

SITE AREA CALCULATIONS

AREAS (Proposed)	SQUARE FEET (SF)	ACRE (AC)	PERCENT %
GROSS SITE	49,220	1.13	100.00%
BUILDING	1,956	0.04	3.97%
TOTAL IMPERVIOUS	23,836	0.55	48.43%
TOTAL PERVIOUS (I.L.S. + DRY POND AREA)	23,428	0.54	47.60%

LOT COVERAGE : 3.97%

PROJECT TEAM

PROPERTY OWNER:
 PUBLIX SUPERMARKETS, INC.
 P.O. BOX 32018
 LAKELAND, FL 33802
 PHONE: 863-680-5375

PROJECT DEVELOPER:
 FIFTH THIRD BANK
 38 FOUNTAIN SQUARE PLAZA, MD 10903
 CINCINNATI, OH 45202
 PHONE: (513) 534-0706

SITE PLANNER:
 INFINITY ENGINEERING GROUP, LLC
 1208 EAST KENNEDY BOULEVARD
 SUITE 230
 TAMPA, FLORIDA 33602
 PHONE: (813) 434-4770

ARCHITECT:
 BDG ARCHITECTS
 400 N. ASHLEY DRIVE
 SUITE 600
 TAMPA, FL 33602
 PHONE: 813-323-9233

LANDSCAPE ARCHITECT:
 COTLEUR & HEARING
 1934 COMMERCE LANE
 SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: (561) 747-6336

CIVIL ENGINEER:
 INFINITY ENGINEERING GROUP, LLC
 1208 EAST KENNEDY BOULEVARD
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SURVEYORS:
 EBI SURVEYING
 8415 SUNSTATE STREET
 TAMPA, FLORIDA 33634
 PHONE: (813) 886-6080

DISTRICT ENGINEER:
 COTLEUR & WHEELER
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: 561-392-1991

- ### KEYED NOTES
- 1 NEW FIFTH THIRD BANK BUILDING AND DRIVE-THRU CANOPY (SEE ARCHITECTURAL PLANS).
 - 2 NEW TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS).
 - 3 NEW 6" CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
 - 4 NEW 6" BLACK TINTED CONCRETE. SEE DETAILS, SHEET C05.01.
 - 5 NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
 - 6 NEW ID SIGN (DESIGNED AND PERMITTED BY OTHERS).
 - 7 NEW 4" CONCRETE SIDEWALK, SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.01.
 - 8 NEW 18" CURB AND GUTTER. SEE DETAILS, SHEET C05.01.
 - 9 NEW 6" X 18" VERTICAL CURB, 3-FOOT CURB TRANSITION AT PATHWAYS. SEE DETAILS, SHEET C05.01.
 - 10 NEW ADA RAMP. SEE DETAILS, SHEET C05.01.
 - 11 NEW WHEEL STOPS (TYPICAL OF 2). SEE DETAILS, SHEET C05.01.
 - 12 NEW FIFTH THIRD STANDARD BICYCLE RACKS. SEE DETAILS, SHEET C05.01.
 - 13 NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.01.
 - 14 NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01.
 - 15 NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
 - 16 NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE. SEE DETAILS, SHEET C05.01.
 - 17 NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
 - 18 NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
 - 19 NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT).
 - 20 NEW ACCESSIBLE PARKING SIGN. SEE DETAILS, SHEET C05.02.
 - 21 NEW 30" R1-1 "STOP" SIGN (TYPICAL OF 6). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - 22 NEW 30" R5-1 "DO NOT ENTER" SIGN (TYPICAL OF 2). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - 23 SAWCUT A 1/4" CONTROL JOINT IN NEW SIDEWALK AS SHOWN. NEW CONTROL JOINT DEPTH MUST BE A MINIMUM OF 25% OF THE OVERALL SLAB DEPTH AND BE PERFORMED WITHIN 12 HR OF POUR. (TYPICAL). SEE DETAILS, SHEET C05.01.
 - 24 EXPANSION JOINTS (TYPICAL).
 - 25 NEW CROSSWALK PAVERS TO MATCH EXISTING DEVELOPMENT.
 - 26 NEW 6-INCH "DOUBLE YELLOW" LANE STRIPE (CONTINUOUS PAINT).
 - 27 NEW AREA LIGHT POLE. SEE ELECTRICAL SITE PLANS.
 - 28 ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION. SEE ELECTRICAL SHEET FOR MORE DETAILS.
 - 29 EXISTING DEVELOPMENT LIGHT POLE AND ELECTRICAL JUNCTION BOX TO BE RELOCATED BY GENERAL CONTRACTOR / ELECTRICAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE WITH DEVELOPER.
 - 30 CONCRETE PAD AND ELECTRICAL STUB-UP FOR FUTURE ELECTRIC VEHICLE (EV) CHARGING STATION. SEE ELECTRICAL SHEET FOR MORE DETAILS.

