

POLK CITY

PLANNING COMMISSION MEETING

April 5, 2021

Polk City Government Center
123 Broadway Blvd. SE

5:30 P.M.

AGENDA

CALL TO ORDER Chairman

PLEDGE OF ALLEGIANCE Chairman

ROLL CALL City Clerk

ESTABLISHMENT OF A QUORUM

MEETING MINUTES

February 2020

December 2020

A. Public Hearings

1. **Preliminary Site Plan – Central Florida Furniture Design:** The applicant, LLW Group LLC, is requesting preliminary site plan approval of 18,800 square feet of furniture warehouse situated on 1.69 acres in Polk City, located on 160 Appaloosa Hills Road East of Commonwealth Avenue North. The warehouse space is divided equally in two buildings each totaling 9,900 square feet.
2. **Preliminary Site Plan – Polk City Business Park Center -Phase 2:** The applicant, Scannell Properties, is requesting preliminary site plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01-000000-012030. Phase 2 is approximately 87.07 acres and is proposed to consist of a 1,010,800 square foot warehouse with associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements. Phase 2 will be constructed in two subphases.

ADJOURNMENT

PLEASE NOTE: PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN CITY MEETINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, POLK CITY 123 BROADWAY BLVD SE, POLK CITY, FLORIDA 33868 TELEPHONE (863) 984-1375, AT LEAST 48HRS IN ADVANCE.

PLANNING COMMISSION MEETING MINUTES

December 7, 2020

Chairman Baker called the meeting to order at 5:30 pm.

Those present recited the Pledge of Allegiance led by Chairman Baker.

Present: Robert Baker, David Prins, Edward Hanks, Antonio Thomas

Absent: Mike Denico, Bill Stefanski

Quorum Established

ORDER OF BUSINESS

Public Hearing - An applicant-initiated **Future Land Use Map Amendment** for approximately 3.22 acres located at the northwest corner of the intersection of Commonwealth Avenue North and Citrus Grove Boulevard North from Commercial to Residential Medium (Polk County Parcel ID: 25-26-33-296500-102020).

Jennifer Codo-Salisbury provided a thorough explanation of the FLU Map Amendment and addressed any questions or concerns brought forth.

The property owner is Dr. Mohamed Elaswad. His representative Mike Levine was also present and addressed the Planning Commission, providing a thorough explanation for the potential plans for this property.

After lengthy discussion, Motion by Member Prins to deny this Amendment; this motion failed for lack of a second.

Motion by Chairman Baker to approve the 3.22 acres being changed from Commercial to Residential Medium designation; this motion was second by Member Hanks.

Motion carried 3/1 by Voice Vote.

Public Hearing - An applicant-initiated **Rezoning** of approximately 18.71 acres located west of North Commonwealth Avenue and north of Citrus Gove Boulevard North from Planned Unit Development and R-4 Mixed Residential Use to Planned Unit Development to allow for 168 multifamily apartments or condominiums (Parcel numbers: 25-26-33-296500-102020; 25-26-33-296500-105000; 25-26-29-295302-003000; 25-26-29-295302-010000; and 25-26-29-295302-009010).

The major concern regarding this change is the traffic in this area, which is getting

worse by the day.

Jennifer Codo-Salisbury reiterated that a traffic study and several other criteria must be met by the applicant prior to anything being done on these sites.

After lengthy discussion, Motion by Chairman Baker to approve the Rezoning of 18.71 acres from PUD and R-4 Mixed Residential Use to PUD; this motion was seconded by Member Hanks.

Motion carried 4/0 by Voice Vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:35 pm

Patricia Jackson, City Manager/Clerk

Robert Baker, Chairman

PLANNING COMMISSION MEETING MINUTES

February 3, 2020

Chairman Stefanski called the meeting to order at 5:30 pm.

Those present recited the Pledge of Allegiance led by Chairman Stefanski.

Present: William Stefanski, David Prins, Mike Denico, Robert Baker

Quorum Established

APPROVAL OF MEETING MINUTES

1) January 6, 2020

Motion by Member Baker to approve the Planning Commission Meeting minutes from January 6, 2020; this motion was seconded by Member Denico. **Motion carried unanimously by Voice Vote.**

ORDER OF BUSINESS

Election of Chairman and Election of Vice-Chairman

Motion by Member Prins to nominate Member Baker as **Chairman** to serve a one-year term; this motion was seconded by Member Stefanski

Motion carried unanimously by Voice Vote.

Motion by Member Prins to nominate Member Denico to serve as **Vice-Chairman** for a one-year term; this motion was seconded by Member Stefanski.

Motion carried unanimously by Voice Vote.

Jennifer Codo-Salisbury was on hand to address any questions or concerns regarding the agenda items listed below.

Preliminary Subdivision Plan including Landscape Plan

Preliminary Subdivision Plan including Landscape Plan for The Landings at Mt. Olive for 381 single family homes on approximately 132.14 acres located on the north side of Mt. Olive Road, east of SR 33, east of Golden Gate Boulevard from Residential Low-4X to Planned Unit Development-X in the Green Swamp Area of Critical State Concern (Parcel numbers: 25-27-06-000000-021020; 25-27-06-000000-021010; 25-27-06-000000-021030; 25-27-05-000000-043010; and 25-27-05-000000-043020).

Frank Zeuner (588 Meandering Way) discussed saving trees. Does not want trees in

place that drop leaves. Overall is happy with plans as presented.

Cathy Sterling (5760 Viburnum Court) – Inquired about the property values changing. Feels that a new subdivision will have a major impact on the traffic.

Kathy Delp and Jennifer Codo-Salisbury provided a thorough explanation.

Rob Berry (364 Nolane Lane) discussed buffer zones and easements. Feels the buffers should be reserved for the Homeowners Association. The easement is part of the ten foot buffer.

Laura Lambert (414 Meandering Way) requested to see the rear of the homes. Pictures will be provided.

After lengthy discussion, Motion by Member Prins to approve the Preliminary Subdivision Plan including Landscape Plan; this motion was seconded by Member Denico.

Motion carried unanimously by Voice Vote.

Land Development Code Amendment

City-initiated text amendment to Article 3, Section 3.07.00 Compatibility, Landscaping and Buffering Standards of the Polk City Land Development Code amending current regulations.

Jennifer Codo-Salisbury provided a thorough explanation regarding the Landscape and Buffering Standards proposed amendments.

Ken Gardner (1022 Crossroads Drive) does not want to live next to a single-family dwelling. Feels that he spent \$1.5 million on his home and wants to know how MOSN will be protected from the rif raf?

Kathy Delp responded that it is that community's responsibility to keep their community gated.

Member Baker stated this is a concern, no matter where you live.

Motion by Member Prins to approve the PCLDC Landscape and Buffering Amendments as presented; this motion was seconded by Member Denico.

Motion carried unanimously by Voice Vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:30 pm

Patricia Jackson, City Manager/Clerk

Robert Baker, Chairman



**POLK CITY PLANNING COMMISSION
SITE PLAN REVIEW
STAFF REPORT
April 5, 2021**

TO: POLK CITY PLANNING COMMISSION

FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

SUBJECT: SITE PLAN REVIEW:

Central Florida Furniture Design

The applicant, LLW Group LLC, is requesting preliminary site plan approval of 18,800 square feet of furniture warehouse situated on 1.69 acres in Polk City, located on 160 Appaloosa Hills Road East of Commonwealth Avenue North. The warehouse space is divided equally in two buildings each totaling 9,900 square feet.

A site plan was originally approved in January 2019 for an 18,626 square foot furniture warehouse. The site plan has changed in that two buildings rather than one are now proposed. The total square footage is 18,800 square feet.

AGENDA & HEARING DATES:

Planning Commission Meeting: April 5, 2021

PLANNING COMMISSION MOTION OPTIONS:

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

Attachments

- Overview Report
- Aerial Photo Map
- Future Land Use Map
- Zoning Map
- Wetlands Map
- Floodplain Map
- Site Plan

OVERVIEW REPORT

PROPERTY OVERVIEW:

Property Owner	LLW Group LLC
Subject Parcels	25-26-28-000000-041010
Acreage	1.69 acres
Existing Future Land Use	Industrial
Existing Zoning	M-1, Light Industrial
Previous Approval	January 2019: Polk City Planning Commission approved the site plan for an 18,626 SF furniture warehouse.

REQUEST:

The applicant, LLW Group LLC, is requesting preliminary site plan approval of 18,800 square feet of furniture warehouse situated on 1.69 acres in Polk City, located on 160 Appaloosa Hills Road East of Commonwealth Avenue North. The warehouse space is divided equally in two buildings each totaling 9,900 square feet.

A site plan was originally approved in January 2019 for an 18,626 square foot furniture warehouse. The site plan has changed in that two buildings rather than one are now proposed. The total square footage is 18,800 square feet.

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 subject site is currently vacant.

- The subject site is located within the Polk City Exemption Area and is therefore exempt from the regulations pertaining to the Green Swamp Area of Critical State Concern.

- The property has a Future Land Use (FLU) of Industrial (located within the Polk City Exemption Area).
- The M-1, Light Industrial zoning allows for the development of warehousing and distribution center uses.
- The property is 1.69 acres in size.
- Appaloosa Hills Road was found to be structurally sound to support Fire & EMS vehicles according to Stitzel Engineering & Construction, Inc., the applicant's engineer.
- Approximately 33 trips per day will be generated by the facility.
- The site plan has been drawn consistent with the required setbacks.
 - 25' front yard setback
 - 10' side yard setback
 - 20' rear yard setback
- The site plan has been drawn consistent with the required number of parking spaces.
- The landscape plan is consistent with the City's landscaping regulations.
- The proposed hours of operation will be from 7:00 am to 6:00 pm.
- The development will be connected to a well and commercial septic tank.

SITE DEVELOPMENT PLAN REQUIREMENTS:

The following information is required in an acceptable form so as to accompany the Site Development Plan:

1. If a commercial or industrial site, the name of the business.
 - **Complete. Information provided in Property Overview.**

2. The property owner's name, address and telephone number; and the designated project applicant or representative if other than property owner.
 - **Complete. Information provided in Property Overview.**

3. The engineer's name, address, telephone number and registration number.
 - **Complete. This information has been provided with the application.**

4. Future Land Use Classification from the Comprehensive Plan's Future Land Use Map; and, Zoning district assigned to the property that is the subject of the site plan and to the properties contiguous thereto.
 - **Complete. This information has been provided on the application.**
Future Land Use: Industrial
Zoning: M-1, Light Industrial

5. The legal description of the property used by the County's Property Appraiser's Office.
 - **Complete. This information has been provided with the application.**

6. A copy of the plat map page the property is located on, with the lot or parcel identified clearly. This map is available from the Polk County Property Appraiser's Office in Bartow, or from the City, for \$1.00.

Site Development Plans shall be drawn to a minimum scale of one-inch equals 100 feet on an overall sheet size not to exceed 22 by 36 inches. When more than one sheet is required, an index sheet of the same size shall be included showing the entire parcel with individual sheet numbers referenced thereon.

 - **Complete. This information has been provided with the application.**

7. North arrow, scale and date prepared.
 - **Complete. This information is provided on the site plan.**

8. Identification of watercourses, wetlands, and significant stands of mature trees and understory vegetation that may provide wildlife habitats or other environmentally unique areas.
 - **Complete. There are no waterbodies on the subject property.**

9. Number of units proposed, if any, and resulting net density.
 - **Complete. There are no proposed residential units as part of the development.**

10. Floor area of non-residential uses.
 - **Complete. The Floor Area Ratio is consistent with the requirements of the M-1 zoning.**

11. Number of parking lots and spaces required and proposed.
 - **Complete. The parking lot and spaces are consistent with the requirements of the Polk City Land Development Code.**

12. Location of all public and private streets, driveways and utility easements, within and adjacent to the site.
 - **Complete. This information is provided. The site accesses Appaloosa Hills Road.**

13. The footprint of all proposed buildings and structures on the site, including setbacks.
 - **Complete. The site plan has been drawn consistent with the required setbacks.**
 - o **25' front yard setback**
 - o **10' side yard setback**
 - o **20' rear yard setback**

14. Required landscape and buffer yards.
 - **Complete. Shown on landscape plan.**

15. Sign locations.
 - **Complete.**

16. Phase lines, if the development is constructed in phases.
 - **Complete. The warehouse will be constructed in one phase.**

17. Provisions for on-site stormwater drainage and detention related to the proposed development.

- **Complete. The stormwater pond is reflected on the site plan.**

18. The delineation of all wetlands and flood-prone areas as delineated by the National Wetlands Inventory and the Flood Insurance Rate Maps published by the Federal Emergency Management Agency (FEMA) and by the City of Polk City Comprehensive Plan.

- **Complete.**

19. Delineation of all environmentally sensitive areas as determined by any appropriate agency and the City of Polk City Comprehensive Plan.

- **Complete. There are no environmentally sensitive areas indicated.**

20. All existing and proposed utilities.

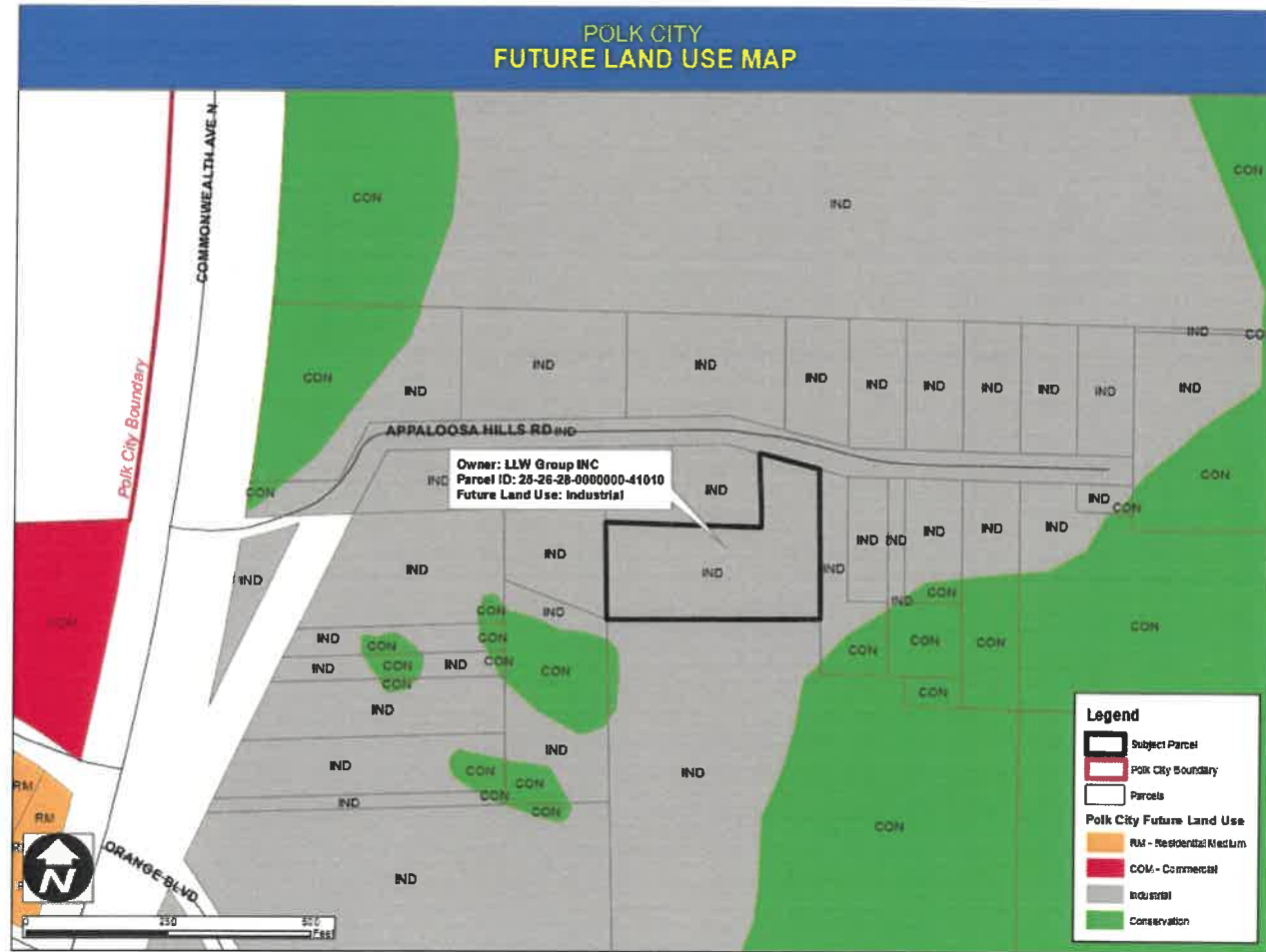
- **Complete.**

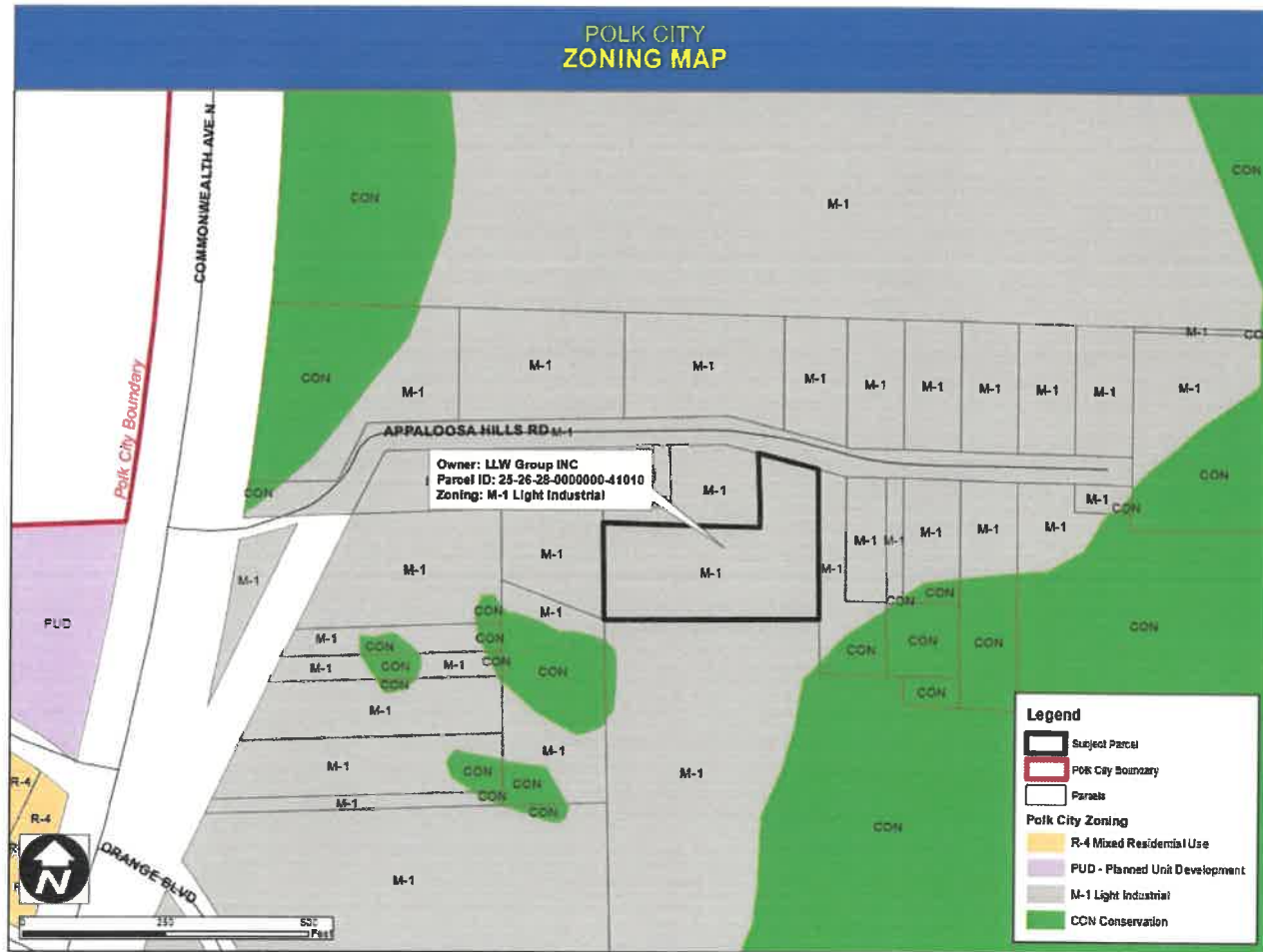
21. Any other requirement as determined by the Development Director or the Building Official, such as topographic lines, surveys, etc.

