

DEVELOPMENT MASTER PLANS

FOR

TALON BAY SELF STORAGE

GENERAL NOTES

*OWNERSHIP & UNIFIED CONTROL STATEMENT: THE SUBJECT PROJECT WILL BE OWNED BY PATRIOT SELF STORAGE TALON BAY, LLC, 515 OAK BAY DRIVE, OSPREY, FL 34229.
 *SITE ADDRESS IS 6040 TALON BAY DRIVE, NORTH PORT, FL 34287.
 *CHARACTER & INTENDED USE STATEMENT: THE PROPOSED USE WILL BE A 66,000 SF SELF STORAGE FACILITY.
 *MAINTENANCE OF COMMON FACILITIES STATEMENT: ALL SITE IMPROVEMENTS, EXCEPT WHERE NOTED ON THE PLANS, ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND SHALL NOT BE DEDICATED TO OR MAINTAINED BY THE PUBLIC.
 *ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NORTH PORT LAND DEVELOPMENT CODE.
 *WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PORT UTILITY MANUAL.
 *THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE" ONE CALL, FP#, AND ALL OTHER UTILITY COMPANIES PRIOR TO ANY WORK ON-SITE OR OFF-SITE SO THAT THE EXACT LOCATION OF ALL UTILITIES CAN BE DETERMINED.
 *EXISTING ZONING: FCD-PLANNED COMMUNITY DEVELOPMENT
 *ACTIVITY CENTER #1 - 'MEDITERRANEA'
 *PARCEL ID NO.: 0791-07-0013.
 *SITE COVERAGES:
 IMPERVIOUS (INCL. BLDG. FOOTPRINT): 1.079 ACRES (64.6%, NOT TO EXCEED 80.0% (1.34 Ac.) @ BUILD-OUT, CN=94.4);
 PERVIOUS: 0.591 ACRES (35.4%);
 TOTAL PROJECT AREA: 1.67 ACRES (100.0%);
 *OPEN SPACE: 0.52 ACRES = 31.1%
 *PARKING CALCULATIONS:
 SELF STORAGE: 1 SPACE/250 SF NON-STORAGE FLOOR AREA = 1,500 SF (NON-STORAGE)/250 SF = 6 SPACES REQUIRED;
 HANDICAPPED PARKING REQUIRED: 1 SPACE; HANDICAPPED PARKING PROVIDED: 1 SPACE;
 BICYCLE PARKING REQUIRED: 3 RACKS; BICYCLE PARKING PROVIDED: 3 RACKS (6 SPACES);
 *MAXIMUM BUILDING HEIGHT: 70'
 *SETBACK REQUIREMENTS:
 FRONT: 25' SIDE: 15' REAR: 20'
 *THE PROPOSED PROJECT WILL BE CONSTRUCTED IN ONE PHASE, WITH THE ANTICIPATED START DATE JUNE 1, 2023.
 *SIGNAGE: NO SIGNAGE IS PROPOSED WITH THIS SUBMITTAL. IF SIGNAGE IS PROPOSED, IT WILL BE PERMITTED SEPARATELY THROUGH THE BUILDING DEPARTMENT.
 *LANDSCAPE BUFFERS: SEE LANDSCAPE PLANS PREPARED BY A REGISTERED LANDSCAPE ARCHITECT..
 *IRRIGATION SOURCE SHALL BE THE EXISTING STORM WATER LAKE OR LOWEST QUALITY WATER SOURCE. POTABLE WATER IS NOT PERMITTED.
 *SANITARY SEWER SYSTEM: SANITARY SEWER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
 *WATER DISTRIBUTION SYSTEM: WATER SERVICE TO BE PROVIDED BY NORTH PORT UTILITIES.
 *DEP WATER AND WASTEWATER PERMITS ARE REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
 *A TREE PERMIT IS REQUIRED PRIOR TO ANY TREE REMOVAL OR CONSTRUCTION.
 *THE SITE LIES WITHIN THE BOUNDARIES OF FLOOD ZONE 'AE', WITH A BASE FLOOD ELEVATION OF 7.00 NAVD88, PER FIRM MAP #120279 0370, REVISED NOVEMBER 4, 2016.
 *TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO WELLS EXIST ON SITE.
 *SEDIMENT AND EROSION CONTROL/BEST MANAGEMENT PRACTICES (BMP'S):
 THE FOLLOWING PERTAINS TO SEDIMENT & EROSION CONTROL/BEST MANAGEMENT PRACTICES AND SHALL BE ADHERED TO ACCORDINGLY:
 SAID MEASURES AND PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION BY THE CONTRACTOR.
 SITE SPECIFIC MEASURES SHALL PREVENT SEDIMENT AND OTHER DELETERIOUS SUBSTANCES FROM ENTERING UTILITY AND STORM WATER DRAINAGE SYSTEMS INCLUDING BUT NOT LIMITED TO DITCHES, WATER BODIES, WETLANDS, AND ADJACENT PROPERTIES.
 THE EFFECTIVENESS OF THE BMP'S SHALL BE CHECKED DAILY DURING CONSTRUCTION BY THE CONTRACTOR.
 METHODS USED SHALL INCLUDE BUT NOT BE LIMITED TO SODDING OF RETENTION AREAS AND SWALES IMMEDIATELY UPON THEIR COMPLETION, SILT FENCE, AND HAY BALES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SILTATION ENTERING THE STORM WATER MANAGEMENT SYSTEM AND/OR ANY ON-SITE OR OFF-SITE DRAINAGE AREAS.
 *ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITION, OR BETTER, TO THE SATISFACTION OF THE OWNER.
 *ALL FACILITIES CONTAINED HEREIN HAVE BEEN DESIGNED FOR HANDICAP ACCESSIBILITY IN ACCORDANCE WITH BOTH THE FLORIDA ACCESSIBILITY CODE 1997 EDITION AND THE AMERICAN DISABILITY ACT STANDARDS.
 *REFUSE & RECYCLABLE TO BE PICKED UP BY CITY OF NORTH PORT.
 *ALL OUTDOOR REFUSE COLLECTION AND REFUSE STORAGE AREAS SHALL BE LIMITED TO THAT AREA SHOWN ON THE APPROVED MAS PLAN.
 *THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
 *MINIMUM VERTICAL CLEARANCE OF 13'-6" IS REQUIRED.
 *EMERGENCY ACCESS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION.

