

Plotted By: Bruno, Gope, Sheet Set: kha, Layout: EXH-1 SITE PLAN March 06, 2023 05:39:25pm K:\LAK\_Civil\04561000 - 540A Storage\CAD\EXHIBITS\MASTER SITE PLAN EXHIBIT - ALL CONCEPT.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA

LOCATION	SECTION 21, TOWNSHIP 24 S, RANGE 29 E		
ADDRESS	0 HWY 540A E LAKELAND, FLORIDA 33602		
FUTURE LAND USE	OFFICE CENTER (OC)		
DEVELOPMENT AREA	TRANSIT SUPPORTIVE DEVELOPMENT AREA (TDSA)		
PROPOSED USE	SELF STORAGE		
FOLIO NUMBERS	24-29-21-000000-033050		
SITE AREA	144,274 SF	3.31± AC	
FLOOR AREA RATIO	REQUIRED (COND. USE) 0.75 MAX	PROPOSED 0.70	
FLOOD ZONE	"X" ZONE (AREA OF MINIMAL FLOOD HAZARD, WHICH ARE OUTSIDE THE SFHA & HIGHER THAN THE ELEVATION OF THE 0.2% ANNUAL CHANCE FLOOD)		
WETLANDS	NO EXISTING WETLANDS		
OPEN SPACE	1.91 AC (55.6%) INCLUDES BUFFERS, AND AREA BEYOND POND DESIGN HIGH LEVELS.		

MIN. BUILDING SETBACKS

ROW	30 FT
REAR	15 FT
SIDE	15 FT
ACCESSORY	15 FT

PARKING REQUIREMENTS

REQUIRED	1/300 SF OF OFFICE 800/300 = 2.7 = 3 SPACES
PROVIDED	4 SPACES (1 ADA)

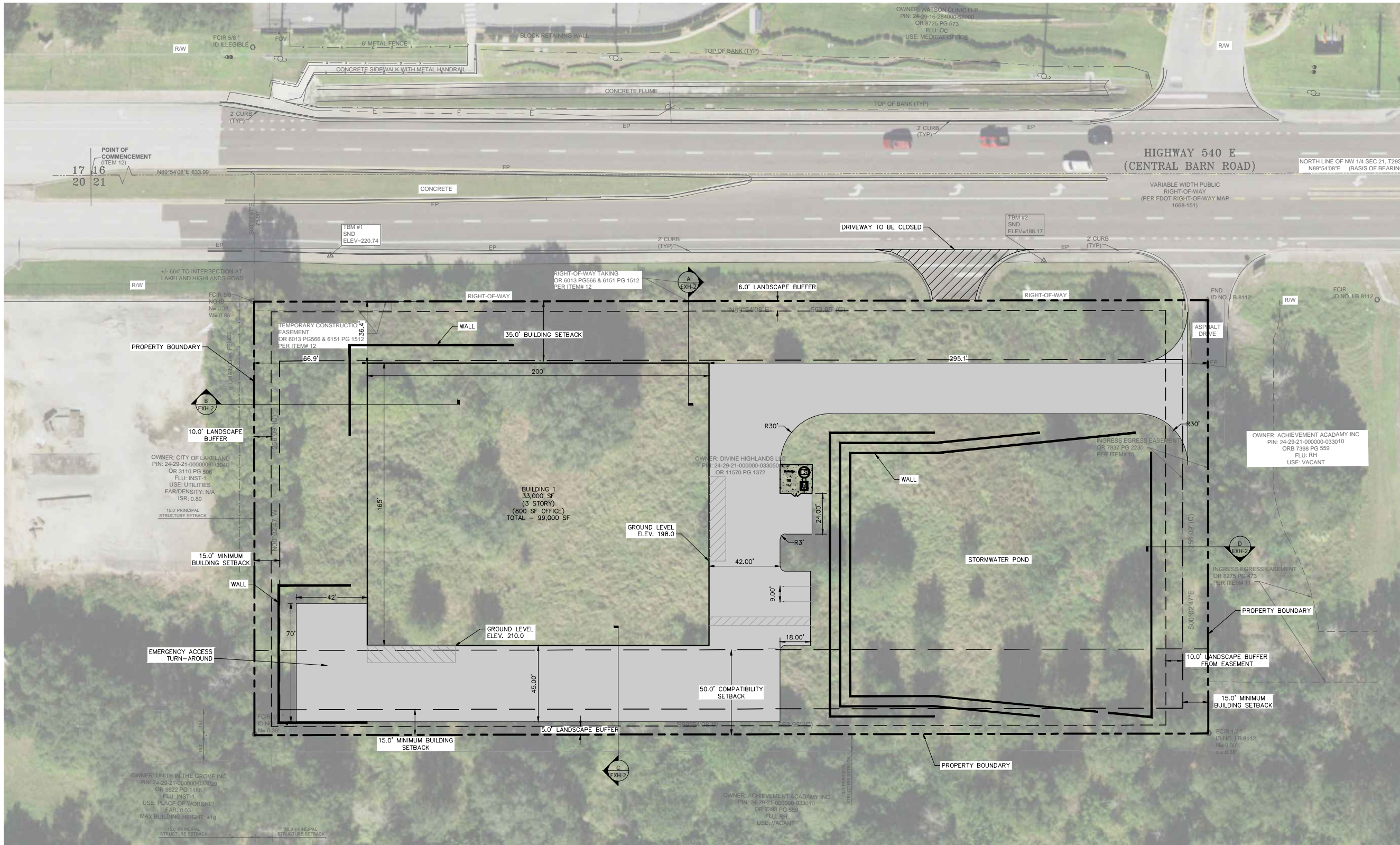
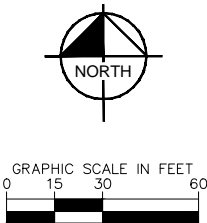
LANDSCAPE BUFFERS

