

**NOTES**

- The Project Site is currently zoned Planned Development - Mixed Use (PD-MU). Previous Approvals are; PDMU-98-02 (Z) (P) and FSP-11-43.
- Proposed uses to include; Office and Multi-family.
- The Project Site lies in flood zones X5, AE and X per the FEMA FIRM Panel Map Numbers 12081C0340E (Effective Date March 17, 2014).
- There are no known foundations, mounds or midden areas of historic origin, existing easements or platted streets located on the Project Sites.
- There are wetlands under the jurisdiction of SWFWMD within the boundaries of the Project Site. There are no wetland impacts proposed.
- Common open space shall be owned and maintained by a Property Owner's Association.
- All future signage will be in compliance with Chapter 6 of the Manatee County Land Development Code, as amended from time to time.
- All proposed building finished floor elevations are to be a minimum of 21" above the crown of the adjacent roadway for lots designated to drain both front and rear or 24" for lots designated from rear to front, per Manatee County details 700.3 & 700.4 or if within the 100 year flood plain, a minimum of (1) foot above the 100 year flood elevation. Maximum building heights are as follows; Office - 2 story/35 feet; Multi-Family - 5 story over parking/80 feet.
- Sanitary sewer and potable water will be constructed to Manatee County standards. All onsite water and sewer shall be privately owned and maintained.
- A ten (10) foot minimum utility easement will be located along all front lot lines and a five (5) foot utility easement along all side and rear lot lines.
- A five (5) foot sidewalk will be provided in compliance with Section 1001.6 of the Manatee County Land Development Code, as amended from time to time.
- Solid waste disposal will be provided by Manatee County by roll off compactor pick-up for residential area. Office parcel will receive individual dumpster or can service provided by Manatee County.
- School needs report has been requested by the Manatee County School Board.
- Parking and drive aisles will be constructed to Manatee County standards and will be private.
- Roads will be constructed to Manatee County standards and will be private.
- The Public Works Traffic Design Division reviews all projects for traffic operations and safety within Manatee County. As part of this review, generalized review comments may be provided for roadway geometry and driveway access during all phases of project submittal or simply stipulate that the traffic operations and safety shall meet the latest edition of the Manatee County Public Works Department's Highway, Traffic & Stormwater Standards, the Florida Department of Transportation's (FDOT) Standards for Road and Bridge Design, including any other applicable FDOT design standards and specifications, and the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD). The final and detailed review comments will be issued during the final site plan / construction plan submittal process. This review will include, but is not limited to, access location and type, needed and proposed roadway geometry, turn lanes, traffic signals, traffic signs, sidewalks, crosswalks, and roadway pavement markings.
- Street tree landscaping shall be in compliance with Section 701 of the Manatee County Land Development Code, as amended from time to time.
- Landscape and buffer requirements (perimeter and roadway) shall be in compliance with Section 701 of the Manatee County Land Development Code, as amended from time to time.
- Landscaping Irrigation shall be supplied from the least quality source available which may be reclaimed water as allowed under Section 403.10.c.11 of the LDC.
- Tree removal and replacement will be in accordance with Section 700 of the Manatee County Land Development Code, as amended from time to time.
- Nuisance exotic species will be removed within the project boundary in accordance with the LDC.
- Sedimentation and Erosion Control (S&EC) measures will be in compliance with Section 355, Manatee County Land Development Code. To prevent sedimentary runoff during construction, staked hay bales stacked silt screens or inlet debris control screens are to be placed at storm inlets, outfall locations and adjacent property lines as required prior to any construction activities. The contractor is responsible for maintaining the sedimentation barriers in a working manner for the duration of construction and should be checked daily. Siltation accumulations greater than the lesser of 12 inches or one half of the depth of the edimentation barrier shall be immediately removed and replaced in upland areas. In addition to specified erosion control locations, the contractor shall perform daily site inspections for potential erosion problems. If problems occur, the contractor is responsible for installing appropriate erosion control immediately. The contractor is responsible for removing temporary erosion control devices following completion of all construction and final stabilization.
- Notify Manatee County Environmental Management Department (EMD) Water Quality Division prior to the initiation of construction. A pre-construction inspection of the Sedimentation and Erosion Control (S&EC) devices may be required and will be the of the EMD staff.
- All contours/elevations utilized on these plans are NAVD 1988 Datum. The conversion from the NGVD 1929 to the NAVD 1988 is 0.9547'.
- Construction is anticipated to commence in 2017 upon Construction Plan approval. All building permits will be issued prior to the expiration date of the certificate of level of service.

