

ZONING: OUE1

FUTURE LAND USE: NONE (LAKE)  
ZONING: OUE1

FUTURE LAND USE: INDUSTRIAL  
ZONING: PID

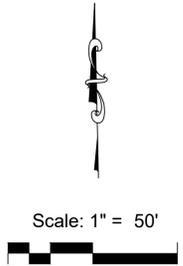
ZONING: OUE

FUTURE LAND USE: GOVERNMENT  
ZONING: G

FUTURE LAND USE: INDUSTRIAL  
ZONING: PID

FUTURE LAND USE: GOVERNMENT  
ZONING: G

TAX ID#  
0365-00-1040



- NOTES:**
1. PARKING REQUIREMENT (SEE TABLE BELOW)
  2. WELLS ONSITE ARE IDENTIFIED ON DEMO AND GRADING SHEETS.
  3. ANY WELLS DISCOVERED DURING EXCAVATION, EARTHMOVING OR CONSTRUCTION MUST BE REPORTED TO THE ENGINEER OF RECORD AND SARASOTA COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH WITHIN 24 HOURS OF DISCOVERY.
  4. WELL TO BE REMOVED IS IDENTIFIED ON THE DEMO AND GRADING SHEETS AND MUST BE REMOVED BY A FLORIDA LICENSED WELL DRILLING CONTRACTOR IN AN APPROVED MANNER.
  5. THE PROPER BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AND CERTIFIED ON THE CENTRAL WATER CONNECTION.
  6. GAS SERVICE LINE TO BE RELOCATED BY GAS COMPANY AT DIRECTION OF OWNER.

- PROJECT DATA**
- GENERAL INFORMATION**
- PROPERTY ADDRESS: 1 AJAX DR, NORTH VENICE, FL, 34275
- SARASOTA COUNTY PROPERTY I.D.: 0365001050, 0365001030, 0365001090
  - ZONING: PID- PLAN NED INDUSTRIAL DISTRICT
  - FUTURE LAND USE: INDUSTRIAL
  - ABUTTING ZONINGS: GU - GOVERNMENTAL USE DISTRICT AND PID
  - LOT SIZE: 138.71 ACRES
  - EXISTING USE: 4700 - MINERAL AND GRAVEL PROCESSING/CEMENT PLANT
  - WATER: EXISTING PROVIDED BY PRIVATE WELLS
  - SEWER: EXISTING PROVIDED BY PRIVATE SEPTIC
  - TREE COVERAGE: YES
  - CONSTRUCTION LIMITS AREA: 468,908 SQUARE FEET
  - CONSTRUCTION LIMITS IMPERVIOUS AREA: 331,446 SQUARE FEET

- BUILDING AREA AND SETBACK REQUIREMENTS**
- BUILDING #1 = 11,259 SQUARE FEET
  - BUILDING #2 = 3,575 SQUARE FEET
  - BUILDING #3 = 1,520 SQUARE FEET
  - BUILDING #4 = 195 SQUARE FEET
  - BUILDING #5 = 600 SQUARE FEET
  - SIDE SETBACKS = 25 FEET
  - FRONT = 25 FEET
  - REAR = 25 FEET
  - HEIGHT = 46 FEET
  - FLOOR AREA RATIO = 17,149 SF/468,908 SF = 0.04

- PARKING REQUIREMENTS:**
- LIGHT INDUSTRIAL - 1 SPACE PER 1,000 SQUARE FEET- 16,925/1000=17
  - TOTAL ADA SPACES REQUIRED = 1
  - TOTAL ADA SPACES PROVIDED = 4
  - TOTAL SPACES REQUIRED = 17
  - TOTAL SPACES PROVIDED = 93

**NOTE:**  
PROPOSED BUILDING HEIGHT METHOD OF MEASUREMENT IS FROM FEMA FIRST HABITABLE FLOOR TO HIGHEST POINT OF THE ROOF (SEE ARCHITECTURAL BUILDING ELEVATIONS)

- LEGEND**
- ⑧ DENOTES PARKING COUNT
  - ♿ DENOTES HANDICAP PARKING
  - ➔ TRAFFIC CIRCULATION (NOT FOR PAINTING)
  - DENOTES ASPHALT PAVEMENT
  - ▨ DENOTES RE-PAVEMENT
  - ▩ DENOTES CONCRETE
  - ▧ DENOTES STRUCTURE
  - ▦ DENOTES GRASS REINFORCED PARKING
  - ▤ DENOTES DETECTABLE WARNING
  - Continuous 6' chain link fence (w/ pedestrian and slide gates)
  - Shared fence line with COV booster plant to be tied into

Revisions:


ROBERT G. FISHER P.E.  
FLA. LIC. NO. 58839  
C.A. NO. 31696  
DATE:

Date: 3-28-2025  
Scale: SHOWN  
Drawn By: CM  
Checked By: GF  
Project #: —

