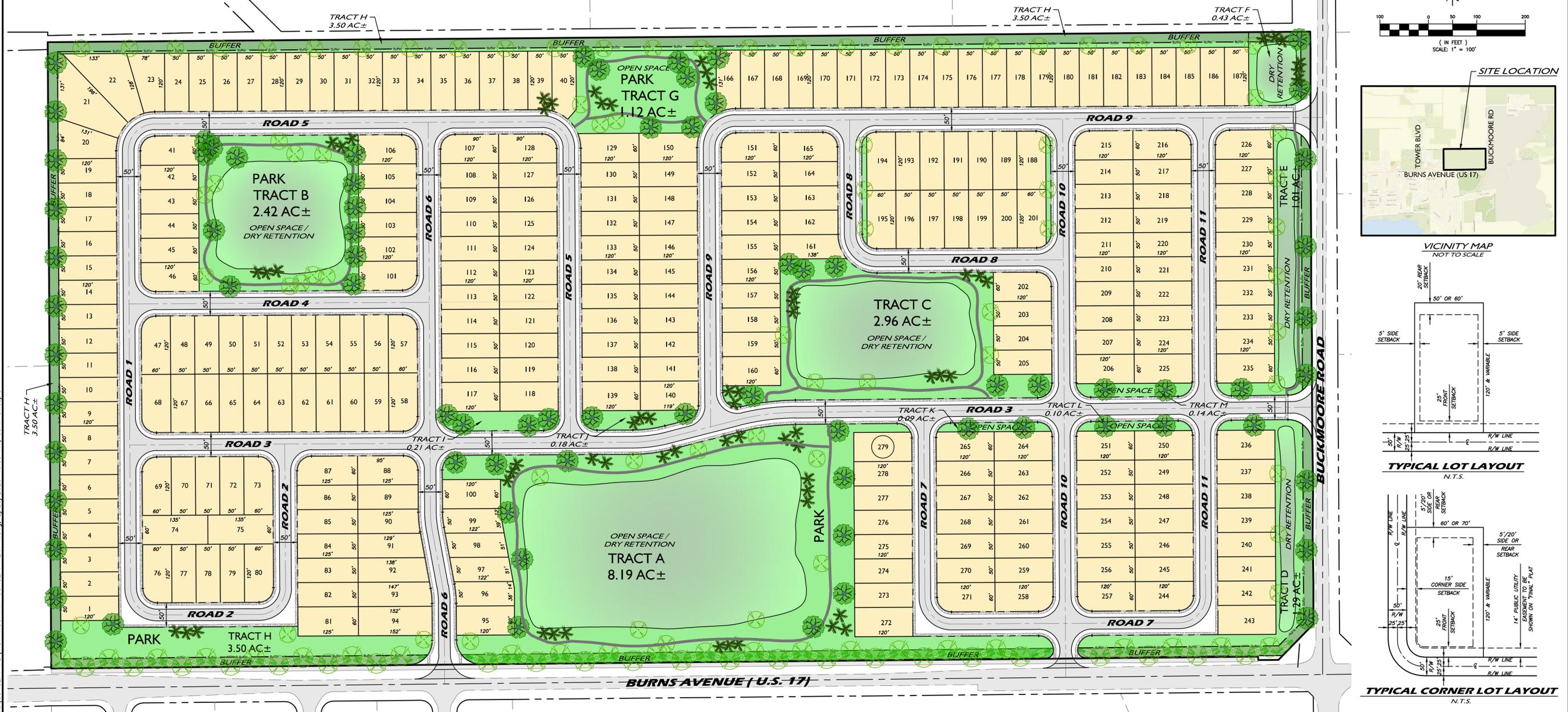


# IRON MOUNTAIN

## PRELIMINARY DEVELOPMENT PLAN "A"



DESIGNED BY: JCM  
DRAWN BY: JAG  
CHECKED BY: JCM

BY	NO	DATE	REVISIONS
JAG	1	04-10-25	REVISE COMMERCIAL LAYOUT
JAG	2	07-09-25	REVISE LOT AND ROAD LAYOUT
JAG	3	08-07-25	REVISE LOT AND ROAD LAYOUT
JAG	4	09-03-25	REVISE LOT AND ROAD LAYOUT
JAG	5	09-24-25	REVISE LOT AND ROAD LAYOUT
JAG	6	11-26-25	REVISE LAYOUT, ADD DUPLEX LOTS
JAG	7	12-05-25	REVISE LAYOUT PER CITY COMMENTS

**279 UNITS OVERALL CONCEPT PLAN A**

**IRON MOUNTAIN LAKE WALES, FL**

### LEGAL DESCRIPTION

LOTS A TO H, INCLUSIVE IN BLOCK 41 OF MOUNTAIN LAKE, AN UNRECORDED PLAT, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 28 EAST, LESS THE MAINTAINED RIGHT OF WAY AND LESS THE MAINTAINED RIGHT OF WAY AS RECORDED IN O.R. BOOK 4884, PAGE 1111, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 76.28 ACRES ±.

