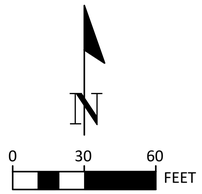

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	25-28-06-000000-042090
PROPOSED USE:	SPD (RS) - 11 SINGLE FAMILY LOTS
FLOOD AREA:	ZONE A & ZONE X
ZONING / LAND USE:	RS
PARCEL AREA:	5.29 AC

BUILDING SETBACKS:

FRONT:	20'
SIDE:	10'
REAR:	15'

OPEN SPACE (SPD CALCS):

REQUIRED (10%):	5.29 AC x 0.1 = 0.529 AC
PROVIDED:	0.765 AC (14.5%)

LOCATION ELIGIBILITY SCORE:

PROPOSED DENSITY:	2.08 DU/AC
POINTS REQUIRED (RS):	21
POINTS PROPOSED:	22 (SEE BELOW)

INFRASTRUCTURE ITEM:	POINTS ACHIEVED:
COLLECTOR ROAD (1/4 MILE)	3
COLLECTOR ROAD (1/4 MILE)	3
SIDEWALK CONNECTION TO SCHOOL	2
≥6" WATERLINE	1
HIGH SCHOOL	3
CC DISTRICT (>50% DEV)	2
COMMUNITY PARK/CENTER (1 MILE)	2
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO WETLAND DISTURBANCE	1
PEDESTRIAN CONNECTIONS (TWO)	1
EMERGENCY MEDICAL CARE (3 MILES)	1
COMMUNITY PARK (2 MILES)	1

811 Know what's below. Call before you dig.

REVISION NO.	DATE	DESCRIPTION

CHARLES R. BROOKER III, P.E.
LICENSE NO. 88615

CLIENT: TRADITIONS ENGINEERING, LLC

PROJECT NAME: OLD DIXIE HWY SINGLE FAMILY DEVELOPMENT

SUBURBAN PLANNED DEVELOPMENT PLAN

2610 OLD DIXIE HWY, AUBURNDALE, FL 33823

TRADITIONS ENGINEERING

PROJECT NUMBER
25-3

SHEET NUMBER
C-100

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.