

PRELIMINARY PLANNED DEVELOPMENT PROJECT
RIVIERA SOUTHSHORE
 CITY OF BRADENTON
 PART OF SECTION 25, TOWNSHIP 34 SOUTH, RANGE 17 EAST,
 MANATEE COUNTY, FLORIDA

A DEVELOPMENT BY
RIVIERA SOUTHSHORE VENTURES, LLC

FIRST DARTMOUTH CENTER
 724A 2ND AVENUE SOUTH
 SAINT PETERSBURG, FLORIDA 33701
 (727) 541-1100

NOTES:

1. THE SITE IS CURRENTLY ZONED RESIDENTIAL (R1-B), COMMERCIAL (C1-A) AND PLANNED DEVELOPMENT PROJECT (PDP).
2. THE SITE IS CURRENTLY USED FOR RESIDENTIAL AND SMALL RETAIL/COMMERCIAL.
3. THE PROPOSED USE IS SINGLE-FAMILY ATTACHED, MULTI-FAMILY RESIDENTIAL AND MIXED USE LOFT/COMMERCIAL RETAIL.
4. THE SITE IS LOCATED WITHIN FLOOD ZONE AB, B AND C, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BRADENTON, MANATEE COUNTY, COMMUNITY PANEL NUMBER 120155 0010 C, DATED NOVEMBER 16, 1983. A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
5. THERE ARE NO 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. PRIVATE DRIVEWAYS AND STORMWATER SYSTEM COMPONENTS WITHIN THE PROJECT BOUNDARY WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR A HOMEOWNERS ASSOCIATION, AS APPLICABLE.
7. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO CITY OF BRADENTON STANDARDS AND DEDICATED TO THE CITY OF BRADENTON.
8. STREET LIGHTS WILL BE INSTALLED BY THE DEVELOPER AS REQUIRED BY THE CITY OF BRADENTON LAND DEVELOPMENT REGULATIONS AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. SOLID WASTE DISPOSAL WILL BE PROVIDED BY THE CITY OF BRADENTON. CAN PICKUP IS PROPOSED FOR SINGLE-FAMILY ATTACHED RESIDENCES. COMPACTORS/DUMPSTERS ARE PROPOSED FOR THE MULTI-FAMILY BUILDINGS AND COMMERCIAL DEVELOPMENT.
10. THE PROPOSED RECREATION FACILITIES CONSIST OF PEDESTRIAN TRAILS, POOLS, A WATERFRONT PARK AND GLAZIER GATES PARK.
11. SIGNS SHALL CONFORM TO THE CITY OF BRADENTON LAND USE REGULATIONS.
12. LANDSCAPE WILL EXCEED CITY OF BRADENTON MINIMUM REQUIREMENTS.
13. DENSITY:
PROJECT DENSITY IS 25 DWELLING UNITS PER ACRE (691 UNITS/27.55 AC).

PROJECT AREA DATA TABLE:

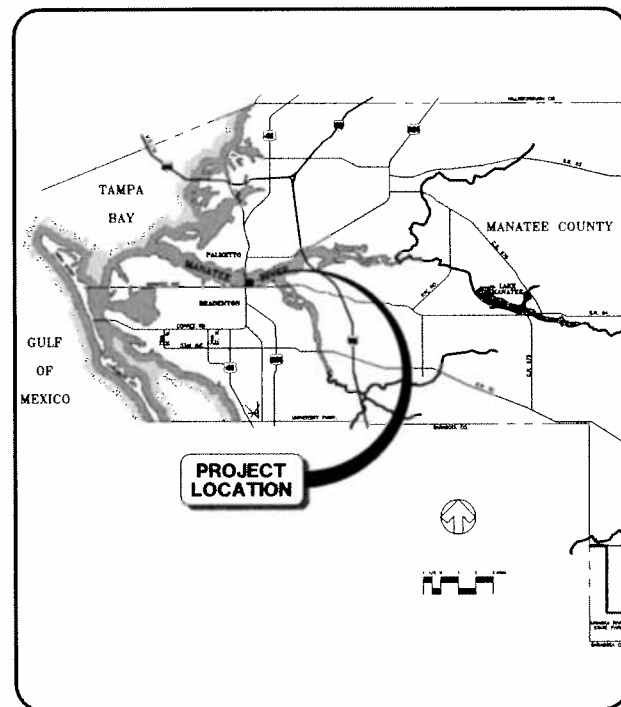
- PROPOSED DEVELOPMENT - 27.55 ACRES (INCLUDES LAND OWNED UNDER CONTRACT, IN PARTNERSHIP WITH THE DEVELOPER AND GLAZIER GATES PARK).
- PROPOSED AREA RIGHT-OF-WAY TO BE VACATED - 0.78 ACRES
- RIGHT-OF-WAY PREVIOUSLY VACATED - 1.46 ACRES
- RIGHT-OF-WAY TO BE DEDICATED FROM PRIVATE OWNERSHIP - 4.06 AC
- PROPOSED PARK - 4.96 ACRES (INCLUDES 3.54 ACRES OF EXISTING GLAZIER GATES PARK).
- TOTAL NUMBER OF UNITS - 691
- FLAT/LOFT - 27 UNITS
- SINGLE-FAMILY ATTACHED - 44 UNITS
- MULTISTORY CONDOMINIUM - 620 UNITS
- RETAIL/COMMERCIAL - 54,400 SQ FT
- MAXIMUM BUILDING HEIGHT:
SINGLE-FAMILY ATTACHED - 3 STORIES ABOVE FEMA 100-YEAR FLOOD ELEVATION
MIXED-USE (FLATS/LOFTS, RETAIL/COMMERCIAL) - 3 STORIES
MULTISTORY CONDOMINIUMS - BLOCK 01 - 84 FT
BLOCK 02 - 108 FT
BLOCK 03 - 108 FT
BLOCK 04 - 84 FT
- *THE HEIGHTS OF THE PROPOSED RIVERFRONT BUILDINGS SHALL BE MEASURED FROM THE BASE FLOOD ELEVATION TO THE TOP OF THE CEILING SLAB OF THE HIGHEST LIVING FLOOR.
- TOTAL BUILDING FOOTPRINT - 7.70 ACRES (EXCLUDING SINGLE-FAMILY ATTACHED HOMES)
- PAVED AREAS 10.7 ACRES (STREETS, PARKING, AND WALKS)
- OPEN SPACE AREA - 8.2 ACRES = ±30% TOTAL SITE AREA
- TOTAL IMPERVIOUS AREA (ESTIMATED) - 21.1 ACRES

