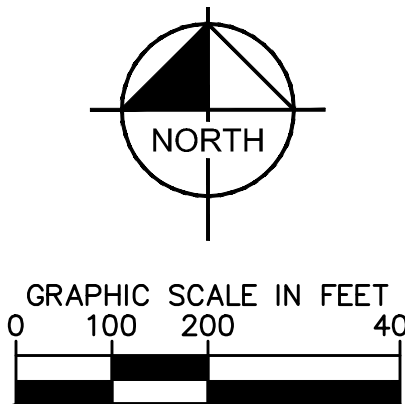
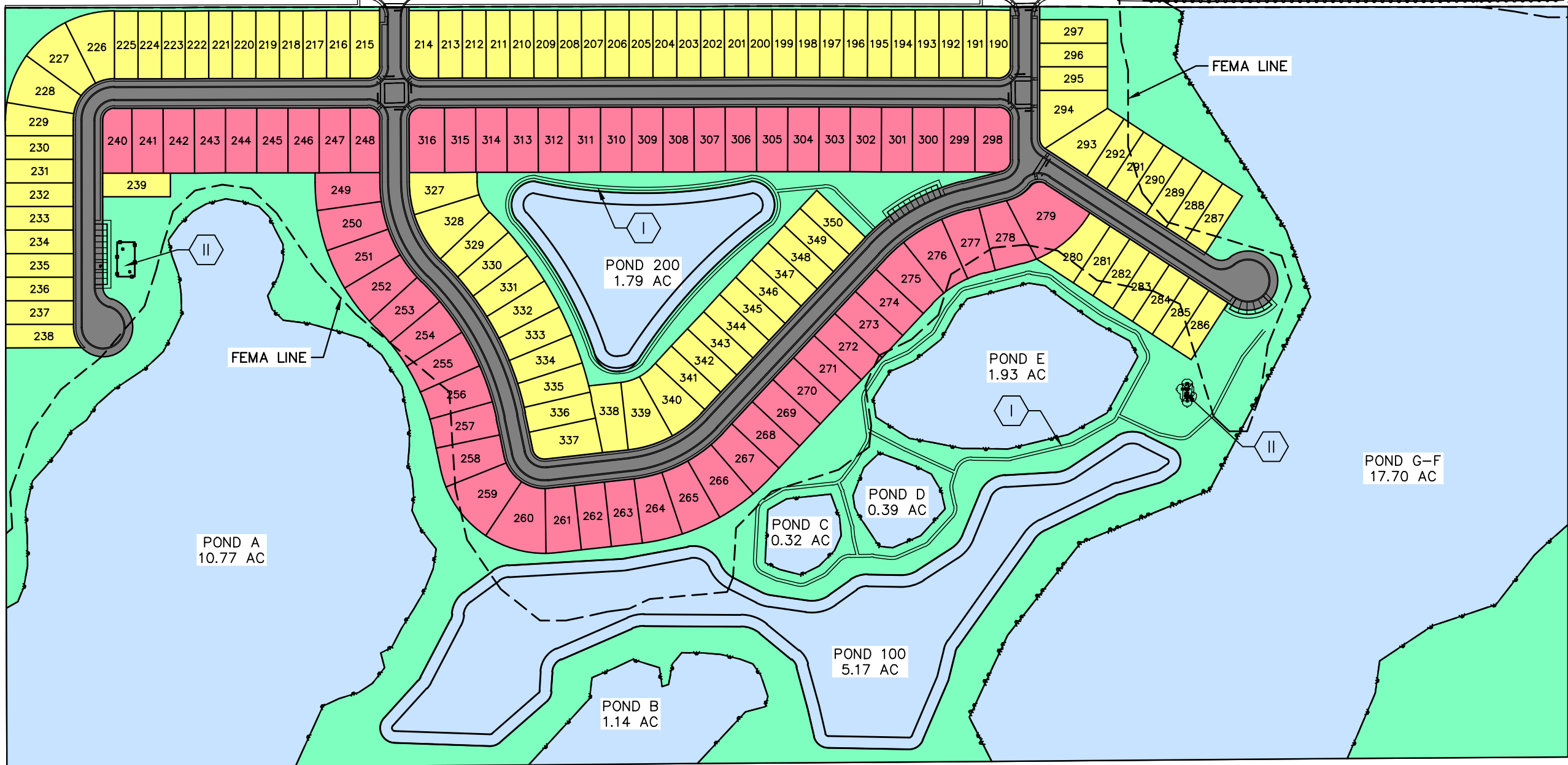




