

SITE IDENTIFICATION
 PARCEL IDENTIFICATION NO. 26-30-19-000000-011010
 TOWNSHIP 30S, SECTION 26, RANGE 19 E
 ADDRESS: 3215 REYNOLDS ROAD, BARTOW, FL 33830

SITE ZONING
 PROJECTED TRIPS GENERATED:
 LAND USE CATEGORY: 435 - MULTIPURPOSE RECREATIONAL FACILITY
 TRIPS PER UNIT: 3.58 (PER 1,000 SF GROSS FLOOR AREA)
 TRIPS GENERATED: 37.89 (38)

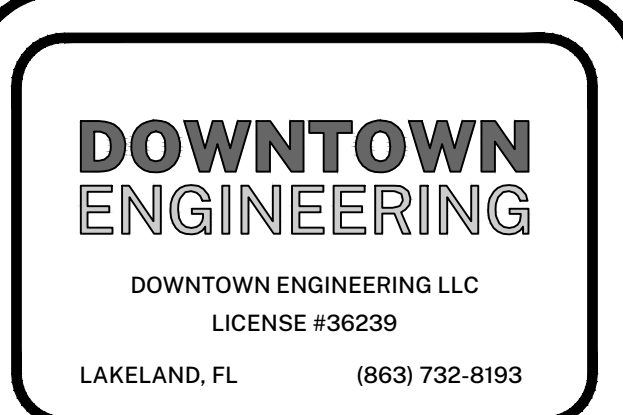
SITE AREA
 TOTAL SITE AREA: 313,754.54 SQ. FT. = 7.20 ACRES
 EXISTING:
 IMPERVIOUS: 2,361.04 SQ. FT. = 0.05 AC
 PERVIOUS: 311,393.50 SQ. FT. = 7.15 AC
 PROPOSED:
 BUILDING: 10,584 SQ. FT. = 0.24 AC
 SIDEWALKS AND PARKING: 5,882 SQ. FT. = 0.14 AC
 GRAVEL: 37,950 SQ. FT. = 0.87 AC
 PROPOSED IMPERVIOUS: 54,416 SQ. FT. = 1.25 AC

PARKING REQUIREMENTS
 PROPOSED LAND USE CATEGORY: EVENT FACILITY
 LAND USE PARKING REQUIREMENTS: 1 SPACE PER 150 SF GFA
 REQUIRED PARKING PER 10,584 SQ FT GFA = 70.56 (71) SPACES
 PARKING SPACES PROVIDED = 125 SPACES

LEGEND

	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED SOD
	PROPOSED STABILIZED SUBGRADE

- GENERAL NOTES:**
- EXISTING CONDITIONS PRESENTED ARE BASED ON SITE INVESTIGATIONS, G.I.S. DATA AND AERIAL IMAGERY.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, WHETHER SHOWN OR NOT, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - THE HORIZONTAL AND VERTICAL LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON FIELD OBSERVATION AND/OR AVAILABLE PLANS. THE EXACT LOCATION MAY VARY. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
 - ALL EXISTING MANHOLES, VALVES, ETC. ARE TO BE ADJUSTED TO MATCH PROPOSED ELEVATIONS.
 - ANY EXISTING ITEM DISTURBED DURING CONSTRUCTION IS TO BE RESTORED TO EQUAL OR BETTER QUALITY.
 - PAVEMENT AND DRIVEWAY RESTORATION ARE TO MATCH EXISTING GRADE UNLESS OTHERWISE NOTED.
 - IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
 - CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE UTILITY COMPANY FOR ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
 - CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF POWER LINES.
 - WHERE AMBIGUITY EXISTS, POLK COUNTY MANUAL OF STANDARDS AND STANDARD DETAILS TAKE PRECEDENCE OVER OTHER NOTES AND DETAILS PRESENTED IN THIS PLAN SET.



REYNOLDS ROAD EVENT VENUE
 TDW LAND PLANNING
 3215 REYNOLDS ROAD
 UNINCORPORATED POLK COUNTY
 FLORIDA

PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION

NO.	REVISION/ISSUE

DESIGNED BY	R.J.	DRAWN BY	N.H.
CHECKED BY	C.M.	SCALE	1"=40'
PROJECT NO.	526306		

SHEET NAME
SITE PLAN

DRAWING NO. SP-01	
DATE 3/3/2026	PAGE 1 OF 1