

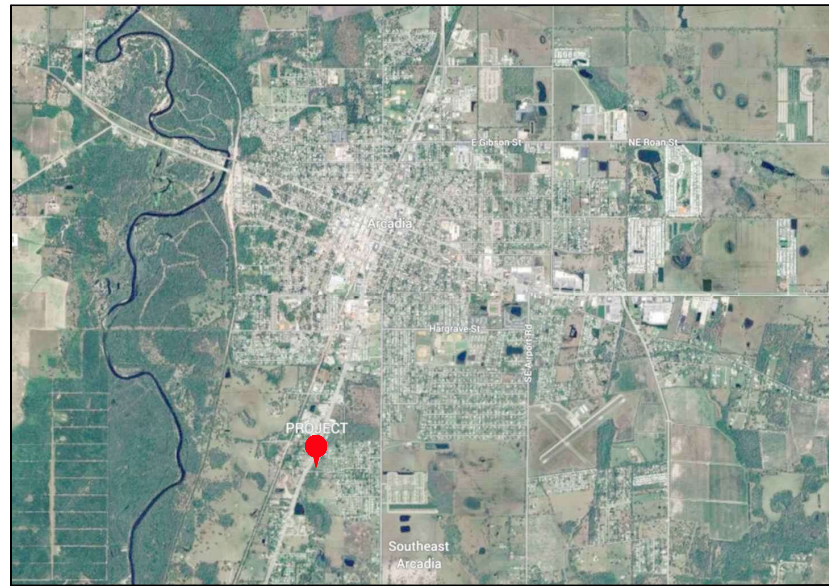
# DEVELOPMENT PLAN FOR ARCADIA SELF STORAGE

2114 US 17 SW  
ARCADIA, FLORIDA, 34266



**DESOTO COUNTY  
FLORIDA**

LOCATION MAP



PLANS PRODUCED FOR THE  
EXCLUSIVE USE OF:

**GUY BLAKE**

4477 BELFOUNTAIN ST  
PORT CHARLOTTE, FL 33948

gblake@pyramidbrokerage.com  
845.706.5744

**SHEET INDEX**

SHEET	DESCRIPTION
1.0	COVER SHEET
2.0	BOUNDARY, TOPOGRAPHIC & TREE SURVEY (BY: FIRST CHOICE SURVEYING)
2.1	AERIAL
3.0	SITE PLAN
3.1	AUTOTURN SIMULATION
4.0	PAVING AND DRAINAGE PLAN
5.0	UTILITY PLAN

**PROJECT CONSULTANTS**

COMPANY & CONTACT	TITLE
HERSTON ENGINEERING SERVICES, INC. C/O JAMES W. HERSTON, P.E. 2011 PEACHLAND BLVD, UNIT 207 PORT CHARLOTTE, FL 33964 813-926-7777 JHERSTON@HERSTONENGINEERING.COM	ENGINEER OF RECORD
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TERRASCAP, INC. C/O TYONNE R. HALL TERRASCAP@BOOKMOSARTS.NET 941-924-9123	LANDSCAPE ARCHITECT



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CERTIFICATE OF AUTHORIZATION NUMBER: 00007891

PROJECT:  
**ARCADIA  
SELF STORAGE**

SITE ADDRESS:  
2114 SW US 17  
ARCADIA, FL 34266  
DESOTO COUNTY, FLORIDA

CLIENT:  
**GUY BLAKE**  
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PREPARED BY:  
**JAMES W.  
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STATE OF  
FLORIDA 43980**

Digitally signed by James W Herston  
DN: c=US, o=Florida, dnQualifier=A01410C0000018872, 809DE800166A79, cn=James W Herston  
Date: 2025.07.01 19:07:32 -0400

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REV	DESCRIPTION	DATE
3	DESOTO COUNTY COMMENTS	5-25-25
2	COMMENTS / REVISIONS	2-25-25
1	DEVELOPMENT PLAN	12-2-24

ENGINEER: JWH  
DRAWN BY: MSH  
FLOTTED: 7/1/2025 12:44 PM  
ALL ELEVATIONS BASED UPON NAVD, 1988 DATA

**ENGINEERING WITH PURPOSE**

SHEET TITLE:  
**COVER SHEET**

N/A

SHEET No: **1.0** PROJECT: **3506**



**HERSTON  
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CERTIFICATE OF AUTHORIZATION NUMBER: 00007091

PROJECT:

**ARCADIA  
SELF STORAGE**

SITE ADDRESS:

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ARCADIA, FL 34266  
DESOTO COUNTY, FLORIDA

CLIENT:

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PREPARED BY:

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Herston  
DN: c=US, o=Florida,  
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809DE800166A79, cn=James W  
Herston  
Date: 2025.07.01 19:08:36 -04'00'

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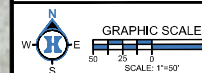
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**ENGINEERING WITH PURPOSE**

SHEET TITLE:

**AERIAL**



SHEET No: **2.1** PROJECT: **3506**



U.S. HIGHWAY #17

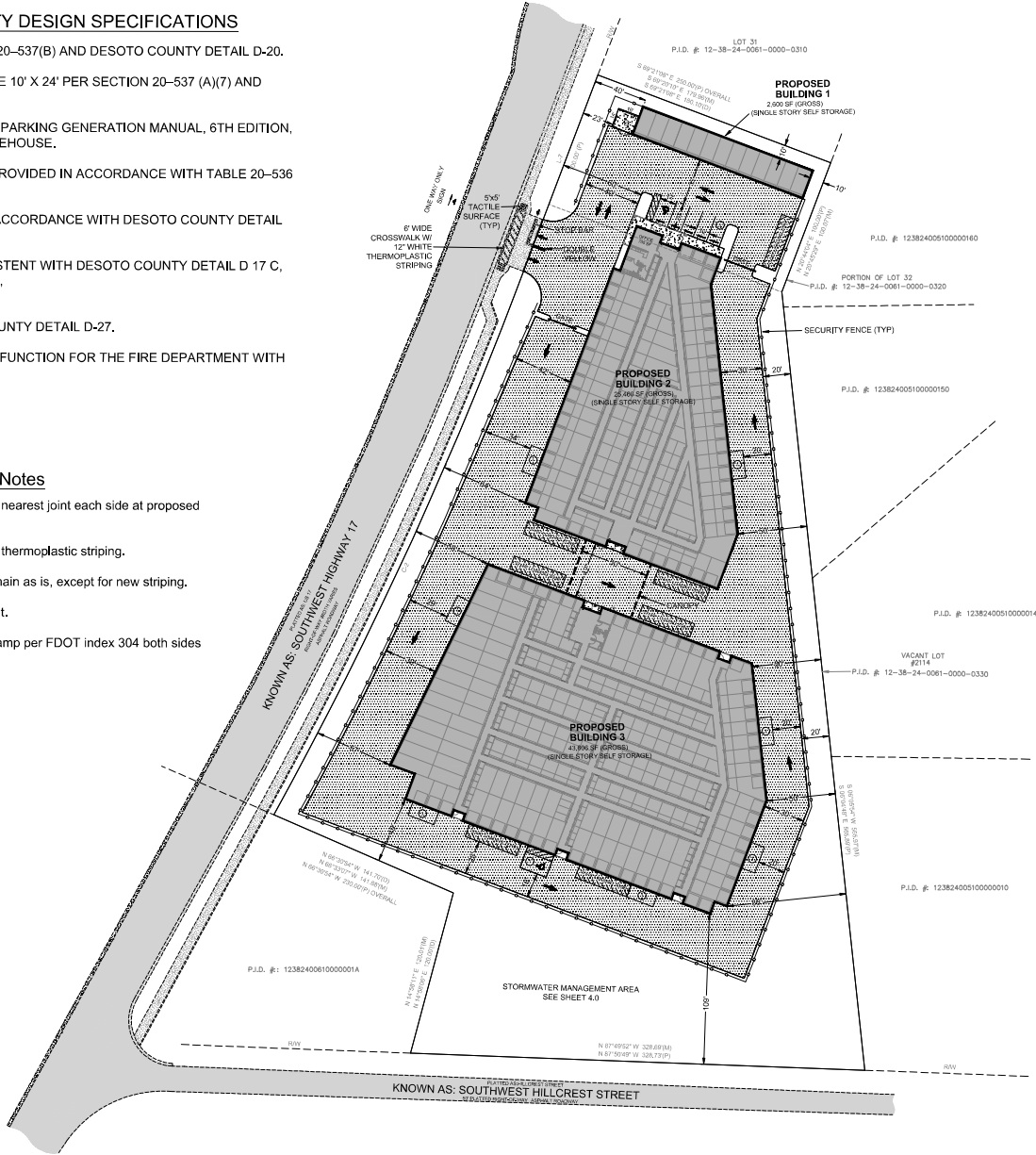
HILLCREST STREET

**DESOTO COUNTY DESIGN SPECIFICATIONS**

1. ADA PARKING PER SECTION 20-537(B) AND DESOTO COUNTY DETAIL D-20.
2. PARALLEL PARKING SHALL BE 10' X 24' PER SECTION 20-537 (A)(7) AND DESOTO COUNTY DETAIL D 18.
3. PARKING PROVIDED PER ITE PARKING GENERATION MANUAL, 6TH EDITION, LAND USE CODE 151, MINI-WAREHOUSE.
4. LOADING ZONES SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 20-536 AND 20-536(2).
5. WHEEL STOPS SHALL BE IN ACCORDANCE WITH DESOTO COUNTY DETAIL D 19A.
6. PAVEMENT SHALL BE CONSISTENT WITH DESOTO COUNTY DETAIL D 17 C, TYPICAL PAVEMENT SECTION 3, PER 20-537(A) (4).
7. DUMPSTER PER DESOTO COUNTY DETAIL D-27.
8. ALL ELECTRIC GATES SHALL FUNCTION FOR THE FIRE DEPARTMENT WITH EVAC SYSTEM.

**FDOT Notes**

- 1- Reconstruct existing sidewalk to nearest joint each side at proposed connection.
- 2- 6' wide crosswalk with 12" white thermoplastic striping.
- 3- Existing Drive Connection to remain as is, except for new striping.
- 4- Match existing edge of pavement.
