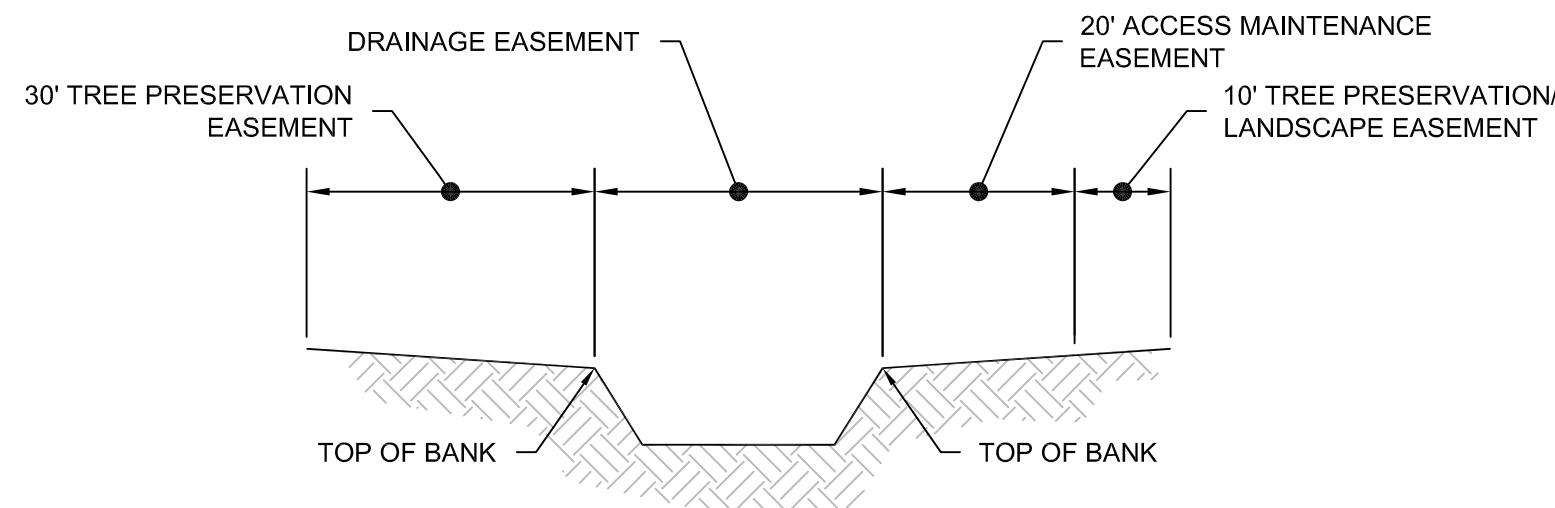


TRANSPORTATION NOTE:

ALL THE 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.



UPLAND NO.	ACREAGE
UP-1	0.19 AC.
UP-2	1.00 AC.
UP-3	0.34 AC.
UP-4	0.03 AC.
UP-5	0.04 AC.
UP-6	0.02 AC.
UP-7	0.02 AC.
UP-8	0.06 AC.
UP-9	0.10 AC.
UP-10	0.35 AC.
UP-11	0.13 AC.
TOTAL	2.26 AC.

