



**POLK CITY
PRELIMINARY SUBDIVISION PLAT REVIEW
OVERVIEW REPORT**

OCTOBER 19, 2017

TO: POLK CITY PLANNING COMMISSION

FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

SUBJECT: **Site Plan Review:**
Polk City Business Park Phase 1

AGENDA DATE:

- **October 19, 2017, 6:00 PM: Planning Commission Meeting**

ATTACHMENTS:

- Preliminary Site Plan
- Building Elevations

PROPERTY OVERVIEW:

Property Owner	Polk City Associates LLC
Subject Parcels	01-27-24-000000-01210
Acreage	52.4 acres for Phase 1
Existing Future Land Use	Business Park Center – X (Green Swamp)
Existing Zoning	Business Park Center – 1 X

REQUEST:

The applicant, Scannel Properties #308 LLC, is requesting preliminary site plan approval of a 650,808 square foot distribution center situated on 52.4 acres in Polk City, located on the east side of SR 33(Commonwealth Avenue), directly across from Mt. Olive Road.

STANDARDS FOR REVIEWING PRELIMINARY SUBDIVISION PLATS:

The purpose of the preliminary site plan is to provide sufficient information regarding a proposed development to enable the City to evaluate the proposed development as it relates to the Comprehensive Plan and the Unified Land Development Code.

The Planning Commission shall review and evaluate the preliminary site plan with specific regard to the City's Comprehensive Plan, applicable City codes, and the advisory recommendations of City staff. An approval of the preliminary site plan shall be deemed an expression of approval of the site layout.

Approval of the preliminary site plan authorizes the developer to prepare construction plans. Following approval of the construction plans by the Consulting City Engineer, the developer may proceed with construction.

FINDINGS OF FACT:

- The property has a Future Land Use (FLU) of Business Park Center-X (located in the Green Swamp Area of Critical State Concern).
- The Business Park Center – 1X allows for the development of warehousing and distribution center uses.
- The property is 52.4 acres in size for Phase 1. The overall site is 105.59 acres.
- A transportation analysis is currently being reviewed by the Florida Department of Transportation.

SITE DEVELOPMENT PLAN REQUIREMENTS:

The Preliminary Site Plan shall be drawn to a scale appropriate and shall include the following:

1. Name, address, and telephone number of the applicant and the person preparing the plan.
 - **Complete.**
2. A statement as to the ownership and title of the property and whether any mortgages exist on the same.
 - **Complete.**

3. Title block identifying the name and/or title of the proposed subdivision. The name shall not duplicate or closely approximate the name of any other subdivision recorded in the Public Records of Highlands County, Florida.
 - **Complete.**
4. Date, north arrow, and scale.
 - **Complete.**
5. Layout of proposed streets.
 - **Complete.**
6. Locations of adjoining subdivisions, streets, and platted rights-of-way, whether or not the platted streets have been built.
 - **Complete.**
7. Floor Area of non-residential uses.
 - **Complete. 0.29 FAR. Up to .75 FAR is allowed.**
8. Survey or scaled drawings showing existing property lines, streets, water or drainage courses, sewers, water mains, fire hydrants and easements within the boundaries and those improvements and dedications that are adjacent to and within 500 feet of the subdivision.
 - **Complete.**
9. Required landscape and buffer yards.
 - **Complete. Shown on landscape plan.**
10. All existing restrictions on the use of the land, including easements, rights-of-way, jurisdictional wetlands areas, either assumed or confirmed.
 - **Complete.**
11. Tabular data block including total site acreage, acres of the site in wetlands, acres of the site in water bodies, area and delineation of the site within the 100-year flood zone as identified by FEMA, total number of lots, acres in stormwater management, and acres of site in common area, open space and recreation use.
 - **Complete.**

PLANNING COMMISSION MOTION OPTIONS:

1. I move the Planning Commission **Approve** the Site.
2. I move the Planning Commission **Approve with changes** of the Site Plan.

Preliminary Site Plan

Issued for Preliminary Review Phase

Date Issued August 22, 2017

Latest Issue October 10, 2017

Polk City Business Park Phase 1

Polk City, Florida

Parcel ID: 24-27-01-000000-01210

Owner

Polk City Associates, LLC
6100 W 96th Street, Suite 250
Indianapolis, Indiana 46278

Applicant

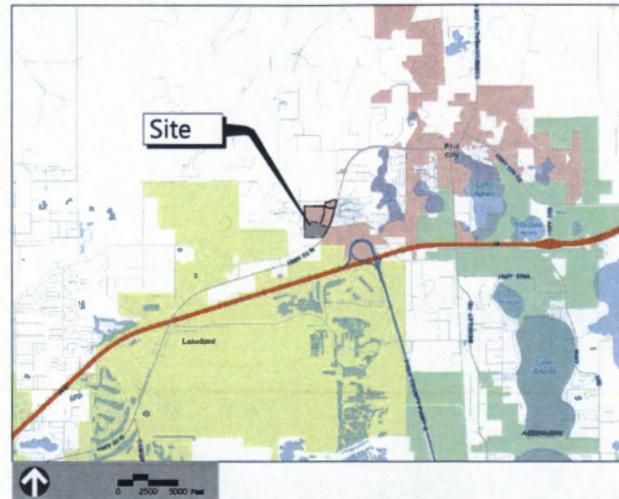
Scannell Properties, #308 LLC
8801 River Crossing Blvd, Suite 300
Indianapolis, Indiana 46420
P 303.385.8510

Legal Description

A portion of land located in Section 1, Township 27 South, Range 24 East, Polk County, Florida and being more particularly described as follows:

BEGIN at the southwest corner of County Trak Phase 4 Unit 1, as recorded in Plat Book 26, Pages 9 and 10 of the Public Records of Polk County, Florida, also being a point on the North boundary of the South quarter of the southeast quarter of Section 1, Township 27 South, Range 24 East, Florida; thence run northwesterly along the East boundary of said County Trak Phase 4 Unit 1, North 03° 20' 57" West, 105.61 feet; thence leaving said East boundary, run North 59° 56' 18" East, 189.00 feet; thence North 09° 13' 45" West, 25.00 feet; thence North 89° 56' 15" East, 81.00 feet; thence North 25° 05' 55" East, 82.26 feet; thence South 77° 52' 20" East, 589.60 feet; thence South 14° 44' 47" East, 88.76 feet; thence South 59° 42' East, 806.70 feet to the westerly Right of Way of State Road 33 or shown on the Right of Way Map for State Road 33, State Project 1038-Boulevard, dated December 13, 2010; thence run along said westerly Right of Way, being a point on a non-tangent curve, concave northwesterly, having a radius of 5649.58 feet, a central angle of 89° 35' 47" and a chord of 345.33 feet that bears South 30° 17' 20" West; thence along the arc of said curve a distance of 346.23 feet to a point on the aforementioned North boundary of the South quarter of the Southeast quarter of Section 1, Township 27 South, Range 24 East, Florida; thence leaving said westerly Right of Way, run westerly along said North boundary, North 89° 56' 11" West, 1439.56 feet to the POINT OF BEGINNING.

