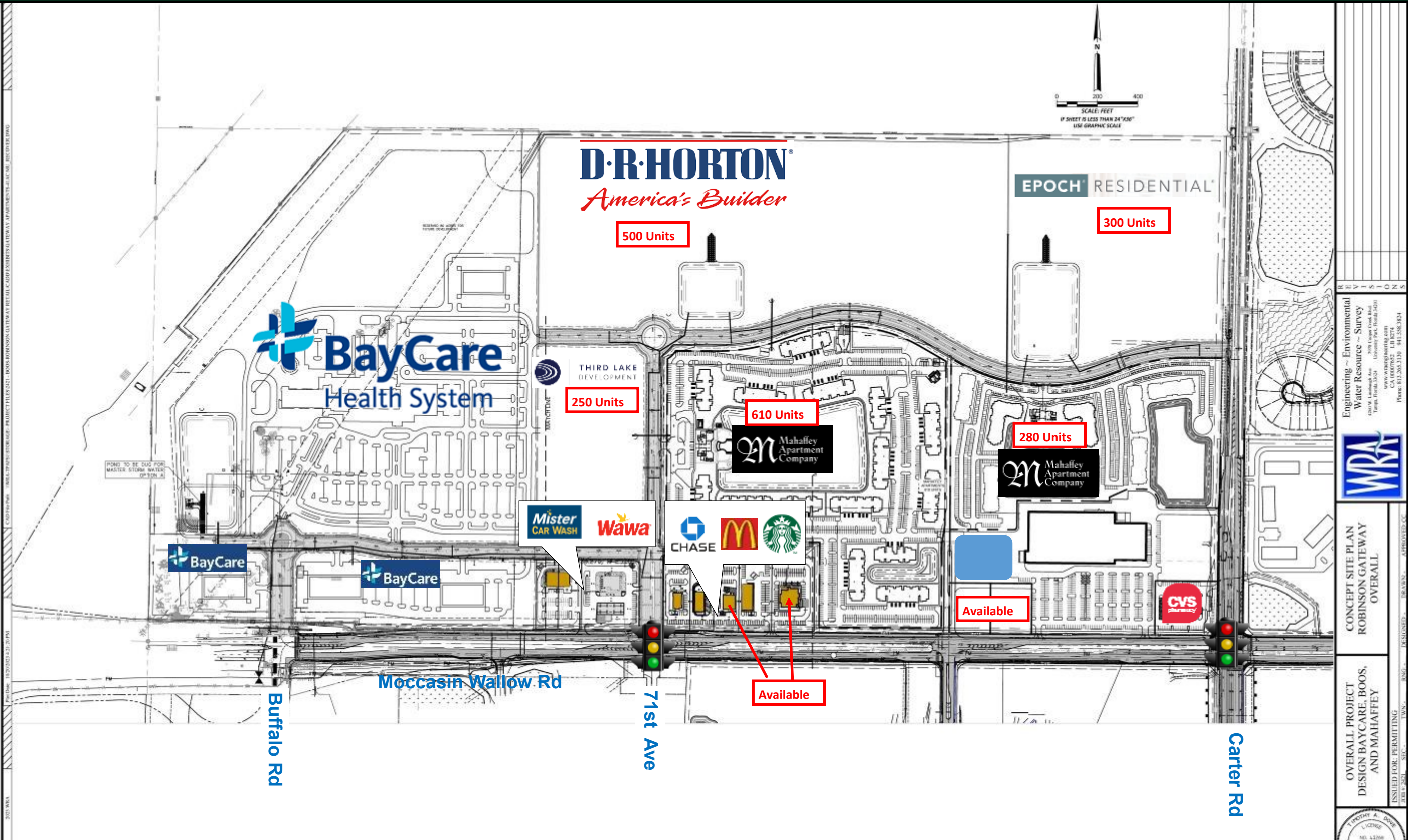


BOOS TENANT MASTER PLAN



Engineering - Environmental
Water Resource - Survey
1000 E. Coast Road
Tampa, Florida 33624
www.wraengineering.com
CA 00070452 111 8274
Phone: 813.205.1310 411.558.3124

