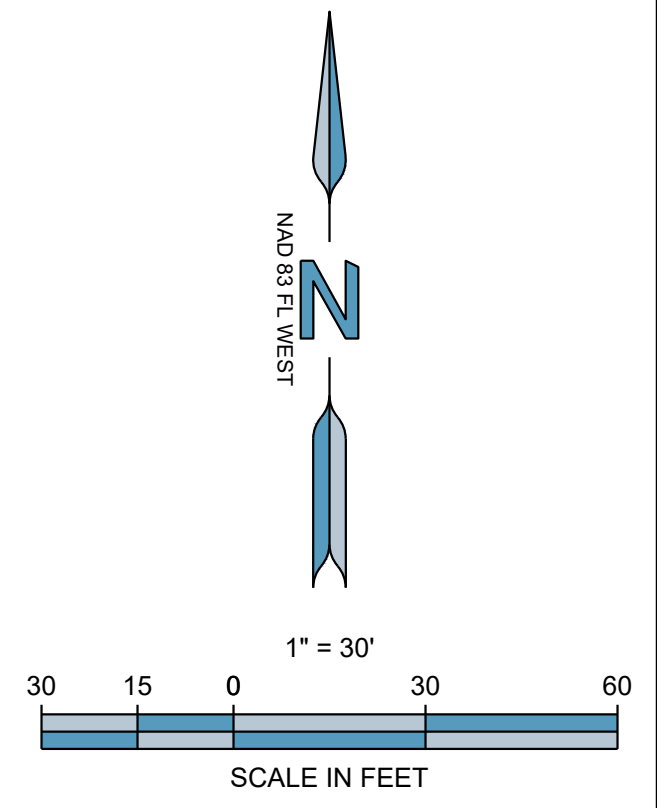


| LEGEND | |
|-----------|--|
| [Pattern] | STANDARD DUTY ASPHALT PAVING |
| [Pattern] | HEAVY DUTY ASPHALT PAVING |
| [Pattern] | CONCRETE SIDEWALK PAVING |
| [Pattern] | HEAVY DUTY CONCRETE PAVING |
| [Pattern] | GRAVEL PAVING |
| [Pattern] | EXISTING WETLAND AREA |
| [Pattern] | RECREATIONAL AREA |
| [Pattern] | DAYCARE BUILDING |
| [Pattern] | MEDIAN OPENING |
| [Symbol] | STORMWATER POND LINE |
| [Symbol] | PROPERTY LINE |
| [Symbol] | FENCE LINE |
| [Symbol] | TRANSFORMER |
| [Symbol] | PAINTED TRAFFIC ARROWS (PER FOOT INDEX #711-001) |
| [Symbol] | PARKING COUNT |
| [Symbol] | TRAFFIC SIGN |



GENERAL NOTES:

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- 1) TRACT IS ZONED, MF-12 (MULTI-FAMILY - 12 UNITS / ACRE).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN CITY OF LAKELAND RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND ACCORDING TO FDOT SPECIFICATIONS.
- 9) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 10) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
- 11) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.
- 12) ALL PAVEMENT MARKINGS SHALL COMPLY WITH FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION INDEX #711-001 - PAVEMENT MARKINGS.

ADA ACCESSIBILITY NOTES:

- 1) THE 7TH EDITION 2020 FLORIDA BUILDING AND ACCESSIBILITY CODES REQUIREMENTS WERE APPLIED FOR THE DESIGN AND CONSTRUCTION OF THE SITE.
- 2) WALKING SURFACES ALONG THE ACCESSIBLE ROUTE SHALL BE CONSTRUCTED WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%) AND A CROSS SLOPE OF 1:48 (2.08%).
- 3) WALKING SURFACES SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 INCHES AND A CLEAR WIDTH OF 48 INCHES AT ALL TURNS. WHEN A RAMP (CURB RAMP OR RAMP WITH HANDRAILS) CHANGES DIRECTION THERE SHALL BE A 5-FOOT FLAT AREA WITH A 1:48 (2%) MAXIMUM SLOPE IN ALL DIRECTIONS AT THE TRANSITION AREA.
- 4) MINIMUM WIDTH REQUIREMENT OF 32 INCHES FOR DOORWAYS AND 36 INCHES FOR RAMPS (IN BETWEEN HANDRAILS) SHALL COMPLY WITH FBC-ACCESSIBILITY 404 & 405.
- 5) ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF FBC-A SECTION 206, 208 AND CHAPTERS 4 & 5.

CITY APPROVAL STAMP:

ENGINEER:
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Amazing Explorers
 LFT DEVELOPMENT COMPANY, LLC
 213 S DILLARD ST, STE. 2208
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 CONTACT: FABRIZIO SPINELLI

PROJECT:
AMAZING EXPLORERS ACADEMY AT THE MEADOWS
 NWC OF DEERFIELD DR. & LAKELAND HIGHLANDS ROAD
 LAKELAND, FLORIDA 33813
 SECTION 05, T 29 S, R 24 E
 PARCEL #24-29-05-274690-001721

SEAL:

 RYAN A. RENARDO, P.E.
 FL P.E. #77049

| REVISIONS | DATE |
|-----------------------------|------------|
| ▲ POLK COUNTY COMMENTS | 2021-08-19 |
| ▲ POLK COUNTY COMMENTS | 2021-09-15 |
| ▲ CITY OF LAKELAND COMMENTS | 2022-02-16 |

PROJECT MANAGER: RAR
 DRAWING BY: GMB
 JURISDICTION: CITY OF LAKELAND
 DATE: 2020-12-14
 SCALE: AS NOTED
 TITLE: SITE GEOMETRY PLAN

SHEET NUMBER: **C-2.1**
 COMMENTS: ISSUED FOR CONSTRUCTION
 JOB/FILE NUMBER: 1315.003

