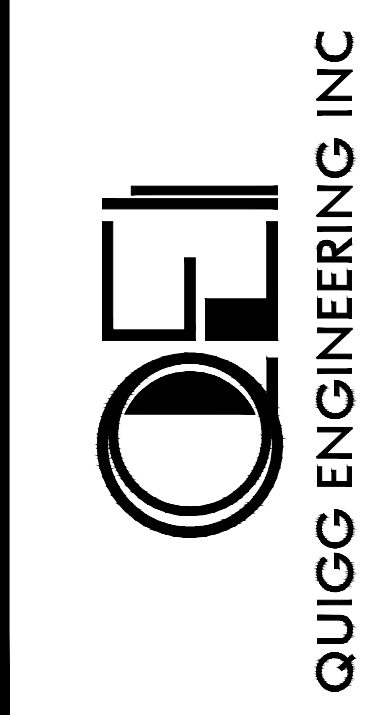


CA#: 30924
 6150 S FLORIDA AVE, STE. 200
 LAKELAND, FL 33813
 863-422-5517
 www.quiggengineering.com



PRELIMINARY

DAVID BOOHER P.E. #78186 DATE

NO.	REVISIONS	DATE	DESCRIPTION

RECREATION AREA:
 REQUIRED:
 NEIGHBORHOOD PARK = 1.50 AC PER 400 DU = 1.50 x 349/400 = 1.31 AC
 MINI-PARK = 0.25 AC PER 400 DU = 0.25 x 349/400 = 0.22 AC
 TOTAL REQUIRED AREA = 1.31 + 0.22 = 1.53 AC
 PROVIDED:
 RECREATION TRACT (NEIGHBORHOOD PARK) = 3.23 AC
 RECREATION TRACT (MINI-PARK) = 1.45 AC
 TOTAL RECREATION AREA PROVIDED = 4.68 AC

Development Standards Single Family

	ALLOWABLE	PROVIDED
MIN LOT AREA	5,200	≥5,200
MIN LOT WIDTH	40'	40'
MAX LOT AREA COVERAGE	40%	≤40%
MAX BUILDING HEIGHT	35'	35'

Minimum front yard setback for building** 20 feet
 Minimum front yard setback for garage 25 feet
 Minimum side yard setback for lot abutting side street 15 feet
 Minimum side yard setback for fences from building front 15 feet
 Minimum side yard setback for buildings, pools, patios 5 feet
 Minimum rear yard setback for buildings 10 feet

** SETBACKS ARE TO BE STAGGERED ALONG THE FRONT YARD SETBACK AT A MINIMUM OF TWO FEET DIFFERENCE BETWEEN ADJACENT LOTS.

SITE DATA:
 PROJECT NAME: 80 AC LAKE WALES
 LOCATION: LAKE WALES, FL
 DEVELOPER/OWNER: CG CITRUS LLC
 1901 ULMERTON ROAD, SUITE 475
 CLEARWATER, FL 33762
 TYPE OF PROJECT: RESIDENTIAL (DETACHED)
 NUMBER OF DU: 349 DU
 PROJECT AREA: 80.75 AC
 78.98 AC, REMAINING 1.21 AC IS DEDICATED R/W
 REQUIRED OPEN SPACE: 20% x 78.98 AC = 15.80 AC
 PROVIDED OPEN SPACE: 22.16 AC, SEE CALCULATION BELOW FOR BREAKDOWN
 EXISTING LAND USE: LDR
 PROPOSED ZONING: RESIDENTIAL PDP
PROPOSED LANDUSE COVERAGE:
 TOTAL SITE AREA 78.98 AC
 NET DENSITY 4.42 DU/AC
PROPOSED OPEN SPACE:
 MAXIMUM CONTRIBUTABLE OPEN SPACE FROM PRIVATE YARDS:
 20% X 78.98 AC = 15.80 AC X 50% = 7.90 AC
 TOTAL OPEN SPACE FOR PRIVATE YARD AREA (ALL LOTS):
 BUILDABLE AREA = 40%, NON-BUILDABLE AREA = 60%
 SMALLEST LOT AREA = 40' X 130' (WORST CASE SCENARIO)
 40' X 130' = 5,200 SF X 60% = 3,120 SF (YARD ONLY) X 349 LOTS = 1,088,880 SF (TOTAL YARD AREA) / 43,560 = 25.00 AC (TOTAL ACREAGE OF YARD AREA)
 25.00 AC > 7.90 AC, USE 7.90 AC
 OPEN SPACE AREA FROM AREAS OTHER THAN PRIVATE YARDS = 14.26 AC
 TOTAL PROPOSED OPEN SPACE = 14.26 AC + 7.90 AC = 22.16 AC

