No.	Drawing Title	Initial Issue	Latest Issue
IMP 1	Cover Sheet	01/20/12	02/21/12
IMP 2	Overall Project Aerial	01/20/12	02/21/12
IMP 3	Overall Institutional Master Plan	01/20/12	02/21/12
IMP 4	34th Street Campus Plan	01/20/12	02/21/12
IMP 5	Academy Park Plan	01/20/12	02/21/12
IMP 6	Expansion Parcel Plan	01/20/12	02/21/12
IMP 7	Existing Conditions Plan	01/20/12	02/21/12
IMP 8	Existing Conditions Plan	01/20/12	02/21/12
IMP 9	Existing Conditions Plan	01/20/12	02/21/12

Rezone and Institutional Master Plan

For

IMG Academies

Sections 16 & 17, Township 35S, Range 17E
Manatee County, Florida
February 2012

Site Location Map

Site Description (Existing 34th Street):

FROM THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 17 EAST, RUN S 00°24'08" W, ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2317.04 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE N 89°29'30" W, ALONG SAID SOUTH LINE, A DISTANCE OF 42.00 FEET TO THE WEST RIGHT OF WAY LINE OF 34TH STREET WEST, AS RECORDED IN THE OFFICIAL RECORD BOOK 1071, PAGE 590 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N 89°29'30" W, ALONG AFORESAID SOUTH LINE, A DISTANCE OF 1292.94 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE S 00°23'28" W, ALONG SAID EAST LINE, A DISTANCE OF 740.50 FEET; THENCE N 69°00'00" W, A DISTANCE OF 830.69 FEET; THENCE S 21°00'00" W, A DISTANCE OF 173.66 FEET; THENCE N 19°58'00" W, A DISTANCE OF 160.80 FEET; THENCE N 48°45'00" E, A DISTANCE OF 1197.07 FEET TO AFORESAID EAST LINE; THENCE N 00°23'28" E, ALONG SAID EAST LINE, A DISTANCE OF 382.91 FEET; THENCE S 89°29'30" E, A DISTANCE OF 1293.08 FEET TO AFORESAID WEST RIGHT OF WAY LINE OF 34TH STREET WEST, AS RECORDED IN THE OFFICIAL RECORD BOOK 1272, PAGE 1790 OF AFORESAID PUBLIC RECORDS; THENCE S 00°24'08" W, ALONG AFORESAID WEST RIGHT OF WAY LINE, A DISTANCE OF 718.42 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORDS.

CONTAINING 32.09 ACRES, MORE OR LESS.

Site Description (Existing Academy Park):

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN S 00°18'24" W, A DISTANCE OF 86.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD AVENUE WEST; THENCE S 89°34'08" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1334.96 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE RUN S 00°20'34" W, ALONG SAID WEST LINE, A DISTANCE OF 3879.93 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE RUN S 89°28'51" E, ALONG SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°20'34" E, ALONG THE PROPOSED EASTERLY RIGHT-0F-WAY LINE OF 47TH STREET WEST, A DISTANCE OF 2030.11 FEET; THENCE S 89°39'26" E, A DISTANCE OF 1655.66 FEET; THENCE S 45°17'33" E, A DISTANCE OF 133.88 FEET; THENCE S 36°36'27" W, A DISTANCE OF 352.89 FEET; THENCE S 19°59'33" E, A DISTANCE OF 657.10 FEET; THENCE S 20°58'27" W, A DISTANCE OF 1111.34 FEET TO THE INTERSECTION WITH SOUTH LINE OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SAID SECTION 16; THENCE N 89°28'51" W, A DISTANCE OF 104.78 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE RUN N 89°28'51" W, A DISTANCE OF 1274.62 FEET TO THE POINT OF BEGINNING

LYING AND BEING IN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 75.40 ACRES.

Site Description (Expansion Parcel):

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE RUN S 00°18'24" W, A DISTANCE OF 86.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD AVENUE WEST; THENCE S 89°34'08" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1334.96 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE RUN S 00°20'34" W, ALONG SAID LINE, A DISTANCE OF 1325.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, A DISTANCE OF 2530.00 FEET; THENCE N 89°34'08" W, A DISTANCE OF 1900.00 FEET; THENCE N 00°20'34" E, A DISTANCE OF 2530.00 FEET; THENCE S 89°34'08" E, A DISTANCE OF 1900.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTIONS 16 AND 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 110.35 ACRES.

SUBJECT TO:

A 15.00 FOOT WIDE BUFFER EASEMENT WHICH LIES ADJACENT TO THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY LINES OF THE AFORE DESCRIBED PARCEL.

SUBJECT TO:

A 25.00 FOOT WIDE DRAINAGE EASEMENT WHOSE CENTERLINE RUNS PARALLEL TO, AND PERPENDICULARLY DISTANT, 30.00 FEET WESTERLY OF THE EASTERLY BOUNDARY LINE OF THE AFORE DESCRIBED PARCEL.

SUBJECT TO: A 15 FT RE-USE WATER UTILITY EASEMENT (ORB 1125, PG. 3099)

Site Description (Bollettieri Blvd R/W Vacation):

A PORTION OF 47th STREET WEST AS RECORDED IN OFFICIAL RECORD BOOK 1825, PAGE 4470 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LYING IN S.E. 1/4 OF THE N.W. 1/4 AND THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16; THENCE N 89°32'35" W, ALONG THE NORTHERLY LINE OF SAID SECTION 16, ADISTANCE OF 2670.88 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE N.W. 1/4 OF SAID SECTION 16; THENCE S 00°22'07" W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE N.W. 1/4, A DISTANCE OF 1411.00 FEET FOR A POINT OF BEGINNING; THENCE S 89°37'53" E, A DISTANCE OF 60.00 FEET; THENCE S 00°22'07" W, A DISTANCE OF 2555.11 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID N.E. 1/4 OF THE S.W. 1/4; THENCE N 89°27'18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF THE S.W. 1/4; THENCE N 00°22'07" E, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE S.W. 1/4, AND THE WEST LINE OF AFORESAID EAST 1/2 OF THE N.W. 1/4, A DISTANCE OF 2554.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.52 ACRES. MORE OR LESS.

