

WEST LAKE PLAZA

REVISED PRELIMINARY SITE PLAN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 18 EAST SR 70 & LOCKWOOD RIDGE RD. MANATEE COUNTY, FLORIDA



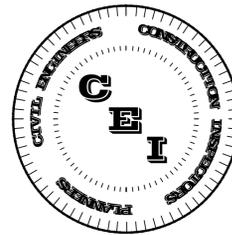
LOCATION MAP
1" = 1 MILE



LOCATION AERIAL
1" = 1 MILE

PREPARED FOR AND OWNED BY:
GRYBOSKI HOWE AND GRAVELY
101 S. BAY BLVD., SUITE B-3
ANNA MARIA, FL 34216-0732
(727) 492-8178

PREPARED BY:



CAMPO
ENGINEERING, INC.

1725 East 5th Avenue, Tampa, FL 33605
Phone (813) 215-7372 and Fax (813) 902-8782
www.campoengineering.com
info@campoengineering.com

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

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LEGAL DESCRIPTION

ALL OF THE LANDS SHOWN ON THE PLAT OF WEST LAKES PLAZA, A SUBDIVISION, AS RECORDED IN PLAT BOOK 29, PAGE 185 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

REVISIONS:

1. ADDRESS COUNTY COMMENTS - 05/30/2019
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

MATTHEW D. CAMPO, P.E. NO. 53988

September 18, 2019
DATE (SEAL)

SEE ORDINANCE PDC-14-29(R) FOR ALLOWABLE USES

SITE DEVELOPMENT NOTES

- 1 - SITE IS PRESENTLY 23.9 ACRES AND ZONED PD-C (94-06).
- 2 - POTABLE WATER SYSTEM SHALL BE PRIVATELY CONSTRUCTED; OWNED AND MAINTAINED BY EACH LOT OWNER UNDER A REA (RECIPROCAL EASEMENT AGREEMENT). NOTE THAT A PORTION OF THE SYSTEM HAS BEEN INSTALLED.
- 3 - SANITARY SEWER COLLECTION SYSTEM SHALL BE PRIVATELY CONSTRUCTED; OWNED AND MAINTAINED BY EACH LOT OWNER UNDER A REA (RECIPROCAL EASEMENT AGREEMENT). NOTE THAT A PORTION OF THE SYSTEM HAS BEEN INSTALLED.
- 4 - CURRENT FUTURE LAND USE: ROR.
- 5 - CONTOURS AND SPOT GRADES ARE BASED ON FIELD TOPOGRAPHY BY GEORGE F. YOUNG. CONVERSION FROM NGVD 29 TO NAVD 88 = -0.95.
- 6 - ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY DEVELOPMENT STANDARDS. CONSTRUCTION PLANS TO BE SUBMITTED TO AND APPROVED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- 7 - ALL INTERNAL DRIVELANES SHALL BE PRIVATE, NO PUBLIC ROADWAYS ARE PROPOSED.
- 8 - MAINTENANCE OF COMMON AREAS SHALL BE PROVIDED BY EACH LOT OWNER UNDER AND ADDRESSED BY AN REA.
- 9 - DRAINAGE PLANS AND CALCULATIONS TO COMPLY WITH REQUIREMENTS OUTLINED IN THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
- 10 - SOUTHERN MANATEE IS THE FIRE DISTRICT FOR THIS PROJECT. EMS SERVICES WILL BE PROVIDED AS REQUIRED BY THE MANATEE COUNTY FIRE RESCUE.
- 11 - OUTDOOR LIGHTING, IF PROPOSED, WILL COMPLY WITH LDC. A LIGHTING PLAN WILL BE REQUIRED WITH THE FSP IF LIGHTING IS PROPOSED.
- 12 - DETENTION POND PARCELS AND DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY EACH LOT OWNER AND DUTIES SHALL BE ADDRESSED UNDER A REA (RECIPROCAL EASEMENT AGREEMENT).
- 13 - ELECTRICAL POWER DISTRIBUTION AND TELEPHONE SERVICE LINES SHALL BE UNDERGROUND WHEREVER POSSIBLE.
- 14 - PROJECT LIES WITHIN FLOOD ZONE X PER F.E.M.A. - F.I.R.M. COMMUNITY PANEL 12081C309E DATED MARCH, 17, 2014.
- 15 - CONSERVATION AREAS TO BE OWNED BY RESPECTIVE LOT OWNER AND THE BOUNDARIES OF THE WETLAND BUFFERS SHALL BE MARKED WITH SIGNS TO INDICATE IT IS A WETLAND PROTECTION AREA.
- 16 - THE PROPERTY IS CURRENTLY DEVELOPED WITH 3 REMAINING VACANET LOTS.
- 17 - THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD WITHIN THE BOUNDARIES OF THIS PLAN. WETLAND LIMITS HAVE BEEN AGENCY VERIFIED AND PREVIOUSLY PERMITTED.
- 18 - INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND WATER, SEWER AND STORM IS AVAILABLE TO EACH VACANT LOT.
- 19 - SOLID WASTE DISPOSAL WILL BE PROVIDED BY COMMERCIAL COLLECTION USING DUMPSTER CONTAINERS AND THE ASSOCIATED STORAGE ENCLOSURE.
- 20 - ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 18" ABOVE THE CROWN OF THE ADJACENT ROADWAY.
- 21 - THE DEVELOPMENT WILL BE IN MULTIPLE PHASES BY LOT AS EACH LOT IS DEVELOPED BY A FUTURE RETAILER.
- 22 - IRRIGATION WILL BE BY THE LOWEST QUALITY OF WATER AVAILABLE AND LANDSCAPE BUFFER AREAS SHALL HAVE 100% COVERAGE BY AUTOMATIC IRRIGATION. RECLAIMED WATER SHALL BE USED WHERE AVAILABLE.
- 23 - WETLANDS AND BUFFERS ARE CURRENTLY WITHIN CONSERVATION EASEMENTS.
- 24 - SEDIMENTATION AND EROSION CONTROL MEASURES SHALL COMPLY WITH THE LDC AND NPDES STANDARDS.
- 25 - TREE PROTECTION SHALL BE INSTALLED AND INSPECTED BY MANATEE COUNTY PRIOR TO CONSTRUCTION COMMENCEMENT.
- 26 - STRUCTURES SHALL BE SETBACK A MINIMUM OF 35 FT. FROM FRONTING ROADWAYS.
- 27 - ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
- 28 - ALL INTERNAL SHARED WATER, SEWER AND STORM INFRASTRUCTURE AND DRIVELANES SHALL BE GOVERNED BY A PRIVATE REA (RECIPROCAL EASEMENT AGREEMENT) FOR OPERATION AND MAINTENANCE.
- 29 - THE SITE SHALL HAVE 20% OPEN SPACES PER THE APPROVED PD-C.
- 30 - THIS COMMERCIAL PROJECT HAS BEEN PREVIOUSLY APPROVED AND PARTIALLY CONSTRUCTED. THE WATER AND SEWER SYSTEM HAS BEEN CONSTRUCTED AND STUBBED TO EACH LOT AND THE ENTIRE STORMWATER MANAGEMENT POND SYSTEM HAS BEEN CONSTRUCTED AND TRANSFERRED TO THE OPERATION PHASE BY THE SWFWMD. THIS INFRASTRUCTURE SHALL REMAIN.
- 31 - THE SITE HAS BEEN PREVIOUSLY PERMITTED AND CONSTRUCTED SUCH THAT WETLANDS HAVE BEEN DELINEATED OFF-SITE, STORMWATER PONDS HAVE BEEN CONSTRUCTED AND THE SITE WAS CLEARED OF TREES (OTHER THAN THOSE THAT HAVE GROWN SINCE THE PREVIOUS CONSTRUCTION. THE SITE WAS PARTIALLY FILLED AS WELL AND THE ON-SITE CONDITIONS DOES NOT PROVIDE UPLAND HABITAT OF VALUE. IN ADDITION A FIELD VISIT WAS PERFORMED AND NO THREATENED AND ENDANGERED SPECIES WERE OBSERVED.