Said parcel contains 45.74 acres, more or less.



Sheet Index		
No.	Drawing Title	Latest Issue
C1.05	Master Site Plan	10/10/2017
C4.00-C4.03	Layout & Materials Plan	10/10/2017
△ C5.00-C5.03	Utility Plan	10/10/2017
L1.00	Overall Landscape Plan	10/10/2017
L1.01-L1.04	Preliminary Landscape Plan	10/10/2017
L1.50	L1.52 Landscape Notes & Schedule	10/10/2017

Reference Drawings		
No.	Drawing Title	Latest Issue
△ A2-2	Building Elevations (By Others)	September 25, 2017
Sht. 1 and 2	ALTA/NSPS Land Survey	August 22, 2017
Sv-1 and Sv-2	Topographic Survey	August 24, 2017



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Number FL #3932

Community Planner & Civil Engineer

VHB
225 E. Robinson St., Suite 300
Orlando, Florida 32801
P 407.839.4006 - F 407.839.4008

Surveyor

VHB
225 E. Robinson St., Suite 300
Orlando, Florida 32801
P 407.839.4006 - F 407.839.4008

Environmental

VHB
225 E. Robinson St., Suite 300
Orlando, Florida 32801
P 407.839.4006 - F 407.839.4008

Geotech

Universal Engineering Sciences
3532 Maggie Blvd.
Orlando, Florida 32811
P 407.423.0504

DATE: Oct. 10, 2017

Legend

	PARCEL BOUNDARY
	PHASE BOUNDARY
	ACE JURISDICTIONAL WETLAND IMPACT AREA
	ACE NON-JURISDICTIONAL WETLAND IMPACT AREA
	PROPOSED MITIGATION AREA
	PROPOSED UPLAND BUFFER
	DIST. WETLAND/SURFACE WATERS TO WETLAND



Polk City Business Park Phase 1

Polk City, Florida

 PROJECT NO. 2017-001

 PREPARED BY: [Firm Name]

 DATE: 08/22/2017

 PROJECT NO. 2017-001

 SHEET NO. C1.05

 PRELIMINARY REVIEW PHASE

 PRELIMINARY REVIEW PHASE DATE: Aug. 22, 2017

 VERTICAL DATUM: MVD 1988

Master Site Plan

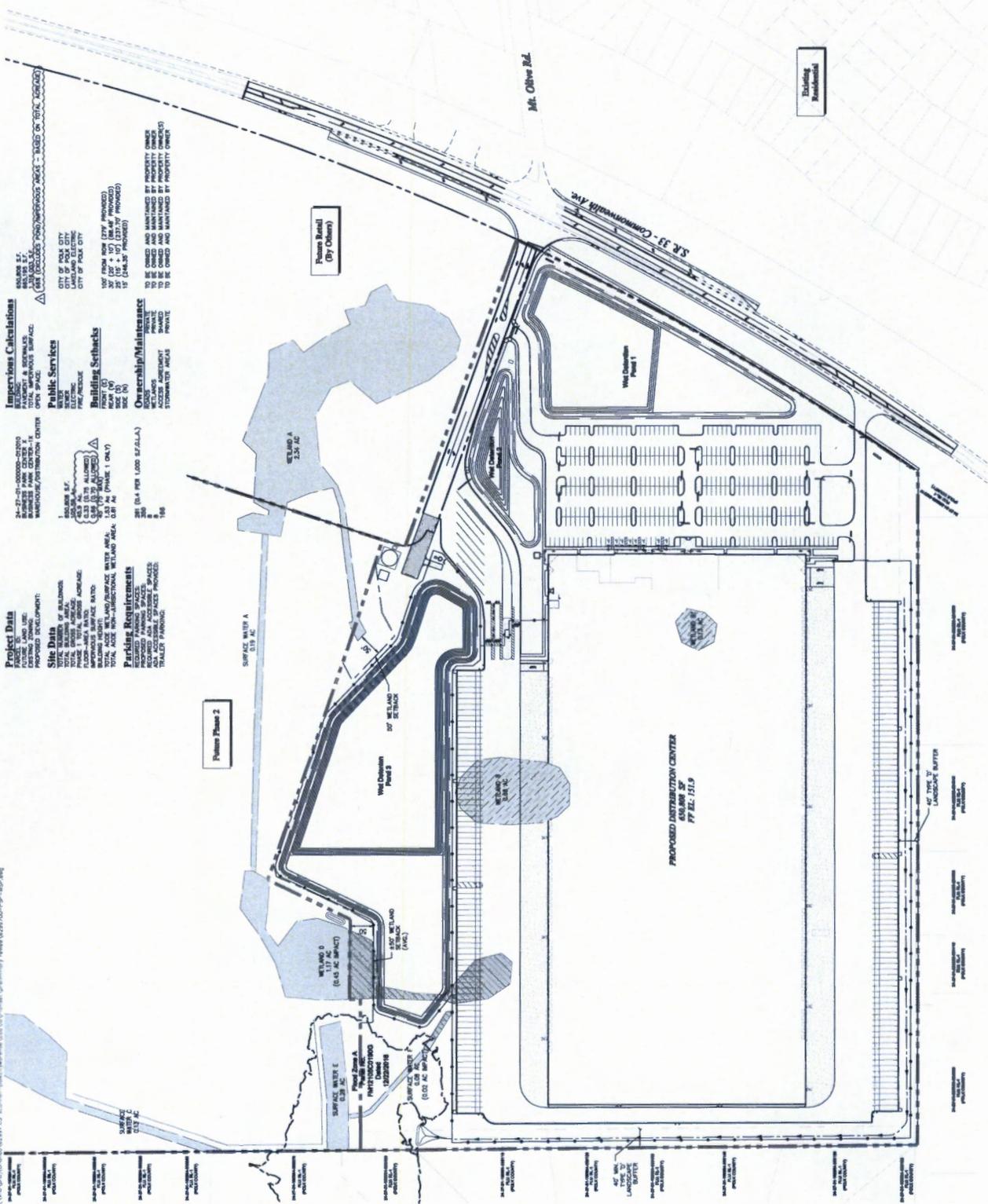
C1.05

 SHEET NO.

