

SITE DATA

PARCEL I.D. #:
252823347900000480; 252823347900000490; 252823347900000500;
252823347900000510; 252823347900000520; 252823347900000530;
252823347900000540; 252823347900000550

PROJECT AREA: 10.726 AC

EXISTING USE: COMMERCIAL WAREHOUSE
PROPOSED USE: COMMERCIAL WAREHOUSE

ZONING: BUSINESS PARK CENTER-2 (BPC-2)

FLOOD ZONE: THIS PROJECT IS LOCATED IN FLOOD ZONE 'X' ACCORDING TO F.I.R.M. NUMBER 12105C0345G, PREPARED BY F.E.M.A., LAST REVISED DECEMBER 22, 2016.

SETBACKS: REQ/PROV
INDUSTRIAL BLVD (ROW): 30'/31'
SIDE/REAR: 20'/30-49'

BUFFERS: REQ/PROV
INDUSTRIAL BLVD (ROW): 47'
SIDE/REAR: 0'

BUILDING HEIGHT: 20' ALLOWED: 50'

BUILDING AREA: 75,935 SF

FLOOR AREA RATIO: 1.743 / 10.73 = 0.162 ALLOWED: 0.75

IMPERVIOUS SURFACE RATIO: 0.60 ALLOWED: 0.60

SITE AREAS: 10.73 AC

- BUILDING AREA	1.743 AC	16.24 %
- PAVING AREA	4.695 AC	43.75 %
- LANDSCAPE/OPEN AREA	3.939 AC	36.72 %
- POND	0.353 AC	3.29 %
- IMPERVIOUS AREA	6.438 AC	60.0 %
- PERVIOUS	4.292 AC	40.0 %

REQUIRED PARKING:
WAREHOUSE - 1 SPACE PER EMPLOYEE (1 x 18.5) = 18 SPACES
EQUIPMENT/TRUCK PARKING - 10 SPACES
TOTAL REQUIRED PARKING = 28 SPACES

