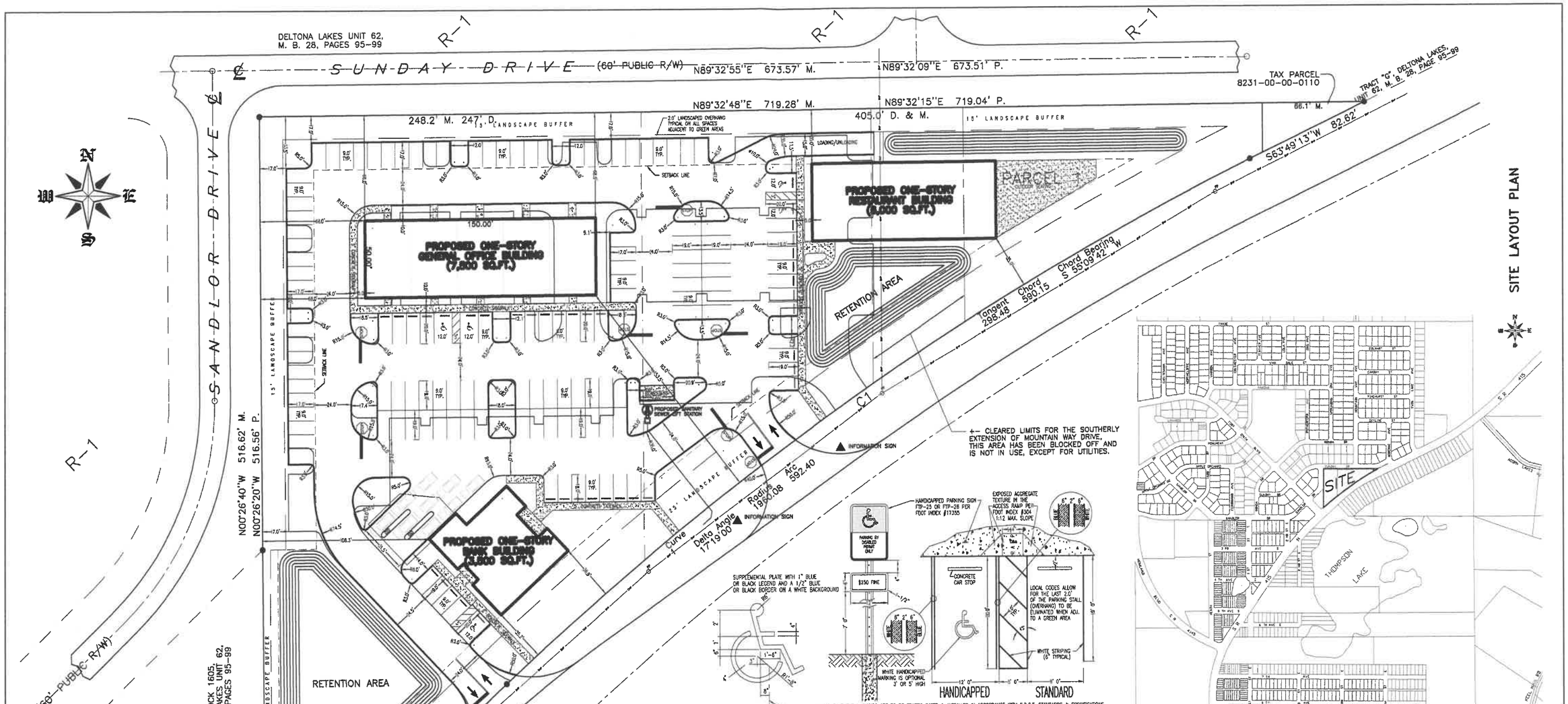


SITE LAYOUT PLAN

LOCATION MAP

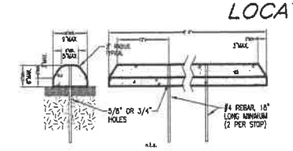
ALL PAVEMENT MARKINGS ARE TO BE TRAFFIC RATED & INSTALLED IN ACCORDANCE WITH F.D.O.T. STANDARDS & SPECIFICATIONS. BLUE STRIPING TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a. H/C SIGN TO BE SERIES "C" BLUE WITH 1" LETTERING. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED USING 3M GRAND "DIOTACHLITE" SHEETING ON WN. 0.080 GAUGE ALUMINUM. ALL STOP SIGNS SHALL BE 30" OCTAGONS INSTALLED ON 12', 3lbs./ft. "U" CHANNEL POSTS (RAIL SITED, ONLY) OR 3" x 12" ROUND ALUMINUM POSTS. "U" CHANNEL POSTS MAY BE USED FOR ALL SIGNS SMALLER THAN 36" x 48". WARNING SIGNS 30"x30". ALL SIGNS, STOP SIGNS & REGULATORY SIGNS SHALL BE "DIAMOND GRADE" FACED.