Project Notes

1. THE OVERALL PROJECT SITE, CONSISTING OF 221.36± ACRES, IS MADE UP OF THREE SEPARATE PARCELS OF LAND ZONED PD–R, A–1, AND RM–9, FOR WHICH A SINGLE STRAIGHT ZONING OF "MASTER PLAN INSTITUTIONAL" (MP–I), WITH A IMP, IS BEING REQUESTED.
2. THE SITE IS DESIGNATED AS FLOOD ZONE A15, B & C ON F.I.R.M. PANELS #120153–0328B, DATED 1984 AND #120153–0336B, DATED 1984.
3. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN WITHIN THE SITE. THE PREVIOUSLY DEDICATED 47TH STREET WEST SHALL BE VACATED, PRIOR TO DEVELOPMENT.
4. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND FDEP WITHIN THE BOUNDARIES OF THIS PROJECT. DETERMINATION LOCATIONS ARE ILLUSTRATED.
5. COMMON OPEN SPACE, COMMON IMPROVEMENTS, EASEMENTS, SHALL BE PRIVATE AND MAINTAINED BY PROJECT OWNER.
6. THE RESIDENCE HALLS WILL BE A MAX. 84' HIGH DORMITORIES, FOR STUDENT USE.
7. PUBLIC DRAINAGE AND UTILITY EASEMENTS AS MAY BE REQUIRED TO SERVE PUBLIC IMPROVEMENTS WILL BE DEDICATED PRIOR TO FINALIZATION OF ANY GIVEN IMPROVEMENT PHASE OF DEVELOPMENT SUBJECT TO: UTILITY EASEMENT (RE–USE LINE).
8. A PORTION OF PALMA SOLA SLOUGH IS A PERENNIAL STREAM (SE CORNER OF ACADEMY PARK) AND IS IDENTIFIED ON THE EXISTING CONDITIONS PLAN.
9. ALL SIGNS WILL CONFORM WITH LDC SECTION 724 AND THE MUTCD & ADA REQUIREMENTS.
10. ADDITIONAL CAMPUS ACCESSORY BUILDINGS, SUCH AS GROUND MAINTENANCE FACILITIES & EQUIPMENT STORAGE/OPERATIONAL FACILITIES, WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE COUNTY AND STATE BUILDING AND FDEP CODES AND REGULATIONS.
11. STREETS WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
12. STORMWATER MANAGEMENT FACILITIES/COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY THE OWNER/MAINTENANCE ENTITY. WETLANDS AND WETLAND BUFFERS WILL BE PLACED IN A CONSERVATION EASEMENT.
13. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY DUMPSTER PICK–UP.
14. ALL BUILDINGS WILL BE CONSTRUCTED SO THAT FINISHED FLOOR ELEVATIONS WILL BE ABOVE THE 100 YEAR FLOOD PLAIN.
15. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE.
16. CONSTRUCTION TO COMMENCE UPON APPROVAL & RECIEPT OF ALL NECESSARY PERMITS & IS DEPENDENT UPON MARKET CONDITIONS, BUT SHALL NOT EXCEED THE AMOUNT OF TIME APPROVED BY CERTIFICATE OF LEVEL OF SERVICE.
17. REFER TO THE SEPARATE BOUNDARY AND TOPO SURVEYS BY ZNS ENGINEERING, LC.
18. ALL PERMITTED BUFFER, PARKING, AND FOUNDATION LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE LDC.
19. THE SPORTS FIELDS WILL BE LIGHTED AT THE OPTION OF THE OWNER, IN ACCORDANCE WITH LDC SECT. 709
20. SAFETY WIDENING IMPROVEMENTS ARE PROPOSED FOR THE BRIDGE INTERCONNECTING ACADEMY PARK & 34TH STREET CAMPUS.

Overall Site Data

TOTAL PROJECT ACREAGE:	±221.36 Ac
PRESENT ZONING:	PD–R, A–1 & RMF–9
PROPOSED ZONING:	MP-I
FLUC:	RES–9, MU–C, & RES–16
OPEN SPACE REQUIRED:	55.34 AC (25%)
OPEN SPACE PROVIDED:	>80± AC (>36%)
–LANDSCAPE AREAS AND OPEN SPACE	>54.7 AC
–WETLANDS AND WETLAND BUFFERS	±25.3 AC
TOTAL BUILDING AREA:	APPROXIMATELY 994,952± SF
FLOOR AREA RATIO:	
–REQUIRED:	21% (AVG)
–PROPOSED:	<20% (0.10±)
* * BUILDING HEIGHTS:	
(EXPANSION & AP PARCEL)	MAX: 84'
(34TH STREET CAMPUS)	MAX: 35'

REFER TO ENLARGED SECTION PLANS FOR EXISTING DETAILED SITE DATA.

FLOOD ZONE:	A15, B, C
	#120153–0328B (3/15/84)
	#120153–0336B (3/15/84)

SETBACKS (ACADEMY PARK & EXPANSION PARCEL):

ROADWAY BUFFER:	25'
STRUCTURAL SETBACK FROM PERIMETER PUBLIC ROADWAYS:	40'
NORMAL WATER LINE (NWL):	30'
WETLAND BUFFER/SETBACK:	30'/20'
PERIMETER BUFFER:	20'
SETBACKS:	30'
BUFFER/STRUCTURAL SETBACKS FROM RESIDENTIAL:	30'/40'

SETBACKS (EXISTING 34TH ST. CAMPUS):

ROADWAY BUFFER:	25'
STRUCTURAL SETBACK FROM PERIMETER PUBLIC ROADWAYS:	40'
NORMAL WATER LINE (NWL):	30'
PERIMETER BUFFER:	10'
SETBACK:	20'
WETLAND BUFFER/SETBACK:	30'/20'
BUFFER/STRUCTURAL SETBACKS FROM RESIDENTIAL:	10'/20'
BUILDING HEIGHTS:	MAX: 35'

** BUILDINGS EXCEEDING 35' IN HEIGHT SHALL BE A MIN. OF 100' FROM PROPERTY LINES, UNLESS NOTED FOR SPECIFIC LOCATIONS.

Project Summary

IMG ACADEMIES IS REQUESTING A REZONE TO MP–I WITH AN INSTITUTIONAL MASTER PLAN APPROVAL TO FACILITATE A PROPOSED EXPANSION OF SPORTS TRAINING AND ACADEMIC PROGRAMS PRESENTLY OFFERED. THIS REQUEST IS TO REZONE THREE SEPARATE, BUT CONTIGUOUS CAMPUSES, WHICH ALL HAVE DIFFERENT EXISTING ZONING DESIGNATIONS AND COMBINE THEM INTO A SINGLE "MASTER PLAN INSTITUTIONAL" (MP–I) ZONING DISTRICT. THIS NEW DESIGNATION WILL MORE APPROPRIATELY SERVE THE EXISTING AND PROPOSED EXPANSION OF ACADEMIC AND SPORTS TRAINING USES OVER TIME, IN INCREMENTAL PHASES.

THE "MP–I" ZONING DISTRICT IS A NEW CLASSIFICATION RECENTLT APPROVED AS AN LDC AMENDMENT.

