



City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item:	SF.16.4644 Tidewater Preserve Plat 8	Agenda Date:	January 11, 2017
Originated by:	Mvra Schwarz, Senior Planner	Agenda Placement:	Consent Agenda
Authorized by:	Catherine Hartley, AICP, CNU-a 		

Explanation

SF.16.4644, WARD 4, NEIGHBORHOOD 20.03

Request by Joe Lacey, PLS of Stantec Consulting services Inc, agent, for WCI Communities, LLC, owner, for Final Subdivision Plat approval for Plat #8 of Tidewater Preserve, zoned PDP, Planned Development Project; Parcel Identification Number: 1100600159

Financial Impact

N/A

Requested action to be taken by Council

Approval of SF.16.4644

Staff Recommendation

Approval of SF.16.4644

Attachments

Staff Report



EVALUATION AND REPORT

Department of Planning & Community Development

PROJECT # SF.16.3328

TO: Mayor & City Council

FROM: Myra Schwarz, Senior Planner

DATE: January 11, 2017

APPLICANT: Joe Lacey, PLS of Stantec Consulting Services Inc, agent; WCI Communities, LLC, owner.

WARD: 4 – Bemis Smith

PROJECT SYNOPSIS:

<i>Applicant's Request:</i>	<i>Final Subdivision Plat approval for Plat #8 of Tidewater Preserve PDP</i>
<i>Location:</i>	<i>4700 48th Street Court East</i>
<i>Staff Recommendation:</i>	<i>Approval</i>
<i>City Council Action:</i>	<i>TBD – January 11, 2017</i>

FINDINGS OF FACT

SUBDIVISION OVERVIEW:

The applicant is requesting final plat approval for Plat #8 of Tidewater Preserve. This final subdivision plat encompasses the tract delineations for 22 multi-family components, a new road, infrastructure, and common open space.

ACREAGE: 40.65

FLOOD ZONE: AE

LOCATION OF SUBJECT PROPERTY:

4700 48th Street Court East. Generally, the terminus of 48th Street Court East and west of Tidewater Preserve Blvd. It is also located within Neighborhood 20.03.

ANALYSIS

REQUIRED FINDINGS:

The subdivision plat has been reviewed by David Cronkhite, PSM of the Bradenton Public Works & Utilities Department in accordance with State Statutes. The plat meets the requirements of the statutes, and has been approved by City Staff. Written confirmation of engineering approval is included with this report.

STAFF EVALUATION:

The subdivision plat is consistent with the most currently approved PDP. A subdivision is required because of the establishment of a new street. The street and infrastructure within the subdivision will be privately owned and the responsibility of the WCI Communities LLC. Once the plat is approved by the City Council and signed by the Mayor, it will be forwarded to the recording office at Manatee County.

STAFF RECOMMENDATION:

APPROVAL based upon the General Standards and Regulations of Section 2.2.11 of the Land Use Regulations, and F.S. Chapter 177.

CITY COUNCIL ACTION: (JANUARY 11, 2017)

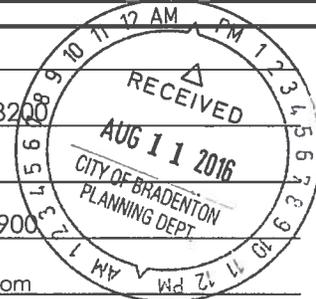


Subdivision Plat Application

Department of Planning & Community Development
 101 Old Main Street, Bradenton, FL 34205
 Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

CONTACT INFORMATION

Name of Property Owner: WCI Communities, LLC
 Owner Address: 24301 Walden Cntr Dr., Bonita Springs Telephone: 239-498-8200
 Name of Agent: Stantec Consulting Services Inc. (Joe Lacey, PLS)
 Agent Address: 6900 Professional Parkway East 34240 Telephone: 941-907-6900
 Owner/Agent Email: RichardBarber@wcicomunities.com Joe.Lacey@stantec.com



REQUIRED

PROPERTY INFORMATION

Property Address: 4700 48th Street Court, NE Bradenton, FL 34208
 Subdivision Name/Phase: Tidewater Preserve, Plat 8
 Parcel ID: 1100600159 Acreage: 40.646 acres
 Zoning District: R-1 Single-Family Future Land Use: Low Density Residential
*click to view [Zoning map](#) *click to view [FLU map](#)
 Ward #: 4 - Bemis Smith Neighborhood #: 20.03
*click to view [Ward map](#) *click to view [Neighborhoods map](#)
 Indicate Type of Subdivision Plan Request: Preliminary Final

REQUIRED

MATERIALS FOR REVIEW

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

► **Preliminary Subdivision Plat Application**

- Preliminary Subdivision Plat Fee: \$1,220+\$20/acre (up to 15 units). \$1,820+\$20/acre (16 or more units)
- Notarized Agent Authorization Form, if applicable
- Letter of Request
- Thirty (30) copies of Preliminary Subdivision Plat (see page 2 for Plan requirements)
- Concurrency Review Application (see page 4 for Concurrency Review requirements)
- One (1) electronic copy of Preliminary Subdivision Plat Application and all materials for review in PDF format

► **Final Subdivision Plat Application**

- Final Subdivision Plat Fee: \$600. Surveyor Certification: \$250 for the 1st page, \$150/additional page. Recording Fee: \$30 for the 1st page, \$15/additional page.
- Notarized Agent Authorization Form, if applicable
- Letter of Request
- Thirty (30) copies of Final Subdivision Plat (see page 2 for Plan requirements)
- Two (2) sets of mylar copies of Final Subdivision Plat
- Copy of Site Improvement Permit Approval Letter
- Proof that taxes are paid to date
- One (1) electronic copy of Final Subdivision Plat Application and all materials for review in PDF format

REQUIRED

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State and County laws.

Richard Barber, V.P. 7-20-16
 Signature of Owner/Applicant Date

REQUIRED

CITY STAFF ONLY

Application Fees: Application Sufficiency:
 Fee Required: **Pre ≤15: \$1,220+\$20/acre** Sufficient:
Pre ≥16: \$1,820+\$20/acre Incomplete:
Final: \$600+\$250 1st page, \$150/additional
page+\$30 1st page, \$15/additional page
 FEE COLLECTED: \$ 1,094.00 - \$600.00 SF
 RECEIPT #: 006387-0005-006387-0006 APPLICATION #: 163328

CITY STAFF ONLY

CITY COUNCIL: 10/12/16 11/11/2017
 PLANNING COMMISSION: [Signature]
 DRC: 8/23/16
 REVIEW DATES - TO BE COMPLETED BY CITY STAFF



Subdivision Plat Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 Fax: (941) 932-9534
www.cityofbradenton.com

Planning & Zoning Agent Authorization Form

Property Address: 4700 48th Street Court, NE Bradenton, FL 34208

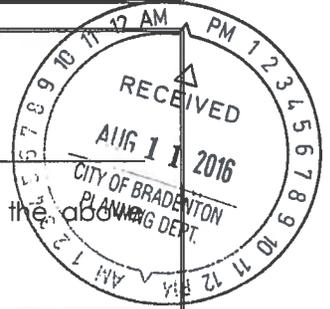
I, Richard Barber, WCI, the registered property owner(s) of the above noted property, do hereby authorize

Joe Lacey Stantec Consulting Services Inc.
Print Name of Agent Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

Richard Barber
Signature of Owner(s) Owner(s) Address (if different than property above)

Joe Lacey STANTEC CONSULTING 6900 PROFESSIONAL PKWY E.
Signature of Agent Agent Address and Phone
SARASOTA, FL 34240 (941) 907-6900



AGENT AUTHORIZATION

REQUIRED

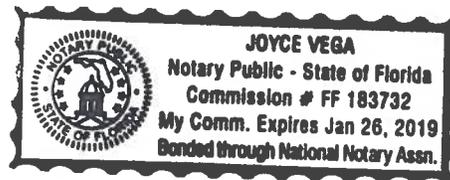
SARASOTA
STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 20th day of July, 2016.

~~produced~~ PERSONALLY KNOWN TO ME respectively, as

as identification and who ~~did~~ (did not) take an oath:

Joyce Vega
Signature
JOYCE VEGA, Notary Public
Print Name



State of Florida
My Commission Expires: JAN. 26, 2019

NOTARY

REQUIRED

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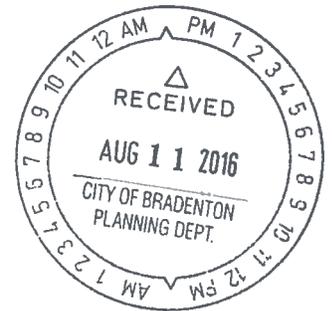
Stantec Consulting Services Inc.
6900 Professional Parkway East, Sarasota FL 34240-8414

August 4, 2016

File: 215600178/ 860

Via: Hand Delivery

City of Bradenton
Planning and Community Development
101 Old Main Street
Bradenton, Florida 34205



Attention: **Christopher Gratz, AICP**
Development Services and Zoning Manager

Reference: **Tidewater Preserve, Plat 8 for Final PDP Phase 3 (West Side of Interstate 75)**

Dear Chris:

In accordance with the Final PDP for Phase 3, which is the portion of the Tidewater development located on the west side of I-75, we are submitting for final subdivision plat review and approval.

You requested a summary of why we are proceeding from the final PDP to the subdivision plat without processing of a Preliminary Subdivision Plat. We offer some of the permitting history on the project as background.

The area of the enclosed Plat 8 (the project area on the west side of I-75) was approved for 279 units in four (4) ten story buildings on the original Preliminary PDP/Preliminary Plat dated July 2004. This original preliminary plat covered the entire Tidewater project area and the approval of both the PDP and the Preliminary Plat was processed through the planning commission and city council pursuant to the process described in the Land Use Regulations (LUR).

As phases of the project were developed on the east side of I-75 we filed Final PDP's showing the revised phasing boundaries, housing types and geometries for the respective phase that was being proposed for construction. This series of Final PDP's was in all cases approved by City staff as a Minor Amendment to the Preliminary PDP pursuant to the criteria found in section 3.4.1.7 of the LUR.

A Site Improvement Plan (SIP) and a Subdivision Plat were filed immediately after or concurrently with the Final PDP. A bond was typically posted to cover the cost of improvements and building permits were issued for building construction before the site improvements were completed and the bond returned.

Overall, the number of units within the development was continuously reduced as phases were typically constructed at lower density than shown on the original Preliminary PDP and Preliminary Plat.

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Design with community in mind



August 4, 2016
Page 2 of 2

Reference: **Tidewater Preserve, Plat 8 for Final PDP Phase 3 (West Side of Interstate 75)**

Development of the property west of I-75 was consistently proposed as four ten story buildings until 2015 when 44 single family lots were proposed due to market conditions. Staff deemed that revision a Minor Amendment to the PDP. Since this represented the last phase of the project it was requested that a presentation be made to the City Council. This was not a public land use hearing but rather a courtesy update for the Council. The only comment received from the Council was disappointment that the overall project would build-out to less than the number of units originally approved.

When market conditions improved the developer decided to implement the current design of four and six unit buildings. We therefore submitted a minor amendment to the PDP on March 21, 2016. A DRC meeting was held on April 12, 2016 and we received comments confirming that the proposed revision qualified as a minor amendment and to submit a final Subdivision Plat.

The Final PDP has recently been approved and we anticipate the site improvement permit within the week. We are therefore submitting the subdivision plat consistent with permit processing typically applied within this overall PDP.

Enclosed, please find 30 sets of prints of the proposed subdivision plat, the Application form, the Agent Authorization form, proof of taxes being paid, a copy of the Site Improvement Permit Approval Letter, two checks to the City of Bradenton in the amount of \$600.00 (Plat Fee) & \$1092.00 (Surveyor Certification).

Please commence with the final plat review process.

If you have any questions, please give me a call.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Joe Lacey, PSM
Survey Project Manager
Phone: 941-907-6900
E-Mail: joe.lacey@stantec.com



Attachment: 30 sets of Prints of plat, Application Form, Agent Authorization form, Tax Statement, Site Improvement Approval Letter and a check for \$2,035.00

- c. Richard Barber, WCI Communities, LLC, w/enclosures
- Brad Soule, WCI Communities, LLC, w/enclosures

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Design with community in mind



First American Title Insurance Company
13450 West Sunrise Blvd., Suite 300
Sunrise, FL 33323
Phone: (954)839-2900
Fax: (888)596-5085



**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Manatee County, Florida**

FATIC File No.: 1062-3660390 Revision A

A search of the Public Records of Manatee County, Florida, through November 30, 2016 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of TIDEWATER PRESERVE, PLAT 8 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated September 3, 2009 and recorded September 8, 2009 in Official Records Book 2311, Page 5761, Public Records of Manatee County, Florida.

B. The record title holder is WCI Communities, LLC, a Delaware limited liability company.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of TIDEWATER PRESERVE, PLAT 8.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

1. Notice of Commencement recorded September 16, 2016 in Official Records Book 2639, Page 615 and Amended and Restated Notice of Commencement recorded November 14, 2016 in Official Records Book 2647, Page 5018.

2. Notice of Commencement recorded November 1, 2016 in Official Records Book 2645, Page 6511.

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Terms, provisions, conditions and easements contained in that certain Bulk Digital Service and Right of Entry Agreement with Brighthouse Networks, a memorandum of which was recorded August 30, 2006 in Official Records Book 2150, Page 4398.

2. Access Easement in favor of Tidewater Preserve Master Association, Inc., recorded May 8, 2007 in Official Records Book 2202, Page 6942.

3. Access Easement in favor of Tidewater Preserve Community Development District recorded July 3, 2007 in Official Records Book 2213, Page 5244; as affected by Assignment of Access Easement to Tidewater Preserve Master Association, Inc. recorded November 23, 2010 in Official Records Book 2360, Page 3623.

4. Deed of Conservation Easement recorded June 10, 2008 in Official Records Book 2262, Page 4981.

5. Conservation Easement granted to the City of Bradenton recorded December 19, 2008 in Official Records Book 2282, Page 6267.

6. Assignment of Development Rights, Permits, Contracts, Warranties, Leases, Licenses, and Other Approvals to WCI Communities, Inc. recorded September 8, 2009 in Official Records Book 2311, Page 5483; as assigned by Assignment of Development Rights, Permits, Contracts, Warranties, Leases, Licenses, and Other Approvals to WCI Communities, LLC recorded September 8, 2009 in Official Records Book 2311, Page 5794.

7. Terms, provisions and conditions of that certain Agreement for Transfer of Jurisdiction of Public Road and Right-of-Way recorded June 23, 2015 in Official Records Book 2574, Page 7544; as affected by First Amendment to Agreement for Transfer of Jurisdiction of Public Road and Right-of-Way recorded November 18, 2016 in Official Records Book 2648, Page 2737.

8. Easement rights reserved in that Quit-Claim Deed to the City of Bradenton, Florida recorded June 23, 2015 in Official Records Book 2574, Page 7553 and Corrective Quit-Claim Deed recorded November 18, 2016 in Official Records Book 2648, Page 2752; as affected by Resolution No. 16-07 by the City of Bradenton recorded July 5, 2016 in Official Records Book 2627, Page 5556.

9. Utility Easement granted to the City of Bradenton recorded June 23, 2015 in Official Records Book 2626, Page 1868; as affected by Corrective Utility Easement recorded June 29, 2015 in Official Records Book 2627, Page 988.

F. Other information regarding said property includes:

1. Terms, provisions and conditions contained in that Contract for Sale and Purchase dated August 4, 2003, between McClure Properties, Ltd., a Florida limited partnership, as Seller, and Walt Eppard and David McNabb, as Buyers, notice of which was recorded November 5, 2004 in Official Records Book 1969, Page 5014; as partially assigned to WCI Communities, Inc., by instrument recorded April 5, 2005 in Official Records Book 2008, Page 301; and as affected by instrument recorded April 19, 2005 in Official Records Book 2011, Page 7957.

2. Terms, provisions and conditions contained in that certain Post Closing Agreement recorded April 5, 2005 in Official Records Book 2008, Page 314, and re-recorded May 12, 2005 in Official Records Book 2019, Page 4198.

3. Terms, provisions and conditions contained in that Environmental Resource Permit No. 43028370.020 as evidenced by notice recorded November 16, 2015 in Official Records Book 2595, Page 2075.

4. Riparian and/or littoral rights are not insured.

5. Title to any part of the land lying below the mean high water line of any abutting body of water is not insured.

G. 2016 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 1100600159.

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
Manatee County, Florida**

This certificate is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Manatee Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company

By:  _____
Authorized Signatory

Exhibit "A"

A parcel of land lying in Sections 16 and 21, Township 34 South, Range 18 East, Manatee County, Florida and further described as follows:

COMMENCE at the Northeast corner of RIVERDALE REVISED SUBDIVISION as recorded in Plat Book 10, Page 40, Public Records of Manatee County, Florida; thence North 89°26'05" West, along the North line of said RIVERDALE REVISED SUBDIVISION (Riverdale Revised plat = North 89°36'12" West) a distance of 108.36 feet to a point on the westerly right-of-way line of 48th Street Court, as recorded in Road Plat Book 9, Page 190, in said Public Records, said point being the POINT OF BEGINNING; thence continuing North 89°26'05" West, along the North line of said RIVERDALE REVISED SUBDIVISION, a distance of 1,317.30 feet to a point on the mean high water line of the Manatee River, as recorded with the Florida Department of Environmental Protection in File No. 3652, dated February 27, 2005; thence along said mean high water line for the following thirty-four (34) courses: (1) North 00°01'26" West, a distance of 90.34 feet; (2) thence North 11°02'18" East, a distance of 10.32 feet; (3) thence North 19°56'17" West, a distance of 3.53 feet; (4) thence North 55°29'58" West, a distance of 18.27 feet; (5) thence North 45°47'54" East, a distance of 20.05 feet; (6) thence North 15°16'41" East, a distance of 29.92 feet; (7) thence North 08°06'57" East, a distance of 43.62 feet; (8) thence North 45°30'32" East, a distance of 10.62 feet; (9) thence North 11°13'49" East, a distance of 59.23 feet; (10) thence North 00°46'30" West, a distance of 17.35 feet; (11) thence North 15°28'25" East, a distance of 58.20 feet; (12) thence North 06°48'34" East, a distance of 162.87 feet; (13) thence North 11°23'07" East, a distance of 31.40 feet; (14) thence North 07°14'35" East, a distance of 67.49 feet; (15) thence North 09°00'47" East, a distance of 59.45 feet; (16) thence North 25°20'52" East, a distance of 30.40 feet; (17) thence North 07°53'43" East, a distance of 43.08 feet; (18) thence North 10°24'31" East, a distance of 23.57 feet; (19) thence North 08°47'02" East, a distance of 186.42 feet; (20) thence North 14°46'43" East, a distance of 36.84 feet; (21) thence North 26°36'30" East, a distance of 80.47 feet; (22) thence North 10°41'30" East, a distance of 175.53 feet; (23) thence North 33°48'00" East, a distance of 81.97 feet; (24) thence North 38°24'13" East, a distance of 26.26 feet; (25) thence North 34°54'59" East, a distance of 100.58 feet; (26) thence North 00°53'54" West, a distance of 91.70 feet; (27) thence North 15°03'56" East, a distance of 95.69 feet; (28) thence North 01°54'26" East, a distance of 105.37 feet; (29) thence North 07°42'44" East, a distance of 70.59 feet; (30) thence North 17°33'50" East, a distance of 97.18 feet; (31) thence North 06°17'33" East, a distance of 361.22 feet; (32) thence North 14°22'33" East, a distance of 81.63 feet; (33) thence North 01°27'23" West, a distance of 266.85 feet; (34) thence North 11°43'33" East, a distance of 72.95 feet to a point on the Westerly right-of-way line of Interstate 75 (State Road 93, Section 13075-2404, a variable width public right-of-way); thence South 19°14'06" East along said Westerly right-of-way line, a distance of 1.98 feet to the Northern-most point of the parcel of land conveyed by the City of Bradenton to WCI Communities, LLC per the deed recorded as Instrument No. 201641052912 in Official Records Book 2645, Page 4782, Public Records of Manatee County, Florida; thence along the Western-most line of said parcel, the following six courses: (1) South 03°44'46" West, a distance of 179.29 feet; (2) thence South 05°09'05" East, a distance of 324.32 feet; (3) thence South 04°08'38" East, a distance of 160.12 feet to the point of curvature of a curve to the left having a radius of 244.00 feet and a central angle of 61°35'28"; (4) thence Southeasterly along the arc of said curve, a distance of 262.29 feet to the point of reverse curvature of a curve to the right having a radius of 170.00 feet and a central angle of 46°30'00"; (5) thence Southeasterly along the arc of said curve, a distance of 137.973 feet to the point of tangency of said curve; (6) thence South 19°14'06" East, a distance of 1,758.28 feet (Instrument No. 201641052912 = 1,758.57 feet) to the POINT OF BEGINNING.



Public Works & Utilities Department Memorandum

TO: Joe Lacey, PSM (Joe.Lacey(@stantec.com) Via E-mail

FROM: David Cronkhite, PSM *D.C.*,

Cc: Kim Clayback, PE
Christopher Gratz, AICP
Myra Schwarz

DATE: 20 December 2016

SUBJECT: Tidewater Plat 8 Final Plat Approval



I have reviewed the final plat "Tidewater Plat 8" and find the review comments have been addressed. This plat complies with Chapter 177 of the Florida Statutes and the City of Bradenton Land Use Regulations.

A handwritten signature in black ink, appearing to read "D.C.", followed by a long horizontal line.

David Cronkhite, PSM
City Surveyor
City of Bradenton
David.Cronkhite@cityofbradenton.com



Public Works & Utilities Department Memorandum

TO: Joe Lacey, PSM (Joe.Lacey@stantec.com) Via E-mail

FROM: David Cronkhite, PSM

Cc:

DATE: 20 December 2016

SUBJECT: Tidewater Plat 8 Plat Review

- 1) Sheet 1
 - a. In the *Certification of Approval of the City Surveyor* change use the certification provided. Sorry, I miss this in the last review. Thanks.
- 2) Sheet 2
 - a. All good.
- 3) Sheet 3
 - a. All good.
- 4) Sheet 4
 - a. Add C43 to Curve Table
- 5) Sheet 5
 - a. Part of the bearing is cut off at the bottom of the sheet on Parcel 8.
- 6) Sheet 6
 - a. All good.
- 7) Sheet 7
 - a. All good.
- 8) Sheet 8
 - a. All good.
- 9) Sheet 9
 - a. All good.



Public Works and Utilities Department Site Improvement Permit

To: Millard Yoder, PE; Doug Brauer, EI
From: Kim B. Clayback, PE *kbc*
Date: August 8, 2016
Subject: Tidewater Preserve West Side
SIP: 16.2313



Enclosed are two sets of approved as noted Tidewater Preserve West Side utility and site plan improvements. This Site Improvement Permit supersedes the Earthwork Authorization issued June 13, 2016.

Please note the following items:

- 1) The permittee shall commence work on the permitted installation within 60 days of permit issuance and all work shall be completed within 180 days. If work begins more than 60 days after the issuance of this permit or if the work is suspended or abandoned at any time after work has commenced for a period of 180 days (ie no City inspections have been requested or occurred), the Site Improvement Permit will expire and become void unless the permittee requests an extension in writing prior to the permit becoming void. If the permit becomes void, before any work can recommence, a new permit application must be filed.
- 2) Prior to any groundbreaking or construction activities, the EOR and/or Contractor must:
 - a) Schedule and participate in a preconstruction meeting with City Public Works and Building Department staff
 - b) Submit all final permits, letters of exemption, from all permitting agencies (SWFWMD, FDEP, FDOT, City).
 - c) Obtain approval on erosion and sediment control measures from City Inspector (Gordon Everett). Call 941.737.2408 to schedule inspections.

Attached to the plan set as an on-site reference for the Contractor is a copy of the City of Bradenton's Erosion Control Standards which contain measures suitable for all site development projects.

- 3) The Site Improvement Permit is inclusive of the City's Right-of-Way Use permit. Maintenance of Traffic plans associated with ROW use must be submitted to Public Works for review and approval prior to the contractor implementing the plan. Note: Any proposed full road closures will require the approval of the Director of Public Works and Utilities.

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4) The EOR and Contractor must provide any shop drawings for approval prior to installation for any utilities that will be maintained by the City of Bradenton Public Works and Utilities Department.

4) The EOR shall provide the Public Works and Utilities department with the following items prior to a certificate of occupancy being issued:

- a) Verification of a final inspection of site improvements by Public Works and Utilities.
- b) Record drawings (2 hard copies and one electronic copy in AutoCad & PDF on a disc) **prepared in accordance with Public Works and Utilities Standards.**

5) The following conditions shall also apply:

- Sod all areas within right of way and easements disturbed during construction. Seeding is not permissible.
- Trees shall be planted a minimum separation of 10 feet from any utility owned and operated by the City of Bradenton. Trees cannot be planted within utility and drainage easements and right of ways. Tree root barriers are required if a variance is approved for planting within the ROW.
- All site improvements and inspections must be coordinated through the Engineering Department. (941-708-6300) with 48 hours notice required.
- The Engineer of Record shall be responsible for all permitting, testing, inspections and certification of site improvements.
- All testing and inspections of City of Bradenton utilities shall conform to the latest requirements (AWWA, FDOT, FDEP, SWFWMD, Public Works Utility Specifications, etc.)
- The City of Bradenton Solid Waste Department will be responsible for garbage, recycling and trash pick-up. Residential can service is being provided.
- Water and sanitary sewer service shall be furnished by the City of Bradenton Public Works Department. Connection to the existing sewer and water main services are required. Contractor to coordinate all testing with the City construction inspector for sanitary and potable service.
- Approved site plans and permits/exemptions must be available for review on site.
- All roadways and drainage facilities within Tidewater Preserve are privately maintained.

cc:

Jim McLellan, PE, Director of Public Works
Catherine Hartley, Director of Planning
Gordon Everett, Senior Inspector
Chris Gratz, Planning and Zoning Manager
Kenneth Langston, Fire Marshal
Lance Williams, Customer Service Manager
Anthony Warren, Building Official



SF. 16. 3328

Subdivision Bond

KNOW ALL MEN BY THESE PRESENTS

That WCI Communities, LLC as Principal, and Westchester Fire Insurance Company having its executive office in Philadelphia, PA 19106 as Surety, are held and firmly bound unto City of Bradenton, 1411 9th Street West, Bradenton, Florida 34205 hereinafter referred to as Obligee in the penal sum of

One Million Nine Hundred Ninety Seven Thousand One Hundred Ninety Seven and 40/100 Dollars (\$1,997,197.40), lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, WCI Communities, LLC has agreed to construct in Tidewater Preserve – West Side Subdivision, in Bradenton, FL the following improvements:

Earthwork, Drainage, Water, Sewer and Paving.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed.

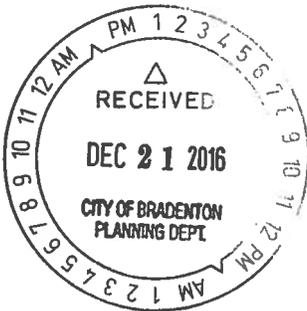
IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 6th day of September, 2016.

WCI Communities, LLC

By: Shirley Luth
Vice President

Westchester Fire Insurance Company

By: Stacy Killebrew
Stacy Killebrew, Attorney-in-fact



Power of Attorney

WESTCHESTER FIRE INSURANCE COMPANY

Know all men by these presents: That WESTCHESTER FIRE INSURANCE COMPANY, a corporation of the Commonwealth of Pennsylvania pursuant to the following Resolution, adopted by the Board of Directors of the said Company on December 11, 2006, to wit:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into the ordinary course of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- (2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such persons written appointment as such attorney-in-fact.
- (3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (4) Each of the Chairman, the President and Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- (5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested.

Does hereby nominate, constitute and appoint Kathleen K Freund, Stacy Killebrew, all of the City of DENVER, Colorado, each individually if there be more than one named, its true and lawful attorney-in-fact, to make, execute, seal and deliver on its behalf, and as its act and deed any and all bonds, undertakings, recognizances, contracts and other writings in the nature thereof in penalties not exceeding Twenty Five million dollars & zero cents (\$25,000,000.00) and the execution of such writings in pursuance of these presents shall be as binding upon said Company, as fully and amply as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office,

IN WITNESS WHEREOF, the said Stephen M. Haney, Vice-President, has hereunto subscribed his name and affixed the Corporate seal of the said WESTCHESTER FIRE INSURANCE COMPANY this 28 day of January 2015.

