

**MANATEE COUNTY ZONING ORDINANCE
PDMU-99-02(P)(R2)
RIVER CLUB PARK OF COMMERCE, PHASES 2 & 5**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, APPROVING AND AMENDING ZONING ORDINANCE PDMU-99-02(P), REVISED PRELIMINARY SITE PLAN, AMENDING STIPULATION K.2.c. ELIMINATING AN 8' HIGH WALL, AND SUBSTITUTE WITH ENHANCED LANDSCAPING IN AN AREA WHERE THE WALL WAS TO BE CONSTRUCTED AND EXTENDING THE BUILD OUT DATE AND EXPIRATION DATE PURSUANT TO EXTENSIONS GRANTED WITH SENATE BILL (SB) 380.06 (19)b(14)c, HOUSE BILL 7207 AND 252.363 FLORIDA STATUTES AT RIVER CLUB PARK OF COMMERCE ON APPROXIMATELY 69.78± ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF I-75 AND SR 70, EXTENDING SOUTH TO LINGER LODGE ROAD AND EAST TO BRADEN WOODS; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF
PLANNING AND
COMMUNITY
DEVELOPMENT
2012 JUN 18 PM 3:18
FILED

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:

SECTION 1. Ordinance PDMU-99-02(P) is hereby amended regarding a stipulation pertaining to buffer requirements and with regard to extension of the build out and expiration dates. All stipulations hereby not hereby amended by this ordinance shall remain in full force and effect as previously approved in PDMU-99-02(P) and PDMU-99-02(P)(R).

SECTION 2. FINDINGS OF FACT. The Board of County Commissioners, after considering the testimony, evidence, documentation, application for approval of revised stipulations, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners held a duly noticed public hearing on June 7, 2012 regarding the application for amendment to stipulation K.2.c. described herein in accordance with the requirements of Manatee County Ordinance No. 90-01, (the Manatee County Land Development Code), and has further considered information received at the public hearing.

B. The amendment to stipulation K.2.c. regarding the property described in Section "5" herein is found to be consistent with the requirements of Manatee County Ordinance No. 89-01, the 2020 Manatee County Comprehensive Plan.

SECTION 3. The Board of County Commissioners finds that the public purpose of the LDC regulations is satisfied by the proposed enhanced landscape design in lieu of an 8' high wall because adequate provisions have been taken to promote and enhance aesthetic quality and appearance and to preserve natural beauty in this area. Therefore, the Board hereby amends stipulation K.2.c. to read as follows:

K. GENERAL CONDITIONS

2. Buffers and Fences

- c. An enhanced landscape plan will be planted north from the borrow pit to where the main internal roadway crosses the FP&L easement prior to the second Certificate of Occupancy for the Project. The landscape plan shall be in strict conformance with the Landscape Plan submitted by Stewart Washmuth dated April 6, 2012 attached hereto as Exhibit A.

SECTION 4. Pursuant to extensions granted with House Bill 7207 and Chapter 252.363, Florida Statutes, the expiration date of the project is extended to August 9, 2015.

SECTION 5. LEGAL DESCRIPTION.

PARCEL 1

THAT PORTION OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE FUN N 01°11'43" E ALONG THE WESTERLY LINE OF SAID RANCH LAKE PLAZA, 685.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S 19°39'57" W, 12.41 FEET; 2) N 70°20'03" W, 16.51 FEET TO THE POINT OF BEGINNING; THENCE S 19°39'57" W, 267.45 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 203.14 FEET, CHORD BEARING S 42°13'20" W, 197.93 FEET; THENCE S 64°46'42" W, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE SOUTHEAST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 383.04 FEET, CHORD BEARING S 32°41'33" W, 363.33 FEET; THENCE S 00°36'23" W, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE NORTHWEST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 396.78 FEET, CHORD BEARING S 44°39'50" W, 358.82 FEET; THENCE S 88°43'17" W, 989.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 93 (I-75); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) N 03°12'44" E, 364.42 FEET; 2) ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 5635.58 FEET, AN ARC OF 951.38 FEET; CHORD BEARING N 09°44'51" E, 950.25 FEET; 3) N 37°47'42" E, 221.34 FEET; 4) N 84°10'55" E, 221.34 FEET; 5) S 72°37'29" E, 748.74 FEET; 6) S 70°20'03" E, 443.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.38 ACRES MORE OR LESS

PARCEL 2:

THAT PORTION OF SECTIONS 13 & 24, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF RANCH LAKE PLAZA, AS RECORDED IN PLAT BOOK 37, PAGES 1 – 6 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF LOT 554, BRADEN WOODS SUBDIVISION,

PHASE V, AS RECORDED IN PLAT BOOK 22, PAGES 97 – 106 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID BRADEN WOODS SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1.) N 70°20'03" W, 30.00 FEET; 2.) S 28°55'06" W, 464.42 FEET; 3.) S 01°11'43" W, 1,286.17 FEET; 4.) S 00°36'23" W, 231.86 FEET; THENCE N 89°23'37" W, 275.00 FEET; THENCE N 74°33'00" W, 314.69 FEET; THENCE N 02°11'41" W, 1,315.98 FEET; THENCE N 88°43'17" E, 227.38 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 535.96 FEET, CHORD BEARING N 44°39'50" E, 475.64 FEET; THENCE N 00°36'23" E, 140.10 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 258.00 FEET, AN ARC OF 288.96 FEET, CHORD BEARING N 32°41'33" E, 274.09 FEET; THENCE N 64°46'42" E, 7.71 FEET; THENCE ALONG A CURVE TO THE LEFT, CONCAVE NORTHWEST HAVING A RADIUS OF 342.00 FEET, AN ARC OF 240.93 FEET, CHORD BEARING N 44°35'35" E, 235.98 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, CONCAVE SOUTHEAST HAVING A RADIUS OF 28.10 FEET, AN ARC OF 41.81 FEET, CHORD BEARING N 67°02'33" E, 38.06 FEET TO THE WESTERLY BOUNDARY LINE OF AFORESAID RANCH LAKE PLAZA; THENCE ALONG SAID WESTERLY LINE S 01°11'43" W, 388.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.99 ACRES MORE OR LESS

CONTAININ IN PARCELS 1 & 2, TOTALING 69.78 ACRES MORE OR LESS.

SECTION 6. EFFECTIVE DATE.

