



NOTE: THIS IS A CONCEPTUAL DEVELOPMENT PLAN AND IS SUBJECT TO SURVEY, FINAL WETLAND DELINEATION, FLOODPLAIN ANALYSIS, FINAL SITE PLANNING, ENGINEERING AND GOVERNMENTAL APPROVALS. LOT COUNT IS ESTIMATED AND WILL VARY. WETLAND ACRES AND IMPACTS HAVE NOT BEEN CALCULATED. PARCEL SIZES ARE ESTIMATED AND SUBJECT TO CHANGE. ROADWAY NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE. STORMWATER PONDS HAVE NOT BEEN SIZED OR SITED FOR INDIVIDUAL PARCELS. PEDESTRIAN TRAIL LOCATIONS ARE CONCEPTUAL. MITIGATION AREAS ARE PROVIDED IN EXCESS OF WHAT IS LIKELY TO BE REQUIRED.

Park Summary	
Parks	Est. Acreage
Park 1	6.5
Park 2	4.0
Park 3	4.4
Park 4	2.7
Park 5	3.3
Park 6	9.5
Park 7	4.6
Park 8	2.6
Park 9	9.3
Park 10	2.7
Park 11	3.3
Park 12	4.2
Park 13	2.6
Park 14	2.0
Park 15	7.8
Park 16	7.4
Park 17	4.3
Park 18	3.8
Park 19	2.6
Park 20	3.2
Park 21	2.4
Park 22	4.0
Park 23	4.0
Park 24	3.0
Park 25	3.5
Park 26	3.5
Park 27	7.4
Park 28	21.3
TOTAL	139.4

Manatee County, Florida	
Description	Acreage +/-
Estimated Gross Site Area	2250.0
Preliminary Wetland	
Mitigation	99.1
Preliminary Stormwater Ponds	196.5
Collector Roadway and Buffers (120' + 20' Buffers)	55.1
Parks	139.4

Concept A			YIELD / NET DENSITY FACTOR ⁽¹⁾															
PARCEL	APPROX. ACRES ⁽²⁾	EST. POND ⁽³⁾	NET DEV ⁽⁴⁾	A12	TH 1	TH 2	52%	55%	Commercial SF									
A	44.7	6.7	38.9															
B	37.9	6.7	32.2	387						264810								
C	21.6	3.2	18.4		165													
D	6.0	0.9	5.1						17									
E	11.8	1.8	10.0					40										
F	17.4	2.6	14.8					89										
G (School Site)	49.4	7.4	42.0															
H	17.1	2.6	14.5			102												
I	49.3	7.4	41.9					168										
J	27.0	4.1	22.9						78									
K	29.5	4.4	25.1						85									
L	62.3	7.8	44.5						151									
M	9.8	1.5	8.3		75													
N	33.6	5.0	28.6						114									
O	49.8	7.5	42.3						144									
P	34.8	5.7	29.1						72									
Q	19.3	2.9	16.4						66									
R	41.0	6.2	34.9						118									
S	36.0	6.3	29.8					119										
T	60.4	7.6	42.8				300											
U	26.1	7.2	18.9					76										
V	16.4	2.5	13.9						47									
W	34.6	6.2	29.5						100									
X	16.6	2.6	14.1						48									
Y	23.7	3.6	20.1						48									
Z	36.6	6.6	30.0						106									
AA	42.1	6.3	35.8						122									
BB	11.9	1.8	10.1						34									
CC	26.0	3.9	22.1						75									
DD	41.1	6.2	34.9						119									
EE	15.7	2.4	13.3						45									
FF	16.2	2.4	13.8						47									
GG	36.8	6.4	30.4						103									
HH	36.0	6.3	29.8						101									
II	28.5	4.3	24.2						82									
JJ	17.0	2.6	14.5						49									
KK	23.8	3.6	20.2						69									
LL	25.9	3.9	22.0						75									
TOTAL	1129.8	172.8	933.9	387	240	402	576	2013	264,810									
PROJECT TOTAL		RESIDENTIAL DU (W-)		3617														
TOTAL		COMMERCIAL SF (W-)		264810														
NOTES:		APPROX. GROSS RESIDENTIAL DENSITY (DU/Ac.)		1.68														
(1) Village boundaries delineated to edges of wetlands and roads.																		
(2) Points are Calculated at 1500' Upland Area																		
(3) Estimated Village Area Minus 150' Pond Area																		
(4) Net Developable X Density Factor																		
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HECHT PROPERTY
Manatee County, Florida
**CONCEPTUAL
MASTER PLAN
CONCEPT "A"**
August 30, 2005

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