

TRACT SUMMARY

TRACT	DESCRIPTION	AMENITIES	ACRES
TRACT 1	OPEN SPACE, BUFFER		0.50
TRACT 2	OPEN SPACE, BUFFER		1.35
TRACT 3	LIFT STATION	LIFT STATION	0.22
TRACT 4	OPEN SPACE, DRAINAGE, AMENITIES, CONSERVATION	DOG PARK, PAVILION, PLAYGROUND	1.88
TRACT 5	OPEN SPACE, DRAINAGE, RETENTION, AMENITIES	TRAIL, MAIL KIOSK	1.58
TRACT 6	OPEN SPACE, DRAINAGE, RETENTION, AMENITIES	COMMUNITY GARDEN, PAVILION	5.01
TRACT 7	OPEN SPACE, BUFFER		0.76
TRACT 8	OPEN SPACE, DRAINAGE, RETENTION		1.00

POND TABLE

POND	ACRES
POND: 1	3.00
POND 2	0.54
POND 3	0.83
POND 4	0.81

SETBACK CHART

BUILDING SETBACKS	
FRONT	20
BACK	15
SIDE	5

RECREATION AREA REQUIREMENT:

1. NEIGHBORHOOD PARKS. IN ALL RESIDENTIAL DEVELOPMENTS, RECREATION AREAS IN THE FORM OF NEIGHBORHOOD PARKS SHALL BE PROVIDED AT A RATIO OF ONE AND ONE-HALF ACRE PER 400 DWELLING UNITS AT MINIMUM. WITH THE APPROVAL OF THE CITY COMMISSION, THE NEIGHBORHOOD PARK REQUIREMENT FOR A NEW DEVELOPMENT MAY BE FULFILLED THROUGH AN EQUIVALENT CONTRIBUTION FOR IMPROVEMENTS TO AN EXISTING OR PROPOSED NEIGHBORHOOD PARK OUTSIDE OF THE DEVELOPMENT, PROVIDED THE PARK IS WITHIN A QUARTER MILE OF THE DEVELOPMENT AND WILL BE CONVENIENTLY ACCESSIBLE FOR RESIDENTS WITHIN THE DEVELOPMENT AND PROVIDED THE LEVEL OF SERVICE STANDARD FOR NEIGHBORHOOD PARKS IS MET IN THE AREA.

2. MINI-PARKS. IN ALL RESIDENTIAL DEVELOPMENTS, RECREATION AREAS IN THE FORM OF MINI-PARKS SHALL BE PROVIDED AT A RATIO OF ONE-QUARTER (1/4) ACRE PER FOUR HUNDRED (400) DWELLING UNITS AT MINIMUM.

RECREATION AREA PROPOSED:

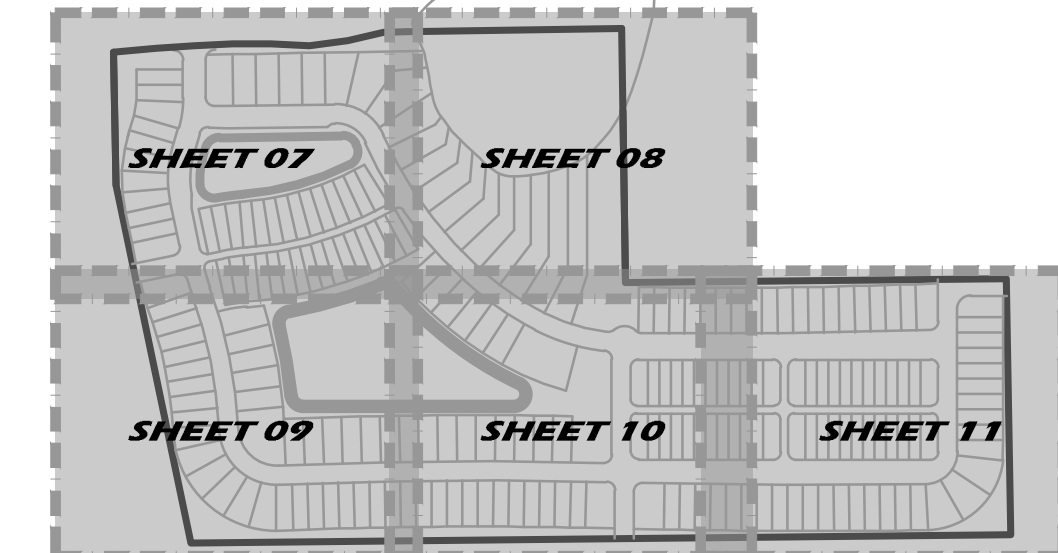
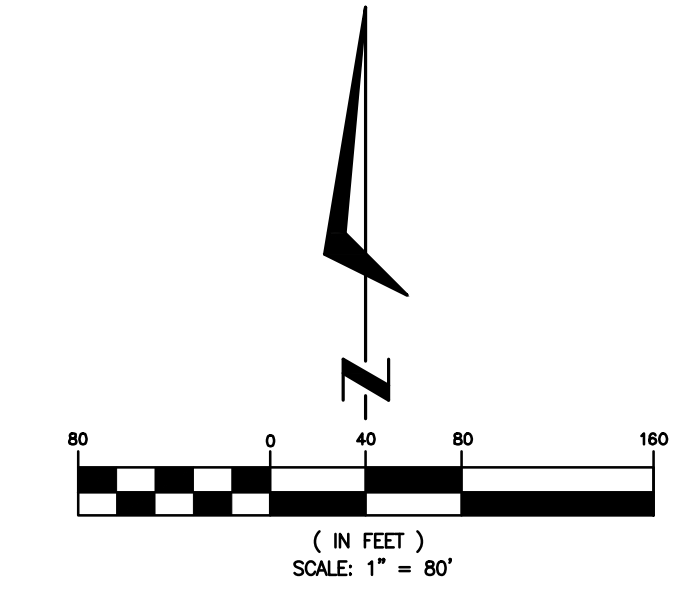
TRACT 5:	1.56 AC
TRACT 6:	1.92 AC
TRACT 7:	5.25 AC
TOTAL:	8.73 AC

NOTES:

THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE, CONTROL ALL COMMON AREAS AND INFRASTRUCTURE

GARAGES WILL BE RECESSED AT 30 FEET, MORE THAN THE MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE, AND AT LEAST 2 FEET FROM THE FRONT EXPRESSION LINE.

