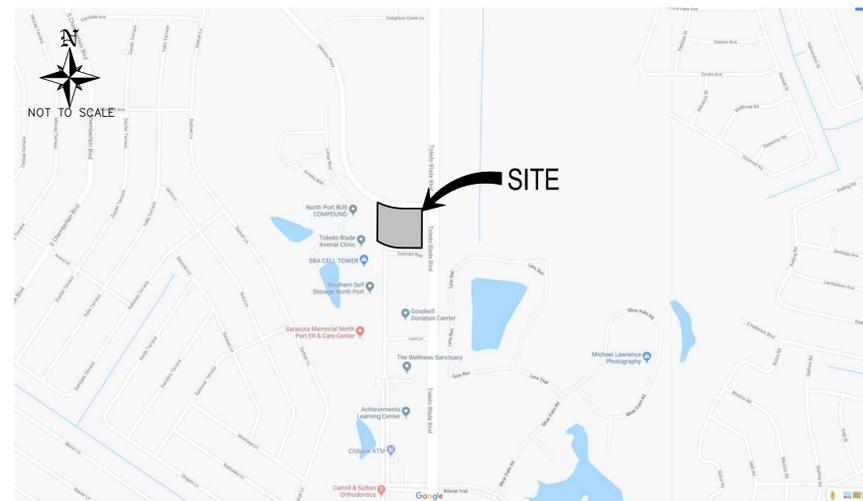


1501 S. TOLEDO BLADE BLVD.

DEVELOPMENT MASTER PLANS



GENERAL LOCATION MAP



LOCATION MAP
SECTION 25, TOWNSHIP 39 SOUTH, RANGE 21 EAST
SARASOTA COUNTY, FLORIDA

SITE INFORMATION

PROJECT AREA: 3.95 ACRES
PARCEL STRAP NO.: 0985020010
PARCEL ADDRESS: 1501 S. TOLEDO BLADE BLVD.
 NORTH PORT, FL. 34288
CURRENT ZONING: ZONING: PCD
PROPOSED USE: MEDICAL OFFICE

PREPARED FOR:
MPG TOLEDO BLADE, LLC
 6321 DANIELS PARKWAY, SUITE 200
 FORT MYERS, FLORIDA 33912
 PHONE: 239-936-3089

UTILITY SERVICE PROVIDERS

WATER:
 CITY OF NORTH PORT
 UTILITIES ADMINISTRATION OFFICE
 6644 WEST PRICE BLVD.
 NORTH PORT, FL 34291
 PHONE: (941) 240-8000

SEWER:
 CITY OF NORTH PORT
 UTILITIES ADMINISTRATION OFFICE
 6644 WEST PRICE BLVD.
 NORTH PORT, FL 34291
 PHONE: (941) 240-8000

ELECTRIC:
 FLORIDA POWER AND LIGHT
 2245 MURPHY CT.
 NORTH PORT, FL 34289
 PHONE: (800) 375-8490

PHONE:
 VERIZON
 1701 RINGLING BLVD.
 SARASOTA, FL 34236
 PHONE: (941) 952-5404

CABLE:
 COMCAST
 22266 EDGEWATER DRIVE
 PORT CHARLOTTE, FL 33980
 PHONE: (941) 625-6000

FIRE PROTECTION:
 CITY OF NORTH PORT
 4980 CITY CENTER BLVD.
 NORTH PORT, FL 34286
 PHONE: (941) 240-8150

SOLID WASTE DISPOSAL:
 SOLID WASTE DISPOSAL
 1100 NORTH CHAMBERLAIN BLVD.
 NORTH PORT, FL 34286
 PHONE: (941) 240-8050

PROJECT CONTACTS

CIVIL ENGINEER:
 BANKS ENGINEERING
 SHANE C. COOPER, P.E. PROJECT MANAGER
 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

SURVEYOR:
 BANKS ENGINEERING
 RICHARD M. RITZ, RLS
 4161 TAMiami TRAIL - BLDG 5 UNIT 501
 PORT CHARLOTTE, FLORIDA 33952
 PHONE: (941) 625-1165

ENVIRONMENTAL:
 IAN VINCENT & ASSOCIATES
 IAN M. VINCENT
 4050 ROCK CREEK DRIVE
 PORT CHARLOTTE, FL 33948
 PHONE: (941) 457-6272

ARCHITECT:
 INDIGO ARCHITECTURE, INC.
 4575 VIA ROYALE, SUITE 205
 FORT MYERS, FL 33919

LANDSCAPE ARCHITECT:
 JOHN T. SWEN, P.A.
 P.O. BOX 494466
 PORT CHARLOTTE, FL 33949
 PHONE: (941) 626-7365

TRAFFIC ENGINEER:
 BANKS ENGINEERING
 SHANE C. COOPER, P.E. PROJECT MANAGER
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BANKS ENGINEERING