Permitted Use:

Principle	Accessory
• SCHOOL OF SPECIAL EDUCATION	• DORMITORIES
	• PERSONAL SERVICE ESTABLISHMENT
	• RESEARCH & DEVELOPMENT
	• RETAIL SALES NEIGHBORHOOD GENERAL
	• HIGH SCHOOL
	• MIDDLE SCHOOL
	• ELEMENTARY SCHOOL
	• CLINIC
	• OFFICE/PROFESSIONAL
	• OFFICE
	• RECREATIONAL USE - LOW INTENSITY
	• RECREATIONAL USE - MEDIUM INTENSITY
	• EATING ESTABLISHMENT
	• RESIDENTIAL

Owner/Applicant:
IMG Academies, LLP
5500 34th Street West
Bradenton, Florida 34210
Phone · (941) 755-1000
Fax · (941) 752-2630

Project Engineer:
Shroyer Drapala Engineering, LLC
9115 58th Ave. Dr. E., Suite A
Bradenton, Florida 34202
Phone (941) 727-0859 · Fax (941) 748-4829

Project Surveyor:
ZNS Engineering, L.C.
201 5th Avenue Drive East
Bradenton, Florida 34208
Phone (941) 748-8080 · Fax (941) 748-3316

Landscape Architect:
Allison-Gause, Inc.
926 Tamiami Trail
Bradenton, Florida 34205
Phone (941) 708-5400 · Fax (941) 708-5405

Environmental Consultant:
Allison-Gause, Inc.
926 Tamiami Trail
Bradenton, Florida 34205
Phone (941) 708-5400 · Fax (941) 708-5405

Project Number: _____ IMG Academies Master Plan
Approval Type: Rezone with Institutional Master Plan

PROJECT PLANNER		
PROJECT ENGINEER		
CONCURRENCY		
ENVIRONMENTAL PLANNING DEPARTMENT		
ENVIRONMENTAL HEALTH		
FIRE DISTRICT		

Attention: The combination of this signed plan and accompanying approval letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Rec'd by OWNER/AGENT : _____

Shroyer Drapala Engineering, LLC

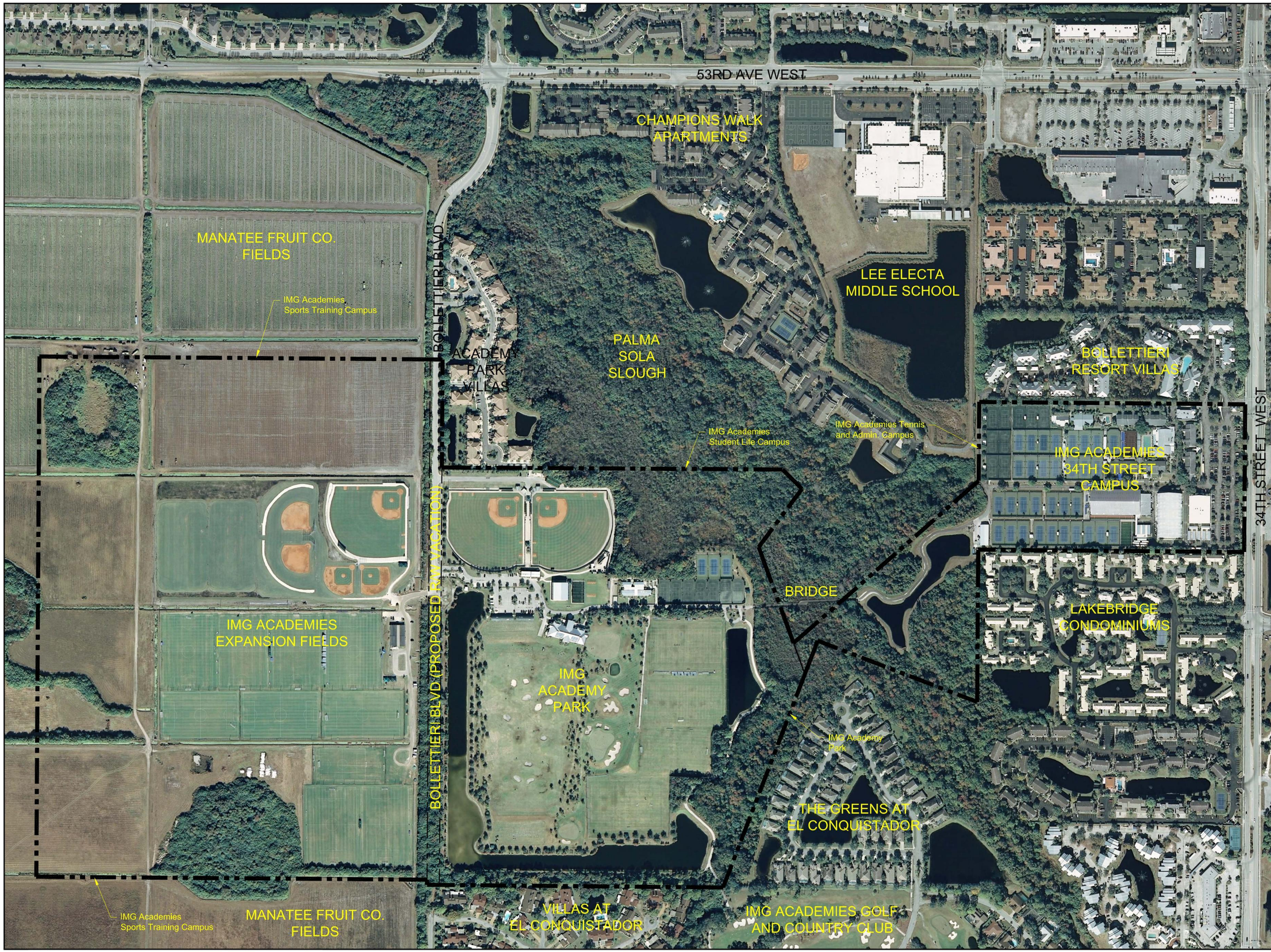
P.O. Box 9282
Bradenton, FL 34206

9115 58th Ave. E., Suite A
Bradenton, FL 34202

IMG Academies Master Plan

Submitted For:
Rezone with
Institutional Master Plan

Steve Shroyer
PE No. 32052
Date: 02/21/12



Shroyer Drapala Engineering, LLC

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E-Mail
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MikeD@ShroyerDrapala.com
JasonC@ShroyerDrapala.com

Submitted For:

0 200 400 Feet

N

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD
Drawing Scale:	Drawing Date:	
1" = 200'	Jan. 18, 2012	

