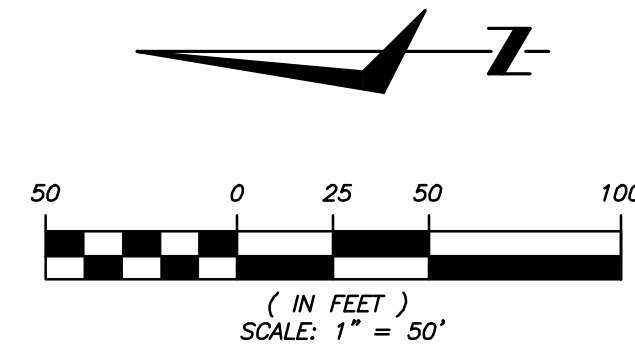
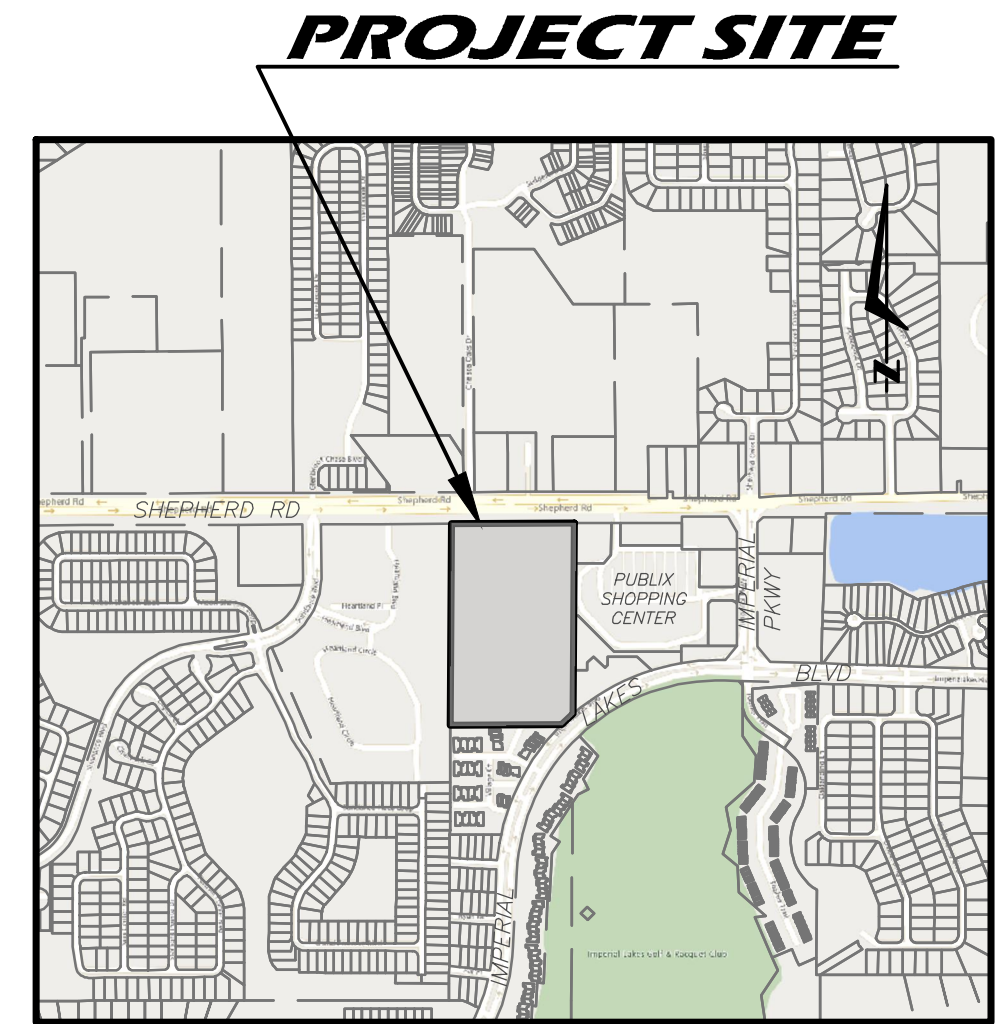


VILLAGE AT IMPERIAL LAKES



DESIGNED BY: JCM
DRAWN BY: JMG
CHECKED BY: JCM

BY	DATE	REVISIONS
JMG	06-27-23	REVISED BLDG AND PARKING LAYOUT PER OWNER COMMENTS
JMG	11-20-23	REVISED PARKING LAYOUT PER OWNER COMMENTS
JMG	01-08-24	REVISED BLDG AND PARKING LAYOUT PER OWNER COMMENTS
JMG	03-04-24	ADDED LEAD NUMBER
JMG	04-01-24	REVISE LAYOUT
JMG	05-07-24	REVISE PER COUNTY COMMENTS