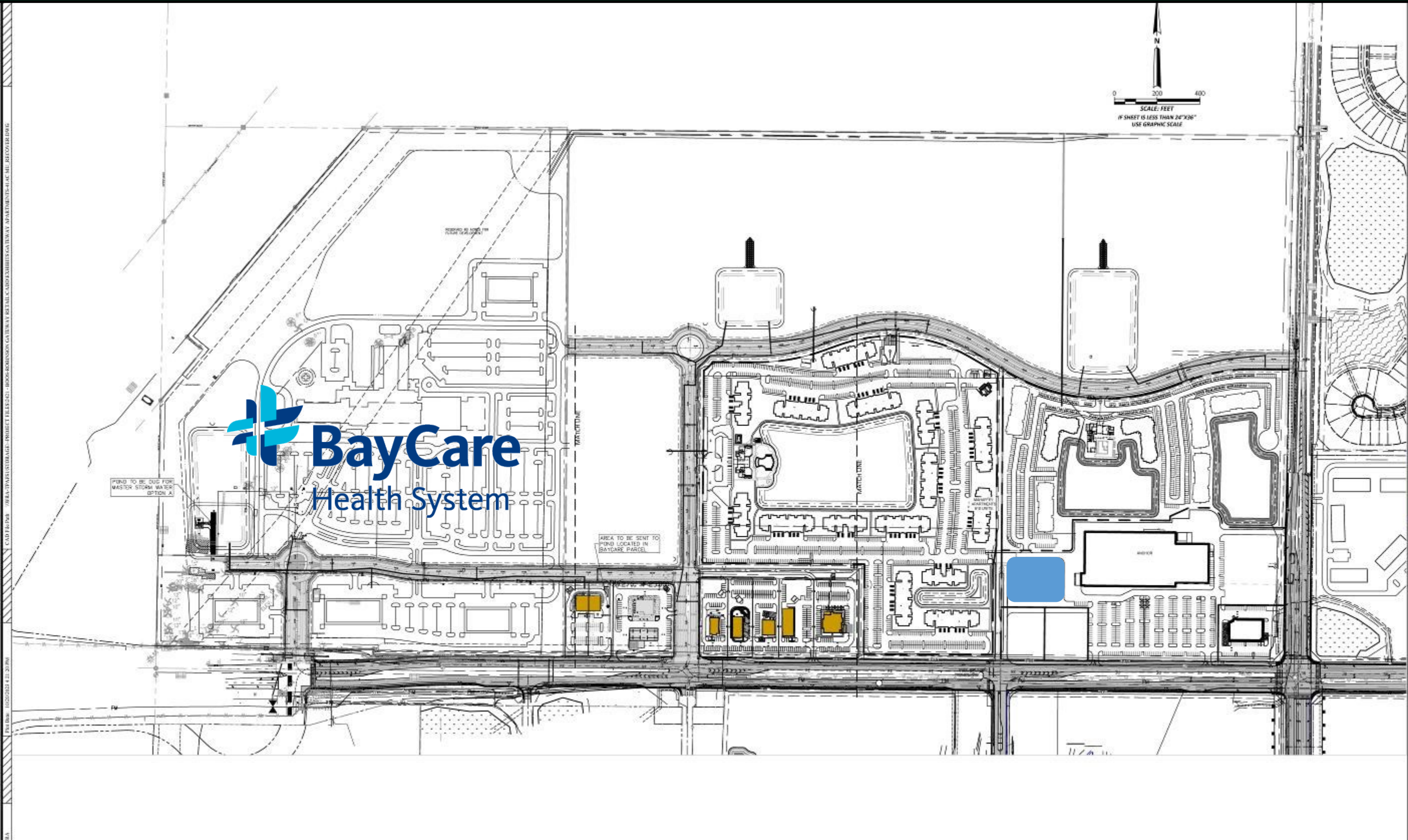



CONCEPT SITE PLAN
ROBINSON GATEWAY
OVERALL

OVERALL PROJECT
DESIGN BAYCARE, BOOS,
AND MAHAFFEY



ROBINSON GATEWAY MASTER PLAN



 **BayCare**
Health System

REVISIONS
Engineering - Environmental
Water Resource - Survey
4300 W. Leland Ave. 7th Floor, Suite 700
Tampa, Florida 33624
www.wraenvironmental.com
CA 0007962 18-8274
Phone: 813.265.3130 941.585.8324



