

1. Total Acres: 264.44  
 2. Site is presently zoned PDMU/PCV  
 3. Potable Water system privately constructed; owned and maintained by Manatee County.  
 4. Sanitary Sewer collection system will be privately constructed; owned and maintained by Manatee County.  
 5. Current Future Land Use: RES-6 & UF-3  
 6. Contours are based on field topography by Heidt & Associates, Inc.  
 7. All construction shall be completed in accordance with Manatee County Development Standards. Construction plans to be submitted to and approved by Southwest Florida Water Management District.  
 8. Drainage easement for culverts and pipelines, excluding yard drain systems, shall be at minimum 20 feet wide.  
 9. Roadways to be public.  
 10. Maintenance of common areas shall be the responsibility of a Homeowners Association.  
 11. Drainage plans and calculations to comply with requirements as referenced in Subdivision Regulations of the Land Development Code of Manatee County, Florida.  
 12. Fire flow will be provided as required by Manatee County Fire Department and water authority having jurisdiction.  
 13. Minimum Lot Sizes: See Detail this sheet.  
 14. Minimum Setbacks: See Detail this sheet.  
 15. Outdoor lighting, if proposed, will comply with LDC Section 709. A lighting plan will be required with the PSP if lighting is proposed.  
 16. Detention pond parcels and drainage easements to be owned and maintained by a Homeowner's Association.  
 17. Driveway (roadway) radii at all project access points to be a minimum of 25'.  
 18. Electrical power distribution and telephone service lines shall be underground wherever possible.  
 19. Project lies within Flood Zone X per F.E.M.A. - F.I.R.M. Community Panel 120153 0210 C dated July 15, 1992.  
 20. Conservation areas to be owned by a Homeowner's Association.  
 21. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Environmental Planning Division with final Site Plan approval. There shall also be a Notice to Buyers indicating that these lots have a wetland buffer adjacent to them, with reference to the recorded conservation easement.  
 22. Prior to start of vertical building construction, the location, inspection and testing of any and all fire hydrants as required must be performed and approved by the Parrish Fire & Rescue District.  
 23. The property is currently active agriculture with no existing residences.  
 24. There are no known foundations, mounds or midden areas of historic origin, existing easements, platted streets located on this site. There are wetlands under the jurisdiction of SWFWMD and FDEP within the boundaries of this plan. Wetland limits have not been Agency verified with this submittal.  
 25. Existing well is located on Southeast corner of property.  
 26. Common open space shall be owned and maintained by a Homeowners Association.  
 27. The residences will be single family detached and single family attached with a maximum height of 35' for internal lots.  
 28. Signage for subdivision identification will be permitted separately.  
 29. Infrastructure construction will commence following approval of the Final Site plan and will be completed within the approved Certificate of Level of Service timeframe.  
 30. Streets will be constructed to Manatee County standards and maintained by Manatee County.  
 31. Solid waste disposal will be provided by Manatee County by individual curbside pick-up.  
 32. All proposed finished floor elevations are to be a minimum of 2' above the crown of the adjacent roadway.  
 33. Existing agricultural uses may continue until site development occurs.  
 34. The Development will be in multiple phases.  
 35. Irrigation will be by the lowest quality of water available.  
 36. Emergency access to Spencer Parrish Road will be gated.  
 37. Wetlands, buffers, and upland preservation areas will be dedicated as conservation easements in favor of Manatee County.  
 38. Sidewalks not located within Public Right-of-Way shall have a 25' "Pedestrian Easement" dedicated to the public.  
 39. The Drainage Model and Construction Plan shall demonstrate that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff.  
 40. 20' Drainage-Maintenance Access Easements shall be provided along all drainage conveyance ditches.  
 41. Landscape buffer areas shall have 100% coverage by automatic irrigation.  
 42. Sedimentation and erosion control measures shall comply with the LDC Section 717 of Manatee County. Sedimentation and erosion control measures and tree protection shall be installed and inspected by the NRD prior to construction.  
 43. All recreational equipment shall comply with IPEMA, ASTM and ADA requirements.  
 44. 10 feet separation between accessory structures for lots with side yard less than 7.5 feet.  
 45. Per Section 702.6.10 of the LDC, structures shall be setback a minimum of 15 ft. from the upland edge of the wetland buffer.  
 46. Conversion From NCD 29 to NAVD 88 = -0.95  
 47. All traffic control signage and pavement markings shall be provided in accordance with the latest editions of the Manual on Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation (FDOT) Design Standards.

