



LOT LINE TABLE

Line #	Length	Direction
L1	48.31	N90°00'00.00"E
L2	130.28	N90°00'00.00"E
L3	137.28	S88°15'05.99"E
L4	136.05	S68°15'05.99"E
L5	29.40	S07°00'00.00"E
L6	29.55	S07°00'00.00"E
L7	50.00	S89°49'30.53"W
L8	8.87	S89°49'30.53"W
L9	22.70	N86°45'09.58"W
L10	54.95	S27°54'23.56"W
L11	29.25	S67°34'17.23"E
L12	36.12	S24°00'26.19"W
L13	35.13	S36°36'26.77"W
L14	14.83	S81°15'15.98"E
L15	6.91	S87°24'51.19"E
L16	7.38	S73°42'33.50"E

LOT LINE TABLE

Line #	Length	Direction
L17	41.81	S89°00'14.67"E
L18	18.88	S37°46'57.33"E
L19	43.84	S27°50'01.12"E
L20	108.77	S19°19'13.37"W
L21	49.91	S19°19'13.37"W
L22	53.65	S39°09'38.13"W
L23	11.20	S27°49'47.89"W
L24	12.77	S27°49'47.89"W
L25	36.27	S64°7'55.67"E
L26	73.33	S19°07'15.53"E
L27	43.40	S3°15'32.55"E
L28	14.22	S3°15'32.55"E
L29	28.30	S4°30'43.28"E
L30	55.84	S27°44'42.30"E
L31	96.02	S27°44'42.30"E
L32	14.80	S54°25'37.81"E

LOT LINE TABLE

Line #	Length	Direction
L33	353.74	S86°18'08.57"E
L34	171.73	N90°00'00.00"E
L35	32.25	S62°00'06.54"E
L36	204.10	N90°00'00.00"E

LOT CURVE TABLE

Curve #	Length	Radius	Delta
C1	309.29	1286.93	13.77
C2	297.80	1236.93	13.79
C3	71.00	930.96	4.37
C4	84.16	980.96	4.92
C5	11.95	930.96	0.74
C6	13.86	980.96	0.81
C7	85.77	72.00	68.25
C8	26.21	22.00	68.25

