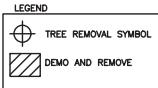




20 0 20 40
SCALE: 1"=20'



N 88°46'08" E(0)
2894.68'(0)
THE NORTH LINE OF SEC
8, TWP 18, RNG 31
1/4 OF THE NW 1/4
18.

ALL TREES

| TREE DIAMETER | CHERRY LAUREL | SAND PINE | SHORT LEAF PINE | WATER OAK | LIVE OAK | TURKEY OAK | HICKORY | TOTAL |
|------------------|------------------|--------------|-----------------------|--------------|-------------|---------------|----------|-----------|
| 6 | | 1 | | 4 | 5 | 1 | 2 | 13 |
| 7 | | 4 | 1 | 3 | 5 | | | 13 |
| 8 | | 1 | | 5 | 2 | | 1 | 9 |
| 9 | 1 | 1 | | | 4 | | 1 | 7 |
| 10 | | 2 | | | 3 | | | 5 |
| 11 | | 1 | | | | | 1 | 1 |
| 12 | | | | | | | | 0 |
| 13 | | 3 | | 1 | | | | 4 |
| 14 | | | | | 1 | | | 1 |
| 15 | | | | | | | | 0 |
| 16 | | | 1 | | | | 1 | 1 |
| TOTAL | | 1 | 13 | 2 | 13 | 20 | 4 | 54 |

REMOVED TREES

| TREE DIAMETER | CHERRY LAUREL | SAND PINE | SHORT LEAF PINE | WATER OAK | LIVE OAK | TURKEY OAK | HICKORY | TRUNK AREA CUT |
|------------------|------------------|--------------|-----------------------|--------------|-------------|---------------|----------|----------------------|
| 6 | | 1 | | 4 | 1 | 1 | | 198 |
| 7 | | 3 | | 3 | 1 | | | 269 |
| 8 | | | | 4 | 1 | | | 302 |
| 9 | | 1 | | | 1 | 1 | | 191 |
| 10 | | 2 | | | 2 | | | 314 |
| 11 | | | | | | | | 0 |
| 12 | | | | | | | | 0 |
| 13 | | 2 | | | | 2 | | 265 |
| TOTAL | | 0 | 9 | 0 | 11 | 6 | 2 | 1539 |

TOTAL TRUNK AREA CUT (in²) 1539

REQUIRED REPLACEMENT TRUNK AREA (in²) 154

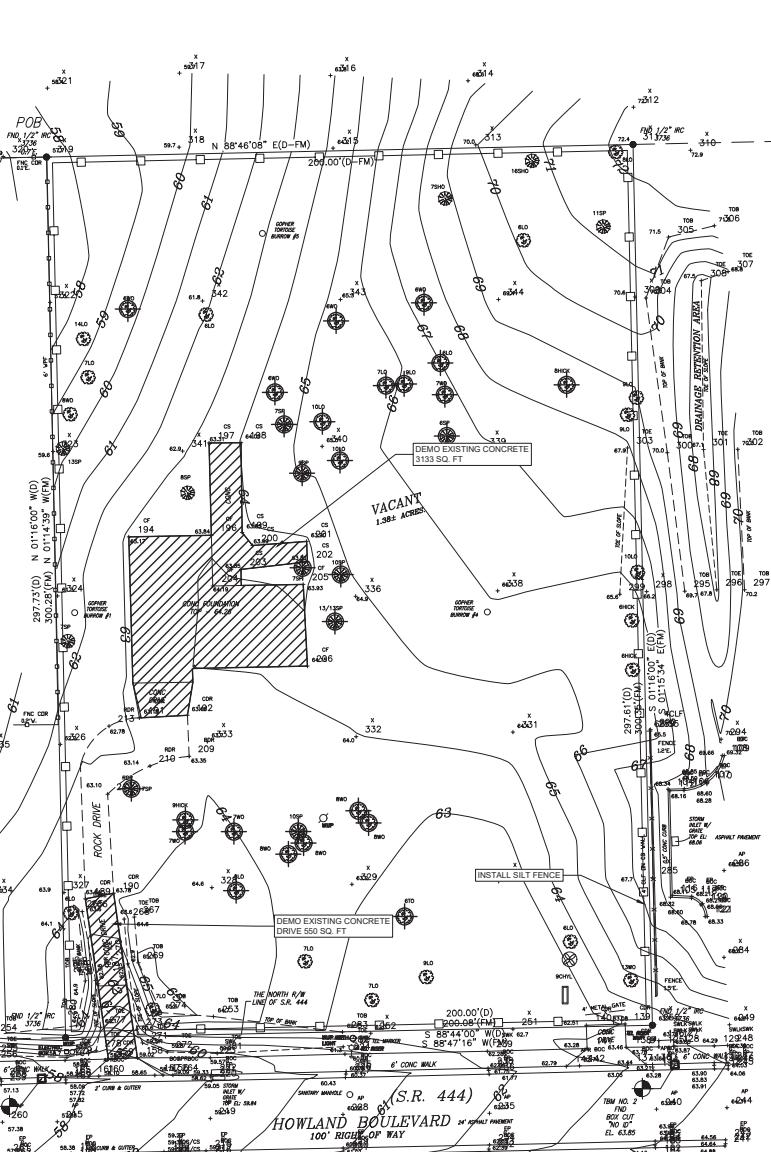
200.13'(W)
N 88°50'34" E(0)

