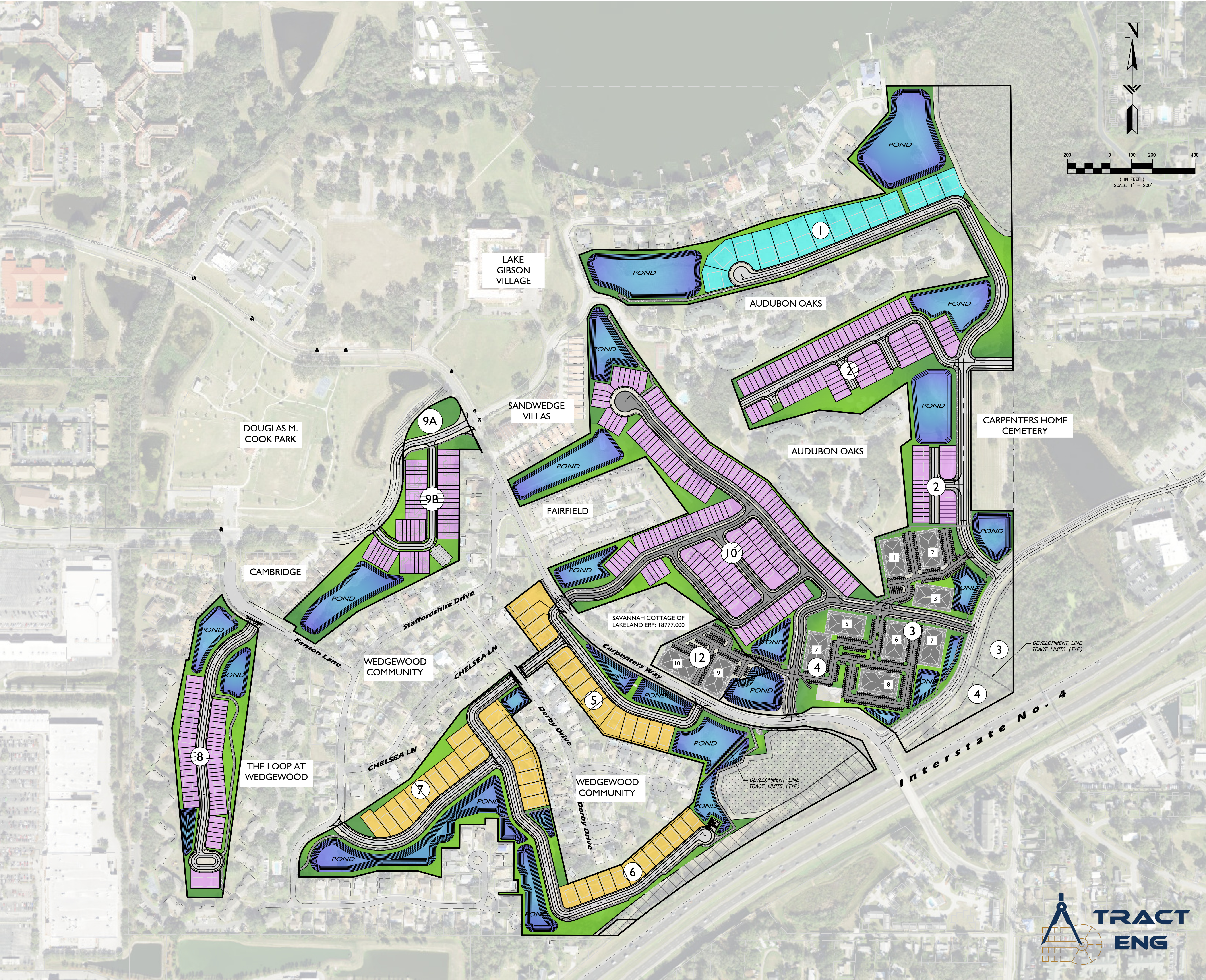




| PRELIMINARY SITE DATA TABLE |                                     |                  |              |       |    |  |  |  |
|-----------------------------|-------------------------------------|------------------|--------------|-------|----|--|--|--|
| DETACHED SINGLE FAMILY      |                                     | EXISTING FLU     | PROPOSED FLA | PHASE |    |  |  |  |
| DEVELOPMENT AREA 1          | TOTAL AREA                          | 19.02 AC         | RL           | RL    | II |  |  |  |
|                             | WETLANDS                            | 3.79 AC          |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 15.23 AC         |              |       |    |  |  |  |
|                             | UNITS (90' WIDE):                   | 14 DU            |              |       |    |  |  |  |
|                             | DENSITY                             | 0.74 DU/AC       |              |       |    |  |  |  |
| DEVELOPMENT AREA 5          | TOTAL AREA                          | 7.56             | RL           | RL    | II |  |  |  |
|                             | WETLANDS                            | 0                |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 7.56             |              |       |    |  |  |  |
|                             | UNITS (60' WIDE):                   | 14               |              |       |    |  |  |  |
|                             | DENSITY                             | 1.85             |              |       |    |  |  |  |
| DEVELOPMENT AREA 6          | TOTAL AREA                          | 14.46 AC         | RL           | RL    | II |  |  |  |
|                             | WETLANDS                            | 3.25 AC          |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 11.21 AC         |              |       |    |  |  |  |
|                             | UNITS (60' WIDE):                   | 12 DU            |              |       |    |  |  |  |
|                             | DENSITY                             | 0.83 DU/AC       |              |       |    |  |  |  |
| DEVELOPMENT AREA 7          | TOTAL AREA                          | 11.21 AC         | RL           | RL    | II |  |  |  |
|                             | WETLANDS                            | 0 AC             |              |       |    |  |  |  |
|                             | ROW DEDICATION                      | 2.42 AC          |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 8.79 AC          |              |       |    |  |  |  |
|                             | UNITS (60' WIDE):                   | 20 DU            |              |       |    |  |  |  |
|                             | DENSITY                             | 1.78 DU/AC       |              |       |    |  |  |  |
| TOTAL SF UNITS              |                                     | 60               |              |       |    |  |  |  |
| ATTACHED SINGLE FAMILY      |                                     | EXISTING FLU     | PROPOSED FLA | PHASE |    |  |  |  |
| DEVELOPMENT AREA 2          | TOTAL AREA                          | 16.54 AC         | RM           | RM    | II |  |  |  |
|                             | WETLANDS                            | 0 AC             |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 16.54 AC         |              |       |    |  |  |  |
|                             | UNITS (TH)                          | 104 DU           |              |       |    |  |  |  |
|                             | DENSITY                             | 6.29 DU/AC       |              |       |    |  |  |  |
| DEVELOPMENT AREA 8          | TOTAL AREA                          | 8.63 AC          | RM           | RM    | II |  |  |  |
|                             | WETLANDS                            | 0 AC             |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 8.63 AC          |              |       |    |  |  |  |
|                             | UNITS (TH)                          | 60 DU            |              |       |    |  |  |  |
|                             | DENSITY                             | 6.95 DU/AC       |              |       |    |  |  |  |
| DEVELOPMENT AREA 9B         | TOTAL AREA                          | 7.29 AC          | RL           | RM    | II |  |  |  |
|                             | WETLANDS                            | 0 AC             |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 7.29 AC          |              |       |    |  |  |  |
|                             | UNITS (TH)                          | 48 DU            |              |       |    |  |  |  |
|                             | DENSITY                             | 6.58 DU/AC       |              |       |    |  |  |  |
| DEVELOPMENT AREA 10         | TOTAL AREA                          | 23.84 AC         | RM           | RM    | II |  |  |  |
|                             | WETLANDS                            | 0 AC             |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 23.84 AC         |              |       |    |  |  |  |
|                             | UNITS (TH)                          | 162 DU           |              |       |    |  |  |  |
|                             | DENSITY                             | 6.80 DU/AC       |              |       |    |  |  |  |