	REQ	ABUTTING USE
NORTH	6-FT A-TYPE BUFFER	ROADWAY (URBAN COLLECTOR)
EAST	10-FT B-TYPE BUFFER	VACANT RESIDENTIAL
SOUTH	5-FT B-TYPE BUFFER w/ FENCE (COMPATIBILITY REQUIREMENTS APPLY)	VACANT RESIDENTIAL
WEST	10-FT B-TYPE BUFFER	UTILITY

NOTE:  
SEE LANDSCAPE BUFFER CROSS SECTIONS A TO D ON SHEET EXH-2



LOCATION MAP  
SCALE: N.T.S



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WWW.KIMLEY-HORN.COM  
REGISTRY NO. 696

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER	
------------------------	--

KHA PROJECT

PROJ #	
DATE	
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

SITE PLAN

SELF STORAGE  
CR 540A

SHEET NUMBER  
EXH-1

POLK COUNTY FLORIDA

REVISIONS	DATE	BY
No.		



Plotted By: Bruno, Gage, Sheet Set: kha, Layout: EXH-2 LANDSCAPE DETAILS, March 06, 2023, 05:41:37pm, K:\LAK\_Civil\046561000 - 540A Storage\CAD\EXHIBITS\MASTER SITE PLAN EXHIBIT - ALI CONCEPT.dwg  
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#### MIN. BUILDING SETBACKS

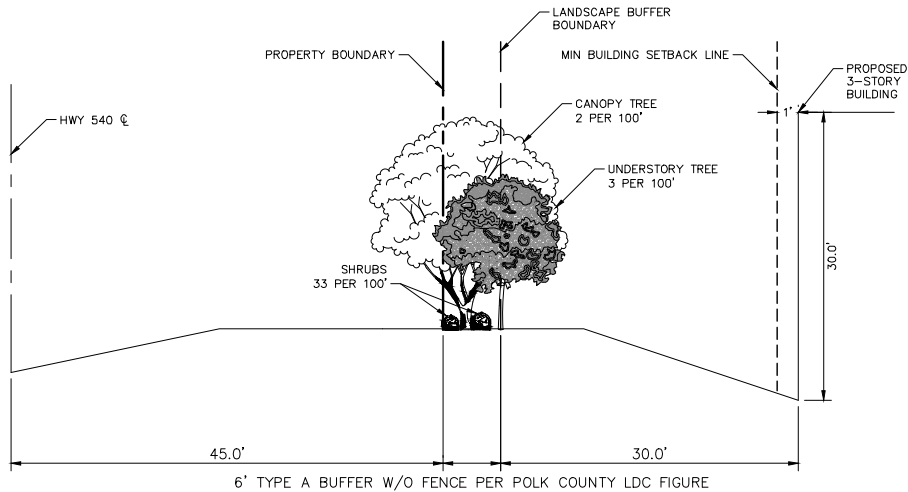
ROW	30 FT
REAR	15 FT
SIDE	15 FT
ACCESSORY	15 FT