WETLAND "A"				WETLAND "B"			
Point#	Northing	Easting	Description	Point#	Northing	Easting	Description
1000	1,348,023.25	622,889.81	SW	1000	1,348,117.44	621,868.37	SW10
1001	1,348,122.33	622,944.90	SW2	1001	1,348,096.33	621,854.90	SW10
1002	1,348,171.74	622,971.81	SW3	1002	1,348,046.41	621,820.00	SW107
1003	1,348,206.37	622,978.18	SW4	1003	1,348,371.58	621,765.79	SW112
1004	1,348,235.99	622,971.90	SW5	1004	1,348,303.51	621,756.81	SW114
1005	1,348,333.17	621,968.89	SW7	1005	1,348,258.49	621,691.49	SW116
1006	1,348,369.18	621,984.59	SW8	1006	1,348,277.14	621,677.34	SW118
1007	1,348,423.38	622,254.21	SW14	1007	1,348,188.40	621,659.50	SW118
1008	1,348,609.58	622,048.95	SW18	1008	1,348,081.00	621,663.99	SW121
1009	1,348,691.16	622,012.82	SW19	1009	1,348,069.00	621,656.51	SW122
1010	1,348,691.49	621,929.24	SW27	2005	1,348,430.02	622,096.32	WL-13
1011	1,348,691.55	621,831.37	SW101	2006	1,348,416.49	622,053.30	WL-11
1012	1,348,691.62	621,810.42	SW102	2007	1,348,435.38	622,019.21	WL-9
1013	1,348,691.68	621,810.68	SW103	2011	1,348,441.81	621,801.65	WL-108
1014	1,348,691.74	621,810.94	SW104	2012	1,348,445.18	621,801.91	WL-109
1015	1,348,691.80	621,811.20	SW105	1005	1,348,699.26	622,276.15	SW8
1016	1,348,691.86	621,811.46	SW106	1006	1,348,699.32	622,276.21	SW8
1017	1,348,691.92	621,811.72	SW107	1007	1,348,699.38	622,276.27	SW8
1018	1,348,691.98	621,811.98	SW108	1008	1,348,699.44	622,276.33	SW8
1019	1,348,692.04	621,812.24	SW109	1009	1,348,699.50	622,276.39	SW8
1020	1,348,692.10	621,812.50	SW110	1010	1,348,699.56	622,276.45	SW8
1021	1,348,692.16	621,812.76	SW111	1011	1,348,699.62	622,276.51	SW8
1022	1,348,692.22	621,813.02	SW112	1012	1,348,699.68	622,276.57	SW8
1023	1,348,692.28	621,813.28	SW113	1013	1,348,699.74	622,276.63	SW8
1024	1,348,692.34	621,813.54	SW114	1014	1,348,699.80	622,276.69	SW8
1025	1,348,692.40	621,813.80	SW115	1015	1,348,699.86	622,276.75	SW8
1026	1,348,692.46	621,814.06	SW116	1016	1,348,699.92	622,276.81	SW8
1027	1,348,692.52	621,814.32	SW117	1017	1,348,699.98	622,276.87	SW8
1028	1,348,692.58	621,814.58	SW118	1018	1,348,699.04	622,276.93	SW8
1029	1,348,692.64	621,814.84	SW119	1019	1,348,699.10	622,276.99	SW8
1030	1,348,692.70	621,815.10	SW120	1020	1,348,699.16	622,277.05	SW8
1031	1,348,692.76	621,815.36	SW121	1021	1,348,699.22	622,277.11	SW8
1032	1,348,692.82	621,815.62	SW122	1022	1,348,699.28	622,277.17	SW8
1033	1,348,692.88	621,815.88	SW123	1023	1,348,699.34	622,277.23	SW8
1034	1,348,692.94	621,816.14	SW124	1024	1,348,699.40	622,277.29	SW8
1035	1,348,693.00	621,816.40	SW125	1025	1,348,699.46	622,277.35	SW8
1036	1,348,693.06	621,816.66	SW126	1026	1,348,699.52	622,277.41	SW8
1037	1,348,693.12	621,816.92	SW127	1027	1,348,699.58	622,277.47	SW8
1038	1,348,693.18	621,817.18	SW128	1028	1,348,699.64	622,277.53	SW8
1039	1,348,693.24	621,817.44	SW129	1029	1,348,699.70	622,277.59	SW8
1040	1,348,693.30	621,817.70	SW130	1030	1,348,699.76	622,277.65	SW8
1041	1,348,693.36	621,817.96	SW131	1031	1,348,699.82	622,277.71	SW8
1042	1,348,693.42	621,818.22	SW132	1032	1,348,699.88	622,277.77	SW8
1043	1,348,693.48	621,818.48	SW133	1033	1,348,699.94	622,277.83	SW8
1044	1,348,693.54	621,818.74	SW134	1034	1,348,699.00	622,277.89	SW8
1045	1,348,693.60	621,819.00	SW135	1035	1,348,699.06	622,277.95	SW8
1046	1,348,693.66	621,819.26	SW136	1036	1,348,699.12	622,278.01	SW8
1047	1,348,693.72	621,819.52	SW137	1037	1,348,699.18	622,278.07	SW8
1048	1,348,693.78	621,819.78	SW138	1038	1,348,699.24	622,278.13	SW8
1049	1,348,693.84	621,820.04	SW139	1039	1,348,699.30	622,278.19	SW8
1050	1,348,693.90	621,820.30	SW140	1040	1,348,699.36	622,278.25	SW8
1051	1,348,693.96	621,820.56	SW141	1041	1,348,699.42	622,278.31	SW8
1052	1,348,694.02	621,820.82	SW142	1042	1,348,699.48	622,278.37	SW8
1053	1,348,694.08	621,821.08	SW143	1043	1,348,699.54	622,278.43	SW8
1054	1,348,694.14	621,821.34	SW144	1044	1,348,699.60	622,278.49	SW8
1055	1,348,694.20	621,821.60	SW145	1045	1,348,699.66	622,278.55	SW8
1056	1,348,694.26	621,821.86	SW146	1046	1,348,699.72	622,278.61	SW8
1057	1,348,694.32	621,822.12	SW147	1047	1,348,699.78	622,278.67	SW8
1058	1,348,694.38	621,822.38	SW148	1048	1,348,699.84	622,278.73	SW8
1059	1,348,694.44	621,822.64	SW149	1049	1,348,699.90	622,278.79	SW8
1060	1,348,694.50	621,822.90	SW150	1050	1,348,699.96	622,278.85	SW8