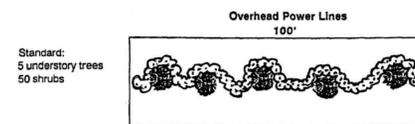
SURVEY NOTES

1. THE EASEMENTS, ENCUMBRANCES AND RESTRICTIONS EVIDENCED BY RECORDED DOCUMENTS PROVIDED TO THE SURVEYOR NOTED IN SCHEDULE B, SECTION 2 OF THE SUPERIOR TITLE INSURANCE AGENCY II ORDER NUMBER 4817192, CUSTOMER REFERENCE: 14-4311 WITH AN EFFECTIVE DATE OF MAY 22, 2014 AT 8:00 AM, REVISED 07/18/2014 HAVE BEEN PLOTTED HEREON AND/OR NOTED BELOW:
 - ITEM No. 5 - UTILITY EASEMENT (O.R. 944, PG. 432) AFFECTS PROPERTY AND IS SHOWN.
 - ITEM No. 6 - LEASE AGREEMENT BY AND BETWEEN LARK INVESTMENTS, N.V., LESSOR AND NATIONAL ADVERTISING COMPANY LESSEE, RECORDED MAY 27, 1992 (O.R. 1380, PG. 352) AFFECTS THE PROPERTY. THE LOCATION OF THE EASEMENT DESCRIBED IN SAID LEASE AGREEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM No. 7 - NON-VEHICULAR INGRESS & EGRESS EASEMENT (O.R. 1427, PG. 3678) AFFECTS PROPERTY AND IS SHOWN.
 - ITEM No. 8 - EASEMENTS TO FLORIDA POWER & LIGHT (O.R. 1445, PG. 512) AFFECTS PROPERTY AND IS SHOWN.
 - ITEM No. 9 - CONSERVATION EASEMENT (O.R. 1478, PG. 4904) AFFECTS PROPERTY AND IS SHOWN.
 - ITEM No. 10 - MATTERS SHOWN ON THE PLAT OF WEST LAKES PLAZA (P.B. 29, PG. 185) AFFECTS PROPERTY AND IS SHOWN.
 - ITEM No. 11 - NOT A MATTER OF SURVEY.
 - ITEM No. 12 - EASEMENT BY AND BETWEEN WALIO HATOUM, GRANTOR AND FLORIDA POWER & LIGHT COMPANY, GRANTEE RECORDED OCTOBER 6, 1994 IN OFFICIAL RECORDS BOOK 1445, PG. 519 AS LOCATED ON SURVEY BY GEORGE F. YOUNG, INC. DATED JULY 11, 2014 AFFECTS THE PROPERTY.
 - ITEM No. 13 - SUBJECT TO AN UNRECORDED BILLBOARD LEASE AGREEMENT (LEASE #912421), DATED DECEMBER 1, 2006 BY AND BETWEEN APA WEST LAKE PLAZA @ BRADENTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CBS OUTDOOR, INC. AFFECTS THE PROPERTY.
 - ITEM No. 14 - SUBJECT TO AN UNRECORDED BILLBOARD LEASE AGREEMENT (LEASE #912421), DATED DECEMBER 1, 2006 BY AND BETWEEN APA WEST LAKE PLAZA @ BRADENTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CBS OUTDOOR, INC. AFFECTS THE PROPERTY.
 (ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MANATEE COUNTY, FL).
2. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN. FOUNDATIONS BENEATH THE SURFACE OF THE GROUND THAT MAY ENCROACH HAVE NOT BEEN LOCATED.
3. THE LOCATION AND EXISTENCE OF UNDERGROUND UTILITIES AND UNDERGROUND FOUNDATIONS OR ANY OTHER PERTINENT ATTRIBUTES TO SUBJECT PROPERTY (IF ANY) NOT ABSTRACTED AS PART OF THIS SURVEY, EXCEPT AS SHOWN.
4. BEARINGS BASED ON THE SOUTH LINE OF THE N.W 1/4 OF N.E. 1/4 OF SECTION 16-35S-18E. AS SHOWN.
5. SUBJECT TO ALL RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.
6. DESCRIBED BOUNDARY CONTAINS 1,042,229± SQUARE FEET OR 23.9± ACRES.
7. REUSE OF DOCUMENTS: THIS DOCUMENT IS AN INSTRUMENT OF SERVICE IN RESPECT OF THE PROJECT TO WHICH IT APPLIES AND ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY GEORGE F. YOUNG, INC... (G.F.Y.) FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO G.F.Y. AND USER SHALL INDEMNIFY AND HOLD HARMLESS G.F.Y. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING THEREFROM. ANY SUCH VERIFICATION OR ADAPTATION WILL ENTITILE G.F.Y. TO FURTHER COMPENSATION AT RATES TO BE AGREED UPON BY USER AND G.F.Y.
8. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.051-F.A.C.), IS COMMERCIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS FOUND TO EXCEED THIS REQUIREMENT.
9. ONLY THE EXTERIOR PLAT BOUNDARY CORNERS WERE LOCATED AND/OR SET DURING THIS SURVEY. THERE WAS NO INVESTIGATION MADE CONCERNING THE INTERIOR LOT CORNERS, EXCEPT AS SHOWN.
10. THE PROPERTY CONTAINS 468 PARKING SPACES, INCLUDING 9 HANDICAPPED SPACES, AS SHOWN HEREON. ALL OF WHICH ARE TO BE REMOVED.
11. THIS SURVEY IS AN UPDATE OF AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY GEORGE F. YOUNG, INC., PROJECT No. 0371004406, DATED JUNE 06, 2006.
12. THE FRONT, SIDE AND REAR EASEMENTS PER THE PLAT OF WEST LAKES PLAZA ARE TO BE HELD TO THE OUTSIDE PERIMETER OF A LOT, IF MORE THAN ONE LOT IS USED AS A BUILDING SITE.
13. AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OBSERVED BY THE SURVEYORS REPRESENTATIVE OF ANY EARTH MOVING OR FILLING OF LANDS SURVEYED.
14. AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF ANY RIGHT-OF-WAY CHANGES THAN WHAT IS SHOWN HEREIN.
15. AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF THIS PROPERTY BEING USED AS A DUMP OR LANDFILL.
16. THE PROPERTY APPEARS TO BE SITUATED IN FLOOD ZONE "X", AS SCALED FROM MANATEE COUNTY FLOOD INSURANCE RATE MAP No. 12081C-0309-E, DATED MARCH 17, 2014, WITH AN INDEX DATE OF MARCH 17, 2014. THE FLOOD ZONE HAS BEEN VERIFIED BY THE LOCAL BUILDING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION BEGINS. THE FLOOD MAP STATES THAT THIS AREA IS OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN.
17. THE SUCCESSORS AND ASSIGNS STATEMENT IS ONLY VALID FOR 1 YEAR AFTER THE DATE OF THIS SURVEY.
18. THE NORTHERN BOUNDARY OF THE SURVEYED LAND IS ADJACENT, CONTIGUOUS, AND HAS ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS STATE ROAD 70; AND THE WESTERN BOUNDARY OF THE SURVEYED LAND IS ADJACENT, CONTIGUOUS, AND HAS ACCESS TO A PUBLICLY DEDICATED RIGHT-OF-WAY KNOWN AS 45TH STREET EAST, ALSO KNOWN AS LOCKWOOD RIDGE ROAD (MURRAY LANE).
19. THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE FOLLOWING TAX UNITS, TO-WIT: 1741001000; 1741900607; 174900656; 1741900706; 1741900755; 1741900805; 1741900854; 1741900904; 1741900953; 1741901001; 1741901050; 1741901100; AND 1741901159; (THIS WAS VERIFIED PER MANATEE COUNTY PROPERTY APPRAISER'S WEB SITE, ON 07/11/2014).
20. EACH OF THE BILLBOARDS SHOWN HEREON ARE IN THE GENERAL LOCATION SHOWN ON THE CBS OUTDOOR ESTOPPEL CERTIFICATES DATED 6/20/14 FOR LEASE NO 912421 AND LEASE NO. 912510 RESPECTIVELY.
21. THE SURVEYED LAND IS WHOLLY CONTAINED WITHIN THE LAND DESCRIBED IN THOSE CERTAIN WARRANTY DEED; WARRANTY DEED FROM APA WEST LAKE PLAZA @ BRADENTON LLC, DATED 12-31-2013, FILED FOR RECORD 01-14-2014, RECORDED AT OFFICIAL RECORDS BOOK 2506, PAGES 1942-1945, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
22. ALL REFERENCES IN THIS SURVEY TO THE PLAT ARE REFERENCES TO THAT CERTAIN PLAT RECORDED IN PLAT BOOK 29, PAGE 185.