 DATE:

 PROJECT NO.

 SHEET NO.



Project Data

FUTURE LAND USE:

 PROPOSED DEVELOPMENT:

Site Data

TOTAL NUMBER OF BUILDINGS:

 TOTAL FLOOR AREA:

 TOTAL LOT AREA:

 TOTAL SITE AREA:

 TOTAL ACRES:

Parking Requirements

REQUIRED PARKING SPACES:

 REQUIRED ADA ACCESSIBLE SPACES:

 TOTAL PARKING:

Impervious Calculations

ASPHALT & ROADS:

 CONCRETE:

 GRAVEL:

 OTHER:

Public Services

WATER:

 SEWER:

 ELECTRIC:

 GAS:

Ownership/Maintenance

ROADS:

 UTILITIES:

 ACCESS:

 STORMWATER:

Notes

1. ALL DIMENSIONS SHOWN ARE BASED ON TOTAL LOT AREA.

 2. ALL DIMENSIONS SHOWN ARE BASED ON TOTAL LOT AREA.

Notes

3. ALL DIMENSIONS SHOWN ARE BASED ON TOTAL LOT AREA.

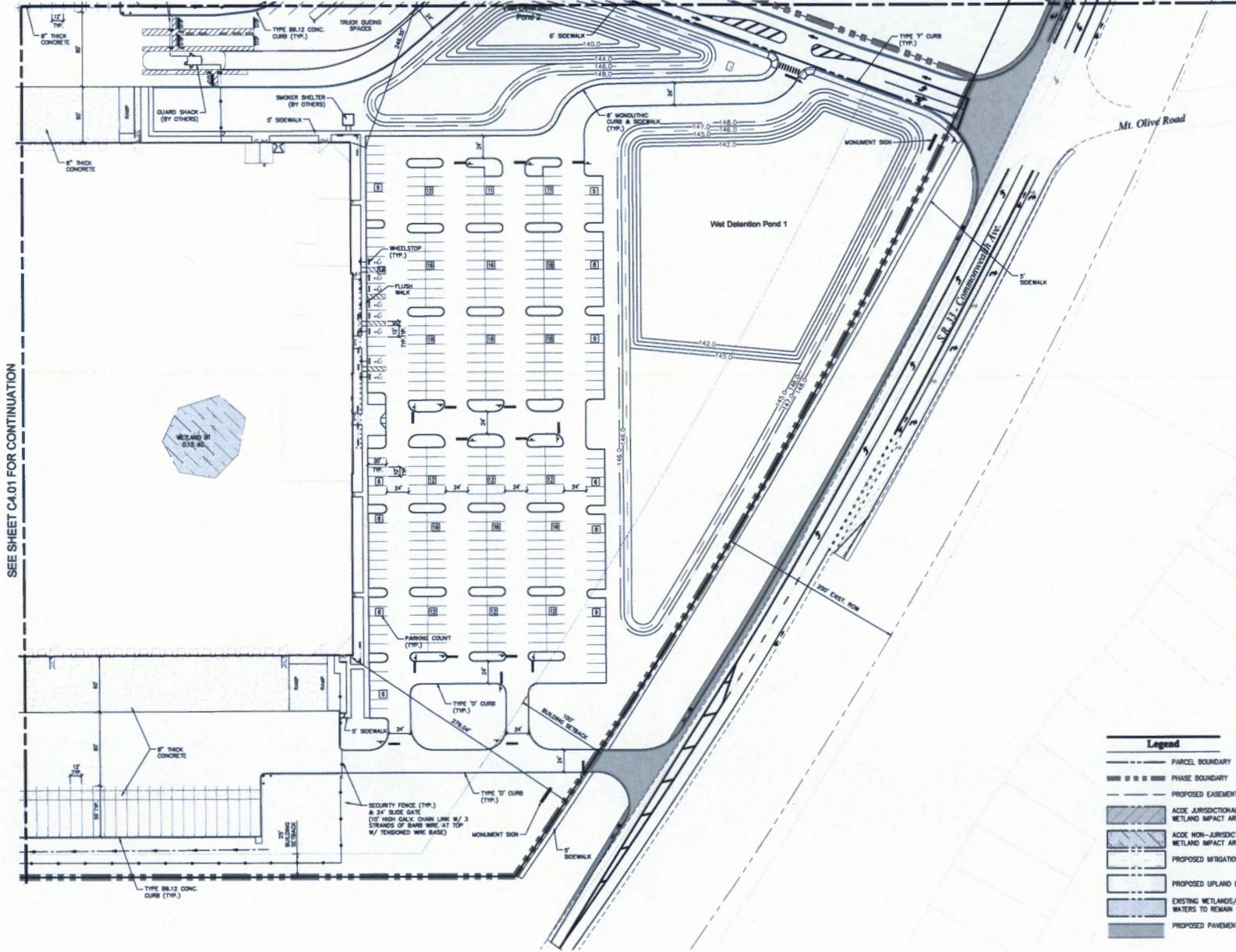
 4. ALL DIMENSIONS SHOWN ARE BASED ON TOTAL LOT AREA.

Notes

5. ALL DIMENSIONS SHOWN ARE BASED ON TOTAL LOT AREA.

 6. ALL DIMENSIONS SHOWN ARE BASED ON TOTAL LOT AREA.

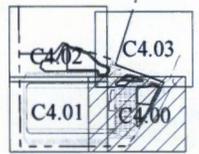
SEE SHEET C4.03 FOR CONTINUATION



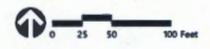
SEE SHEET C4.01 FOR CONTINUATION

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Key Map
N.T.A.



