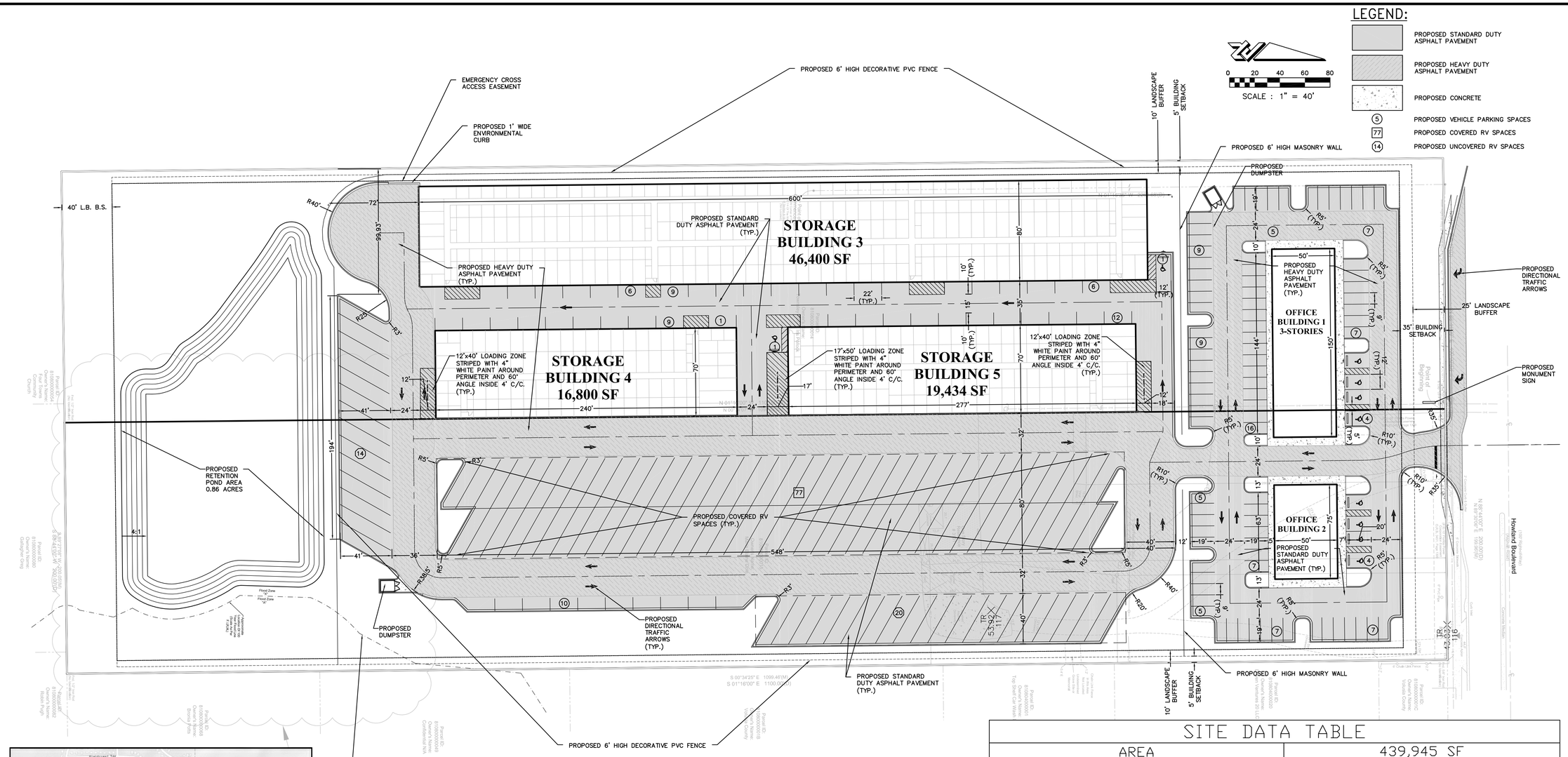
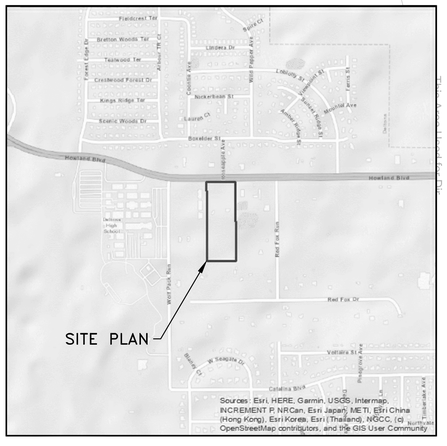
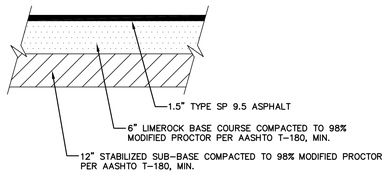
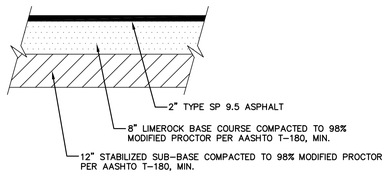




VICINITY MAP
SCALE: 1" = 1000'



STANDARD DUTY ASPHALT DETAIL
N.T.S.



HEAVY DUTY ASPHALT DETAIL
N.T.S.

SITE DATA TABLE	
AREA	439,945 SF
IMPERVIOUS	287,157 SF
TOTAL PARKING COUNT	256
BUILDING 1	3 STORIES @ 7,500 SF EACH, 22,500 TOTAL
BUILDING 2	3,750 SF
MINIMUM PARKING REQUIRED OFFICE (3.25 SPACES PER 1,000 SF)	86
PARKING PROVIDED OFFICE	93
MINIMUM PARKING REQUIRED STORAGE (1 SPACE PER 10 CUBICLE UNITS)	52
PARKING PROVIDED STORAGE	55
BUILDING 3	46,400 SF
BUILDING 4	16,400 SF
BUILDING 5	19341 SF
MIN OPEN SPACE REQUIRED %	25%
MIN OPEN SPACE PROVIDED %	25%
FAR	0.55
TOTAL IMPERVIOUS AREA	6.59 AC. (65.27%)
EXISTING FLOOD PLAIN ACREAGE	0.74 AC. (32,276 SQFT.)

ZEV COHEN & ASSOCIATES, INC.
300 INTERCHANGE BLVD., STE C
OWNERS BEACH, FL 32114
WWW.ZEVCOHEN.COM

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
PLANNING
TRANSPORTATION
(LC 42)
(EB 6516)

NO.	DATE	BY	SUBMITTALS / REVISIONS
1	12-12-23	KR	ISSUED TO CITY OF DELTONA

LEHA BUSINESS PARK
FINAL ENGINEERING PLANS
MASTER DEVELOPMENT PLAN

CITY OF DELTONA — VOLUSIA COUNTY, FLORIDA

PROJECT NO: ZC 22141
DESIGNED BY: KR
DRAFTED BY: CM
CHECKED BY: KR
DRAWING FILE: 02_22141 ODP
XREF'S: XXXXX.DWG
XREF'S: XXXXX.DWG

KRISTOPHER T. ROWLEY, P.E., NO.84263
NOT VALID WITHOUT SEAL

SHEET: C2 OF 5

R:\22141 LEHA BUSINESS PARK\FINAL ENGINEERING PLANS\CAD\DWGS\02-22141 ODP.DWG — PRINTED 12/12/2023 10:29 AM