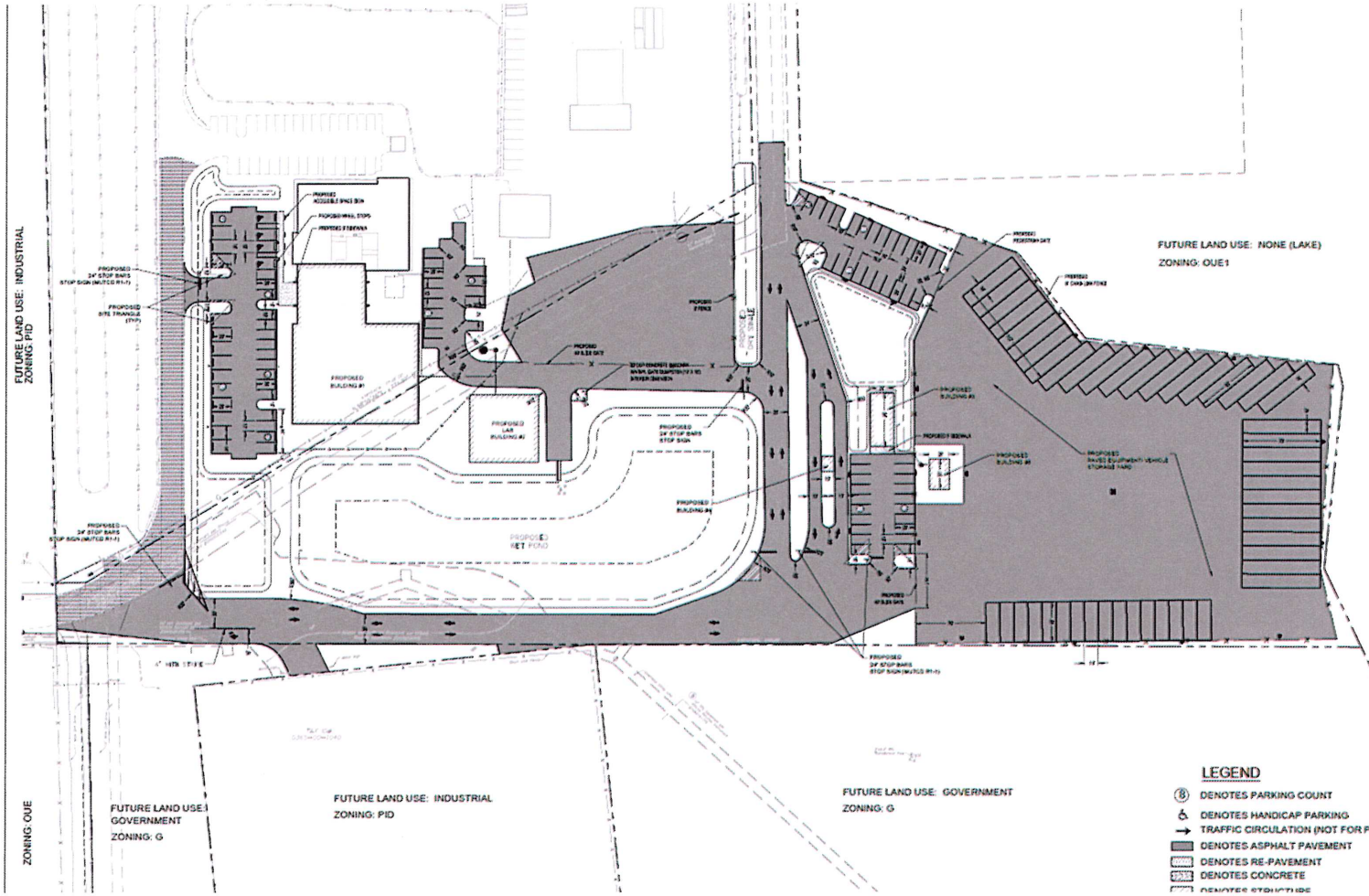

NOTES:

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.:
  0365031050, 0365001030, 0365001092
- ZONING: PID- PLAN NED INDUSTRIAL DISTRICT
- FUTURE LAND USE: INDUSTRIAL
- ABUTTING ZONINGS: OU - GOVERNMENTAL USE DISTRICT AND PID
- LOT SIZE: 135.71 ACRES
- EXISTING USE: 4700 - MINERAL AND GRAVEL PROCESSING/CEMENT PLANT
- WATER: EXISTING PROVIDED BY PRIVATE WELLS
- SEWER: EXISTING PROVIDED BY PRIVATE SEPTIC
- TREE COVERAGE: 15%
- CONSTRUCTION LIMITS AREA: 440,505 SQUARE FEET
- CONSTRUCTION LIMITS IMPERVIOUS AREA: 331,445 SQUARE FEET

BUILDING AREA AND SETBACK REQUIREMENTS

- BUILDING #1 = 11,250 SF
  SETBACKS - 237' (W), 1,750' (N), 918 (E), 220 (S)
- BUILDING #2 = 3,875 SQUARE FEET
  SETBACKS - 417' (W), 1,977' (N), 793 (E), 781 (S)
- BUILDING #3 = 7,525 SQUARE FEET
  SETBACKS - 817' (W), 197 (N), 440 (E), 159 (S)
- BUILDING #4 = 195 SQUARE FEET
  SETBACKS - 762' (W), 265' (N), 406 (E), 173 (S)
- BUILDING #5 = 600 SQUARE FEET
  SETBACKS - 972' (W), 229' (N), 391 (E), 155 (S)
- SIDE SETBACKS = 25 FEET
- FRONT = 25 FEET
- REAR = 25 FEET
- HEIGHT =45 FEET
- FLOOR AREA RATIO = 17,195 SF/440,505 SF = 0.04

PARKING REQUIREMENTS:

- LIGHT INDUSTRIAL - 1 SPACE PER 1,000 SQUARE FEET- 16,325/1000=17
- TOTAL ADA SPACES REQUIRED = 1
- TOTAL ADA SPACES PROVIDE = 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)

ACTUAL BUILDING HEIGHTS:

BUILDING 1: 29'2" TALL WITH TOP ELEVATION OF 44.67
BUILDING 2: 16'9" TALL WITH TOP ELEVATION OF 32.96
BUILDING 3: 14'9" TALL WITH TOP ELEVATION OF 30.58
BUILDING 4: 14'9" TALL WITH TOP ELEVATION OF 30.60
BUILDING 5: 16'0" TALL WITH TOP ELEVATION OF 32.60

LEGEND

- (8) DENOTES PARKING COUNT
- DENOTES HANDICAP PARKING
- TRAFFIC CIRCULATION (NOT FOR PAINTING)
- DENOTES ASPHALT PAVEMENT
- DENOTES RE-PAVEMENT
- DENOTES CONCRETE
- DENOTES STRUCTURE

This item has been digitally signed and sealed by Robert G. Fisher, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Fisher CIVIL

SITE PLAN

SITE AND DEVELOPMENT PLANS

AJAX PAVING EXPANSION

ROBERT GREGORY FISHER LICENSE No. 58839 STATE OF FLORIDA PROFESSIONAL ENGINEER

Revisions:

ROBERT G. FISHER P.E.
FL. LIC. NO. 58839
C.A. NO. 27916

Date: Jan/Feb 2025

Scale: NEWVIN