WATER, SEWER & REUSE:
 SEWER TO BE PROVIDED VIA PUBLIC ONSITE SYSTEM CONNECTED TO THE CITY OF LAKE WALES SEWER 6" FORCE MAIN LOCATED WITHIN THE BUCK MOORE ROAD RIGHT OF WAY. WATER TO BE PROVIDED WITH CONNECTION TO A 8" WATER MAIN WITHIN THE SUNSET DRIVE RIGHT OF WAY AS WELL AS A 10" WATER MAIN WITHIN THE BUCK MOORE ROAD RIGHT OF WAY AND LOOP THROUGH THE PROJECT.
 WATER DEMAND: 125,640 GPD
 SEWER DEMAND: 94,230 GPD
TRAFFIC GENERATION:
 ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA BUCK MOORE ROAD AND SUNSET DRIVE. THE MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS PROJECT IS 353 PM PEAK HR ~ RATE = 1.01 TRIPS/DU; AND 2,726 AVERAGE DAILY TRIPS ~ RATE = 7.81 TRIPS/DU SF PER THE ITE TRIP GENERATION MANUAL, 10TH EDITION, FOR LAND USE 210 - SINGLE FAMILY RESIDENTIAL.
PARKING:
 REQUIRED:
 VISITOR PARKING = 1 SPACE / 10 DU
 349 DU * 1 SPACE / 10 DU = 35 SPACES
 RECREATION PARKING = 1 SPACE / 10 DU
 349 DU * 1 SPACE / 10 DU = 35 SPACES
 TOTAL REQUIRED = 35 VISITOR + 35 RECREATION = 70 SPACES
 PROVIDED:
 VISITOR PARKING = 36 SPACES, 4 HANDICAP SPACES
 RECREATION PARKING = 36 SPACES, 4 HANDICAP SPACES
FLOOD ZONE:
 THIS SITE IS IN FLOOD INSURANCE RATE MAP (FIRM) ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT MAP NO. 1210500570G DATED 12/22/2016.
SOILS:
 ACCORDING TO THE SOIL SURVEY OF POLK COUNTY, FLORIDA:
 • THE ENTIRE SITE CONSISTS OF #3 CANDLER SAND, 0 TO 5 PERCENT SLOPES.

LAND USE	DESCRIPTION	AREA
349 LOTS	RESIDENTIAL HOME LOTS	51.56 AC
TRACT A	LANDSCAPE TRACT	0.27 AC
TRACT B	OPEN SPACE	0.38 AC
TRACT C	OPEN SPACE	0.15 AC
TRACT D	OPEN SPACE	0.40 AC
TRACT E	LANDSCAPE TRACT	0.56 AC
TRACT F*	OPEN SPACE	0.49 AC
TRACT G	LANDSCAPE TRACT	0.28 AC
TRACT H	OPEN SPACE/RECREATION TRACT	0.67 AC
TRACT I	OPEN SPACE/RETENTION TRACT	0.23 AC
TRACT J	OPEN SPACE/RETENTION TRACT	0.25 AC
TRACT K	OPEN SPACE/RECREATION TRACT	3.23 AC
TRACT L	OPEN SPACE/RETENTION TRACT	0.23 AC
TRACT M	OPEN SPACE/RETENTION TRACT	0.28 AC
TRACT N	OPEN SPACE/RECREATION TRACT	0.78 AC
TRACT O	OPEN SPACE/RETENTION TRACT	6.06 AC
	RIGHT OF WAY - SUBDIVISION	13.16 AC
	DEDICATED RIGHT OF WAY	1.77 AC
TOTAL		80.75 AC

* TRACT F TO BE MADE AVAILABLE FOR FUTURE RIGHT OF WAY IF NEEDED BY THE CITY OR THE COUNTY.

Centerline Line Table			Centerline Line Table			Centerline Line Table			Centerline Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.36	N88° 49' 55.00"E	L7	891.95	S88° 15' 18.92"W	L13	246.20	S1° 44' 41.08"E	L19	988.10	N88° 15' 18.92"E
L2	188.17	N88° 15' 18.92"E	L8	255.00	N1° 44' 41.08"W	L14	155.00	S1° 44' 41.08"E	L20	783.10	N88° 15' 18.92"E
L3	155.00	S1° 44' 41.08"E	L9	310.00	N1° 44' 41.08"W	L15	155.00	N1° 44' 41.08"W	L21	191.20	N1° 44' 41.08"W
L4	255.00	S1° 44' 41.08"E	L10	246.20	N1° 44' 41.08"W	L16	988.10	N88° 15' 18.92"E	L22	205.00	N1° 44' 41.08"W
L5	478.04	S88° 15' 18.92"W	L11	891.95	N88° 15' 18.92"E	L17	783.10	N88° 15' 18.92"E			
L6	618.91	S88° 15' 18.92"W	L12	1096.95	N88° 15' 18.92"E	L18	200.00	N1° 44' 41.08"W			

Centerline Curve Table					Centerline Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	117.81	75.00	90.00	S43° 15' 19"W	106.07	C7	160.02	130.00	70.53	S56° 28' 49"E	150.11
C2	117.81	75.00	90.00	N46° 44' 41"W	106.07	C8	80.01	65.00	70.53	S56° 28' 49"E	75.06
C3	117.81	75.00	90.00	N43° 15' 19"E	106.07	C10	80.01	65.00	70.53	S56° 28' 49"E	75.06
C4	117.81	75.00	90.00	S46° 44' 41"E	106.07	C11	160.02	130.00	70.53	S56° 28' 49"E	150.11
C5	80.01	65.00	70.53	N52° 59' 27"E	75.06	C12	160.02	130.00	70.53	N52° 59' 27"E	150.11
C6	160.02	130.00	70.53	N52° 59' 27"E	150.11	C13	80.01	65.00	70.53	N52° 59' 27"E	75.06

LINE LEGEND

—	PROPERTY BOUNDARY
- - -	PR. RIGHT OF WAY LINE
- - - -	EX. RIGHT OF WAY LINE
—	CENTERLINE
- - - - -	PROPOSED EASEMENT LINE
□	LANDSCAPE WALL

80 AC LAKE WALES SITE
 LAKE WALES, FLORIDA
 POLK COUNTY, FL
 SECTION 06, T1P 30, R1G 28
PRELIMINARY OVERALL SITE PLAN

PROJECT NAME SHEET
 DATE: 09-16-2020
 SCALE: 1"=100'
 PROJECT #: 20FL014
 DRAWN BY: DMH
 APPROVED BY: DRB
 SHEET NUMBER
3.0