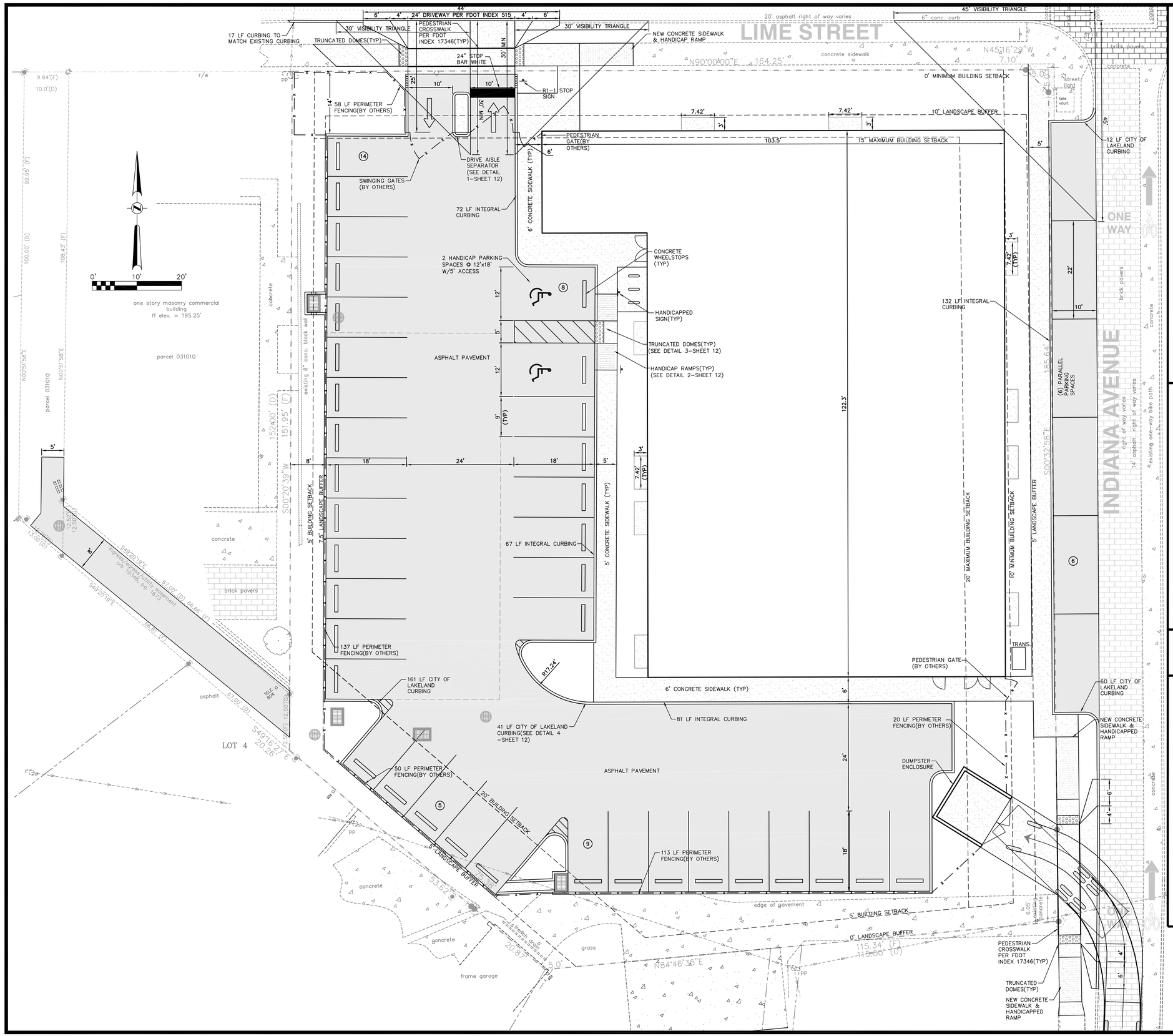

SITE DATA

1. SITE ADDRESS — 625 E. LIME STREET, LAKELAND, FL 33801
2. GROSS SITE AREA — 32,329 SF 0.74 AC
3. PARCEL NUMBER — 242819000000031020
4. FLOOD ZONE
   THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 12026703I6F, DATED JUNE 23, 2014.
5. OWNER
   LAKE MORTON APARTMENTS, LLC
   53 LAKE MORTON DRIVE
   LAKELAND, FL 33801
6. BUILDING SETBACKS