SITE DATA:	
PARCEL ID:	SEE APPENDIX A FOR FULL LIST OF PARCELS
TOTAL ACREAGE:	±153.97 AC
STORMWATER/WETLAND AREA:	±60.20 AC (39.1%)
DEVELOPABLE AREA:	±93.77 AC (60.9%)
REQUIRED OPEN SPACE AREA: (20% DEVELOPABLE AREA)	±18.75 AC
REQUIRED RECREATIONAL OPEN SPACE: (500 SF/D.U.)	±175,000 SF (4.02 AC)
TOTAL DWELLING UNITS:	350 UNITS
DENSITY:	3.7 D.U./AC
DEVELOPABLE AREA:	±93.77 AC (100.0%)
STORMWATER AREA:	±7.80 AC (8.3%)
OPEN SPACE AREA:	±28.14 AC (30.0%)
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' = 217 UNITS (62.0%)	
50' X 110' = 133 UNITS (38.0%)	
TOTAL	= 350 UNITS

OFF STREET PARKING	
REQUIRED OFF STREET PARKING SPACES: (1 PARKING SPACE PER 7 DWELLING UNITS)	50
PROVIDED OFF STREET PARKING SPACES:	66

AMENITY REQUIREMENTS			
REQUIRED AMENITY AREA (500 SF / DWELLING UNIT) =	175,000 SF		
PROVIDED AMENITY AREA =	239,580 SF		
REQUIRED AMENITY POINTS (1 POINT / DWELLING UNIT) =	345 POINTS		
I TYPE I AMENITIES:	2 PEDESTRIAN TRAILS		
	2 (X 25 POINTS) = 50 POINTS		
II TYPE II AMENITIES:	1 PLAYGROUNDS		
	2 CABANAS		
	2 DOG PARKS		
	6 (X 75 POINTS) = 375 POINTS		
III TYPE III AMENITIES:	2 PICKLEBALL COURTS		
	2 (X 150 POINTS) = 300 POINTS		
TOTAL POINTS =	725 POINTS		

TABLE 3.3 LOCALATIONAL ELIGIBILITY 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

