

Aston Pointe Outparcels Polk County, FL

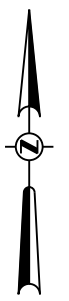
CONCEPT PLAN "F"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL '1'	1.74± Ac
PARCEL '2'	2.03± Ac
PARCEL '3'	0.99± Ac
PARCEL '4'	0.57± Ac
PARCEL '5'	0.89± Ac



JURISDICTION:
POLK COUNTY, FL

PROPERTY FUTURE LAND USE:
RACX

PROPERTY ZONING:
PUD

PROPERTY OVERLAY:
NORTH US 27

PROPOSED DENSITY/INTENSITY:

PARCEL '1'	99,000 SF STORAGE (750 UNITS)
	2,400 SF RETAIL
PARCEL '2'	7,500 SF SIT DOWN RESTAURANT
PARCEL '3'	2,500 SF QSR
PARCEL '4'	5,000 SF MEDICAL OFFICE
PARCEL '5'	5,000 SF MEDICAL OFFICE

PARKING:

USE	RATIO	REQ.	PROP.
PARCEL '1'			
STORAGE	1 SP / 150 UNITS + 1 SP / EMPLOYEE	7 *	
RETAIL	1 SP / 300 SF	8	
TOTAL		15	20
PARCEL '2'	RESTAURANT (SIT-DOWN)		
	4 SP / ESTABLISHMENT + 1 SP / 75 SF	104	112
PARCEL '3'	QSR		
	4 SP / ESTABLISHMENT + 1 SP / 100 SF	29	33
PARCEL '4'	MEDICAL OFFICE		
	5 SP / 1000 SF	25	25
PARCEL '5'	MEDICAL OFFICE		
	5 SP / 1000 SF	25	50

* ASSUMES 750 UNITS & 2 EMPLOYEES

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

ASSUMES THAT STORMWATER MANAGEMENT FOR PHASES 2 & 3 (COMMERCIAL) TRACTS WILL BE PROVIDED OFF-SITE WITHIN THE PHASE 1 (MULTI-FAMILY) TRACT.

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.

2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.

3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1015 - 428
SCALE: 1" = 80' DATE: 03-10-25
DRAWN BY: Rideout PROJ. MGR: Pensa

PROVIDED FOR...

CVAD Phase I, LLC

PROVIDED BY...

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