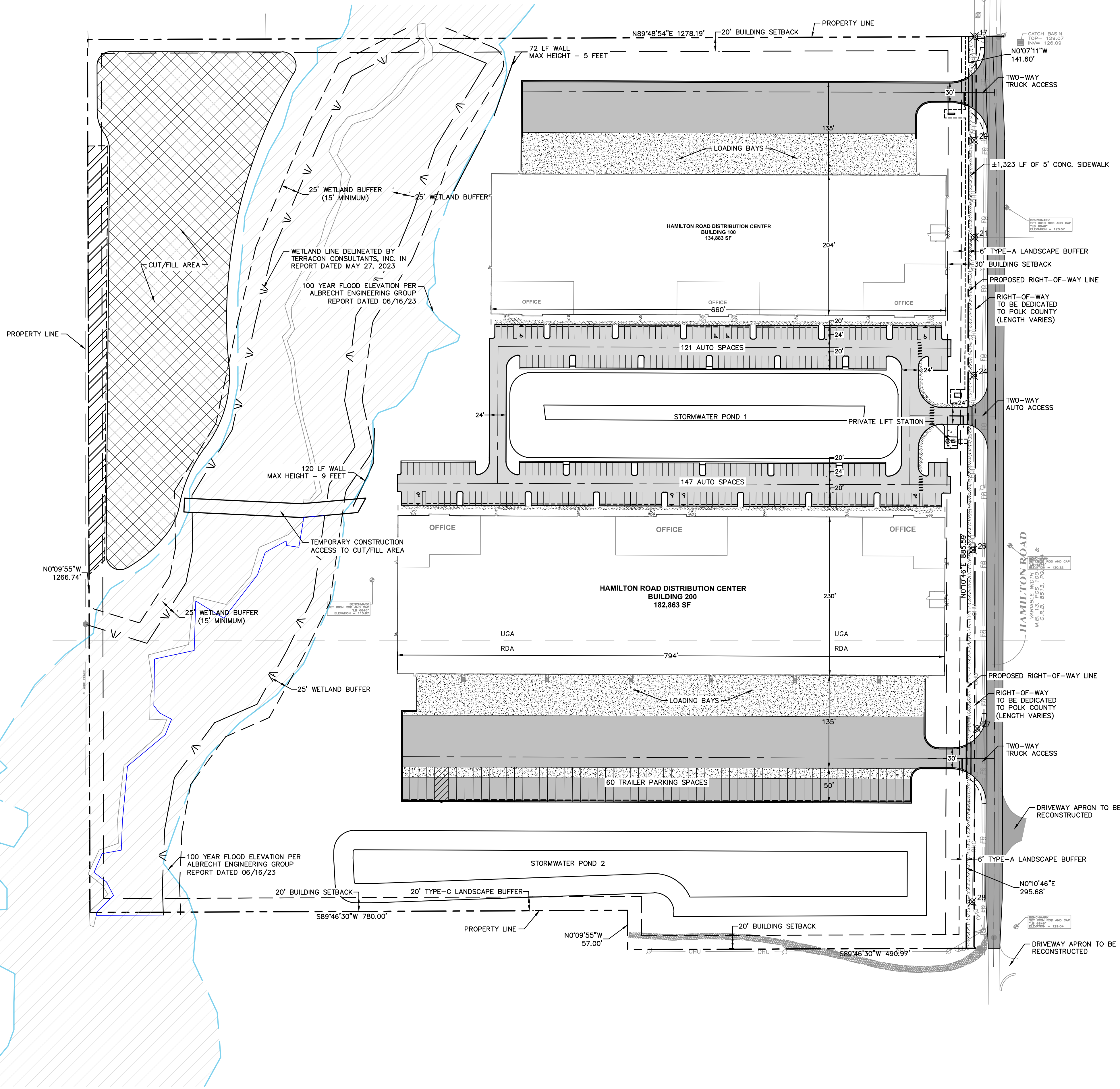
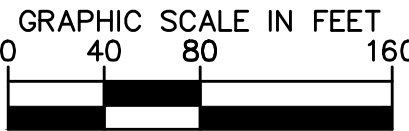
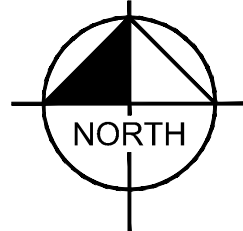


Plotted By: Bruno, Gage Sheet Set: Hamilton Road Industrial Layout: C200 MASTER SITE PLAN November 10, 2023 10:00:37am K:\Vale-civil\046569003 - Hamilton Road Industrial full civil\CADD\CONSTR\C200 MASTER SITE PLAN.dwg