PER CITY OF LAKE WALES GENERAL STANDARDS AND REGULATIONS THE PDP PROCESS IS INTENDED TO ENCOURAGE HIGH QUALITY SITE DESIGN, A FLEXIBILITY IN PROJECT LAYOUT, MAXIMIZE COMMON OPEN SPACE AND LANDSCAPING AND CREATE ESSENTIAL NEIGHBORHOODS. THE PROPOSED PLAN IS SUPERIOR TO THE STANDARD SUBDIVISION BECAUSE:

- THE FLEXIBILITY PROVIDES A BALANCE BETWEEN THE PROPOSED NUMBER OF LOTS AND TO MAXIMIZE THE OPEN SPACE FOR LANDSCAPING AND ACTIVE RECREATION. THE FLEXIBILITY OF DIFFERENT TYPE OF LOTS SIZE GIVES THE NEIGHBORHOOD A DIVERSE PERCEPTION AND NOT A FLATNESS COMMUNITY.
- PROVIDING TWO (2) SIDEWALKS WILL GIVE FUTURE RESIDENTS SAFE LEISURE AROUND THE COMMUNITY AND PROVIDE ENJOYABLE ACTIVITIES FOR EACH HOUSEHOLD.
- MAXIMIZING THE OPEN SPACE WILL CREATE ORIGINAL Y IN DESIGNS FOR LANDSCAPING WHICH WILL ENHANCE THE "NATURAL FEATURES" OF THE PROPERTY.
- PROPOSING MORE LOTS WILL GENERATE NEW RESIDENTS WHICH WILL HELP INCREASE REVENUE FOR CITY OF LAKE WALES.

### LIST OF WAIVERS:

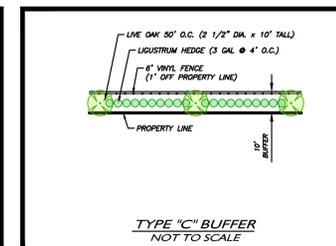
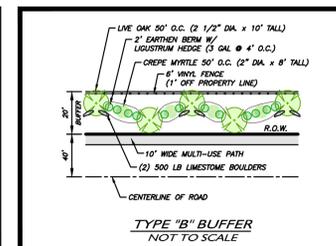
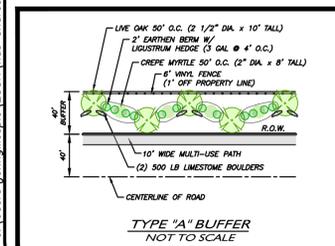
- SIDE YARD SETBACKS FROM 10 FEET TO 5 FEET ON SINGLE FAMILY LOTS.
- REAR SETBACKS FROM 15 FEET TO 20 FEET.
- SIDE YARD SETBACKS ON CORNER LOTS FROM 25 FEET TO 15 FEET.
- MINIMUM ROAD FRONTAGE FOR LOTS IN R-3 FROM 75 FEET MIN. TO 50 FEET MIN.

TRACT	DESCRIPTION	ACRES
A	OPEN SPACE, PARK, DRAINAGE & RECREATION	8.19
B	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.42
C	OPEN SPACE, PARK, DRAINAGE & RECREATION	2.96
D	PARK, OPEN SPACE & DRAINAGE	1.81
E	OPEN SPACE & DRAINAGE	1.01
F	OPEN SPACE & DRAINAGE	0.43
G	PARK, OPEN SPACE & DRAINAGE	1.12
H	OPEN SPACE & BUFFER	3.50
I	OPEN SPACE & BUFFER	0.21
J	OPEN SPACE & BUFFER	0.18
K	OPEN SPACE & BUFFER	0.09
L	OPEN SPACE & BUFFER	0.10
M	OPEN SPACE & BUFFER	0.14
<b>TOTAL</b>		<b>22.16</b>

SINGLE FAMILY LOT COUNT			
MINIMUM LOT AREA	MINIMUM SIZE	NUMBER OF LOTS	%
6,000 S.F.	50' x 120'	279	100.0%
<b>TOTAL UNITS</b>		<b>279</b>	<b>100.0%</b>

**SITE DATA:**

PARCEL NUMBER:	272922-866300-041010
TOTAL LAND AREA:	76.28 ACRES ±
TOTAL NO. OF UNITS	279 UNITS
DENSITY (UNITS / ACRES)	3.66 D.U. / PER ACRE
<b>SETBACKS:</b>	
FRONT:	25 FEET
SIDE:	5 FEET
REAR:	20 FEET
<b>RETENTION AREA:</b>	
PARK/OPEN SPACE / GREEN AREA:	8.85 ACRES ± = 12%
TOTAL RETENTION & GREENSPACE:	22.16 ACRES ± = 29%
UNDERLYING LAND USE:	R1-A



ALL LANDSCAPING BUFFERS WILL MEET OR EXCEED THE CITY OF LAKE WALES REQUIREMENTS.

c:\Users\john.gillespie\OneDrive\Documents\IRON MOUNTAIN CONCEPT PLAN A.dwg, 12/23/2025 10:35 AM, John Gillespie

6700 SOUTH FLORIDA AVENUE  
SUITE 4  
LAKELAND, FLORIDA 33813

**ELITE DIGN**

**SHEET 01**