BOUNDARY AND TOPOGRAPHIC SURVEYS PERFORMED BY BLACKWELL & ASSOCIATES SURVEY DATED 10-11-2023

LEGAL DESCRIPTION:

CONCEPTUAL PLAN FOR

ASTUTE CHILDREN'S ACADEMY

3026 HOWLAND BLVD., **DELTONA FL 32725 JULY 2024**

INDEX OF SHEETS			
SHT#	DESCRIPTION		
C01	COVER		
C02	DEMO AND EROSION CONTROL PLAN		
C03	CONCEPTUAL SITE PLAN		
C04	LANDSCAPING PLAN		
S01	SURVEY		

48 HOURS BEFORE YOU DIG



SITE DATA:

OWNER: ADDRESS:	VICTORIA MULANDI LLC. 345 HAMMOCK OAK CIR., DEBARY FL 32713			
DESCRIPTION ZONING: LAND_USE: FUTURE LAND_USE: FLOOD_ZONE: FIRM_PANEL:	EXISTING C-2 (GENERAL COMMERCIAL) WOONT COMMERCIAL 1212700630K PROPOSED C-2 (GENERAL COMMERCIAL) C-2 (GENERAL COMMERCIAL) C-3 (GENERAL COMMERCIAL) C-4 (GENERAL COMMERCIAL) C-4 (GENERAL COMMERCIAL) C-4 (GENERAL COMMERCIAL) C-5 (GENERAL COMMERCIAL) X X			
SETBACK REQUIREMENTS: MIN. FRONT YARD: MIN. REAR YARD: MIN. SIDE YARD: LANDSCAPE BUFFERS: NORTH EAST SOUTH WEST	REQUIRED 35' 10' 10' 20' 5' 25' 5'	PROVIDED 35' 10' 10' 20' 5' 25' 5' 5'		
DIMENSIONAL REQUIREMENTS FLOOR AREA RATIO (FAR): IMPERVIOUS SURFACE RATIO (ISR) MAXIMUM BUILDING HEIGHT: LOT COVERAGE \$6	MAXIMUM 0.50 : 0.70 75'	PROVIDED 0.18 0.49 		

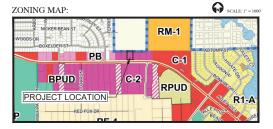
EXISTING PROJECT AREA COVERAGE			
IMPERVIOUS	AREA (SF)	AREA (AC)	LOT COVERAGE (%)
BUILDING SLAB (TO BE REMOVED)	3133	0.07	5.22%
SIDEWALK	0	0.00	0.00%
CONCRETE DRIVE (TO BE REMOVED)	550	0.01	0.92%
TOTAL IMPERVIOUS	3683	0.08	6.13%
PERVIOUS			
LANDSCAPE / NATURAL	56392	1.29	93.87%
TOTAL AREA	60075	1.38	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	29.08%
TOTAL IMPERVIOUS	29190	0.67	48.59%
PERVIOUS			
LANDSCAPE / NATURAL	30885	0.71	51.41%
TOTAL AREA	60075	1.38	100.00%

VICINITY MAP:

PROJECT LOCATION VOLUSIA COUNTY

DELTONA VOLUSIA COUNTY, FLORIDA





SCALE: 1" = 100 SOILS MAP: PROJECT LOCATION



PROJECT OBJECTIVE:

THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A DAY CARE FACILITY AND ALL ASSOCIATED SITE UTILITIES AND AMENITIES.

CONTACT INFORMATION:

confider in ordination.								
OWNER:	VICTORIA MULANDI LLC. 345 HAMMOCK OAK CIR. DEBARY FL 32713	WATER/SEWER:	VOLUSIA COUNTY UTILITIES DEPT 123 W. INDIANA AVE. DELAND, FL 32720 386-822-8465 EMERGENCY 800-255-2069					
CIVIL ENGINEER:	CHRISTOPHER CASEY, PE ZAHN ENGINEERING, INC. 150 S. PALMETTO AVE. DAYTONA BEACH, FL 32114 TEL: (386) 252-0020	CABLE:	SPECTRUM 1475 S NOVA RD DAYTONA BEACH, FL 32114 855-243-8892					
	FAX: (386) 252=6050 info@zahneng.com	ELECTRIC:	DUKE ENERGY. 400 N. SPRING GARDEN AVE. DELAND, FL 32720 800-700-8744					
SURVEYOR:	BLACKWELL & ASSOCIATES LAND SURVEYING, INC. 995 W. VOLUSIA AVE, DELAND, FL 32720 386-734-8050	TELEPHONE:	AT&T 1808 W INTERNATIONAL SPEEDWAY BLVD SUITE 801, DAYTONA BEACH, FL 32114 386-252-9000					

REVISIONS:

Zahn Engineering, Inc.

