

NOTES

- EXISTING CONDITIONS**
1. PROJECT ACREAGE IS 897.4 ACRES (±).
 2. PROPERTY IS CURRENTLY USED FOR AGRICULTURAL AND RESIDENTIAL PURPOSES.
 3. TOPOGRAPHIC CONTOURS AND ELEVATIONS FROM FLORIDA GEOGRAPHIC DATA LIBRARY, VERSION 3 (2000).
 4. THE SITE LIES IN FLOOD ZONE X, PANEL 1201530380C AND 1201530370C.
 5. THERE ARE NO KNOWN HISTORIC RESOURCES OR BUILDINGS ON-SITE.
 6. PERMITTED USES ON NON-RESIDENTIAL PARCELS SHALL BE THOSE IDENTIFIED AS "P", "P*", "AP", OR "SP" IN THE PDAM ZONING DISTRICT PER FIGURE 6-1 OF THE LDC.

- Exclude from Parcels G, I, and J only:**
- Breeding Facility
 - Stockyards and feedlots
 - Sawmills
 - Slaughterhouses
 - Auction Houses, Open
 - Junkyards
 - Manufactured Home Parks and Subdivisions
 - Hazardous Waste Transfer Facility
 - Bus Bay/Maintenance Facility
 - Motor Freight Terminals
 - Motor Pool Facilities
 - RR Switching Yard
 - Correctional Facilities
 - Resource Recovery
 - Manufacturing

All of above, plus:

- Construction Services
- Flamemarks, open or closed
- Lumberyards
- Towing Service and Storage Establishment

Residential Parcels permitted to have all residential uses defined in ordinance plus associated recreational facilities, churches or other places of worship, day care centers (large, medium, small, and accessory) and schools. Such uses may be approved pursuant to Conditional Use Criteria in the LDC, as may be amended. The floor area allocated to large, medium and small day care centers, accessory day care centers, environmental education facilities, school of special education and schools shall be deducted from approved commercial entitlements.

DEVELOPMENT DESCRIPTION

7. CURRENT ZONING IS PDAM/MP-E/ST. CURRENT FUTURE LAND USE IS ROR/WO-E
8. THE DEVELOPMENT WILL INCLUDE A MAXIMUM OF 4,683 RESIDENTIAL UNITS (1,444 SINGLE FAMILY AND 3,239 MULTIFAMILY), 1,874,000 SQUARE FEET OF RETAIL, 1,483,000 SQUARE FEET OF OFFICE USES, AND 300 HOTEL ROOMS.
9. THE DEVELOPMENT SHALL COMPLY WITH THE FOLLOWING DIMENSIONAL CRITERIA:

TRADITIONAL NEIGHBORHOOD DESIGN STANDARDS:

TYPE	MIN. LOT SIZE (Sq. Ft.)	MIN. LOT WIDTH (FT.)	FRONT SETBACK (FT.)		SIDE SETBACK (FT.)	REAR SETBACK (FT.)	MAXIMUM HEIGHT (FT.)
			FRONT LOADED	ALLEY LOADED			
SF - DETACHED	3,500	37	10/25/19	10	6/11	15/5'	35
SF - SEMI-DETACHED	2,300	33	10/25/19	10	0/6	15/5'	35
SF - ATTACHED	2,000	25	5/25/19	8	0/6	5	4 STORES/50
MULTI-FAMILY	-	-	10	10	15/25'	10	5 STORES/75'
COMMERCIAL	-	-	40/25'	-	0/5'	0/5'	5 STORES/75'
OFFICE	-	-	40/25'	-	0/5'	0/5'	12 STORES (INCLUDING PARKING STRUCTURES)/140
PARK	-	-	10	10	10	10	35

