PROJECT DATA

SITE DATA:		
ITEM	TOTAL	COLOR TAG
GROSS SITE AREA - ACRES	5.14 ACRES	N/A
GROSS SITE AREA - GSF	223,838 GSF	N/A
PAVED AREA	62,991 GSF	
HARDSCAPED AREA	4,276 GSF	
LANDSCAPED AREA	48,706 GSF	
SLOPED SITE	NOT USED	
DETENTION AREA	29,226 GSF	
BUILDING DATA:		
ITEM	TOTAL	COLOR TAG
UNIT A LVL 1: 25' X 60' X 11	16,500 GSF	
-	-	
UNIT B LVL 1: 20' X 60' X 28	33,600 GSF	
-	-	
UNIT C LVL 1: 25' X 50' X 10	12,500 GSF	
-	-	
UNIT D LVL 1: 20' X 50' X 8	8,000 GSF	
-	-	
UNIT E LVL 1: 20' X 40' X 4	3,200 GSF	
-	-	
CLUB ROOM: 44' x 59' X 1	2,596 GSF	
TOTAL AREA LVL 1 UNITS	73,800 GSF	
-	-	
TOTAL AREA CLUB ROOM	2,596 GSF	
TOTAL AREA	76,396 GSF	
STORAGE DATA:		
ITEM	TOTAL	
STO UNIT A: 15' X 35'	N/A	
STO UNIT B: 15' X 20'	N/A	
TOTAL AREA	N/A	
COVERAGE DATA:		
ITEM	MAXIMUM	PROVIDED
LOT COVERAGE	-	34%
FLOOR TO AREA RATIO	-	0.34
PARKING DATA:		
ITEM	REQUIRED	PROVIDED
STANDARD - 9X18	-	9
STANDARD EV - 9X18	0	0
ACCESSIBLE STAN - 9X18	1	1
ACCESSIBLE VAN - 12X18	1	1
ACCESSIBLE EV STAN - 12X18	0	0
ACCESSIBLE EV VAN - 9X18	0	0
TANDEM - [2] 9X18	0	0
VAN DELIVERY - 12X18	0	0
AMBULATORY EV - 12X18	0	0
TOTAL STALLS	-	11
PARKING RATIO	-	0.14/1,000 SF
BICYCLE DATA:		
ITEM	REQUIRED	PROVIDED
SHORT TERM	0	4
LONG TERM	0	0

PLAN NOTES:

1. COVERAGE DATA AND PARKING DATA TO BE FINALIZED AT 1.00 COMPLETION.
2. EASEMENTS AND UTILITY CONNECTIONS SHOWN ON PLAN. EOR TO CONFIRM TYPES AND LOCATIONS TO INCLUDE ON PERMIT DOCUMENTS.
3. SHADE TREES REQUIRED IN SURFACE PARKING AREAS, LANDSCAPE AREAS, AND HARDSCAPE AREAS. LOCATIONS SHOWN ON PLAN AS BASIS OF DESIGN. AOR TO INCLUDE REQUIRED QUANTITIES, TYPES AND LOCATIONS ON PERMIT DOCUMENTS.
4. STORM WATER DETENTION AND RETENTION BASINS/PONDS NOT PROVIDED. UNDERGROUND STORM WATER CHAMBER SYSTEMS ASSUMED TO BE REQUIRED. EOR TO INCLUDE REQUIRED QUANTITIES, TYPES AND LOCATIONS ON PERMIT DOCUMENTS.
5. STORMWATER POLLUTION PREVENTION MEASURES REQUIRED BY AGENCY. EOR TO INCLUDE BEST MANAGEMENT PRACTICES (BMP) IN PERMIT DOCUMENTS.
6. LOT COVERAGE INCLUDES GROSS SITE AREA.
7. STANDARD 90 DEG. PARKING STALL DIMENSIONS SHOWN AS 9'X18' UNLESS OTHERWISE NOTED.
8. PARKING DATA REQUIREMENTS BASED ON BUILDING USE DATA PROVIDED BY OWNER. AOR TO CONFRIM FOR PERMIT DOCUMENTS.
9. EV STANDARD, EV ACCESSIBLE, AND EV CAPABLE STALLS REQUIRED BY AGENCY. LOCATIONS NOT SHOWN ON PLAN. AOR TO INCLUDE REQUIRED QUANTITIES, TYPES AND LOCATIONS ON PERMIT DOCUMENTS.
10. OUTDOOR LIGHTING NOT SHOWN ON PLAN. LIGHTING SYSTEMS SHALL BE DESIGNED TO COMPLY W/ AGENCY REQUIREMENTS.
11. LONG AND SHORT TERM BICYCLE REQUIRED BY AGENCY. LOCATIONS NOT SHOWN ON PLAN. AOR TO INCLUDE REQUIRED QUANTITIES, TYPES AND LOCATIONS ON PERMIT DOCUMENTS.

