



DEVELOPMENTS,
LLC
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REVISIONS:

ISSUE DATE:

DRAWN BY: K. PATTERSON

CFT PROJECT #: DE0103 STORE DE0103
CIVIL PROJECT #: C29804

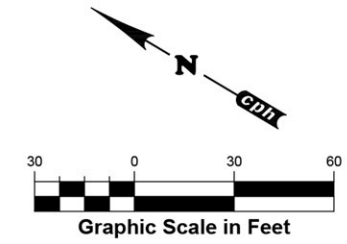


Nicole P. Lebron, State of Florida,
Professional Engineer, License No.
62552. This item has been digitally
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NICOLE P. LEBRON, P.E.
FL. P.E. No. 62552
4/13/2022

LAKELAND
TOWN CENTER EAST
WALLACE ROAD
LAKELAND, POLK COUNTY, FLORIDA



LOT 2A	
48,796 S.F. (1.09 AC.) MAX. IMPERVIOUS PERMITTED: 70.0% IMPERVIOUS PROVIDED: 69.6%	
PARKING INFORMATION	
TOTAL SPACES REQUIRED	4 + 1 PARKING STALL PER 100 SF OF GFA
30	4+ (2,576 SF / 100 SF = 26) = 30 PARKING STALLS
TOTAL SPACES PROVIDED	30 PROPOSED SPACES: 9' X 18.5' STANDARD @ 90° 2 PROPOSED SPACES: 12' X 18.5' ACCESSIBLE @ 90°
32	

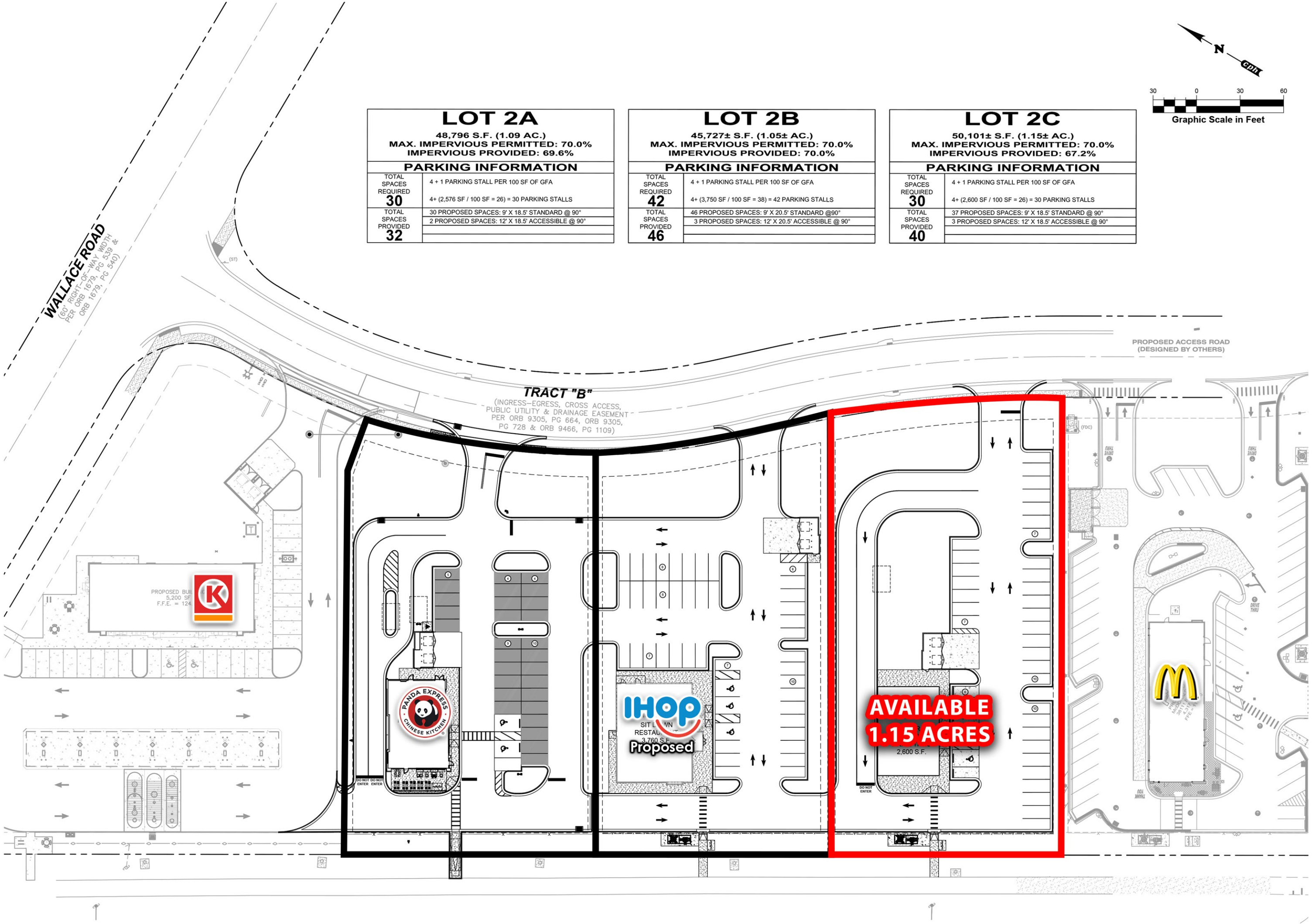
LOT 2B	
45,727± S.F. (1.05± AC.) MAX. IMPERVIOUS PERMITTED: 70.0% IMPERVIOUS PROVIDED: 70.0%	
PARKING INFORMATION	
TOTAL SPACES REQUIRED	4 + 1 PARKING STALL PER 100 SF OF GFA
42	4+ (3,750 SF / 100 SF = 38) = 42 PARKING STALLS
TOTAL SPACES PROVIDED	46 PROPOSED SPACES: 9' X 20.5' STANDARD @ 90° 3 PROPOSED SPACES: 12' X 20.5' ACCESSIBLE @ 90°
46	

LOT 2C	
50,101± S.F. (1.15± AC.) MAX. IMPERVIOUS PERMITTED: 70.0% IMPERVIOUS PROVIDED: 67.2%	
PARKING INFORMATION	
TOTAL SPACES REQUIRED	4 + 1 PARKING STALL PER 100 SF OF GFA
30	4+ (2,600 SF / 100 SF = 26) = 30 PARKING STALLS
TOTAL SPACES PROVIDED	37 PROPOSED SPACES: 9' X 18.5' STANDARD @ 90° 3 PROPOSED SPACES: 12' X 18.5' ACCESSIBLE @ 90°
40	

WALLACE ROAD
(60' RIGHT-OF-WAY WIDTH
PER ORB 1679, PG 539 &
ORB 1679, PG 540)

TRACT "B"
(INGRESS-EGRESS, CROSS ACCESS,
PUBLIC UTILITY & DRAINAGE EASEMENT
PER ORB 9305, PG 664, ORB 9305,
PG 728 & ORB 9466, PG 1109)

PROPOSED ACCESS ROAD
(DESIGNED BY OTHERS)



U.S. HIGHWAY 98
(BARTOW ROAD)

U.S. HIGHWAY NO. 98
(BARTOW ROAD)