

PLANNED BY	ELISA J. HADEN
DESIGNED BY	ELISA J. HADEN
SCALE AS SHOWN	1" = 40'
DATE	JULY 2019
KHA PROJECT LICENSE	049931000

**Kimley-Horn**  
2019 KIMLEY-HORN AND ASSOCIATES, INC.  
116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801  
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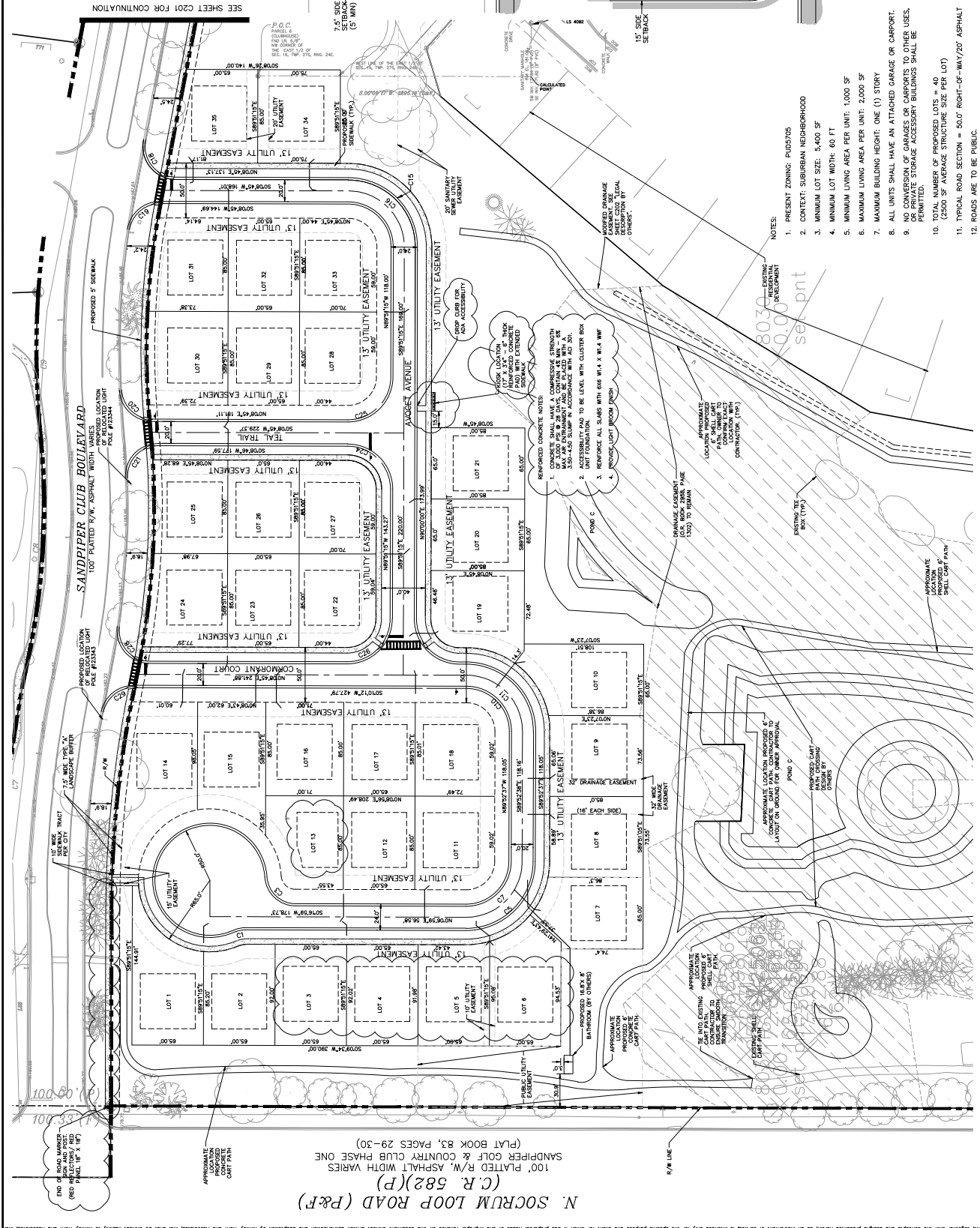
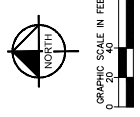
NO.	REVISIONS	DATE
1	ADDED MAIL ROOM	08/12/20
2	REVISIONS	08/12/20



- NOTES:**
1. PRESENT ZONING: PD05705
  2. CONTEXT: SUBURBAN NEIGHBORHOOD
  3. MINIMUM LOT SIZE: 5,400 SF
  4. MINIMUM LOT WIDTH: 60 FT
  5. MINIMUM LIVING AREA PER UNIT: 1,000 SF
  6. MAXIMUM LIVING AREA PER UNIT: 2,000 SF
  7. MAXIMUM BUILDING HEIGHT: ONE (1) STORY
  8. ALL UNITS SHALL HAVE AN ATTACHED GARAGE OR CARPORT.
  9. USES: SINGLE-FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL, OFFICE, OR PRIVATE STORAGE. ACCESSORY BUILDINGS SHALL BE PERMITTED.
  10. TOTAL NUMBER OF PROPOSED LOTS = 40  
(2,500 SF AVERAGE STRUCTURE SIZE PER LOT)
  11. TYPICAL ROAD SECTION = 50.0' RIGHT-OF-WAY/20' ASPHALT
  12. ROADS ARE TO BE PUBLIC.
  13. WHERE EASEMENTS ALONG PROPERTY LINES ARE GREATER THAN THE TYPICAL SETBACKS, THE EASEMENTS WIDTH SHALL BE CONSIDERED MINIMUM SETBACK VALUE FOR THE PROPERTY LINE.

NOTE: SIDEWALK ON BOTH SIDES OF STREET.

TYPICAL LOTS N.T.S.



**N. SOCRUM LOOP ROAD (P&F)**  
**(C.R. 582)(P)**  
**SANDPIPER GOLF & COUNTRY CLUB PHASE ONE**  
**(PLAT BOOK 83, PAGES 29-30)**

This document, together with the exhibits and maps prepared herein, on the part of the engineer, is prepared only for the specific project and shall not be used for any other purpose without the written authorization and adoption by the City of Lakeland and Association, Inc. The engineer, together with the exhibits and maps prepared herein, on the part of the engineer, is prepared only for the specific project and shall not be used for any other purpose without the written authorization and adoption by the City of Lakeland and Association, Inc.