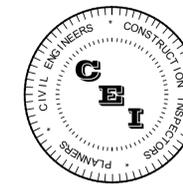
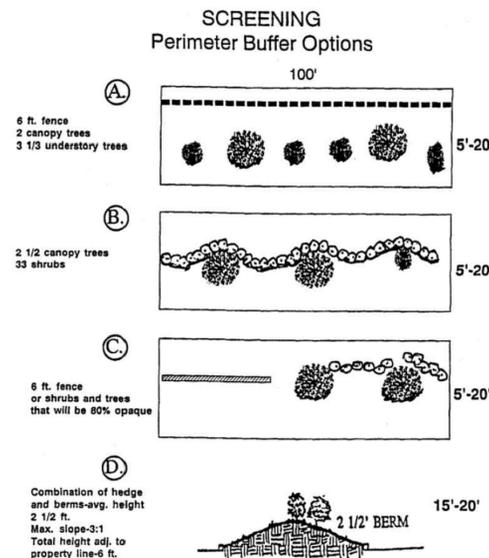
BUILDING NOTES

- PER CODE SECTION 401.5A LDC
- THREE (3) STORIES OR MORE ABUTTING A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT OR DIRECTLY ACROSS THE STREET (EXCLUDING MAJOR ARTERIALS) FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT SHALL PROVIDE:
1. AN ADDITIONAL BUILDING SETBACK OF TWENTY (20) FEET OVER THE MINIMUM SETBACK REQUIRED FOR EACH FLOOR ABOVE THREE (3) STORIES. DEVELOPERS MAY ELECT TO APPLY THE SETBACK JUST TO THOSE FLOORS ABOVE THE THIRD STORY (STEP BACK APPROACH, SEE FIGURE 4-3 - OPTIONS A), TO THE ENTIRE FACADE (OPTION B) OR A COMBINATION OF THE TWO (OPTION C). THE ADDITIONAL SETBACK/STEP-BACK REQUIREMENT MAY RENDER SOME SITES INELIGIBLE FOR THE MAXIMUM PERMITTED HEIGHT; AND
 2. A 6-FOOT SOLID, DECORATIVE WALL ALONG THE PROPERTY LINE ABUTTING THE SINGLE-FAMILY SITE, IN ADDITION TO THE BUFFER REQUIREMENTS OF CHAPTER 7. THE WALL SHALL NOT BE REQUIRED IF THE USES ARE SEPARATED BY A PUBLIC OR PRIVATE STREET.
- PER CODE SECTION 401.5B LDC
- BUILDING HEIGHTS APPROVED THROUGH SPECIAL PERMIT SHALL ALSO MEET THE CRITERIA LISTED:
1. THE HEIGHT OF THE PROPOSED DEVELOPMENT SHALL NOT ADVERSLY AFFECT SURROUNDING DEVELOPMENT OR WATERFRONT VISTAS;
 2. THE PROPOSED BUILDING(S) SHALL HAVE VARIED SETBACKS OF AT LEAST THREE (3) FEET IN DEPTH EVERY SEVENTY-FIVE (75) HORIZONTAL FEET TO GIVE THE APPEARANCE OF LESS BULK TO THE STREET FRONTAGE AND ADJACENT BUILDINGS;
 3. THE PROPOSED BUILDING(S) SHALL HAVE AN ARTICULATED ROOFLINE, WHETHER IT CONSISTS OF A SERIES OF FLAT OR SLOPED ROOFS (FIG 4-4);
 4. THE MAIN ENTRANCE TO THE BUILDING SHALL FACE THE STREET AND THE SITE SHALL BE DESIGNED TO PROVIDE CLEAR AND SAFE PEDESTRIAN ACCESS FROM THE PUBLIC SIDEWALK TO THAT ENTRANCE; AND
 5. THE BUILDING MATERIALS SHALL BE COMPLEMENTARY WITH THE ADJACENT EXISTING CONSTRUCTION.

10' BUFFER PER DETAIL ON SHEET 3



15' BUFFER OPTIONS PER DETAIL ON SHEET 3



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1725 EAST 5TH AVENUE
TAMPA, FL. 33605
PHONE: (813) 215-7372
FAX: (813) 902-8782

PROJECT TITLE

WEST LAKE PLAZA
SEC OF SR 70 &
LOCKWOOD RIDGE RD

MANATEE COUNTY, FLORIDA

CLIENT

GRYBOSKI, HOWE & GRAVLEY
101 S. BAY BLVD., SUITE B-3
ANNA MARIA, FL 34216-0732
(727) 492-8178

REVISIONS

NO.	DESCRIPTION	DATE
△	ADDRESS COUNTY COMMENTS	5/30/2019
△	ADDRESS COUNTY COMMENTS	5/30/2019

ISSUE DATE: 07/2014

REVIEWED BY: MDC

DRAWN BY: ASA

DESIGNED BY: MDC

PROJECT NUMBER

14-038

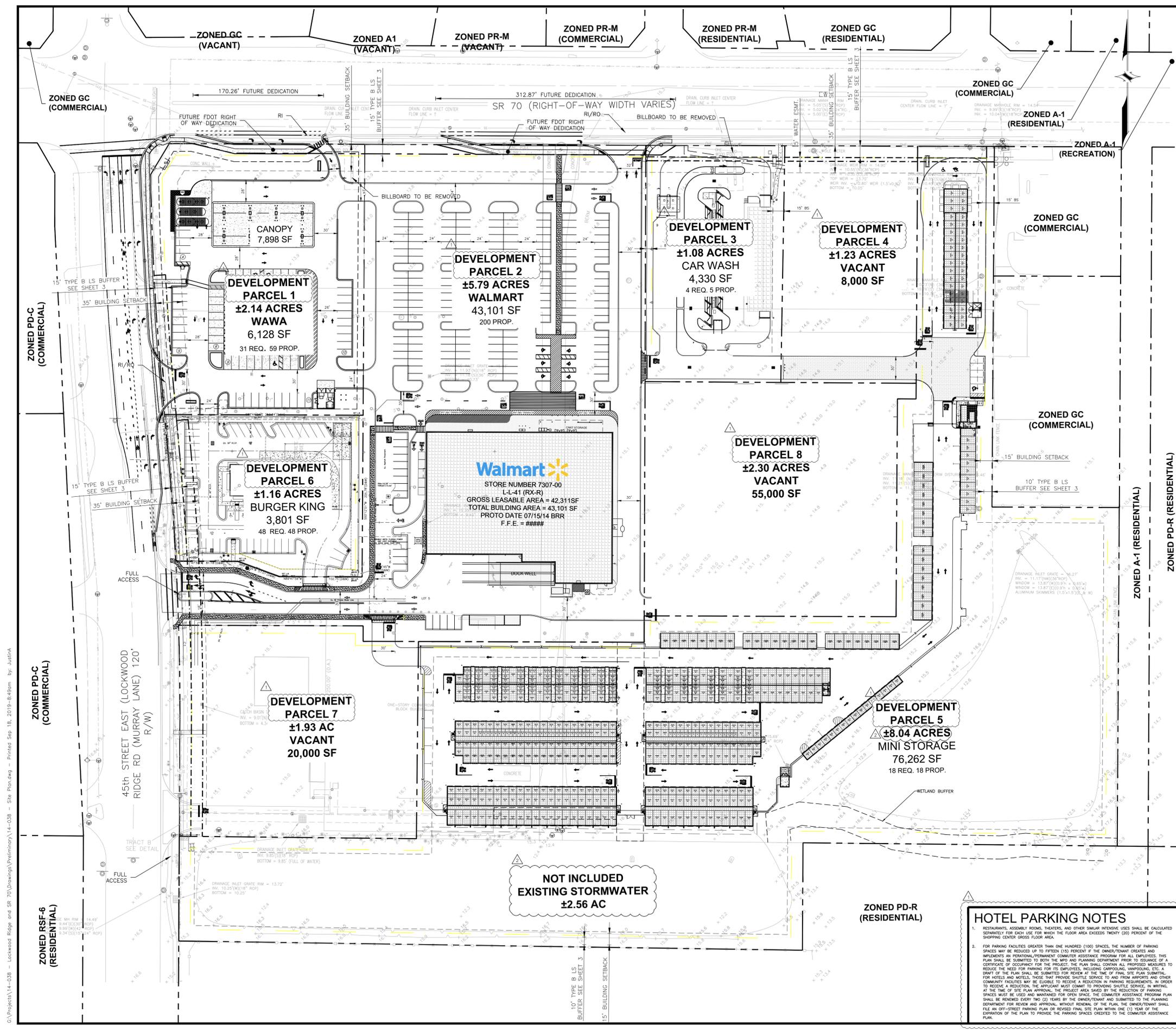
Matthew D. Campo 53988 09/18/2019
NAME SEAL NO. DATE

