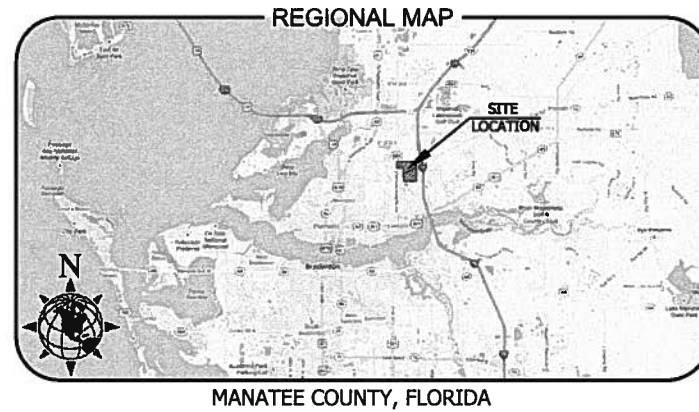


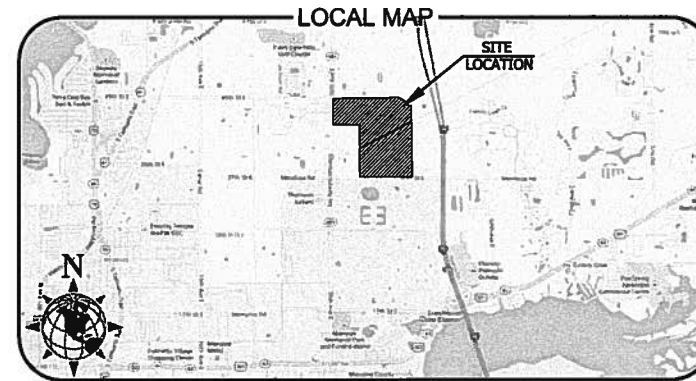
PLANNED DEVELOPMENT REZONE/PRELIMINARY SITE PLAN for
WILLOW WALK
 A RESIDENTIAL SUBDIVISION

4110 41st STREET EAST, PALMETTO, FL 34221
 SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST &
 SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA
 PID: 760900109

A DEVELOPMENT BY
Kolter Land Partners
 8875 Hidden River Parkway, Suite 150
 Tampa, FL 33637
 813-615-1244



MANATEE COUNTY, FLORIDA



SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST
 & SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

SHEET	TITLE
01	COVER
02	EXISTING CONDITIONS
03	AERIAL SITE MAP
04	MASTER SITE PLAN
05	MASTER DRAINAGE PLAN
06	MASTER UTILITY PLAN
07-13	PRELIMINARY SITE PLAN
14	SITE DETAILS
15	CLEARING PLAN
16	LANDSCAPING PLAN

PROJECT CONTACTS

ENGINEER:
 MATTHEW J. MORRIS P.E.
 MORRIS ENGINEERING & CONSULTING, LLC
 2004 53RD AVENUE EAST
 BRADENTON, FL 34203
 941-228-4729
 www.morrisengineering.net

SURVEYOR:
 LEO MILLS & ASSOCIATES
 620 8TH AVE. WEST
 PALMETTO, FL 34221
 941-722-2400
 www.leomillsandassociates.com

OWNER:
 KOLTER LAND PARTNERS
 8875 HIDDEN RIVER PARKWAY, SUITE 150
 TAMPA, FL 33637
 813-615-1244
 www.kolterland.com



PREPARED BY
MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting

6981 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

APPROVAL TYPE: PLANNED DEVELOPMENT REZONE/PRELIMINARY SITE PLAN PROJECT NAME: **WILLOW WALK**

APPROVED: _____ DATE _____ FILE NUMBER _____

Project Planner (BADS) _____
 Project Engineer _____
 Concurrency _____
 Environmental Planning _____
 Environmental Health _____
 Fire District _____
 Owner/Agent _____

REVISIONS

NO.	DATE	DESCRIPTION	BY
01	04/15/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS
02	05/12/14	MISC REVISIONS PER MAN. CO. PSP REVIEW	IS

MATTHEW J. MORRIS
 FL LICENSE NO. 68454

EXISTING CONDITIONS
WILLOW WALK
 MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	CHECKED
04/15/14	WW	EX	IS

MATTHEW J. MORRIS	FL LICENSE NO. 88843
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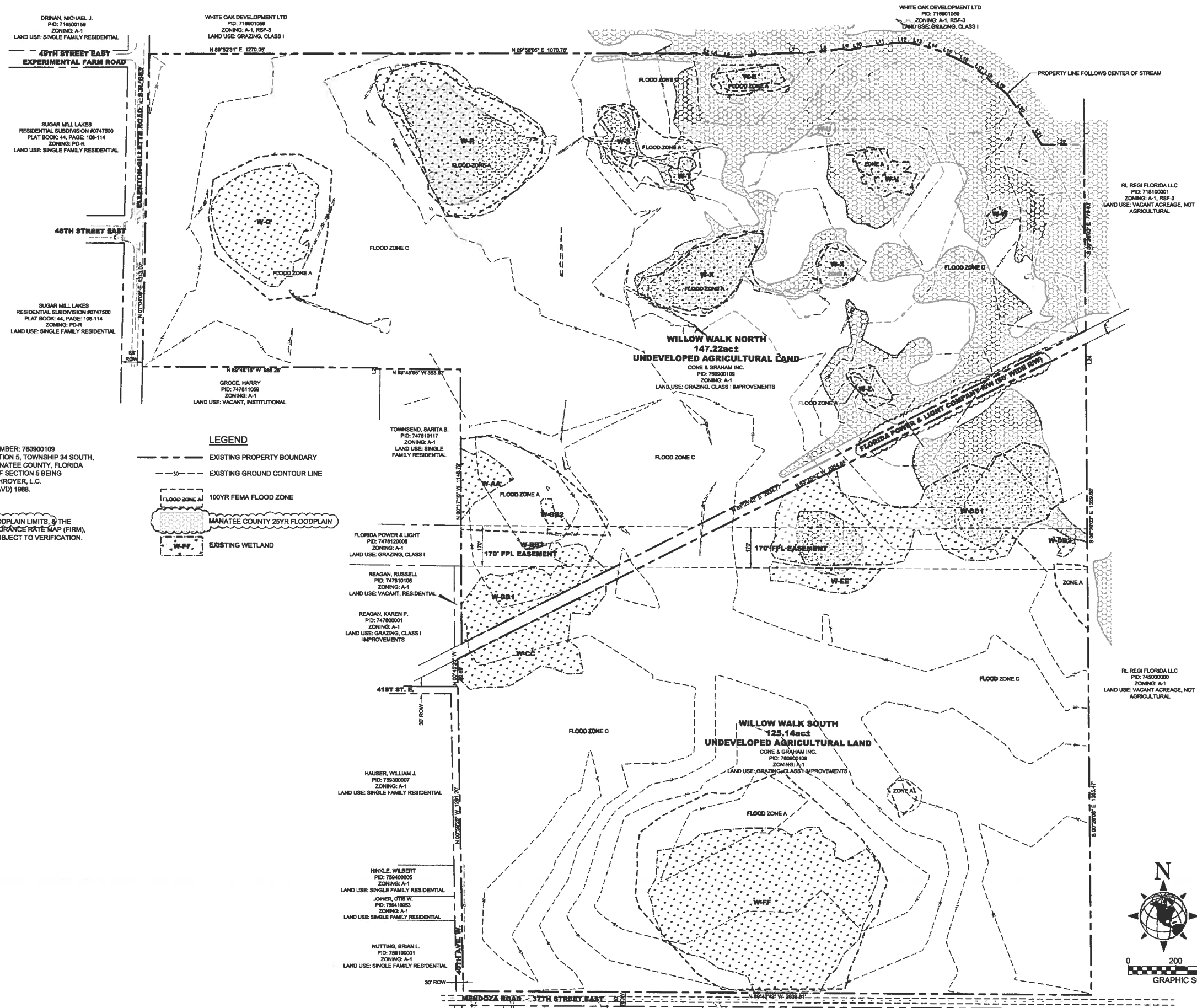
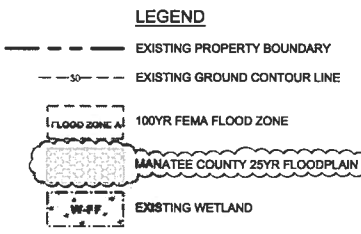
NO.	DATE	REVISION DESCRIPTION
01	02/05/17/14	MISC. REVISIONS PER MAIL. CO. PDP REVIEW
02	01/04/17/14	MISC. REVISIONS PER MAIL. CO. PDP REVIEW

MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6801 Professional Parkway East, Lakeland, Florida 34601
 (888) 444-8644 www.morrisengineering.com



LINE	BEARING	DISTANCE
L2	N 01°11'59" E	5.64'
L3	S 82°16'15" E	10.57'
L4	S 82°13'21" E	63.63'
L5	S 82°55'35" E	49.34'
L6	N 83°50'40" E	184.41'
L7	N 89°0'743" E	127.43'
L8	N 83°25'34" E	142.65'
L9	S 83°34'04" E	38.00'
L10	N 79°42'58" E	76.33'
L11	N 81°46'10" E	114.52'
L12	S 89°28'40" E	65.94'
L13	S 78°0'10" E	81.42'
L14	S 71°59'29" E	89.10'
L15	S 84°58'57" E	57.53'
L16	S 82°57'01" E	96.59'
L17	S 55°38'00" E	46.84'
L18	S 48°37'03" E	48.88'
L19	S 50°45'59" E	89.15'
L20	S 35°45'01" E	168.07'
L21	S 33°03'33" E	90.06'
L22	N 89°33'02" E	179.18'
L24	S 00°26'03" E	110.65'
L25	N 89°48'57" W	220.64'
L26	N 63°25'42" E	245.76'

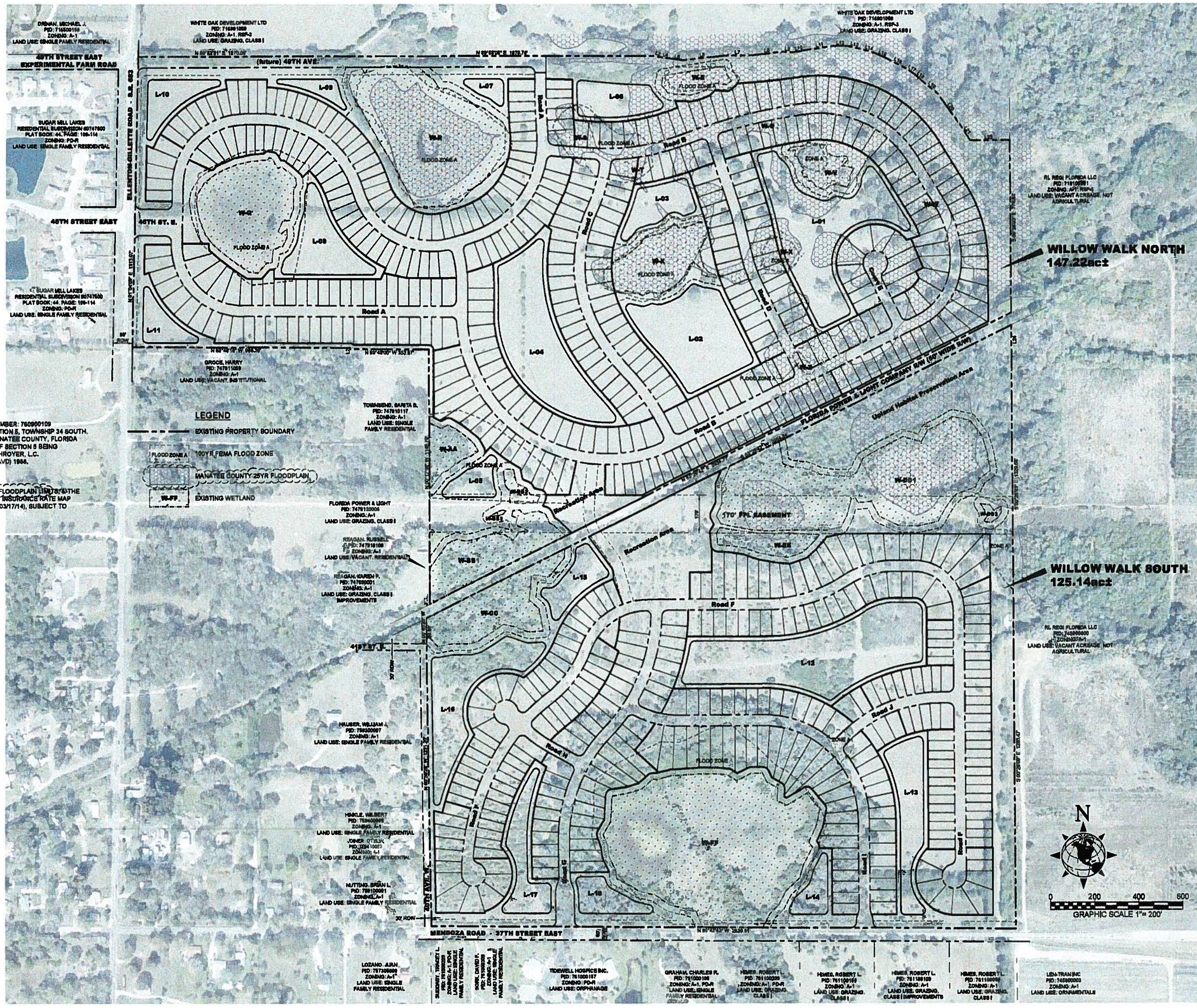
- SITE DATA**
- MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 760900109
 - PROPERTY ADDRESS: 4110 41st STREET EAST, PALMETTO, FL 34221, SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST & SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA
 - BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF THE NE 1/4 OF SECTION 5 BEING N89°58'05"E AS SHOWN ON A PREVIOUS SURVEY BY ZOLLER, NAJJAR & SHROYER, L.C.
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 - EXISTING ZONING: A-1
 - EXISTING LAND USE: GRAZING, CLASS I IMPROVEMENTS
 - FUTURE LAND USE: RES-3, RES-9
 - A PORTION OF THE SUBJECT LAND LIES IN THE MANATEE COUNTY 25YR FLOODPLAIN LIMITS. A THE SUBJECT LAND LIES IN THE 100YR FLOOD ZONES 'C' & 'A' OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120153 0167 E (DFIRM INDEX DATED 03/17/14), SUBJECT TO VERIFICATION.
 - PROJECT AREA: 272.36ac±
 - NO WELLS HAVE BEEN LOCATED ON SITE.



