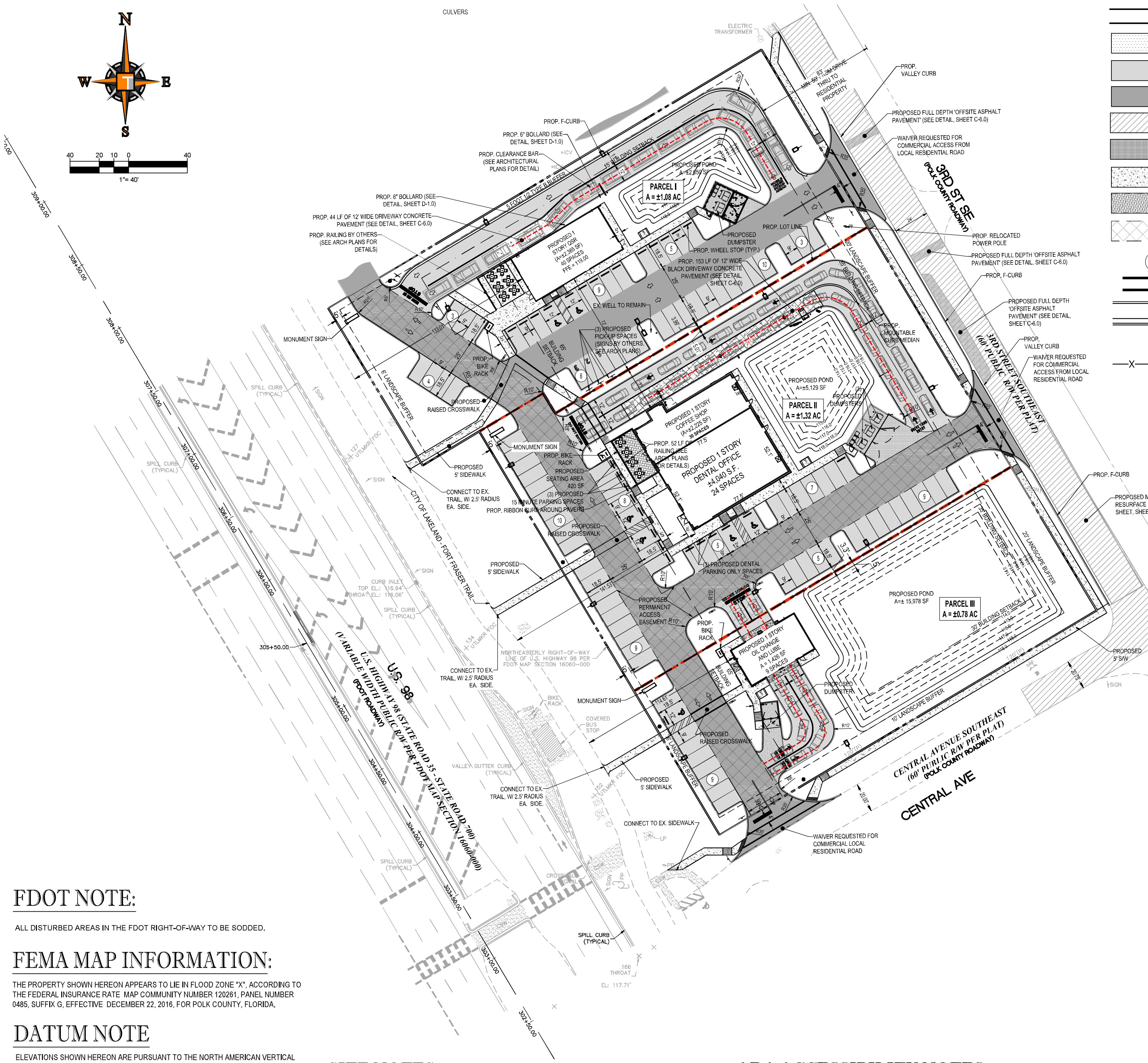

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- MILLS AND RESURFACE, SEE MILLING DETAIL, SHEET C-6.0.
- PORTION OF EXISTING PAVEMENT TO BE FULL DEPTH - SEE OFFSITE PAVEMENT DETAIL, SHEET C-6.0.
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PAVERS
- PROPOSED ACCESS EASEMENT
- PROPOSED PARKING SPACE COUNT
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED TYPE "D" CURB
- PROPOSED TYPE "D" CURB
- PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW NOT TO BE STRIPED (FOR PERMITTING PURPOSES ONLY)
- PROPOSED FENCE

FDOT NOTE:

ALL DISTURBED AREAS IN THE FDOT RIGHT-OF-WAY TO BE SODDED.