GENERAL DEVELOPMENT NOTES:

DESCRIPTION: A parcel of land lying in the NW 1/4 less South 330 feet of SE 1/4 and Less Parrish-Wauchula road off North and less 27 acres to King as described in O.R. Book 70, page 313, less 20 acres to Parrish as described in O.R. Book 76, page 54, of the Public Records of Manatee County, Florida, Section 28, Township 33 South, Range 19 East.

E1/2 of NE 1/4 and NW 1/4 of NE 1/4 less Lot 4. Subdivision of Tract 840 feet square in NW corner of NW 1/4 of NE 1/4 and less begin 40 feet East and 30 Feet North of SW corner of NW 1/4 of NE 1/4; thence North 58.8 feet, East 120 feet, South 59 feet, West 120 feet, to point of beginning of Lots 19 and 20, Block 4, Parrish City Manor - vacated plat. Also begin at NE corner of SW 1/4 of NE 1/4, West 884.4 feet, South 42.4 feet, thence East 884.4 feet, North 41 feet, to beginning and less S 1/2 of SE 1/4 of NE 1/4, 1/4 divided to King as described in O.R. Book 70, page 313, at in Section 29, Township 33 South, Range 19 East.

TOTAL 195 acres, more or less.

Parcel 1: Lots 3, 6 and 7. Subdivision of a Tract 840 feet square in the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida.

Parcel 2: The Northwest 1/4 of Section 28, Township 33 South, Range 19 East, Manatee County, Florida, less the South 330 feet of the Southeast 1/4 of the Northwest 1/4 less Parrish-Wauchula Road off the North and less 27 acres to King as described in O.R. Book 70, Page 313, less 20 acres to Parrish as described in O.R. Book 76, Page 54, of the Public Records of Manatee County, Florida, also subject to FPL easement as described in O.R. Book 829, Page 576, Public Records of Manatee County, Florida, all lying South of State Road 62.

Parcel 4: The East 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, Less Lots 3, 4, 6 and 7 Subdivision of a Tract 840 feet square in the Northwest corner of the Northeast 1/4 of the Northeast 1/4, and Less begin 40 feet East and 30 feet North of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence North 58.8 feet, thence East 120 feet, thence South 59 feet, thence West 120 feet to the Point of Beginning, Or Lots 19 and 20, Block 4, Parrish City Manor, vacated plat, also begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, West 884.4 feet, South 42.4 feet, thence East 884.4 feet, North 41 feet, to Point of Beginning; and less the South 1/4 of the Southeast 1/4 of the Northeast 1/4 to King as described in O.R. Book 70, Page 313, Public Records of Manatee County, Florida, Less right-of-way for State Road 62.

HYSMITH PARCEL (taken from Chicago Title Insurance Company, Commitment for Title Insurance, Commitment No. 04-1493-L, dated May 13, 2004):

Parcel 1: Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S89°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet for a Point of Beginning; thence continue S88°20'29"E, along said North line 901.87 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 33 South, Range 19 East; thence S00°28'45"W, 621.92 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28; thence N89°14'00"W, along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 28, 803.13 feet; thence N00°34'00"E, 936.73 feet to the Point of Beginning.

Parcel 2: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S89°20'29"E, along the Easterly extension of the North line of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 29, a distance of 528.06 feet; thence S00°34'00"W, 468.37 feet; thence S89°12'14"W, 527.99 feet to the West line of Section 28, Township 33 South, Range 19 East, thence N00°34'00"E, along said West line 473.25 feet to the Point of Beginning.

Parcel 3: Commence at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, thence S00°34'00"W, along the West line of Section 28, Township 33 South, Range 19 East, a distance of 473.25 feet for a Point of Beginning; thence continue S00°34'00"W, along said West line 473.25 feet to the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 28; thence S89°24'00"E, along the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 28, 527.97 feet; thence N00°34'00"E, 468.37 feet; thence N89°12'14"W, 527.99 feet to the Point of Beginning.