LOZANO, JUAN PID: 757305068 ZONING: A-1 LAND USE: SINGLE FAMILY RESIDENTIAL	SUDDABY, TINGER L. PID: 761000008 ZONING: A-1, PD-R LAND USE: SINGLE FAMILY RESIDENTIAL	SORE, DAVID E. PID: 761000008 ZONING: A-1 LAND USE: SINGLE FAMILY RESIDENTIAL	TIDEWELL, HOSPICE INC. PID: 761000187 ZONING: PD-R LAND USE: ORPHANAGE	GRAHAM, CHARLES R. PID: 761000108 ZONING: A-1, PD-R LAND USE: SINGLE FAMILY RESIDENTIAL	HIMES, ROBERT L. PID: 761100208 ZONING: A-1, PD-R LAND USE: GRAZING, CLASS I	HIMES, ROBERT L. PID: 761100159 ZONING: A-1 LAND USE: GRAZING, CLASS I	HIMES, ROBERT L. PID: 761100159 ZONING: A-1 LAND USE: GRAZING, CLASS I IMPROVEMENTS	HIMES, ROBERT L. PID: 761100059 ZONING: A-1 LAND USE: GRAZING, CLASS I	LEN-TRAN INC PID: 745800003 ZONING: A-1 LAND USE: ORNAMENTALS
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LINE	BEARING	DISTANCE
L2	N 01°11'59" E	3.84'
L3	S 82°18'15" E	10.57'
L4	S 82°13'21" E	63.63'
L5	S 82°55'35" E	49.34'
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 - BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF THE NE 1/4 OF SECTION 8 BEING N89°50'5"E AS SHOWN ON A PREVIOUS SURVEY BY ZOLLER, NAJJAR & SHROYER, L.C.
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
 - EXISTING ZONING: A-1
 - EXISTING LAND USE: GRAZING, CLASS I IMPROVEMENTS
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 - PROJECT AREA: 272.36ac±



LEGEND

- EXISTING PROPERTY BOUNDARY
- 100YR FEMA FLOOD ZONE
- MANATEE COUNTY 25YR FLOODPLAIN
- EXISTING WETLAND

MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 681 Piedmont Parkway East, Lakeland, FL 33809 813-946-6644 www.morriseng.com

AERIAL SITE MAP
WILLOW WALK
 MANATEE COUNTY, FLORIDA

SCALE: 1"=200'
 SHEET NO. 3 OF 16

NO.	DATE	REVISION DESCRIPTION
01	04/17/14	PROJECT PLAN
02	05/12/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW
03	05/17/14	MISC. REVISIONS PER MAN. CO. PSP REVIEW

DRAWN BY: MATTHEW J. MORRIS
 CHECKED BY: [Blank]
 FL LICENSE NO. 98404

TRAFFIC DESIGN

ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

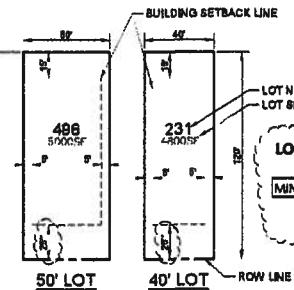
TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L2	N 01°11'59" E	5.64'
L3	S 82°16'18" E	10.57'
L4	S 82°13'21" E	63.53'
L5	S 82°56'23" E	49.34'
L6	N 63°59'40" E	184.41'
L7	N 89°07'43" E	127.43'
L8	N 63°29'24" E	142.69'
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- EXISTING ZONING: A-1
- EXISTING LAND USE: GRAZING, CLASS I IMPROVEMENTS
- FUTURE LAND USE: RES-3, RES-6
- A PORTION OF THE SUBJECT LAND LIES IN THE MANATEE COUNTY 25-YR FLOODPLAIN LIMITS, & THE SUBJECT LAND LIES IN THE 100-YR FLOOD ZONES "C" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120153 0167 E (OFIRM INDEX DATED 03/17/14), SUBJECT TO VERIFICATION.
- PROJECT AREA: 272.36ac
- PROPOSED ZONING: PDR (PLANNED DISTRICT RESIDENTIAL)
- PROPOSED LAND USE: RESIDENTIAL, SINGLE FAMILY
- MAXIMUM BUILDING HEIGHT: 35'
- ALL INTERNAL ROADWAYS ARE TO BE PUBLIC, OWNED & MAINTAINED BY MANATEE COUNTY.
- CONSTRUCTION SCHEDULE: JAN. 2015 TO DEC. 2018 TWO PHASE INFRASTRUCTURE CONSTRUCTION: PHASE 1 - SOUTH, PHASE 2 - NORTH
- RB = ROADWAY BUFFER, LSB = LANDSCAPE BUFFER



LOT SETBACKS

	FRONT*	SIDE	REAR	WATERFRONT	WETLAND BUFFER
MIN. BLDG. SETBACK	25'	5'	15'	30'	15'

*FRONT SETBACK SHALL BE 25-FEET WITH FRONT LOADED GARAGE/CARPORT OR 20-FEET WITH SIDE LOADED

LEGEND

- EXISTING PROPERTY BOUNDARY
- W-FF EXISTING WETLAND
- PROPOSED WETLAND IMPACT
- L-18 PROPOSED LAKE
- PROPOSED 40'x120' SFD LOT
- PROPOSED 50'x120' SFD LOT

WETLAND IMPACTS

NORTH			
WETLAND	TOTAL AREA(ac)	IMPACT AREA(ac)	BUFFER AREA(ac)
W-AA	0.82	-	0.42
W-BB1	2.33	-	0.57
W-BB2	0.27	-	0.40
W-BB3	0.02	-	0.18
W-E	0.60	-	0.58
W-Q	3.75	-	1.17
W-R	6.59	0.18	1.60
W-S	0.58	0.58	-
W-T	0.20	0.20	-
W-U	0.11	0.11	-
W-V	0.82	-	0.77
W-W	0.08	0.08	-
W-X	3.08	1.02	1.06
W-Z	0.46	0.46	-

SOUTH			
WETLAND	TOTAL AREA(ac)	IMPACT AREA(ac)	BUFFER AREA(ac)
W-CC	2.35	-	0.76
W-DD1	8.38	-	1.88
W-DD2	0.10	-	0.29
W-EE	0.85	-	0.39
W-FF	11.48	-	1.82

DWELLING UNIT COUNT

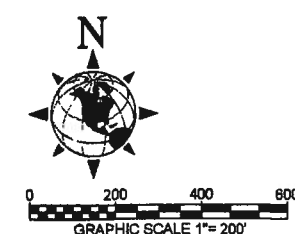
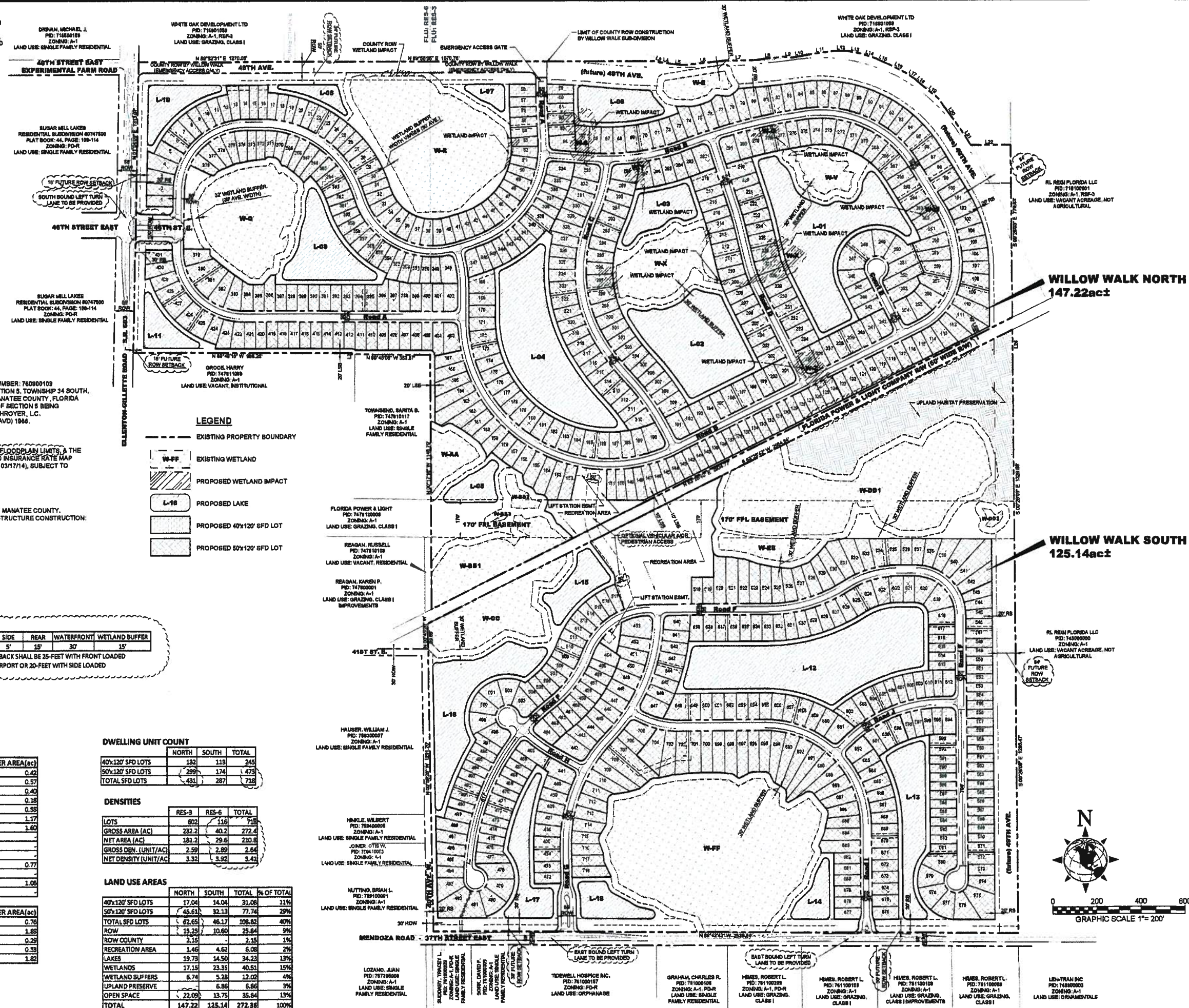
	NORTH	SOUTH	TOTAL
40'x120' SFD LOTS	132	113	245
50'x120' SFD LOTS	299	174	473
TOTAL SFD LOTS	431	287	718

DENSITIES

	RES-3	RES-6	TOTAL
LOTS	602	116	718
GROSS AREA (AC)	232.2	40.2	272.4
NET AREA (AC)	181.2	29.6	210.8
GROSS DEN. (UNIT/AC)	2.59	2.89	2.64
NET DENSITY (UNIT/AC)	3.32	3.92	3.41

LAND USE AREAS

	NORTH	SOUTH	TOTAL	% OF TOTAL
40'x120' SFD LOTS	17.04	14.04	31.08	11%
50'x120' SFD LOTS	45.61	32.13	77.74	29%
TOTAL SFD LOTS	62.65	46.17	108.82	40%
ROW	18.25	10.60	28.84	9%
ROW COUNTY	2.15	-	2.15	1%
RECREATION AREA	1.46	4.62	6.08	2%
LAKES	19.79	14.50	34.29	13%
WETLANDS	17.15	23.35	40.51	15%
WETLAND BUFFERS	6.74	5.28	12.02	4%
UPLAND PRESERVE	-	6.86	6.86	3%
OPEN SPACE	22.09	13.75	35.84	13%
TOTAL	147.22	125.14	272.36	100%