MECHANICAL EQUIPMENT WILL ONLY BE LOCATED AT THE REAR OF THE HOME AND NOT PERMITTED WITHIN SIDE YARDS FOR ALL LOTS IN THE PD.



SITE DATA:

PARCEL NUMBER: 272933000000013000
272933000000011040

TOTAL LAND GROSS AREA: 53.03 AC.
NET DEVELOPABLE ACREAGE: 49.28 AC.
EXISTING ZONING: A/RR
ADJACENT ZONING: A/RR R-1D
EXISTING LAND USE: AG
PROPOSED LAND USE: RESIDENTIAL

TYPICAL LOT SIZE:
60' WIDE LOTS: 19 UNITS
MINIMUM LOT SIZE: 8,100 SQ. FT.
MINIMUM LOT LIVING AREA: 1,500 SQ. FT.
MAXIMUM LOT COVERAGE: 40%

50' WIDE LOTS: 77 UNITS
MINIMUM LOT SIZE: 6,000 SQ. FT.
MINIMUM LOT LIVING AREA: 1,500 SQ. FT.
MAXIMUM LOT COVERAGE: 50%

40' WIDE LOTS: 97 UNITS
MINIMUM LOT SIZE: 4,800 SQ. FT.
MINIMUM LOT LIVING AREA: 1,500 SQ. FT.
MAXIMUM LOT COVERAGE: 40%

TOTAL OF LOTS: 193 UNITS

LOTS AREA (RESIDENTIAL):	28.76 AC.	58.36 %
ROAD ROW:	8.11 AC.	16.46 %
ROW DEDICATION	0.21 AC.	0.43 %
OPEN SPACE & AMENITY AREAS (PONDS INCLUDED 4.00 AC.):	12.2 AC.	24.75 %
TOTAL	49.28 AC.	100.00 %

IMPERVIOUS AREA	20.89 AC.	9.39 %
PERVIOUS AREA:	24.46 AC.	46.12 %

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGNED BY: LUCAS TALHARD
DRAWN BY: LUCAS TALHARD
CHECKED BY: DANIEL KOVACS

SITE PLAN COORDINATE THE PROJECT COORDINATES WERE ESTABLISHED BASED ON THE SURVEYOR'S INFORMATION.

