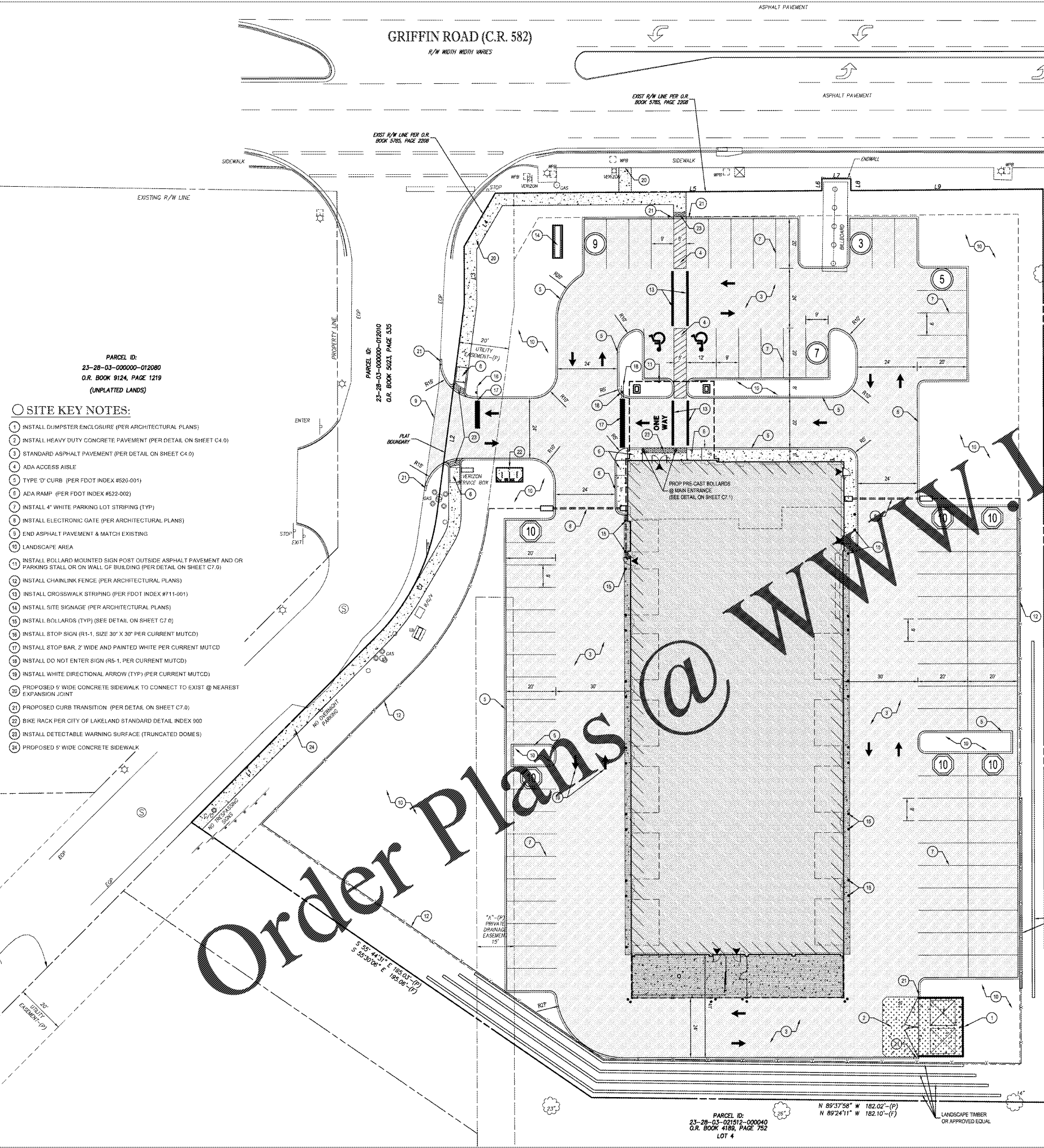


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PARCEL ID:
23-28-03-00000-012080
O.R. BOOK 9124, PAGE 1219
(UNPLATTED LANDS)

PARCEL ID:
23-28-03-00000-012010
O.R. BOOK 5021, PAGE 535

PARCEL ID:
23-28-03-00000-034020
O.R. BOOK 4668, PAGE 1298
(UNPLATTED LANDS)

