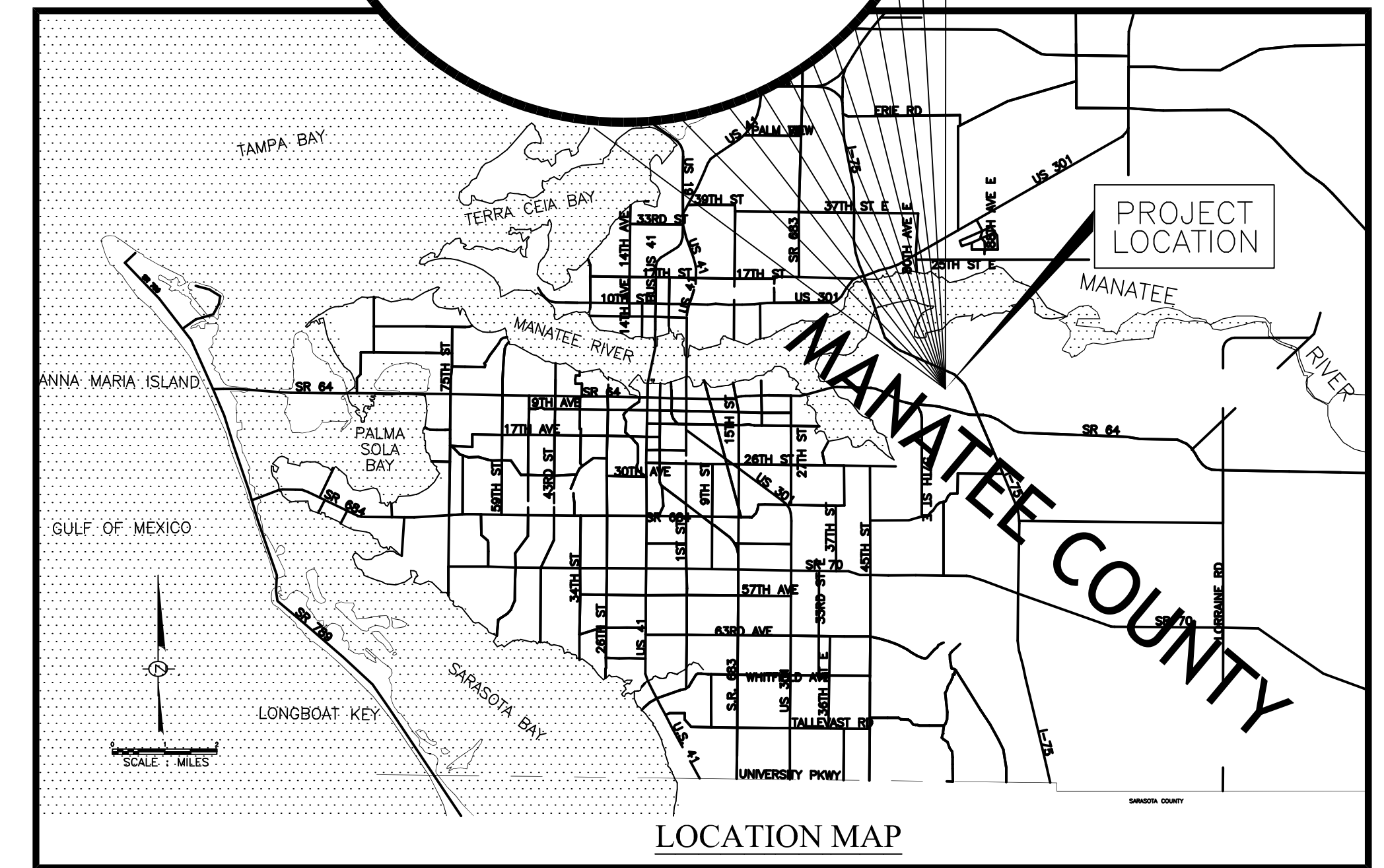


Manatee Palms Multi-Family Residential Rezone to PDR to General Development Plan Standards

