DEVELOPER:

CONTACT: ASDRUBAL POLANCO
EMAIL: ASDRUBALPOLANCO1901@ICLOUD.COM

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING LLC
CONTACT: VANESSA BALLARD
EMAIL: VANESSA@VBALLARDCONSULTING.COM
PHONE: (864) 376-1495

GENERAL NOTES:

JURISDICTION: CITY OF DELTONA
ZONING: PUBLIC (P)
SITE AREA: ± 43,995.6 SF (± 1.01 AC)
TOTAL BUILDING FOOTPRINT: ± 3,150 SF (± 0.07 AC)

PROPERTY NOTES:

PIN: 813053000010
ADDRESS: 00 AUBURNDALE ST, DELTONA, FL 32725 (ADJACENT TO 2581 AUBURNDALE ST)
SOILS ON SITE: 100% PAOLA FINE SAND, 0-8% SLOPE (WEBSOIL SURVEY)
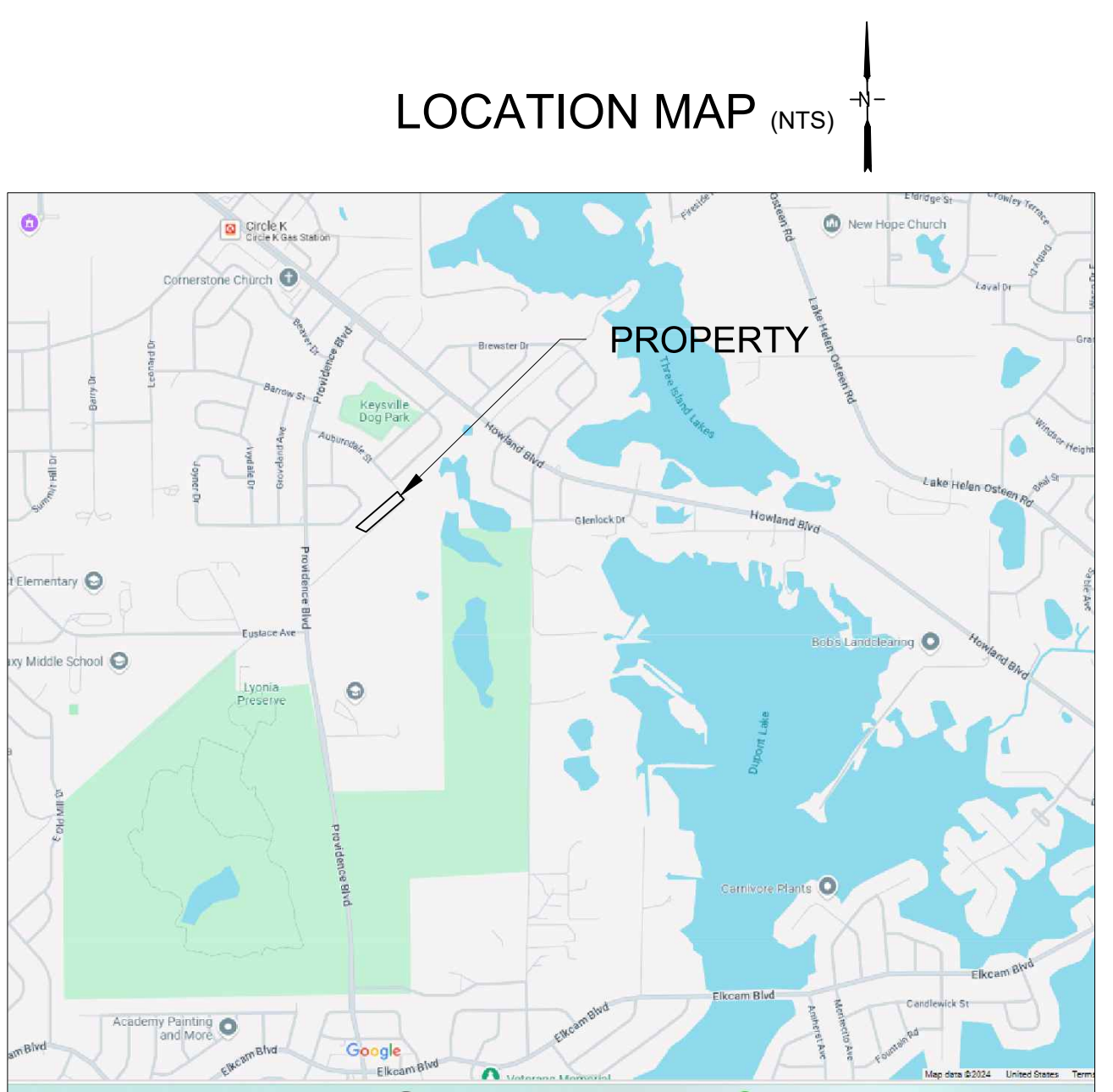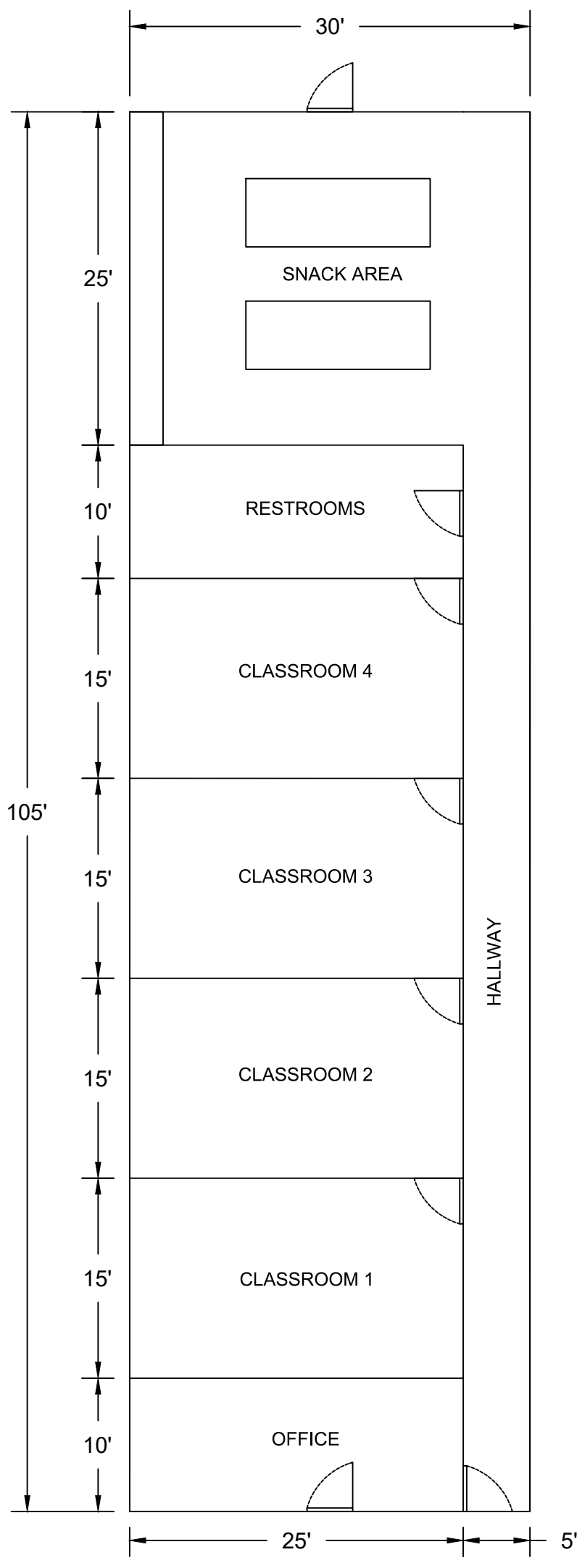
V BALLARD CONSULTING LLC