Together with an easement for ingress and egress lying and being in the Southeastern 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, more particularly described as follows: The East 1/2 of that portion of the Southeast 1/4 of Section 29, Township 33 South, Range 19 East, Lying North of State Road 676.

PARRISH PARCEL (taken from Chicago Title Insurance Company, Commitment for Title Insurance, Commitment No. 04-370-L, dated April 28, 2004):

Beginning at a point found by measuring from the Southeast corner of the Northwest 1/4 of Section 28, Township 33 South, Range 19 East, North along the East line of said Northwest 1/4, 330 feet more or less to the Northeast corner of Preston Parrish 10 acre tract; this being the above mentioned Point of Beginning; thence continue along said East line of the Northwest 1/4, 660 feet; thence West along a line parallel to the North line of said Preston Parrish 10 acre tract, 1320 feet; thence southerly 660 feet to the Northwest corner of said Preston Parrish tract; thence Easterly along the North line of said Preston Parrish tract 1320 feet more or less to the Point of Beginning. Less road right-of-way on East, all lying and being in Manatee County, Florida, and the South 330 feet of the Southeast 1/4 of the Northwest 1/4; less road right-of-way on East, Section 28, Township 33 South, Range 19 East, Manatee County, Florida.

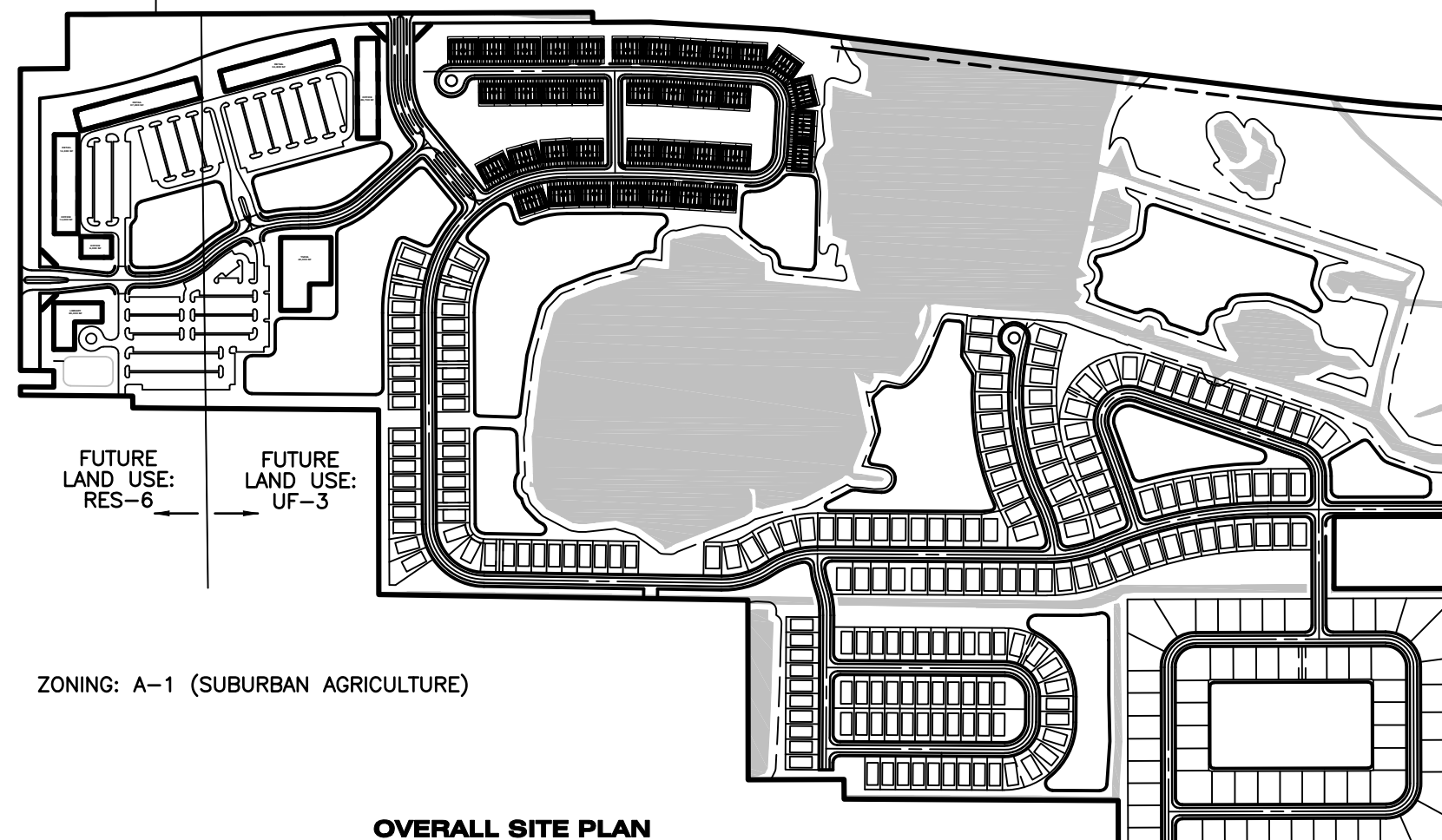
Combined to contain 264.44 Ac. more or less.