This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED WITH A QUORUM PRESENT AND VOTING BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA THIS 7TH DAY OF JUNE, 2012.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 
John R. Chappie, Chairman

**ATTEST: R. B. SHORE
Clerk of the Circuit Court**

By: 
Deputy Clerk

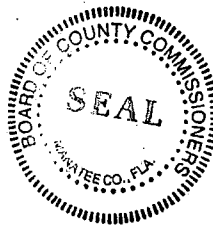


EXHIBIT A

ENHANCED LANDSCAPE PLAN

RIVER CLUB PARK OF COMMERCE

MINOR MODIFICATION - EAST BUFFER ADDENDUM

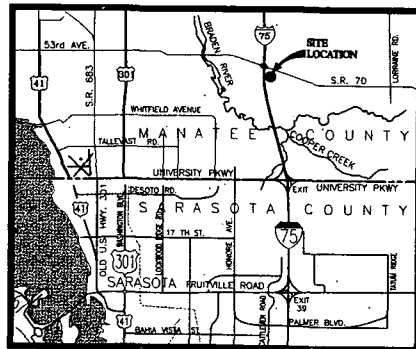
FINAL LANDSCAPE PLANS

SECTION 13, TOWNSHIP 35 SOUTH, RANGE 18 EAST

Developed by:
 Casvak River Club, LLC
 401 North Cattlemen Road
 Sarasota, Florida 34232

**Stewart ~
 Washmuth
 & Co.,
 Inc.** LANDSCAPE
 ARCHITECTS

1916 Rain Forest Trail
 Sarasota, Florida 34240
 Phone: 941-377-4704
 Fax: 941-377-1849



VICINITY MAP

INDEX OF DRAWINGS

SHEET	DESCRIPTION
	COVER SHEET
LA1	FINAL TREE PROTECTION / REMOVAL PLAN - OVERALL
LA2	FINAL TREE PROTECTION / REMOVAL PLAN - NORTH HALF
LA3	FINAL TREE PROTECTION / REMOVAL PLAN SOUTH HALF
LA4	FINAL TREE LANDSCAPE PLAN - OVERALL
LA5-LA10	FINAL LANDSCAPE PLANS
LA11-12	FINAL LANDSCAPE PLAN DETAILS
LA13	EAST BUFFER LANDSCAPE PLAN
IR16	EAST BUFFER IRRIGATION PLAN

ISSUE DATE: 05/20/05
 REVISION #1: 06/11/08
 REVISION #2: 08/05/08
 REVISION #3: 03/24/09 - CHANGES ON ALL SHEETS
 REVISION #4: 02/26/10
 REVISION #5: 07/01/11
 REVISION #6: 04/02/12 - ADDENDUM SHEETS LA13 & IR16

River Club Park of Commerce
 Revision #6: 07/01/11
 Plan revisions since FSP Revision #5 approval

Planting & Irrigation Plans - included within Addendum Set

Sheet No.	Description of Revisions
Cover	This summary added
LA1	Replacement tree calculations revised for additional trees planted within the east buffer area.
LA13	East buffer area perimeter wall removed & planting density increased.
IR16	East buffer area irrigation modified for revised planting.



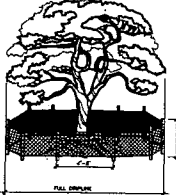
48 HOURS BEFORE YOU DIG
 CALL SUNSHINE STATE
 ONE CALL OF FLORIDA, INC.
 1-800-432-4770
 IT'S THE LAW IN FLORIDA
 FL STATUTE 556 REQUIRES A MINIMUM
 OF 2 DAYS AND MAX. OF 5 DAYS
 NOTICE BEFORE YOU EXCAVATE.

Exhibit "A"

- NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENGINEER.
- THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE ANY TREES THAT ARE TO REMAIN.
- ROOTS GREATER THAN 1" DIAM. SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ROOTS OF 1" DIAM OR LARGER THAT NEED TO BE CUT SHALL BE CUT NEARLY.

INSTALLATION SPECIFICATIONS

- CHAIN LINK FENCING (NEW OR USED) WITH WOOD BATTERS
- MINIMUM BATTERS TO BE PROTECTED: ALL TREES, DRIP LINE
- METHOD OF DETECTION (SEE DIAGRAM)
- MINIMUM HEIGHT OF UPRIGHTS SHALL BE 6' AS SHOWN. ABOVE GRADE AND NO LESS THAN 3" DIAMETER.
- CHAIN LINK FENCING OF #13 GAGE OR GREER SHALL BE USED TO PROTECT THE TREE.
- UPRIGHTS SHALL BE SPACED AT NO MORE THAN 4'-0" INTERVALS.



TREE BARRICADE DETAIL

N.T.S.

TREE PROTECTION AND REMOVAL NOTES

TREES IN THE 1'-7.5' AND SR 70 BUFFERS ARE TO BE PROTECTED IN ACCORDANCE TO ZONING ORDINANCE FROM-RECORDED OCTOBER 22, 2007, STIPULATION C, ENVIRONMENT, 1, VEGETATION, WETLANDS AND WETLANDS.

TREE PROTECTION AND REMOVAL SHALL BE DONE IN CONFORMANCE TO MANATEE COUNTY LDR, SECTION 714, TREE PROTECTION.

THE APPROVED LANDSCAPE PLAN FUNCTIONS AS A COUNTY APPROVED TREE REMOVAL PERMIT.

ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION MEETING AS REQUIRED BY THE LDC. THE PURPOSE OF THIS MEETING IS TO DISCUSS TREE PROTECTION AND TO IDENTIFY TREES IN THE FIELD TO BE RETAINED AND REMOVED.

PRIOR TO LAND CLEARING, THE CONTRACTOR SHALL CLEARLY MARK (WITH RED FLAGGING) ALL TREES TO BE REMOVED AND SHALL ERECT BARRICADES AROUND ALL TREES TO BE PROTECTED.

TREE BARRICADES SHALL REMAIN UP DURING ALL PHASES OF CONSTRUCTION AND PENALTIES FOR NONCOMPLIANCE OR UNAUTHORIZED TREE REMOVAL SHALL APPLY IN ACCORDANCE WITH THE LDC.

NO IMPROVEMENTS, FILL, GRADE CHANGES OR COMPACTION OF SOIL DUE TO HEAVY MACHINERY IS PERMITTED WITHIN THE DRIPLINE OF BARRICADED TREES. ONLY HAND LABOR IS ALLOWABLE WITHIN THE DRIPLINE.

EXISTING NATIVE VEGETATION LOCATED WITHIN THE LANDSCAPE BUFFERS SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. THERE SHALL BE NO OVERHEAD OR UNDERGROUND POWER LINES, SWALES, OR OTHER FACILITIES WITHIN ANY PROPOSED LANDSCAPE BUFFER CONTAINING DESIRABLE NATIVE VEGETATION WITHIN THE EXCEPTION OF LIMITED CROSSINGS.