CALL 2 BUSINESS
DAYS BEFORE
YOU DIG

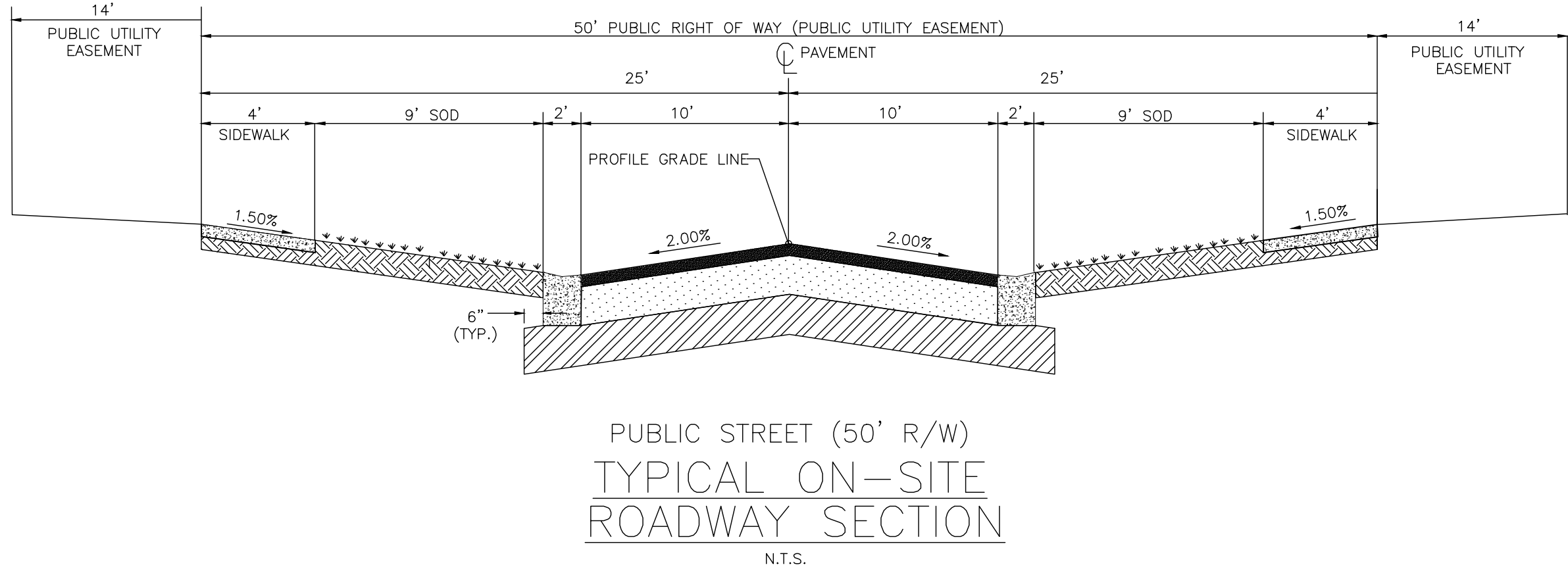
IT'S THE LAW!
DIAL 811

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

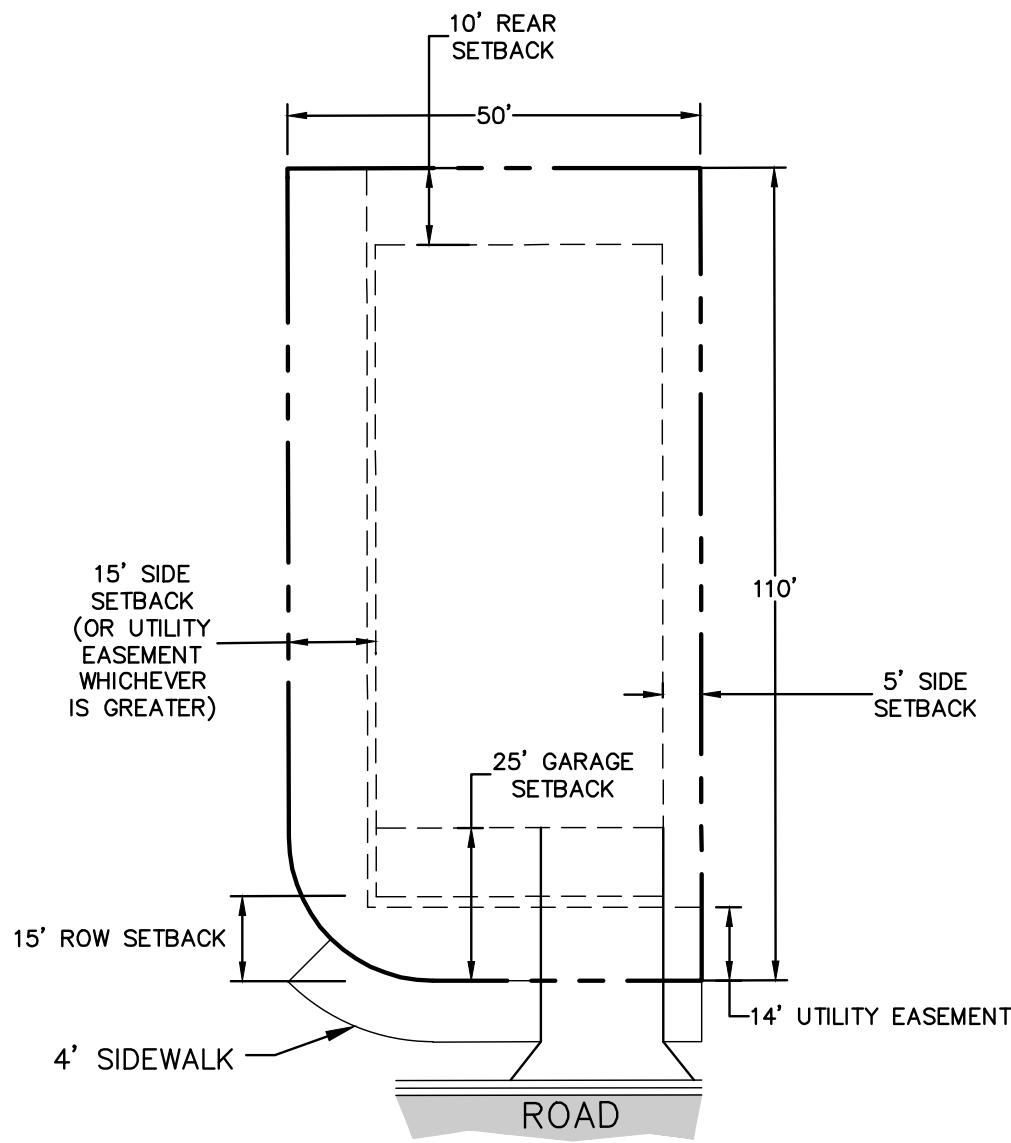
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