ZONING: VIL (VILLAGE)  
 FUTURE LAND USE: RES-6  
 18.09 Ac.

ZONING: A1 (SUBURBAN AGRICULTURE)  
 LAND USE: UF-3  
 246.89 Ac.

ZONING: A (GENERAL AGRICULTURE)  
 FUTURE LAND USE: UF-3

ZONING: PD-C  
 (PLANNED DEVELOPMENT - COMMERCIAL)



ZONING: A-1 (SUBURBAN AGRICULTURE)

ZONING: A (GENERAL AGRICULTURE)  
 FUTURE LAND USE: UF-3

ZONING: A (GENERAL AGRICULTURE)  
 FUTURE LAND USE: UF-3

PROJECT SITE DATA - OVERALL

Total Acres	+/- 264.44 ac.
Residential Use	+/- 220.78 ac.
Commercial Use	+/- 43.66 ac.

Residential

LOT SUMMARY TABLE	
Lot Size	Number of Lots
55 x 120'	109
65 x 120'	95
80 x 120'	54
100 x 120'	8
16 x 100'	1
End Units = 24 x 100'	222
TOTAL	488

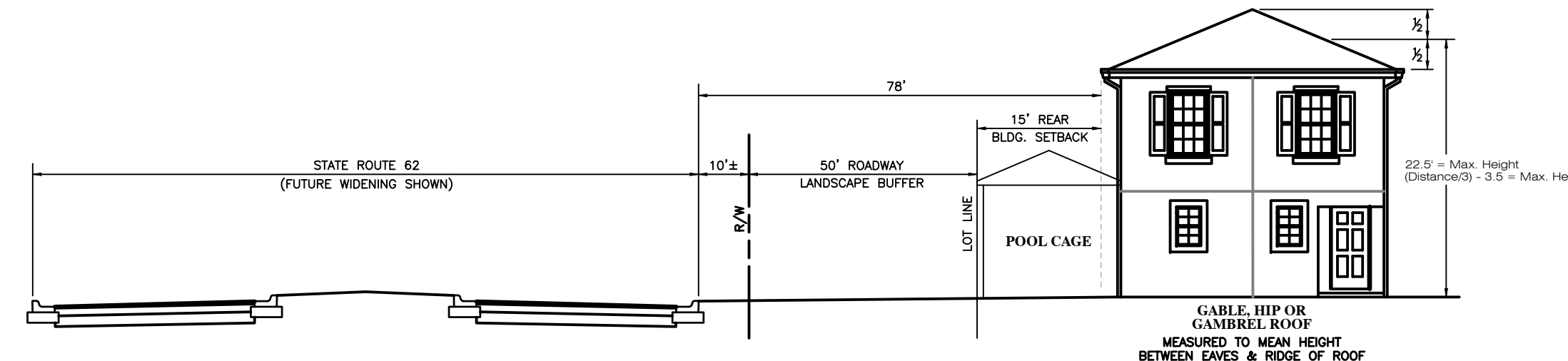
Residential - Open Space Summary Table	
Total Residential	220.78 Ac.
LDC Required Open Space	55.20 Ac. (25%)
Open Space Provided*	134.41 Ac. (61%)

\* In order to comply with 603.7.4.2, no more than 41 Ac. will consist of Stormwater Ponds.