THE NORTH LINE OF S.R. 444

(S.R. 444)

HOWLAND BOULEVARD

100' RIGHT OF WAY



DEMOLITION & EROSION
CONTROL PLAN
3026 HOWLAND BLVD.

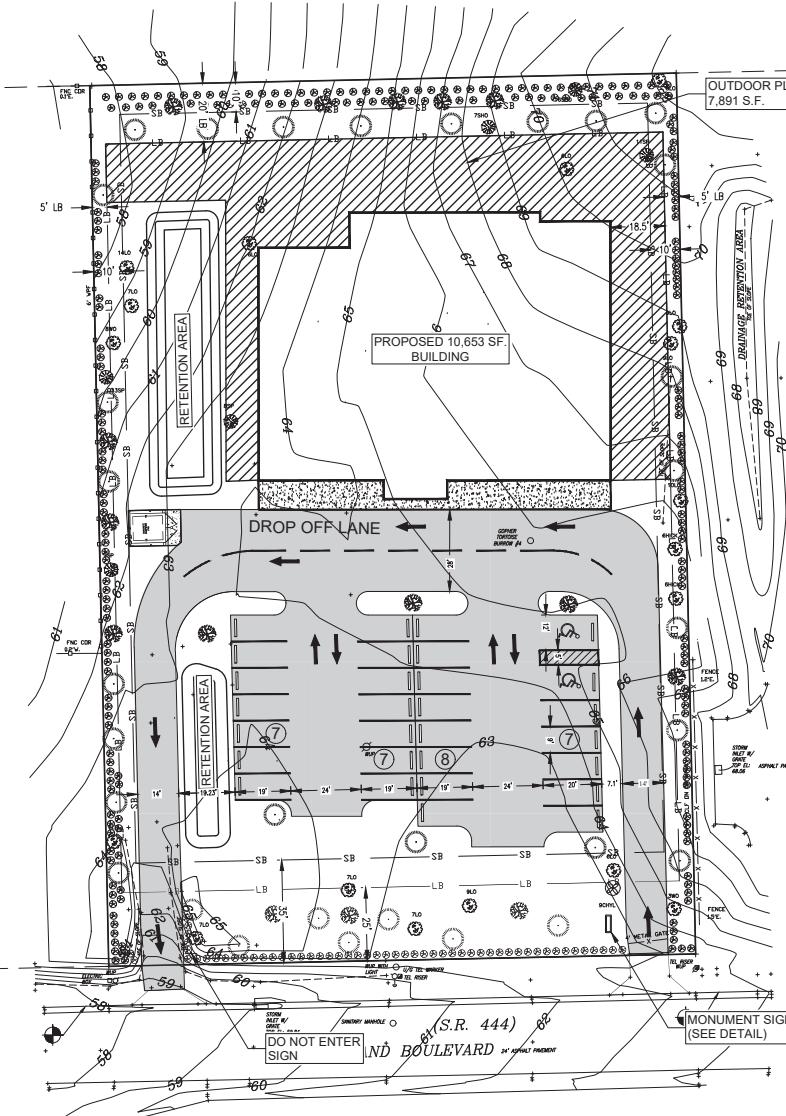
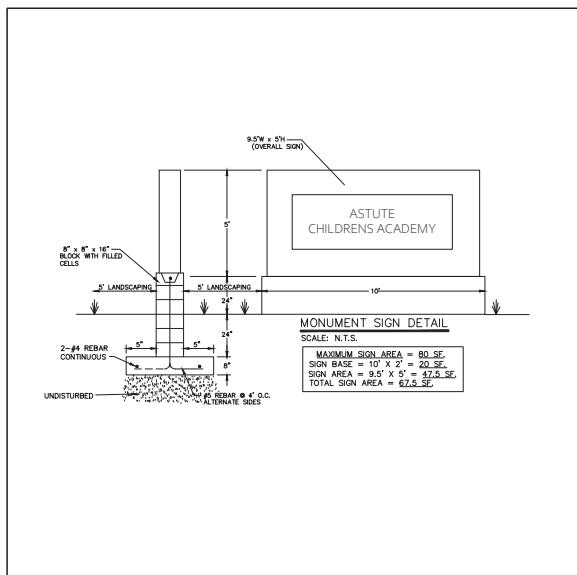
PROJECT NUMBER
343