2640 Leytonstone Drive
Chesapeake VA, 23321
(864) 376-1495
www.vballardconsultingllc.com

PROGRESS DRAWINGS
DO NOT USE FOR CONSTRUCTION

Site Plan (Aerial)

AUBURNDALE ST

N42° 07' 35' 74"W
152.396'

WALL ERECTED WITHIN 5' OF OFF-STREET PARKING

CONNECT TO EXISTING WATER LINE ALONG AUBURNDALE STREET

LOT 29

KEEP EXISTING VEGETATION IN LANDSCAPE BUFFER

6-FOOT HIGH OPAQUE MASONRY WALL

246.34'

20' LANDSCAPE BUFFER

LOT 10

105'
BUILDING
3,150 SF

30'

25'

110' FLORIDA POWER & LIGHT CO. R/W

10' HORIZONTAL DISTANCE FROM OVERHEAD TRANSMISSION LINES

100' CLEARANCE FROM TRANSMISSION POLE

LOT 9

N42° 52' 27' 00"E
700.730'

S47° 52' 27' 00"W
759.353'

LOT 8

EXISTING FLORIDA POWER & LIGHT CO. POLES

LOT 7

LOT 6

AUBURNDALE ST

LOT 5

N89° 02' 19.03"E
91.155'

Parcel ID: 811600000010

North Arrow / Scale

N

0'   30'   60'

SCALE:
1" = 30'
24" x 36" paper size

811

Know what's below.
Call before you dig.

LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE

SS	PROPOSED SANITARY SEWER
W	PROPOSED WATERLINE
STM	PROPOSED STORM DRAIN
LOD	LIMITS OF DISTURBANCE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	ROAD CENTERLINE

PROPOSED SHRUBS

Building Floor Plan

30'

25'

SNACK AREA

10'   RESTROOMS

15'   CLASSROOM 4

HALLWAY

15'   CLASSROOM 3

105'

15'   CLASSROOM 2

15'   CLASSROOM 1

10'   OFFICE

25'   5'

24'

18'

LOCATION MAP (NTS)

PROPERTY

PRESCHOOL - PRIVATE

00 AUBURNDALE ST,
DELTONA, FL 32725

Project Title

CONCEPTUAL SITE PLAN

Drawing Title

Drawing No.

1

OF 1

BOUNDARY SURVEY
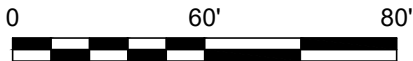
SCALE : 1" = 60'
SURVEY DATE; JULY 25, 2024

0   60'   80'

N W N E S

Found 4"x4" C.M (P.C)
NO ID
NW Corner LOT 22

AUBURNDALE STREET
(Asphalt Pavement R/W 30' Per Plat)

S 42°07'36" E   643.09'(C)(P)

1/2"(S.I.R)
LB 8252
Recovered 1/2" I.R, NO ID
N:0.15', W:0.07'

LOT 5   LOT 6   LOT 7   LOT 8   LOT 9   LOT 10   LOT 29

N 47°52'27" E   769.35'(C)
N 47°52'27" E   769.15'(P)

5/8"(F.I.R)
NO ID

Paecel ID. 811600000010

S 89°07'17" W 91.00'(P)
S 89°02'19" W 91.15'(C)

VACANT
TRACT "A"

S 42°07'33" E   60.00'(C)(P)

Edge of Pavement

N 47°52'27" E   700.73'(C)(P)

1/2"(S.I.R)
LB 8252

55'

FLORIDA POWER & LIGHT CO. R/W

5/8"(F.I.R)
NO ID

LEGEND

◎ Set Corner
◉ Monument found
Ø Wood Power Pole
¤ Concrete Power Pole
(C) Calculated Distance
(P) Plat Distance
(M) Measured Distance
(F.I.R) Found Iron Rod
(F.I.P) Found Iron Pipe
(S.I.R) Set Iron Rod
C.M Concrete Monument
P.C Point of Curvature
I.R Iron Rod
●— Guy Wire
━━━ Property Line
— · — R/W Center Line
—o— 6ft. Plastic Fence
—o—o— Street Center Line

SURVEY NOTES :

1) Assumed North based on a Bearing on the SOUTHWESTERLY rigth of way line of AUBURNDALE STREET, being S 42°07'36" E, Per Plat.
2) This Survey has been prepared without benefit of Title Abstract and is subject of any Dedications, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other mattters of record.
3) Unless otherwise noted; Distances shown hereon refer to plat and field measurement.
4) No underground utilites or underground encroachments were measured or located as part of this survey.
5) Legal description provided by others.
6) Only visible and above ground encroachments located.
7) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting property.
8) Underground portions of footings, foundations or other Improvements were not located.
9) The ownership of the fences was not determined.
10) The flood data provided is for informational purposes only. The Local F.E.M.A agency should be contacted for accuracy and verification
11) This survey has been prepared for the exclusive use of the person or entities named hereon.
12) This map is intended to be displayed at a scale of 1" = 60' or smaller.

LEGAL DESCRIPTION;

TRACT A DELTONA LAKES, UNIT 53 MB 28 PAGS 3 TO 42 INC, PER OR 3918 PG 3975 PER OR 6653 PG 0949.

STADIA SURVEYORS & MAPPERS LLC
535 Stonewall Ave.   Tel. 863-303-7296
Haines City, FL 33844   LB 8252

PROJECT NO. : 24 - 177
PAGE 1 OF 1

PROPERTY INFORMATION ;

ADDRESS;
00 AUBURNDALE ST
DELTONA, FL 32725
OWNER: FAMILY PB LLC
PARCEL ID : 813053000010
AREA = 1.01 ACRES
FEMA FIRM ;
Flood Zone: X
Base Flood Elevation: N/A
Map # : 12127C0640K
Effective Date: 9/29/2017

Certified to;
OWNER: FAMILY PB LLC

SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17–6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.

RAFAEL ESCOBAR
License Number
LS 7167
STATE OF FLORIDA
Professional Surveyor and Mapper
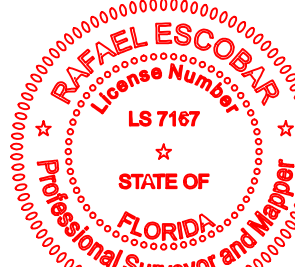
SIGNED
RAFAEL ESCOBAR
PSM # 7167

AUGUST 1, 2024