BY	DATE	REVISIONS
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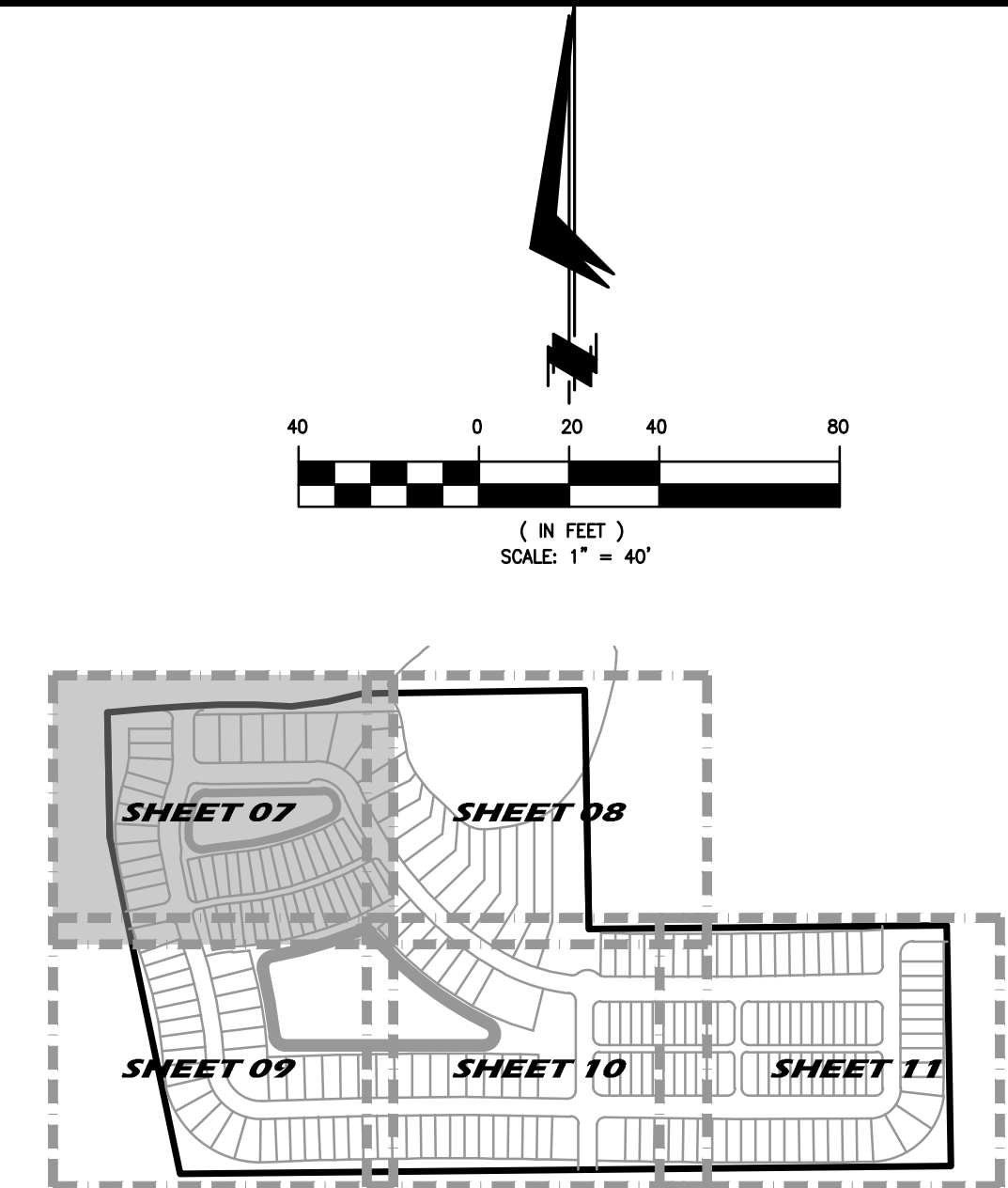
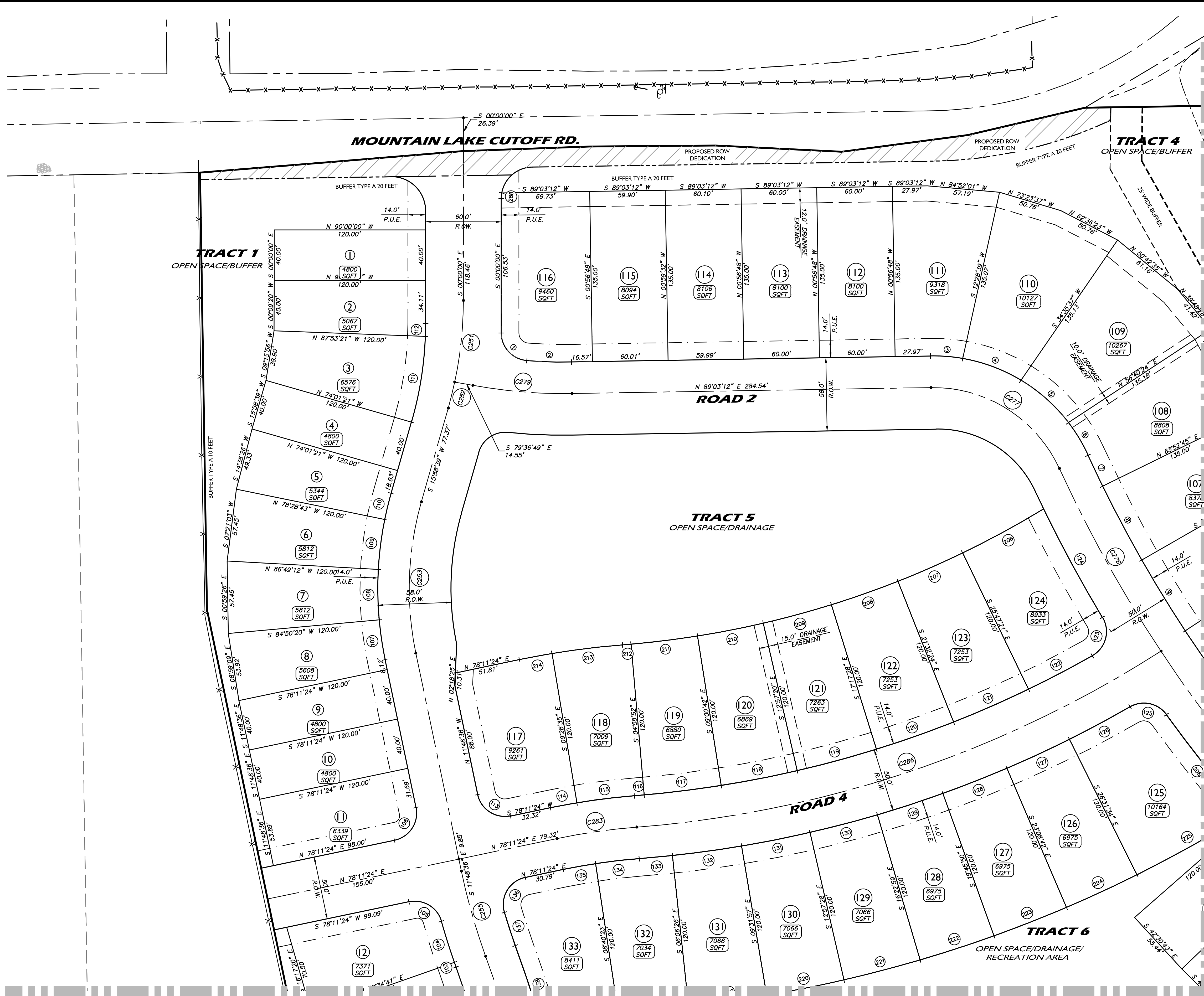
DANIEL P. KOVACS, P.E., #84168
PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 84168

OVERALL GENERAL LOTS
LAKESIDE LANDING SINGLE HOMES
CITY OF LAKE WALES, FL

TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION
5137 S LAKELAND DR. SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

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- LEGEND**
- POST BASIN LINE
 - PROPERTY BOUNDARY
 - PROPOSED SILT FENCE
 - PROPOSED STORM DRAIN LINE
 - PROPOSED SANITARY SEWER LINE
 - SANITARY SEWER SERVICE CLEAN OUT
 - FIRE HYDRANT
 - 167.5
 - PROPOSED SPOT ELEVATION
 - DIRECTIONAL FLOW ARROW
 - INVERT
 - CENTER LINE
 - EDGE OF PAVEMENT
 - TELEPHONE MARKER OR BOX AS NOTED
 - SOIL BORE LOCATION
 - PERCOLATION TEST LOCATION
 - ROOF DRAIN CLEAN OUT
 - CONCRETE
 - SIGN
 - 24" STOP BAR
 - CONCRETE
 - ASPHALT
 - GRAVEL / RIP-RAP
 - EXISTING CONTOUR
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 CHECKED BY: DANIEL KOVACS