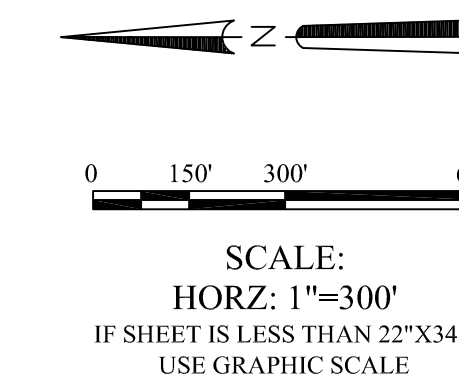
NOTE:
ALL UPLAND PRESERVATION AREAS SHALL BE CONSERVATION EASEMENTS

PHASE I:
FSP-04-141
(APPROVED 07-05-2005)
RESIDENTIAL LOTS 1-27 & 80-102 & 125-126 SCHOOL

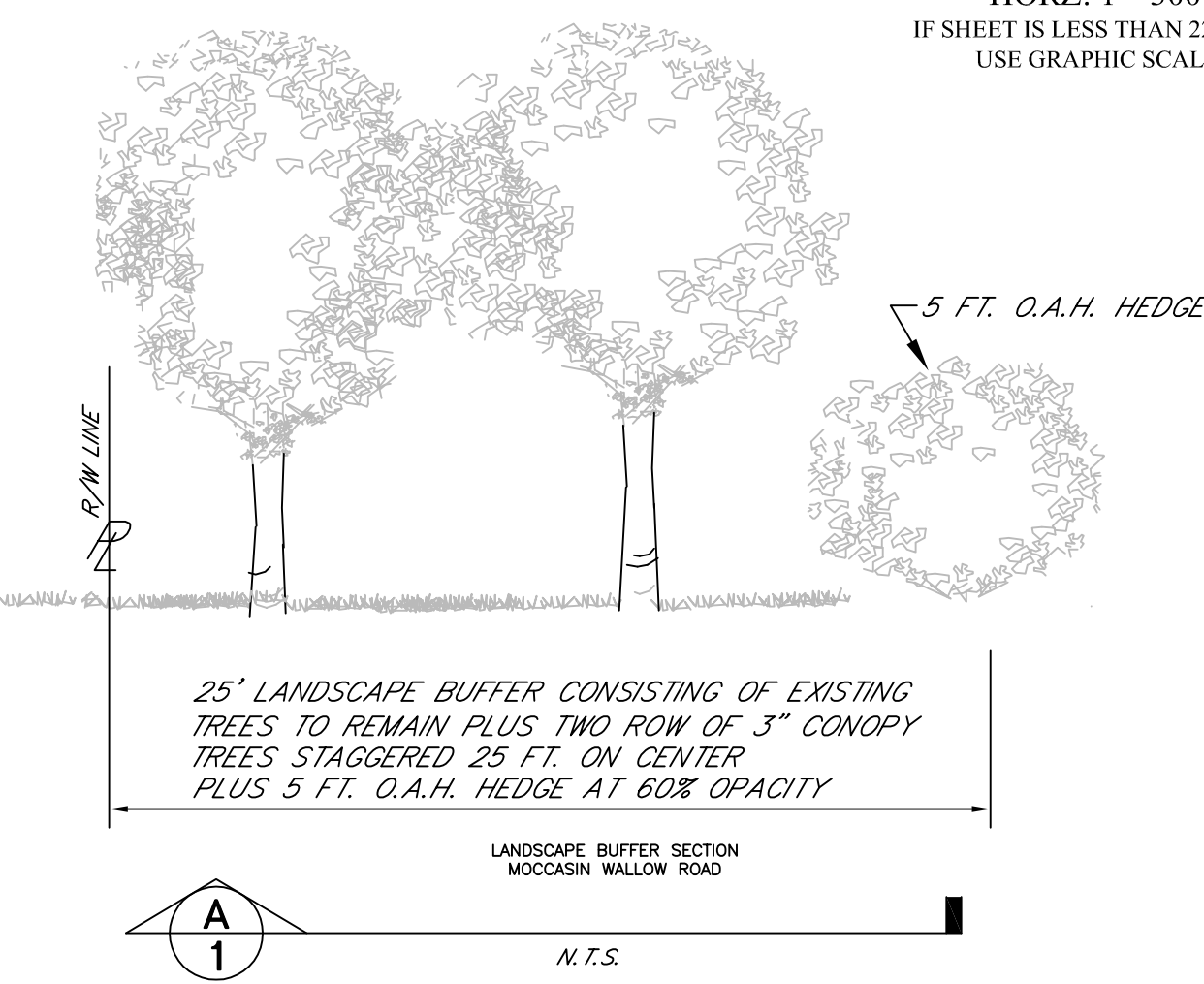
PHASE II:
FSP-05-115
RESIDENTIAL LOTS 28-79, 103-115.