- **Complete.**

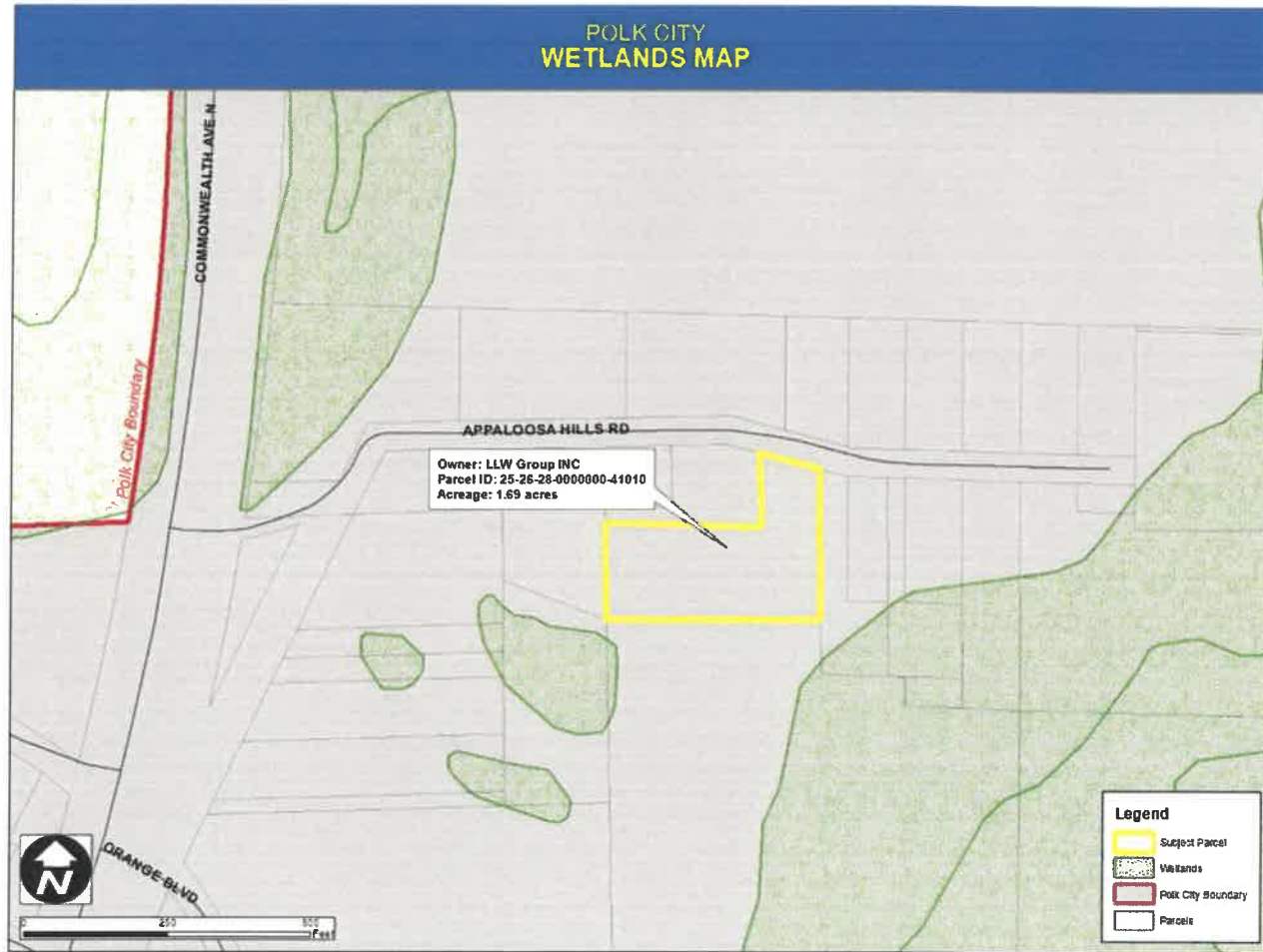
POLK CITY
AERIAL PHOTO MAP

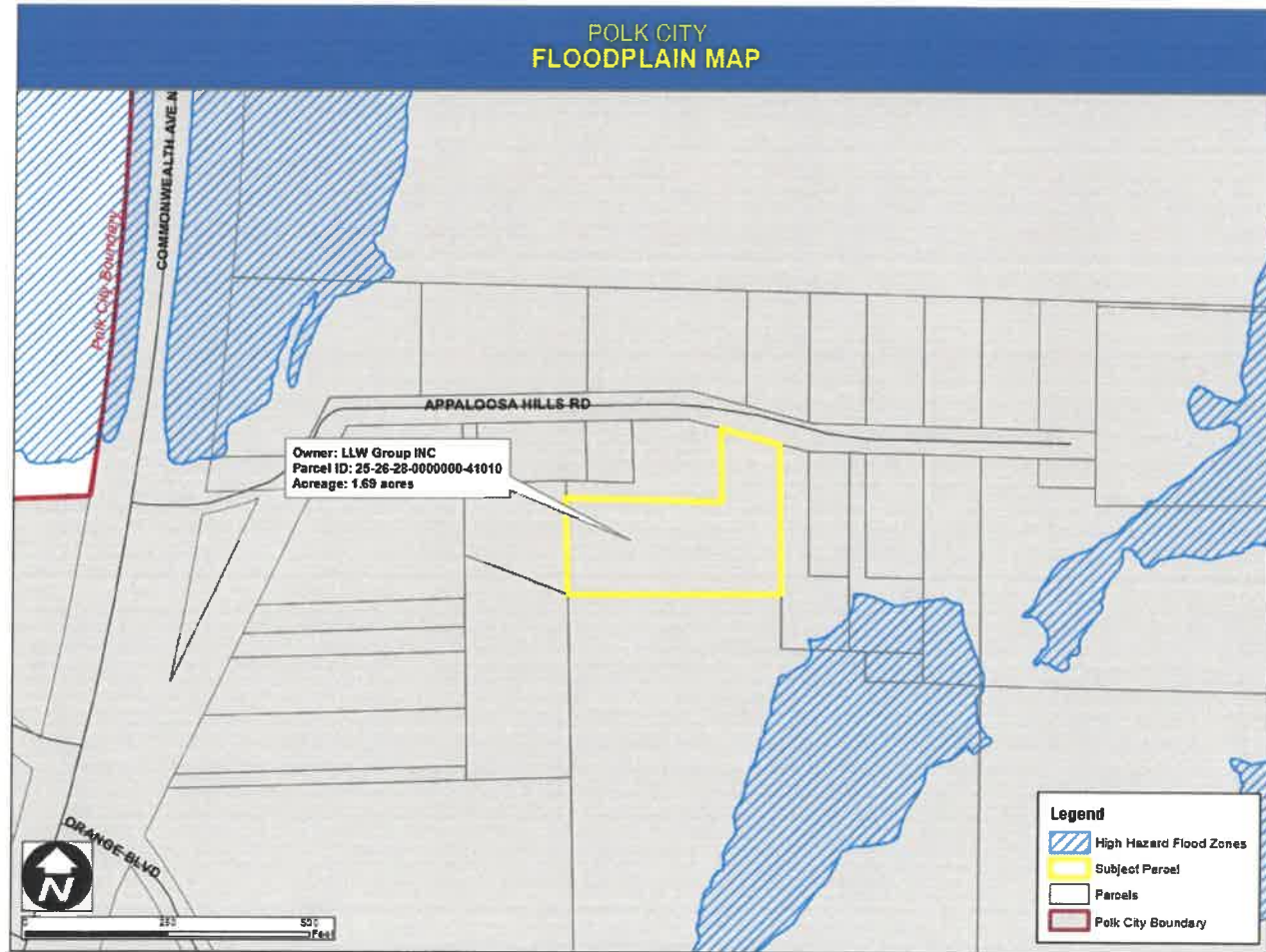


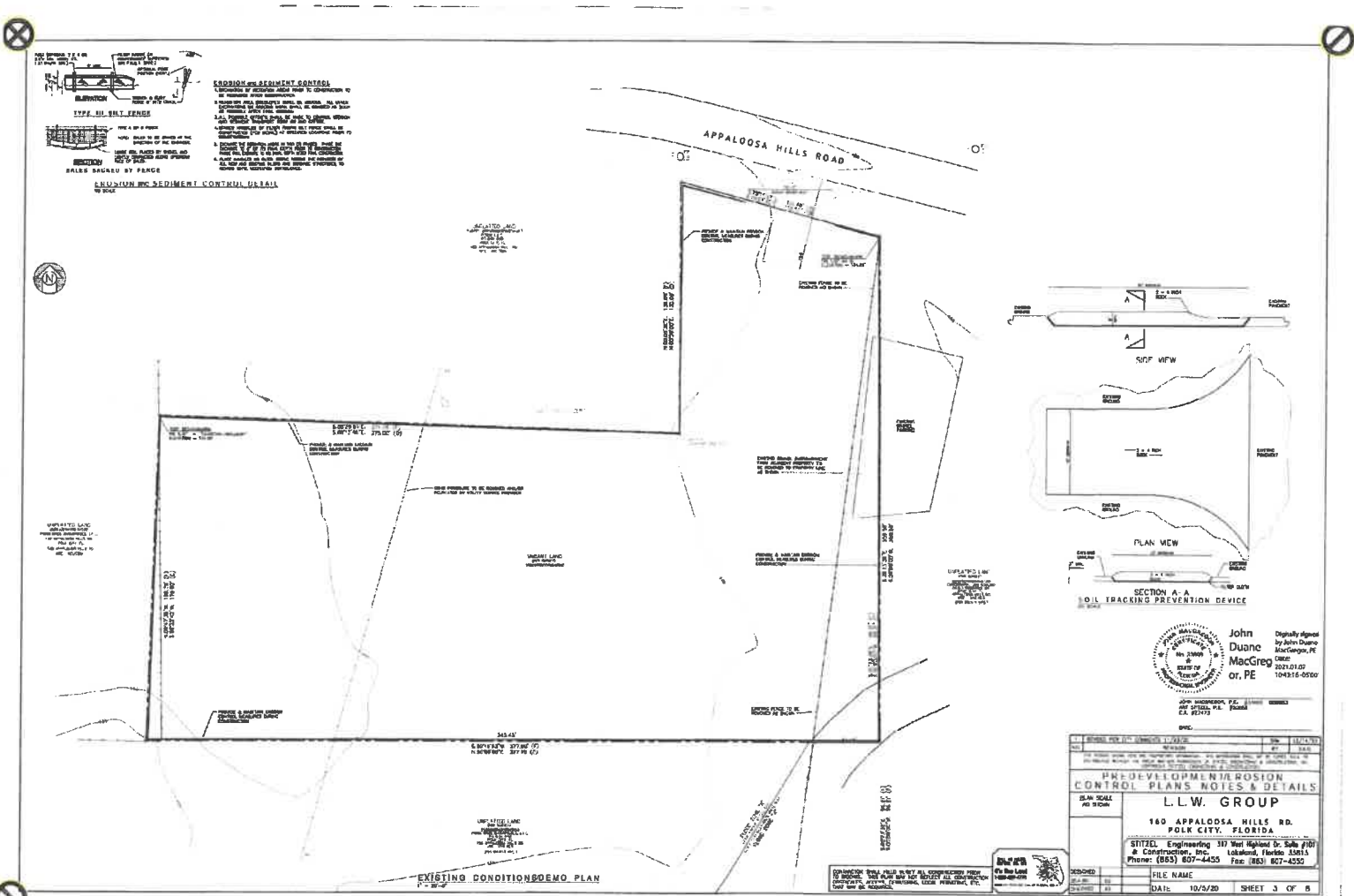


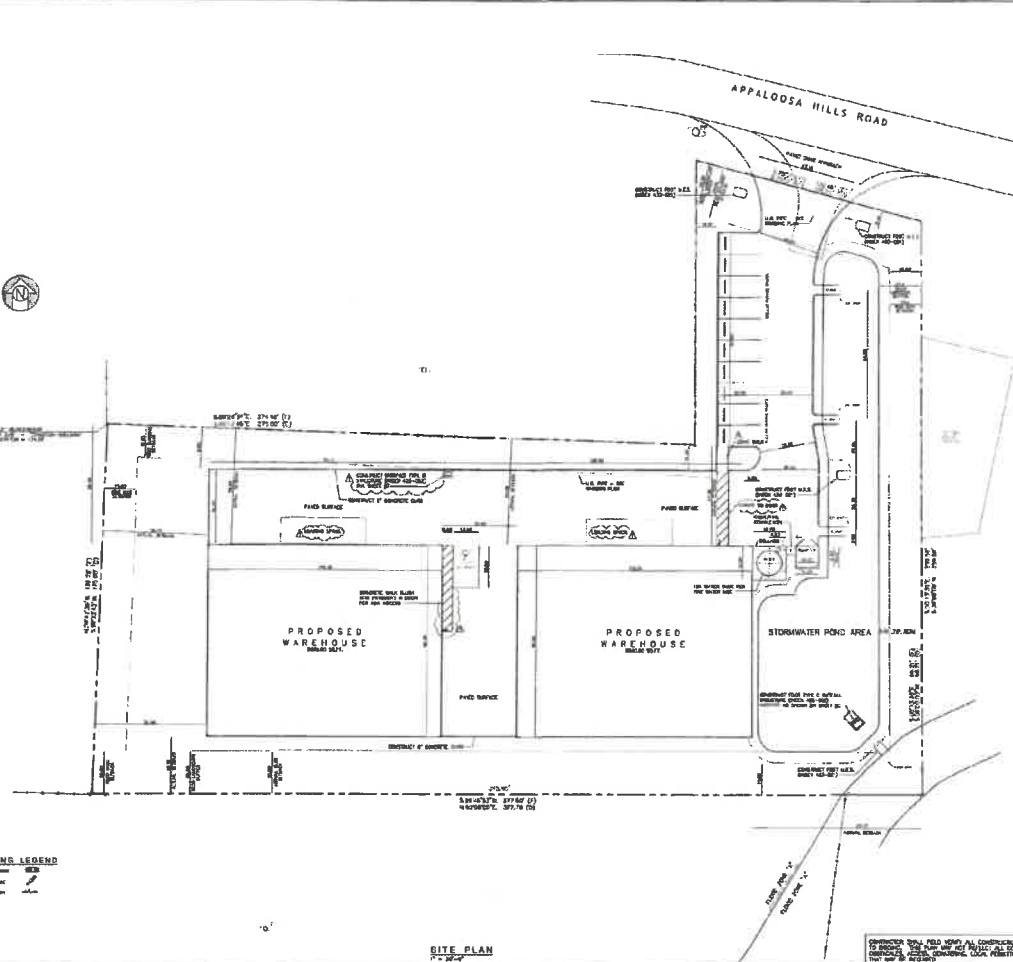


POLK CITY
WETLANDS MAP







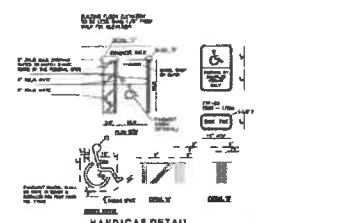


GRADING LEGEND
 Proposed Road
 Proposed Stormwater Pond
 Proposed Stormwater Pond

SITE PLAN
 10/5/20

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.



MECHANICAL DETAIL

1. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA MECHANICAL CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

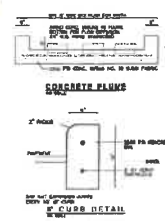
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

Professional Seal
 John Duane MacGregor, PE
 State of Florida
 No. 10439-02007
 Date: 10/5/20

PROJECT NO.	10439-02007
DATE	10/5/20
SITE PLAN & NOTES	
I.I.W. GROUP	
140 APPALODSA HILLS RD. POLK CITY, FLORIDA	
5117221, Engineering 3111 East Highway 6, Suite 3107 & Construction, Inc. Lakeland, Florida 33813 Phone: (888) 607-4435 Fax: (888) 607-4550	
FILE NAME	10439-02007
DATE	10/5/20
SHEET	4 OF 8



STORM WATER MANAGEMENT SYSTEM OPERATING AND MAINTENANCE PROCEDURES

1. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STORM WATER MANAGEMENT SYSTEM FROM DAMAGE AND INTERFERENCE.

2. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

3. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

4. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

5. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

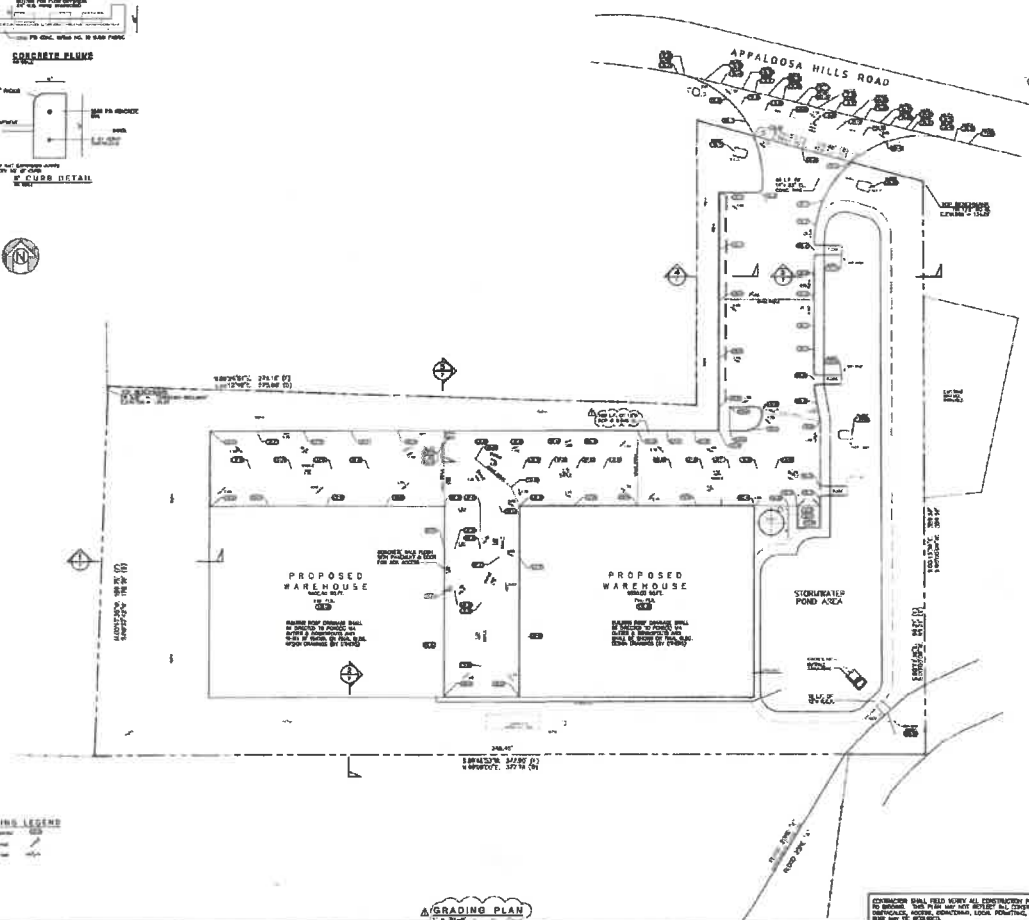
6. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

7. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

8. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

9. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

10. THE OWNER SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:



GRADING LEGEND

PROPOSED GRADE

EXISTING GRADE

PROPOSED CURB

PROPOSED DRIVE

PROPOSED SIDEWALK

John Duane MacGregor, PE

Digitally signed by John Duane MacGregor, PE

Date: 2013.01.27 10:44:42 -0500

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	12/2/20
2	REVISED PER COMMENTS	12/2/20
3	REVISED PER COMMENTS	12/2/20
4	REVISED PER COMMENTS	12/2/20
5	REVISED PER COMMENTS	12/2/20
6	REVISED PER COMMENTS	12/2/20
7	REVISED PER COMMENTS	12/2/20
8	REVISED PER COMMENTS	12/2/20
9	REVISED PER COMMENTS	12/2/20
10	REVISED PER COMMENTS	12/2/20

GRADING PLAN & NOTES

L.L.W. GROUP

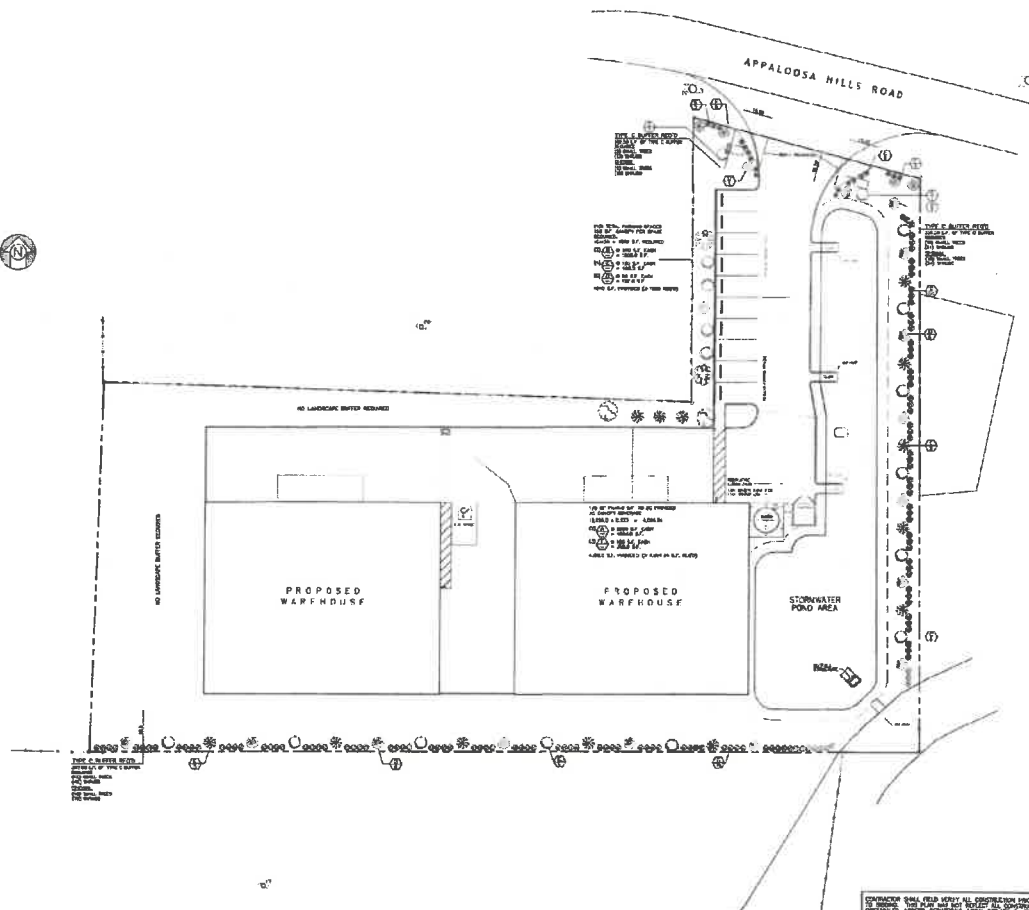
160 APPALOSA HILLS RD.
POLK CITY, FLORIDA

STITZEL Engineering 317 West Highland Dr. Suite 101
& Construction, Inc. Lakeland, Florida 33815
Phone: (883) 627-4455 Fax: (883) 627-4550