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AND SEALED BY THE P.E. SPECIFIED
ON THE DATE SPECIFIED BELOW.
PRINTED COPIES OF THIS
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CONSIDERED SIGNED AND
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MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

NOT VALID WITHOUT SEAL
ED NO. C45290
Date 07/25/2012
Signed by Christopher
Casey
Date 07/25/2012
11:59:12
-0400

P.E. NO. 10583, R2269, R5229

Sheet C02 of 4



SITE DATA:

OWNER: VICTORIA MULANDI LLC.
ADDRESS: 345 HAMMOCK OAK CIR., DELRAY FL 33445

DESCRIPTION: C-2 (GENERAL COMMERCIAL)
ZONING: C-2 (GENERAL COMMERCIAL)
LAND USE: VACANT
FUTURE LAND USE: DAYCARE CENTER
FIRM/PANEL: X 121270630K

PROPOSED: C-2 (GENERAL COMMERCIAL)
LAND USE: DAYCARE CENTER
FIRM/PANEL: X

SETBACK REQUIREMENTS:
MIN. FRONT YARD: 35'
MIN. SIDE YARD: 10'
MIN. REAR YARD: 15'

LANDSCAPE BUFFERS:
NORTH: 20'
EAST: 25'
SOUTH: 25'
WEST: 25'

DIMENSIONAL REQUIREMENTS:
FLOOR AREA RATIO (FAR): 0.50
IMPERVIOUS SURFACE RATIO (ISR): 0.70
BUILDING HEIGHT: 75'

MAXIMUM
PROVIDED:
LOT COVERAGE %: 35% 18%

EXISTING PROJECT AREA COVERAGE

IMPERVIOUS AREA (SF) AREA (AC) LOT COVERAGE (%)
BUILDING SLAB (TO BE REMOVED) 3133 0.07 5.22%

SIDEWALK 0 0.00 0.00%

CONCRETE DRIVE (TO BE REMOVED) 550 0.01 0.92%

TOTAL IMPERVIOUS 3683 0.08 6.13%

PERVIOUS LANDSCAPE / NATURAL 56392 1.29 93.87%

TOTAL AREA 60075 1.38 100.00%

PROPOSED PROJECT AREA COVERAGE

IMPERVIOUS AREA (SF) AREA (AC) LOT COVERAGE (%)
BUILDINGS 10653 0.24 17.73%

SIDEWALK 1065 0.02 1.77%

PAVEMENT 17472 0.40 29.05%

TOTAL IMPERVIOUS 29190 0.67 48.59%

PERVIOUS LANDSCAPE / NATURAL 30885 0.71 51.41%

TOTAL AREA 60075 1.38 100.00%

PARKING INFORMATION:

PARKING REQUIRED: C-2 (GENERAL COMMERCIAL) ZONING DISTRICT
USE CATEGORY: COMMERCIAL
USE TYPE: DAYCARE FACILITY
MINIMUM PARKING AREA: 1 SPACES
1 SPACES PER CHILDREN AT MAX. OCCUPANCY = 152 CHILDREN x 1 / 10 = 16 SPACES
1 SPACES PER 10 CHILDREN AT MAX. CAPACITY = 152 CHILDREN x 1 / 10 = 16 SPACES
TOTAL PARKING SPACES REQUIRED = 28 SPACES

PARKING PROVIDED: C-2 (GENERAL COMMERCIAL) ZONING DISTRICT
29 SPACES INCLUDING 2 HANDICAP SPACES

CONCEPTUAL SITE PLAN

3026 HOWLAND BLVD.
VOLUSIA COUNTY, FL
DELRAY, FL 33445

PROJECT NUMBER
343

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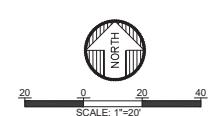
NOT VALID WITHOUT SEAL
ED NO. 0454290
Date: 11-15-2011
signed by
Christopher
Casey
Date: 11-15-2011
11-15-2011
-0400'
P.E. NO. 10503, R2269, R2299