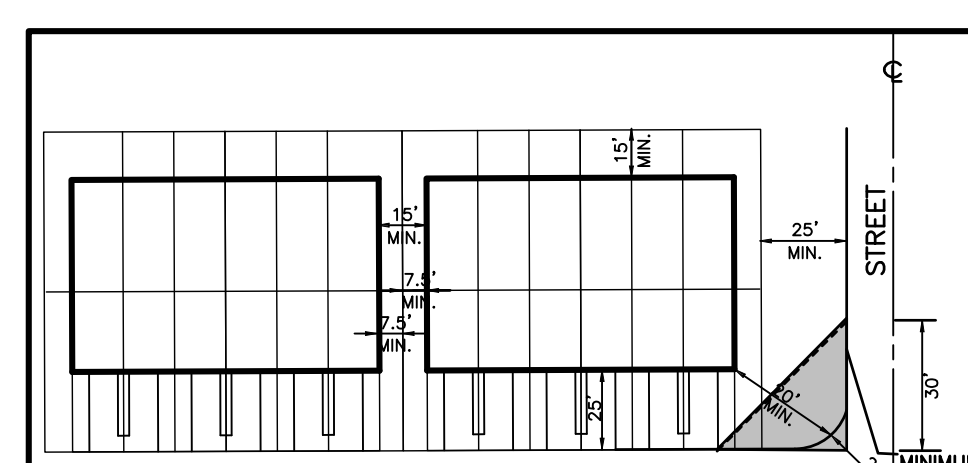
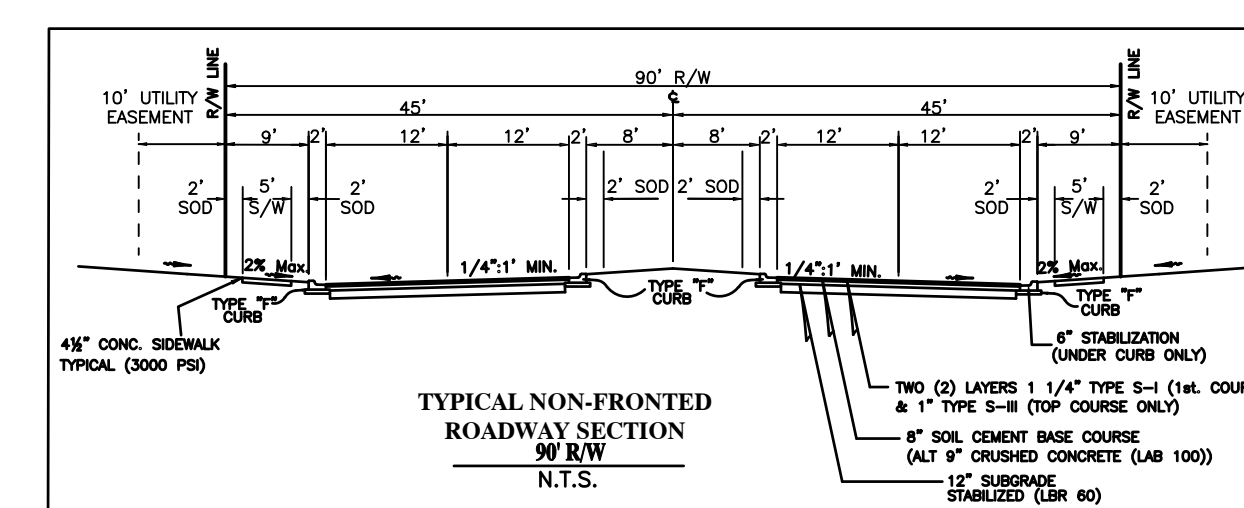
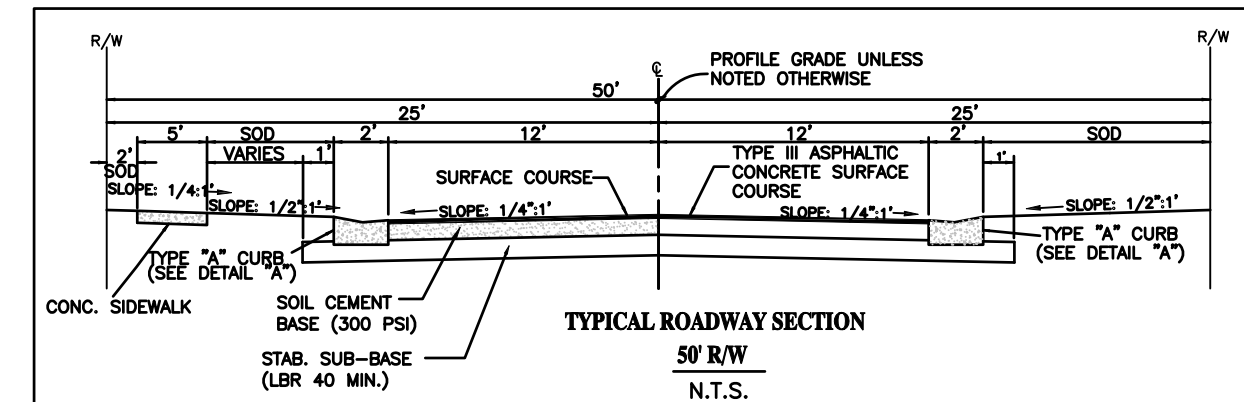
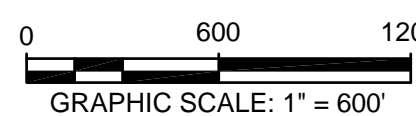
Gross Residential Acreage and Density	
UF-3 Future Land Use	Acreage
Total Acreage	220.78 Ac.
Upland Acreage	163.02 Ac.
Wetland Acreage	57.76 Ac.
25% of Total Acreage	44.15 Ac.
Total Gross Residential Acreage (Upland Acreage + 25%)	207.17 Ac.
Total Proposed Gross Density	2.36 Units/Ac.

