GENERAL DEVELOPMENT PLAN (C) FOR I-75 OFFICE PARK, LLC LOCATED IN SECTIONS 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

FUTURE LAND USE DESIGNATION

MIXED USE (MU)
WATERSHED OVERLAY (WO) OVERLAY DISTRICT
WATERSHED PROTECTION - EVER S R E S E R V O R (WPR) OVERLAY DISTRICT
SPECIAL TREATMENT (ST) OVERLAY DISTRICT
ENTRANCEWAY OVERLAY DISTRICT

ZONING
PLANNED DEVELOPMENT - MIXED USE (PD-MU)

PROJECT DATA

FAI and Density Summary

Required / Proposed Minimum Setbacks

officer shall perform daily site inspections for potential erosion problems. If problems occur, the

Sanitary sewer and potable water will be constructed to Manatee County standards.

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Roadway for lots designated to drain both front and rear or 24" for lots designated from rear to front, per

Manatee County drainage rules 703.7 & 703.4 or within the 100 year floodplain, a minimum of 1' below the

100 year floodplain. Maximum building heights are as follows: Office - 2 story: 25'; Retail - 3 story: 30';

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School needs report has been requested by the Manatee County School Board.

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NOTES:
1. Divisions shown between parcels are conceptual for density/intensity compliance review only.
2. The line for the Office Area is for density calculation purposes only. Parking for existing office will be provided (168 spaces).

Prior to Final Site Plan approval, access and parking compliance will be demonstrated if the applicant proposes changes to the existing layout of parking areas.