# GENERAL DEVELOPMENT PLAN (C)

## FOR I-75 OFFICE PARK, LLC

LOCATED IN  
SECTIONS 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

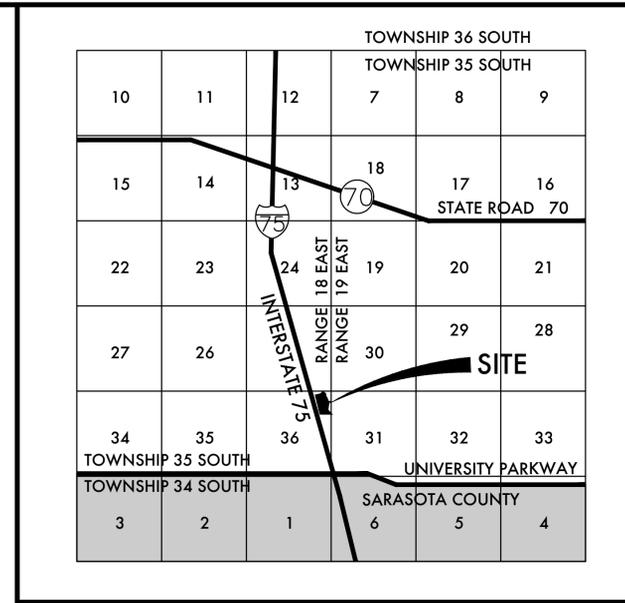
**FUTURE LAND USE DESIGNATION**  
MIXED USE (MU)  
WATERSHED OVERLAY (WO) OVERLAY DISTRICT

**ZONING**  
PLANNED DEVELOPMENT - MIXED USE (PD-MU)  
WATERSHED PROTECTION - EVERS RESERVOIR (WP-E) OVERLAY DISTRICT  
SPECIAL TREATMENT (ST) OVERLAY DISTRICT  
ENTRANCEWAY OVERLAY DISTRICT

