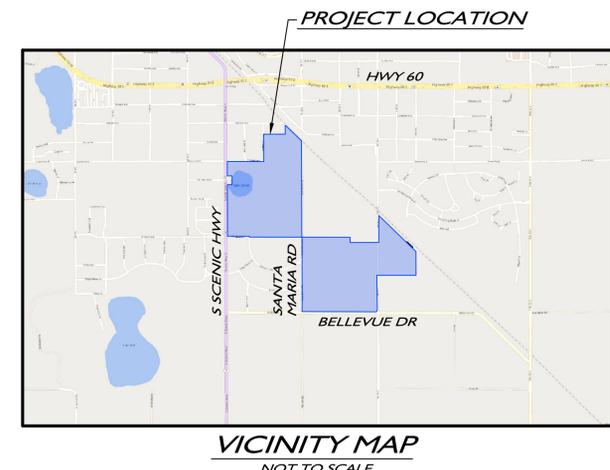
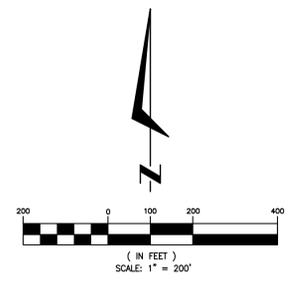


STEEPLE CHASE

PRELIMINARY DEVELOPMENT PLAN "B"

DESIGNED BY: JCM
DRAWN BY: JMG
CHECKED BY: JCM

DATE	NO	REVISIONS
09-06-23	3	REVISED PER CITY OF LAKE WALES COMMENTS
09-11-23	4	REVISED PER CITY OF LAKE WALES COMMENTS
09-20-23	5	REVISED PER CITY OF LAKE WALES COMMENTS
07-07-25	6	REVISED PER CITY OF LAKE WALES COMMENTS
09-04-25	7	REVISED PER CITY OF LAKE WALES COMMENTS
09-23-25	8	ADDED BUFFER DETAILS
12-01-25	9	ADDED DUPLEX UNITS PHASE ONE



NOTE:
THIS SITE
CONSISTS OF OLD
CITRUS GROVES,
CANDLER SANDS
WITH THE
WATER TABLE
BELOW 80
INCHES. THE SITE
HAS SLOPES
BETWEEN 5%
AND 8%,
EXCLUDING LAKE
SERENA AND
LAKE LORRAINE.

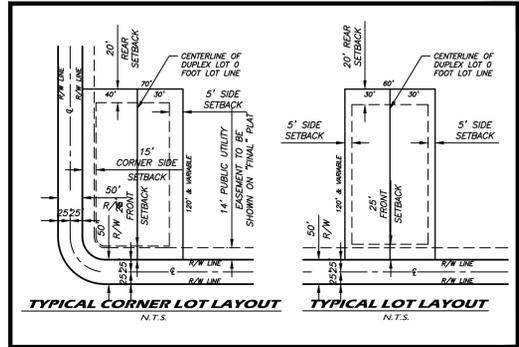
LEGAL DESCRIPTION:
PARCEL 1 (27-30-12-00000-033020)
THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA LYING SOUTH AND WEST OF THE RAILROAD, LESS AND EXCEPT THE WEST 385 FEET OF THE NORTH 180 FEET THEREOF.
PARCEL 2 (27-30-12-00000-023010)
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, LYING SOUTH AND WEST OF THE RIGHT-OF-WAY LINE OF THE ATLANTIC COAST RAILROAD, POLK COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 4 ACRES OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING SOUTHWEST OF CXC TRANSPORTATION'S RAILROAD RIGHT-OF-WAY.
AND
(PARCEL 21A) (27-30-12-00000-041010)
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 90 FEET OF THE EAST 492.55 FEET THEREOF.
AND
(PARCEL 21B) (27-30-12-00000-034000)
THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.
AND
(PARCEL 21C) (27-30-12-00000-041030)
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.
ALSO DESCRIBED AS:
(PARCEL 21B) (OR 8675 PG 1509)
A PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 16' 05" EAST, A DISTANCE OF 1331.17 FEET; THENCE SOUTH 89 DEGREES 52' 29" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 52' 29" EAST, A DISTANCE OF 1316.48 FEET; THENCE SOUTH 00 DEGREES 12' 42" EAST, A DISTANCE OF 1329.43 FEET; THENCE NORTH 89 DEGREES 56' 47" EAST, A DISTANCE OF 688.39 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 302.51 FEET; THENCE NORTH 89 DEGREES 56' 39" WEST, A DISTANCE OF 688.31 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 844.89 FEET; THENCE SOUTH 89 DEGREES 59' 59" WEST, A DISTANCE OF 1313.85 FEET; THENCE NORTH 00 DEGREES 12' 48" WEST, A DISTANCE OF 1311.15 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
(PARCEL 2, 2A, AND 2C) (OR 8675 PG 1509)
A PORTION OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 16' 05" EAST, A DISTANCE OF 2862.34 FEET; THENCE SOUTH 89 DEGREES 56' 55" EAST, A DISTANCE OF 1380.17 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 56' 55" EAST, A DISTANCE OF 837.62 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 89 DEGREES 56' 55" EAST, A DISTANCE OF 477.55 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 242.49 FEET; THENCE SOUTH 89 DEGREES 56' 47" EAST, A DISTANCE OF 688.39 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 302.51 FEET; THENCE NORTH 89 DEGREES 56' 39" WEST, A DISTANCE OF 688.31 FEET; THENCE SOUTH 00 DEGREES 09' 19" EAST, A DISTANCE OF 844.89 FEET; THENCE SOUTH 89 DEGREES 59' 59" WEST, A DISTANCE OF 1313.85 FEET; THENCE NORTH 00 DEGREES 12' 48" WEST, A DISTANCE OF 1311.15 FEET TO THE POINT OF BEGINNING.
PARCEL 3A (27-30-12-00000-023030)
THE NORTH 4 ACRES OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 LYING SW OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING SOUTHWEST OF CS TRANSPORTATION'S RAILROAD RIGHT-OF-WAY, LESS AND EXCEPT THE MAINTAINED ROAD RIGHT-OF-WAY FOR 9TH STREET.
PARCEL 3B (27-30-12-00000-014010)
THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, WHICH LIES SOUTH AND WEST OF THE RIGHT OF WAY OF THE ATLANTIC COAST LINE RAILROAD, LESS AND EXCEPT THE MAINTAINED ROAD RIGHT OF WAY FOR 9TH STREET.
LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY LYING IN THE SW 1/4 OR THE NW 1/4 OF CAPITAL SECTION 12, TOWNSHIP 30 S, RANGE 27 E, POLK COUNTY, FLORIDA
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12, SAID CORNER BEING ON THE SURVEY BASELINE OF STATE ROAD 17 (SCENIC HIGHWAY), THENCE ALONG SAID SURVEY BASELINE NORTH 00°12'58" WEST A DISTANCE OF 92.15 FEET; THENCE NORTH 89°47'02" EAST A DISTANCE OF 29.87 FEET TO THE EAST EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 17 (PER OFFICIAL RECORDS BOOK 8675, PAGE 1509, PUBLIC RECORDS OF POLK COUNTY, FLORIDA) FOR A POINT OF BEGINNING; THENCE ALONG SAID EAST EXISTING RIGHT OF WAY LINE NORTH 00°12'58" WEST A DISTANCE OF 155.00 FEET; THENCE NORTH 89°47'02" EAST A DISTANCE OF 85.16 FEET; THENCE SOUTH 00°12'58" EAST A DISTANCE OF 155.00 FEET; THENCE SOUTH 89°47'02" WEST A DISTANCE OF 85.13 FEET TO THE POINT OF BEGINNING, CONTAINING 13,197 SQUARE FEET.

