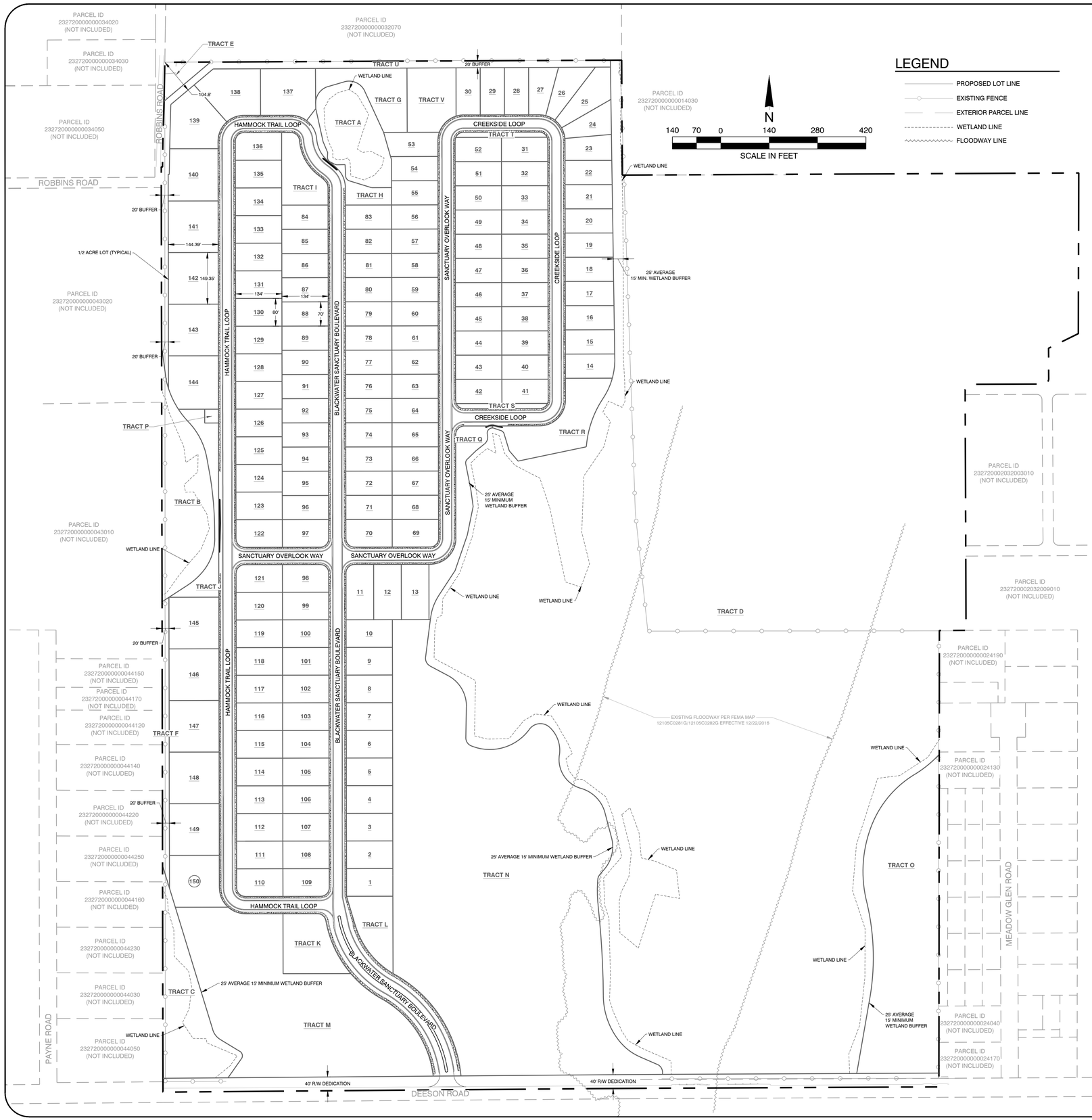


LEGEND

- PROPOSED LOT LINE
- EXISTING FENCE
- EXTERIOR PARCEL LINE
- WETLAND LINE
- FLOODWAY LINE

TRACT TABLE

TRACT	USE	OWNERSHIP	ACREAGE	% OVERALL	RESERVED
(N/A)	RIGHT-OF-WAY DEDICATION	POLK COUNTY	2.06 AC	1.35%	0.00 AC
(N/A)	INTERNAL RIGHT-OF-WAY	POLK COUNTY	10.56 AC	6.89%	0.00 AC
A	CONSERVATION EASEMENT	H.O.A.	1.07 AC	0.70%	1.07 AC
B	CONSERVATION EASEMENT	H.O.A.	1.60 AC	1.05%	1.60 AC
C	CONSERVATION EASEMENT	H.O.A.	1.42 AC	0.92%	1.42 AC
D	CONSERVATION EASEMENT	H.O.A.	69.07 AC	45.08%	69.07 AC
E	OPEN SPACE (RESERVED)	H.O.A.	0.17 AC	0.11%	0.17 AC
F	LANDSCAPE BUFFER	H.O.A.	0.37 AC	0.24%	0.00 AC
G	OPEN SPACE (RESERVED)	H.O.A.	0.61 AC	0.40%	0.61 AC
H	OPEN SPACE (RESERVED)	H.O.A.	0.26 AC	0.17%	0.26 AC
I	OPEN SPACE (AMENITY)	H.O.A.	0.44 AC	0.29%	0.00 AC
J	OPEN SPACE (RESERVED)	H.O.A.	0.48 AC	0.31%	0.48 AC
K	OPEN SPACE (AMENITY)	H.O.A.	0.59 AC	0.38%	0.00 AC
L	OPEN SPACE (AMENITY)	H.O.A.	0.45 AC	0.30%	0.00 AC
M	FLOODPLAIN / POND	H.O.A.	4.91 AC	3.20%	0.00 AC
N	OPEN SPACE (RESERVED) - FLOODPLAIN / HYDROLOGIC	H.O.A.	13.83 AC	9.03%	13.83 AC
O	OPEN SPACE (RESERVED) - FLOODPLAIN / HYDROLOGIC	H.O.A.	3.97 AC	2.59%	3.97 AC