LOCATED IN
SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA



REZONE TO PDR TO GDP STANDARDS

FUTURE LAND USE CATEGORY :
ROR

PROPOSED ZONING:
PDR

PROPERTY LINE LOCATIONS:
SEE SHEET 2

TOTAL PROJECT ACREAGE:
TOTAL PROJECT AREA: 2.66 ACRES

EXISTING ZONING AND ADJACENT LAND USE:
ONSITE: PR-M & A-1 SINGLE FAMILY DETACHED
NORTH: RSF-6 SINGLE FAMILY RESIDENTIAL
SOUTH: GC RETAIL, RESTAURANT
EAST: GC SHERIFF'S OFFICE
WEST: PD-C STORAGE FACILITY

EXISTING EASEMENTS AND PLATTED STREETS, ONSITE AND ADJACENT:
SEE SHEET 2

HISTORIC SITES OR INDIAN MOUNDS ON SITE:
NO KNOWN HISTORIC SITES OR INDIAN MOUNDS

UTILITY INFORMATION:
SEE SHEET 2

FLOOD ZONE:
ZONE "X" - NO BASE FLOOD ELEVATIONS DETERMINED.
COMMUNITY PANEL NUMBER: FM12081C0326E MAP REVISED 3-17-14

LOCATION OF EXISTING TREE GROUPINGS:
SHEET 2

PROPOSED SITE DESIGN:
24 UNITS MULTI-FAMILY

GROSS RESIDENTIAL ACREAGE:
2.66 ACRES

GROSS NON-RESIDENTIAL ACREAGE:
0.00 ACRES

MINIMUM SETBACKS REQUIRED:
N/A, SINCE PRIVATE DRIVE AISLE, NO LOT SPLITS PROPOSED. (UNITS TO BE UNDER ONE OWNERSHIP).
FRONT: 25' (FROM 65TH ST EAST)
REAR: 15'
SIDE: 8'
WATERFRONT: 30'

PROPOSED UTILITY EASEMENTS:
SEE SHEET 2

MINIMUM LOT SIZE:
N/A

BUILDING SIZE:
1,500 SF TYPICAL LIVING AREA/UNIT

TREE PROTECTION:
THE PROJECT WILL BE IN COMPLIANCE WITH SECTIONS 700 - TREE PROTECTION AND 701 - LANDSCAPING & SCREENING OF THE LDC & SECTION 900 ENTRANCEWAY.

PARKING REQUIREMENTS:
(24 UNITS)(2/UNIT)+(1/10 UNITS GUEST)(24 UNITS)=51 REQUIRED
LESS 5% BIKE RACK: 2
LESS 5% TREE SAVINGS: 3
46 REQUIRED
(24 UNITS)(1.6/ UNIT) = **39 PROVIDED**
36 IN FRONT OF UNITS; 3 IN COMMON AREA.
SPECIFIC APPROVAL & PARKING STUDY PROVIDED TO REQUEST 24% REDUCTION.

UPLAND OPEN SPACE
TOTAL IN 15' GREENBELT41 AC.
TOTAL IN 10' ROADWAY BUFFER (ALONG 65TH ST. E.)05 AC.
DRY DETENTION PONDS43 AC.
COMMUNITY RECREATION AREA37 AC.
1.26 AC. TOTAL UPLAND OPEN SPACE = 47.37% OPEN SPACE PROVIDED.
25.00% + 5% ENTRANCEWAY = 30.00% OPEN SPACE REQUIRED.

LANDSCAPE PLAN:
N/A

SCREENING AND BUFFERING:
15' GREENBELT BUFFER PER LDC 402.7.D.5 FOR GREATER THAN 15 UNITS; 10' GREENBELT FOR 15 OR LESS UNITS.

DRAINAGE SYSTEMS:
SEE SHEET 2

REQUIRED YARDS:
SEE SHEET 2

BUILDING HEIGHT:
35' - 0" MAXIMUM

GROSS DENSITY:
24 UNITS/2.66 ACRES = 9.0 UNITS/ACRE.

NET DENSITY:
NET DENSITY = 24 UNITS ÷ [2.66 - .43 - .37] = 24 UNITS/ 1.86 ACRES = **12.9 UNITS/ ACRE.**

WATER & SEWER OWNERSHIP:
TO BE CONSTRUCTED TO MANATEE CO. STD'S. AND MAINTAINED PRIVATELY.