TREE BARRICADES FOR TREES TO BE PRESERVED SHALL BE LOCATED AT THE DRIP LINE, UNLESS OTHERWISE APPROVED BY THE MANATEE COUNTY PLANNING DEPARTMENT. THE DRIP LINE SHALL BE DEFINED AS THE OUTER BRANCH EDGE OF THE TREE CANOPY. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED AND SHALL BE CLEARLY SHOWN ON THE PLANS. PROTECTED VEGETATED AREAS SHALL BE DEMARCATED AT THE BOUNDARIES WITH HIGHLY VISIBLE SIGNS.

EXCEPT AS SET FORTH IN THE RIVER CLUB PARK OF COMMERCE LANDSCAPE BUFFER TREE/PLANT PRESERVATION SPECIFICATIONS MANAGEMENT PLAN (SEE LANDSCAPE PLANS), THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE DRIP LINE OF PRESERVED TREES: MACHINERY AND VEHICLE TRAVEL OR PARKING; UNDERGROUND UTILITIES; FILLING OR EXCAVATION; STORAGE OF CONSTRUCTION MATERIALS; TREE PROTECTION BARRICADES SHALL CONSIST OF CHAIN LINK FENCE (NEW OR USED) WITH A MINIMUM 5' HEIGHT, UNLESS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT. SEE DETAIL THIS PLAN.

SILT BARRIERS, HAY BALES OR SIMILARLY EFFECTIVE EROSION CONTROL BARRIERS WILL BE REQUIRED IN ANY AREA WHERE EROSION OR SILTATION MAY CAUSE DAMAGE TO TREES.

IF BURNING OF TREES AND/OR BRANCHES ARE REQUIRED FOR LAND CLEARING, A BURN PERMIT MUST BE OBTAINED FROM THE ENVIRONMENTAL MANAGEMENT DEPARTMENT.

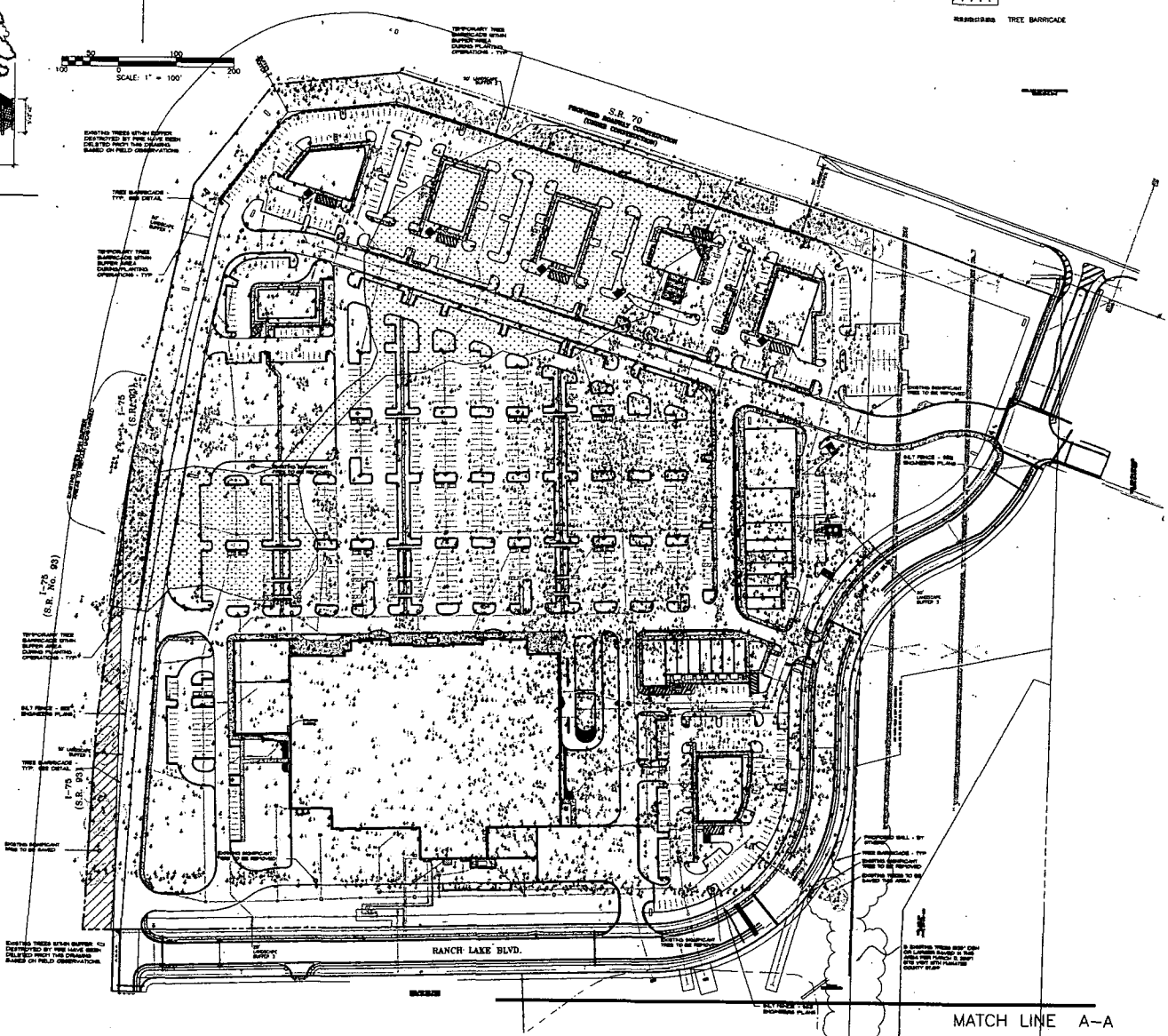
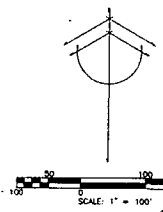
EXOTIC PLANT SPECIES MANAGEMENT PLAN

IN ACCORDANCE WITH SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), THE FOLLOWING EXOTIC PLANT SPECIES MANAGEMENT PLAN WILL BE IMPLEMENTED AT THE RIVER CLUB PARK OF COMMERCE PROJECT SITE.

