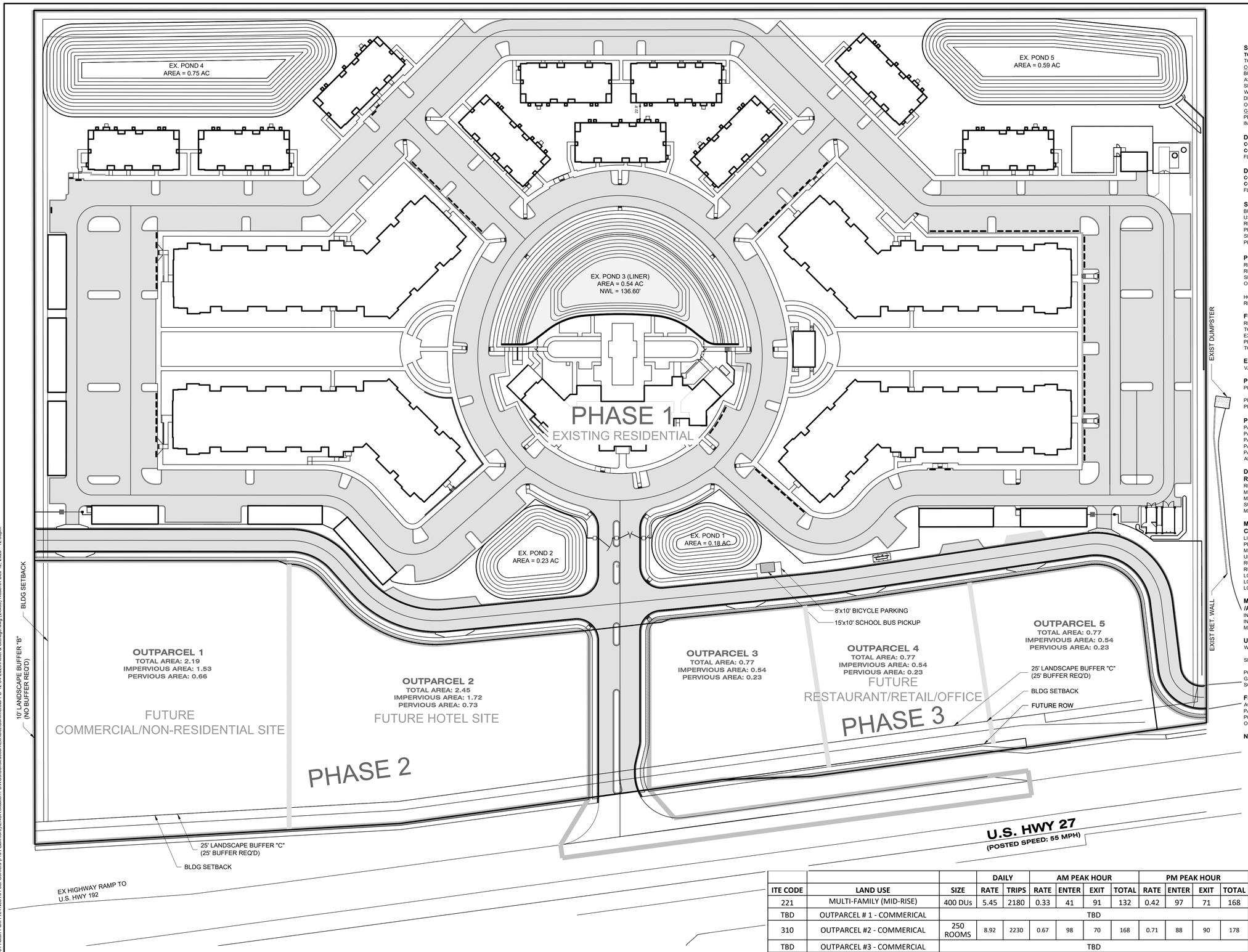

0 25 50 100
SCALE: 1" = 50'

SITE DATA

TOTAL AREA:	27.26 ACRES	100%
TOTAL RESIDENTIAL AREA:	20.30 ACRES	74%
COMMERCIAL AREA:	6.96 ACRES	26%
BUILDING AREA:	3.94 ACRES	14%
ASPHALT AREA:	6.05 ACRES	22%
SIDEWALK AREA:	1.55 ACRES	6%
WET DETENTION AREA:	0.54 ACRES	2%
DRY DETENTION AREA:	1.78 ACRES	7%
OUTPARCEL IMPERV.	4.87 ACRES	18%
GREEN/OPEN AREA:	8.53 ACRES	31%
PERVIOUS AREA:	10.83 ACRES	40%
IMPERVIOUS AREA:	16.43 ACRES	60%

DEVELOPMENT SUMMARY (APPROVED PD)

COMMERCIAL - HOTEL	250 ROOMS
COMMERCIAL - RETAIL/RESTAURANT/OFFICE	50,000 SF
FLOOR AREA RATIO	0.14

DEVELOPMENT SUMMARY (PROPOSED PD)

COMMERCIAL - HOTEL	250 ROOMS
COMMERCIAL - RETAIL/RESTAURANT/OFFICE	100,000 SF
FLOOR AREA RATIO	0.35

SETBACKS

BUILDING SETBACK FROM US 27 R/W	25'
REAR BUILDING SETBACK FROM PROPERTY LINE	30'
SIDE BUILDING SETBACK FROM PROPERTY LINE	15'

PARKING SUMMARY

RESIDENTIAL

REQUIRED PARKING (2 PER UNIT)	676 SPACES
SITE PARKING	680 SPACES
OFFSITE PARKING (SHARED)	24 SPACES (14 HANDICAP)
HOTEL	113 SPACES
RETAIL/RESTAURANT/OFFICE	225 SPACES