1. Setback to front lot line.
2. Setback to side lot line.
3. Rear setback for units with alley access may be up to 12 inches (14" in height). Residential buildings that exceed 35 feet are subject to Subchapter 905.4 & n.
4. The smaller setback only applies to internal easements. The larger setback applies to external easements and adjacent residential lots.
5. The larger setback only applies to SF. The smaller setback applies to Condo, Pkg, Hotel, and Pkg. All other Commercial, Office building setbacks shall maintain a minimum setback of 10 feet from the front of the first floor to the back of curb of the adjacent side street or 10 feet to the edge of parking. The minimum setback from the second story of residential office buildings shall be 17 feet from the adjacent side street or 17 feet from the edge of parking. The setback shall apply to residential structures unless otherwise approved through the Landmarks Commission. The commercial or office setback applies to buildings containing residential units but not to stand alone non-residential units.
6. This distance is not a side yard setback but the minimum distance between buildings. A 10' separation is required between secondary rear boundary buildings. A 10' separation is required between front, rear, and side lot setbacks.
7. Minimum of 7 feet between units.
8. There shall be a minimum of six (6) feet separation between accessory equipment (e.g. air condition units, heat pumps, pumps, etc.) and structures abutting houses with 8-foot side yard setbacks.

CONVENTIONAL DESIGN STANDARDS:

TYPE	MIN. LOT SIZE (Sq. Ft.)	MIN. LOT WIDTH (FT.)	FRONT SETBACK (FT.)	SIDE SETBACK (FT.)	REAR SETBACK (FT.)	MAXIMUM HEIGHT (FT.)
SF - SEMI-DETACHED	3,700	37	25/20	0/6	15	35
SF - ATTACHED	2,500	25	25/20	0/6	15	35
MULTI-FAMILY	NA	NA	25	15/25'	15	3 STORES/40
COMMERCIAL	5,000	NA	40	15/20'	20'	5 STORES/75'
OFFICE	5,000	NA	40	15/20'	20'	12 STORES (INCLUDING PARKING STRUCTURES)/140
PARK	NA	NA	25	15	15	35

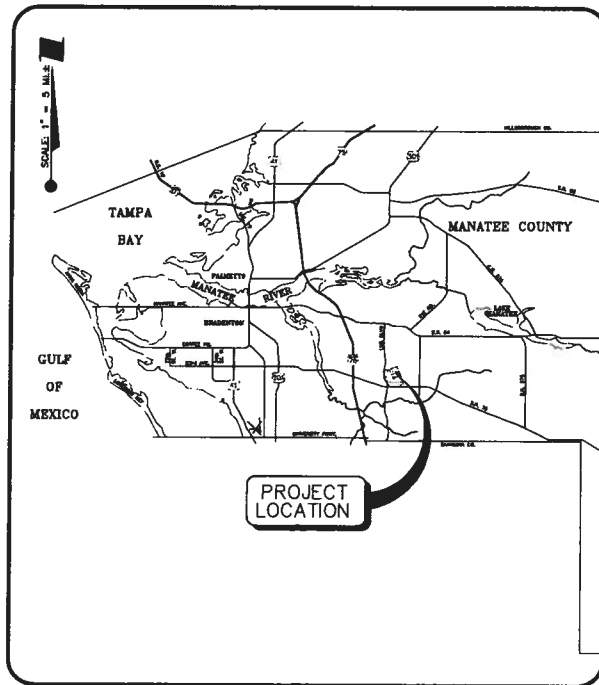
1. The front yard setback for all single-family residences shall be 35' to the garage portion of the structure. The remaining setback portion of the structure may be setback 20'. The front yard setback for structures with side-lot garages shall be 30'.
2. This distance is not a side yard setback but the minimum distance between buildings. A 10' separation is required between secondary rear boundary buildings. A 10' separation is required between front, rear, and side lot setbacks.
3. Residential setbacks are based on the distance from the rear of the structure to the rear of the lot.
4. Height of single-family buildings: A building with a vertical side of lot may be up to 12 stories or 140' in height. Residential buildings that exceed 35 feet are subject to Subchapter 905.4 & n.
5. When setback to residential SF or multifamily building requires to be required for each story over one (e.g. 3-story building will require a 40' building separation).
6. There shall be a minimum of six (6) feet separation between accessory equipment (e.g. air condition units, heat pumps, pumps, etc.) and structures abutting houses with 8-foot side yard setbacks.

