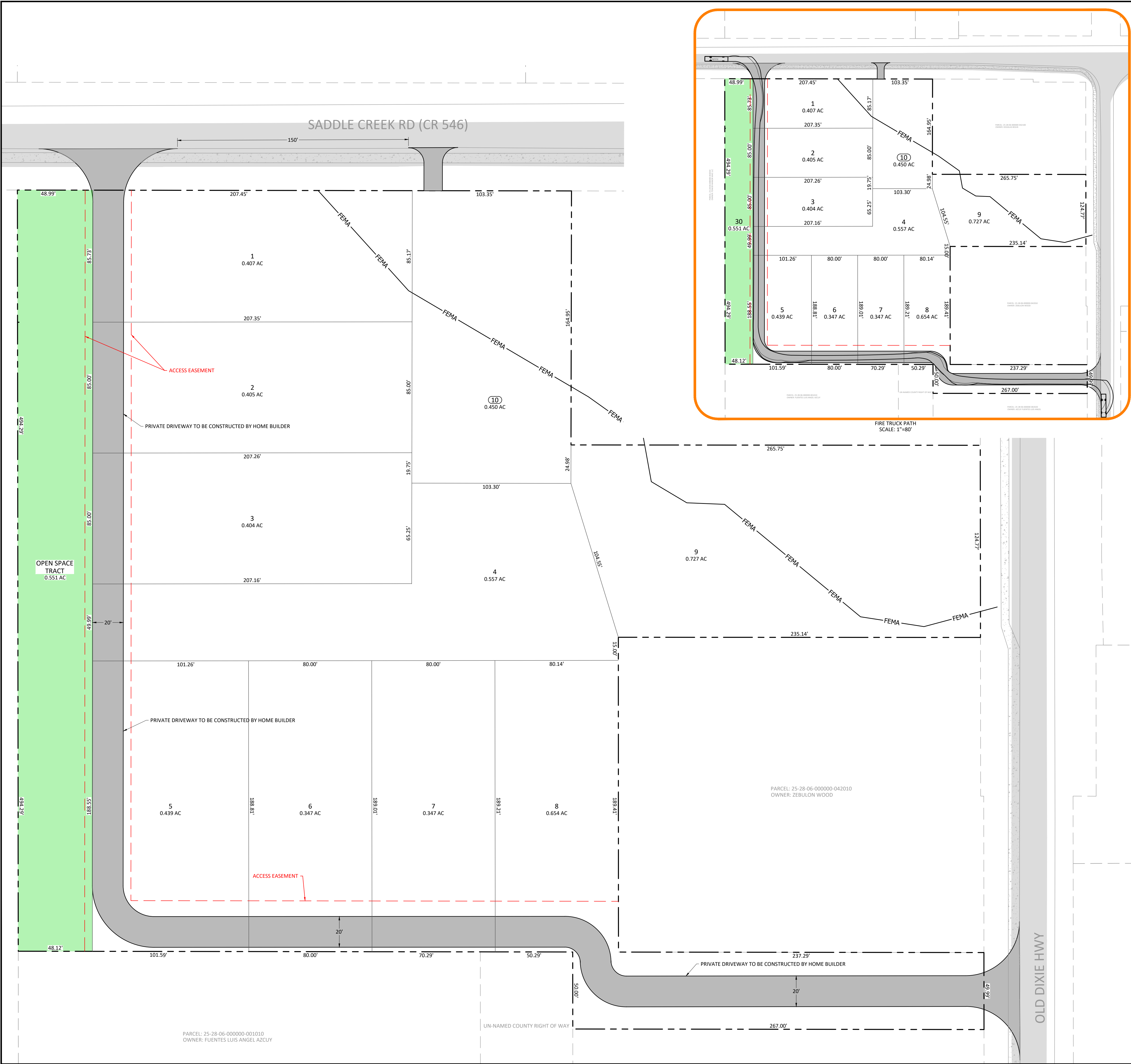
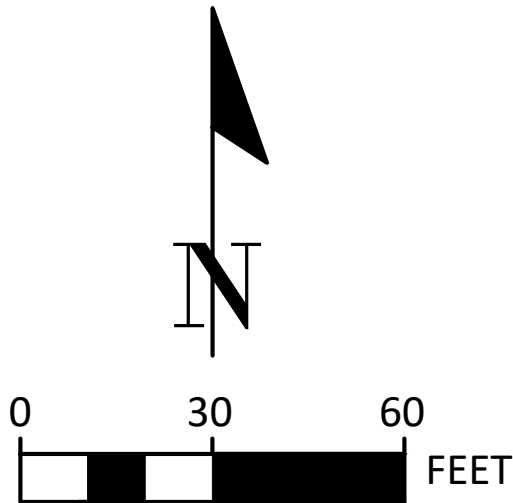


40.000'
8.500'
0.625'
8'-0"
45'-0"



SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID: 25-28-06-000000-042090
PROPOSED USE: SPD (RS) - 10 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: 0.551 AC (10.04%)

LOCATION ELIGIBILITY SCORE:

PROPOSED DENSITY: 1.89 DU/AC

POINTS REQUIRED (RS): 20

POINTS PROPOSED: 20 (SEE BELOW)

INFRASTRUCTURE ITEM:	POINTS ACHIEVED:
COLLECTOR ROAD (1/4 MILE)	3
COLLECTOR ROAD (1/4 MILE)	3
SIDEWALK CONNECTION TO SCHOOL	2
24" 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

PARCEL: 25-28-06-000000-001010
OWNER: FUENTES LUIS ANGEL AZCUY

UN-NAMED COUNTY RIGHT OF WAY

PARCEL: 25-28-06-000000-042010
OWNER: ZEBULON WOOD

OLD DIXIE HWY



TRADITIONS
ENGINEERING



PROJECT NUMBER

25-3

SHEET NUMBER

C-100

CLIENT: TRADITIONS ENGINEERING, LLC

PROJECT NAME: OLD DIXIE HWY SINGLE FAMILY DEVELOPMENT

SUBURBAN PLANNED DEVELOPMENT PLAN

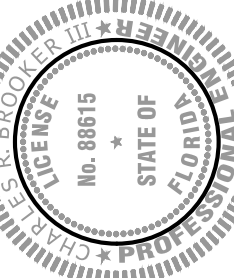
2610 OLD DIXIE HWY, AUBURNDALE, FL 33823

REVISION NO.

DATE

DESCRIPTION

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



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.