

PROJECT AREA/DENSITY BREAKDOWN MAP
SCALE: 1" = 60'

PROPERTY INFORMATION

PROJECT LOCATION: 940 SCHOOLHOUSE RD. LAKELAND, FL 33813

PARCEL ID: 232813-000000-033050

TOTAL PARCEL AREA: 14.656 AC

WETLAND AREA: 3.235 AC

EXISTING FLU: RL-3, RESIDENTIAL LOW

CURRENT PROPERTY USE: SINGLE FAMILY RESIDENCE (SPR 10+ AC)

FLOOD AREA: ZONE "X" & "AE" (MAP NO. 12105C0486G)

GROSS DEVELOPABLE PROJECT AREA (TOTAL PARCEL AREA - WETLAND AREA): 14.656 AC - 3.235 AC = **11.421 AC**

TOTAL ALLOWABLE UNITS (PROJECT AREA MAP BREAKDOWN):

"A" (8.827 AC) x 7	= 61.789 UNITS
"B" (2.817 AC) x 1	= 2.817 UNITS
"C" (3.012 AC) x 10	= 30.12 UNITS
TOTAL UNITS	= 94.726 (94)

TOTAL NUMBER OF LOTS: NOT TO EXCEED 92 LOTS

MAX. DENSITY: 8.055 DU/AC

ADDITIONAL PARKING CALCULATION

IN ACCORDANCE WITH SECTION 303, PLANNED DEVELOPMENT, D. INTERNAL DESIGN, D.4 ADDITIONAL PARKING REQUIREMENTS:

THE DEVELOPMENT IS REQUIRED TO PROVIDE ADDITIONAL PARKING AT A RATE OF 1 ADDITIONAL SPACE PER 7 UNITS:

MAX UNITS = 92; 92 / 7 = 13.14 ~ 13 SPACES REQUIRED

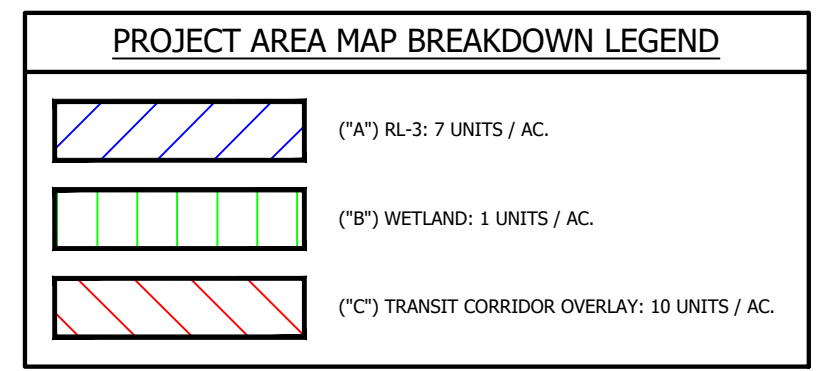
-FINAL PARKING SPACE COUNT TO BE DETERMINED BASED ON PROPOSED NUMBER OF UNITS AT TIME OF LEVEL 2.

- PD DEVELOPMENT NOTES:**
- DEVELOPMENT OF THE PROPERTY MAY BE ACCOMPLISHED IN A SINGLE OR MULTIPLE PHASES;
 - THE LOCATION OF PARKING AREAS, ACCESS POINT, AMENITIES, AND INFRASTRUCTURE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO STORMWATER PONDS, UTILITIES, AND RELATED FACILITIES) AS SHOWN ON THE CONCEPTUAL PLAN ARE ILLUSTRATIVE ONLY AND SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS SUBMITTAL;
 - INCREASES IN LOT SIZE AND/OR DECREASES IN THE NUMBER OF LOTS SHALL BE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS PD CONCEPT PLAN;
 - THE FINAL MIX OF RESIDENTIAL PRODUCT TYPES (E.G., ATTACHED SINGLE-FAMILY AND/OR DETACHED SINGLE-FAMILY HOMES) WILL BE DETERMINED AT THE TIME OF CONSTRUCTION PLANS SUBMITTAL, IN RESPONSE TO MARKET CONDITIONS;
 - ANY MODIFICATIONS TO THE PD CONCEPT PLAN THAT DO NOT ALTER ITS INTENT OR PURPOSE SHALL BE CONSIDERED MINOR MODIFICATIONS, AND MAY BE APPROVED ADMINISTRATIVELY IN ACCORDANCE WITH THE POLK COUNTY LAND DEVELOPMENT REGULATIONS;
 - PARKING, OPEN SPACE / RECREATION AND AMENITY REQUIREMENTS MAY BE ADJUSTED AT THE LEVEL 2 SUBMITTAL, BASED ON THE FINAL UNIT COUNT, AS LONG AS THE LDC STANDARDS ARE MET.

RESIDENTIAL DESIGN STANDARDS

LOT TYPE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT SETBACK	MIN. GARAGE SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
SINGLE FAMILY	30'	95'	20'	25'	5'	10'
ZERO LOT LINE SINGLE FAMILY	30'	95'	20'	25'	0/5'	10'
TOWNHOMES	18'	95'	20'	25'	5'	10'

- PERMITTED USES:**
- ATTACHED AND DETACHED SINGLE-FAMILY LOTS (FOR SALE OR FOR RENT)
 - CUSTOMARY ACCESSORY USES
 - PARKS (TOT LOT/DOG PARK)
 - OPEN SPACE AREAS
 - CLUBHOUSE
- MAX IMPERVIOUS SURFACE: OVERALL DEVELOPMENT SHALL NOT EXCEED 60%
- MAX LOT COVERAGE: 70%
- MAX HEIGHT: 35 FT
- MIN. LIVING AREA: 950 SQ. FT.



NO.	DATE	DESCRIPTION
REVISION BLOCK		
DESIGNED BY: SM	DRAWN BY: DH	CHECKED BY: SM
SLOAN Engineering Group 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 PHONE: (883) 800-3046 - FAX: (883) 800-1159 REGISTRY #26247		
CLIENT: MAS DEVELOPMENT	PROJECT: HIGHLANDS CROSSINGS	
PD STANDARDS SHEET 940 SCHOOLHOUSE RD, LAKELAND FLORIDA 33813		
PROJECT NO. 3001	SHEET C200	

STATE OF FLORIDA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 74639
 06/30/2026
 NOT VALID FOR ELECTRONICALLY SIGNED AND SEALED

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