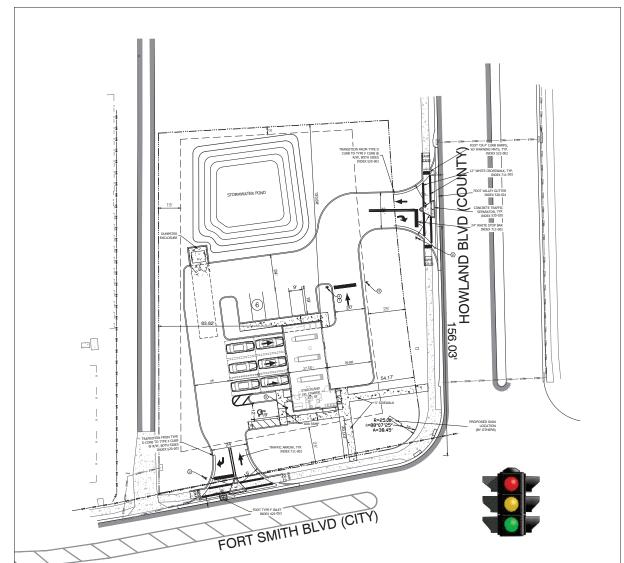
CONDITIONAL USE PLAN

CITY OF DELTONA, FLORIDA **SECTION 30, TOWNSHIP 18, RANGE 31**



SITE DATA

PARCEL NUMBER(S):

813062080150, 813062080160, 813062080170, 813062080180 625 HOWLAND BLVD, DELTONA, FL 32738 PROPERTY LOCATION: COMMERCIAL

"C-1" (RETAIL COMMERCIAL DISTRICT) EXISTING FUTURE LAND USE:

FYISTING ZONING EXISTING USE:

SERVICE STATION TYPE A (3-BAY PROPOSED USE: QUICK SERVICE OIL CHANGE) TOTAL PROJECT AREA: 0.895 ACRES

DENSITY/ INTENSITY:

REQUIRED 0.35 FAR MAX COMMERCIAL (C-1)

DEVELOPMENT STANDARDS:

SETBACKS (MIN)	REQUIRED	PROPOSED
NORTH:	5' MIN	133.68'
EAST (HOWLAND BLVD):	25' MIN	54.17'
SOUTH (FORT SMITH BLVD):	25' MIN	35.66
WEST:	15' MIN	83.82'

PROPOSED EAST (HOWLAND BLVD): SOUTH (FORT SMITH BLVD): WEST:

LOT COVERAGE CALCULATIONS

		EXISTING		PROPOSED	
	BUILDING AREA	0 SF	0.00%	1,671 SF	4.29%
	VEHICULAR USE AREA	0 SF	0.00%	11,666 SF	29.93%
	SIDEWALK/MISC CONC. AREA	0 SF	0.00%	1,576 SF	4.04%
	TOTAL IMPERVIOUS AREA	0 SF	0.00%	14,913 SF	38.26%
	TOTAL PERVIOUS AREA	38,976 SF	100.00%	24,063 SF	61.74%
	TOTAL SITE AREA	38 976 SF	100.00%	38 976 SF	100.00%

PARKING (REQUIRED): COMMERCIAL OR PERSONAL SERVICE 3 SPACES FOR EACH SERVICE BAY 3 X (3-BAYS) = 9 SPACES

STANDARD STALL SIZE = 90° (2-WAY) - 9° x 19 $^\circ$ (w/ 24 $^\circ$ AISLE) HC STALL SIZE = 12° x 19 $^\circ$

PARKING (PROPOSED):

STANDARD PARKING SPACES = 6 HC SPACES = 1 TOTAL PARKING SPACES = 7 *REDUCTION REQUESTED

FLOOD ZONE:
THIS PROPERTY LIES IN FLOOD ZONE 'X' OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL
NO. 120677 & 126155, PANEL 645 OF 930, VOLUSIA COUNTY, DATED 09/29/2017.

NOTES:

1. ALL ROADWAYS WITHIN THE PROJECT'S PROPERTY BOUNDARIES LIMITS ARE PRIVATE.

2. DRIVEWAY ON HOWLAND BLVD SHALL BE REVIEWED & PERMITTED THROUGH VOLUSIA COUNTY

SIGN LEGEND

KEY	SIGN	I.D.	DESCRIPTION	SIZE
1	STOP	R1-1	STOP	30" x 30" 36" x 36"
2	CHLY	FTP-54R-06	RIGHT TURN ONLY	30" x 24"
3	1100° 1100° 1100° 1100°	ADA	ADA ACCESSIBLE PARKING (SEE DETAIL)	12" x 18" 12" x 6"
4	CO 167	R5-1	DO NOT ENTER	30" x 30"

ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT STANDARD PLANS INDEX 700-102 'SPECIAL SIGN DETAILS'.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGRIC LOSS-IRI 1000.

DOT 16, LOT 16, LOT 17, AND LOT 18, BLOCK 1890, DELTONA LAKES, UNIT 62, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE(S) 95 HOUGH 99, OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.



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CONDITIONAL USE PLAN

STRICKLANDS @ 625 HOWLAND BLVD

RETAIL DEVELOPMENT PROPERTIES