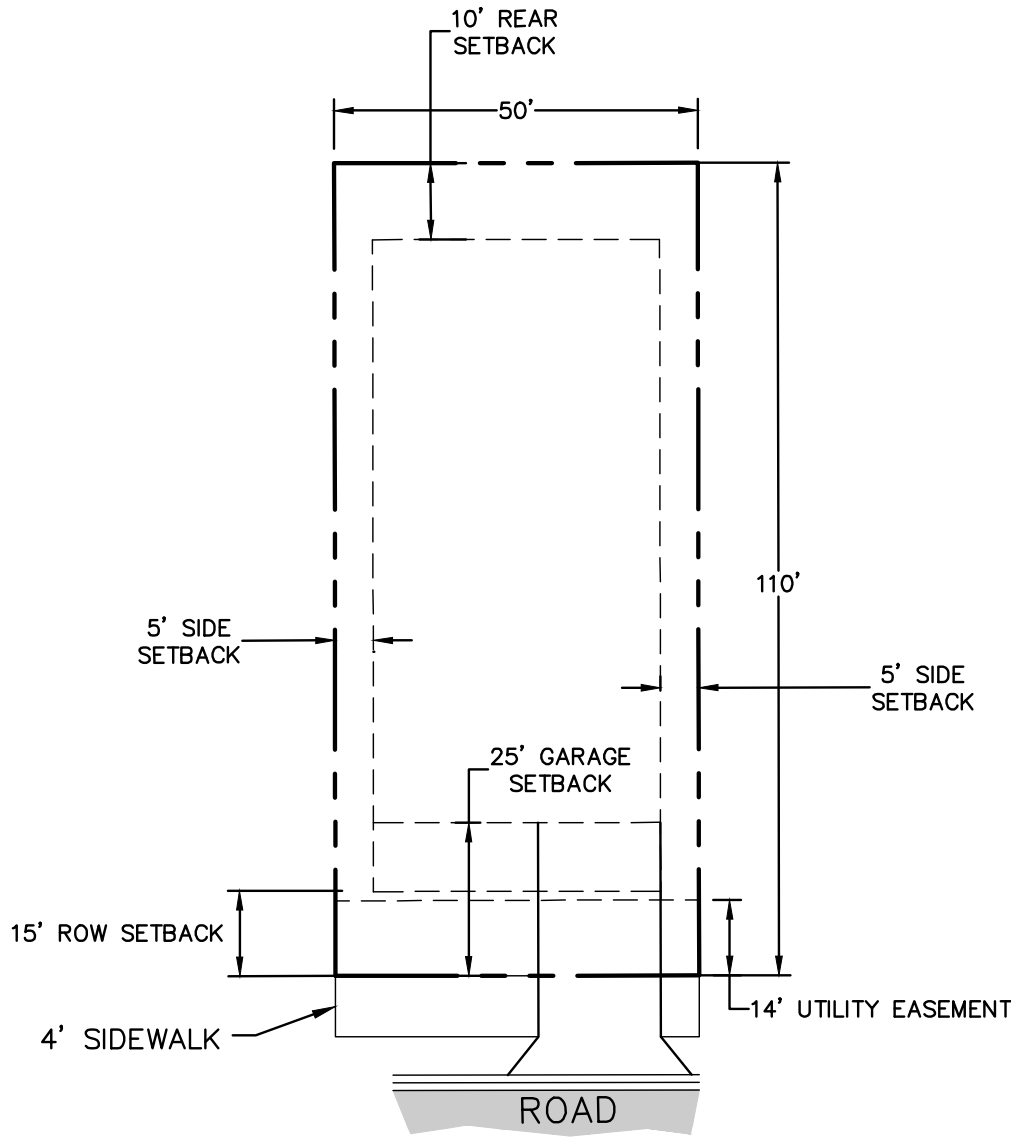
Plotted By: Mills, Richard - Sheet Set: KHA - Layout: C-100 - MASTER SITE PLAN (2) - May 08, 2025 - 06:40:39pm - K:\Lak_Civil\047539009 - Crescent Valley Ranch Road