



SITE DATA TABLE

JURISDICTION	POLK COUNTY
SITE AREA	6.31 AC
CURRENT ZONING	LCC
FRONT SETBACK (ROW)	50'
SIDE SETBACK	15'
REAR SETBACK	15'
FRONT/SIDE/REAR YARD BUFFER	6'/5'

NOTES:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

SHEPHERD RD. & FLORIDA AVE S - OVERALL TEST FIT B.0

SHEPHERD RD. & FLORIDA AVE. S.
LAKELAND, FL 33813
POLK COUNTY

BOHLER //
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P:\2023\FLA230336\ENGINEERING\CAD\DRAWINGS\CONCEPTS\PTB-SITE-FLA230336.00 - LAND OUT (D-SIZE D)