

YARBOROUGH LN

CREWS LAKE

CREWS LAKE DR

McCall RD

E COUNTY ROAD 540-A

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

PART OF SECTION 22 AND
SECTION 27, TOWNSHIP 29 SOUTH,
RANGE 24 EAST,
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION
300.13 ACRES±

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 24 EAST, LESS THE
WEST 210 FEET, ALL LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF
CREWS LAKE DRIVE;

TOGETHER WITH:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 24 EAST, LESS THE EAST 50.0 FEET THEREOF, ALL LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF CREWS LAKE DRIVE;

TOGETHER WITH:

THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 24
EAST, POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY;

TOGETHER WITH:

THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, AND LESS THE ROAD RIGHT OF WAY;

TOGETHER WITH:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 29,
RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY
RIGHT OF WAY OF CREWS LAKE DRIVE;

ALL CONTAINING 300.13 ACRES, MORE OR LESS.

<i>DRAWING INDEX</i>	
<i>SHEET NUMBER</i>	<i>SHEET TITLE</i>
<i>01</i>	<i>COVER SHEET</i>
<i>02</i>	<i>OVERALL PD CONCEPT PLAN</i>
<i>03</i>	<i>ENLARGED ACTIVE RECREATION AREA PLAN</i>
<i>04</i>	<i>OVERALL AMENITY PLAN</i>
<i>05</i>	<i>OPEN SPACE PLAN</i>

[illegible]

