



LEGEND:

- IONA ROAD RIGHT-OF-WAY (144' WIDE)
- ACCESS POINT
- COMMUNITY ACTIVITY/RECREATION CENTER
- STORMWATER
- GREENWAY BUFFER
- RESIDENTIAL AREAS (VILLAGES)
- TRANSIT STOPS
- POTENTIAL SCHOOL SITE
- APPROX. VILLAGE BOUNDARY

PHILLIPPI CREEK MAIN "A"

550' GREENWAY BUFFER AREA  
29± ACRES

144' IONA ROAD  
RIGHT-OF-WAY  
19± ACRES  
(OPEN DRAINAGE)

VILLAGE # 1- 97 ACRES ±  
(INCLUDES VILLAGES 1A,  
1B AND SCHOOL SITE)

35 Ac. POTENTIAL  
SCHOOL SITE

WEBBER ROAD ACCESS POINT

TRANSIT STOP

LANDSCAPE BUFFER AREA  
(5 Ac.±)

COMMUNITY  
RECREATION AREA

VILLAGE 1A  
30± ACRES

VILLAGE 1B  
32± ACRES

COWPEN SLOUGH

550' GREENWAY  
BUFFER AREA  
83.4± ACRES

VILLAGE #8  
19 ACRES ±

VILLAGE #7  
23 ACRES ±

23,227 S.F. RIGHT-OF-WAY NEEDED

PALMER BLVD.

PRIMARY COMMUNITY ENTRY

IONA ROAD

VILLAGE #2  
29 ACRES ±

VILLAGE #6  
29 ACRES ±

VILLAGE #3  
28 ACRES ±

VILLAGE #5  
13 ACRES ±

VILLAGE #4  
38 ACRES ±

LANDSCAPE BUFFER AREA

PALMER PLACE  
BINDING DEVELOPMENT CONCEPT PLAN

KEMMONS WILSON, INC.  
SARASOTA, FLORIDA

	PROJECT: PALMER PLACE		
	SCALE: N.T.S.	APPROVED BY: D. SHAWN LEINS, P.E.	DRAWN BY: LCG
	DATE: 4/10/08	CLIENT: KEMMONS WILSON, INC.	CAD FILE: R00012500L0000000PLAN
	DESC: BINDING DEVELOPMENT CONCEPT PLAN	JOB NO: RGWD-0125	DRWG. NO. 1 of 1