Overall Project Aerial

For

IMG Academies Rezone and Institutional Master Plan

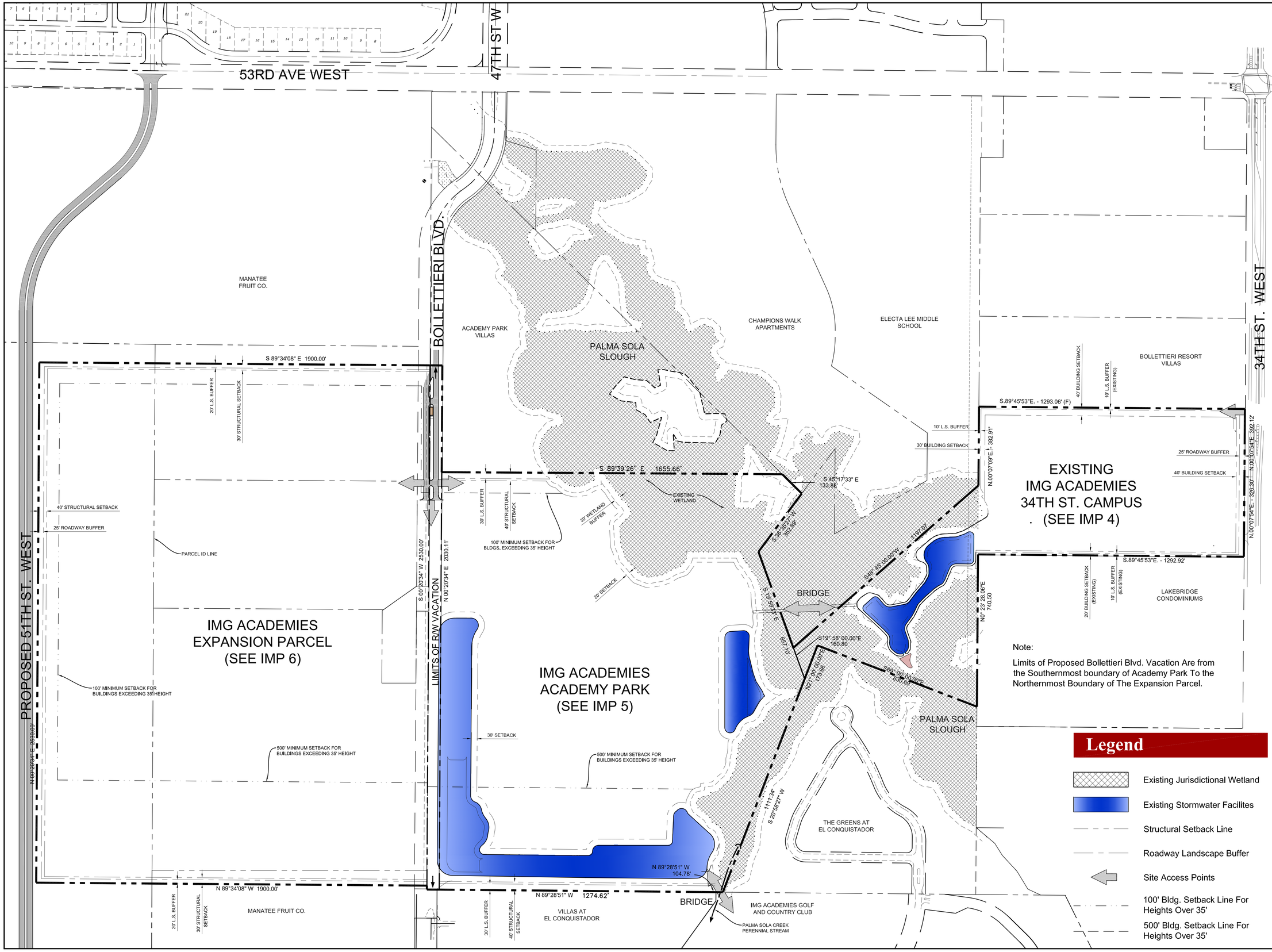
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 2

Sheet 2 Of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

002-1040-AERIAL.DWG



Shroyer Drapala Engineering, LLC

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E-Mail
SteveS@ShroyerDrapala.com
MIkeD@ShroyerDrapala.com
JasonC@ShroyerDrapala.com

Submitted For:

0 200 400 Feet

N

REV		
1	Rev. Per County Comments	2/16/12

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD

Drawing Scale:	Drawing Date:
1" = 200'	Sept. 29, 2011

Overall Institutional Master Plan

For

IMG Academies Rezone and Institutional Master Plan

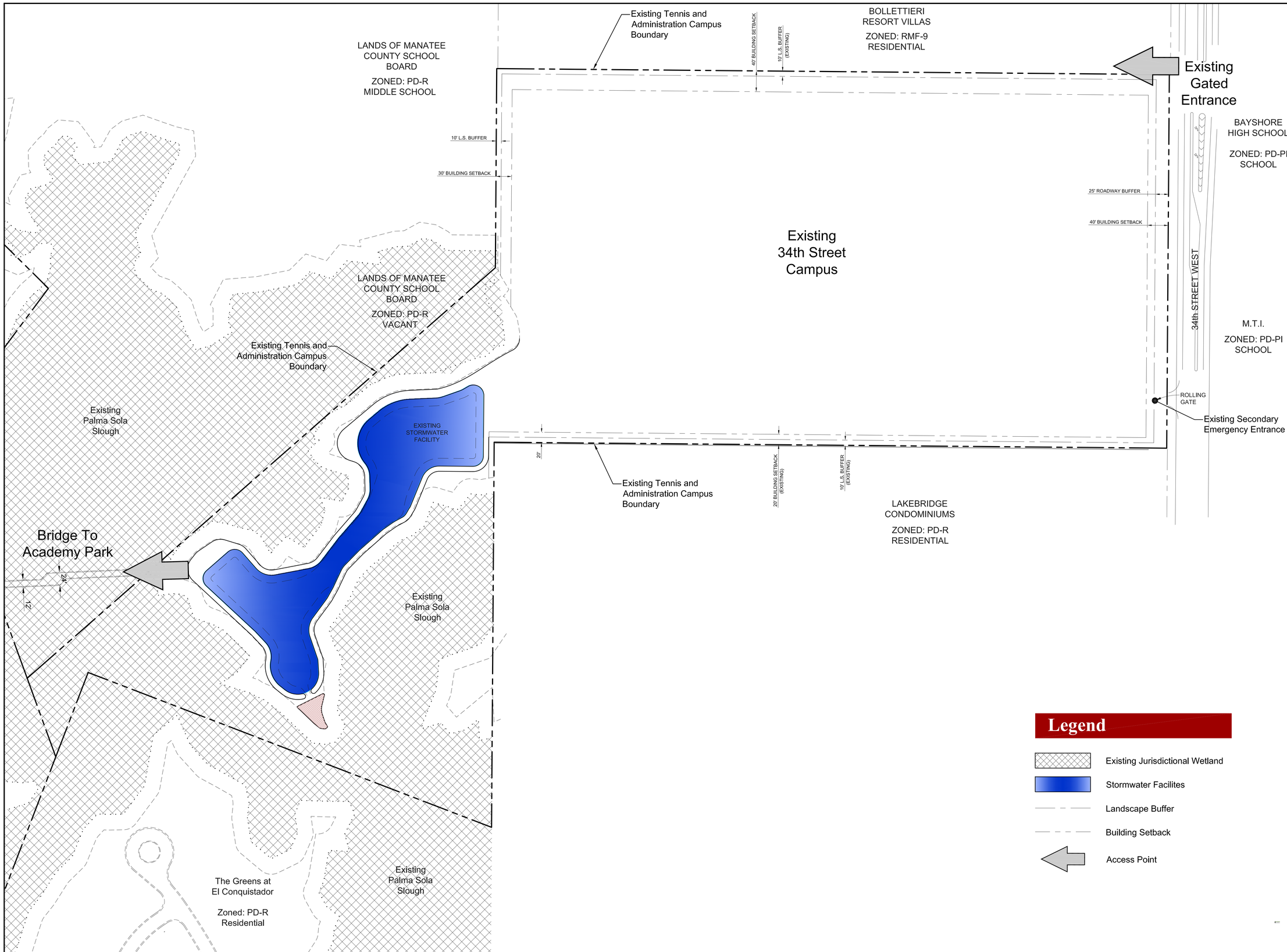
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 3