FEMA MAP INFORMATION:

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", ACCORDING TO THE FEDERAL INSURANCE RATE MAP COMMUNITY NUMBER 120261, PANEL NUMBER 0485, SUFFIX G, EFFECTIVE DECEMBER 22, 2016, FOR POLK COUNTY, FLORIDA.

DATUM NOTE

ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHARKS:

CONTROL BENCHMARK:
STATION IS A FOUND STANDARD F.D.O.T. 4"X4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "BM 32". DISTANCE AND DIRECTION FROM NEAREST INTERSECTION: 4.9 MILES NORTH ON U.S. 98 FROM THE INTERSECTION S.R. 60 AND U.S. 98.
EL.: 116.61' (NAVD88)

TBM #1:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 13.4' NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PARCEL.
EL.: 120.04' (NAVD88)

TBM #2:
STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 67.1' NORTHWEST OF THE NORTHWEST CORNER OF SUBJECT PARCEL.
EL.: 115.45' (NAVD88)

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND POLK COUNTY LAND DEVELOPMENT CODE.
4. ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPHASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
6. 36" STOP SIGNS TO BE FABRICATED USING AT A MINIMUM, 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING PER THE POLK COUNTY STANDARDS.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SITE DATA

TOTAL SITE:	±3.18 AC (±138,710 SF)
PARCEL I	±1.08 AC (±46,889 SF)
PARCEL II	±1.32 AC (±57,716 SF)
PARCEL III	±0.78 AC (±34,105 SF)
SITE ADDRESS:	4255 CLUBHOUSE RD SE LAKELAND, FL 33812 5433 3RD ST SE HIGHLAND CITY, FL 33846
PARCEL ID	24-29-14-000000-011010 24-29-14-283000-030510
JURISDICTION:	POLK COUNTY
ZONING DISTRICT:	NA
FUTURE LAND USE:	EC-X - EMPLOYMENT CENTER
ALLOWED USE:	RESTAURANT CONDITIONAL C3 USE PER US 98 SAP, CAR WASH C2, OFFICE C2, VEHICLE SERVICE C2

EC-X ZONING DISTRICT INFORMATION: PROPOSED SITE + CULVER'S SITE IS REZONED TO EC-X.

	ALLOWED	PROPOSED
FAR:	0.70	0.07 (OVERALL INCL. CULVER'S SITE)

EC-X DISTRICT SITE AREA BREAKDOWN:

	EXISTING	PROPOSED
IMPERVIOUS AREA:	113,391 S.F. (2.603 AC) - 51.10%	132,205 S.F. (3.035 AC) - 56.98%
BUILDING AREA	17,413 S.F. (0.400 AC) - 7.85%	10,076 S.F. (0.231 AC) - 4.34%
PERVIOUS AREA (TOTAL):	108,519 S.F. (2.491 AC) - 48.90%	79,629 S.F. (1.83 AC) - 35.88%
TOTAL	221,910 S.F. (5.094 AC) - 100%	221,910 S.F. (5.094 AC) - 100%

PROPOSED USE ONSITE:

	ALLOWED	PROPOSED
FAR:	0.70	0.05 (PARCEL I) 0.11 (PARCEL II) 0.04 (PARCEL (III) 0.07 (PROPOSED OVERALL (I,II,III))
HEIGHT MAX:	75'-00"	
PERVIOUS MIN:	10%	

SITE AREA BREAKDOWN:	EXISTING	PROPOSED
IMPERVIOUS AREA:	63,733 S.F. (1.463 AC) - 45.95%	82,311 S.F. (1.890 AC) - 59.34%
BUILDING AREA	12,863 S.F. (0.295 AC) - 9.27%	10,076 S.F. (0.231 AC) - 7.26%
PAVEMENT VUA AREA	50,870 S.F. (1.168 AC) - 36.67%	63,097 S.F. (1.449 AC) - 45.49%
SIDEWALK/CURB/ETC	-	9,137 S.F. (0.210 AC) - 6.59%
PERVIOUS AREA (TOTAL):	74,977 S.F. (1.72 AC) - 54.05%	56,399 S.F. (1.295 AC) - 40.66%
GREEN SPACE	74,977 S.F. (1.72 AC) - 54.05%	32,642 S.F. (0.749 AC) - 23.53%
WETLAND/POND	-	23,757 S.F. (0.545 AC) - 17.13%
TOTAL	138,710 S.F. (3.184 AC) - 100%	138,710 S.F. (3.184 AC) - 100%

