



- SITE NOTES:**
1. ADDRESS: SW 1-75, LAKE SUZY
 2. PARCEL INFO: 31-38-23-000-0023-0000(3596)
 3. PROPOSED AREA: 2.22 AC +/- 100,851 S.F.
 4. CURRENT ZONING: CG (COMMERCIAL GENERAL DISTRICT)
 5. FLOOD ZONE: X (FIRM PANEL 1207C0286C DATED 11/8/2013)
 6. FUTURE LAND USE: LOW DENSITY RESIDENTIAL
 7. PROPOSED LAND USE: COMMERCIAL STORAGE BUILDING
 8. BUILDING HEIGHT: 3 STORY (42'-0")
 9. BUILDING AREA: 27,222 S.F. PER FLOOR (81,666 S.F. TOTAL)
 10. FLOOR AREA RATIO (FAR): 81,666/100,851 = 0.81
 11. PARKING REQUIRED: 1 STALL/EMPLOYEE ON BUS/SHIFT + 1 STALL / 250 S.F. OFFICE SPACE + 1 STALL
 12. PARKING PROVIDED: 1 HANDICAP STALL
8 TOTAL STALLS

13. IMPERVIOUS AREA = 58,114 SF (57%)
14. POND AREA = 5,771 SF (5.7%)
15. OPEN SPACE = 38,966 SF (37%)
16. INTERIOR PARKING LANDSCAPE REQUIRED: 10% GROSS PARKING AREA
- REQUIRED INTERIOR LANDSCAPE: PARKING = 26,100 SF X 10% = 2,610 SF
PROPOSED INTERIOR LANDSCAPE: 3,876 SF
17. REQUIRED SETBACKS:
FRONT YARD: 40 FEET
SIDE YARD: 10 FEET
REAR YARD: 25 FEET
18. THE SITE WILL NOT BE PHASED.

- MARKING NOTES:**
1. ALL PAVEMENT LETTERING AND STRIPING-EXCEPT FOR STANDARD PARKING STALL LINES- SHALL BE NINETY (90) MIL. THERMOPLASTIC IN COMPLIANCE WITH SECTION 711 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (EXCEPT STANDARD PARKING STALL STRIPING).
 2. STANDARD PARKING STALL LINES SHALL BE IN COMPLIANCE WITH WITH SECTION 713 PERMANENT TAPE PAVEMENT MARKINGS, OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 3. ALL PAVEMENT MARKINGS SHALL BE INSTALLED WITH PREFORMED THERMOPLASTIC TAPE
 4. IN THE EVENT OF PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
 5. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURBS, UNLESS OTHERWISE NOTED.

CHARLOTTE COUNTY NOTES:

ACCORDING TO PARAGRAPH C. OF THE CODE OF LAWS & ORDINANCE CHARLOTTE COUNTY, FLORIDA (AKA MUNICIPAL GRANTING AUTHORITY TO THE COUNTY ENGINEER UNDER PART III (LAND DEVELOPMENT & GROWTH MANAGEMENT), CHAPTER 34 (ROADS & BRIDGES), ARTICLE II (CONSTRUCTION IMPROVEMENTS), DIVISION I (GENERALLY), SECTION 34-21 (COUNTY SPECIFICATIONS PERMITS), THAT: GIVEN THE MAGNITUDE OF IMPROVEMENTS THAT WILL BE PERFORMED TO CONSTRUCT PROPOSED IMPROVEMENTS TO VETERANS BLVD TURN LANE TO PROVIDE ACCESS TO THE SITE, EITHER THE OWNER, DEVELOPER AND/OR CONTRACTOR WILL POST A CHECK IN THE AMOUNT SUFFICIENT TO COVER THE COSTS OF INSPECTION SERVICES NECESSARY TO ENSURE WORK PERFORMED WITHIN THE RIGHT-OF-WAY IS PERFORMED IN ACCORDANCE WITH AND ACCEPTABLE TO COUNTY AND FOOT STANDARDS. THIS CHECK WOULD BE USED TO COVER COSTS INCURRED BY CONSTRUCTION MANAGEMENT, AT THE TIME OF PERMIT APPLICATION, THE APPLICANT SHALL PROVIDE A FULL SET OF CONSTRUCTION PLANS, PERTINENT DATA INDICATING THE LENGTH OF CONTRACT TIME NEEDED TO PERFORM THE WORK, AND THE NAME OF THE CONTRACTOR TO PERFORM THE WORK. AN ESTIMATED AMOUNT OF INSPECTION TIME WILL BE CALCULATED, AND AN AMOUNT WILL BE DETERMINED TO COVER THOSE SERVICES, SHOULD THE LENGTH OF TIME OR HOURS NEEDED TO COMPLETE THE INSPECTION SERVICES EXCEED THE ESTIMATE AND POSTED AMOUNT. THE PERMIT HOLDER BY ACCEPTANCE OF THE PERMIT CONDITIONS, WILL BE CHARGED AND AGREE TO REIMBURSE CHARLOTTE COUNTY ANY ADDITIONAL COSTS INCURRED. NO WORK SHALL COMMENCE UNTIL THIS CHECK IS POSTED AND NO CO WILL BE GIVEN UNTIL ANY OUTSTANDING MONIES DUE THE COUNTY ARE SETTLED.

NO.	DATE	DESCRIPTION	BY
05	04/16/25	REV. PER DESOTO CO COMMENTS DATED 04/14/25	SJK
02	04/16/24	REV. PER DESOTO CO COMMENTS DATED 04/04/24	SJK
01	02/26/24	REV. PER CHARLOTTE CO COMMENTS DATED 12/20/23	SJK



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DATE	6/12/25
PROJECT	VETERANS STORAGE
DRAWING	05 JSC MET-SP
DRAWN	JM
CHECKED	SA

SITE PLAN
VETERANS STORAGE
DESOTO COUNTY, FLORIDA

SCALE	AS SHOWN
SEC. TOP - ANG.	31'-395'-236'
SHEET	OF
5	13

STEPHEN J. WENZNER
FL. LICENSE NO. 8880