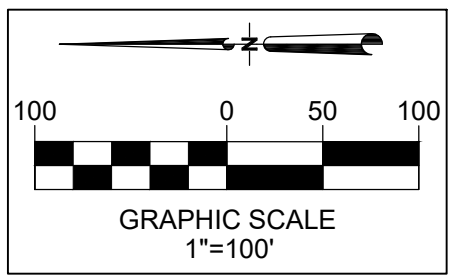


- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - LANDSCAPE SETBACK
 - LANDSCAPE SETBACK
 - LOT COUNTER
 - PROPOSED POND
 - PROPOSED ROADWAY
 - PROPOSED CONCRETE
- NOTE: LIGHTER FADED COLOR INDICATES EXISTING CONDITION



SITE INFORMATION:

SITE DATA

TOTAL SITE AREA: 117.55 AC
ZONING JURISDICTION: POLK COUNTY
PARCEL ID #: 23-27-20-000000-032050 AND 23-27-20-000000-024310
EXISTING USE: VACANT/AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
FLOOD ZONE: ZONE "X", "AE", AND "A", PER FEMA FIRM PANEL NUMBER 12105C0281G AND 12105C0282G, DATE 12/22/2016
ZONING: RS - 23-27-20-000000-032050 - 90.57 ACRES
FUTURE LAND USE: RS - 23-27-20-000000-024310 - 27.11 ACRES
MAX DENSITY: 3 LOTS/ACRE UPLAND (97.34 AC)
1 LOT/ACRE WETLAND CREDIT (21.5 AC)

IMPERVIOUS SURFACE AREA RATIO: $\frac{1,998,480 \text{ SF}}{2,100,000 \text{ SF}} = 0.40 \text{ ISR}$

SETBACKS

BUILDING:	REQUIRED:	PROVIDED:
FRONT:	25'	25'
REAR:	15'	15'
SIDE:	7.5'	7.5'

LOT COUNT

47 60'X115' LOTS
100 50'X115' LOTS
147 TOTAL LOTS
TOTAL DENSITY (UPLAND): 1.25 DU/AC

APPLICANT/DEVELOPER:

SWAN DEESON ROAD LLC
1600 EAST 8TH AVENUE SUITE A200
TAMPA, FL 33605

CIVIL ENGINEER:

CHARLES A. OTERO P.E.
13902 NORTH DALE MABRY HIGHWAY
SUITE 230
TAMPA, FLORIDA 33618
NORTH: 813-936-3585
E-MAIL: coter@oteroengineering.com

BUFFERING AND SCREENING:

ALL BUFFERS SEPARATING ADJOINING SUBDIVISIONS SHALL BE MINIMUM TYPE B BUFFERS AS DESCRIBED IN SECTION 720 FIGURE 7.3 OF THE POLK COUNTY LDC.