CONSTRUCTION NOTES

*ALL EXTERIOR METAL (AMENITIES) SHALL BE PAINTED 'NORTH PORT CITY CENTER' GREEN
 *ALL TACTILE SURFACES ON CURB CUT RAMPS SHALL CONFORM TO FDOT INDEX NO. 304.
 *ALL SIGN BLANKS AND STREET SIGNS SHALL BE FABRICATED FROM ALUMINUM SHEET CONFORMING TO ASTM SPECIFICATION B209, WITH 5052-H38 ALLOY AND SHALL HAVE A THICKNESS OF 0.080 INCHES. SIGN BLANK DIMENSIONS, HOLE SIZE, LOCATION OF HOLES AND CORNER RADII SHALL BE AS DEFINED IN THE U.S. DEPT. OF TRANSPORTATION STANDARD HIGHWAY MANUAL, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 *STEEL SIGN POSTS SHALL CONFORM TO THE STANDARD SPECIFICATION OF HOT-ROLLED CARBON SHEET STEEL, STRUCTURAL QUALITY. THE CROSS SECTION OF THE POST SHALL BE ROUND GALVANIZED STEEL. POSTS TO BE 2-3/8" IN DIAMETER. THE FURNISHED MEMBERS SHALL BE STRAIGHT AND SHALL HAVE A SMOOTH UNIFORM FINISH. ALL SIGN POSTS OUTSIDE CONCRETE AREAS SHALL BE PLACED WITH HIGH STRENGTH CONCRETE MIX THAT MEETS OR EXCEEDS ASTM C-387 SPECIFICATIONS. EACH POST SHALL HAVE A MINIMUM OF 20 LBS AND A MAXIMUM OF 40 LBS OF CONCRETE AROUND EACH POST. ALL CONCRETE SHALL ACHIEVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. THE TOP OF THE CONCRETE SHALL BE A MINIMUM OF 24" BELOW THE FINAL SURFACE. ALL SIGNS PLACED IN CONCRETE AREAS SHALL HAVE A 12" PVC LINER PIPE INSERT SURROUNDING THE SIGN POST. THE PVC POST SHALL BE FLUSH WITH THE FINAL SURFACE OF THE SURROUNDING CONCRETE AND FILLED WITH DIRT TO SUPPORT THE SIGN. THESE SHALL NOT BE FILLED WITH CONCRETE.
 *ALL POST-MOUNTED SIGN HEIGHTS & LOCATIONS SHALL CONFORM TO MUTCD STANDARDS.
 *ALL DRAINAGE CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 280.
 *ALL ROADWAY AND DRAINAGE RELATED STRUCTURES SHALL BE 3,000 PSI CONCRETE.
 *A MINIMUM OF 2 FEET OF SOD SHALL BE PLACED AT THE BACK OF ALL CURBS AND PAVEMENT EDGES, EXCEPT LANDSCAPE AREAS. ALL SWALES, BERMS, AND DETENTION AREAS TO THE NORMAL WATER LEVEL SHALL BE SODDED.
 *ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE 'ALKYD THERMOPLASTIC' 90 MILS IN THICKNESS, AND CONFORM TO FDOT AND MUTCD STANDARDS INCLUDING HANDICAP ACCESS AISLES AND CROSSWALKS.
 *CLOSURE PLAN: NO STOCKPILED VEGETATIVE DEBRIS WILL BE LOCATED ON-SITE. SITE CONTRACT WITH CONTRACTOR WILL PROVIDE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FILL FROM THE SITE IN THE EVENT THE CONSTRUCTION SITE IS ABANDONED PRIOR TO PROJECT COMPLETION AND WILL ALLOW CONTRACTOR TO LIEN PROPERTY FOR COMPENSATION.
 *VEGETATION FROM CLEARING AND GRUBBING WILL BE DISPOSED OFF-SITE OR IF USED ON-SITE, MUST BE VERIFIED WITH THE COUNTY AND THE ENGINEER FOR LOCATION, DEPTH, AND WIDTH AND BE LOCATED ABOVE SEASONAL HIGH WATER LEVEL. A MIXING SPECIFICATION WILL BE PROVIDED FOR REVIEW.
 *A SEPARATE BUILDING PERMIT WILL BE REQUIRED PRIOR TO ANY RETAINING WALL SYSTEM AND ALL MASONRY OR ENGINEERED STYROFOAM PRIVACY WALLS.
 *IF EVIDENCE OF THE EXISTENCE OF HISTORIC RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL, ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES (HISTORY CENTER) WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORIC RESOURCES INCLUDE WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NO LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.
 *IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES IT IS UNLAWFUL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.
 *COMBUSTIBLE MATERIALS SHALL NOT BE STORED ON-SITE UNTIL INFRASTRUCTURE IS IN PLACE.
 *ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD88 DATUM.

66,000 SF SELF STORAGE FACILITY

PROJECT TEAM

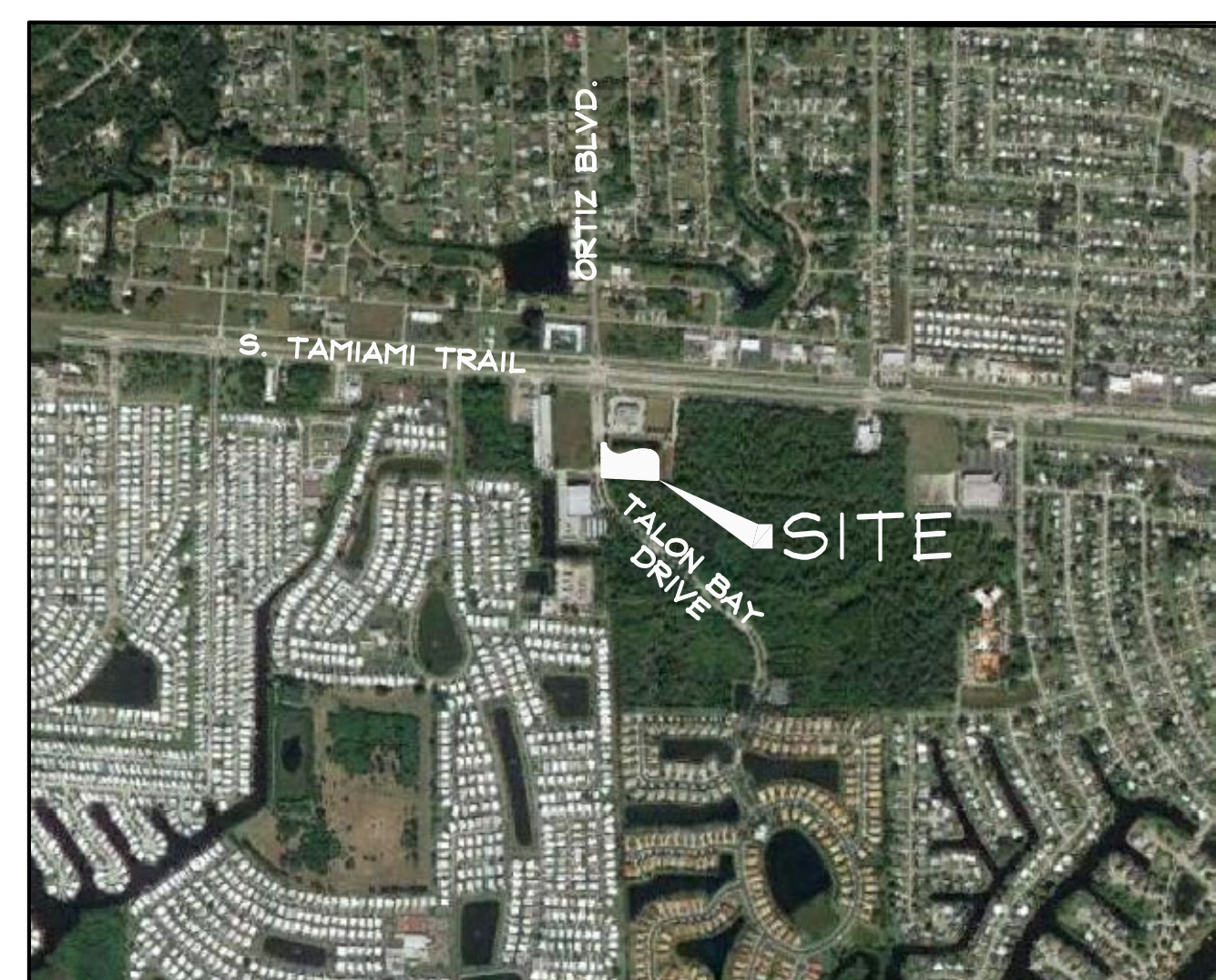
OWNER/CLIENT:
 PATRIOT SELF STORAGE TALON BAY, LLC
 515 Oak Bay Drive
 Osprey, FL 34229