PROVIDED PARKING:
HANDICAP SPACES (12x18.5) = 2 SPACES
STANDARD SPACES (8x18.5) = 84 SPACES
PROVIDED PARKING = 84 SPACES

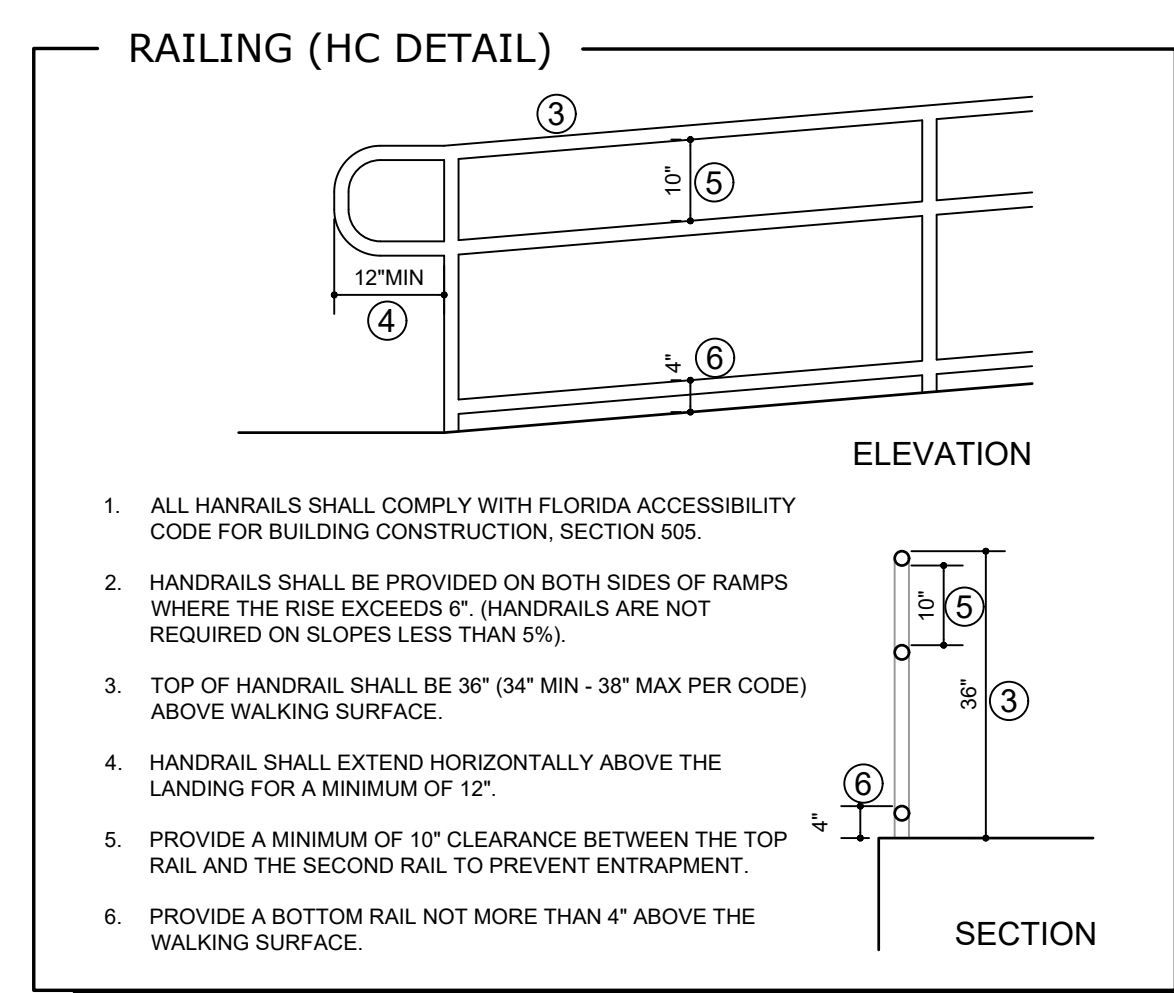