WESTCHESTER FIRE INSURANCE COMPANY

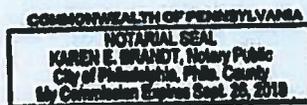


Stephen M. Haney
Stephen M. Haney, Vice President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA ss.

On this 28 day of January, AD. 2015 before me, a Notary Public of the Commonwealth of Pennsylvania in and for the County of Philadelphia came Stephen M. Haney, Vice-President of the WESTCHESTER FIRE INSURANCE COMPANY to me personally known to be the individual and officer who executed the preceding instrument, and he acknowledged that he executed the same, and that the seal affixed to the preceding instrument is the corporate seal of said Company; that the said corporate seal and his signature were duly affixed by the authority and direction of the said corporation, and that Resolution, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Philadelphia the day and year first above written.



Karen E. Brandt
Notary Public

I, the undersigned Assistant Secretary of the WESTCHESTER FIRE INSURANCE COMPANY, do hereby certify that the original POWER OF ATTORNEY, of which the foregoing is a substantially true and correct copy, is in full force and effect.

In witness whereof, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of the Corporation, this 6th day of September, 2014



William L. Kelly
William L. Kelly, Assistant Secretary

THIS POWER OF ATTORNEY MAY NOT BE USED TO EXECUTE ANY BOND WITH AN INCEPTION DATE AFTER January 28, 2017.



CORPORATE ACKNOWLEDGMENT FORM

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7th day of September 2016, by Sheila Leith as Vice President of **WCI Communities, LLC.**, a Delaware limited liability company, who X is personally known to me.

My commission expires:



Ruth J. Marianetti
Notary Public
State of Florida

Ruth J. Marianetti
Printed Name of Notary Public

FF 106307
Notary Public Commission Number



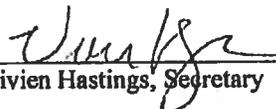
WCI COMMUNITIES, LLC
INCUMBENCY CERTIFICATE

THE UNDERSIGNED, Vivien Hastings, as the duly appointed Secretary of WCI Communities, LLC, a Delaware limited liability company (the "Company"), hereby certifies to the following:

1. That I am the duly elected and current installed Secretary of the Company.
2. As such officer, I am in possession of the current, up-to-date records of the Company.
3. That such corporate records contain the Certificate of Formation, Limited Liability Company Agreement, minutes of meetings of the sole member, and resolutions and consents adopted by the sole member of the Company.
4. That Sheila Leith is a Vice President for the Company and in such capacity is authorized and empowered to execute, on behalf of the Company the Westchester Fire Insurance Company Subdivision Bond No. K09002741 pertaining to the Company's project described as Tidewater Preserve-West Side.

IN WITNESS WHEREOF, the undersigned has duly executed this Certificate this 8th day of September, 2016.

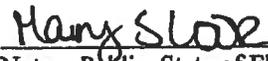
WCI Communities, LLC

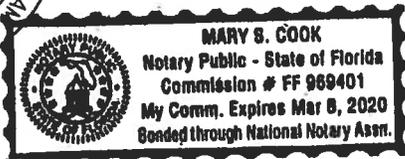
By: 
Vivien Hastings, Secretary

STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me, on September 8, 2016, personally appeared Vivien Hastings, as Secretary of WCI Communities, LLC, a Delaware limited liability company, who executed this document on behalf of the Company and who is personally known to me.

My Commission Expires:


Notary Public, State of Florida
Mary S. Cook
Printed Name of Notary Public



Manatee County Tax Collector



WIRING INSTRUCTIONS



Powered by Pacific Blue Software, Inc.

(0 items in cart)

Real Estate Details

Navigate to the payment section below to view/print receipts.

PROPERTY DETAIL MCI COMMUNITIES LLC 24301 WALDEN CENTER DR BONITA SPRINGS, FL 34134-4920 PROPERTY ADDRESS: 4700 48TH ST CT NE BRADENTON FL 34208		REAL ESTATE PROPERTY ID #: 1100600159 TAX YEAR: 2016	Select a tax Year: 2016																																																																																				
LEGAL DESCRIPTION: A PARCEL OF LAND LYING IN SECS 16 AND 21, TWN 34, RNG 18, AND DESC AS FOLLOWS: BEG AT THE NE COR OF RIVERDALE ESTATES AS REC IN PB 10 PG 40, PRMCF: See tax roll for continuation Full Legal		STATUS: Paid	PRIOR YEARS DUE:																																																																																				
Market Value: 1,590,443 Assessed Value: 0	EXEMPTIONS: Scientific 143,140	EI CORRECTION:																																																																																					
AD VALOREM TAX:																																																																																							
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THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED

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Mail this page in with your payment.

Send regular mail to:

Ken Burton, Jr.
 Manatee County Tax Collector
 PO Box 25300
 Bradenton, FL 34206-5300

Send overnight/express mail to:

Ken Burton, Jr.
 Manatee County Tax Collector
 819 301 Blvd W
 Bradenton, FL 34205

***** TAXES PAID - FOR YOUR RECORDS ONLY *****

Ken Burton, Jr.
 Manatee County Tax Collector
 taxcollector.com

2016 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
 TAXES BECOME DELINQUENT APRIL 1ST

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
1100600159		0021	

AMOUNT DUE IF POSTMARKED BY PLEASE PAY IN US FUNDS TO Ken Burton, Jr. Tax Collector * P.O. Box 25300 * Bradenton, FL 34206-5300

12/01/2016	12/31/2016	01/31/2017	02/28/2017	03/31/2017	April - Add'l fees due. See taxcollector.com
\$27,449.62	\$27,735.55	\$28,021.48	\$28,307.42	\$28,593.35	

WCI COMMUNITIES LLC
 24301 WALDEN CENTER DR
 BONITA SPRINGS, FL 34134-4920

SEC: 21 TNSHP: 34S RNG: 18E
 A PARCEL OF LAND LYING IN SECS 16 AND 21, TWN 34,
 RNG 18, AND DESC AS FOLLOWS: BEG AT THE NE COR OF
 RIVERDALE ESTATES, AS REC IN PB 10 PG 40, PRMCF;
 ...See tax roll for continuation
 PAD: 4700 48TH ST CT NE Bradenton FL 34208

MAIL THIS PAGE WITH YOUR PAYMENT

01 2016 00000001100600159 00002859335 00000000000 0 8

2016 Real Estate

Ken Burton, Jr.
Manatee County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. #	REQUESTED BY ESCROW COMPANY	TAX DIST	UNPAID PRIOR YEAR(S) TAXES NOT INCLUDED IN THIS BILL
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WCI COMMUNITIES LLC
24301 WALDEN CENTER DR
BONITA SPRINGS, FL 34134-4920

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RIVERDALE ESTATES, AS REC IN PB 10 PG 40, PRMCF;
...See tax roll for continuation
PAD: 4700 48TH ST CT NE Bradenton FL 34208

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE (Per \$1000 of taxable value)	TAXES LEVIED
Bd Of County Commissioners (941-745-3730)	1,590,443	143,140	1,447,303	5.5982	8,102.29
Transportation Trust Fund (941-745-3730)	1,590,443	143,140	1,447,303	0.2416	349.67
Library Operations (941-745-3730)	1,590,443	143,140	1,447,303	0.2475	358.21
Childrens' Services (941-745-3730)	1,590,443	143,140	1,447,303	0.3333	482.39
School Board Required Effort (941-708-8770)	1,590,443	143,140	1,447,303	4.6720	6,761.80
School Board Basic Discretionary (941-708-8770)	1,590,443	143,140	1,447,303	0.7480	1,082.58
School Board Capital Improve (941-708-8770)	1,590,443	143,140	1,447,303	1.5000	2,170.95
Southwest Fla Water Mg - Dislr (352-796-7211)	1,590,443	143,140	1,447,303	0.3317	480.07
Mosquito Control District (941-981-3895)	1,590,443	143,140	1,447,303	0.1350	195.39
West Coast Inland Navigation D (941-485-9402)	1,590,443	143,140	1,447,303	0.0394	57.02
2003 G O Refunding I & S (941-745-3730)	1,590,443	143,140	1,447,303	0.0120	17.37
Bradenton Operating (941-932-9400)	1,590,443	143,140	1,447,303	5.8976	8,535.61

KEEP THIS PAGE FOR YOUR RECORDS

QUALIFYING EXEMPTIONS:
Scientific

IMPORTANT MESSAGES:

1. ALL exemptions do not apply to all taxing authorities. For exemption/assessment questions, visit manateepao.com or call the Property Appraiser at (941) 748-8208.
2. For payment locations and information, visit taxcollector.com or call the Tax Collector at (941) 750-9566.

Tax Roll Certified 10/14/2016	19.75630	AD VALOREM TAXES	\$28,593.35
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		\$0.00
COMBINED TAXES AND ASSESSMENTS		\$28,593.35



THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED

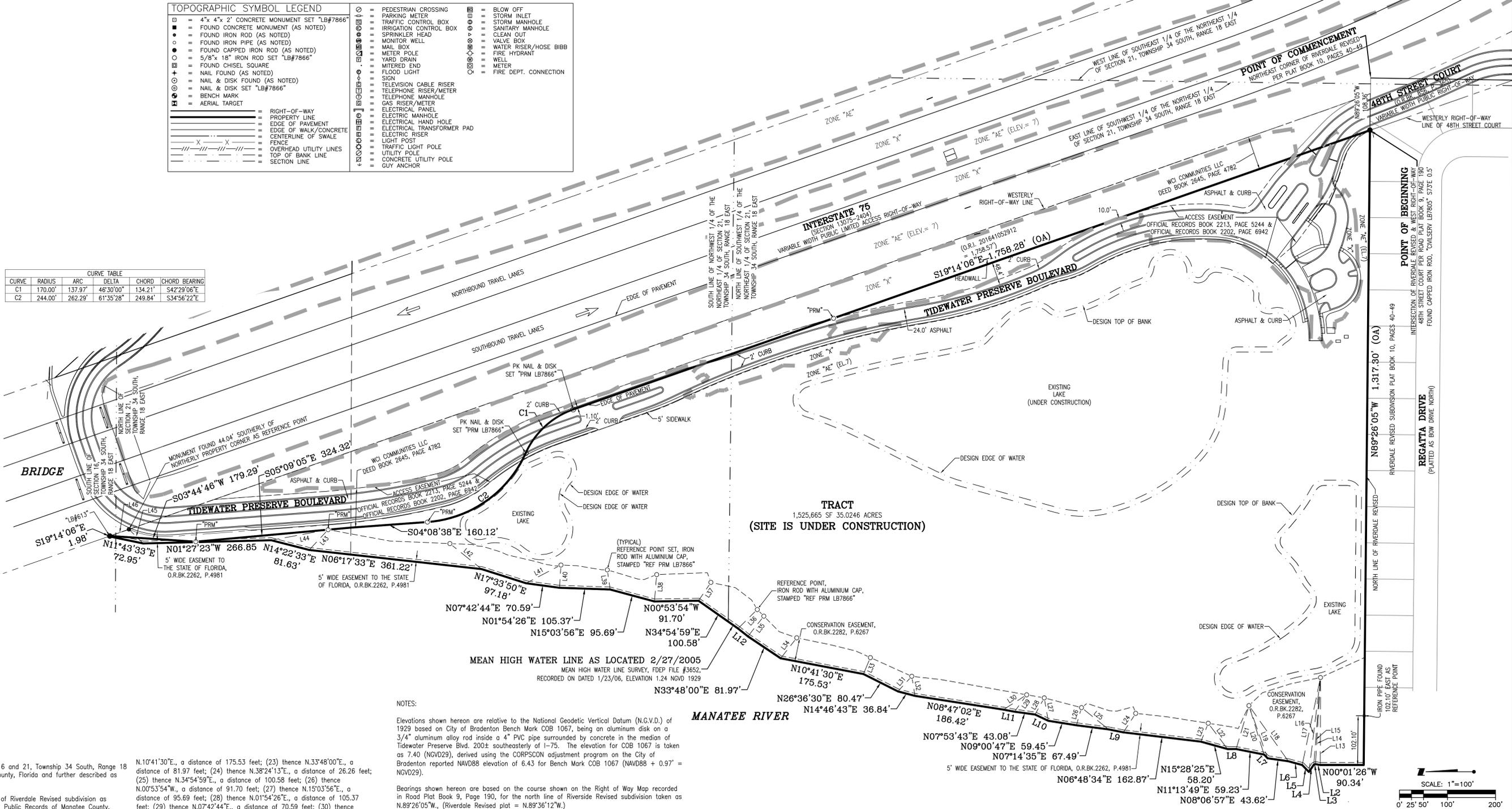
12/01/2016	12/31/2016	01/31/2017	02/28/2017	03/31/2017	April - Add'l fees duo. See taxcollector.com
\$27,449.62	\$27,735.55	\$28,021.48	\$28,307.42	\$28,593.35	

01 2016 00000001100600159 00002859335 0000000000 0 8

TOPOGRAPHIC SYMBOL LEGEND	
□	4" x 4" x 2" CONCRETE MONUMENT SET "LB#7866"
■	FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
○	FOUND IRON PIPE (AS NOTED)
●	FOUND CAPPED IRON ROD (AS NOTED)
○	5/8" x 18" IRON ROD SET "LB#7866"
○	FOUND CHISEL SQUARE
+	NAIL FOUND (AS NOTED)
○	NAIL & DISK FOUND (AS NOTED)
○	NAIL & DISK SET "LB#7866"
○	BENCH MARK
○	AERIAL TARGET
—	RIGHT-OF-WAY
—	PROPERTY LINE
—	EDGE OF PAVEMENT
—	EDGE OF WALK/CONCRETE
—	OVERLINE OF SWALE
—	FENCE
—	OVERHEAD UTILITY LINES
—	TOP OF BANK LINE
—	SECTION LINE
—	PEDESTRIAN CROSSING
—	PARKING METER
—	TRAFFIC CONTROL BOX
—	IRRIGATION CONTROL BOX
—	SPRINKLER HEAD
—	MONITOR WELL
—	MAIL BOX
—	METER POLE
—	YARD DRAIN
—	MITERED END
—	FLOOD LIGHT
—	SIGN
—	TELEVISION CABLE RISER
—	TELEPHONE RISER/METER
—	TELEPHONE MANHOLE
—	GAS RISER/METER
—	ELECTRICAL PANEL
—	ELECTRIC MANHOLE
—	ELECTRICAL HAND HOLE
—	ELECTRICAL TRANSFORMER PAD
—	ELECTRIC RISER
—	LIGHT POST
—	TRAFFIC LIGHT POLE
—	UTILITY POLE
—	CONCRETE UTILITY POLE
—	GUY ANCHOR
—	BLOW OFF
—	STORM INLET
—	SANITARY MANHOLE
—	CLEAN OUT
—	VALVE BOX
—	WATER RISER/HOSE BIBB
—	FIRE HYDRANT
—	METER
—	FIRE DEPT. CONNECTION

LINE	BEARING	DISTANCE
L2	N11°02'18"E	10.32'
L3	N19°56'17"W	3.53'
L4	N55°29'58"W	18.27'
L5	N45°47'54"E	20.05'
L6	N15°16'41"E	29.92'
L7	N45°30'32"E	10.62'
L8	N00°46'30"W	17.35'
L9	N11°23'07"E	31.40'
L10	N25°20'52"E	30.40'
L11	N10°24'31"E	23.57'
L12	N38°24'13"E	26.26'
L13	N89°53'23"W	181.65'
L14	N86°39'41"W	179.98'
L15	N85°38'10"W	181.40'
L16	N82°58'22"W	197.42'
L17	N78°08'20"W	185.52'
L18	S54°34'35"W	141.86'
L19	S70°23'36"W	116.01'
L20	S72°47'57"W	106.47'
L21	N73°33'33"W	94.01'
L22	S53°06'02"W	68.13'
L23	N68°19'34"W	41.11'
L24	S56°47'29"E	47.09'
L25	S38°45'03"W	72.20'
L26	S73°48'41"E	38.20'
L27	S80°00'24"W	48.23'
L28	S61°00'42"E	39.42'
L29	N5°11'45"W	43.14'
L30	S32°28'22"E	57.17'
L31	N47°18'30"W	42.59'
L32	S80°35'27"W	41.26'
L33	N66°59'06"W	37.04'
L34	N51°44'12"W	54.17'
L35	N51°39'29"W	53.42'
L36	N44°30'43"W	56.15'
L37	N55°49'22"W	46.04'
L38	N85°15'18"W	55.91'
L39	S81°41'43"W	41.07'
L40	N86°35'55"W	47.28'
L41	N27°24'10"W	81.96'
L42	S38°41'08"W	84.58'
L43	N47°00'44"W	57.56'
L44	N10°27'26"W	120.32'
L45	S44°30'25"W	41.85'
L46	S19°14'06"E	42.07'

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	170.00'	137.97'	46°30'00"	134.21'	S42°29'06"E
C2	244.00'	262.29'	61°35'28"	249.84'	S34°56'22"E



DESCRIPTION:
A parcel of land lying in Sections 16 and 21, Township 34 South, Range 18 East, City of Bradenton, Manatee County, Florida and further described as follows:
COMMENCE at the northeast corner of Riverdale Revised subdivision as recorded in Plat Book 10, Page 40, Public Records of Manatee County, Florida, thence N.89°26'05"W, along the north line of said Riverdale Revised subdivision (Riverdale Revised plat = N.89°36'12"W), a distance of 108.36 feet to a point on the westerly right-of-way line of 48th Street Court, as recorded in Road Plat Book 9, Page 190, in said Public Records, said point being the POINT OF BEGINNING; thence continuing N.89°26'05"W, along the north line of said Riverdale Revised subdivision, a distance of 1,317.30 feet to a point on the mean high water line of the Manatee River, as recorded with the Florida Department of Environmental Protection in File Number 3652, dated February 27, 2005; thence along said mean high water line for the following thirty-four (34) courses: (1) N.00°01'26"W, a distance of 90.34 feet; (2) thence N.11°02'18"E, a distance of 10.32 feet; (3) thence N.19°56'17"W, a distance of 3.53 feet; (4) thence N.55°29'58"W, a distance of 18.27 feet; (5) thence N.45°47'54"E, a distance of 20.05 feet; (6) thence N.15°16'41"E, a distance of 29.92 feet; (7) thence N.08°06'57"E, a distance of 43.62 feet; (8) thence N.45°30'32"E, a distance of 10.62 feet; (9) thence N.11°23'07"E, a distance of 31.40 feet; (10) thence N.00°46'30"W, a distance of 17.35 feet; (11) thence N.15°28'25"E, a distance of 58.20 feet; (12) thence N.06°48'34"E, a distance of 162.87 feet; (13) thence N.11°23'07"E, a distance of 31.40 feet; (14) thence N.07°14'35"E, a distance of 67.49 feet; (15) thence N.09°00'47"E, a distance of 59.45 feet; (16) thence N.25°20'52"E, a distance of 30.40 feet; (17) thence N.07°53'43"E, a distance of 43.08 feet; (18) thence N.10°24'31"E, a distance of 23.57 feet; (19) thence N.08°47'02"E, a distance of 186.42 feet; (20) thence N.14°46'43"E, a distance of 36.84 feet; (21) thence N.26°36'30"E, a distance of 80.47 feet; (22) thence

N.10°41'30"E, a distance of 175.53 feet; (23) thence N.33°48'00"E, a distance of 81.97 feet; (24) thence N.38°24'13"E, a distance of 26.26 feet; (25) thence N.34°54'59"E, a distance of 100.58 feet; (26) thence N.00°53'54"W, a distance of 91.70 feet; (27) thence N.15°03'56"E, a distance of 95.69 feet; (28) thence N.01°54'26"E, a distance of 105.37 feet; (29) thence N.07°42'44"E, a distance of 70.59 feet; (30) thence N.17°33'50"E, a distance of 97.18 feet; (31) thence N.06°17'33"E, a distance of 361.22 feet; (32) thence N.14°22'33"E, a distance of 81.63 feet; (33) thence N.01°27'23"W, a distance of 266.85 feet; (34) thence N.11°43'33"E, a distance of 72.95 feet to a point on the westerly right-of-way line of Interstate 75 (State Road 93, Section 13075-2404, a variable width public right-of-way); thence S.19°14'06"E along said westerly right-of-way line, a distance of 1.98 feet to the northern-most point of the parcel of land conveyed by the City of Bradenton to WCI Communities, LLC per the deed recorded as Instrument No. 201641052912 in Official Record Book 2845, Page 4782 in the Public Records of Manatee County, Florida; thence along the western-most line of said parcel, the following six courses: (1) S.03°44'46"W, a distance of 179.29 feet; (2) thence S.05°09'05"E, a distance of 324.32 feet; (3) thence S.04°08'38"E, a distance of 160.12 feet to the point of curvature of a curve to the left having a radius of 244.00 feet and a central angle of 61°35'28"; (4) thence southeasterly along the arc of said curve, a distance of 262.29 feet to the point of reverse curvature of a curve to the right having a radius of 170.00 feet and a central angle of 46°30'00"; (5) thence southeasterly along the arc of said curve, a distance of 137.97 feet to the point of tangency of said curve; (6) thence S.19°14'06"E, a distance of 1,758.28 feet (Instrument No. 201641052912 = 1,758.57 feet) to the POINT OF BEGINNING.
Said tract contains 1,525,665 square feet or 35.0246 acres of land, more or less.

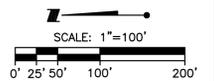
NOTES:
Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on City of Bradenton Bench Mark COB 1067, being an aluminum disk on a 3/4" aluminum alloy rod inside a 4" PVC pipe surrounded by concrete in the median of Tidewater Preserve Blvd. 200± southeasterly of I-75. The elevation for COB 1067 is taken as 7.40 (NGVD29), derived using the CORPSCON adjustment program on the City of Bradenton reported NAVD88 elevation of 6.43 for Bench Mark COB 1067 (NAVD88 + 0.97' = NGVD29).
Bearings shown hereon are based on the course shown on the Right of Way Map recorded in Road Plat Book 9, Page 190, for the north line of Riverdale Revised subdivision taken as N.89°26'05"W. (Riverdale Revised plat = N.89°36'12"W).
Improvements such as, but not limited to, underground utilities, foundations, irrigation equipment and landscape features, etc. have not been located except as shown.
This survey was prepared without the benefit of a current Title Report or Abstract and therefore does not necessarily indicate all encumbrances on the property.
This site lies within Flood Zone "AE Elevation 7" (Base Flood Elevation determined) and Flood Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain), as shown on the Federal Emergency Management Agency Flood Insurance Rate Map for Manatee County, Community Panel No. 12081C0169E, adopted March 17, 2014. The index for this Community was adopted March 17, 2014. The limits of said flood zone(s) have been graphically depicted hereon as near as may be scaled from said map, said map having an approximate scale of 1"=500'. Stantec assumes no responsibility for the accuracy of the referenced map or public data.
Symbols shown hereon may not be drawn to scale.
Distances and bearings are the same as platted or deeded, unless shown otherwise.
Ownership of fences has not been determined.
This survey was performed for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. Likewise, any reuse of this survey for any purpose other than that which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned Surveyor & Mapper.
These documents are protected by copyright. They may not be reproduced, distributed or published in any way without the consent of Stantec Consulting Services, Inc.
Lands shown hereon represent the real property and matters affecting the real property as described by data furnished.
Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
This survey does not reflect or determine ownership.

MANATEE RIVER
MEAN HIGH WATER LINE AS LOCATED 2/27/2005
MEAN HIGH WATER LINE SURVEY, FDEP FILE #3652,
RECORDED ON DATED 1/23/06, ELEVATION 1.24 NGVD 1929

TRACT
1,525,665 SF 35.0246 ACRES
(SITE IS UNDER CONSTRUCTION)

WE CERTIFY TO: WCI COMMUNITIES, LLC and the CITY OF BRADENTON
that a BOUNDARY SURVEY of a 35.0246 Acre tract of land located in Sections 16 and 21, Township 34 South, Range 18 East, City of Bradenton, Manatee County, Florida, was completed under our direction on
This BOUNDARY SURVEY meets the minimum technical standards set forth by the Florida Board of Surveying & Mapping, pursuant to Section 472.027, Florida Statutes, and Chapter 5J-17.05, Florida Administrative Code. No other person or entity may rely upon this survey.
STANTEC CONSULTING SERVICES, INC. (LB#7866)
6900 Professional Parkway East
Sarasota, Florida 34240-8414
Phone: (941) 907-6900
By: Joe D. Lacey, P.S.M. No. 7090 Date of Signature
NOTE: This Certification is only for the lands as described. It is not a certification of title, zoning, easements or freedom of encumbrances. This Sketch of Survey and Certification are "not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper."

<table border="1"> <thead> <tr> <th>ACTIVITY</th> <th>INITIALS/EMP. NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>COMPUTED BY:</td> <td></td> <td></td> </tr> <tr> <td>DRAWN BY:</td> <td>HJC</td> <td>11/2016</td> </tr> <tr> <td>CHECKED BY:</td> <td></td> <td></td> </tr> <tr> <td>CLOSED BY:</td> <td></td> <td></td> </tr> </tbody> </table>	ACTIVITY	INITIALS/EMP. NO.	DATE	COMPUTED BY:			DRAWN BY:	HJC	11/2016	CHECKED BY:			CLOSED BY:			<table border="1"> <thead> <tr> <th>DATE</th> <th>SCALE</th> <th>CURVE</th> </tr> </thead> <tbody> <tr> <td>11/2016</td> <td>1" = 100'</td> <td>16/21-34-18</td> </tr> </tbody> </table>	DATE	SCALE	CURVE	11/2016	1" = 100'	16/21-34-18	<table border="1"> <thead> <tr> <th>CROSS REFERENCE FILE NO.</th> <th>PROJECT NO.</th> <th>TASK CODE</th> <th>SHEET NUMBER</th> <th>DRAWING/FILE NUMBER</th> </tr> </thead> <tbody> <tr> <td></td> <td>215600178</td> <td>860</td> <td>1 OF 1</td> <td>215600178-plr_s01</td> </tr> </tbody> </table>	CROSS REFERENCE FILE NO.	PROJECT NO.	TASK CODE	SHEET NUMBER	DRAWING/FILE NUMBER		215600178	860	1 OF 1	215600178-plr_s01
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TIDEWATER PRESERVE, PLAT 8

A SUBDIVISION LYING IN SECTIONS 16 & 21,
TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF
BRADENTON, MANATEE COUNTY, FLORIDA

NOTICE: This Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the Plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County. This Plat 8 contains the land as shown on the approved Final Planned Development Project plans as Tidewater Preserve, West Side. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

DESCRIPTION:

A parcel of land lying in Sections 16 and 21, Township 34 South, Range 18 East, City of Bradenton, Manatee County, Florida and further described as follows:

COMMENCE at the northeast corner of Riverdale Revised subdivision as recorded in Plat Book 10, Page 40, Public Records of Manatee County, Florida, thence N.89°26'05"W. along the north line of said Riverdale Revised subdivision (Riverdale Revised plat = N.89°36'12"W.) a distance of 108.36 feet to a point on the westerly right-of-way line of 48th Street Court, as recorded in Road Plat Book 9, Page 190, in said Public Records, said point being the POINT OF BEGINNING; thence continuing N.89°26'05"W., along the north line of said Riverdale Revised subdivision, a distance of 1,317.30 feet to a point on the mean high water line of the Manatee River, as recorded with the Florida Department of Environmental Protection in File Number 3652, dated February 27, 2005; thence along said mean high water line for the following thirty-four (34) courses: (1) N.00°01'26"W., a distance of 90.34 feet; (2) thence N.11°02'18"E., a distance of 10.32 feet; (3) thence N.19°56'17"W., a distance of 3.53 feet; (4) thence N.55°29'58"W., a distance of 18.27 feet; (5) thence N.45°47'54"E., a distance of 20.05 feet; (6) thence N.15°16'41"E., a distance of 29.92 feet; (7) thence N.08°06'57"E., a distance of 43.62 feet; (8) thence N.45°30'32"E., a distance of 10.62 feet; (9) thence N.11°13'49"E., a distance of 59.23 feet; (10) thence N.00°46'30"W., a distance of 17.35 feet; (11) thence N.15°28'25"E., a distance of 58.20 feet; (12) thence N.06°48'34"E., a distance of 162.87 feet; (13) thence N.11°23'07"E., a distance of 31.40 feet; (14) thence N.07°14'35"E., a distance of 67.49 feet; (15) thence N.09°00'47"E., a distance of 59.45 feet; (16) thence N.25°20'52"E., a distance of 30.40 feet; (17) thence N.07°53'43"E., a distance of 43.08 feet; (18) thence N.10°24'31"E., a distance of 23.57 feet; (19) thence N.08°47'02"E., a distance of 186.42 feet; (20) thence N.14°46'43"E., a distance of 36.84 feet; (21) thence N.26°36'30"E., a distance of 80.47 feet; (22) thence N.10°41'30"E., a distance of 175.53 feet; (23) thence N.33°48'00"E., a distance of 81.97 feet; (24) thence N.38°24'13"E., a distance of 26.26 feet; (25) thence N.34°54'59"E., a distance of 100.58 feet; (26) thence N.00°53'54"W., a distance of 91.70 feet; (27) thence N.15°03'56"E., a distance of 95.69 feet; (28) thence N.01°54'26"E., a distance of 105.37 feet; (29) thence N.07°42'44"E., a distance of 70.59 feet; (30) thence N.17°33'50"E., a distance of 97.18 feet; (31) thence N.06°17'33"E., a distance of 262.29 feet; (32) thence N.14°22'33"E., a distance of 81.63 feet; (33) thence N.01°27'23"W., a distance of 266.85 feet; (34) thence N.11°43'33"E., a distance of 72.95 feet to a point on the westerly right-of-way line of Interstate 75 (State Road 93, Section 13075-2404, a variable width public right-of-way); thence S.19°14'06"E along said westerly right-of-way line, a distance of 1.98 feet to the northern-most point of the parcel of land conveyed by the City of Bradenton to WCI Communities, LLC per the deed recorded as Instrument No. 201641052912 in Official Record Book 2645, Page 4782 in the Public Records of Manatee County, Florida; thence along the western-most line of said parcel, the following six courses: (1) S.03°44'46"W., a distance of 179.29 feet; (2) thence S.05°09'05"E., a distance of 324.32 feet; (3) thence S.04°08'38"E., a distance of 160.12 feet to the point of curvature of a curve to the left having a radius of 244.00 feet and a central angle of 61°35'28"; (4) thence southeasterly along the arc of said curve, a distance of 262.29 feet to the point of reverse curvature of a curve to the right having a radius of 170.00 feet and a central angle of 46°30'00"; (5) thence southeasterly along the arc of said curve, a distance of 137.97 feet to the point of tangency of said curve; (6) thence S.19°14'06"E., a distance of 1,758.28 feet (Instrument No. 201641052912 = 1,758.57 feet) to the POINT OF BEGINNING.