CIVIL ENGINEER:
 CAVOLI Engineering, Inc.
 5824 Bee Ridge Road, #325
 Sarasota, FL 34233
 (941) 927-3647
 fax: (941) 927-3646

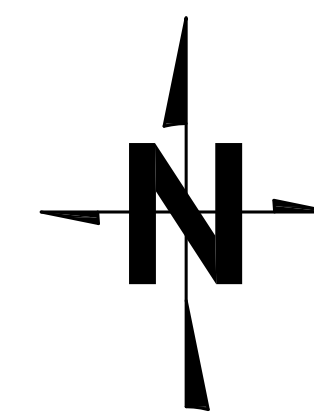
SURVEYOR:
 VanBuskirk Fish & Associates, Inc.
 12450 S. Tamiami Trail, Units C & D
 North Port, FL 34287
 (941) 426-0681

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 AERIAL W/ SITE PLAN
- 3 EXISTING CONDITIONS/DEMOLITION PLAN
- 4 SITE PLAN
- 5 PAVING, GRADING AND DRAINAGE PLAN
- 6 SITE PLAN SECTIONS
- 7 STORM WATER MANAGEMENT DETAILS
- 8 SEDIMENT / EROSION CONTROL PLAN
- 9 MASTER UTILITY PLAN
- 10 PLAN AND PROFILE
- 11 CONSTRUCTION DETAILS
- 12-13 WATER DETAILS
- 14 SEWER DETAILS
- 15 TRAFFIC CONTROL PLAN
- 16 URBAN DESIGN STANDARDS - ACTIVITY CENTER #1



SARASOTA COUNTY



SCALE: 1" = 1000'
 SECTION: 36
 TOWNSHIP: 39S
 RANGE: 20E
 LATITUDE: 27° 02' 42.54" N
 LONGITUDE: 82° 15' 38.80" W

LEGEND

EX MH	EXISTING MANHOLE	MH #5	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
3SX 91	EXISTING SPOT GRADE	FH #2	PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	WM	PROPOSED WATER MAIN
(54.00)	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB #5	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
JB	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV. 29.05	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM	PROPOSED FORCEMAIN
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE	(TYP)	TYPICAL
INV.	PROPOSED INVERT		PROPOSED HANDICAP PARKING SPACE
BM	BENCHMARK	6" CL. MIN.	6" CLEAR MINIMUM
	SEASONAL HIGH/NORMAL WATER LINE		PROPOSED DRAINAGE BASIN
	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)

FOR CITY ENGINEER'S USE ONLY



CAVOLI Engineering, Inc.

Consulting Civil Engineers
 FL Cert. of Auth. No. 8875

5824 Bee Ridge Road, #325, Sarasota, FL 34233

email: info@cavoliengineering.com

(941) 927-3647

Fax: (941) 927-3646

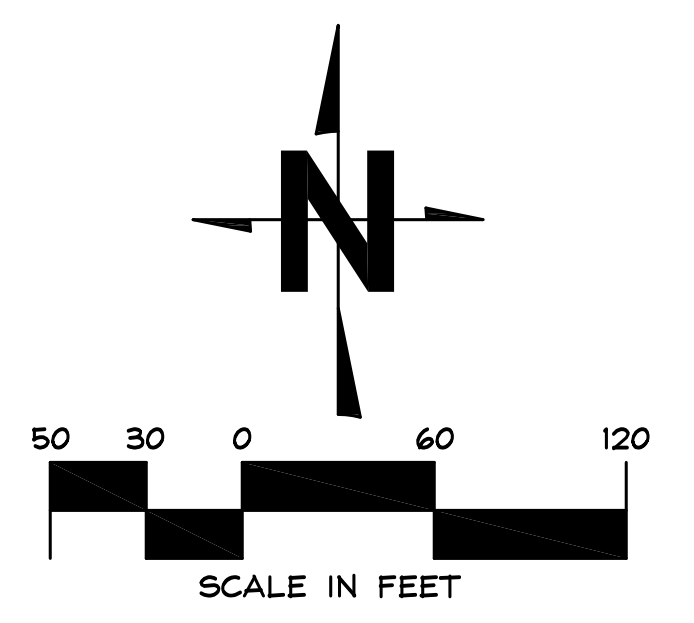
JOHN F. CAVOLI, P.E.
 FL LICENSE NO.: 48692



