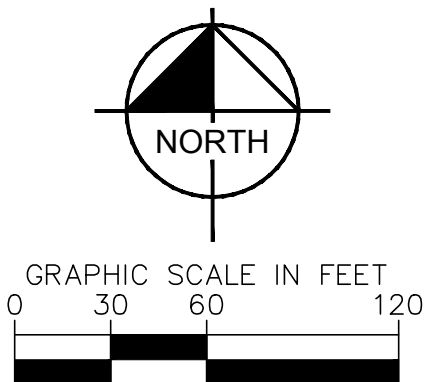
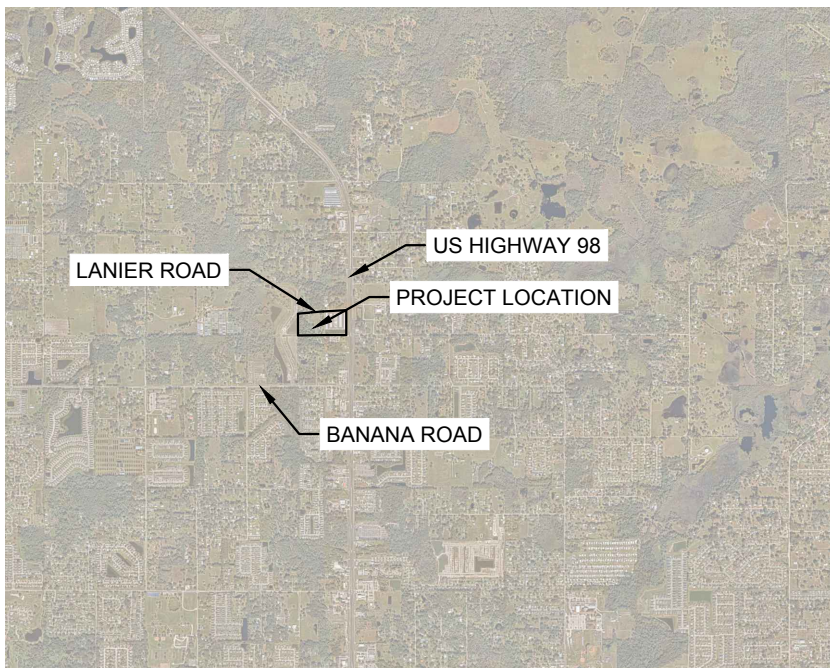




LEGEND	
	PROPERTY BOUNDARY
	BUILDING SETBACK LINE
	PROPOSED BUILDING
	LANDSCAPE BUFFER
	STANDARD DUTY ASPHALT

SITE DATA TABLE		
PARCEL ID(S)	23-27-11-000000-011020, 23-27-11-000000-011030, & 23-27-11-000000-011040	
PROJECT ACREAGE		
	PHASE 3 ONLY	9.40 AC (+/-)
	TOTAL SITE	18.36 AC (+/-)
PROPOSED FLOOR AREA RATIO (FAR)	TOTAL	0.25 (MAX 0.25)
PROPOSED IMPERVIOUS SURFACE RATIO (ISR)	TOTAL	0.67 (MAX 0.70)
PHASE 3 SITE DATA INFORMATION		
CURRENT ZONING	RESIDENTIAL LOW-1 (RL-1)	
PROPOSED ZONING	LINEAR COMMERCIAL CORRIDOR (LCC)	
FUTURE LAND USE	INDUSTRIAL/COMMERCIAL	
FEMA FLOOD ZONE	FLOOD ZONE "X"	
WETLAND ACREAGE	N/A	
BUILDING HEIGHT	MAXIMUM 50'	
REQUIRED LANDSCAPE BUFFER	MINIMUM 20'	

VICINITY MAP



SCALE: 1"=5000'

SITE NOTES

1. DRIVEWAYS TO BE GRAVEL UNTIL BUILDINGS ARE ERECTED. ASPHALT WILL BE ADDED AS BUILDINGS ARE ERECTED.



LAKELAND BOAT AND RV STORAGE PHASE II		POLK COUNTY		FLORIDA	
DATE 28 JULY 2025		PROJECT NO. 145321001		SHEET NUMBER EX-SITE	
CONCEPTUAL SITE PLAN					
SCALE AS SHOWN		DESIGNED BY JESSICA LYNN HERON, P.E.		LICENSED PROFESSIONAL	
DRAWN BY		CHECKED BY		FLORIDA LICENSE NUMBER 99543	
DATE:		JLH		DATE: BY	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		200 CENTRAL AVE., SUITE 600, ST PETERSBURG, FL 33701		PHONE: 727-547-3669 WWW.KIMLEY-HORN.COM	
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