GENERAL DEVELOPMENT PLAN

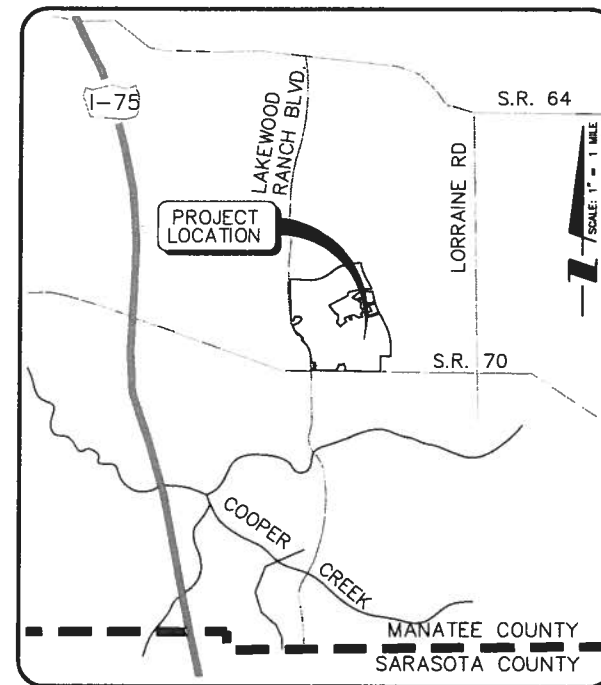
LAKWOOD CENTRE DRI

A SUBDIVISION OF PART OF SECTIONS 8, 9, 16, AND 17 TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

CLIENT:
SMR North 70, LLC



LOCATION MAP



VICINITY MAP

10. A VERTICAL MIX OF LAND USES IS PERMITTED ON PARCELS G, I & J.
 11. PROPOSED GROSS RESIDENTIAL DENSITY IS 6.7 DU/ACRE. THE NET DENSITY IS 18.8 UNITS/ACRE.
 12. THE MAXIMUM ALLOWED FLOOR AREA RATIO IS 0.35.
 13. THE ENTIRE SITE IS LOCATED WITHIN THE WATERSHED OVERLAY THE REQUIRED OPEN SPACE IS:
RESIDENTIAL: 79.1 ACRES
COMMERCIAL: 141.5 ACRES
TOTAL REQUIRED: 220.6 ACRES
- PROPOSED OPEN SPACE:
WETLANDS: 92.1 ACRES
EXISTING LAKE: 0.5 ACRES
STORMWATER PONDS: 63.4 ACRES
PARKS & REC: 36.8 ACRES
OTHER OPEN SPACE: 18.5 ACRES
ROADWAY BUFFER: 14.4 ACRES
281.1 ACRES OR 40.3% OF THE ENTIRE PROJECT
- WETLAND BUFFERS: 31.8 ACRES
UPLAND PRESERVATION: 23.8 ACRES