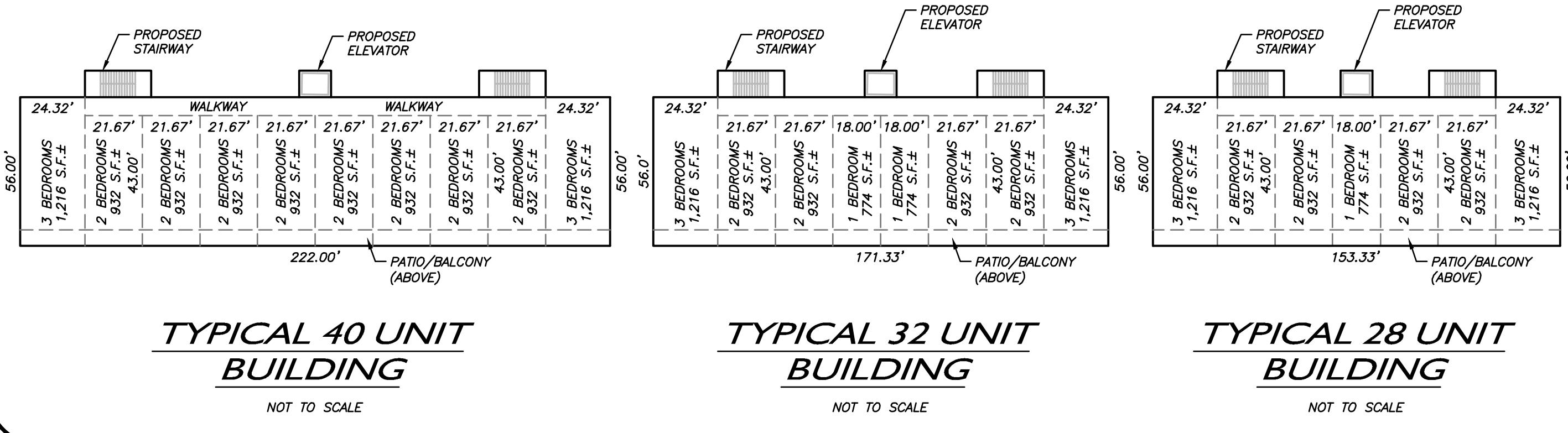
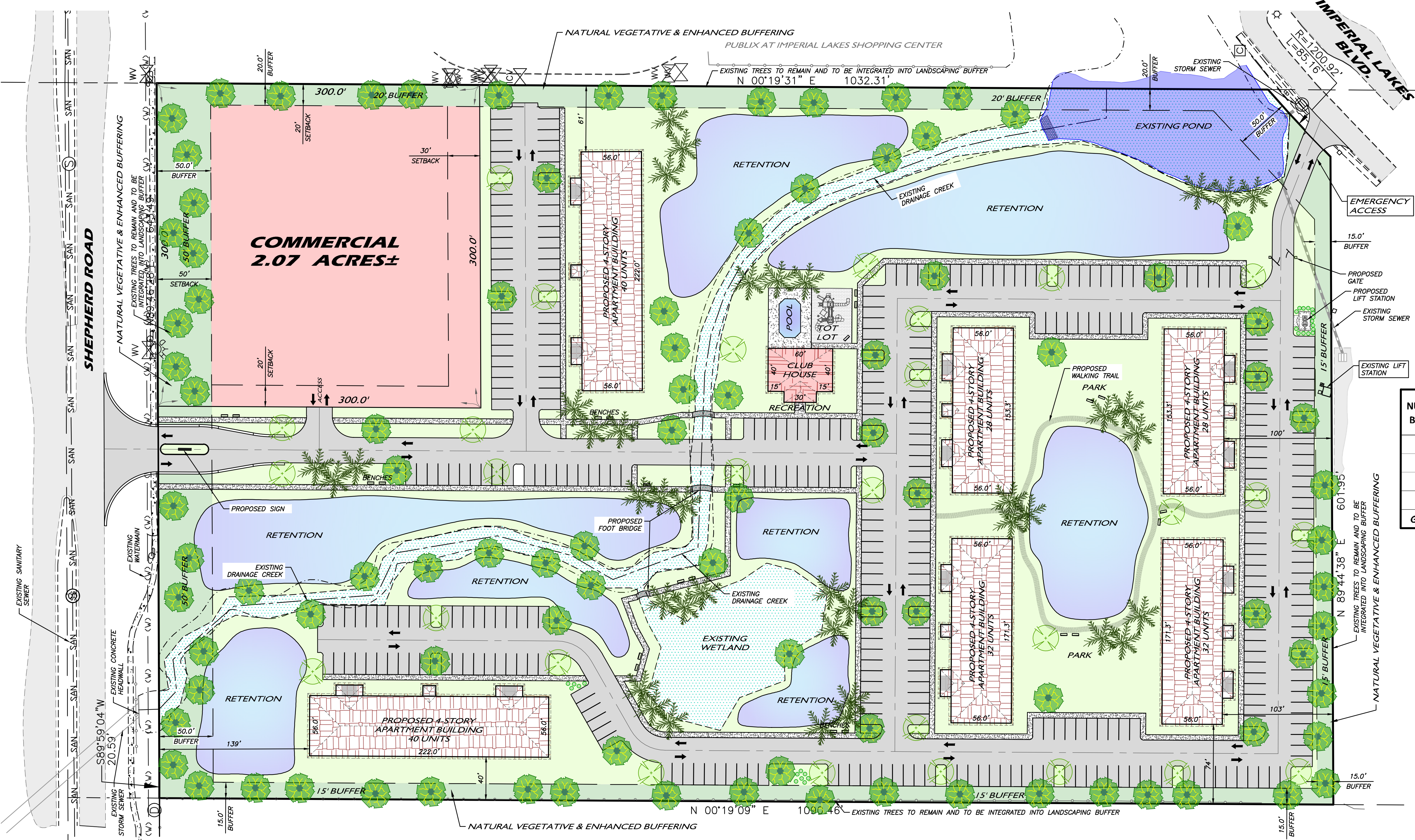