ALL INVASIVE EXOTIC PLANT SPECIES, AS IDENTIFIED BY THE FLORIDA EXOTIC PLANT COUNCIL, 2007 LIST OF INVASIVE PLANT SPECIES AS CATEGORY I OR CATEGORY II INVASIVE EXOTIC PLANTS, WILL BE REMOVED FROM UPLAND OPEN SPACES LOCATED ON THE PROJECT SITE. IN ADDITION, THIS WILL INCLUDE, BUT IS NOT LIMITED TO, COMMON BRAGGAS, BRAZILIAN PEPPER (SCHIMMUS TERRESTRIS), CAESARWIND (URUBA LOBATA), AND EXOTIC VINES SUCH AS ROSARY PEAS (ARBUS PRICATORIOS) AND AIR-POTATO (BIOSCOGORA BABBERIA).

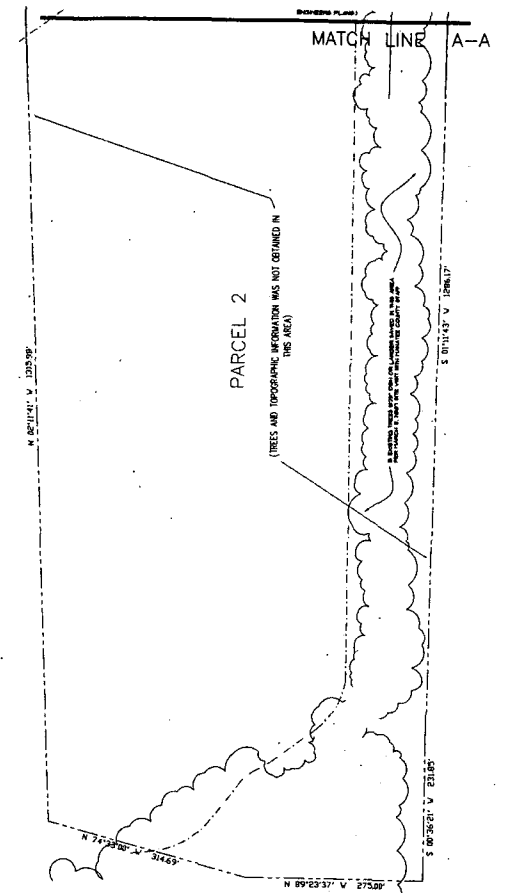
REMOVAL METHODS WILL INCLUDE A COMBINATION OF HAND REMOVAL, CUT-AND-CHOP, AND SYSTEMIC HERBICIDE TREATMENTS, CONSISTENT WITH METHODS DESCRIBED IN THE UNIVERSITY OF FLORIDA EXTENSION INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (IFAS) PUBLICATION, TITLED "CONTROL OF NON-NATIVE PLANTS IN NATURAL AREAS OF FLORIDA". ALL HERBICIDE APPLICATIONS WILL BE PREPARED UNDER THE SUPERVISION OF A CERTIFIED PESTICIDE APPLICATOR LICENSED BY THE STATE OF FLORIDA.

EXOTIC PLANT SPECIES REMOVAL WILL BE PERFORMED IN ORDER TO PREVENT REESTABLISHMENT OF EXOTIC PLANT SPECIES. FOLLOWING CONSTRUCTION, THE PROJECT AREA WILL CONSIST OF AN ACTIVE COMMERCIAL ENTITY AND LANDSCAPES WILL BE MAINTAINED REGULARLY THROUGHOUT THE SITE.



LEGEND

(Symbol)	EXIST. OAK	(Symbol)	INDICATES SIGNIFICANT EXIST. TREE EXCEEDING 24" DBH LOC. SECTION 733.4.1.2.6
(Symbol)	EXIST. MAPLE	(Symbol)	TREE/PALM SAVED (EXIST. TREES NOT MARKED ARE TO BE REMOVED)
(Symbol)	EXIST. PINE	(Symbol)	PROP. SIDEWALKS, UTILITY PADS, ETC.
(Symbol)	EXIST. PALM	(Symbol)	PROP. ROW RESERVATION
(Symbol)	EXIST. BAY	(Symbol)	EXIST. WETLAND
(Symbol)	EXIST. CEDAR	(Symbol)	TREE BARRICADE



EXISTING TREES/PALMS SAVED
425+ TREES/PALMS IN LANDSCAPE BUFFERS AND UNDETERMINED NUMBER ADJACENT TO EXIST. STORMWATER POND ARE SAVED.

TREES TO BE REMOVED SUMMARY TABLE - SEE NOTE 1:

TREES	4"-15"	16"-30"	30"+	TOTAL
LINES	312	0	2,217	
PALM			134	
TOTAL				2,351

REMOVED TREES ARE TO BE REPLACED AS FOLLOWS:

EXIST. TREE SIZE	REPLACEMENT CALIPER	REPLACEMENT RATIO
4"-15"	3"	1:1
16"-30"	5"	1:1.5
OVER 30"	7"	2:1

TREE REPLACEMENT SUMMARY:

TREE SIZE @	REPLACEMENT CALIPER & TOTAL QUANTITY	TOTAL
4"-15" TREE	3" CAL. (1 X 1,258)	1,258
16"-30" TREE	3" CAL. (1 X 312)	312
OVER 30" TREE	7" CAL.	0
SUB-TOTAL		1,570
PALM	15" HT. (1 X 134)	134
TOTAL		1,704

* A DEDUCTION IN THE AMOUNT OF 47 TREES FROM 1,704 REPRESENTS 76 OF AN ACRE OF ADDITIONAL OPEN SPACE PROVIDED BY THE APPLICANT AS NOTED RECOMMENDATIONS.

**THIS CATEGORY OF TREE REPLACEMENT REFLECTS A REDUCTION IN THE RATIO FROM 2:1 TO 1:1 AND A REDUCTION OF CALIPER SIZE FROM 5" TO 3" AS NOTED PER NATURAL RESOURCES DIVISION STAFF RECOMMENDATIONS.

NOTE 1:
QUANTITIES OF TREES REMOVED ARE BASED UPON A TREE ASSESSMENT CONDUCTED BY JOE SAMNIK OF SAMNIK & ASSOCIATES, LLC. AND COORDINATED WITH MANATEE COUNTY NATURAL RESOURCE DIVISION STAFF.

TREE QUANTITIES HAVE BEEN ADJUSTED TO MATCH THE ORIGINALLY APPROVED PLAN (1,035 TREES) BY THINNING THE QUANTITIES WITHIN THE BUFFER AREAS AND THROUGHOUT THE PARKING LOT. A TOTAL OF 28 TREES HAVE BEEN REMOVED TO MEET THIS GOAL. MINIMUM REQUIRED PARKING LOT & BUFFER TREE REQUIREMENTS HAVE BEEN MET. SEE PLANS PREPARED BY THE ENGINEERING FOR OFF-SITE TREE PLANTING PDAA-99-02 / F30-06-14009.