Sheet C03 3 of 4

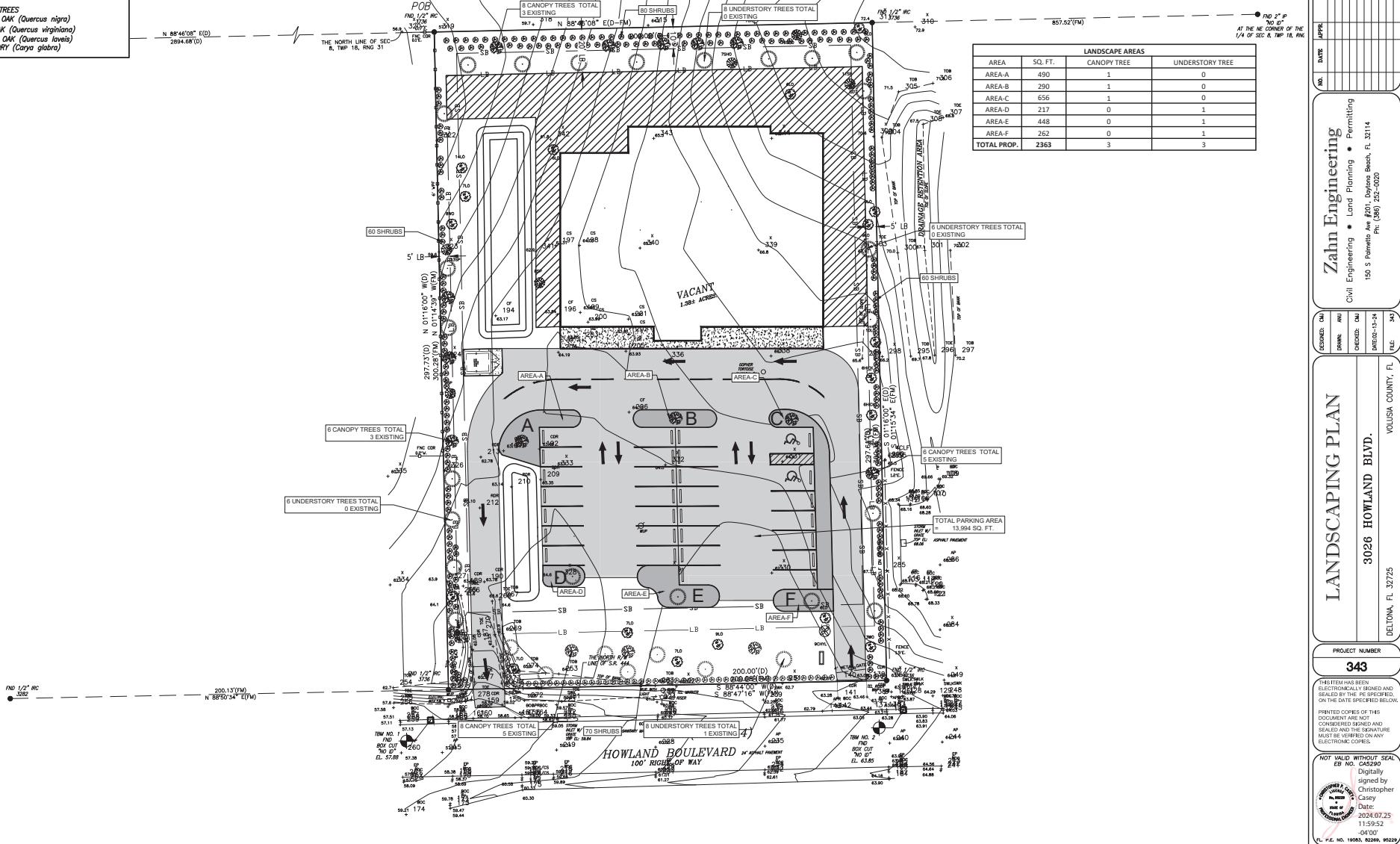
PROGRESS SET-FOR REVIEW ONLY-NOT FOR CONSTRUCTION

| TREE LEGEND EXTG. TREES | |
|--|--|
| TREE SYMBOL AND ABBREVIATION (ALL TREE DIMENSIONS ARE IN INCHES OF DIAMETER AT BREAST HEIGHT) | |
|  FLOWERING TREES: CHL=CHERRY LAUREL (<i>Prunus caroliniana</i>)  CONIFEROUS TREES: SP=SAND PINE (<i>Pinus clausa</i>) SHO=SHORTLEAF PINE (<i>Pinus echinata</i>)  DECIDUOUS TREES: NO=WHITE OAK (<i>Quercus nigra</i>) LO=LIVE OAK (<i>Quercus virginiana</i>) TO=TURKEY OAK (<i>Quercus laevis</i>) HICK=HICKORY (<i>Carya glabra</i>) | |
| ALL TREES ARE PLANTED ON THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SEC 8, TWP 18, RNG 31 | |

