

ATWELL-HICKS

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4301 ANCHOR PLAZA PKWY., SUITE 125, TAMPA,
www.atwell-hicks.com
866 850 4200 MICHIGAN ILLINOIS OHIO

BAYONNE DEVELOPMENT, LLC
SHOPPES AT GRANDE BAY
DEVELOPMENT CONCEPT PLAN
LOCATED IN SECTION 28
TOWN 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY FLORIDA

CAD FILE
05001078SP-01-C

10/24/06	- REVISED PER BCC
KMD	COMMENTS
09/25/06	- REVISED LIFT STATION
TWJ	LOCATION
06/22/06	- REVISED PER STAFF
TWJ	COMMENTS
04/20/06	- REVISE BUILDINGS
TWJ	PARKING LAYOUT
02/10/06	- REVISE LAYOUT
JM/S	

DATE
FEBRUARY 3, 2006

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SCALE: 1" = 150 FEET

DR.	JMS	CH.	AJC
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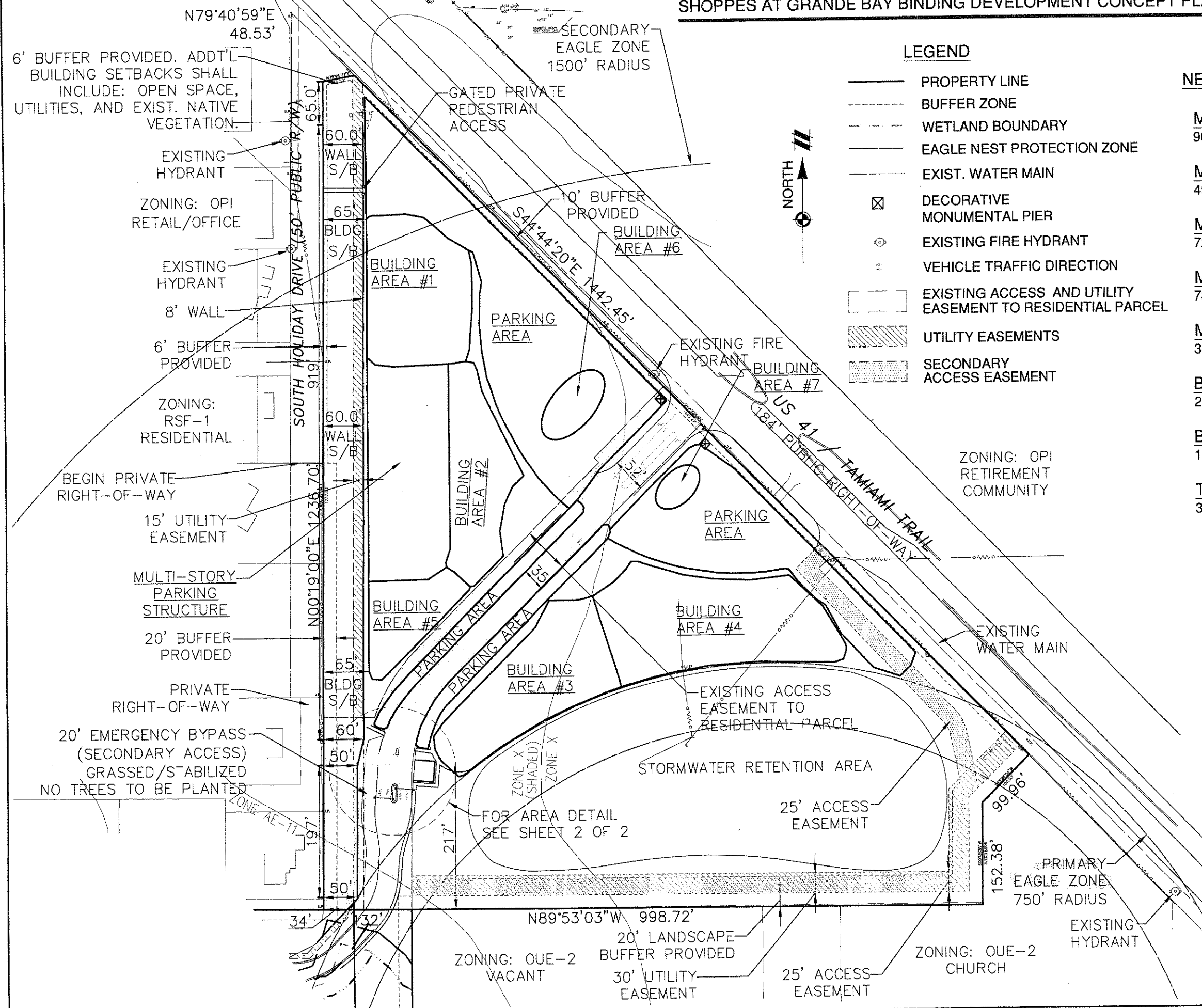
P.M. J. LAPOINTE

