



GENERAL NOTES

1. Tracts Shown As Permitted Uses

- Single Family (SF)** Single-family uses are primarily intended to be developed with single family detached, semi-detached and attached dwellings and related accessory uses.
- Multi-Family (MF)** Multi-family tracts are primarily intended to be developed with multi-family dwellings and related accessory uses. The developer reserves the right to substitute a single-family use on these parcels as allowed per #11 below.
- Commercial in PDC Area** Commercial tracts within the PDC zoning district will be developed with uses noted as permitted and administrative permitted uses in the PDC District and Related Accessory Uses and can include uses identified as in the Land Development Code, Figure 6-1.
- Commercial in PDR Areas** Commercial tracts within the PDR zoning district will be developed with uses noted as permitted and administrative permitted uses in the PDR District and Related Accessory Uses and can include uses identified as in the Land Development Code, Figure 6-1.
- Interim Use** Agricultural uses are permitted interim uses as per #12 below.

2. Minimum Setbacks

- | Uses | Front | Side | Rear |
|-------------------------|----------|---------|------|
| Single Family Detached | 20/15*** | 5' | 15' |
| Semi-Detached | 20/15*** | 0/10*** | 15' |
| Single Family Attached* | 20/15*** | 0/10*** | 15' |
| Duplex | 20/15*** | 8' | 15' |
| Multi-Family | 20/15*** | 10' | 15' |
| Commercial | 20/15*** | 15' | 20' |
| Park, Recreation Center | 30' | 15' | 20' |
| Office/Hotel | 30' | 15' | 20' |
- a. Single Family Detached units may be developed as zero lot line lots. This will be determined at the time of preliminary subdivision review.
- * End units must meet a 10' side yard setback.
- ** Access to one side.
- *** Front setback for units with side entry garages.
- b. The setback for the secondary front yard of corner lots shall be a minimum of fifteen (15) feet.
- c. Where side yards are adjacent to rear yards of corner lots, the driveway on the adjacent lot (non-corner lot) shall be located on the opposite side of the lot from the corner lot.

3. Buffering/Screening

- Buffering and screening shall be provided in accordance with Sections 715 and 737 of the Land Development Code.

4. Maximum Height (Inclusive of parking)

- | Use | Height |
|-------------------------|-----------|
| Single Family Detached | 35' |
| Single Family Attached | 35' |
| Single Family Attached* | 35' |
| Zero Lot Line | 35' |
| Duplex | 4 stories |
| Multi-Family | 35' |
| Commercial | 4 stories |
| Office/Hotel | 4 stories |
- For each 1 foot of height over 35 feet, the setback from the I-75 and State Road 70 rights-of-way shall be increased by 1 foot.

5. Minimum Lot Size

- | Use | Minimum Lot Size |
|------------------------|------------------|
| Single Family Detached | 5,000 sq. ft. |
| Single Family Attached | 2,000 sq. ft. |
| Duplex | 8,000 sq. ft. |
| Non-residential | 1,000 sq. ft. |

6. Minimum Lot Width

- | Use | Minimum Lot Width |
|------------------------|-------------------|
| Single Family Detached | 25' |

7. Parking

- Parking shall be provided in accordance with Section 710 of the Manatee County Land Development Code.

8. Project Access

- The alignment of all internal roadways and the location of all project access points is approximate. Exact alignments are subject to change pursuant to review by Manatee County during the site plan/subdivision review process.

9. Drainage

- With regard to water quality, the remaining stormwater management system to be designed within the Tara project will be designed in accordance with the current County criteria for projects constructed within the Evers Reservoir Watershed. Specifically, the water quality system will be designed to treat 100% of the requirement that exists outside of the Evers Reservoir Watershed. The project will also be designed in accordance with current (1995) Southwest Florida Water Management District water quality criteria.

- With regard to water quantity, the project will be designed to meet the Manatee County requirements for water quantity which currently mandate that the post-development peak rate of discharge cannot exceed the pre-development peak rate of discharge. The Tara project maintains an exemption from Chapter 400-4, F.A.C., as it applied for grandfathering from those rules and received said grandfathering in 1985 from the Southwest Florida Water Management District.

10. Water and Wastewater Service

- Water and wastewater service will be provided by Manatee County.

11. Development Mix

- Trade-offs in types and intensities/densities of approved land uses may be made as described in the Notice of Proposed Change and permitted in the Development Order.

12. Agricultural Uses

- Interim use of the site for agricultural uses shall be permitted prior to and during site development as allowed by the Comprehensive Plan, Policy 2.5.2.4.

13. Signs

- On-site signs will be in accordance with Sections 724 and 737, Land Development Code.

14. Parcels have not been surveyed and acreages shown are approximate. Parcels are subject to future subdivision in accordance with the Land Development Code.

15. Project Acreage:

- | Area of Rezone | 19.25 acres |
|-----------------------------|----------------|
| Area of Revised Master Plan | 1,104.98 acres |
| TOTAL | 1,124.21 acres |

16. Site lies within Flood Zones X and AE of Community Panel No. 120153 0353C, 0354C and 0366C (1992).

17. Refer to Exhibit "C" for Phase Schedule.

18. All adjacent rights-of-way and utilities are in compliance with Land Development Code standards.

REVISED MAP H MASTER DEVELOPMENT PLAN

for

TARA

SECTION 13, 14, 23 & 24, TWP. 35 S. RGE. 18 E.,
MANATEE COUNTY, FLORIDA

SEAL OF THE COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the documents on file in my office.
Witness my hand and official seal this 10th day of
February, 1996.

P. J. HODGE
Clerk of Circuit Court
By: [Signature]

LOMBARDO & SKIPPER, INC.
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L'S

DATE: FEBRUARY 2, 1996

REVISED MARCH 20, 1996

REVISED AUG. 9, 1996 (REMOVE III-Y)

EXHIBIT "D" JAN 16 1997