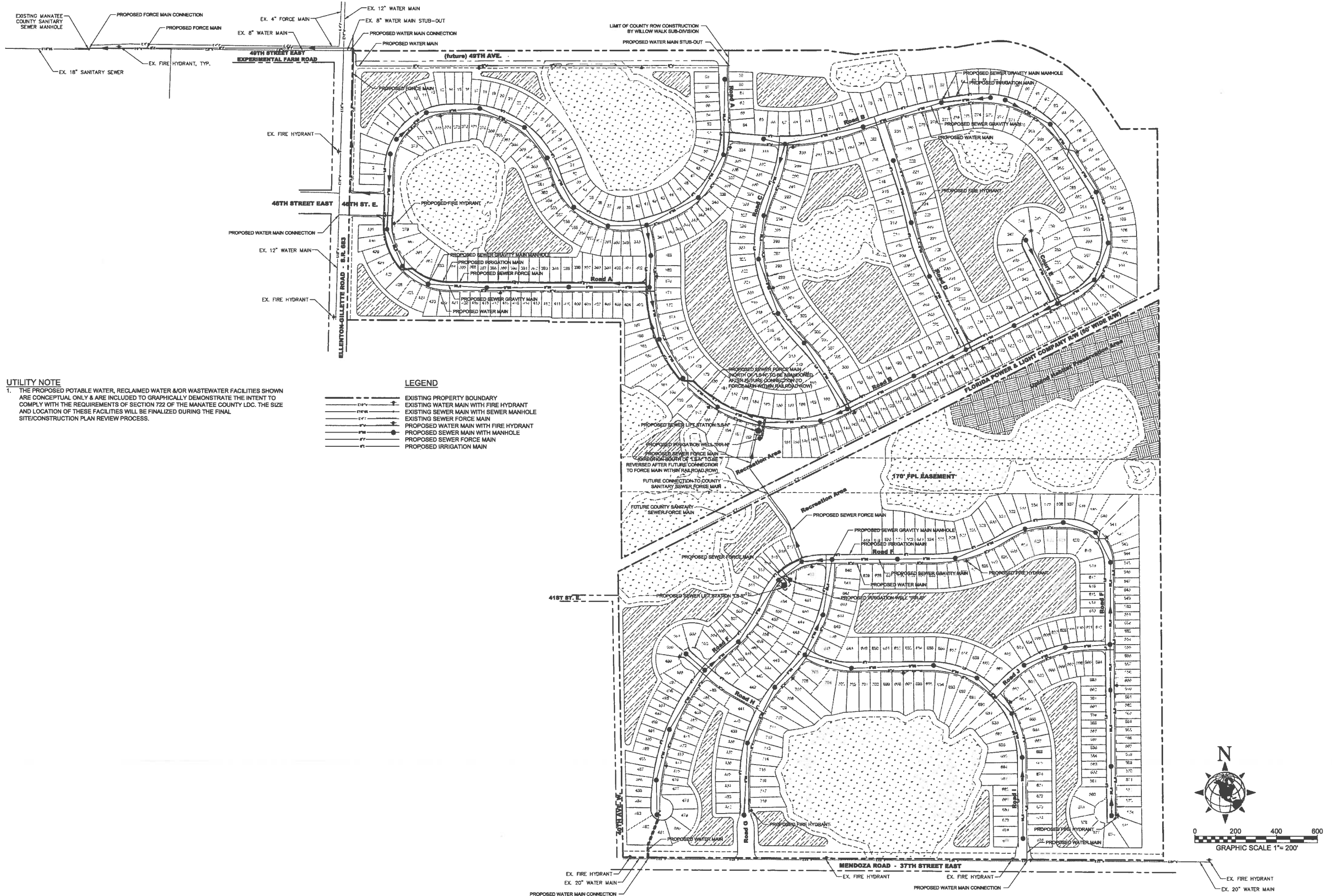
MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 601 Hammond Highway East, Lakewood Ranch, FL 34949
 Phone: 888-444-4444 | www.morriseng.com

MASTER SITE PLAN
WILLOW WALK
 MANATEE COUNTY, FLORIDA

DATE: 04/15/14
 PROJECT: WILLOW WALK
 DRAWING: MDP
 CHECKED: JMM
 DATE: 03/07/14
 ADDED: OPTIONAL VERTICAL ACCESS
 DATE: 02/02/14
 MISC. REVISIONS PER MAN. CO. PSP REVIEW
 DATE: 04/15/14
 MISC. REVISIONS PER MAN. CO. PSP REVIEW

SCALE: 1"=200'
 SHEET: 4 OF 16

MATTHEW J. MORRIS
 FL. LICENSE NO. 186454

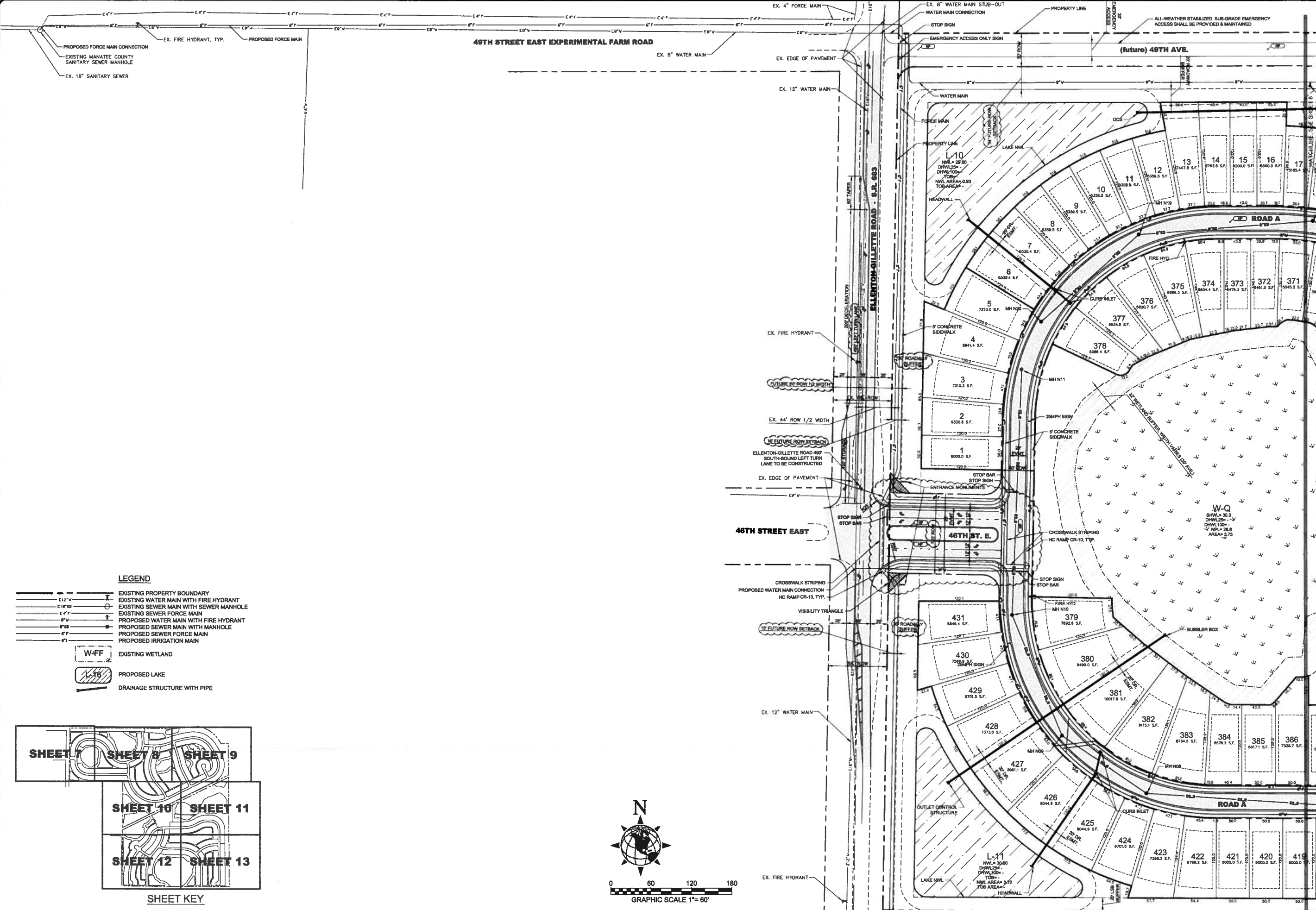


UTILITY NOTE

1. THE PROPOSED POTABLE WATER, RECLAIMED WATER &/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY & ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

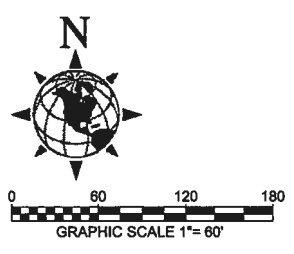
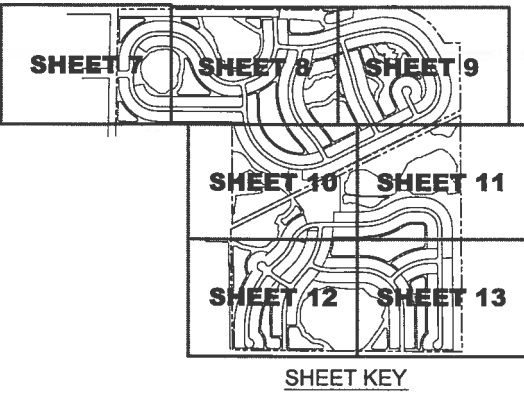
- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING WATER MAIN WITH FIRE HYDRANT
 - EXISTING SEWER MAIN WITH SEWER MANHOLE
 - EXISTING SEWER FORCE MAIN
 - PROPOSED WATER MAIN WITH FIRE HYDRANT
 - PROPOSED SEWER MAIN WITH MANHOLE
 - PROPOSED SEWER FORCE MAIN
 - PROPOSED IRRIGATION MAIN
 - FUTURE CONNECTION TO COUNTY SANITARY SEWER FORCE MAIN
 - FUTURE COUNTY SANITARY SEWER FORCE MAIN

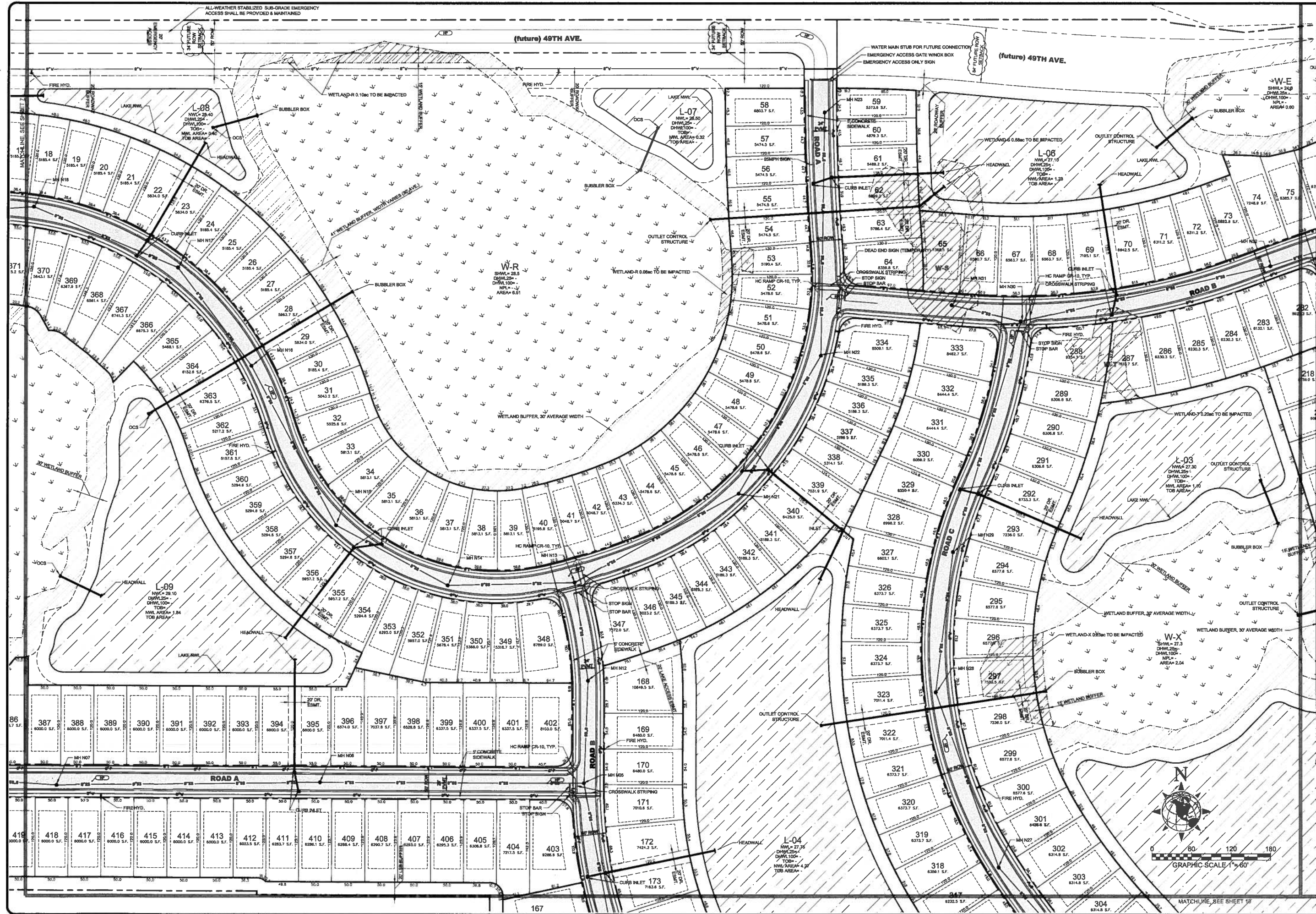
<p>MASTER UTILITY PLAN WILLOW WALK MANATEE COUNTY, FLORIDA</p>	<p>SCALE 1" = 200'</p> <p>SEC. 5-109-RPG- B-382-RE</p> <p>SHEET OF 6 16</p>
<p>DATE: 04/15/14</p> <p>PROJECT: WW</p> <p>DRAWING: MUT</p> <p>CHECKED: [Signature]</p>	<p>DRAWN BY: [Signature]</p> <p>DATE: 04/15/14</p>
<p>MATTHEW J. MORRIS FL LICENSE NO. 88434</p>	
<p>NO. 01</p> <p>DATE: 02/05/12/14</p> <p>REVISION: [Description]</p>	<p>NO. 02</p> <p>DATE: 03/18/12/14</p> <p>REVISION: [Description]</p>
<p>MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 8841 Professional Parkway East, Lakewood Ranch, Florida 34986 C.A.32228 941-444-8641 www.morrisengineering.com</p>	
<p>M</p>	