SHEET TITLE

SITE DATA /
NOTES

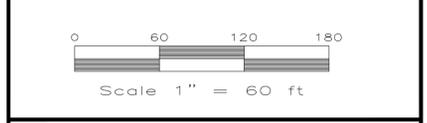
SHEET NUMBER

3



LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK



SITE DATA TABLE

TOTAL SITE AREA: ±23.93 ACRES (1,042,229 SQ FT)
 PROPOSED USE: SEE ORDINANCE PDC-14-29(R)
 EX' ON-SITE POND AREA: ±2.17 ACRES (94,526 SQ FT) 10%
 EXISTING ZONING: PLANNED DEVELOPMENT COMMERCIAL (PD-C)
 FLOOD ZONE: ZONE X

BUILDINGS AREA BREAKDOWN:

BUILDINGS	216,622 SF
CANOPY	7,898 SF
TOTAL	224,520 SF

PARKING CRITERIA:

RETAIL	1/250 SF	PARKING PROVIDED	610
CONVENIENCE	1/200 SF		
CAR WASH	4/WASHING BAY		
AUTO SERVICE	3 PER BAY + 1/500 SF		
MINI STORAGE	1/50 STORAGE UNIT + 2		
HOTEL	1/HOTEL ROOM + 1/10 HOTEL ROOMS		

TOTAL SITE: 224,520 (SF) BUILDING, 437 (SF) PARKING REQUIRED, 610 (SF) PARKING PROVIDED

FAR CALCULATION:

PARCEL AREA (AC)	TOTAL BLDG (SF)	OVERALL FAR
23.93	224,520	0.216

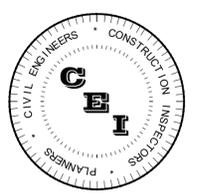
BUFFERS AND SETBACKS:

45TH STREET BETWEEN & SR70 BUILDINGS (E & S SIDES)
 LS BUFFERS: 15' 8' 10'
 SETBACKS: 35' 35' 15'
 OPEN SPACE = (TOTAL SITE) - (BUILDINGS) - (ASPHALT) = 1,042,229 AC - 224,520 AC - 505,040 AC = 312,669 AC (30%)

- NOTES**
- THE PROJECT SHALL INCLUDE AN AREA (RECIPROCAL EASEMENT AGREEMENT) TO ADDRESS CROSS ACCESS, SHARED UTILITIES, SHARED STORM WATER, MAINTENANCE, ETC.
 - UNDER THE FSP APPLICATION THE APPLICANT SHALL IMPLEMENT OFF-SITE DESIGN REQUIRES THAT ARE ESTABLISHED UNDER THE TIS REVIEW.
 - THE FOLLOWING INFORMATION SHALL BE PROVIDED ON THE FINAL SITE PLAN (FSP) FOR EACH PARCEL USER AS APPLICABLE:
 - CURRENT AND PROPOSED SIGNAGE AND PAVEMENT MARKINGS ON LOCKWOOD RIDGE ROAD.
 - DRIVEWAY ENTRY AND EXIT RADII.
 - SIGHT VISIBILITY TRIANGLES PER THE PROCEDURES DESCRIBED IN THE FDOT "GREEN BOOK" FOR THE FOLLOWING TURNING MOVEMENTS:
 - CASE B1 (LEFT TURNS FROM THE MINOR ROAD) FROM PROJECT DRIVEWAYS;
 - CASE B2 (RIGHT TURNS FROM THE MINOR ROAD) FROM PROJECT DRIVEWAYS;
 - CASE F (LEFT TURNS FROM THE MAJOR ROAD) AT INGRESSING LEFT-TURN LANES.
 - CROSSWALKS, STOP BARS, AND STOP SIGNS PER MUTCD AND FDOT STANDARDS AT ALL PROJECT DRIVEWAYS.
 - PHASING NOTE: PHASE 1 IS COMPLETE. FUTURE PHASES SHALL INCLUDE THE DEVELOPMENT OF REMAINING VACANT LOTS 7 AND 8. THE FUTURE PHASES ARE LOT BY LOT AS RETAIL USERS ARE IDENTIFIED AND GO UNDER CONTRACT.
 - THE MINIMUM TRAVEL LANE WIDTH FOR EACH DRIVE AISLE LANE SHALL BE TWELVE (12) FEET AND A MINIMUM OF TWO LANES. LDC SECTION 1001.4 & MANATEE COUNTY PUBLIC WORKS STANDARDS MANUAL.
 - THE FSP SHALL SHOW ALL SIGNING AND PAVEMENT MARKINGS AND SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, OR/AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.
 - THE FSP SHALL SHOW ALL OFF STREET LOADING AREAS THAT ARE REQUIRED FOR EACH OF THE PROPOSED RETAIL BUILDINGS. AT THAT TIME, PLEASE INDICATE AN OFF STREET LOADING AREA OF 15' X 35' MINIMUM OR INDICATE SUCH A ZONE WITH "LOADING AREA" SIGNAGE. LDC SECTION 1006.8.
 - LDC SECTION 1001.4 (1) REQUIRES A FIFTEEN (15) FOOT SETBACK BETWEEN THE SPREAD EDGE OF THE BUFFER AND ADJACENT STRUCTURES.
 - AT THE TIME OF FSP PERMITTING THE APPLICANT SHALL MEET THE INTENT OF THE LAND DEVELOPMENT CODE FOR LANDSCAPING AND BUFFERS IN ACCORDANCE WITH SECTION 701. ALL PLANTING MATERIAL SHALL BE NATIVE FLORIDA SPECIES AND COMPLY WITH THE COUNTY LDC SECTION 701.2.
 - AT THE TIME OF FSP PERMITTING A WELL MANAGEMENT PLAN FOR THE PROPER PROTECTION AND ABANDONMENT OF EXISTING WELLS SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL. THE WELL MANAGEMENT PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:
 - DIGITAL PHOTOGRAPHS OF THE WELL ALONG WITH NEARBY REFERENCE STRUCTURES (IF EXISTING).
 - GPS COORDINATES (LATITUDE/LONGITUDE) OF THE WELL.
 - THE METHODOLOGY USED TO SECURE THE WELL DURING CONSTRUCTION (E.G. FENCE, TAPE).
 - THE FINAL DISPOSITION OF THE WELL - USED, CAPPED, OR PLUGGED.