Sheet 3 of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

006-OVERALL GDP.DWG



Shroyer Drapala Engineering, LLC

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E-Mail
SteveS@ShroyerDrapala.com
MIkeD@ShroyerDrapala.com
JasonC@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

REV		
1	Rev. Per County Comments	2/16/12

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD

Drawing Scale:	Drawing Date:
1" = 80'	Jan.. 18, 2012

34th Street Campus Plan

For

IMG Academies Rezone and Institutional Master Plan

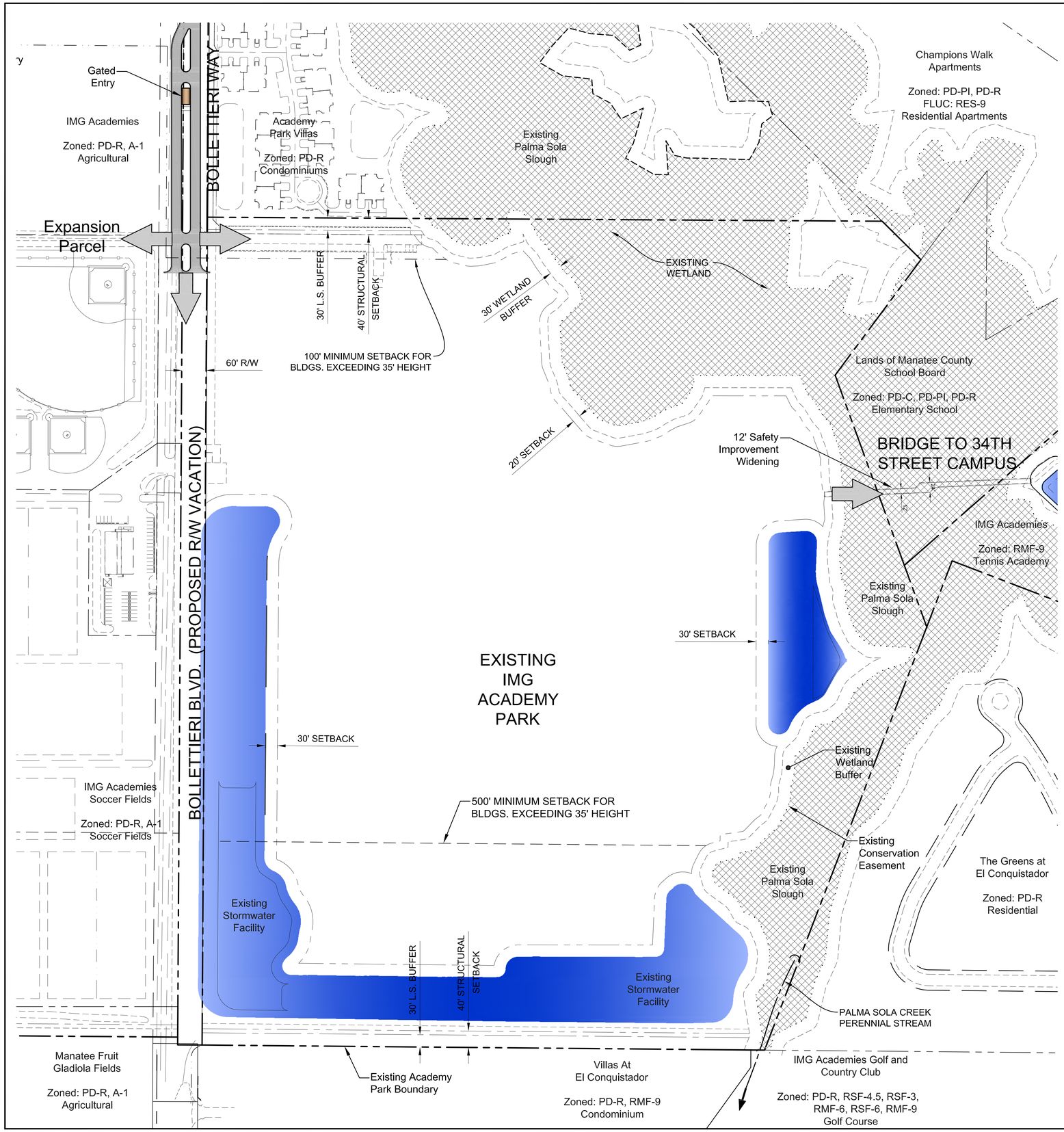
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 4

Sheet 4 of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

004-1040-GDP.DWG



Note:

Limits of Proposed Bollettieri Blvd. Vacation Are from the Southernmost boundary of Academy Park To the Northernmost Boundary of The Expansion Parcel.

Legend

- Existing Jurisdictional Wetland
- Access Point
- Existing Stormwater Facilites
- Landscape Buffer
- Building Setback
- 100' Bldg. Setback Line For Heights Over 35'
- 500' Bldg. Setback Line For Heights Over 35'

Shroyer Drapala Engineering, LLC

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MikeD@ShroyerDrapala.com
JasonC@ShroyerDrapala.com

Submitted For:

