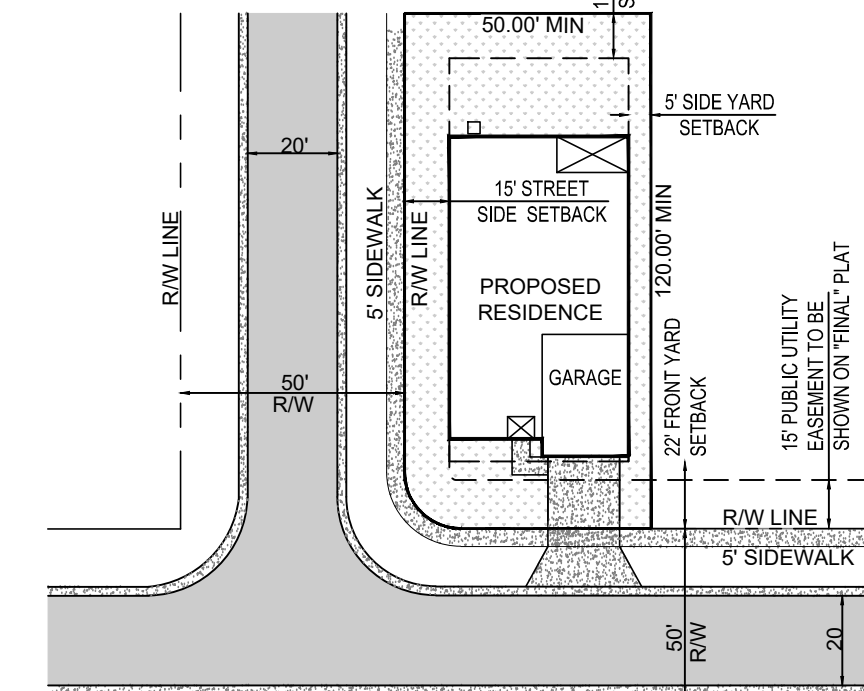
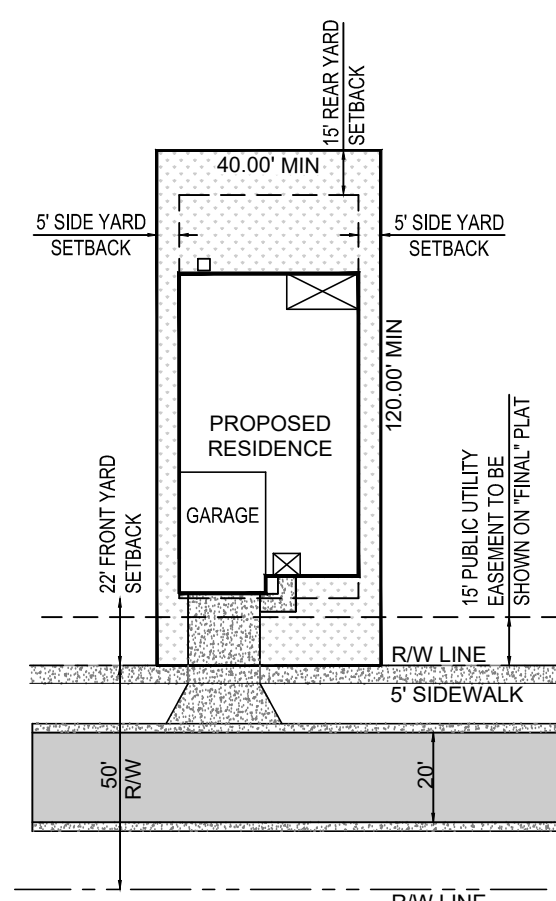


TRACT USAGE TABLE	
TRACT A IS AN OPEN SPACE AND LANDSCAPING AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.	
TRACT B IS AN OPEN SPACE AREA. TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WHEN ITS FORMED.	
TRACT C IS AN OPEN SPACE AND RECREATIONAL AREA. TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WHEN ITS FORMED.	
TRACT D IS AN OPEN SPACE AND DRAINAGE AREA. TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WHEN ITS FORMED.	
TRACT E IS AN OPEN SPACE, DRAINAGE AND LANDSCAPE AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.	
TRACT F IS AN OPEN SPACE AND RECREATIONAL AREA. TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WHEN ITS FORMED.	
TRACT G IS AN LIFT STATION AREA. TO BE OWNED AND MAINTAINED BY CITY OF LAKELAND. TRACT TO BE DEDICATED BY PLAT	
TRACT H IS AN OPEN SPACE AND RECREATIONAL AREA. TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION WHEN ITS FORMED.	
TRACT I IS AN OPEN SPACE AND LANDSCAPE AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.	
TRACT J IS AN OPEN SPACE AND CONSERVATION AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.	
TRACT K IS AN OPEN SPACE AND SIDEWALK AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.	
TRACT L IS AN OPEN SPACE AND LANDSCAPE AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.	



TYPICAL LOT LAYOUT

- SETBACKS**
- FRONT (DWELLING) = 22 FEET
 - SIDE = 5 FEET
 - SIDE (STREET) = 15 FEET
 - REAR = 15 FEET

ABBREVIATIONS
MIN = MINIMUM
R/W = RIGHT OF WAY

LOT COUNT

TOTAL LOTS:	199
SIZE	PROPOSED PERCENT
40 FT	129 64.82%
50 FT OR GREATER	70 35.18%

LAND USE TABLES

TOTAL LAND AREA (INCLUDING ROW TO BE VACATED)	= 46.78 ACRES +/-
TOTAL WETLAND AREAS	= 0.13 ACRES +/-
RECREATIONAL AREA	= 1.59 ACRES +/-
PROPOSED OPEN SPACE/RECREATION	= 9.54 ACRES +/-

REVISIONS	
DRAWN:	RLS
DESIGNED:	JS/RLS
CHECKED:	RG

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
1925 US HWY 92 S, SUITE 201
LAKELAND, FL 33801
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Credit Authorization #30194
www.GaddCivil.com

CYPRESS POINT AT LAKE PARKER
2150 US HIGHWAY 92 E
LAKELAND FL 33801
OVERALL GENERAL LOT LAYOUT PLAN

ISSUED FOR	
REVIEW	01.06.2022
PERMIT(CITY)	01.10.2022
PERMIT(WMD)	01.10.2022
PERMIT(COUNTY)	01.10.2022

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

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE

C5.0

PROJECT # 1185.02