FRONT (NORTH)	0–15 FT
FRONT (EAST)	10–20 FT
SIDE (WEST)	5 FT
SIDE (SOUTHEAST)	5 FT
REAR (SOUTHWEST)	20 FT

7. LANDSCAPE BUFFERS

FRONT (NORTH)	10 FT
FRONT (EAST)	5 FT
SIDE (WEST)	7.5 FT
SIDE (SOUTHEAST)	0 FT
REAR (SOUTHWEST)	5 FT

8. PARCEL ID NUMBER — 242819000000031020
9. PARKING DATA:

(8) 2 BEDROOMS x 1.5 SPACES/1 2–BEDROOM UNIT	= 12 SPACES
(32) 1 BEDROOM x 1 SPACE/1 1–BEDROOM UNIT	= 32 SPACES
LESS TRANSIT OFFSET – 10%	= –4 SPACES
LESS BICYCLE PARKING CREDIT	= –2 SPACES
TOTAL PARKING SPACES REQUIRED	**= 38 SPACES**
ONSITE REGULAR PARKING SPACES	= 34 SPACES
ONSITE HANDICAP PARKING SPACES	= 2 SPACES
ON STREET REGULAR PARKING SPACES	= 6 SPACES
TOTAL PARKING SPACES PROVIDED	**= 42 SPACES**

10. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF LAKELAND REQUIREMENTS.

SITE PLAN NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
2. EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY PORTER GEOGRAPHICAL POSITIONING & SURVEYING, DATED 01/29/18.
3. BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
4. ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
5. ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
6. ALL CONSTRUCTION WITHIN THE FDOT RIGHT–OF–WAY IS TO BE IN ACCORDANCE WITH CURRENT FDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND THE TRAFFIC DESIGN STANDARD INDEX.
7. ALL SIGNING AND STRIPING WITHIN THE FDOT RIGHT–OF–WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.
8. CIVIC OPEN SPACE–LAKE MORTON SHORE PARK IS LESS THAN 1,320 FEET AWAY.
9. CITY OF LAKELAND LAND DEVELOPMENT CODE 4.11.5.2.B.2. THE SUBJECT PROPERTY IS LESS THAN 1,320 FEET AWAY FROM STOP 2. (S. IOWA AVE. & E. ORANGE STREET) ON ROUTE 10.
10. BICYCLE PARKING SPACES–CITY OF LAKELAND LAND DEVELOPMENT CODE 4.11.6.2. THE PROJECT WILL PROVIDE A MINIMUM OF 4 BICYCLE PARKING SPACES.

    [CITY OF LAKELAND LAND DEVELOPMENT CODE 4.11.6.4. THE PROJECT WILL RECEIVE A CREDIT AGAINST THE MINIMUM OFF–STREET PARKING REQUIREMENT OF TWO PARKING SPACES.]

FIRE PROTECTION NOTE

THERE IS AN EXISTING FIRE HYDRANT LOCATED APPROXIMATELY 65 FEET NORTHEAST OF THE NORTHEASTERN PROPERTY CORNER ALONG LIME STREET SOUTH RIGHT–OF–WAY LINE ON THE SOUTHEASTERN CORNER OF LIME AND INDIANA.

LEGEND

TYP	TYPICAL
H/C	HANDICAP
R	RADIUS
R/W	RIGHT–OF–WAY
	TRAFFIC FLOW (INFORMATIONAL ONLY)
	AREA LIGHT
	HANDICAP PARKING
	PROPOSED CURB
	PROPERTY LINE
	RIGHT–OF–WAY
	EXISTING EDGE OF PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

NO.	DATE	REVISION DESCRIPTION

B-BOGGS ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Plant City, FL 33563
Phone: 813-747-5100 | Fax: 813-754-2567
contact@bboggseng.com | www.bboggseng.com
COA-25867

LAKE MORTON APARTMENTS
625 E. LIME STREET
LAKELAND, FLORIDA 33801

DATE: 11/21/18
NIKKI CHRISTINE BROM, P.E.
FL REG. NO. 85356

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DATE: 08/28/18
DESIGNED BY: NCB
DRAWN BY: GTH
CHECKED BY: SCB
PROJECT NO: 14036
DRAWING TITLE: SITE PLAN
SHEET NO: 6