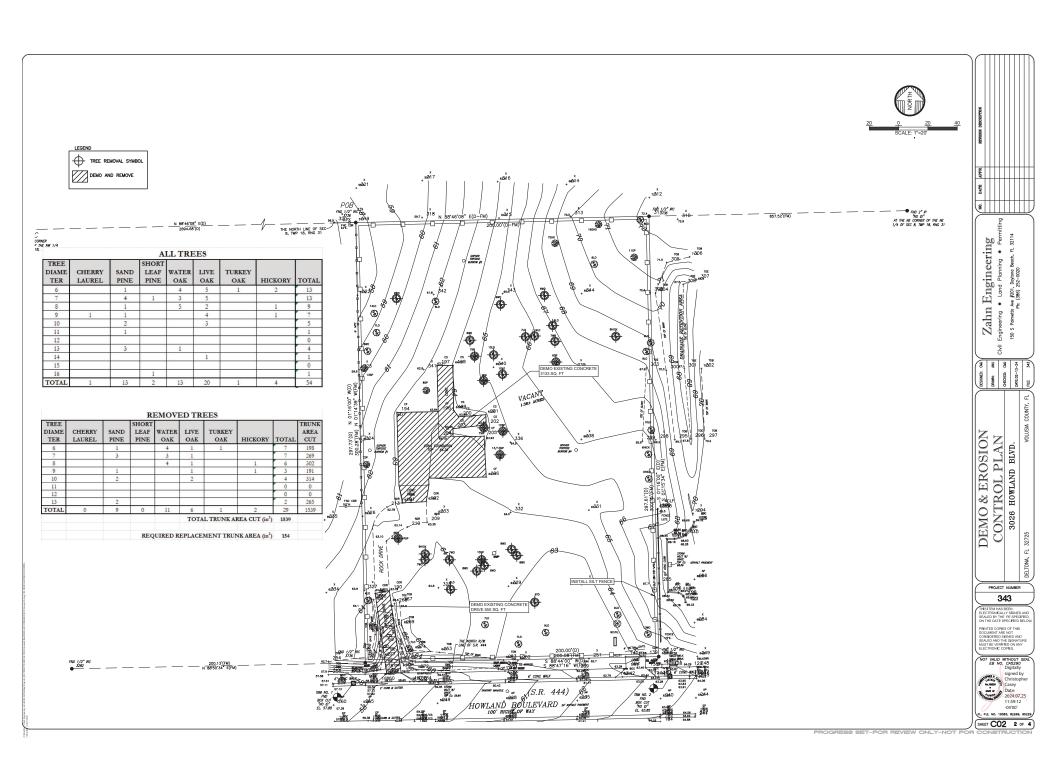
Civil Engineering • Land Planning • Permitting

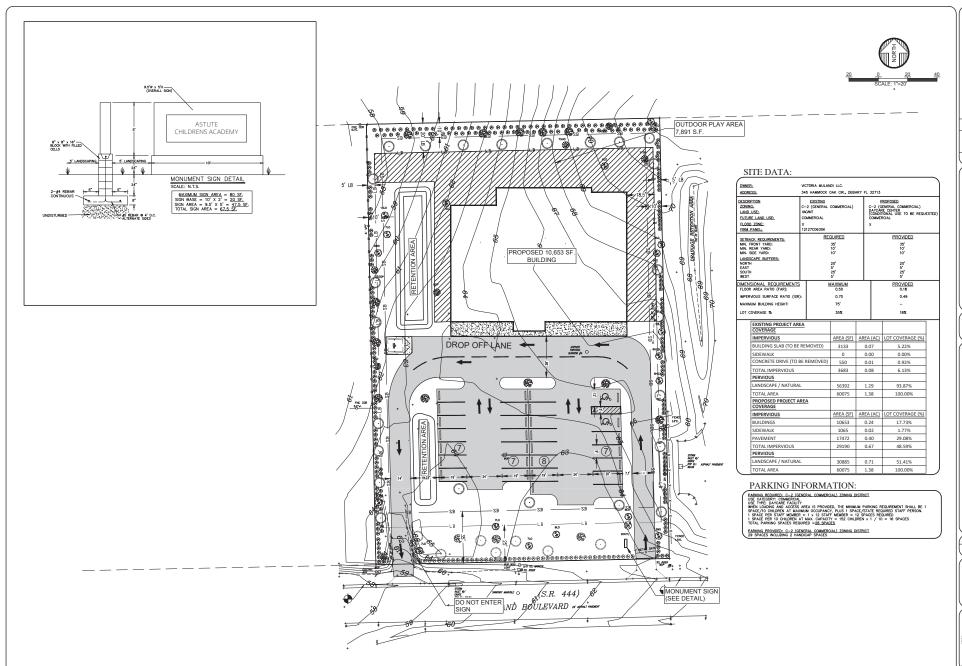
io South Palmetto Avenue, Suite 201, Daytona Beach, Florida 32114 Ph: (386) 252-0020 - Fax: (386) 252-6050 www.zahneng.com



DAYCARE FACILITY

PROJECT NUMBER 343





(v) DATE APPR. SERVICE RECEIPTION

Zahn Engineering
Civil Engineering • Lond Planning • Permitting
150 5 Primette Am (200) 222-0220

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L SITE PLAN
AND BLVD.

CONCEPTUAL SITE I

PROJECT NUMBER

DELTONA, FL :

343 SITEM HAS BEEN

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AT BEALED BY THE PE SPECIFIE ON THE DATE SPECIFIED BEI PRINTED COPIES OF THIS DOCUMENT ARE NOT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



