

Walden Woods Premium Plant City Location
16 Single Family Lots

Acreage: 4.78 +/- acres

Address: 0 Walden Woods Drive, Plant City, Florida 33563

Zoning: 16 – 8,490 sf to 10,400 sf single family lots

Future Land Use: Residential 12 (could be zoned for higher density)

Lot Sizes: 75 x 111

Price: \$24,375 per lot

Folio #(s): 205160.2800

Notes:

- Site is assumed to be a balanced site – No Import fill required
- 8" Water Main across Walden Woods in front of site
- 6" Force Main in front of site
- No Wetlands
- No Flood Zone (Zone X)
- Preliminary Plat Approved
- SWFWMD Permit Approved
- Construction Plans available upon request

Schools:

- Burney Elementary
- Marshall Middle School
- Plant City High School

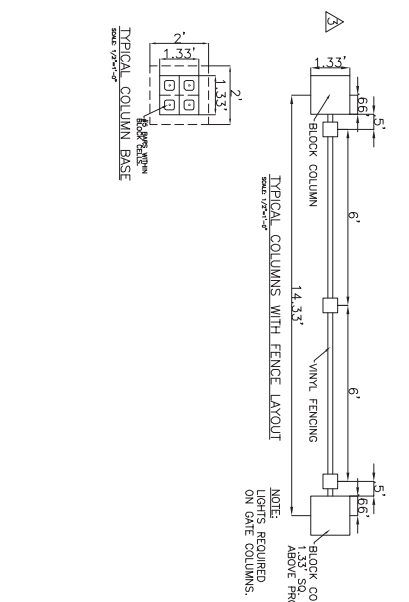
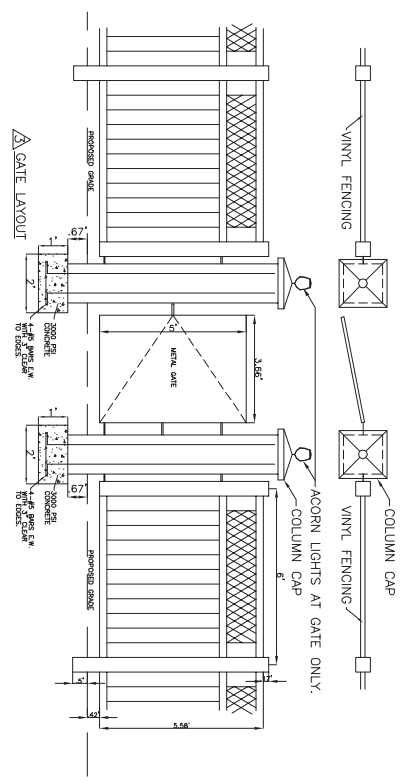
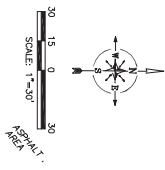
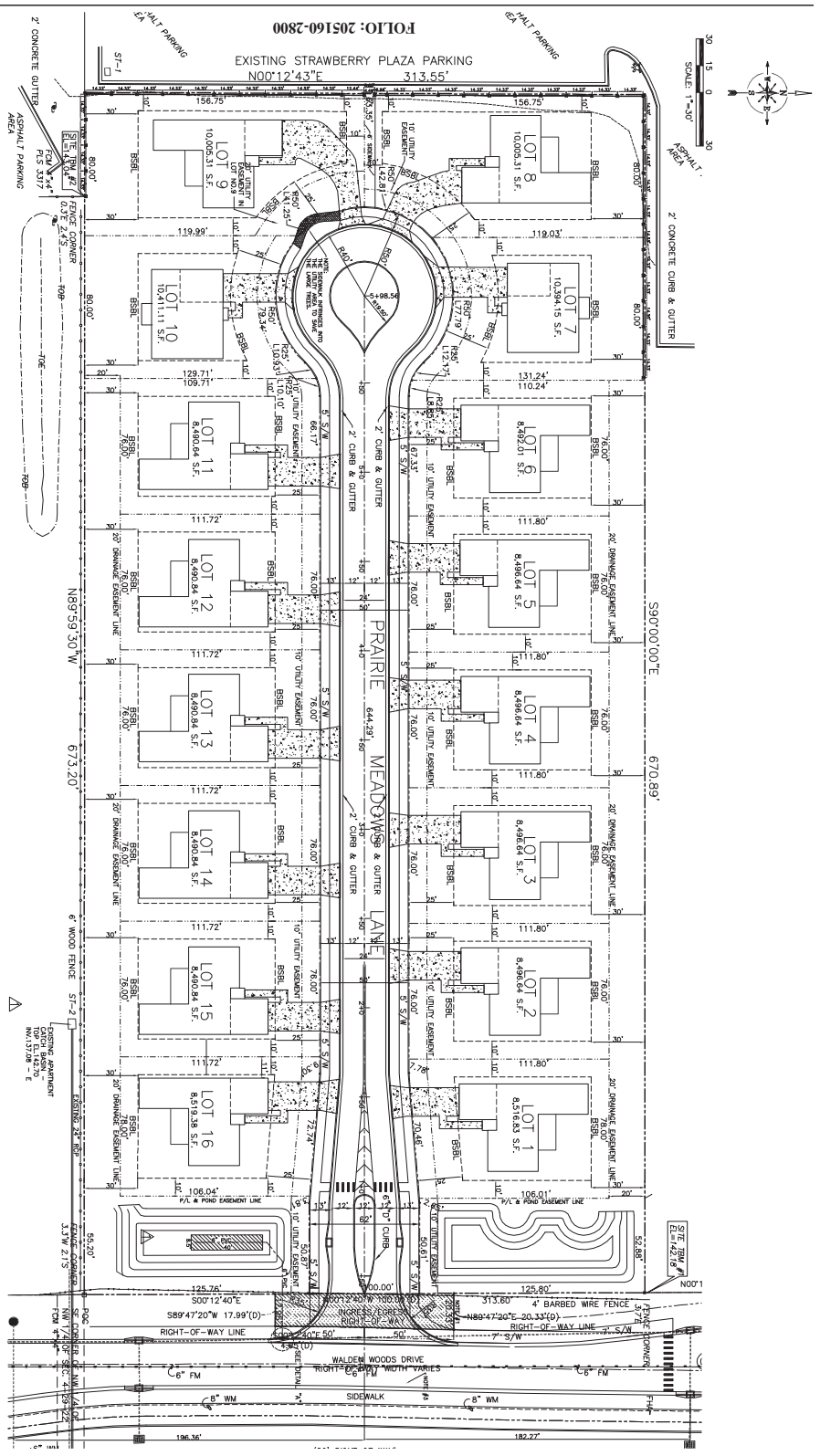
Driving Directions:

