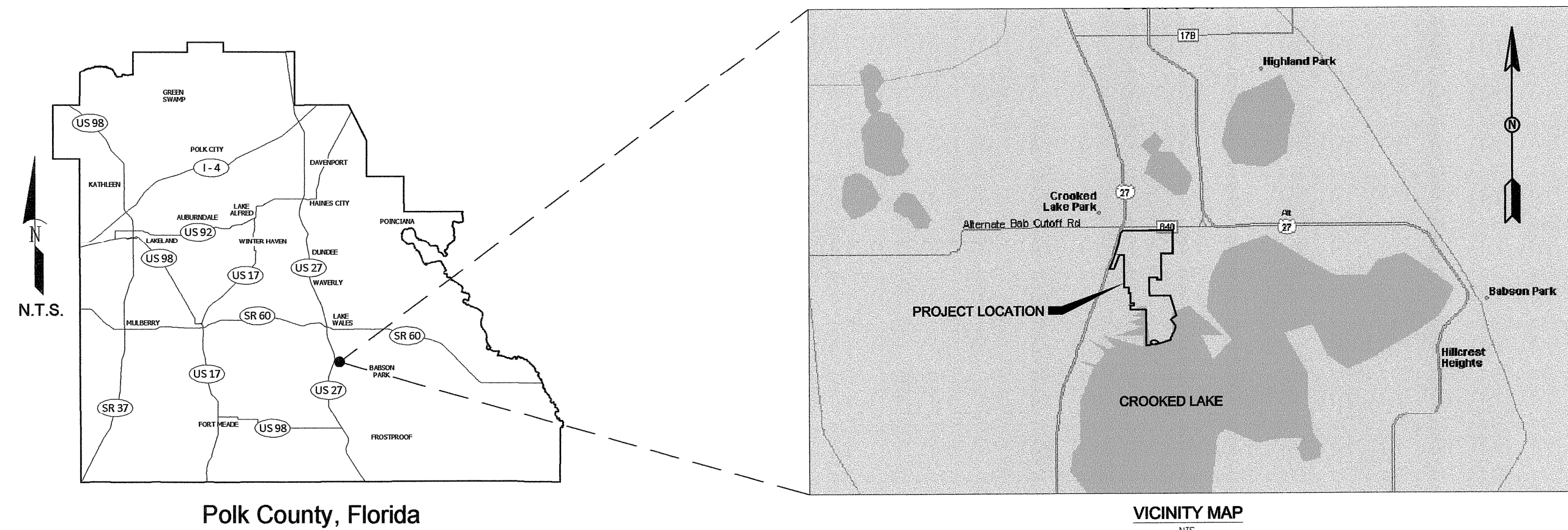


I:\CADD\Drawings\1070800\DWG\entire\1070800-00-Binding Site Plan 2.110.dwg, SITE PLAN, 2/3/2010 2:48:03 PM, mbooster

THIS CONCEPTUAL SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DETAILED ENGINEERING.

PROPOSED LAND USES				
REF. NO.	DESCRIPTION	UNITS	ACRES	PERCENTAGE OF TOTAL ACREAGE
1	RESIDENTIAL UNITS	533	80.6	30.1%
2	COMMERCIAL / RETAIL / OFFICE SPACE	124,400 SF	23.7	8.8%
3	OPEN SPACE / RECREATION		24.4	50.4%
	STORMWATER MANAGEMENT		43.7	
	PARKS / BUFFERS		67.1	
4	WETLAND / UPLAND PRESERVATION		28.7	10.7%
5	ROAD R/W		268.2	100%

FLOOD ZONE FIRM
FLOOD INSURANCE RATE MAP
MAP NUMBER 1210500730F
PANEL 730 OF 1025
ZONES: A AND X
EL. 126.0



RECEIVED
FEB 09 2010
LAND
DEVELOPMENT

CONCEPTUAL MASTER PLAN PREPARED BY
JW RAPSON REAL PROPERTY ADVISORS /
COURT STREET PARTNERS

COURT STREET
PARTNERS

- SITE CHARACTERISTICS**
- THE PROPOSED RESIDENTIAL DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE POLK COUNTY LAND DEVELOPMENT CODE.
 - OWNER:** ALICO AGRI, LTD.
 - PROPERTY LOCATION INFORMATION:**
GENERAL VICINITY: LOCATED IN THE S.E. CORNER OF THE INTERSECTION OF U.S. HWY 27 AND COUNTY ROAD 640, WITHIN POLK COUNTY, FLORIDA

PROPERTY TAX ID #s: 27-30-35-000000-011030
27-30-36-000000-033010
27-30-35-000000-011060
27-30-26-000000-022000
27-30-26-000000-021000
28-30-19-947800-045000
28-30-19-947800-047000
28-30-19-947800-044000
28-30-19-947800-062010
28-30-19-947800-061000
 - LAND USE DISTRICT:** CE AND ARR (REQUESTING RMD)
 - SURROUNDING LAND USE DISTRICT:** SEE SURROUNDING LABELS THIS SHEET
 - TARGET TENANT MIX:** SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
 - PARKING REQUIREMENTS:** 2 PER UNIT (OFF-STREET)
 - UTILITY PROVIDER:** CITY OF LAKE WALES
PROGRESS ENERGY
COMCAST
VERIZON

ENVISORS
ENGINEERS | PLANNERS | SURVEYORS
MAIN OFFICE: 2105 DUNDEE ROAD | PO BOX 9309 | WINTER HAVEN, FL 33883 | P: 863-264-5165

ALICO AGRI, LTD
WINSLOW'S POINTE MIXED-USE COMMUNITY
BINDING SITE PLAN FOR RMD
© COPYRIGHT 2010 ENVISORS
COA No.: 00002190
VALID ONLY WITH DATED
ORIGINAL SIGNATURE AND
EMBOSSMENT SEAL
FL P.E.
KRISSEY, KAYE, P.E.
50607
SHEET NO.
ATTACHMENT
D

DESIGNED
DRAWN
CHECKED
APPROVED
DATE: February 10
NO.
MTH
BE
BE
10708100
RMD BINDING SITE PLAN SUBMITTAL
RMD BINDING SITE PLAN SUBMITTAL
2.05.10
11.30.08
DATE