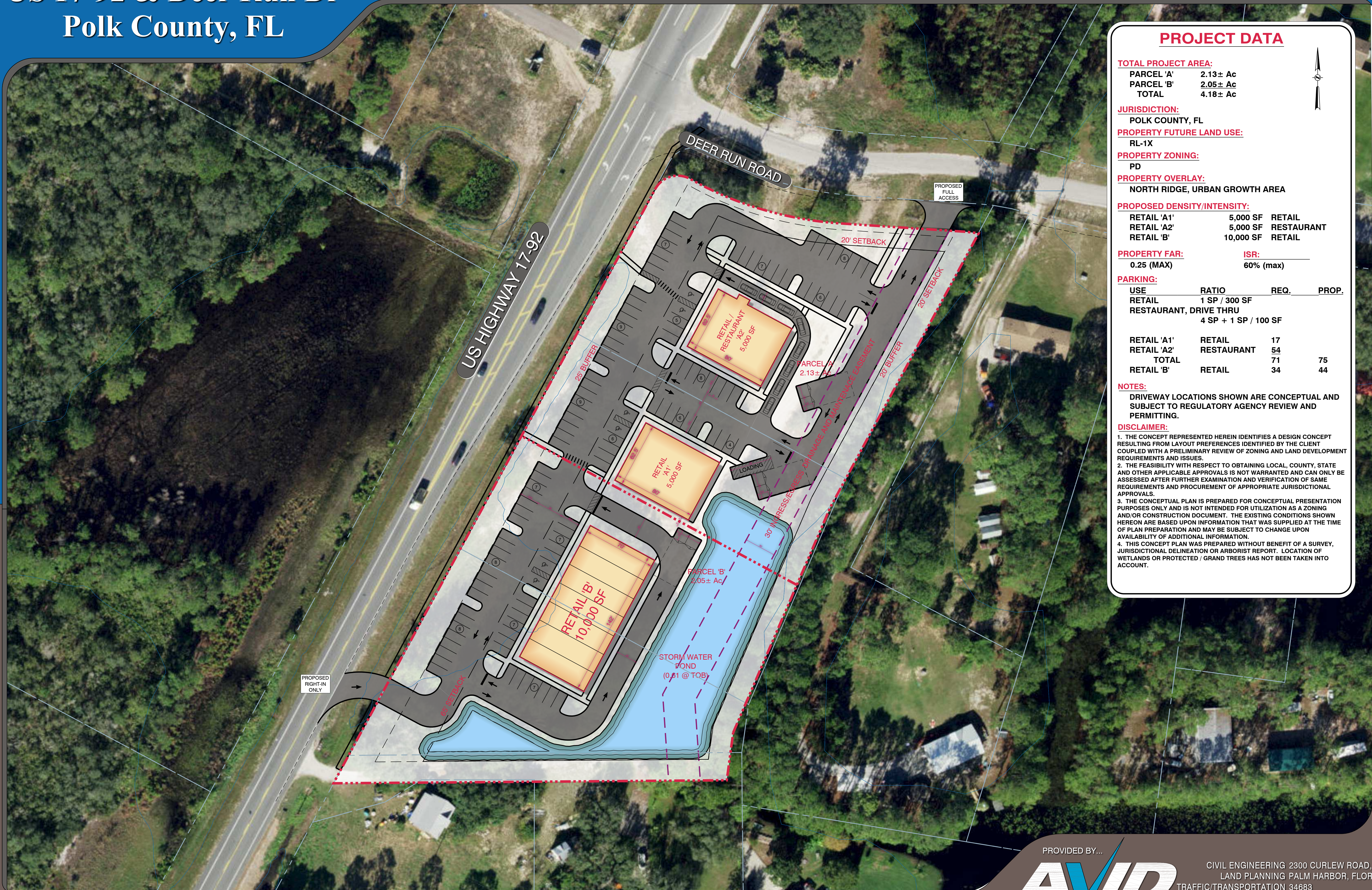


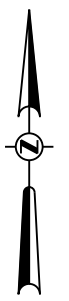
US 17-92 & Deer Run Dr Polk County, FL

PD - COMMERCIAL 'E'



PROJECT DATA

TOTAL PROJECT AREA:
 PARCEL 'A' 2.13± Ac
 PARCEL 'B' 2.05± Ac
 TOTAL 4.18± Ac



JURISDICTION:
 POLK COUNTY, FL

PROPERTY FUTURE LAND USE:
 RL-1X

PROPERTY ZONING:
 PD

PROPERTY OVERLAY:
 NORTH RIDGE, URBAN GROWTH AREA

PROPOSED DENSITY/INTENSITY:

RETAIL 'A1' 5,000 SF RETAIL
 RETAIL 'A2' 5,000 SF RESTAURANT
 RETAIL 'B' 10,000 SF RETAIL

PROPERTY FAR: 0.25 (MAX) **ISR:** 60% (max)

PARKING:

USE	RATIO	REQ.	PROP.
RETAIL	1 SP / 300 SF		
RESTAURANT, DRIVE THRU	4 SP + 1 SP / 100 SF		
RETAIL 'A1'	RETAIL	17	
RETAIL 'A2'	RESTAURANT	54	
TOTAL		71	75
RETAIL 'B'	RETAIL	34	44

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 3317006
 SCALE: 1" = 40' DATE: 08-28-24
 DRAWN BY: Rideout PROJ. MGR: Futch

PROVIDED FOR...
Danpol Development



PROVIDED BY...
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