S. TAMiami TRAIL (US HIGHWAY 41)

TALON BAY DRIVE

PROJECT LOCATON



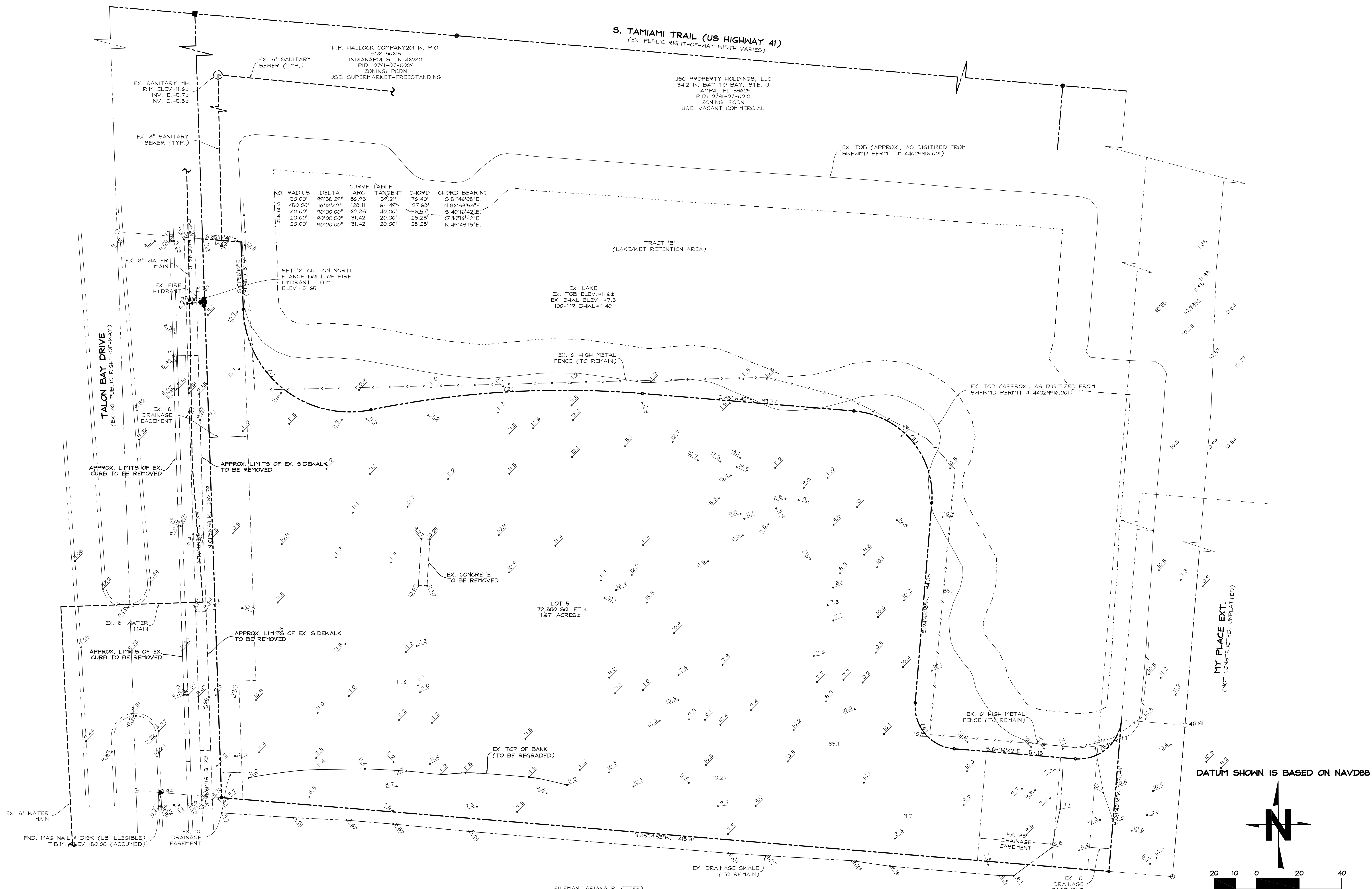
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 email: cavoliengineer@aol.com

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: AERIAL W/ SITE PLAN

NO.	REVISIONS	DATE	BY

JOHN F. CAVOLI, P.E., FL LICENSE NO.: 48692

SCALE
 1" = 60'
 JOB NO.
 PRDW08
 SHEET
2



NO.	RADIUS	DELTA	ARC TANGENT	CHORD	CHORD BEARING	
1	50.00'	99°38'29"	86.95'	59.21'	76.40'	S.51°46'08"E
2	450.00'	16°18'40"	128.11'	64.49'	127.68'	N.86°33'58"E
3	40.00'	90°00'00"	62.83'	40.00'	56.57'	S.40°16'42"E
4	20.00'	90°00'00"	31.42'	20.00'	28.28'	S.40°16'42"E
5	20.00'	90°00'00"	31.42'	20.00'	28.28'	N.49°43'18"E

H.P. HALLOCK COMPANY 201 W. P.O. BOX 80615 INDIANAPOLIS, IN 46280 PID: 0791-07-0024 ZONING: PCDN USE: SUPERMARKET-FREESTANDING

JSC PROPERTY HOLDINGS, LLC 3412 W. BAY TO BAY, STE. J TAMPA, FL 33629 PID: 0791-07-0010 ZONING: PCDN USE: VACANT COMMERCIAL

FILEMAN, ARIANA R. (TREE) 201 W. MARION AVE., STE. 1208 PUNTA GORDA, FL 33950 PID: 0791-08-0003 ZONING: PCDN USE: VACANT COMMERCIAL (UNPLATTED)

NO.	PER CITY DMP COMMENTS	JRR DATE	BY
1	REVISIONS	2/1/23	

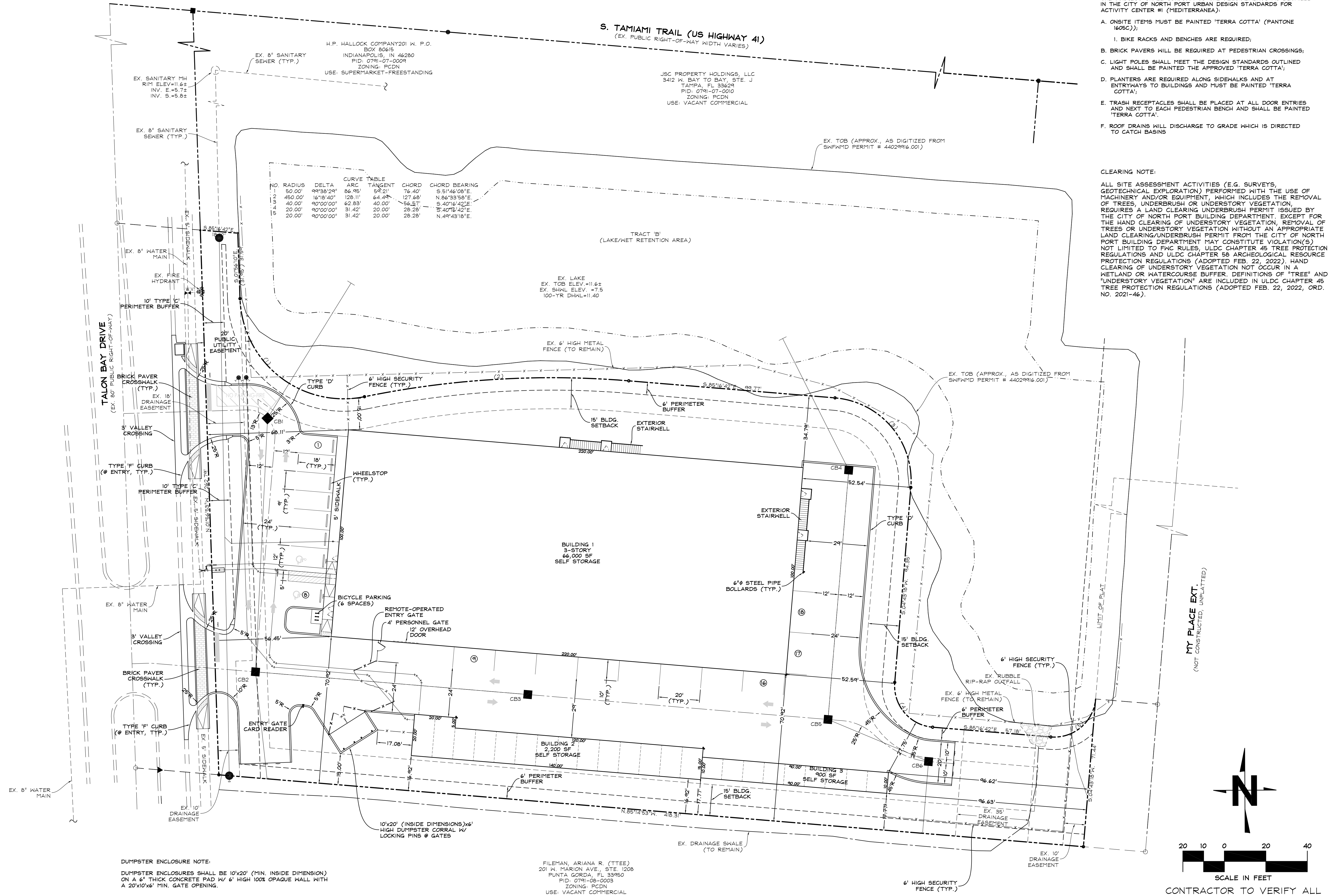
NO.	PER CITY DMP COMMENTS	JRR DATE	BY
1	REVISIONS	2/1/23	

THE PROJECT SHALL CONFORM TO THE REQUIREMENTS AS DETAILED IN THE CITY OF NORTH PORT URBAN DESIGN STANDARDS FOR ACTIVITY CENTER #1 (MEDITERRANEA).

