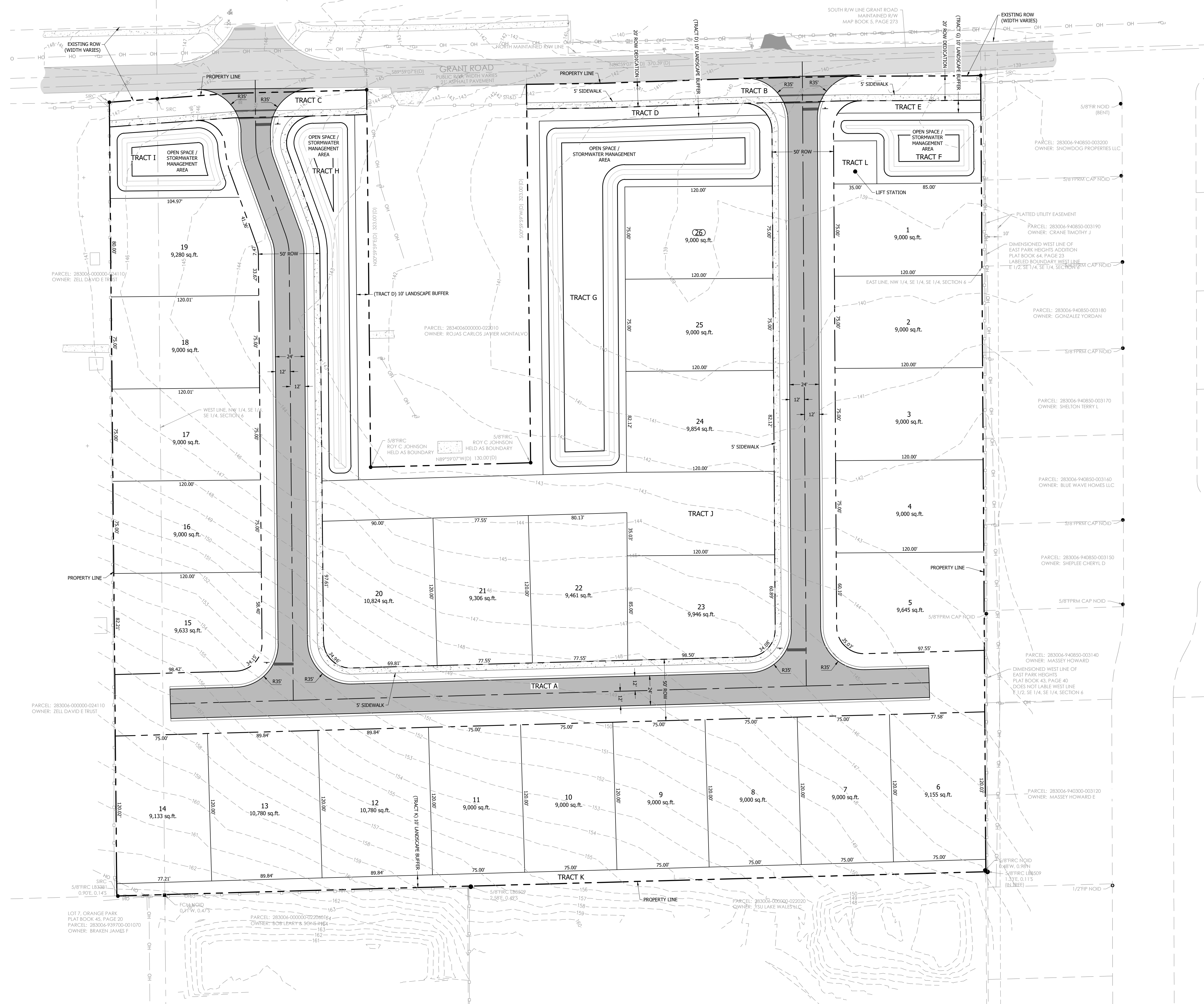


NORTH

SCALE: 1" = 40'
0' 40' 80'



TRACT TABLE			
TRACT	AREA	DESCRIPTION	OWNERSHIP / MAINTAINED
TRACT A	1.869 AC	RIGHT-OF-WAY	POLK COUNTY
TRACT B	0.170 AC	ROW DEDICATION	POLK COUNTY
TRACT C	0.096 AC	ROW DEDICATION	POLK COUNTY
TRACT D	0.208 AC	LANDSCAPE BUFFER	HOA
TRACT E	0.025 AC	LANDSCAPE BUFFER	HOA
TRACT F	0.130 AC	OPEN SPACE / STORMWATER	HOA
TRACT G	0.607 AC	OPEN SPACE / STORMWATER	HOA
TRACT H	0.237 AC	OPEN SPACE / STORMWATER	HOA
TRACT I	0.133 AC	OPEN SPACE / STORMWATER	HOA
TRACT J	0.374 AC	OPEN SPACE	HOA
TRACT K	0.162 AC	LANDSCAPE BUFFER	HOA
TRACT L	0.028 AC	LIFT STATION	CITY OF LAKE WALES

SITE DATA TABLE	
PARCEL INFORMATION:	
PARCEL ID:	28-30-06-00000-022100
PARCEL AREA:	9,636 AC
CURRENT FLU:	LDR - LOW DENSITY RESIDENTIAL
CURRENT ZONING:	R-18 (RESIDENTIAL)
CURRENT USE:	VACANT
PROPOSED USE:	RESIDENTIAL
FLOOD AREA:	ZONE "X"
FIRM:	1218SC0570G
FIRM DATE:	DECEMBER 22, 2016
PARCEL AREA (EXCLUDING ROW DEDICATION):	9,370 AC
PROPOSED RESIDENTIAL UNITS:	26
PROPOSED RESIDENTIAL DENSITY:	26 / 9,370 AC = 2.775 UNITS/AC
BUILDING SETBACKS:	
SETBACKS:	25' (FRONT)
	20' (REAR)
	10' (SIDE)
	15' (SIDE CORNER)
MINIMUM LOT AREA:	9,000 SF
MINIMUM LOT DIMENSIONS:	75' x 120'

CLIENT:	BRANNEN ROAD INVESTMENTS
PROJECT:	GRANT ROAD PROPERTY
PROJECT NO.:	3038
SHEET:	C300

DESIGNED BY:	SS	DRAWN BY:	DH	CHECKED BY:	SS
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NO.	DATE	DESCRIPTION
REVISION BLOCK		

01/28/2026

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (883) 800-3046 - FAX: (883) 800-1159
REGISTRY #26247

SLOAN
Engineering Group

OVERALL SITE PLAN

GRANT RD. ... LAKE WALES, FL 33898

X:\Engineering\3038-Summers Real Estate Grant Road\3038 - Prelim3 - Option 3.dwg, C300.dwg, 1/28/2026 10:07:50 AM, dhaner, 1:1