CONCEPT SITE PLAN
ROBINSON GATEWAY
OVERALL

OVERALL PROJECT
DESIGN BY BOOS, BOOS,
AND MAHAFFEY

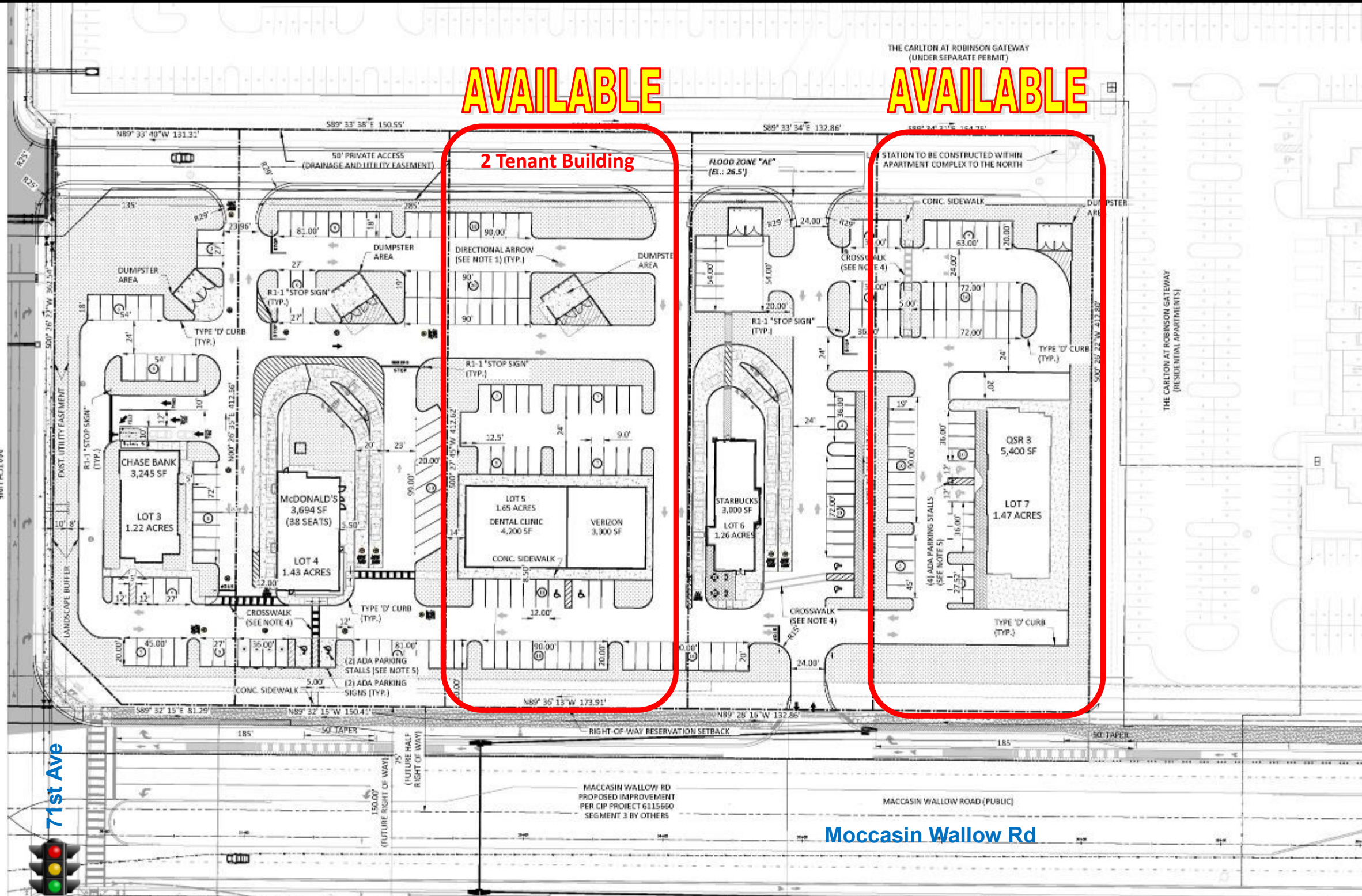
ISSUED FOR PERMITTING
DATE: 11/20/14
DESIGNED BY: BOOS, BOOS, AND MAHAFFEY
DRAWN BY: AMBROSE, J.C.