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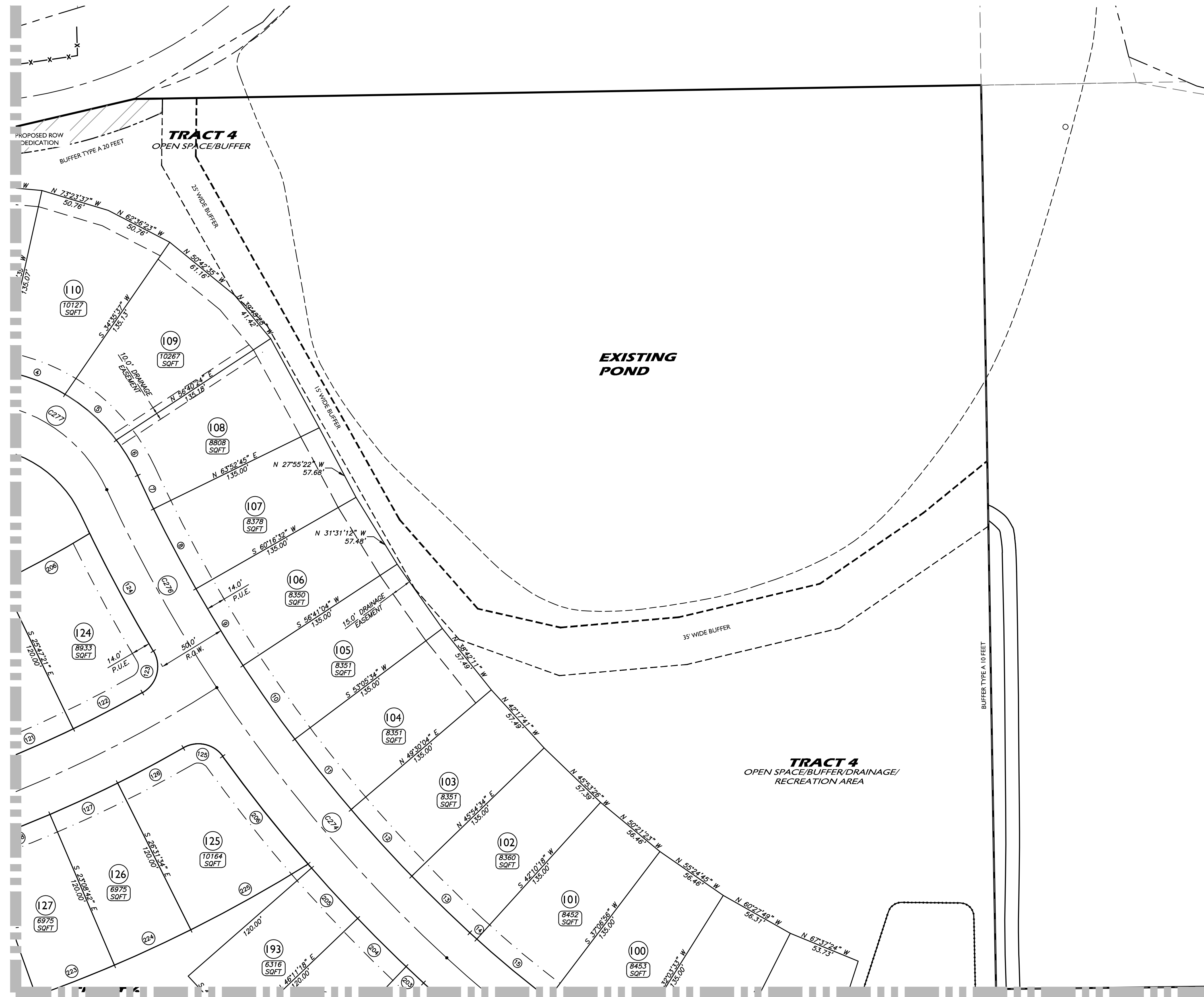
PROFESSIONAL SEAL
 DANIEL P. KOVACS, P.E., #84168
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

