



**LEGEND**

[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT

**RECREATION AREA SUMMARY**

REQUIRED:  
 SEC 656.420(d) WF DEV OF 100 UNITS OR MORE, SHALL PROVIDE 150 SF PER DU, SUBJECT TO APPROVAL, BY PAD.  
 SEC 656.1801 DEFINITIONS  
 WF DWELLING = BUILDING CONTAINING MORE THAN 1 DU (380+150) = 57,000 SF OR 1.31 AC.  
 RECREATION AREA: 65,776 SF (1.51 AC.)  
 ROUNDED.

- GENERAL NOTES:**
1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.
  2. ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  3. CURB AND GUTTER, PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FOOT INDEX NO. 522-002.
  4. PAVEMENT MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH FDOT INDEX 711.001.
  5. STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CURB.
  6. CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO ELECTIONS FILE PROVIDED FOR DIMENSIONAL VERIFICATION ONLY.
  7. BUILDING FOOTPRINT SHOWN REPRESENTS THE EXTERIOR ENVELOPE OF THE BUILDING AS RECEIVED FROM THE ARCHITECT. CONTRACTOR SHALL VERIFY DIMENSIONS IMMEDIATELY OF ANY DISCREPANCIES.

**DEVELOPMENT SUMMARY**

A	PROJECT NAME: SAN JOSE HOMESTEAD
B	RD. DISTRICT: 30
C	RD. DISTRICT NUMBER: 10188.0000
D	OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER: RANGEWATER DEVELOPMENT, LLC, 5605 W. UNIVERSITY BLVD, SUITE 775, ATLANTA, GA 30342
E	ENGINEER NAME, ADDRESS, PHONE NUMBER: ENGLISH HOLLEY P.L.L.C., 14775 OLD ST. AUGUSTINE ROAD, JACKSONVILLE, FLORIDA 32258, PHONE: (904) 642-8990
F	ENGINEER LICENSE NO.: 14775 OLD ST. AUGUSTINE ROAD, JACKSONVILLE, FLORIDA 32258, PHONE: (904) 642-8990
G	TOTAL PROJECT AREA: 28.61 AC.±
H	1.1. REAL ESTATE NUMBER: 164068 0005, 134068 0020
I	1.2. TOTAL IMPROVED AREA: 11.97 AC.±
J	1.3. RECREATION/OPEN SPACE: 1.57 AC.±
K	2.1. SQUARE FOOTAGE OF BUILDING: 123,060 S.F.
L	2.2. 280 MULTIFAMILY DU
M	3.1. TOWNHOMES/COUCHES OF BUILDING: 123,060 S.F.
N	3.2. 100 TOWNHOMES DU
O	3.3. MAX LOT COVERAGE BY ALL BUILDINGS: 50% MAX.
P	3.4. STRIPBACK YARD = 20 FT
Q	MIN. SIDE YARD = 10 FT
R	MIN. REAR YARD = 10 FT
S	30' BUILDING STRIPBACK ALONG ADJACENT RESIDENTIAL DEVELOPMENT
T	3.5. UTILITIES: 41 FT
U	EXISTING STRUCTURES/EXISTING AREA AND 19.6 ACRES OF OPEN SPACE TO BE PRESERVED AND DISCHARGED AT EXISTING BOX CULVERT AND DRAIN TO CHRISTOPHER CREEK WETLANDS: ~1.2 ACRES OF EXISTING WETLANDS TO BE PRESERVED
V	4.1. REAR FLOOD ZONE: X
W	4.2. FLOOD ZONE: X
X	4.3. WATER SUPPLY
Y	4.4. SEWER TREATMENT
Z	4.5. ELEC. SUPPLY
AA	4.6. ELEC. SUPPLY
AB	4.7. ELEC. SUPPLY
AC	4.8. ELEC. SUPPLY

**PARKING REQUIREMENTS**

OFF-STREET PARKING REQUIREMENTS

MULTIFAMILY:  
 1.75 SPACES PER UNIT (PER PAD)  
 1.75\*280 UNITS = 490  
 REQUIRED = 490 SPACES  
 OFF-STREET PARKING = 426  
 GUEST PARKING = 20  
 TANDEN PARKING = 8  
 PROVIDED = 492 SPACES (INCLUDES 11 HC SPACES)

TOWNHOMES:  
 2 SPACES PER UNIT + 1 GUEST SPACE FOR EVERY 3 UNITS  
 (2\*100) + 1\*(100/3) = 234  
 REQUIRED = 234 SPACES  
 OFF-STREET PARKING PROVIDED = 238

ACCESSIBLE PARKING REQUIREMENTS  
 \*\* PER FLORIDA STATUTE 316.1955 & 316.1996  
 \*\* PER ADAAG 208.2

TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
28-30	2
31-75	3
76-150	4
151-200	5
201-300	6
301-400	7
401-500	8
501-1000	9
1001-OVER	20 PLUS 1 PER 100 OVER 1000
REQUIRED = 9 SPACES	
PROVIDED = 11 SPACES	

BICYCLE PARKING REQUIREMENTS  
 2% OF THE REQUIRED OFF-STREET PARKING  
 MULTIFAMILY:  
 2% x 492 = 10  
 PROVIDED = 10 SPACES  
 TOWNHOMES:  
 2% x 234 = 5  
 PROVIDED = 5 SPACES

**MASTER SITE PLAN**  
**SAN JOSE HOMESTEAD**  
**FOR**  
**RANGEWATER DEVELOPMENT, LLC**



**England, Thims & Miller, Inc.**  
 14775 Old St. Augustine Road  
 Jacksonville, FL 32258  
 TEL: (904) 642-8990  
 FAX: (904) 646-9485  
 REG - 2584 LC - 0000316

ETM NO. 21-124  
 DRAWN BY: DDS  
 DESIGNED BY: AAH  
 CHECKED BY: AAH  
 DATE: AUGUST 2021

REVISIONS:  
 2021-09-09 REVISION PER CLIENT  
 2021-10-13-REV. PER ARCH. & AGENCY COMMENTS  
 2021-11-16 - REV. PER STAFF COMMENTS

PLANS PREPARED UNDER THE DIRECTION OF:  
**Revised Exhibit 4**  
**Page 1 of 1**  
 ANDREW HOLLEY  
 P.E. NUMBER: 76182