

Vicinity Map  
N.T.S.  
SCALE IN FEET

Site Data Table

Project Location	Polk County, Florida
Future Land Use	(RL-4) Residential Low
PID #	23-28-11-030000-001172 23-28-11-000000-032040 23-28-11-026500-001280 23-28-11-026500-001220
Flood Zone:	FEMA Zone "X" Dated: October 2020
Current Property Use:	Vacant
Proposed Property Use:	Residential Townhomes (No More Than 8 Attached Units)
Proposed Lots:	150±
Proposed Density:	6.1± DU/Acre
Project Area:	26.3± Acres
Wetland Area:	1.85± Acres*
Other Open Space (Including Wetlands, Buffering, and Passive Features):	13.8± Acres
Amenity / Park Space:	0.52± Acres
Total Developable Area:	24.45± Acres*

NOTES:

- LAND USE BOUNDARIES & ROADWAY LOCATIONS ARE CONCEPTUAL AND TO BE FINALIZED WITH FINAL ENGINEERING.
- THE UPLAND PORTION OF OTHER OPEN SPACE MAY INCLUDE PASSIVE RECREATION SUCH AS WALKING TRAILS.
- SITE PLAN AND AMENITY/MAIL KIOSK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING CONSTRUCTION PLAN PERMITTING.
- ENVIRONMENTAL INFORMATION PROVIDED BY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC. (ECT).

**SURROUNDING PROPERTY INFORMATION:**

<b>A</b> FLU: INDUSTRIAL PARCEL ID: 232811026500000802	<b>H</b> FLU: RL-4 PARCEL ID: 232811030000001120	<b>P</b> FLU: RL-3 PARCEL ID: 232811000000043020	<b>W</b> FLU: RL-4 PARCEL ID: 232810000000012009
<b>B</b> FLU: INDUSTRIAL PARCEL ID: 232811026500000804	<b>J</b> FLU: RL-3 PARCEL ID: 232811000000002120	<b>Q</b> FLU: RL-3 PARCEL ID: 232811000000043070	<b>X</b> FLU: RL-4 PARCEL ID: 232810000000012002
<b>C</b> FLU: INDUSTRIAL PARCEL ID: 232811029000000113	<b>K</b> FLU: RL-4 PARCEL ID: 232811030000001181	<b>R</b> FLU: RL-3 PARCEL ID: 232811000000043060	<b>Y</b> FLU: RL-4 PARCEL ID: 232811026500001240
<b>D</b> FLU: INDUSTRIAL PARCEL ID: 232811000000032020	<b>L</b> FLU: RL-4 PARCEL ID: 232811000000032030	<b>S</b> FLU: RL-3 PARCEL ID: 232811000000043040	<b>Z</b> FLU: RL-4 PARCEL ID: 232811026500001230
<b>E</b> FLU: RL-4 PARCEL ID: 232811030000001171	<b>M</b> FLU: RL-4 PARCEL ID: 232811030000003030	<b>T</b> FLU: RL-4 PARCEL ID: 232810000000012006	<b>AA</b> FLU: INDUSTRIAL PARCEL ID: 232811026500001290
<b>F</b> FLU: RL-4 PARCEL ID: 232811030000001160	<b>N</b> FLU: RL-3 PARCEL ID: 232811000000043010	<b>U</b> FLU: RL-4 PARCEL ID: 232811026500001260	
<b>G</b> FLU: RL-4 PARCEL ID: 232811030000001140	<b>O</b> FLU: RL-3 PARCEL ID: 232811000000043030	<b>V</b> FLU: RL-4 PARCEL ID: 232811026500001250	

- 1 10th ST WEST:**
- ROW WIDTH VARIES
  - PAVEMENT VARIES
  - PUBLIC ROAD - COUNTY
  - ASPHALT
  - NO BIKE PATH / TRANSIT STOPS / TRAFFIC DEVICES
- 2 NORTH WABASH AVENUE:**
- ROW WIDTH VARIES
  - PAVEMENT VARIES
  - PUBLIC ROAD - COUNTY
  - ASPHALT IN GOOD CONDITION
  - 5' SIDEWALK (EAST & WEST SIDE)
  - NO BIKE PATH / TRANSIT STOPS / TRAFFIC DEVICES

