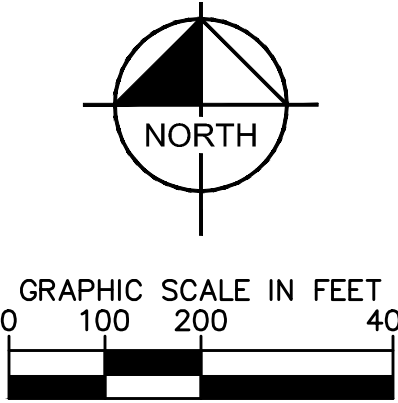
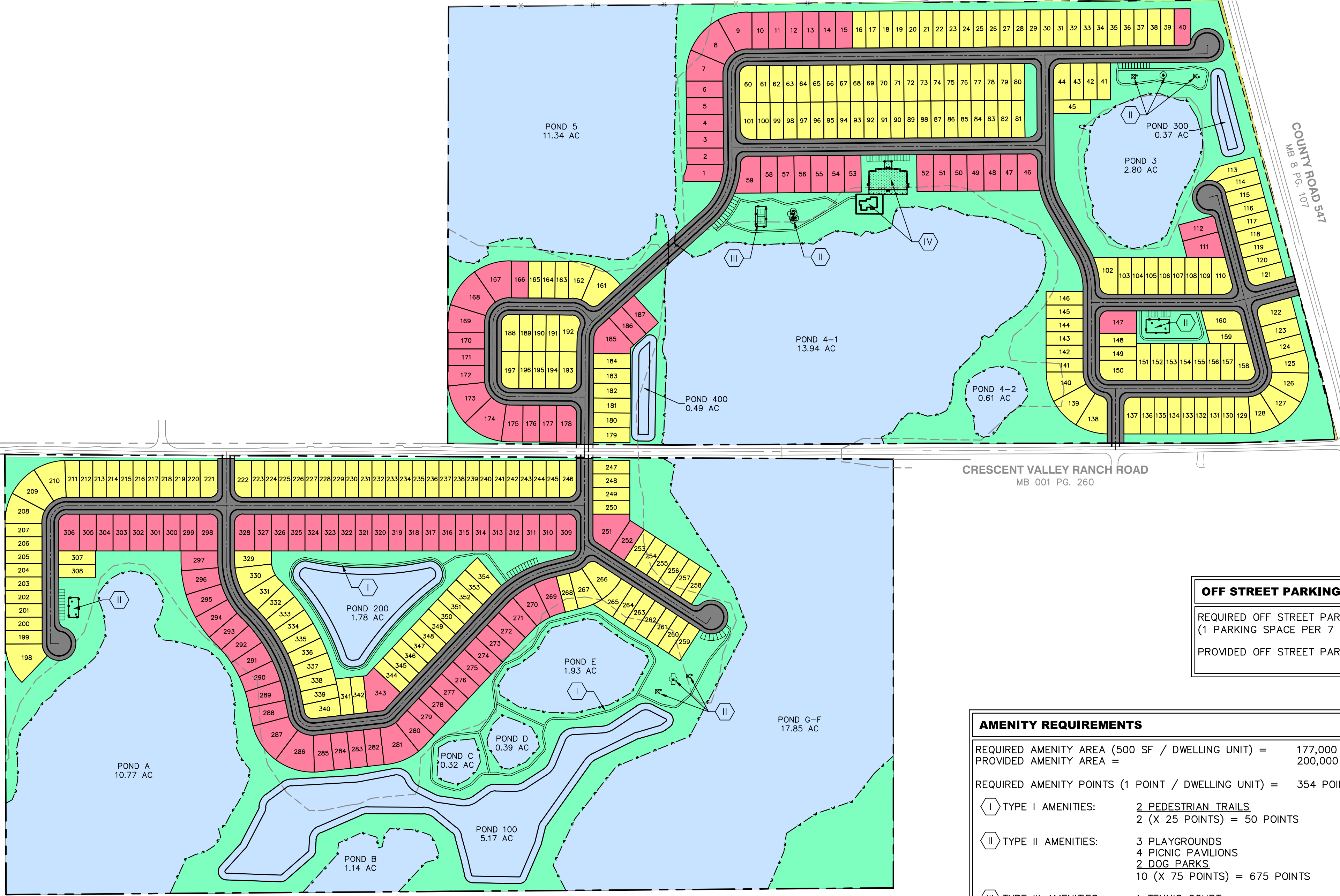


Plotted By: Mills, Richard - Sheet Set: KHA - Layout: C-200 MASTER SITE PLAN - May 08, 2025 - 06:40:39pm - K:\LAK - Civil\047539009 - Crescent Valley Ranch Road Subdivision\CAD\PlanSheets\C-100-SITE-MSTR.dwg
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SITE DATA:

PARCEL ID:	SEE APPENDIX A FOR FULL LIST OF PARCELS
TOTAL ACREAGE:	±153.97 AC
STORMWATER/WETLAND AREA:	±60.20 AC (39.1%)
DEVELOPABLE AREA:	±93.77 AC (60.9%)
REQUIRED OPEN SPACE AREA: (20% DEVELOPABLE AREA)	±18.75 AC
REQUIRED RECREATIONAL OPEN SPACE: (500 SF/D.U.)	±177,000 SF (4.06 AC)
TOTAL DWELLING UNITS:	354 UNITS
DENSITY:	3.8 D.U./AC
DEVELOPABLE AREA:	±93.77 AC (100.0%)
STORMWATER AREA:	±7.80 AC (8.3%)
OPEN SPACE AREA:	±28.52 AC (30.4%)
RECREATIONAL AREA:	±5.50 AC (5.9%)

HATCH LEGEND

	40' LOTS
	50' LOTS
	OPEN SPACE TRACTS
	STORMWATER/WETLANDS
	RIGHT-OF-WAY

LOT COUNT

40' X 110' =	241 UNITS (68.1%)
50' X 110' =	113 UNITS (31.9%) +
TOTAL	= 354 UNITS

OFF STREET PARKING

REQUIRED OFF STREET PARKING SPACES: (1 PARKING SPACE PER 7 DWELLING UNITS)	51
PROVIDED OFF STREET PARKING SPACES:	66

AMENITY REQUIREMENTS

REQUIRED AMENITY AREA (500 SF / DWELLING UNIT) =	177,000 SF
PROVIDED AMENITY AREA =	200,000 SF
REQUIRED AMENITY POINTS (1 POINT / DWELLING UNIT) =	354 POINTS
TYPE I AMENITIES:	2 PEDESTRIAN TRAILS 2 (X 25 POINTS) = 50 POINTS
TYPE II AMENITIES:	3 PLAYGROUNDS 4 PICNIC PAVILIONS 2 DOG PARKS 10 (X 75 POINTS) = 675 POINTS
TYPE III AMENITIES:	1 TENNIS COURT 1 (X 150 POINTS) = 150 POINTS
TYPE IV AMENITIES:	1 COMMUNITY POOL 1 CLUBHOUSE 2 (X 200 POINTS) = 400 POINTS
TOTAL POINTS =	1275 POINTS

TABLE 3.3 LOCALATIONAL ELIGIBILTY SCORE : RM

INFRASTRUCTURE ITEM	
COLLECTOR ROAD (WITHIN 1/4 MILE)	2
SIDEWALK CONNECTION TO PARK (WITHIN 1/4 MILE)	3
>6" POTABLE WATER LINE (WITHIN 1/4 MILE)	1
>4" SANITARY SEWER LINE (WITHIN 1/4 MILE)	1
PUBLIC LIFT STATION (WITHIN 1/4 MILE)	2
RECLAIMED WATER LINE (WITHIN 1/4 MILE)	2
INFRASTRUCTURE ITEM	
HIGH SCHOOL (WITHIN 3 MILES)	1
MIDDLE SCHOOL (WITHIN 3 MILES)	1
EMERGENCY MEDICAL CARE (WITHIN 3 MILES)	1
FIRE RESCUE STATION (WITHIN 3 MILES)	1
EMPLOYER (>100 FTE, WITHIN 3 MILES)	1
ENVIRONMENTAL INFRASTRUCTURE	
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
INTERCONNECTIVITY	
ACCESS POINTS (4)	3 +
TOTAL	21

TABLE 3.4 PLANNED DEVELOPMENT ELIGIBILITY LIMIT PER LOCATION SCORE : RM

POINTS ACHIEVED	21
MAXIMUM DENSITY (DU/AC)	9.5 DU/AC

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LICENSED PROFESSIONAL

RICHARD MILLS

FLORIDA LICENSE NUMBER

95017

DATE: MAY 08, 2025

KHA PROJECT

047539009

DATE

03-04-2025

SCALE

AS SHOWN

DESIGNED BY

RM

DRAWN BY

FSF

CHECKED BY

RM

PD SITE PLAN

CRESCENT VALLEY
RANCH SUBDIVISION
PREPARED FOR
HOLIDAY BUILDERS INC.
FLORIDA
POLK COUNTY

SHEET NUMBER



SHEET NUMBER

PD LOT LAYOUT

LICENSED PROFESSIONAL

RICHARD MILLS

A LICENSE NUMBER

DATE: MAY 08 2025

Kimley»Horn

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No.	REVISIONS	DATE	BY
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