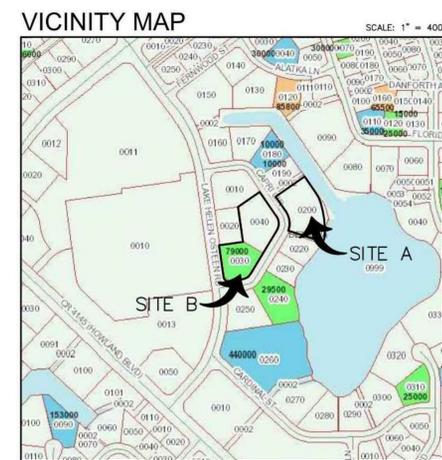


OVERALL SITE PLAN
SCALE: 1/30"=1'-0"



<p>ZONING LEGEND:</p> <p>EXISTING LAND USE: RESIDENTIAL EXISTING ZONING: RM-2 PROPOSED USE: MULTIFAMILY TOTAL NUMBER OF UNITS ALLOWED= 70 TOTAL NUMBER OF UNITS PROVIDED= 40 MAXIMUM NUMBER OF STORIES PROVIDED= 2 FLOORS</p> <p>BUILDING SETBACKS: FRONT: 25'-0" REAR: 25'-0" SIDE: N/A ABUTTING ANY LOT: 15'-0" ABUTTING ANY STREET: 15'-0" WATERFRONT YARD: 40'-0"</p> <p>LANDSCAPE BUFFERS: FRONT: 20'-0" SIDE: 15'-0" REAR: 15'-0"</p>	
<p>EAST PARCEL DATA (SITE "A")</p> <p>TOTAL LAND AREA: 61,876 S.F. = 1.42 ACRES</p> <p>LOT COVERAGE: MAX ALLOWED = 40% (24,750 S.F.) PROVIDED = 17% (10,816 S.F.) PROPOSED GREEN AREA =: 39,785 S.F. = 64%</p> <p>ALLOWABLE DENSITY: 20 UNITS/ACRE = 28 UNITS MINIMUM NUMBER OF UNITS ALLOWED= 12 TOTAL NUMBER OF UNITS PROVIDED = 12</p> <p>BUILDING TYPE "A" (2 FLOORS- 2 BUILDINGS) = 12 UNITS (6 PER BUILDING)</p> <p>A TYPE OF UNIT PROVIDED = TYPE "A" (12 TOWNHOUSE 2 OR 3 BEDROOMS WITH ONE CAR GARAGE) / 2 FLOORS</p> <p>PARKING REQUIRED 2 SPACES / 2 & 3 BEDROOM UNIT + 10 % = 12 UNITS X 2 CARS/UNIT = 24 PARKING SPACES + 10% = 26.4 SPACES PARKING SPACES PROVIDED WITH INSIDE ONE CAR GARAGE AND DRIVEWAY PER UNIT PLUS 2 VISITOR PARKING SPACES. TOTAL PARKING SPACES PROVIDED = 26</p>	
<p>WEST PARCEL DATA: (SITE "B")</p> <p>TOTAL LAND AREA: 91,319 S.F. = 2.10 ACRES</p> <p>LOT COVERAGE: MAX ALLOWED= 40%(36,527 S.F.) PROVIDED= 27% (24,422 S.F.) PROPOSED GREEN AREA =: 39,785 S.F. = 44%</p> <p>ALLOWABLE DENSITY: 20 UNITS/ACRE = 42 UNITS MINIMUM NUMBER OF UNITS ALLOWED= 12 TOTAL NUMBER OF UNITS PROVIDED = 28</p> <p>PARKING REQUIRED: -2 SPACES / 2 & 3 BEDROOM UNIT + 10 % -TOWNHOUSES WITH GARAGE: 2 PARKING SPACES BY INSIDE ONE CAR GARAGE AND DRIVEWAY</p> <p>BUILDING TYPE "A" (2 FLOORS- 2 BUILDINGS) = 12 UNITS (6 PER BUILDING)</p> <p>A 12 TOWNHOUSES (2 OR 3 BEDROOMS WITH GARAGE) AND DRIVEWAY PROVIDED (2/UNIT) TOTAL PARKING REQUIRED = 24 TOTAL PARKING PROVIDED = 24</p> <p>BUILDING TYPE "B" (2 FLOORS- 1 BUILDING)= 8 UNITS B 8 TOWNHOUSES (2 OR 3 BEDROOMS WITH GARAGE) AND DRIVEWAY PROVIDED (2/UNIT) TOTAL PARKING REQUIRED = 16 TOTAL PARKING PROVIDED = 16</p> <p>BUILDING TYPE "C" (2 FLOORS- 2 BUILDINGS) = 8 UNITS (4 PER BUILDING) C 8 TOWNHOUSES (2 BEDROOMS- NO GARAGE) TOTAL PARKING REQUIRED = 16 (2 UNIT) TOTAL PARKING PROVIDED = 16</p> <p>TOTAL PARKING REQUIRED: 56 + 10% (GUEST) = 57 PARKING SPACES TOTAL PARKING SPACES PROVIDED = 61</p>	



manny reus architect

PROPOSED RESIDENTIAL DEVELOPMENT
AT CAPRI CIRCLE DELTONA, FLORIDA

DATE: 01/27/25

SHEET TITLE: OVERALL SITE PLAN

DRAWN BY: R.A. CHECKED BY: []

JOB NUMBER: A2024-40

SHEET NO.: SW-1

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