GENERAL NOTES:

1. APPLICANT/OWNER TO VERIFY COMPLIANCE WITH APPLICABLE STATE BUILDING AND FIRE CODES. COMPLIANCE WITH SAID CODES MAY RESULT IN ADJUSTMENTS TO THIS SITE DEVELOPMENT PLAN.
2. APPLICANT/OWNER TO VERIFY COMPLIANCE WITH RELEVANT WATER, SEWER, ELECTRICAL, AND OTHER UTILITY AGENCY REQUIREMENTS AND PERMITTING. COMPLIANCE WITH SAID AGENCIES MAY RESULT IN ADJUSTMENTS TO THIS SITE DEVELOPMENT PLAN.
3. APPLICANT/OWNER TO VERIFY COMPLIANCE WITH ALL REGULATORY AGENCIES INCLUDING BUT NOT LIMITED TO AIR POLLUTION CONTROL DISTRCTS, WATER QUALITY AGENCIES, AND STATE AND FEDERAL ENVIRONMENTAL MANAGEMENT AGENCIES (I.E. NEPA, FEMA, ETC.). COMPLIANCE WITH SAID AGENCIES MAY RESULT IN ADJUSTMENTS AND/OR MODIFICATIONS TO THIS SITE DEVELOPMENT PLAN.
4. APPLICANT/OWNER TO COORDINATE WITH A LICENSED ENGINEER TO ENSURE ADEQUATE SITE GRADING, DRAINAGE, STORMWATER REGULATIONS, TRAFFIC CONFIGURATION & ACCESS, EASEMENTS, AND UTILITY CONNECTIONS. SAID RECOMMENDATIONS FROM THE PROJECT ENGINEER MAY RESULT IN ADJUSTMENTS TO THIS SITE DEVELOPMENT PLAN.
5. APPLICANT/OWNER TO VERIFY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. COMPLIANCE MAY RESULT IN ADJUSTMENTS/REFINEMENTS TO THIS SITE DEVELOPMENT PLAN.
6. APPLICANT/OWNER TO COORDINATE WITH A LICENSED ENGINEER TO ENSURE ACCURATE PROPERTY BOUNDARIES. SAID RECOMMENDATIONS FROM THE PROJECT ENGINEER MAY RESULT IN ADJUSTMENTS TO THIS SITE DEVELOPMENT PLAN.
7. APPLICANT TO VERIFY CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE AND REQUIRED DOCUMENTATION (I.E. CATEGORICAL EXEMPTION, NEGATIVE DECLARATION, ENVIRONMENTAL IMPACT REPORT, ETC.). CEQA COMPLIANCE MAY REQUIRE ADJUSTMENTS TO THIS SITE DEVELOPMENT PLAN.
8. APPLICANT/OWNER TO VERIFY LOCAL (CITY, COUNTY, ETC.) ZONING ENTITLEMENT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR A CONDITIONAL USE PERMIT, SITE PLAN APPROVAL, VARIANCES, AND/OR OTHER ENTITLEMENTS AS REQUIRED BY THE LOCAL ZONING AUTHORITY.
9. APPLICANT/OWNER TO VERIFY COMPLIANCE WITH LOCAL (CITY, COUNTY, ETC.) DEVELOPMENT STANDARDS INCLUDING BUT NOT LIMITED TO SETBACKS, LOT COVERAGE, FAR, LANDSCAPING, PARKING, AND/OR OTHER ARCHITECTURAL STANDARDS.

SITE DEVELOPMENT PLAN

SCALE 1" = 70'-0"

OWNER

TOMO DEVELOPMENT

PROJECT TITLE:

HOMESTRETCH CAR AND STORAGE

PROJECT ADDRESS:

PHILLIPS HWY
JACKSONVILLE, FL

PREPARED FOR:

TOMO DEVELOPMENT
JACKSONVILLE, FL

SITE STUDY PROJECT NO.:

SSFL25-001

ARCHITECT: SITE STUDY CORPORATION
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PROFESSIONAL SEAL

ISSUES

NO.	DESCRIPTION	DD.MM.YY
01	SITE STUDY 0.75 COMPLETION	09.27.25
02	SITE STUDY 1.00 COMPLETION	00.00.00

REVISIONS

DELTA	DESCRIPTION	DD.MM.YY
01	SITE STUDY UPDATE	00.00.00

SHEET DATE

09.27.25

SHEET TITLE

SITE DEVELOPMENT PLAN

SHEET NO.

A1.01.1