PROPOSED TREE LIST ON-SITE

TREE	REPLACEMENT SIZE	TOTAL
CANOPY TREE	3" CAL.	1,187
PALM	12" - 15" HT.	171
TOTAL		1,358

A TOTAL OF 1,110 - 3" CALIPER TREES AND 171 PALMS = 1,281 TREES ARE TO BE PLANTED ON-SITE. THE REMAINING 1,075 - 3" CALIPER TREES SHALL BE REPLACED IN ORDER OF PREFERENCE WITHIN OTHER AREAS OF THE RIVER CLUB PARK OF COMMERCE DR. OR OFF-SITE PLANTING LOCATIONS WITHIN THE EXIST. WATERWAY & PARKING SHALL BE MADE WITH THE MANATEE COUNTY TREE PLANT FUND FOR ALL REMAINING TREES NOT OTHERWISE PROVIDED BY REPLANTING. OFF-SITE TREE REPLACEMENT LOCATIONS SHALL BE APPROVED BY THE PLANNING DEPARTMENT WITH THE FINAL SITE PLAN.

THE DEVELOPER SHALL COORDINATE WITH MANATEE COUNTY STAFF AND PROJECT LANDSCAPE ARCHITECTS IN REGARDS TO THE OFF-SITE PLANTING OPTIONS.

OFF-SITE TREE REPLACEMENT

TOTAL REQUIRED TREES	TOTAL
TOTAL REQUIRED TREES	2,304
SUB-TOTAL PROPOSED TREES ON-SITE	1,281
TOTAL REQUIRED TREES OFF-SITE	1,023

ALSO SEE SHEETS LA4 AND LA11 FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

C:\JOB\0249\REV\A\23241-LA10.dwg

River Club Park of Commerce
1-15 at State Road 10
MANATEE COUNTY, FLORIDA
Developed By: Casav River Club, LLC

PROJECT NO. 0826
SCALE 1" = 120'
DATE 05/14/08
DRAWN BY: EEB
ISSUED 06/11/08

Stewart Washmuth & Co., Inc. LANDSCAPE ARCHITECTS
1916 Rain Forest Trail
Sarasota, Florida 34240
Phone: 941-377-4704
Fax: 941-377-1849

Final Tree Protection / Removal Plan - Overall

NO.	REVISIONS	SHEET NO.
1	06/11/08 (P) Final Job	LA1
2	08/10/08 (E) Tree removal - no change	
3	03/24/09 (E) Buffer area exist. trees	
4	07/26/10 (E) Blg. A & parking	
5	07/16/11 (E) Blg. A & parking	
6	04/02/12 (E) Tree calcs	

Exhibit "A"

PLANT LIST - THIS SHEET ONLY QUANTITIES PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION IN ACCORDANCE WITH PLANS.

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
TREES					
U	10	CRAPE MYRTLE	<i>Lagerstroemia indica</i>	65 GAL. 10'-14" HT. 4" SPR. MULTI STM 1'-1/2"-2" EA	
PE	32	SLASH PINE	<i>Pinus slashii</i>	3" CAL. 30 GAL. 12'-15" HT. 4" SPR.	
JS	30	SOUTHERN RED CEDAR	<i>Juriparus siccata</i>	3" CAL. FG. 10'-12" HT. B&B	
SP	30	CABBAGE PALM	<i>Sabal palmetto</i>	12' - 15' CT. FULL FLG. B&B, HURRICANE CUT	
SHRUBS/GROUNDCOVER					
VO07	84	WALTER'S VIBURNUM	<i>Viburnum obtusum</i>	7 GAL. 42" - 48" HT.	PLANT 4' OC.
VO07	84	SWEET VIBURNUM	<i>Viburnum adpressissimum</i>	7 GAL. 42" - 48" HT.	PLANT 4' OC.
TD4	43	FAKAMATCHEE GRASS	<i>Tripsacum dactyloides</i>	3 GAL. 24" - 32" HT.	PLANT 4' OC.
MF	24	SIMPSON'S STOPPER	<i>Myciianthes fragrans</i>	3 GAL. 18" - 24" HT.	PLANT 3' OC.
MULCH					
N/A	**	RESOURCE MULCH	Grade 'B'		3" DEPTH
N/A	**	REMOVE EXISTING TURF			DISPOSE OF AT COUNTY APPROVED OFF SITE LOCATION OR AS DIRECTED BY OWNER

** QUANTITIES TO BE DETERMINED BY LANDSCAPE CONTRACTOR

GENERAL LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE BID DOCUMENTS FOR DISCREPANCIES IN WRITING. SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR DISCOVERY AND NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITIONS, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING. (ONLY EXTREMELY PECULIAR AND UNUSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION.)

THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND/OR IRRIGATION INSTALLATION AS SHOWN OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR REASONABLE ACCESS TO POWER AND WATER SOURCES AS REQUIRED. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORK ACTIVITIES WITHIN THE LIMITS OF WORK AND PERFORMING WORK AT TIMES AND IN A MANNER AS PRESCRIBED BY THE GENERAL CONTRACTOR.

THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE & R/W LINE LOCATIONS BEFORE INSTALLATION OF ANY PLANT MATERIAL AND/OR IRRIGATION SYSTEM.

ALL QUESTIONS CONCERNING THIS PLAN SET OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL PREVAIL. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED REGARDING DISCREPANCIES BETWEEN WRITTEN PLANT QUANTITIES AND PLAN GRAPHICS.

PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLAN SET.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.

THE LANDSCAPE CONTRACTOR AND/OR GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN SITE CONDITIONS OR NON-COMFORMANCE TO SPECIFICATIONS, SUCH AS GRADING, BACKFILLING, REMOVAL OF DEBRIS, GRUBBING, ETC.

ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND, OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.

ALL PLANTS TO BE FERTILIZED WITH AGRIFORM 20-10-05 TABLETS AS PER INSTRUCTIONS AND MODIFIED AS NEEDED PER RESULTS OF THE SOIL TESTS.

THERE SHALL BE NO ADDITIONS, DELETIONS, OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS OR AREAS SHALL BE CLEAN OF ALL TRASH, DEBRIS, OR OTHER NON-INDUSINDOUS MATERIALS TO A DEPTH OF 18"-24" PRIOR TO ANY LANDSCAPE INSTALLATION. REMOVE ANY COMPACTED BASE MATERIAL WITHIN PLANTING AREAS AND BRING AREA TO GRADE.