NOTES:

1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. PERPENDICULAR AND DIAGONAL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIADE AND 20 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL THE 5 FT. WIDE ACCESS AISLE MAY BE SHARED BY TWO ADJACENT HANDICAPPED PARKING STALLS.
3. PARALLEL HANDICAPPED PARKING STALLS WILL BE 12 FT. WIDE AND 22 FT. LONG WITH A 5 FT. WIDE ACCESS AISLE ADJACENT TO EACH STALL.
4. ALL HANDICAPPED PARKING STALLS, 5 FT. WIDE ACCESS AISLES, HANDICAPPED RAMPS, AND ACCESSIBLE ROUTES MUST BE PAVED.
5. ALL HANDICAPPED RAMPS SHALL BE A MINIMUM OF 60" WIDE EXCLUSIVE OF THE FLARED SIDES WITH A MAXIMUM SLOPE OF 12:1 RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 304.
6. ONE FTP-25 OR FTP-26 SIGN WITH SUPPLEMENTAL SIGN IS REQUIRED FOR EACH HANDICAPPED PARKING STALL.
7. BOTTOM EDGE OF SIGN TO BE 7'-0" ABOVE PAVEMENT.
8. BLUE STRIPING SHALL BE TINTED TO MATCH SHADE 15180 OF THE FEDERAL STANDARDS 595C.

n.t.s.

STRIPING & SIGNAGE DETAILS



WHEEL STOP DETAIL

PROJECT DATA:

Project Area	161,075 Sq.Ft.	3.698 Acres
Building Coverage	17,000 Sq.Ft.	10.6%
Other Impervious	77,013 Sq.Ft.	47.8%
Retention Areas	18,868 Sq.Ft.	11.7%
Other Impervious	48,194 Sq.Ft.	29.9%

Water Provider: Florida Water Services

Sewer Provider: Septic Tank – Drainfield

Project Zoning: RR proposed for change

Parking Required:
Office Space: 7,500 SF @ 3 per 1,000 SF = 22.5
Restaurant: 6,000 SF @ 12 per 1,000 SF = 72
Bank: 1,000 SF @ 1 per 250 SF = 4
Bank Public Area: 2,500 SF @ 6 per 1,000 SF = 15

Parking Provided: 132 Regular Spaces & 5 Handicapped Spaces

Soils – S.C.S. #4, Astatula Fine Sand, 0 to 8% slopes

100 Year Flood Plain not applicable to Project.

Tax Parcel #'s
8231-00-00-0100
8231-00-00-0110
8231-00-00-0120

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF THE EAST 405.00 FEET OF GOVERNMENT LOT 5, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA: LYING NORTH OF STATE ROAD #415 AND SOUTH OF SUNDAY DRIVE OF DELTONA LAKES UNIT 62.
PARCEL 2: THE SOUTH 625 FEET OF THE EAST 652 FEET OF GOV'T LOT 5 LYING NORTH AND WEST OF STATE ROAD #415, LESS THAT PART OF THE EAST 405.00 FEET OF GOVERNMENT LOT 5, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA: LYING NORTH OF STATE ROAD #415 AND SOUTH OF SUNDAY DRIVE OF DELTONA LAKES UNIT 62, ALL LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND EXCLUDING ALL MINERAL RIGHTS TO THE AFOREDESCRIBED PROPERTY;
AND
THE SOUTH 625 FEET OF THE WEST 668 FEET OF GOV'T LOT 6, LYING NORTH AND WEST OF STATE ROAD #415, ALL LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, AND EXCLUDING ALL MINERAL RIGHTS TO THE AFOREDESCRIBED PROPERTY.

Owner:
Gregory Lefils, CPA
165 S. Oak Avenue
Orange City, FL 32763
(386) 775-6689
(386) 775-0272 FAX

Developer:
McKee Construction Co.
Registration # CGC003544
P.O. Box 471366
Lake Monroe, FL 32747-1366
(407) 323-1150
(407) 323-9304 FAX
E-mail: mckeeconst@aol.com

Surveyor:
Mr. Robbie Carter, PLS
Registration #4401
872 Blackjack Ridge Trail
Lake Helen, FL 32744
(386) 228-0030
(386) 228-0005 FAX
E-mail: rscarter@mpinet.net

THESE PLANS ARE SUBJECT TO APPROVAL BY THE FOLLOWING AGENCIES AND ARE NOT VALID FOR CONSTRUCTION WITHOUT THEIR DOCUMENTED APPROVAL. CSI ENGINEERING AND THE ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR ANY DAMAGES INCURRED WITHOUT SUCH DOCUMENTATION.

CITY OF DELTONA
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FOR POTABLE WATER)
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FOR SANITARY SEWER)
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FOR N.P.D.E.S.)
VOLUSIA COUNTY HEALTH DEPARTMENT FOR SEPTIC SYSTEMS (LOT BY LOT APPROVAL AT TIME OF BUILDING PERMIT)

THIS DRAWING IS NOT VALID UNLESS IT HAS THE ENGINEER'S ORIGINAL DATED SIGNATURE & IS EMBOSSED WITH HIS SEAL.

MARK P. NEIMAN, P.E.
FLORIDA REG. #44077

CIVIL SOLUTIONS OF CENTRAL FLORIDA INCORPORATED
ENGINEERING
605-C W. NEW YORK AVENUE DELAND, FLORIDA 32720
PHONE (386) 740-1454 FAX (386) 948-9257 C.O.A. # 9845

CONCEPTUAL SITE PLAN
FOR
LEFILS BUSINESS CENTER
STATE ROAD 415, VOLUSIA COUNTY, FLORIDA

DATE	REVISED	BY
	THREE	

PROJECT #CSI-06-019	SCALE: 1"=30'	SHEET	1 OF 1
DATE: AUG 3, 2006	DRAWN: MTC		