

**NOTES:**

1. SITE PARCEL ID: 631800409
2. EXISTING ZONING: PD-C
3. PROPOSED ZONING: PD-C (NO CHANGE)
4. CURRENT LAND USE DESCRIPTION: VACANT
5. PROPOSED USES ARE LISTED IN ATTACHED EXHIBIT B.
6. THE SITE LIES WITHIN FLOOD ZONES "X" & "AE", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL No. 12081C 0156 E, DATED MARCH 17, 2014.
7. ELEVATIONS AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ARE PROVIDED BASED ON MANATEE COUNTY GIS MAPPING DATA & ARE BASED ON N.A.V.D. 1988 DATUM. CONVERSION FACTOR FROM N.A.V.D. 1988 TO N.G.V.D. 1929 IS +0.98'.
8. WETLAND AREA SHOWN HEREON WAS FLAGGED BY ECO CONSULTANTS AND FIELD LOCATED BY CLEMENTS SURVEYING ON APRIL 18, 2017.
9. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, OR FLATTED STREETS LOCATED ON THIS SITE.
10. THERE IS ONE (1) KNOWN WETLAND UNDER THE JURISDICTION OF SWFWMD AND FDEP WITHIN THE BOUNDARIES OF THIS PLAN. SEE PLAN.
11. THERE IS ONE (1) KNOWN EXISTING WELL WITHIN THE BOUNDARIES OF THIS PLAN. UNLESS USED FOR IRRIGATION, ALL EXISTING WELLS WITHIN THE LIMITS OF DISTURBANCE, SHALL BE SEALED AND ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531.
12. THERE ARE NO KNOWN PERENNIAL STREAMS ON OR ADJACENT TO THE SITE.
13. EASEMENTS, DEDICATIONS, & RESERVATIONS WILL BE PROVIDED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE.
14. ELECTRIC SERVICE WILL BE PROVIDED BY FPL.
15. SOLID WASTE DISPOSAL SERVICE WILL BE PROVIDED BY MANATEE COUNTY.
16. POTABLE WATER & SANITARY SEWER SERVICES WILL BE PROVIDED BY MANATEE COUNTY.
17. TREE PROTECTION WILL BE ADDRESSED WITH FUTURE PRELIMINARY/FINAL SITE PLAN(S).
18. THE PROJECT AREA WILL BE IN COMPLIANCE WITH SECTIONS 700 & 701 OF THE LDC.
19. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
20. THE ANTICIPATED MAXIMUM BUILDING SIZE OF THE PROPOSED CONVENIENCE STORE IS ±6,400 SF.
21. ±16 FUELING STATIONS ARE PROPOSED.
22. THE PROPOSED DESIGN WILL COMPLY WITH LDC TABLE 10-2 FOR PARKING REQUIREMENTS.
23. THE PROPOSED ACCESS DRIVEWAY WILL REQUIRE IMPROVEMENTS TO ROCK PAYNE ROAD. SUCH IMPROVEMENTS MAY INCLUDE PAVING OF THE ROADWAY. SPECIFICATIONS FOR SUCH IMPROVEMENTS WILL BE DETERMINED WITH THE FINAL SITE PLAN/CONSTRUCTION PLAN SUBMITTAL.

**SITE DATA:**

SITE AREA: ±9.16 ACRES  
 MINIMUM OPEN SPACE REQUESTED (PDC-20%): 20%  
 MAXIMUM F.A.R.: 0.23  
 MAXIMUM BUILDING HEIGHT REQUESTED: 35'  
 MINIMUM BUILDING SETBACKS REQUESTED (PDC):  
 FRONT: THOROUGHFARE-30', LOCAL STREET-35'  
 SIDE: 15'  
 REAR: 20'  
 \*GAS STATION MAIN/ACCESSORY BUILDINGS, GASOLINE PUMPS, TANKS, VENTS, PUMP ISLANDS, & PUMP ISLAND CANOPIES MAY NOT BE LOCATED WITHIN 25' OF ANY PROPERTY LINE.  
 MINIMUM PERIMETER BUFFER REQUESTED: 10'

**LEGAL DESCRIPTION:**

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING WEST OF U.S. HIGHWAY 41, AND SOUTHERLY AND EASTERLY OF BAYSHORE ROAD.

BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE NORTH TO NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 9, THENCE WEST TO EASTERMOST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (BAYSHORE ROAD); THENCE SOUTHWESTERLY ALONG THE EASTERMOST RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A POINT WHERE THE SAME INTERSECTS THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 19, THENCE EAST (227.0 FEET) TO THE POINT OF BEGINNING, BEING AND LYING IN MANATEE COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT OF WAY FOR U.S. HIGHWAY 41 (S.R. 45) (TAMIAMI TRAIL) AND RIGHT OF WAY FOR BAYSHORE ROAD, BEING FURTHER DESCRIBED AS FOLLOWS:

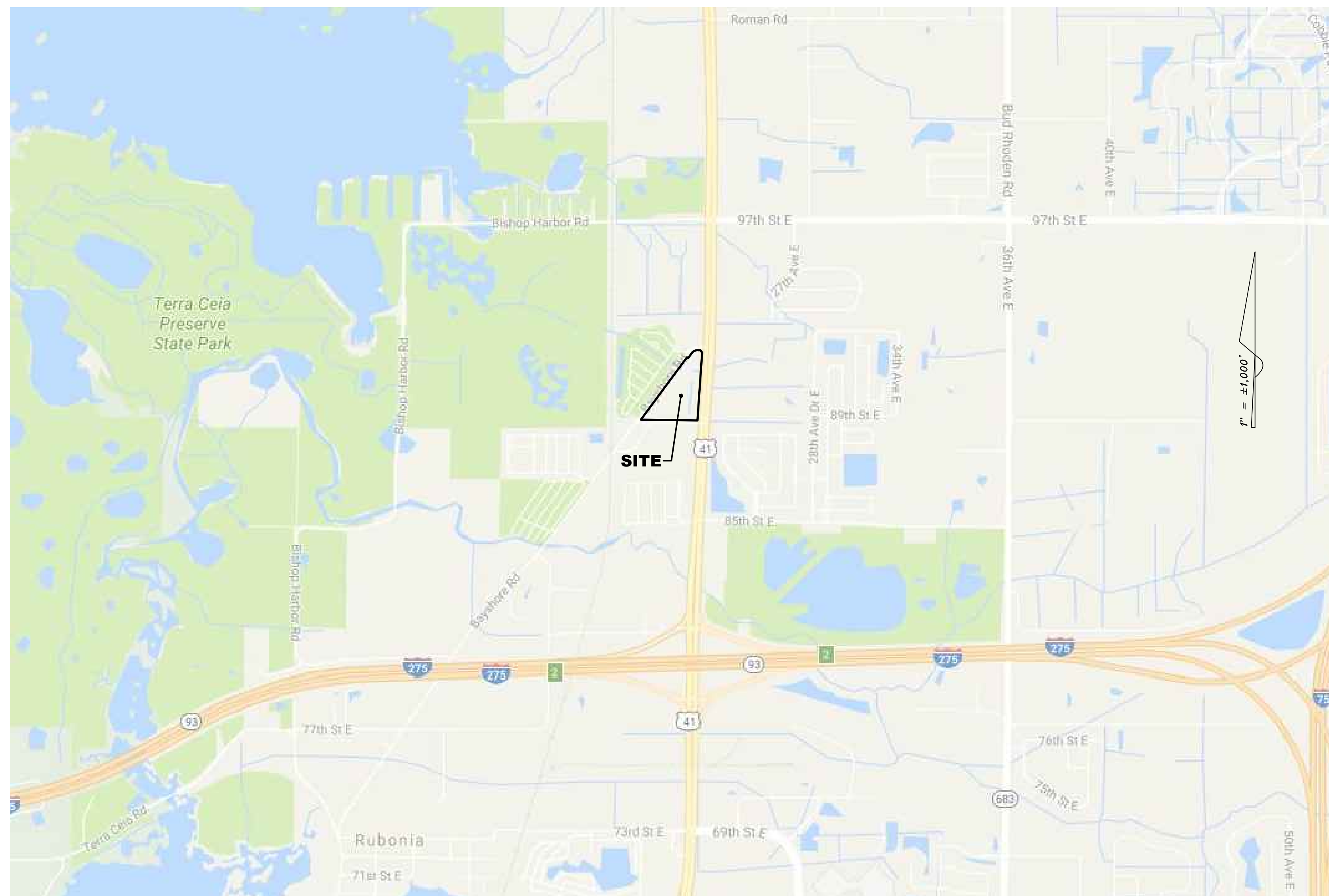
BEGINNING AT THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, AS SHOWN ON FLORIDA D.O.T. MAPS, PROJECT AND JOB NO. 13030-3501, (A 200 FOOT WIDE RIGHT-OF-WAY), AND THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF ROCK PAYNE ROAD (A COUNTY MAINTAINED RIGHT-OF-WAY), THENCE N 89 DEG. 14' 17" W, ALONG SAID NORTH MAINTAINED RIGHT-OF-WAY LINE, 741.44 FEET; THENCE N 36 DEG. 29' 23" E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD, (A 66 FOOT WIDE RIGHT-OF-WAY), 1,018.48 FEET; THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE ROAD, AS SHOWN ON THE AFOREMENTIONED FLORIDA D.O.T. MAPS, THE FOLLOWING FIVE COURSES: 1) S 53 DEG. 30' 37" E, 17.00 FEET; 2) N 36 DEG. 29' 23", E 76.79 FEET; 3) CURVE TO THE RIGHT, RADIUS 100.00 FEET, CENTRAL ANGLE 56 DEG. 39' 18", ARC LENGTH 98.88 FEET, CHORD N 64 DEG. 49' 02" E, 94.90 FEET; 4) S 86 DEG. 51' 19" E, 29.94 FEET; AND 5) S 35 DEG. 28' 06" E, 38.85 FEET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11,391.16 FEET, A CENTRAL ANGLE OF 00 DEG. 28' 07", AN ARC LENGTH OF 93.17 FEET, AND CHORD OF S 03 DEG. 47' 00" W, 93.17 FEET; THENCE S 04 DEG. 01' 03" W, CONTINUING ALONG WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A DISTANCE OF 796.40 FEET TO THE POINT OF BEGINNING, BEING LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**PREPARED FOR:**