Subdivision\CAD\PlanSheets\C-100-SITE-MSTR.dwg
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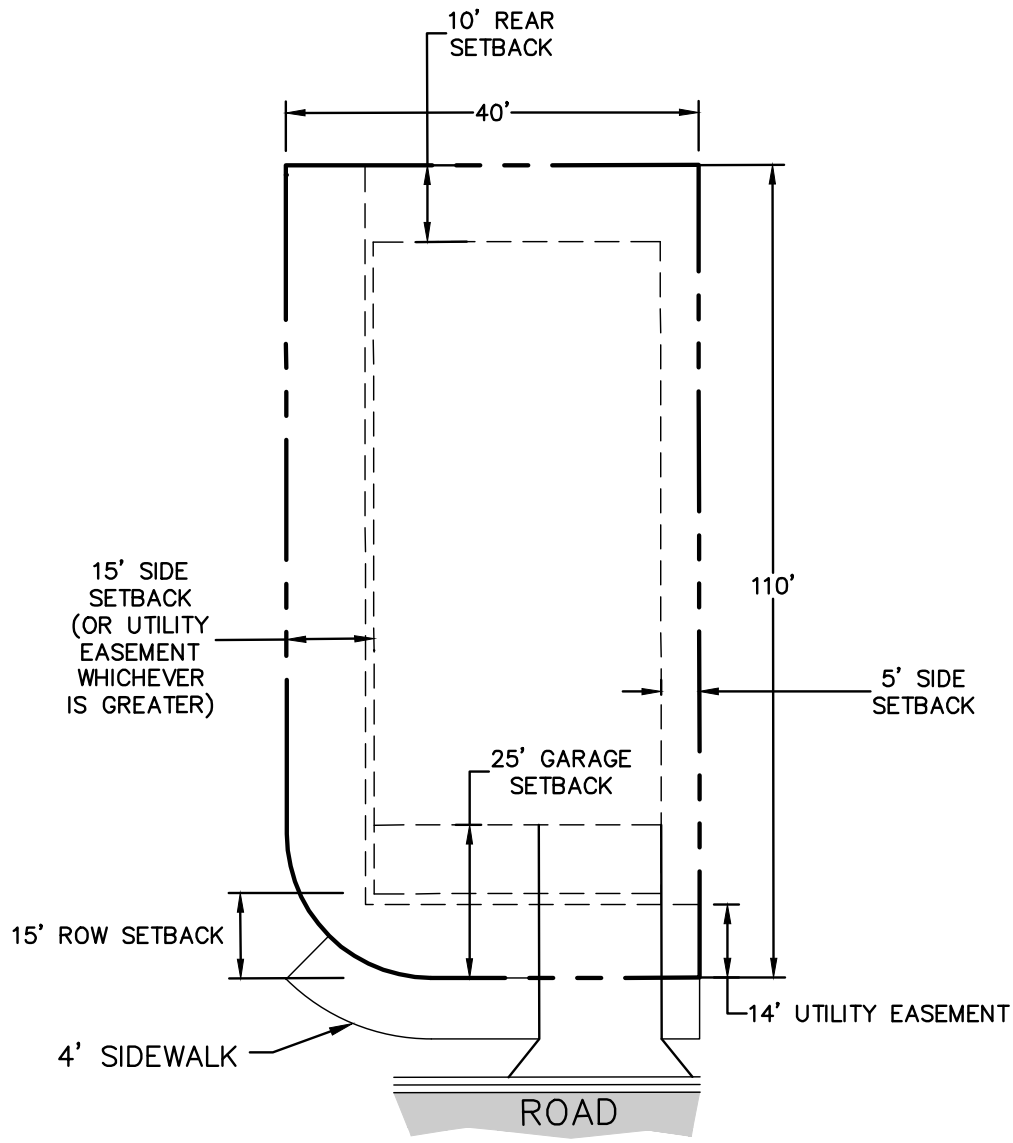
PUBLIC STREET (50' R/W)
TYPICAL ON-SITE
ROADWAY SECTION
N.T.S.