COVER SHEET

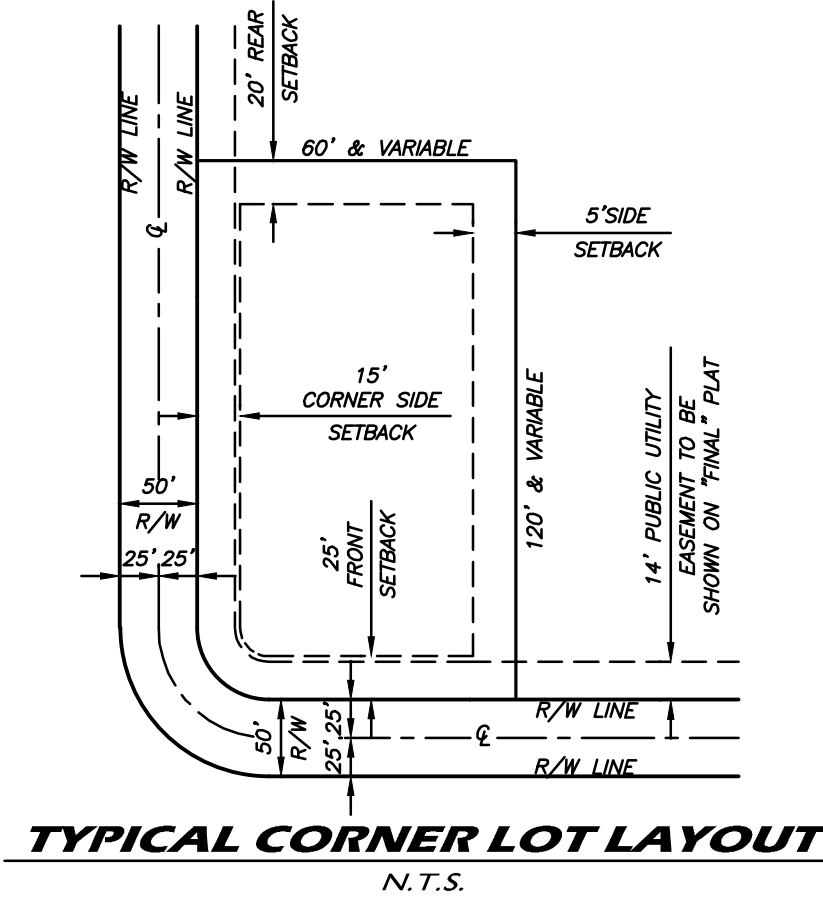
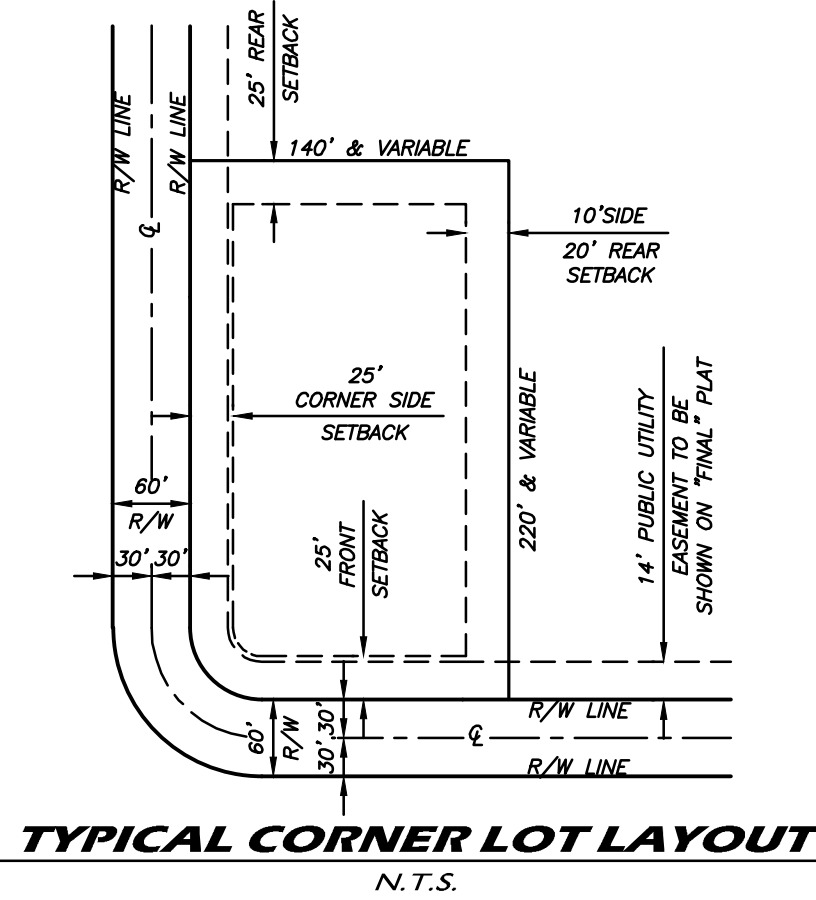