FILE NAME: 11ATP 10/2/20 SHEET 5 OF 8

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	1. 1/2" DIA. TREE	(Symbol)	1. 1/2" DIA. TREE
(Symbol)	2. 2" DIA. TREE	(Symbol)	2. 2" DIA. TREE
(Symbol)	3. 4" DIA. TREE	(Symbol)	3. 4" DIA. TREE
(Symbol)	4. 6" DIA. TREE	(Symbol)	4. 6" DIA. TREE
(Symbol)	5. 8" DIA. TREE	(Symbol)	5. 8" DIA. TREE
(Symbol)	6. 10" DIA. TREE	(Symbol)	6. 10" DIA. TREE
(Symbol)	7. 12" DIA. TREE	(Symbol)	7. 12" DIA. TREE
(Symbol)	8. 14" DIA. TREE	(Symbol)	8. 14" DIA. TREE
(Symbol)	9. 16" DIA. TREE	(Symbol)	9. 16" DIA. TREE
(Symbol)	10. 18" DIA. TREE	(Symbol)	10. 18" DIA. TREE
(Symbol)	11. 20" DIA. TREE	(Symbol)	11. 20" DIA. TREE
(Symbol)	12. 24" DIA. TREE	(Symbol)	12. 24" DIA. TREE
(Symbol)	13. 30" DIA. TREE	(Symbol)	13. 30" DIA. TREE
(Symbol)	14. 36" DIA. TREE	(Symbol)	14. 36" DIA. TREE
(Symbol)	15. 42" DIA. TREE	(Symbol)	15. 42" DIA. TREE
(Symbol)	16. 48" DIA. TREE	(Symbol)	16. 48" DIA. TREE
(Symbol)	17. 54" DIA. TREE	(Symbol)	17. 54" DIA. TREE
(Symbol)	18. 60" DIA. TREE	(Symbol)	18. 60" DIA. TREE
(Symbol)	19. 66" DIA. TREE	(Symbol)	19. 66" DIA. TREE
(Symbol)	20. 72" DIA. TREE	(Symbol)	20. 72" DIA. TREE
(Symbol)	21. 78" DIA. TREE	(Symbol)	21. 78" DIA. TREE
(Symbol)	22. 84" DIA. TREE	(Symbol)	22. 84" DIA. TREE
(Symbol)	23. 90" DIA. TREE	(Symbol)	23. 90" DIA. TREE
(Symbol)	24. 96" DIA. TREE	(Symbol)	24. 96" DIA. TREE
(Symbol)	25. 102" DIA. TREE	(Symbol)	25. 102" DIA. TREE
(Symbol)	26. 108" DIA. TREE	(Symbol)	26. 108" DIA. TREE
(Symbol)	27. 114" DIA. TREE	(Symbol)	27. 114" DIA. TREE
(Symbol)	28. 120" DIA. TREE	(Symbol)	28. 120" DIA. TREE
(Symbol)	29. 126" DIA. TREE	(Symbol)	29. 126" DIA. TREE
(Symbol)	30. 132" DIA. TREE	(Symbol)	30. 132" DIA. TREE
(Symbol)	31. 138" DIA. TREE	(Symbol)	31. 138" DIA. TREE
(Symbol)	32. 144" DIA. TREE	(Symbol)	32. 144" DIA. TREE
(Symbol)	33. 150" DIA. TREE	(Symbol)	33. 150" DIA. TREE
(Symbol)	34. 156" DIA. TREE	(Symbol)	34. 156" DIA. TREE
(Symbol)	35. 162" DIA. TREE	(Symbol)	35. 162" DIA. TREE
(Symbol)	36. 168" DIA. TREE	(Symbol)	36. 168" DIA. TREE
(Symbol)	37. 174" DIA. TREE	(Symbol)	37. 174" DIA. TREE
(Symbol)	38. 180" DIA. TREE	(Symbol)	38. 180" DIA. TREE
(Symbol)	39. 186" DIA. TREE	(Symbol)	39. 186" DIA. TREE
(Symbol)	40. 192" DIA. TREE	(Symbol)	40. 192" DIA. TREE
(Symbol)	41. 198" DIA. TREE	(Symbol)	41. 198" DIA. TREE
(Symbol)	42. 204" DIA. TREE	(Symbol)	42. 204" DIA. TREE
(Symbol)	43. 210" DIA. TREE	(Symbol)	43. 210" DIA. TREE
(Symbol)	44. 216" DIA. TREE	(Symbol)	44. 216" DIA. TREE
(Symbol)	45. 222" DIA. TREE	(Symbol)	45. 222" DIA. TREE
(Symbol)	46. 228" DIA. TREE	(Symbol)	46. 228" DIA. TREE
(Symbol)	47. 234" DIA. TREE	(Symbol)	47. 234" DIA. TREE
(Symbol)	48. 240" DIA. TREE	(Symbol)	48. 240" DIA. TREE
(Symbol)	49. 246" DIA. TREE	(Symbol)	49. 246" DIA. TREE
(Symbol)	50. 252" DIA. TREE	(Symbol)	50. 252" DIA. TREE
(Symbol)	51. 258" DIA. TREE	(Symbol)	51. 258" DIA. TREE
(Symbol)	52. 264" DIA. TREE	(Symbol)	52. 264" DIA. TREE
(Symbol)	53. 270" DIA. TREE	(Symbol)	53. 270" DIA. TREE
(Symbol)	54. 276" DIA. TREE	(Symbol)	54. 276" DIA. TREE
(Symbol)	55. 282" DIA. TREE	(Symbol)	55. 282" DIA. TREE
(Symbol)	56. 288" DIA. TREE	(Symbol)	56. 288" DIA. TREE
(Symbol)	57. 294" DIA. TREE	(Symbol)	57. 294" DIA. TREE
(Symbol)	58. 300" DIA. TREE	(Symbol)	58. 300" DIA. TREE
(Symbol)	59. 306" DIA. TREE	(Symbol)	59. 306" DIA. TREE
(Symbol)	60. 312" DIA. TREE	(Symbol)	60. 312" DIA. TREE
(Symbol)	61. 318" DIA. TREE	(Symbol)	61. 318" DIA. TREE
(Symbol)	62. 324" DIA. TREE	(Symbol)	62. 324" DIA. TREE
(Symbol)	63. 330" DIA. TREE	(Symbol)	63. 330" DIA. TREE
(Symbol)	64. 336" DIA. TREE	(Symbol)	64. 336" DIA. TREE
(Symbol)	65. 342" DIA. TREE	(Symbol)	65. 342" DIA. TREE
(Symbol)	66. 348" DIA. TREE	(Symbol)	66. 348" DIA. TREE
(Symbol)	67. 354" DIA. TREE	(Symbol)	67. 354" DIA. TREE
(Symbol)	68. 360" DIA. TREE	(Symbol)	68. 360" DIA. TREE
(Symbol)	69. 366" DIA. TREE	(Symbol)	69. 366" DIA. TREE
(Symbol)	70. 372" DIA. TREE	(Symbol)	70. 372" DIA. TREE
(Symbol)	71. 378" DIA. TREE	(Symbol)	71. 378" DIA. TREE
(Symbol)	72. 384" DIA. TREE	(Symbol)	72. 384" DIA. TREE
(Symbol)	73. 390" DIA. TREE	(Symbol)	73. 390" DIA. TREE
(Symbol)	74. 396" DIA. TREE	(Symbol)	74. 396" DIA. TREE
(Symbol)	75. 402" DIA. TREE	(Symbol)	75. 402" DIA. TREE
(Symbol)	76. 408" DIA. TREE	(Symbol)	76. 408" DIA. TREE
(Symbol)	77. 414" DIA. TREE	(Symbol)	77. 414" DIA. TREE
(Symbol)	78. 420" DIA. TREE	(Symbol)	78. 420" DIA. TREE
(Symbol)	79. 426" DIA. TREE	(Symbol)	79. 426" DIA. TREE
(Symbol)	80. 432" DIA. TREE	(Symbol)	80. 432" DIA. TREE
(Symbol)	81. 438" DIA. TREE	(Symbol)	81. 438" DIA. TREE
(Symbol)	82. 444" DIA. TREE	(Symbol)	82. 444" DIA. TREE
(Symbol)	83. 450" DIA. TREE	(Symbol)	83. 450" DIA. TREE
(Symbol)	84. 456" DIA. TREE	(Symbol)	84. 456" DIA. TREE
(Symbol)	85. 462" DIA. TREE	(Symbol)	85. 462" DIA. TREE
(Symbol)	86. 468" DIA. TREE	(Symbol)	86. 468" DIA. TREE
(Symbol)	87. 474" DIA. TREE	(Symbol)	87. 474" DIA. TREE
(Symbol)	88. 480" DIA. TREE	(Symbol)	88. 480" DIA. TREE
(Symbol)	89. 486" DIA. TREE	(Symbol)	89. 486" DIA. TREE
(Symbol)	90. 492" DIA. TREE	(Symbol)	90. 492" DIA. TREE
(Symbol)	91. 498" DIA. TREE	(Symbol)	91. 498" DIA. TREE
(Symbol)	92. 504" DIA. TREE	(Symbol)	92. 504" DIA. TREE
(Symbol)	93. 510" DIA. TREE	(Symbol)	93. 510" DIA. TREE
(Symbol)	94. 516" DIA. TREE	(Symbol)	94. 516" DIA. TREE
(Symbol)	95. 522" DIA. TREE	(Symbol)	95. 522" DIA. TREE
(Symbol)	96. 528" DIA. TREE	(Symbol)	96. 528" DIA. TREE
(Symbol)	97. 534" DIA. TREE	(Symbol)	97. 534" DIA. TREE
(Symbol)	98. 540" DIA. TREE	(Symbol)	98. 540" DIA. TREE
(Symbol)	99. 546" DIA. TREE	(Symbol)	99. 546" DIA. TREE
(Symbol)	100. 552" DIA. TREE	(Symbol)	100. 552" DIA. TREE

- IRREGULAR NOTES**
1. FINAL LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 3. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED TIME FRAME.
 4. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED BUDGET.
 5. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED AREA.
 6. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED HEIGHT.
 7. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED SPACING.
 8. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED SOIL TYPE.
 9. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED CLIMATE.
 10. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED MAINTENANCE REQUIREMENTS.
- LANDSCAPE NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
 2. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED TIME FRAME.
 3. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED BUDGET.
 4. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED AREA.
 5. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED HEIGHT.
 6. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED SPACING.
 7. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED SOIL TYPE.
 8. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED CLIMATE.
 9. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED MAINTENANCE REQUIREMENTS.
 10. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED BUDGET.



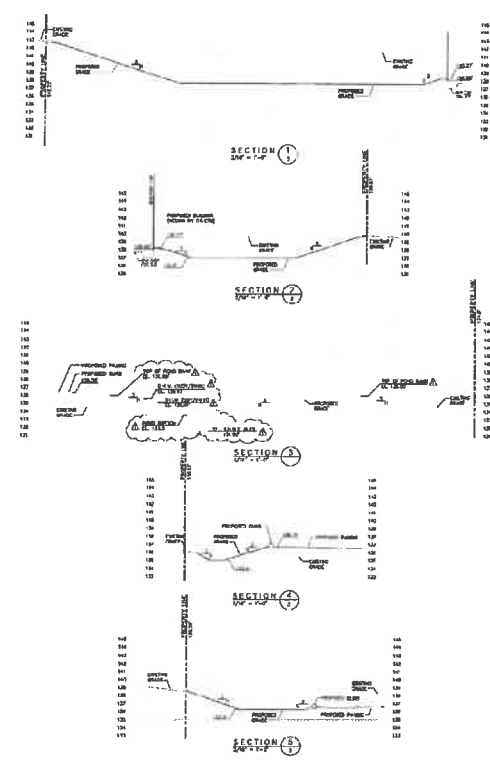
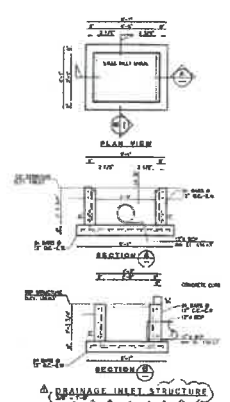
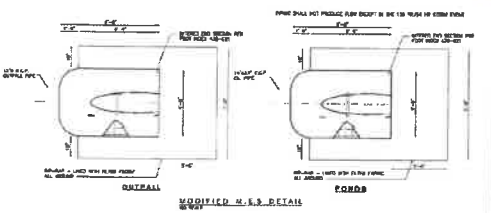
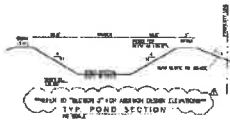
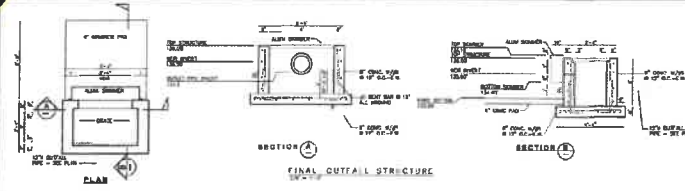
John Duane MacGregor, PE
 Digitally signed by John Duane MacGregor, PE
 Date: 2010.10.17 10:45:23 -0400

SITE PLAN & NOTES

L.L.W. GROUP
 140 APPALOOSA HILLS RD.
 POLK CITY, FLORIDA

STITZEL Engineering 217 West Highland Dr. Suite 1102
 & Construction, Inc. Lakeland, Florida 34013
 Phone: (882) 607-4433 Fax: (882) 607-6550

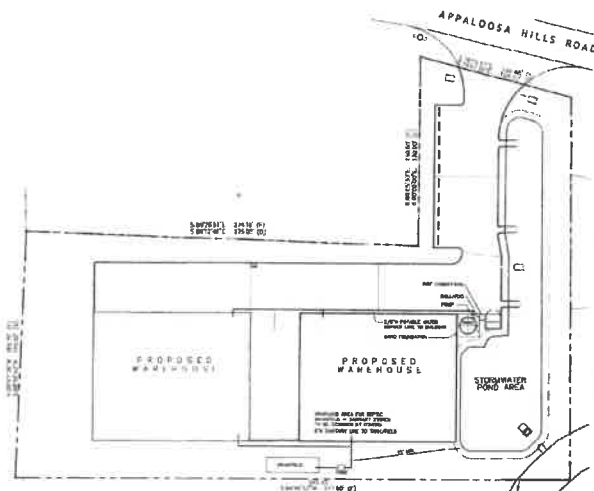
DATE: 10/15/10 SHEET 6 OF 8



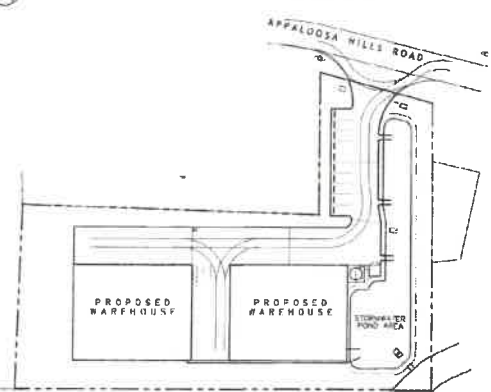
John Duane MacGregor
 Dr, PE
 Digitally signed by John Duane MacGregor, PE
 Date: 2023.01.07 10:53:00Z

PROJECT DETAILS/SECTIONS	
L.L.W. GROUP	
140 APPALOOSA HILLS RD. POLE CITY, FLORIDA	
STITZEL Engineering 317 West Highway Dr. Suite 1101 M. Construction, Inc. Lakeland, Florida 33813 Phone: (883) 627-4450 Fax: (883) 627-4590	
FILE NAME	
DATE	10/5/20 13:11 / 0 8

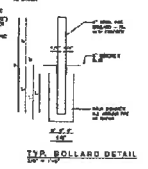
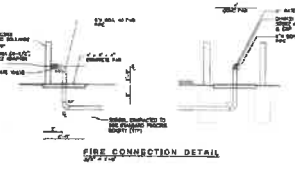
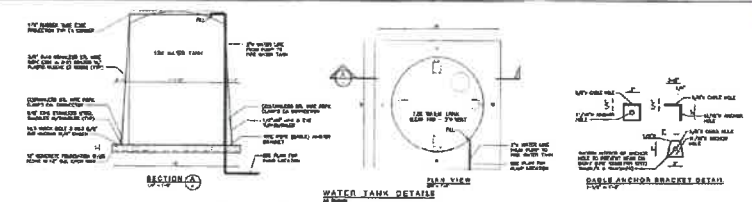
CONSTRUCTION SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, ETC. THE OWNER IS NOT RESPONSIBLE.



UTILITY PLAN



TRUCK ACCESS DETAIL



NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE PROPOSED FOUNDATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
7. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
9. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

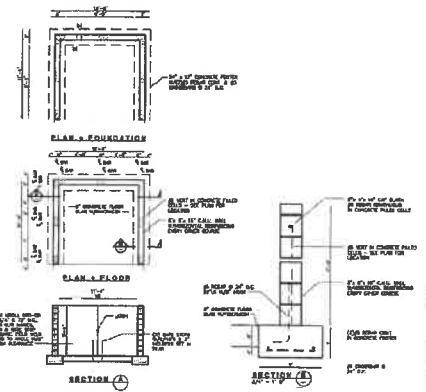
MATERIAL SPECIFICATIONS:

ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.

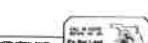
ALL REINFORCING BARS SHALL BE #4 OR #5 UNLESS OTHERWISE NOTED.

ALL STEEL SHALL BE A36 UNLESS OTHERWISE NOTED.

ALL PAINTS SHALL BE AS SPECIFIED BY THE ARCHITECT.



DUMPSTER DETAIL



John Duane MacGregor, PE
 Designated Professional Engineer
 State of Florida
 License No. 12345
 Exp. 12/31/2025

NO.	REVISION	BY	DATE
1	ISSUED FOR PERMIT	JDM	10/15/20

PROJECT DETAILS/SECTIONS
L.L.W. GROUP
 140 APPALOOSA HILLS RD.
 POLE CITY, FLORIDA

OWNER: Engineering 317 West Highway St. Suite 1101
 8 Conroyville Ave. Lakeland, Florida 33813
 Phone: (863) 607-4455 Fax: (863) 607-4550

DATE: 10/15/20 SHEET 8 OF 8



**POLK CITY
PRELIMINARY SITE PLAN REVIEW
OVERVIEW REPORT**

April 5, 2021

TO: POLK CITY PLANNING COMMISSION

FROM: CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

SUBJECT: **Site Plan Review:** Polk City Business Park Phase 2

The applicant, Scannell Properties, is requesting preliminary site plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01-000000-012030. Phase 2 is approximately 87.07 acres and is proposed to consist of a 1,010,800 square foot warehouse with associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements. Phase 2 will be constructed in two subphases.

AGENDA DATE:

- **April 5, 2021: Planning Commission Meeting**

PLANNING COMMISSION MOTION OPTIONS:

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

ATTACHMENTS:

- Overview
- Preliminary Site Plan including Building Elevations

PROPERTY OVERVIEW:

Property Owner	Polk City Associates LLC
Subject Parcels	24-27-01-000000-012020 (28.15 acres) 24-27-01-000000-012030 (58.92 acres)
Acreage	87.07 +/- acres
Existing Future Land Use	Business Park Center
Existing Zoning	BPC-1X, Business Park Center-1, Green Swamp
Prior Approvals	

REQUEST:

The applicant, Scannell Properties, is requesting preliminary site plan approval of Phase 2 of the Polk City Business Park which is located on the west side of the intersection of SR 33 (Commonwealth Ave) and SR 33 (Polk County Parcel Numbers: 24-27-01-000000-012020 and 24-27-01-000000-012030. Phase 2 is approximately 86.91 acres and is proposed to consist of a 1,010,800 square foot warehouse with associated auto and trailer parking, utilities, sidewalks, landscaping, and offsite road improvements.

Phase 2 will be constructed in two subphases due to the location of two existing gas mains that run through the northwest portion of the site, which will be relocated by Florida Gas Transmission in the future. The **first subphase** of the development will include a **533,520 square foot building** with all the required infrastructure for the building; in addition to, the offsite road improvements proposed. The second subphase will consist of the **remaining 477,280 square foot building** with additional trailer and auto parking to accommodate the additional building square footage. The private utilities proposed will also be adjusted with the second subphase to accommodate the new building expansion.

Phase 1 of the development, a 650,808 square foot distribution center, has been approved and constructed on the 52.4 acres directly to the south.

STANDARDS FOR REVIEWING PRELIMINARY SITE 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 86.91 acres in size for Phase 2. The overall site is 105.59 acres. A warehouse distribution center (Best Buy) has been constructed on Phase 1.
- A transportation analysis is currently being reviewed by the Florida Department of Transportation. Development cannot proceed until needed improvements to the intersection of SR 33 and Mt. Olive Road are addressed.
- The site plan has been drawn consistent with the required setbacks.
 - Front Setback: 102.02’ from right-of-way (100’ required)
 - Rear Setback: 247.09’ provided (60’ required)
 - Side Yard Setback (south): 420.23’ provided (55’ required)
 - Side Yard Setback (north): 285.07’ provided (15’ required)
- The site plan has been drawn consistent with the required number of parking spaces.
- The landscape plan is consistent with the City’s landscaping regulations.

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 Polk 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 Ratio (FAR) of non-residential uses.
 - **Complete. 0.26 FAR. Up to .75 FAR is allowed.**
8. Impervious Surface Ratio (ISR) of non-residential uses.
 - **Complete. 0.55 ISR. Up to .60 ISR is allowed.**
9. 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.**
10. Required landscape and buffer yards.
 - **Complete. Shown on landscape plan.**
11. All existing restrictions on the use of the land, including easements, rights-of-way, jurisdictional wetlands areas, either assumed or confirmed.
 - **Complete.**
12. 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.**

ADDITIONAL INFORMATION:

Staff requests the following.

- 1) The developer shall install lights that do not reflect off-site.
- 2) Prior to certification of occupancy, a proportional share agreement must be approved to address needed improvement at the intersection of SR 33 and Mt. Olive Road.

Preliminary Site Plan

Issued for Preliminary Review Phase
 Date Issued March 24, 2020
 Latest Issue February 16, 2021

Polk City Business Park Phase 2

Polk City, Florida

Parcel ID: 24-27-01-000000-012020,
 24-27-01-000000-012030

Owner

Scannell Properties No. 363 LLC/
 Scannell Properties 314 LLC
 8801 River Crossing Blvd, Suite 300
 Indianapolis, Indiana 46420
 P 303.385.8510

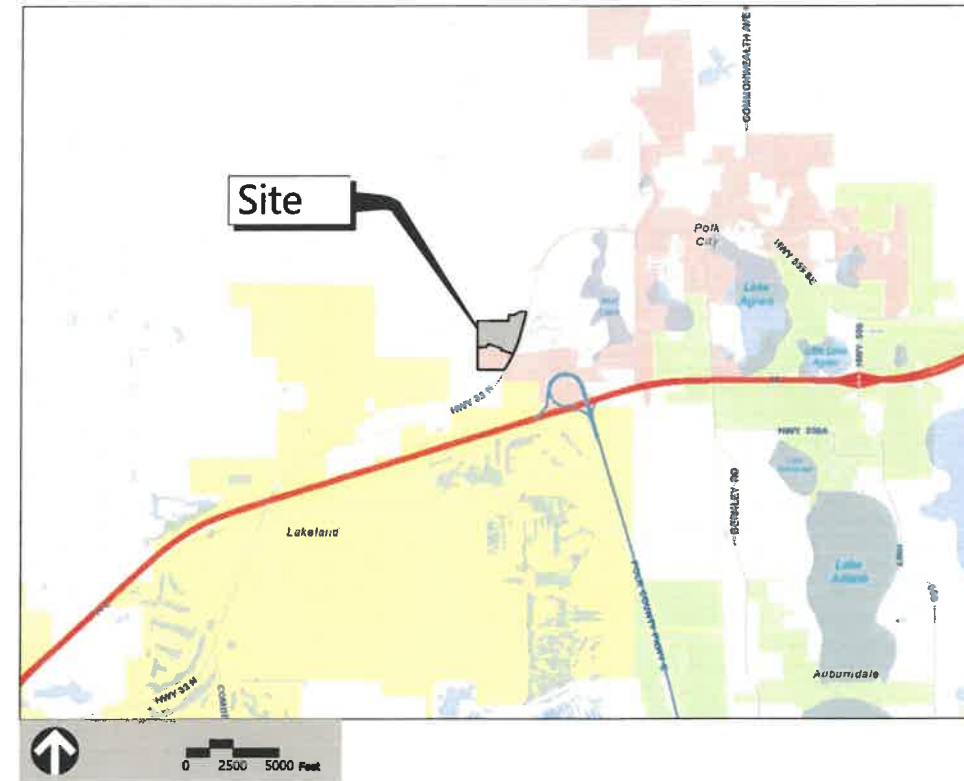
Applicant

Scannell Properties #314, 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 southeast corner of LOT 62 of Country Trails Phase One as recorded in Plat Book 82, Pages 30 and 31 of the Public Records of Polk County, Florida; thence run, South 00° 09' 42" East, 41.42 feet; thence run, South 68° 00' 32" East, 318.50 feet; thence run, North 89° 59' 28" East, 480.84 feet to a point on the westerly Right of Way of State Road 33 as shown on the Right of Way Maps for State Road 33, State Project 1036-Road(2), dated December 13, 1939; thence run the following two courses along said westerly Right of Way, South 14° 52' 50" West, 683.51 feet to the point of curvature of a curve to the right, having a radius of 5649.58 feet, a central angle of 10° 36' 37", a chord bearing of South 20° 11' 08" West and a chord distance of 1044.71 feet; thence run southwesterly along the arc of said curve 1046.20 feet; thence leaving said westerly Right of Way, run North 69° 59' 42" West, 642.91 feet; thence run, North 19° 59' 28" East, 15.00 feet to a point of non-tangency of a curve concave northeasterly, having a radius of 50.00 feet, a central angle of 88° 00' 00", a chord bearing of North 26° 00' 32" West and a chord distance of 69.47 feet; thence run northwesterly along the arc of said curve 76.79 feet to the point of tangency; thence run, North 17° 59' 28" East, 894.53 feet; thence run, North 00° 00' 32" West, 654.11 feet to a point on the South boundary of the aforementioned LOT 62; thence run easterly along the South boundary of said LOT 62, North 89° 40' 50" East, 113.00 feet to the POINT OF BEGINNING.