**Polk City Business Park
Phase 1**

Polk City, Florida

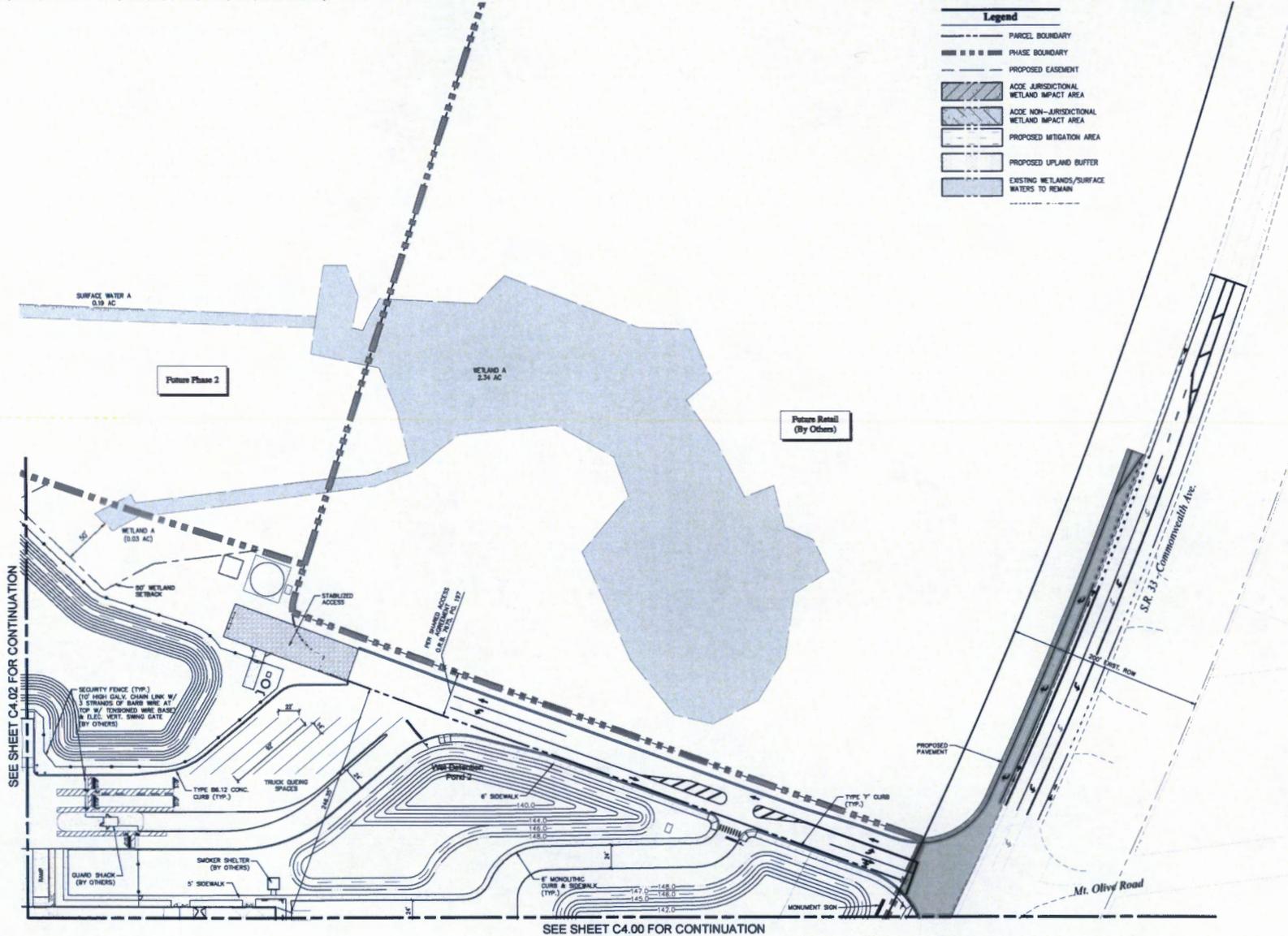
No.	Revision	Date	By
1	Approved for City Comments	10/19/2017	
1	SR-33 Bid Set	06/25/2017	
	Designed by	Checked by	
	R.S.	JRH	
	Drawn by	Date	
	Preliminary Review Phase	Aug. 22, 2017	

Vertical Datum NAVD 1988
Layout & Materials Plan

- Legend**
- PARCEL BOUNDARY
 - PHASE BOUNDARY
 - PROPOSED EASEMENT
 - ACCE JURISDICTIONAL WETLAND IMPACT AREA
 - ACCE NON-JURISDICTIONAL WETLAND IMPACT AREA
 - PROPOSED MITIGATION AREA
 - PROPOSED UPLAND BUFFER
 - EXISTING WETLANDS/SURFACE WATERS TO REMAIN
 - PROPOSED PAVEMENT

Sheet Number
C4.00

DATE: Oct. 10, 2017
Sheet Number: 62997.00



Legend

- PARCEL BOUNDARY
- PHASE BOUNDARY
- PROPOSED EASEMENT
- ▨ ACCE JURISDICTIONAL WETLAND IMPACT AREA
- ▨ ACCE NON-JURISDICTIONAL WETLAND IMPACT AREA
- ▨ PROPOSED MITIGATION AREA
- ▨ PROPOSED UPLAND BUFFER
- ▨ EXISTING WETLANDS/SURFACE WATERS TO REMAIN