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING WATER MAIN WITH FIRE HYDRANT
- EXISTING SEWER MAIN WITH SEWER MANHOLE
- EXISTING SEWER FORCE MAIN
- PROPOSED WATER MAIN WITH FIRE HYDRANT
- PROPOSED SEWER MAIN WITH MANHOLE
- PROPOSED SEWER FORCE MAIN
- PROPOSED IRRIGATION MAIN
- EXISTING WETLAND
- PROPOSED LAKE
- DRAINAGE STRUCTURE WITH PIPE





SCALE 1"=60'

SECTION 28-08-01-01
SECTION 28-08-01-02

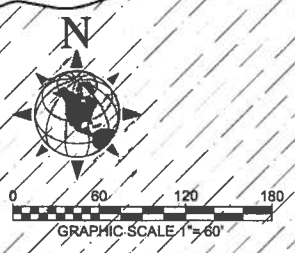
SHEET OF 16
8

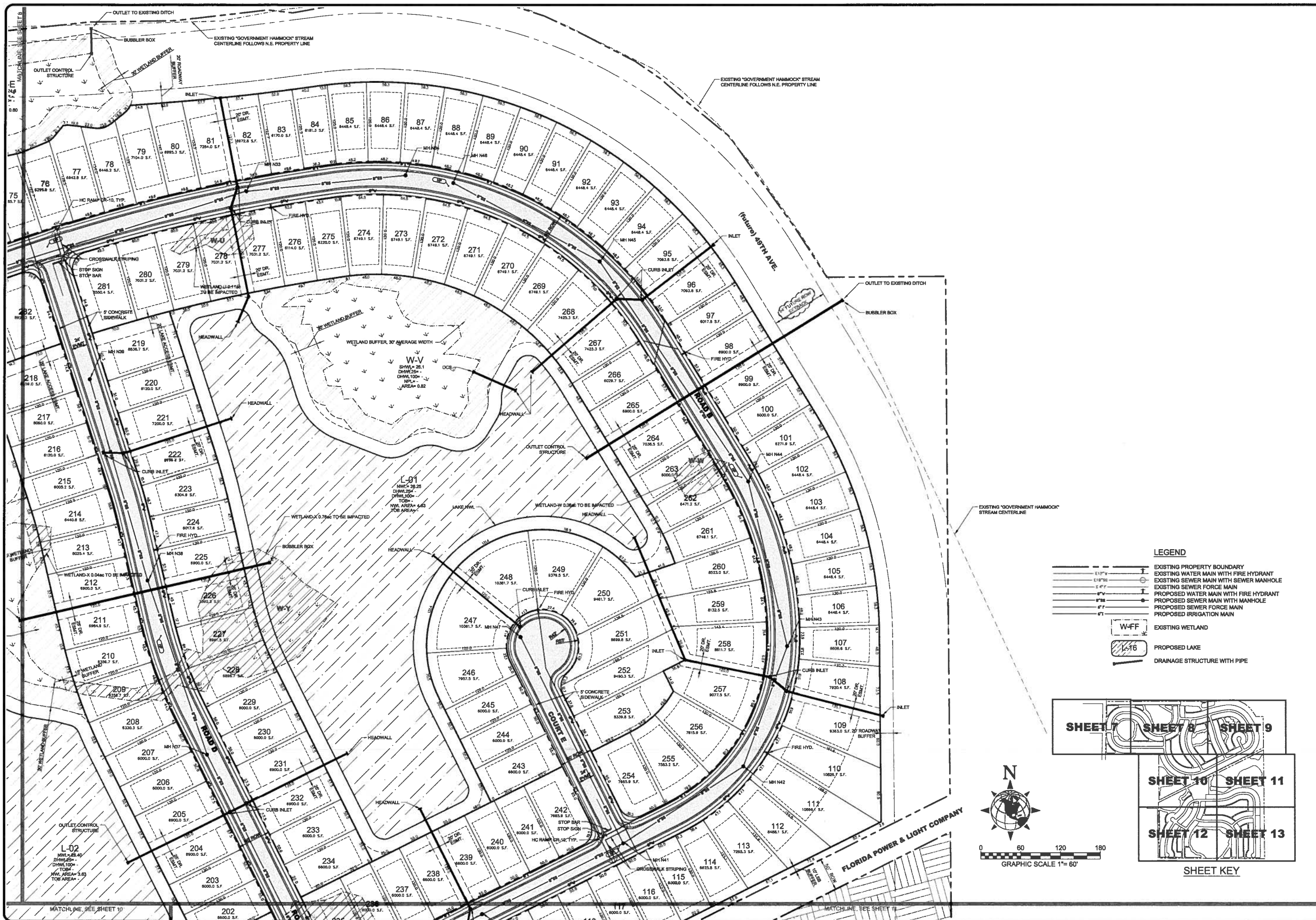
**PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA**

DATE	04/15/14	PROJECT	WILLOW WALK	DRAWING	PSP	CHECKED	JAL
DESIGNED		PROJECT		DATE		DATE	
REVISIONS		REVISIONS		REVISIONS		REVISIONS	
NO.		NO.		NO.		NO.	

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6911 Professional Parkway East, Lakewood Park, Florida 34608 C.E. 33388 941-444-6664 www.morriseng.com

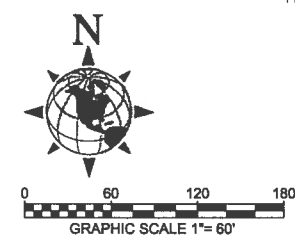
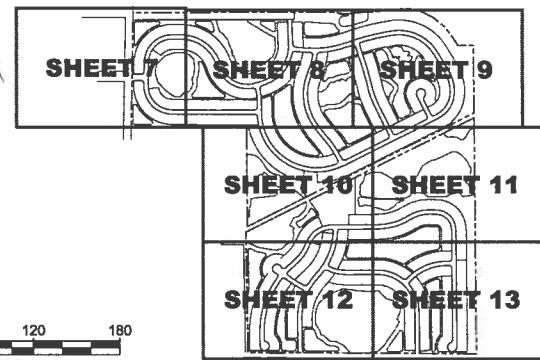
M





LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING WATER MAIN WITH FIRE HYDRANT
	EXISTING SEWER MAIN WITH SEWER MANHOLE
	EXISTING SEWER FORCE MAIN
	PROPOSED WATER MAIN WITH FIRE HYDRANT
	PROPOSED SEWER MAIN WITH MANHOLE
	PROPOSED SEWER FORCE MAIN
	PROPOSED IRRIGATION MAIN
	EXISTING WETLAND
	PROPOSED LAKE
	DRAINAGE STRUCTURE WITH PIPE



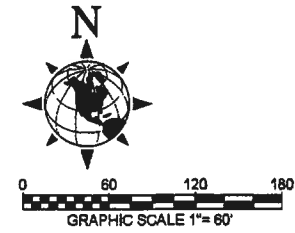
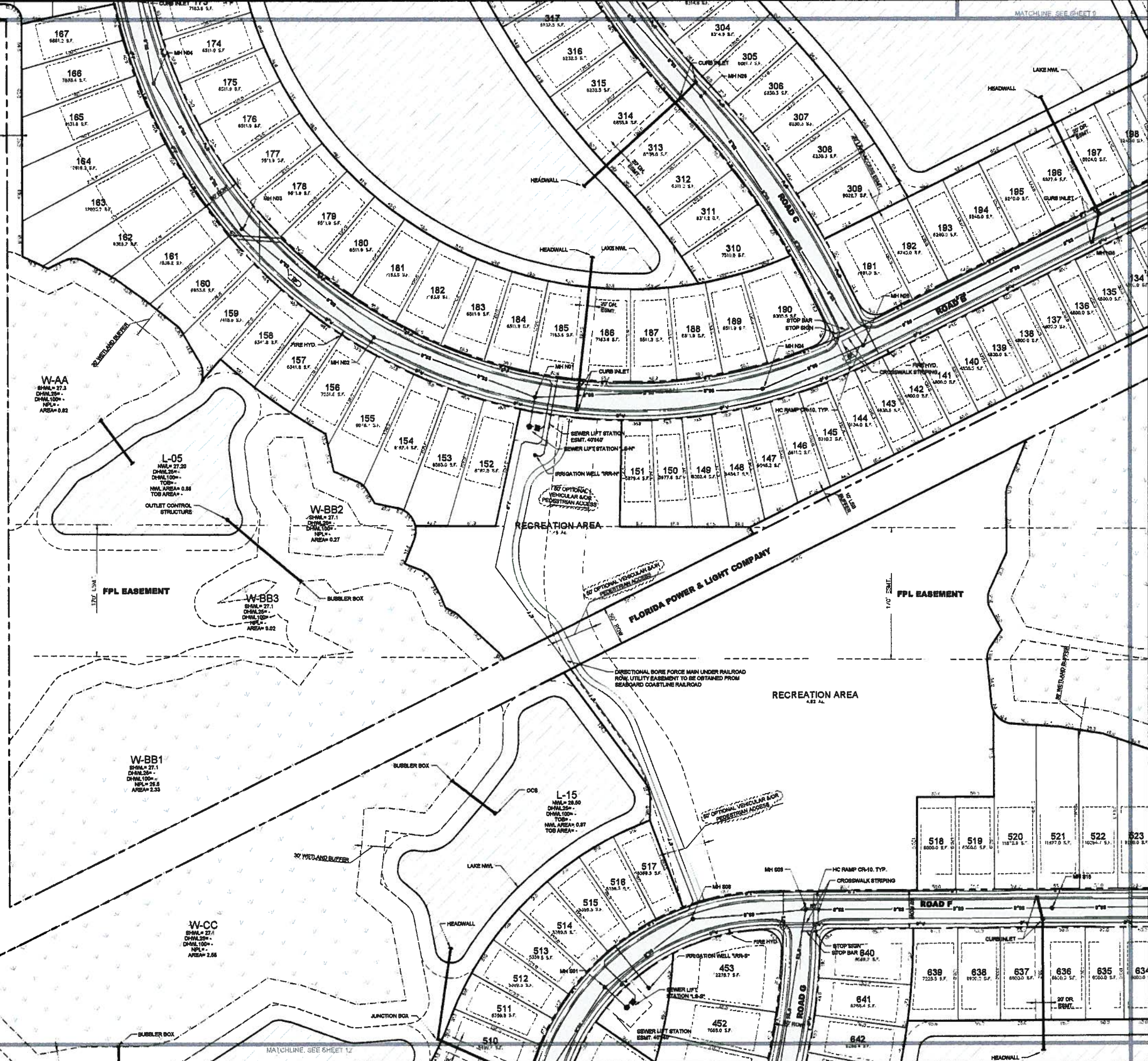
**PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA**

DATE	04/15/14	PROJECT	WV	DRAWING	PP-100-100	CHECKED	MM
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NO.	1	MISC. REVISIONS PER MAN. CD.	PP-100-100	REVISION DESCRIPTION	IS	DATE	01/04/15/14