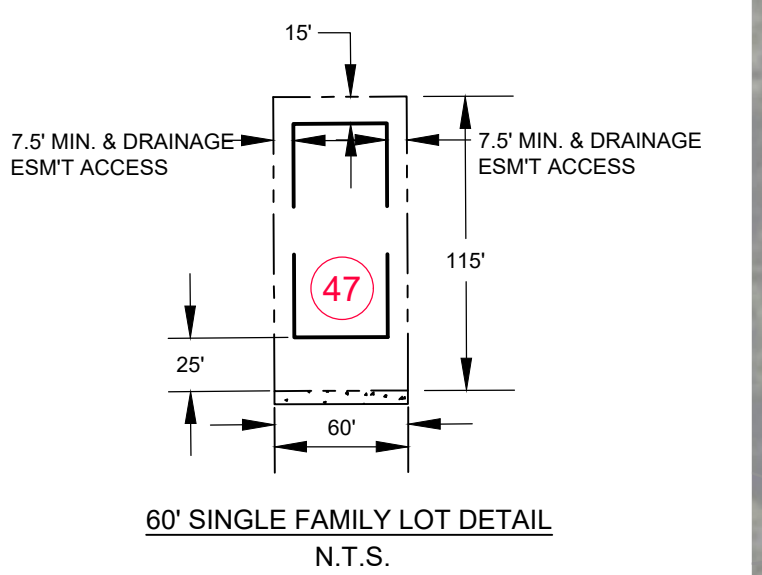
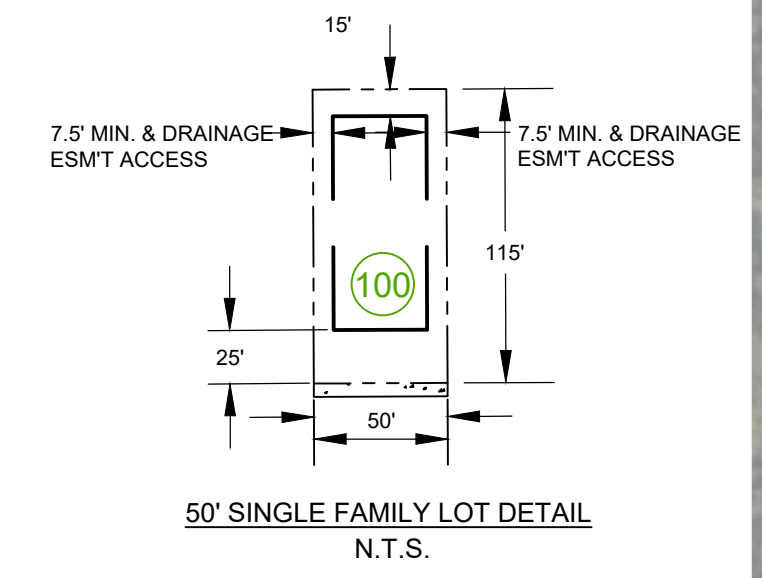
DENSITY DATA:

DENSITY BONUS POINTS TABLE 3.3:

TYPE OF AMENITY	POINTS
CREATION OF WILDLIFE HABITAT	2
INTERNAL SIDEWALKS (BOTH SIDES)	4
ACTIVE RECREATION FACILITY	3
UNDERGROUND UTILITIES	2
CONNECTION TO CENTRALIZED SEWER	5
TWO CANOPY TREES PER RESIDENTIAL LOT	2
TOTAL:	18 POINTS

UTILITY DATA:

WATER PROVIDED BY: POLK COUNTY UTILITIES
SEWER PROVIDED BY: POLK COUNTY UTILITIES
RECLAIMED PROVIDED BY: N/A
FIRE PROVIDED BY: POLK COUNTY UTILITIES
FIRE NOTE: FIRE HYDRANTS SHALL BE PROVIDED EVERY 500 FEET. FIRE HYDRANTS WILL BE SUPPLIED BY WATERMANS OF SUFFICIENT SIZE TO MEET THE REQUIREMENTS OF THE FIRE DEPARTMENT AND POLK COUNTY UTILITIES.



WETLAND DATA:

TOTAL WETLAND AREA: 21.5 AC*
TOTAL UPLAND AREA: 97.3 AC
REFER TO SITE PLAN FOR WETLAND AREAS (ESTIMATED FROM NWI TO BE VERIFIED DURING DESIGN)

ROAD DATA:

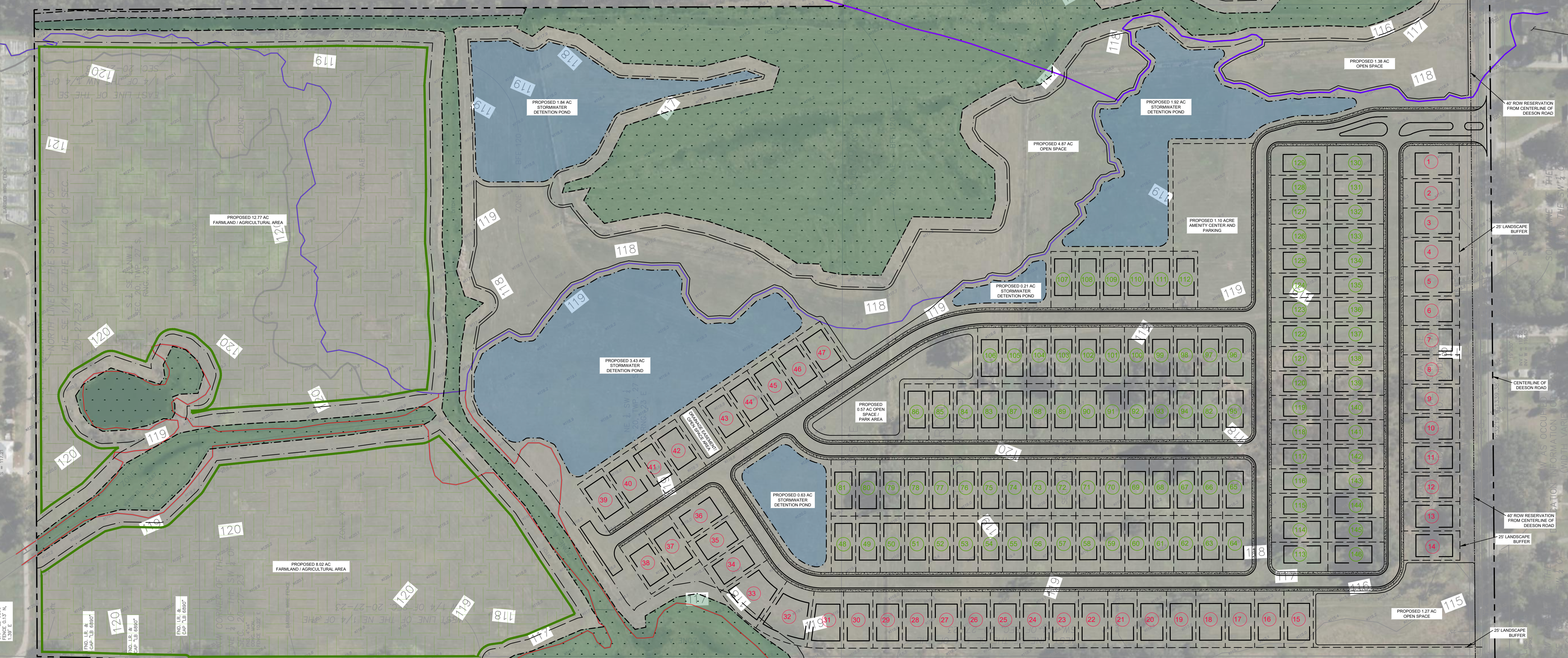
SUBDIVISION ROADS WILL BE PUBLIC ACCESS WILL BE TO COUNTY ROAD

OPEN SPACE BREAKDOWN:

STORMWATER PONDS* = 8.03 AC
OPEN SPACE TRACTS = 12.67 AC
NORTHERN TRACT = 20.79
UPLAND PRESERVATION** TYPE C LANDSCAPE BUFFERS (25FT), MISC. = 26.17 AC
TOTAL = 67.66 AC

*STORMWATER FACILITIES MAY BE USED TO MEET OPEN SPACE REQUIREMENTS ONLY IF ALL FACILITIES ON SITE ARE CURVILINEAR IN DESIGN, DO NOT IMPACT WETLANDS OR WETLAND BUFFERS, AND MEET THE PLANTING REQUIREMENTS OF A TYPE "C" BUFFER.

**WETLAND BUFFERS MAY BE COUNTED TOWARDS OPEN SPACE AS LONG AS THERE ARE NO WETLAND IMPACTS ON SITE AND A 25-FOOT SETBACK IS MAINTAINED THROUGHOUT THE ENTIRE BUFFER.



NO.	BY	DATE	REVISION DESCRIPTION
1	GT	02/20/22	DRAWN BY
2	AT	02/20/22	DESIGNED BY
3	AT	02/20/22	CHECKED BY
4	AT	02/20/22	APPROVED BY
5	AT	02/20/22	JOB NO.
6	AT	02/20/22	2105

Charles A. Otero, State of Florida,
Professional Engineer, License No.
18299
This item has been digitally signed
by Charles A. Otero,
P.E. on 03/03/2022.
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unless the signature must be
verified on any electronic copies.

MASTER SITE PLAN

DEESON SUBDIVISION
4235 DEESON RD
LAKELAND, FL 33810

OTERO ENGINEERING
CIVIL ENGINEERS
13902 N. Dale Mabry Highway, Suite 230 • Tampa, FL 33618 • (813) 946-5585
C.A. # 7940

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