Commercial

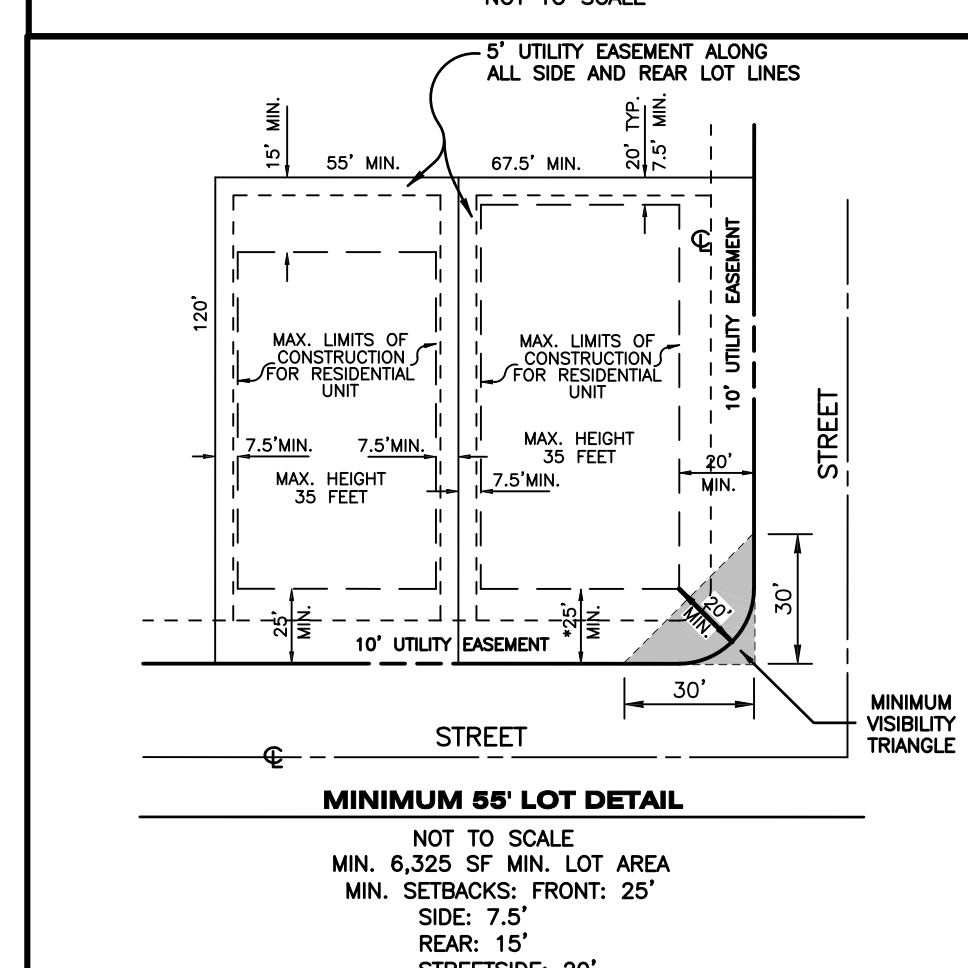
SITE DATA - COMMERCIAL								
Area (Ac.)	Use	Area (QTY)	F.A.R.	Retention Pond (Ac.)	Parking Space SF (QTY)	Parking Required		
43.66	RES-6 (Ac.)	UF-3 (Ac.)	Use	199,100 SF	6.10	9.23	1,200	996



