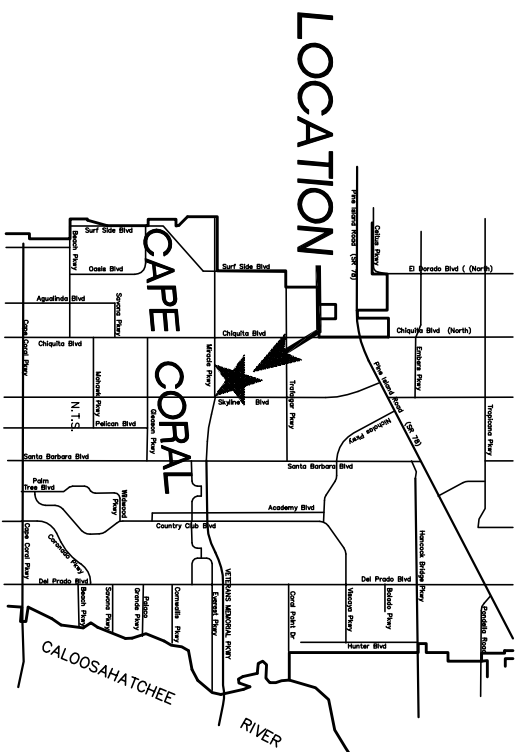
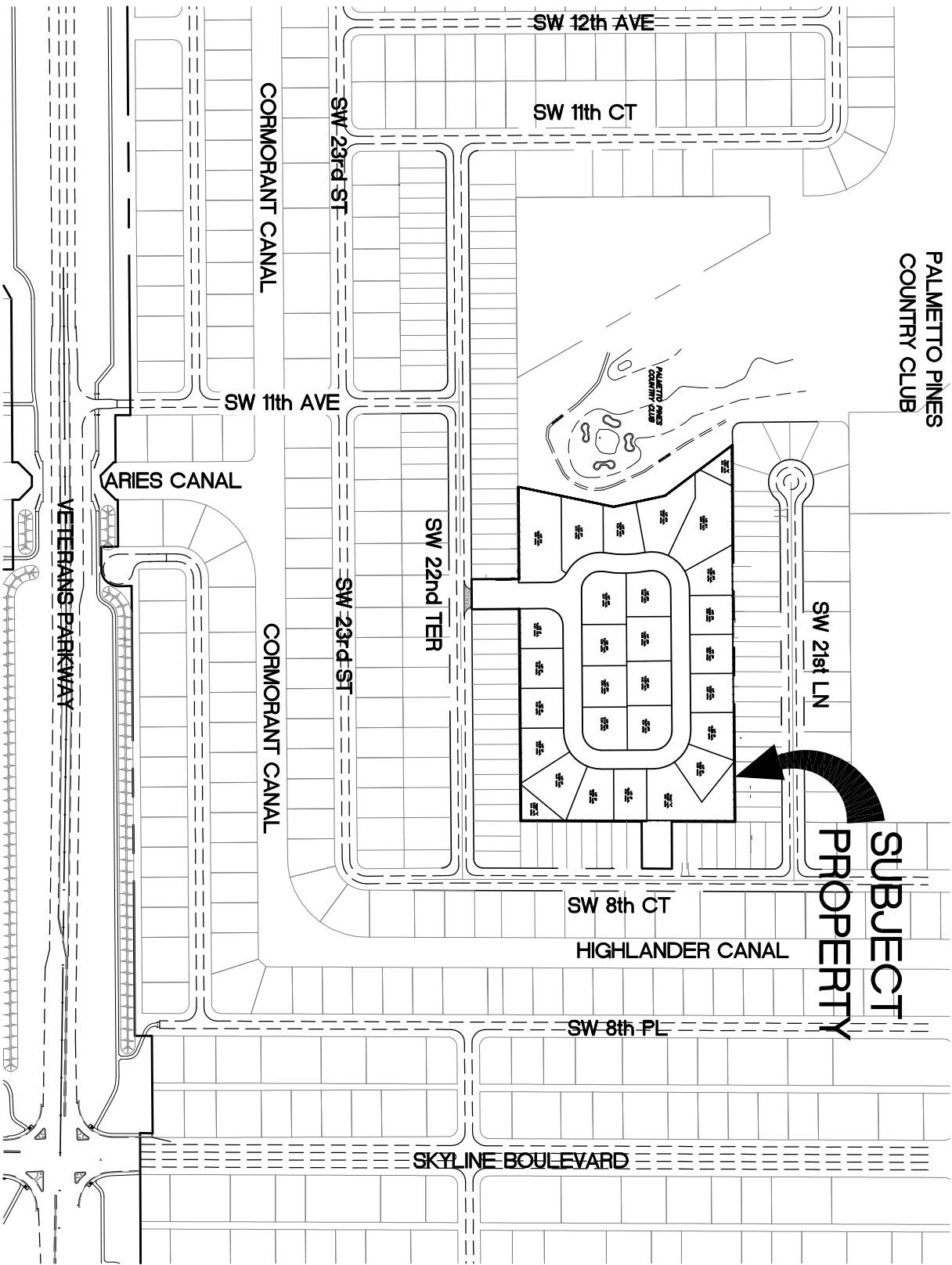


ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

**P.D.P. / CONSTRUCTION PLANS  
FOR  
PALMETTO PINES OF CAPE CORAL**  
(PORTION OF TRACT 'A', LOTS 8, 9 &  
35, 36 - BLOCK 4397 - UNIT 63)  
CAPE CORAL, FLORIDA



COVER.dwg 10/4/02

**SUBJECT  
PROPERTY**



Scale: 1"=200'

**LOCATION**

**LOCATION MAP**  
N.T.S.

**PDP DATA:**

LOCATION: PORTION OF TRACT "A"-LOTS 8-9 & 35-36,  
BLOCK 4397, UNIT 63  
ZONING: RD & R-1B  
FUTURE LAND USE: SF/MF  
FLOOD ZONE: B  
DEVELOPMENT TYPE: SINGLE-FAMILY  
BUILDING USAGE: RESIDENTIAL  
GROSS DENSITY: 2.2 D.U./AC.  
NUMBER OF D.U.: 26  
RESIDENTIAL BUILDING HEIGHTS: 30' MAX.  
FINISH FLOOR ELEV.: 12.50 NGVD MIN.  
(PER S.F.W.M.D.)

**DEVELOPMENT DATA:**

TOTAL SITE AREA:	525,209 SQ. FT.	12.06 AC.	100%
LOT AREA:	383,873 SQ. FT.	8.81 AC.	73%
R/W AREA:	92,558 SQ. FT.	2.13 AC.	18%
(PAVEMENT):	45,768 SF		
(GUTTER/CURB):	7,037 SF		
(PROP. WALKS):	1,107 SF		
(FUTURE WALKS):	14,786 SF		
DETENTION AREAS:	48,778 SQ.FT.	1.12 AC.	9%

NUMBER OF LOTS: 26

TOTAL IMPERVIOUS AREA: 68,698 S.F. 1.58 AC.± (13%)  
TOTAL OPEN SPACE AREA: 456,511 S.F. 10.48 AC.± (87%)

**INDEX OF SHEETS**

- 1 COVER SHEET & LOCATION MAP
- 2 GENERAL NOTES AND LEGEND
- 3 SUBDIVISION PLAN
- 4 PAVING, GRADING & DRAINAGE PLAN
- 5 DRAINAGE DETAILS & SECTIONS
- 6 STRUCTURE TABLE AND DETAILS
- 7 UTILITY PLAN
- 8 WATER AND IRRIGATION DETAILS
- 9 SEWER DETAILS
- 10 SEWER PROFILES
- 11 EXISTING SITE / EROSION CONTROL PLAN SURVEY (BY OTHERS)

(RECORD DRAWINGS PER CONTRACTOR MARK-UPS 3/22/04)

PROJ.: 02-113 DATE: 5/28/02  
CADD TECH. C.M.  
PROJ. MGR. Bill Edwards, P.E.  
FL. REG. NUM. #38615

DATE	BY	REVISION DESCRIPTION
12/6/02	BE	P.R.T. COMMENTS
1/16/03	OM	2-5 FUND COMMENTS
1/17/03	BE	3-5 PRE 2nd REVIEW COMMENTS
3/22/04	BE	RECORD DRAWINGS PER CONTRACTOR MARK-UPS
8/27/04	BE	6 PERIMETER WALL (BY OTHERS)

**AVALON ENGINEERING, INC.**  
2503 DEL PRADO BLVD. #200  
CAPE CORAL, FLORIDA 33904  
FBPE #3128 (239) 573-2077

**DEVELOPER**  
**PALMETTO PINE  
DEVELOPMENT, LLC.**  
1836 CAPE CORAL PARKWAY  
CAPE CORAL, FLORIDA 33904

**PALMETTO PINES OF CAPE CORAL**  
PORTION OF TRACT "A" - LOTS 8 & 9  
BLOCK 4397 - UNIT 63  
CAPE CORAL, FLORIDA

**COVER SHEET  
LOCATION MAP**

SHEET  
1 OF 11