NUMBER OF BUILDINGS	BUILDING SIZE	NUMBER OF UNITS PER BUILDING	NUMBER OF UNITS	%
2	153.3' x 56.0'	28	56	28.0%
2	171.3' x 56.0'	32	64	32.0%
2	222.0' x 56.0'	40	80	40.0%
TOTALS			200	100%
GROSS BUILDING AREA (GROUND FLOOR)			64,948 SQ. FT.	

NO. UNITS	NO. BEDROOMS	%
24	1	12.0%
128	2	64.0%
48	3	24.0%
200	TOTALS	100%

NO. UNITS	NO. BEDROOMS	SPACES REQD.
24	1	48
128	2	256
48	3	96
TOTAL SPACES REQUIRED		400
TOTAL SPACES PROVIDED		377

PARCEL NUMBER:	232927-000000-011020	
TOTAL LAND AREA:	16.57 ACRES ±	100.0%
TOTAL NO. OF UNITS	200 UNITS	
DENSITY (UNITS / ACRES)	12.09 D.U. / PER ACRE	
IMPERVIOUS SURFACE RATIO (ISR):	4.16 ACRES ± =	28.7%
FLOOR AREA RATIO (FAR):	0.00 ACRES ± =	0.0%
BUILDING HEIGHT:	50 FEET	
EXISTING WETLAND AREA:	1.35 ACRES ± =	9.3%
RETENTION AREA:	2.71 ACRES ± =	18.7%
OPEN SPACE / GREEN AREA:	5.36 ACRES ± =	37.0%
TOTAL RETENTION & GREENSPACE:	9.42 ACRES ± =	65.0%
TOTAL RH AREA:	14.50 ACRES ± =	87.5%
TOTAL CAC AREA:	2.07 ACRES ± =	12.5%
UNDERLYING LAND USE:	CAC & RH	



LEGAL DESCRIPTION:

THE E 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA LYING NORTH OF IMPERIAL PLACE CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 7, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY FOR SHEPHERD ROAD AND IMPERIAL LAKES BOULEVARD.

SAID PARCEL OF LAND IS SUBJECT TO EASEMENTS OF RECORD AND OF USE, AND CONTAINS 16.57 ACRES MORE OR LESS.

CONTACT:
JOHN C. McVAY JR.
ELITE DZIGN
6700 SOUTH FLORIDA AVENUE, SUITE 8
LAKELAND, FLORIDA 33813
(863) 712-9932

OWNER:
GGIV INVESTMENTS LLC
6356 W MACLAURIN DR
TAMPA, FLORIDA 33647

L:\06 IV. IMPERIAL LAKES_20 ACRES\DWG\CONCEPT.dwg, 5/7/2024 7:13 AM, John Gillespie

LDPD-2024-2
CONCEPT PD

VILLAGE AT
IMPERIAL LAKES
POLK COUNTY, FL

6700 SOUTH FLORIDA AVENUE
SUITE 8,
LAKELAND, FLORIDA 33813