P	LIFT STATION	POLK COUNTY	0.04 AC	0.02%	0.00 AC
Q	OPEN SPACE (AMENITY)	H.O.A.	0.57 AC	0.37%	0.00 AC
R	OPEN SPACE (RESERVED) - FLOODPLAIN / HYDROLOGIC	H.O.A.	0.80 AC	0.52%	0.80 AC
S	OPEN SPACE (AMENITY)	H.O.A.	0.09 AC	0.06%	0.00 AC
T	OPEN SPACE (AMENITY)	H.O.A.	0.09 AC	0.06%	0.00 AC
U	LANDSCAPE BUFFER	H.O.A.	0.96 AC	0.63%	0.00 AC
V	OPEN SPACE (AMENITY)	H.O.A.	0.57 AC	0.37%	0.00 AC

(76.62 AC REQ.) **93.28 AC**

SITE DATA

1. SITE AREA = 153.23 AC / 6,674,804 SF
2. SITE LOCATION

   DEESON ROAD
   LAKELAND, FLORIDA 33810
   SECTION 23, TOWNSHIP 27 SOUTH, RANGE 20 EAST
3. SITE DESCRIPTION

   PARCEL #: 232720000000032050, 232720000000024310, 232720000000023010
   FUTURE LAND USE: RS (RESIDENTIAL SUBURBAN)
   ZONING: SDA (SUBURBAN DEVELOPMENT AREA)
   PROPOSED RURAL RESIDENTIAL DEVELOPMENT (RRD)
4. SITE REQUIREMENTS

   MAXIMUM DENSITY: 1 DU/AC (153 DU)
   MINIMUM RESERVED AREA: 50% OF SITE (76.62 AC)
5. SUBDIVISION DATA

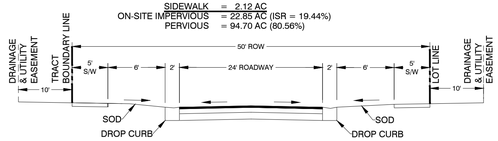
   USE TYPE: SINGLE-FAMILY RESIDENTIAL NUMBER OF LOTS: 150 (0.98 DU/AC)
   0.25 AC LOTS: 66 (70'X134' TYP.)
   0.22 AC LOTS: 70 (80'X134' TYP.)
   0.50 AC LOTS: 14