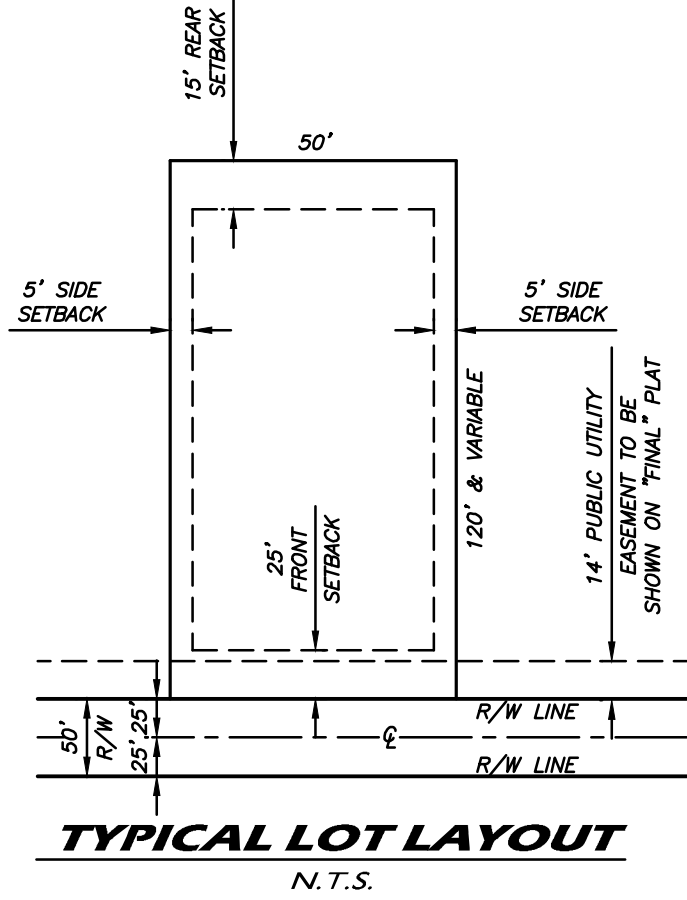
HIGHLAND CLUB
CREWS LAKE DRIVE
POLK COUNTY, FL