PROPOSED EASEMENTS, RESERVATIONS & DEDICATIONS:
OWNERSHIP AND MAINTENANCE AGREEMENTS WILL BE PROVIDED BY THE MANATEE PALMS ASSOCIATION.

COMMON SPACE:
COMMUNITY RECREATION AREA AS SHOWN ON SHEET 2 SHALL BE OWNED & MAINTAINED BY THE MANATEE PALMS ASSOCIATION.

CONSTRUCTION SCHEDULE
BEGIN: MAY 2018; COMPLETE: MAY 2021

WETLANDS:
THERE ARE NO EXISTING WETLANDS ONSITE.

SIGNAGE:
ENTRANCE SIGNS ARE PROPOSED AT THE INTERSECTION WITH 65TH STREET EAST ONLY.

PROPOSED LIGHTING:
PROJECT SHALL COMPLY WITH LDC SECTION 806.

SCHOOL NEEDS: (AS FURNISHED BY MANATEE COUNTY SCHOOL DISTRICT)
ELEMENTARY 2
MIDDLE 1
HIGH SCHOOL 1
TOTAL 4

WELLS:
THERE ARE NO KNOWN ACTIVE WELLS ONSITE.

PERENNIAL STREAMS:
THERE ARE NO KNOWN PERENNIAL STREAMS ON OR ADJACENT TO PROJECT.

EROSION CONTROL & SEDIMENTATION DEVICES:
N/A

SOLID WASTE:
INDIVIDUAL GARBAGE CANS TO BE PLACED AT CURB ON PICK-UP DAYS.

PUBLIC:
PROPOSED ROADS & UTILITIES TO BE PRIVATE.

INDEX PROJECT NO. ADK-01

SHEET	DESCRIPTION
1.)	COVER SHEET
2.)	GENERAL DEVELOPMENT PLAN

PREPARED FOR:

MPRE, LLC
1205 Manatee Avenue West
Bradenton, Florida 34205

PREPARED BY:

HOUGH ENGINEERING, INC.
CONSULTING ENGINEERS
1771 MANATEE AVE W., BRADENTON FLORIDA 34205
PHONE : (941) 747-4838* FAX : (941) 747-4072

Manatee County Building and Development Services Signature Block

Project Number: _____ Project Name: Manatee Palms Multi- Family Residential
Approval Type: _____ DTS Number: _____

PROJECT PLANNER _____ DATE _____
PROJECT ENGINEER _____ DATE _____
CONCURRENCY _____ DATE _____
ENVIRONMENTAL PLANNING _____ DATE _____
ENVIRONMENTAL HEALTH _____ DATE _____
FIRE DISTRICT _____ DATE _____

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Rec'd by OWNER/AGENT : _____ DATE _____

Approved: _____
Marla M. Hough, P.E. # 38664 Certificate of Authorization #7654 DATE

ZONING: PD-C

EX 8" GRAVITY SEWER STORAGE FACILITY (BUILT 2003)

65TH STREET EAST

90.0' PUBLIC RIGHT OF WAY

ASPHALT PAVEMENT WIDTH VARIES

TO NEXT D/W TO SOUTH 30' MINIMUM REQUIRED

TO NEXT D/W TO NORTH 30' MINIMUM REQUIRED

PROPOSED 5" S/W

EX 15" RCP

10' ROADWAY BUFFER

EX HEADWALL (TO BE REMOVED)

PROPOSED 5" S/W

PROPOSED 15" RCP

PROPOSED 5" S/W

EX HEADWALL (TO BE REMOVED)

PROPOSED 5" S/W

PROPOSED 15" RCP

PROPOSED 5" S/W

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PROPOSED 5" S/W

ZONING: RSF-6
SINGLE FAMILY RESIDENTIAL
(BUILT 1970s)