PARKING CALCULATION

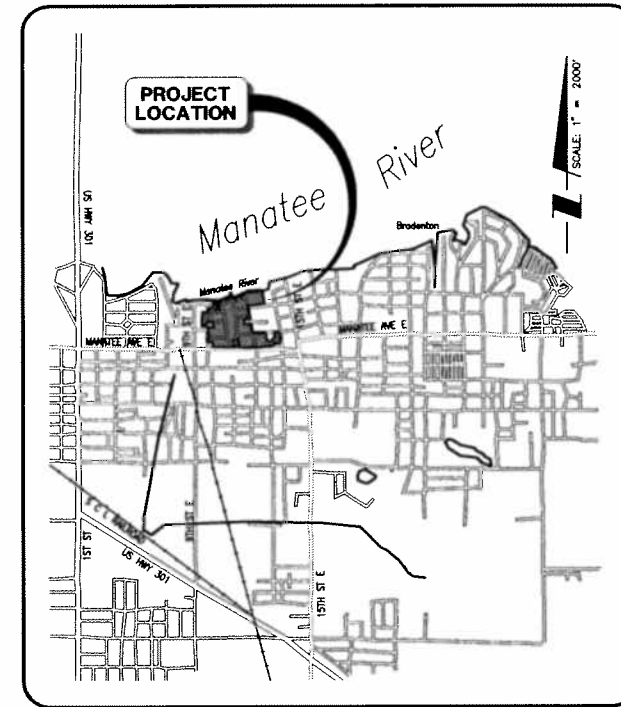
- MULTISTORY CONDOMINIUMS: 2.1 SPACES PER UNIT
620 UNITS * 2.1 = 1,302 SPACES REQUIRED
- SINGLE-FAMILY ATTACHED: 2.1 SPACES PER LOT
44 * 2.1 = 92 SPACES REQUIRED
- MIXED-USE BUILDINGS (BUILDINGS 1 THRU 6)
FLATS/LOFTS: 2.1 SPACES PER UNIT
27 UNITS * 2.1 = 57 SPACES REQUIRED
- RETAIL/COMMERCIAL
ONE SPACE PER 200 SQ FT OF BUILDING FLOOR AREA FOR THE FIRST 10,000 SQ FT, PLUS 2 PER EACH ADDITIONAL 500 SQ FT
54,400 SQ FT TOTAL
FIRST 10,000 SQ FT/200 SQ FT = 50 SPACES REQUIRED
REMAINING 44,400 SQ FT/250 SQ FT = 178 SPACES REQUIRED
- TOTAL PARKING REQUIRED: 1,679 SPACES
TOTAL PARKING PROVIDED: 1,739 (INCLUDES 213 ON-STREET PARKING SPACES)

MINIMUM SETBACKS

	FRONT	SIDE	REAR	WATERFRONT
SINGLE-FAMILY ATTACHED	0'	0'	0'	
MULTISTORY CONDO	FRONT (TO STREET) 0'	0'	0'	30'
COMMERCIAL BELOW/ RESIDENTIAL ABOVE (FLAT/LOFT)	0'	0'	0'	



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL LOCATION MAP
3	RIGHT-OF-WAY PLAN
4	PRELIMINARY WATER PLAN
5	PRELIMINARY SEWER PLAN
5A	PRELIMINARY STORMWATER AND GRADING PLAN
6	PRELIMINARY PDP PLAN
LA-1	PRELIMINARY LANDSCAPE DEVELOPMENT PLAN
LA-2	PRELIMINARY LANDSCAPE DEVELOPMENT PLAN NOTES AND DETAILS
A-01	ARCHITECTURAL SITE PLAN
A-02	ARCHITECTURAL SKETCHES
1 of 1	EXHIBIT SHOWING BOUNDARY, SIGNIFICANT TREES & 2-FOOT CONTOUR LINE

NO.	DATE	DESCRIPTION	BY
04/02/07		REV NOTES #13 DENSITY, PROJECT AREA DATA TABLE, PARKING CALC'S, MIN SETBACKS, ADD SHEETS TO INDEX OF SHEETS	DFH/0953
07/19/06		REV NOTES #9, #13, PROJECT AREA DATA TABLE, PARKING CALC'S, MIN SETBACKS	CAM/2157
04/10/06		REV NOTES #3, #9, #10, #13, PROJECT AREA DATA TABLE, PARKING CALCULATION AND MINIMUM SETBACKS	ATO/2270

STATUS : REVISIONS

PROJECT SURVEYOR BOB COLEMAN, P.S.M. FLORIDA CERTIFICATE NO. 6478	PROJECT MANAGER BETSY BENAC, A.L.C.P.	PROJECT ENGINEER DANIEL J. BOND, P.E. FLORIDA CERTIFICATE NO. 57969
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DATE _____ CHECKED BY _____



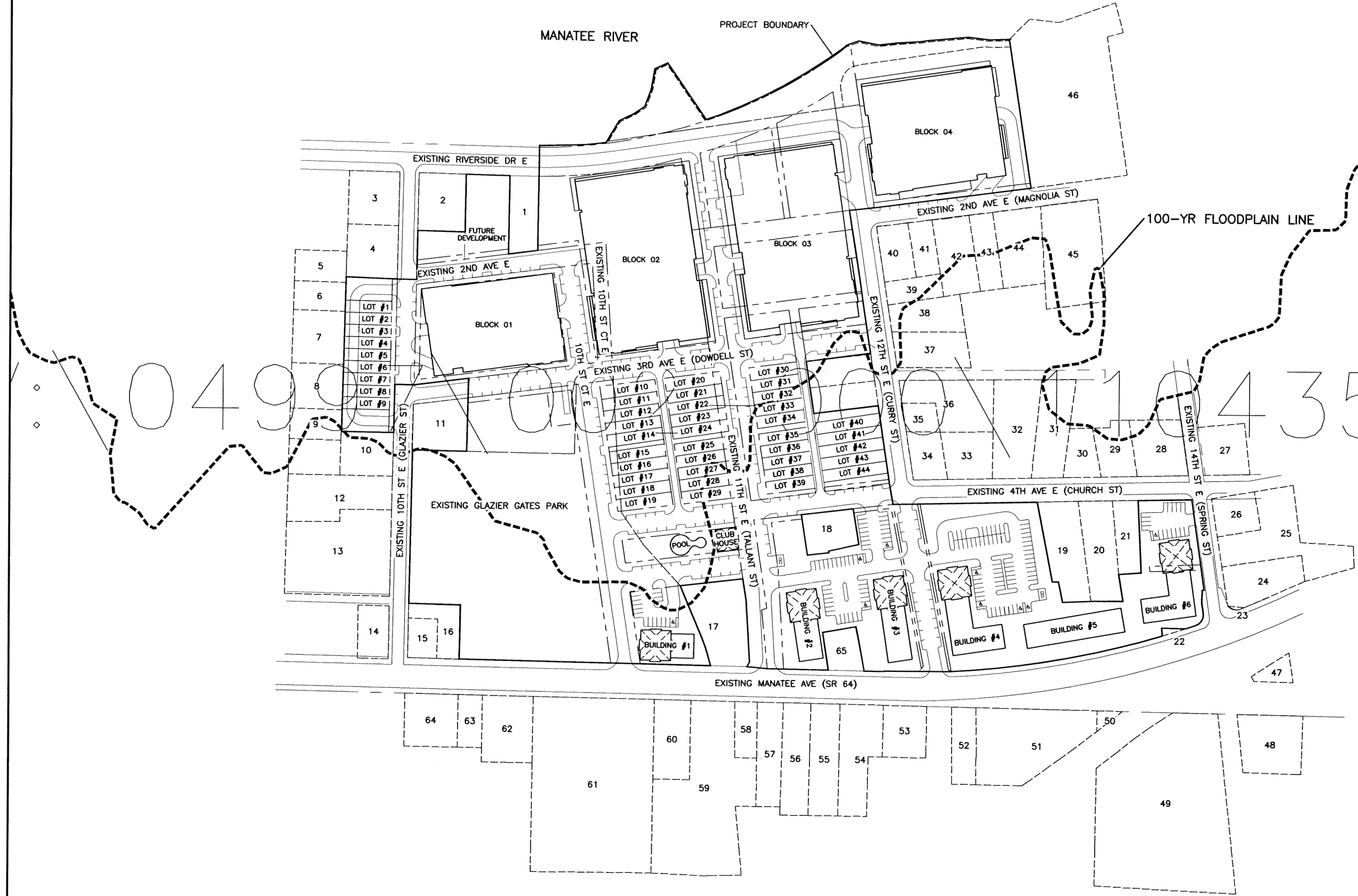
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