ELITE DIGN

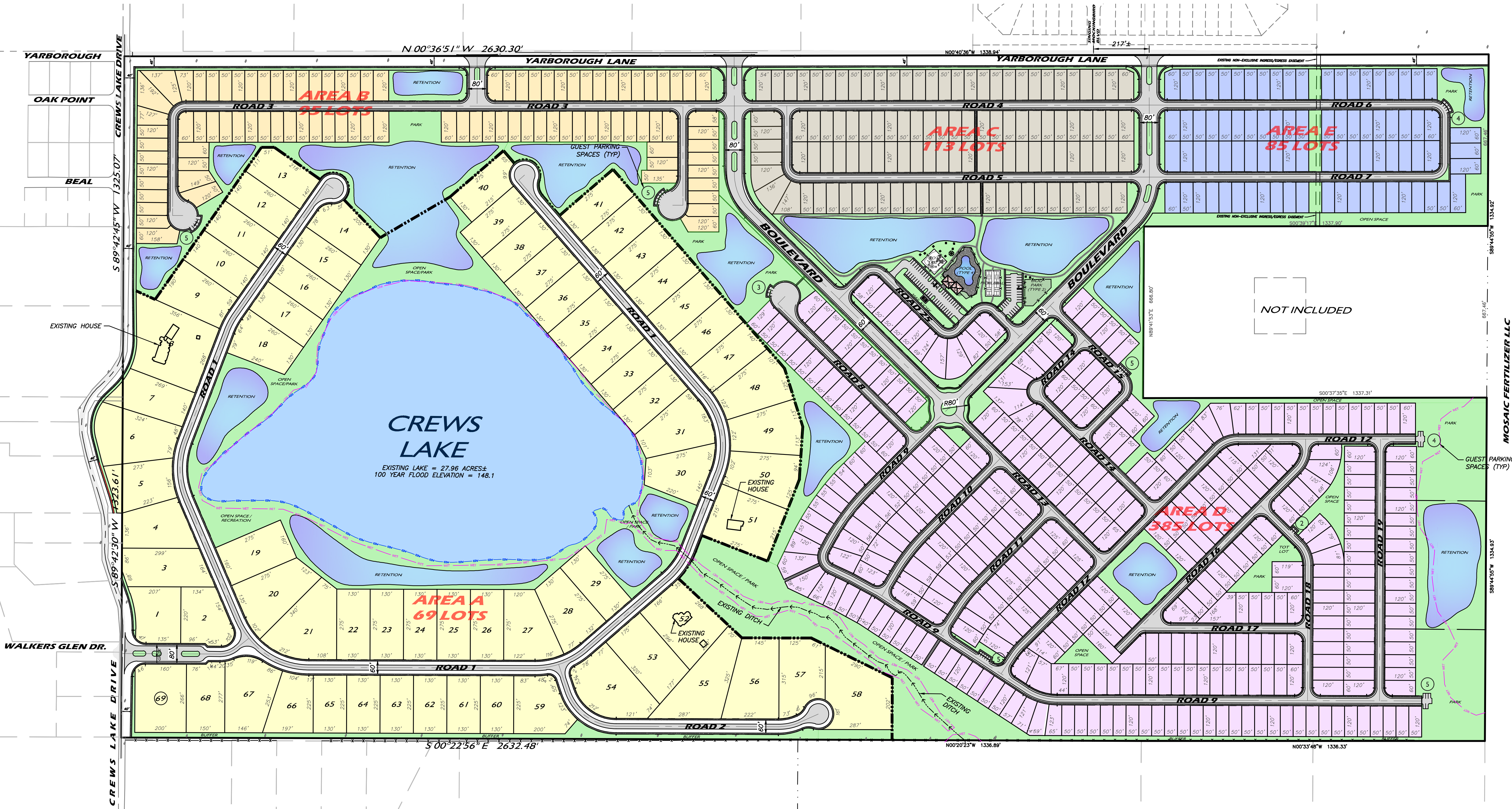
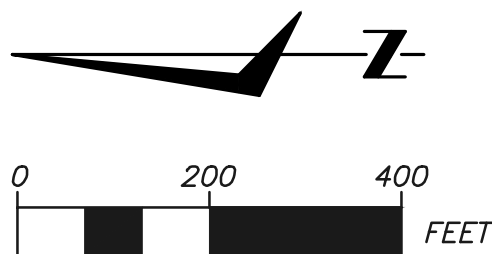
SHEET
01