GENERAL LOTS 1
 LAKE SIDE LANDING SINGLE HOMES
 CITY OF LAKE WALES, FL

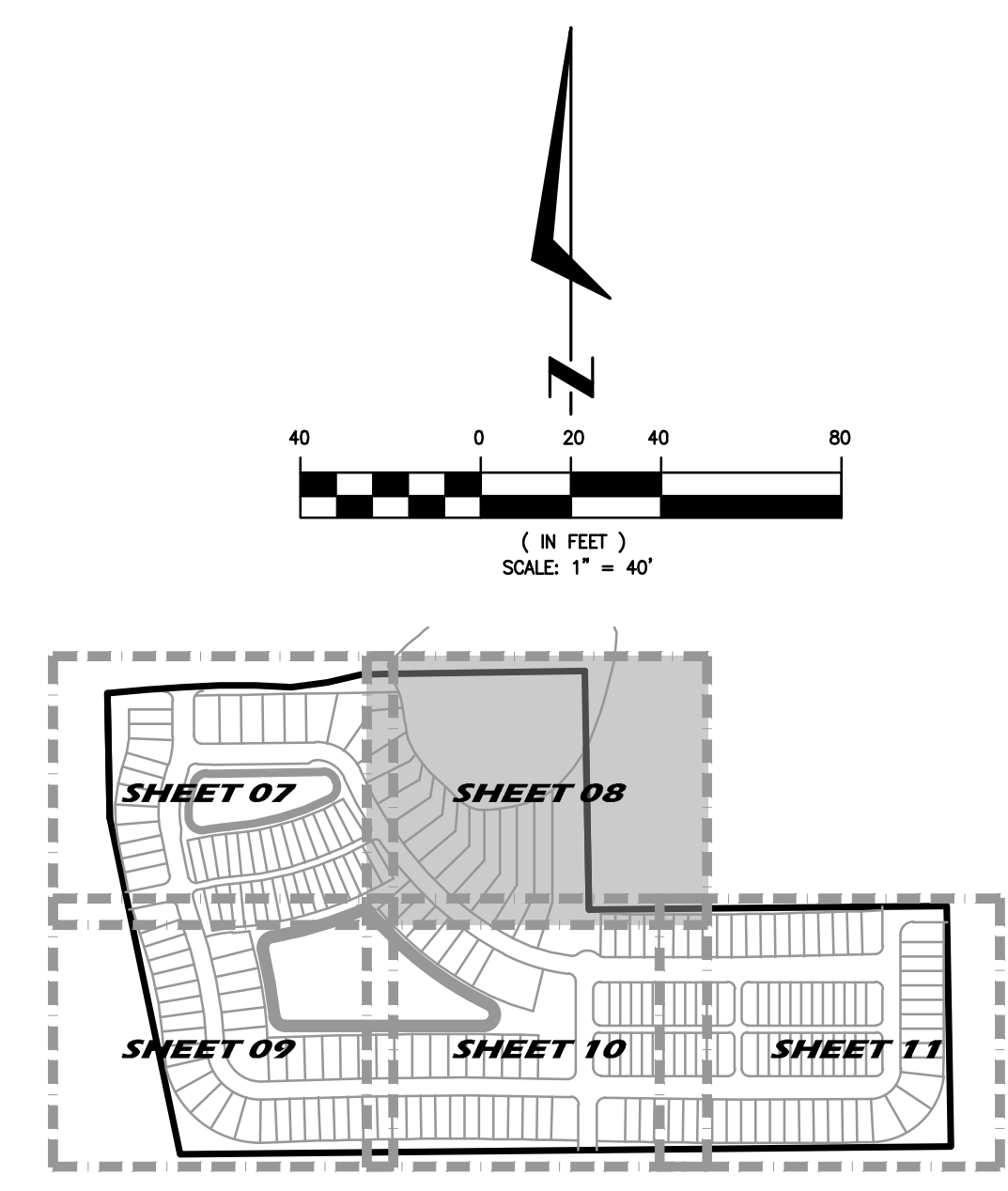
TRACT ENGINEERING
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 5137 S. LAKELAND DR. SUITE 3
 LAKELAND, FL 33813
 FIRM REGISTRATION NUMBER - 34343