6900 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8414 • Phone 941-907-6900 • Fax 941-907-6910 • Web Site www.wilsonmiller.com

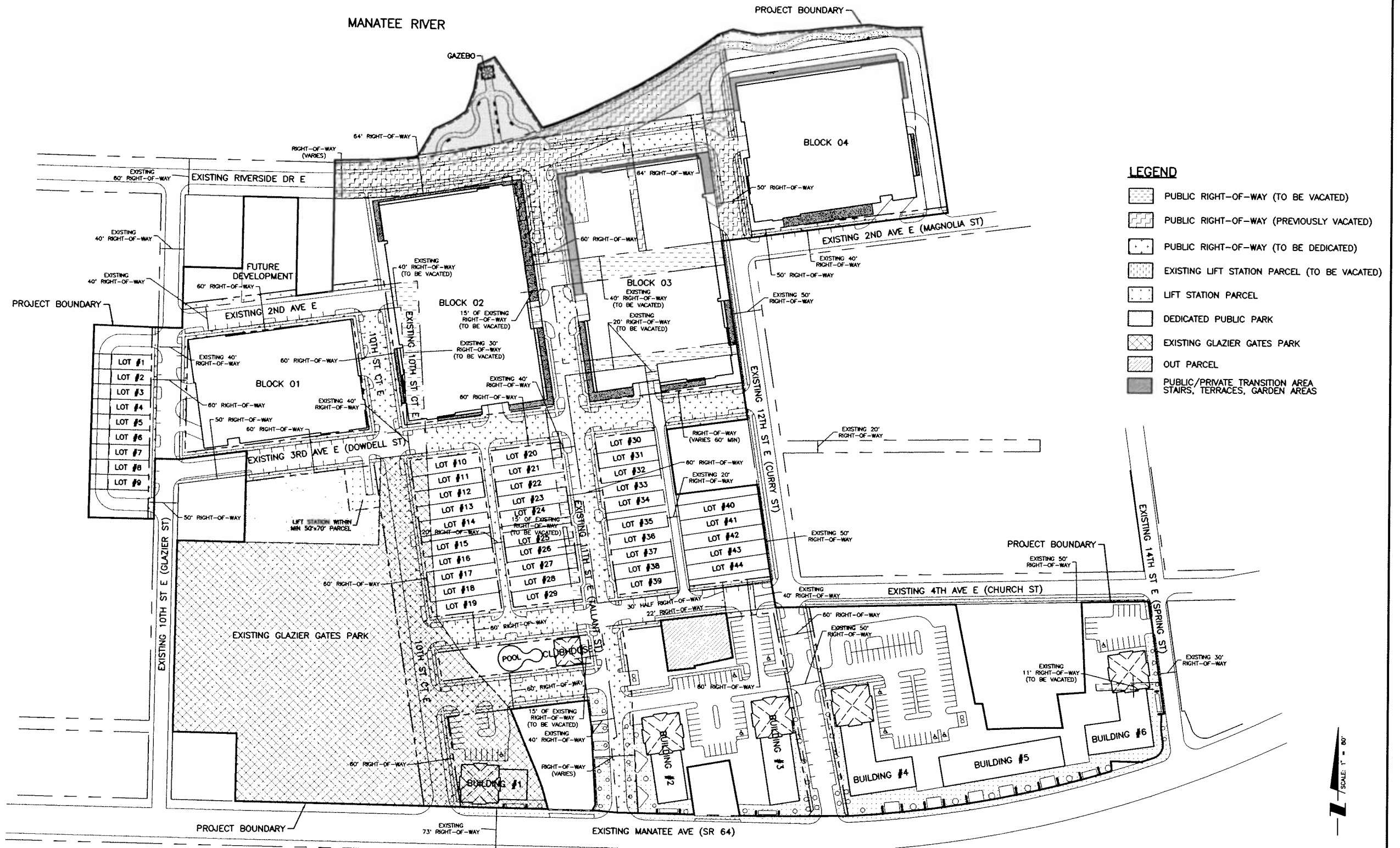
RESERVED FOR STATUS AND DATE STAMPS	
PROJECT NUMBER 04997-002-000 00022	
DATE AUGUST 2005	INDEX NUMBER D-04997-002-000004