<i>PARCEL</i>	<i>ACRES</i>
242922-287500-003501	39.77
242922-000000-021010	2.02
242922-000000-021020	65.62
242922-000000-021030	0.38
242922-000000-024010	1.81
242922-000000-024020	1.79
242927-000000-011010	29.39
242927-000000-012010	10.23
242927-000000-012020	10.25
242927-000000-013010	81.85
242922-000000-014140	0.02
242922-000000-014080	1.05
242922-287500-003102	0.12
242922-000000-021060	1.11
242922-000000-021070	1.11
242922-000000-021100	1.11
242922-000000-021080	1.04
242922-000000-021090	1.10
242922-000000-021120	3.05
242922-000000-021130	3.05
242922-000000-021140	3.05
242922-000000-021150	3.05
242922-000000-021040	3.28
242922-000000-021160	3.05
242922-000000-021110	3.05
242922-000000-022020	3.05
242922-000000-022030	3.05
242922-000000-022040	3.05
242922-000000-022050	3.05
242922-000000-022060	3.05
242922-000000-022010	3.05
242927-000000-011040	3.53
242927-000000-011020	3.53
242927-000000-011050	3.05
242926-289500-000081	0.04
242922-000000-041060	0.33
TOTAL ACRES =	300.13

<u>SITE DATA :</u>			
PARCEL NUMBERS:			%
SEE LISTING			
TOTAL LAND AREA:	300.13	ACRES ±	100.0%
TOTAL NO. OF UNITS (AREA A) (93.56 AC ±)	69	UNITS	9.2%
DENSITY (UNITS / ACRES) (AREA A)	0.74	D.U. / ACRE	
TOTAL NO. OF UNITS (AREAS B-E) (178.61 AC ±)	678	UNITS	90.8%
DENSITY (UNITS / ACRES) (AREAS B-E)	3.80	D.U. / ACRE	
TOTAL UNITS:	747	D.U. / ACRE	100.0%
OVERALL DENSITY (UNITS / ACRES)(272.17 AC ±)	2.74	D.U. / ACRE	
<u>SETBACKS (PRIMARY STRUCTURE) ESTATE LOTS - AREA A</u>			
FRONT:	25	FEET	
SIDE:	10	FEET	
CORNER SIDE:	25	FEET	
REAR:	25	FEET	
<u>SETBACKS (ACCESSORY STRUCTURE) ESTATE LOTS - AREA A</u>			
FRONT:	25	FEET	
SIDE:	10	FEET	
CORNER SIDE:	25	FEET	
REAR:	5	FEET	
<u>SETBACKS (PRIMARY STRUCTURE) 50'x120' LOTS - AREAS B-E</u>			
FRONT:	25	FEET	
SIDE:	5	FEET	
CORNER SIDE:	15	FEET	
REAR:	15	FEET	
<u>SETBACKS (ACCESSORY STRUCTURE) 50'x120' LOTS - AREAS B-E</u>			
FRONT:	25	FEET	
SIDE:	5	FEET	
CORNER SIDE:	15	FEET	
REAR:	5	FEET	
<u>EXISTING CREWS LAKE AREA:</u>			
EXISTING CREWS LAKE AREA:	27.96	ACRES ±	9.3%
RETENTION AREA:	23.47	ACRES ±	7.8%
OPEN SPACE / RECREATION / PARK:	68.95	ACRES ±	23.0%
TOTAL EXISTING LAKE, OPEN SPACE/RECREATION, PARK & RETENTION:	120.38	ACRES ±	40.1%
UNDERLYING LAND USE:	RL-1 & RL-2		