Said tract contains 1,525,665 square feet or 35.0246 acres of land, more or less.

RESERVATION OF EASEMENTS

PARCEL LINE EASEMENTS: Unless otherwise indicated, easements of ten feet (10') in width along each front parcel line, five feet (5') in width along each rear parcel line and five feet (5') in width along each side parcel line are hereby created and provided for the purpose of accommodating surface and underground utilities and drainage. Where an area greater than one parcel is used as a building site, the outside boundary of said site shall be subject to the parcel line easements. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of any electric, telephone, gas or other public utility. All other easements shown on this plat are hereby reserved in perpetuity for the purpose noted.

UTILITY EASEMENTS:

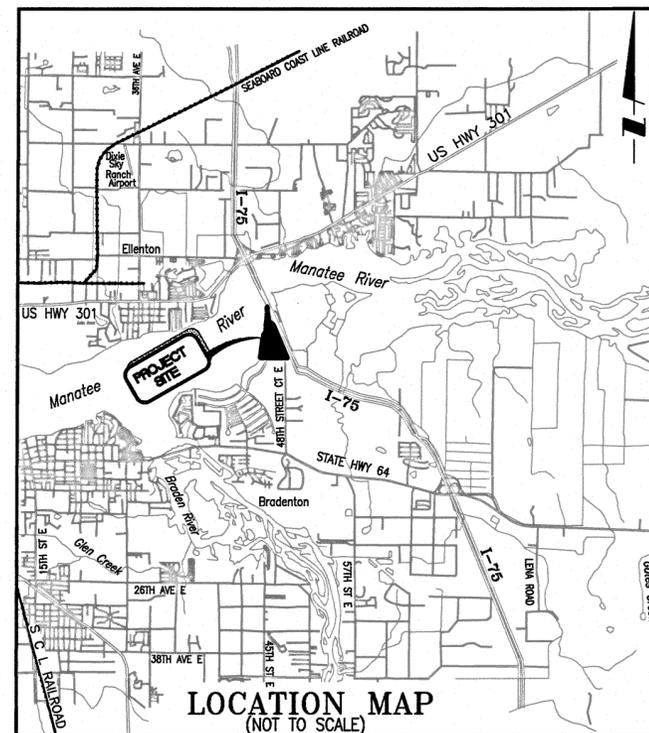
- (1) Non-exclusive utility easements for Florida Power & Light Company, its successors and/or assigns, a ten (10) foot wide strip along each side of, under and across Tract 307 and Tract 308 for the purposes of construction, installation, maintenance and operation of electrical facilities.
- (2) Non-exclusive utility easements for TECO Energy, its successors and/or assigns, a ten (10) foot wide strip along each side of, under and across Tract 307 and Tract 308 for the purposes of construction, installation, maintenance and operation of gas facilities.
- (3) Non-exclusive utility easements for Spectrum, its successors and/or assigns, a ten (10) foot wide strip along each side of, under and across Tract 307 and Tract 308 for the purposes of construction, installation, maintenance and operation of cable facilities.
- (4) Non-exclusive utility easements for Frontier Communications, its successors and/or assigns, a ten (10) foot wide strip along each side of, under and across Tract 307 and Tract 308 for the purposes of construction, installation, maintenance and operation of communication facilities.

CERTIFICATE OF SURVEYOR

I, the undersigned Professional Surveyor & Mapper, hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Use Regulations of the City of Bradenton and that the Permanent Reference Monuments have been installed. The Permanent Control Points, Plat Bench Marks and Parcel corners will be certified by an official affidavit within one (1) year of recording, or prior to the release of the improvement bond.

DATE OF CERTIFICATION: 12/20/2016

SIGNATURE: Joe D. Lacey, P.S.M.
Florida Certificate No. 7090



TRACT DESIGNATION AND EASEMENTS

TRACTS 307 & 308 - Roadways; Private Access & Public Utility Easement
TRACT 422 - Open Space
TRACT 423 - Open Space/Conservation Easement
TRACTS 424 & 425 - Open Space & Public Utility Easement
TRACTS 505 through 506 - Lake; Lake Maintenance Easement

NOTES:

1. Tidewater Preserve, Plat 8 contains 1,525,665 square feet or 35.0246 acres, more or less.
2. Bearings shown hereon are based on the course shown on the Right of Way Map recorded in Road Plat Book 9, Page 190, for the north line of the Riverdale Revised subdivision taken as N.89°26'05"W. (Riverdale Revised plat = N.89° 36'12"W.).
3. State Plane Coordinates shown hereon were established using a Trimble Model 4800 GPS Receiver. Control Stations used to establish the Datum were I-75 84 A04 (scale factor=0.99996548) and M 018 (scale factor=0.9999604) NAD 83/90, Florida West Zone.
4. Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on City of Bradenton Bench Mark COB 1067, being an aluminum disk on a 3/4" aluminum alloy rod inside a 4" PVC pipe surrounded by concrete in the median of Tidewater Preserve Blvd. 200± southeasterly of I-75. The elevation for COB 1067 is taken as 7.40 (NGVD29), derived using the CORPSCON adjustment program on the City of Bradenton reported NAVD88 elevation of 6.43 for Bench Mark COB 1067 (NAVD88 + 0.97 = NGVD29).
5. All utility lines will be installed underground.

CERTIFICATE OF THE DIRECTOR OF PUBLIC WORKS AND UTILITIES

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

It is hereby certified that a surety bond has been posted with the City of Bradenton for a sufficient amount to assure completion of all the required improvements. The amount of the bond is _____ which represents _____% of the approved engineering cost estimate for the above named Subdivision Plat.

James McLellan, P.E. _____ Date _____

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

It is hereby certified that this plat has been reviewed for conformity with the platting requirements of Chapter 177, Part 1 of the Florida Statutes and the Land Use Regulations of the City of Bradenton, Florida. The geometric data has not been verified.

David Cronkhite, P.S.M. _____ Date _____
City of Bradenton Surveyor
Florida Certificate No. 6078

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, Angelina M. Colonnese, Clerk of the Circuit Court of Manatee County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Pages _____ through _____, Public Records of Manatee County, Florida, this _____, 2017.

Clerk of the Circuit Court
Manatee County, Florida

CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

The undersigned, WCI COMMUNITIES, LLC, a Delaware limited liability company, licensed to do business in the State of Florida, certifies ownership of the property described hereon and has caused this plat entitled "TIDEWATER PRESERVE, PLAT 8" to be made, and does hereby dedicate the following:

1. To the general public for their use, forever, the following:
 - a) All potable water, sanitary sewer lines.
 - b) All easements designated as "Public", shown on this plat.
2. To the Tidewater Preserve Master Association Inc. the following:
 - a) All private utility, landscape, maintenance and drainage easements shown on this plat;
 - b) Tracts 307 and 308;
 - c) Ten (10) foot non-exclusive utility easements, adjacent to Roadway (Tract 308), for the purposes of construction, installation, maintenance and operation of all utilities and services;
 - d) Tracts 422 through 425;
 - e) Tracts 505 through 506;
3. To the City of Bradenton, the following:
 - a) An exclusive easement for the operation, maintenance and facilities associated with a sanitary sewer lift station over the Sewer Lift Station Easement within Tract 422 as shown hereon.

IN WITNESS WHEREOF, the foregoing has set his hand and seal this 20th day of DECEMBER, 2016.

Witnesses:
Signature Cindy Pichelieu
Print Name CINDY PICHIELIU
Signature Traci Troyer
Print Name TRACI TROYER

WCI COMMUNITIES, LLC
a Delaware limited liability company
By: Richard Barber
Richard Barber,
Vice President



NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

The foregoing Certificate of Ownership and Dedication was acknowledged before me this 20th day of December, 2016, by Richard Barber, Vice President of WCI COMMUNITIES, LLC on behalf of the company and who is personally known to me and did not take an oath.

Notary Seal & Stamp: Julie M. Cole
Notary Public

CERTIFICATE OF APPROVAL OF THE CITY OF BRADENTON

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

It is hereby certified that this plat has been officially approved for record and all offers of dedication accepted by the Council of the City of Bradenton, Manatee County, Florida, on this _____ day of _____, 2017.

ATTEST:
Carl Callahan, City Clerk _____ Wayne Poston, Mayor _____



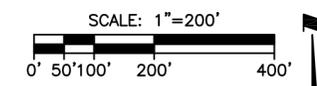
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Task Code: 850
Project Number: 215600178

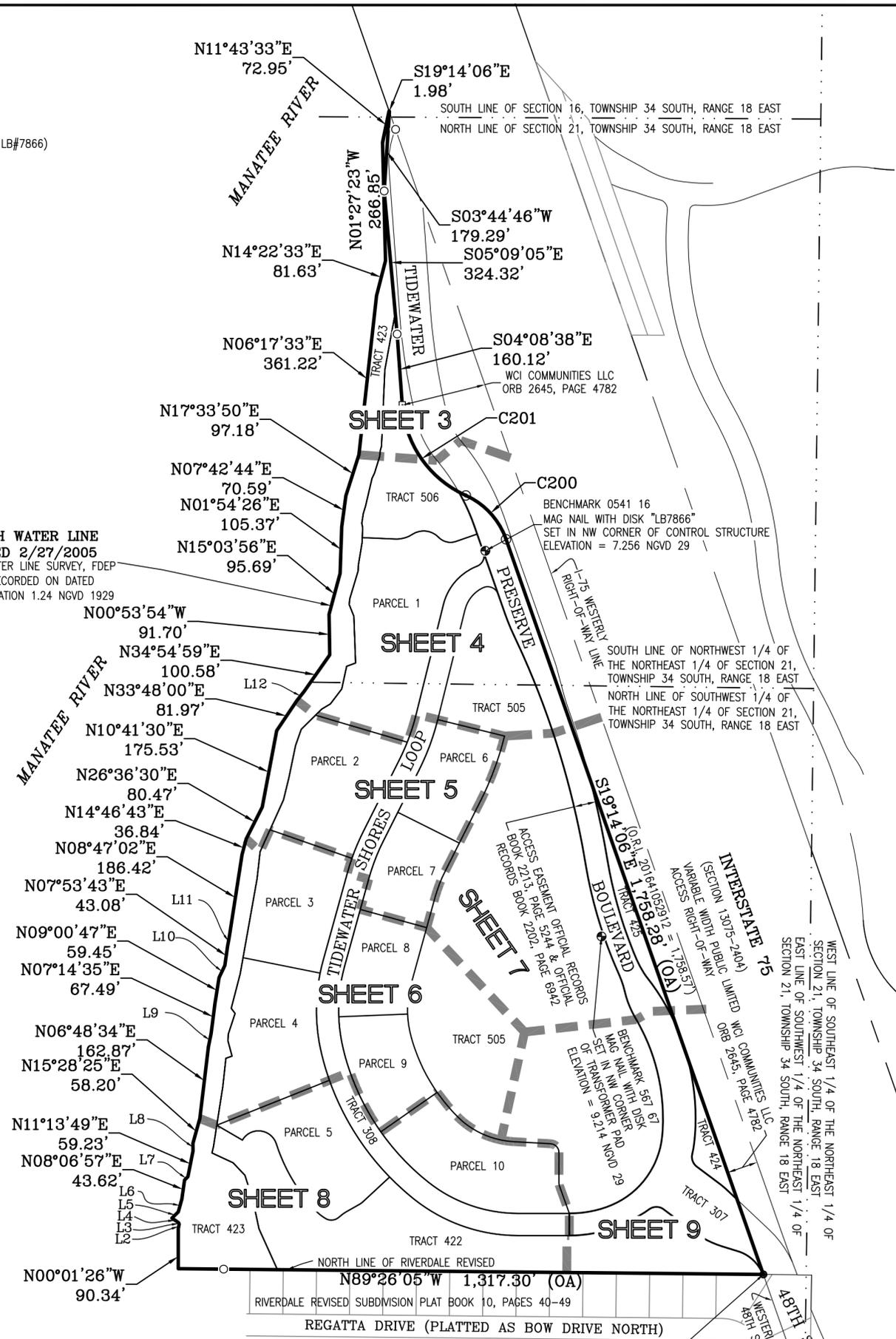
TIDEWATER PRESERVE, PLAT 8

IN SECTIONS 16 & 21, TOWNSHIP 34 SOUTH,
RANGE 18 EAST, CITY OF BRADENTON,
MANATEE COUNTY, FLORIDA



- LEGEND:**
- (CAL) = CALCULATED BEARINGS OR DISTANCES BASED ON FOUND MONUMENTATION
 - (REC) = RECORD INFORMATION
 - ∠ = ANGLE POINT
 - ⊕ = BENCHMARK
 - = 4"x4" PERMANENT REFERENCE MONUMENT OR BOUNDARY CORNER CONCRETE MONUMENT SET (PRM LB#7866)
 - ⊙ = PERMANENT CONTROL POINT
P.K. NAIL & DISK SET (PCP LB#7866)
5/8" CAPPED IRON ROD SET (PCP LB#7866) WHEN LOCATED IN PERVIOUS AREAS
 - = 5/8" CAPPED IRON ROD SET (LB#7866)
 - ⊙ = PERMANENT CONTROL POINT FOUND (PCP) (LB#043 UNLESS OTHERWISE NOTED)
 - = 4"x4" PERMANENT REFERENCE MONUMENT CONCRETE MONUMENT FOUND (PRM LB#7866, UNLESS OTHERWISE NOTED)
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 - SF = AREA IN SQUARE FEET
 - (R) = RADIAL LINE
 - (R) = RADIAL LINE TO CURVE IN DIRECTION OF ARROW
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MEAN HIGH WATER LINE AS LOCATED 2/27/2005
MEAN HIGH WATER LINE SURVEY, FDEP FILE #3652, RECORDED ON DATED 1/23/06, ELEVATION 1.24 NGVD 1929



LINE TABLE		
LINE	BEARING	DISTANCE
L2	N11°02'18"E	10.32'
L3	N19°56'17"W	3.53'
L4	N55°29'58"W	18.27'
L5	N45°47'54"E	20.05'
L6	N15°16'41"E	29.92'
L7	N45°30'32"E	10.62'
L8	N00°46'30"W	17.35'
L9	N11°23'07"E	31.40'
L10	N25°20'52"E	30.40'
L11	N10°24'31"E	23.57'
L12	N38°24'13"E	26.26'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C200	170.00'	137.97'	46°30'00"	134.21'	S42°29'06"E
C201	244.00'	262.29'	61°35'28"	249.84'	S34°56'22"E

NOTES:
Bearings shown hereon are based on the course shown on the Right of Way Map recorded in Road Plat Book 9, Page 190, for the north line of Riverside Revised subdivision taken as N.89°26'05"W, (Riverdale Revised plat = N.89°36'12"W.)

State plane coordinates shown hereon were established using a Trimble Model 4800 GPS Receiver. Control stations used to establish the datum were I75 A4 (PID# AG8352; scale factor = 0.99996548) and M 018 (PID# AG 9123; scale factor = 0.9999604) NAD83/90 Florida West Zone, as published on LABINS website.

Elevations shown hereon are relative to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 based on City of Bradenton Bench Mark COB 1067, being an aluminum disk on a 3/4" aluminum alloy rod inside a 4" PVC pipe surrounded by concrete in the median of Tidewater Preserve Blvd. 200± southeasterly of I-75. The elevation for COB 1067 is taken as 7.40 (NGVD29), derived using the CORPSCON adjustment program on the City of Bradenton reported NAVD88 elevation of 6.43 for Bench Mark COB 1067 (NAVD88 + 0.97' = NGVD29).

All easements are private unless otherwise designated.

All utilities are underground unless otherwise noted.

Visibility triangles must be maintained per the Land Development Code of Manatee County, Florida.

All lines intersecting with a curve which are not designated with "(R)", are non-radial.

Numerical expressions shown hereon to the nearest foot or tenth of a foot are to be interpreted as having a precision to the nearest one hundredth of a foot, excepting in the case of an "irregular" boundary or water course.

POINT OF BEGINNING
INTERSECTION OF RIVERDALE REVISED & WEST R/W
48TH STREET COURT PER ROAD PLAT BOOK 9, PAGE 190. FOUND CAPPED IRON ROD, "CIVILSERV LB7805"

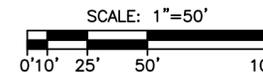
OVERALL MAP



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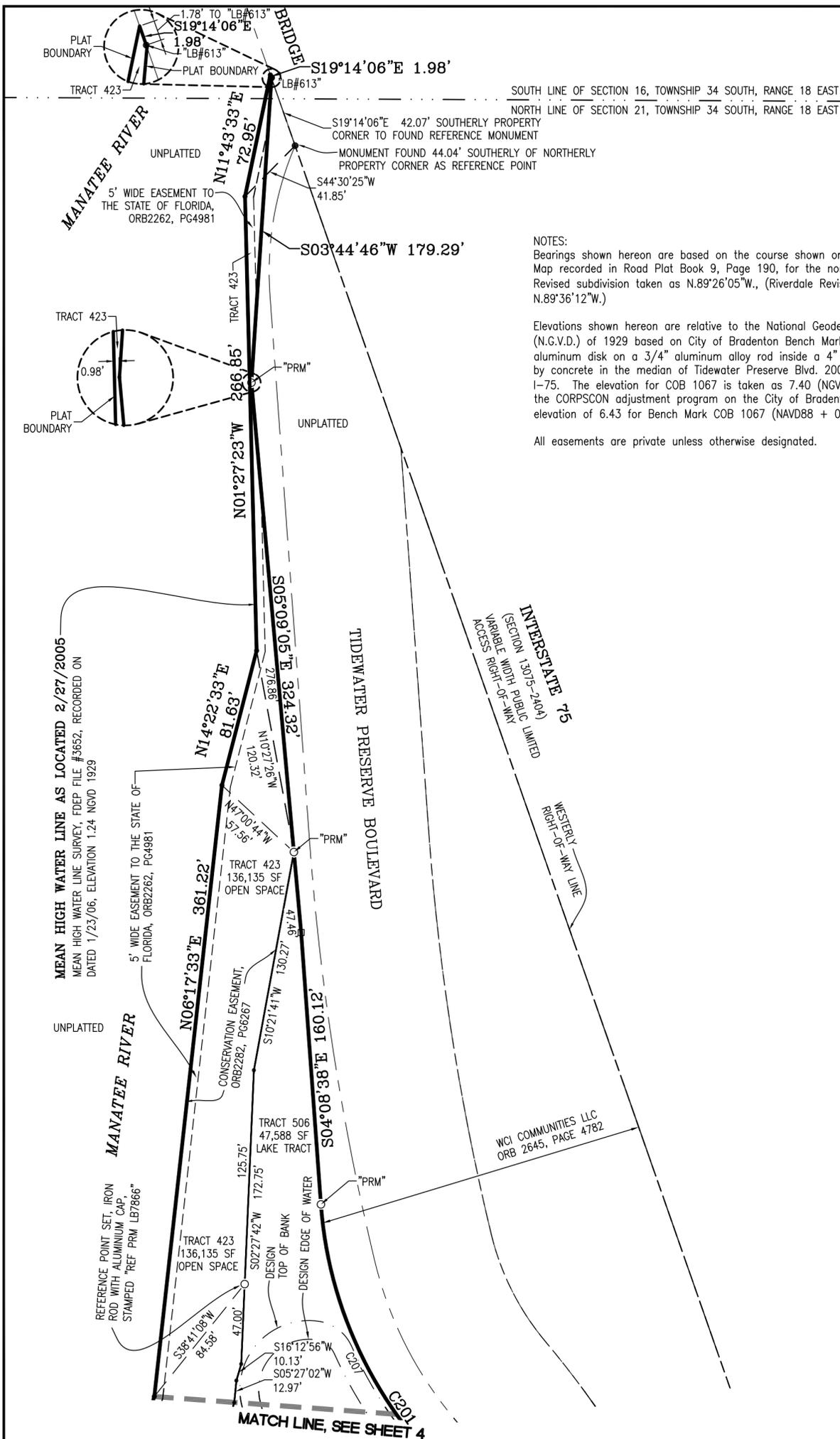
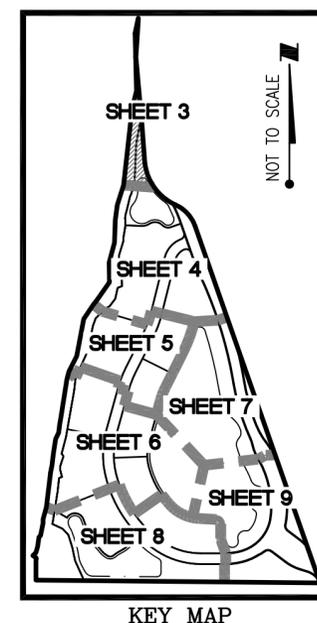
TIDEWATER PRESERVE, PLAT 8 IN SECTIONS 16 & 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, CITY OF BRADENTON, MANATEE COUNTY, FLORIDA



LEGEND:

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- ⊙ = PERMANENT CONTROL POINT
PK NAIL & DISK TO BE SET (PCP LB#7866)
5/8" CAPPED IRON ROD SET (PCP LB#7866)
WHEN LOCATED IN PVIOUS AREAS
- = 5/8" CAPPED IRON ROD SET (LB#7866)
- ⊙ = PERMANENT CONTROL POINT FOUND (PCP)
(LB#043 UNLESS OTHERWISE NOTED)
- = 4"x4" PERMANENT REFERENCE MONUMENT
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CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C201	244.00'	61°35'28"	262.29'	249.84'	S34°56'22"E
C207	244.00'	57°28'44"	244.78'	234.64'	S32°53'00"E



NOTES:
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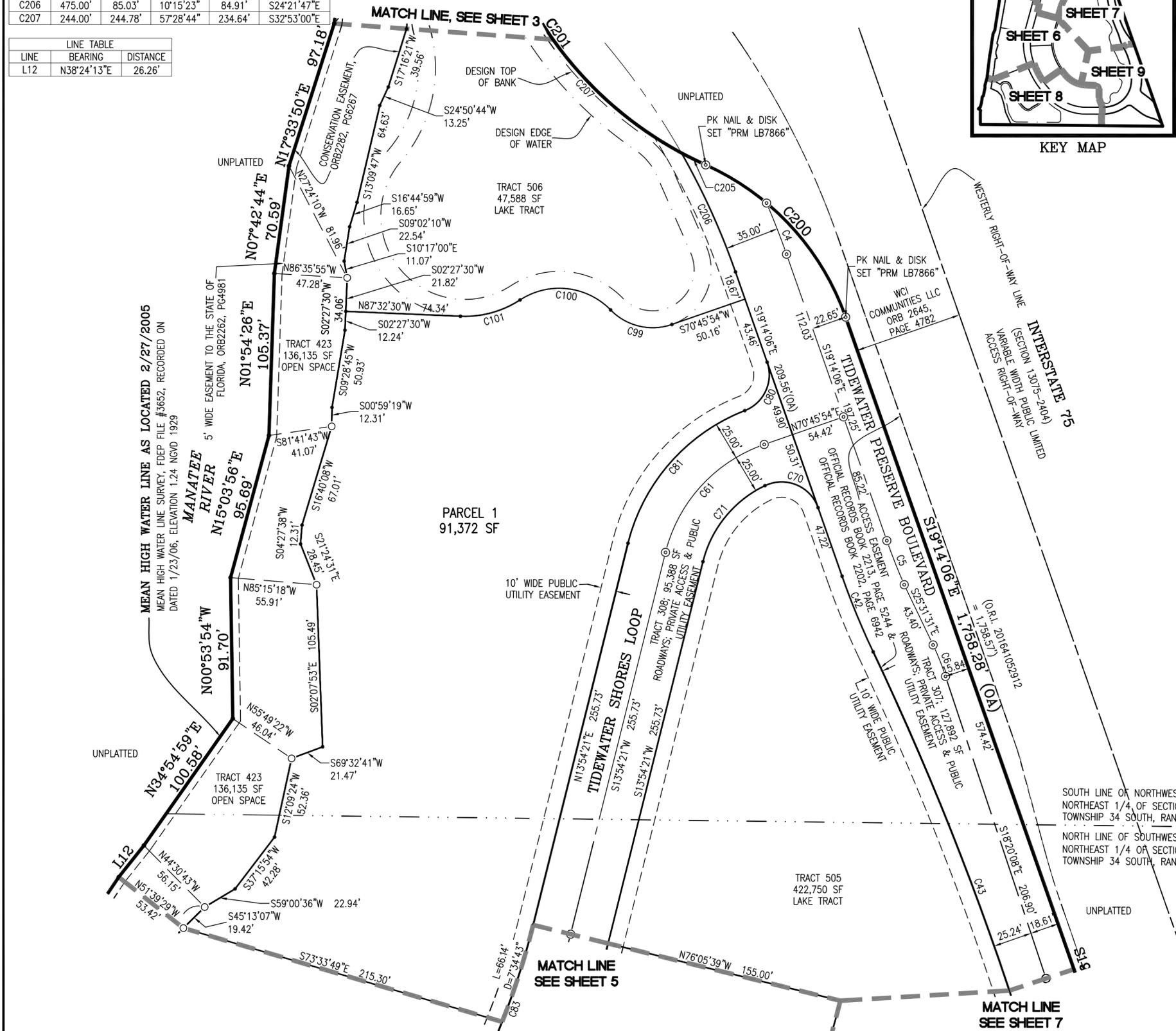
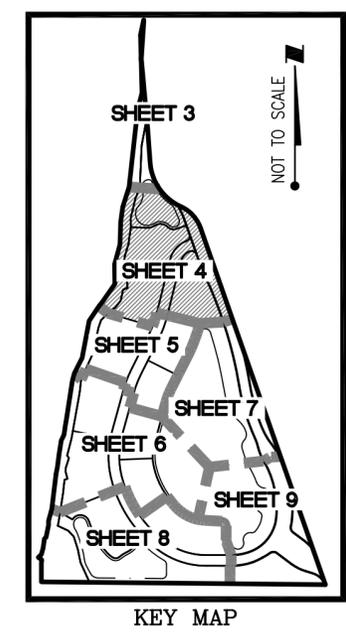
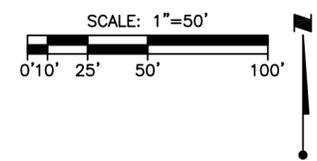
CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C4	510.00'	35.71'	4°00'41"	35.70'	N21°14'27"W
C5	400.00'	30.80'	4°24'43"	30.79'	S21°26'27"E
C6	156.24'	22.02'	8°04'27"	22.00'	N21°29'18"W
C42	500.00'	53.13'	6°05'18"	53.11'	N22°16'45"W
C43	1,946.57'	540.60'	15°54'44"	538.86'	N17°22'03"W
C61	99.71'	98.95'	56°51'33"	94.94'	S42°20'08"W
C70	25.00'	42.08'	96°26'40"	37.29'	N67°27'26"W
C71	74.71'	65.74'	50°24'53"	63.64'	S39°06'48"W
C80	25.00'	38.34'	87°51'51"	34.69'	N24°41'50"E
C81	124.71'	119.11'	54°43'24"	114.64'	N41°16'03"E
C83	500.00'	111.36'	12°45'38"	111.13'	N20°17'10"E
C99	37.87'	43.10'	65°12'30"	40.81'	N76°37'51"W
C100	46.28'	64.00'	79°13'14"	59.02'	N83°38'13"W
C101	65.40'	40.75'	35°42'20"	40.10'	S74°36'20"W
C200	170.00'	137.97'	46°30'00"	134.21'	S42°29'06"E
C201	244.00'	262.29'	61°35'28"	249.84'	S34°56'22"E
C205	244.00'	17.51'	4°06'44"	17.51'	S63°40'44"E
C206	475.00'	85.03'	10°15'23"	84.91'	S24°21'47"E
C207	244.00'	244.78'	57°28'44"	234.64'	S32°53'00"E