   RESERVED: 96.50 AC (62.98%)
   R/W WIDTH: 50'
   20' BUFFER PROPOSED AGAINST SINGLE FAMILY RESIDENTIAL TO THE NORTH AND NORTHWEST
6. LOT SETBACKS

   FRONT SETBACK = 25'
   SIDE SETBACK = 10'
   REAR SETBACK = 39'
7. UTILITY DATA

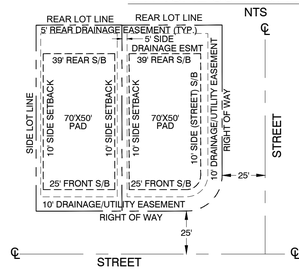
   WATER: POLK COUNTY UTILITIES
   SEWER: POLK COUNTY UTILITIES
   ELECTRICITY: LAKELAND ELECTRIC
8. IMPERVIOUS DATA

   LOTS = 14.84 AC
   ROADWAY = 5.89 AC
   SIDEWALK = 2.12 AC
   ON-SITE IMPERVIOUS = 22.85 AC (ISR = 19.44%)
   PERVIOUS = 94.70 AC (80.56%)



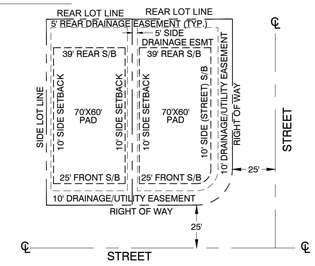
TYPICAL 50' RIGHT-OF-WAY

NTS



TYPICAL 70'X134' LOT LAYOUT

NTS



TYPICAL 80'X134' LOT LAYOUT

NTS

NTS

BINDING DEVELOPMENT PLAN

NOT FOR CONSTRUCTION
NOT FOR PERMITTING
05-06-26

CHRISTOPHER M. GERMANA, P.E.
FLORIDA PROFESSIONAL ENGINEER # 61682
ENGINEERING FIRM REGISTRY # 29279

DATE

REVISIONS

#

SUBDIVISION MASTER PLAN

KATHLEEN RESERVE

POLK COUNTY, FLORIDA

PROJECT # GE0462025

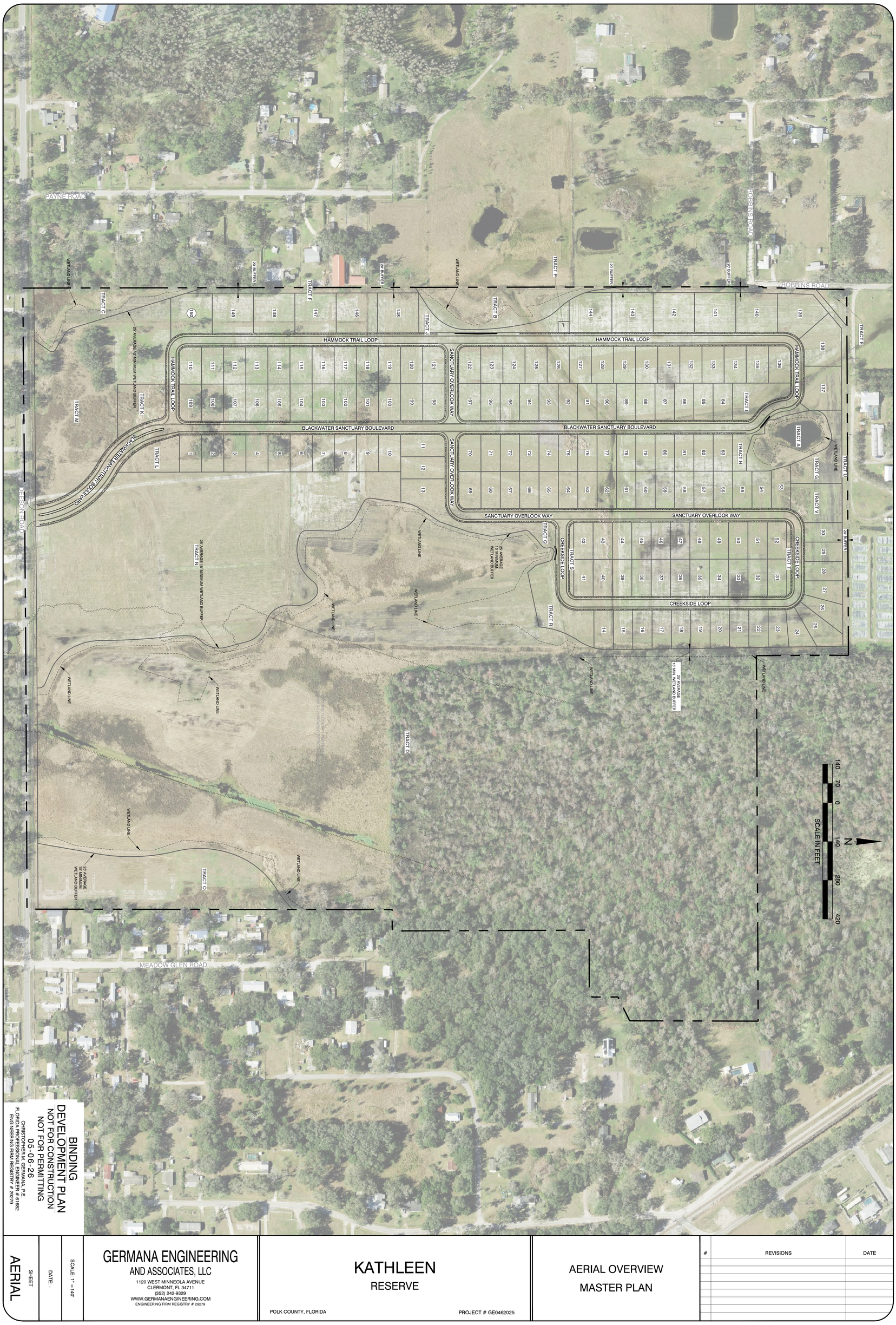
GERMANA ENGINEERING
AND ASSOCIATES, LLC
1120 WEST MINNEOLA AVENUE
CLERMONT, FL 34711
(352) 242-8295
WWW.GERMANAENGINEERING.COM
ENGINEERING FIRM REGISTRY # 29279

SCALE: 1" = 140'

DATE: -

SHEET

CONCEPT



BINDING DEVELOPMENT PLAN
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NOT FOR PERMITTING
05-06-26

CHRISTOPHER M. GERMANA, P.E.
FLORIDA REGISTRATION # 81882
ENGINEERING FIRM REGISTRY # 29279

SHEET	AERIAL
DATE:	-
SCALE: 1" = 140'	

GERMANA ENGINEERING
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KATHLEEN
RESERVE

POLK COUNTY, FLORIDA

PROJECT # GE0462025

AERIAL OVERVIEW
MASTER PLAN

#	REVISIONS	DATE

BINDING