SITE KEY NOTES:

1. INSTALL DUMPSTER ENCLOSURE (PER ARCHITECTURAL PLANS)
2. INSTALL HEAVY DUTY CONCRETE PAVEMENT (PER DETAIL ON SHEET C4.0)
3. STANDARD ASPHALT PAVEMENT (PER DETAIL ON SHEET C4.0)
4. ADA ACCESS AISLE
5. TYPE 'D' CURB (PER FDOT INDEX #520-001)
6. ADA RAMP (PER FDOT INDEX #522-002)
7. INSTALL 4" WHITE PARKING LOT STRIPING (TYP)
8. INSTALL ELECTRONIC GATE (PER ARCHITECTURAL PLANS)
9. END ASPHALT PAVEMENT & MATCH EXISTING
10. LANDSCAPE AREA
11. INSTALL BOLLARD MOUNTED SIGN POST OUTSIDE ASPHALT PAVEMENT AND OR PARKING STALL OR ON WALL OF BUILDING (PER DETAIL ON SHEET C7.0)
12. INSTALL CHAINLINK FENCE (PER ARCHITECTURAL PLANS)
13. INSTALL CROSSWALK STRIPING (PER FDOT INDEX #711-001)
14. INSTALL SITE SIGNAGE (PER ARCHITECTURAL PLANS)
15. INSTALL BOLLARDS (TYP) (SEE DETAIL ON SHEET C7.0)
16. INSTALL STOP SIGN (R1-1, SIZE 30" X 30" PER CURRENT MUTCD)
17. INSTALL STOP BAR, 2" WIDE AND PAINTED WHITE PER CURRENT MUTCD
18. INSTALL DO NOT ENTER SIGN (R5-1, PER CURRENT MUTCD)
19. INSTALL WHITE DIRECTIONAL ARROW (TYP) (PER CURRENT MUTCD)
20. PROPOSED 5' WIDE CONCRETE SIDEWALK TO CONNECT TO EXIST @ NEAREST EXPANSION JOINT
21. PROPOSED CURB TRANSITION (PER DETAIL ON SHEET C7.0)
22. BIKE RACK PER CITY OF LAKELAND STANDARD DETAIL INDEX 900
23. INSTALL DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
24. PROPOSED 5' WIDE CONCRETE SIDEWALK

SITE NOTES:

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. BIG INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADI 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. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE. FLOOD INSURANCE RATE MAP OF POLK COUNTY FLORIDA MAP NUMBER 12106G PANEL 0301 EFFECTIVE DATE 12/22/2016.
5. FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATION PURPOSES AND SHALL BE PERMITTED SEPARATELY.
6. A RIGHT OF WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
7. CONSTRUCTION APPROVAL DOES NOT EXEMPT CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO STRUCTURE, SIGNAGE, ENCLOSURE OR SCREENING, ETC.
8. IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECTOR SHALL BE RESPONSIBLE TO REMOVE AND ALL DEBRIS AND MATERIALS SHALL BE REMOVED FROM THE SITE AND DELIVERED TO A STATE OF FLORIDA APPROVED FACILITY.
9. ALL IMAGES OF NEW WALKER CURB WITHIN THE FDOT R.O.W. SHALL BE REMOVED AND REPAIRED.
10. ALL UNDISTURBED AREAS WITHIN THE FDOT R.O.W. WILL BE SODDED.
11. STANDARD INDICES REFER TO THE LATEST VERSION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
12. A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
13. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE SODDED.
14. THE DRIVEWAY CULVERT SIZE, SUMP AND MATERIAL ARE SUBJECT TO CHANGE AS A FUNCTION OF DESIGN REQUIREMENTS. FUTURE DRAINAGE PROJECTS OR FIELD CONDITIONS AS DETERMINED BY CHARLOTTE COUNTY RIGHT OF WAY DEPARTMENT AT THE TIME OF THE LINE AND GRADE INSPECTION.

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 PER FCC ACCESSIBILITY 502.
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 CONTRACTOR'S COST.

