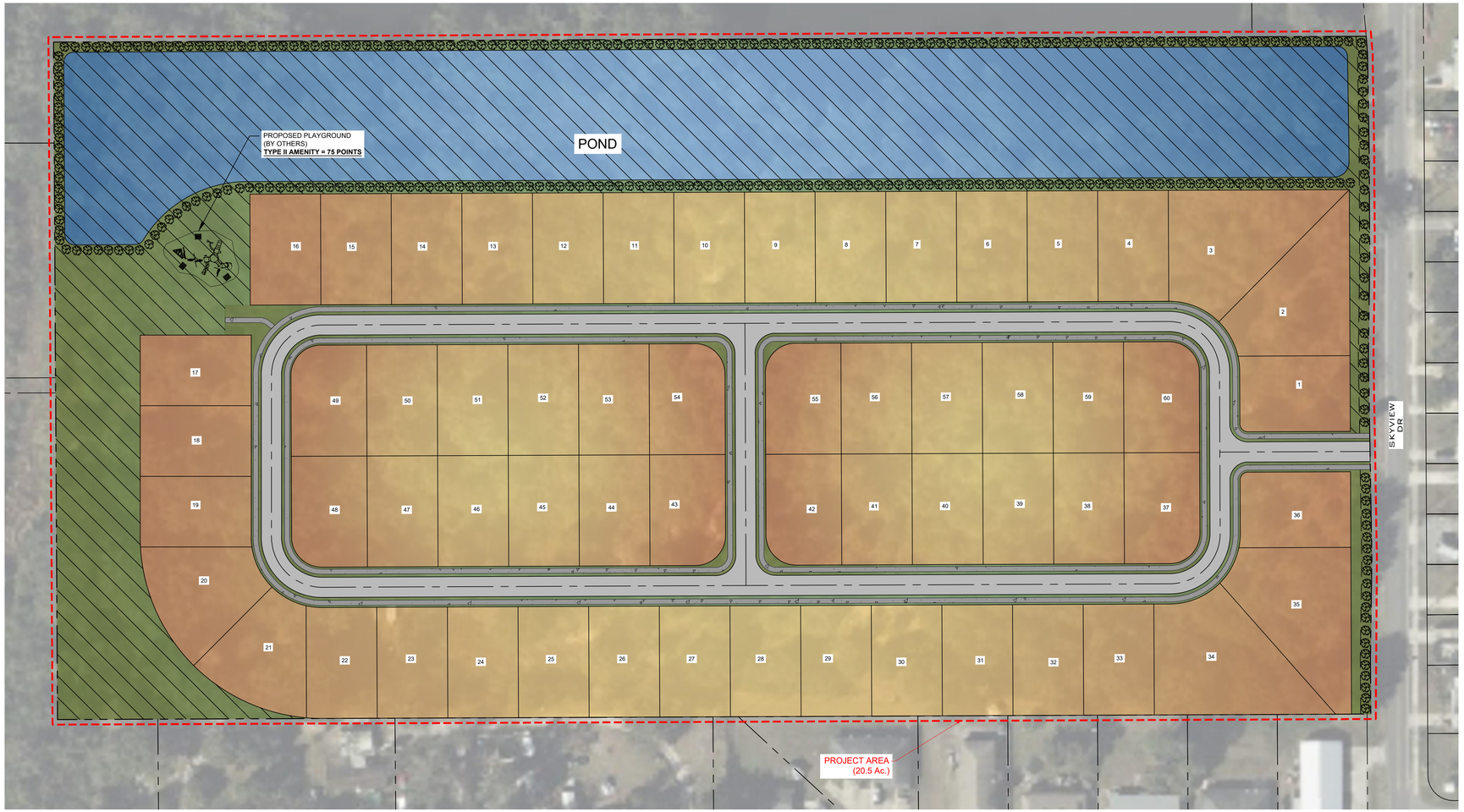
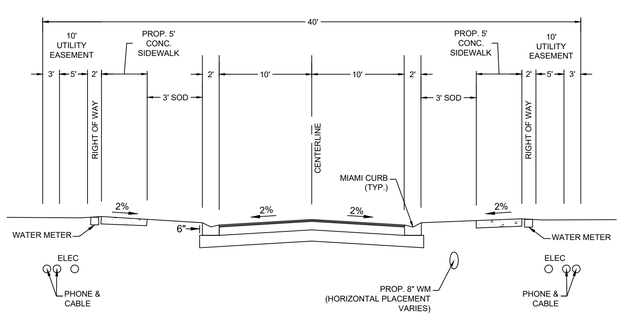


N.T.S.