Sheet Index

No.	Drawing Title	Latest Issue
△ C1.04	Overall Master Plan	02/16/2021
C1.05	Master Site Plan	02/16/2021
△ C2.00-C2.03	Layout & Materials Plan	02/16/2021
△ C3.00-C3.03	Grading & Drainage Plan	02/16/2021
C3.04	Grading Details	12/21/2020
△ C4.00-C4.03	Utility Plan	02/16/2021
△ L1.00	Overall Landscape Plan	12/21/2020
L1.01-L1.04	Preliminary Landscape Plan	12/21/2020
L1.20	Perimeter Buffer Sections	12/21/2020
L1.50 - L1.52	Landscape Notes & Schedule	03/24/2020

Reference Drawings

No.	Drawing Title	Latest Issue
A1.00	Building Elevations (By Others)	03/24/2020
Sht. 1 and 2	ALTA/NSPS Land Survey	August 22, 2017



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

Community Planner, Civil Engineer, Surveyor & 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

James Hoffman, P.E.
 P.E. # 75623
 DATE: Feb. 16, 2021



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

SITE DATA

PHASE 1

TOTAL SITE AREA	45.90 AC
BUILDING AREA	14.94 AC (650,808 SF)
IMPERVIOUS AREA	15.27 AC
OPEN SPACE	15.69 AC/ 34% (13.8 AC/ 30% EXTRA REQ'D)

PHASE 2

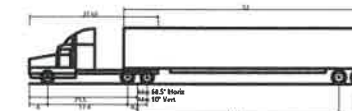
TOTAL SITE AREA	86.91 AC
BUILDING AREA	23.20 AC (1,010,800 SF)
IMPERVIOUS AREA	21.66 AC
OPEN SPACE	42.05 AC/ 48% (26.07 AC/ 30% REQ'D)

TOTAL

TOTAL SITE AREA	132.81 AC
BUILDING AREA	38.15 AC (1,661,608 SF)
IMPERVIOUS AREA	36.93 AC
OPEN SPACE	57.74 AC/ 43% (39.84 AC/ 30% REQ'D)

Legend

- ACOE WETLAND/SURFACE WATER IMPACTS PROPOSED (2.29 ACRES) (ACOE PERMIT NO. SAJ-2008-03524)
- ACOE WETLAND/SURFACE WATER PRESERVED (3.29 ACRES)
- SWFWMD WETLAND/SURFACE WATER IMPACTS (1.05 ACRES)
- FEMA 100 YR FLOODPLAIN ZONE A (PANEL NO. FM12105C0190G DATED 12/22/2018)



WB-67 - Interstate Semi-Trailer
Overall Length: 73.500ft
Overall Width: 8.500ft
Overall Body Height: 12.050ft
Min Body Ground Clearance: 1.334ft
Max Track Width: 8.500ft
Lock-to-lock Time: 6.000
Curb to Curb Turning Radius: 45.000ft



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	06/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

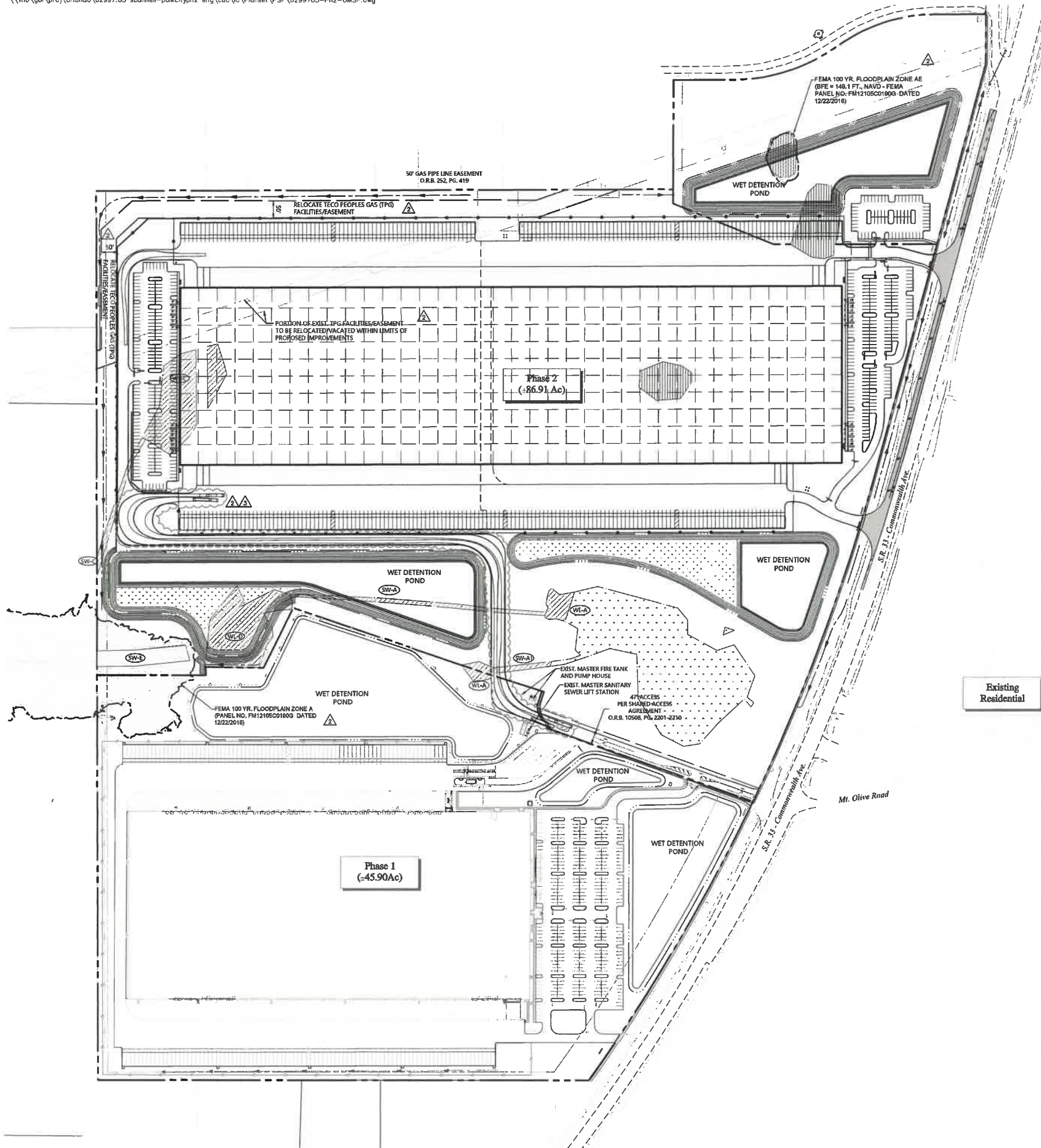
Overall Master Site Plan

Drawing Number

C1.04

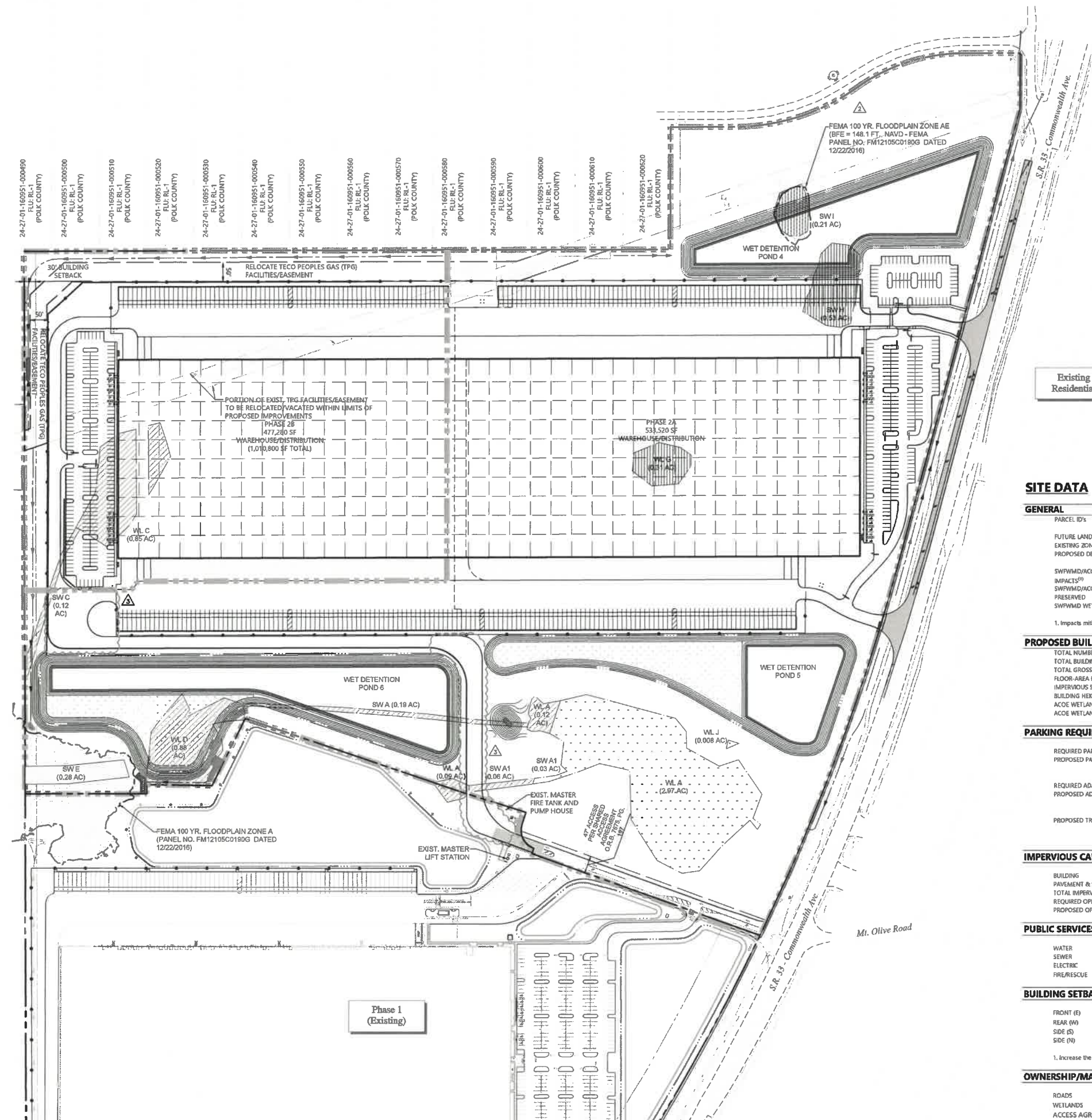
Sheet of

DATE: Feb. 16, 2021
Project Number: 62997.05





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



GENERAL NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE POLK CITY LAND DEVELOPMENT CODE AND POLK COUNTY UTILITIES.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH POLK CITY ENGINEERING STANDARDS MANUAL AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT PRIOR TO CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
- WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
- ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE.
- FOR BENCHMARKS CONTACT VHB.
- ALL UTILITIES EXISTING AT THE TIME OF PLAN PRODUCTION LOCATED AT POINTS OF CONNECTION AND CONFLICT WITH PROPOSED UTILITIES HAVE BEEN FIELD VERIFIED.
- SIDEWALKS SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMPS AT ALL INTERSECTIONS.
- THE LIMITS OF PONDS SHALL BE SODDED UNLESS OTHERWISE NOTED.
- EARTHWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT: AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
- ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES AND MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, INFRASTRUCTURE, OR AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT SUCH NOTIFICATION IS NOT PROVIDED PRIOR TO INSTALLATION OR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL EXISTING WELLS FOUND ON SITE ARE TO BE PROPERLY ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(2), F.A.C., UNLESS OTHERWISE SHOWN.

Legend

	PARCEL BOUNDARY
	PHASE BOUNDARY
	ACOE JURISDICTIONAL WETLAND IMPACT AREA
	SWFWMD JURISDICTIONAL WETLAND IMPACT AREA
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE

SITE DATA

GENERAL

PARCEL ID'S	24-27-01-00000-012020 24-27-01-00000-012030
FUTURE LAND USE	BUSINESS PARK CENTER X
EXISTING ZONING	BUSINESS PARK CENTER-1X
PROPOSED DEVELOPMENT	WAREHOUSE/DISTRIBUTION CENTER
SWFWMD/ACOE WETLAND/SURFACE WATER IMPACTS ⁽¹⁾	2.29 AC
SWFWMD/ACOE WETLAND/SURFACE WATER PRESERVED	3.29 AC
SWFWMD WETLAND/SURFACE WATER IMPACTS	1.05 AC

1. Impacts mitigated under ACOE permit no. SAJ-2008-03524.

PROPOSED BUILDING AREA

TOTAL NUMBER OF BUILDINGS	1
TOTAL BUILDING AREA	1,010,800 SF
TOTAL GROSS ACREAGE	66.91 AC (PHASE 2 ONLY)
FLOOR-AREA RATIO	0.26 (0.75 ALLOWED)
IMPERVIOUS SURFACE RATIO	0.52 (0.70 ALLOWED)
BUILDING HEIGHT	75' (75' MAX)
ACOE WETLAND/SURFACE WATERS IMPACT	3.36 AC (PHASE 2 ONLY)
ACOE WETLAND/SURFACE WATERS PRESERVED	3.30 AC (PHASE 2 ONLY)

PARKING REQUIREMENTS

REQUIRED PARKING SPACES	404 (0.4 PER 1,000 S.F./G.L.A.)
PROPOSED PARKING SPACES	
PHASE 2A	243
PHASE 2B	208
REQUIRED ADA ACCESSIBLE SPACES	9
PROPOSED ADA ACCESSIBLE SPACES	
PHASE 2A	12
PHASE 2B	12
PROPOSED TRAILER PARKING	
PHASE 2A	146
PHASE 2B	148

IMPERVIOUS CALCULATIONS

BUILDING	1,010,800 SF
PAVEMENT & SIDEWALKS	943,299 SF
TOTAL IMPERVIOUS SURFACE	1,954,099 SF
REQUIRED OPEN SPACE	30.0%
PROPOSED OPEN SPACE	48.4%

PUBLIC SERVICES

WATER	CITY OF POLK CITY
SEWER	CITY OF POLK CITY
ELECTRIC	LAKELAND ELECTRIC
FIRE/RESCUE	CITY OF POLK CITY

BUILDING SETBACKS

FRONT (E)	100' FROM ROW (102.10' PROVIDED)
REAR (W)	60' (20'+40') (247.09' PROVIDED) ⁽¹⁾
SIDE (S)	55' (15'+40') (480.23' PROVIDED) ⁽¹⁾
SIDE (N)	15' (285.07' PROVIDED)

1. Increase the setback one foot for every foot over 35 feet in building height.

OWNERSHIP/MAINTENANCE

ROADS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
WETLANDS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
ACCESS AGREEMENT	SHARED	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER(S)
STORMWATER AREAS	PRIVATE	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	06/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
 Checked by: JRH

Issued for: Preliminary Review Phase
 Date: 03/24/2020

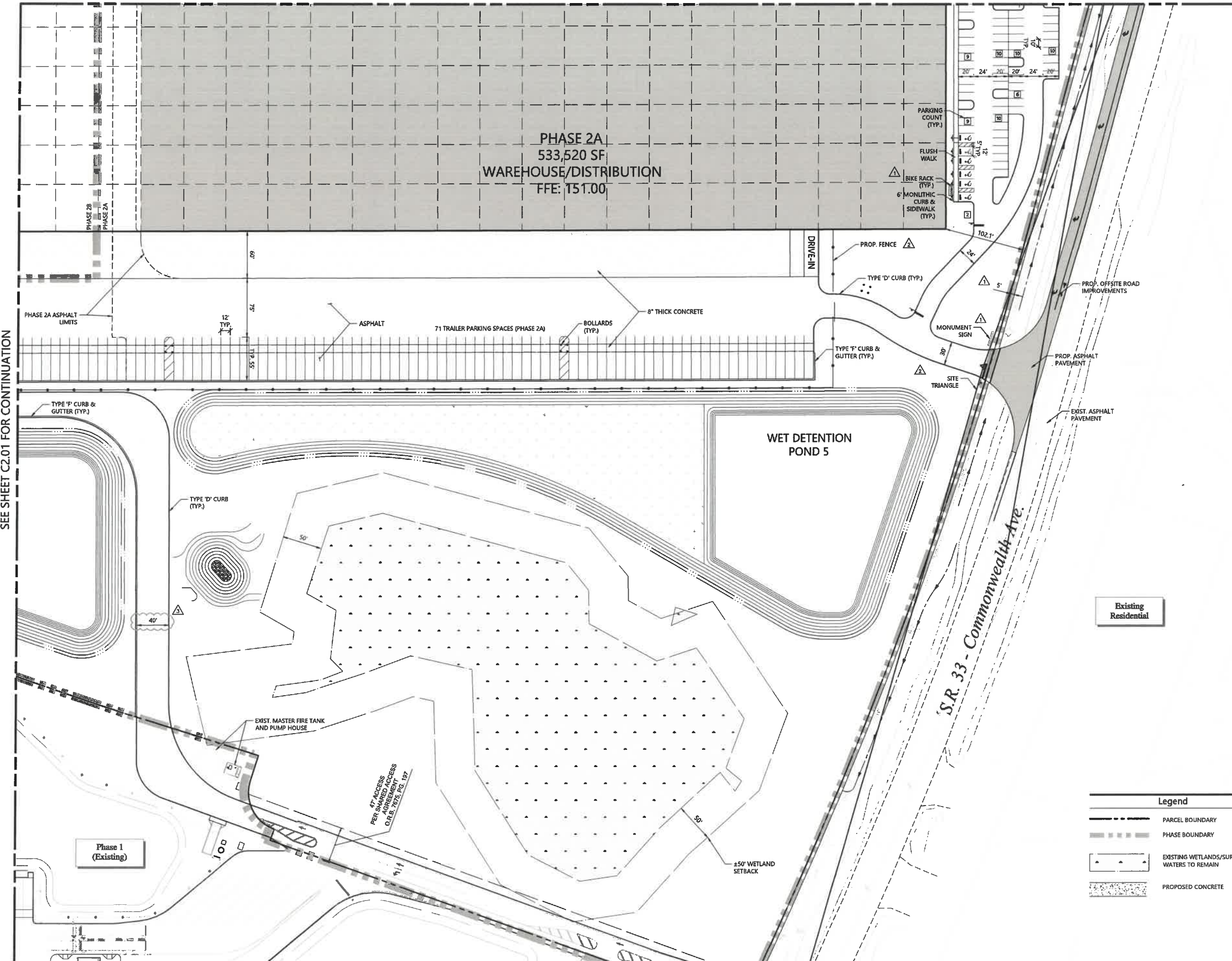
Vertical Datum NAVD 1988

Master Site Plan

Drawing Number
C1.05

DATE: Feb. 16, 2021
 Project Number: 62997.05

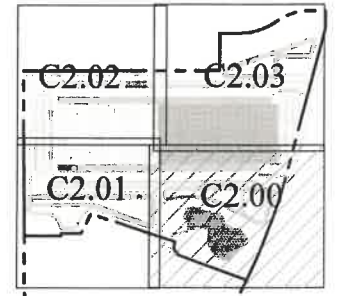
SEE SHEET C2.03 FOR CONTINUATION



SEE SHEET C2.01 FOR CONTINUATION



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



Key Map
 N.T.S.



Polk City Business Park Phase 2

Polk City, Florida

No.	Revisions	Date	App'd
1	City Preliminary Comments	09/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
 Checked by: JRH
 Issued for: Preliminary Review Phase
 Date: 03/24/2020

Vertical Datum NAVD 1988

Layout & Materials Plan

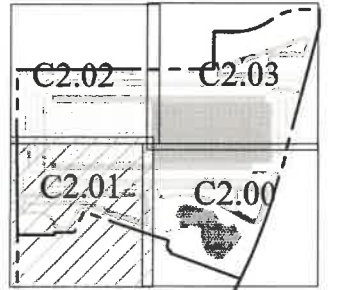
Legend

	PARCEL BOUNDARY
	PHASE BOUNDARY
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE

Drawing Number
C2.00



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



Key Map
N.T.S.



**Polk City Business Park
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	09/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