SHEET 07

SEE SHEET 07



SEE SHEET 10



LEGEND

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- PERCOLATION TEST LOCATION
- ROOF DRAIN CLEAN OUT
- CONC.
- SIGN
- 24" STOP BAR
- CONCRETE
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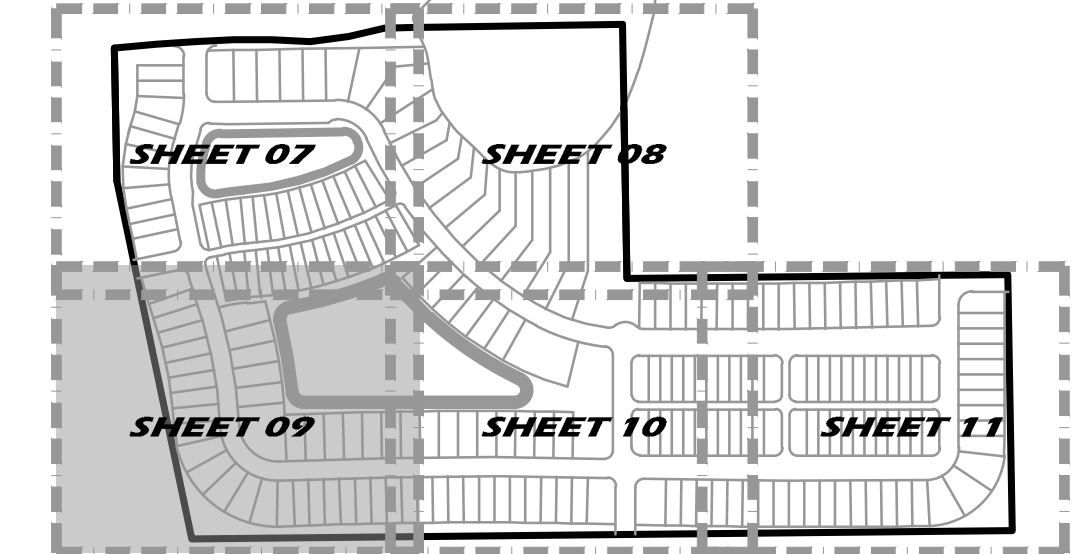
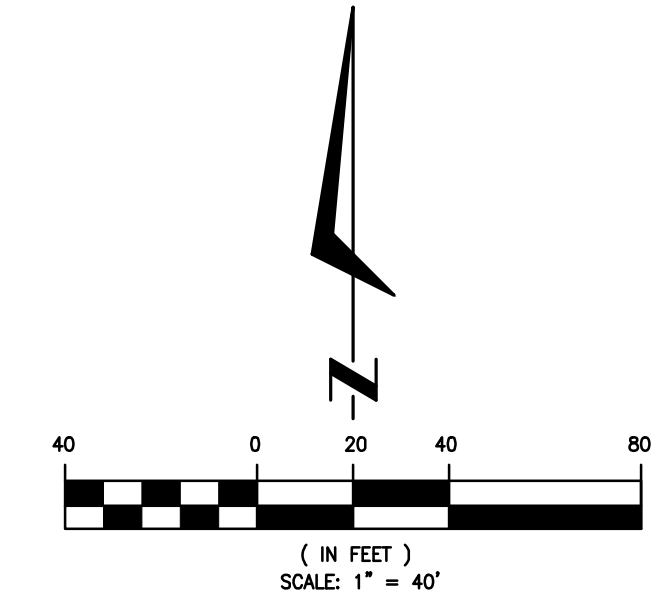
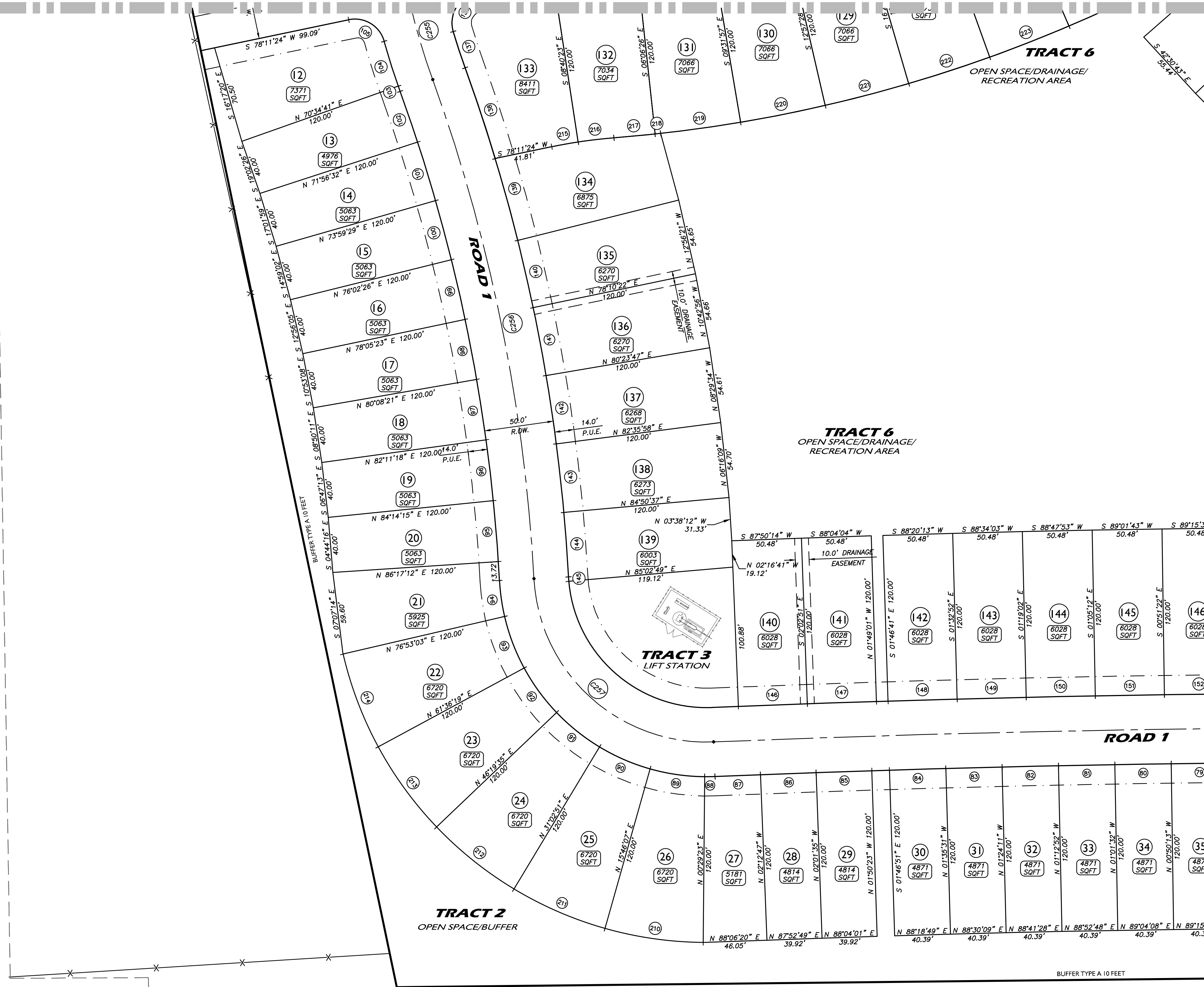
GENERAL LOTS 2
 LAKE SIDE LANDING SINGLE HOMES
 CITY OF LAKE WALES, FL

TRACT ENGINEERING
 FROM CONCEPTUAL TO COMPLETION
 5137 S. LAKELAND DR. SUITE 3
 LAKE WALES, FL 33813
 FIRM REGISTRATION NUMBER - 34343

SHEET 08

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SEE SHEET 07



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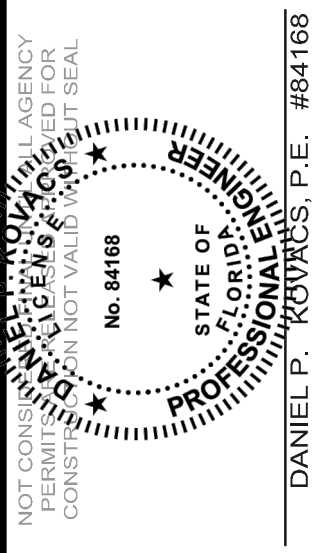
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Table with columns: BY, DATE, NO, REVISIONS. Includes entries for original release and subsequent revisions.