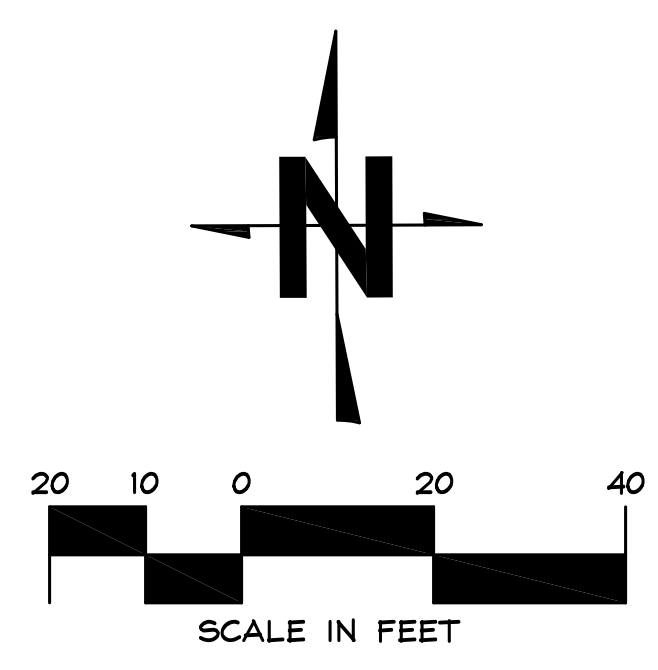
- A. ONSITE ITEMS MUST BE PAINTED 'TERRA COTTA' (PANTONE 1605C);
 - 1. BIKE RACKS AND BENCHES ARE REQUIRED;
- B. BRICK PAVERS WILL BE REQUIRED AT PEDESTRIAN CROSSINGS;
- C. LIGHT POLES SHALL MEET THE DESIGN STANDARDS OUTLINED AND SHALL BE PAINTED THE APPROVED 'TERRA COTTA';
- D. PLANTERS ARE REQUIRED ALONG SIDEWALKS AND AT ENTRYWAYS TO BUILDINGS AND MUST BE PAINTED 'TERRA COTTA';
- E. TRASH RECEPTACLES SHALL BE PLACED AT ALL DOOR ENTRIES AND NEXT TO EACH PEDESTRIAN BENCH AND SHALL BE PAINTED 'TERRA COTTA';
- F. ROOF DRAINS WILL DISCHARGE TO GRADE WHICH IS DIRECTED TO CATCH BASINS

CLEARING NOTE:

ALL SITE ASSESSMENT ACTIVITIES (E.G. SURVEYS, GEOTECHNICAL EXPLORATION) PERFORMED WITH THE USE OF MACHINERY AND/OR EQUIPMENT, WHICH INCLUDES THE REMOVAL OF TREES, UNDERBRUSH OR UNDERSTORY VEGETATION, REQUIRES A LAND CLEARING UNDERBRUSH PERMIT ISSUED BY THE CITY OF NORTH PORT BUILDING DEPARTMENT. EXCEPT FOR THE HAND CLEARING OF UNDERSTORY VEGETATION, REMOVAL OF TREES OR UNDERSTORY VEGETATION WITHOUT AN APPROPRIATE LAND CLEARING/UNDERBRUSH PERMIT FROM THE CITY OF NORTH PORT BUILDING DEPARTMENT MAY CONSTITUTE VIOLATION(S) NOT LIMITED TO FNC RULES, ULDC CHAPTER 45 TREE PROTECTION REGULATIONS AND ULDC CHAPTER 58 ARCHEOLOGICAL RESOURCE PROTECTION REGULATIONS (ADOPTED FEB. 22, 2022). HAND CLEARING OF UNDERSTORY VEGETATION NOT OCCUR IN A WETLAND OR WATERCOURSE BUFFER. DEFINITIONS OF "TREE" AND "UNDERSTORY VEGETATION" ARE INCLUDED IN ULDC CHAPTER 45 TREE PROTECTION REGULATIONS (ADOPTED FEB. 22, 2022, ORD. NO. 2021-46).



MY PLACE EXT.
 (NOT CONSTRUCTED, UNPLATTED)



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

DUMPSTER ENCLOSURE NOTE:
 DUMPSTER ENCLOSURES SHALL BE 10'x20' (MIN. INSIDE DIMENSION) ON A 6" THICK CONCRETE PAD W/ 6" HIGH 100% OPAQUE WALL WITH A 20'x10'x6" MIN. GATE OPENING.

FILEMAN, ARIANA R. (TTEE)
 201 W. MARION AVE., STE. 1208
 PUNTA GORDA, FL 33950
 PID: 0791-08-0003
 ZONING: PCDN
 USE: VACANT COMMERCIAL (UNPLATTED)

S. TAMiami TRAIL (US HIGHWAY 41)
 (EX. PUBLIC RIGHT-OF-WAY WIDTH VARIES)

JSC PROPERTY HOLDINGS, LLC
 3412 W. BAY TO BAY, STE. J
 TAMPA, FL 33629
 PID: 0791-07-0010
 ZONING: PCDN
 USE: VACANT COMMERCIAL

H.P. HALLOCK COMPANY 201 W. P.O.
 BOX 80615
 INDIANAPOLIS, IN 46280
 PID: 0791-07-0009
 ZONING: PCDN
 USE: SUPERMARKET-FREESTANDING

EX. TOB (APPROX., AS DIGITIZED FROM SWFWMD PERMIT # 44029916.001)

EX. TOB (APPROX., AS DIGITIZED FROM SWFWMD PERMIT # 44029916.001)

TRACT 'B'
 (LAKE/WET RETENTION AREA)

EX. LAKE
 EX. TOB ELEV. = 11.6±
 EX. SHAL. ELEV. = 7.5
 100-YR DHWL = 11.40

BUILDING 1
 3-STORY
 66,000 SF
 SELF STORAGE

BUILDING 2
 2,200 SF
 SELF STORAGE

BUILDING 3
 900 SF
 SELF STORAGE

EX. 8" SANITARY SEWER (TYP.)