PHASE III:
COMMERCIAL LOTS C-1 THRU C-14

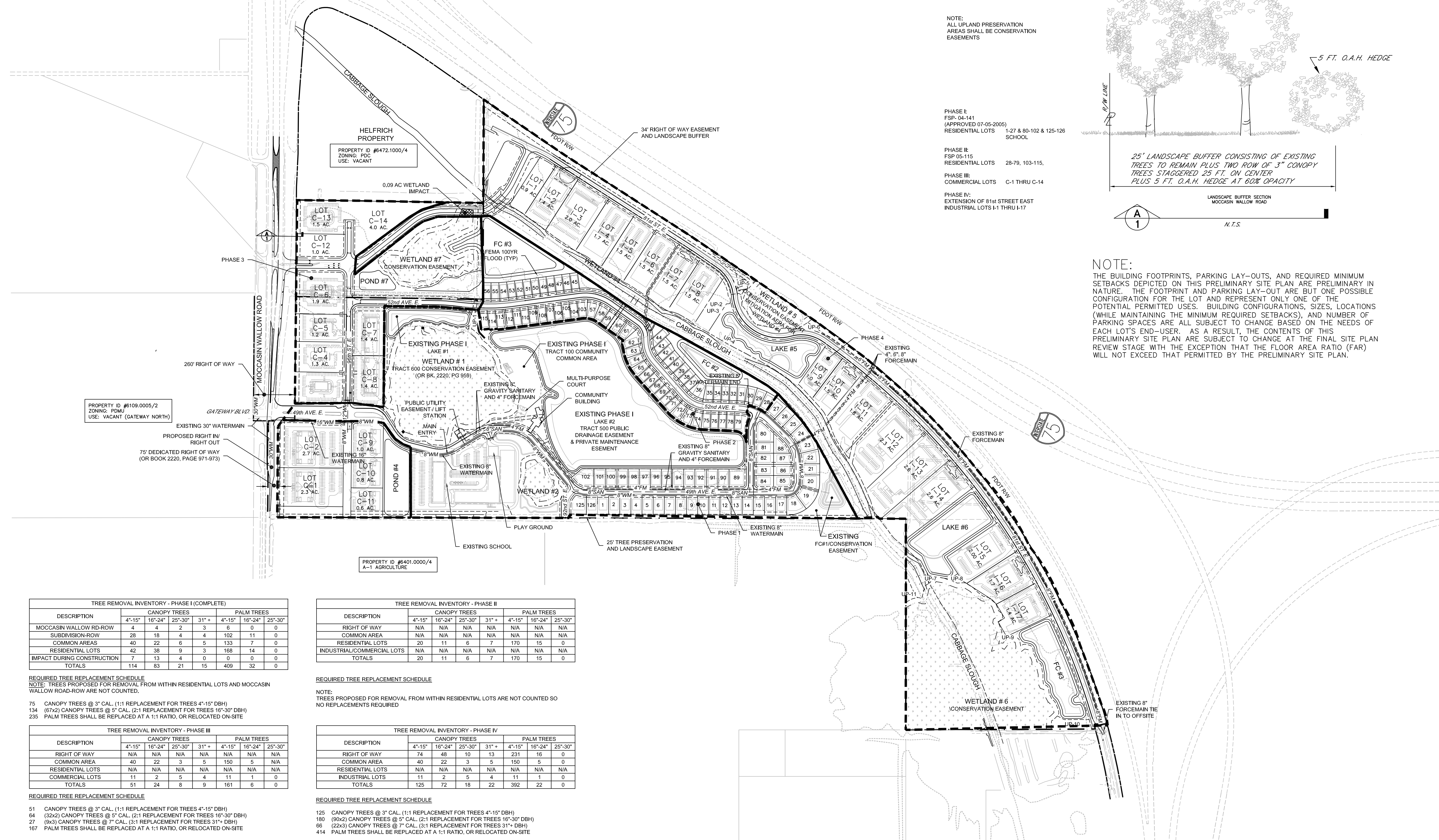
PHASE IV:
EXTENSION OF 81st STREET EAST
INDUSTRIAL LOTS I-1 THRU I-17



SCALE:
HORZ: 1"=300'
IF SHEET IS LESS THAN 22"x34",
USE GRAPHIC SCALE



NOTE:
THE BUILDING FOOTPRINTS, PARKING LAY-OUTS, AND REQUIRED MINIMUM SETBACKS DEPICTED ON THIS PRELIMINARY SITE PLAN ARE PRELIMINARY IN NATURE. THE FOOTPRINT AND PARKING LAY-OUT ARE BUT ONE POSSIBLE CONFIGURATION FOR THE LOT AND REPRESENT ONLY ONE OF THE POTENTIAL PERMITTED USES. BUILDING CONFIGURATIONS, SIZES, LOCATIONS (WHILE MAINTAINING THE MINIMUM REQUIRED SETBACKS), AND NUMBER OF PARKING SPACES ARE ALL SUBJECT TO CHANGE BASED ON THE NEEDS OF EACH LOT'S END-USER. AS A RESULT, THE CONTENTS OF THIS PRELIMINARY SITE PLAN ARE SUBJECT TO CHANGE AT THE FINAL SITE PLAN REVIEW STAGE WITH THE EXCEPTION THAT THE FLOOR AREA RATIO (FAR) WILL NOT EXCEED THAT PERMITTED BY THE PRELIMINARY SITE PLAN.