- From James Redman Parkway (SR 39)
- Turn right on E Alexander Street (0.3 miles)
- Turn left on Walden Woods Drive (0.5 miles)
- Property located on left



Fischbach Land Company

© 2014 Digital Map Products. All rights reserved.



SITE DATA

LOCATION:
2006 JAMES REIDWAY PARKWAY
SECTION 4, TOWNSHIP 29 S RANGE 22 E
HILLSBOROUGH COUNTY, FLORIDA 33607

PIN & PLOT:
PIN: P-04-29-22-ZZZ-0000006-07000.0
PLOT: 205160-2800

ZONING:
R1-A

LAND USE:
RESIDENTIAL

PROJECT AREAS:
BUILDINGS & DRIVEWAYS: = 4,840 AC.
PAVING WITH CURB AREA: = 0.923 AC.
SIDEWALKS: = 0.499 AC.
LANDSCAPE/GRASS AREA: = 0.161 AC.
TOTAL PROJECT AREA: = 4,840 AC.

BUILDING:
TOTAL BUILDING AREA: = 32,000 S.F. (0.735 AC.)

LOT SIZES:
16 LOTS WITH BONUS ROOM

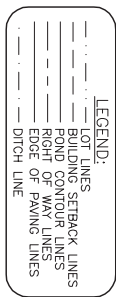
MAX. BLDG. HEIGHT: 35 FT.

FINISH FLOOR EL. VARIES

SETBACKS:
FRONT: 28 FT.
REAR: 30 FT.
SIDE: 10 FT.

PARKING:
TWO CAR GARAGE

FLOOD ZONE:
F.E.M.A. FLOOD ZONE "0", COMMUNITY PANEL NO. 120713 PANEL 0005-B
REVISED DATE: 4-29-83



BEFORE BIDDING CALL
SUNSHINE STATE ONE-CALL OF FLA
REGIONS 813-445-4411
1-800-432-4170
REGIONS 813-445-4411
5 DAYS NOTICE BEFORE YOU EXCAVATE

M. ALI SHASTI-ARCH. N.E.S., P.E.
FLORIDA LICENSE NO. 42745
DATE: 3/31/09
SCALE: 1" = 30'
DRAWN BY: MKV
CHECKED: MKV

MAGNOLIA VILLAGE
FOR
SHASTI ENTERPRISES, LLC

SITE PLAN

ACCESS ENGINEERING AND CONSULTING, INC.
Civil, Environmental, Structural

Hillsborough County
110 E. Reynolds St., Suite 804
Plant City, Florida 33563
Phone: (813) 767-4334
Fax: (813) 767-4331

Pasco County
3910 7th Street
Zephyrusville, Florida 33542
Phone: (813) 752-9577
Fax: (813) 752-9725

Certificate of Authorization Number 00088183
www.accessengineering.net

SHEET
3 OF 14
AEC PROJECT NO.
06200C

NO.	DATE	BY	DESCRIPTION
1	10-20-07	CET	PER SHIPPED COMMENTS DATED 10-19-07
2	10-20-07	CET	PER SHIPPED COMMENTS DATED 11-9-07
3	10-20-08	CET	ADDED DECORATIVE / PRIVACY WALL PER OWNER
4			
5			
6			
7			
8			