FUTURE LAND USE

REGIONAL ACTIVITY CENTER (RAC-X)

TOTAL RAC-X AREA	168.36 ACRES	100%
EXIST RESIDENTIAL AREA	29.44 ACRES	17%
PROP. RESIDENTIAL AREA	20.30 ACRES	12%
TOTAL RESIDENTIAL AREA	49.7 ACRES	29%

EXISTING LAND USE

VACANT (VA)

PHASING

PHASE 1	APARTMENTS, CONNECTOR ROAD & FDOT RIGHT TURN LANE	OCT 2020
PHASE 2	HOTEL	MARCH 2024
PHASE 3	COMMERCIAL	JUNE 2024

PARCEL AREA SUMMARY

PARCEL #1 (COMMERCIAL/NON-RESIDENTIAL)	2.19 ACRES
PARCEL #2 (HOTEL)	2.45 ACRES
PARCEL #3 (DRIVE-THRU)	0.77 ACRES
PARCEL #4 (DRIVE-THRU)	0.77 ACRES
PARCEL #5 (OFFICE/RETAIL)	0.77 ACRES
APARTMENT COMPLEX	20.30 ACRES

DENSITY & DIMENSIONAL REQUIREMENTS - RAC-X (POLK COUNTY)

RESIDENTIAL GROSS DENSITY	15-25
MIN. RESIDENTIAL LOT AREA	N/A
MAX NON-RESIDENTIAL IMPERVIOUS	0.70
SURFACE RATIO	0.60-SDA
MAX. NON-RESIDENTIAL FLOOR AREA RATIO	0.35

MINIMUM SETBACKS (ROAD RIGHTS-OF-WAY/ CENTERLINE)

LIMITED ACCESS	100/NA
PRINCIPAL	65/125
MINOR ARTERIAL	50/90
URBAN COLLECTOR	35/65
RURAL MAJOR COLLECTOR	35/65
RURAL MINOR COLLECTOR	35/65
LOCAL, 60' R/W OR GREATER	30/60
LOCAL, 41'-60' R/W	30/60
LOCAL, 40'> R/W	30/55

MINIMUM SETBACKS (PRINCIPAL STRUCTURE /ACCESSORY STRUCTURE)

INTERIOR SIDE	15/15
INTERIOR REAR	30/10
MAX. STRUCTURE HEIGHT	75'

UTILITIES

WATER SUPPLY:	POLK COUNTY UTILITIES (863)-298-4100
SEWER SERVICE:	POLK COUNTY UTILITIES (863)-298-4100
POWER:	DUKE ENERGY
GAS:	TECO
SOLID WASTE:	COMPACTOR PICK-UP

FLOODZONES

ACCORDING TO THE FLOOD INSURANCE RATE (FIRM) PANEL NUMBERS 12105C 0100G, DATED 12/22/2016, FOR POLK COUNTY, THE PROPERTY LIES IN ZONE X, WHICH IS OUTSIDE OF THE 100-YR FLOOD PLAIN.

NOTES:

1. ALL SIDEWALK RAMPS TO BE CONSTRUCTED PER FDOT INDEX NO. 522-002.
2. ALL DRIVEWAYS TO BE CONSTRUCTED PER FDOT INDEX NO. 330-001.
3. ALL TURN RADII TO BE 15' AND ALL ISLAND RADII TO BE 3', UNLESS OTHERWISE DENOTED.

ITE CODE	LAND USE	SIZE	DAILY RATE	DAILY TRIPS	AM PEAK HOUR RATE	AM PEAK HOUR ENTER	AM PEAK HOUR EXIT	AM PEAK HOUR TOTAL	PM PEAK HOUR RATE	PM PEAK HOUR ENTER	PM PEAK HOUR EXIT	PM PEAK HOUR TOTAL
221	MULTI-FAMILY (MID-RISE)	400 DUs	5.45	2180	0.33	41	91	132	0.42	97	71	168
TBD	OUTPARCEL # 1 - COMMERICAL	TBD										
310	OUTPARCEL #2 - COMMERICAL	250 ROOMS	8.92	2230	0.67	98	70	168	0.71	88	90	178
TBD	OUTPARCEL #3 - COMMERCIAL	TBD										
TBD	OUTPARCEL #4 - COMMERCIAL	TBD										
TBD	OUTPARCEL #5 - COMMERCIAL	TBD										
PROJECT TRIP SUBTOTAL			--	4410	--	139	161	300	--	185	161	346
INTERNALLY CAPTURED TRIPS			--	545	--	10	22.75	33	--	24	17.75	42
NEW NET PROJECT TRIPS			**--**	**3865**	--	**129**	**138.25**	**267**	--	**161**	**143.25**	**304**

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SHEET TITLE:
PD MASTER PLAN
ASTON POINTE
POLK COUNTY, FLORIDA

NO.	DATE	REVISION	BY

DAVID A. REID
LICENSE
NO. 38794
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by David A. Reid, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DRAWN BY: RK	CHECKED BY: DR
DATUM: NAVD88	
JOB #: 53655.0001	
SEC TWP RNG: 01-25S-26E	
DATE: 12-12-2023	

CS-101

SHEET 1 OF 1

L:\53655 Park Square MF\001 Aston Park FKA Neo At Four Corners (FKA Gallimore)\ENGR\Master\1 DWGs\Construction\Exhibits\Commercial PD 12-04-2023\Hotel & Storage.dwg [24x36] Robert\K Dec 12, 2023 - 12:55pm