DESCRIPTION	CANOPY TREES				PALM TREES		
	4"-15"	16"-24"	25"-30"	31"+	4"-15"	16"-24"	25"-30"
MOCCASIN WALLOW RD-ROW	4	4	2	3	6	0	0
SUBDIVISION-ROW	28	18	4	4	102	11	0
COMMON AREAS	40	22	6	5	133	7	0
RESIDENTIAL LOTS	42	38	9	3	168	14	0
IMPACT DURING CONSTRUCTION	7	13	4	0	0	0	0
TOTALS	114	83	21	15	409	32	0

REQUIRED TREE REPLACEMENT SCHEDULE
NOTE: TREES PROPOSED FOR REMOVAL FROM WITHIN RESIDENTIAL LOTS AND MOCCASIN WALLOW ROAD-ROW ARE NOT COUNTED.

- 75 CANOPY TREES @ 3" CAL. (1:1 REPLACEMENT FOR TREES 4"-15' DBH)
- 134 (67x2) CANOPY TREES @ 5" CAL. (2:1 REPLACEMENT FOR TREES 16"-30' DBH)
- 235 PALM TREES SHALL BE REPLACED AT A 1:1 RATIO, OR RELOCATED ON-SITE

DESCRIPTION	CANOPY TREES				PALM TREES		
	4"-15"	16"-24"	25"-30"	31"+	4"-15"	16"-24"	25"-30"
RIGHT OF WAY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COMMON AREA	40	22	3	5	150	5	N/A
RESIDENTIAL LOTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COMMERCIAL LOTS	11	2	5	4	11	1	0
TOTALS	51	24	8	9	161	6	0

REQUIRED TREE REPLACEMENT SCHEDULE
51 CANOPY TREES @ 3" CAL. (1:1 REPLACEMENT FOR TREES 4"-15' DBH)
64 (32x2) CANOPY TREES @ 5" CAL. (2:1 REPLACEMENT FOR TREES 16"-30' DBH)
27 (9x3) CANOPY TREES @ 7" CAL. (3:1 REPLACEMENT FOR TREES 31"+ DBH)
167 PALM TREES SHALL BE REPLACED AT A 1:1 RATIO, OR RELOCATED ON-SITE

DESCRIPTION	CANOPY TREES				PALM TREES		
	4"-15"	16"-24"	25"-30"	31"+	4"-15"	16"-24"	25"-30"
RIGHT OF WAY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
COMMON AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RESIDENTIAL LOTS	20	11	6	7	170	15	0
INDUSTRIAL/COMMERCIAL LOTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	20	11	6	7	170	15	0

REQUIRED TREE REPLACEMENT SCHEDULE
NOTE: TREES PROPOSED FOR REMOVAL FROM WITHIN RESIDENTIAL LOTS ARE NOT COUNTED SO NO REPLACEMENTS REQUIRED

DESCRIPTION	CANOPY TREES				PALM TREES		
	4"-15"	16"-24"	25"-30"	31"+	4"-15"	16"-24"	25"-30"
RIGHT OF WAY	74	48	10	13	231	16	0
COMMON AREA	40	22	3	5	150	5	0
RESIDENTIAL LOTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
INDUSTRIAL LOTS	11	2	5	4	11	1	0
TOTALS	125	72	18	22	392	22	0

REQUIRED TREE REPLACEMENT SCHEDULE
125 CANOPY TREES @ 3" CAL. (1:1 REPLACEMENT FOR TREES 4"-15' DBH)
180 (90x2) CANOPY TREES @ 5" CAL. (2:1 REPLACEMENT FOR TREES 16"-30' DBH)
66 (22x3) CANOPY TREES @ 7" CAL. (3:1 REPLACEMENT FOR TREES 31"+ DBH)
414 PALM TREES SHALL BE REPLACED AT A 1:1 RATIO, OR RELOCATED ON-SITE

REVISIONS	NO.	DATE	DESCRIPTION
1.	10-14-14		Mocs per Manatee County Comments
2.	11-25-14		Mocs per Manatee County Comments
3.			
4.			
5.			
6.			

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WRA

DRAWING: PRELIMINARY SITE PLAN
PROJECT: WOODS AT MOCCASIN WALLOW
JOB #: 1047 SEC.: 21 TWN.: 33S RNG.: 18E
DESIGNED: J.D. DRAWN: J.D. APPROVED: J.D.
Original Date: 08-22-2014

C-2

CAD File Name: S:\PROJECT FILES\1047 - PRIMERICA - WOFM DESIGN AND PERMITTING\CADD\PLANS\PLAN_ISS.DWG
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