REAL ESTATE CONTACT:
1-866-421-2667
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Jonathan Henley
(727) 638-4487
jhenley@boosdevelopment.com

MOCCASIN WALLOW RD & 71ST AVE (AVAILABLE LOTS 5 & 7)



<p>Engineering ~ Environmental Water Resource ~ Survey</p> <p>WRA</p> <p>12300 Harpaze Blvd. #100 Tampa, FL 33624 www.wraengineering.com CA 00007652 LB 8274 LA666781 Phone: 813.265.3130 941.275.9721</p>	
<p>PRELIMINARY SITE PLAN</p>	
<p>BOOS DEVELOPMENT MOCCASIN 11 ACRES</p>	
<p>ISSUED FOR DRAFT REVIEW JOB #2441 SEC. 15</p>	<p>DATE: 11/15/2024 DRAWN: MMS APPROVED: CRC</p>
<p>NO. 1</p>	<p>DATE: 11/15/2024</p>
<p>NO. 2</p>	<p>DATE: 11/15/2024</p>
<p>NO. 3</p>	<p>DATE: 11/15/2024</p>

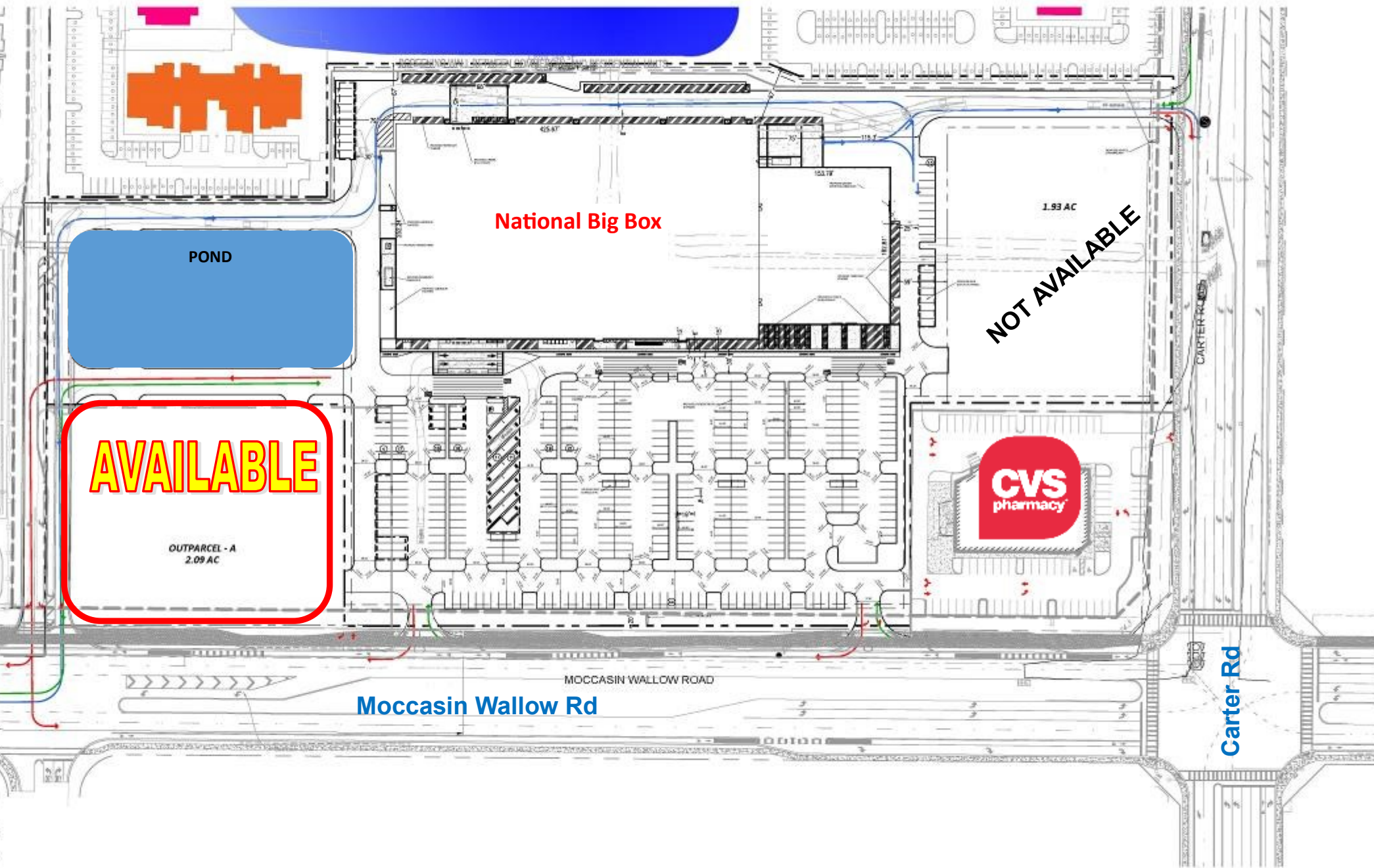


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MOCCASIN WALLOW RD & CARTER RD (AVAILABLE OUTPARCEL)