EX. 8" WATER MAIN

EX. 8" WATER MAIN

EX. 8" WATER MAIN

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INDIANAPOLIS, IN 46280
PID: 0791-07-0009
ZONING: PCDN
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3412 W. BAY TO BAY, STE. J
TAMPA, FL 33629
PID: 0791-07-0010
ZONING: PCDN
USE: VACANT COMMERCIAL

PARCEL:	AREA (Ac.):	PROPOSED IMP. (Ac.):	MAX. ALLOWABLE IMP. (Ac.):
LOT 1	2.83	2.38	2.26
LOT 2	1.05	0.84	0.84
LOT 4	1.670	1.079	1.34
LOT 5	4.92	2.94	3.94

NO.	RADIUS	DELTA	CURVE TABLE	ARC	TANGENT	CHORD	CHORD BEARING
1	50.00'	99°38'29"	86.95'	59.21'	76.40'	5 51°46'08"E	
2	450.00'	161°18'40"	123.11'	64.49'	127.68'	N 86°33'58"E	
3	40.00'	90°00'00"	62.83'	40.00'	56.57'	S 40°16'42"E	
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5	20.00'	90°00'00"	31.42'	20.00'	28.28'	N 49°43'18"E	

TRACT 'B'
(LAKE/WET RETENTION AREA)

EX. LAKE
EX. TOB ELEV. = 11.6±
EX. SHAL. ELEV. = 7.5
100-YR DHXL = 11.40

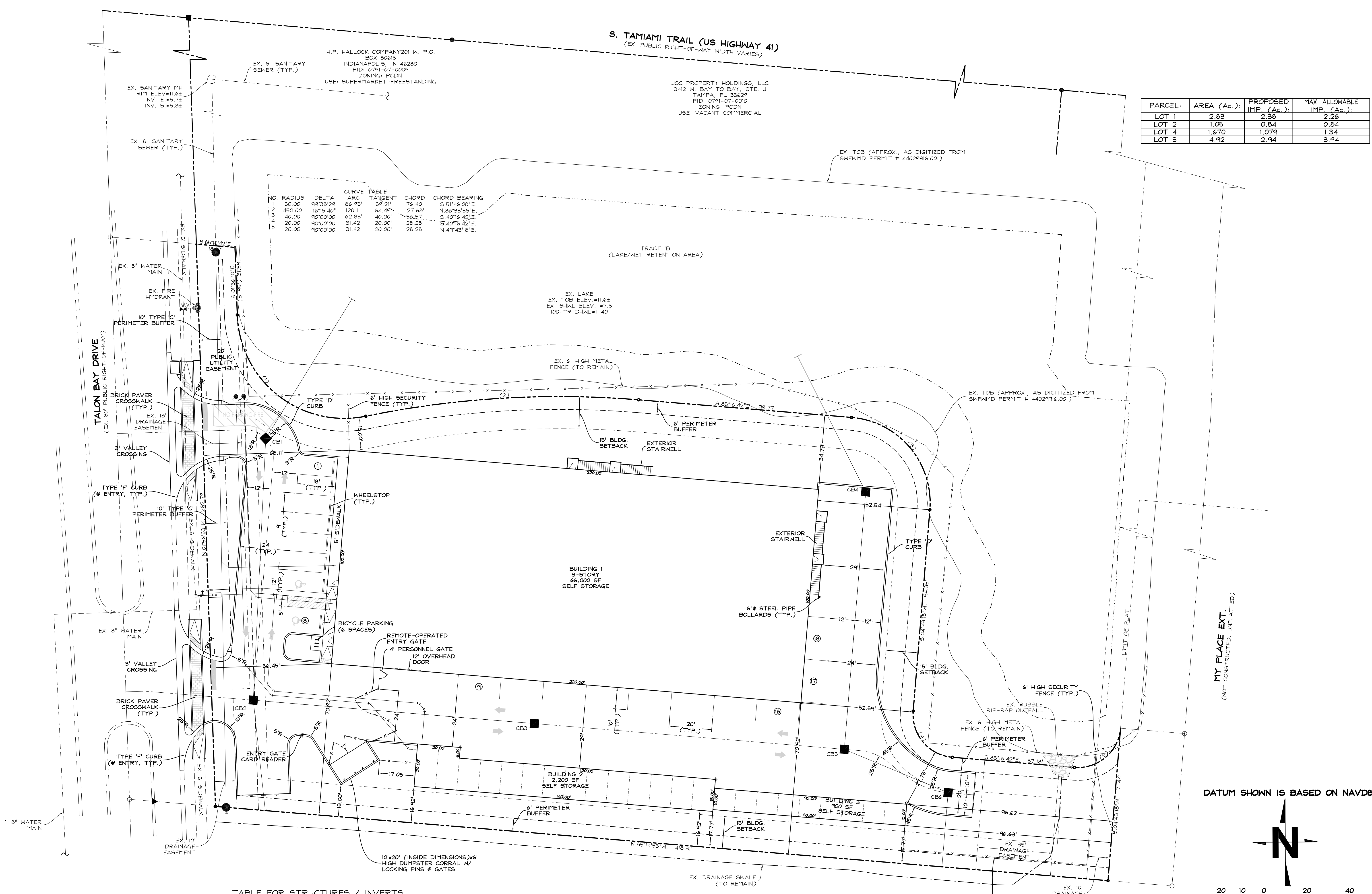
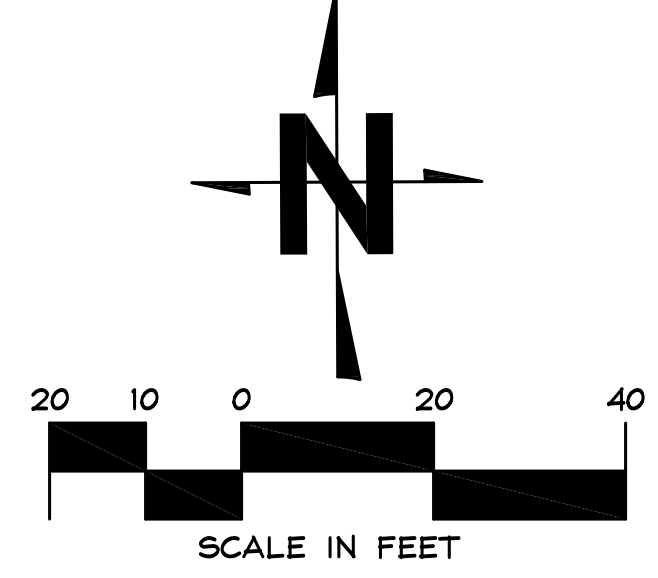


TABLE FOR STRUCTURES / INVERTS

STR. NO.	TYPE	TOP EL.	THROAT EL.	INV. N	INV. S	INV. E	INV. W
CB1	TYPE 'D'	9.40	-	2.10	2.10	-	-
CB2	TYPE 'D'	9.70	-	2.30	2.30	2.30	-
CB3	TYPE 'C'	11.60	-	-	-	-	2.60
CB4	TYPE 'D'	11.60	-	2.10	2.10	-	-
CB5	TYPE 'D' (MOD.)	11.60	-	2.30	-	2.30	-
CB6	TYPE 'D' (MOD.)	11.60	-	-	2.40	-	2.40

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201 W. MARION AVE., STE. 1208
PUNTA GORDA, FL 33950
PID: 0791-08-0003
ZONING: PCDN
USE: VACANT COMMERCIAL (UNPLATTED)

DATUM SHOWN IS BASED ON NAVD88



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CAVOLI Engineering, Inc.
Consulting Civil Engineers
111 Cent. of Auth. No. 8875
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5065
email: cavolienr@caol.com
(941) 927-3647
Fax: (941) 927-3646