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Key Map

0 25 50 100 Feet

Polk City Business Park Phase 1

Polk City, Florida

No.	Revisions	Date	App'd

Approved by City Commission 10/16/2017
 JIM BILBA 04/05/2017
 J.B.B. 2011

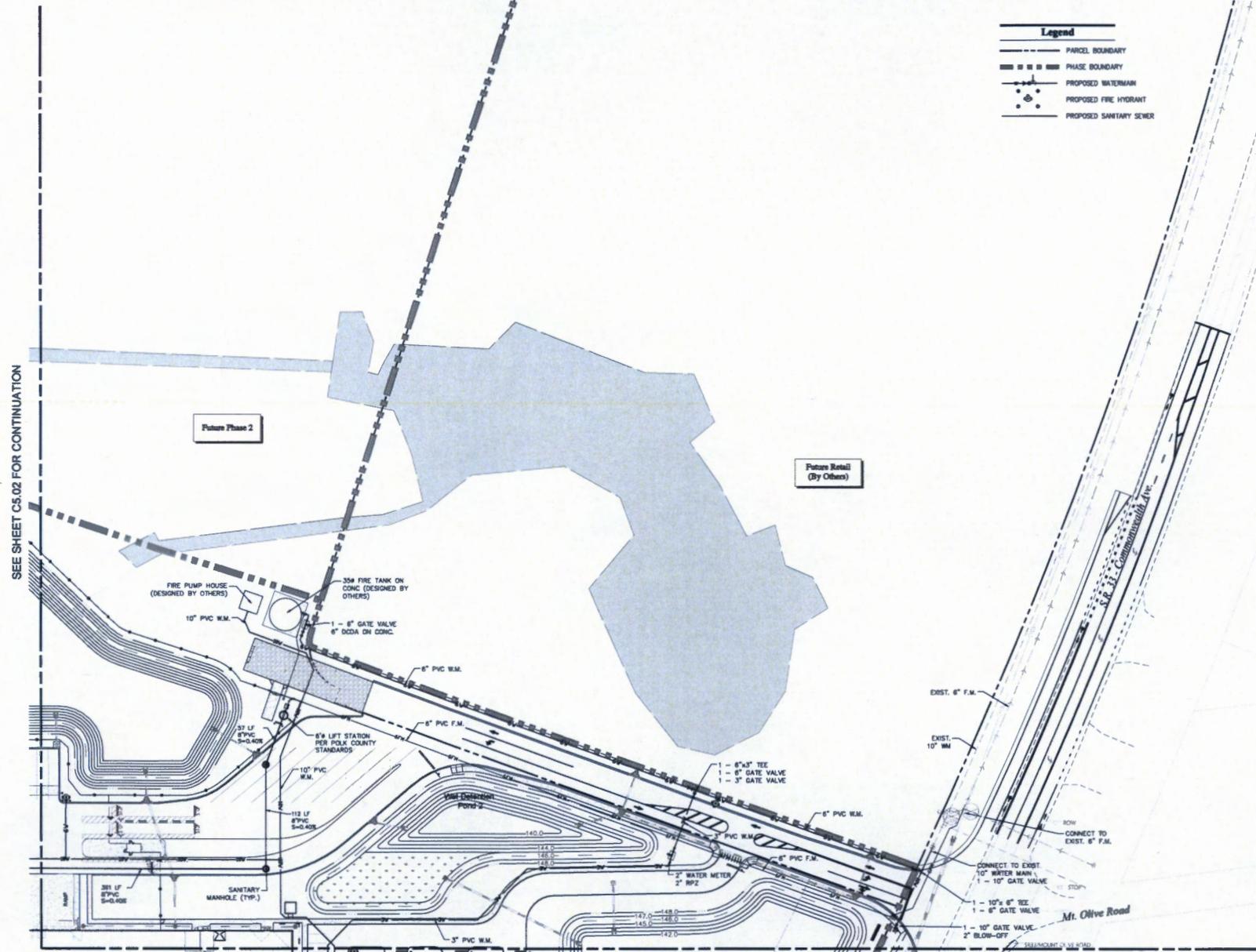
Prepared by: J.B.B. Date: 08/22/2017
Preliminary Review Phase Aug. 22, 2017

Vertical Datum NAVD 1988
Layout & Materials Plan

SEE SHEET C4.02 FOR CONTINUATION

SEE SHEET C4.00 FOR CONTINUATION

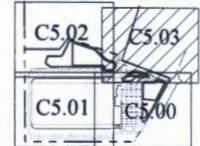
C4.03



Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER



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Key Map
 N.T.S.



Polk City Business Park Phase 1

Polk City, Florida

No.	Revised	Date	By
1	Prepared for City Customers	10/10/2017	
1	10% Bid Set	08/22/2017	
	As Issued	08/22/2017	
Author:	JAB	Scale:	ASB

