



SITE BENCHMARK 1000  
 SET PK NAIL & DISK  
 STAMPED: FAR-BAR CONTROL  
 NORTHING: 2,098,080.60  
 EASTING: 493,011.66  
 ELEVATION: 21.87

SITE BENCHMARK 1001  
 SET PK NAIL & DISK  
 STAMPED: FAR-BAR CONTROL  
 NORTHING: 2,098,259.59  
 EASTING: 493,749.26  
 ELEVATION: 21.18

**DEVELOPMENT SUMMARY**

A. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER  
 RACETRACK PROPERTIES I, LLC  
 129 NORTH PATTERSON STREET  
 VALDOSTA, GA 31601

B. ENGINEER NAME, ADDRESS, PHONE NUMBER  
 ENGLAND-THIMS & MILLER, INC.  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FLORIDA 32258  
 PHONE: (904) 642-8990

C. DATA SUMMARY  
 1. TOTAL PROJECT AREA: 10.84 Ac  
 2. SQUARE FOOTAGE OF BUILDING: 98,770 SF  
 3. TOTAL IMPERVIOUS AREA: 8.11 Ac  
 4. REAL ESTATE NUMBER: ###

D. SITE DESCRIPTION  
 1. UTILITY SERVICES JEA  
 2. SEWAGE TREATMENT JEA  
 3. WATER SUPPLY JEA  
 4. ELECTRICITY JEA

**PARKING REQUIREMENTS**

**OFF STREET PARKING REQUIREMENTS**

REQUIRED = XXXX SPACES  
 OFF-STREET PARKING = 347  
 GARAGE PARKING = 43  
 TANDEM PARKING = 37  
 PROVIDED = 433 SPACES (INCLUDES 10 HC SPACES)

**ACCESSIBLE PARKING REQUIREMENTS**  
 \*\* PER FLORIDA STATUTE 316.1955 & 316.1956  
 \*\* PER ADAAG 208.2

TOTAL PARKING IN LOT	REQUIRED ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL (EACH LOT)
1001-OVER	20 PLUS 1 PER 100 OVER 1000

REQUIRED = 9 SPACES  
 PROVIDED = 10 SPACES

**BICYCLE PARKING REQUIREMENTS**  
 \*\* 2% OF THE REQUIRED OFF STREET PARKING (PER CO.)  
 2% x 347 = 7  
 PARKING REQUIRED = 7 SPACE  
 PARKING PROVIDED = XX SPACE

NOTE:  
 LOCATIONS AND LAYOUT OF BUILDINGS,  
 SIGNAGE, INTERNAL CIRCULATION, DRIVES,  
 AND AMENITIES ARE PRELIMINARY AND  
 SUBJECT TO CHANGE.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	1325.76'	204.61'	102.51'	N80°22'49"E	204.41'	8°50'34"
C2	1312.39'	231.75'	116.18'	S20°44'46"W	231.45'	10°07'03"

**LEGEND**

ASPHALT PAVEMENT

CONCRETE PAVEMENT

PLANS PREPARED UNDER THE DIRECTION OF:  
 ANDREW HOLLEY  
 P.E. NUMBER: 76182

REVISIONS:

REV. NO.	DATE	DESCRIPTION
20-077	DDJ	
20-077	AAH	
20-077	AAH	

ETM  
 ENGLAND-THIMS & MILLER, INC.  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258  
 TEL: (904) 642-8990  
 FAX: (904) 642-9485  
 REG. #2584 LC 0000316

**MASTER SITE PLAN**  
**LINDEN HOUSE**  
**FOR**  
**RACETRACK PROPERTIES I, LLC**

DRAWING NUMBER  
**3**

DATE: JANUARY 2021

PLOTTED: April 13, 2021 - 9:05 AM, BY: Brandon Sharpe