- OPEN SPACE MAY ALSO INCLUDE RECREATION AMENITIES AND WATER FEATURES TO BE DESIGNED WITH INDIVIDUAL PARCEL DEVELOPMENT.
14. SCREENING AND GREENBELT BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 715 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE.
 15. PERIMETER ROADWAY BUFFERS WILL BE PROVIDED PURSUANT TO SECTION 715 OF THE LAND DEVELOPMENT CODE. DETAILED PLANS WILL BE PROVIDED WITH THE INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS, AS APPLICABLE. RIGHT OF WAY BUFFERS FOR INTERNAL STREETS DEPENDENT ON DETAILED SITE DESIGN. THE DESIGN AND MAINTENANCE OF THE ROADWAY BUFFERS WILL BE BASED ON A UNIFIED LANDSCAPE PLAN TO BE UNDER THE CONTROL OF THE PROPERTY OWNER.
 16. UTILITY EASEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 907.10 OF THE LAND DEVELOPMENT CODE.
 17. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 722.1.4 OF THE LAND DEVELOPMENT CODE.
 18. SIGNAGE WILL MEET THE REQUIREMENTS OF SECTION 724 OF THE LAND DEVELOPMENT CODE.
 19. LIGHTING WILL MEET THE REQUIREMENTS OF SECTION 709 OF THE LAND DEVELOPMENT CODE.
 20. BACKFLOW PREVENTORS ARE REQUIRED ON ALL POTABLE WATER SERVICES AND ARE TO BE PROVIDED BY THE DEVELOPER.
 21. THE IRRIGATION SOURCE WILL BE NON-POTABLE. NON-POTABLE WATER LINES WILL BE PURPLE IN COLOR.
 22. SANITARY SEWER AND POTABLE WATER WILL BE PROVIDED THROUGH CONNECTIONS TO THE APPLICABLE PUBLIC SYSTEMS. SOLID WASTE SERVICES WILL BE PROVIDED BY MANATEE COUNTY.
 23. THERE ARE NO KNOWN EXISTING COVENANTS OR DEED RESTRICTIONS THAT WOULD AT THIS TIME AFFECT THE PROPOSED DEVELOPMENT.
 24. PARCELS HAVE NOT BEEN SURVEYED AND ACRES SHOWN ARE APPROXIMATE. PARCELS ARE SUBJECT TO FUTURE SUBDIVISION PLATTING IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
 25. STORMWATER MANAGEMENT FACILITIES WILL MEET SECTION 717 OF THE LDC, THE MANATEE COUNTY DEVELOPMENT STANDARDS AND SWFWMD REQUIREMENTS. THOSE PORTIONS OF THE STORMWATER SYSTEM DESIGNED TO DISCHARGE INTO THE WATERSHED OVERLAY DISTRICT SHALL MEET OR EXCEED THE DESIGN STANDARDS OF CHAPTERS 62-3, 62-4 AND 62-25 AND LOCAL DESIGN STANDARDS FOR DISCHARGE INTO OUTSTANDING FLORIDA WATERS.
 26. WATER, WASTEWATER AND IRRIGATION LINES ARE PROPOSED WITHIN THE RIGHTS OF WAY FOR 44TH AVE., MALACHITE DRIVE AND POPE ROAD. THESE FACILITIES EXIST WITHIN THE RIGHT OF WAY FOR LAKEWOOD RANCH BOULEVARD.
 27. ALL DEVELOPMENT PARCELS ADJACENT TO AGRICULTURAL USES AT THE TIME OF FINAL SITE PLAN APPROVAL SHALL PROVIDE A 35' SETBACK AS REQUIRED BY SECTION 702.6.7.
 28. THE DEVELOPER RESERVES THE RIGHT TO UTILIZE STREET NAMES AS PER LAND DEVELOPMENT CODE SECTION 742.5.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL DEVELOPMENT PLAN
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STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT ENGINEER	PROJECT MANAGER
	ROBERT ENGEL, PE	DIANE CHADWICK, AICP
GENERAL DEVELOPMENT PLAN LAKWOOD CENTRE		
APPROVED	Date	File Number
Project Planner (PP)		
Project Engineer (PE)		
Concurrence (CO)		
Natural Resource (NR)		
Environmental Health		
Fire District		
Owner/Agent		
Attention: A copy of this approved plan and the approved letter must be provided to the contractor and submitted with your application for a building permit.		