526'±

TOTAL PROJECT AREA = 2.66 ACRES

15' GREENBELT

8' SIDE SETBACK REQ'D; 22'+/- PROVIDED

EX ZONING:
A-1
SINGLE FAMILY
DETACHED
.75 AC
315 65TH STE

EX ZONING:
A-1
SINGLE FAMILY
DETACHED
1.0 AC
407 65TH ST E

EX ZONING:
PR-M
SINGLE FAMILY
DETACHED
.915 AC
403 65TH ST E

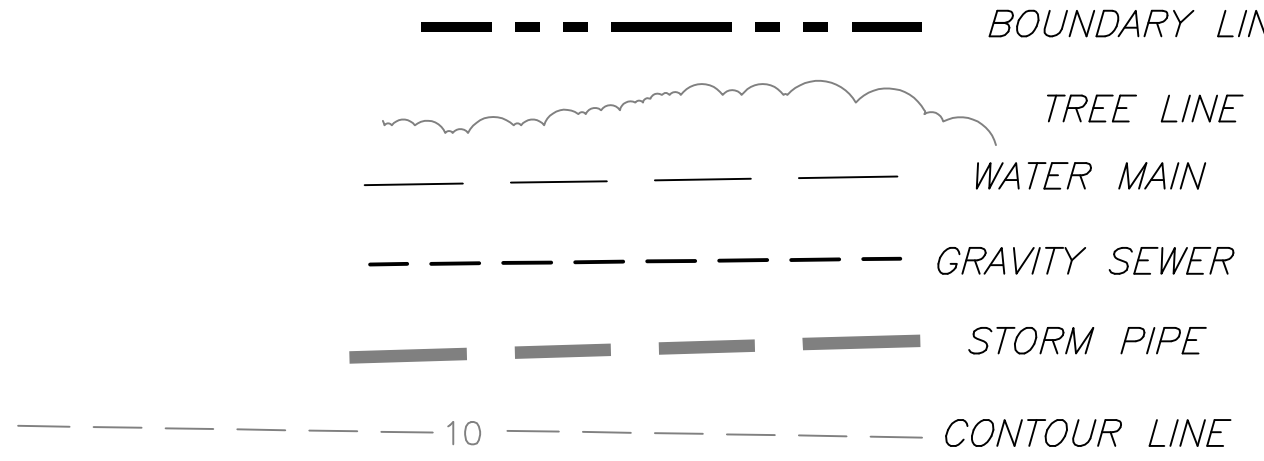
PROPOSED ZONING: PDR

ZONING: GC
SHERIFF'S OFFICE
(BUILT 2004)

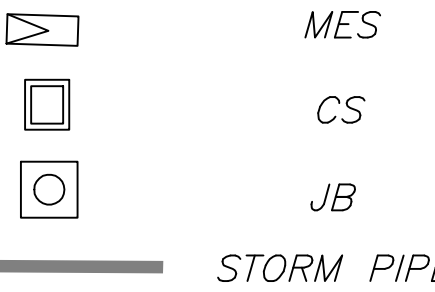
ZONING: GC
RESTAURANT (BUILT 1986)
EXISTING LEGEND:

ZONING: GC
RETAIL (BUILT 1994)

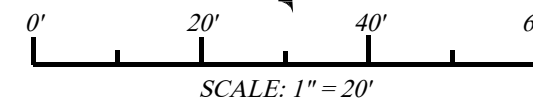
ZONING: GC
VACANT



PROPOSED LEGEND:



- NOTES:
1.) EXISTING BOUNDARY SURVEYS DATED: 02/05/2014 BY WALTER J. SMITH, P.S.M. FROM E-MAIL DATED: 05/16/2017 FROM JAMES ADKINS.
2.) BUILDING LAYOUT BY DANIEL SAGAN, APA, CAD FILE FURNISHED 7-24-17.
3.) ONSITE TREE GROUPINGS FROM GOOGLE EARTH. OFFSITE TREE GROUPINGS TO SOUTH FROM SURVEY PER NOTE 1 ABOVE.
4.) ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
5.) TOPOGRAPHIC INFORMATION SHALL BE PROVIDED IN NAVD88 AND INCLUDE CONVERSION FACTOR TO NGVD29.



Manatee Palms Multi-Family Residential General Development Plan

SEC 26, TWP 34S, RGE 18E, MANATEE COUNTY, FLORIDA

HOUGH ENGINEERING, INC. Consulting Engineers
1771 MANATEE AVE. WEST, BRADENTON FLORIDA 34205
PHONE : (941) 747-4838 FAX : (941) 747-4072

Table with columns: DATE, DESCRIPTION, REVISIONS

Table with columns: REVISIONS, PROJECT NO. ADK-01

Table with columns: SHEET NO. 2