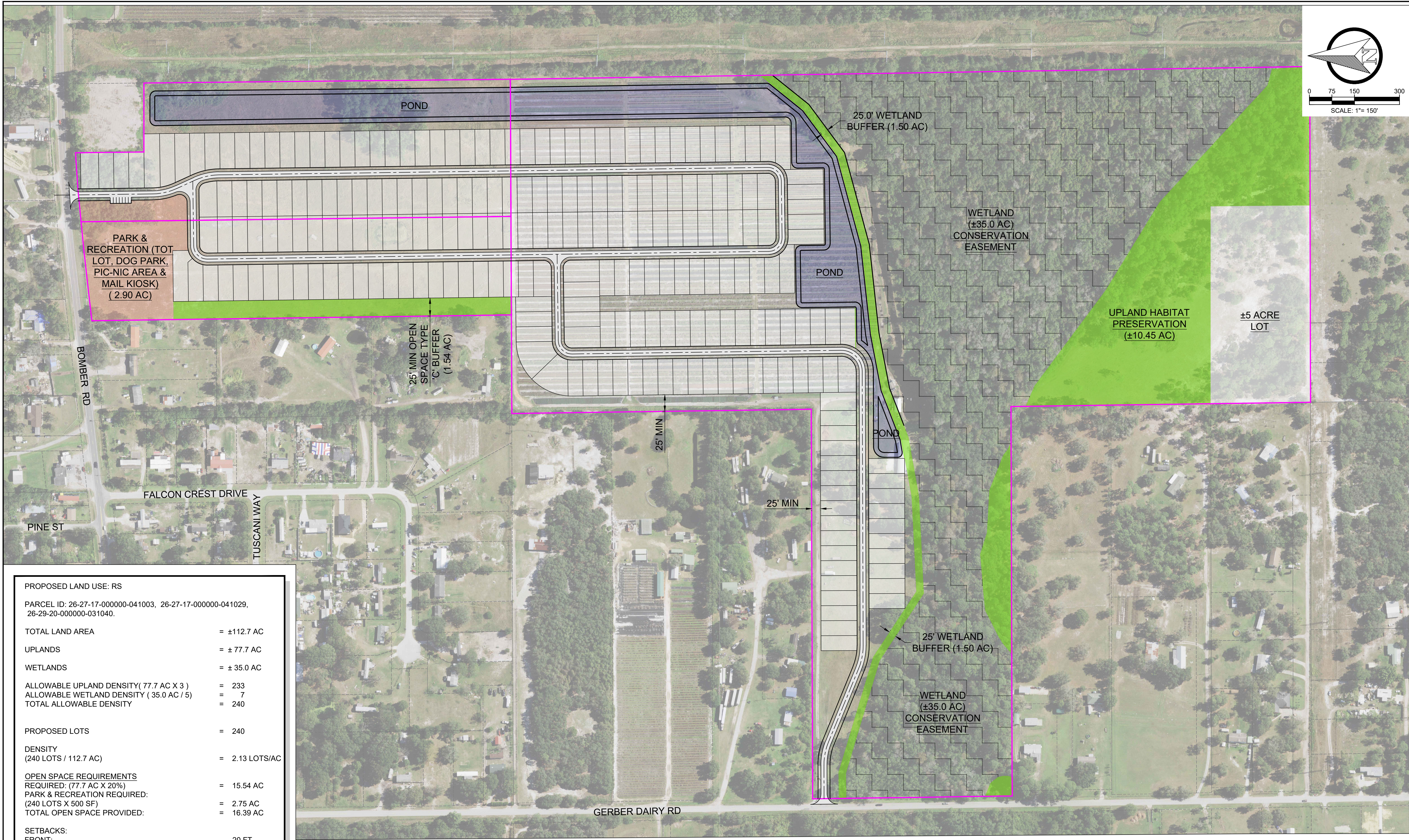


FILENAME: X:\PROJECTS\1158.02 - NEXT LEVEL - BOMBER RD SUBDRAWINGS\ENGINEERING\SPD PLAN & MAP F.dwg
PLOTTED: Monday, May 15, 2023 2:34:42 PM



PROPOSED LAND USE: RS	
PARCEL ID: 26-27-17-000000-041003, 26-27-17-000000-041029, 26-29-20-000000-031040.	
TOTAL LAND AREA	= ±112.7 AC
UPLANDS	= ± 77.7 AC
WETLANDS	= ± 35.0 AC
ALLOWABLE UPLAND DENSITY(77.7 AC X 3)	= 233
ALLOWABLE WETLAND DENSITY (35.0 AC / 5)	= 7
TOTAL ALLOWABLE DENSITY	= 240
PROPOSED LOTS	= 240
DENSITY (240 LOTS / 112.7 AC)	= 2.13 LOTS/AC
OPEN SPACE REQUIREMENTS REQUIRED: (77.7 AC X 20%)	= 15.54 AC
PARK & RECREATION REQUIRED: (240 LOTS X 500 SF)	= 2.75 AC
TOTAL OPEN SPACE PROVIDED:	= 16.39 AC
SETBACKS:	
FRONT:	20 FT
REAR:	15 FT
SIDE:	7 FT
STREET SIDE:	15 FT
MINIMUM LOT DEPTH:	115 FT
MINIMUM LOT WIDTH:	50 FT
BONUS POINTS:	
REQUIRED:	15 POINTS
PROPOSED:	
STREET LIGHTING:	1 POINT
INTERNAL SIDEWALK (ONE SIDE):	4 POINTS
ENVIRONMENTAL CONSERV. EASEMENT:	10 POINTS
*FINAL SELECTION OF BONUS POINT OPTIONS TO BE DETERMINED DURING DESIGN AND SELECTED FROM TABLE 5 (CH. 4) OF POLK COUNTY LDC.	

LEGEND	
	PROPERTY BOUNDARY
	OPEN SPACE
	POND
	PARK & RECREATIONAL (OPEN SPACE)
	WETLANDS

CONCEPTUAL SITE PLAN
This is a Conceptual Site Plan.
Features depicted are subject to
change pending Survey, Engineering,
and Final Approval from applicable
agencies.



REVISIONS

DRAWN:	RG
DESIGNED:	RLS
CHECKED:	RG



WEBER TRUST

BOMBER & GERBER DAIRY ROAD
WINTER HAVEN, FL 33880

SPD PLAN

ISSUED FOR

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

DATE

CSP1.0

PROJECT # 1158.02