ADJACENT PROPERTY OWNERS	
1	Jacqueline O'Brien-Atwood & Leslie Atwood
2	Kendall McDonald
3	Patricia Klein
4	Robert D. Pick
5	Cheryl & Keith Ballinger
6	Theresa Boozer
7	Margaret & Norman Barnes
8	Phyllis Johns, Donald Snapp
9	Wanda Blanchard
10	Manatee County
11	Lydia F. Copeland-McNeal
12	Manatee County
13	Manatee County
14	Carol & Kyle Robertson
15	Temple of Faith Deliverance
16	Temple of Faith Deliverance
17	Kathryn McKnight
18	Deborah & Errol Gifford
19	Reflections of Manatee, Inc.
20	Reflections of Manatee, Inc.
21	Harold J. Armentrout
22	Reflections of Manatee, Inc.
23	Charles Smith
24	Candice & Michael Kiernan
25	Manatee Lodge No. 31
26	Manatee Lodge No. 31
27	Nancy R. Thomas
28	Trudy & Jeffrey Williams
29	Luz & Nestor Polanco
30	Cynthia & Claude Young
31	Sokos Properties Inc.
32	Earl McCullars
33	Jennifer Reiss & William J. Carner
34	James Palawski
35	Lorena & Arturo Ramirez
36	Claudia Deschu & Joseph P. Schmidt
37	Florence A. Erickson
38	Paul Collins & Vincent Arrigo
39	Tracy D. Nesbitt & Holroy R. Jordan
40	Quasi International Inc.
41	Dian Weldon
42	Audrey Ehrmann
43	Jean Wallace
44	Mary Shultis
45	Reflections of Manatee, Inc.
46	Jacqueline C. Clark
47	Manatee County Historical Commission
48	Manatee County Historical Commission
49	Manatee County Rural Health
50	Manatee County Rural Health
51	Chew Bradenton LLC
52	La Luz Del Mundo Iglesia Del Dios Vivo
53	Brian Metrocavage
54	Wayne C. Rickert
55	Wayne C. Rickert
56	Wayne C. Rickert
57	Sonia Boykin
58	Wayne C. Rickert
59	Michael Juniper
60	Riverside Inn
61	Juniper Southern Ltd.
62	Church of God
63	The Prayer Place Ministry
64	Sally Shuford
65	Erasmus Cadena



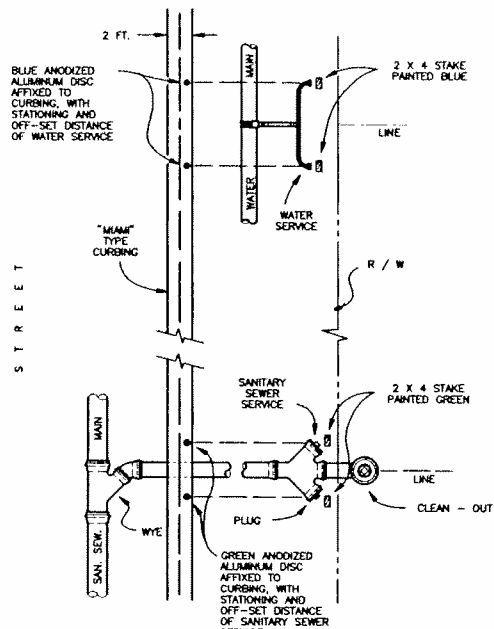
<table border="1"> <tr><td>D</td><td>REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS</td><td>03/22/07</td><td>CAM/2157</td><td></td><td>ACTIVITY</td><td>INITIALS/EMP. NO.</td><td>DATE</td></tr> <tr><td>C</td><td>REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG SPACES & BLDGS</td><td>07/19/06</td><td>CAM/2157</td><td></td><td>DESIGNED BY:</td><td></td><td></td></tr> <tr><td>B</td><td>REV SITE LAYOUT, VACATED ROW, DEDICATED ROW, PARK, LOTS AND BUILDINGS</td><td>04/10/06</td><td>ATO/2270</td><td></td><td>DRAWN BY:</td><td>CAM/2157</td><td>8/30/05</td></tr> <tr><td>A</td><td>REV R/W 10TH ST CT E, LOT #43-#51, PARKING, ADD ADJ PROP OWNERS, EMERGENCY ACCESS, REMOVE PEIR</td><td>10/12/05</td><td>DFH/953</td><td></td><td>CHECKED 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>CHECKED BY / EMP. NO.</td><td>CONTRACT ADMIN. BY:</td><td>WM APPROVED BY:</td><td></td></tr> </table>	D	REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS	03/22/07	CAM/2157		ACTIVITY	INITIALS/EMP. NO.	DATE	C	REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG SPACES & BLDGS	07/19/06	CAM/2157		DESIGNED BY:			B	REV SITE LAYOUT, VACATED ROW, DEDICATED ROW, PARK, LOTS AND BUILDINGS	04/10/06	ATO/2270		DRAWN BY:	CAM/2157	8/30/05	A	REV R/W 10TH ST CT E, LOT #43-#51, PARKING, ADD ADJ PROP OWNERS, EMERGENCY ACCESS, REMOVE PEIR	10/12/05	DFH/953		CHECKED BY:			REV. NO.	REVISION	DATE	DRAWN BY / EMP. NO.	CHECKED BY / EMP. NO.	CONTRACT ADMIN. BY:	WM APPROVED BY:		<p align="center">WilsonMiller <small>Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants</small> WilsonMiller, Inc. 6900 Professional Parkway East, Suite 100 - Sarasota, Florida 34240-6464 - Phone 941-907-6900 - Fax 941-907-6900 - Web Site www.wilsonmiller.com</p>	<p>CLIENT: RIVIERA SOUTHSHORE VENTURES, LLC PROJECT: RIVIERA SOUTHSHORE</p>	<p>DATE: 08/30/05 HORIZONTAL SCALE: 1" = 100' VERTICAL SCALE: N/A SEC: TWP: RGE: 25 34S 17E</p>	<p>TITLE: AERIAL LOCATION MAP</p>	<p>DANIEL J. BOND, P.E. FLORIDA CERTIFICATE NO. 57089 PROJECT NUMBER: D-04997-002-000005 SHEET NUMBER: 2 OF 6</p>
D	REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS	03/22/07	CAM/2157		ACTIVITY	INITIALS/EMP. NO.	DATE																																						
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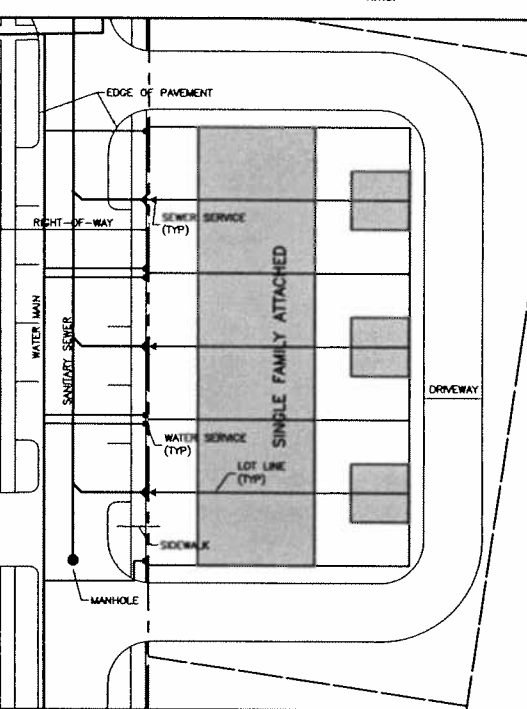