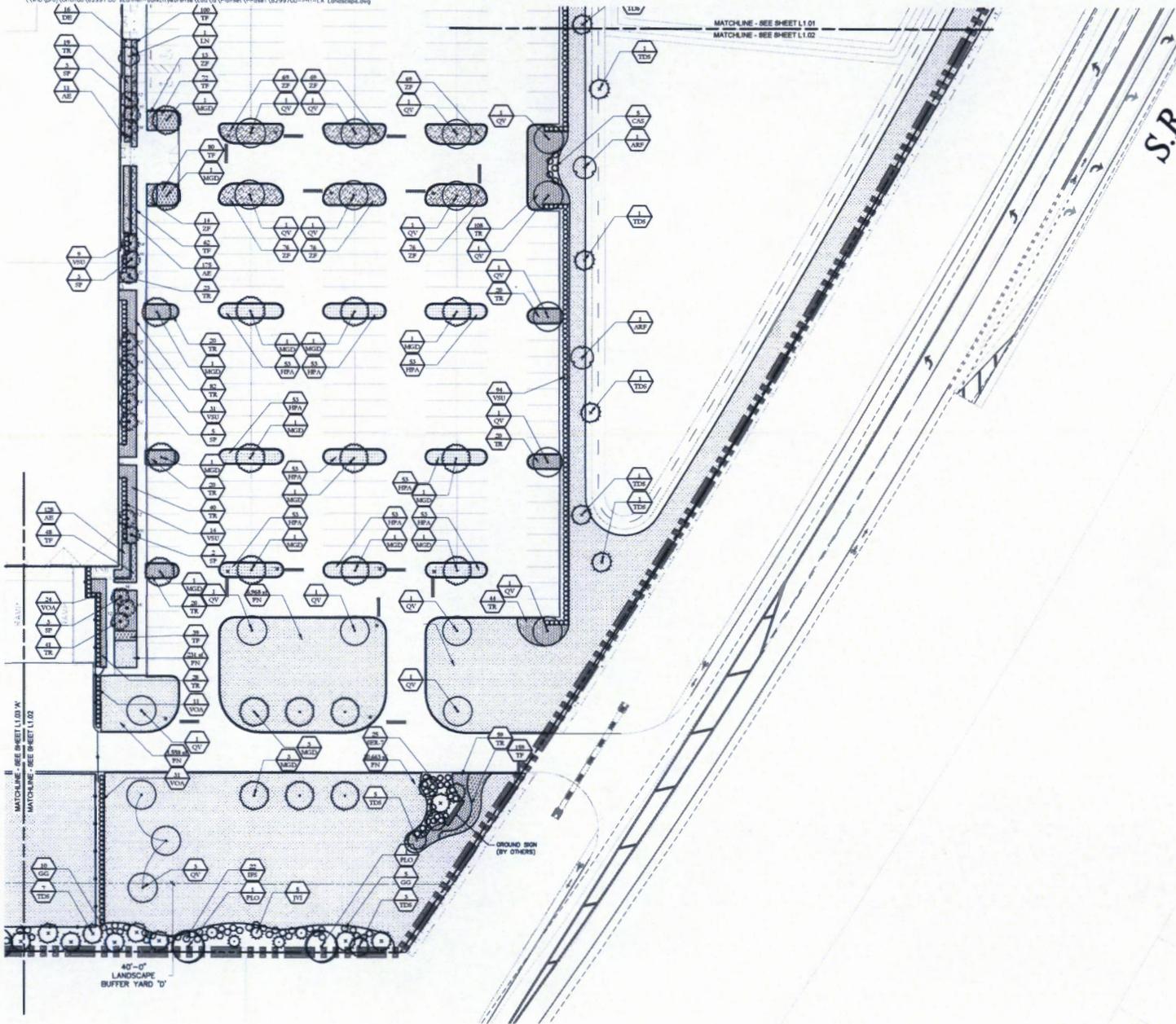
Preliminary Review Phase Aug. 22, 2017

Vertical Datum NAVD 1988
 Utility Plan

Sheet Number
C5.03

DATE: Oct. 10, 2017 Project Number: 62997.00

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PLANT SCHEDULE

CATEGORY	COMMON NAME
ARB	Florida Flame Red Maple
WSD	D.D. Blackwood Southern Magnolia
PLO	American Broomrape
CV	Southern Live Oak
SP	Small Palm
SMALL TREES	COMMON NAME
JV	Broadleaved Red Cedar
LH	'Yucca' Crape Myrtle
PED3	Beach Pine
TDS	Scot Cypress
SHRUBS	COMMON NAME
CAE	Common Lily
GG	Thymella
IFB	Florida Anole
SPR-7	Star Palmetto
VCA	Minor-Leaf Sweet Viburnum
VBU	Banisteria Viburnum
SHRUB ARBES	COMMON NAME
AE	Cast Iron Plant
DE	Gold Mound Duranta
HFA	Firebush 'Compact'
TF	Dwarf Aster, Jasmine
TR	Dwarf Fatsiastichia Grass
ZF	Coccoloba Fern
GROUND COVERS	COMMON NAME
PH	Banks Grass



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**Polk City Business Park
Phase 1**