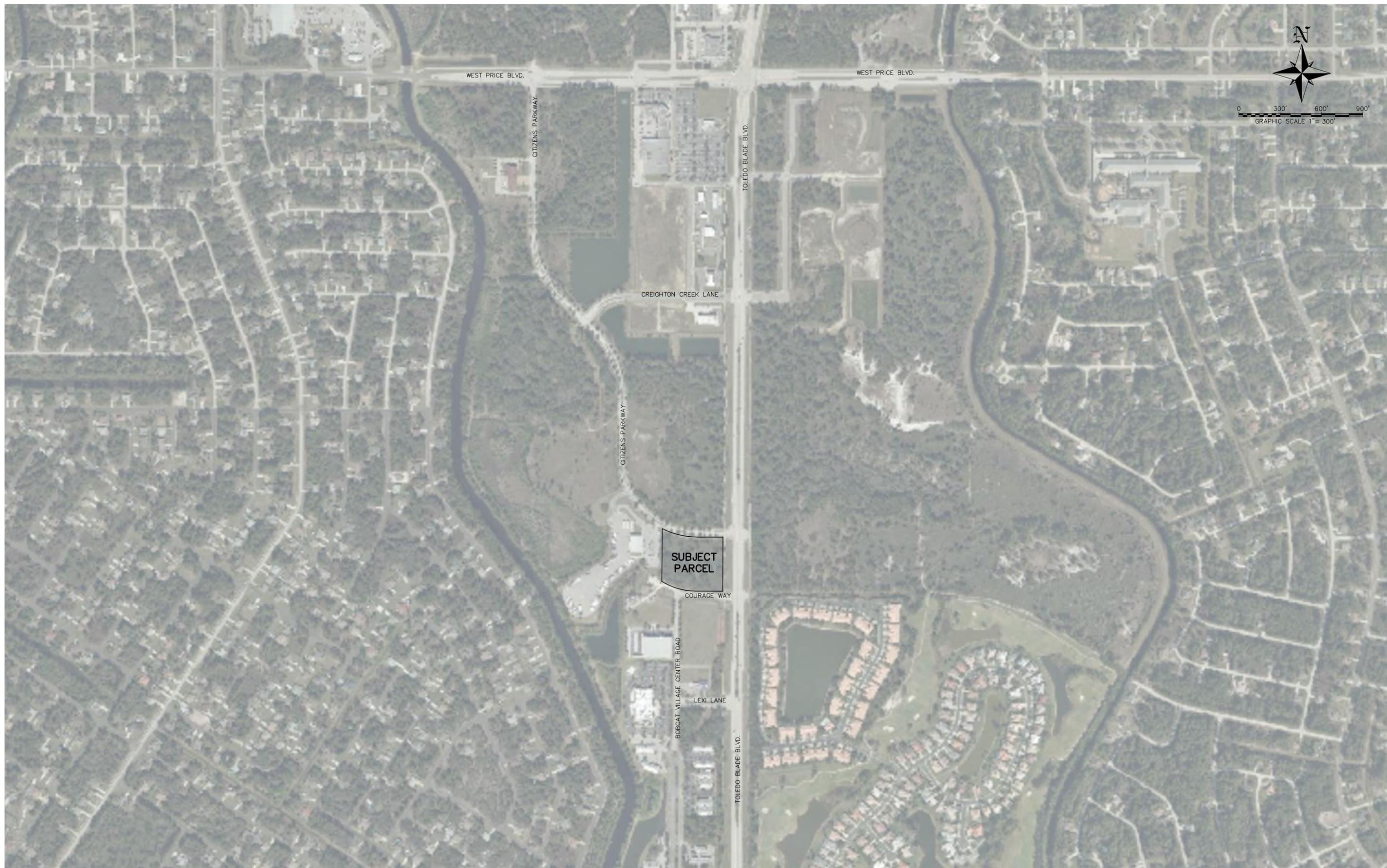
Professional Engineers, Planners, & Land Surveyors
 Serving The State Of Florida

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 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	AERIAL
3	EXISTING CONDITIONS MAP
4	DEVELOPMENT MASTER PLAN
5	CONCEPTUAL DRAINAGE AND UTILITY PLAN

ALL ELEVATIONS ON CIVIL ENGINEERING PLANS REFERENCE: NAVD88			
NO.	DATE	REVISION DESCRIPTION	BY



4386 - 1501 S. TOLEDO BLADE BLVD.