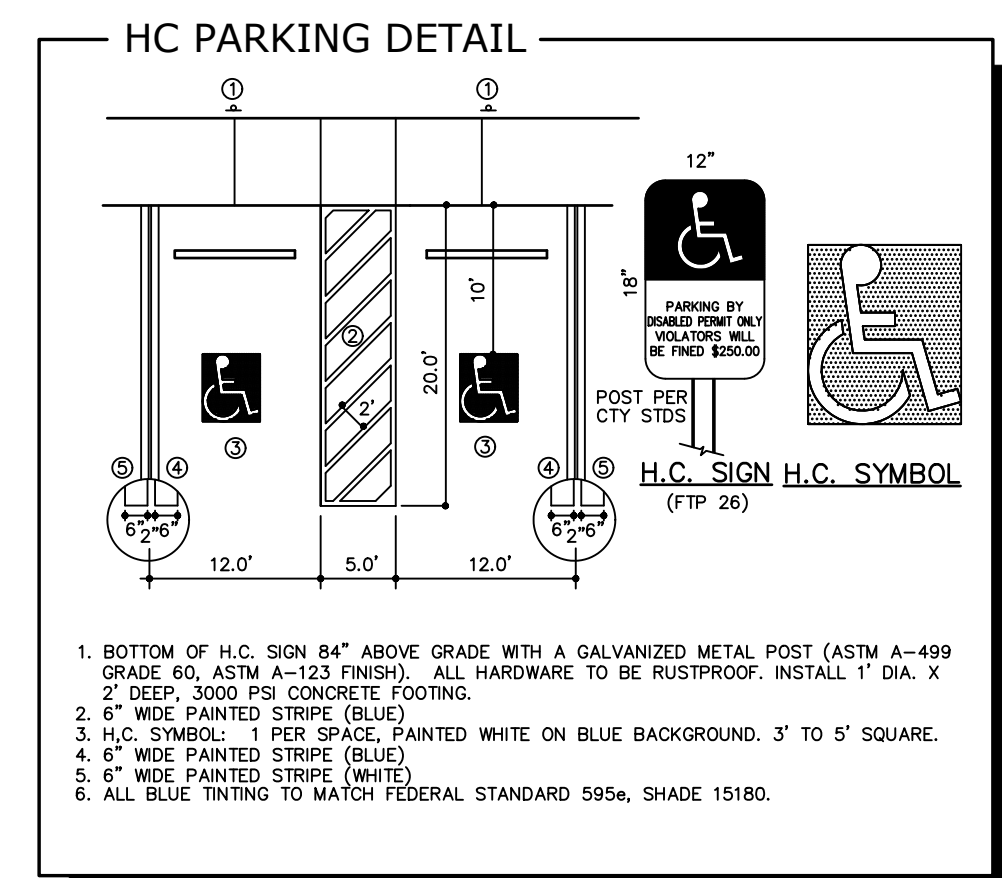
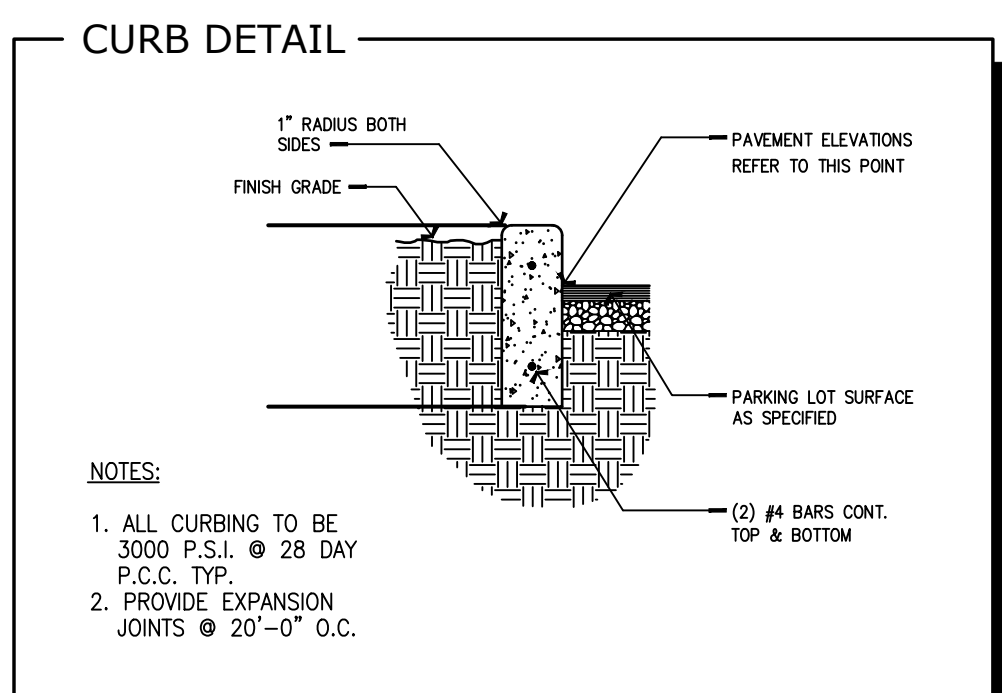
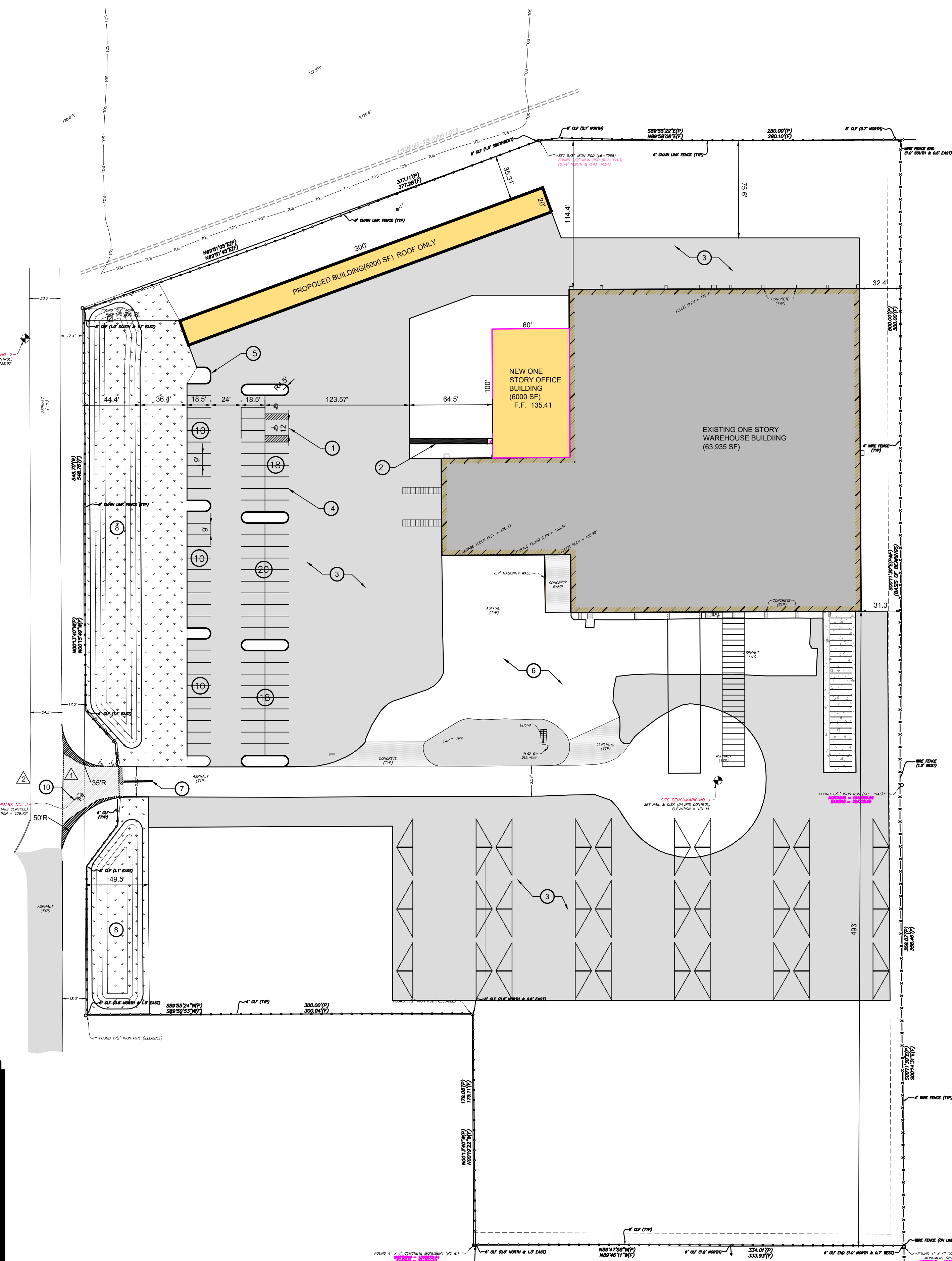
UTILITY COMPANY:
WATER: CITY OF AUBURDNDALE
SEWER: SEPTIC TANK AND DRAINFIELD

