**OAK BEND TOWNHOME PROJECT**

801 Main Street
Dunedin, Florida 34698

FEMA MAP PANEL NO. 12103CC069G
FLOOD ZONE "X" DATED 9-03-2003
PROPOSED ZONING DISTRICT (PDR)
F.D.E.P. 10-2 PERMIT PER (s. 403.814(12), F.S.)

**DESIGN REVIEW SUBMITTAL SET 01-10-18**

**ZONING INFORMATION:**
1. **EXISTING ZONING:** MOBILE HOME (MH)
2. **PROPOSED ZONING:** PLANNED RESIDENTIAL DEVELOPMENT (PRA D)
3. **EXISTING FUTURE LAND-USE:** RESIDENTIAL (RM)
4. **PROPOSED FUTURE LAND-USE:** RESIDENTIAL (RM)
5. **PRESENT LAND-USE:** MOBILE HOMES
6. **PROPOSED LAND-USE:** RESIDENTIAL MULTI-FAMILY
7. **OVERLAY DISTRICT:** N/A

**PARKING CALCULATIONS:**
- **PROPOSED SITE:** 2 SPACES PER DWELLING UNIT
- **PROPOSED (32) DWELLING UNITS TOTAL REQUIRED:** 64 SPACES
  - **TOTAL PROPOSED:** 64 SPACES
  - **VISITOR PARKING PROVIDED:** 2 SPACES PER UNIT = 64 SPACES
  - **COMMON AREA PARKING PROVIDED:** 2 STANDARD SPACES + ONE ADA SPACE
  - **TOTAL PARKING PROVIDED:** 131 SPACES PER UNIT

**SETBACKS:**
- **REQUIRED PROPOSED**
  - **FRONT (WEST):** N/A 43.03 (MIN. TO BUILDING)
  - **FRONT (NORTH):** N/A 5.00 (MIN. TO BUILDING)
  - **SIDE (EAST):** N/A 9.71 (MIN. TO BUILDING)
  - **REAR (SOUTH):** N/A 5.00 (MIN. TO BUILDING)
  - **WIDTH:** N/A 260 MIN.
  - **DEPTH:** N/A 359.54 MIN.

**SITE DATA TABLE (TOTAL PARCEL):**
- **EXIST (S.F.):**
- **EXIST (AC.):**
- **PROPOSED (S.F.):**
- **PROPOSED (AC.):**
- **ALLOWABLE:**
  - **TOTAL LOT AREA:** 104,280 2.39 104,280 2.39 20000 SF
  - **BUILDING AREA:** 3,548 0.08 37,384 0.86 N/A
  - **ASPHALT / CONCRETE:** 21,706 1.81 39,678 0.91 0.75
  - **HEIGHT:** 15' 35' MAX. 35' MAX.
  - **ISR:** 0.24 0.62
  - **PERCENT IMPERVIOUS:** 24% 62%
  - **PERCENT PERVIOUS:** 76% 38%

**DENSITY CALCULATIONS:**
- **EXISTING UNITS:** 61
- **EXISTING DENSITY:** 61 / 2.39 = 25 UNITS PER AC.
- **PROPOSED UNITS:** 32
- **PROPOSED DENSITY:** 32 / 2.39 = 13 DU PER AC.
- **ALLOWABLE DENSITY:** 15 DU PER AC.

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**Conceptual Review Site Plan:** Preliminary concept plans contain the following information:
1. Property line, including dimensions
2. Building size by square footage of use
3. Setbacks
4. Number of parking spaces per use, required and provided
5. Vicinity map, data, north arrow, and scale
6. Street access to site, including width of proposed driveways, yield elements, intersections, centerline, and ultimate right-of-way dimensions
7. Location of set back
8. Additional information as may be required by city staff to review

**Greenpace Plan:** The green space plan includes the following items:
- General plan, grades, quantities, size and spacing
- Total amount of open space
- Percentage of site landscaped
- Percentage of parking area landscaped
- Width of perimeter landscape buffers

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**Utility Companies:**
- **Electric:** Duke Energy Florida
- **Water:** Tampa Utilities
- **Sewer:** Pasco County Water and Sewer District
- **Gas:** District
- **Telecommunications:** FlordiCom (1-888-FLORIDACOM)

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**Prepared By:**
- **Randolph Russell**
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**Scale:** 1" = 200' on plans

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**Drawn By:**
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Class II

The Class II truck gross vehicle weight rating (GVWR) is a vehicle with a GVWR exceeding 8,000 lb. (3,629 kg). These include transfer-trailer trucks as well as single unit dump trucks of a GVWR over 10,000 lb., such trucks typically have 4 or more axles.

HLD: Automated Side Loader (1 axle)

REL: Rear-end Loader (3 axles)

Dimensions:
- D = All 32'
- REL 24'
- REL 24'
- 1'-0" 1'-0"
- 4'-0"