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05-06-26

CHRISTOPHER M. GERMANA, P.E.
FLORIDA REGISTRATION NO. 82482
ENGINEERING FIRM REGISTRY # 29279

AERIAL

SHEET

DATE: -

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KATHLEEN
RESERVE

POLK COUNTY, FLORIDA

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AERIAL PLAN 1

#	REVISIONS	DATE

Source: Esri, Vantor, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BINDING
DEVELOPMENT PLAN
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05-06-26

CHRISTOPHER M. GERMANA, P.E.
FLORIDA REGISTRATION # 82882
ENGINEERING FIRM REGISTRY # 29279

AERIAL
SHEET

DATE: -

SCALE: 1" = 140'

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KATHLEEN
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POLK COUNTY, FLORIDA

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AERIAL PLAN 1

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05-06-26

CHRISTOPHER M. GERMANA, P.E. #82462
FLORIDA REGISTERED PROFESSIONAL ENGINEER
ENGINEERING FIRM REGISTRY # 29279

Produced by ESRI

AERIAL
SHEET

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KATHLEEN
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POLK COUNTY, FLORIDA

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AERIAL PLAN 1

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BINDING
DEVELOPMENT PLAN
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05-06-26

CHRISTOPHER M. GERMANA, P.E.
FLORIDA REGISTRATION # 61082
ENGINEERING FIRM REGISTRY # 29279

AERIAL

SHEET

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AERIAL PLAN 1

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