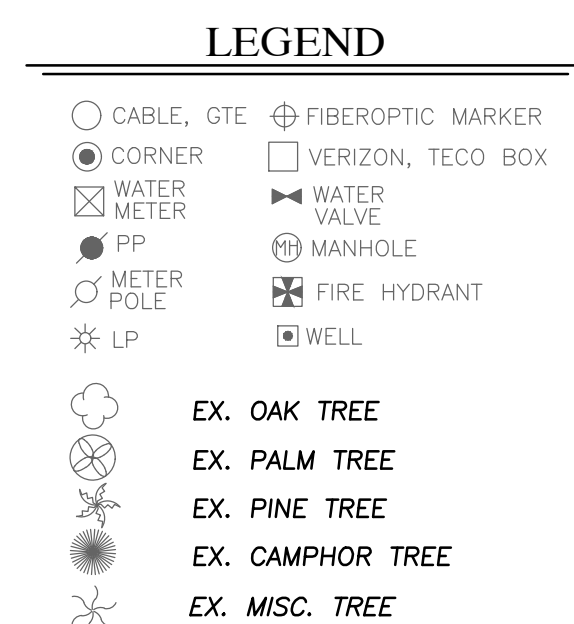




THE WEST 300 FEET OF THE EAST 325 FEET OF THE EAST 3/4
OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18,
TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY,
FLORIDA, LESS THE NORTH 1010 FEET AND LESS THE SOUTH 50
FEET THEREOF.

FOLIO NUMBER:	023811.0000
COMMUNITY PLAN AREA:	GREATER CARROLLWOOD NORTHDALE
OVERLAY DISTRICT:	N/A
UPLAND AREA:	1.25 ACRES
WETLAND AREA	0.23 ACRES
TOTAL PROJECT AREA:	1.48 ACRES (PER SURVEY)

F.L.U. PLAN SECTOR: SMU-6
EXISTING ZONING: CG
PROPOSED USES: 7,500 SF COMMERCIAL BUILDING

PARKING PROVIDED: 31 SPACES, INCLUDING 2 HC SPACES
(4.1 SPACES/1,000 SF)

MAX IMPERVIOUS AREA: 60%
MAX LOT COVERAGE: 40%
MAX. HEIGHT: 1 STORIES, 30' (ABOVE BASE FLOOD EL)
SERVICE AREA: HILLSBOROUGH URBAN SERVICE AREA
(PUBLIC UTILITIES PROPOSED)

NIXON ROAD COMMERCIAL

5406 W. Linebaugh Ave
Hillsborough County, Florida

Prepared For:

DANVA Investment LLC

2205 West 9th Avenue
Hialeah, FL 33010

Prepared By:

Fuxan Engineering, Inc.

15018 Maurine Cove Ln.
Odessa, Florida 33556
Phone: 813-244-6194
email: dfuxan@fuxaneng.com
Engineering Business Certificate of Authorization No.: 26548

DEVELOPER:
DANVA CONSTRUCTION SVCS
2205 W 9TH AVE
HIALEAH, FL 33010
(786) 447-9622

OWNER:
DANYA INVESTMENT LLC
2205 W 9TH AVE
HIALEAH, FL 33010
(786) 447-9622

ENGINEER:
FUXAN ENGINEERING, INC
15018 MAURINE COVE LANE
ODESSA, FL 33556
(813) 244-6194