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SITE DATA TABLE	
LOCATION	SECTION 06, TOWNSHIP 29 S, RANGE 23 E
FOLIO NUMBERS	23-29-06-000000-032010
ADDRESS	4141 HAMILTON ROAD LAKELAND, FLORIDA 33811
ZONING	BUSINESS PARK CENTER (BPC-1)
FLU:	RURAL DEVELOPMENT AREA (RDA)
DEV AREA:	URBAN GROWTH AREA (UGA)
PROPOSED USE:	INDUSTRIAL WAREHOUSE
FLOOD ZONE:	ZONE A
BUILDING HEIGHT	MAX 75 FT PROPOSED 40 FT
SITE COVERAGE	
WETLANDS:	±4.69 AC OF FRESHWATER FORESTED/SHRUB
MITIGATION:	WETLAND (PFO31/C)
TEMP IMPACTS:	0.48 ACRES 0.34-0.36 ACRES
SURFACE WATER:	±0.78 AC
PERM IMPACTS:	±0.43 AC
TEMP IMPACTS:	±0.01 AC
(REFER TO WETLAND IMPACT EXHIBIT PER TERRACON)	
OPEN SPACE:	60.52% (22.82 AC)
PARKING REQUIREMENTS	
REQUIRED AUTO:	1/2000 SF OF WAREHOUSE 316905/2000 = 159 SPACES
PROVIDED AUTO:	268 SPACES (8 ADA)
TRAILER:	60 SPACES
OVERALL DEVELOPMENT	
SITE AREA	SF ACRES %
TOTAL AREA	1,642,679 37.71 100.0
BUILDING AREA	317,746 7.29 19.34
PERVIOUS AREA	994,086 22.82 60.52
IMPERVIOUS AREA	648,592 14.89 39.48
F.A.R.	MAX 0.19 SEE BELOW 0.39
I.S.R.	SEE BELOW 0.39
DEVELOPMENT WITHIN THE URBAN GROWTH AREA	
SITE AREA	SF ACRES %
TOTAL AREA	1,116,200 25.62 100.0
BUILDING AREA	278,735 6.40 25.0
PERVIOUS AREA	647,767 14.87 58.0
IMPERVIOUS AREA	468,433 10.75 42.0
F.A.R.	MAX 0.75 SEE BELOW 0.42
I.S.R.	SEE BELOW 0.42
DEVELOPMENT WITHIN THE RURAL DEVELOPMENT AREA	
SITE AREA	SF ACRES %
TOTAL AREA	256,478 12.09 100.0
BUILDING AREA	39,011 0.90 7.41
PERVIOUS AREA	346,319 7.95 65.8
IMPERVIOUS AREA	180,179 4.14 34.2
F.A.R.	MAX 0.35 SEE BELOW 0.07
I.S.R.	SEE BELOW 0.34
MIN. BUILDING SETBACKS	
ROW	30 FT
REAR	20 FT
SIDE	20 FT
ACCESSORY	20 FT
LANDSCAPE BUFFERS	
REQUIRED	ABUTTING USE
NORTH	NO BUFFER REQUIRED INDUSTRIAL
EAST	6-FT A-TYPE BUFFER ROADWAY
SOUTH	20-FT C-TYPE BUFFER SINGLE FAMILY RESIDENTIAL
WEST	20-FT C-TYPE BUFFER SINGLE FAMILY RESIDENTIAL (NATURAL BUFFER USED AS ALTERNATIVE)



PAVEMENT LEGEND

[Pattern]	LIGHT DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Pattern]	HAMILTON ROAD PAVEMENT

SEE SHEET C108 FOR PAVING DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON A. ALLGOOD, P.E. #71103. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Robert Joyner
12/18/2023 08:39:27

PER AGENCY COMMENT
ENVIRONMENTAL CHANG
PER COUNTY/CITY COM
PER SWFMD COMMENT
COUNTY AND CITY REV
SWFMD REVIEW

REVISIONS
No. DATE BY

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WWW.KIMLEY-HORN.COM CA 00000696

ALLGOOD
JASON
A
LICENSE
No 71103
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: 11-09-23

KHA PROJECT
046569003
DATE
NOV 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY JAA

HAMILTON ROAD
INDUSTRIAL
PREPARED FOR
SUMMIT REAL ESTATE GROUP
POLK COUNTY
FLORIDA

SHEET NUMBER
C200