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N38°24'13"E	26.26'

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SOUTH LINE OF NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST

NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST

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TIDEWATER PRESERVE, PLAT 8

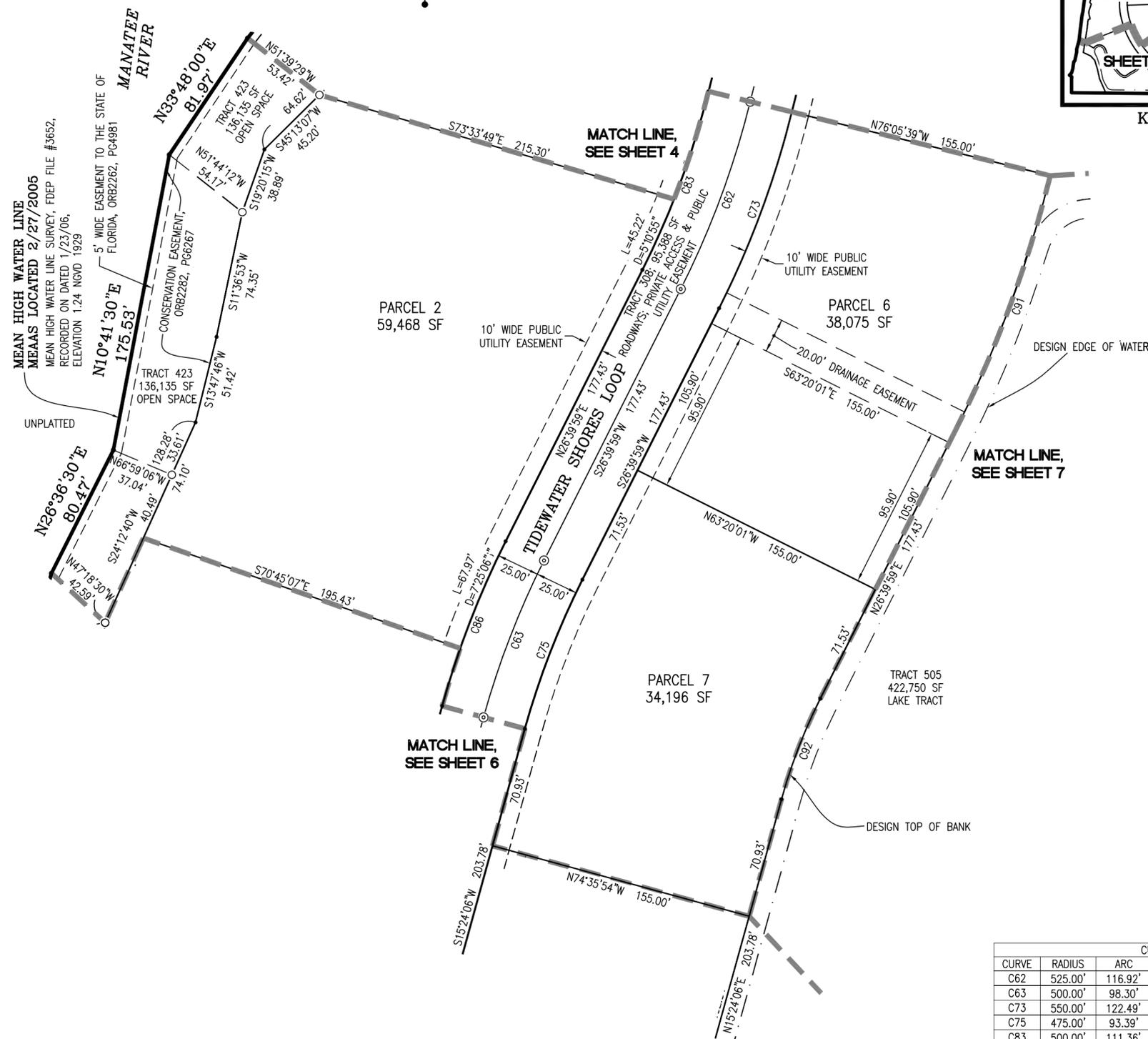
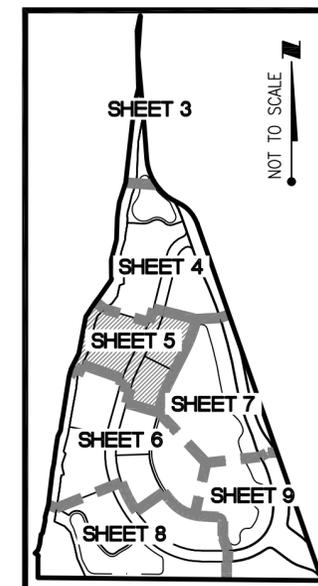
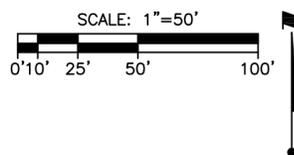
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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C62	525.00'	116.92'	12°45'38"	116.68'	S20°17'10"W
C63	500.00'	98.30'	11°15'53"	98.15'	S21°02'02"W
C73	550.00'	122.49'	12°45'38"	122.24'	S20°17'10"W
C75	475.00'	93.39'	11°15'53"	93.24'	S21°02'02"W
C83	500.00'	111.36'	12°45'38"	111.13'	N20°17'10"E
C86	525.00'	103.22'	11°15'53"	103.05'	N21°02'02"E
C91	705.00'	157.01'	12°45'38"	156.69'	N20°17'10"E
C92	320.00'	62.91'	11°15'53"	62.81'	S21°02'02"W

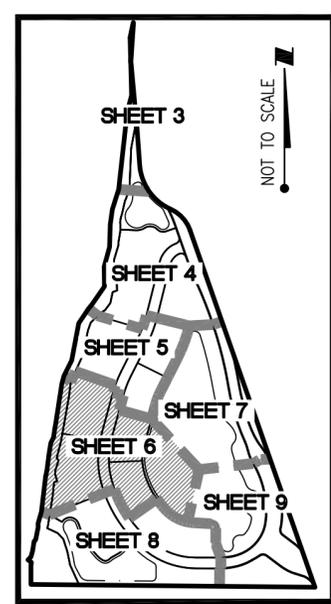
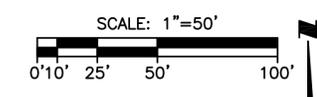
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C65	400.00'	203.41'	29°08'11"	201.23'	S00°50'00"W
C77	375.00'	190.70'	29°08'11"	188.65'	S00°50'00"W
C78	550.00'	359.78'	37°28'46"	353.40'	S32°28'28"E
C86	525.00'	103.22'	11°15'53"	103.05'	N21°02'02"E
C88	425.00'	216.12'	29°08'11"	213.80'	N00°50'00"E
C89	600.00'	392.48'	37°28'46"	385.52'	N32°28'28"W
C93	220.00'	111.88'	29°08'11"	110.67'	S00°50'00"W
C94	395.00'	187.12'	27°08'33"	185.38'	S27°18'21"E
C95	195.00'	156.01'	45°50'23"	151.88'	S63°47'49"E

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N11°23'07"E	31.40'
L10	N25°20'52"E	30.40'
L11	N10°24'31"E	23.57'
L13	S70°17'08"W	14.56'
L14	S02°52'22"W	15.63'
L15	S37°16'53"E	14.37'

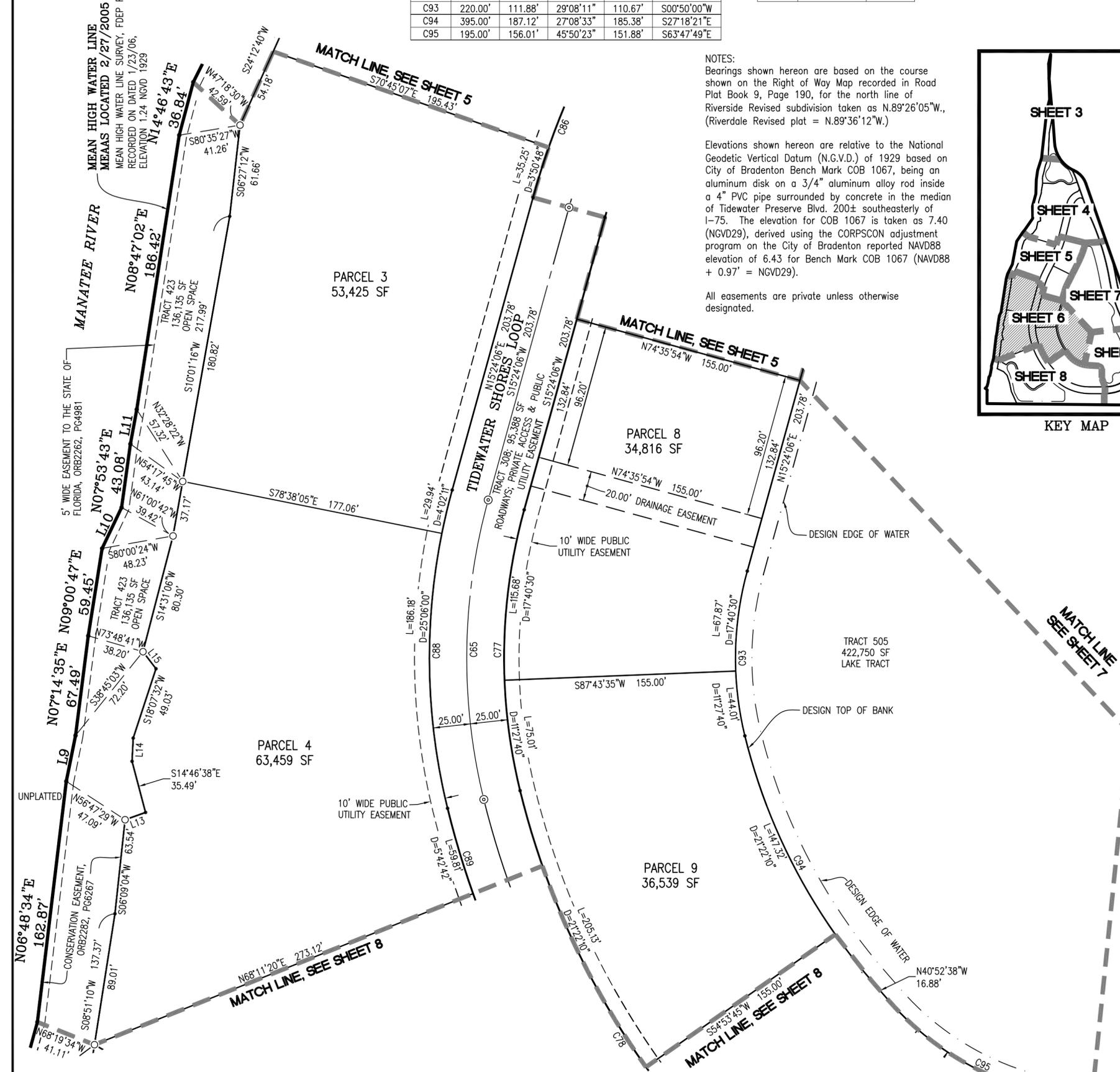


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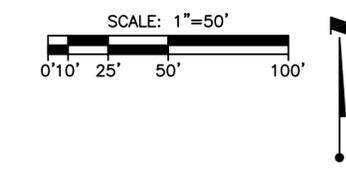
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TIDEWATER PRESERVE, PLAT 8

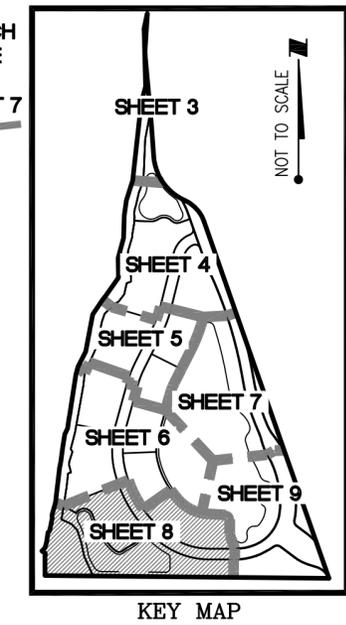
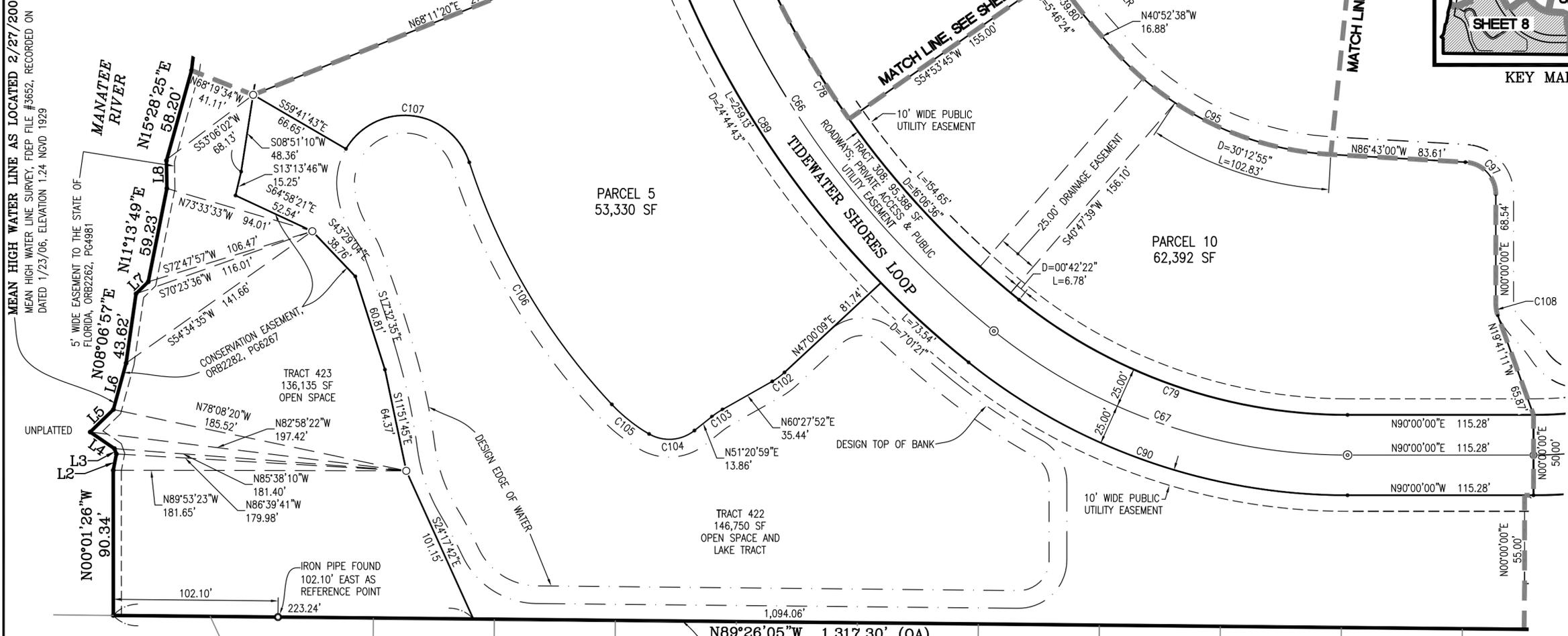
IN SECTIONS 16 & 21, TOWNSHIP 34 SOUTH,
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MANATEE COUNTY, FLORIDA



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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C66	575.00'	376.13'	37°28'46"	369.46'	S32°28'28"E
C67	350.00'	236.93'	38°47'09"	232.43'	S70°36'26"E
C78	550.00'	359.78'	37°28'46"	353.40'	S32°28'28"E
C79	325.00'	220.01'	38°47'09"	215.83'	S70°36'26"E
C89	600.00'	392.48'	37°28'46"	385.52'	N32°28'28"W
C90	375.00'	253.85'	38°47'09"	249.03'	N70°36'26"W
C94	395.00'	187.12'	27°08'33"	185.38'	S27°18'21"E
C95	195.00'	156.01'	45°50'23"	151.88'	S63°47'49"E
C97	20.00'	30.27'	86°43'00"	27.46'	S43°21'30"E
C102	40.00'	9.40'	13°27'44"	9.38'	S53°44'00"W
C103	50.00'	7.95'	9°06'53"	7.95'	S55°54'26"W
C104	25.00'	29.96'	68°39'56"	28.20'	S85°40'57"W
C105	100.00'	29.65'	16°59'08"	29.54'	N51°29'30"W
C106	400.00'	176.00'	25°12'37"	174.59'	N30°23'39"W
C107	42.11'	96.94'	131°54'23"	76.91'	N83°44'32"W
C108	20.00'	6.87'	19°41'11"	6.84'	N09°50'36"W

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N11°02'18"E	10.32'
L3	N19°56'17"W	3.53'
L4	N55°29'58"W	18.27'
L5	N45°47'54"E	20.05'
L6	N15°16'41"E	29.92'
L7	N45°30'32"E	10.62'
L8	N00°46'30"W	17.35'



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TIDEWATER PRESERVE, PLAT 8

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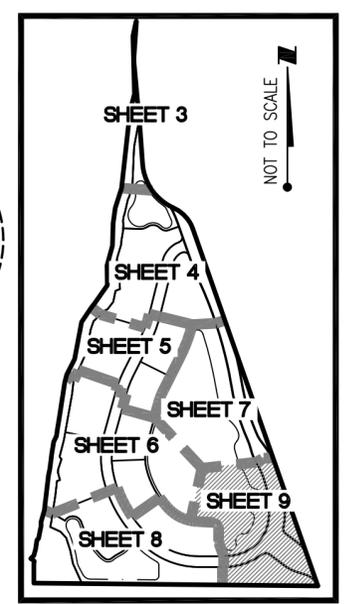
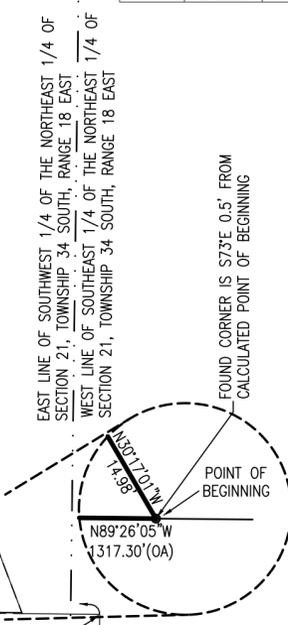
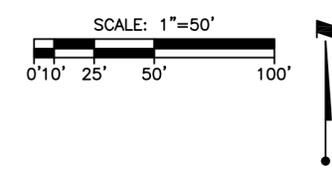
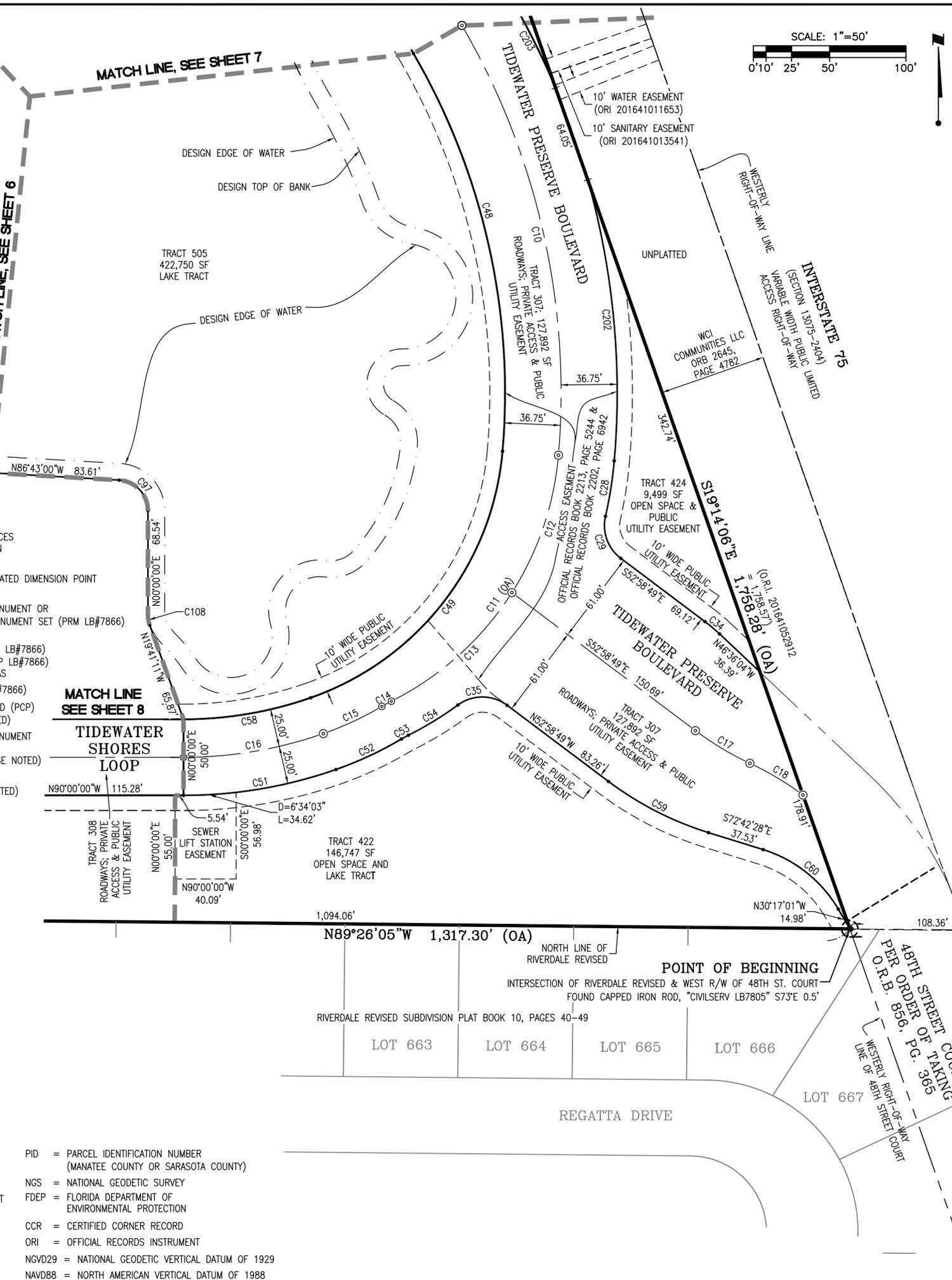
CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C10	481.48'	294.10'	34°59'52"	289.55'	N12°37'20"W
C11	200.00'	204.10'	58°28'14"	195.36'	N34°06'42"E
C12	200.00'	96.29'	27°35'08"	95.36'	N18°40'10"E
C13	200.00'	107.81'	30°53'05"	106.51'	N47°54'16"E
C14	100.00'	7.04'	4°02'08"	7.04'	S61°19'45"W
C15	214.00'	42.44'	11°21'48"	42.37'	N64°59'35"E
C16	277.04'	93.44'	19°19'31"	93.00'	N80°20'15"E
C17	200.00'	41.75'	11°57'35"	41.67'	S58°57'36"E
C18	198.17'	40.69'	11°45'47"	40.61'	N59°03'30"W
C28	262.50'	36.93'	8°03'38"	36.90'	S08°58'16"W
C29	27.00'	31.09'	65°58'54"	29.40'	S19°59'22"E
C34	113.00'	12.58'	6°22'45"	12.57'	S49°47'27"E
C35	27.00'	34.58'	73°22'22"	32.26'	N89°40'00"W
C48	444.73'	272.15'	35°03'43"	267.92'	N12°35'25"W
C49	189.00'	216.83'	65°44'02"	205.14'	N37°48'28"E
C51	302.04'	101.87'	19°19'31"	101.39'	S80°20'15"W
C52	239.00'	47.40'	11°21'48"	47.32'	S64°59'35"W
C53	75.00'	5.28'	4°02'08"	5.28'	S61°19'45"W
C54	225.00'	38.09'	9°42'00"	38.05'	S58°29'49"W
C58	252.04'	85.01'	19°19'31"	84.61'	N80°20'15"E
C59	215.00'	74.03'	19°43'39"	73.66'	N62°50'39"W
C60	87.00'	64.42'	42°25'27"	62.96'	N51°29'45"W
C97	20.00'	30.27'	86°43'00"	27.46'	S43°21'30"E
C108	20.00'	6.87'	19°41'11"	6.84'	N09°50'36"W
C202	518.23'	186.62'	20°37'57"	185.61'	N05°22'32"W
C203	518.23'	118.38'	13°05'20"	118.13'	N29°19'21"W

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CITY OF BRADENTON

Department of Planning & Community Development
101 Old Main Street
Bradenton, Florida 34205-7865
(941) 932-9400
www.cityofbradenton.com

Wayne Poston
Mayor

Gene Gallo
Ward 1

Gene Brown
Ward 2

Patrick Roff
Ward 3

Bemis Smith
Ward 4

Harold Byrd, Jr.
Ward 5

June 21, 2016

Sent via email

Douglas C. Brauer, E.I., Project Engineer
Stantec
6900 Professional Parkway East
Sarasota FL 34240-8414

RE: MB.16.1185 Tidewater Preserve

Dear Mr. Brauer:

Your application for the captioned Minor PDP Amendment is granted as of this date.

This approval modifies the single family lots that were previously proposed in Phases 3A, 3B, 3C, and 3D to 4-plex and 6-plex units. This is an increase from 44 single family lots to 110 condominiums, but represents a reduction of density from the 279 condominiums that were previously approved.

Pursuant to LUR §3.4.1.5 this approval shall expire in one (1) year unless building permits have been issued for construction of structures or public improvements have been completed. An extension of time may be applied for by submitting a letter of request and the fee as indicated on our fee schedule.

If I can be of further assistance please feel to contact me via email at christopher.gratz@cityofbradenton.com or by telephone at (941)932-9413.