Line Table

Line	Direction	Length
L1-(P)	N 44°39'32" E	105.61'
L1-(F)	N 44°50'45" E	105.62'
L2-(P)	N 07°15'13" E	84.80'
L2-(F)	N 07°26'26" E	84.80'
L3-(F)	N 00°09'15" W	23.05'
L4-(D)	S 30°23'26" W	24.48'
L4-(F)	S 30°18'02" W	24.76'
L5-(D)	S 89°31'40" W	131.16'
L5-(F)	S 89°34'23" W	131.19'
L6-(D)	S 00°00'00" W	4.83'
L6-(F)	S 00°02'43" W	4.83'
L7-(D)	N 90°00'00" W	11.67'
L7-(F)	N 89°57'17" W	11.67'
L8-(D)	N 00°00'00" E	4.74'
L8-(F)	N 00°02'43" E	4.74'
L9-(D)	S 89°31'40" W	77.19'
L9-(F)	S 89°34'23" W	77.19'
L10-(F)	S 89°34'23" W	12.55'
L11-(D)	S 55°44'31" E	19.51'
L11-(C)	S 55°29'43" E	19.68'

LEGEND

PERMITS R.O.W. LINE	
ADJACENT PROPERTY LINE	
PROP PARKING COUNT	10
PROP STORAGE SPACES	10
PROP SIGN	
PROP DETECTABLE WARNING SURFACE	
PROP BUILDING OUTLINE	
PROP BUILDING COVERAGE	
PROP ASPHALT PAVEMENT	
PROP BUILDING ENTRANCES	
PROP 4" CONCRETE SIDEWALK	
PROP 6" CONCRETE PAVING	
PROP 8" HEAVY DUTY PAVING	
PROP LIGHT POLE	
PROP FENCE	
PROP LANDSCAPE BUFFER	
PROP BUILDING SETBACK	

SITE DATA TABLE

FOLIO NUMBER	23-28-03-02152-000060
SITE ADDRESS	2100 GRIFFIN ROAD LAKELAND, FLORIDA 33810
SITE AREA	94,900 SF (2.18 AC)
EXISTING GREEN SPACE	94,909 SF (100%)
EXISTING IMPERVIOUS AREA	0 SF (0%)
PROPOSED BUILDING AREA	16,960 SF (0.39 AC)
PROPOSED PERVIOUS AREA	33,145 SF (34.92%)
PROPOSED IMPERVIOUS AREA	61,764 SF (65.08%)
REQUIRED PARKING SPACES	48 (4 PER SERVICE BAY)
PROVIDED PARKING SPACES	22 (9x20')
PROVIDED ADA SPACES	2 (12'x20')
2 ADA SPACES REQUIRED PER FCC ACCESSIBILITY TABLE 208.2 (2 PER EVERY 25 REQUIRED), 48 SPACES REQUIRED BY CODE.	
PROVIDED CAR STORAGE SPACES	86 (9'x20')
TOTAL SPACES PROVIDED	84 TOTAL (INCLUDES 2 ADA SPACES)
PROVIDED FLOOR AREA RATIO	0.18
ZONING	L-1 (LIGHT INDUSTRIAL)
LANDSCAPE BUFFERS	
FRONT (NORTH)	10 FT
SIDE (WEST)	20 FT
SIDE (EAST)	10 FT
REAR (SOUTH)	15 FT

CURVE TABLE-(F & C)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1-(F)	85.50'	37°24'19"	55.82'	28.94'	54.83'	N 26°08'35" E
C2-(C)	85.50'	10°20'28"	15.43'	7.74'	15.41'	N 39°40'31" E
C3-(C)	85.50'	27°03'51"	40.39'	20.58'	40.01'	N 20°58'21" E

CURVE TABLE-(P)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85.50'	37°24'19"	55.82'	28.94'	54.83'	N 25°57'19" E

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POLK COUNTY, FL

SITE LAYOUT PLAN
CALIBER COLLISION
2100 GRIFFIN ROAD
LAKELAND, FL 33810



NOT FOR CONSTRUCTION
FOR BIDDING PURPOSES ONLY

9/28/2020

PLAN STATUS	
DATE	DESCRIPTION
PMP DESIGN	PMP DRAWN
TJ	CHKD
SCALE	AS SHOWN
JOB No.	010713-01-001
DATE	
SHEET	C3.0