HIGHLAND CLUB



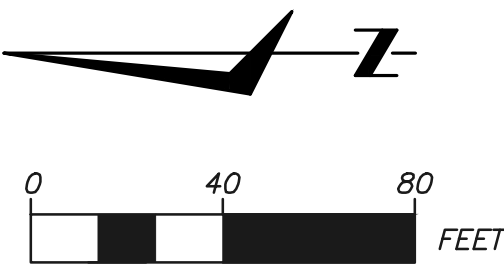
LOT SUMMARY			
AREA	MINIMUM LOT SIZE	NO. LOTS	%
A	130' x 225' LOTS	69	9.2%
B	50' x 120' LOTS	95	12.7%
C	50' x 120' LOTS	113	15.1%
D	50' x 120' LOTS	385	51.5%
E	50' x 120' LOTS	85	11.4%
TOTAL LOTS		747	100.0%

DESIGNED BY: JCM			
DRAWN BY: JAG			
CHECKED BY: JCM			
BY	DATE	NO	REVISIONS
JAG	06-13-25	0	ORIGINAL RELEASE
JAG	06-18-25	1	REVISE LOT LAYOUT
JAG	08-04-25	2	REVISE LOT LAYOUT
JAG	08-19-25	3	REMOVE SOUTH PROF. REVISE LOT LAYOUT
JAG	10-07-25	4	REVISE LOT LAYOUT, FLAGGED WETLAND

JAG
DRAFTING
CONCEPTS
LLC
9730 VOILES LOOP, ROAD
POLK COUNTY, FL 33866
309-241-2338

HIGHLAND CLUB
CREWS LAKE DRIVE
POLK COUNTY, FL

HIGHLAND CLUB



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**ENLARGED ACTIVE
RECREATION AREA
PLAN**

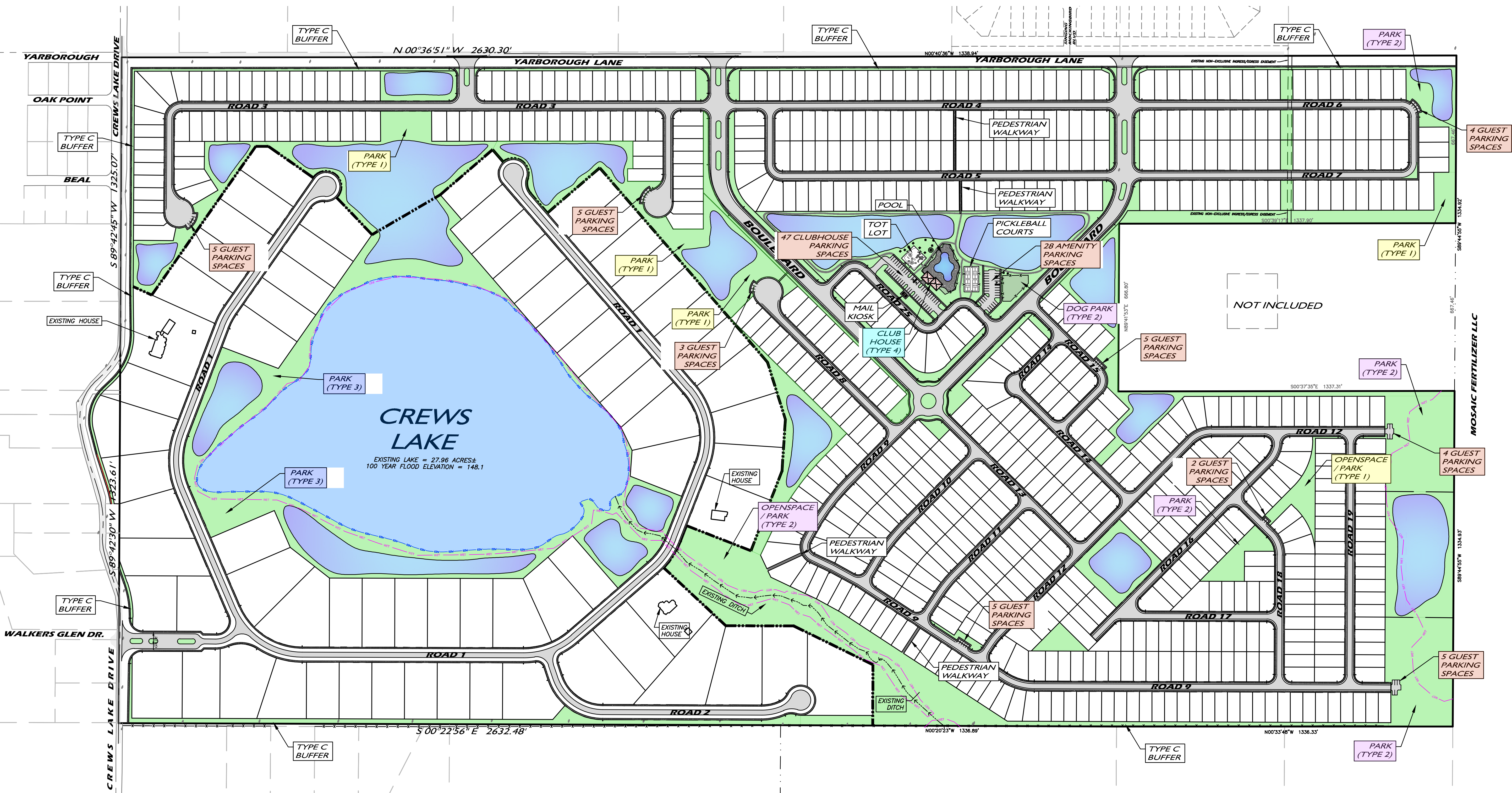
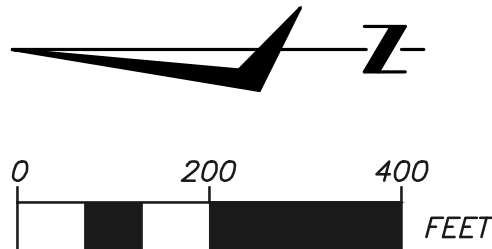
HIGHLAND CLUB
CREWS LAKE DRIVE
POLK COUNTY, FL