- 5- Construct ADA compliant curb ramp per FDOT index 304 both sides of connection (if necessary).



**BUILDINGS & PARKING SUMMARY**

<b>PARKING REQUIRED:</b>	
BUILDINGS 1, 2, & 3:	
70,966 SF WAREHOUSE	
PER ITE PARKING GENERATION MANUAL =	7
(FOR MINI WAREHOUSE LUC (151) 6TH EDITION)	
700 SF OFFICE	
(1 SPACE / 250 SF) =	3
<b>TOTAL PARKING REQUIRED:</b>	<b>10 SPACES</b>
<b>PARKING PROVIDED:</b>	
PROPOSED STANDARD (10'x20') (FOR OFFICE):	4
PROPOSED HANDICAP (12'x20') (FOR OFFICE):	1
PROPOSED PARALLEL (10'x24') (FOR MINI WH):	7
PROPOSED HC PARALLEL (12'x24') (FOR MINI WH):	1
<b>TOTAL PARKING PROVIDED:</b>	<b>13 SPACES</b>

**SITE SUMMARY**

PROPERTY SIZE	192,501 SF
PROPOSED BUILDINGS 1-3 (GROSS)	71,666 SF
PROPOSED ASPHALT (ON-SITE)	62,255 SF
TOTAL IMPERVIOUSNESS	133,921 SF
TOTAL IMPERVIOUSNESS %	70%
TOTAL OPEN GREEN SPACE %	30%
FAR = 71,666 / 192,501 = 0.37	
LOADING SPACES REQUIRED = 71,666 / 10,000 = 7	

**LEGEND**

- [Hatched Box] PROPOSED BUILDING
- [Dotted Box] EXISTING ASPHALT PAVING
- [Stippled Box] PROPOSED ASPHALT PAVING
- [Cross-hatched Box] EXISTING CONCRETE (OFF-SITE)
- [Dotted Box] PROPOSED CONCRETE
- [Circle with 'P'] NUMBER OF PROPOSED PARKING SPACES
- [Arrow] PAINTED TRAFFIC CIRCULATION ARROW
- [Sign] STOP SIGN (R1-1)
- [Sign] HANDICAPPED SIGN
- [Sign] DO NOT ENTER SIGN (R5-1)
- [Sign] CONCRETE WHEELSTOP
- [Hatched Box] TACTILE SURFACE
- [Hatched Box] 10'x40' LOADING ZONE
- [Box with 'D'] 16'x14' DUMPSTER ENCLOSURE (PER COUNTY DETAIL D-27)



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**PROJECT:**  
**ARCADIA SELF STORAGE**

**SITE ADDRESS:**  
 2114 SW US 17  
 ARCADIA, FL 34266  
 DESOTO COUNTY, FLORIDA

**CLIENT:**  
**GUY BLAKE**

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**PREPARED BY:**  
**JAMES W. HERSTON, P.E.**  
**STATE OF FLORIDA 43980**