KEY NOTES

- NEW HANDICAP PARKING SPACE AND HDCP SIGN FTP-20-06
- NEW HDCP ACCESSIBLE RAMP WITH RAILS. PER PER FDOT STANDARD PLAN INDEX 522-002.
- NEW ASPHALT PAVEMENT (154,619 SF)
- NEW 6" WHITE PAINTED PARKING STRIPES, TYPICAL.
- NEW TYPE 'D' CONCRETE CURB PER PER FDOT STANDARD PLAN INDEX 520-001.
- OVERLAY EXISTING ASPHALT (20,420 SF)
- STOP BAR
- PROPOSED POND
- PROPOSED ONE-STORY BUILDING TO CONNECT TO EXISTING WATER SYSTEM AND SEPTIC TANK AND DRAINFIELD.
- MILL AND RESURFACE WITH MIN. 1.5" SP 12.5 ASPHALT

POLK COUNTY LAND DEVELOPMENT DIVISION STANDARD NOTES

- Traffic signs and pavement markings shall be installed prior to opening a new or modified road.
- All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.
- Changes from plans or specifications substantially affecting conformance to standards or performance of systems must be submitted in a written request by the Engineer of Record and receive written approval by the County Engineer prior to the implementation of such changes, unless otherwise provided for in the Polk County Land Development Code or the Polk County Utilities Code. Major modifications may require an approval by the Development Review Committee. In such cases, the applicant shall submit the appropriate application and fees for a new review at the Level of the original approval, or Level 2, whichever is greater.
- The Contractor shall notify Polk County Inspections Staff (863) 534-6449, at least five (5) working days prior to commencement of construction and prior to any activity requiring inspection, including site paving.
- To schedule the required Pre-Construction meeting, the Engineer of Record shall contact the Polk County Land Development Division, office of the County Engineer at (863) 534-6449.
- At the completion of construction, and prior to beneficial use of any facility or system, as-built Record Drawings shall be submitted and approved in accordance with Polk County Utilities Code, Chapter 2, Part 3.01 and the Polk County Land Development Code, Appendix A, Section A406.C.
- MOT for the project will be in accordance with the current FDOT Traffic Control Requirements Through Work Zones, Section 102-600 series, of the FDOT Standard Plans.
- The asphalt pavement will extend 1/4 inch above the road side edge for all curb and gutter constructed on public or private roads.
- Polk County is not responsible for Design and/or Plan errors. All construction within Polk County R/W shall be in accordance with Polk County and FDOT standards and specifications. All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.



CONTRACT DATE: February 11, 2022

34 YEARS DELIVERING INNOVATIVE DESIGN NATIONWIDE

Spring Engineering Architecture • Engineering • Land Planning
3014 U.S. HWY 19, HOLIDAY, FL • (727) 938-1516 • FL COA NO. 00005158 & LICENSE NO. AA-0001747

Polk County Approved
Lindsay Rathke
03/2023 12:41 PM

LUMBER
165 INDUSTRIAL BLVD
WINTER HAVEN, FLORIDA

84

SITE PLAN & DETAILS

DESIGNED BY: AS
DRAWN BY: AS
CHECKED BY: RPD
JOB NO. 2021-31
SHEET NO. C2.0

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