**LEGEND**

- BOUNDARY/PROPERTY LINE
- RIGHT OF WAY LINE
- WETLAND LINE
- WETLAND SETBACK LINE
- FEMA LINE
- 5' WIDE TYPE 'B' LANDSCAPE BUFFER
- 6' WIDE TYPE 'A' LANDSCAPE BUFFER
- 10' WIDE TYPE 'C' LANDSCAPE BUFFER
- EMERGENCY ACCESS ROAD
- ACCESS POINTS (PEDESTRIAN & VEHICULAR)
- EMERGENCY ACCESS POINT (VEHICULAR)
- STORMWATER POND
- WETLAND
- WETLAND IMPACT
- OTHER OPEN SPACE
- AMENITY / PARK SPACE

**LEGAL DESCRIPTION:**  
(PER TITLE COMMITMENT NO. 11355674, ISSUED BY FIDELITY NATIONAL TITLE COMMITMENT WITH A COMMITMENT DATE OF 9/6/2023.)

**PARCEL 1**  
LOT 17, BLOCK 1 AND THAT PART OF LOTS 18 AND 19, BLOCK 1, LYING NORTH OF A LINE DESCRIBED AS BEING 1.75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16, RUNNING WEST TO THE WEST LINE OF SECTION AND END OF LINE, OR MORE HEIGHTS, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 81, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 28.13 FEET OF SAID LOT 17.

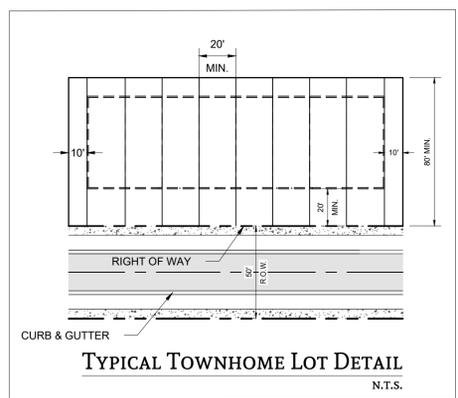
**PARCEL 2**  
LOT 12, GENERAL MAP OF WEBSTER & OMOHUNDRO EST. LANDS IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 81, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WEST OF THE ATLANTIC COAST LINE RAILROAD, LESS AND EXCEPT THE NORTH 433.5 FEET OF AND LESS AND EXCEPT THE WEST 402.0 FEET THEREOF.

**PARCEL 3**  
BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN THE EAST 1946.16 FEET, THENCE NORTH 905.1 FEET TO BRANCH SW ALONG BRANCH, THENCE SOUTHWEST ALONG BRANCH TO WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE SOUTH 69 FEET TO POINT OF BEGINNING, LESS THE SOUTH 69.69 FEET OF THE EAST 702.38 FEET AND LESS ROAD RIGHT-OF-WAY.

ALSO, LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCEL 3 AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED MAY 7, 1990 IN OFFICIAL RECORDS BOOK 1942, PAGE 1946, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO, LESS AND EXCEPT THAT PORTION OF ABOVE DESCRIBED PARCEL 3 CONVEYED TO POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY VIRTUE OF THE WARRANTY DEED RECORDED AUGUST 27, 2001 IN OFFICIAL RECORDS BOOK 4784, PAGE 1711, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ALSO, LESS AND EXCEPT THAT PORTION OF ABOVE DESCRIBED PARCEL 3 CONVEYED TO THE CITY OF LAKELAND, A FLORIDA MUNICIPAL CORPORATION, BY VIRTUE OF THE WARRANTY DEED RECORDED MAY 4, 2017 IN OFFICIAL RECORDS BOOK 10138, PAGE 731, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



**RESIDENTIAL DESIGN STANDARDS:**

Lot Type	Townhomes						Garage Setback
	Lot Width	Lot Depth	Front Primary Setback	Side Setback	Side Corner Setback	Rear Setback	
Townhomes Platted	20'	80'	20'	0 OR 10'	15'	10'	25'