HOTEL PARKING NOTES

- RESTAURANTS, ASSEMBLY ROOMS, THEATERS, AND OTHER SIMILAR INTENSIVE USES SHALL BE CALCULATED SEPARATELY FOR EACH USE FOR WHICH THE FLOOR AREA EXCEEDS TWENTY (20) PERCENT OF THE SHOPPING CENTER GROSS FLOOR AREA.
- FOR PARKING FACILITIES GREATER THAN ONE HUNDRED (100) SPACES, THE NUMBER OF PARKING SPACES MAY BE REDUCED UP TO FIFTY (5) PERCENT IF THE OWNER/TENANT CREATES AND IMPLEMENTS AN INTENTIONAL/PERMANENT COMPUTER ASSISTANCE PROGRAM FOR ALL EMPLOYEES. THIS PLAN SHALL BE SUBMITTED TO BOTH THE MPO AND PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE PLAN SHALL CONTAIN ALL PROPOSED MEASURES TO REDUCE THE NEED FOR PARKING FOR ITS EMPLOYEES, INCLUDING CARPOOLING, VOUCHERS, ETC. A COPY OF THE PLAN SHALL BE SUBMITTED FOR REVIEW AT THE TIME OF FINAL SITE PLAN SUBMITTAL. FOR HOTELS AND MOTELS, THOSE THAT PROVIDE SHUTTLE SERVICE TO AND FROM AIRPORTS AND OTHER COMMUNITY FACILITIES MAY BE ELIGIBLE TO RECEIVE A REDUCTION IN PARKING REQUIREMENTS. IN ORDER TO RECEIVE A REDUCTION, THE APPLICANT MUST COMPLY TO PROVIDING SHUTTLE SERVICE. IN WRITING, AT THE TIME OF SITE PLAN APPROVAL, THE PROJECT AREA SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. WITHOUT RENEWAL OF THE PLAN, THE OWNER/TENANT SHALL FILE AN OFF-STREET PARKING PLAN OR REVISED FINAL SITE PLAN WITHIN ONE (1) YEAR OF THE EXPIRATION OF THE PLAN TO PROVIDE THE PARKING SPACES CREDITED TO THE COMPUTER ASSISTANCE PLAN.



CAMPO ENGINEERING, INC.

FBPR CERTIFICATE OF AUTHORIZATION NO.: 26726

1725 EAST 5TH AVENUE
 TAMPA, FL 33605
 PHONE: (813) 215-7372
 FAX: (813) 902-8782

PROJECT TITLE
WEST LAKE PLAZA
 SEC OF SR 70 &
 LOCKWOOD RIDGE RD

MANATEE COUNTY, FLORIDA
 CLIENT

GRYBOSKI, HOWE & GRAVLEY
 101 S. BAY BLVD., SUITE B-3
 ANNA MARIA, FL 34216-0732
 (727) 492-8178

REVISIONS

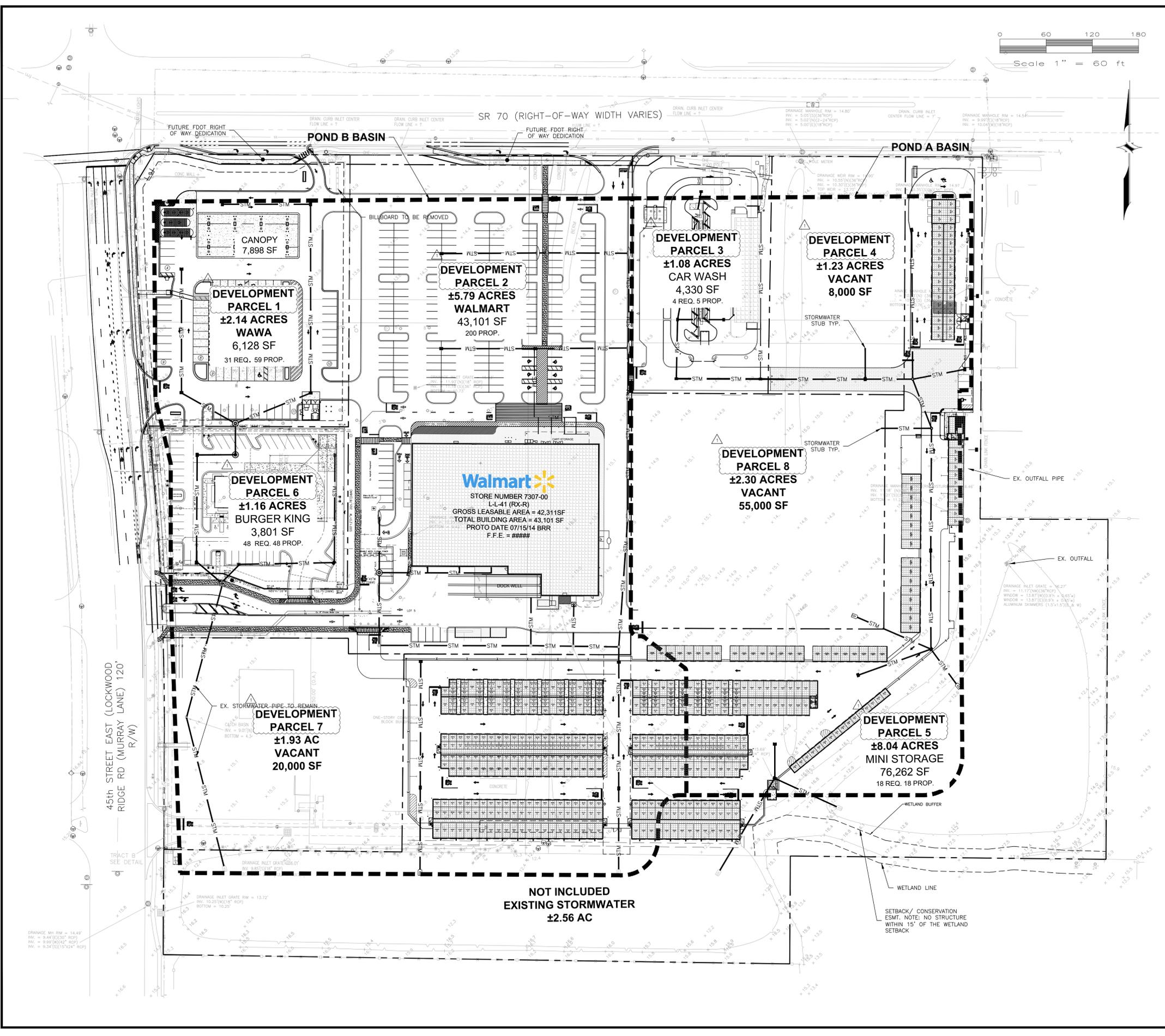
NO.	DESCRIPTION	DATE
1	ADDRESS COUNTY COMMENTS	5/30/2019
2	ADDRESS COUNTY COMMENTS	7/11/2019