Digitally signed by James W Herston  
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REV	DESCRIPTION	DATE
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2	COMMENTS / REVISIONS	2-25-25
1	DEVELOPMENT PLAN	12-2-24

ENGINEER: JWH  
 DRAWN BY: MSH  
 PLOTTED: 7/15/2025 3:00 PM  
 ALL ELEVATIONS BASED UPON NAVD, 1989 DATA

**ENGINEERING WITH PURPOSE**

SHEET TITLE:  
**SITE PLAN**

GRAPHIC SCALE  
 SCALE: 1"=40'

SHEET No: **3.0** PROJECT: **3506**



**HERSTON  
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CERTIFICATE OF AUTHORIZATION NUMBER: 00007991

PROJECT:

## ARCADIA SELF STORAGE

SITE ADDRESS:

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DESOTO COUNTY, FLORIDA

CLIENT:

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PREPARED BY:

**JAMES W.  
HERSTON, P.E.  
STATE OF  
FLORIDA 43980**

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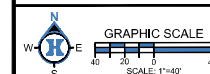
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ENGINEER: JWH/J  
DRAWN BY: MSH  
PLOTTED: 7/12/25 1:48 PM

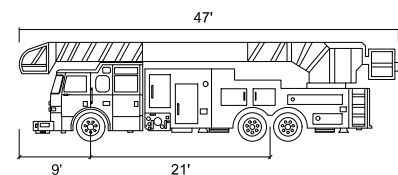
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### ENGINEERING WITH PURPOSE

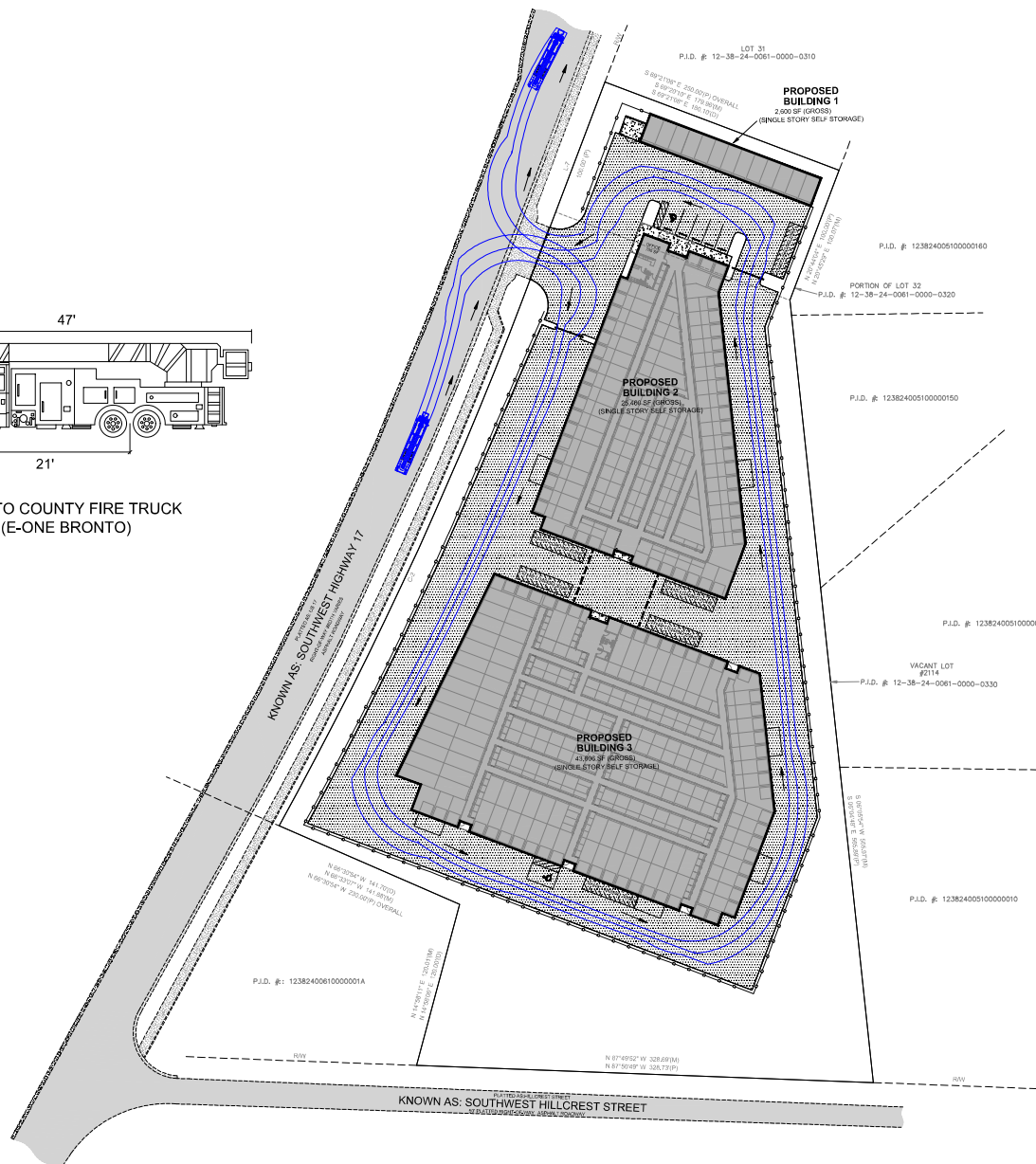
#### SHEET TITLE: TURNING MOVEMENT DIAGRAM