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C	REV SITE LAYOUT, ROW DEDICATED/VACATED, LOTS, LIFT STATION, BLDGS & PKNG, ADD ROW PREVIOUS VACATED	07/19/06	CAM/2157			DRAWN BY:		
B	REV SITE LAYOUT, VACATED ROW, DEDICATED ROW, PARK, LOTS, PARKING SPACES & BUILDINGS ADD ROW WIDTHS	04/10/06	ATO/2270			CHECKED BY:		
A	REV R/W 10TH ST CT E, LOT #45-#51, PARKING, ADD EMERGENCY ACCESS, REMOVE PEIR	10/12/05	DFH/953			CONTRACT ADMIN. BY:		

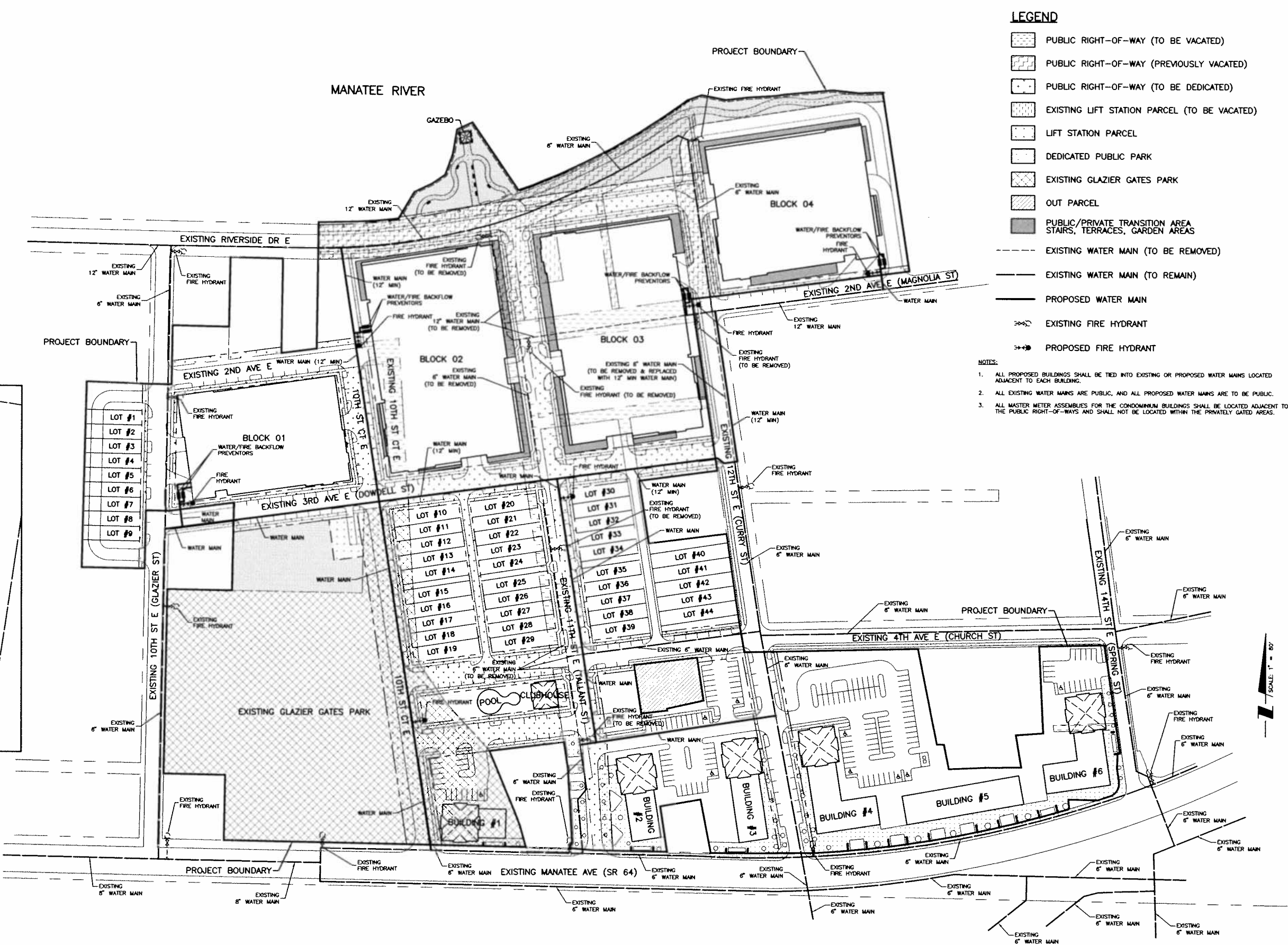
		CLIENT: RIMERA SOUTHSHORE VENTURES, LLC PROJECT: RIMERA SOUTHSHORE	DATE: 08/30/2005 HORIZONTAL SCALE: 1" = 80' VERTICAL SCALE: N/A SEC. TWP. RDE: 25 34S 17E	TITLE: RIGHT-OF-WAY PLAN PROJECT NUMBER: 04997-002-000 00022 SHEET NUMBER: 3 OF 6	DANIEL J. BOND, P.E. FLORIDA CERTIFICATE NO. 57265 RIDBY NUMBER: D-04997-002-000006
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WATER & SANITARY SEWER SERVICES-MISC. DETAILS
N.T.S.



TYPICAL WATER/SEWER SERVICE DETAIL FOR SINGLE FAMILY ATTACHED LOTS
N.T.S.