- LIST OF WAIVERS:**
1. WAIVER FROM REQUIRED ALLEYWAYS FOR LOTS SMALLER THAN 50 FEET IN WIDTH.
 2. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
 3. REAR SETBACKS FROM 15 FEET TO 20 FEET.
 4. SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
 5. SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET AND 0 FEET SETBACK FOR INTERIOR DUPLEX LOTS.
 6. IMPERVIOUS MAXIMUM LOT COVERAGE FOR DUPLEX LOTS FROM 60% TO 70%.
 7. MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

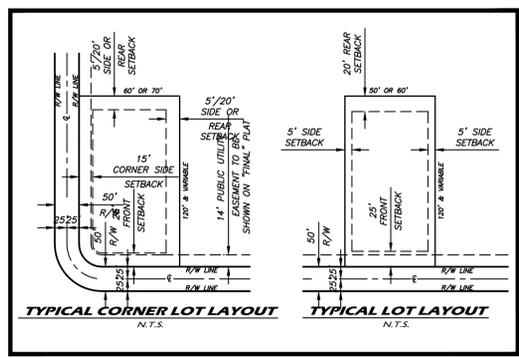
**266 TOTAL SINGLE FAMILY UNITS
56 TOTAL DUPLEX UNITS**

OVERALL SITE DATA:

PARCEL NUMBERS:	273012-000000-033020	273012-000000-034000	273012-000000-041010	273012-000000-041030	243012-000000-023010	273012-000000-023030	273012-000000-014010
TOTAL LAND AREA:	96.79	ACRES ±					
TOTAL NO. OF UNITS	322	UNITS					
DENSITY (UNITS / ACRES)	3.33	D.U. / PER ACRE					
SETBACKS:							
FRONT:	20	FEET					
SIDE:	5	FEET					
REAR:	20	FEET					
SIDE CORNER:	15	FEET					
EXISTING LAKE AREA:	2.46	ACRES ±	2.5%				
RETENTION AREA:	7.35	ACRES ±	7.6%				
OPEN SPACE / GREEN AREA:	22.73	ACRES ±	23.5%				
TOTAL LAKE, RETENTION & GREENSPACE:	32.55	ACRES ±	33.6%				
ZONING:	R1-A						



DUPLEX LOTS



SINGLE FAMILY LOTS

RESIDENTIAL UNIT COUNT PHASE ONE

MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
6,000 S.F.	50' x 120'	SINGLE FAMILY	110	66.3%
7,200/3,600 S.F.	60' x 120'/30' x 120'	(28) DUPLEX LOT	56	33.7%
TOTALS			166	100.0%

RESIDENTIAL UNIT COUNT PHASE TWO

MINIMUM LOT AREA	MINIMUM SIZE	DESCRIPTION	NUMBER OF UNITS	%
5,500 S.F.	50' x 110'	SINGLE FAMILY	120	76.9%
6,600 S.F.	60' x 110'	SINGLE FAMILY	36	23.1%
TOTALS			156	100.0%

CONTACT:
JOHN C. McVAY JR.
ELITE DZIGN
6700 S. FLORIDA AVENUE, SUITE 4
LAKEWALD, FLORIDA 33813

OVERALL CONCEPT PLAN B
STEEPLE CHASE LAKE WALES, FL

ELITE DZIGN
6700 SOUTH FLORIDA AVENUE
SUITE 4
LAKEWALD, FLORIDA 33813
SHEET 01

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