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
PROJECT: TALON BAY SELF STORAGE
SHEET: PAVING, GRADING AND DRAINAGE PLAN

NO.	PER CITY DMP COMMENTS	JRR DATE	BY
1	REVISIONS	2/1/23	

JOHN F. CAVOLI, P.E. FL LICENSE NO.: 86692

SCALE
1" = 20'
JOB NO.
PRDN08
SHEET
5

S. TAMiami TRAIL (US HIGHWAY 41)
(EX. PUBLIC RIGHT-OF-WAY WIDTH VARIES)

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PID: 0791-07-0024 ZONING: PCDN
USE: SUPERMARKET-FREESTANDING

JSC PROPERTY HOLDINGS, LLC
3412 W. BAY TO BAY, STE. J TAMPA, FL 33629
PID: 0791-07-0010 ZONING: PCDN
USE: VACANT COMMERCIAL

- NOTES
1. THE FIRE LINE TO THE BUILDING SHALL EXTEND TO ONE FOOT ABOVE FINISHED FLOOR (1' A.F.F.) OR ONE FOOT ABOVE FINISHED GRADE (1' A.F.G.), PER FLORIDA STATUTE 633.539.
 2. THE EXACT LOCATION, PLACEMENT AND DIRECTION OF THE FIRE HYDRANT(S) AND FDC(S) SHALL BE DETERMINED ON SITE WITH THE FIRE MARSHAL PRIOR TO INSTALLATION.
 3. STABILIZED ROAD ACCESS MUST BE MAINTAINED AND PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION IN COMPLIANCE WITH ULDC.
 4. EACH FDC SHALL HAVE A SIGN CLEARLY MARKED WITH THE BUILDING ADDRESS THAT IT SERVES, PER ULDC.
 5. FDEP PERMITS ARE REQUIRED FOR CONSTRUCTION OF THE DEPICTED IMPROVEMENTS. IN ADDITION, A PRESSURE TEST WILL BE REQUIRED FROM THE LAST GATE VALVE TO THE DDCV AND WILL BE REQUIRED ALONG WITH CHLORINATION AND 2 DAYS OF SUCCESSFUL BACTERIOLOGICAL TESTS BEFORE THE FIRE MAIN AND POTABLE SERVICE MAY BE PLACED INTO SERVICE.
 6. WATER MAINS SHALL BE PIGGED PRIOR TO CHLORINATION AND PRESSURE TESTING.
 7. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET REUSE STANDARDS.
 8. PRIOR TO UTILITY SITE CONSTRUCTION, THE DEVELOPMENT ORDER, DEPT. OF ENVIRONMENTAL PROTECTION PERMIT AND DEPARTMENT OF HEALTH PERMIT SHALL BE POSTED AT THE PROJECT SITE AND PROVIDED AT THE CONSTRUCTION MEETING.

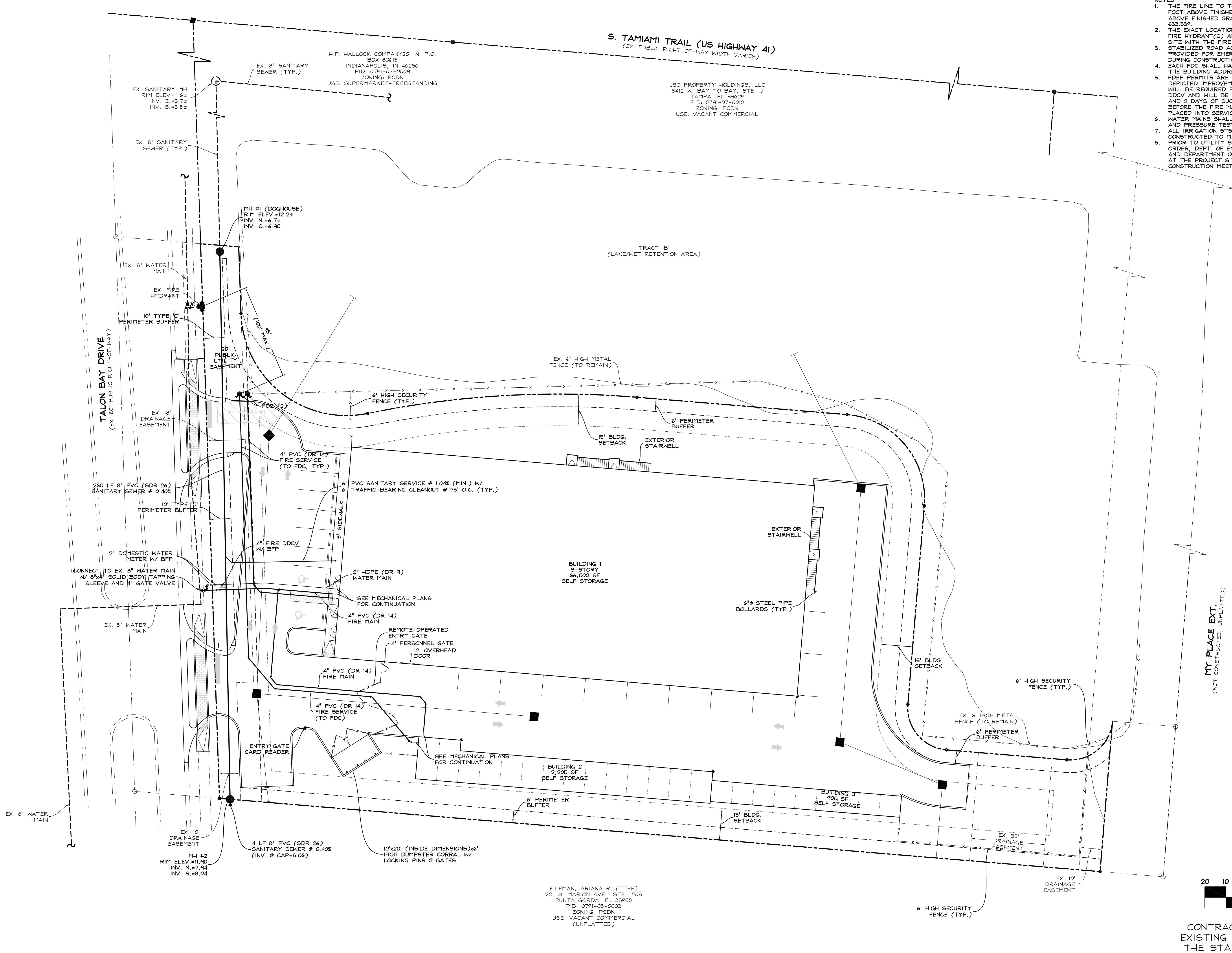
(941) 927-3647
 (941) 927-3646
CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 Ft. Cent. of Auth. No. 8875
 5824 Bee Ridge Road, #325, Sarasota, FL 34233-5045
 email: cavolienr@caol.com

