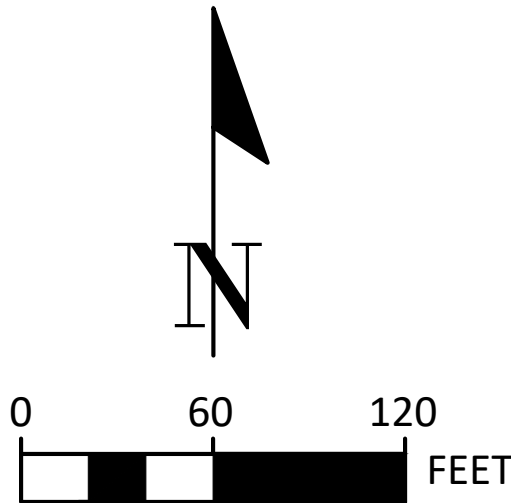
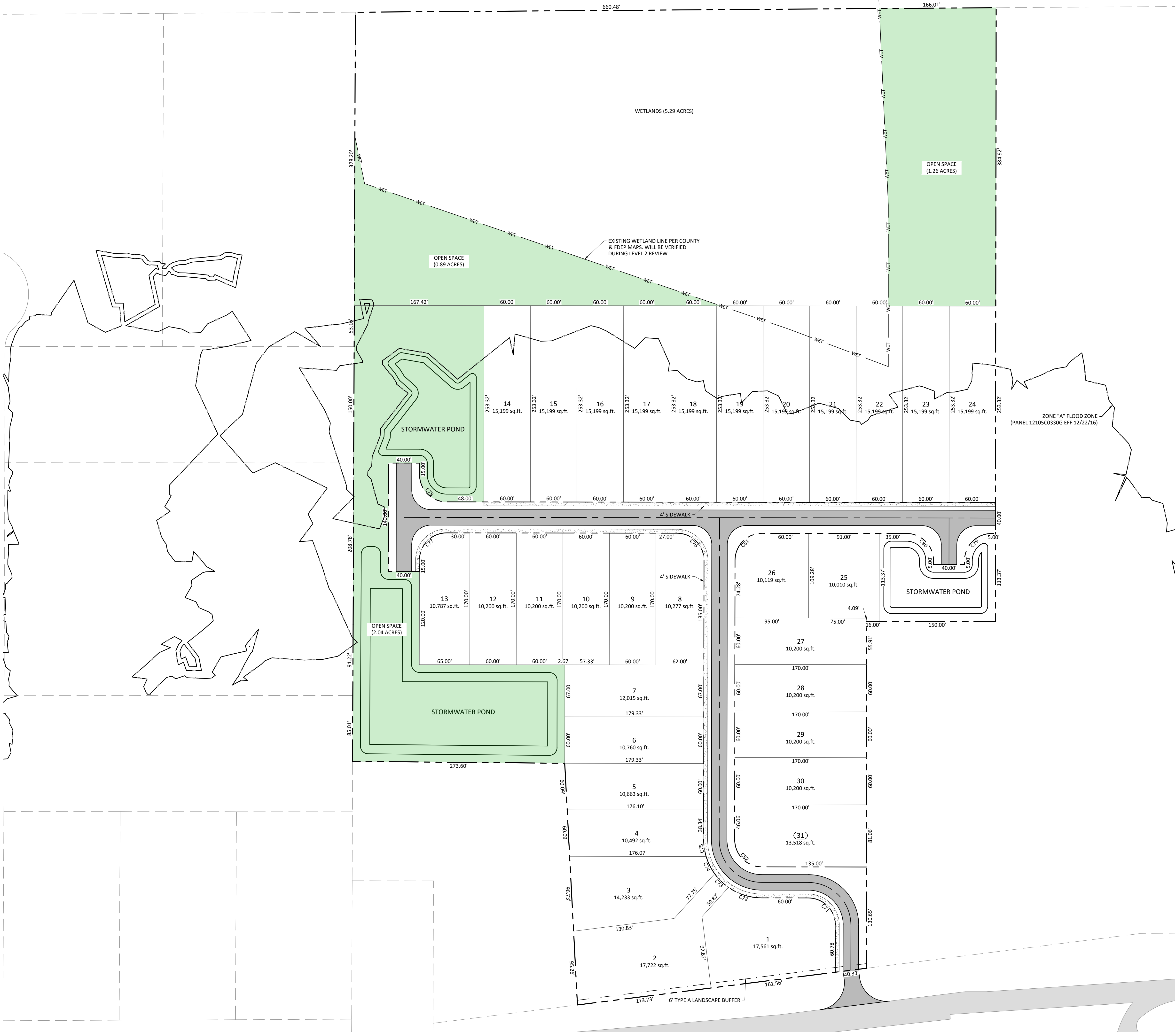
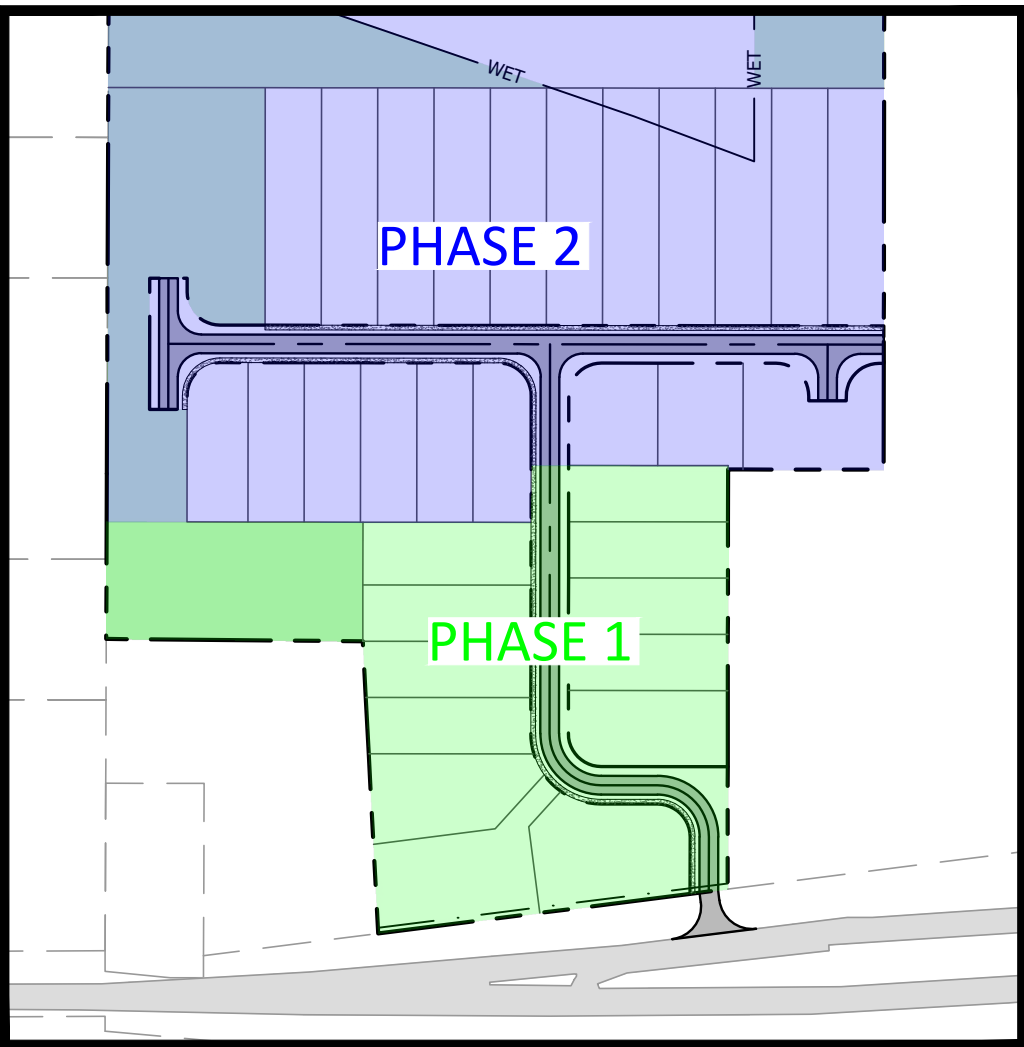




