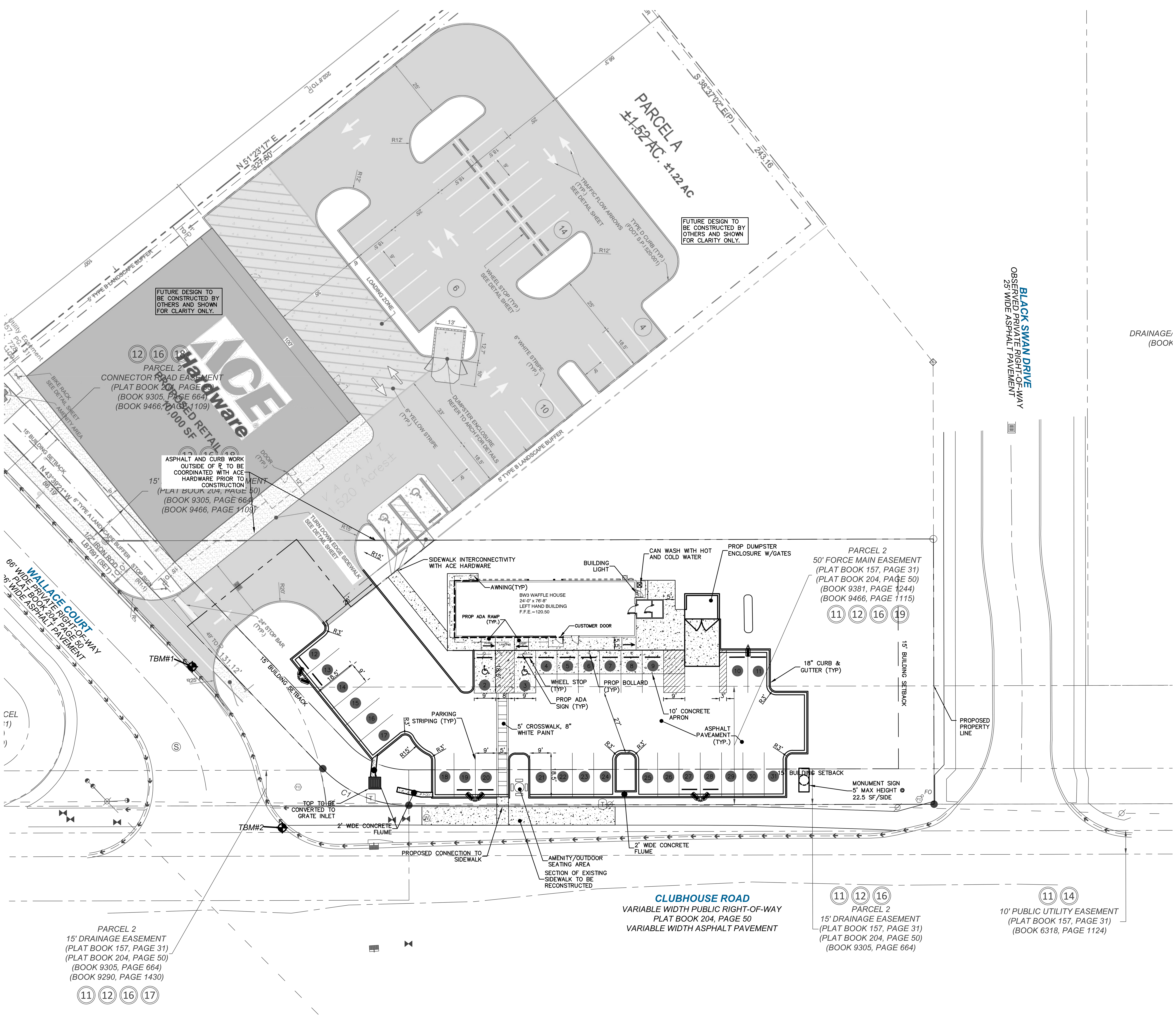

SITE NOTES:

1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE, BUT NOT LIMITED TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR TO COORDINATE AREA WITHIN 3' OF THE BUILDING BETWEEN THE ARCHITECT AND CIVIL ENGINEER.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5' WHERE NO DIMENSION IS GIVEN.
6. CURB AND GUTTER SHALL BE 18" IN SIZE UNLESS SPECIFIED OTHERWISE.
7. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
8. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION
- 24" CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED GUARDRAIL
- CONCRETE
- PAVEMENT
- GRAVEL
- HANDICAP ACCESSIBLE DESIGNATED STALL
- HANDICAP PARKING SIGN
- PARKING SPACE COUNT
- ELECTRICAL TRANSFORMER
- WATER METER
- FIRE HYDRANT
- HEAD WALL
- DRAIN INLET
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN

SITE SUMMARY

ZONING DISTRICT	TOWN CENTER (MIXED-USE)
JURISDICTION	POLK COUNTY
PROPOSED USE	RESTAURANT
PROPOSED LOT AREA	.70 AC (30,492 SF)
PROPOSED BUILDING	1913 SF
FRONT YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	15'
REAR YARD SETBACK	15'
LANDSCAPE BUFFER	5'
TYPE C BUFFER	N/A
PARKING STALL DIMENSIONS	9'x18.5'
MIN. PARKING SPACES REQUIRED	30 SPACES
MAX. PARKING SPACES REQUIRED	N/A
PROPOSED PARKING SPACES	31 SPACES

LICENSE No. 71653 STATE OF FLORIDA PROFESSIONAL ENGINEER

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 700
DECATUR, GA 30030
404.556.7721
www.tcg.engineer

"A UNIQUE AMERICAN PHENOMENON"
WAFFLE HOUSE
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

WAFFLE HOUSE
LAKELAND, FL

ISSUED FOR: CONSTRUCTION
JURISDICTION: POLK COUNTY
LOCATION: 5263 BLACK SWAN DR
LAKELAND, FL 33812

#	DATE	REVISIONS

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DRAWN:	CHECK:
DDC	JDR
JOB NO:	DATE:
25-297	11/13/25

SITE PLAN
SHEET C02

C:\USERS\CONTINEO-MASTER DROPBOX\BRYAN RUSSELL\CONTINEO-MASTER\P-DRIVE) PROJECTS\2025\25-297 - WH - LAKELAND, FL\2 - CIVIL DESIGN\0-DWG DESIGN FILES\02_CONSTRUCTION DRAWINGS