Regards,

Christopher M. Gratz, AICP
Development Services & Zoning Manager

FINAL PLANNED DEVELOPMENT PROJECT FOR TIDEWATER PRESERVE

**PART OF SECTION 15,16,21 AND 22 TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF BRADENTON IN
MANATEE COUNTY, FLORIDA**

**A DEVELOPMENT BY
WCI COMMUNITIES, INC
4700 TIDEWATER PRESERVE BLVD
BRADENTON, FLORIDA 33208
(941) 465-4001**

NOTES:

1. THE SITE IS CURRENTLY ZONED PDP.
2. THE SITE IS CURRENTLY UNDER CONSTRUCTION.
3. THE PROPOSED USE IS SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENTIAL.
4. THE SITE IS LOCATED WITHIN FLOOD ZONE AE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR MANATEE COUNTY, COMMUNITY PANELS 120153 0215C, REVISION DATE JULY 15, 2002 AND 120153 0194G, REVISION DATE JULY 15, 2002. THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
5. THERE ARE KNOWN WELLS WITHIN THE PROJECT BOUNDARY. EXISTING WELLS THAT WILL NOT BE UTILIZED FOR IRRIGATION SHALL BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
6. THERE ARE WETLANDS UNDER THE JURISDICTION OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND THE ARMY CORP OF ENGINEERS LOCATED WITHIN THE PROJECT BOUNDARY. THERE ARE EIGHT SWFWMD PERMITS FOR THIS PROJECT.
7. ALL COMMON AREAS WITHIN THE PROJECT BOUNDARY WILL BE OWNED AND MAINTAINED BY THE DEVELOPER, CONDOMINIUM ASSOCIATION, A HOMEOWNERS ASSOCIATION, OR A COMMUNITY DEVELOPMENT DISTRICT.
8. PRIVATE STREETS AND STORMWATER SYSTEM COMPONENTS WITHIN THE PROJECT BOUNDARY WILL BE OWNED AND MAINTAINED BY THE DEVELOPER, HOMEOWNERS ASSOCIATION OR A COMMUNITY DEVELOPMENT DISTRICT.
9. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO CITY OF BRADENTON STANDARDS AND DEDICATED TO THE CITY OF BRADENTON.
10. THE DEVELOPER/APPLICANT DOES NOT OWN ANY LANDS CONTIGUOUS TO THE PROPERTY CONTAINED WITHIN THIS PROPOSAL THAT ARE NOT PROPOSED FOR APPROVAL AS PART OF THE APPLICATION.
11. STREET LIGHTS WILL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY THE CITY OF BRADENTON LAND DEVELOPMENT REGULATIONS AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.
12. SOLID WASTE DISPOSAL WILL BE PROVIDED BY THE CITY OF BRADENTON. CAN PICKUP IS PROPOSED FOR SINGLE-FAMILY RESIDENCES. ROLLOUT DUMPSTERS ARE PROPOSED FOR THE MULTIPLE-FAMILY BUILDINGS.
13. THE PROPOSED RECREATION FACILITIES CONSIST OF A CLUBHOUSE, FITNESS CENTER, PEDESTRIAN TRAILS, TENNIS COURTS, POOLS, OBSERVATION PIERS AND A CANOE LAUNCH.
14. SITE DIVISION IDENTIFICATION SIGNS SHALL CONFORM TO THE CITY OF BRADENTON LAND DEVELOPMENT REGULATIONS.
15. LANDSCAPE WILL EXCEED CITY OF BRADENTON MINIMUM REQUIREMENTS.
16. THE PHASES SHOWN MAY BE DEVELOPED OUT OF THE NUMBERING SEQUENCE USED TO IDENTIFY THE RESPECTIVE PHASES.
17. DENSITY:
THE PROJECT DENSITY AS COMPUTED WITHOUT ANY OF THE LANDS DESIGNATED AS CONSERVATION ON THE CITY OF BRADENTON FUTURE LAND USE MAP IS 3.15 (993DU/315.40 AC) DWELLING UNITS PER ACRE.
18. SETBACKS:
SETBACKS ARE AS SHOWN IN THE PLANS AND IN THE TYPICAL BUILDING DRAWINGS.
19. THE DEVELOPER SHALL PROVIDE AN EASEMENT TO THE FDOT AS APPROPRIATE TO ACCEPT STORMWATER ASSOCIATED WITH THE FUTURE I75 ROADWAY EXPANSION ALONG WITH A RIGHT OF ACCESS TO MODIFY THE STORMWATER SYSTEM TO CREATE ADDITIONAL TREATMENT CAPACITY. THE MODIFICATION OF THE STORMWATER SYSTEM SHALL BE AT THE EXPENSE OF THE FDOT AND SHALL NOT INCLUDE THE COST OF THE POND SITE ITSELF. SUCH FUTURE MODIFICATIONS SHALL NOT CAUSE PONDING ON THE MANGROVE POINT ROADWAYS DURING THE 100 YEAR RETURN PERIOD 24 HOUR DURATION STORM.
20. ALL WETLANDS AND BUFFER AREAS AND AREAS BELOW THE 2' CONTOUR TO BE PRESERVED SHALL BE LABELED ON THE FINAL SITE PLAN/ PLAT AS CONSERVATION AREAS. A PLAN FOR BUFFER RESTORATION SHALL BE PREPARED BY BRA AND APPROVED BY THE DDS.

PROJECT AREA DATA TABLE:

TOTAL PROJECT AREA - 372.57± ACRES

TOTAL NUMBER OF UNITS - 543 (SITE IS APPROVED FOR UP TO 993 UNITS)
SINGLE-FAMILY HOMES (1 TO 3 STORY, MINIMUM 2,000 S.F.) - 329 UNITS
QUADPLEXES (2 STORY, MINIMUM 1,400 S.F.) - 148 UNITS
SIXPLEXES (3 STORIES OVER 1 STORY PARKING, MINIMUM 2,500 S.F.) - 66 UNITS

TOTAL BUILDING FOOTPRINT - 7.32-ACRES (EXCLUDING SINGLE-FAMILY HOMES)

PAVED AREAS (STREETS, PARKING, RECREATION COURTS AND WALKS) - 36.75 ACRES

PROPOSED STORMWATER LAKE AREA - 60.59 ACRES

OPEN SPACE AREA - 151.24 ACRES = TOTAL SITE AREA-(TOTAL IMPERVIOUS + LAKE AREA)

CONSERVATION AREA - 29.85 ACRES (BELOW 2' CONTOUR)

RECREATION AREA - 10.09 ACRES. PEDESTRIAN TRAIL HAS BEEN REMOVED AND A 30' BUFFER HAS BEEN ADDED TO BOARDWALK AROUND PERIMETER. LAKE #1 ALSO USED FOR BOATING/RECREATION. TOTAL ACREAGE - 62.88 ACRES

SINGLE-FAMILY LOT IMPERVIOUS AREA - 66.75 ACRES (ESTIMATED)

TOTAL IMPERVIOUS AREA - 111.3 ACRES (ESTIMATED)

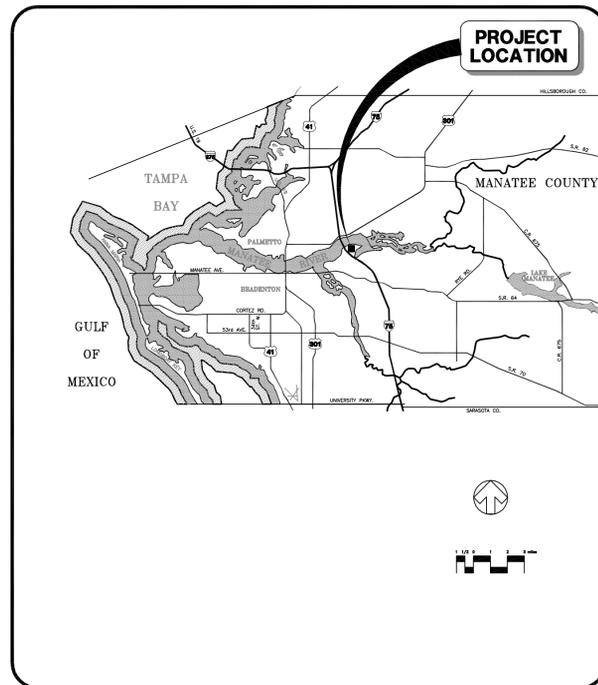
TOTAL WETLAND AREA - 86.41± ACRES

TOTAL WETLAND BUFFER - 25.19± ACRES

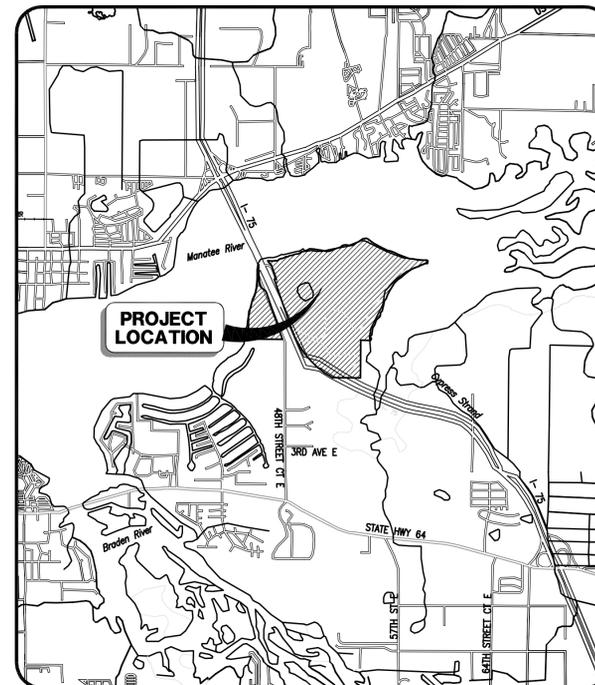
AREA OF UPLAND PRESERVATION OR POTENTIAL WETLAND IMPACT MITIGATION AND WETLAND BUFFER IMPACT MITIGATION = 4.95± ACRES

OPEN SPACE CALCULATION

TYPE OF OPEN SPACE	TOTAL AREA ALLOWABLE (%)	TOTAL AREA PROPOSED (ACRE)
WETLANDS AREA ABOVE 2-FOOT CONTOUR	100%	56.56
WETLANDS AREA BELOW 2-FOOT CONTOUR	100%	29.85
ENVIRONMENTAL BUFFER AREA	100%	24.17
DEDICATED UPLAND PRESERVATION AREA	100%	4.95
GREEN RECREATION AREA		0.00
TRAILS/PATHS AREA		11.08
LANDSCAPED AREA		44.20
MISCELLANEOUS GREEN OPEN SPACE		15.39
COMMON OPEN SPACE		70.38
PRIVATE YARDS AREA	100%	18.18
OTHER	50%	0.00
TOTAL PROJECT OPEN SPACE PROPOSED	100%	204.09
TOTAL PROJECT OPEN SPACE REQUIRED		56.05



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	MASTER SITE PLAN
4-8	FINAL PDP PLANS
9	48th STREET COURT EAST IMPROVEMENTS
10-14	FINAL PDP GRADING, DRAINAGE & UTILITY PLANS
15	STIPULATIONS

SUPPLEMENTAL SHEETS

1-3	LANDSCAPE PLANS
1-8	ARCHITECTURAL ELEVATIONS

NO.	DATE	DESCRIPTION	BY
△	04/28/16	REVISED PER CITY COMMENTS	RTD/89450
△	03/08/16	REVISED WEST SIDE	RTD/89450
△	04/05/15	REVISED WEST SIDE	RTD/89450
△	02/05/14	REVISED PHASES 2H, 2I AND 2J	RTD/89450
△	12/05/13	REVISED PHASE 1G	RTD/89450
△	7/16/13	REVISED 2D, 2K, 2L, & 2N PHASES	RUL
△	01/10/13	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	RTD/89450
△	03/14/12	REVISED 2C AND 2F PHASE LINE ADD 2Q, 2R AND 2S PHASES	RTD/89450
△	10/7/11	ADDED RIVER CLUB CLUBHOUSE	BPK/89479

STATUS : REVISIONS

PROJECT SURVEYOR Robert R. Cunningham P.S.M. FLA. CERT. NO. 3924	PROJECT MANAGER MILLARD J. YODER, P.E. FLA. CERT. NO. 33765	PROJECT ENGINEER DOUGLAS C. BRAUER, E.I.
--	---	---

DATE _____ CHECKED BY _____

RESERVED FOR STATUS AND DATE STAMPS

PROJECT NUMBER
04455-001-000

DATE SEPTEMBER 2007	INDEX NUMBER D-04455-001-022001
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H	REVISED WEST SIDE	03/08/16	RTD/89450	ACTIVITY	INITIALS/EMP. NO.	DATE
G	REVISED WEST SIDE	04/05/15	RTD/89450	DESIGNED BY:	GRC/2041	09/07/07
E	REVISED PHASE 1G	12/05/13	RTD/89450	DRAWN BY:	RTD/1825	09/07/07
D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL	CHECKED BY:		
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450	CONTRACT ADMIN. BY:		
Δ	REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:

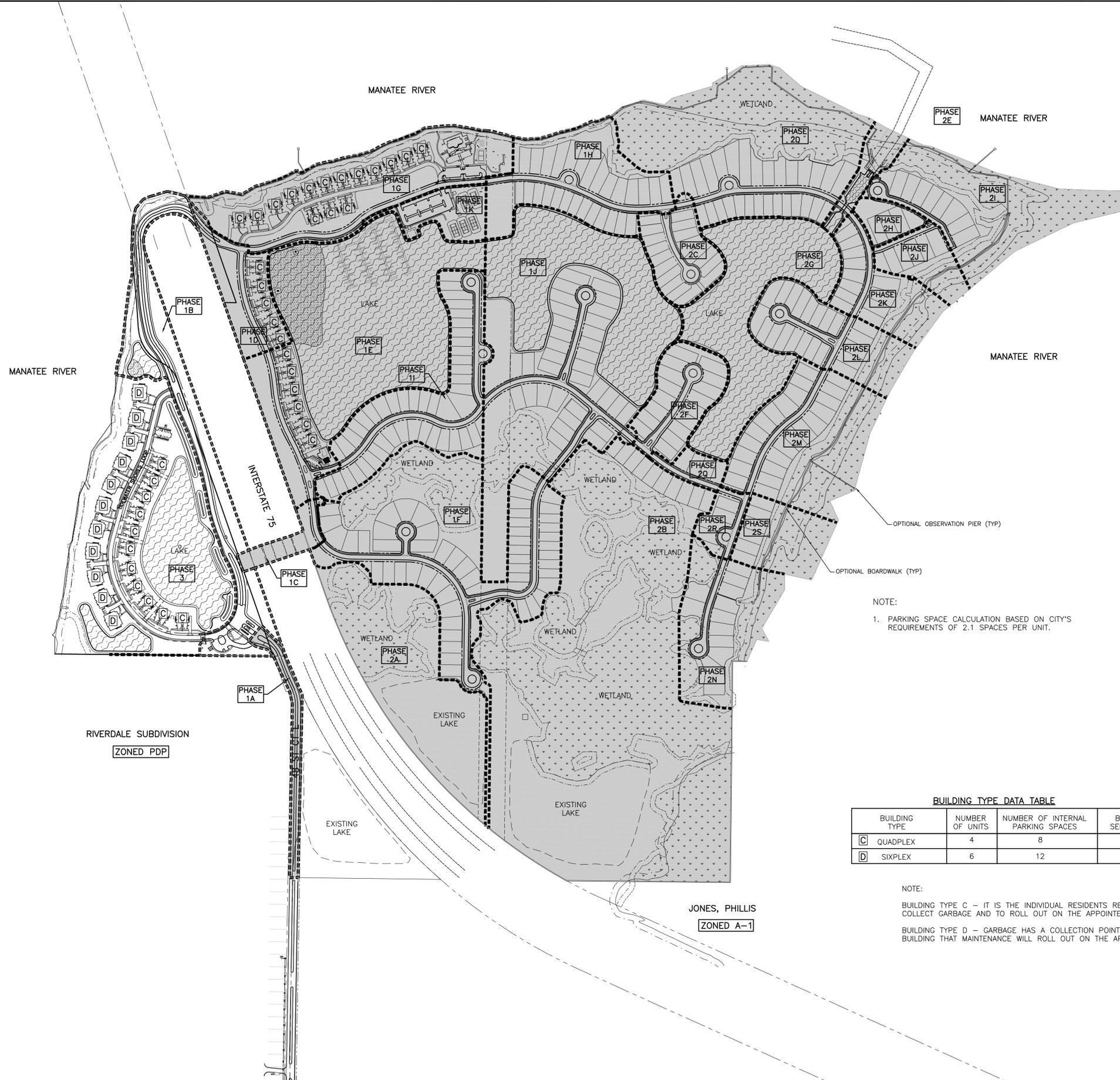
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CLIENT:	WCI COMMUNITIES, INC
PROJECT:	TIDEWATER PRESERVE

DATE:	09/07/07	TITLE:	AERIAL
HORIZONTAL SCALE:	1" = 300'	INDEX NUMBER:	D-04455-001-000002
VERTICAL SCALE:	-	CROSS REFERENCE FILE NO.:	04455-022M01, 04455-022R01
SEC:	TWP:	RGE:	PROJECT NUMBER:
1516	2122	34S 18E	04455-001-000
			SHEET NUMBER:
			2 OF 15



LEGEND

- B BUILDING TYPE
- PHASE LINE
- ▨ AREAS PREVIOUSLY APPROVED AND CONSTRUCTED OR UNDER CONSTRUCTION PLAN REVIEW

SCALE 1" = 300'

BUILDING UNIT PER PHASE

PHASE NUMBER	NUMBER OF UNITS	PARKING REQUIRED (BY CODE)	INTERNAL PARKING PROVIDED	EXTERNAL PARKING PROVIDED
1A	0	0	0	0
1B	0	0	0	0
1C	0	0	0	0
1D	20	42	40	5
1E	24	51	48	16
1F	53	N/A	N/A	N/A
1G	60	126	120	17
1H	27	N/A	N/A	N/A
1I	44	N/A	N/A	N/A
1J	34	N/A	N/A	N/A
1K	0	78	0	78
1 TOTAL	262	297	208	116
2A	0	0	0	0
2B	10	N/A	N/A	N/A
2C	18	N/A	N/A	N/A
2D	29	N/A	N/A	N/A
2E	0	0	0	0
2F	17	N/A	N/A	N/A
2G	0	0	0	0
2H	3	N/A	N/A	N/A
2I	8	N/A	N/A	3
2J	5	N/A	N/A	N/A
2K	12	N/A	N/A	N/A
2L	21	N/A	N/A	N/A
2M	23	N/A	N/A	N/A
2N	11	N/A	N/A	N/A
2Q	4	N/A	N/A	N/A
2R	4	N/A	N/A	N/A
2S	6	N/A	N/A	N/A
2 TOTAL	171	0	0	3
3 TOTAL	110	231	220	44

NOTE:

1. PARKING SPACE CALCULATION BASED ON CITY'S REQUIREMENTS OF 2.1 SPACES PER UNIT.

NUMBER OF UNITS APPROVED WITH REZONE = 1135 UNITS
 NUMBER OF UNITS SHOWN ON ORIGINAL PRELIMINARY PDP = 993 UNITS
 NUMBER OF UNITS SHOWN ON REVISED PRELIMINARY PDP = 962 UNITS
 PROPOSED NEW UNIT TOTAL ON FINAL PDP = 543 UNITS

BUILDING TYPE DATA TABLE

BUILDING TYPE	NUMBER OF UNITS	NUMBER OF INTERNAL PARKING SPACES	BUILDING SEPARATION	FRONT SETBACK	MINIMUM SETBACK FROM PROJECT BOUNDARY
C QUADPLEX	4	8	25'	20'	N/A
D SIXPLEX	6	12	25'	20'	N/A

NOTE:

BUILDING TYPE C - IT IS THE INDIVIDUAL RESIDENTS RESPONSIBILITY TO COLLECT GARBAGE AND TO ROLL OUT ON THE APPOINTED DAYS.

BUILDING TYPE D - GARBAGE HAS A COLLECTION POINT INSIDE THE BUILDING THAT MAINTENANCE WILL ROLL OUT ON THE APPOINTED DAYS.

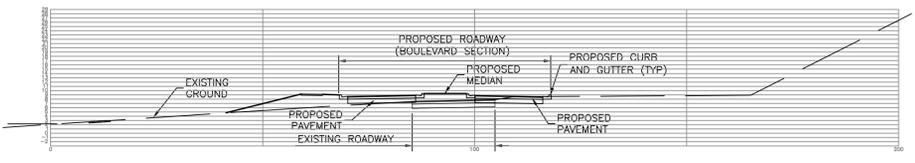
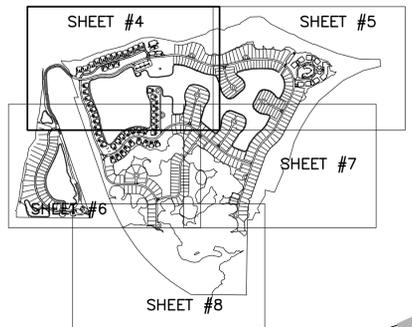
REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
I	REVISED PER CITY COMMENTS	04/28/16	RTD/89450					
H	REVISED WEST SIDE	03/08/16	RTD/89450			DESIGNED BY:	GRC/2041	09/07/07
G	REVISED WEST SIDE	04/05/15	RTD/89450			DRAWN BY:	RTD/1825	09/07/07
F	REVISED PHASES 2H, 2I AND 2J	02/05/14	RTD/89450			CHECKED BY:		
	REVISIONS B,C,D AND E NOT SHOWN					CONTRACT ADMIN. BY:		

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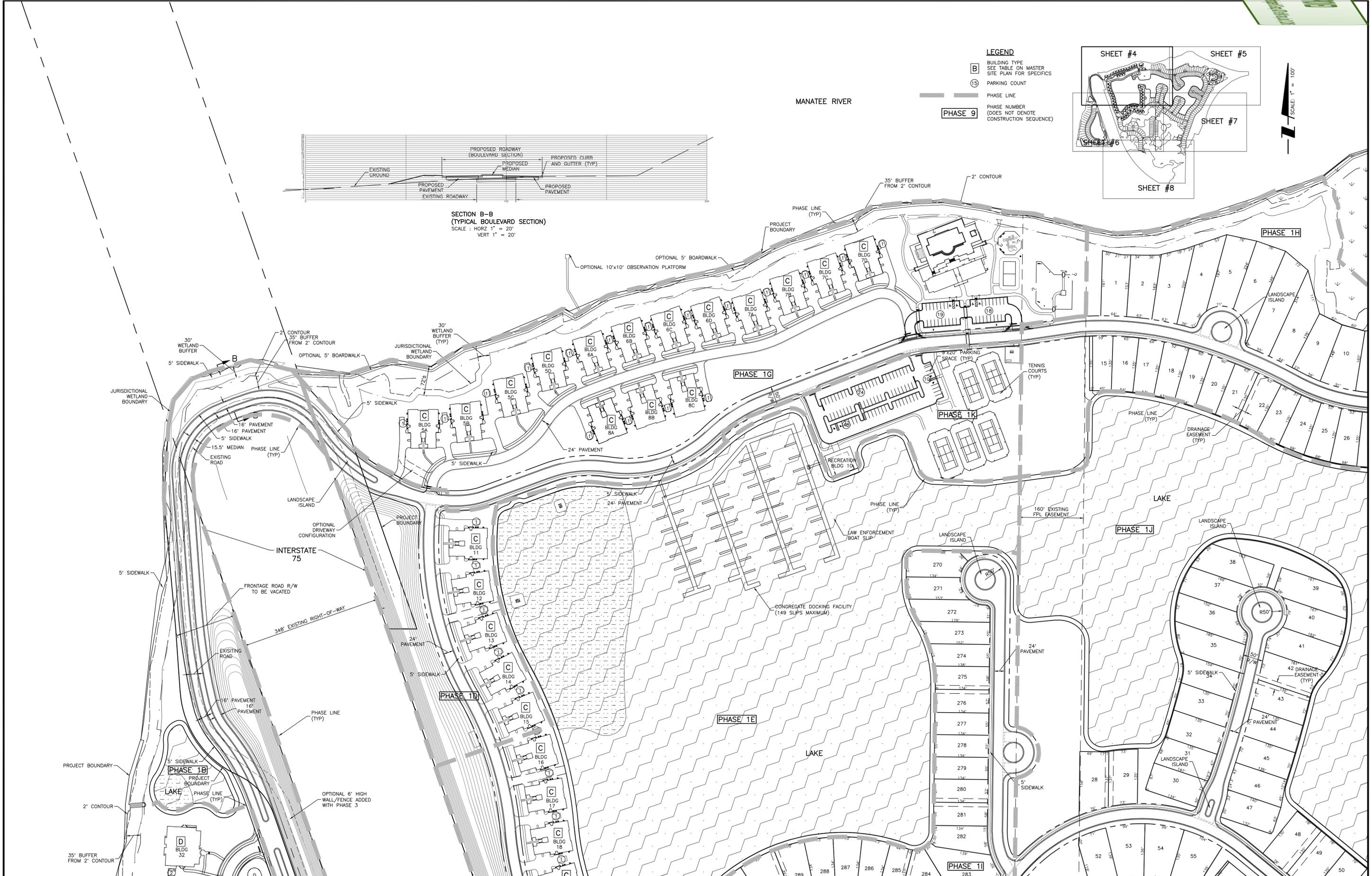
CLIENT:	WCI COMMUNITIES, INC	DATE:	09/07/07	TITLE:	MASTER SITE PLAN
PROJECT:	TIDEWATER PRESERVE	HORIZONTAL SCALE:	1" = 300'	INDEX NUMBER:	D-04455-001-000003
		VERTICAL SCALE:	-	CROSS REFERENCE FILE NO.:	04455-018M01
		PROJECT NUMBER:	04455-001-000	SHEET NUMBER:	3 OF 15

LEGEND

- B BUILDING TYPE
SEE TABLE ON MASTER
SITE PLAN FOR SPECIFICS
- 15 PARKING COUNT
- PHASE LINE
- 9 PHASE NUMBER
(DOES NOT DENOTE
CONSTRUCTION SEQUENCE)



**SECTION B-B
(TYPICAL BOULEVARD SECTION)**
SCALE: HORZ 1" = 20'
VERT 1" = 20'

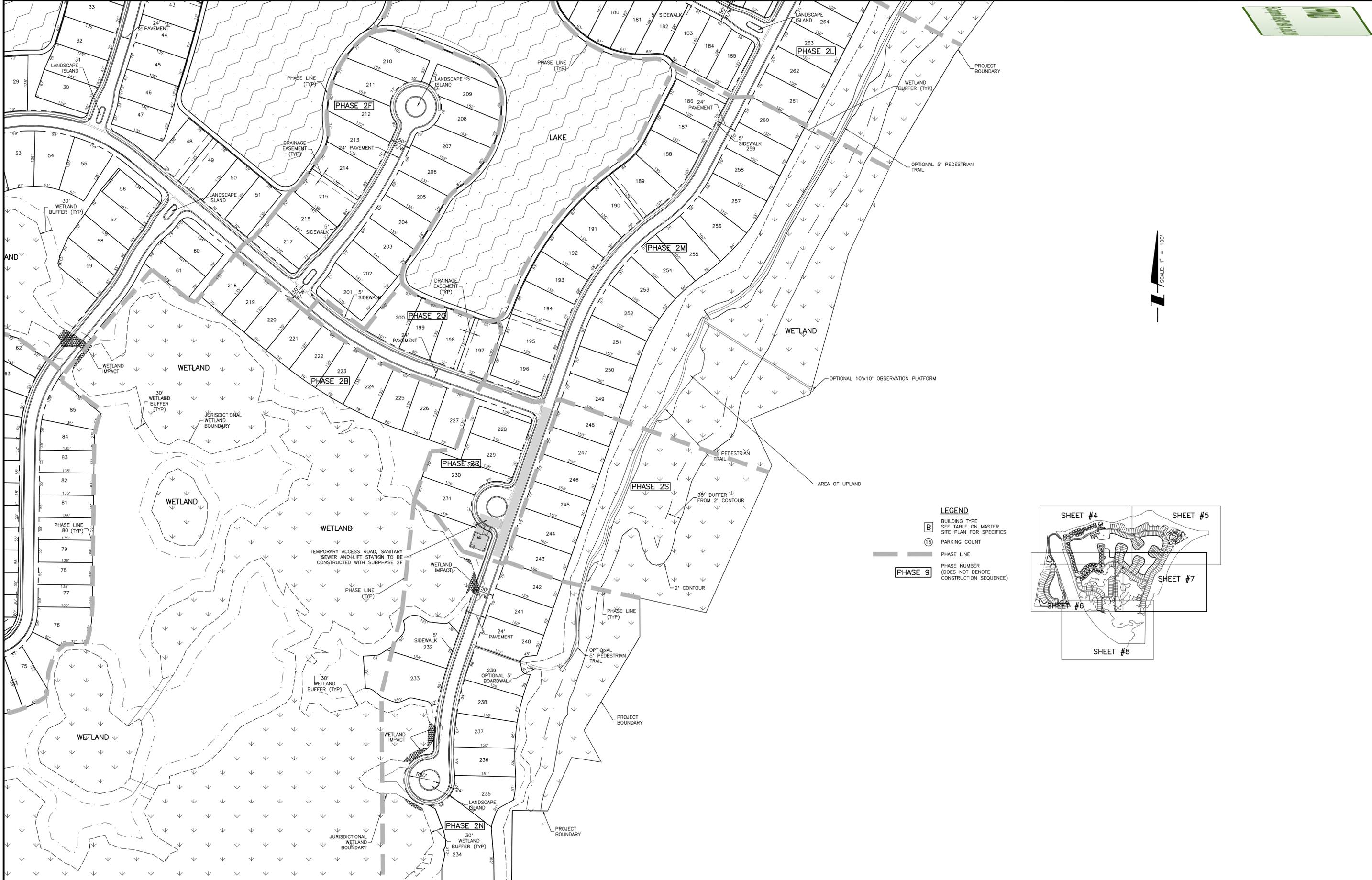


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G	REVISED WEST SIDE	04/05/15	RTD/89450			DESIGNED BY:	GRC/2041	09/07/07
E	REVISED PHASE 1G	12/05/13	RTD/89450			DRAWN BY:	RTD/1825	09/07/07
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450			CHECKED BY:		
Δ						CONTRACT ADMIN. BY:		