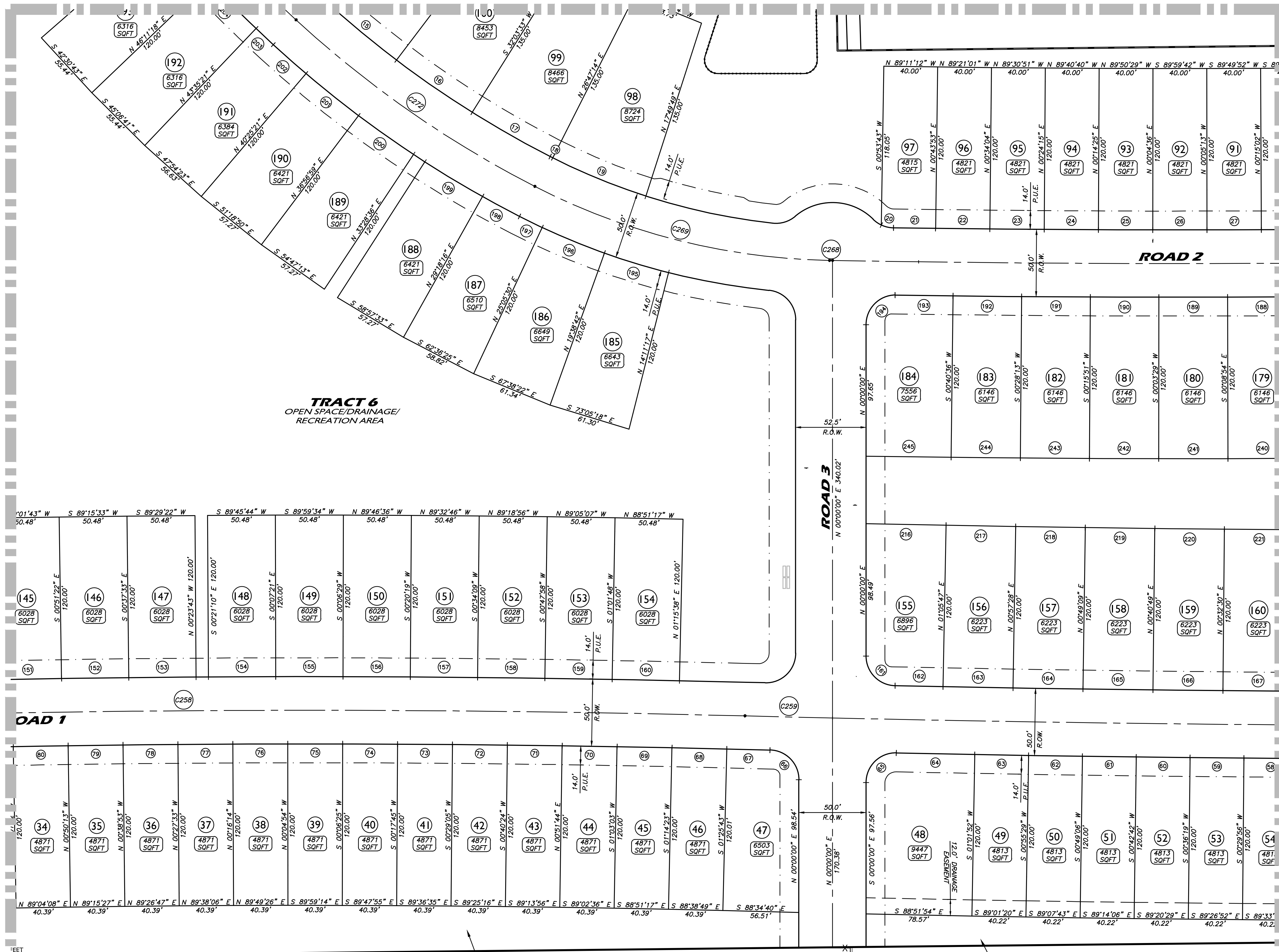
GENERAL LOTS 3 LAKE SIDE LANDING SINGLE HOMES CITY OF LAKE WALES, FL

TRACT ENGINEERING FROM CONCEPT TO COMPLETION. Includes company logo, address (5137 S. LAKELAND DR. SUITE 3, LAKELAND, FL 33813), and firm registration number (34343).

SEE SHEET 09

SEE SHEET 08

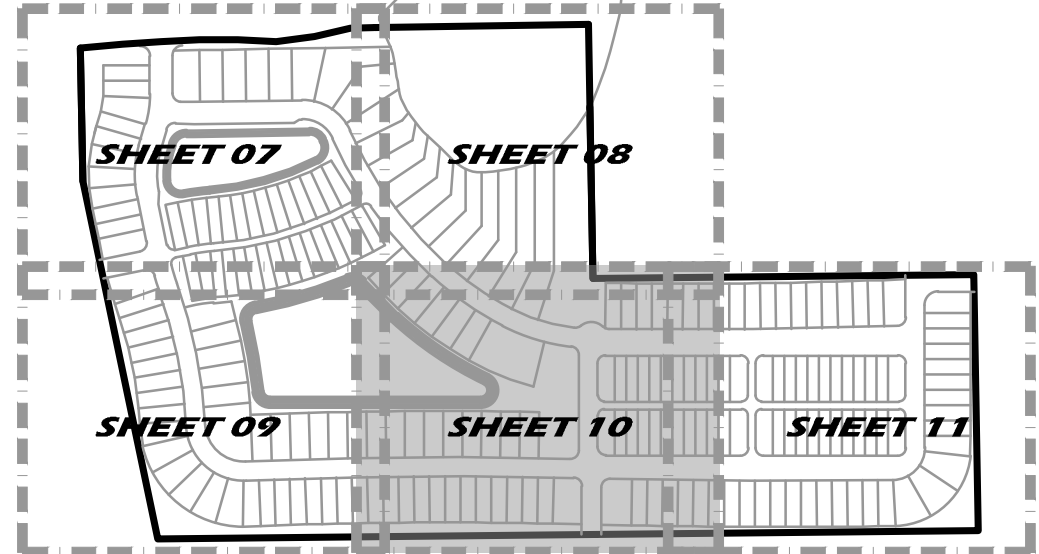
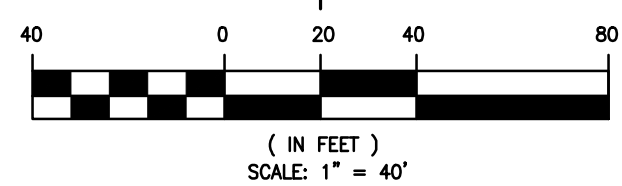
SEE SHEET 11