- NOTES:
- PROPOSED COMMERCIAL FACILITIES
 - CURRENT ZONING: PD-MU
 - CURRENT LAND USE: VACANT
 - FUTURE LAND USE: UF-2
 - FLOODZONE: ZONE "A" AND "D" PER PANEL 22BEC0276C (08/27/2024)
 - THERE ARE NO KNOWN HISTORIC OR ARCHAEOLOGICAL SITES ON THIS PROPERTY.
 - OPEN SPACE REQUIRED: 25% FOR RESIDENTIAL AREAS THAT ARE OUTSIDE OF THE ENTRANCEWAY PER GDF APPROVAL PLM2205-0022
 - ALL REQUIRED IMPROVEMENTS SHALL BE CONSTRUCTED PURSUANT TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS MANUAL.
 - MAX BUILDING HEIGHT IS 55 FEET.
 - ALL SIGNAGE & LIGHTING WILL MEET THE MINIMUM REQUIREMENTS OF LDC SECTIONS 906, 906.5(C), AND 906 AS APPROPRIATE.
 - THE PROPERTY AND COMMON IMPROVEMENTS WILL BE OWNED, CONTROLLED & MAINTAINED BY THE PROPERTY OWNERS.
 - MINIMUM BUILDING SETBACKS WILL MEET APPROVED GDF PLANS 2303-0022 FOR PD-MU (PLANNED DEVELOPMENT-MIXED USE)
 - FRONT: 20 FEET TO INTERNAL ROADS. AN ADDITIONAL SETBACK OF 20' WILL BE REQUIRED FOR EACH FLOOR ABOVE THE 3RD FLOOR. THEREFORE, FRONT SETBACK FROM ROAD IS 40'.
 - SIDE: 10 FEET
 - REAR: 25 FEET
 - BETWEEN BUILDINGS 20 FEET FOR ONE TO THREE STORES OR ADDITIONAL 20' SETBACK FOR EACH FLOOR ABOVE THREE. A TOTAL OF BUILDING SEPARATION SHALL BE 50'. ALL LIMITS ARE 4 STORES IN HEIGHT AND MEET THIS MINIMUM.
 - THERE ARE NO DESIGNATED PUBLIC USE AREAS ON THIS SITE.
 - THERE ARE NO EXISTING TREES ON THIS SITE.
 - ALL EXISTING EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN.
 - SOLID WASTE DISPOSAL WILL BE IN ACCORDANCE WITH CHAPTER 7-18 OF THE MANATEE COUNTY CODE OF ORDINANCES. COMPACTOR SCHEDULE WITHIN THE PROPERTY LIMITS PICKUP OF INDIVIDUAL UNITS BY PROPERTY OWNERS/RESIDENTS STAFF.
 - THE SITE WILL BE SERVED BY A POTABLE WATER & SANITARY SEWER SYSTEM THAT PROVIDES THE REQUIRED FLOWS & PRESSURES. THE SYSTEM WILL BE PRIVATELY MAINTAINED.
 - EROSION & SEDIMENT CONTROL PLANS WILL BE PROVIDED WITH THE PSP CONSTRUCTION PLAN SET.
 - APPROXIMATE CONSTRUCTION SCHEDULE IS:
 - START: MARCH 2025
 - END: JANUARY 2026
 ALL BUILDING PERMITS MUST BE ISSUED PRIOR TO THE EXPIRATION OF THE OLD OR PSP, WHICHEVER OCCURS FIRST.
 - THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MEET ALL SWFWMD AND COUNTY STORM WATER MANAGEMENT CRITERIA.
 - PARKING IS PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY LDC FOR EACH SPECIFIC USE.
 - THERE IS NO ADDITIONAL DENSITY OR FLOOR AREA APPLIED FOR UNDER ANY BONUS PROVISIONS FOR THIS PROJECT.