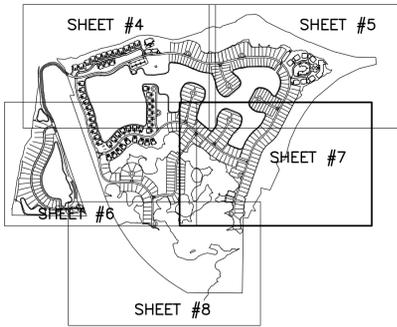


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CLIENT:	WCI COMMUNITIES, INC	DATE:	09/07/07	TITLE:	FINAL PDP PLAN
PROJECT:	TIDEWATER PRESERVE	HORIZONTAL SCALE:	1" = 100'	INDEX NUMBER:	D-04455-001-000004
		VERTICAL SCALE:	1" = 10'	CROSS REFERENCE FILE NO.:	04455-018M01
		SEC. TWP. RGE.:	1516 2122 34S 18E	PROJECT NUMBER:	04455-001-000
				SHEET NUMBER:	4 OF 15



- LEGEND**
- B BUILDING TYPE
SEE TABLE ON MASTER SITE PLAN FOR SPECIFICS
 - 15 PARKING COUNT
 - PHASE LINE
 - PHASE 9 PHASE NUMBER
(DOES NOT DENOTE CONSTRUCTION SEQUENCE)



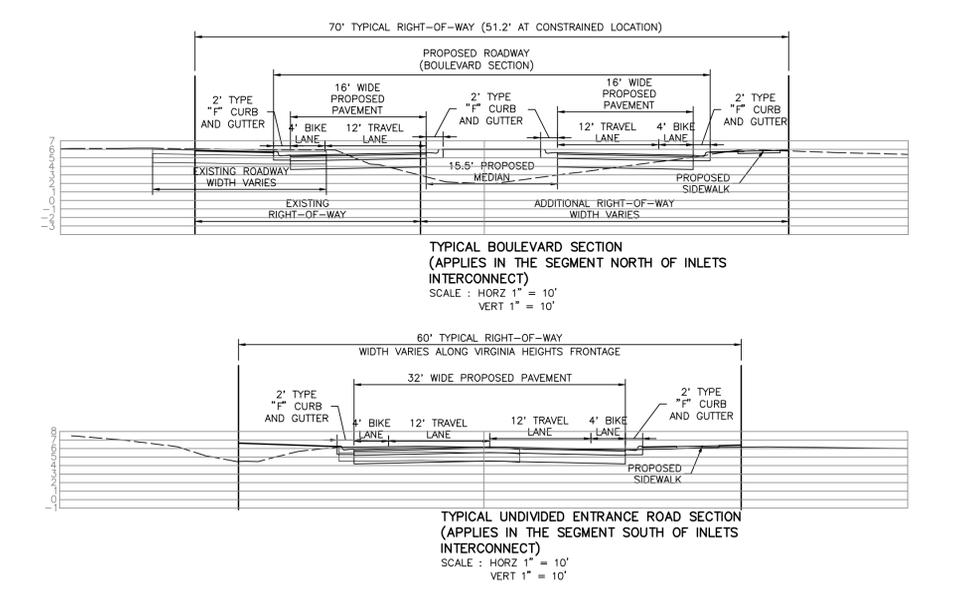
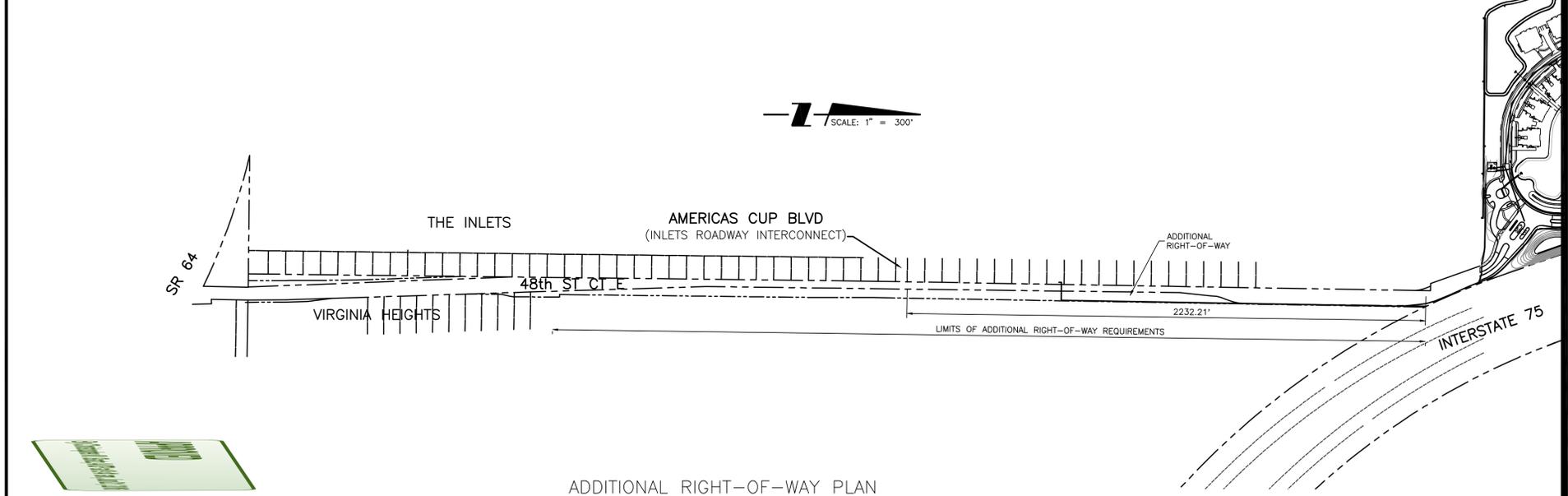
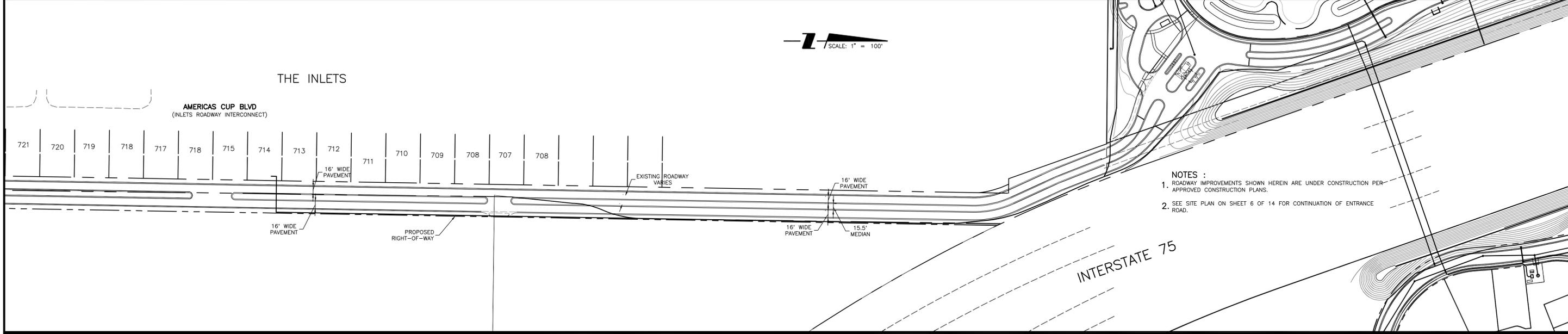
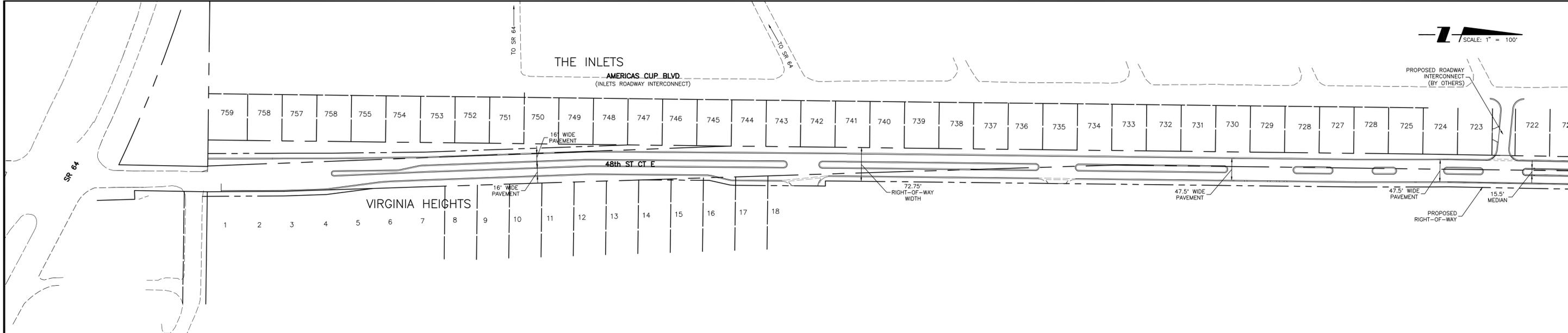
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D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL			DESIGNED BY:	GRC/2041	09/07/07
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450			DRAWN BY:	RTD/1825	09/07/07
B	REVISED 2C AND 2F PHASE LINE ADD 2D, 2R AND 2S PHASES	04/10/12	RTD/89450			CHECKED BY:		
A						CONTRACT ADMIN. BY:		

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CLIENT:	WCI COMMUNITIES, INC	DATE:	09/07/07	TITLE:	FINAL PDP PLAN
PROJECT:	TIDEWATER PRESERVE	HORIZONTAL SCALE:	1" = 100'	INDEX NUMBER:	D-04455-001-000004
		VERTICAL SCALE:	-	CROSS REFERENCE FILE NO.:	04455-018M01
		SEC. TWP. RGE.:	15.16 21.22 34S 18E	PROJECT NUMBER:	04455-001-000
				SHEET NUMBER:	7 OF 15



ADDITIONAL RIGHT-OF-WAY PLAN

REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	GRC/2041	09/07/07
DRAWN BY:	RTD/1825	09/07/07
CHECKED BY:		
CONTRACT ADMIN. BY:		

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CLIENT: WCI COMMUNITIES, INC

PROJECT: TIDEWATER PRESERVE

DATE: 09/07/07

HORIZONTAL SCALE: AS SHOWN

VERTICAL SCALE: -

SEC: 15.16 21.22 34S 18E

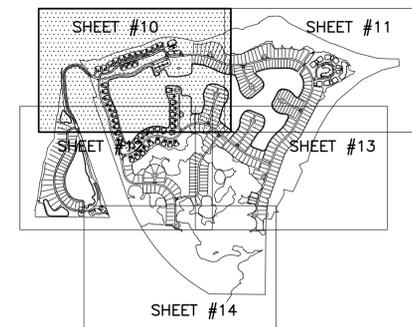
CROSS REFERENCE FILE NO.: 04455-018M01

PROJECT NUMBER: 04455-001-000

TITLE: 48th ST CT E IMPROVEMENTS

MILLARD J. YODER, P.E.
 FLORIDA LICENSE NO. 33785
 INDEX NUMBER: D-04455-001-000009

SHEET NUMBER: 9 OF 14



SCALE: 1" = 100'

MANATEE RIVER

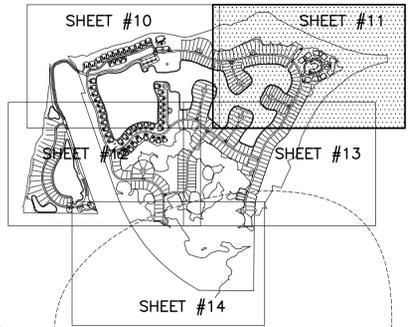


REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:
G	REVISED WEST SIDE	04/05/15	RTD/89450		
E	REVISED PHASE 1G	12/05/13	RTD/89450		
D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL		
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450		

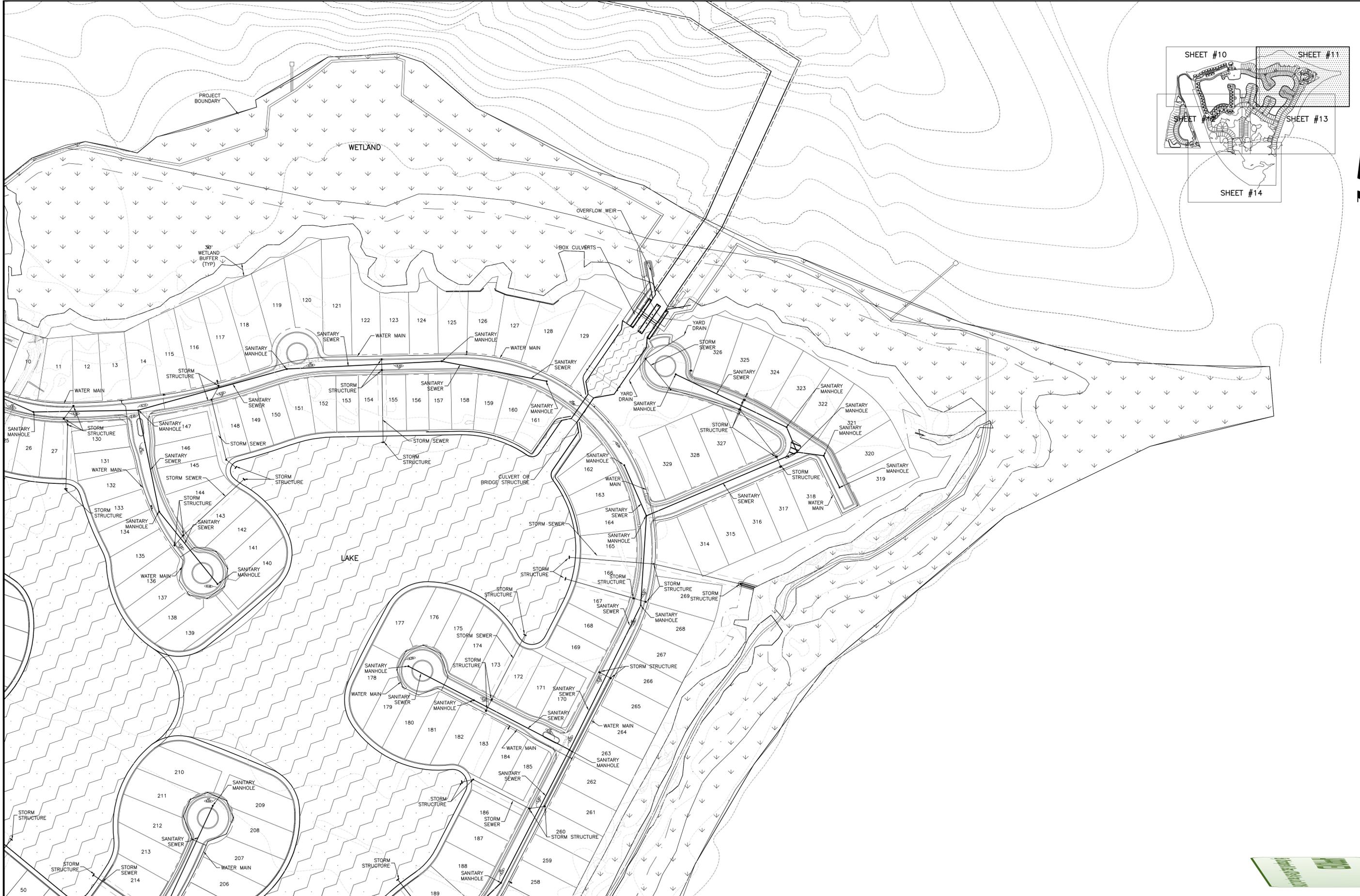
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CLIENT: WCI COMMUNITIES, INC
 PROJECT: TIDEWATER PRESERVE

DATE: 09/07/07
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 10'
 TITLE: FINAL PDP GRADING, DRAINAGE & UTILITY PLAN
 CROSS REFERENCE FILE NO.: 04455-001M01
 PROJECT NUMBER: 04455-001-000
 SHEET NUMBER: 10 OF 15



SCALE: 1" = 100'



<table border="1"> <tr> <td>F</td> <td>REVISED PHASES 2H, 2I AND 2J</td> <td>02/05/14</td> <td>RTD/89450</td> <td>ACTIVITY</td> <td>INITIALS/EMP. NO.</td> <td>DATE</td> </tr> <tr> <td>D</td> <td>REVISED 2D, 2K, 2L & 2N PHASES</td> <td>7/16/13</td> <td>RJL</td> <td>DESIGNED BY:</td> <td>GRC/2041</td> <td>09/07/07</td> </tr> <tr> <td>C</td> <td>REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES</td> <td>01/10/13</td> <td>RTD/89450</td> <td>DRAWN BY:</td> <td>RTD/1825</td> <td>09/07/07</td> </tr> <tr> <td>B</td> <td>REVISED 2C AND 2F PHASE LINE ADD 2D, 2R AND 2S PHASES</td> <td>04/10/12</td> <td>RTD/89450</td> <td>CHECKED BY:</td> <td></td> <td></td> </tr> <tr> <td>Δ</td> <td>REVISED 2C AND 2F PHASE LINE ADD 2D, 2R AND 2S PHASES</td> <td>04/10/12</td> <td>RTD/89450</td> <td>CONTRACT ADMIN. BY:</td> <td></td> <td></td> </tr> <tr> <td>REV. NO.</td> <td>REVISION</td> <td>DATE</td> <td>DRAWN BY / EMP. NO.</td> <td>WM APPROVED BY:</td> <td></td> <td></td> </tr> </table>	F	REVISED PHASES 2H, 2I AND 2J	02/05/14	RTD/89450	ACTIVITY	INITIALS/EMP. NO.	DATE	D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL	DESIGNED BY:	GRC/2041	09/07/07	C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450	DRAWN BY:	RTD/1825	09/07/07	B	REVISED 2C AND 2F PHASE LINE ADD 2D, 2R AND 2S PHASES	04/10/12	RTD/89450	CHECKED BY:			Δ	REVISED 2C AND 2F PHASE LINE ADD 2D, 2R AND 2S PHASES	04/10/12	RTD/89450	CONTRACT ADMIN. BY:			REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	WM APPROVED BY:			<p>WilsonMiller <small>WilsonMiller, Inc. - R Lic# LC-000170 WilsonMiller, Inc. - Certificate of Authorization #43</small></p> <p>Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants</p> <p>WilsonMiller, Inc. Naples - Fort Myers - Sarasota - Bradenton - Tampa - Tallahassee 6800 Professional Parkway East, Suite 100 - Sarasota, Florida 34240-8414 - Phone 941-907-6900 - Fax 941-907-6900 - Web Site www.wilsonmiller.com</p>	<p>CLIENT: WCI COMMUNITIES, INC</p> <p>PROJECT: TIDEWATER PRESERVE</p>	<p>DATE: 09/07/07</p> <p>HORIZONTAL SCALE: 1" = 100'</p> <p>VERTICAL SCALE: -</p> <p>SEC: 15.16 TWP: 21.22 RGE: 34S 18E</p>	<p>TITLE: FINAL PDP GRADING, DRAINAGE & UTILITY PLAN</p> <p>CROSS REFERENCE FILE NO.: 04455-001M01</p> <p>PROJECT NUMBER: 04455-001-000</p>	<p>MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33785 INDEX NUMBER: D-04455-001-000010 SHEET NUMBER: 11 OF 15</p>
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REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	WM APPROVED BY:																																											



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I	REVISED PER CITY COMMENTS	04/28/16	RTD/89450			DESIGNED BY:	GRC/2041	09/07/07
G	REVISED WEST SIDE	04/05/15	RTD/89450			DRAWN BY:	RTD/1825	09/07/07
D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL			CHECKED BY:		
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450			CONTRACT ADMIN. BY:		

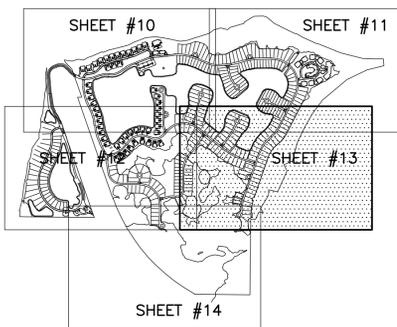
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CLIENT: WCI COMMUNITIES, INC
 PROJECT: TIDEWATER PRESERVE

DATE: 09/07/07
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: -
 CROSS REFERENCE FILE NO.: 04455-01M01
 PROJECT NUMBER: 04455-01-000
 TITLE: FINAL PDP GRADING, DRAINAGE & UTILITY PLAN
 MILLARD J. YODER, P.E.
 FLORIDA LICENSE NO. 33785
 INDEX NUMBER: D-04455-001-000010
 SHEET NUMBER: 12 OF 15



MANATEE RIVER



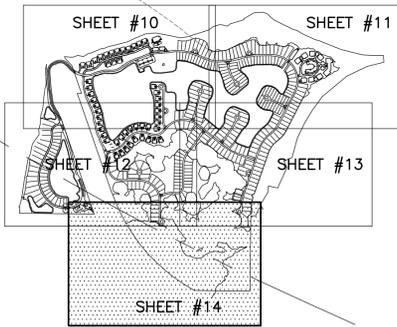
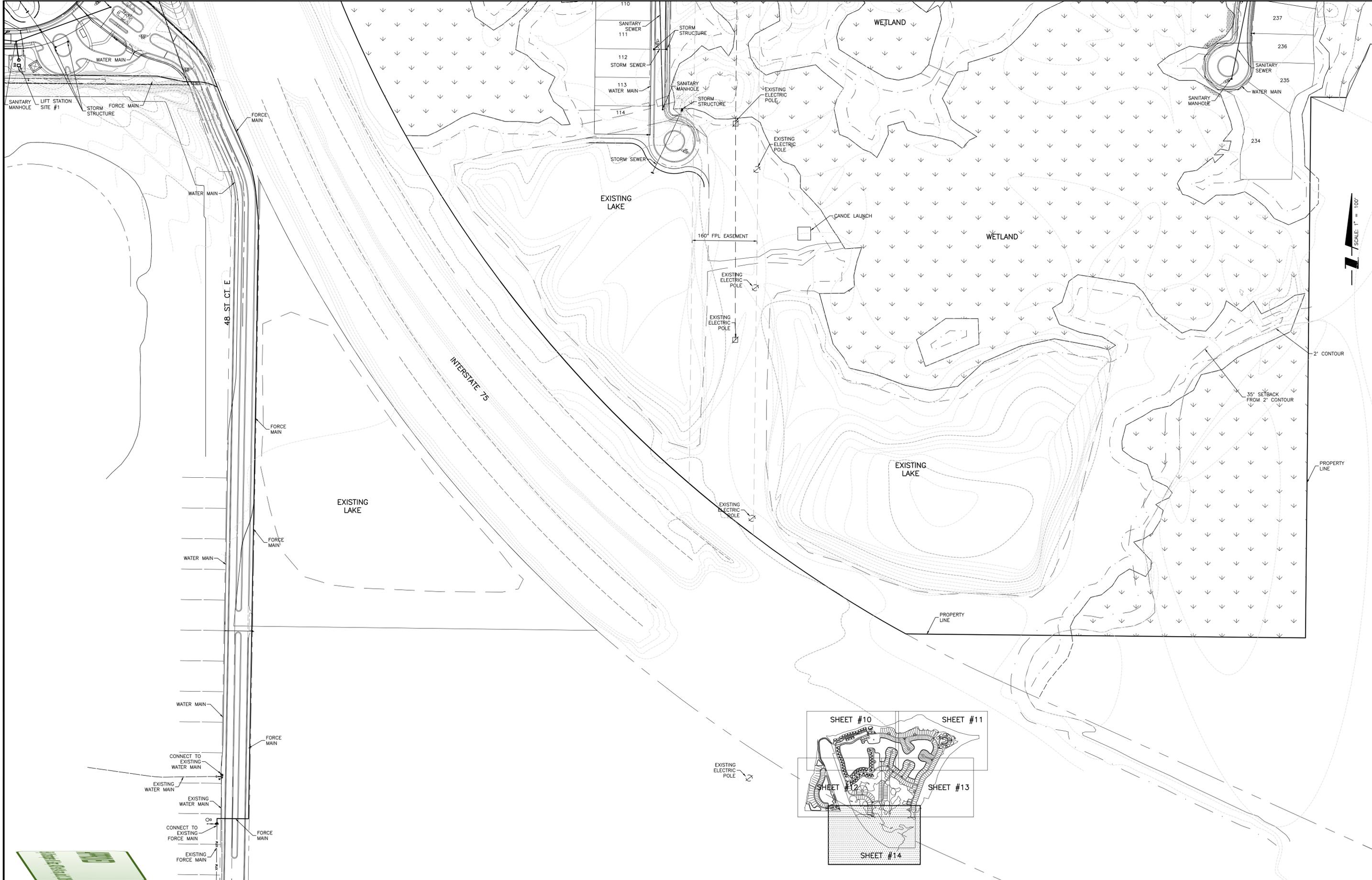
REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL			DESIGNED BY:	GRC/2041	09/07/07
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/89450			DRAWN BY:	RTD/1825	09/07/07
B	REVISED 2C AND 2F PHASE LINE ADD 2D, 2R AND 2S PHASES	04/10/12	RTD/89450			CHECKED BY:		
A						CONTRACT ADMIN. BY:		

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 6800 Professional Parkway East, Suite 100 - Sarasota, Florida 34240-8414 - Phone 941-907-6900 - Fax 941-907-6900 - Web Site www.wilsonmiller.com

CLIENT:	WCI COMMUNITIES, INC
PROJECT:	TIDEWATER PRESERVE

DATE:	09/07/07	TITLE:	FINAL PDP GRADING, DRAINAGE & UTILITY PLAN
HORIZONTAL SCALE:	1" = 100'	INDEX NUMBER:	D-04455-001-000010
VERTICAL SCALE:	-	CROSS REFERENCE FILE NO.:	04455-001M01
SEC. TWP. RGE:	15.16 21.22 34S 18E	PROJECT NUMBER:	04455-001-000
		SHEET NUMBER:	13 OF 15



REV NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
D	REVISED 2D, 2K, 2L & 2N PHASES	7/16/13	RJL			DESIGNED BY:	GRC/2041	09/07/07
C	REVISED 1I, 2K, 2L, 2M, 2N AND 2S PHASES	01/10/13	RTD/B9450			DRAWN BY:	RTD/1625	09/07/07
Δ						CHECKED BY:		
						CONTRACT ADMIN. BY:		

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CLIENT:	WCI COMMUNITIES, INC
PROJECT:	TIDEWATER PRESERVE

DATE:	09/07/07	TITLE:	FINAL PDP GRADING, DRAINAGE & UTILITY PLAN
HORIZONTAL SCALE:	1" = 100'	INDEX NUMBER:	D-04455-001-000010
VERTICAL SCALE:	-	CROSS REFERENCE FILE NO.:	04455-001M01
SEC:	15.16	TWP:	34S 18E
RGE:	21.22	PROJECT NUMBER:	04455-001-000
		SHEET NUMBER:	14 OF 15

MILLARD J. YODER, P.E.
 FLORIDA LICENSE NO. 33765
 INDEX NUMBER
 D-04455-001-000010



TELEPHONE: 941/708-6200
CITY OF BRADENTON
 BRADENTON, FLORIDA
 CALLER SERVICE 25015
 BRADENTON, FL 34206-5015

October 27, 2004

Ms. Betsy Benac, Agent
 c/o McClure Properties
 6900 Professional Parkway East
 Suite 100
 Sarasota, FL 34240

Re: PR-04-0007 and SP-04-0001
 501 48th Street Court North East

Dear Ms Benac:

The City Council of the City of Bradenton met in public hearing on October 13, 2004 to consider your request to build a 1,135 dwelling unit, mixed-residential Planned Development Project with associated recreational facilities at the above referenced property.