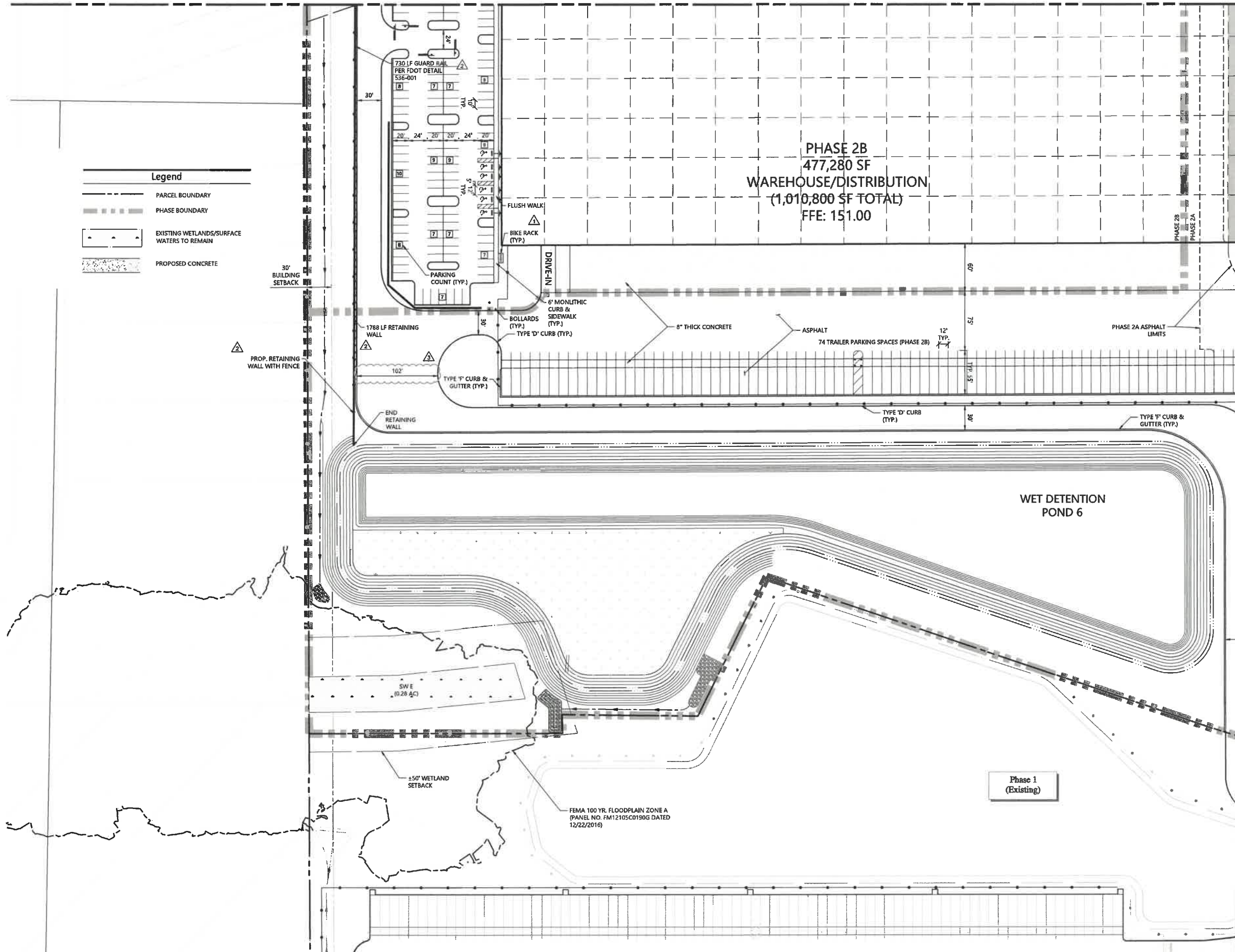
**Layout & Materials
Plan**

Drawing Number
C2.01

Sheet of

Project Number: 62997.05
DATE: Feb. 16, 2021

SEE SHEET C2.02 FOR CONTINUATION



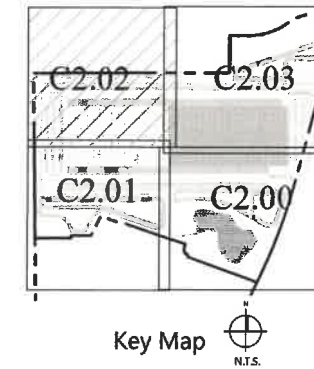
SEE SHEET C2.00 FOR CONTINUATION

Legend

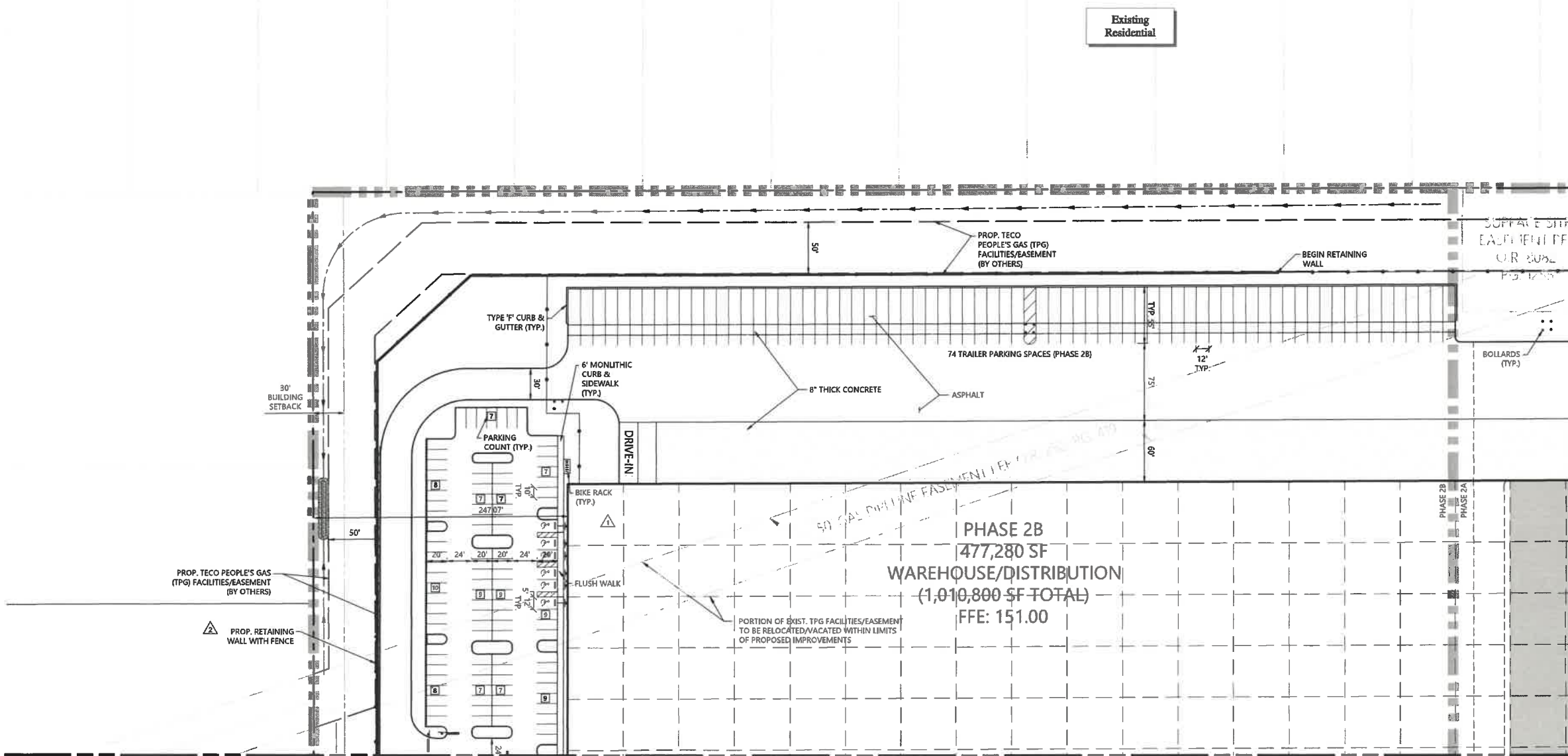
- PARCEL BOUNDARY
- PHASE BOUNDARY
- EXISTING WETLANDS/SURFACE WATERS TO REMAIN
- PROPOSED CONCRETE



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



Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE



SEE SHEET C2.03 FOR CONTINUATION

SEE SHEET C2.01 FOR CONTINUATION



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

Layout & Materials Plan

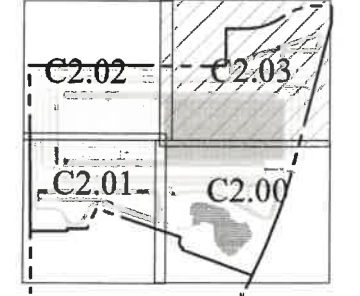
Drawing Number

C2.02

Sheet of



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



Key Map
N.T.S.



**Polk City Business Park
Phase 2**

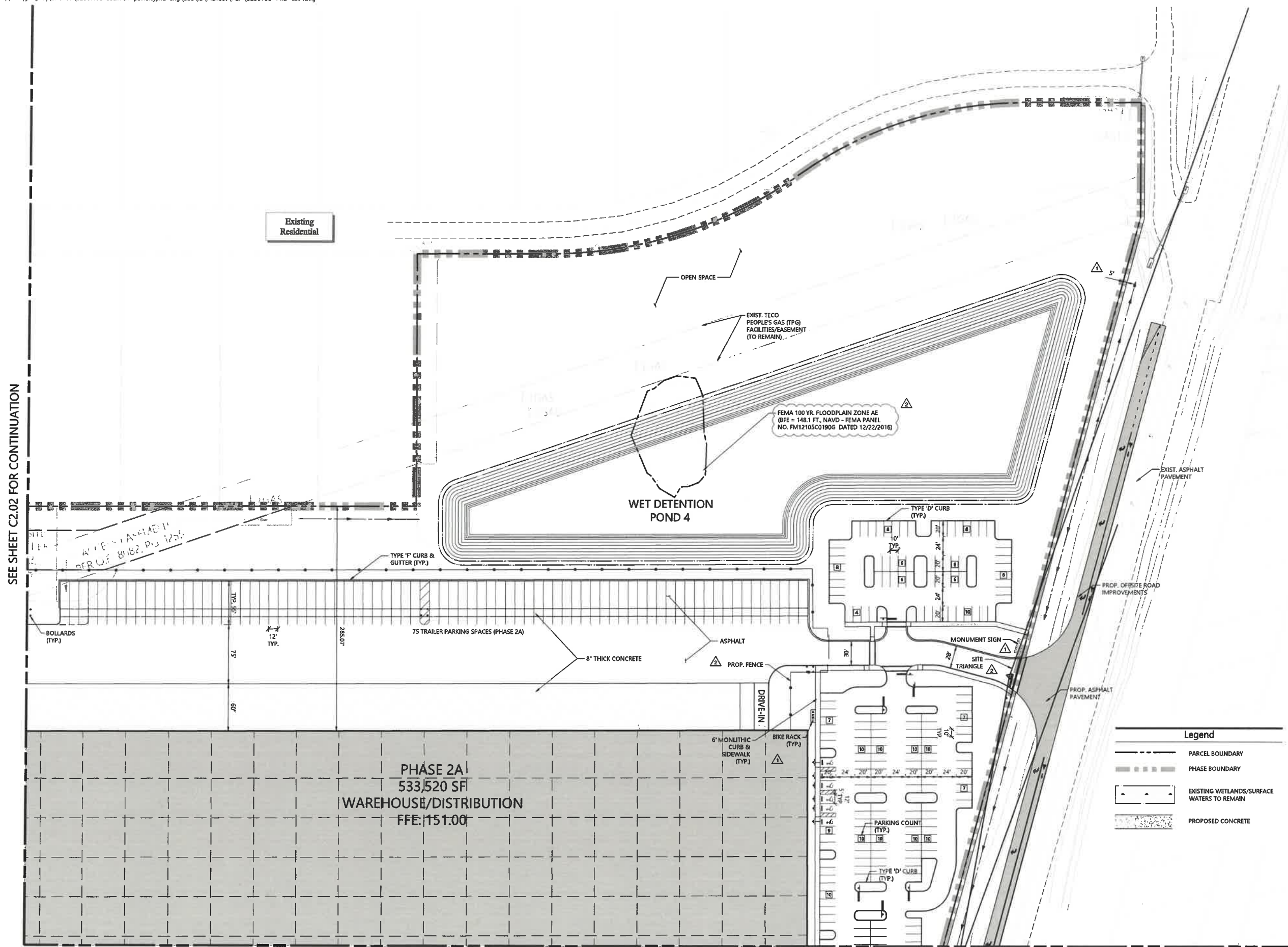
Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988
Drawing Title:
**Layout & Materials
Plan**

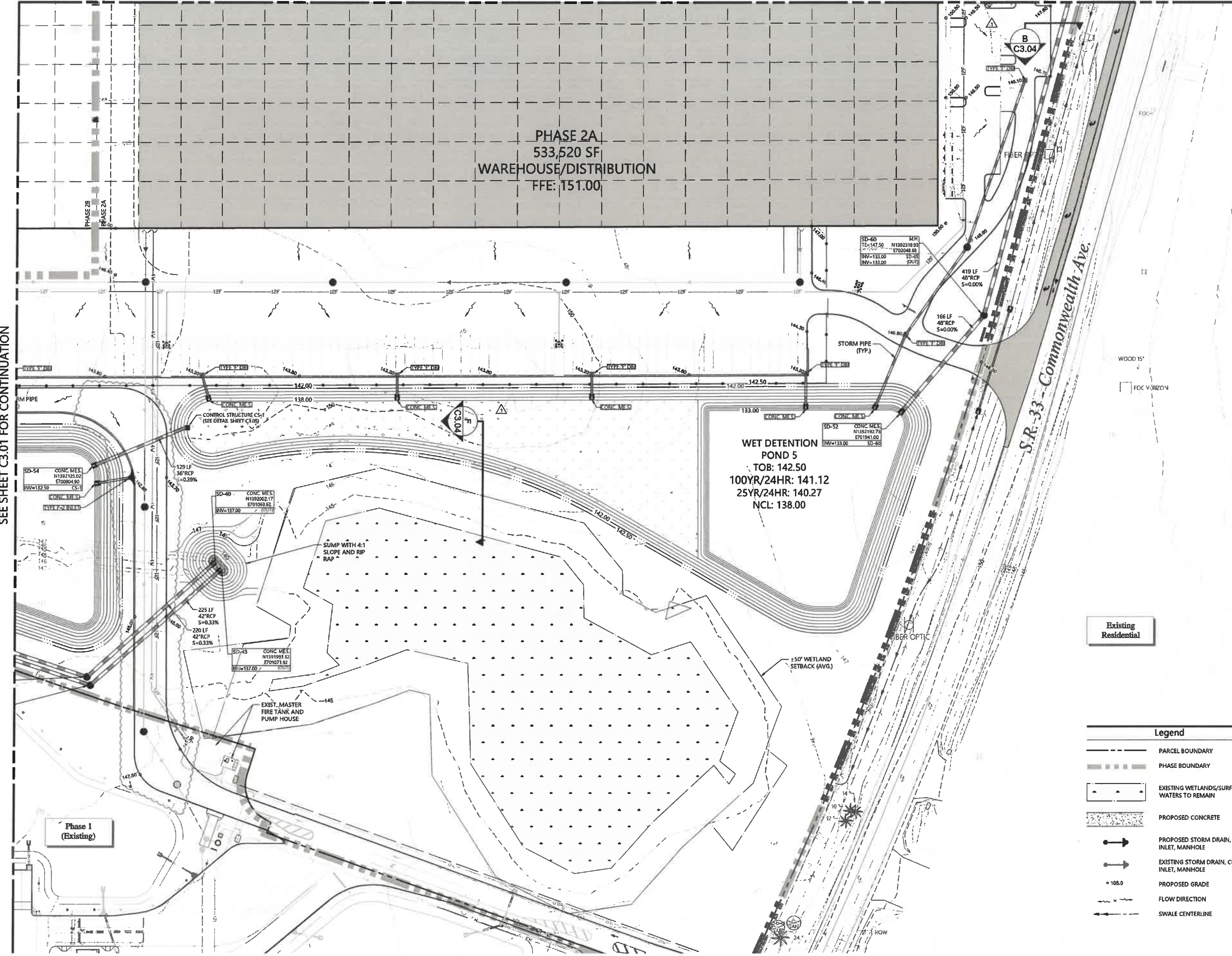
Drawing Number:
C2.03



Legend

- PARCEL BOUNDARY
- PHASE BOUNDARY
- - - EXISTING WETLANDS/SURFACE WATERS TO REMAIN
- ▨ PROPOSED CONCRETE

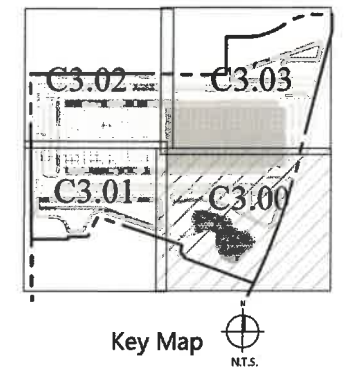
SEE SHEET C3.03 FOR CONTINUATION



SEE SHEET C3.01 FOR CONTINUATION

vhb.com

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



FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.

Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: **Preliminary Review Phase**
Date: **03/24/2020**

Existing Residential

Legend

- PARCEL BOUNDARY
- PHASE BOUNDARY
- EXISTING WETLANDS/SURFACE WATERS TO REMAIN
- PROPOSED CONCRETE
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- EXISTING STORM DRAIN, CURB INLET, MANHOLE
- 105.0 PROPOSED GRADE
- FLOW DIRECTION
- SWALE CENTERLINE

Vertical Datum NAVD 1988

Grading Plan

Drawing Number
C3.00

Sheet of

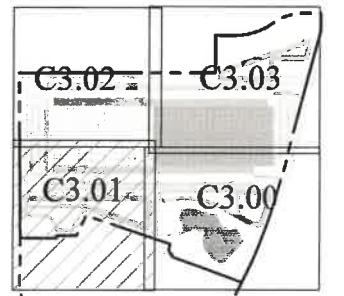
Project Number
62997.05

DATE: Feb. 16, 2021

SEE SHEET C3.02 FOR CONTINUATION

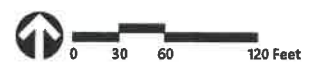


225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932



Key Map
N.T.S.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.



**Polk City Business Park
Phase 2**

Polk City, Florida

No.	Revision	Date	App'd.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988
Drawing Title: **Grading Plan**

Sheet **C3.01** of

DATE: Feb. 16, 2021 Project Number: 62997.05

- Legend**
- PARCEL BOUNDARY
 - PHASE BOUNDARY
 - EXISTING WETLANDS/SURFACE WATERS TO REMAIN
 - PROPOSED CONCRETE
 - PROPOSED STORM DRAIN, CURB INLET, MANHOLE
 - EXISTING STORM DRAIN, CURB INLET, MANHOLE
 - PROPOSED GRADE
 - PROPOSED TOP AND BOTTOM OF WALL
 - FLOW DIRECTION
 - SWALE CENTERLINE
 - FEMA 100 YR FLOODPLAIN ZONE A (PANEL NO. FM12105C0190G DATED 12/22/2016)

D
C3.04

TOW: 144.63
BOW: 136.14

TOW: 141.00
BOW: 135.91

TOW: 140.50
BOW: 140.50

TOW: 146.01
BOW: 137.31

TOW: 146.65
BOW: 144.70

TOW: 145.18
BOW: 144.18

TOW: 146.05
BOW: 144.50

TOW: 147.23
BOW: 146.50

PHASE 2B
477,280 SF
WAREHOUSE/DISTRIBUTION
(1,010,800 SF TOTAL)
FFE: 151.00

WET DETENTION POND 6
TOB: 141.50
100YR/24HR: 139.56
25YR/24HR: 139.13
NCL: 137.00

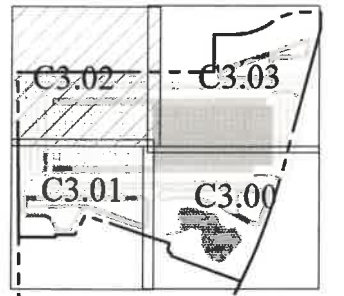
EXIST. WET DETENTION POND 3
TOB EL: 143.0
100YR/24HR: 142.83
25YR/24HR: 141.95
NCL: 139.0
TOS: 133.0

Phase 1 (Existing)

SEE SHEET C3.00 FOR CONTINUATION



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



Key Map
N.T.S.

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

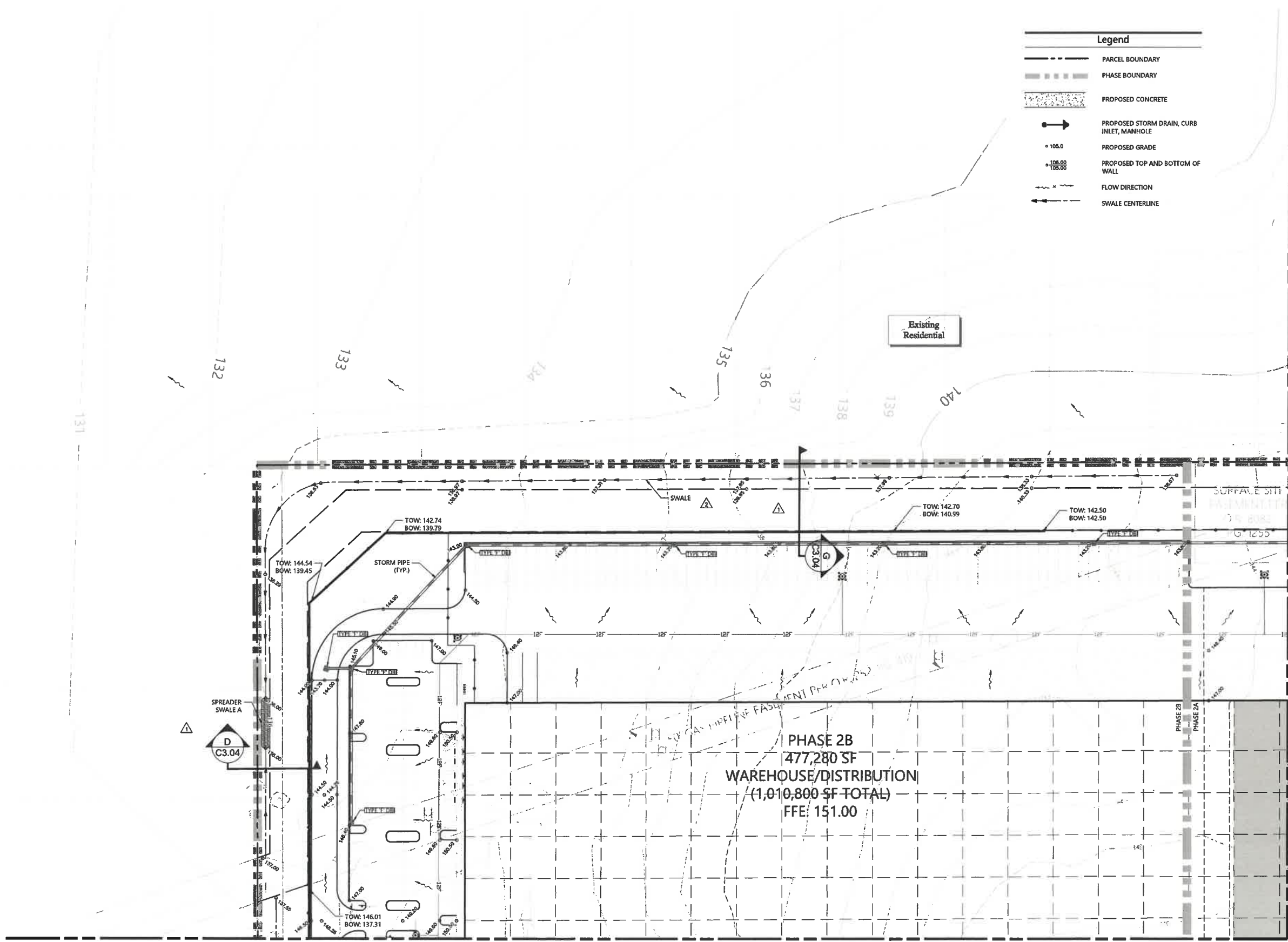
Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988
Drawing Title: **Grading Plan**

Drawing Number
C3.02
Sheet of

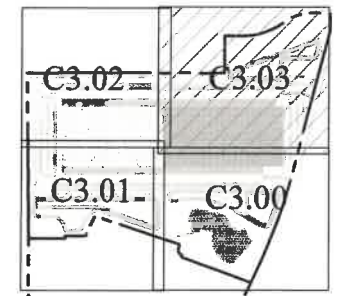
DATE: Feb. 16, 2021
Project Number: 62997.05

- Legend**
- PARCEL BOUNDARY
 - - - PHASE BOUNDARY
 - ▨ PROPOSED CONCRETE
 - PROPOSED STORM DRAIN, CURB INLET, MANHOLE
 - 105.0 PROPOSED GRADE
 - 105.00 / ○ 105.00 PROPOSED TOP AND BOTTOM OF WALL
 - FLOW DIRECTION
 - SWALE CENTERLINE





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



Key Map
 N.T.S.

FLOOD HAZARD WARNING:
 THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN EVENTS.