 - THERE ARE NO EXISTING DWELLING UNITS ON THE PROJECT SITE.
 - DATUM - SITE IS DESIGNED IN NA83 DATUM. NATIONAL GEODETIC VERTICAL DATUM TO CONVERT TO NORTH AMERICAN VERTICAL DATUM (NAVD8) SUBTRACT 0.85 FEET
 - THE PROJECT SITE IS NOT LOCATED WITHIN THE ENTRANCEWAY AND THEREFORE NOT SUBJECT TO LDC, CHAPTER 9, SECTION 903 ENTRANCEWAY. A PORTION OF ROBINSON GATEWAY IS WITHIN THE ENTRANCEWAY, BUT IS OUTSIDE OF THE LIMITS OF THIS PROJECT.
 - FEMA FLOODPLAIN DATA:
 - 25.1. 100-YR EFC ELEVATION - 25.5 NAVD8S. SEE SHEET D-084, C-301, AND C-302 FOR THE LOCATION OF THE FLOODPLAIN LIMITS.
 - SOURCE OF THE UTILITY INFORMATION SHOWN IS BASED ON THE INFRASTRUCTURE DESIGN PLANS FROM DNS PLAN2303-0022 AND THE STATISTICAL CONSTRUCTION PLANS FOR THE MOCCASIN WALLOW RD ROAD IMPROVEMENTS.
 - PARKING REQUIREMENTS PROVIDED:
 - PARKINGS REQUIRED: 1 FOR 300SF
 - REQUIRED: 679 PARKINGS
 - THERE ARE NO WELLS THAT EXIST WITHIN THE PROJECT BOUNDARIES.
 - ANY SURFACE WATER IMPACTS ARE SHOWN ON THE EXISTING CONDITIONS PLAN AND WILL NOT REQUIRE MITIGATION AS TO OTHER SURFACE WATERS (DOW)
 - THE SITE WILL BE SERVED BY MANATEE COUNTY'S POTABLE WATER & SANITARY SEWER SYSTEM THAT PROVIDES THE REQUIRED FLOWS & PRESSURES. THE UTILITY SYSTEM WILL BE PRIVATELY MAINTAINED.
 - TREE REMOVAL, REPLACEMENT, AND LANDSCAPING, WILL BE IN ACCORDANCE WITH SECTION 482, 700, AND 701 OF THE LDC. LANDSCAPING WILL COMPLY WITH APPLICABLE LDC REGULATIONS.
 - ALL IRRIGATION SHALL USE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY & 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 WILL NOT BE ALLOWED.
 - ALL BUILDINGS WILL BE PHASED SUCH THAT THEY CAN OPEN INDEPENDENTLY PHASED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DEMAND OF THE INDIVIDUAL PARCELS. ACCESS ROAD TO BE BUILT IN THE FIRST PHASE OF CONSTRUCTION FOR UNITS EAST OF 71ST AVENUE EAST.
 - THE PROJECT SITE IS NOT LOCATED WITHIN ANY SPECIAL OVERLAY DISTRICTS. ENTRANCEWAY AREA IS LOCATED WEST OF THE PROPERTY LIMITS.
 - STORMWATER TREATMENT AND ATTENUATION WAS INCLUDED IN THE DESIGN AND PERMITTING FOR THE MASS GRADING PLAN 803-822L WEST OF 71ST AVENUE EAST TO CONNECT WITH POND TO THE WEST AND DRAINAGE EAST OF 71ST AVENUE EAST TO DRAIN TO THE POND TO THE NORTH WITHIN THE CARLTON AT ROBINSON GATEWAY AS PROVIDED IN THE PLAN APPROVAL FOR PUNCH2-0015