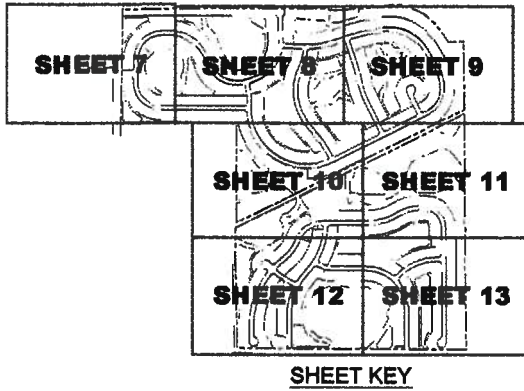
DRAWN BY: MATTHEW J. MORRIS
FL. LICENSE NO. 88834

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Civil Engineering and Land Development Consulting
8871 Redwood Parkway, Lakewood Ranch, Florida 34986, C.A. 3028 844-6644 www.morriseng.com

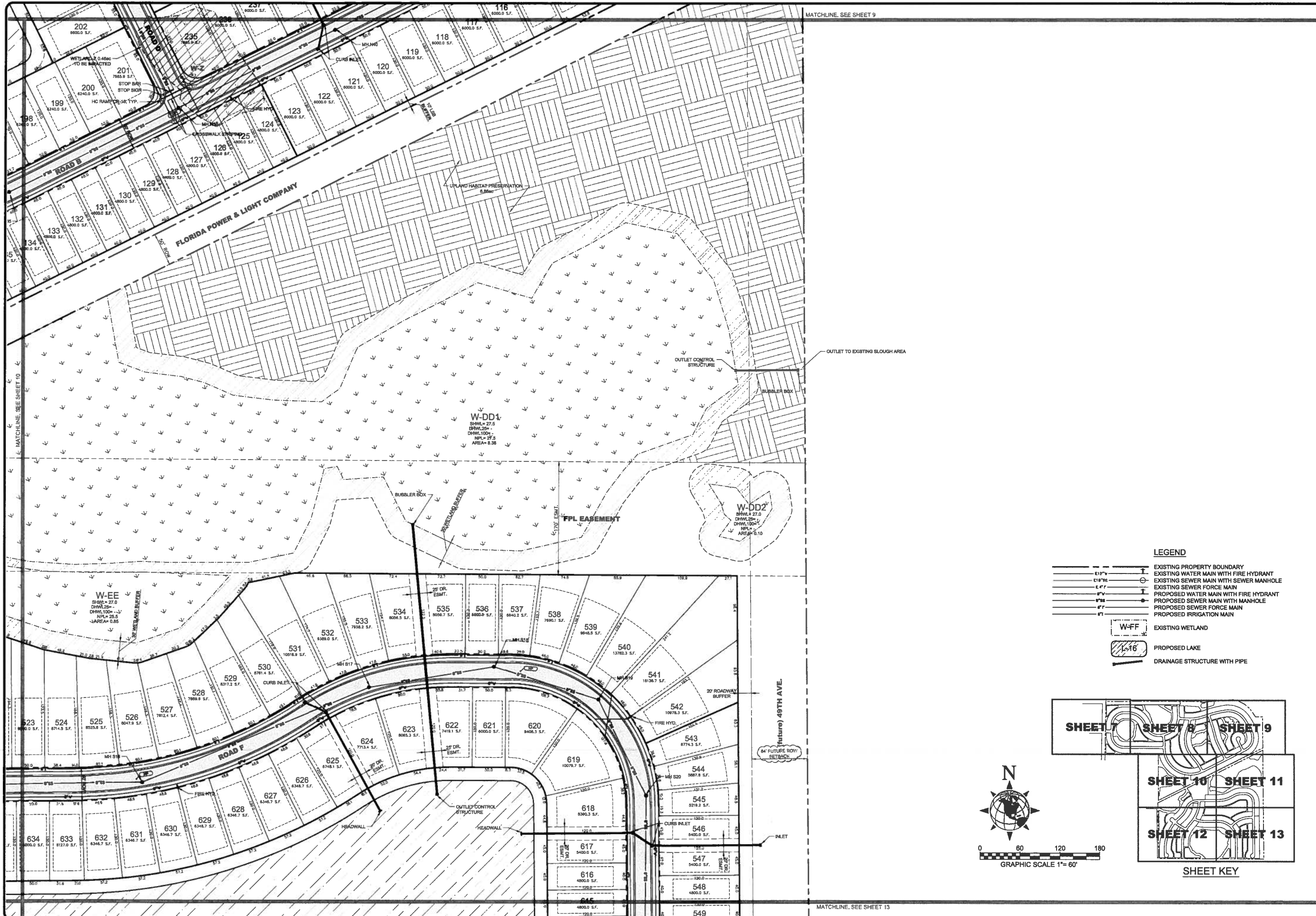
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- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING WATER MAIN WITH FIRE HYDRANT
 - EXISTING SEWER MAIN WITH SEWER MANHOLE
 - EXISTING SEWER FORCE MAIN
 - PROPOSED WATER MAIN WITH FIRE HYDRANT
 - PROPOSED SEWER MAIN WITH MANHOLE
 - PROPOSED SEWER FORCE MAIN
 - PROPOSED IRRIGATION MAIN
 - W-WF EXISTING WETLAND
 - L-16 PROPOSED LAKE
 - DRAINAGE STRUCTURE WITH PIPE

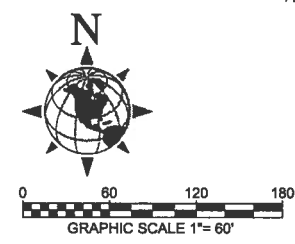
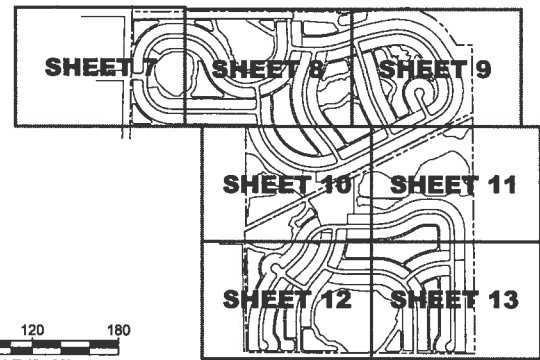


SHEET KEY



LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING WATER MAIN WITH FIRE HYDRANT
	EXISTING SEWER MAIN WITH SEWER MANHOLE
	EXISTING SEWER FORCE MAIN
	PROPOSED WATER MAIN WITH FIRE HYDRANT
	PROPOSED SEWER MAIN WITH MANHOLE
	PROPOSED SEWER FORCE MAIN
	PROPOSED IRRIGATION MAIN
	EXISTING WETLAND
	PROPOSED LAKE
	DRAINAGE STRUCTURE WITH PIPE



PRELIMINARY SITE PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

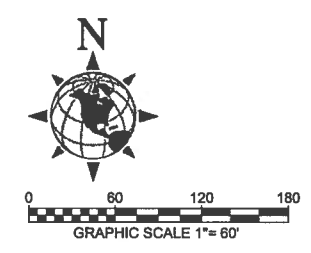
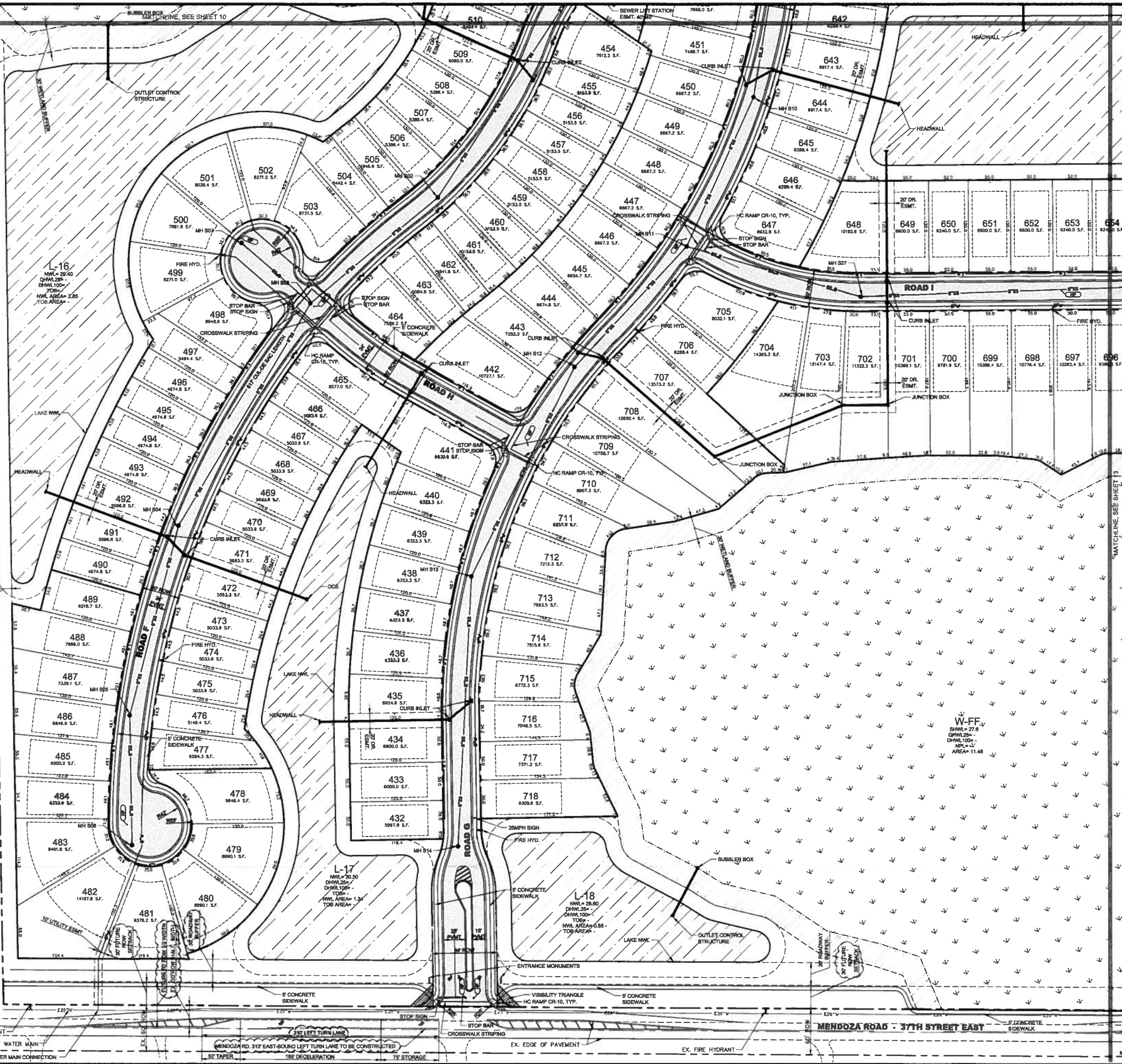
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DATE	01/04/12/14	REVISIONS	PER MAN. CO. P&P REVIEW	IS	
NO.		REVISION DESCRIPTION			

SCALE: 1"= 60'
SECTION: P-001
SHEET: 11 OF 16

DRAWN BY: MATTIE J. MORRIS
CHECKED BY: MATTIE J. MORRIS
FL. LICENSE NO. 68634

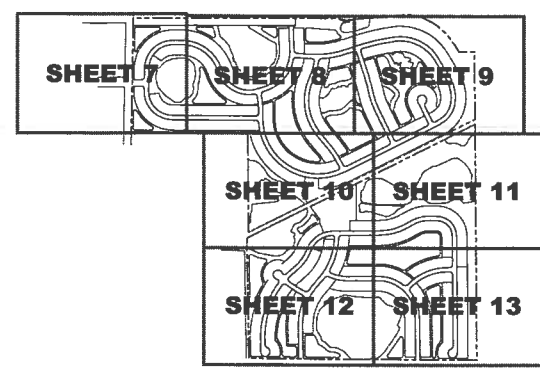
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Civil Engineering and Land Development Consulting
6817 Professional Parkway, Lakeland, Florida 34099 CA 2286 941-444-6944 www.morriseng.com

M



LEGEND

- - - - -	EXISTING PROPERTY BOUNDARY
—○—	EXISTING WATER MAIN WITH FIRE HYDRANT
—●—	EXISTING SEWER MAIN WITH SEWER MANHOLE
—○—	EXISTING FORCE MAIN
—○—	PROPOSED WATER MAIN WITH FIRE HYDRANT
—●—	PROPOSED SEWER MAIN WITH MANHOLE
—○—	PROPOSED FORCE MAIN
—○—	PROPOSED IRRIGATION MAIN
W-FF	EXISTING WETLAND
L-16	PROPOSED LAKE
— —	DRAINAGE STRUCTURE WITH PIPE



40TH AVE. W. 30' ROADWAY BUFFER

MENDOZA ROAD - 37TH STREET EAST

PROPOSED WATER MAIN CONNECTION

31° LEFT TURN LANE

3" CONCRETE SIDEWALK

HC RAMP CR-10, TYP.