The requests were approved with the following stipulations:

1. A historical/archaeological resource recovery and mitigation plan must be completed prior to Final PDP approval associated with existing onsite resources. All new historical or archaeological resources that may be discovered during development must be immediately reported to the Florida Department of State Division of Historical Resources (DHR) and mitigation would be determined by the DHR and the City of Bradenton prior to resuming disturbance activities.
2. If any species listed in Rule 39-27.003 through 39.27-005 of the Florida Administrative Code are observed frequenting the site for nesting or breeding purposes, appropriate mitigation and/or protection measures will be taken, with immediate notification provided to the DDS.
3. The wetland mitigation plan must be approved by the DDS prior to Final PDP approval.
4. All wetlands, wetlands buffers (30 feet requirement), lands below the 2-foot contour, and 2-foot contour line buffers (35 feet requirement) shall be designated with a conservation easement, and indicated as preserved and non-disturbed. Any

- disturbance to the prescribed buffer areas not reviewed as part of this approval will require review and approval by the DDS Director. The conservation easement shall also include expanded and enhanced buffer areas, as determined by the DDS on Sheets 4-8 and 16-20 of the proposed site plan.
5. Mangrove and Live Oak tree preservation shall be provided to the fullest extent possible. All existing Mangrove and Live Oak areas proposed for removal shall require approval by the DDS Director. All 16" and larger Live Oak trees proposed for removal in the proposed site plan must be individually identified, with removal requiring approval by the DDS Director for a determination of preservation versus mitigation. The existing Live Oak row along the south boundary of Phase I, and the existing Mangroves along the Project's east boundary shall be preserved and so indicated on the proposed site plan. Future exceptions to this Stipulation may require a PDP amendment.
 6. The developer will dedicate a certain amount of land to the City of Bradenton for construction of a municipal services facility, as determined by the City. Construction of such a facility shall be the responsibility of the City. The developer will also dedicate two additional acres of land for the construction of a fire protection facility. The location of the two acres shall be mutually agreeable between the developer and the City prior to development permitting.
 7. Sanitary sewer and potable water must be provided to the site, at the expense of the developer. These systems shall require approved by the City Public Works Department prior to building construction, and outright dedication of the applicable infrastructure to the City, or access through appropriate access easement, as determined by the City.
 8. Adequate infrastructure will be completed, or sufficiently completed prior to the commencement of any phase, as determined and approved by the DDS and DPW.
 9. Roadway improvements will be constructed concurrently with the impacts of each phase to ensure that the LOS does not fall below acceptable standards. Such roadway improvements shall include those improvements indicated above, under STAFF EVALUATION/Traffic/Third Party Review and Recommendations. Notwithstanding the receipt of the above review and recommendations, the applicant must improve all of 48th Street Court East from the Project entrance to State Road 64 East, as determined by the Public Works Department. The Public Works Director shall determine that the applicant is making reasonable efforts in the design and permitting of 48th Street Court East improvements. Should the applicant be delayed in permitting or construction of the improvements, for reasons beyond their control, a Performance Bond for the construction and completion of 48th Street Court East, as approved by the City's Public Works Director, shall be required. In addition, the applicant and the City will consider the transportation stipulations submitted by Manatee County, and may require additional improvements, as determined by the City's Third Party Consultant.
 10. Conversion of the Banked Parking shall require administrative approval by the DDS Director.
 11. The architectural design and features of the proposed buildings shall be adhered to as approved by the City Council. While reasonable administrative modifications

12. The Final PDP must address all Stipulations and other Staff/DRC recommendations/concerns included in this report.
13. The applicant or developer shall submit to the DDS, an Impact Fee Credit application pertaining to Public Safety (Fire and Police), Parks, and Water and Sewer impact fee requirements prior to development permitting. As part of the Impact Fee Credit application, the applicant or developer shall provide assurance of required improvements through submittal of a performance bond, irrevocable letter of credit, or escrow agreement. The appropriate impact fee credits and methodologies for credit, and the type of assurance shall require approval by the DDS Director according to City Ordinances 2680 and 2681.
14. Any deviation from the approved requirements, as determined by the DDS, may require a PDP amendment.

Please feel free to contact me with any questions or concerns.

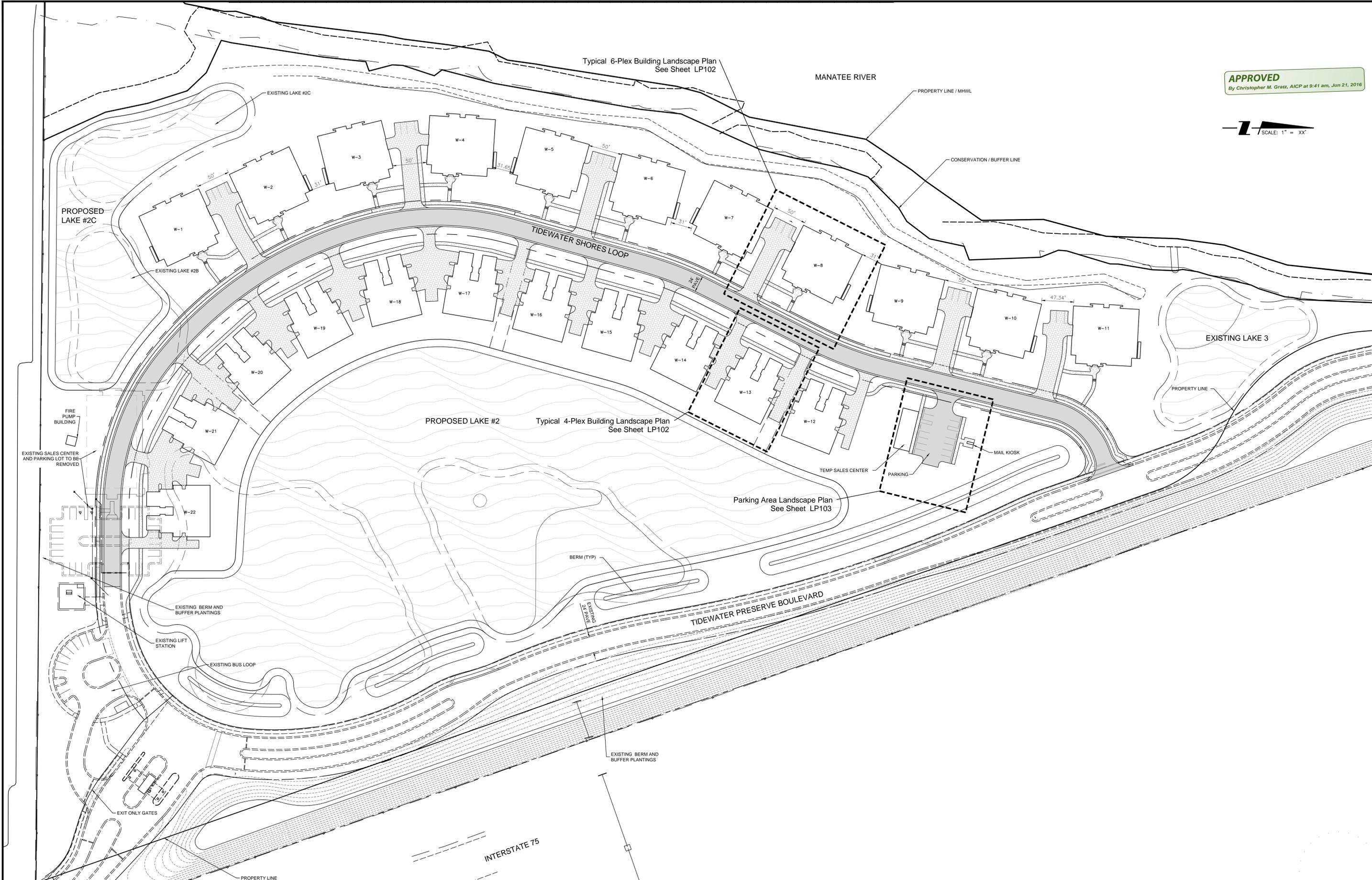
Sincerely,

 Ruth Seewer
 Development Review Manager

ACTIVITY DESIGNED BY: GRC/2041 09/07/07 DRAWN BY: RTD/1625 09/07/07 CHECKED BY: CONTRACT ADMIN. BY:		INITIALS/EMP. NO. DATE GRC/2041 09/07/07 RTD/1625 09/07/07		WilsonMiller Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants WilsonMiller, Inc. Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee 6900 Professional Parkway East, Suite 100 - Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6900 • Web Site www.wilsonmiller.com		CLIENT: WCI COMMUNITIES, INC	DATE: 09/07/07	TITLE: STIPULATIONS	MILLARD J. YODER, P.E. FLORIDA LICENSE NO. 33785 INDEX NUMBER: D-04455-001-000010
SHEET ADDED FOR CITY COMMENTS		DATE: 04/28/16	DRAWN BY / EMP. NO.: RTD/89450	PROJECT: TIDEWATER PRESERVE		CROSS REFERENCE FILE NO.: 04455-001M01	PROJECT NUMBER: 04455-001-000	SHEET NUMBER: 15 OF 15	

APPROVED
By Christopher M. Gratz, AICP at 9:41 am, Jun 21, 2016

SCALE: 1" = XX'



REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	WM APPROVED BY:

ACTIVITY	INITIALS/EMP. NO.	DATE
DESIGNED BY:	SAB / TK	6/16
DRAWN BY:	TK	6/16
CHECKED BY:		
CONTRACT ADMIN. BY:		
WM APPROVED BY:		

Stantec
6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-4900 • Fax 941-907-4910
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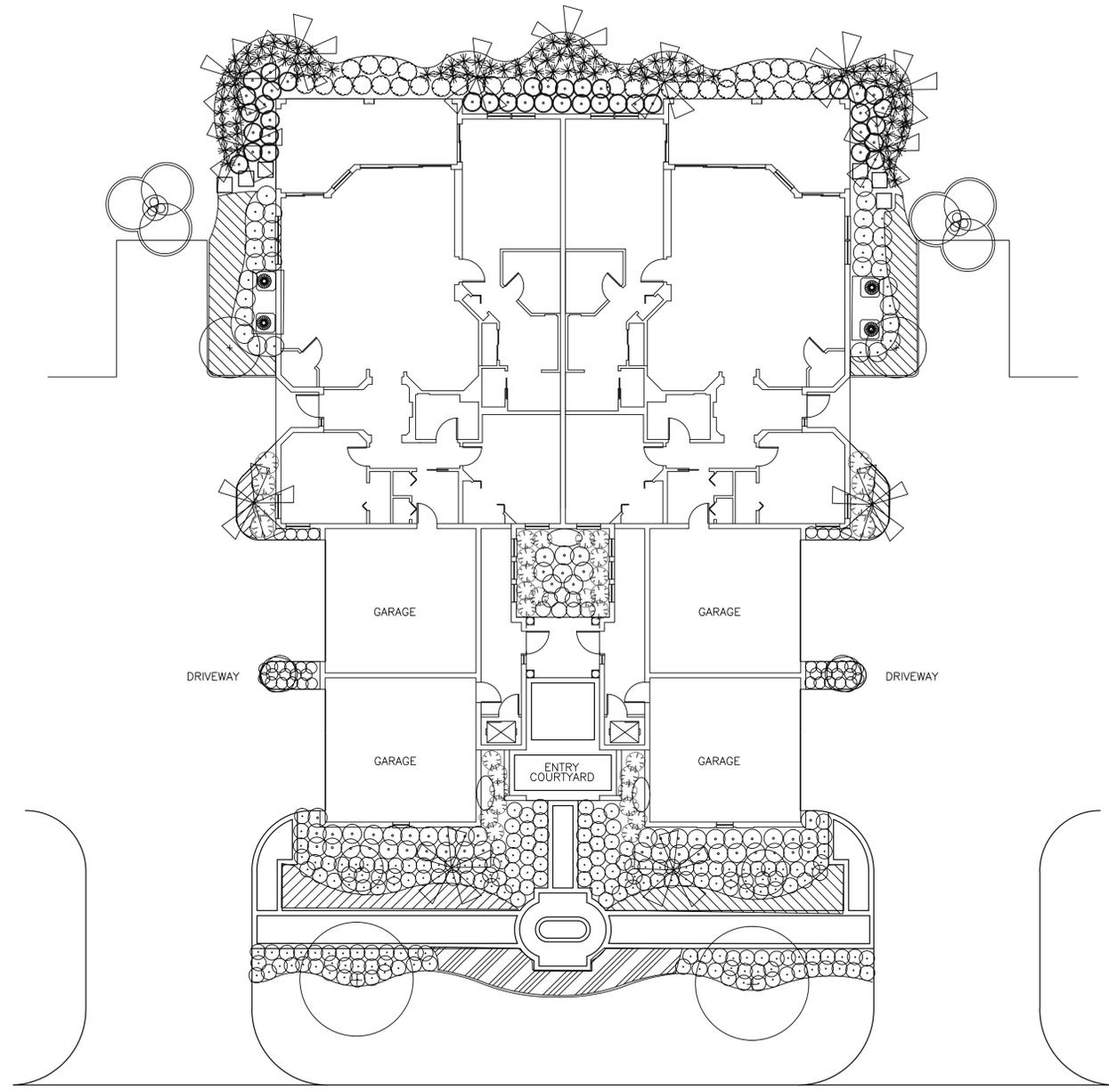
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CLIENT:	WCI COMMUNITIES, INC.
PROJECT:	TIDEWATER PRESERVE WEST SIDE

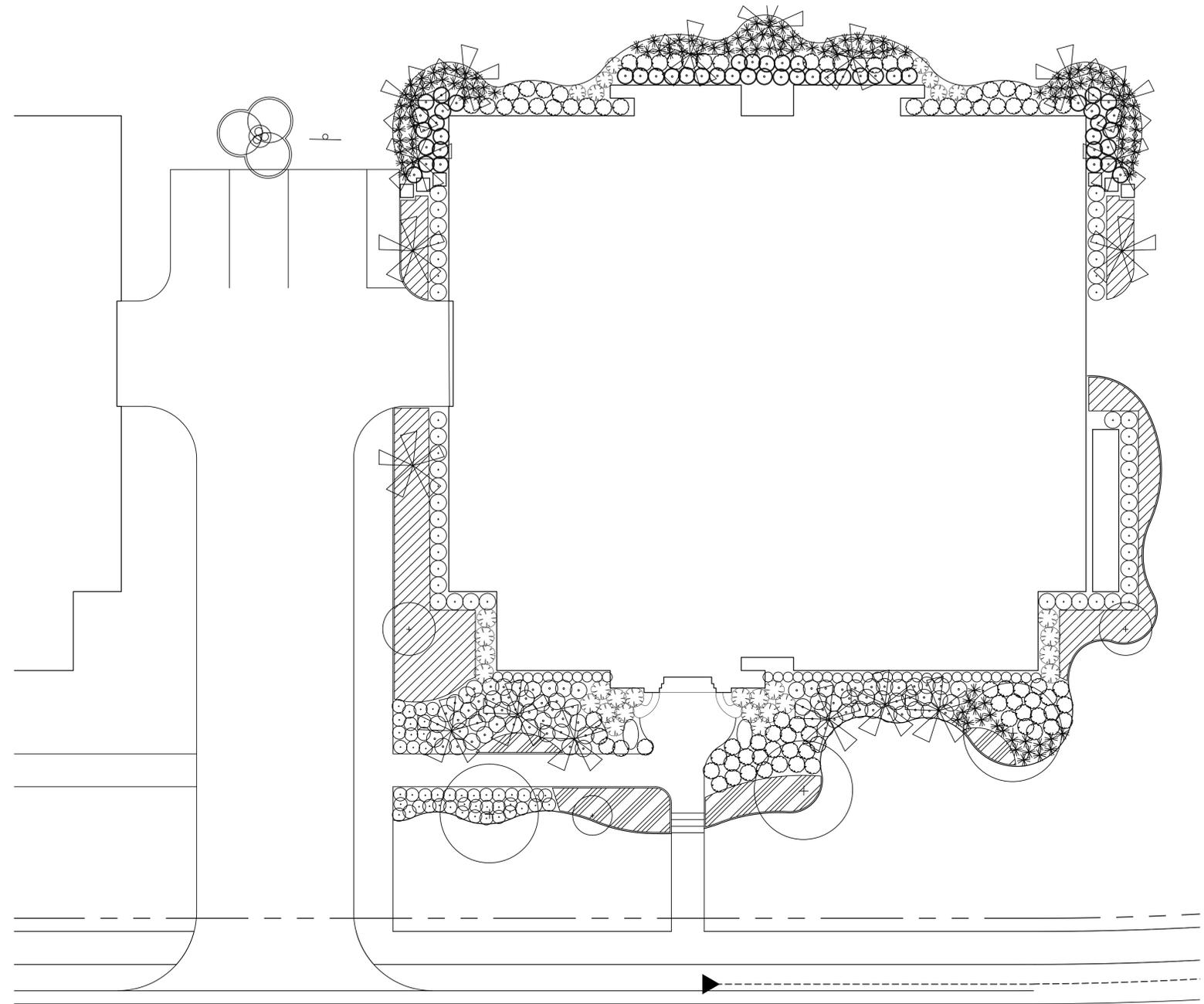
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HORIZONTAL SCALE:	1" = 300'
VERTICAL SCALE:	
SHEET NO.:	18
TWP.:	34S
RGE.:	18E

TITLE:	LANDSCAPE PLAN
CROSS REFERENCE FILE NO.:	
PROJECT NUMBER:	215600178

THOMAS J. KOTKIEWICZ, L.A. FLORIDA LICENSE NO. LA0001687
INDEX NUMBER: 215600178-WEST-102LP
SHEET NUMBER: LP101



Typical 4-Plex Building Landscape Plan
1 SCALE: 1"=10'-0"



Typical 6-Plex Building Landscape Plan
2 SCALE: 1"=10'-0"

APPROVED
 By Christopher M. Gratz, AICP at 9:41 am, Jun 21, 2016

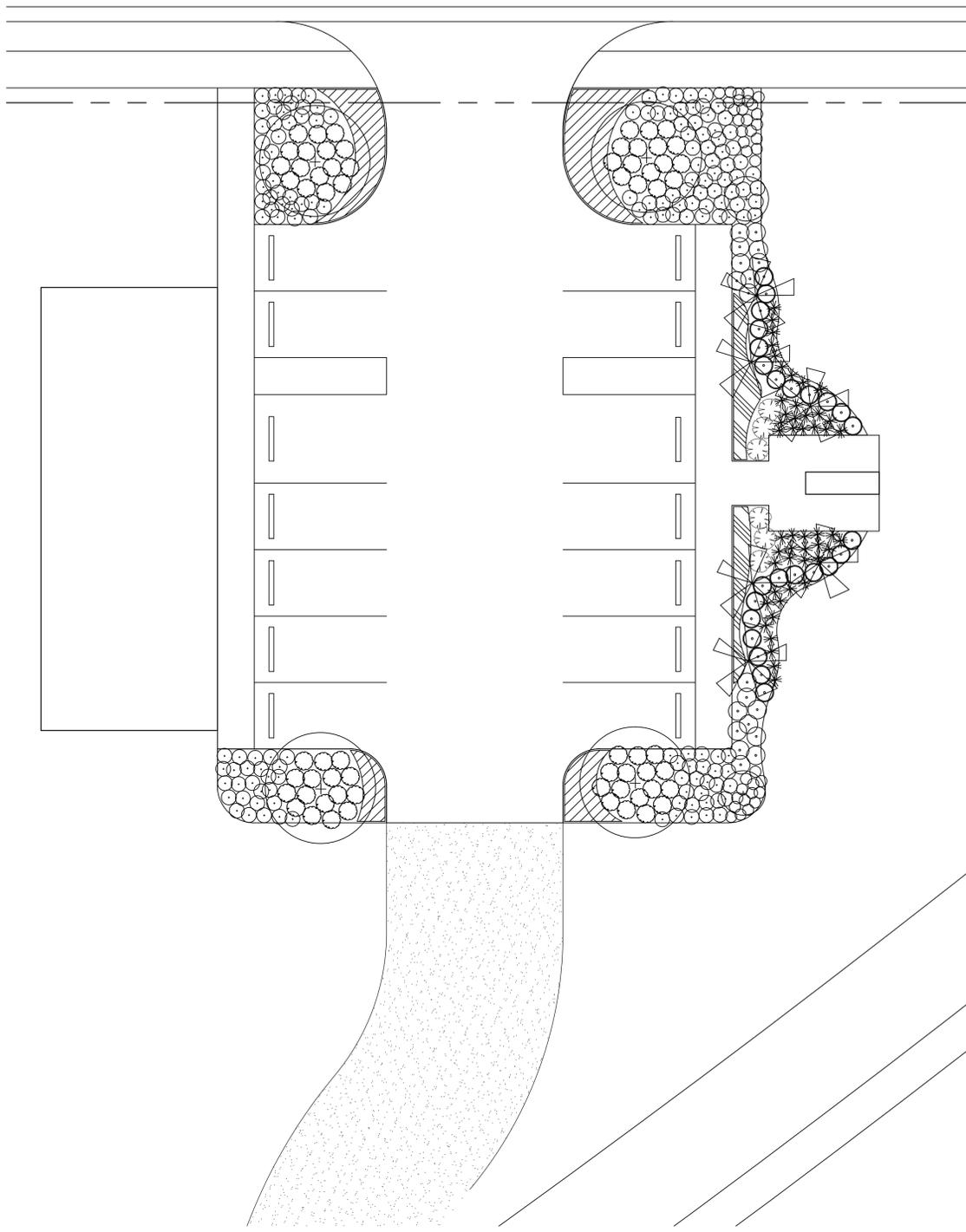
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CLIENT:	WCI COMMUNITIES, INC.	DATE:	06/16	TITLE:	LANDSCAPE PLAN
PROJECT:	TIDEWATER PRESERVE WEST SIDE	HORIZONTAL SCALE:	1" = 10'	INDEX NUMBER:	215600178-WEST-102LP
		VERTICAL SCALE:		SHEET NUMBER:	LP102
		REV: 15/16 01/22	TMP: 34S	RGE: 18E	CROSS REFERENCE FILE NO.:
				PROJECT NUMBER:	215600178

APPROVED
By Christopher M. Gratz, AICP at 9:41 am, Jun 21, 2016



Parking Area Landscape Plan
3 SCALE: 1"=10'-0"

Plant List

Scientific Name	Common Name
TREES	
<i>Quercus virginiana</i>	Live Oak
<i>Magnolia grandiflora</i> 'DD Blanchard'	Southern Magnolia
<i>Ilex attenuata</i> 'East Palatka'	East Palatka Holly
<i>Ligustrum japonicum</i>	Ligustrum Tree
<i>Sabal palmetto</i>	Cabbage Palm
<i>Washingtonia robusta</i>	Washington Palm
<i>Acroelorrhapha wrightii</i>	Paurotis Palm
<i>Phoenix dactylifera</i> 'Medjool'	Medjool Date Palm
SHRUBS	
<i>Gardenia Augusta</i> 'Miami Supreme'	Gardenia
<i>Conocarpus erectus</i>	Silver buttonwood
<i>Strelitzia reginae</i>	Bird of Paradise
<i>Podocarpus macrophyllus</i>	Podocarpus
<i>Loropetalum chinense</i> 'Rubrum'	Loropetalum 'Ruby Red'
<i>Viburnum suspensum</i>	Sandanka Viburnum
<i>Bougainvillea</i> spp.	Bougainvillea - Magenta
<i>Alpinia zerumbet</i> 'Variegata'	Variegated Shell Ginger
<i>Myrica cerifera</i>	Wax Myrtle
<i>Ixora</i> spp. 'Nora Grant'	Nora Grant Ixora
<i>Nerium oleander</i>	Petite Pink Oleander
<i>Galphimia gracilis</i>	Thyrallis
<i>Muhlenbergia capillaris</i>	Regal Mist Muhly
<i>Viburnum obovatum</i>	World Class Walters Viburnum
<i>Plumbago capensis</i>	Plumbago
<i>Hamelia patens</i>	Firebush
<i>Philodendron selloum</i>	Selloum Philodendron
<i>Schefflera arboricola</i>	Dwarf Schefflera
<i>Schefflera arboricola</i> 'variegata'	Variegated Dwarf Schefflera
<i>Crinum agustum</i> 'Queen Emma'	Crinum Lily
GROUNDCOVER	
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Juniperus chinensis</i> 'Parsonii'	Parsonii Juniper
<i>Ilex vomitoria</i> 'Nana Schillings'	Nana Schillings Holly
<i>Zamia floridana</i>	Coontie
<i>Tripsacum floridana</i>	Florida Gama Grass
<i>Tripsacum dactyloides</i>	Fakahatchee Grass
ADDITIONAL	
<i>Stenotaphrum secundatum</i>	St. Augustine Floritam Sod

*NOTE: PLANT LISTS ARE NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE UTILIZED

Plant List
4 SCALE: _____

<p>ACTIVITY</p> <p>DESIGNED BY: SAB / TK</p> <p>DRAWN BY: TK</p> <p>CHECKED BY:</p> <p>CONTRACT ADMIN. BY:</p> <p>WM APPROVED BY:</p>		<p>INITIALS/EMP. NO.</p> <p>SAB / TK</p> <p>TK</p>	<p>DATE</p> <p>6/16</p> <p>6/16</p>	<p>6900 Professional Parkway East, Sarasota, FL 34240-8414 Phone 941-907-4900 • Fax 941-907-4910 Certificate of Authorization #27013 • www.stantec.com</p>	<p>CLIENT: WCI COMMUNITIES, INC.</p> <p>PROJECT: TIDEWATER PRESERVE WEST SIDE</p>	<p>DATE: 06/16</p> <p>HORIZONTAL SCALE: 1" = 10'</p> <p>VERTICAL SCALE:</p> <p>SEC: 15/16</p> <p>TMP: 34S</p> <p>RGE: 18E</p>	<p>TITLE: LANDSCAPE PLAN</p>	<p>THOMAS J. KOTKIEWCZ, L.A. FLORIDA LICENSE NO. LA0001687</p> <p>INDEX NUMBER: 215600178-WEST-102LP</p> <p>SHEET NUMBER: LP103</p>
<p>REV. NO.</p> <p>REVISION</p>	<p>DATE</p> <p>DRAWN BY / EMP. NO.</p> <p>CHECKED BY / EMP. NO.</p> <p>WM APPROVED BY:</p>	<p>ACTIVITY</p> <p>INITIALS/EMP. NO.</p> <p>DATE</p>	<p>DESIGNED BY:</p> <p>DRAWN BY:</p> <p>CHECKED BY:</p> <p>CONTRACT ADMIN. BY:</p> <p>WM APPROVED BY:</p>	<p>INITIALS/EMP. NO.</p> <p>DATE</p>	<p>CLIENT:</p> <p>PROJECT:</p>	<p>DATE:</p> <p>HORIZONTAL SCALE:</p> <p>VERTICAL SCALE:</p> <p>SEC:</p> <p>TMP:</p> <p>RGE:</p>	<p>TITLE:</p>	<p>THOMAS J. KOTKIEWCZ, L.A. FLORIDA LICENSE NO. LA0001687</p> <p>INDEX NUMBER: 215600178-WEST-102LP</p> <p>SHEET NUMBER: LP103</p>



FRONT ELEVATION

Scale: 1/4" = 1'-0"

REVISIONS		
NO.	DESC.	DATE

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Bonita Springs, Florida 34134
239-498-8200
welcommunities.com

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Your Best Address.