HATCH LEGEND	
	PROPOSED ASPHALT PAVEMENT AREA
	PROPOSED LOT AREA
	PROPOSED SIDEWALK
	PROPOSED OPEN SPACE

DENSITY BONUS TABLE

INFRASTRUCTURE:	BONUS POINTS:
COLLECTOR ROAD	3
SIDEWALK CONNECTION TO RETAIL COMMERCIAL	2
SIDEWALK CONNECTION TO TRANSIT STOP	2
>6" POTABLE WATER LINE	1
>4" SANITARY SEWER LINE	1
FIRE STATION	2
EMERGENCY MEDICAL CARE	2
ELEMENTARY SCHOOL	1
MIDDLE SCHOOL	3
HIGH SCHOOL	1
COLLEGE/UNIVERSITY	2
CC DISTRACT	1
GENERAL MERCANTILE	2
REGIONAL PARK	1
EMPLOYER > FTE	2
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO ADVERSE WETLAND DISTURBANCE	1
PEDESTRIAN CONNECTIONS	1
TOTAL POINTS:	32



TYPICAL INTERIOR ROAD SECTION
NTS

SITE DATA

PARCEL INFORMATION

PARCEL ID:	242827-243500-000134 242827-243500-000160 242827-000000-013003 242827-000000-013021
FUTURE LAND USE:	RS

DEVELOPMENT INFORMATION

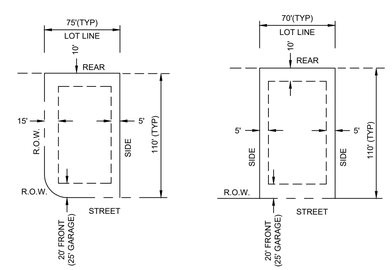
PROJECT AREA:	± 20.5 ACRES
TOTAL UNITS:	60 UNITS
PROJECT DENSITY:	3.0 DU/AC
OPEN SPACE ACREAGE:	6.18 AC.
OPEN SPACE PERCENTAGE:	30%

SETBACKS

FRONT:	20'
GARAGE:	25'
REAR:	10'
SIDE:	5'
STREETSIDE:	15'

UTILITY INFORMATION

WATER:	CITY OF LAKELAND
SEWER:	CITY OF LAKELAND
ELECTRIC:	CITY OF LAKELAND

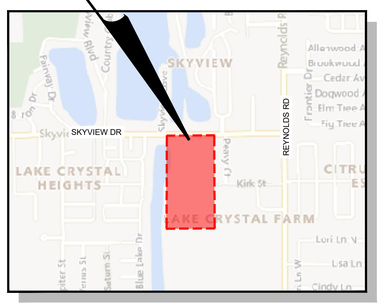


TYPICAL 8,055 S.F.
CORNER LOT
N.T.S.

TYPICAL 7,700 S.F.
WIDE LOT
N.T.S.

PRELIMINARY LAYOUT
Preliminary Layout is Subject to Final Topographic and Boundary Survey, Engineering and Approval by Governmental Agencies

PROJECT LOCATION



VICINITY MAP
N.T.S.
SECTION 27, TOWNSHIP 28 S, RANGE 24 E

DESIGNED BY:	JH	
DRAFTED BY:	SW	DATE Sep 03, 2025
CHECKED BY:	MJ	JOB NO. 1469.01

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

Engineers, Land Planners
Construction Managers
5904 Hillside Heights Drive
Lakeland, Florida 33812
Phone: (863) 619-6131
Fax: (863) 686-6103
Certificate of Authorization No. 26932
www. jsk-consulting.com
JSK CONSULTING
CREATING • IMPLEMENTING • SOLVING

SKYVIEW DRIVE
JOE JOSEPH & MAHESH BIGALA
SDP PLAN
KIRK STREET LAKELAND, FL. 33801

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MATTHEW C. JOHNSON, PE. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOT FOR CONSTRUCTION

MATTHEW C. JOHNSON
FL P.E. No. 60129
DATE

SHEET NUMBER
C000

P:\1469.01 - Skyview Drive\ENGINEERING\CONCEPT\Skyview Drive - SPD Plan 2.0.dwg
Wednesday, September 3, 2025 2:36:55 PM