CLIENT: PATRIOT SELF STORAGE TALON BAY, LLC
 PROJECT: TALON BAY SELF STORAGE
 SHEET: MASTER UTILITY PLAN

NO.	PER CITY DMP COMMENTS	DATE	JRR	BY
1	REVISIONS	2/1/23		

JOHN F. CAVOLI, P.E. FL LICENSE NO.: 48692

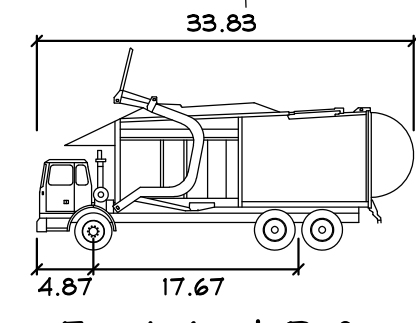
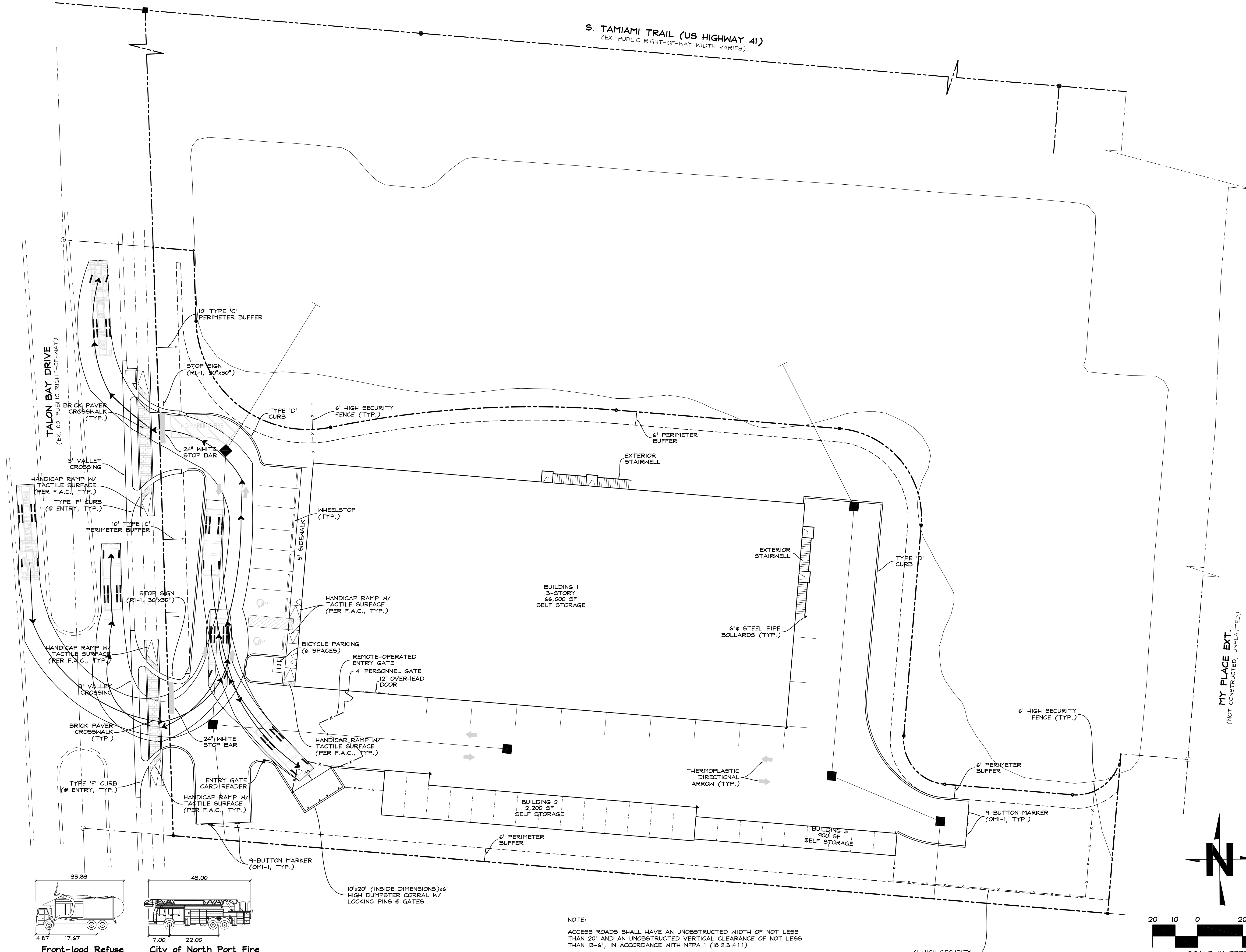
SCALE
 1" = 20'
 JOB NO.
 PRDW08
 SHEET
9



MY PLACE EXT.
(NOT CONSTRUCTED, UNPLATTED)

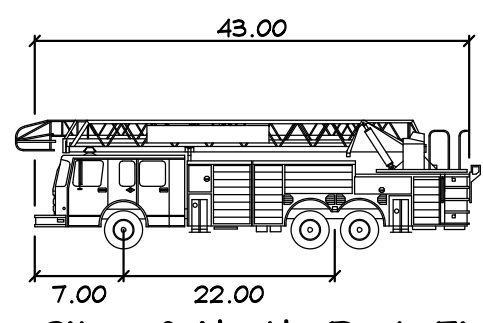
FILEMAN, ARIANA R. (TTEE)
201 W. MARION AVE., STE. 1208
PUNTA GORDA, FL 33950
PID: 0791-08-0003
ZONING: PCDN
USE: VACANT COMMERCIAL (UNPLATTED)

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



Front-load Refuse

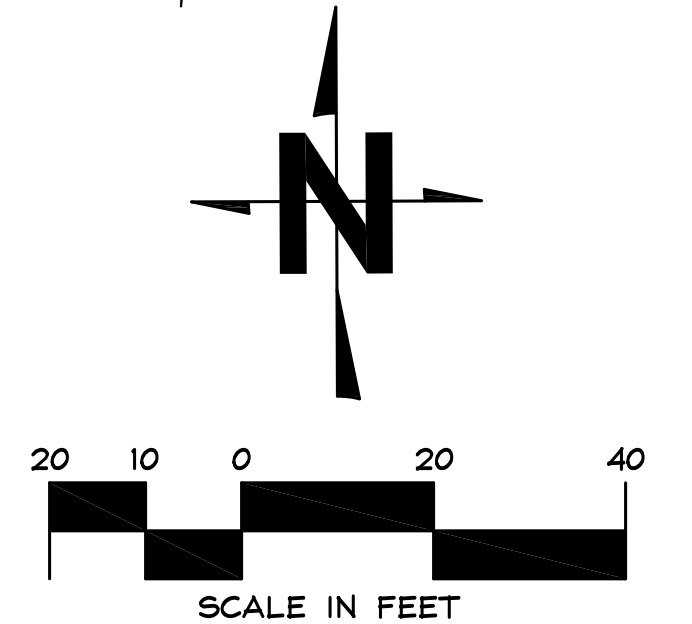
feet	feet
Width	8.46
Track	8.00
Lock to Lock Time	6.0
Steering Angle	45.0



City of North Port Fire

feet	feet
Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	33.3

NOTE:
ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20' AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13'-6", IN ACCORDANCE WITH NFPA 1 (18.2.3.4.1.1)



CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

NO.	PER CITY DMP COMMENTS	DATE	JRR	BY
1	REVISIONS	1/23/23		