| LANDSCAPE BUFFER REQUIREMENTS - PROVIDED | | | | | | | | | |
|---|----------------------|--------------------------|-----------------|----------------------|--------------------------|-----------------|----------------------|--------------------------|------------|
| LANDSCAPE BUFFER LOCATION | REQUIRED CANOPY TREE | REQUIRED UNDERSTORY TREE | REQUIRED SHRUBS | EXISTING CANOPY TREE | EXISTING UNDERSTORY TREE | EXISTING SHRUBS | PROPOSED CANOPY TREE | PROPOSED UNDERSTORY TREE | |
| NORTH (200') (20' LS BUFFER W/4 CANOPY TREES, 4 UNDERSTORY TREES, 40 SHRUBS PER 100 LINEAR FEET) | 8 | 8 | 80 | 3 | 0 | 0 | 5 | 8 | 80 |
| EAST (300') (5' LS BUFFER W/ 2 SHADE TREES, 2 UNDERSTORY TREES, 20 SHRUBS PER 100 LINEAR FEET) | 6 | 6 | 60 | 5 | 0 | 0 | 1 | 6 | 60 |
| WEST (300') (5' LS BUFFER W/ 2 SHADE TREES, 2 UNDERSTORY TREES, 20 SHRUBS PER 100 LINEAR FEET) | 6 | 6 | 60 | 3 | 0 | 0 | 3 | 6 | 60 |
| SOUTH (200') (25' LS BUFFER W/ 4 CANOPY TREES, 4 UNDERSTORY TREES, 35 SHRUBS PER 100 LINEAR FEET) | 8 | 8 | 70 | 5 | 1 | 0 | 3 | 7 | 70 |
| TOTAL | 28 | 28 | 270 | 16 | 1 | 0 | 12 | 27 | 270 |



| LANDSCAPE AREAS | | | |
|--------------------|-------------|-------------|-----------------|
| AREA | SQ. FT. | CANOPY TREE | UNDERSTORY TREE |
| AREA-A | 490 | 1 | 0 |
| AREA-B | 290 | 1 | 0 |
| AREA-C | 656 | 1 | 0 |
| AREA-D | 217 | 0 | 1 |
| AREA-E | 448 | 0 | 1 |
| AREA-F | 262 | 0 | 1 |
| TOTAL PROP. | 2363 | 3 | 3 |



LEGAL DESCRIPTION: CDR 5777, PAGE 2720
Begin at the Northwest corner of the Northeast 1/4 of the Northwest 1/4, Section 8, Township 18, South, Range 31, East, Volusia County, Florida, 2894.68 feet to the Point of Beginning, thence continuing N 01° 16' 00" E, 287.61 feet to the North Right Way line of State Road No. 444; thence S 44° 00' W., along said right of way line 200 feet; then N 01° 16' 00" W., 287.73 feet to Point of Beginning. Also known as Parcel 13

POC
AT NE NW CORNER
OF THE NE 1/4 OF THE NW 1/4
OF SEC 8, TWP 18, RNC 31

TRIFF SYMBOL AND ABBREVIATION
(ALL TREE DIMENSIONS ARE IN INCHES
OF DIAMETER AT BREAST HEIGHT)

 FLUORESCENT GREEN
CUT-ABOVE-THE-FAUX (flame resistance)

 CONFIDENTIAL: RED
EX-EMISSION: DARK (flame slowed)
SLOW-SMOKING: FAIR (flame controls)

 PROBABLY: GREEN
NO-BURN: DARK (flame stops)

LUMINOUS: DARK (flame stopped)

Digitally signed by Robert Evers
Date: 2023.10.11 12:12:26
-04'00'

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC

WWW.BLACKWIFI.SURVEYING.COM
995 W. VOLUSIA AVE. • DELAND, FL • PH: (386)-734-8050
CERTIFICATE OF AUTHORIZATION NUMBER LB 2791

BOUNDARY SURVEY CERTIFIED TO

This Plot of Survey is certified to an
prepared for the sole and exclusive
benefit of the entities and/or
individuals shown herein, valid on the
most current date shown herein, and
shall not be relied upon by any other
entity or individual whenever.

OTE: d otherwise noted

hereon.

FLOOD CERTIFICATE

ON:

BOUNDARY SURVEY CERTIFIED TO

V-1 TITUSVILLE