PROJECT NUMBER
04333-013-000(DRMPD)

DATE
JUNE 2013

INDEX NUMBER
D-04333-013-000001

WilsonMiller

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

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Exhibit "1"

PDMU-06-30(G)(R2)

20130245(1)

SMR North 70,

LLC/Lakewood Centre

LEGEND

- Project Boundary
- Herbaceous Wetlands
- Wetland Impact
- Forested Wetlands
- Wetland Buffer
- Upland Preservation
- Access Arrows
- Topographic Contours
- Lake / Stormwater Pond
- Parcel Boundary

LAND USE AND PHASING TABLE

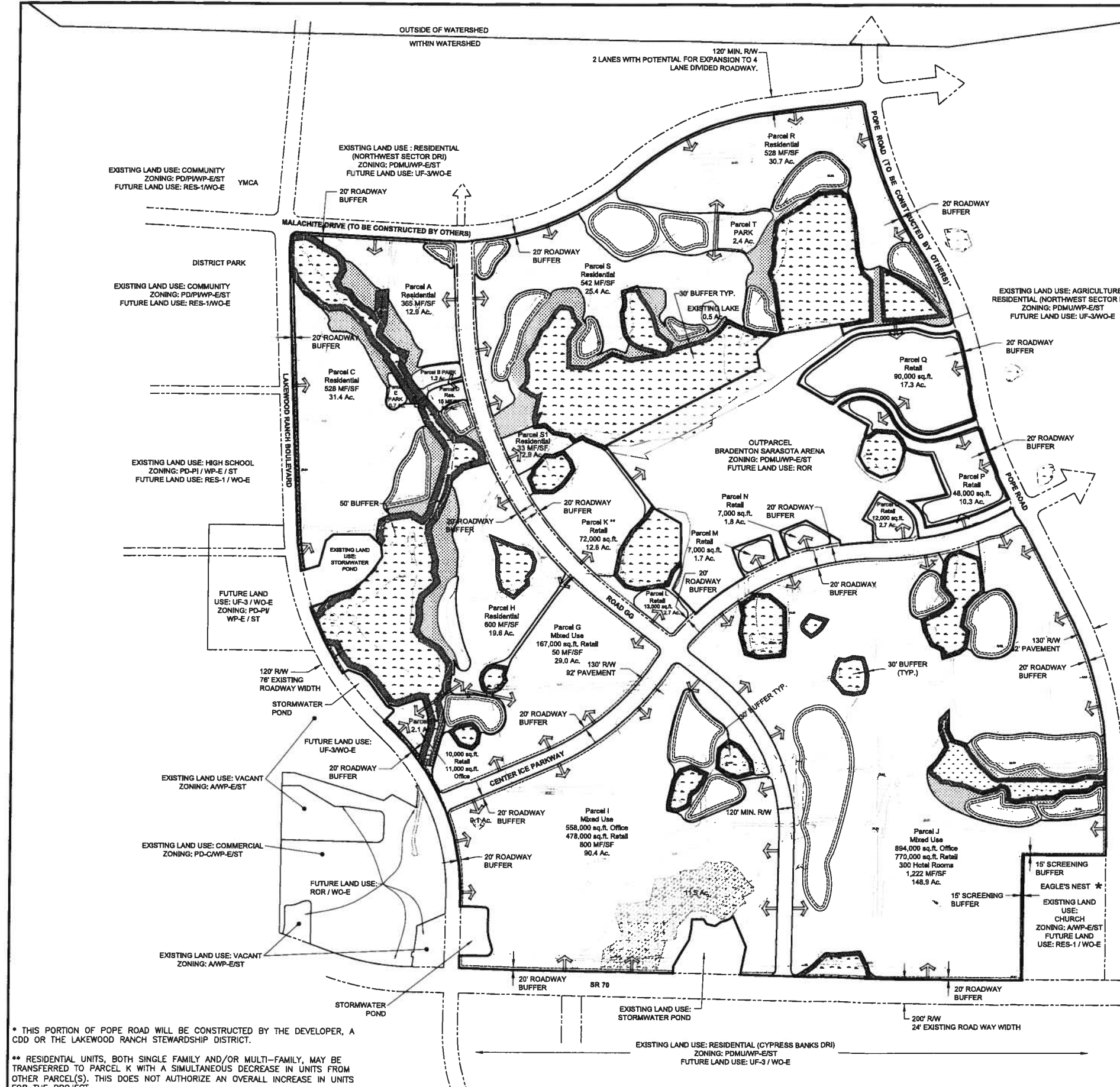
Land Use	Phase 1 2007-2022*	Phase 2 2009-2021*	Phase 3 2012-2026*	Total
Residential (dwelling units)				
Multi-family	900	1,800	539	3,239
Single Family	1,008	200	236	1,444
Total	1,908	2,000	775	4,683
Retail/Office (sq.ft.)				
Retail	360,000	542,000	772,000	1,674,000
Office	358,000	458,000	647,000	1,463,000
Total	718,000	1,000,000	1,419,000	3,137,000
Hotel (rooms)	300	0	0	300