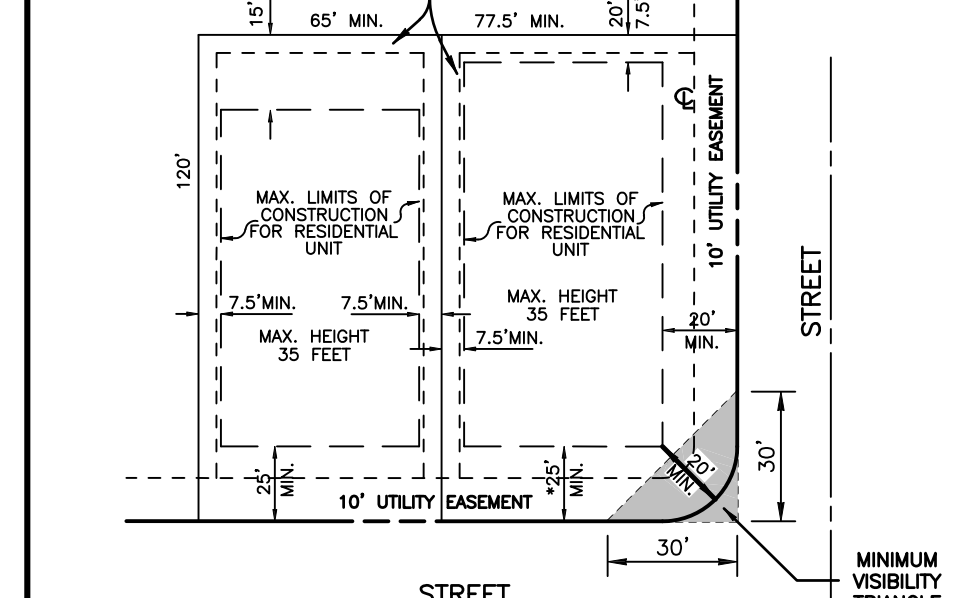
MAXIMUM HEIGHT OF BUILDINGS ALONG PERIMETER ROADS (PER SECTION 604.10.3.3.1)