JOB 05001078.30

FILE NO. 3615-002-02

1 OF 2

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REVISIONS

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FILE NO. 3616--002--02

A MIXED USE DEVELOPMENT

THIS IS A BINDING DEVELOPMENT CONCEPT PLAN PURSUANT TO SECTION 3.15 OF THE ZONING CODE. THE MIXED USE BAYONNE ESTATES COMMERCIAL DEVELOPMENT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING BINDING DESIGN CRITERIA:

DESIGN CRITERIA

1. AN INTERNAL, INTERCONNECTED SIDEWALK AND PATHWAY SYSTEM SHALL BE PROVIDED.
2. MAXIMUM HEIGHT OF ANY MIXED USE OR COMMERCIAL BUILDINGS SHALL COMPLY WITH THE SARASOTA COUNTY ZONING CODE STANDARDS FOR THE CG DISTRICT.
3. BUILDINGS AND PARKING AREAS MAY BE REPLACED WITH GREEN SPACE OR RETENTION AREAS.
4. STRUCTURES MAY BE REPLACED WITH LESS INTENSIVE USES SUCH AS PARKING AND OPEN SPACE.
5. ALL BUILDING AREAS MAY HAVE BREAKS OR ALLOW FOR ALLEYS AND PEDESTRIAN ACCESS BETWEEN BUILDINGS.
6. PARKING AREAS MAY BE COVERED OR OPEN.
7. ALL INTERNAL ACCESS WAYS SHALL PROVIDE SIDEWALKS ON AT LEAST ONE SIDE OF EACH TRAVEL WAY.
8. ALL INTERNAL ROADS SHALL BE PRIVATE STREETS. TWO WAY VEHICULAR TRAVEL WAYS SHALL PROVIDE A MINIMUM OF 10 FOOT LANES FOR EACH DIRECTION OF TRAVEL.
9. THE EXACT MIX OF RETAIL, OFFICE, MEDICAL OFFICE AND RESIDENTIAL UNITS WILL BE DETERMINED DURING SITE AND DEVELOPMENT REVIEW BASED ON MARKET CONDITIONS. PARKING SPACES WILL BE CALCULATED DURING SITE AND DEVELOPMENT REVIEW TO ACCOMMODATE THE MIX OF USES IN ACCORDANCE WITH THE ZONING CODE.

SITE DATA

SITE AREA: 18.27 ACRES 795,831 S.F.

OPEN SPACE PROVIDED: 470,000 S.F. 59.1%
REQUIRED OPEN SPACE: 0 S.F. 0%

RETAIL/OFFICE/MEDICAL OFFICES PROVIDED
GROSS LEASABLE AREA: 210,000 S.F.