### PROJECT DATA

FAR and Density Summary		Required / Proposed Minimum Setbacks	
<b>Existing Office (Not Included in Total Project Area)</b>		<b>PROPOSED OFFICE/MULTI-FAMILY</b>	
TOTAL AREA OF EXISTING OFFICE:	2.64 ACRES	REQUIRED	PROPOSED MINIMUM
MAXIMUM FLOOR AREA RATIO (F.A.R.):	54,450 SF (1.00)	FRONT YARD*	25 Feet
EXISTING FLOOR AREA OF OFFICE / F.A.R.:	33,628 SF (0.30)	SIDE YARD*	15 Feet
<b>Proposed Multi-Family</b>		FROM I-75	100 Feet
TOTAL AREA OF MULTI-FAMILY:	17.78 ACRES	WETLAND BUFFER	15 Feet
NET AREA OF MULTI-FAMILY (See Note 1):	15.56 ACRES	BETWEEN BUILDINGS	30 Feet
MAXIMUM ALLOWABLE GROSS DENSITY:	9.00 DU/GA	*The Front Yard Setback is along the eastern property line. The Side Yard Setbacks are along the north and south property lines.	
PROPOSED RESIDENTIAL UNITS:	160	<b>Open Space Summary</b>	
PROPOSED GROSS DENSITY:	9.00 DU/GA	OPEN SPACE REQUIRED (See Note 1):	8.17 ACRES (0.40)
MAXIMUM NET DENSITY:	20.00 DU/NA	OPEN SPACE PROVIDED:	8.17 ACRES (0.40)
PROPOSED NET DENSITY:	10.28 DU/NA	Wetlands:	1.72 Acres
<b>Notes:</b>		Wetland Buffers (30'):	2.96 Acres
1. Net Area is the Total Area (17.78) less the area of Wetlands (1.72) and Recreation Areas (0.5±). 17.78 - (1.72+0.5±) = 15.56± Acres		Landscape Buffers:	1.20 Acres
<b>Parking Summary</b>		SWF Lakes (See Note 2):	2.29 Acres
<b>Office</b>		<b>Notes:</b>	
REQUIRED PARKING*:	1 SPACE / 200 SF	1. The open space requirement for PDR is thirty five (35) percent. The open space requirement for PDO is thirty (30) percent. The open space requirement for Entranceways is an additional five (5) percent over the required open space for the PD districts. The calculation is based on 20.42 acres. Open space will be provided for total of 20.42 acres as previously approved under PDMU-98-02(Z)(P).	
<b>Multi-Family</b>		2. The SWF Lakes provided is 28% of the Open Space Required.	
REQUIRED PARKING*:	2 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS	<b>*Parking will be provided in accordance with the Manatee County Land Development Code at time of Final Site Plan. Parking for existing office will be provided (168 spaces) with a parking and access agreement if changed from existing layout.</b>	

**NOTE:**  
Divisions shown between parcels are conceptual for density / intensity compliance review only.



**VICINITY MAP**  
SCALE: 1 INCH = 1 MILE

### INDEX

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GENERAL DEVELOPMENT PLAN.....	3

### PROPERTY DESCRIPTION

See Sheet 2 for Property Descriptions

### REVISIONS

Approval Type: GENERAL DEVELOPMENT PLAN	Project Name: I-75 OFFICE PARK, LLC
Approval Date: _____	File Number: _____
Project Planner (PD) _____	Date _____
Project Engineer (PW) _____	Date _____
Concurrency (PD) _____	Date _____
Environmental Planning _____	Date _____
Environmental Health _____	Date _____
Fire District _____	Date _____
Owner/Agent _____	Date _____

**Attention:**  
The combination of this signed plan and accompanying letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application.

**ZNS ENGINEERING**  
ENGINEERS | PLANNERS | SURVEYORS  
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS

201 5th AVENUE DRIVE EAST BRADENTON, FL 34208  
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE: 941.748.8080 | FAX: 941.748.3314