JITEN PATEL  
 OHM TEERTH INVESTMENTS & CONSULTING, LLC  
 7591 CAMDEN HARBOUR DRIVE  
 BRADENTON, FL 34212  
 (941) 962-7607

# GENERAL DEVELOPMENT PLAN FOR PALMETTO PLAZA

LOCATED AT  
 9025 US 41 NORTH, PALMETTO, FL 34221  
 SECTION 19, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA



**VICINITY MAP**

**INDEX**

TITLE	SHEET
COVER SHEET	1
GENERAL DEVELOPMENT PLAN	2

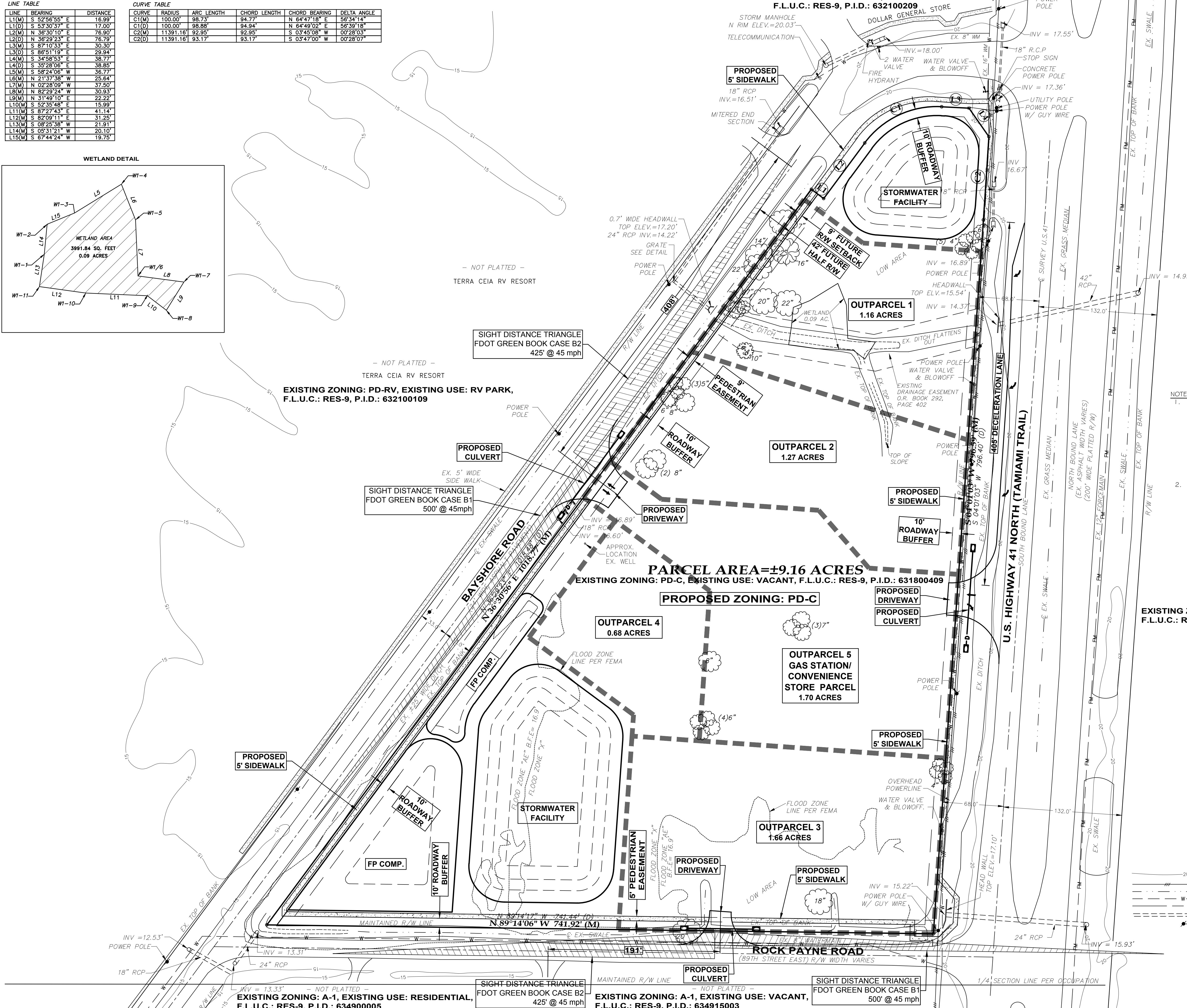