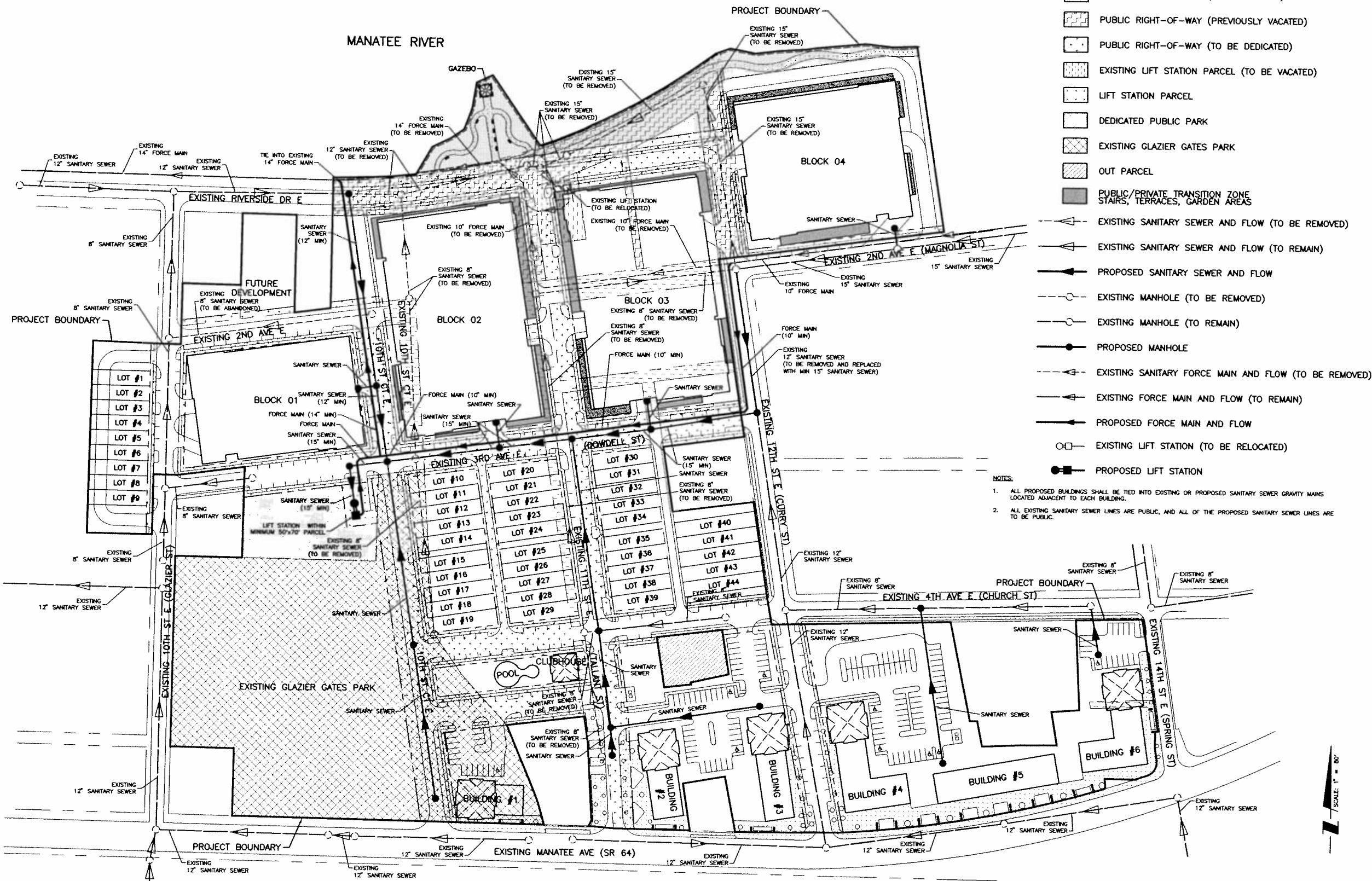


- LEGEND**
- PUBLIC RIGHT-OF-WAY (TO BE VACATED)
 - PUBLIC RIGHT-OF-WAY (PREVIOUSLY VACATED)
 - PUBLIC RIGHT-OF-WAY (TO BE DEDICATED)
 - EXISTING LIFT STATION PARCEL (TO BE VACATED)
 - LIFT STATION PARCEL
 - DEDICATED PUBLIC PARK
 - EXISTING GLAZIER GATES PARK
 - OUT PARCEL
 - PUBLIC/PRIVATE TRANSITION AREA STAIRS, TERRACES, GARDEN AREAS
 - EXISTING WATER MAIN (TO BE REMOVED)
 - EXISTING WATER MAIN (TO REMAIN)
 - PROPOSED WATER MAIN
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT

- NOTES:**
1. ALL PROPOSED BUILDINGS SHALL BE TIED INTO EXISTING OR PROPOSED WATER MAINS LOCATED ADJACENT TO EACH BUILDING.
 2. ALL EXISTING WATER MAINS ARE PUBLIC, AND ALL PROPOSED WATER MAINS ARE TO BE PUBLIC.
 3. ALL MASTER METER ASSEMBLIES FOR THE CONDOMINIUM BUILDINGS SHALL BE LOCATED ADJACENT TO THE PUBLIC RIGHT-OF-WAYS AND SHALL NOT BE LOCATED WITHIN THE PRIVATELY GATED AREAS.



