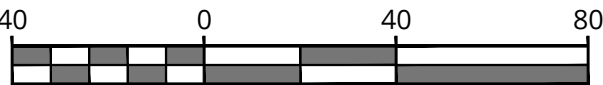


PROJECT DATA AND SITE TABULATIONS

PROJECT PHYSICAL ADDRESS	0 NEW HAVEN BLVD, LAKEWOOD RANCH, FL 34211	
APPLICANT	RAMOS COMPANY, LLC	
OWNER	RANGELAND OFFICE PARK, LLC 8131 LAKEWOOD RANCH MAIN ST UNIT 204, LAKEWOOD RANCH, FL 34202	
PARCEL ID NO(S)	583204189	
ZONING DISTRICT	PD-MU (COMMERCIAL)	ORDINANCE PDMU-06-30(G)(X)(7)
CURRENT USE	VACANT	
FUTURE LAND USE		ROR (RETAIL/OFFICE/RESIDENTIAL)
PROPOSED USE	DAYCARE FACILITY	
FEMA FLOOD ZONE	X	
FEMA MAP NUMBER	12081C0333E	EFFECTIVE DATE MARCH 17, 2014
MUNICIPALITY NAME	LAKEWOOD RANCH	MANATEE COUNTY, FL
SITE AREA (ACRES)	9.0 AC	
F.A.R.	0.19	
WETLAND AREA	5.33 AC	
PROPOSED STORMWATER POND	NONE	
GROSS BUILDING AREA	11,500 SF (DAYCARE) + 8,500 SF (COMMERCIAL)	
BUILDING COVERAGE	19.48%	
	REQUIRED	PROPOSED
BUILDING HEIGHT	5 STORIES	25'5" TO ROOF RIDGE (+9'-7" TO CUPOLA)
PARKING TABULATIONS	DAYCARE: (26 EMPLOYEES X 1 SPACES) + (188 STUDENTS X 1/10) =45 SPACES COMMERCIAL: (8,500SF X 1/250) = 39 SPACES TOTAL REQUIRED= 84 SPACES	90 SPACES TOTAL 86 REGULAR SPACES, 4 ADA SPACES
BUILDING SETBACKS	FRONT = 40' SIDE = 15'/20' REAR = 20'	40' / 78.4' 25.95' N/A
LANDSCAPE BUFFERS	30' LANDSCAPE	30' LANDSCAPE
FIRE SERVICE PROVIDER	EAST-MANATEE FIRE RESCUE	

EXISTING	LEGEND	PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	
	ADA ACCESSIBLE STALL	
	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	



SCALE : 1" = 40'
SELECT LINEAR UNIT OF MEASURE



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Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: PE42718
COLLIERS ENGINEERING & DESIGN, INC.

PRELIMINARY/ FINAL
SITE PLAN

FOR
RAMOS COMPANIES

LIGHTBRIDGE ACADEMY -
LAKEWOOD RANCH
PARCEL ID# 583204189
NEW HAVEN BLVD

LAKEWOOD RANCH
MANATEE COUNTY
FLORIDA



TAMPA
5471 West Waters Avenue,
Suite 100
Tampa, FL 33634
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COLLIERS ENGINEERING & DESIGN, INC.

SCALE: AS SHOWN	DATE: 3/21/2025	DRAWN BY: JAT	CHECKED BY: SMR
PROJECT NUMBER: 24008505A	DRAWING NAME: C-LAY1		

SHEET TITLE:
DIMENSION PLAN

SHEET NUMBER:
3.00

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.