| TOTAL TH UNITS              |                                     | 374              |              |       |    |  |  |  |
| MULTI-FAMILY                |                                     | EXISTING FLU     | PROPOSED FLA | PHASE |    |  |  |  |
| DEVELOPMENT AREA 3          | TOTAL AREA                          | 6.99 AC          | RH           | RH    | I  |  |  |  |
|                             | WETLANDS                            | 1.2 AC           |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 5.79 AC          |              |       |    |  |  |  |
|                             | UNITS                               | 90 DU (30/BLDG)  |              |       |    |  |  |  |
|                             | DENSITY                             | 12.88 DU/AC      |              |       |    |  |  |  |
|                             | PARKING REQUIRED (1 BLDG = 12/15/3) |                  |              |       |    |  |  |  |
|                             | 1 BED (1.5 SPA / BED)               | 54               |              |       |    |  |  |  |
|                             | 2+ BED (2 SPA / BED)                | 90               |              |       |    |  |  |  |
|                             | 3+ BED (2 SPA / BED)                | 18               |              |       |    |  |  |  |
|                             | TOTAL SPACES                        | 162              |              |       |    |  |  |  |
| DEVELOPMENT AREA 4          | TOTAL AREA                          | 8.56 AC          | RH           | RH    | I  |  |  |  |
|                             | WETLANDS                            | 0.93 AC          |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 7.63 AC          |              |       |    |  |  |  |
|                             | UNITS                               | 150 DU (30/BLDG) |              |       |    |  |  |  |
|                             | DENSITY                             | 17.52 DU/AC      |              |       |    |  |  |  |
|                             | PARKING REQUIRED (1 BLDG = 12/15/3) |                  |              |       |    |  |  |  |
|                             | 1 BED (1.5 SPA / BED)               | 90               |              |       |    |  |  |  |
|                             | 2+ BED (2 SPA / BED)                | 150              |              |       |    |  |  |  |
|                             | 3+ BED (2 SPA / BED)                | 30               |              |       |    |  |  |  |
|                             | TOTAL SPACES                        | 270              |              |       |    |  |  |  |
| DEVELOPMENT AREA 12         | TOTAL AREA                          | 3.74 AC          | RM           | RH    | I  |  |  |  |
|                             | WETLANDS                            | 0 AC             |              |       |    |  |  |  |
|                             | DEVELOPABLE AREA                    | 3.74 AC          |              |       |    |  |  |  |
|                             | UNITS (60' WIDE)                    | 60 DU (30/BLDG)  |              |       |    |  |  |  |
|                             | DENSITY                             | 16.04 DU/AC      |              |       |    |  |  |  |
|                             | PARKING REQUIRED (1 BLDG = 12/15/3) |                  |              |       |    |  |  |  |
|                             | 1 BED (1.5 SPA / BED)               | 36               |              |       |    |  |  |  |
|                             | 2+ BED (2 SPA / BED)                | 60               |              |       |    |  |  |  |
|                             | 3+ BED (2 SPA / BED)                | 12               |              |       |    |  |  |  |
|                             | TOTAL SPACES                        | 108              |              |       |    |  |  |  |
| TOTAL MF UNITS              |                                     | 300              |              |       |    |  |  |  |
| TOTAL PARKING REQUIRED      |                                     | 540              |              |       |    |  |  |  |
| TOTAL PARKING PROVIDED      |                                     | 587              |              |       |    |  |  |  |
| TOTAL SITE SUMMARY          |                                     |                  |              |       |    |  |  |  |
| TOTAL AREA                  |                                     | 127.84 AC        |              |       |    |  |  |  |
| WETLANDS                    |                                     | 9.17 AC          |              |       |    |  |  |  |
| ROW DEDICATION              |                                     | 6.16 AC          |              |       |    |  |  |  |
| DEVELOPABLE AREA            |                                     | 112.51 AC        |              |       |    |  |  |  |
| UNITS (60' WIDE):           |                                     | 734 DU           |              |       |    |  |  |  |
| DENSITY                     |                                     | 5.74 DU/AC       |              |       |    |  |  |  |
| TOTAL STORMWATER            |                                     | 23.9 AC          | 19%          |       |    |  |  |  |