<table border="1"> <tr> <th>REV</th> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DESCRIPTION</th> </tr> <tr> <td>D</td> <td>03/22/07</td> <td>CAM/2157</td> <td></td> <td></td> <td>REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS, WATER MAIN</td> </tr> <tr> <td>C</td> <td>07/21/06</td> <td>ATO/2270</td> <td></td> <td></td> <td>REV SITE LAYOUT, WATER MAIN, VACATED ROW, DEDICATED ROW, LOTS, LIFT STATION, PKNG SPACES & BLDGS, ADD ROW PREVIOUS VACATED & UTILITY SERVICE DETAIL, NOTE #4 AND #5</td> </tr> <tr> <td>B</td> <td>04/10/06</td> <td>ATO/2270</td> <td></td> <td></td> <td>REV SITE LAYOUT, VACATED & DEDICATED ROW, PARK, LOTS, BLDGS, WATER MAINS & FIRE HYDRANTS</td> </tr> <tr> <td>A</td> <td>10/12/05</td> <td>CAM/2157</td> <td></td> <td></td> <td>REV R/W 10TH ST CT E, LOT #45-#51, PARKING, WATER LAYOUT, ADD EMERGENCY ACCESS, REMOVE PEIR</td> </tr> </table>	REV	NO.	DATE	BY	CHKD	DESCRIPTION	D	03/22/07	CAM/2157			REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS, WATER MAIN	C	07/21/06	ATO/2270			REV SITE LAYOUT, WATER MAIN, VACATED ROW, DEDICATED ROW, LOTS, LIFT STATION, PKNG SPACES & BLDGS, ADD ROW PREVIOUS VACATED & UTILITY SERVICE DETAIL, NOTE #4 AND #5	B	04/10/06	ATO/2270			REV SITE LAYOUT, VACATED & DEDICATED ROW, PARK, LOTS, BLDGS, WATER MAINS & FIRE HYDRANTS	A	10/12/05	CAM/2157			REV R/W 10TH ST CT E, LOT #45-#51, PARKING, WATER LAYOUT, ADD EMERGENCY ACCESS, REMOVE PEIR	<table border="1"> <tr> <th>ACTIVITY</th> <th>INITIALS/DATE</th> <th>DATE</th> </tr> <tr> <td>DESIGNED BY:</td> <td></td> <td></td> </tr> <tr> <td>DRAWN BY:</td> <td></td> <td></td> </tr> <tr> <td>CHECKED BY:</td> <td></td> <td></td> </tr> <tr> <td>CONTRACT ADMIN. BY:</td> <td></td> <td></td> </tr> <tr> <td>WM APPROVED BY:</td> <td></td> <td></td> </tr> </table>	ACTIVITY	INITIALS/DATE	DATE	DESIGNED BY:			DRAWN BY:			CHECKED BY:			CONTRACT ADMIN. BY:			WM APPROVED BY:			<p>WilsonMiller Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants WilsonMiller, Inc.</p>	<p>CLIENT: RIVIERA SOUTHSORE VENTURES, LLC PROJECT: RIVIERA SOUTHSORE</p>	<p>DATE: 08/30/2005 HORIZONTAL SCALE: 1" = 80' VERTICAL SCALE: N/A SHEET NO.: 25 OF 176</p>	<p>TITLE: PRELIMINARY WATER PLAN PROJECT NUMBER: 04997-002-000022 SHEET NUMBER: 4 OF 6</p>
REV	NO.	DATE	BY	CHKD	DESCRIPTION																																																
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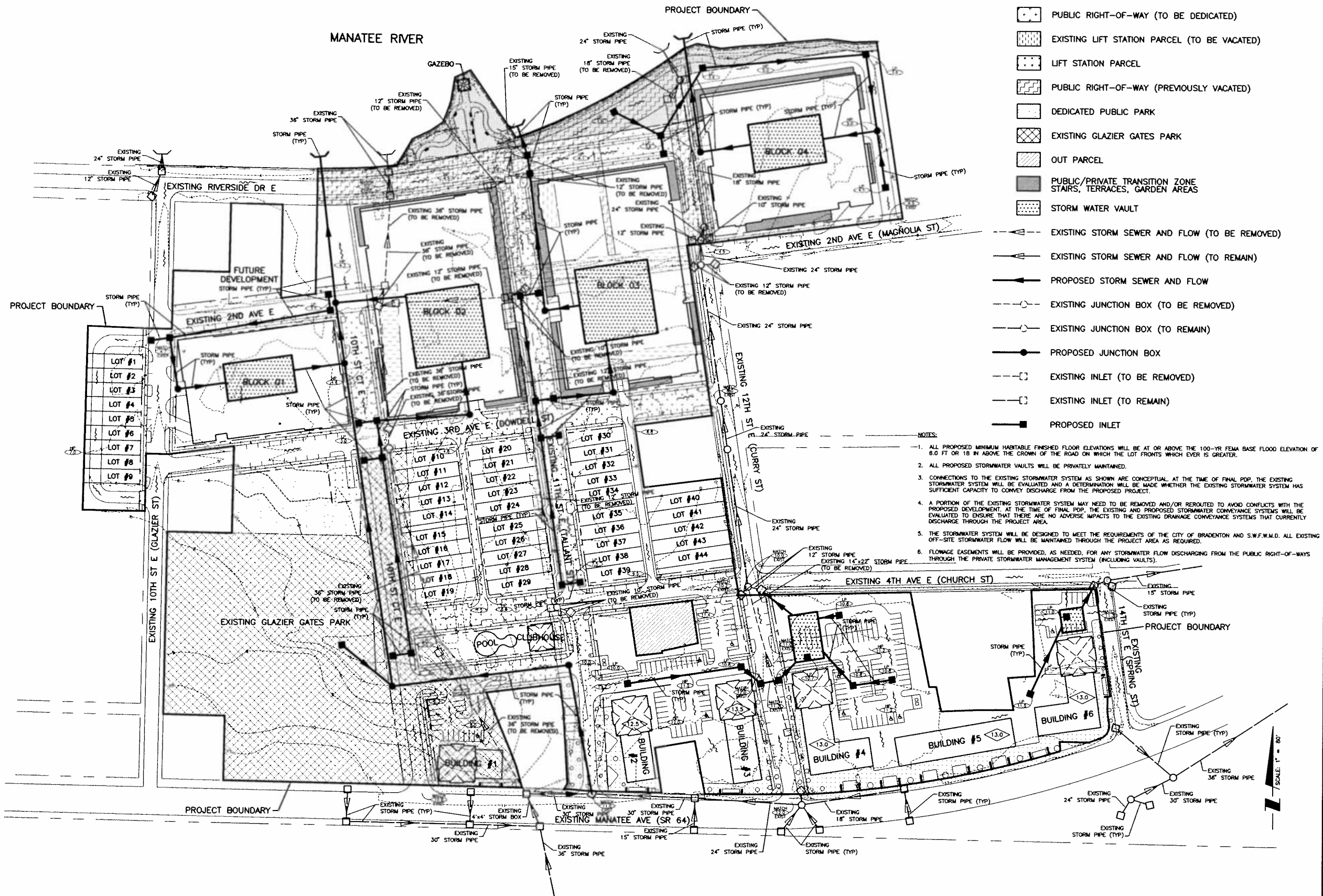
LEGEND

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- EXISTING LIFT STATION PARCEL (TO BE VACATED)
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- DEDICATED PUBLIC PARK
- EXISTING GLAZIER GATES PARK
- OUT PARCEL
- PUBLIC/PRIVATE TRANSITION ZONE STAIRS, TERRACES, GARDEN AREAS
- EXISTING SANITARY SEWER AND FLOW (TO BE REMOVED)
- EXISTING SANITARY SEWER AND FLOW (TO REMAIN)
- PROPOSED SANITARY SEWER AND FLOW
- EXISTING MANHOLE (TO BE REMOVED)
- EXISTING MANHOLE (TO REMAIN)
- PROPOSED MANHOLE
- EXISTING SANITARY FORCE MAIN AND FLOW (TO BE REMOVED)
- EXISTING FORCE MAIN AND FLOW (TO REMAIN)
- PROPOSED FORCE MAIN AND FLOW
- EXISTING LIFT STATION (TO BE RELOCATED)
- PROPOSED LIFT STATION

- NOTES:**
1. ALL PROPOSED BUILDINGS SHALL BE TIED INTO EXISTING OR PROPOSED SANITARY SEWER GRAVITY MAINS LOCATED ADJACENT TO EACH BUILDING.
 2. ALL EXISTING SANITARY SEWER LINES ARE PUBLIC, AND ALL OF THE PROPOSED SANITARY SEWER LINES ARE TO BE PUBLIC.