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
 Checked by: JRH
 Issued for: Preliminary Review Phase
 Date: 03/24/2020

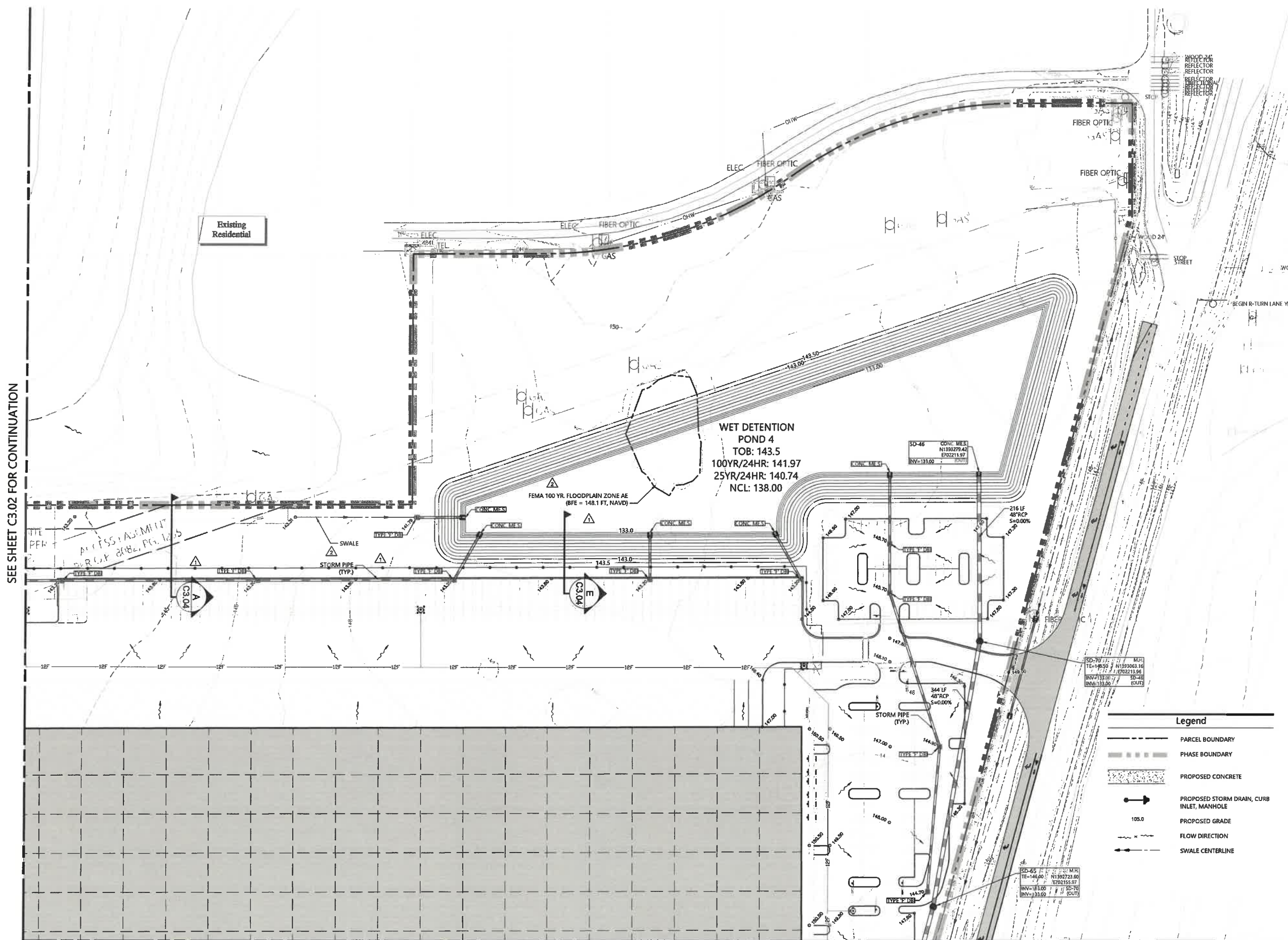
Vertical Datum NAVD 1988

Grading Plan

Drawing Number
C3.03
 Sheet of

DATE: Feb. 16, 2021
 Project Number: 62997.05

SEE SHEET C3.02 FOR CONTINUATION



Legend

- PARCEL BOUNDARY
- PHASE BOUNDARY
- PROPOSED CONCRETE
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- FLOW DIRECTION
- SWALE CENTERLINE

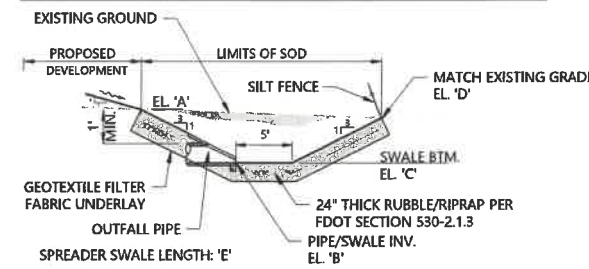
SEE SHEET C3.00 FOR CONTINUATION



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

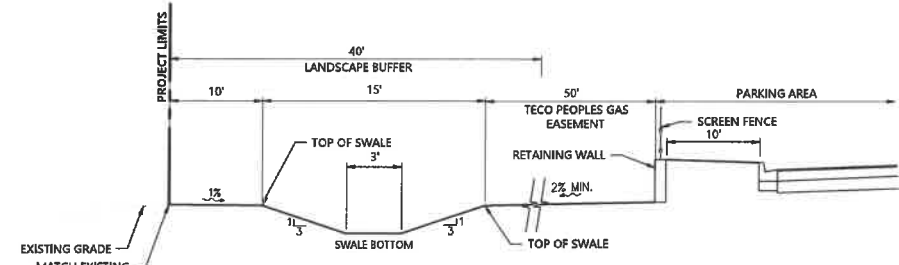
Spreader Swale Summary Chart

Spreader Swale	El. 'A'	El. 'B'	El. 'C'	El. 'D'	Length 'E' (Ft)
A (NORTH OUTFALL)	136.0	135.0	135.0	134.9	54
B (SOUTH OUTFALL)	134.5	133.5	133.5	134.8	22
C (POND @)	134.0	133.0	133.0	134.0	50



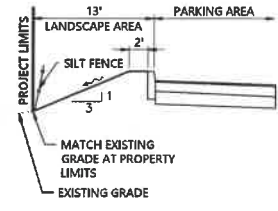
Typical Spreader Swale

N.T.S.



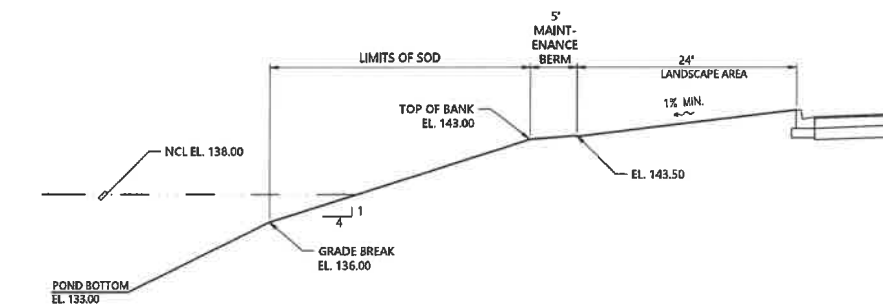
A - Typical Grading Section

N.T.S.



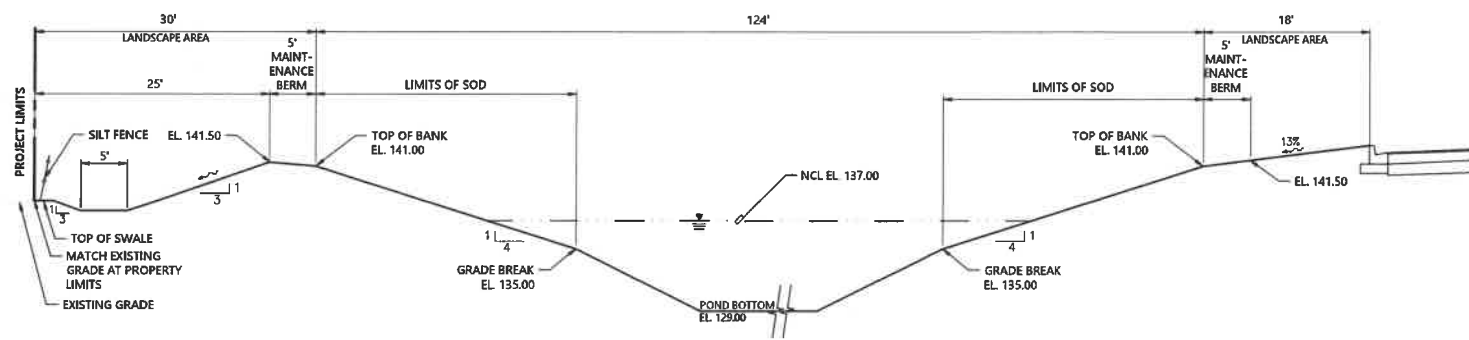
B - Typical Grading Section

N.T.S.



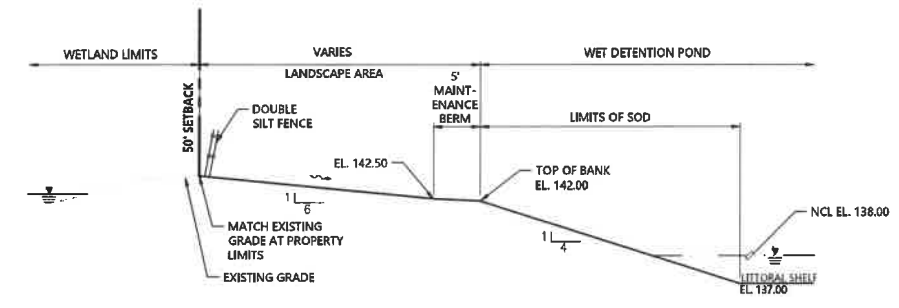
E - Typical Grading Section

N.T.S.



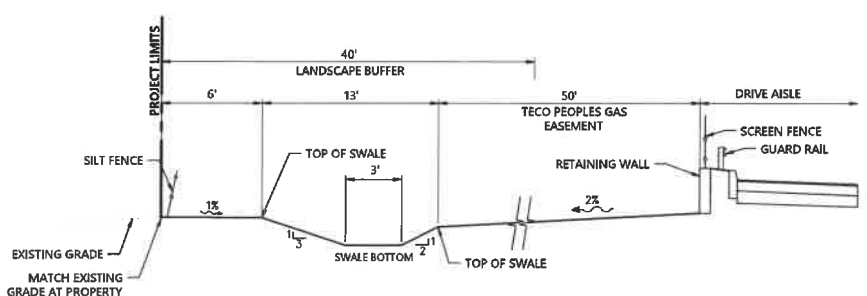
C - Typical Grading Section

N.T.S.



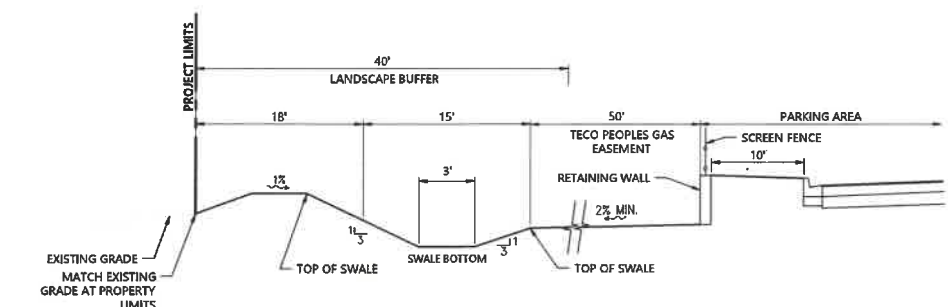
F - Typical Grading Section

N.T.S.



D - Typical Grading Section

N.T.S.



G - Typical Grading Section

N.T.S.

Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

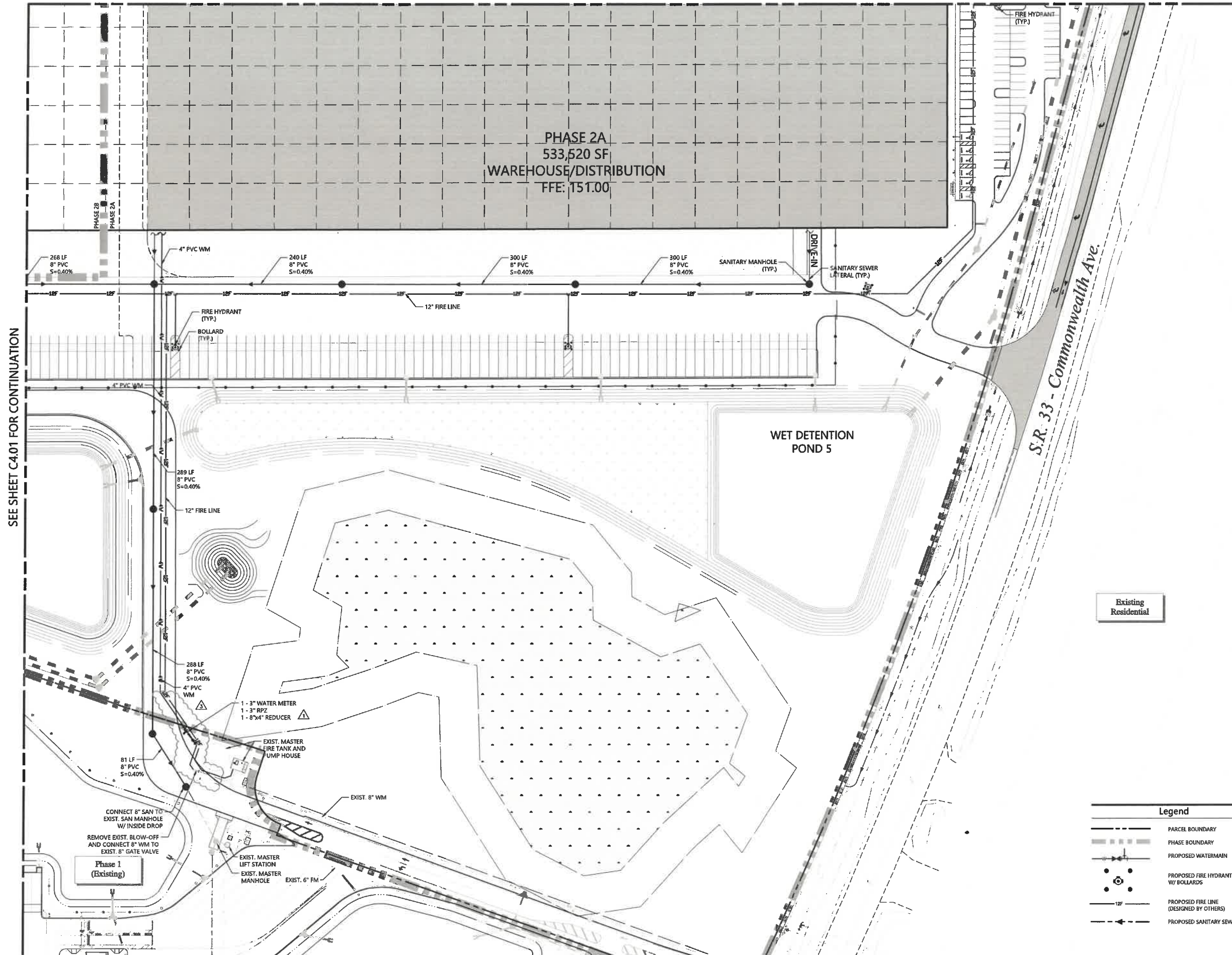
Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988
Grading Details

Drawing Number
C3.04

James R. Hoffman, P.E.
P.E. # 75623
DATE: Feb. 16, 2021
Project Number: 62997.05

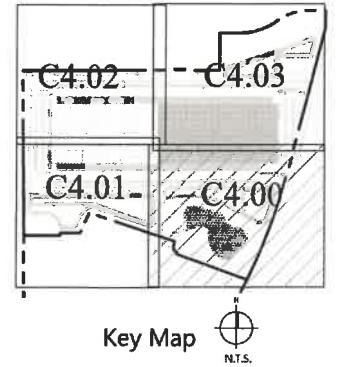
SEE SHEET C4.03 FOR CONTINUATION



SEE SHEET C4.01 FOR CONTINUATION

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 2

Polk City, Florida

No.	Revision	Date	App'd.
1	City Preliminary Comments	06/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988
Drawing Title: **Utility Plan**

Legend

- PARCEL BOUNDARY
- PHASE BOUNDARY
- PROPOSED WATERMAIN
- PROPOSED FIRE HYDRANT W/ BOLLARDS
- PROPOSED FIRE LINE (DESIGNED BY OTHERS)
- PROPOSED SANITARY SEWER

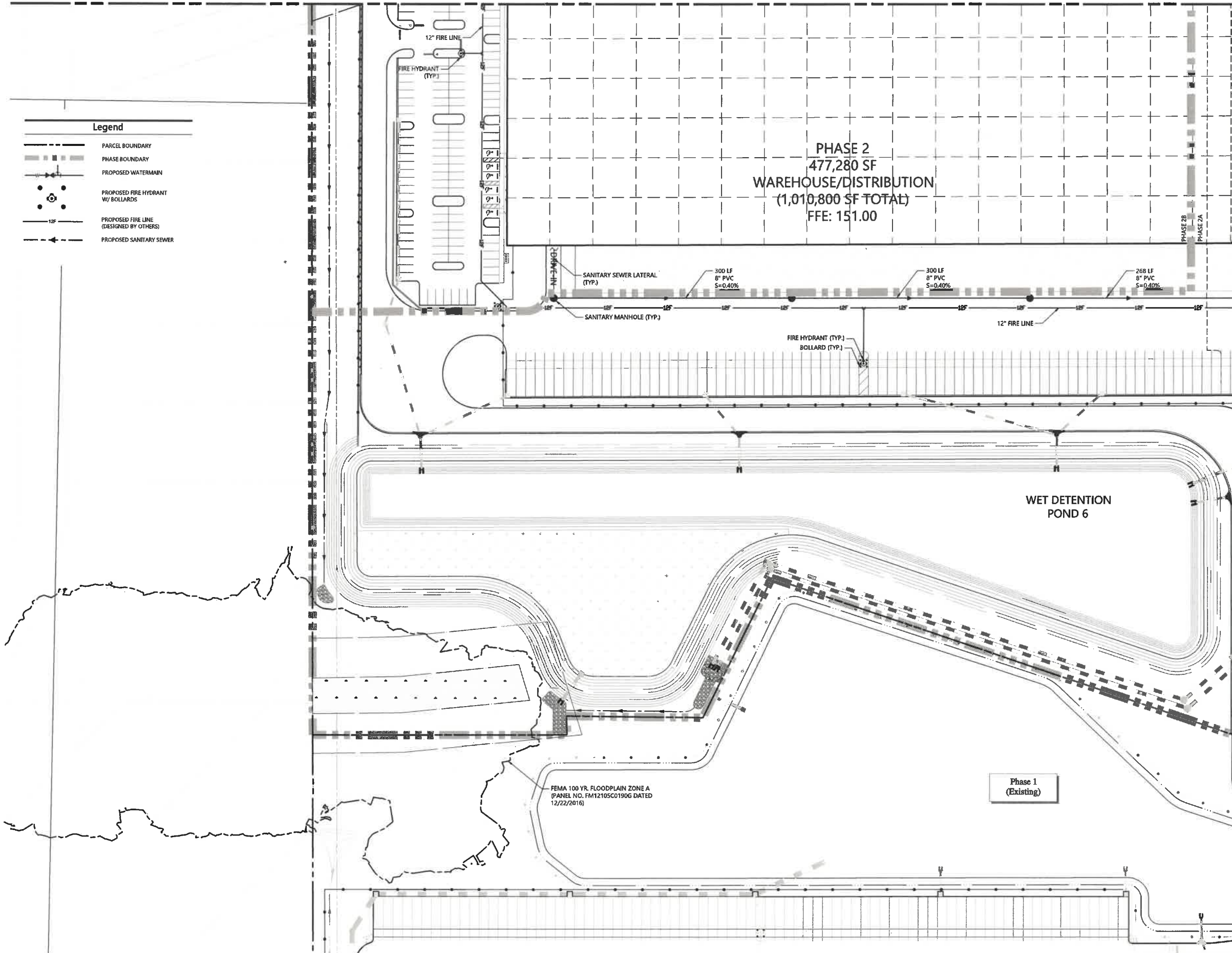
Drawing Number: **C4.00**

Sheet: **1** of **1**

Project Number: **62997.05**

DATE: **Feb. 16, 2021**

SEE SHEET C4.02 FOR CONTINUATION



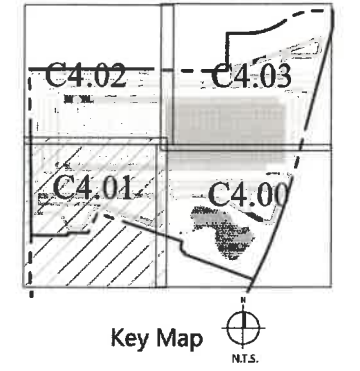
Legend

	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED FIRE LINE (DESIGNED BY OTHERS)
	PROPOSED SANITARY SEWER

vhb.com



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



SEE SHEET C4.00 FOR CONTINUATION



**Polk City Business Park
Phase 2**

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by	Checked by
JLB	JRH
Issued for	Date
Preliminary Review Phase	03/24/2020

Vertical Datum NAVD 1988
Drawing Title:
Utility Plan

Drawing Number

C4.01

Sheet of

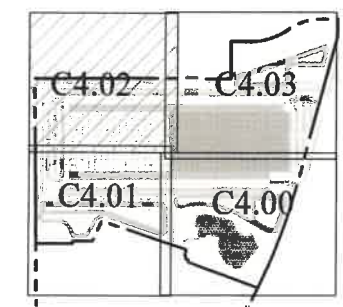
Project Number
62997.05

DATE: Feb. 16, 2021

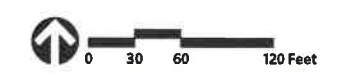


225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	PROPOSED WATERMAIN
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED FIRE LINE (DESIGNED BY OTHERS)
	PROPOSED SANITARY SEWER



Key Map
N.T.S.



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

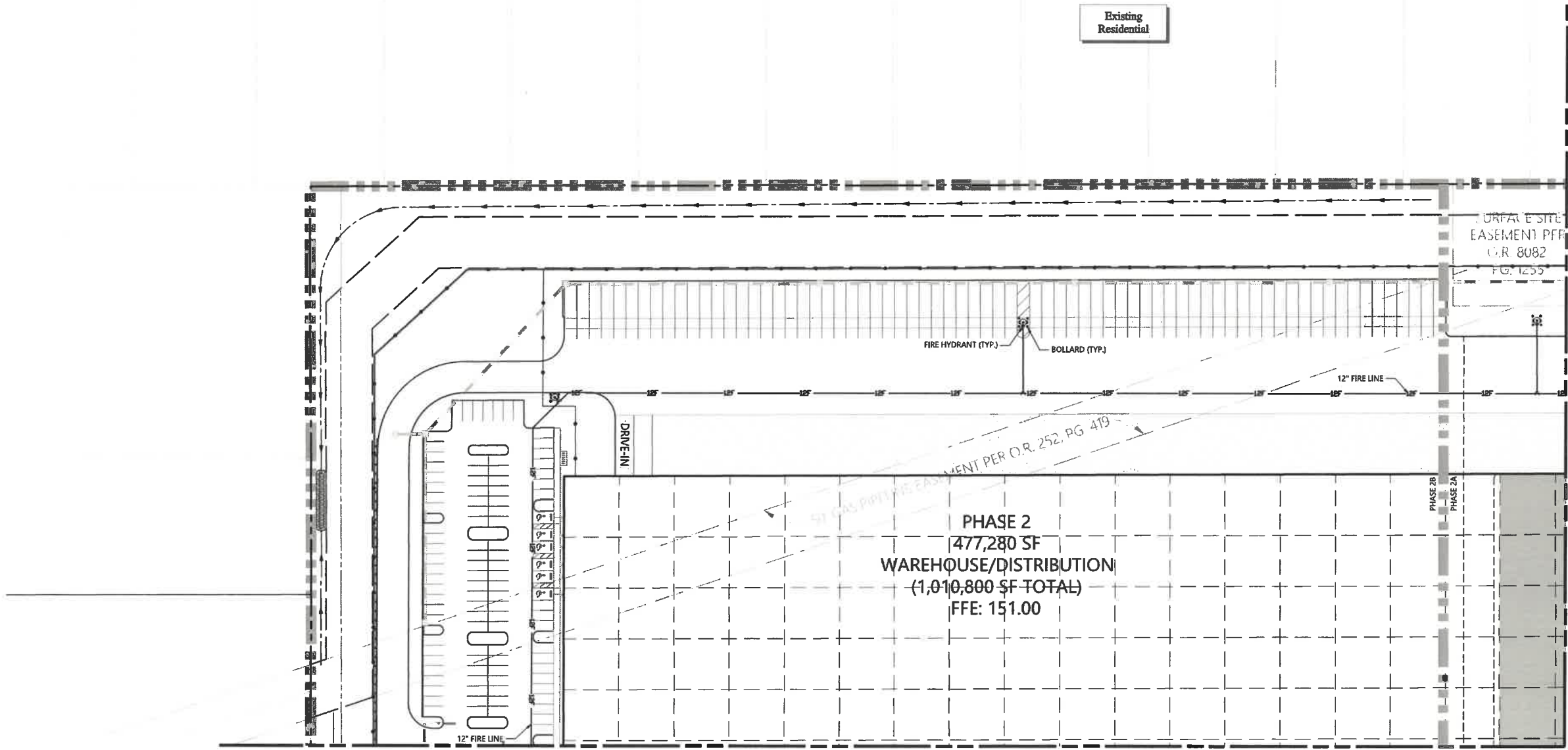
Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

Utility Plan

Drawing Number
C4.02
Sheet of
DATE: Feb. 16, 2021
Project Number: 62997.05

Saved: Friday, February 12, 2021 2:35:00 PM JFISHER Plotted: Tuesday, February 16, 2021 11:16:13 AM Fisher, Jordan

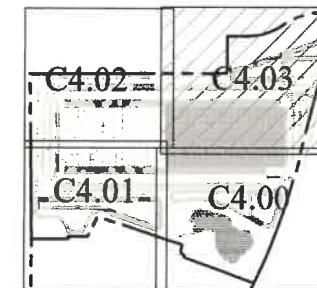


SEE SHEET C4.03 FOR CONTINUATION

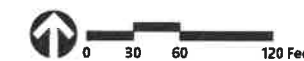
SEE SHEET C4.01 FOR CONTINUATION



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



Key Map
N.T.S.