0 120 240 Feet

N

REV		
1	Rev. Per County Comments	2/16/12

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD

Drawing Scale:	Drawing Date:
1" = 120'	Jan. 18, 2012

Academy Park Plan
For
IMG Academies Rezone and Institutional Master Plan

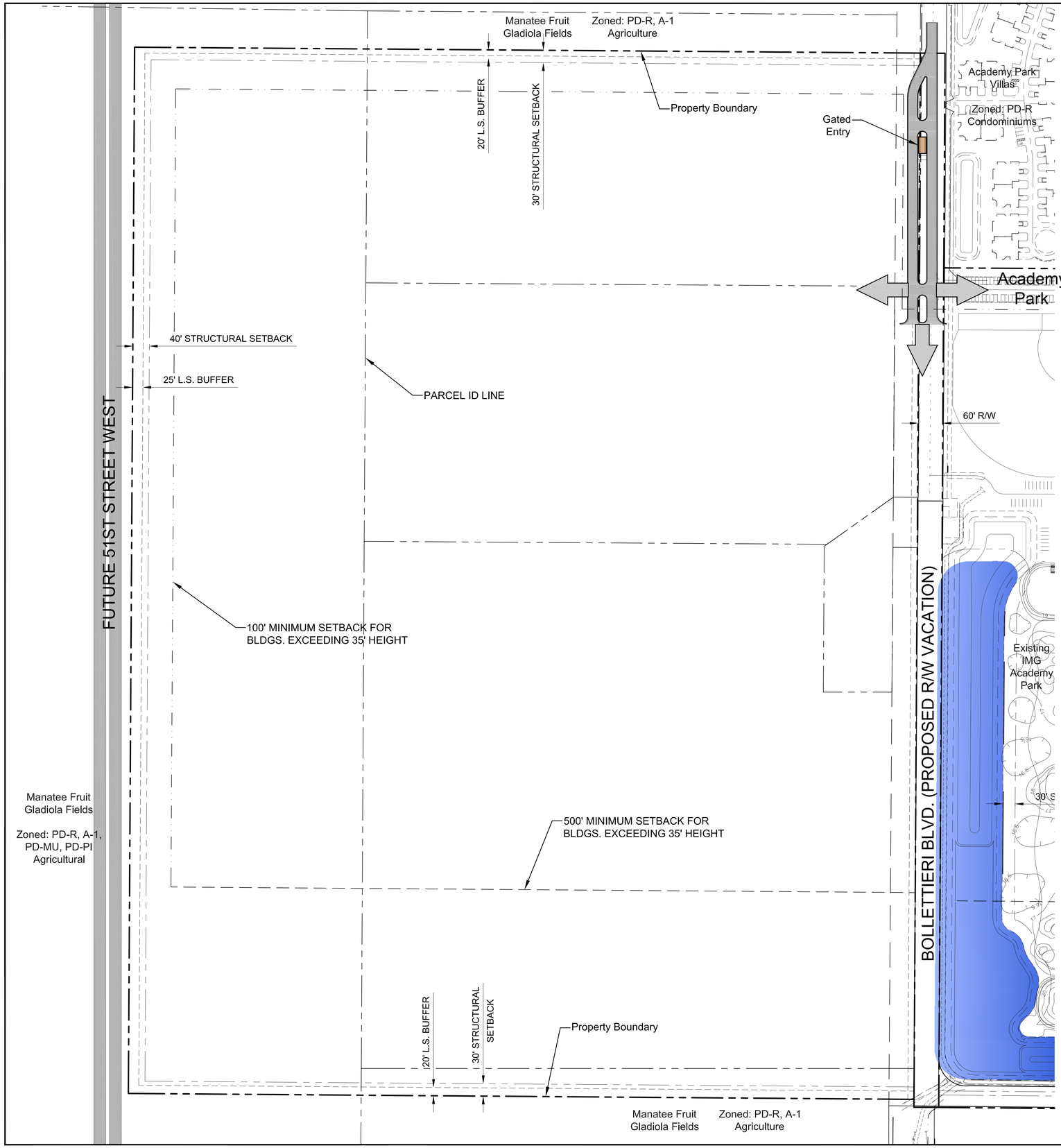
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 5

Sheet 5 of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

004-1040-GDP.DWG



Note:

Limits of Proposed Bollettieri Blvd. Vacation Are from the Southernmost boundary of Academy Park To the Northernmost Boundary of The Expansion Parcel.

Legend

- Existing Jurisdictional Wetland
- Stormwater Facilites
- Landscape Buffer
- Building Setback
- Access Point
- 100' Bldg. Setback Line For Heights Over 35'
- 500' Bldg. Setback Line For Heights Over 35'

Shroyer Drapala Engineering, LLC

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MIkeD@ShroyerDrapala.com
JasonC@ShroyerDrapala.com

Submitted For:

0 120 240 Feet

N

REV		
1	Rev. Per County Comments	2/16/12

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD

Drawing Scale:	Drawing Date:
1" = 120'	Jan. 18, 2012

Expansion Parcel Plan

For

IMG Academies Rezone and Institutional Master Plan

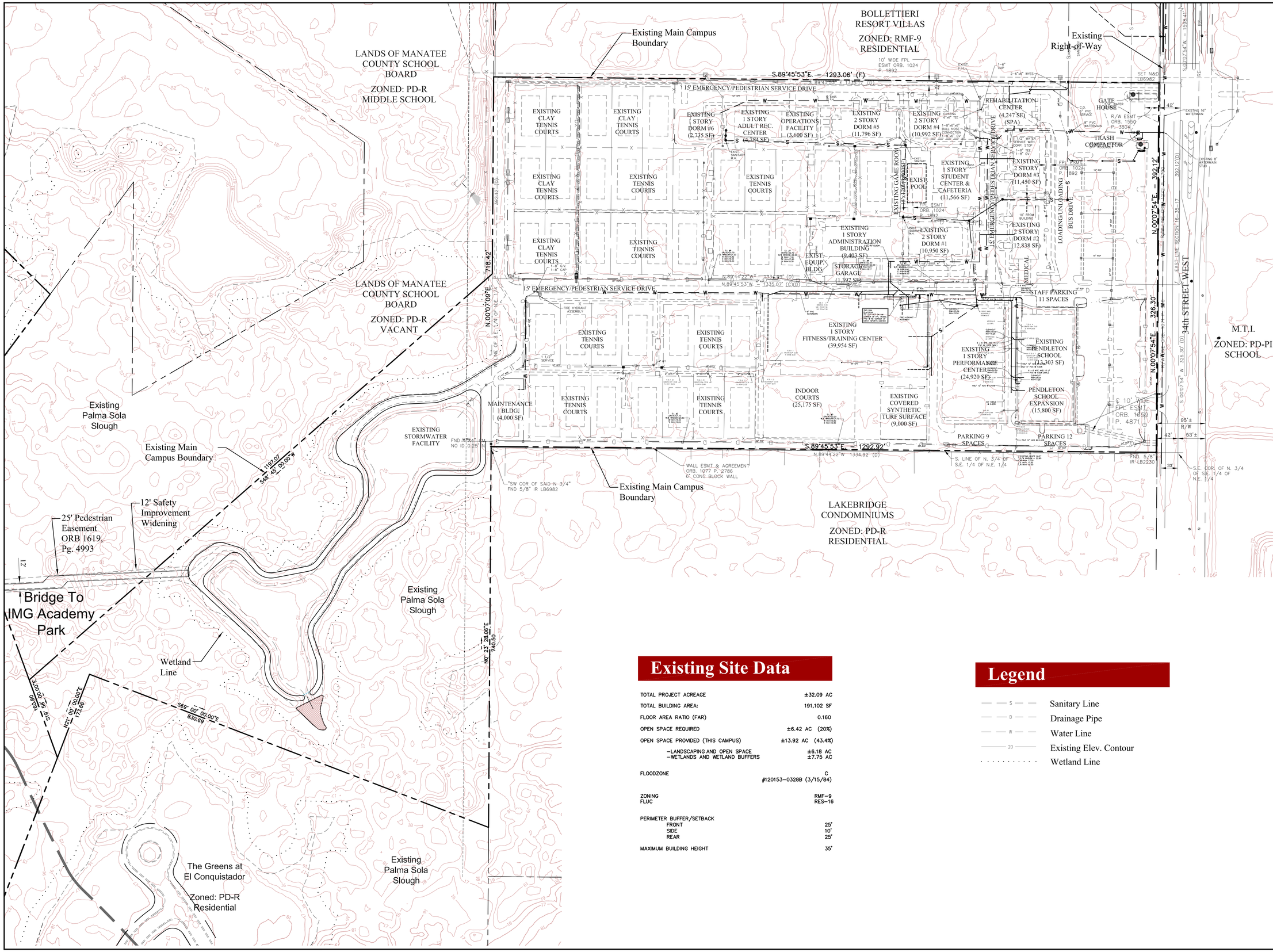
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 6