PARCEL 1

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	6'	6'
** SIDE N	10'	5'
* SIDE S	0'	3.99'
REAR E	20'	20'

SETBACKS:	REQUIRED	PROPOSED
FRONT W	125' FROM CLINE 65' FROM ROW	253.26' FROM CLINE 123.58' FROM ROW 133.01' FROM FT. FRAISER TRAIL
SIDE N	15'	34.39'
SIDE S	0'	72.09'
REAR E	30'/60'	150.44'

PARCEL 2

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	6'	6'
* SIDE N	0'	5.01'
* SIDE S	0'	3.3'
REAR E	20'	20'

SETBACKS:	REQUIRED	PROPOSED
FRONT W	125' FROM CLINE 65' FROM ROW	265.79' FROM CLINE 90.89' FROM ROW 141.53' FROM FT. FRAISER TRAIL
SIDE N	0'	30.68'
SIDE S	0'	73.41'
REAR E	30/60'	130.44'

PARCEL 3

LANDSCAPE BUFFER:	REQUIRED	PROPOSED
FRONT W	6'	6'
* SIDE N	0'	5'
SIDE S	10'	10'
REAR E	20'	20'

SETBACKS:	REQUIRED	PROPOSED
FRONT W	125' FROM CLINE 65' FROM ROW	245.52' FROM CLINE 70.58' FROM ROW 114.61' FROM FT. FRAISER TRAIL
SIDE N	0'	9.83'
SIDE S	0'	75.62'
REAR E	30/60'	178.18'

* CONDITION OF LEVEL III SITE PLAN CONDITIONAL USE
** 5 FOOT 1/2 TYPE B BUFFER

LEVEL III LANDSCAPE REQUIREMENT NOTES
1. AT LEVEL 2 APPROVAL, PLANTINGS BETWEEN INTERNAL PARCELS WITH SHARED PARKING AREAS MAY BE MODIFIED AS PROVIDED IN SECTION 401.04(K)(1)(A)-(H).
2. (SELECTED OPTION 2 UNDER SECTION 401.04(J)(6)) WILL BE IMPLEMENTED AT LEVEL 2 APPROVAL TO MEET THE POLK COUNTY LAND DEVELOPMENT CODE TREE PRESERVATION REQUIREMENTS.

PARKING RATIO:	REQUIRED	PROVIDED
QSR (1/100)	24 SPACES	40 SPACES
COFFEE SHOP (1/100)	23 SPACES	30 SPACES
DENTAL OFFICE (1/200)	21 SPACES	23 SPACES
OIL/LUBE	8 SPACES	9 SPACES
TOTAL	75 SPACES	102 SPACES (INCLUDED 7 ADA)

PROVIDED SPACES (TOTAL) =102 SPACES (INCLUDED 7 ADA SPACES)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE., FT. LAUDERDALE, FL 33309, P: 954-202-7000
1502 W. FLETCHER AVE., SUITE 101, TAMPA, FL 33612, P: 813-379-4100
840 SE OSCEOLA STREET, STUART, FL 33994, P: 772-888-3138

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REVISIONS

REV	DATE	COMMENT	BY
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THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG T. BOISSEAU, P.E. LICENSE NO. 67551 ON THE DATE/TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PERMIT SET

PROJECT No.:	FT240053
DRAWN BY:	MUL/NP
CHECKED BY:	JMB
DATE:	01-29-2026
SCALE:	AS NOTED
CAD I.D.:	FT-240053-C-5.0 SP

PROJECT:

ECP - US 98 & CLUBHOUSE RD

FOR

ECP PARTNERS
4255 CLUBHOUSE RD SE
LAKELAND, FL & 5433 3RD ST
HIGHLAND CITY, FL
POLK COUNTY

THOMAS ENGINEERING GROUP
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EDWARD M. McDONALD LICENSE No. 71615 STATE OF FLORIDA PROFESSIONAL ENGINEER
EDWARD M. McDONALD, P.E.
April 22, 2026
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.0

OF