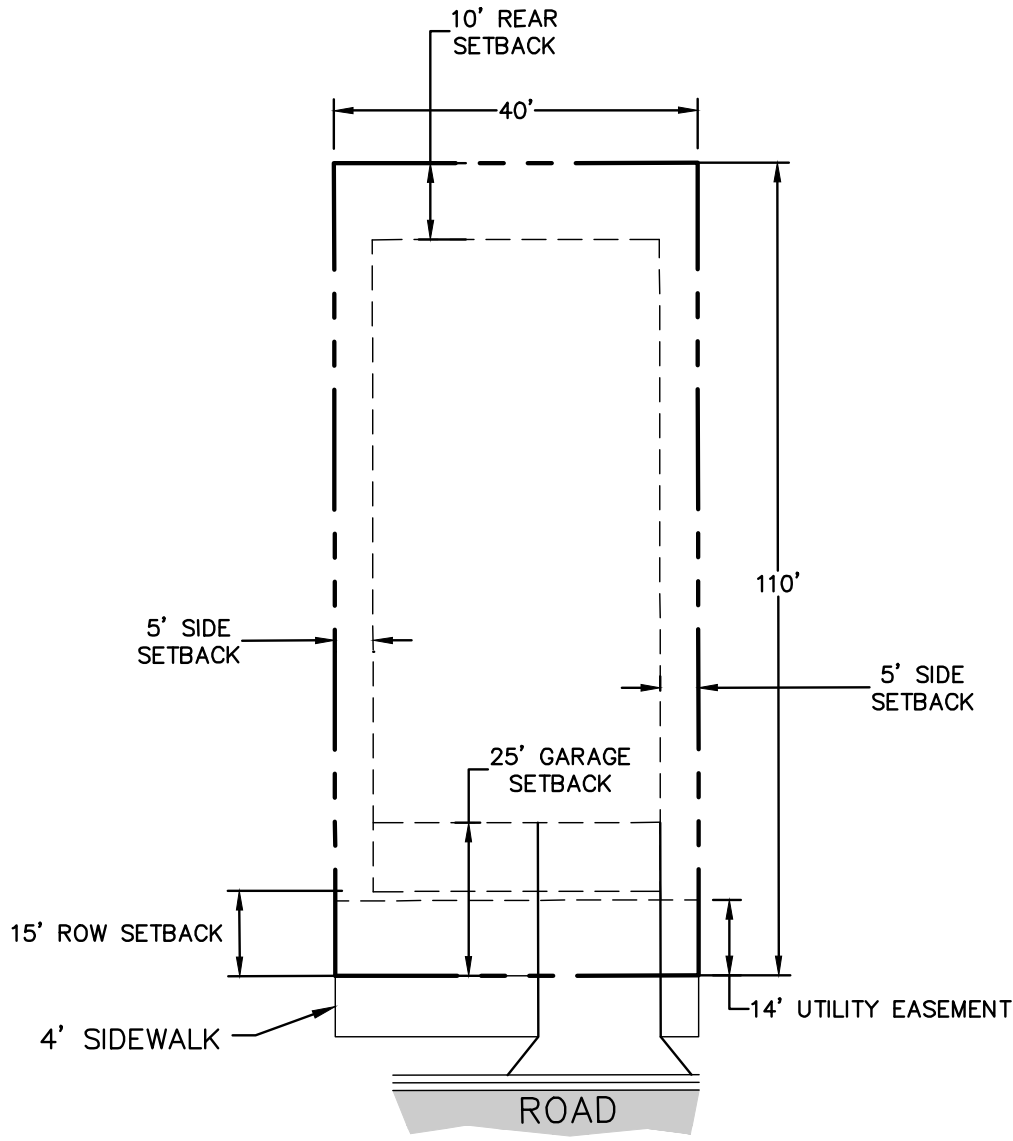
TYPICAL 50' x 110' LOT LAYOUT (CORNER)
N.T.S.



TYPICAL 50' x 110' LOT LAYOUT (INTERIOR)
N.T.S.



TYPICAL 40' x 110' LOT LAYOUT (CORNER)
N.T.S.



TYPICAL 40' x 110' LOT LAYOUT (INTERIOR)
N.T.S.

SALLIE GROVE SUBDIVISION PREPARED FOR HOLIDAY BUILDERS INC.		POLK COUNTY FLORIDA	
KHA PROJECT 047539009		DATE 03-04-2025	
SCALE AS SHOWN		DESIGNED BY RM	
DRAWN BY FSF		CHECKED BY RM	
LICENSED PROFESSIONAL		RICHARD MILLS FLORIDA LICENSE NUMBER 95017	
Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REG. NO.: 35106	
No.		REVISIONS	
DATE		BY	
SHEET NUMBER			