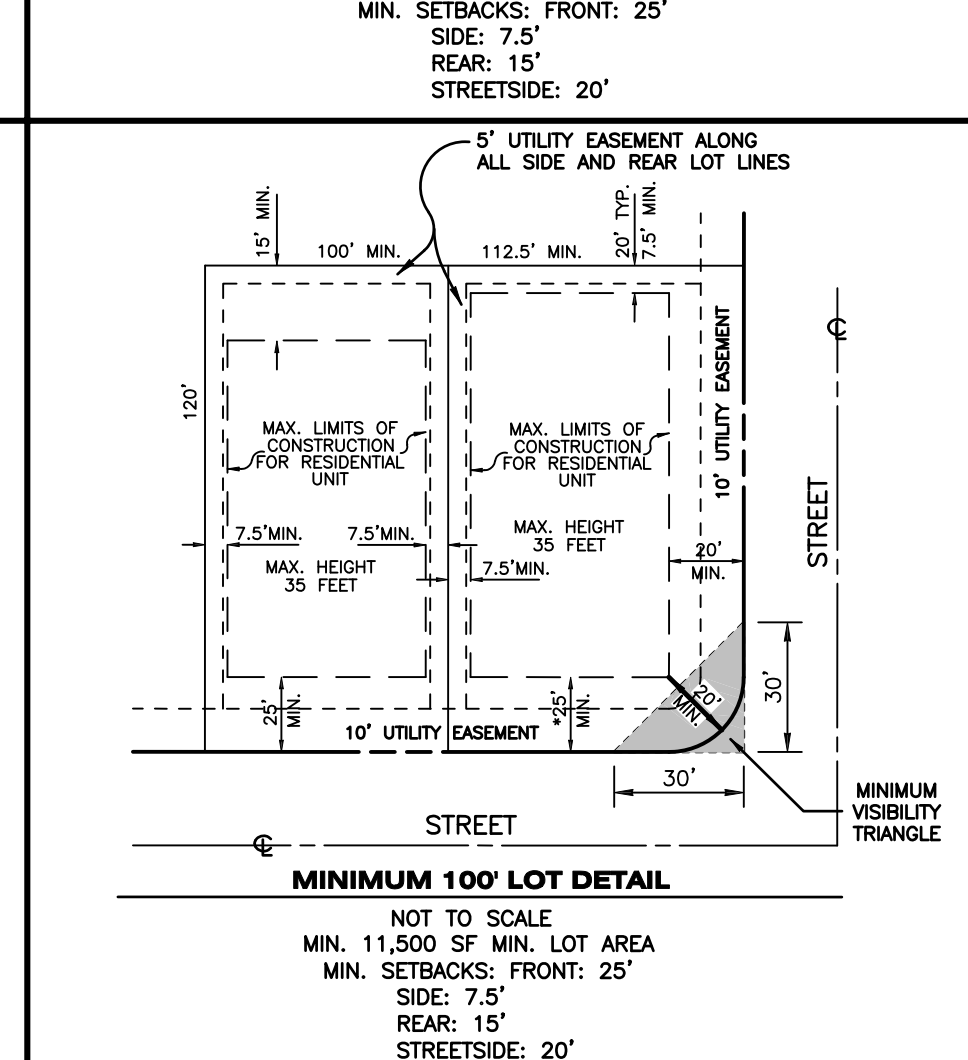
MINIMUM 55' LOT DETAIL



MINIMUM 65' LOT DETAIL



MINIMUM 80' LOT DETAIL



MINIMUM 100' LOT DETAIL

**HEIDT DESIGN**  
 Civil Engineering • Planning & GIS  
 Transportation Engineering  
 Ecological Services • Landscape Architecture  
 Engineering Business Certificate of Authorization No. 28782  
 Landscape Architecture Certificate of Authorization No. LC29000405  
 5806-B Breckenridge Pkwy.  
 Tampa, Florida 33610  
 Office: 813-253-5311  
 Fax: 813-464-7629  
 www.HeidtDesign.com

**PARRISH PLANTATION**  
**GENERAL NOTES A**  
**PARRISH PLANTATION, LLC**

PREPARED FOR:

NO.	DATE	DESCRIPTION
1	08/14/2012	REVIEW SUBMITTAL
2	04/15/2013	COUNTY COMMENTS

PROJECT NO: PSP-GN-PLAN A  
 FILE: STOLLINGS  
 DESIGN BY: STOLLINGS  
 DRAWN BY: STOLLINGS  
**FLORIDA PROFESSIONAL ENGINEER**  
 STRICKLAND T. SMITH  
 DATE: 08/14/2012  
 REGISTRATION NO. 50652  
**3 OF 5**

R:\PARRISH PLANTATION WORKING FILES\CURRENT DRAWINGS\CP-SP-GN-PLAN A.DWG-C-200 2013/04/15 11:46 AM MARK BARRETT