C:\Users\Danny\Documents\Tracteng.com\Active Projects\Folder - Documents\ACTIVE PROJECTS\WEDGEWOOD\DWG\CONCEPT-PD\WV - DEVELOPMENT AREA 9B - NEW.dwg,4/4/2025 1:58 PM, Danny



WEDGEWOOD MASTER PLAN - DEVELOPMENT AREA 9B

PRELIMINARY SITE DATA TABLE

TOWNHOMES PARCELS

|                         |              |
|-------------------------|--------------|
| DEVELOPMENT AREA 9B:    |              |
| EX FLU:                 | RL           |
| PROP FLU:               | RM           |
| TOTAL DEVELOPABLE AREA: | ± 7.29 AC    |
| TOTAL UNITS:            | ± 48 (TH)    |
| DENSITY:                | ± 6.58 DU/AC |
| DEVELOPABLE AREA:       | ± 7.29 AC    |
| UNITS                   | ± 48 UNITS   |
| MIN LOT SIZE            | 20' X 102'   |
| PARKING PROVIDED        | ± 18         |

DESIGNED BY:  
LUCAS TALHARD

DRAWN BY:  
LUCAS TALHARD

CHECKED BY:  
DANIEL KOVACS

SITE PLAN COORDINATE  
THE PROJECT COORDINATES  
WERE ESTABLISHED BASED ON  
THE SURVEYOR'S INFORMATION.

BY  
XX

REVISIONS

NO  
0

DATE  
07/17/23

ORIGINAL RELEASE

NOT CONSIDERED FINAL UNTIL ALL AGENCY  
REMARKS ARE RESOLVED AND  
CONSTRUCTION NOT VALID WITHOUT SEAL

DANIEL P. KOVACS, P.E. #84168

TRACT ENGINEERING  
FROM CONCEPTUAL TO COMPLETION  
5137 S LAKELAND DR, SUITE 3  
FIRM REGISTRATION NUMBER - 34343

SHEET  
1

SHEET TITLE  
CONCEPT PLAN  
AREA 9B

CONSTRUCTION DOCUMENTS  
WEDGEWOOD GOLF COURSE REDEVELOPMENT - PHASE 2  
LAKELAND, FLORIDA

This item has been digitally signed and sealed by Daniel P. Kovacs on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





## SITE DATA TABLE

## MULTIFAMILY PARCELS

**PARCEL AREA ADDED:**

PARCEL ID: 232736000000011050  
PROPERTY AREA: ±2.48 AC  
EX FLU: RM  
PROP FLU: RH  
EX PUD: 4773U  
PROP PUD: 4773W

**DEVELOPMENT AREA 12:**

TOTAL AREA ± 3.74 AC  
 WETLANDS ± 0.00 AC  
 DEVELOPABLE AREA: ± 3.74 AC  
 UNITS ± 60  
 DENSITY: ± 16.04 DU/AC  
 PARKING PROVIDED: ± 126  
 PARKING REQUIRED:  
     1 BEDROOM 24 X 1.5 SPACES = 36 SPACES  
     2+ BEDROOM 30 X 2 SPACES = 60 SPACES  
     3+ BEDROOM 6 X 2 SPACES = 12 SPACES

TOTAL REQUIRED: 108 SPACES

[illegible]