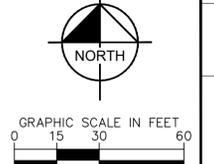


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LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE SIDEWALK (SEE SHEET C109 FOR DETAIL)
- RIGHT-OF-WAY LINE
- LANDSCAPE SETBACK
- BUILDING SETBACK
- STANDARD PARKING COUNT

SITE DATA:

SITE AREA:	4.34 ACRES
EXISTING ZONING:	C-1
EXISTING FUTURE LAND USE:	COMMERCIAL COMMERCIAL/RETAIL/RESTAURANT/MEDICAL OFFICE
PROPOSED BUILDING AREA:	12,642 SF
EXISTING BUILDING AREA TO REMAIN:	8,740 SF
PROPOSED F.A.R.:	0.113 (0.35 MAX. ALLOWED)
MAXIMUM BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	28 FT
DOLLAR TREE:	15 FT
TACO BELL:	15 FT
CHECKERS:	22 FT
EXISTING MEDICAL OFFICE:	22 FT
FLOOD ZONE:	ZONE X PER FEMA FIRM PANEL 12127C0640K (DATED 9/29/17)

PROPOSED IMPERVIOUS COVER CALCULATIONS

EXISTING BUILDING AREA:	0.20 AC (4,618)
PROPOSED BUILDING AREA:	0.29 AC (6,482)
PROPOSED PAVEMENT AREA:	2.07 AC (47,776)
EXISTING SIDEWALK AREA:	0.09 AC (2,078)
PROPOSED SIDEWALK AREA:	0.12 AC (2,766)
TOTAL IMPERVIOUS AREA:	2.77 AC (63,884)

BUILDING SETBACKS

	REQUIRED (C-1)	PROVIDED
FRONT:	25 FT	88.9 FT
REAR:	15 FT	49.9 FT
SIDE (NORTH):	5 FT	83.0 FT
SIDE (SOUTH):	5 FT	41.0 FT

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT:	25 FT	25 FT
REAR:	5 FT	5 FT
SIDE (NORTH):	5 FT	8.9 FT
SIDE (SOUTH):	5 FT	9.5 FT

REQUIRED PARKING:

DOLLAR TREE - 4.44 SP/1,000 SF OF GFA (10,000 SF):	44 SPACES
CHECKERS - 10 SP/1,000 SF OF GFA (1,120 SF):	11 SPACES
TACO BELL - 10 SP/1,000 SF OF GFA (1,522 SF):	15 SPACES
MEDICAL OFFICE - 5 SP/1,000 SF OF GFA (6,560 SF):	33 SPACES
RETAIL - 4.44 SP/1,000 SF OF GFA (4,500 SF):	20 SPACES
TOTAL SPACES PROVIDED:	123 SPACES

PROVIDED PARKING:

PROPOSED STANDARD SPACES (9'x19'):	115 SPACES
PROPOSED PARALLEL SPACES (10'x22'):	7 SPACES
PROPOSED ADA SPACES (12'x19'):	10 SPACES
TOTAL SPACES PROVIDED:	132 SPACES

REQUIRED BICYCLE PARKING:

6 PLUS 1 SP FOR EACH 20 REQUIRED AUTO SPACES OVER 100:	7 SPACES
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PROVIDED BICYCLE PARKING:

PROPOSED SPACES:	8 SPACES
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REQUIRED LOADING SPACES:

RETAIL SALES AND SERVICE, RESTAURANTS OR SIMILAR USES:	SQUARE FOOTAGE	SPACES
OFFICES, HOTELS, HOSPITALS, NURSING HOMES, ASSISTED LIVING, ETC.	10,001 - 20,000	2
	SQUARE FOOTAGE	SPACES
	30,000 - 100,000	1

PROVIDED LOADING SPACES:

RETAIL SALES AND SERVICE, RESTAURANTS OR SIMILAR USES:	SQUARE FOOTAGE	SPACES
OFFICES, HOTELS, HOSPITALS, NURSING HOMES, ASSISTED LIVING, ETC.	12,642	2
	SQUARE FOOTAGE	SPACES
	8,740	0

REQUIRED VEHICLE RESERVOIR SPACES:

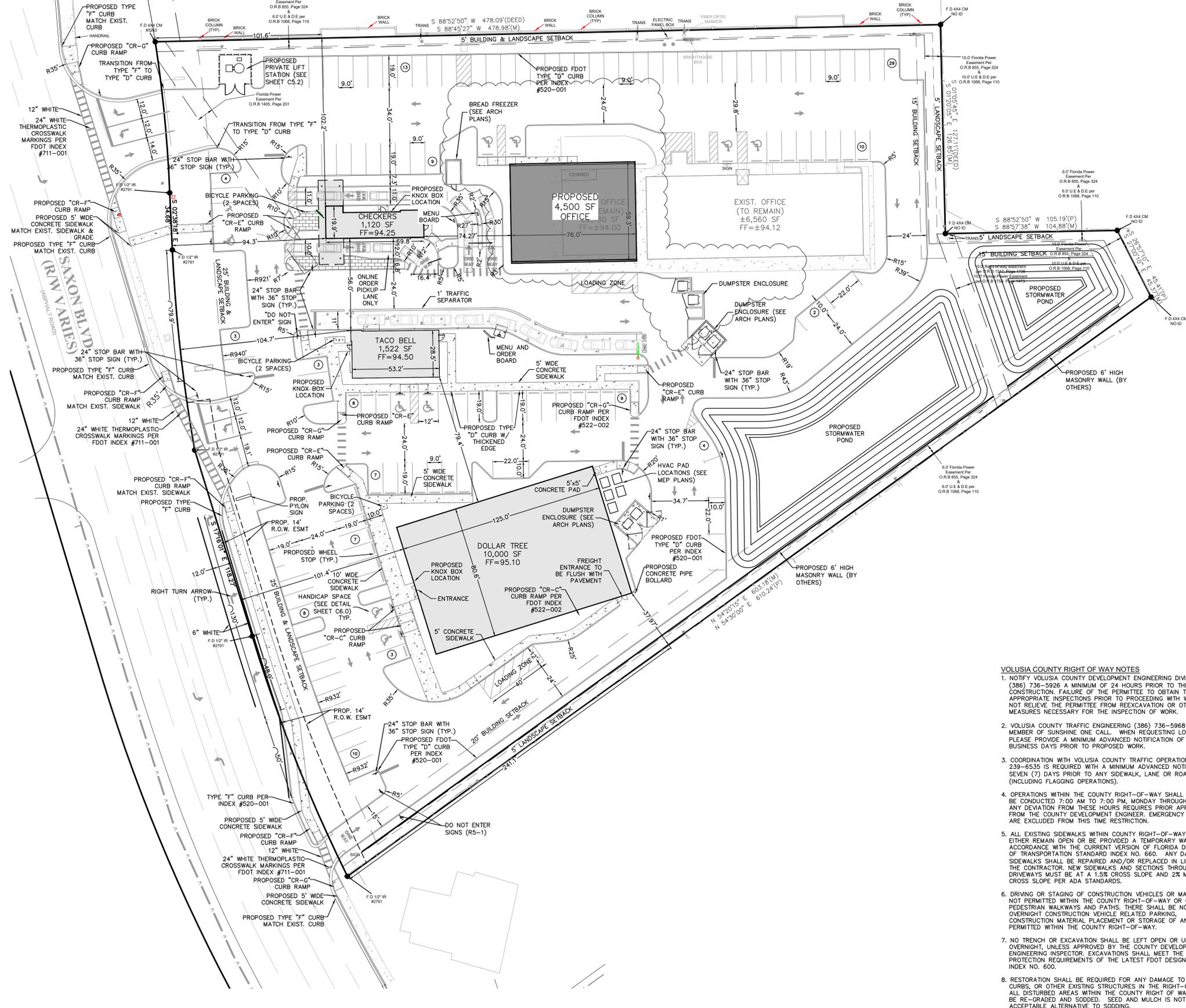
FAST FOOD RESTAURANTS:	6 SP/SERVICE LANE W/ MIN. 3 SP BEHIND MENU
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PROVIDED VEHICLE RESERVOIR SPACES:

CHECKERS:	11 TOTAL SP W/ 4 SP BEHIND MENU
TACO BELL:	9 TOTAL SP W/ 4 SP BEHIND MENU

NOTE

- ALL INTERNAL RADII ARE 3' UNLESS SPECIFICALLY NOTED OTHERWISE.
- STANDARD PARKING SPACE STRIPING SHALL BE PAINTED 4" WHITE. HANDICAP ACCESSIBLE PARKING SPACE STRIPING PER DETAIL SHEET C6.0.
- THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)", ED. 2009 AND 2012 SUPPLEMENT; THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ED. 2017/2018"; THE F.D.O.T. "DESIGN STANDARDS FOR CONSTRUCTION AND MAINTENANCE ON THE STATE HIGHWAY SYSTEM, ED. 2017". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.
- ALL STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND INSTALLED IN ACCORDANCE WITH THE F.D.O.T. STANDARD INDEX #711-001, LATEST EDITION.
- ALL RPM'S WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE INSTALLED IN ACCORDANCE TO FDOT INDEX #706-00, LATEST EDITION.
- ALL DETECTABLE WARNING MATS PLACED WITHIN PUBLIC RIGHT OF WAY SHALL BE BRICK RED IN COLOR.
- FIRE LANES SHALL BE MARKED WITH SIGNS WITH THE WORDING "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT". SIGNS SHALL BE 12"x18" WIDE WITH A WHITE BACKGROUND AND RED LETTERS AND A MAXIMUM OF 7 FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE SIGN. SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND PLACED A MAXIMUM OF 60 FEET APART.
- ALL CURB RAMPS TO BE PER FDOT INDEX #522-002.
- ALL CURBS TO BE PER FDOT INDEX #520-001.
- THIS SITE PLAN IS A REVISION TO SITE PLAN NO. SP21-0005 APPROVED ON MARCH 3, 2022, BY THE DEVELOPMENT REVIEW COMMITTEE.



VOLUSIA COUNTY RIGHT OF WAY NOTES

- NOTIFY VOLUSIA COUNTY DEVELOPMENT ENGINEERING DIVISION AT (386) 736-5926 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITEE FROM REEXCAVATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
- VOLUSIA COUNTY TRAFFIC ENGINEERING (386) 736-5968 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
- COORDINATION WITH VOLUSIA COUNTY TRAFFIC OPERATIONS (386) 239-8535 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
- OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS TIME RESTRICTION.
- ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 660. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1.5% CROSS SLOPE AND 2% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
- DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY KIND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
- NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FDOT DESIGN STANDARD INDEX NO. 600.
- RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT OF WAY SHALL BE RE-GRADED AND SODDED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SODDING.

Kimley-Horn
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KHA PROJECT
 149860003
 DATE
 04/04/23
 SCALE
 AS SHOWN
 DRAWN BY
 BAS
 CHECKED BY
 BAS

SITE PLAN
DELTONA MIXED USE
FINAL SITE PLAN
SP22-0013
 SHEET NUMBER
C3.0