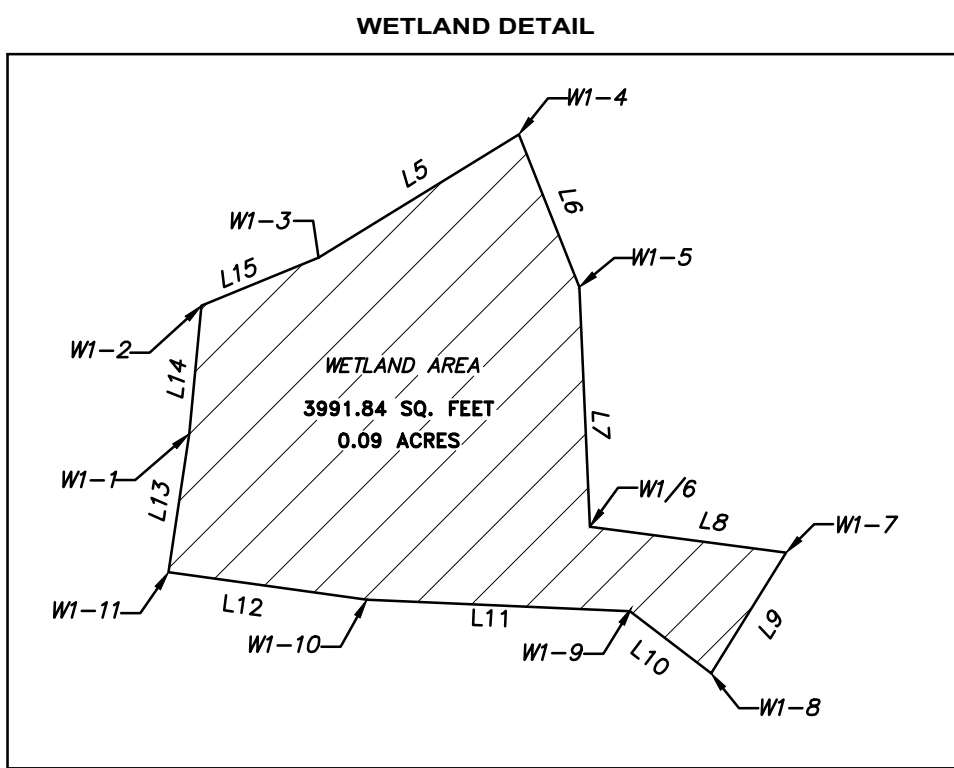
GENERAL	
Approval Type:	DEVELOPMENT PLAN Project Name: PALMETTO PLAZA
Approved:	Date _____ File Number _____
Project Planner (PD)	_____
Project Engineer (PW)	_____
Concurrency (PD)	_____
Environmental Planning Division	_____
Environmental Health	_____
Fire District	_____
Owner/Agent	_____
Attention: 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.	

