SHEET

Sheet 1

13. Street tree landscaping shall be in compliance with Section 701 of the Manatee County Land Development Code.

18. Solid waste disposal will be provided by Manatee County by roll off compactor pick-up for residential area.

10. A five (5) foot sidewalk will be provided in compliance with Section 1001.6 of the Manatee County Land Development Code. To prevent sedimentary runoff during construction, staked hay bales, stacked silt fences, or the use of similar measures shall be employed to contain, control, and remove sedimentation from the project site.

14. The Public Works Traffic Design Division reviews all projects for traffic operations and safety within Manatee County. The final and detailed review comments will be issued prior to the expiration date of the certificate of level of service.

1. The Project Site is currently zoned Planned Development - Mixed Use (PD-MU). Previous Approvals are: ALF - 3 story/45 feet. The Site will receive individual dumpster or can service provided by Manatee County.

9. Sanitary sewer and potable water will be constructed to Manatee County standards. The contractor shall perform daily site inspections for potential erosion problems. If problems occur, the contractor shall immediately remove and replace in upland areas. In addition to specified erosion control locations, the contractor shall be responsible for installing appropriate erosion control measures. If problems occur, the contractor is responsible for removing/treating/erosion control devices and restoring all construction and final grades.

5. There are wetlands under the jurisdiction of SWFWMD within the boundaries of the Project Site. There are no known foundations, mounds or midden areas of historic origin, existing easements or platted streets located on the Project Site.

12. Parking and drive aisles will be constructed to Manatee County standards and will be paved.

11. The Project Site is within the 100 year flood plain. A minimum of (1) foot above the 100 year flood elevation. Minimum building heights are as follows: Office - 2 story/35 feet; AF - 3 story/45 feet.

FUTURE LAND USE DESIGNATION
MIXED USE (MU)
WATERSHED OVERLAY (WO) OVERLAY DISTRICT

ZONING
PLANNED DEVELOPMENT - MIXED USE (PD-MU)
WATERSHED PROTECTION - EVERS RESERVOIR (WP) OVERLAY DISTRICT SPECIAL TREATMENT (ST) OVERLAY DISTRICT ENTRANCEWAY OVERLAY DISTRICT

PROJECT DATA

FAR and Density Summary

<table>
<thead>
<tr>
<th>Existent Office (Not Included in Total Project Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL AREA OF EXISTING OFFICE</td>
</tr>
<tr>
<td>MAXIMUM FLOOR AREA RATIO (T.A.R.)</td>
</tr>
<tr>
<td>EXISTING FLOOR AREA OF OFFICE / F.A.R.</td>
</tr>
</tbody>
</table>

PROPOSED Office

| PROPOSED TOTAL PROJECT AREA | 19.17 ACRES |
| PROPOSED AREA OF OFFICE | 9.64 ACRES |
| MAXIMUM FLOOR AREA RATIO (T.A.R.) | 419,150 SF (1.00) |
| MAXIMUM FLOOR AREA ALLOWED / F.A.R. | 350,000 SF (0.33) |

PROPOSED Assistant Living Facility

| TOTAL AREA OF PROPOSED ASSISTED LIVING FACILITY | 9.53 ACRES |
| MAXIMUM ALLOWABLE DENSITY | 9,000 DUG |
| MAXIMUM NUMBER OF RESIDENTIAL UNITS | 224 |
| NUMBER OF EQUIVALENT DWELLING UNITS | 433 |
| TOTAL NUMBER OF EQUIVALENT DWELLING UNITS | 224 |
| DENSITY | 224/224 |

Parking Summary

<table>
<thead>
<tr>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED PARKING*</td>
</tr>
</tbody>
</table>

Required / Proposed Minimum Setbacks

| REQUIRED PARKING | 1 SPACE PER 6 BEDS plus 1 SPACE PER 6 BEDS FOR STAFF |

*Parking will be provided in accordance with the Manatee County Land Development Code and at Final Site Plan.

NOTE: Divisions shown between parcels are considered for density / intensity compliance review only.

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GENERAL DEVELOPMENT PLAN ................................. 3
PROPERTY DESCRIPTION ........................................... 3

VICTIM MAP

SCALE: 1 INCH = 1 MILE

INDEX

COVER SHEET

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PROPERTY DESCRIPTION ........................................... 3

REVISIONS

Appraision Type: GENERAL DEVELOPMENT PLAN
Project Name: I-75 Office Park, LLC
Project Address: 44002

Revised: 04/2022

Prepared by: ZNS Engineering

Approved by: Owner/Agent

Prepared to: I-75 Office Park, LLC

Prepared on behalf of: ZNS Engineering

Prepared for: Landscape Architects, Environmental Consultants

Prepared for: Preparation, Survey, Engineering

Prepared for: Environmental Impact Statement, Landscape Design

Prepared for: Environmental Impact Statement, Landscape Design

Prepared for: Environmental Impact Statement, Landscape Design
NOTE: Divisions shown between parcels are conceptual for density / intensity compliance review only.