIRM INDEX DATED 03/17/14), SUBJECT TO VERIFICATION.
3. TOTAL PROPERTY AREA: 266.57 ± ac
4. TOTAL 100 YEAR FLOODPLAIN ENCROACHMENT VOLUME = 80.09 ac-ft

EARTHWORK PROCEDURE
1. SANDS WITH LESS THAN OR EQUAL TO 35 PERCENT FINES WILL BE THE ONLY ACCEPTABLE SOURCE OF ON-SITE SOILS USED FOR STRUCTURAL FILL. THESE SOILS ARE CLASSIFIED BY THE UNIFIED CLASSIFICATION SYSTEM AS SP, SP-SC, SP-SM, SC & SM.
2. CLAY SOILS (GREATER THAN 50 PERCENT FINES) IF EXCAVATED WILL BE CONSIDERED UNSUITABLE FOR USE AS STRUCTURAL FILL & WILL BE PLACED BACK INTO THE BOTTOM OF THE STORMWATER PONDS/LAKES OR USED TO BUILD POND/LAKE BERMS PROVIDED A MINIMUM OF 2 FEET OF COVER USING COHESIONLESS SOILS IS PLACED OVER THE CLAYS.
3. SOILS WITH GREATER THAN 35 PERCENT FINES BUT LESS THAN 50 PERCENT FINES CAN BE BLENDED WITH SP, SP-SC & SP-SM SOILS TO REDUCE THE FINES CONTENT TO LESS THAN OR EQUAL TO 35 PERCENT & REUSED AS STRUCTURAL FILL.
4. MONITORING OF THE EPR SHOULD BE PROVIDED BY REPRESENTATIVES OF A GEOTECHNICAL ENGINEERING FIRM. HOWEVER, ULTIMATELY THE SITE CONTRACTOR MUST BEAR RESPONSIBILITY TO ENSURE PROPER SOIL USE & PLACEMENT.
5. MONITORING OF THE EPR SHOULD BE PROVIDED BY REPRESENTATIVES OF A GEOTECHNICAL ENGINEERING FIRM. HOWEVER, ULTIMATELY THE SITE CONTRACTOR MUST BEAR RESPONSIBILITY TO ENSURE PROPER SOIL USE & PLACEMENT.

MASTER DRAINAGE PLAN
SUMMERWOODS - PH I, II, & III
MANATEE COUNTY, FLORIDA
Irrigation Systems and/or Shallow Wells shall be used. The use of potable water meets the needs of the system. Storm water reuse, reclaimed water use, gray water use of all fire hydrants. The proposed potable water, reclaimed water and/or wastewater facilities shown are all irrigation shall use the lowest quality water available which adequately and safely soil the area.

NOTES:
1. Existing potable water, reclaimed water and/or wastewater facilities shown are located in areas outside of the proposed development. These facilities will be provided during the future construction phases of this project.
2. All new construction to be certificated by a licensed water and/or sewer contractor for installation of water and sewer service. (These are to be designed by a licensed contractor).
3. Irrigation systems are to be designed for laterals in landscape plant to the sides of the streets. Irrigation systems are to be designed for laterals in landscape plant to the sides of the streets.
4. No trees shall be planted within 10' of any county maintained water or sewer main.

LEGEND:
- Existing potable water main
- Proposed potable water main
- Existing reclaimed water main
- Proposed reclaimed water main
- Proposed wastewater main
- Existing sewer main
- Proposed sewer main
- Hardscape sanitary sewer line
- Phase line
PRELIMINARY SITE PLAN
SUMMERWOODS - PH I, II, & III
MANATEE COUNTY, FLORIDA

LEGEND
FEMA FLOODPLAIN ZONE "AE"

SUMMERWOODS - PH I, II, & III

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
ROADWAY NOTES:

A. NO "CEMENT TREATED BASE" IS ALLOWED ON MANATEE COUNTY THROUGHFARES. ALL BASE MATERIAL SHALL BE FROM A FDOT'S APPROVED VENDOR AND SHALL BE APPROVED BY MANATEE COUNTY.

B. MANATEE COUNTY STANDARDS CALL FOR UNDERDRAIN WHERE THE WATER TABLE IS LESS THAN 6 INCHES UNDER THE SUB-BASE.

C. CRUSHED CONCRETE MUST BE FROM AN APPROVED FDOT VENDOR.

D. FC-3 PAVEMENT IS NOT A MANATEE COUNTY HIGHWAY ENGINEERING APPROVED MATERIAL. USE TYPE S-III AS A TOP LAYER (FRICTION COURSE) OR FDOT MIX. ALL NEEDS TO MEET FDOT SPECIFICATIONS.

E. FOR PAVEMENT CONSTRUCTABILITY, THE MINIMUM ALLOWABLE LAYER THICKNESS SHALL BE 3/4" FOR TYPE S-III AND 1 1/4" FOR TYPE S-1, WHICH EQUALS 2" MINIMUM TOTAL ASPHALT FOR LOCAL ROAD.