**PREPARED BY:**

**ALLISON ENGINEERING**  
 705 10TH AVE. W., SUITE 101  
 PALMETTO, FL 34221  
 TEL: (941) 708-5410

M. ANDREW ALLISON  
 PE # 53966

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1(M)	S 52°56'55" E	16.99'	C1(M)	100.00'	98.73'	94.77'	N 64°47'18" E	56°34'14"
L1(D)	S 53°30'37" E	17.00'	C1(D)	100.00'	98.88'	94.94'	N 64°49'02" E	56°39'18"
L2(M)	N 36°30'10" E	76.90'	C2(M)	11391.18'	92.95'	92.95'	S 03°45'08" W	00°28'03"
L2(D)	N 36°29'23" E	76.79'	C2(D)	11391.18'	93.17'	93.17'	S 03°47'00" W	00°28'07"
L3(M)	S 87°10'53" E	30.30'						
L3(D)	S 86°51'19" E	29.94'						
L4(M)	S 34°58'53" E	38.77'						
L4(D)	S 35°28'06" E	38.85'						
L5(M)	S 58°24'06" W	36.77'						
L5(D)	S 58°24'06" W	36.77'						
L6(M)	N 21°37'38" W	25.64'						
L6(D)	N 21°37'38" W	25.64'						
L7(M)	N 02°28'09" W	37.50'						
L7(D)	N 02°28'09" W	37.50'						
L8(M)	N 82°29'24" W	30.93'						
L8(D)	N 82°29'24" W	30.93'						
L9(M)	N 31°49'10" E	22.22'						
L9(D)	N 31°49'10" E	22.22'						
L10(M)	S 92°35'48" E	15.99'						
L10(D)	S 92°35'48" E	15.99'						
L11(M)	S 87°27'43" E	41.14'						
L11(D)	S 87°27'43" E	41.14'						
L12(M)	S 82°09'11" E	31.25'						
L12(D)	S 82°09'11" E	31.25'						
L13(M)	S 08°25'38" W	21.91'						
L13(D)	S 08°25'38" W	21.91'						
L14(M)	S 05°31'21" W	20.10'						
L14(D)	S 05°31'21" W	20.10'						
L15(M)	S 67°44'24" W	19.75'						
L15(D)	S 67°44'24" W	19.75'						



**NOTE:**

- ANY REQUIRED IMPROVEMENTS TO THE EXISTING DRAINAGE DITCH AND MODIFICATION OF THE EXISTING DRAINAGE EASEMENT (REFERENCE O.R. BOOK 292, PG 402), IF NECESSARY FOR DEVELOPMENT, SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER FOR WHICH DEVELOPMENT IS PROPOSED. ANY REQUIRED DRAINAGE IMPROVEMENTS OR EASEMENT MODIFICATIONS TO THE EXISTING DRAINAGE DITCH SHALL BE INCLUDED ON THE FINAL SITE PLAN FOR DEVELOPMENT OF THE OUTPARCEL REQUIRING SAID IMPROVEMENTS.
- CONSTRUCTION OF THE PROPOSED SIDEWALK ALONG BAYSHORE ROAD & ROCK PAYNE ROAD (89TH ST. E.) SHALL BE THE RESPONSIBILITY OF THE OWNER, DURING CONSTRUCTION, OF THE INDIVIDUAL PARCEL ADJACENT TO THE SIDEWALK.

**LEGEND**

	EXISTING ELEVATION CONTOUR
	EXISTING OVERHEAD UTILITY LINE
	EXISTING DITCH
	EXISTING WATERMAIN
	EXISTING FORCEMAIN
	EXISTING DRAINAGE PIPE
	EXISTING UTILITY POLE W/ GUY WIRE

**ALLISON ENGINEERING**  
Civil Engineering | Land Planning  
705 10th Avenue West, Suite 101 | Palmetto, FL 34221  
Tel: 941.708.5410 | Email: info@allisonengineering.com  
Certificate of authorization: 31790

DESIGNED: MAA  
DATE: 6/30/17  
DRAWN: BRT  
JOB NO.: AE3025  
SCALE: 1" = 50'

**REVISIONS:**

1	STORMWATER NOTE & WELL	9/26/17
2	REVISED PER MANATEE COUNTY	10/5/17
3	REV. PER MANATEE COUNTY	11/22/17
4	REV. PER MANATEE COUNTY	11/22/17
5	REV. PER MANATEE COUNTY	12/11/17
6	PROJECT NAME REVISION	01/24/18
7		

**PALMETTO PLAZA**

LOCATED AT:  
9025 US 41 NORTH  
PALMETTO, FL 34221  
SECTION 19  
TOWNSHIP 33 SOUTH  
RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

**GENERAL DEVELOPMENT PLAN**

**2**

M. Andrew Allison  
PE#53966

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