REVISED PRELIMINARY SITE PLAN
FOR
GERSHONI OUTPARCEL
PARCEL ID: 820000057
MANATEE COUNTY, FLORIDA
SECTION 9, TOWNSHIP 34 S, RANGE 18 E
PREPARED FOR
BENDERSON PROPERTIES, INC
7978 Cooper Creek Blvd, Suite 100
University Park, FL 34201

NOTES:
1. THE SITE IS CURRENTLY ZONED PDC IN THE MANATEE COUNTY US 301 AT I-75 ENTRANCEWAY AND IS VACANT.
2. THE SITE LIES WITHIN FLOOD ZONE X (UNSHADED AND SHADED) PER F.I.R.M. PANELS #12081C0167E & #12081C0169E, DATED: 03-17-2014
3. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS OR PLATTED STREETS LOCATED ON THIS SITE.
4. THERE ARE NO KNOWN WELLS WITHIN THE BOUNDARIES OF THIS PLAN.
5. DEVELOPMENT WILL COMMENCE UPON FINAL SITE PLAN APPROVAL AND WILL BE COMPLETED IN A SINGLE PHASE IN ACCORDANCE WITH THE CLOS, AS MAYBE AMENDED.
6. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PRIVATELY MAINTAINED. RECLAIMED WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND BE PRIVATELY MAINTAINED.
7. DUMPSTER PAD WILL BE SCREENED IN ACCORDANCE WITH SECTIONS 728 AND 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
8. A HOSE BIB AND GREASE TRAP SHALL BE REQUIRED.
9. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 18" ABOVE THE CROWN OF THE ADJACENT ROADWAY OR IF WITHIN THE 100 YEAR FLOOD PLAIN, A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
10. ALL OUTDOOR LIGHTING WILL BE IN COMPLIANCE WITH SECTION 806 OF THE LAND DEVELOPMENT CODE. ADDITIONAL DETAILS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
11. IRRIGATION WILL BE PROVIDED BY THE LOWEST QUALITY WATER AVAILABLE TO MEET THE IRRIGATION NEEDS. POTABLE WATER SHALL NOT BE USED.
12. SIGNAGE WILL COMPLY WITH THE LAND DEVELOPMENT CODE.
13. PROPOSED USE - RETAIL / OFFICE / RESTAURANT.
14. NO WETLANDS ARE ON SITE OR WITHIN THE PROJECT LIMITS.
15. APPROXIMATE CONSTRUCTION SCHEDULE:
   START: 02/01/2019
   END: 08/01/2020
16. PROJECT IS LOCATED WITHIN THE ENTRANCEWAY.
17. OPEN SPACE REQUIRED = 25% = 1.58 AC X 0.25 = 0.40 AC
17.1. OPEN SPACE PROVIDED = 0.42 AC = 26.6%
17.2. OPEN SPACE FROM POND AREA = 0.15 AC = 35% OF THE PROVIDED
17.3. ALL REMAINING OPEN SPACE IS GREEN AREA AND BUFFERS

REvised Preliminary Site Plan
Prepared for
BenderSon Properties, Inc
7978 Cooper Creek Blvd, Suite 100
University Park, FL 34201

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Water Resource ~ Survey
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GENERAL CONSTRUCTION NOTES:

1. To facilitate the Contractor, the Contractor shall obtain from the Engineer or from the Engineer’s files a copy of all pertinent plans and specifications required for the project. These plans and specifications shall be utilized by the Contractor during construction activities and shall be in compliance with the conditions of all previous revisions.

2. Issued for: Contractor.

3. JOB #: 123456

4. RNG: A

5. TWN: B

6. DESIGNED: C

7. DRAWN: D

8. APPROVED: E

9. Plot Date: F

10. SEC: G

11. REV: H

12. RESPONSES TO COUNTY COMMENTS

13. RESPONSES TO SWFWMD COMMENTS

14. RESPONSES TO COUNTY COMMENTS

15. MODS FOR COUNTY CLARIFICATION

STORMWATER FACILITY O&M GUIDELINES:

1. The operation and maintenance of the drainage facility is the responsibility of the owner.

2. The owner is to ensure that the drainage facility is operated and maintained in accordance with the design.

3. The owner is to provide access to the drainage facility for inspection and maintenance.

4. The owner is to ensure that the drainage facility is not altered without prior written approval from the Engineer.

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3. The owner is to provide access to the drainage facility for inspection and maintenance.