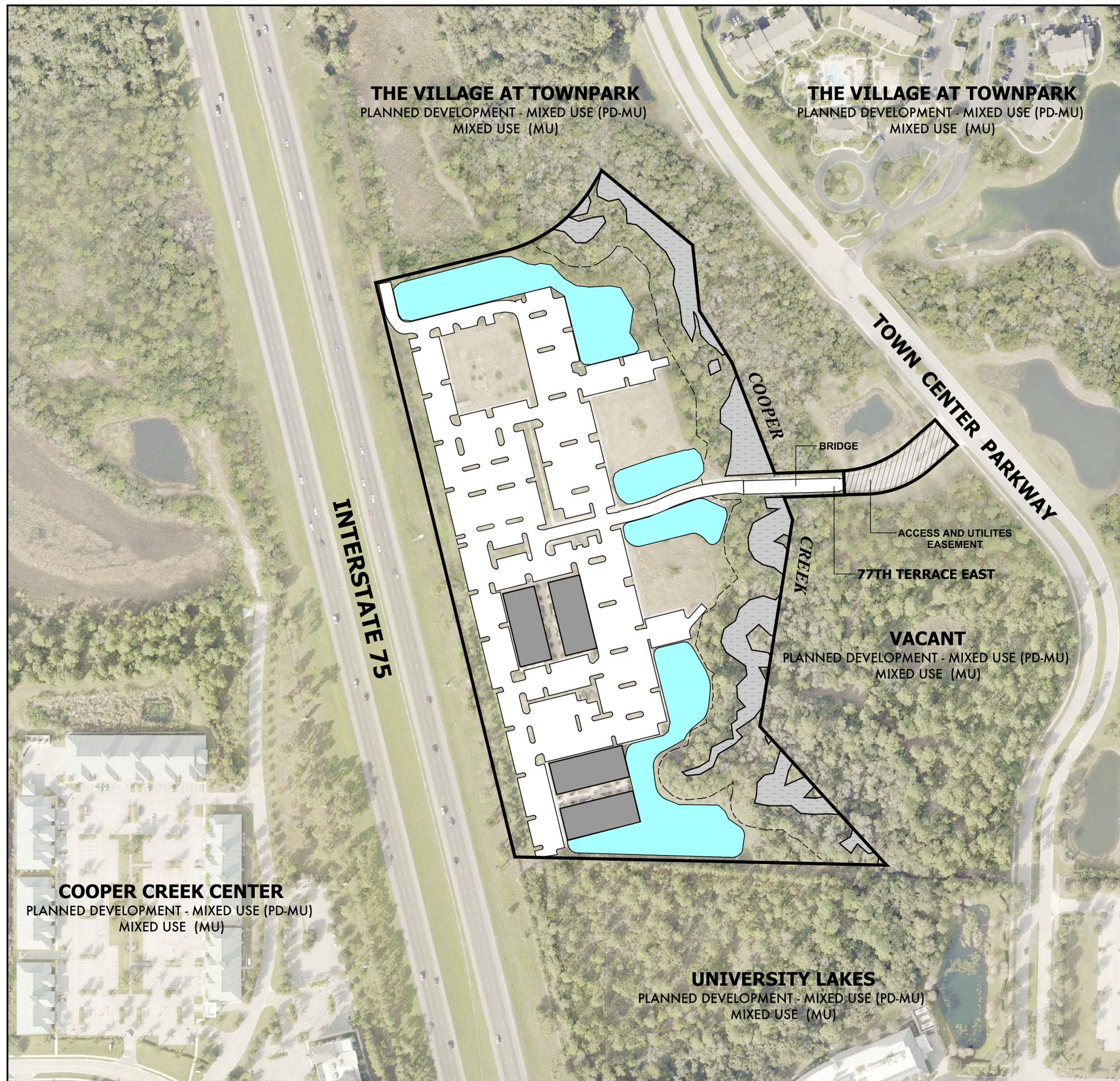
<b>PREPARED FOR:</b> I-75 OFFICE PARK, LLC 1651 WHITFIELD AVENUE SARASOTA, FLORIDA 34243	<b>AUTHORIZED AGENT/PREPARER:</b> ZNS ENGINEERING  201 5th AVENUE DRIVE EAST BRADENTON, FL 34208 9417488080
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REVISIONS		
DATE	BY	DESCRIPTION
01/03/2019		
03/18/2019		

**PROJECT DATA:**  
I-75 OFFICE PARK, LLC  
44002

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Mon, 18 Mar 2019 9:39am W:\Acad\I-75 Office Park\GDP SUBMITTAL SHEETS\GDP\_C\I-75 GDP\_C SHEET 1 COVER.dwg