NO CLEARING, GRUBBING, EXCAVATING, AND/OR GRADING UNDER THE DRIP LINE OF TREES TO REMAIN TO BE DONE WILL BE PERMITTED. ANY EXCEPTIONS TO THIS SHALL BE APPROVED BY MANATEE COUNTY STAFF PRIOR TO SUCH WORK.

THE LANDSCAPE CONTRACTOR SHALL BE AWARE OF UNDERGROUND UTILITIES. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL CHECK WITH THE SITE GENERAL CONTRACTOR FOR THE LOCATION OF ALL UTILITIES. NEW TREES/PALMS SHALL BE LOCATED A MINIMUM OF 6' FROM UNDERGROUND UTILITIES AND 3' FROM PROPERTY LINE.

BACKFILL PLANTING PITS WITH A WEED FREE NATIVE TOP SOIL HAVING A Ph of 5.0 - 6.5. AMEND SOIL AS NECESSARY.

HERBICIDES & PESTICIDES SHALL BE APPLIED BY A FIRM LICENSED IN FLORIDA FOR SUCH APPLICATIONS.

LANDSCAPE NOTES

A. PLANT MATERIAL STANDARDS
ALL PLANT MATERIAL USED ON THIS PROJECT SHALL MEET OR EXCEED FLORIDA NO. 1 QUALITY AS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE NURSERY GROWN AND SUPPLIED IN SUITABLE FORM AS INDICATED ON THE PLANT LIST. REFER TO THE PLANT LIST AND DETAILS FOR FURTHER QUALITY SPECIFICATIONS.

ALL PLANT SIZES SPECIFIED ARE MINIMUM SIZES AT TIME OF INSTALLATION. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.

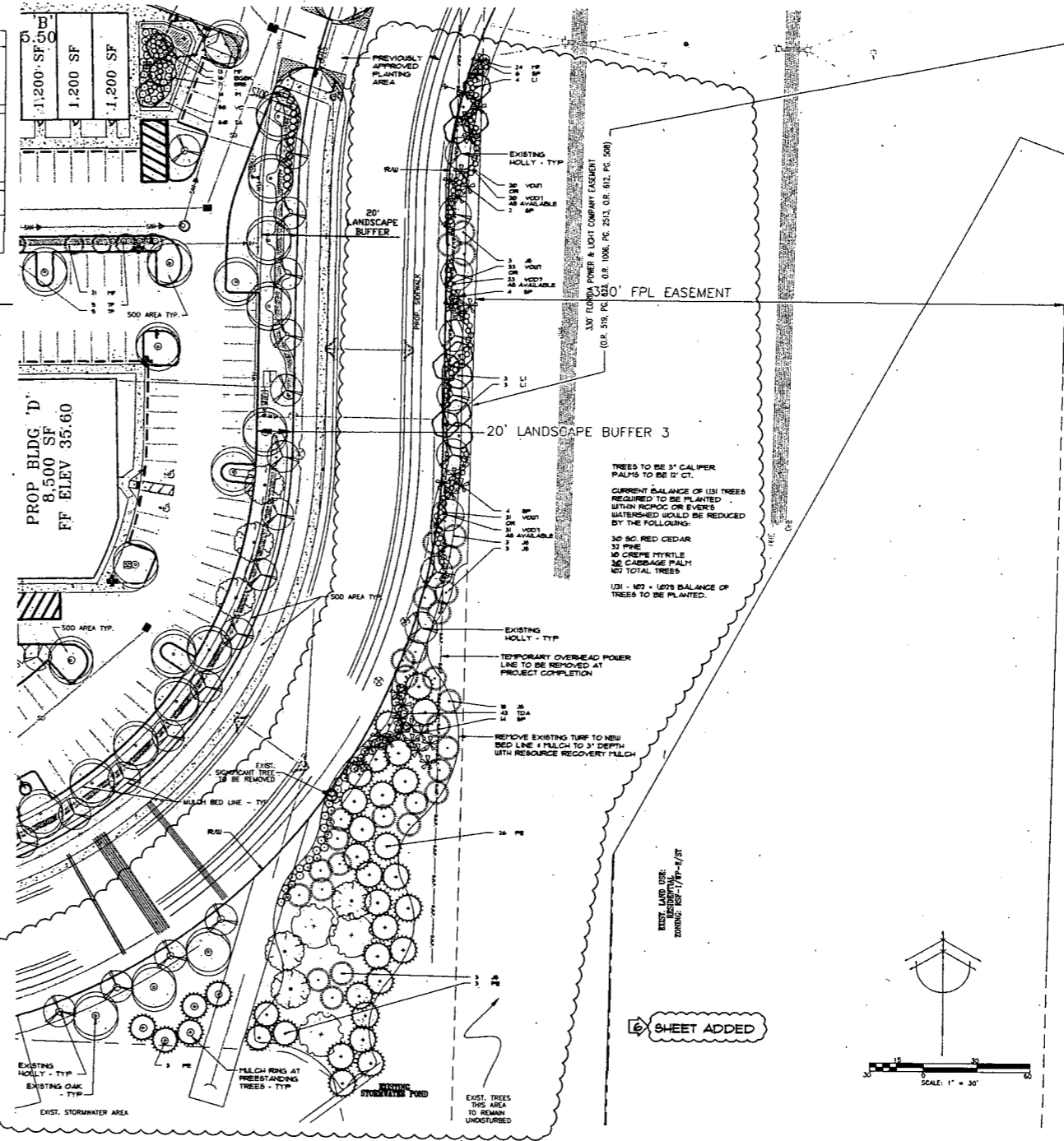
B. BED PREPARATION AND PLANTING
LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PRE-PLANTING SUBGRADE. DIG PLANTING PITS AT 2 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH EXISTING SOIL AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE AT THE DEPTH OF ROOT BALL ABOVE FINISH GRADE. FERTILIZE EACH PLANT WITH THE RECOMMENDED FERTILIZER AND/OR AGRIFORM TABLETS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPUD, DIRT AND RAKE THE BED TO ITS FINISH GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF CYPRESS MULCH. GRADE 'B' AS NOTED ON THE PLANS. REMOVE ALL DEBRIS FROM MULCH. TREES IN GRASS AREAS SHALL HAVE A 4 FT. DIA. MIN. MULCH RING.