**Polk City Business Park
Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

Utility Plan

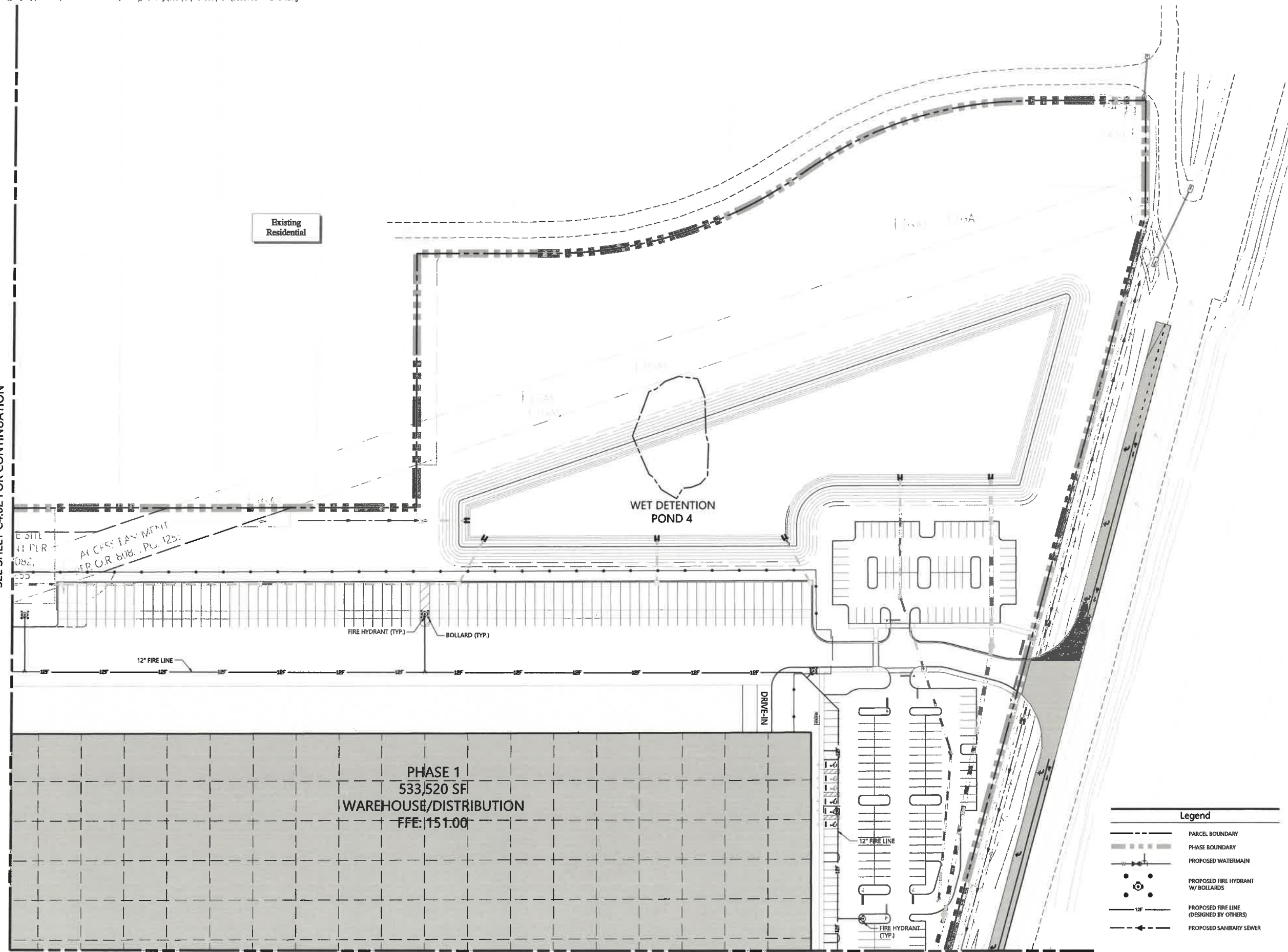
Drawing Number

C4.03

Sheet of

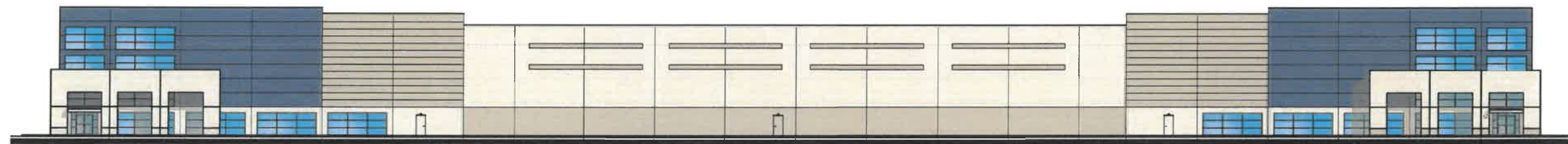
SEE SHEET C4.02 FOR CONTINUATION

SEE SHEET C4.00 FOR CONTINUATION

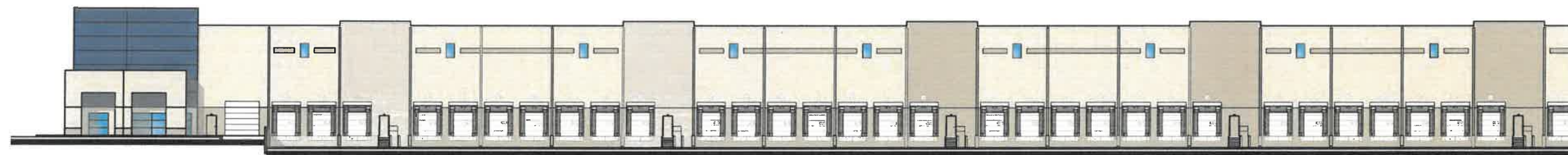




225 E. Robinson Street
 Suite 300
 Orlando, FL 32801
 407.839.4006
 Certificate of Authorization
 Number FL #3932



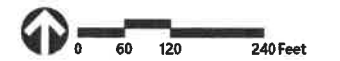
South Elevation



East Elevation



East Elevation



**Polk City Business Park
 Phase 2**

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	

Designed by	Checked by
JLB	JRH

Issued for: Preliminary Review Phase Date: 03/24/2020

Vertical Datum NAVD 1988

Drawing Title: **Building Elevations**

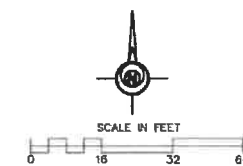
Drawing Number

A1.00

Sheet of

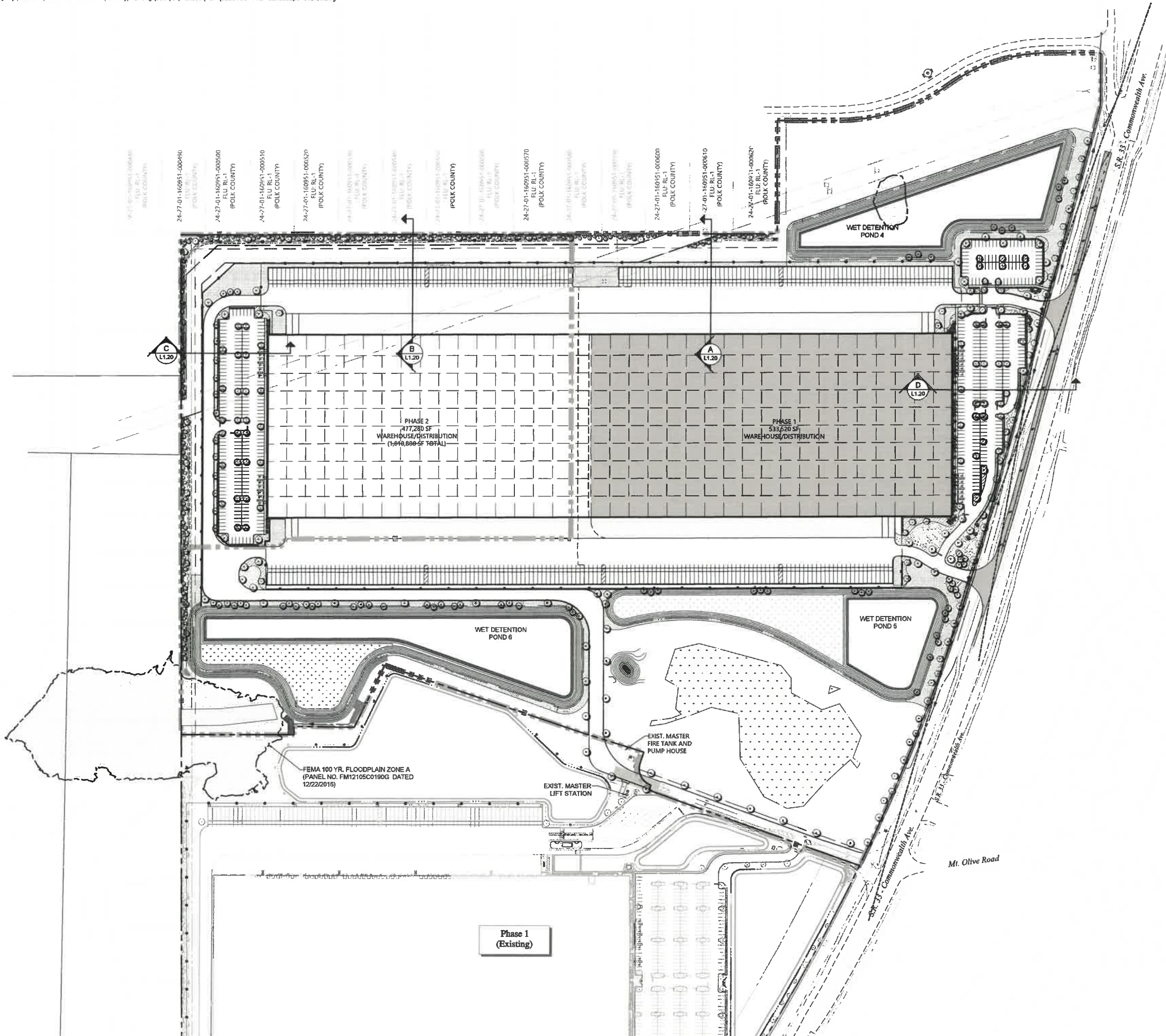
**PROPOSED:
 PROJECT SITE**
 October 15, 2018

Warehouse Distribution Facility
 POLK CITY, FL





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



Existing Residential

Legend	
	PARCEL BOUNDARY
	PHASE BOUNDARY
	ACOE JURISDICTIONAL WETLAND IMPACT AREA
	ACOE JURISDICTIONAL WETLAND PRESERVED AREA
	EXISTING WETLANDS/SURFACE WATERS TO REMAIN
	PROPOSED CONCRETE



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	Appr'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988
Overall Landscape Plan

Drawing Number
L1.00
Sheet of

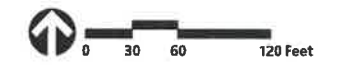
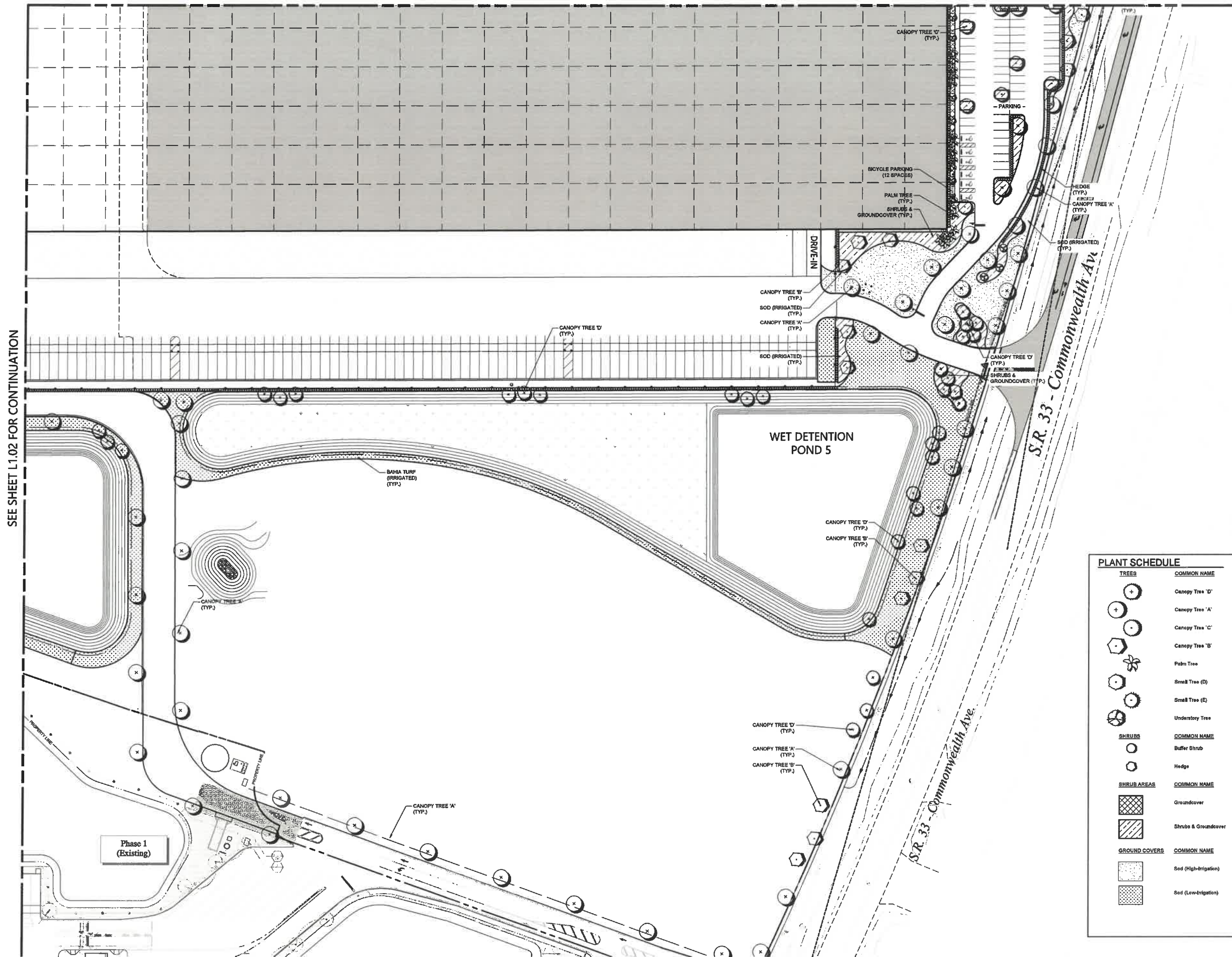
Project Number
62997.05
DATE: Feb. 16, 2021

SEE SHEET L4.04 FOR CONTINUATION



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

SEE SHEET L1.02 FOR CONTINUATION



Polk City Business Park
 Phase 2

Polk City, Florida

No.	Revision	Date	App'd.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
 Checked by: JRH

Issued for: Preliminary Review Phase
 Date: 03/24/2020

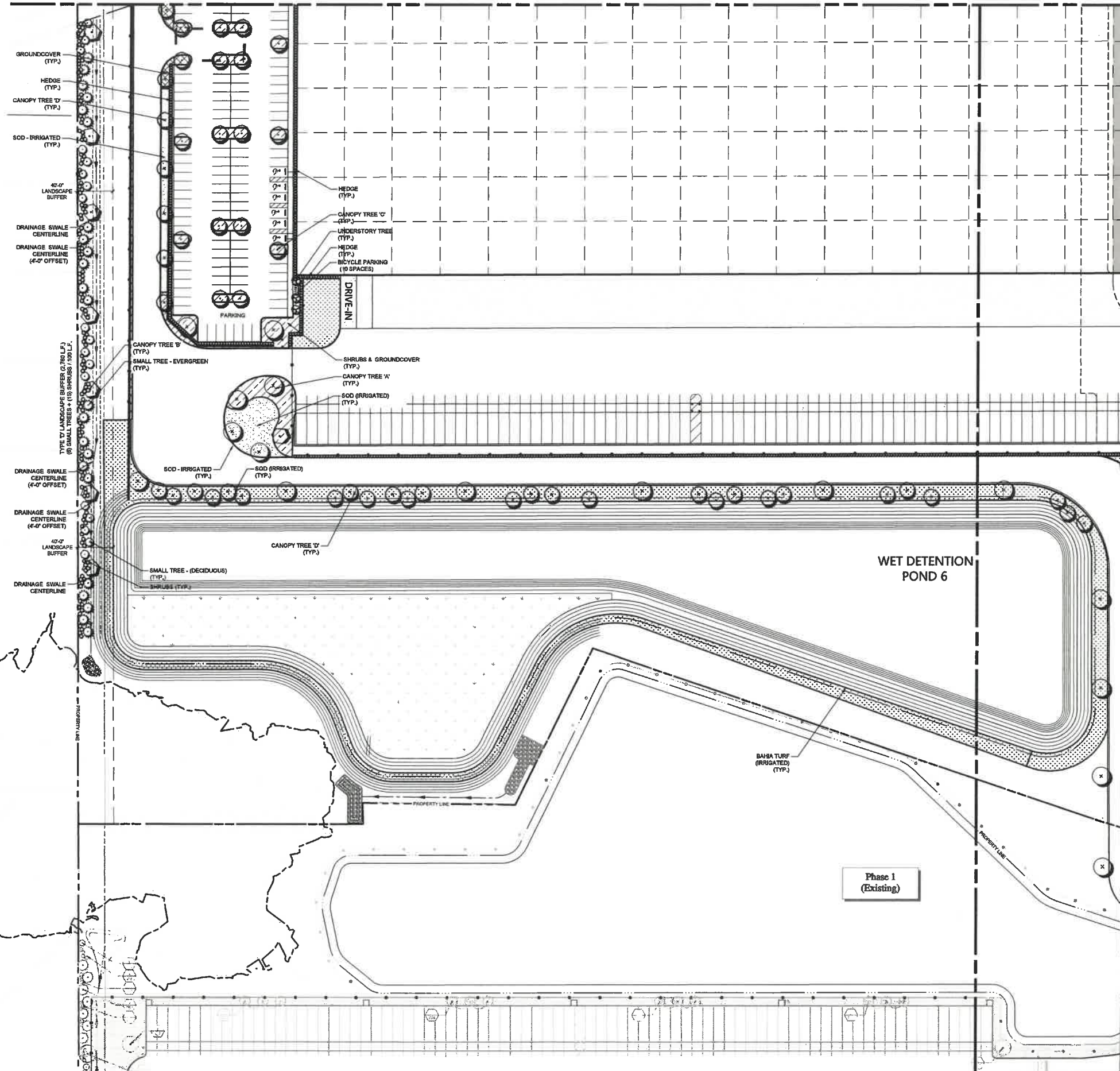
Vertical Datum NAVD 1988
 Preliminary
 Landscape Plan

PLANT SCHEDULE	
TREES	COMMON NAME
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
SHRUBS	COMMON NAME
	Buffer Shrub
	Hedge
SHRUB AREAS	COMMON NAME
	Groundcover
	Shrubs & Groundcover
GROUND COVERS	COMMON NAME
	Sod (High-irrigation)
	Sod (Low-irrigation)

Drawing Number
L1.01
 Sheet of

SEE SHEET L1.03 FOR CONTINUATION

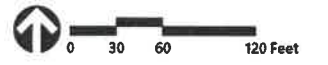
PLANT SCHEDULE	
TREES	
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
SHRUBS	
	Buffer Shrub
	Hedge
SHRUB AREAS	
	Groundcover
	Shrubs & Groundcover
GROUND COVERS	
	Sod (High-Irrigation)
	Sod (Low-Irrigation)



SEE SHEET L1.01 FOR CONTINUATION



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



**Polk City Business Park
Phase 2**

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH
Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

**Preliminary
Landscape Plan**

Drawing Number

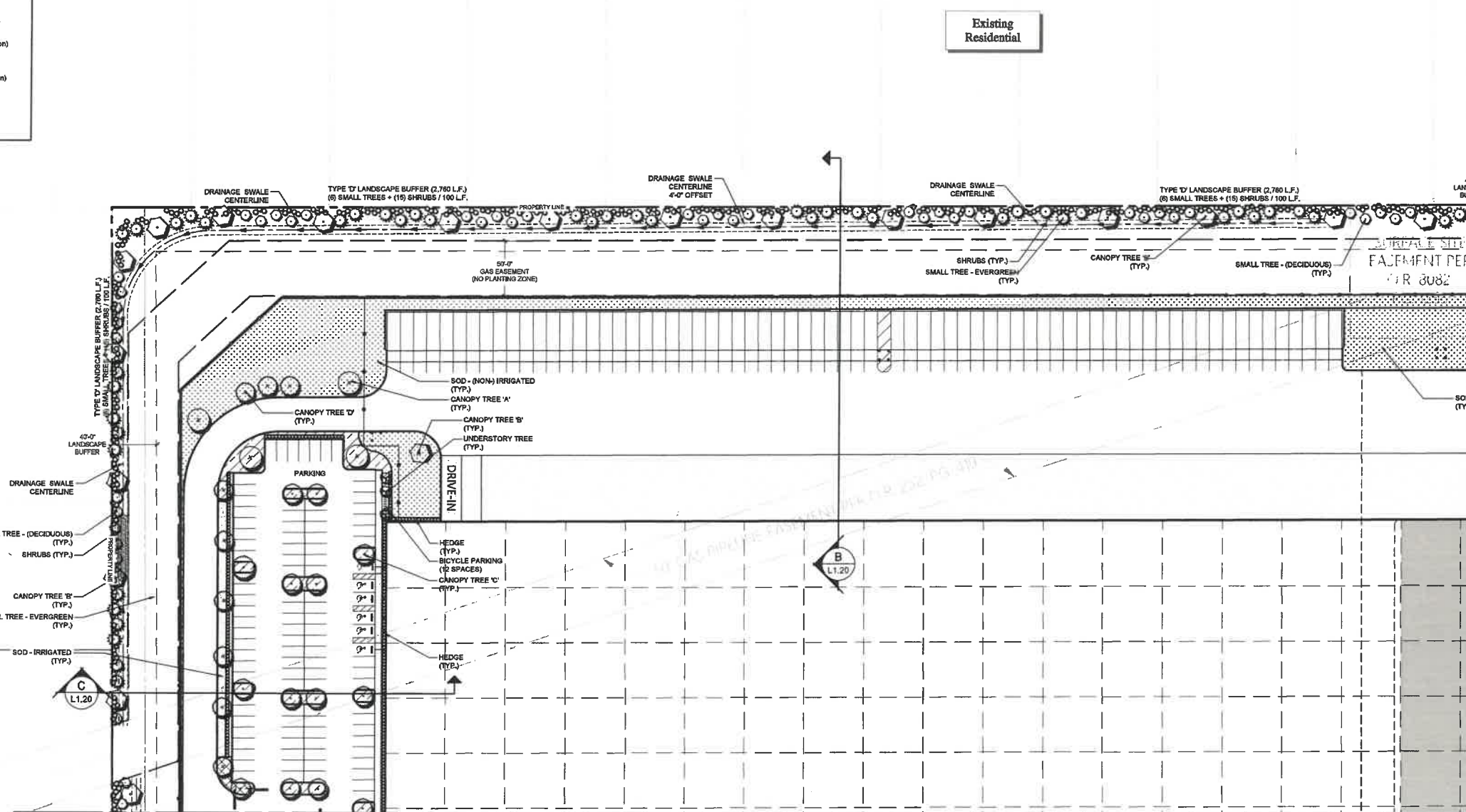
L1.02

Sheet of



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

PLANT SCHEDULE	
TREES	
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
SHRUBS	
	Buffer Shrub
	Hedge
SHRUB AREAS	
	Groundcover
	Shrubs & Groundcover
GROUND COVERS	
	Sod (High-irrigation)
	Sod (Low-irrigation)