NO.	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

Engineering - Environmental
Water Resource - Survey

WRA

BOOS DEVELOPMENT 22 ACRES

ISSUED FOR PERMITTING

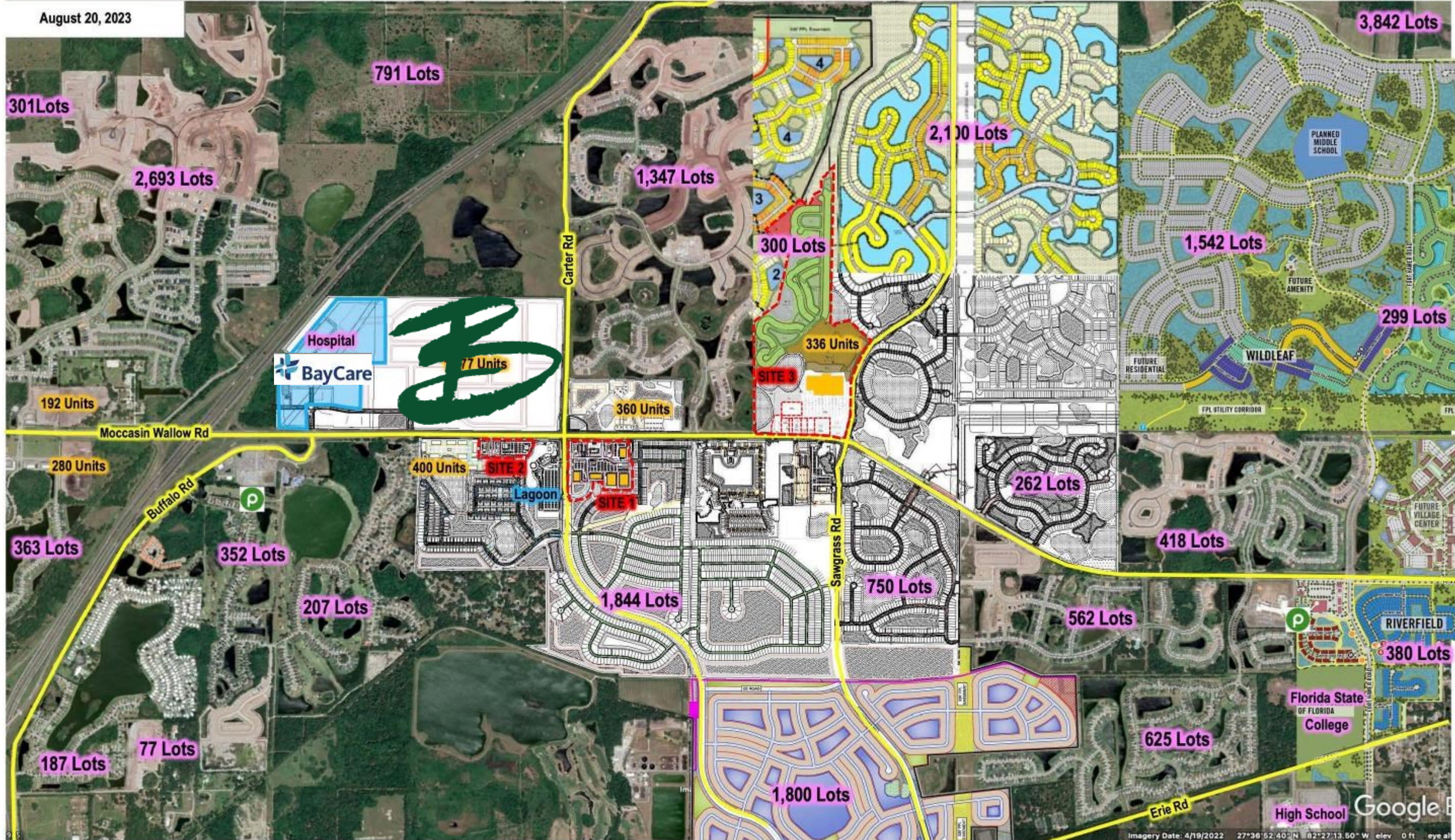
CLAY RYAN CUFFLE LICENSE NO. 69104 STATE OF FLORIDA



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MANATEE COUNTY | I-75 EAST, PALMETTO, FL