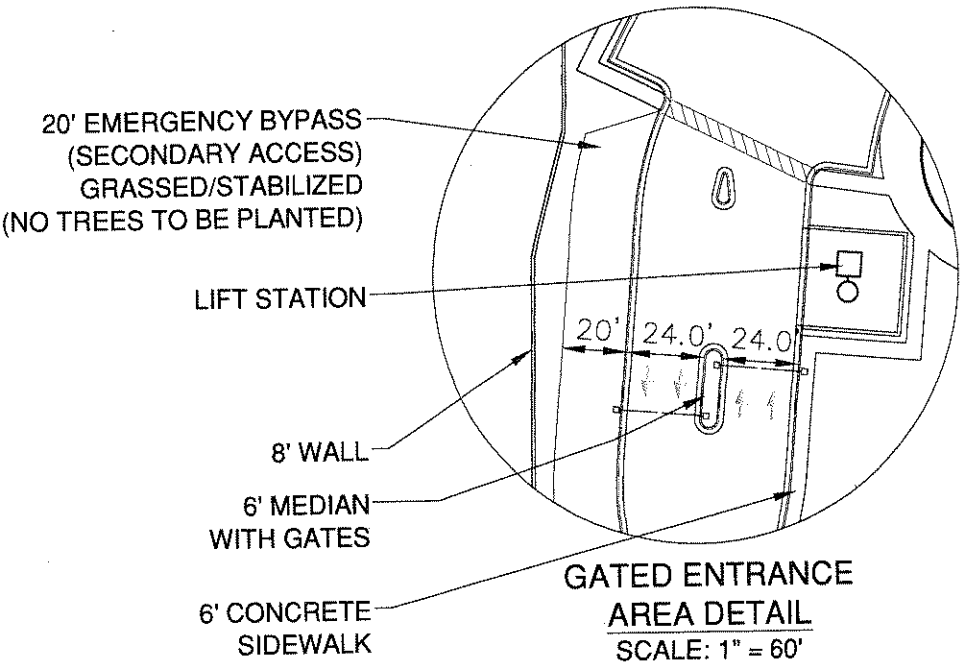
LIVE-WORK AND ATTACHED RESIDENTIAL UNITS
ALLOWED: 9 UNITS PER ACRE/164 TOTAL UNITS
PROVIDED: 4 UNITS PER ACRE/68 TOTAL UNITS

IMPERVIOUS AREA: 257,431 S.F. 32.3%
PERVIOUS AREA: 337,400 S.F. 42.4%
BUILDING AREA: 201,000 S.F. 25.3%

PARKING REQUIRED: 1,015 SPACES
PARKING PROVIDED: 1,172 SPACES

EXISTING USE: RESIDENTIAL
(2 EXISTING UNITS TO BE REMOVED)
APPROVED USE: MIXED USE
(COMMERCIAL/OFFICE/RESIDENTIAL)

EXISTING ZONING: RSF-2 (RESIDENTIAL, SINGLE FAMILY)
APPROVED ZONING: CG (COMMERCIAL GENERAL)
APPROVED MAXIMUM BUILDING HEIGHT: 35'-0"
ALLOWED CG MAXIMUM BUILDING HEIGHT: 35'-0"



PLAN NOTES

1. FINAL LOCATIONS AND ORIENTATIONS OF BUILDINGS TO BE DETERMINED DURING SITE AND DEVELOPMENT PLAN APPROVAL PROCESS IN ACCORDANCE WITH THE DESIGN CRITERIA, THIS SHEET.
2. PARKING AREA ALLOCATIONS AND LOCATIONS TO BE DETERMINED DURING SITE AND DEVELOPMENT PLAN APPROVAL PROCESS. REFER TO DESIGN CRITERIA, THIS SHEET
3. NO EXISTING SANITARY SEWER LINES.
4. WALL LOCATION MAY VARY TO AVOID TREES.
5. SITE LIGHTING AND SIGN LOCATIONS TO BE DETERMINED DURING SITE PLAN REVIEW ACCORDING TO SARATSOTA COUNTY ORDINANCES
6. MODIFICATIONS TO ACCESS POINTS FROM US-41 REQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WILL BE CONSIDERED A MINOR SITE PLAN CHANGE.
7. PURSUANT TO SECTION 3.15.4 OF THE SARASOTA COUNTY ZONING CODE ANY CHANGE TO THIS BINDING DEVELOPMENT CONCEPT PLAN TO IMPLEMENT THE "DESIGN CRITERIA" OR "PLAN NOTES" SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR FOR REVIEW AND CONSIDERATION AS MINOR MODIFICATIONS.

NET BUILDING AREAS

MIXED USE BLDG AREA #1 96,000 sf total	MIXED USE BLDG AREA #4 78,000 sf Total
MIXED USE BLDG AREA #2 floor 49,000 sf Total	MIXED USE BLDG AREA #5 34,500 sf Total
MIXED USE BLDG AREA #3 floor 72,500 sf Total	BUILDING AREA #6 2,500 sf Total
	BUILDING AREA #7 1,600 sf Total
	TOTAL 334,100 sf Total