SHEET No: **3.1** PROJECT: **3506**



DESOTO COUNTY FIRE TRUCK  
(E-ONE BRONTO)

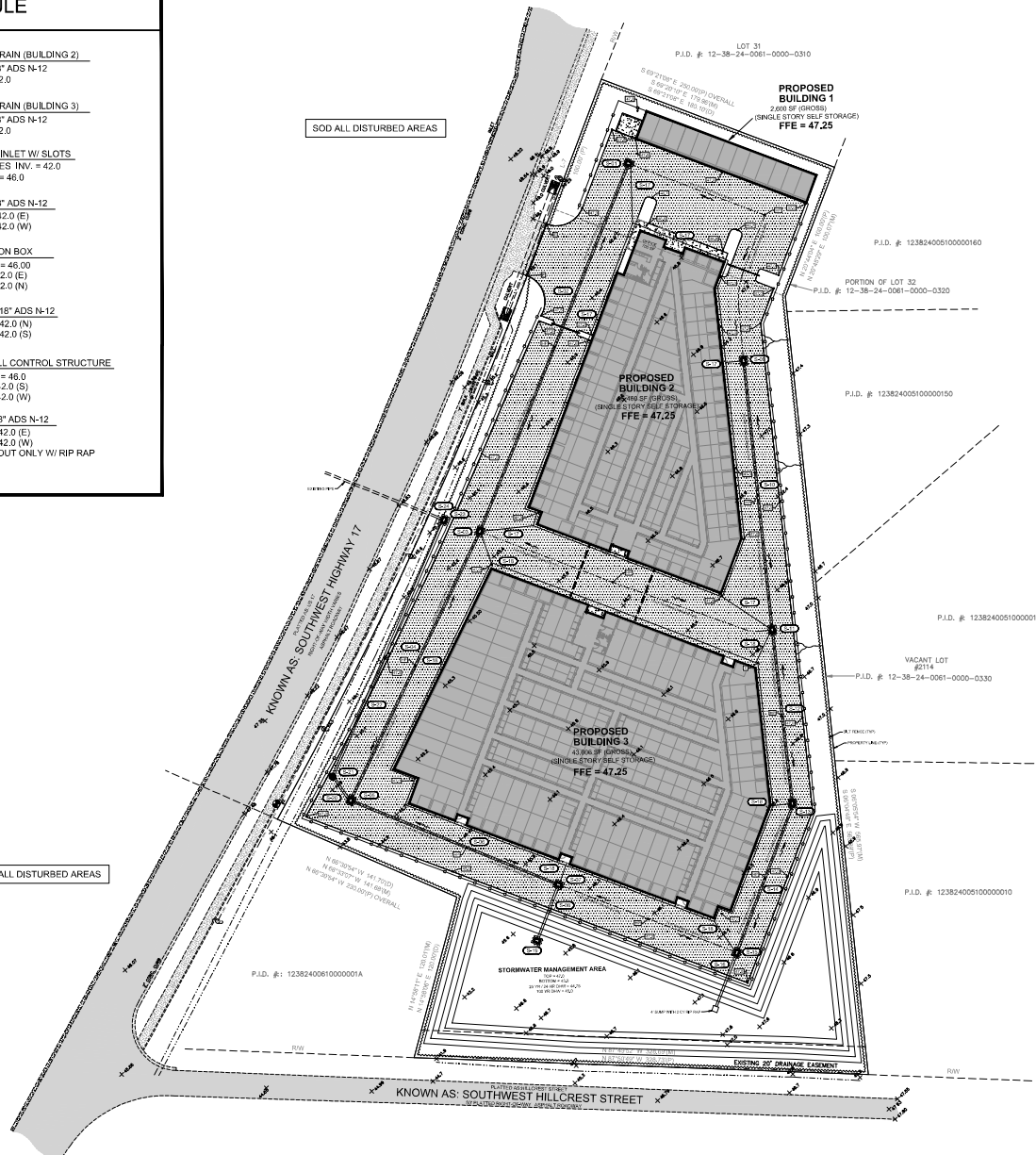


#### LEGEND

- PROPOSED BUILDING
- EXISTING ASPHALT PAVING
- PROPOSED ASPHALT PAVING
- EXISTING CONCRETE (OFF-SITE)
- PROPOSED CONCRETE
- BICYCLE RACK (10 BICYCLE CAPACITY)
- NUMBER OF PROPOSED PARKING SPACES
- PAINTED TRAFFIC CIRCULATION ARROW
- STOP SIGN (R1-1)
- HANDICAPPED SIGN
- DO NOT ENTER SIGN (R5-1)
- CONCRETE WHEELSTOP
- TACTILE SURFACE

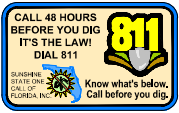
PROPOSED DRAINAGE STRUCTURE SCHEDULE

- S-01 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (S)  
INV. = 42.0 (E)
- S-02 286 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-03 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (N)  
INV. = 42.0 (S)  
INV. = 42.0 (E)
- S-04 215 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-05 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (N)  
INV. = 42.0 (E)
- S-06 162 LF 18" ADS N-12  
INV. = 42.0 (E)  
INV. = 42.0 (W)
- S-07 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (S)  
INV. = 42.0 (W)
- S-08 48 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-09 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (S)  
INV. = 42.0 (W)
- S-10 195 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-11 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (N)  
INV. = 42.0 (S)  
INV. = 42.0 (W)
