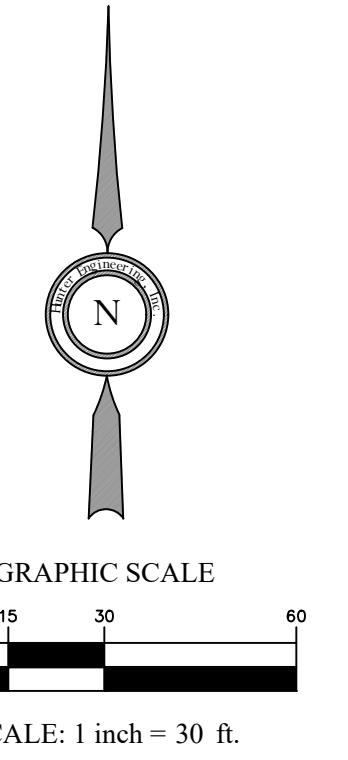
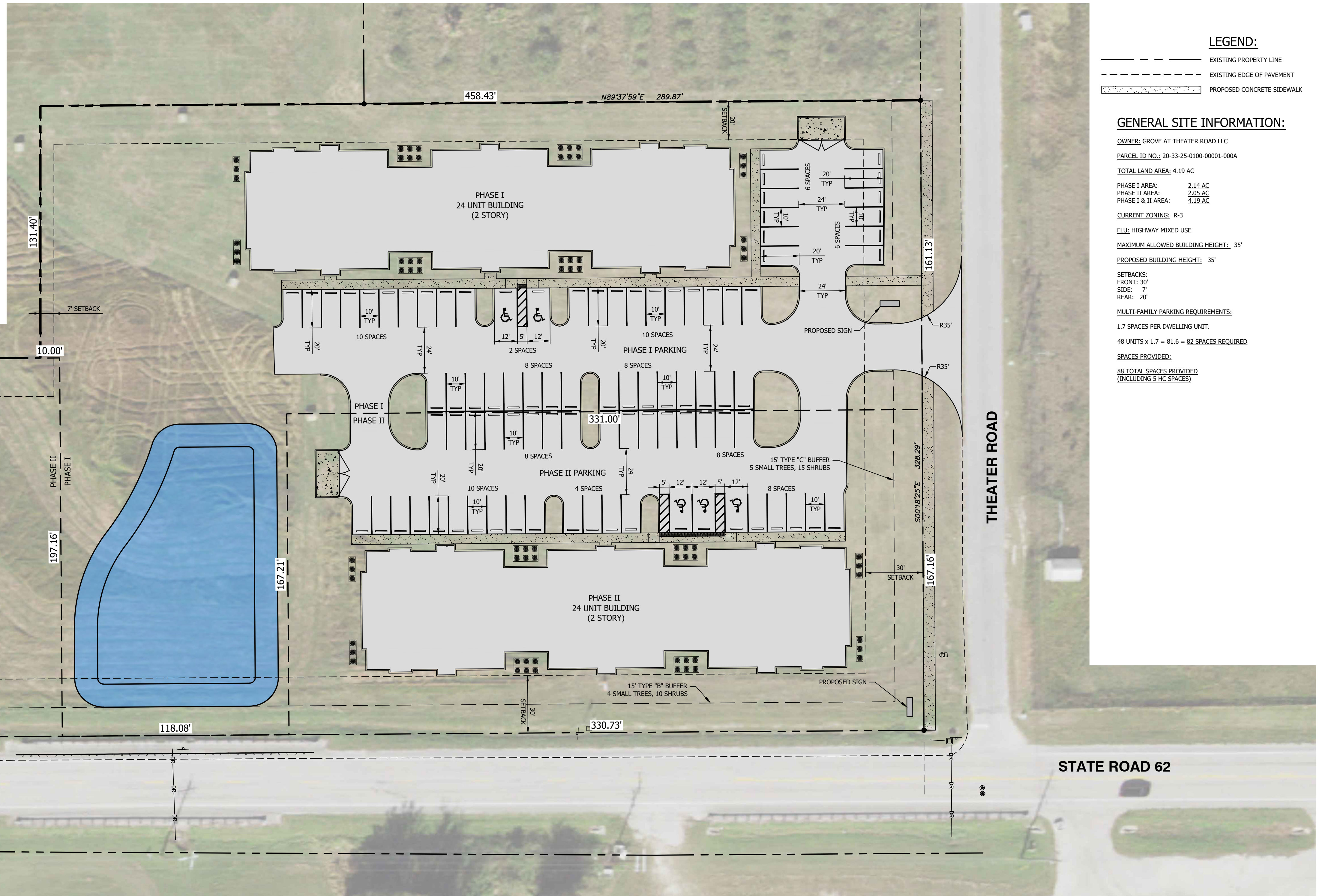




Location Map



- LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING EDGE OF PAVEMENT
 - PROPOSED CONCRETE SIDEWALK

GENERAL SITE INFORMATION:

OWNER: GROVE AT THEATER ROAD LLC
 PARCEL ID NO.: 20-33-25-0100-00001-000A
 TOTAL LAND AREA: 4.19 AC
 PHASE I AREA: 2.14 AC
 PHASE II AREA: 2.05 AC
 PHASE I & II AREA: 4.19 AC
 CURRENT ZONING: R-3
 FLL: HIGHWAY MIXED USE
 MAXIMUM ALLOWED BUILDING HEIGHT: 35'
 PROPOSED BUILDING HEIGHT: 35'

SETBACKS:
 FRONT: 30'
 SIDE: 7'
 REAR: 20'

MULTI-FAMILY PARKING REQUIREMENTS:
 1.7 SPACES PER DWELLING UNIT.
 48 UNITS x 1.7 = 81.6 = 82 SPACES REQUIRED
 SPACES PROVIDED:
 88 TOTAL SPACES PROVIDED
 (INCLUDING 5 HC SPACES)

PRELIMINARY SITE DEVELOPMENT PLAN

HUNTER ENGINEERING

4900 Dundee Road
 Winter Haven, FL 33884
 Telephone: 863-676-7770
 Facsimile: 863-965-0181
 C.A. #8394

Prepared For
GROVE AT THEATER ROAD LLC

Preliminary Site Development Plan
 for
Theater Road Apartments
 Polk County, Florida

Date: May 14, 2025
 Project No.: XX-XXX

BRYAN A. HUNTER
 No. 53168
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

This form has been digitally signed and sealed by Bryan A. Hunter using a digital signature on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bryan A. Hunter, P.E.
 Reg. No. 53168
 C.A. #8394

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