VISIBILITY TRIANGLE

ENTRANCE MONUMENTS

BUBBLER BOX

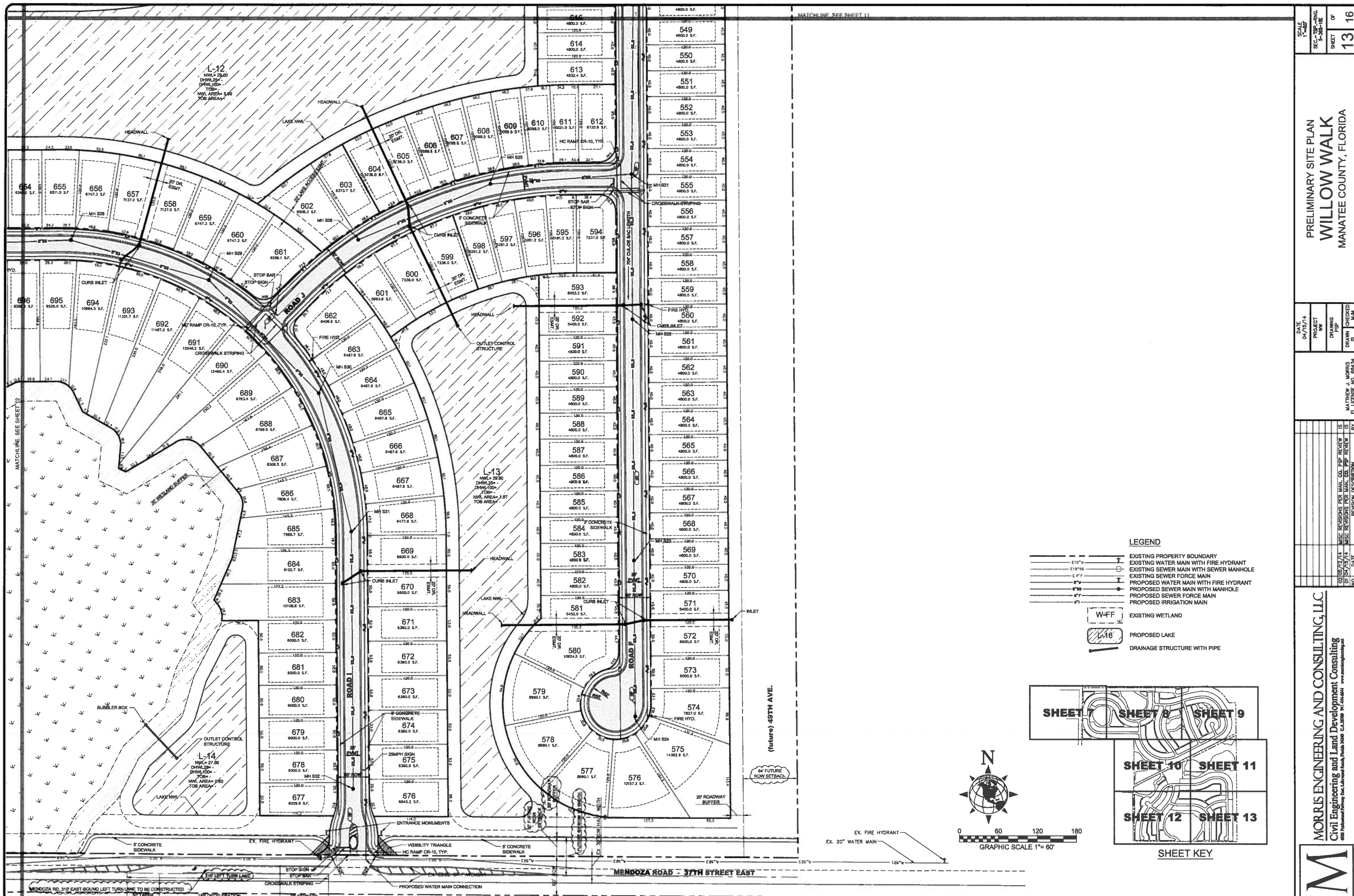
OUTLET CONTROL STRUCTURE

EX. FIRE HYDRANT

EX. 20" WATER MAIN

EX. EDGE OF PAVEMENT

EX. FIRE HYDRANT



PRELIMINARY SITE PLAN
WILLOW WALK
 MANATEE COUNTY, FLORIDA

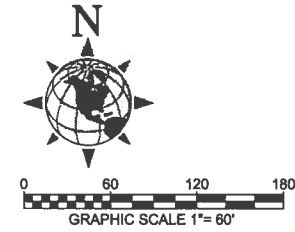
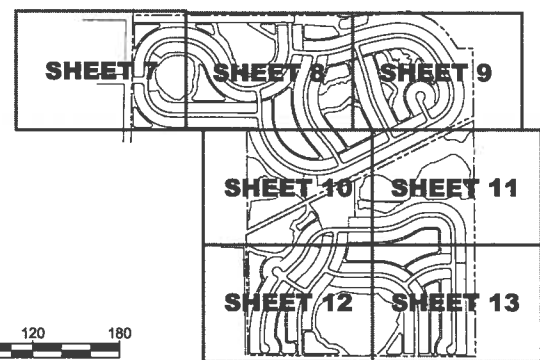
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PROJECT	W/W
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DRAWN	MM

NO.	DATE	REVISION DESCRIPTION
01	02/05/12	MISC. REVISIONS PER MAN. CO. P.P. REVIEW
02	04/19/14	MISC. REVISIONS PER MAN. CO. P.P. REVIEW

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- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - EXISTING WATER MAIN WITH FIRE HYDRANT
 - EXISTING SEWER MAIN WITH SEWER MANHOLE
 - EXISTING SEWER FORCE MAIN
 - PROPOSED WATER MAIN WITH FIRE HYDRANT
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 - PROPOSED IRRIGATION MAIN
 - W-W-F EXISTING WETLAND
 - L-16 PROPOSED LAKE
 - DRAINAGE STRUCTURE WITH PIPE