<table border="1"> <thead> <tr> <th>REV. NO.</th> <th>REVISION</th> <th>DATE</th> <th>DESIGNED BY / DATE</th> <th>CHECKED BY / DATE</th> <th>CONTRACT ADMIN. BY / DATE</th> <th>APPROVED BY / DATE</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS, SANITARY SEWER, FORCE MAIN</td> <td>03/22/07</td> <td>CAM/2157</td> <td></td> <td></td> <td></td> </tr> <tr> <td>C</td> <td>REV SITE LAYOUT, ROW, L.S., SANITARY SEWER, LOTS, BLDGS & PKNG, ADD ROW PREVIOUS VACATED, NOTE #3</td> <td>07/18/06</td> <td>CAM/2157</td> <td></td> <td></td> <td></td> </tr> <tr> <td>B</td> <td>REV SITE LAYOUT, VACATED ROW, DEDICATED ROW, PARK, LOTS, BUILDINGS AND SANITARY SEWER</td> <td>04/10/06</td> <td>ATO/2270</td> <td></td> <td></td> <td></td> </tr> <tr> <td>A</td> <td>REV R/W 10TH ST CT E, LOT #45-#51, PARKING, SEWER LAYOUT, ADD EMERGENCY ACCESS, REMOVE PEIR</td> <td>10/12/05</td> <td>CAM/2157</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			REV. NO.	REVISION	DATE	DESIGNED BY / DATE	CHECKED BY / DATE	CONTRACT ADMIN. BY / DATE	APPROVED BY / DATE	D	REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PKNG & BLDGS, SANITARY SEWER, FORCE MAIN	03/22/07	CAM/2157				C	REV SITE LAYOUT, ROW, L.S., SANITARY SEWER, LOTS, BLDGS & PKNG, ADD ROW PREVIOUS VACATED, NOTE #3	07/18/06	CAM/2157				B	REV SITE LAYOUT, VACATED ROW, DEDICATED ROW, PARK, LOTS, BUILDINGS AND SANITARY SEWER	04/10/06	ATO/2270				A	REV R/W 10TH ST CT E, LOT #45-#51, PARKING, SEWER LAYOUT, ADD EMERGENCY ACCESS, REMOVE PEIR	10/12/05	CAM/2157				<p>WilsonMiller <small>Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants</small> 8600 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-6464 • Phone 941-557-8800 • Fax 941-557-8800 • www.wilsonmiller.com</p>			<p>CLIENT: RIVIERA SOUTHSHORE VENTURES, LLC PROJECT: RIVIERA SOUTHSHORE</p>		<p>DATE: 08/30/2005 HORIZONTAL SCALE: 1" = 80' VERTICAL SCALE: N/A SHEET: 25 OF 345 17E</p>		<p>TITLE: PRELIMINARY SEWER PLAN PROJECT NUMBER: 04997-002-000 00022 SHEET NUMBER: 5 OF 6</p>		<p>DATE: 08/30/2005 PROJECT NUMBER: 04997-002-0000008 SHEET NUMBER: 5 OF 6</p>	
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LEGEND

- PUBLIC RIGHT-OF-WAY (TO BE VACATED)
- PUBLIC RIGHT-OF-WAY (TO BE DEDICATED)
- EXISTING LIFT STATION PARCEL (TO BE VACATED)
- LIFT STATION PARCEL
- PUBLIC RIGHT-OF-WAY (PREVIOUSLY VACATED)
- DEDICATED PUBLIC PARK
- EXISTING GLAZIER GATES PARK
- OUT PARCEL
- PUBLIC/PRIVATE TRANSITION ZONE STAIRS, TERRACES, GARDEN AREAS
- STORM WATER VAULT
- EXISTING STORM SEWER AND FLOW (TO BE REMOVED)
- EXISTING STORM SEWER AND FLOW (TO REMAIN)
- PROPOSED STORM SEWER AND FLOW
- EXISTING JUNCTION BOX (TO BE REMOVED)
- EXISTING JUNCTION BOX (TO REMAIN)
- PROPOSED JUNCTION BOX
- EXISTING INLET (TO BE REMOVED)
- EXISTING INLET (TO REMAIN)
- PROPOSED INLET

- NOTES:**
1. ALL PROPOSED MINIMUM HABITABLE FINISHED FLOOR ELEVATIONS WILL BE AT OR ABOVE THE 100-YR FEMA BASE FLOOD ELEVATION OF 8.0 FT OR 18 IN ABOVE THE CROWN OF THE ROAD ON WHICH THE LOT FRONTS WHICH EVER IS GREATER.
 2. ALL PROPOSED STORMWATER VAULTS WILL BE PRIVATELY MAINTAINED.
 3. CONNECTIONS TO THE EXISTING STORMWATER SYSTEM AS SHOWN ARE CONCEPTUAL. AT THE TIME OF FINAL PDP, THE EXISTING STORMWATER SYSTEM WILL BE EVALUATED AND A DETERMINATION WILL BE MADE WHETHER THE EXISTING STORMWATER SYSTEM HAS SUFFICIENT CAPACITY TO CONVEY DISCHARGE FROM THE PROPOSED PROJECT.
 4. A PORTION OF THE EXISTING STORMWATER SYSTEM MAY NEED TO BE REMOVED AND/OR REROUTED TO AVOID CONFLICTS WITH THE PROPOSED DEVELOPMENT. AT THE TIME OF FINAL PDP, THE EXISTING AND PROPOSED STORMWATER CONVEYANCE SYSTEMS WILL BE EVALUATED TO ENSURE THAT THERE ARE NO ADVERSE IMPACTS TO THE EXISTING DRAINAGE CONVEYANCE SYSTEMS THAT CURRENTLY DISCHARGE THROUGH THE PROJECT AREA.
 5. THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF BRADENTON AND S.W.F.W.M.D. ALL EXISTING OFF-SITE STORMWATER FLOW WILL BE MAINTAINED THROUGH THE PROJECT AREA AS REQUIRED.
 6. FLOWAGE EASEMENTS WILL BE PROVIDED, AS NEEDED, FOR ANY STORMWATER FLOW DISCHARGING FROM THE PUBLIC RIGHT-OF-WAYS THROUGH THE PRIVATE STORMWATER MANAGEMENT SYSTEM (INCLUDING VAULTS).

WilsonMiller <small>Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants</small> WilsonMiller, Inc. <small>4000 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-8464 • Phone 941-927-6800 • Fax 941-927-6800 • Web: www.wilsonmiller.com</small>		CLIENT: RIVIERA SOUTHSHORE VENTURES, LLC PROJECT: RIVIERA SOUTHSHORE	DATE: 08/30/2005 HORIZONTAL SCALE: 1" = 80' VERTICAL SCALE: N/A SHEET NUMBER: 25 OF 176	TITLE: PRELIMINARY STORMWATER AND GRADING PLAN PROJECT NUMBER: 04997-002-000 0022 SHEET NUMBER: 5A OF 6	DANIEL J. BOND, P.E. FLORIDA CERTIFICATE NO. 57268 SEAL NUMBER: D-04997-002-000010
C REV SITE LAYOUT, ROW, LOTS, LIFT STATION, PARKING & BLDGS, STORM/DRAINAGE B REV SITE LAYOUT, STORM PIPES, ROW, LOTS, LIFT STATION, PRNG SPACES & BLDGS; ADD NOTE #6 A REV SITE LAYOUT, VACATED ROW, DEDICATED ROW, PARK, LOTS, BUILDINGS AND STORM PIPES	03/22/07 07/21/06 04/10/06	CAM/2157 ATO/2270 ATO/2270	DESIGNED BY: DRAWN BY: CHECKED BY: CONTRACT ADMIN. BY: WM APPROVED BY:	INITIALS/EMP. NO. DPH/0953 DATE 09/13/05	REVISION