Sheet 6 of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

004-1040-GDP.DWG



Existing Site Data

TOTAL PROJECT ACREAGE	±32.09 AC
TOTAL BUILDING AREA:	191,102 SF
FLOOR AREA RATIO (FAR)	0.160
OPEN SPACE REQUIRED	±6.42 AC (20%)
OPEN SPACE PROVIDED (THIS CAMPUS)	±13.92 AC (43.4%)
–LANDSCAPING AND OPEN SPACE	±6.18 AC
–WETLANDS AND WETLAND BUFFERS	±7.75 AC
FLOODZONE	C #120153–0328B (3/15/84)
ZONING	RMF–9
FLUC	RES–16
PERIMETER BUFFER/SETBACK	
FRONT	25'
SIDE	10'
REAR	25'
MAXIMUM BUILDING HEIGHT	35'

Legend

- Sanitary Line
- Drainage Pipe
- Water Line
- Existing Elev. Contour
- Wetland Line

Shroyer Drapala Engineering, LLC
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JasonC@ShroyerDrapala.com

Submitted For:

REV		
1	Rev. Per County Comments	2/16/12

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD

Drawing Scale:	Drawing Date:
1" = 50'	Jan. 18, 2012

Existing Conditions Plan of The 34th Street Campus

For

IMG Academies Rezone and Institutional Master Plan

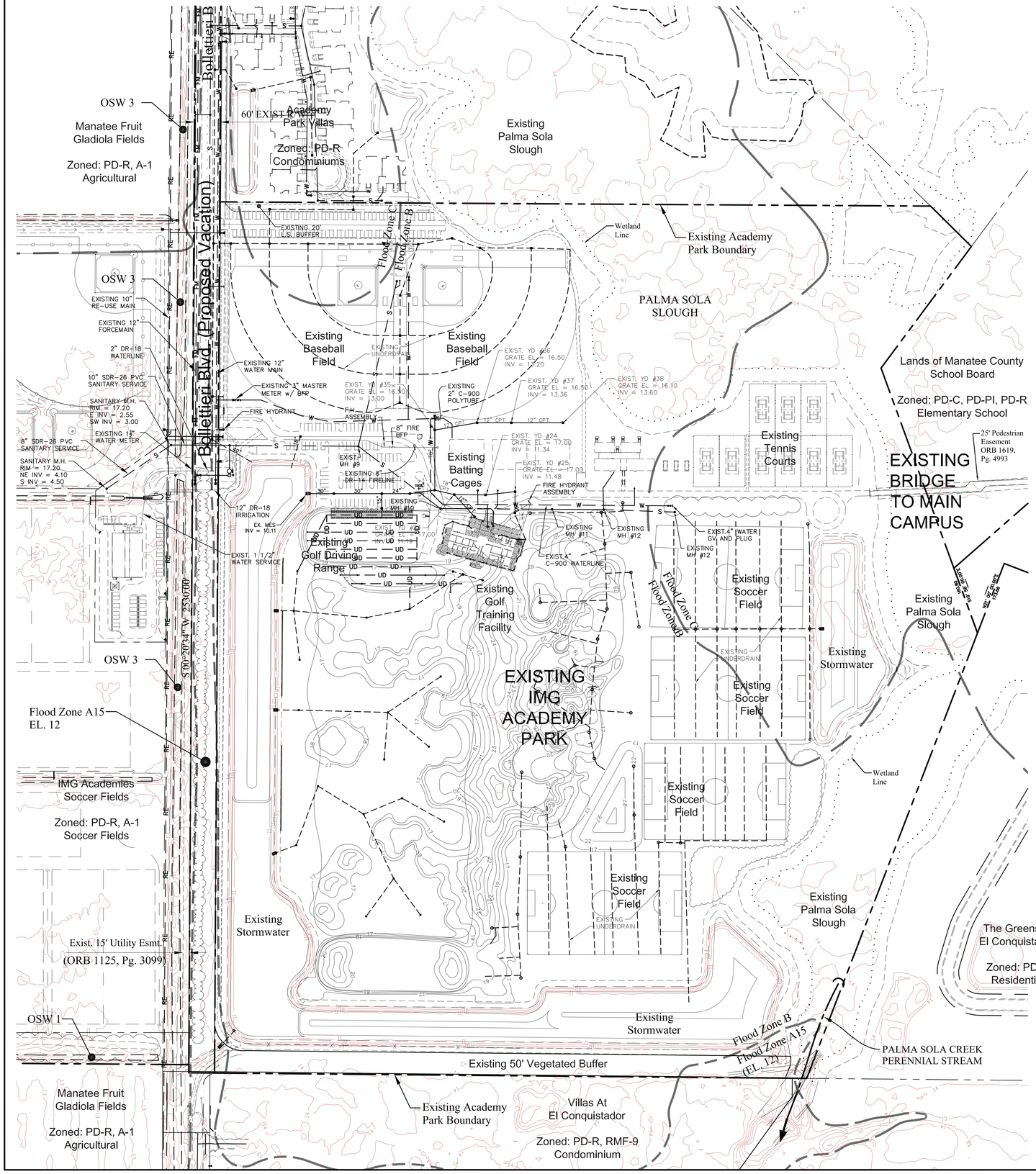
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 7