Source: WilsonMiller, September 2005
 * The Phasing bulldout dates shall be March 22nd of the years indicated which includes legislatively approved extensions (SB 360, SB 1752, HB 7207 and F.S. 252.363), Wildfire (EO-11-126, EO-11-172, EO-11-202) and the additional Tropical Storm Debby and Isaac extensions (12-140, 12-192, 12-217 and 12-199)

- A. The maximum square footage for each commercial and office parcel, as identified on the General Development Plan, may be increased provided that all dimensional criteria are met. This shall not authorize an overall increase of square footage for the Project. Such modification does not require the submittal or review of an amended general development plan, but may be approved with a preliminary site plan or final site plan.
- B. The maximum number of units for each residential parcel, as identified on the General Development Plan, may be increased provided there is a simultaneous decrease on another residential parcel. This shall not authorize an overall increase in residential units for the Project. Such modification does not require the submittal or review of an amended general development plan, but may be approved with a preliminary site plan or final site plan.

ACREAGE BY LAND USE

RESIDENTIAL (ONLY)	126.9 AC.
MIXED USE, & RETAIL & OFFICE	250.6 AC.
RETAIL (ONLY)	51.2 AC.
RECREATION	4.3 AC.
RIGHT-OF-WAY	34.5 AC.
WETLANDS	92.1 AC.
WETLAND BUFFERS	31.6 AC.
UPLAND PRESERVATION	23.8 AC.
EXISTING LAKE	0.5 AC.
STORMWATER PONDS	63.4 AC.
OTHER OPEN SPACE	18.5 AC.
TOTAL SITE AREA	697.4 AC.



* THIS PORTION OF POPE ROAD WILL BE CONSTRUCTED BY THE DEVELOPER, A CDD OR THE LAKEWOOD RANCH STEWARDSHIP DISTRICT.
 ** RESIDENTIAL UNITS, BOTH SINGLE FAMILY AND/OR MULTI-FAMILY, MAY BE TRANSFERRED TO PARCEL K WITH A SIMULTANEOUS DECREASE IN UNITS FROM OTHER PARCEL(S). THIS DOES NOT AUTHORIZE AN OVERALL INCREASE IN UNITS FOR THE PROJECT.

<p>WilsonMiller Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants</p>		CLIENT: SMR NORTH 70, LLC PROJECT: LAKEWOOD CENTRE DRI	DATE: JANUARY 2008 HORIZONTAL SCALE: 1"=400' VERTICAL SCALE: AS SHOWN CROSS REFERENCE FILE NO.: PROJECT NUMBER: 04333-013-000 SHEET NUMBER: 2 OF 2
3 UPDATED NOTES AND PARCEL INFORMATION 2 UPDATED NOTES, DATES AND ROAD NAMES 1 REVISED PER COMMENTS	08/06/13 HER/98419 05/25/12 RTD/89450 12/12/07 MNP/2458	ACTIVITY: DESIGNING BY: CVO/1995 10/07/05 DRAWN BY: CVO/1995 10/07/05 CHECKED BY: CONTRACT ADMIN. BY: WMA APPROVED BY:	TITLE: GENERAL DEVELOPMENT PLAN