SEE SHEET L1.04 FOR CONTINUATION



Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB
Checked by: JRH

Issued for: Preliminary Review Phase
Date: 03/24/2020

Vertical Datum NAVD 1988

Preliminary Landscape Plan

Drawing Number

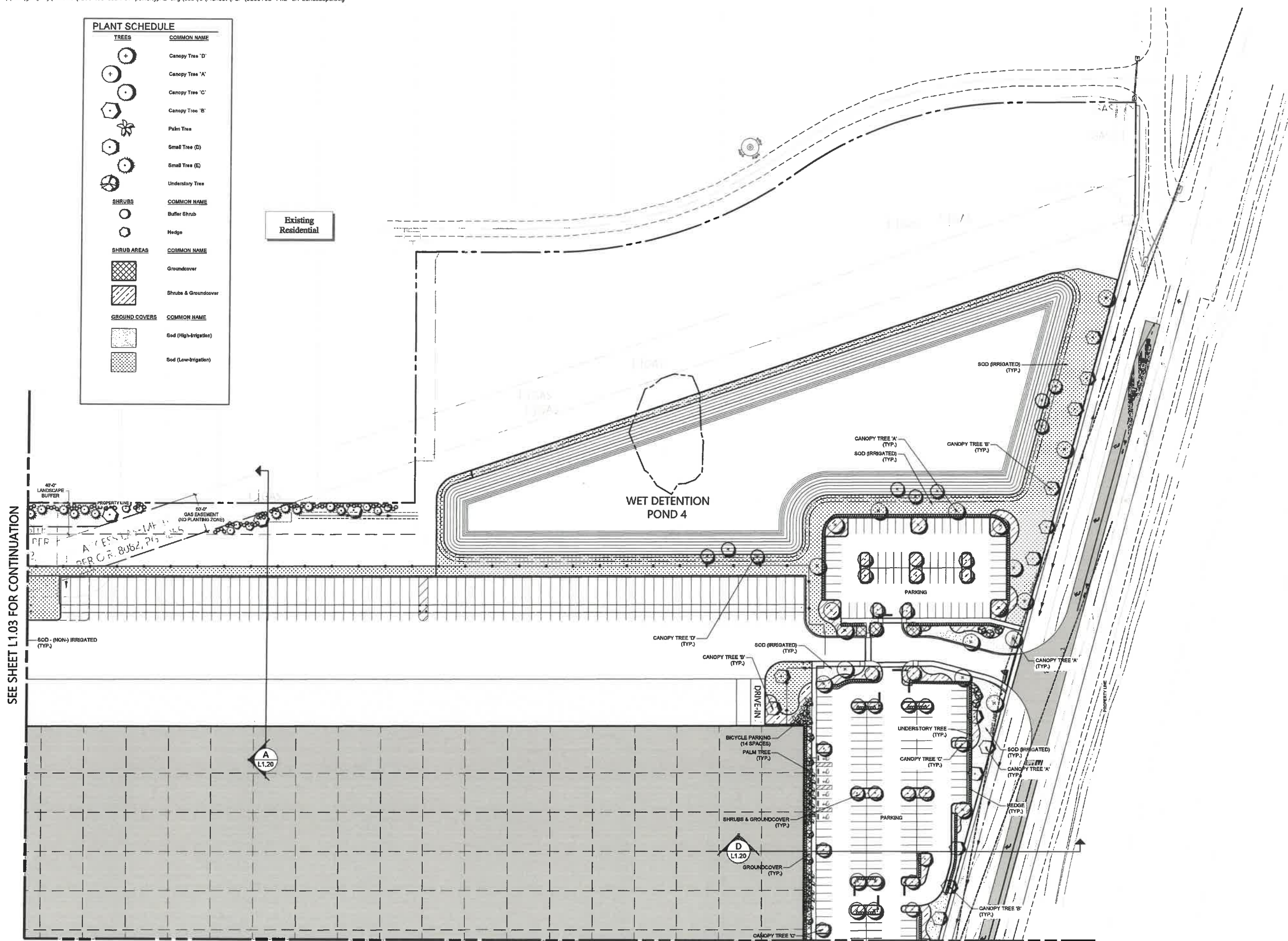
L1.03

Sheet of

SEE SHEET L1.02 FOR CONTINUATION

PLANT SCHEDULE	
TREES	
	Canopy Tree 'D'
	Canopy Tree 'A'
	Canopy Tree 'C'
	Canopy Tree 'B'
	Palm Tree
	Small Tree (D)
	Small Tree (E)
	Understory Tree
SHRUBS	
	Buffer Shrub
	Hedge
SHRUB AREAS	
	Groundcover
	Shrubs & Groundcover
GROUND COVERS	
	Sod (High-irrigation)
	Sod (Low-irrigation)

Existing Residential

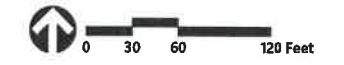


SEE SHEET L1.03 FOR CONTINUATION

SEE SHEET L1.01 FOR CONTINUATION



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 2**

Polk City, Florida

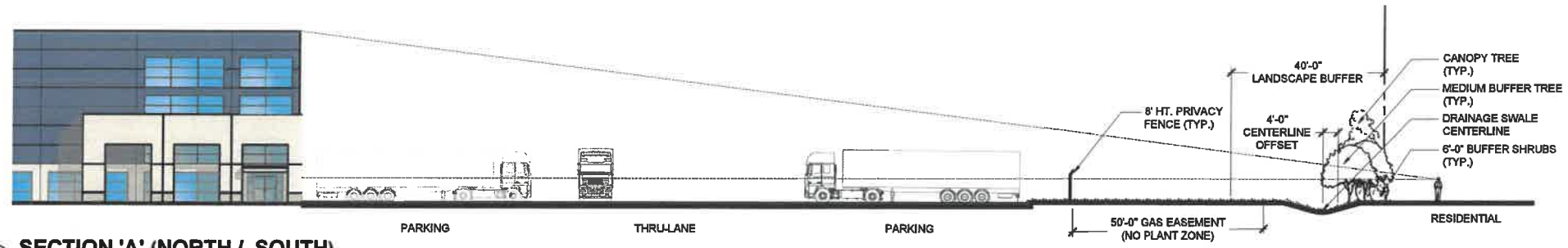
No.	Revision	Date	By
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by: JLB Checked by: JRH

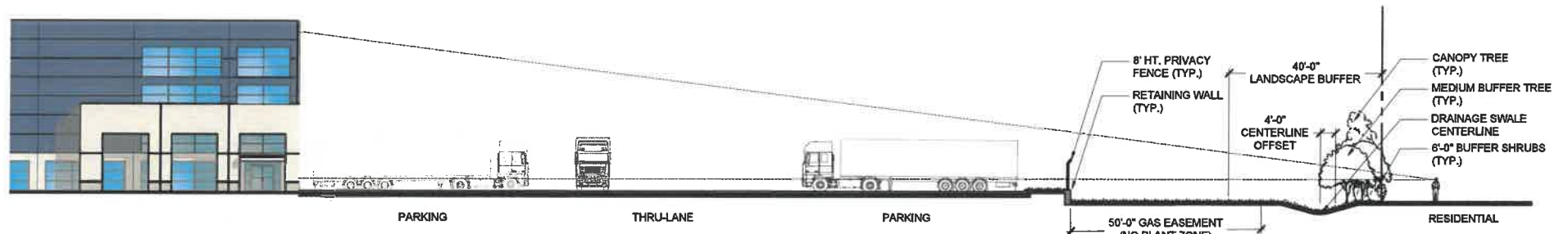
Issued for: Preliminary Review Phase Date: 03/24/2020

Vertical Datum NAVD 1988
 Drawing Title: Preliminary Landscape Plan

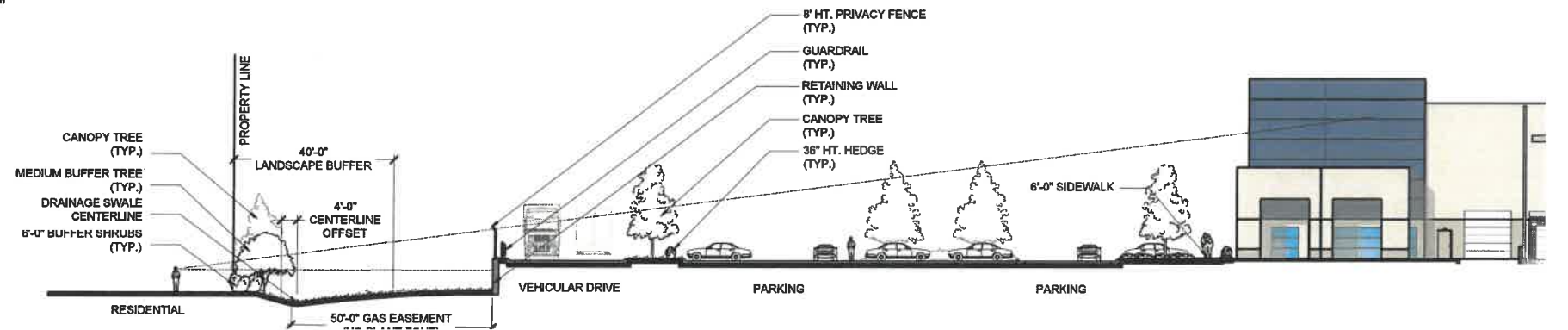
Drawing Number
L1.04



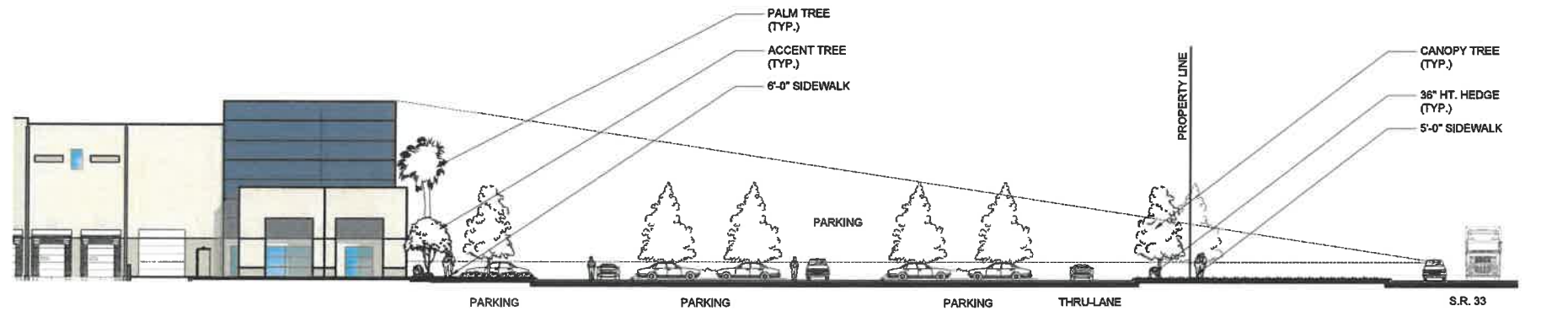
A SECTION 'A' (NORTH / SOUTH)
1" = 20'-0"



B SECTION 'B' (NORTH / SOUTH)
1" = 20'-0"



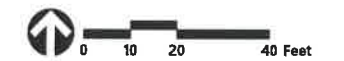
C SECTION 'C' (EAST / WEST)
1" = 20'-0"



D SECTION 'D' (EAST / WEST)
1" = 20'-0"

Legend

	PARCEL BOUNDARY
	PHASE BOUNDARY



**Polk City Business Park
Phase 2**

Polk City, Florida

No.	Revision	Date	App'd
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by	Checked by
JLB	JRH

Issued for: Preliminary Review Phase Date: 03/24/2020

Vertical Datum NAVD 1988

**Perimeter Buffer
Sections**

Drawing Number

L1.20

Sheet of

GENERAL LANDSCAPE NOTES

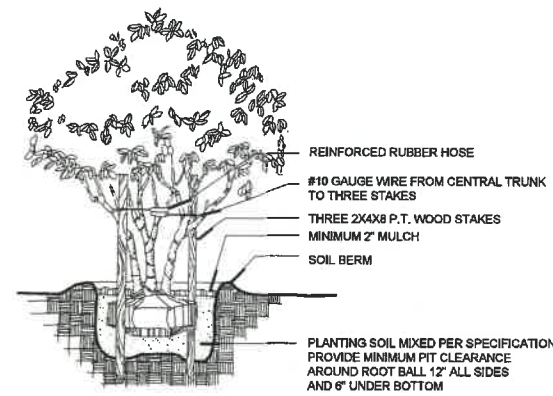
- 1) ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 2) EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY 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 CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- 4) PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST ONE (1) WEEK PRIOR TO DELIVERY TO SITE.
- 5) ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.
- 7) THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE LANDSCAPE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER, LANDSCAPE ARCHITECT, AND OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.
- 8) THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL SOIL DEPTH AND DRAINAGE IN ALL PLANT BEDS AND PLANTERS. EXCAVATION OF COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE PROPER SOIL DEPTH AND DRAINAGE.
- 9) ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUND COVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- 10) ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN GRASS AREAS, MAINTAIN A MINIMUM THREE FEET 3" WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
- 11) THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- 12) THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF GRASSING WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL GRASS REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE GRASSED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.
- 13) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUND COVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.
- 14) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE GROW-IN PERIOD AND DISPOSE OFFSITE.
- 15) ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART OF THE PROJECT.
- 16) ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.
- 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 AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP-LINE (5). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIP-LINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.
- 18) NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.
- 20) SEE LANDSCAPE SPECIFICATIONS FOR FURTHER REQUIREMENTS.

LEGEND

TREES	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	
+	CANOPY TREE 'A' - (1 TREE = 2000 S.F.) Southern Live Oak / <i>Quercus virginiana</i>	B&B	3"Cal	16' Ht., 8' Spd. 6' CT.	+/-85 (170,000 s.f.)
□	CANOPY TREE 'B' - (1 TREE = 700 S.F.) Pignut Hickory / <i>Carya glabra</i> Sycamore / <i>Platanus occidentalis</i> Florida Elm / <i>Ulmus americana</i>	B&B B&B B&B	3"Cal 3"Cal 3"Cal	16' Ht., 8' Spd. 6' CT. 14' Ht., 8' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT.	+/-57 (39,900 s.f.)
○	CANOPY TREE 'C' - (1 TREE = 500 S.F.) Red Maple / <i>Acer rubrum</i> Sweetgum / <i>Liquidambar styraciflua</i> Magnolia grandiflora / Southern Magnolia Slash Pine / <i>Pinus elliotii</i>	B&B B&B B&B B&B	3"Cal 3"Cal 3"Cal 3"Cal	14' Ht., 7' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT. 10' Ht., 5' Spd. 5' CT. 14' Ht., 6' Spd. 5' CT.	+/-60 (30,000 s.f.)
⊗	CANOPY TREE 'D' - (1 TREE = 320 S.F.) Bald Cypress / <i>Taxodium distichum</i>	B&B	3"Cal	14' Ht., 7' Spd. 6' CT.	+/-80 (25,600 s.f.)
★	PALMS Sabal Palm / <i>Sabal palmetto</i>	B&B		10' -16' C.T.	+/-35
⊙	UNDERSTORY TREES Ligustrum / <i>Ligustrum japonicum</i> Tuscarora Crape Myrtle / <i>Lagerstroemia indica</i> Crape Myrtle / <i>Lagerstroemia indica</i>	B&B 30 gal B&B	3"Cal 2"Cal 3"Cal	8' Ht., 10' Spd. (multi-trunk) 8' Ht., 5' Spd. 3' CT. 16' Ht., 8' Spd. 6' CT.	+/-24
◓	HEDGE Walter's Viburnum / <i>Viburnum obovatum</i> Sweet Viburnum / <i>Viburnum odoratissimum</i> Podocarpus / <i>Podocarpus macrophyllus</i>	7 gal 7 gal 7 gal	36" Ht., 24" Sp 36" Ht., 24" Spd., 36" Ht., 24" Spd.,	30" o.c. 30" o.c. 30" o.c.	+/-1,820
▨	SHRUBS Coastal / <i>Zamia floridana</i> Fringe Flower / <i>Loropetalum chinensis</i> Gold Mound Duranta / <i>Duranta erecta 'Gold Mound'</i> Thyralis / <i>Galphimia gracilis</i> Fire Bush / <i>Hamelia patens 'Compacta'</i> Dwarf Burford Holly / <i>Ilex cornuta 'Dwarf Burford'</i> Dwarf Yaupon / <i>Ilex vomitoria 'Stokes Dwarf'</i> Pink Muhly / <i>Muhlenbergia capillaris</i> Philodendron / <i>Philodendron xanadu</i>	3 gal 3 gal 3 gal 3 gal 3 gal 3 gal 1 gal 3 gal	15" Ht., 18" Spd. 15" Ht., 18" Spd. 18" Ht., 24" Spd. 18" Ht., 24" Spd. 18" Ht., 24" Spd. 24" Ht., 24" Spd. 18" Ht., 18" Spd. 18" O.A. 24" Ht., 24" Spd.	24" o.c. 30" o.c. 30" o.c. 30" o.c. 30" o.c. 30" o.c. 24" oc 24" oc 30" oc	+/-10,650
▤	GROUND COVER Blue Pacific Juniper / <i>Juniperus conferta</i> Flax Lily / <i>Dianella tasmanica 'Variegata'</i> Liriope / <i>Liriope muscari</i>	3 gal 1 gal 1 gal	8" Ht., 24" Spd 15" Ht. x 15" Spd. 12" Ht. x 12" Spd.	24" o.c. 24" oc 18" oc	+/-4,700
□	SOD St. Augustine (<i>Stenolapthum secundatum 'Floritam'</i>) [Irrigated]				+/-37,000 s.f.
□	SOD Bahia (<i>Paspalum notatum'</i>) [Irrigated]				+/-187,500 s.f.

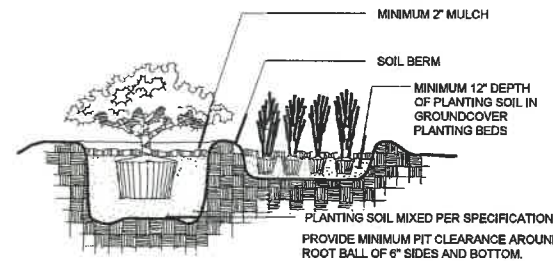
TYPE 'D' BUFFER

◓	CANOPY TREE Pignut Hickory / <i>Carya glabra</i> Sycamore / <i>Platanus occidentalis</i> Florida Elm / <i>Ulmus americana</i>	B&B B&B B&B	3"Cal 3"Cal 3"Cal	16' Ht., 8' Spd. 6' CT. 14' Ht., 8' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT.	+/-28
◓	SMALL TREES River Birch/ <i>Betula nigra</i> Dahoon Holly / <i>Ilex opaca</i> Crape Myrtle / <i>Lagerstroemia indica</i> Southern Red Cedar / <i>Juniperus silicicola</i> Bald Cypress / <i>Taxodium distichum</i>	B&B B&B B&B B&B B&B	2.5"Cal 2.5"Cal 2"Cal 3"Cal 3"Cal	13' Ht., 7' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT. 12' Ht., 5' Spd. 6' CT. 12' Ht., 6' Spd. 6' CT. 12' Ht., 5' Spd. 6' CT.	+/-146
○	SHRUBS Florida Anise / <i>Illicium parviflorum</i> Texas Sage / <i>Leucophyllum frutescens</i> Wax Myrtle / <i>Myrica cerifera</i> Thyralis / <i>Thyralis glauca</i>	7 gal 7 gal 7 gal 7 gal	36" Ht., 24" Sp 36" Ht., 24" Spd., 36" Ht., 24" Spd., 36" Ht., 24" Spd.,	A.S. A.S. A.S. A.S.	+/-580



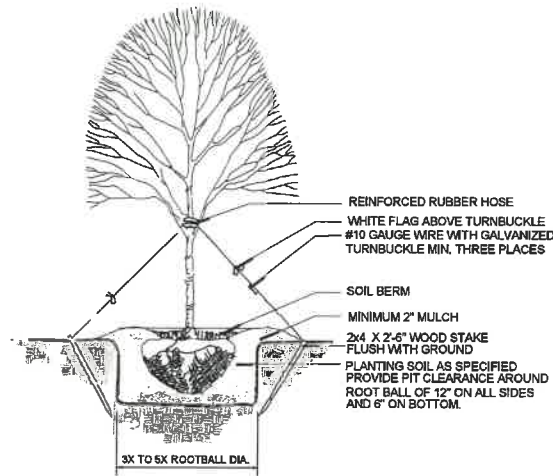
Multi-Stem Tree Planting Detail

N.T.S.



Shrub/Groundcover Planting Detail

N.T.S.



Tree Planting Detail

N.T.S.

CALCULATIONS

(per 3.07.03 of Polk City Unified Land Development Code)

AREA TAKE-OFFS	PROPOSED
Asphalt (Entry Drives Only)	308,820 s.f.
Sidewalks	9,980 s.f.
	TOTAL: 318,800 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: 318,800 s.f. x 33% = 105,204 s.f.
(1) parking space requires 150 s.f. of canopy area 451 spaces x 150 s.f. = 67,650 s.f.

PARKING LOT	Trees Provided	Square Footage
Canopy Tree 'A' (2,000 s.f.)	42	84,000 s.f.
Canopy Tree 'B' (700 s.f.)	8	5,600 s.f.
Canopy Tree 'C' (500 s.f.)	59	29,500 s.f.
Canopy Tree 'D' (320 s.f.)	22	7,040 s.f.
Subtotal:	131	126,140 s.f.

SITE LANDSCAPE (excludes parking lot and buffer)	Trees Provided	Square Footage
Canopy Tree 'A' (2,000 s.f.)	43	86,000 s.f.
Canopy Tree 'B' (700 s.f.)	21	14,700 s.f.
Canopy Tree 'C' (500 s.f.)	1	500 s.f.
Canopy Tree 'D' (320 s.f.)	58	18,560 s.f.
Subtotal:	123	119,760 s.f.
	TOTAL:	245,900 s.f.
	Required:	172,854 s.f.
	GRAND TOTAL:	+73,046 s.f.

* NOTE: Provided Canopy Tree exceeds amount required *

TYPE 'D' BUFFER (2,760 L.F.)	Required	Provided
Small Tree	168	174
Shrubs	420	487

* NOTE: Provided Tree/Shrubs exceeds amount required *

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.

Polk City Business Park Phase 2

Polk City, Florida

No.	Revision	Date	Appr.
1	City Preliminary Comments	08/17/2020	
2	City Preliminary Comments	12/21/2020	
3	City Preliminary Comments	02/16/2021	

Designed by	JLB	Checked by	JRH
Issued for		Date	03/24/2020
Preliminary Review Phase			

Vertical Datum NAVD 1988

Landscape Schedule & Details

Drawing Title

L1.50

Sheet of