SITE DATA

- SITE ADDRESS: NORTH PARK ROAD, PLANT CITY, FLORIDA
- GROSS SITE AREA: 552,161 SF 12.68 AC
- FOLIO NUMBER: 089864-0100, 089864-0200, 089938-0000, 089938-0100, 089938-0200
- EXISTING ZONING: C-1A
- PRESENT USE: VACANT COMMERCIAL
- DEVELOPED USE: COMMERCIAL
- BUILDING SETBACKS: FRONT (EAST) = 20 FT, SIDE (NORTH) = 15 FT, SIDE (SOUTH) = 15 FT, REAR (WEST) = 20 FT
- LANDSCAPE BUFFERS: FRONT (EAST) = 10 FT, SIDE (NORTH) = 10 FT, SIDE (SOUTH) = 10 FT, REAR (WEST) = 10 FT
- SITE AREAS: VEHICULAR AREA 18,009 SF 3.26%, TEMPORARY CUL-DE-SAC 15,832 SF 1.02%, SIDEWALK AREA 3,457 SF 0.63%, TOTAL PAVEMENT AREA 525,063 SF 95.09%, TOTAL IMPERVIOUS AREA 27,098 SF 4.91%
- FLOOD ZONE: THIS PROPERTY LIES WITHIN FLOOD ZONE "X" & "AE" AS DEPICTED ON FEMA FLOOD MAP 12057C0286H, DATED 8/28/08.
- OWNER: WILLIAM KEEL, 5309 GULF DRIVE, HOLMES BEACH, FLORIDA 34217
- UTILITIES: WATER SERVICE WILL BE PROVIDED BY: CITY OF PLANT CITY, 302 WEST REYNOLDS STREET, PLANT CITY, FLORIDA 33563, PH# (813) 659-4200. SEWER SERVICE WILL BE PROVIDED BY: CITY OF PLANT CITY, 302 WEST REYNOLDS STREET, PLANT CITY, FLORIDA 33563, PH# (813) 659-4200. ELECTRIC SERVICES WILL BE PROVIDED BY: TAMPA ELECTRIC COMPANY, ATTN: JASON COOPER, P.O. BOX 111, TAMPA, FLORIDA 33601, PH# (813) 275-3037. GAS SERVICE WILL BE PROVIDED BY: FLORIDA PUBLIC UTILITIES, ATTN: GARY HARDY, 1705 7TH STREET SOUTHWEST, WINTER HAVEN, FLORIDA 33880
- THERE ARE ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF PLANT CITY REQUIREMENTS.
- CONSTRUCTION TYPE: TYPE IV UNPROTECTED
- BUILDING HEIGHT: CANOPY HEIGHT 15' (APPROX), TRASH ENCLOSURE HEIGHT 16' (APPROX), 6'-0"

SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY KCI TECHNOLOGIES, DATED 2/16/21.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.

LEGEND

TYP TYPICAL	EXISTING WATER METER	PROPOSED CURB
H/C HANDICAP	EXISTING STORM MANHOLE	CENTER LINE
R RADIUS	EXISTING UTILITY POLE	RIGHT-OF-WAY
R/R RIGHT-OF-WAY	EXISTING WATER VALVE	EXISTING EDGE OF PAVEMENT
TRAFFIC FLOW (INFORMATIONAL ONLY)	EXISTING LIGHT POLE	PROPOSED CONCRETE PAVEMENT
TRAFFIC FLOW (PAVEMENT MARKING)	EXISTING FIRE HYDRANT	PROPOSED ASPHALT PAVEMENT
HANDICAP PARKING	EXISTING SANITARY SEWER	PROPOSED MILL & OVERLAY
	EXISTING SIGN	EXISTING CONCRETE PAVEMENT
	EXISTING STORM INLET	EXISTING ASPHALT PAVEMENT

B-BOGGS ENGINEERING, LLC
 607 S. ALAMAR DRIVE, SUITE 101
 PLANT CITY, FLORIDA 33614
 PHONE: 813-749-9100
 FAX: 813-749-9100
 WWW.BOGGSENGINEERING.COM

SITE PLAN

SHEET NO: 6.00

PROJECT NO: 21030

DATE: 6/23/24
 WAYNE J. SPROUSE, P.E.
 FL REG. NO. 62821

DATE: 8/10/21
 DESIGNED BY: WJS
 DRAWN BY: NSB
 CHECKED BY: SDB

811
 FLORIDA BOARD OF PROFESSIONAL ENGINEERS
 1000 N. GULF BLVD., SUITE 1000
 TAMPA, FLORIDA 33601
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