TRACT 6
OPEN SPACE/DRAINAGE/
RECREATION AREA

TRACT 2
OPEN SPACE/BUFFER

TRACT 7
OPEN SPACE/BUFFER



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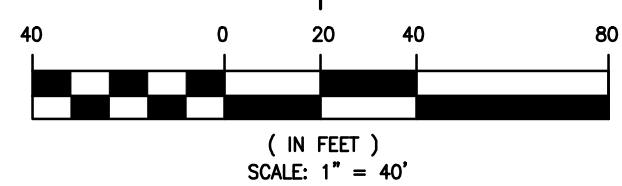
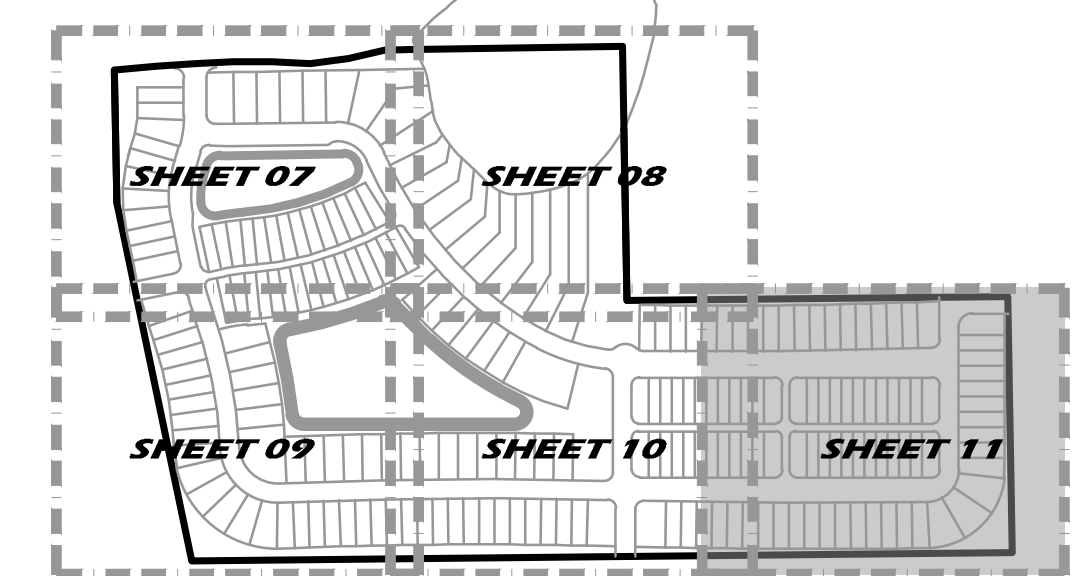
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SHEET 10

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CONTRACTOR TO PROVIDE CERTIFIED M.O.T. PLAN FOR THE PROPOSED WORK WITHIN THE COUNTY R/W PER CURRENT F.D.O.T. STANDARDS. M.O.T. PLAN SHALL COMPLY WITH F.D.O.T. INDEX 102-600 THROUGH 102-670.

*** EXISTING GAS MAIN NOTE ***
CHAPTER 556 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS OR SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE GAS FACILITIES IS BY AN ON-SITE INSPECTION BY GAS SYSTEM PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE O.N.I.S. AT 1-800-432-4770 TWO WORKING DAYS BEFORE DIGGING IN A CONSTRUCTION AREA. CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING ALL EXCAVATION/INSTALLATION/CONSTRUCTION ACTIVITIES IN AREA OF GAS MAIN.

ALL PLANS SHEETS ARE NOT CONSIDERED FINAL UNTIL ALL AGENCY PERMITS ARE RELEASED "APPROVED FOR CONSTRUCTION"

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGNED BY: LUCAS TALHARD
DRAWN BY: LUCAS TALHARD
CHECKED BY: DANIEL KOVACS

SITE PLAN COORDINATE THE PROJECT COORDINATES WERE ESTABLISHED BASED ON THE SURVEYOR'S INFORMATION.

BY	DATE	NO	REVISIONS
JK	01/29/23	0	ORIGINAL RELEASE
JK	03/20/25	1	CITY OF LAKE WALES COMMENTS
JK	05/12/25	2	POLK COUNTY COMMENTS
JK	05/12/25	3	CITY OF LAKE WALES COMMENTS - UTILITIES DEPT.
JK	07/25/25	4	POLK COUNTY COMMENTS

STATE OF FLORIDA
PROFESSIONAL SEAL
DANIEL P. KOVACS, P.E., #841168

GENERAL LOTS 5
LAKE SIDE LANDING SINGLE HOMES
CITY OF LAKE WALES, FL

TRACT ENGINEERING
FROM CONCEPTUAL TO COMPLETION
5137 S. LAKELAND DR. SUITE 3
LAKELAND, FL 33813
FIRM REGISTRATION NUMBER - 34343

SHEET 11