ISSUE DATE: 07/2014
 REVIEWED BY: MDC
 DRAWN BY: ASA
 DESIGNED BY: MDC
 PROJECT NUMBER
 14-038

Matthew D. Campo 53988 09/18/2019
 NAME SEAL NO. DATE

SHEET TITLE
PRELIMINARY SITE PLAN
 SHEET NUMBER
 4

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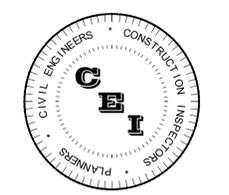


LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- PROPOSED STORM PIPE
- BASIN LINE
- STORM INLET
- STORM MANHOLE
- CURB INLET

NOTES

- EX. SITE CONTAINS PREVIOUSLY PERMITTED AND CONSTRUCTED STORMWATER SYSTEM PER ERP #405453.01 PERMITTED FOR 85% MAX IMPERVIOUS



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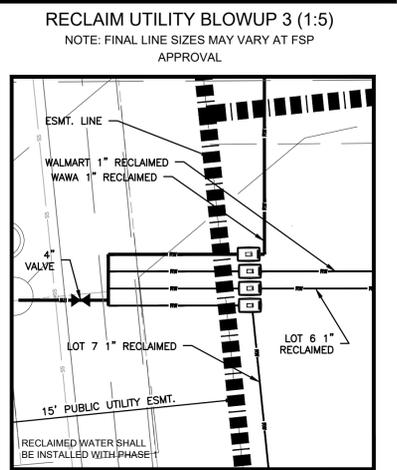
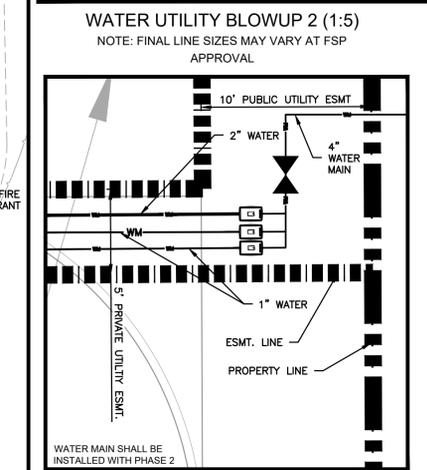
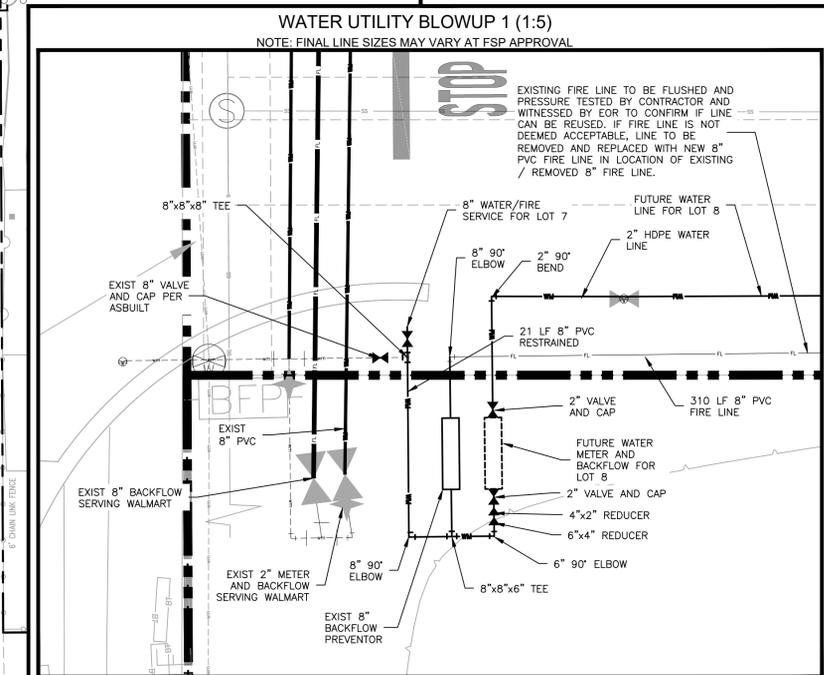
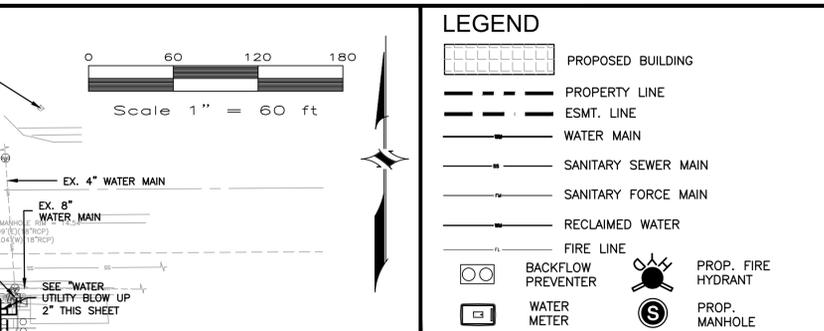
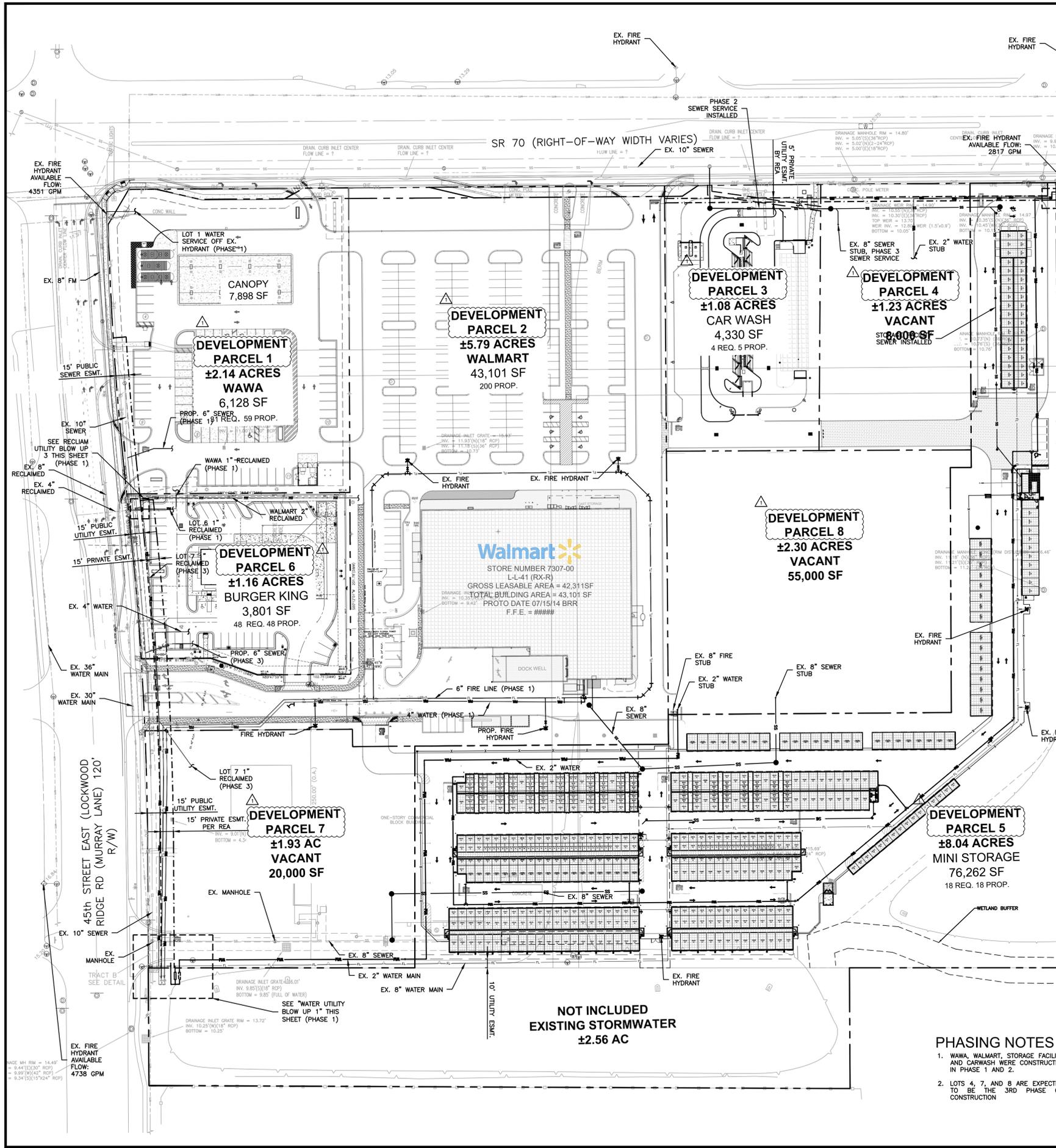
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SHEET TITLE
MASTER DRAINAGE PLAN