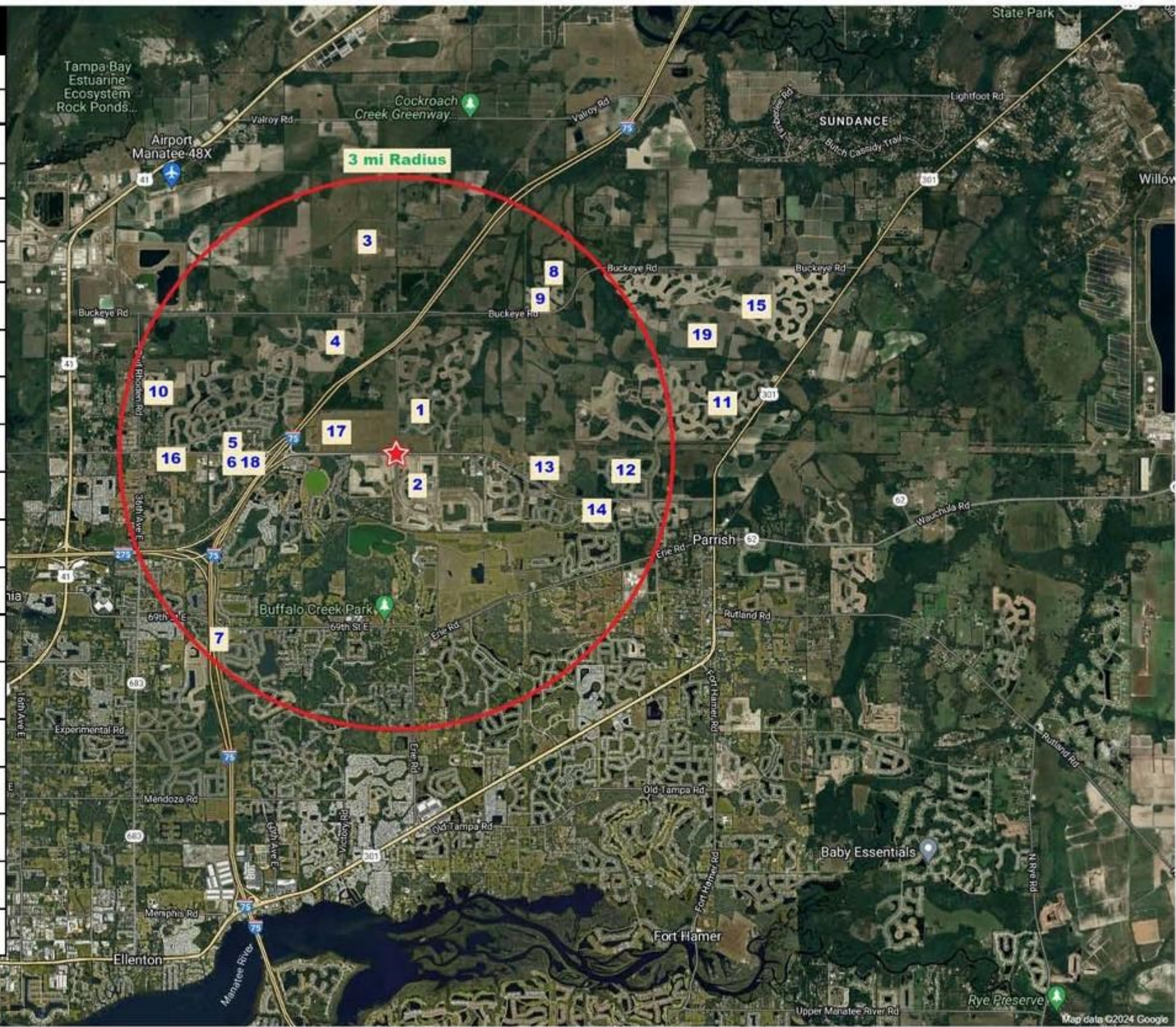


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MOCCASIN WALLOW PALMETTO | NEW HOUSING DEVELOPMENTS

Map	Developments	Units
1	Dell Webb Bayview	1,347
2	Seaire	3,000
3	Newport Isles	3,382
4	Artisan Lakes	2,500
5	Yardly Artisan Lakes	192
6	Gateway Commons	280
7	Trevesta Place	256
8	Oakfield Trails	2,600
9	Oakfield Lakes	2,000
10	Mandarin Grove	298
11	Bella Lago	1,198
12	North River Ranch	6,000
13	Sawgrass Lakes	262
14	The Summerwoods	750
15	Prosperity Lakes Active Adult	2,100
16	MI Homes	524
17	Mahaffey Apts	622
18	Apartments	304
19	Haval Farms	3,842
	TOTALS	31,457



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