**THE VILLAGE AT TOWNPARK**  
 PLANNED DEVELOPMENT - MIXED USE (PD-MU)  
 MIXED USE (MU)

**THE VILLAGE AT TOWNPARK**  
 PLANNED DEVELOPMENT - MIXED USE (PD-MU)  
 MIXED USE (MU)

**COOPER CREEK CENTER**  
 PLANNED DEVELOPMENT - MIXED USE (PD-MU)  
 MIXED USE (MU)

**UNIVERSITY LAKES**  
 PLANNED DEVELOPMENT - MIXED USE (PD-MU)  
 MIXED USE (MU)

**VACANT**  
 PLANNED DEVELOPMENT - MIXED USE (PD-MU)  
 MIXED USE (MU)

**LEGAL DESCRIPTION**  
 I-75 OFFICE PARK, LLC

DESCRIPTION: (AS FURNISHED)

A TRACT OF LAND LYING IN SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

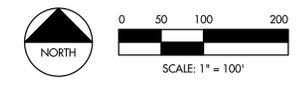
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S 01°15'17" W ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, ALSO BEING THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 626, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1,532.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N 88°43'57" W ALONG THE SOUTHERLY LINE OF SAID TRACT, ALSO BEING THE NORTHERLY LINE OF LAKEWOOD RANCH TOWN CENTER PHASE I, SUBPHASE B, A/J/A OFFICE PARK, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGE 37 OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 598.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°43'57" W ALONG SAID LINE, A DISTANCE OF 774.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PREMISES CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION BY ORDER OF TAKING DATED APRIL 21, 1977 AND RECORDED IN OFFICIAL RECORD BOOK 842 ON PAGES 172 THROUGH 179 OF THE ABOVE MENTIONED PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO KNOWN AS STATE ROAD 93 (INTERSTATE 75); THENCE N 13°49'23" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,225.86 FEET; THENCE N 76°19'25" E, A DISTANCE OF 274.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 45°41'16"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 239.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 30°38'19" E, A DISTANCE OF 33.78 FEET; THENCE S 50°43'58" E, A DISTANCE OF 244.57 FEET; THENCE S 05°54'39" E, A DISTANCE OF 136.76 FEET; THENCE S 32°08'21" E, A DISTANCE OF 128.86 FEET; THENCE S 21°08'51" E, A DISTANCE OF 244.65 FEET; THENCE N 87°58'00" E, A DISTANCE OF 131.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET AND A CENTRAL ANGLE OF 02°54'37"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 11.89 FEET TO THE END OF SAID CURVE; THENCE S 02°02'00" E, A DISTANCE OF 50.30 FEET; THENCE S 87°58'00" W, A DISTANCE OF 126.42 FEET; THENCE S 21°08'51" E, A DISTANCE OF 50.05 FEET; THENCE S 09°04'12" W, A DISTANCE OF 433.80 FEET; THENCE S 42°30'34" E, A DISTANCE OF 390.78 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS AND UTILITIES EASEMENT DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1955, PAGE 2767, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S 01°15'17" W, ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36, ALSO BEING THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 626, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 1,532.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N 88°43'57" W, ALONG THE SOUTHERLY LINE OF SAID TRACT, AND THE NORTHERLY LINE OF LAKEWOOD RANCH TOWN CENTER PHASE I, SUBPHASE B, A/J/A OFFICE PARK, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGE 37, OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 336.58 FEET TO THE NORTHWEST CORNER OF TOWN CENTER PARKWAY AS SHOWN ON SAID PLAT OF TOWN CENTER PHASE I, SUBPHASE B, A/J/A OFFICE PARK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 10-FOOT WIDE FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1656, PAGE 3789, OF SAID PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THE FOLLOWING 4 CALLS ARE ALONG THE EASTERLY LINE OF SAID 10-FOOT FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT: THENCE N 01°15'38" E, A DISTANCE OF 69.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 35°14'25"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 246.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 77°39'57"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 406.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 41°09'55" W, A DISTANCE OF 269.10 FEET TO THE POINT OF BEGINNING; THENCE S 48°50'05" W, A DISTANCE OF 76.08 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 39°07'55"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 143.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 87°58'00" W, A DISTANCE OF 46.11 FEET; THENCE N 02°02'00" W, A DISTANCE OF 50.30 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N 04°56'37" W, A RADIAL DISTANCE OF 234.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°13'17", AN ARC LENGTH OF 147.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 48°50'05" E, A DISTANCE OF 74.36 FEET TO A POINT ON THE ABOVE MENTIONED EASTERLY LINE OF A 10-FOOT FLORIDA POWER AND LIGHT COMPANY UTILITY EASEMENT; THENCE S 41°09'55" E ALONG SAID WESTERLY LINE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT CONDOMINIUM PARCELS 7-A-1, 7-B-1, 7-C-1, 7-D-1, 7-E-1, 7-F-1, 7-G-1, 7-H-1, 7-I-1, 7-K-1, 7-L-1, 7-M-1, 8-A-1, 8-B-1, 8-C-1, 8-D-1, 8-E-1, 8-F-1, 8-G-1, 8-H-1, 8-I-1, 8-K-1, 8-L-1, 8-M-1, 9-A-1, 9-B-1, 9-C-1, 9-D-1, 9-E-1, 9-F-1, 9-G-1, 9-H-1, 9-I-1, 9-K-1, 9-L-1, 9-M-1, 10-A-1, 10-B-1, 10-C-1, 10-D-1, 10-E-1, 10-F-1, 10-G-1, 10-H-1, 10-I-1, 10-K-1, 10-L-1 AND 10-M-1 OF PROFESSIONAL CENTER AT LAKEWOOD RANCH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 1124, AS AMENDED IN OFFICIAL RECORDS BOOK 2198, PAGE 1345, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