4. The owner is to ensure that the drainage facility is not altered without prior written approval from the Engineer.

5. The owner is to ensure that the drainage facility is maintained in good condition.

6. The owner is to ensure that the drainage facility is inspected regularly.

7. The owner is to provide written notice to the Engineer of any repairs or maintenance work.

8. The owner is to ensure that the drainage facility is kept free of debris.

9. The owner is to ensure that the drainage facility is not used for storage of any liquid or solid waste.

10. The owner is to ensure that the drainage facility is not used for any illegal purposes.

LANDSCAPE NOTES:

1. The landscape of the site shall be designed to enhance the overall appearance of the property.

2. The landscape design shall be consistent with the architectural design of the property.

3. The landscape design shall be coordinated with the surrounding landscape.

4. The landscape design shall be designed to provide shade and privacy.

5. The landscape design shall be designed to provide water conservation.

6. The landscape design shall be designed to provide year-round interest.

7. The landscape design shall be designed to provide low maintenance.

8. The landscape design shall be designed to provide safety and accessibility.

9. The landscape design shall be designed to provide aesthetic appeal.

10. The landscape design shall be designed to provide ecological benefits.

11. The landscape design shall be designed to provide educational opportunities.

12. The landscape design shall be designed to provide economic benefits.

13. The landscape design shall be designed to provide social benefits.

14. The landscape design shall be designed to provide recreational opportunities.

15. The landscape design shall be designed to provide health benefits.

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50. The landscape design shall be designed to provide health benefits.
Notes:
- Near parking lot work, all roots 1" diameter and larger
- Barriers for the duration of the project.
- When protecting groupings, protective barriers shall be constructed of 5' HT new or used chain link fence with joint parts in excess of 5' on order per plan.
- Disturbing activity shall occur within the tree protection zone.

Tree Grouping Notes:
- Trees as shown above. No construction activity is allowed in or affecting the grouping of trees as shown above. No construction activity is allowed within the tree protection barrier area, including driving or parking vehicles, storage of construction materials, or any excavation inside the barrier area for the duration of the project.
GENERAL UTILITY NOTES (MANATEE COUNTY)

1. ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION MUST BE IN ACCORDANCE WITH THE APPROVED PLANS.

2. POTABLE AND RECLAIMED WATER PERMITS MUST BE OBTAINED PRIOR TO START OF CONSTRUCTION.

3. GENERAL UTILITY EASEMENTS SHALL BE PLACED BY THE PROPERTY MANAGEMENT COMPANY PRIOR TO START OF CONSTRUCTION.

4. PERMANENT BURIAL DEVICES OR APPARATUS USED FOR UTILITIES MUST BE DEEPLY SEATED TO ADEQUATELY WITHSTAND THE WEIGHT OF THE EARTH EXCAVATED TO ASSURE THE PROPER FUNCTION OF THE UTILITIES.

5. TEMPORARY EXCAVATION DEVICES OR APPARATUS MUST BE THE APPROPRIATE SIZE TO PREVENT THE SINKING OR DEFORMATION OF THE BUILDING CODE, PLAINING, CHAPTER 2, SECTION 2.2.1 AND C CODE, 1980, 1985, 1985 AND MANATEE COUNTY CODES.

6. GENERAL UTILITY EASEMENTS MUST EXTEND A MINIMUM OF 5' FROM ANY... IN THE TELEPHONE AND TELECOMMUNICATION CODES.

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GENERAL UTILITY CORRECTION NOTES (MANATEE COUNTY)

9. All Pots of 6" or... ARE TO WITHSTAND THE PRESSURE OF THE POTABLE WATER MAIN PER MANATEE COUNTY PUBLIC WORKS FINAL GRADE.

10. Where potable or reclaimed water mains are to be installed under... TO HAVE HEAVY TRAFFIC RATED FRAMES AND COVERS ARE TO WITHSTAND THE PRESSURE OF THE POTABLE WATER MAIN PER MANATEE COUNTY PUBLIC WORKS FINAL GRADE.

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