PLANTS SHALL BE PLANTED NO CLOSER THAN 2' TO FACE OF WALL. ALL PLANT BEDS SHALL BE "V" EGGED TO DEFINE BEDS AND GRASSED AREAS AT 1' WIDER THAN THE REACH OF THE MOST ADJACENT SHRUB.

C. TREE STAKING
ALL TREES AND PALMS SHALL BE STAKED IMMEDIATELY AFTER PLANTING. ALL TREES TO BE STAKED AND GUYPED UNLESS OTHERWISE SPECIFIED BY THE GENERAL CONTRACTOR. TREE STAKING OR SUPPORT WIRE SHALL BE REMOVED AFTER ONE (1) COMPLETE GROWING SEASON. STAKE REMOVAL NOT IN LANDSCAPE CONTRACT.

D. WARRANTY
ALL PLANT MATERIAL SHALL BE GUARANTEED BY CONTRACTOR FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.

E. ZONING CODE CONFORMANCE
PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS OF MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 714 AND 715 AS REQUIRED WITH CREDIT GIVEN FOR EXISTING TREES/PALMS WHERE APPLICABLE.



C:\0008\020\CAVANA\EAST WALL BUFFER.dwg

CERTIFICATE OF AUTHORIZATION
NO. LC-0000260

River Club Park of Commerce
1-15 at State Road 30
MANATEE COUNTY, FLORIDA
Developed By: Cavak River Club, LLC

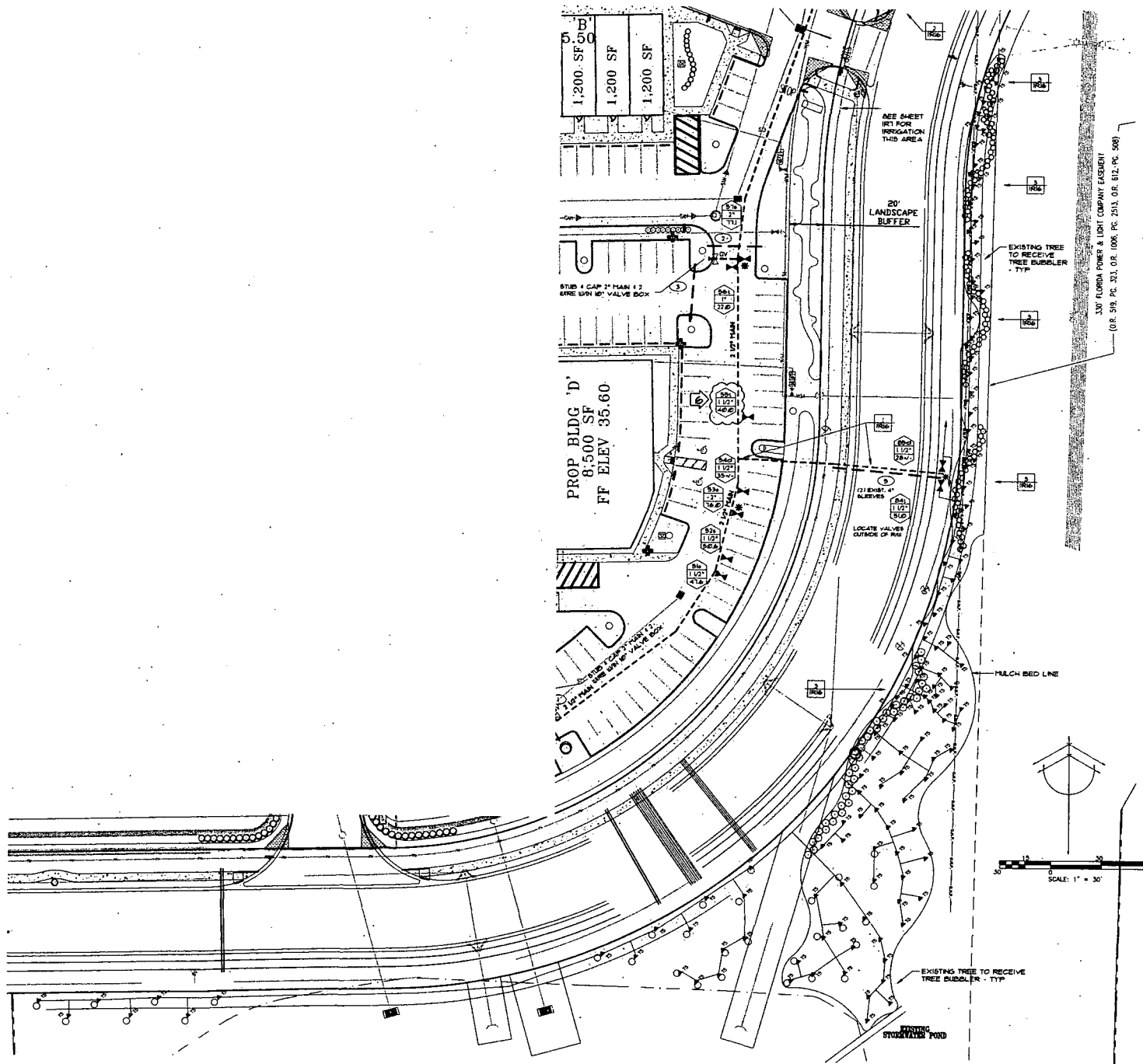
PROJECT NO. 0016
SCALE 1" = 30'
DATE 03/21/12
DRAWN BY EES
ISSUED 04/04/12

Stewart Washmuth & Co., Inc. LANDSCAPE ARCHITECTS
1916 Rain Forest Trail
Sarasota, Florida 34240
Phone: 941-377-4704
Fax: 941-377-1949

East Buffer Concept Plan

NO.	DATE	REVISIONS	SHEET NO.
6	04/02/12	Sheet Added - east buffer	LA 13

Exhibit "A"



IF LINE THROUGH SLEEVE IS LESS THAN 3/4" PVC ON WEST SIDE OF ROAD AT 3" MAIN REMOVE LINE FROM SLEEVE & INSTALL NEW 2 1/2" MAIN AS SHOWN OTHERWISE, IF LINE THROUGH SLEEVE IS 3/4" RETAIN LINE AS MAIN LINE TO SERVICE THE EAST SIDE OF THE ROAD. IN EITHER CASE ABANDON ALL TREE IRRIGATION ON THE EAST SIDE OF THE ROAD WITHIN THE AREA OF WORK.

SEE SHEET IR 5 FOR WELL & PUMP STATION LOCATION.