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 TEL: 888.999.9999 FAX: 941.748.3316  
 EMAIL: ZNS@ZNSENGINEERING.COM

REVISIONS	DATE	DESCRIPTION
1	01/05/2019	
2		
3		
4		
5		
6		
7		

DESIGNED: GSE  
 DRAWN: GSE  
 DATE: 10/05/2015  
 JOB NO: 48002  
 SCALE: 1" = 100'  
 SHEET: 2

**AERIAL AND LEGAL DESCRIPTION**  
 FOR  
**I-75 OFFICE PARK, LLC**  
 LOCATED IN  
 SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

**TOWN CENTER PARKWAY**  
(100' RIGHT-OF-WAY)

**77TH TERRACE EAST**  
ACCESS AND UTILITIES EASEMENT  
.36 ACRE

**COOPER CREEK**

**COOPER CREEK**

**MULTIFAMILY**

**ALF**  
(9.53 ACRES)

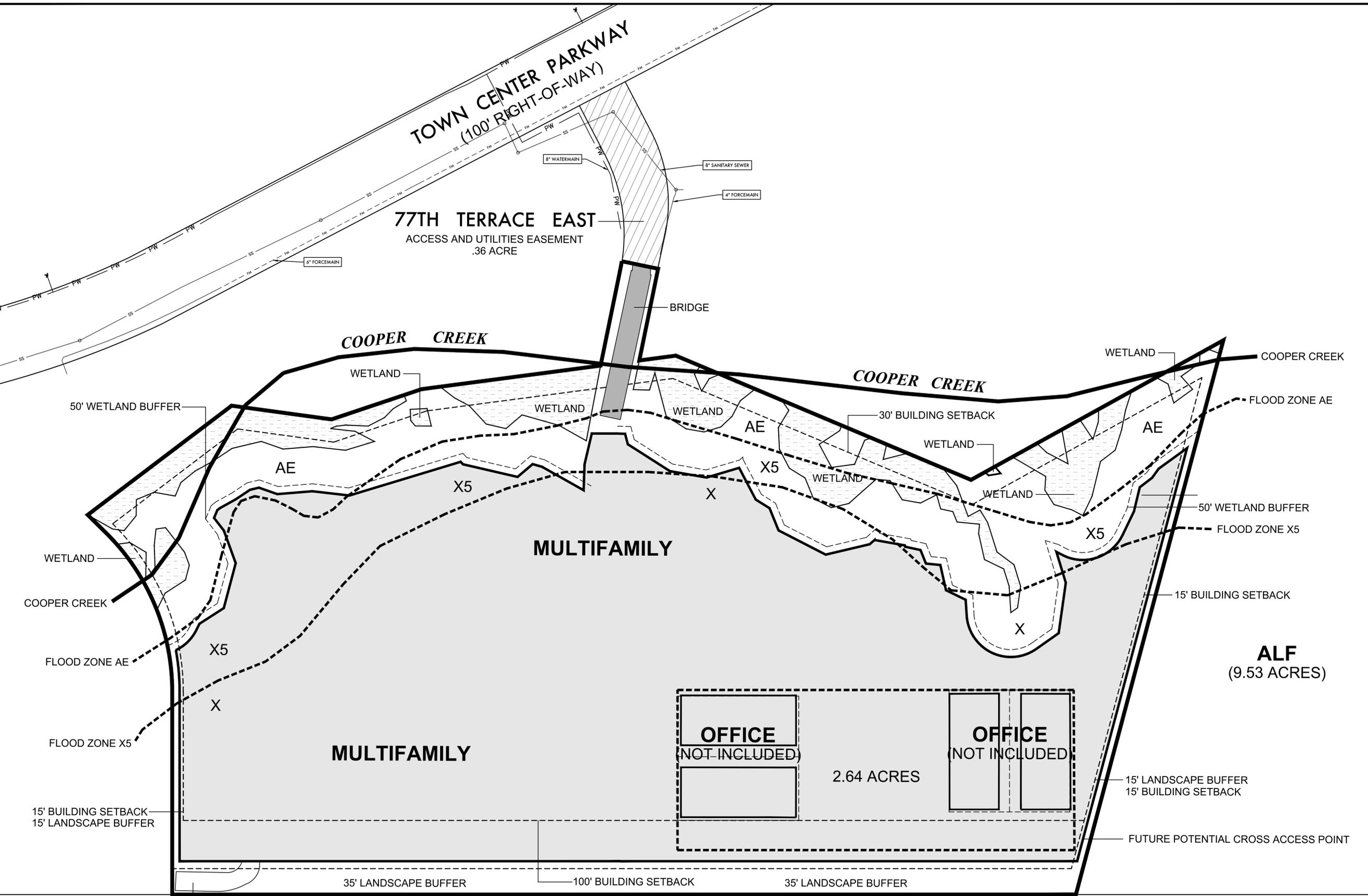
**MULTIFAMILY**

**OFFICE**  
(NOT INCLUDED)

2.64 ACRES

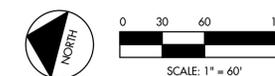
**OFFICE**  
(NOT INCLUDED)

**INTERSTATE 75**



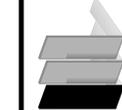
**NOTES:**

1. Divisions shown between parcels are conceptual for density / intensity compliance review only.
2. The line for the Office Area is for density calculation purposes only. Parking for existing office will be provided (168 spaces) Prior to Final Site Plan approval, access and parking compliance will be demonstrated if the applicant proposes changes to the existing layout of parking areas.



Mon, 18 Mar 2019 - 9:40am W:\Acad\175 Office Park\GDP SUBMITTAL SHEETS\GDP\_C\175 GDP\_C SHEET 3 GDP.dwg

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REVISIONS

NO.	DATE	DESCRIPTION
1	01/03/2012	
2		
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**GENERAL DEVELOPMENT PLAN**  
FOR  
**I-75 OFFICE PARK, LLC**  
LOCATED IN  
SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

DESIGNED: GSE  
DRAWN: GSE  
DATE: 10/05/2015  
JOB NO: 48002  
SCALE: 1" = 100'  
SHEET: 3

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LANDSCAPE ARCHITECTS  
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