#### PARKING REQUIREMENTS

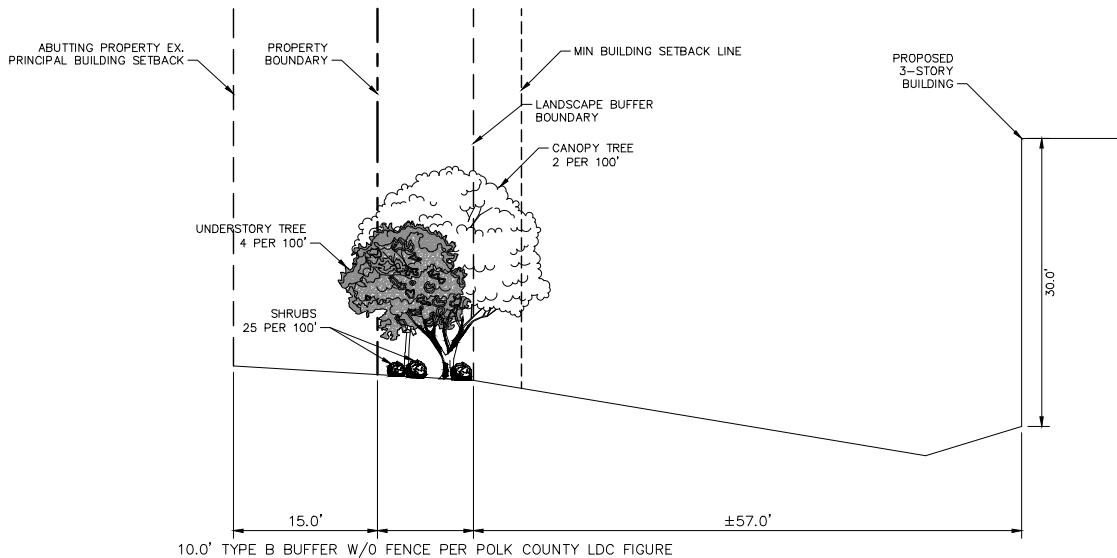
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#### LANDSCAPE BUFFERS

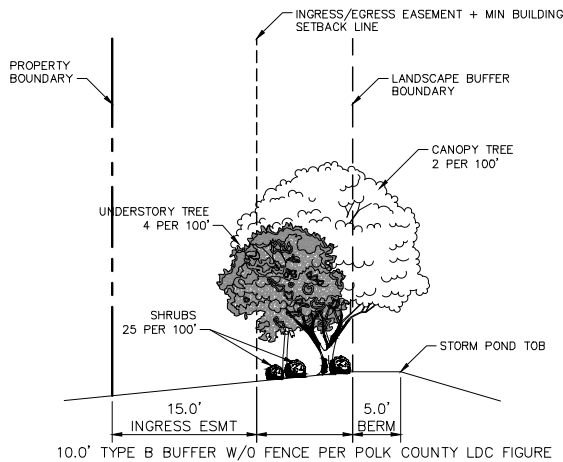
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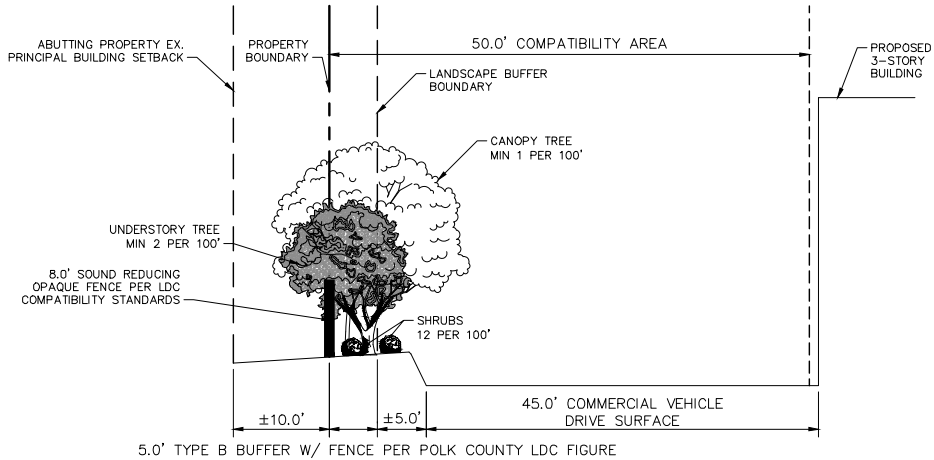
DETAIL A - TYPE A BUFFER (NORTH PROPERTY LINE)  
SCALE: 1" = 10'