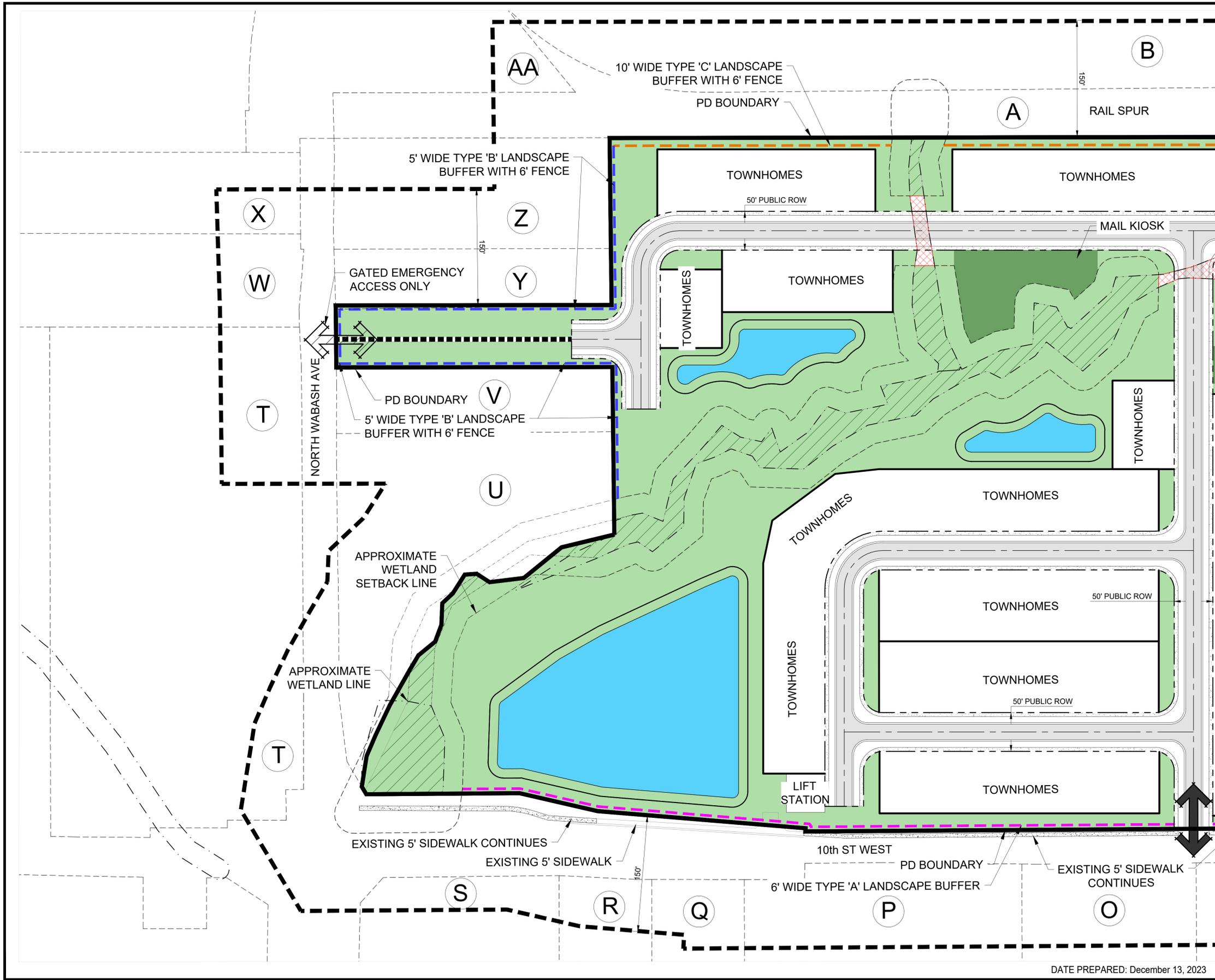
**Project Team Members:**

**Developer:**  
Meritage Homes  
10117 Princess Palm Ave  
Tampa, Florida 33610  
Phone: (855) 588-6374  
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**Engineer & Planning:**  
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Tampa, Florida 33602  
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**Environmental:**  
Environmental Consulting & Technology, Inc. (ECT)  
1408 N Westshore Boulevard, Suite 115  
Tampa, Florida 33607  
Phone: (855) 737-0444  
Email:

PROJECT NAME:	WABASH - 10th STREET	
DRAWING TITLE:	PD PLAN	
PREPARED FOR:	MERITAGE HOMES	
PROJECT No.	274-01-01	
SHEET	1 OF 3	505 E. JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM



PROJECT NAME: WABASH - 10th STREET	
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SHEET	2 OF 3

LEVELUP  
CONSULTING, LLC



505 E. JACKSON STREET  
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DATE PREPARED: December 13, 2023