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12

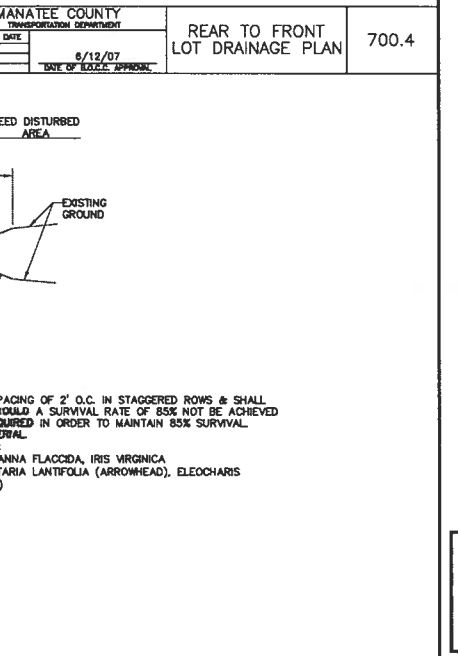
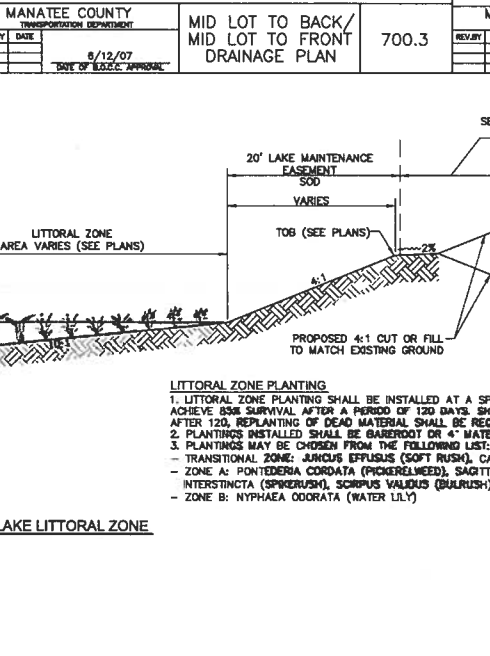
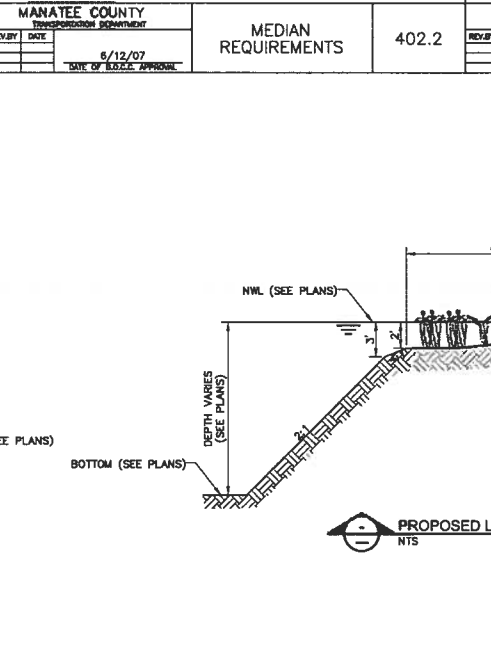
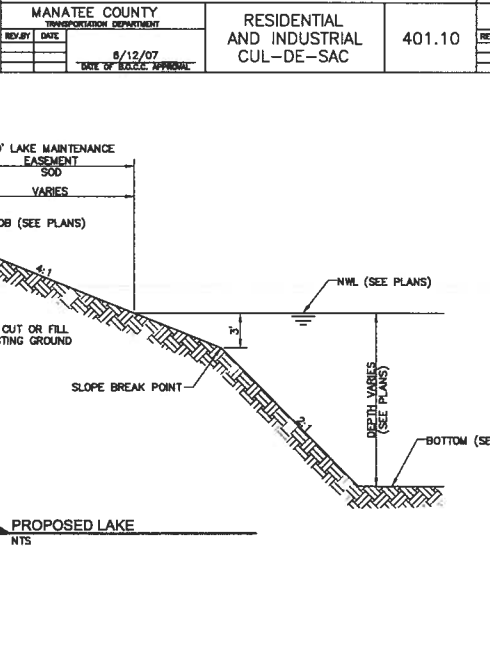
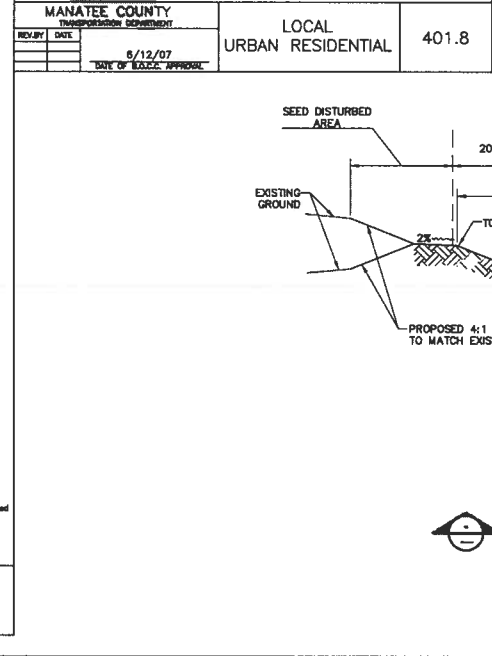
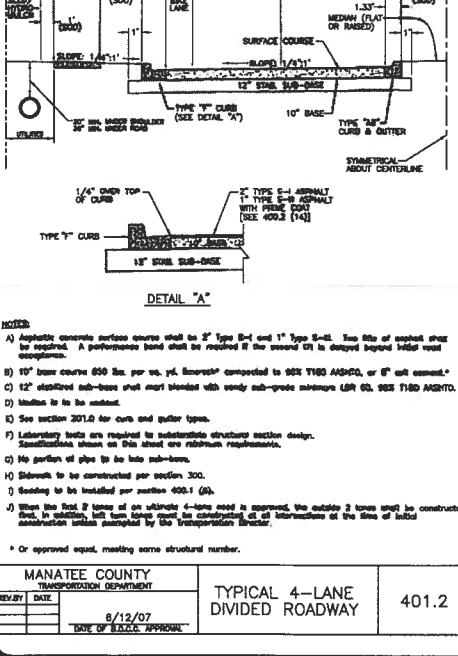
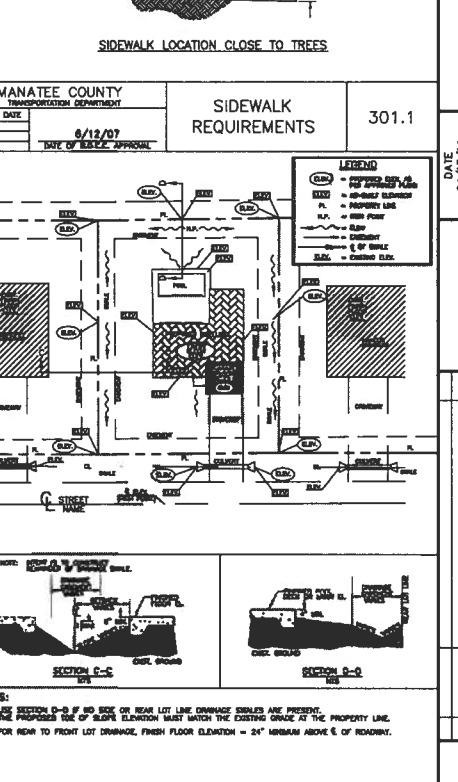
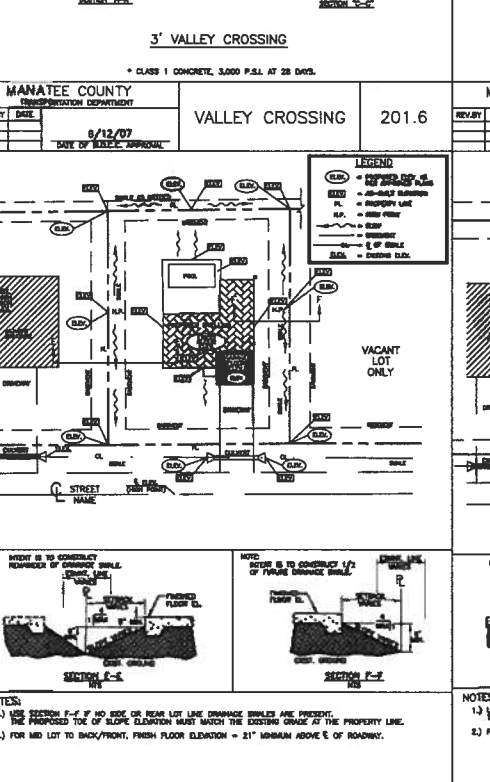
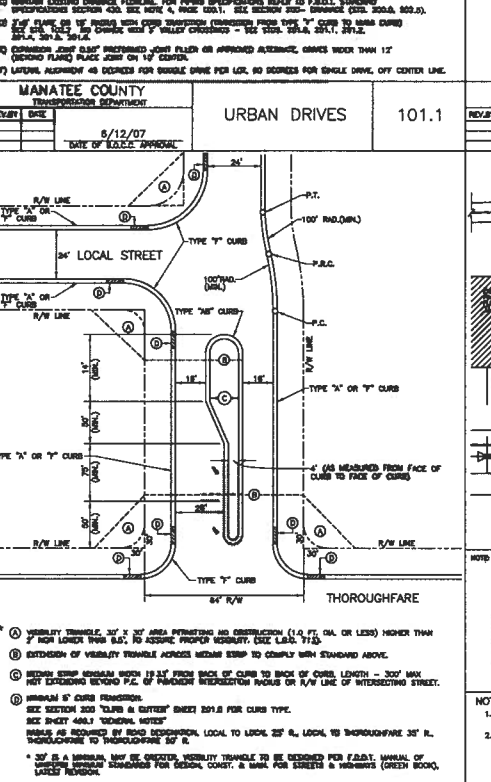
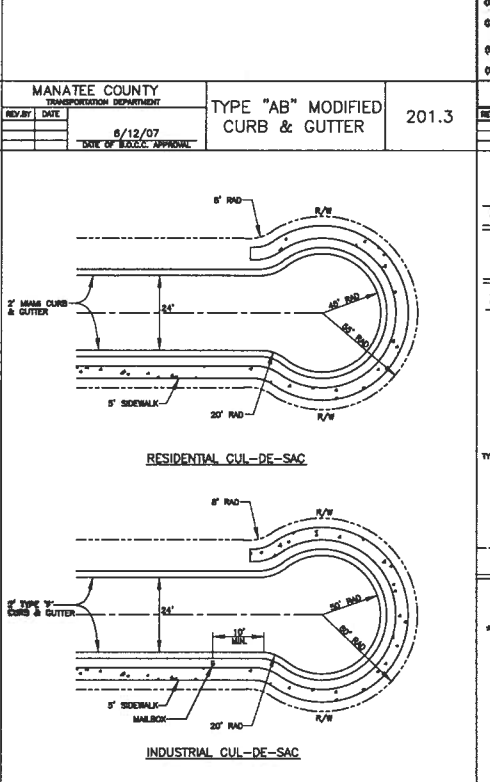
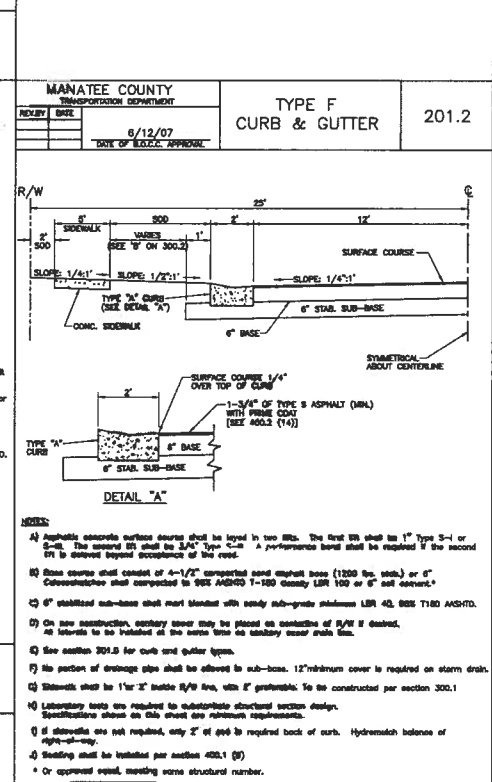
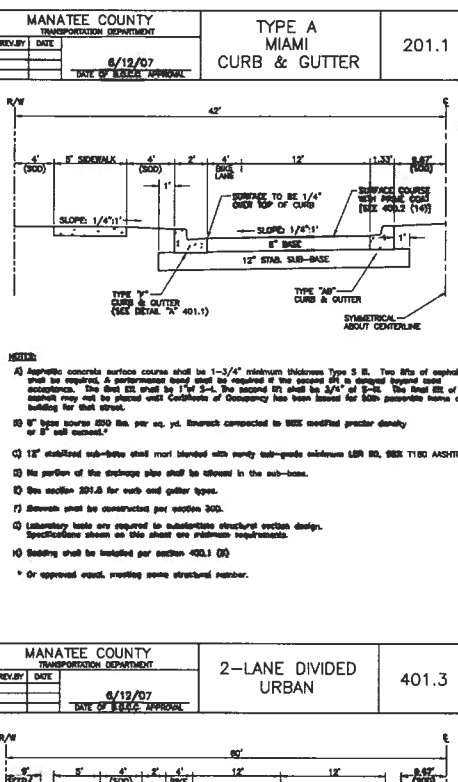
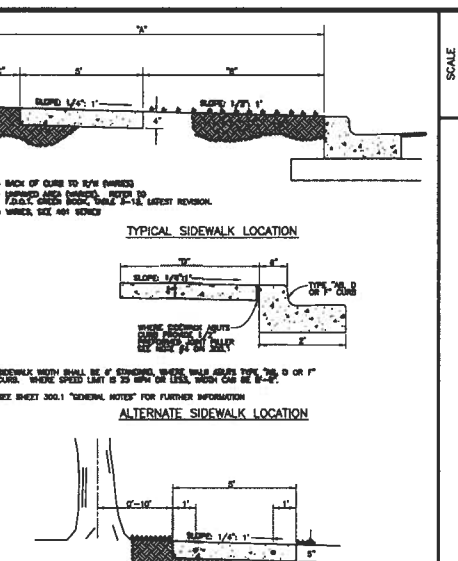
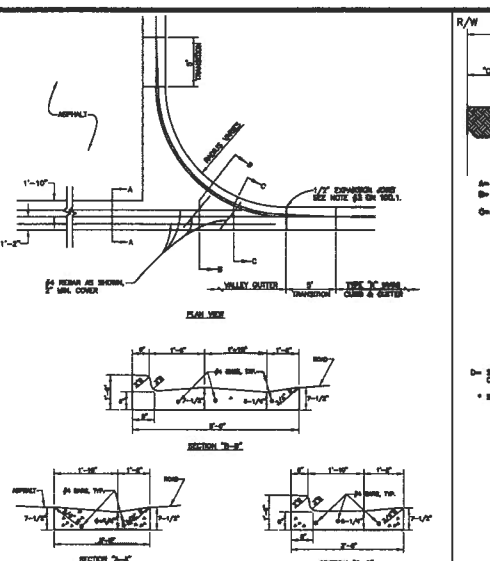
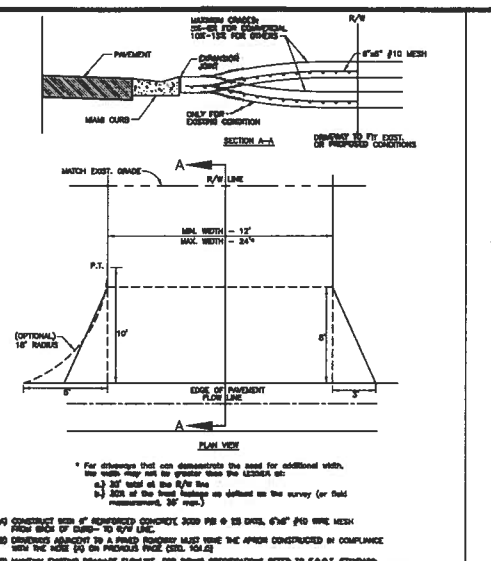
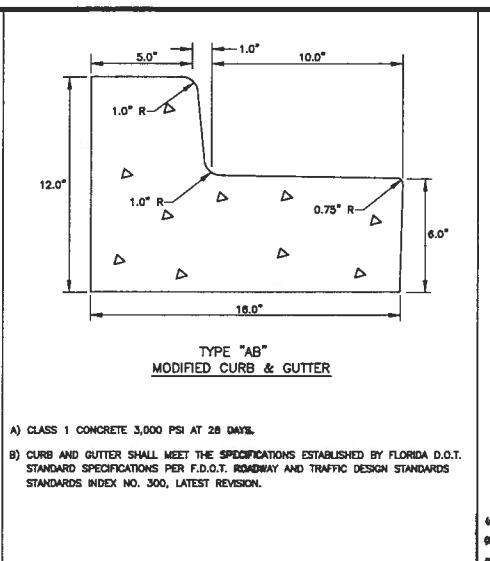
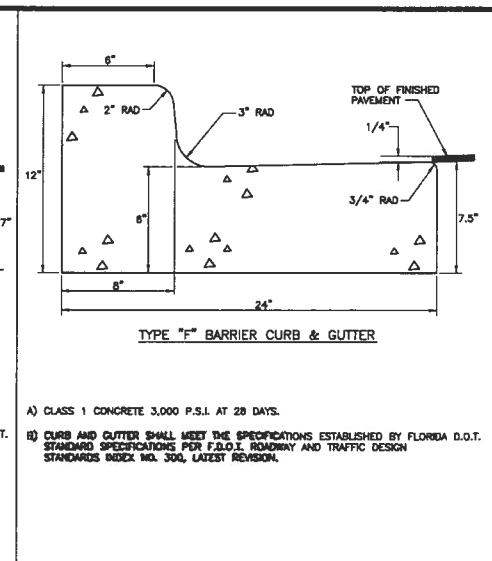
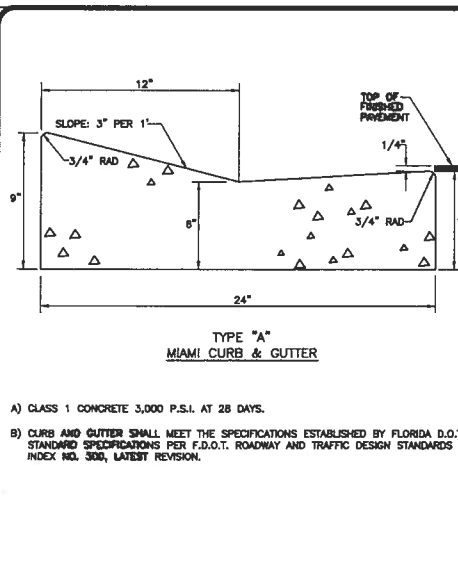
(future) 49TH AVE.