LEGEND

	PROPERTY LINE
	EXISTING TO REMAIN
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE LESS THAN 6"
	PROPOSED CONCRETE 6" OR GREATER
	NEW ASPHALT PAVEMENT
	SETBACK/BUFFER
	PROPOSED CURB
	PROPOSED CURB AND GUTTER

SITE DATA

FUTURE LAND USE DESIGNATION:	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT:	MIXED USE
SECTION/TOWNSHIP/RANGE:	01 43 40
PROPERTY CONTROL NUMBER:	77-40-43-01-24-001-0000
EXISTING USE:	MIXED USE
APPROVED USE:	COMMERCIAL / BANK/ FINANCIAL INSTITUTION WITH DRIVE-THRU
PROPOSED USE:	COMMERCIAL / BANK/ FINANCIAL INSTITUTION WITH DRIVE-THRU

PARCEL DATA

OUTPARCEL C:	49,220 SF (1.13 AC)
PROPOSED PLAT AREA:	49,220 SF (1.13 AC)

ENTITLEMENT ALLOCATION PER MASTER PLAN (MPA-2023-03)

APPROVED USE	5,500 SF	COMMERCIAL/ FINANCIAL INSTITUTION WITH DRIVE-THRU
PROPOSED USE	1,956 SF	COMMERCIAL/ FINANCIAL INSTITUTION WITH DRIVE-THRU
UNASSIGNED USE	3,544 SF	COMMERCIAL/ FINANCIAL INSTITUTION WITH DRIVE-THRU

BUILDING DATA

FIFTH THIRD BANK W/ DRIVE-THRU:	1,956 SF
NUMBER OF FLOORS:	1
PROPOSED BUILDING HEIGHT:	23 FT
MAX. BUILDING HEIGHT FOR MU:	120 FT
MINIMUM PARCEL SIZE:	43,560 SF
MAXIMUM LOT COVERAGE:	45%
MINIMUM PERVIOUS AREA:	25%
MINIMUM BUILDING SEPARATION:	20 FT

PARKING DATA

BANK W. DRIVE-THRU:	1 SPACE PER 300 SF OF G.F.A.	1,956 SF x (1 / 300) = 7 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING:	11 SPACES
	EVPCS PARKING:	2 SPACES
	LSEV PARKING:	1 SPACE
	ACCESSIBLE PARKING:	1 SPACE
	TOTAL PARKING:	15 SPACES

PARKING SPACE SIZE:

9' X 18.5' MINIMUM / 25' DRIVE AISLE
 5% OF REQUIRED PARKING
 7 SPACES * 5% = 1 SPACE REQUIRED
 4 BICYCLE PARKING PROVIDED

LOADING ZONE:

*NOTE: FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES. DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER - SEMINOLE PRATT WHITNEY ROAD	= 0'
LANDSCAPE BUFFER - SIDE (NORTH)	= 8'
LANDSCAPE BUFFER - SIDE (SOUTH)	= 8'
LANDSCAPE BUFFER - REAR (WEST)	= 8'

BUILDING REQUIREMENTS

BUILDING SETBACK - SEMINOLE PRATT WHITNEY ROAD	= 20'
BUILDING SETBACK - SIDE (NORTH)	= 10'
BUILDING SETBACK - SIDE (SOUTH)	= 10'
BUILDING SETBACK - REAR (WEST)	= 10'

FLOOD ZONE

FLOOD ZONE AE ELEVATION 18.5' PER FEMA MAP 12099C0531F DATED 10.05.17.

NOTES:

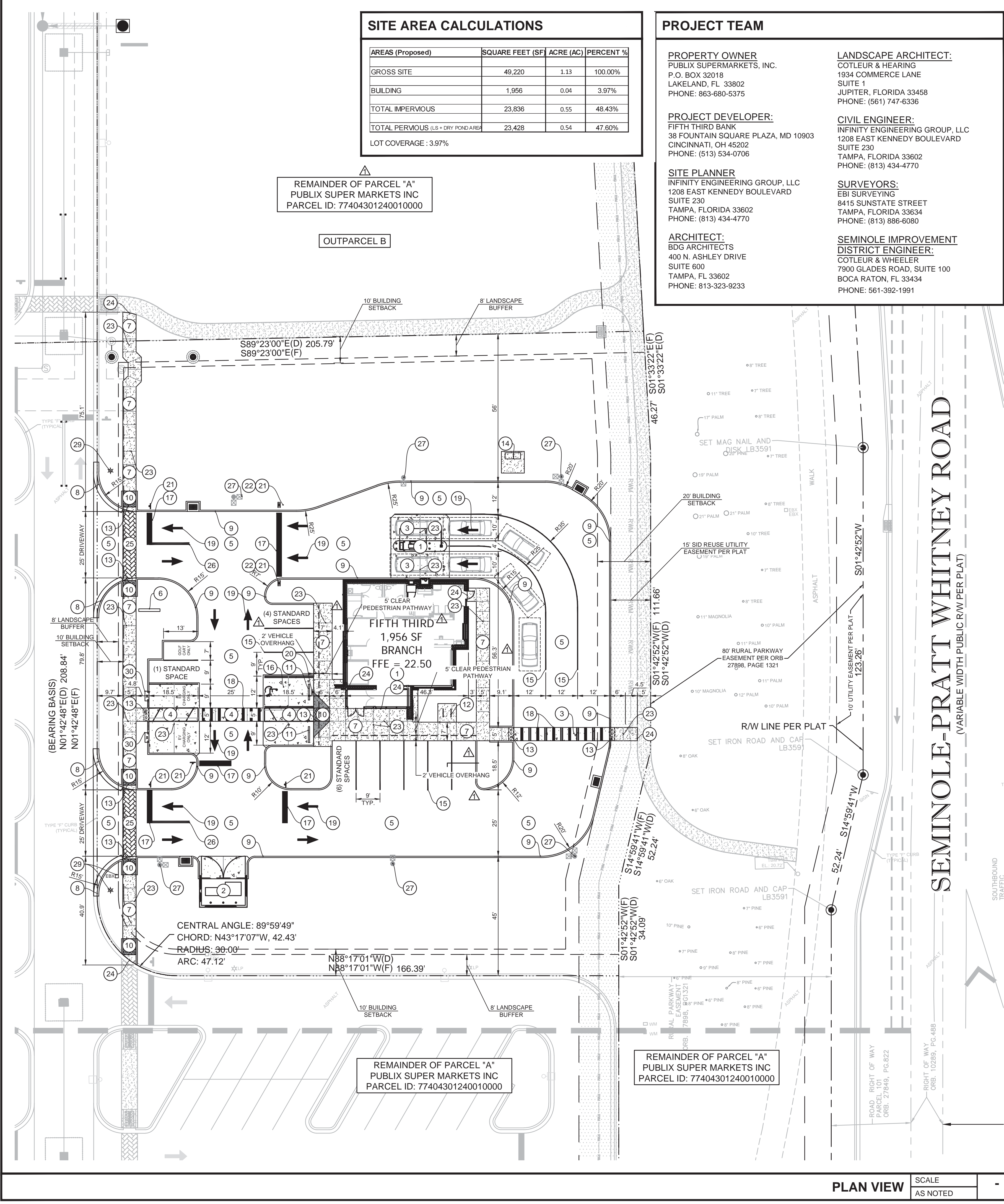
- ANY INCREASE OF SQUARE FOOTAGE WITHIN THE SITE PLAN AREA (OUTPARCEL C) SHALL REQUIRE A SITE PLAN AMENDMENT.
- ANY REASSIGNMENT OF THE UNASSIGNED COMMERCIAL/ FINANCIAL INSTITUTION W/ DRIVE-THRU ENTITLEMENT OUTSIDE OUTPARCEL C SHALL REQUIRE A MASTER PLAN AMENDMENT.

- ### SITE PLAN GENERAL NOTES
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
 - EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
 - BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
 - ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
 - ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED

- ### LANDSCAPE NOTE
- CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
 - CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
 - CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

MECHANICAL SCREEN NOTE

ALL MECHANICAL EQUIPMENT IS LOCATED ON TOP OF BUILDING AND SCREENED BY PARAPET WALL.



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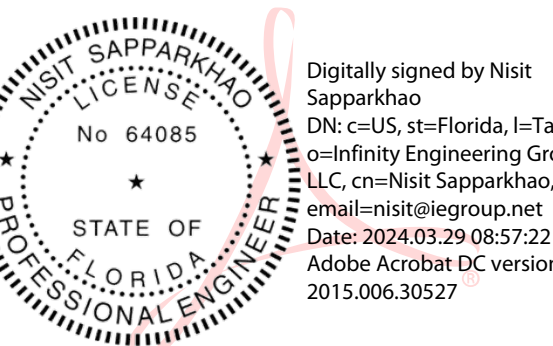


FIFTH THIRD BANK
WESTLAKE
 OUT PARCEL C - WESTLAKE PLAZA
 NWC SEMINOLE PRATT WHITNEY RD.
 & PERSIMMON BLVD.
 WESTLAKE, FLORIDA 33470



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 SEAL NISIT SAPPARKHAO, P.E. FL REG. NO. 64085



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ISSUE BY	DATE	DESCRIPTION
SJ	03/22/23	PERMIT SET
▲	01/25/24	WEST LAKE COMMENTS
▲	03/29/24	WEST LAKE COMMENTS

PROJECT INFORMATION BLOCK

JOB #	220674
DATE:	03/22/23
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

SITE PLAN
SHEET NUMBER

C02.01