6700 SOUTH FLORIDA AVENUE
SUITE 4,
LAKELAND, FLORIDA 33813

SHEET
03

HIGHLAND CLUB



*** NOTE: ***
ALL LOTS ARE WITHIN 1,300 FEET OF PROPOSED PARKS.

*** NOTE: ***
RETENTION PONDS WILL BE LANDSCAPED WITH TYPE C BUFFERS AND HAVE PEDESTRIAN CONNECTIONS.

PARKING SUMMARY		
NUMBER	DESCRIPTION	TOTAL PARKING SPACES
38	GUEST PARKING SPACES	38
75	CLUBHOUSE & AMENITY PARKING SPACES	75
TOTAL SPACES PROVIDED		113

AMENITY TYPE SUMMARY TABLE			
EACH AMENITY TYPE	NUMBER OF EACH	AMENITY TYPE	AMENITY POINTS PER TYPE
1	7	TYPE I - (25 POINTS EACH LOCATION)	175
2	4	TYPE II - (75 POINTS PER LOCATION)	300
3	1	TYPE III - (150 POINTS PER LOCATION)	150
4	1	TYPE IV - (200 POINTS PER LOCATION)	200
TOTAL POINTS PROVIDED			825

* NOTE: 678 LOTS SMALLER THAN 80 FEET = 678 AMENITY POINTS REQUIRED. *

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OVERALL AMENITY PLAN

HIGHLAND CLUB
CREWS LAKE DRIVE
POLK COUNTY, FL

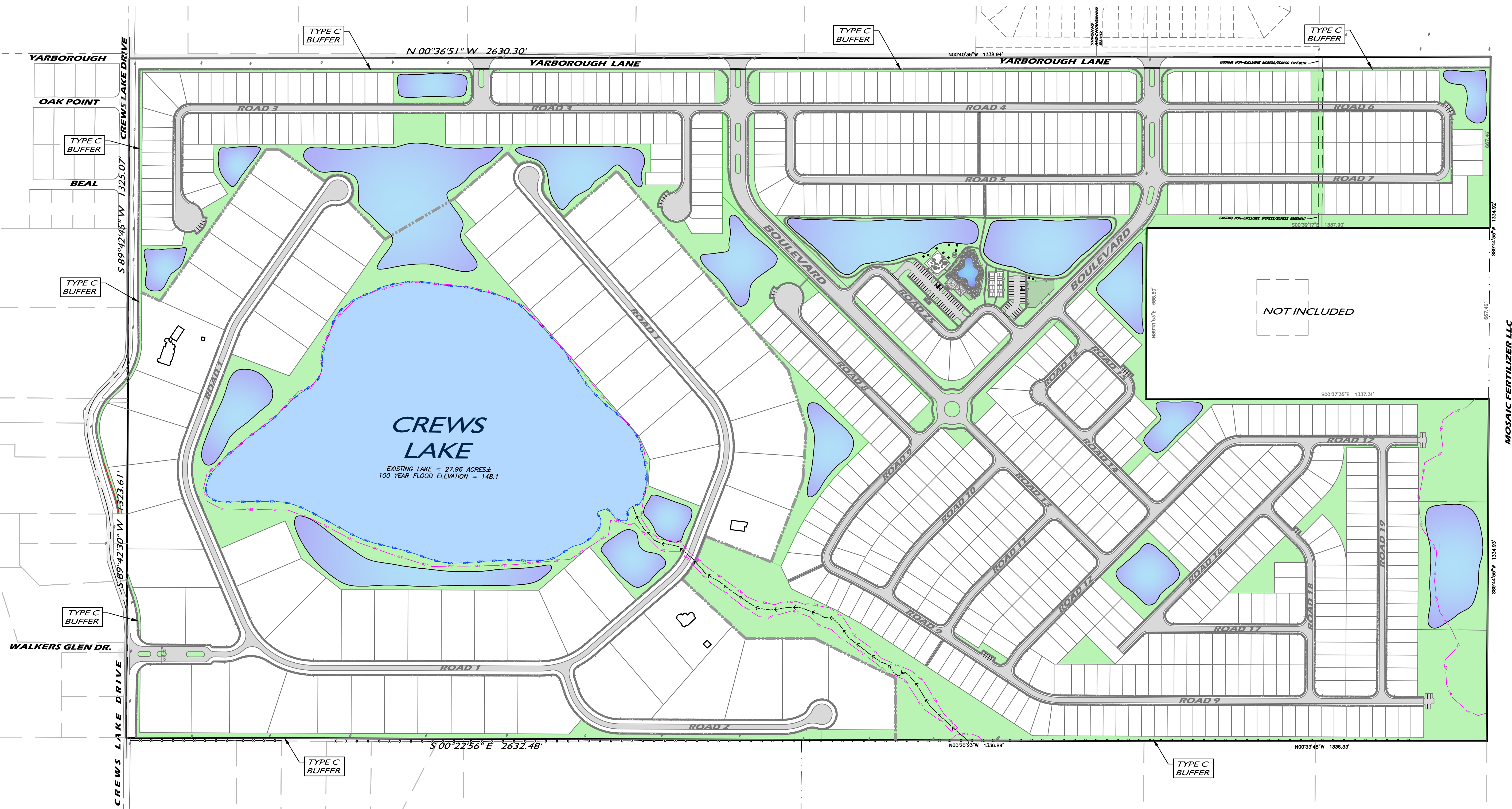
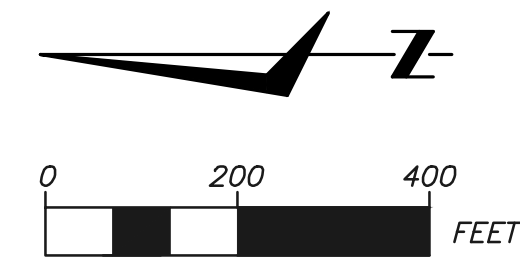
6700 SOUTH FLORIDA AVENUE
SUITE 4,
LAKELAND, FLORIDA 33813

ELITE
DIGN

SHEET
04

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HIGHLAND CLUB



*** NOTE: ***
RETENTION PONDS WILL BE
LANDSCAPED WITH TYPE C
BUFFERS AND HAVE
PEDESTRIAN CONNECTIONS.

OPEN SPACE AREAS:			
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LLC
9730 VIOLET LANE, SUITE 400, ROAD 1
POLK COUNTY, FL 33866
309-241-2338

HIGHLAND CLUB
CREWS LAKE DRIVE
POLK COUNTY, FL