PREPARED FOR:
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SHANE C. COOPER, P.E.
 FL LIC. NO. 53998

AERIAL
1501 S. TOLEDO BLADE BLVD.
 SARASOTA COUNTY, FLORIDA

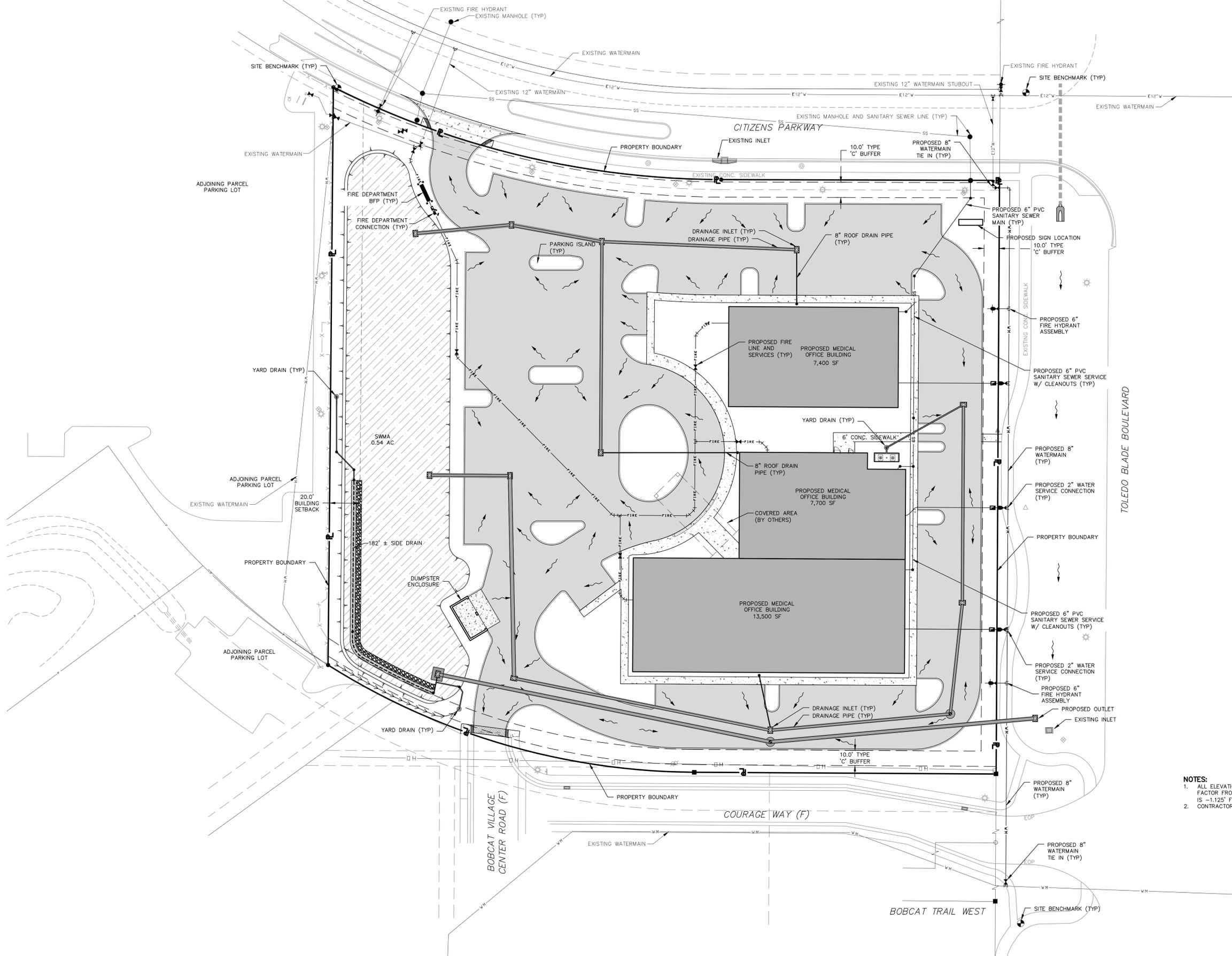
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11-22-19	4386	AERIAL	SRS	GAE	SCC	1"=300'	2

S:\BANKS\4386\ENGINEERING\DEVELOPMENT MASTER PLAN SET\4386 - 02 - AERIAL.DWG 11/22/2019 11:14 AM SHANE COOPER

1801 S. TOLEDO BLADE BLVD.



0 30' 60' 90'
GRAPHIC SCALE 1"=30'



- NOTES:**
1. ALL ELEVATIONS SHOWN REFERENCE NAVD88 DATUM. THE CONVERSION FACTOR FROM NAVD88 TO NGVD29 FOR THIS PARCEL IN THIS LOCATION IS -1.125' FT
 2. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

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 FL LIC. NO. 53998

CONCEPTUAL DRAINAGE AND UTILITY PLAN
1501 S. TOLEDO BLADE BLVD.
 SARASOTA COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11-22-19	4386	CON-DR	SRS	GAE	SCC	1"=30'	5

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