- S-12 125 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-13 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-14 115 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-15 TYPE C INLET  
GRATE = 46.0  
INV. = 42.0 (S)  
INV. = 42.0 (S)
- S-16 42 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-17 ROOF DRAIN (BUILDING 2)  
865 LF 6" ADS N-12  
INV. = 42.0
- S-18 ROOF DRAIN (BUILDING 3)  
960 LF 6" ADS N-12  
INV. = 42.0
- S-19 TYPE C INLET W/ SLOTS  
ALL SIDES INV. = 42.0  
GRATE = 46.0
- S-20 22 LF 18" ADS N-12  
INV. = 42.0 (E)  
INV. = 42.0 (W)
- S-21 JUNCTION BOX  
GRATE = 46.00  
INV. = 42.0 (E)  
INV. = 42.0 (N)
- S-22 202 LF 18" ADS N-12  
INV. = 42.0 (N)  
INV. = 42.0 (S)
- S-23 OUTFALL CONTROL STRUCTURE  
GRATE = 46.0  
INV. = 42.0 (S)  
INV. = 42.0 (W)
- S-24 10 LF 18" ADS N-12  
INV. = 42.0 (E)  
INV. = 42.0 (W)  
STUB OUT ONLY W/ RIP RAP



SOD ALL DISTURBED AREAS

- LEGEND**
- PROF. STORM DRAIN LINE
  - EXIST. STORM DRAIN LINE
  - DIRECTION OF DRAINAGE FLOW
  - PROPOSED GRADE
  - TOP OF CURB ELEVATION
  - PAVEMENT ELEVATION
  - EXISTING GROUND ELEVATION
  - SILT FENCE (TYPE II)
  - DIRECTION OF SLOPE
  - STORM DRAINAGE COMPONENT
  - MANHOLE
  - DITCH BOTTOM INLET
  - MIRRED END SECTION



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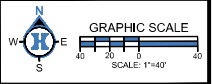
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**ENGINEERING WITH PURPOSE**

SHEET TITLE:  
**DRAINAGE PLAN**



SHEET No: **4.0** PROJECT: **3506**