Polk City, Florida

By: _____ Date: _____

1. Approved by City Commission: 10/16/2017

2. 50% Bid Set: 08/25/2017

Prepared by: J.S.P. Checked by: _____

Date: 2017

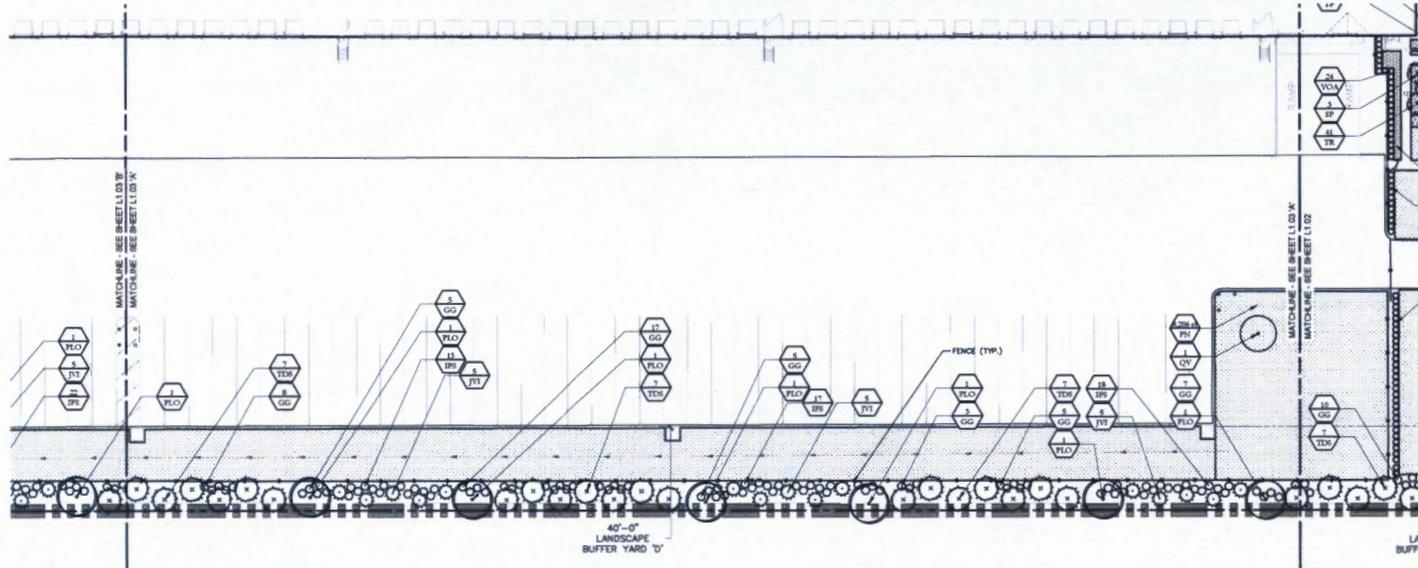
Preliminary Review Phase Aug. 22, 2017

Vertical Datum NAVD 1988

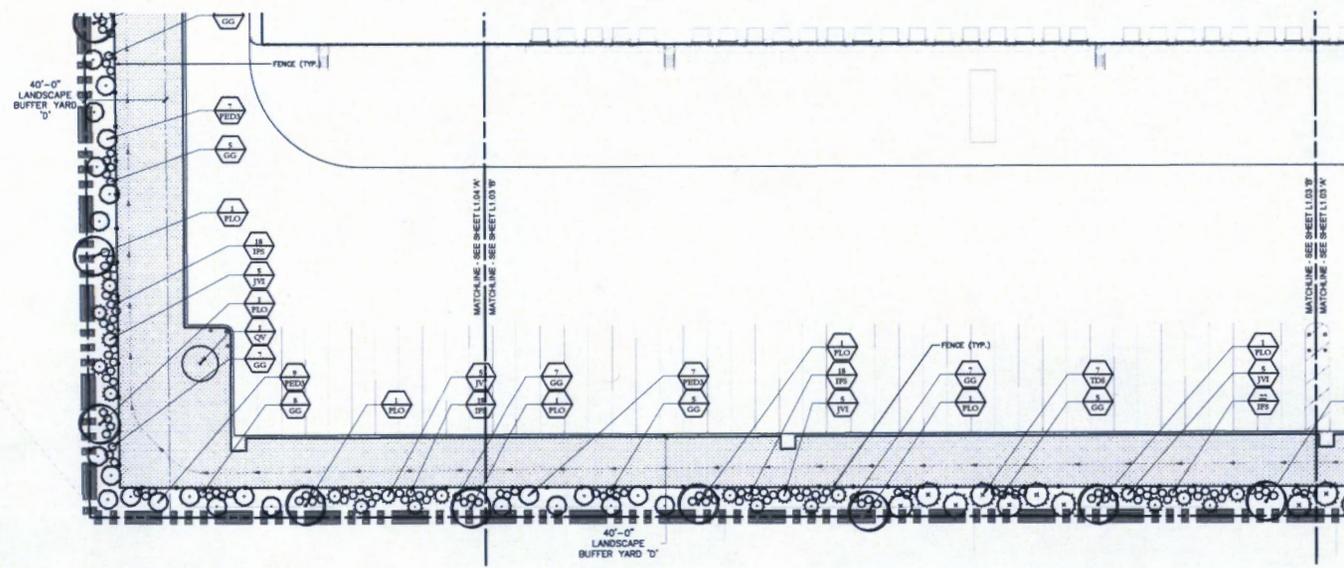
**Landscape
Planting Plan**

L1.02

Scanned: October 10, 2017 4:18:18 PM JESST (Polk) (Landscape) October 10, 2017 4:20:24 PM Scan: JESST



1 SOUTHERN LANDSCAPE BUFFER 'A'
1" = 30'-0"

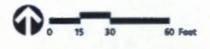


2 SOUTHERN LANDSCAPE BUFFER 'B'
1" = 30'-0"

PLANT SCHEDULE

COMMON TREE	COMMON NAME
ARP	Florida Flame Red Maple
WOO	D.D. Blanchard Southern Magnolia
PLO	American Sycamore
OV	Southern Live Oak
PALM TREE	COMMON NAME
SP	Spiral Palm
SMALL TREE	COMMON NAME
JVI	Brody Red Cedar
LN	Tussock Crape Myrtle
PED3	Slash Pine
TDS	Bald Cypress
SHRUBS	COMMON NAME
CAS	Citrus Lily
GGG	Thymus
YV	Florida Anise
YV7	Saw Palmetto
VOK	Mimosa-Lost Sweet Viburnum
YVU	Stardust Viburnum
SHRUB ANIAS	COMMON NAME
AE	Care Free Plant
DE	Gold Mound Dianthus
HPA	Fireball Compact
YF	Dwarf Astor Japanese
TR	Dwarf Fatsia/Sheep Grass
ZP	Coastal Fern
GROUND COVERS	COMMON NAME
PH	Bama Grass

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**Polk City Business Park
Phase 1**

Polk City, Florida

Prepared by	Date
Checked by	Date
Reviewed by	Date
Approved by	Date

1. Response to City Comments: 10/10/2017
 2. 90% Bid Set: 08/21/2017
 3. Construction: 08/21/2017

Prepared by: J.S. Date: 08/21/2017
 Preliminary Review Phase: Aug. 22, 2017

Vertical Datum NAVD 1988
**Landscape
 Planting Plan**

L1.03



GENERAL LANDSCAPE NOTES

- 1) All on-site existing conditions including surface and subsurface utilities, structures, trees, and other features shall be shown on the landscape plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the owner's representative.
- 2) Existing site conditions including trees, utility lines, and existing planting areas to remain shall be shown on the landscape plans. The contractor is responsible for any damage or injury to existing trees or structures that may occur as a result of negligence in the execution of the contractor's work.
- 3) The contractor shall interface with other work being performed by other trades. It shall be the contractor's responsibility to coordinate and schedule all work. The contractor shall ensure that their work does not impact established or projected drainage patterns.
- 4) The contractor shall verify the soil conditions and confirm the availability of all specified plant materials and make arrangements with the owner's representative and owner's representative to review and mutually field big soil samples for analysis. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 5) All plant material sizes specified are minimum sizes. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 6) The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 7) The landscape contractor shall test project soils to verify that the soils on-site are suitable for the intended use. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 8) The landscape contractor shall ensure that their work does not impact established or projected drainage patterns. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 9) All plant materials shall be delivered to the site in a timely manner and approved by the owner's representative prior to planting. The landscape contractor shall provide stakes or irrigation flags to locate the edges of all shrub and tree planting areas. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 10) The contractor shall be held liable for any damage to existing vegetation as a result of negligence in the execution of the contractor's work. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 11) The contractor shall be held liable for any damage to existing vegetation as a result of negligence in the execution of the contractor's work. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 12) The landscape contractor shall verify the extent of sod work in the field. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 13) The landscape contractor shall be responsible for providing plants, spacing of plants, and groundcover spacing as specified on the plant list for all "mass plantings". Accent shrubs and trees that are not part of mass plantings shall be installed in accordance with the landscape plan. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 14) The landscape contractor shall be responsible for the stability and plant condition of all installed plant materials. The contractor shall remove all staking materials and provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 15) All planting beds shall be top-dressed with a 3" layer of mesh as specified. All trees shall have a 3" thick mulch ring placed around the base of the trunk. The landscape contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 16) All plant materials shall receive adequate watering by the landscape contractor as required until the landscape irrigation system is fully operational and until field capacity is reached. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 17) All existing plant beds to remain within the construction limit line shall be left undisturbed. Existing trees to remain, as noted on the drawings, shall be left undisturbed. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 18) The contractor shall be responsible for the stability and plant condition of all installed plant materials. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 19) The contractor shall be responsible for the stability and plant condition of all installed plant materials. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 20) The landscape plan groups plant material in separate zones according to site conditions and water needs including high, moderate and low water use per plant. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 21) See landscape specifications for further requirements.