SHEET NUMBER
5

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NOTES

- UNDER FSP APPLICATION THE APPLICANT SHALL COORDINATE AND CONSIDER THE COUNTY'S TMC FIBER COMMUNICATION NETWORK AND APPROPRIATELY ACCOMMODATE ANY POTENTIAL CONFLICTS. AS-BUILT INFORMATION REGARDING TMC FIBER COMMUNICATION CONDUIT AND FIBER OPTIC CABLING IS AVAILABLE FROM OLGA ROSIER, WITH UTILITY RECORDS (941-792-8811 EXT. 5059).
- AT THE TIME OF FSP APPROVAL A UTILITY EASEMENT SHALL BE PROVIDED TO MANATEE COUNTY FOR THE EXISTING SANITARY GRAVITY SEWER LOCATED ON THE EAST SIDE OF LOCKWOOD RIDGE BLVD. AND PARALLEL TO THE PROJECT PARCEL LINE.
- GRAVITY SEWER IS PROVIDED ON-SITE UNDER THE PRIVATE SYSTEM TO ALL LOTS. WATER DISTRIBUTION SYSTEM HAS BEEN DESIGNED TO LOCATE METERS AT THE RIGHT OF WAY OTHER THAN THE EXISTING SOUTH 8" WATERMAIN UNDER AN EXISTING COUNTY EASEMENT. RECLAIMED WATER HAS BEEN PROVIDED TO ACCESSIBLE LOTS USING A METER BANK AREA AND FEEDER LINES. THE BALANCE OF LOTS WILL REQUIRE A WELL FOR IRRIGATION. FINAL DESIGN DETAILS WILL BE SHOWN ON SUBSEQUENT FSP SUBMITTALS.
- AT THE TIME OF FSP APPLICATION THE APPLICANTS SHALL DESIGN FOR AND USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM.
- ALL POTABLE WATER, RECLAIMED WATER AND/OR SANITARY SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS.
- ALL POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER INFRASTRUCTURE CONSTRUCTION SHALL ADHERE TO THE APPROPRIATE MASTER PLAN AS APPLICABLE AT THE TIME OF FINAL SITE PLAN SUBMITTAL.
- EACH LOT WITH IN THIS DEVELOPMENT SHALL BE CONNECTED TO COUNTY WATER AND SEWER.
- FIRE HYDRANT SPACING SHALL MEET THE REQUIREMENT OF THE MANATEE COUNTY COMPREHENSIVE PLAN AND SHALL BE WITHIN 50' (FIFTY FEET) OF ANY FDC IN A FIRE SPRINKLED BUILDING AS REQUIRED IN SOUTHERN MANATEE ORDINANCE 11-01.
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 722 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

PHASING NOTES

- WAWA, WALMART, STORAGE FACILITY AND CARWASH WERE CONSTRUCTED IN PHASE 1 AND 2.
- LOTS 4, 7, AND 8 ARE EXPECTED TO BE THE 3RD PHASE OF CONSTRUCTION



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SHEET TITLE
PRELIMINARY UTILITY PLAN

SHEET NUMBER
6

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