SITE CHARACTERISTICS	
PARCEL INFORMATION:	
PARCEL ID:	25-28-05-000000-043010, 043050, & 043060
PROPOSED USE:	SPD (RS) - 31 SINGLE FAMILY LOTS
FLOOD AREA:	ZONE A & ZONE X
ZONING / LAND USE:	RS
PARCEL AREA:	20.29 AC
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	10'
REAR:	15'
OPEN SPACE (SPD CALCS):	
REQUIRED (20%):	20.29 AC x 0.2 = 4.058 AC
PROVIDED:	4.19 AC (20.65%)
LOCATION ELIGIBILITY SCORE:	
PROPOSED DENSITY:	2.07 DU/AC
POINTS REQUIRED (RS):	20
POINTS PROPOSED:	25 (SEE BELOW)
INFRASTRUCTURE ITEM: POINTS ACHIEVED:	
ARTERIAL ROAD (1/2 MILE)	2
COLLECTOR ROAD (1/4 MILE)	3
≥6" WATERLINE	1
EMERGENCY MEDICAL CARE (2 MILES)	2
ELEMENTARY SCHOOL (2 MILES)	1
HIGH SCHOOL (2 MILES)	2
CC DISTRICT > 50% DEV (1 MILE)	2
NAC DISTRICT (1 MILE)	1
REGIONAL PARK - TENEROC (3 MILES)	1
COMMUNITY PARK (2 MILES)	1
CITY PARK (2 MILES)	1
GENERAL MERCANTILE (1 MILE)	2
EMPLOYER (1 MILE)	3
OPEN DRAINAGE BASIN	1
POSITIVE OUTFALL	1
NO WETLAND DISTURBANCE	1



PHASE MAP



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.

CLIENT: TONY WERSCHKY		PROJECT NAME: OLD DIXIE HWY SINGLE FAMILY LOTS	
PROJECT NUMBER: 25-25		SUBURBAN PLANNED DEVELOPMENT PLAN	
SHEET NUMBER: C-100		0 OLD DIXIE HWY, AUBURNDALE, FL 33823	
TRADITIONS ENGINEERING		SHEET NUMBER: 25-25	
811 Know what's below. Call before you dig.		SHEET NUMBER: C-100	
TONY WERSCHKY		REVISION NO.	
CHARLES R. BROOKER III, P.E. LICENSE NO. 88615		DATE	
DESCRIPTION			