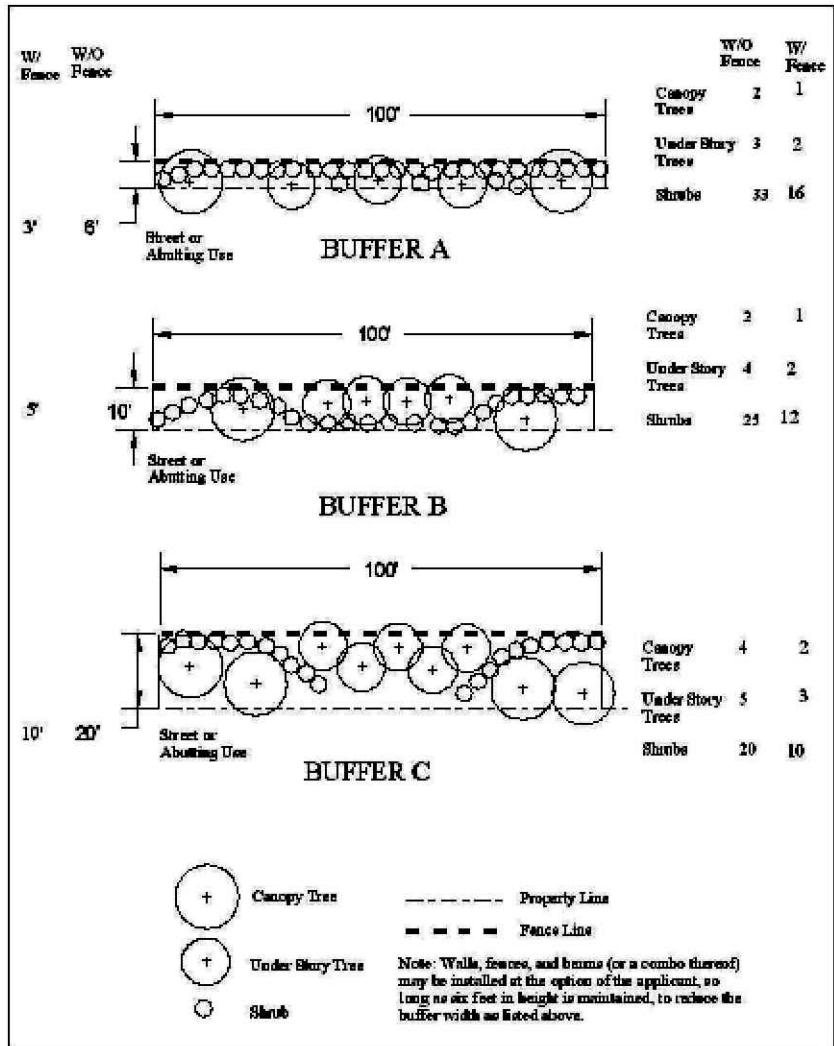
DETAIL B - TYPE B BUFFER (WEST PROPERTY LINE)  
SCALE: 1" = 10'



DETAIL D - TYPE B BUFFER (EAST PROPERTY LINE)  
SCALE: 1" = 10'



DETAIL C - TYPE B BUFFER (SOUTH PROPERTY LINE)  
SCALE: 1" = 10'



POLK COUNTY LDC FIGURE 7.3 BUFFER TYPES AND REQUIREMENTS