ALL SPRINGS STOPPER, VIBURNUM & FAKAMATAGREE GRASS TO BE IRRIGATED WITH FOUR (4) LINES OF DRIP TUBE (7) ON EACH SIDE OF THE HEDGEROW PLANTING.

ALL CARRAGE PALMS, RED CEDAR, HOLLY, CREPE MYRTLE & PINES TO HAVE ONE (1) TREE BUBBLER LOCATED OVER THE ROOT BALL. ALL TREE BUBBLERS TO BE ON ONE SECTION VALVE THAT TO BE CONTROLLED BY CONTROLLER 2.

IRRIGATION HEAD KEY

KEY	RAIN BIRD	OTHER PM	GPH
SPRAY HEADS			
X AD	1800-SAM-PRS 15 VAN		36
X G	1800-SAM-PRS 15 O		36
X TD	1800-SAM-PRS 15 T		36
X H	1800-SAM-PRS 15 H		36
X 240	1800-SAM-PRS 15 TT		36
X T9	1800-SAM-PRS 15 TD		36
X F	1800-SAM-PRS 15 F		36
X EST	1800-SAM-PRS 15 EST		36
X CST	1800-SAM-PRS 15 CST		36
X 45T	1800-SAM-PRS 15 55T		36
X 95T	1800-SAM-PRS 15 55T		36
X D-L	1800-SAM-PRS 12 O		36
X 120-L	1800-SAM-PRS 12 T		36
X H-L	1800-SAM-PRS 12 H		36
X 240-L	1800-SAM-PRS 12 TT		36
X T-L	1800-SAM-PRS 12 TD		36
X F-L	1800-SAM-PRS 12 F		36
T 1	140		1.0
T 5	140		0.5
MJ	STAKE MOUNTED MAIN-JET ALJ188		30 0.25
ROTARY HEADS			
F 6	5004-PL-PC-PRS-SAM-6		35 4.3
PC 10	5004-PL-PC-PRS-SAM-44		35 3.0
PC 1	5004-PL-PC-PRS-SAM-3		35 2.3
PC 2	5004-PL-PC-PRS-SAM-2.5		35 1.8
PC 4	5004-PL-PC-PRS-SAM-1.3		35 1.1

IRRIGATION LEGEND

- IRRIGATION MAIN LINE - SIZE AS NOTED ON DRAWINGS
- PVC PIPE LARGER THAN 1" SHALL BE SDR 35 CLASS 360
- PVC PIPE 1" AND SMALLER SHALL BE SDR 135 CLASS 360
- MAIN LINE 2 1/2" AND LARGER SHALL BE RUBBER GASKETED.
- PAINT ALL EXPOSED PVC RISERS EITHER PLAT BLACK OR TO MATCH ADJACENT WALL COLOR, AS APPROPRIATE
- IRRIGATION ALIENIES - RCH AS PVC ALIENIES ARE DEDICATED TO SPECIFIC USES AS FOLLOWS:
- IRRIGATION LINES
- MAIN - IRRIGATION MAIN LINES
- TREES - TREE BUBBLER LATERAL SPARE - SQUARE FOR USE AS NEEDED
- SEE SLEEVE SCHEDULE SHEET IR 5.
- AUTOMATIC SECTION VALVE
- BEAN BIRD
- 1" 100'-FEET
- 1 1/2" 80'-FEET
- 2" 200'-FEET
- SEE MICRO-JET VALVE & FILTERS DETAIL FOR MICRO-JET VALVES.
- IRRIGATION GATE VALVE - AT LINE SIZE
- BALL VALVE RED-WHITE RILL PORT DRAIN
- BALL VALVE W/NO 150-RATING
- LARGER THAN 3" CAST IRON & BRONZE UNSUBSTITUTED UNLESS BY CLOW VALVE CO.
- SECTION NUMBER
- VALVE SIZE
- APPROX. GPH
- IRRIGATION CONTROLLER DESIGNATION
- 1 - WALL-MOUNT (WALL MOUNT)
- 2 - PUMP STATION 2 CONTROLLER (PEDestal MOUNT)
- 3/4" QUICK-COUPLER VALVE W/KEY - LOCATE WITHIN 60" DIA. VALVE BOX
- RAIN BIRD 444P VALVE W/44K KEY
- HANTER HO-44C VALVE W/44K KEY
- TORO 4"HP SERIES VALVE W/KEY

SHEET ADDED

INVESTIGATE BEFORE YOU EXCAVATE
 CALL SUNSHINE
 1-800-432-4770
 904-799-1111
 A. SHAW & SONS, INC. 1000 N. W. 10TH AVENUE, SUITE 200, MIAMI, FL 33136

SEE IRRIGATION NOTES SHEET IRI.

SEE TREE BUBBLER IRRIGATION SHEETS IR 8 - 13.

SEE IRRIGATION NOTES & DETAILS SHEETS IRI4 & IRI5.

ALL PIPE SHALL BE SIZED SO AS NOT TO EXCEED A FLOW VELOCITY OF FIVE (5) FEET PER SECOND.



STATE OF FLORIDA, COUNTY OF MANATEE
 This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
 Witness my hand and official seal this 20th day of JUNE 2012.
 RAY SHORR
 Clerk of Circuit Court
 By: *[Signature]*
 JUNE 20 12

CERTIFICATE OF AUTHORIZATION
 NO. LC-0000260

River Club Park of Commerce
 1-15 at State Road 10
 MANATEE COUNTY, FLORIDA
 Developed By: Casvak River Club, LLC

PROJECT NO. 0826
 SCALE 1" = 30'
 DATE 03/22/12
 DRAWN BY EES
 ISSUED 04/04/12

Stewart Washmuth & Co., Inc. LANDSCAPE ARCHITECTS
 1916 Rain Forest Trail
 Sarasota, Florida 34240
 Phone: 941-377-4704
 Fax: 941-377-1849

East Buffer Irrigation Plan

NO.	DATE	REVISIONS	SHEET NO.
1	04/23/12	Sheet added - east buffer	IR 16



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

June 19, 2012

Honorable R. B. "Chips" Shore
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Ms. Nancy Harris, Deputy Clerk

Dear Mr. Shore:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letters dated June 12, 2012 and certified copies of Manatee County Ordinance Nos. PDR-11-09 (Z)(P), PDMU-11-13(G), PDR-12-02 (P), PDMU-99-02(P)(R2), 12-16 and PDMU-99-02 (G)(R5), which were filed in this office on June 18, 2012.

As requested, one date stamped copy of is being return for your records.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud
Program Administrator

LC/srd

Enclosure