MENDOZA ROAD - 37TH STREET EAST

L-12
 NW/4-29.00
 DHWL 25'-00"
 70%
 NW/4 AREA= 5.89
 TOB AREA=

L-13
 NW/4-29.00
 DHWL 25'-00"
 70%
 NW/4 AREA= 1.87
 TOB AREA=

L-14
 NW/4-27.00
 DHWL 25'-00"
 70%
 NW/4 AREA= 0.50
 TOB AREA=



SITE DETAILS
WILLOW WALK
 MANATEE COUNTY, FLORIDA

SCALE: 1" = 10'-0"

DATE: 04/15/14

PROJECT: WILLOW WALK

DRAWING NO.: 14

CHECKED BY: MATTHEW J. MORRIS

DATE: 02/05/17/14

REVISION DESCRIPTION

NO. 1: MISC. REVISIONS PER MAN. CUL. P&I REVIEW

NO. 2: MISC. REVISIONS PER MAN. CUL. P&I REVIEW

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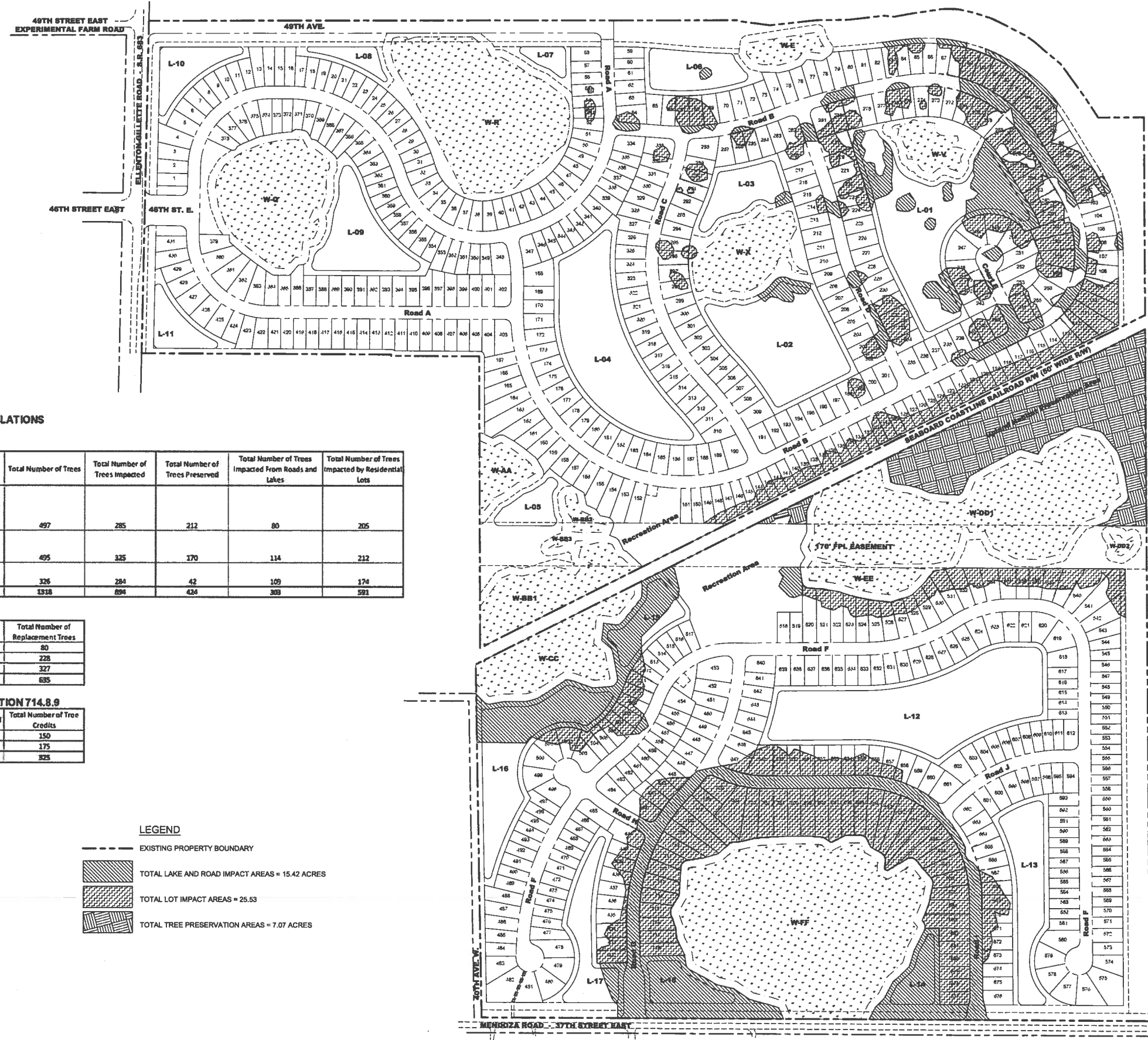
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MANATEE COUNTY TRANSPORTATION DEPARTMENT

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Civil Engineering and Land Development Consulting

8870 Professional Parkway East, Lakewood Ranch, Florida 34949 CAJ3788 941-444-6644 www.morriseng.com



WILLOW WALK TREE IMPACT AND REPLACEMENT CALCULATIONS

TREE COUNT

Tree Size	Scientific Name	Common Name	Total Number of Trees	Total Number of Trees Impacted	Total Number of Trees Preserved	Total Number of Trees Impacted From Roads and Lakes	Total Number of Trees Impacted by Residential Lots
4" - 14"	<i>Celtis brevifolia</i> , <i>Quercus virginiana</i> , <i>Q. laurifolia</i> , <i>Carya glabra</i> , <i>Azadirachta indica</i> , <i>Ulmus americana</i> , <i>Acer rubrum</i>	Sugarberry, Live Oak, Laurel Oak, Pignut Hickory, Red Mulberry, American Elm, Red Maple	497	285	212	80	205
16" - 30"	<i>Quercus virginiana</i> , <i>Q. laurifolia</i> , <i>Q. nigra</i> , <i>Ulmus americana</i> , <i>Carya glabra</i>	Live Oak, Laurel Oak, Water Oak, American Elm, Pignut Hickory	495	325	170	114	212
>30"	<i>Quercus virginiana</i> and <i>Ulmus americana</i>	Live Oak and American Elm	326	284	42	109	174
Total			1318	894	424	303	591

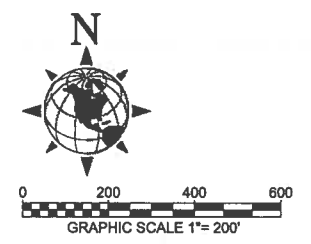
TREE REPLACEMENT

Tree Size	Replacement Caliper	Replacement Ratio	Total Number of Replacement Trees
4" - 14"	3"	1 to 1	80
16" - 30"	4"	2 to 1	228
>30"	6"	3 to 1	327
Total			635

TREE PRESERVATION CREDITS - PURSUANT TO LDR SECTION 714.8.9

Tree Size	Number of Tree Credits	Total Number of Trees Preserved	Total Number of Tree Credits
26" - 35"	3	50	150
>36"	5	35	175
Total			325

- LEGEND**
- EXISTING PROPERTY BOUNDARY
 - TOTAL LAKE AND ROAD IMPACT AREAS = 15.42 ACRES
 - TOTAL LOT IMPACT AREAS = 25.53
 - TOTAL TREE PRESERVATION AREAS = 7.07 ACRES



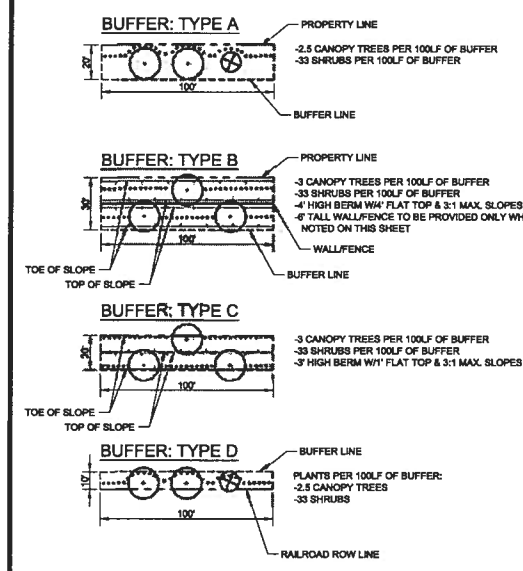
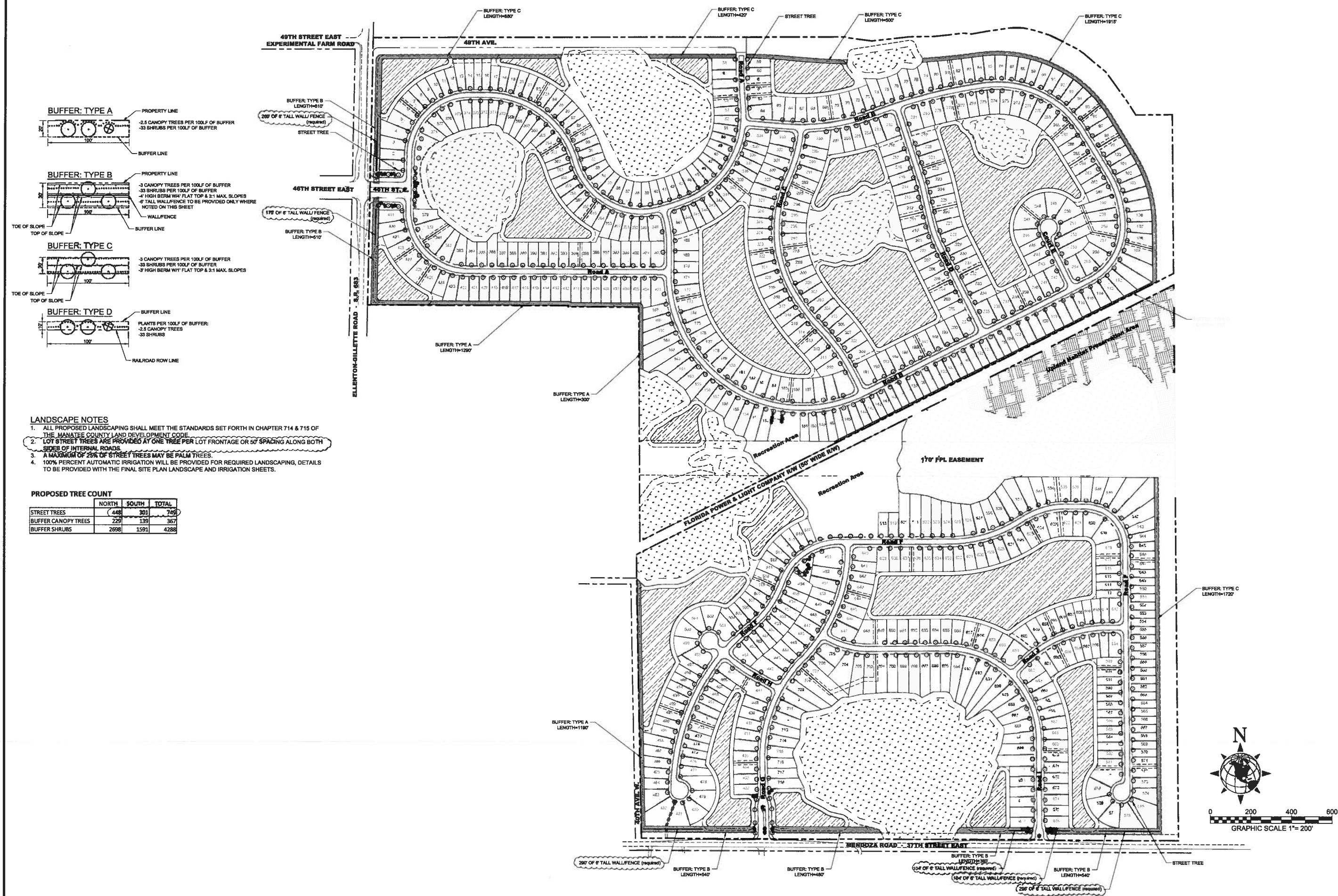
LANDSCAPING PLAN
WILLOW WALK
MANATEE COUNTY, FLORIDA

DATE	04/18/14	PROJECT	WV	DRAWING	LSB	CHECKED	MB
DRAWN	IS	DRAWN	IS	DRAWN	IS	DRAWN	IS

MATTHEW J. MORRIS
P.L. LICENSE NO. 38453

NO.	DATE	REVISION DESCRIPTION
01	05/17/14	MISC. REVISIONS PER MAN. CD. P&P REVIEW
02	05/17/14	MISC. REVISIONS PER MAN. CD. P&P REVIEW
03	04/19/14	MISC. REVISIONS PER MAN. CD. P&P REVIEW

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
880 Professional Parkway East, Lakewood Ranch, Florida 34208 941-444-6644 www.morrisengineering.com



- LANDSCAPE NOTES**
- ALL PROPOSED LANDSCAPING SHALL MEET THE STANDARDS SET FORTH IN CHAPTER 714 & 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
 - LOT STREET TREES ARE PROVIDED AT ONE TREE PER LOT FRONTAGE OR 50' SPACING ALONG BOTH SIDES OF INTERNAL ROADS.
 - A MAXIMUM OF 25% OF STREET TREES MAY BE PALM TREES.
 - 100% PERCENT AUTOMATIC IRRIGATION WILL BE PROVIDED FOR REQUIRED LANDSCAPING, DETAILS TO BE PROVIDED WITH THE FINAL SITE PLAN LANDSCAPE AND IRRIGATION SHEETS.

PROPOSED TREE COUNT

	NORTH	SOUTH	TOTAL
STREET TREES	448	301	749
BUFFER CANOPY TREES	229	139	367
BUFFER SHRUBS	2698	1591	4289