Sheet 7 of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

007–1040–EXIST.DWG



Legend

- Existing Wetland Mitigation
- Limits of Wooded Area
- Property Boundary
- Right-Of-Way
- Major Contour
- Spot Elevation
- Sanitary Line
- Drainage Pipe
- Water Line
- Fire Line
- Existing Elev. Contour
- Wetland Line

Existing Site Data

TOTAL PROJECT ACREAGE	±78.92 AC
OPEN SPACE PROVIDED	±65.00 AC
–SPORTS FIELDS AND LANDSCAPING	±47.93 AC
–WETLANDS AND WETLAND BUFFERS	±15.06 AC
–LANDSCAPE BUFFERS	±2.01 AC
FLOODZONE	A15 EL. 12, B, C #120153–0328B (3/15/84) #120153–0336B (3/15/84)
EXISTING ZONING	PD–R
FLUC	RES–9
PERIMETER BUFFER/SETBACK	
WEST BOUNDARY	10'
SOUTH BOUNDARY	50'
NORTH BOUNDARY	20'
BUILDING HEIGHT	35'

Shroyer Drapala Engineering, LLC

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Submitted For:

0 120 240 Feet

N

REV		
1	Rev. Per County Comments	2/16/12

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD

Drawing Scale:	Drawing Date:
1" = 120'	Jan. 18, 2012

Existing Conditions Plan of IMG Academy Park

For

IMG Academies Rezone and Institutional Master Plan

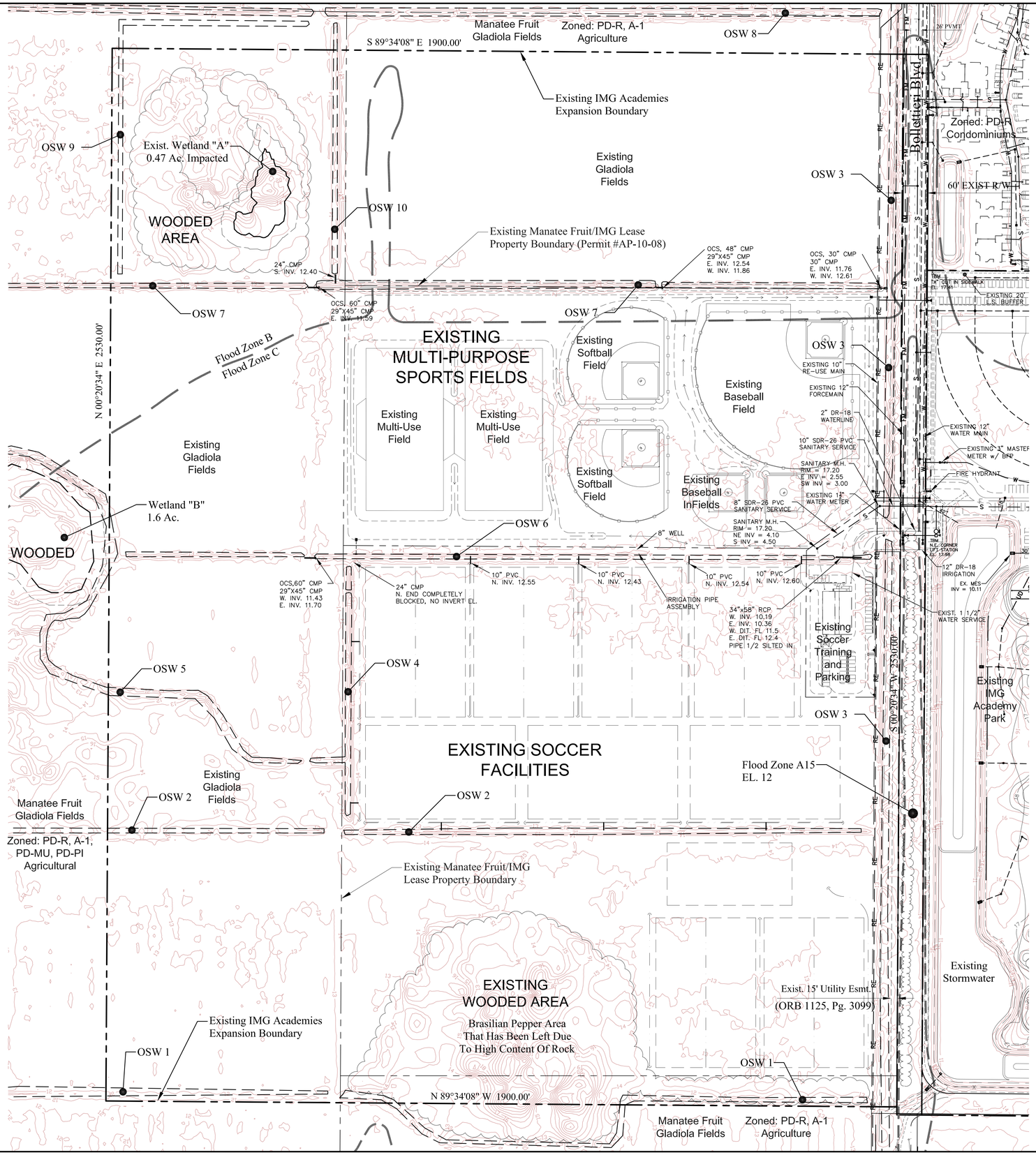
Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 8

Sheet 8 of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

007–1040–EXIST.DWG



Existing Site Data

TOTAL PROJECT ACREAGE	±110.35 AC
OPEN SPACE	±109.65 AC (99.4%)
–OPEN SPORTS FIELDS AND LANDSCAPING	±106.09 AC
–WETLANDS	±0.47 AC
–OSW	±3.6 AC
FLOODZONE	A15, B, C #120153–0328B (3/15/84) #120153–0336B (3/15/84)
ZONING FLUC	PD–R, A–1 RES–9, MU–C
PERIMETER BUFFER/SETBACK	
FROM EXTERIOR ROADWAYS	60'
FROM ADJACENT PROPERTY	N/A
BUILDING HEIGHT	< 35'

Legend

- Wetland Mitigation
- Limits of Wooded Area
- Property Boundary
- Right-Of-Way
- Re-use Water Line
- Sanitary Line
- Drainage Pipe
- Water Line
- Force Main Line
- Existing Elev. Contour
- Wetland Line

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Submitted For:

0 120 240 Feet

N

Design By:	Drawn By:	Checked By:
MSD	JEC	MSD
Drawing Scale:	Drawing Date:	
1" = 120'	Jan. 18, 2012	

Existing Conditions Plan of The IMG Expansion Parcel

For

IMG Academies Rezone and Institutional Master Plan

Section 16, Township 35 South, Range 17 East
Manatee County, Florida

IMP 9

Sheet 9 Of 9

Steve Shroyer
PE No. 32052
Date: 02/17/12

007–1040–EXIST.DWG