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ARCHITECTS INC
License # AA C001863

1500 Jackson Street, Suite 200
Naples, Florida 34102
Phone: 239-278-3838 Fax: 239-275-5356

949 Central Ave.
Naples, Florida 34102
Phone: 239-643-3103

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11 -
Building
Tidewater Shores Loop
Tidewater Preserve
Bradenton, Florida

Project #: 1601.11
DRAWN BY: ---
CHECKED BY: ---
CHECK SET:
PERMIT SET: APR-XX-16

SHEET TITLE:
Front Elevation

SHEET NO.:
A4.1

REVISIONS		
NO.	DESC.	DATE

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**Building 11 -
Tidewater Shores Loop
Tidewater Preserve
Bradenton, Florida**

Project #: 1601.11
DRAWN BY: ----
CHECKED BY: ----
CHECK SET:
PERMIT SET: APR-XX-16

SHEET TITLE:
Left Elevation

SHEET NO.:
A4.2



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DESC.	DATE

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**Building 11 -
Tidewater Shores Loop
Tidewater Preserve
Bradenton, Florida**

Project #: 1601.11
DRAWN BY: _____
CHECKED BY: _____
CHECK SET: _____
PERMIT SET: APR-XX-16

SHEET TITLE:
Right Elevation

SHEET NO.:
A4.3



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DESC.	DATE

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**Building 11 -
Tidewater Shores Loop
Tidewater Preserve
Bradenton, Florida**

Project #: 1601.11
DRAWN BY: ---
CHECKED BY: ---
CHECK SET:
PERMIT SET: APR-XX-16

SHEET TITLE:
Rear Elevation

SHEET NO.:
A4.4

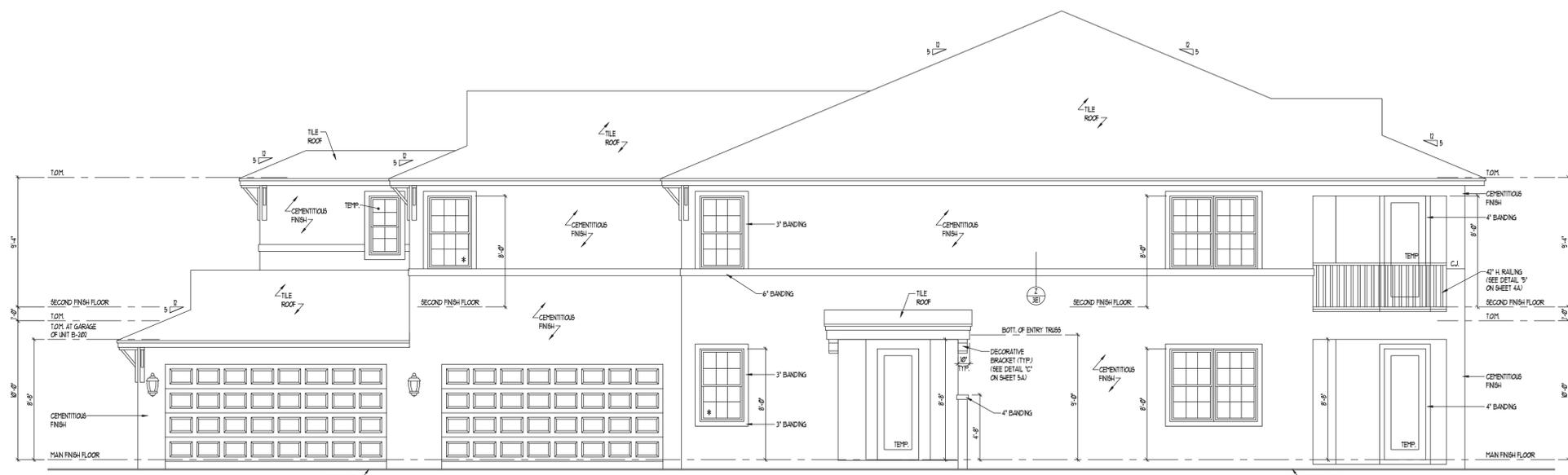


REAR ELEVATION

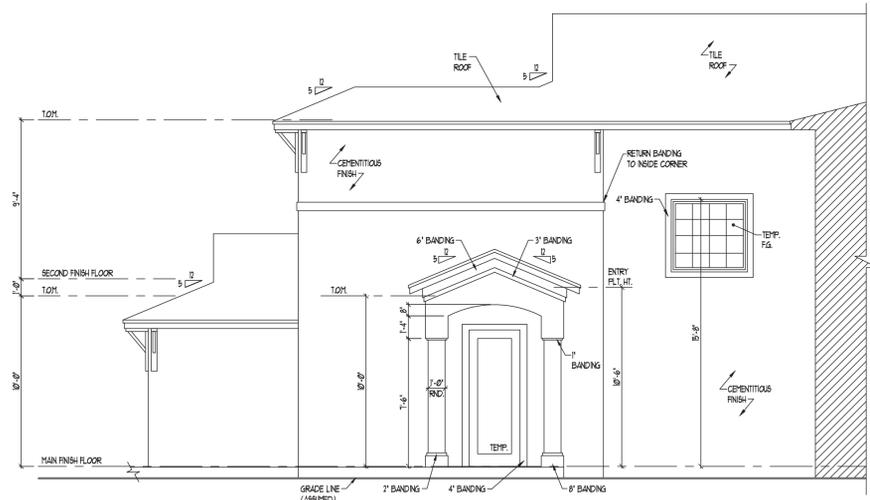
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JOB NUMBER	2014032701
CAD FILE NAME	FLOOR 10
ISSUED	06-12-15
REVISED	

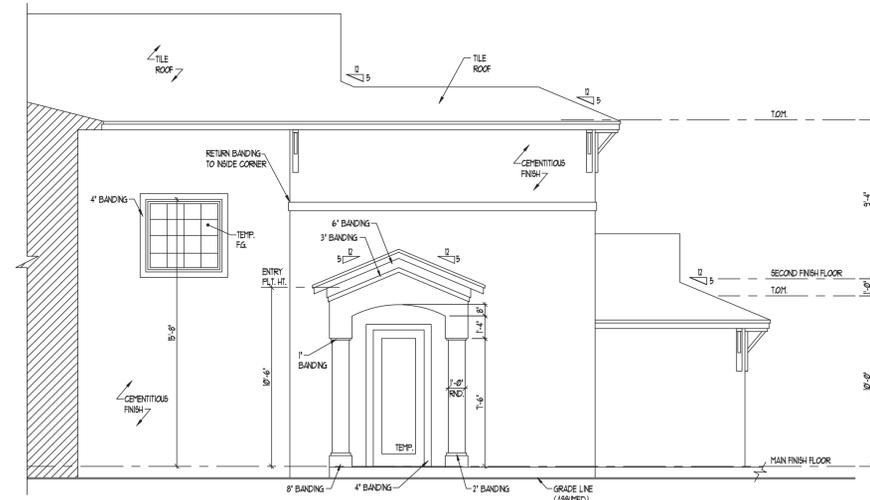
Robert L. Messing, AIA
Architect
5700 Kensington Loop
Fort Worth, TX 76133
Phone: 817-335-2272
Fax: 817-335-2273
Robert.Messing@wci.com

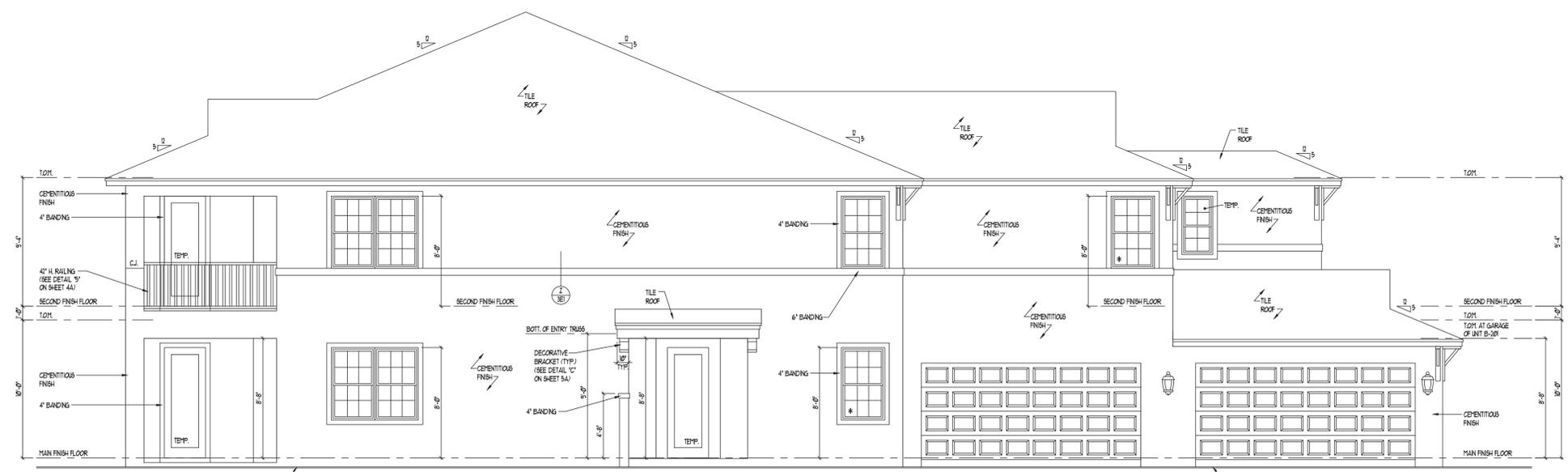
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

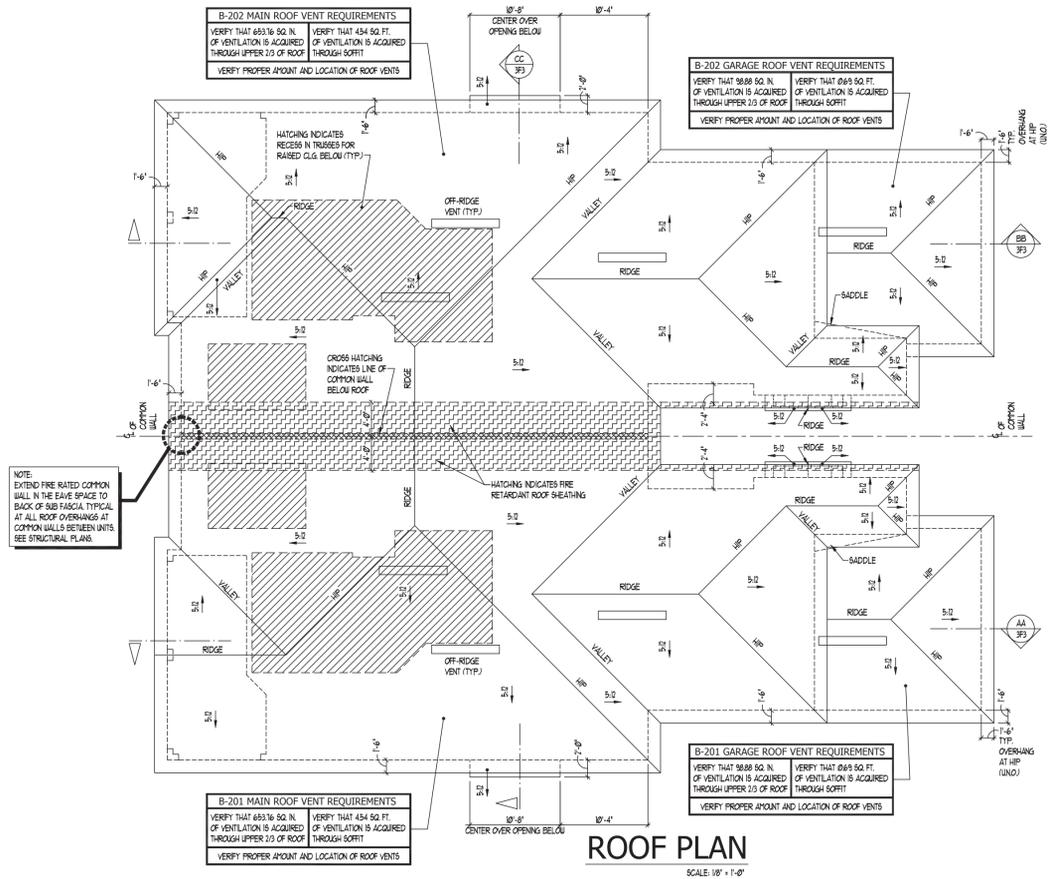
ELEVATION "E"
TIDEWATER PRESERVE

CH4-38-101
BUILDING 10
TIDEWATER, BRADENTON, FLORIDA

BLDG 10

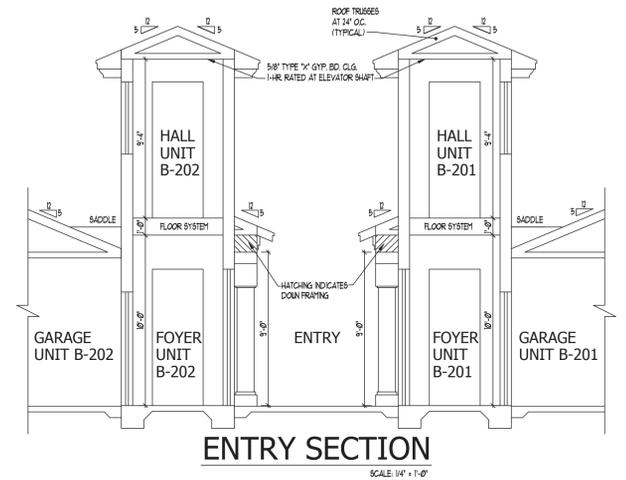
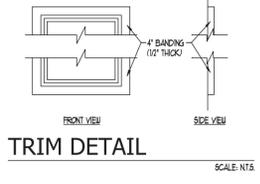
TITLE
RIGHT ELEVATION "E"
LEFT ELEVATION "E"

SHEET
3E2

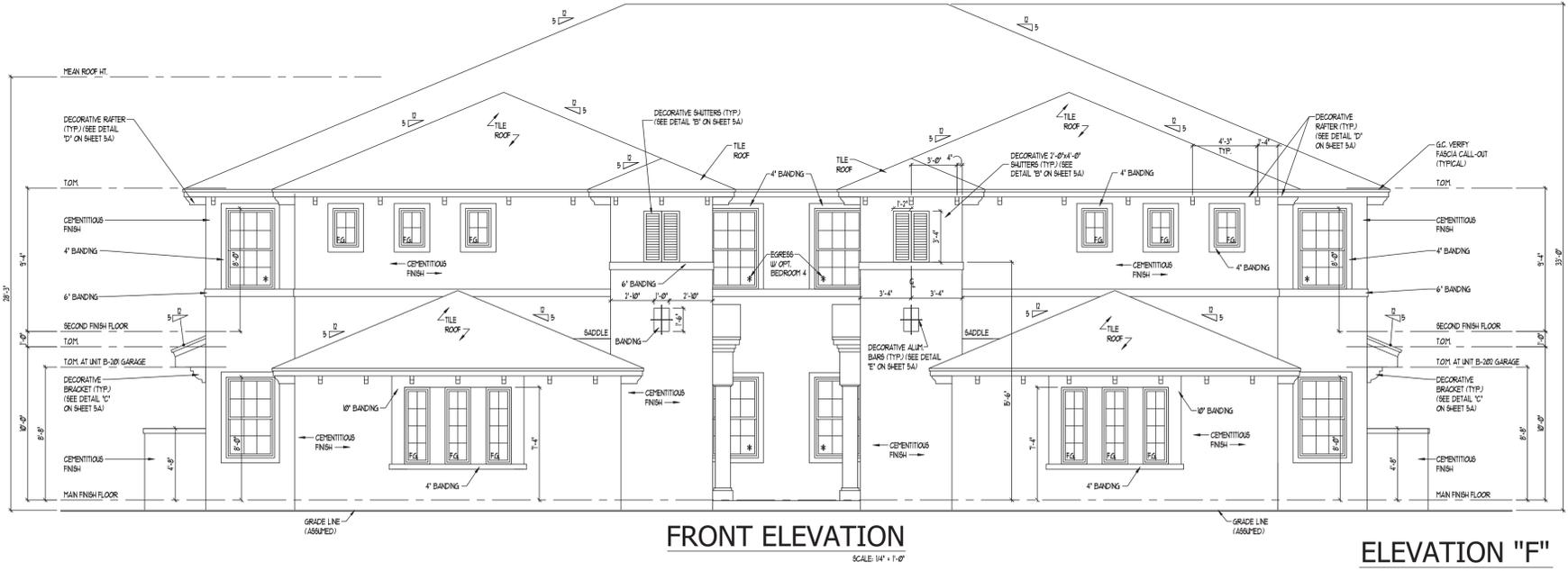
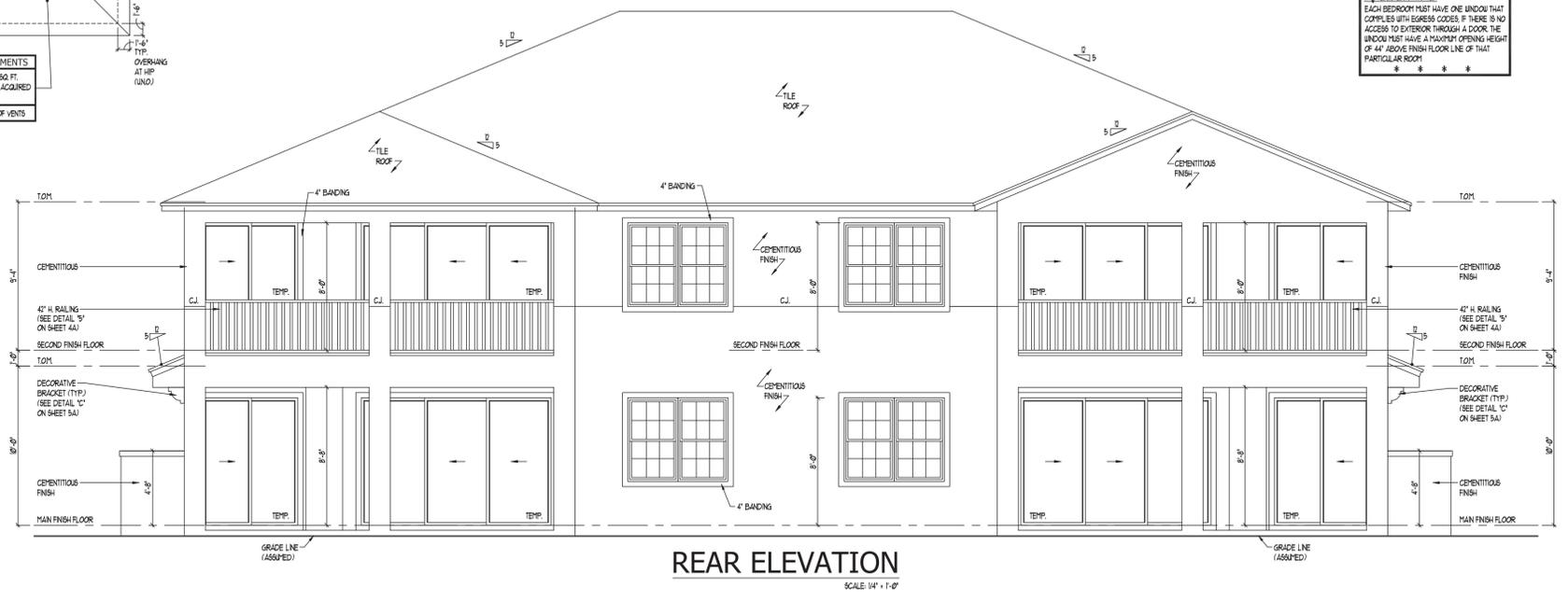


ATTENTION TRUSS MANUF.
TRUSSES FRAMING PERPENDICULAR TO COMMON WALL CANNOT PENETRATE COMMON WALL 2 HOUR PROTECTION LAYER

NO ROOF PENETRATIONS FROM PLYING VENT STACKS, DRYER VENTS OR ANY OTHER PENETRATIONS WITHIN 4'-0" OF THE COMMON WALL

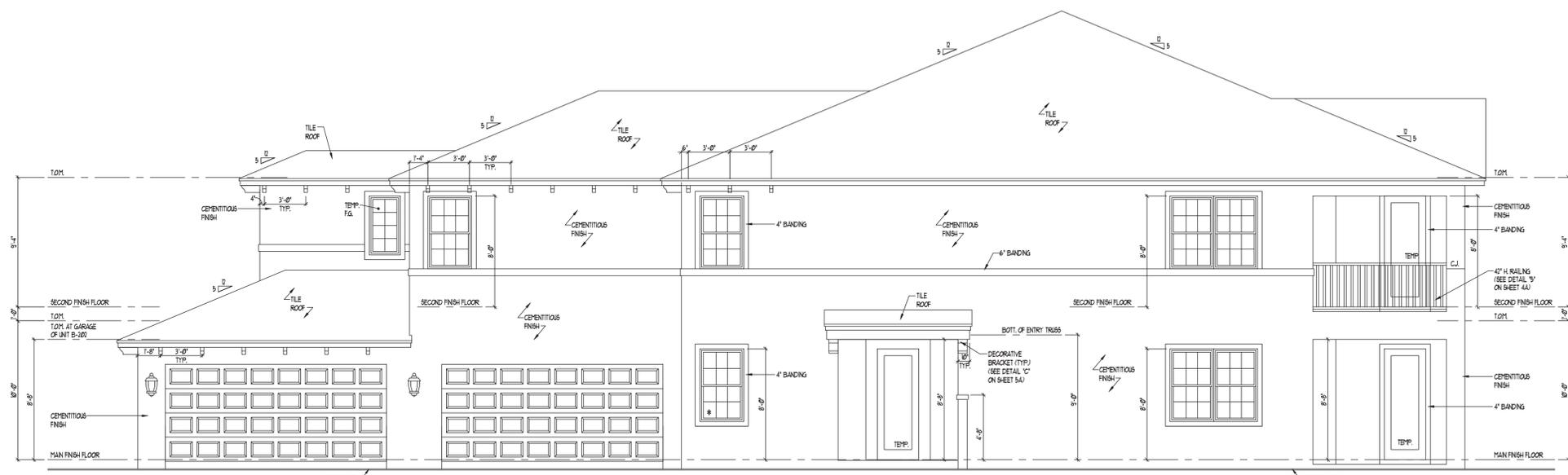


EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLETES WITH BUSINESS COGGES IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR THE WINDOW MUST HAVE A MAXIMUM OPENING HEIGHT OF 44" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

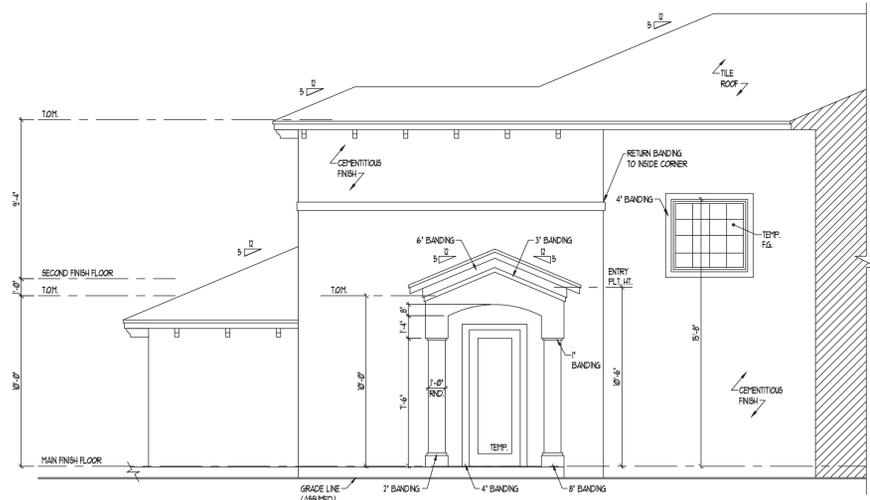


JOB NUMBER	2014032701
CAD FILE NAME	BLDG 9
ISSUED	06-12-15
REVISED	

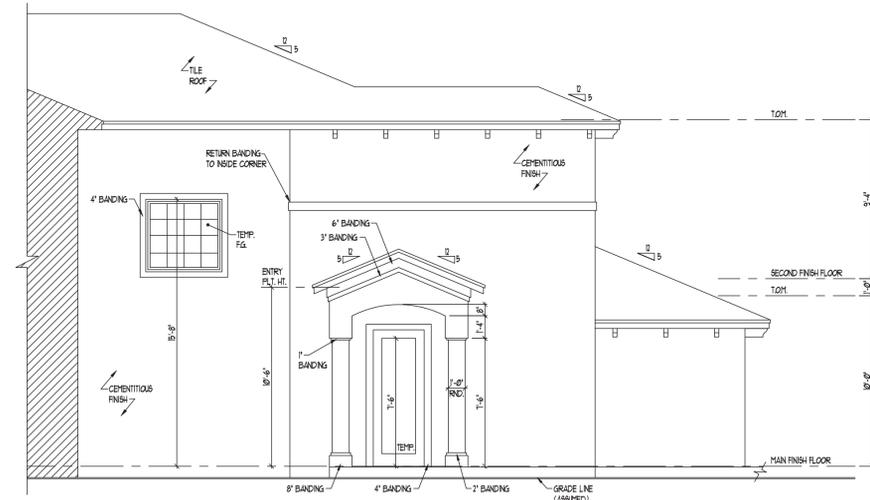
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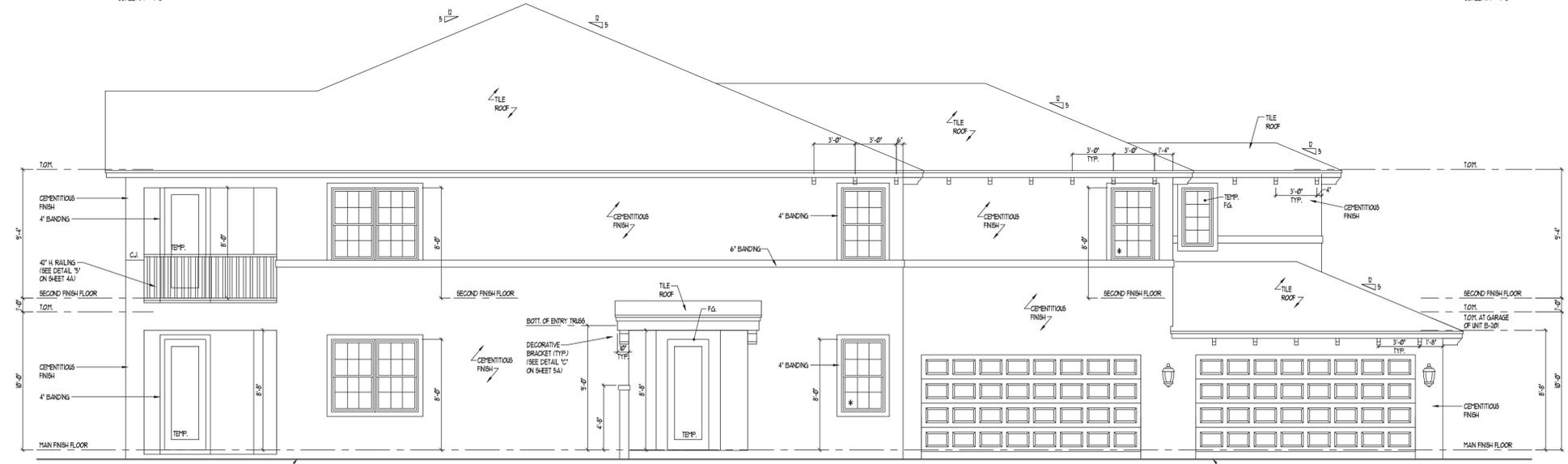
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION "F"
TIDEWATER PRESERVE

**CH4-38-101
BUILDING 9
TIDEWATER, BRADENTON, FLORIDA**

BLDG 9

TITLE
RIGHT ELEVATION "F"
LEFT ELEVATION "F"

SHEET
3F2