SOIL PREPARATION FOR ALL PLANTED AREAS:

- 1) Areas to be planted that are densely compacted, 80% to 90%, shall be broken up to a depth of 12 inches. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 2) Soil for planting shall be free of rocks over 1/2 in. in diameter, and free of debris, such as plastic, wood, cloth, weeds, sticks, solvents, petroleum products, concrete, brick, or other debris. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 3) In areas which will receive impact soil, the existing soil 12 in. deep if the soil has been compacted prior to backfilling. The contractor shall provide a copy of the soil analysis to the owner's representative. All container and field soil samples shall be taken at a depth of 12 inches. All container and field soil samples shall be taken at a depth of 12 inches.
- 4) Basalt planting media for all shrub and turf areas shall be provided at a min. depth of 12" and shall be composed of the following mixture:
 - 1/3 coarse grain sand
 - 1/3 fine grain sand
 - 1/3 loam class A soil

IRRIGATION REQUIREMENTS:

All newly planted landscape materials specified shall be irrigated pursuant to Auction 3.07.05 Installation, Irrigation and maintenance (b) of the Polk City unified land development code.

Polk City Business Park Phase 1

Polk City, Florida

No.	Description	DATE
1	Revisions by the Contractor	10/20/17
2	Site Marked	10/20/17
3	As Shown	10/20/17

Preliminary Review Phase Aug. 22, 2017

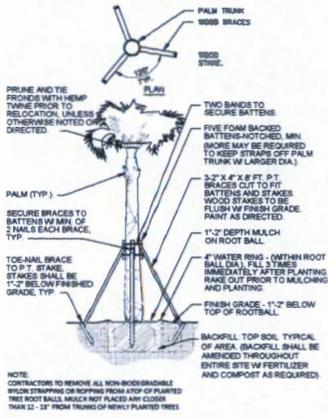
Vertical Datum NAVD 1985

Landscape Notes

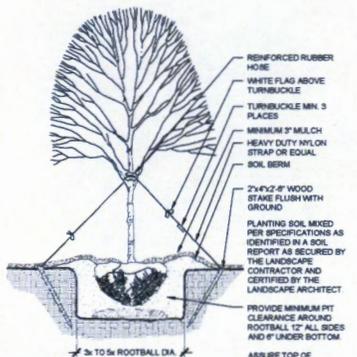
L1.51



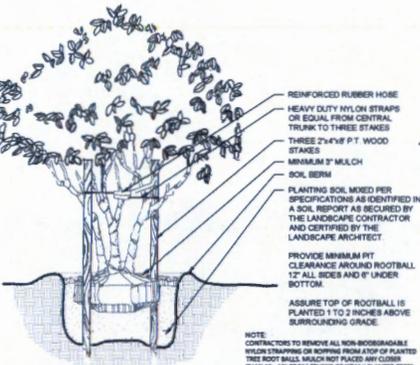
DATE: Oct. 10, 2017 42997.00



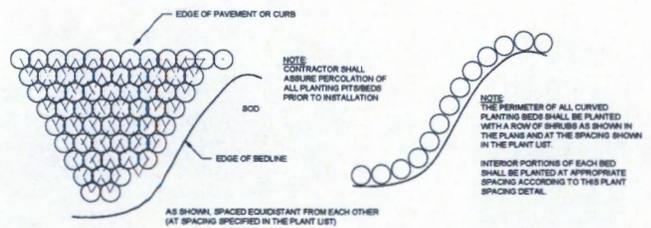
1 PALM BRACING DETAIL
N/A



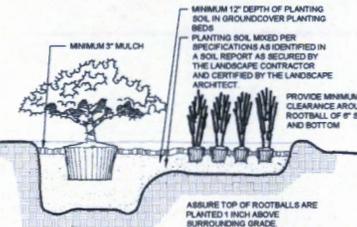
2 TREE PLANTING DETAIL
N/A



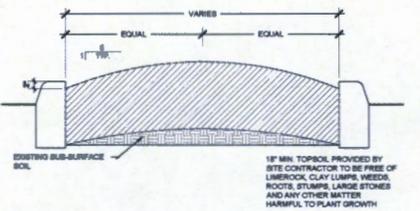
3 MULTI-STEM TREE PLANTING DETAIL
N/A



4 SHRUB/GROUNDCOVER SPACING PLAN
N/A



5 SHRUB/GROUNDCOVER PLANTING DETAIL
N/A



6 ISLAND CROWN DETAIL
N/A

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	REMARKS
03	AVP	Florida Flame Red Maple	20 gal	2\"/>		

NOTE: ALL NEWLY PLANTED LANDSCAPE MATERIALS SPECIFIED SHALL BE IRRIGATED PURSUANT TO SECTION 3.07.05 INSTALLATION, IRRIGATION AND MAINTENANCE (B) OF THE POLK CITY UNIFIED LAND DEVELOPMENT CODE.

CALCULATIONS

AREA TAKE-OFFS	PROPOSED
Asphalt (Entry Drives Only)	11,278 s.f.
Sidewalks	18,479 s.f.
TOTAL:	29,757 s.f.

3.07.03 Canopy Trees - Canopy trees shall be required for the purpose of shading impervious surfaces associated with all development in the City. One-third of the total area shall be shaded with canopy trees. 29,757 s.f. x 33% = 9,889 s.f.

PARKING LOT	Trees Provided	Square Footage
Canopy Tree 'A' (2,000 s.f.)	20	40,000 s.f.
Canopy Tree 'B' (700 s.f.)	0	0 s.f.
Canopy Tree 'C' (900 s.f.)	30	18,000 s.f.
Subtotal:	44	58,000 s.f.

SITE LANDSCAPE (includes parking lot buffer)	Trees Provided	Square Footage
Canopy Tree 'A' (2,000 s.f.)	20	40,000 s.f.
Canopy Tree 'B' (700 s.f.)	24	16,800 s.f.
Canopy Tree 'C' (500 s.f.)	12	6,000 s.f.
Small Tree 'A' (300 s.f.)	31	9,300 s.f.
Small Tree 'B' (120 s.f.)	5	600 s.f.
Subtotal:	34	78,300 s.f.

TOTAL Required: 132,320 s.f.
GRAND TOTAL: +2000 s.f.

* NOTE: Provided Canopy Tree exceeds amount required *

TYPE D BUFFER	Required	Provided
Small Tree	190	180
Shrub	378	377

* NOTE: Provided Tree/Shrub exceeds amount required *

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Polk City Business Park
Phase 1

Polk City, Florida

Vertical Datum NAVD 1988

Landscape
Schedule & Details

1:52

DATE: Oct. 10, 2017

