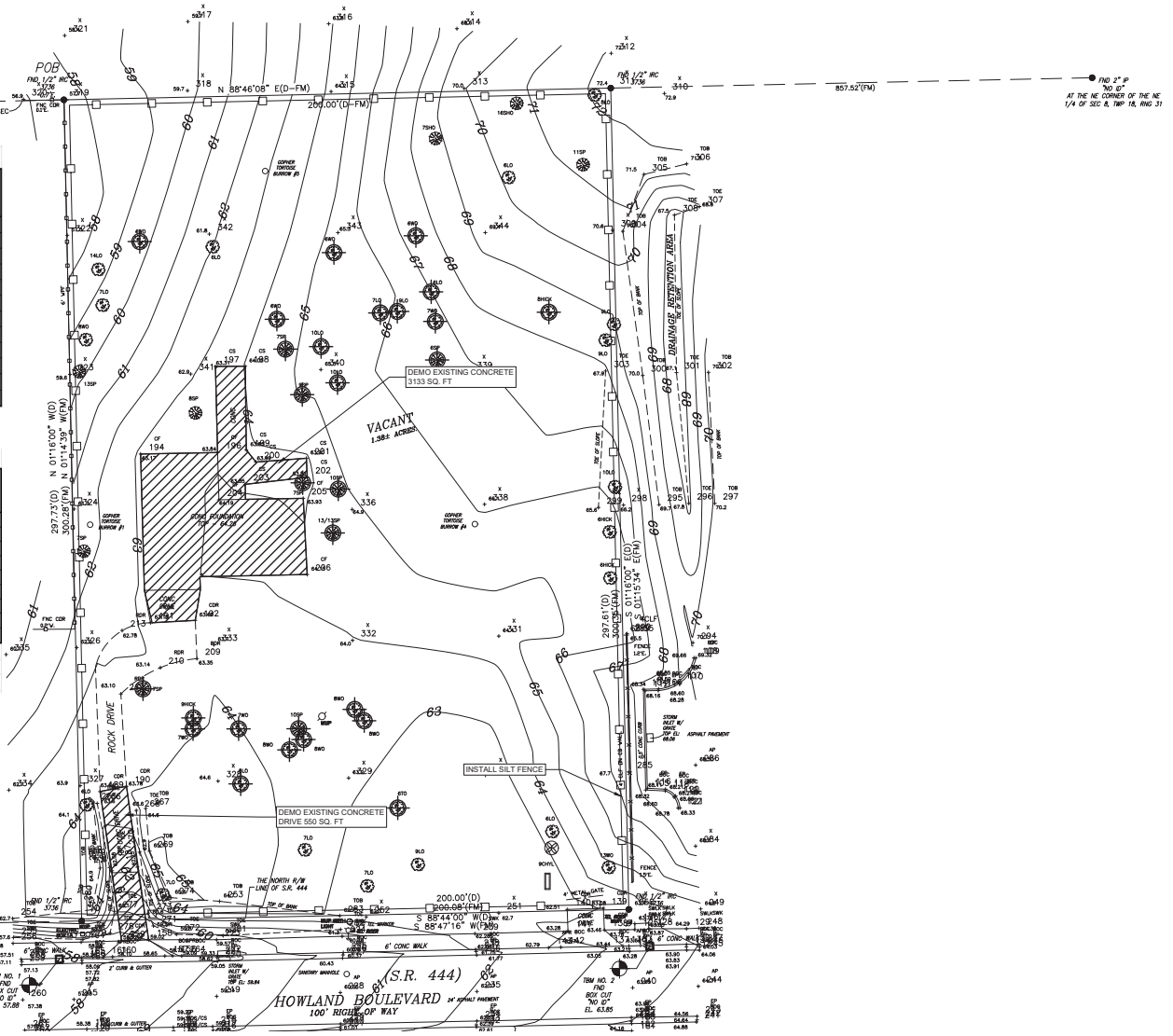


LEGEND

	TREE REMOVAL SYMBOL
	DEMO AND REMOVE

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
12								0
13		3		1				4
14					1			1
15								0
16			1					1
TOTAL	1	13	2	13	20	1	4	54

REMOVED TREES									
TREE DIAMETER	CHERRY LAUREL	SAND PINE	SHORT LEAF PINE	WATER OAK	LIVE OAK	TURKEY OAK	HICKORY	TOTAL	TRUNK AREA CUT
6		1		4	1	1		7	198
7		3		3	1			7	269
8				4	1		1	6	302
9	1			1			1	3	191
10		2			2			4	314
11								0	0
12								0	0
13		2						2	265
TOTAL	0	9	0	11	6	1	2	29	1539
TOTAL TRUNK AREA CUT (in ²)									1539
REQUIRED REPLACEMENT TRUNK AREA (in ²)									154



NO.	DATE	DESCRIPTION

Zahn Engineering

Civil Engineering • Land Planning • Permitting
150 S Palmview Ave #201, Daytona Beach, FL 32114
Ph: (386) 252-0020

DESIGNED: CM	CHECKED: CM	DATE: 12-4	SCALE: 1"=20'
DRAWN: AM	CHECKED: AM	DATE: 12-4	
PROJECT: 24			

DEMO & EROSION CONTROL PLAN

3026 HOWLAND BLVD.

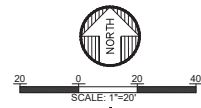
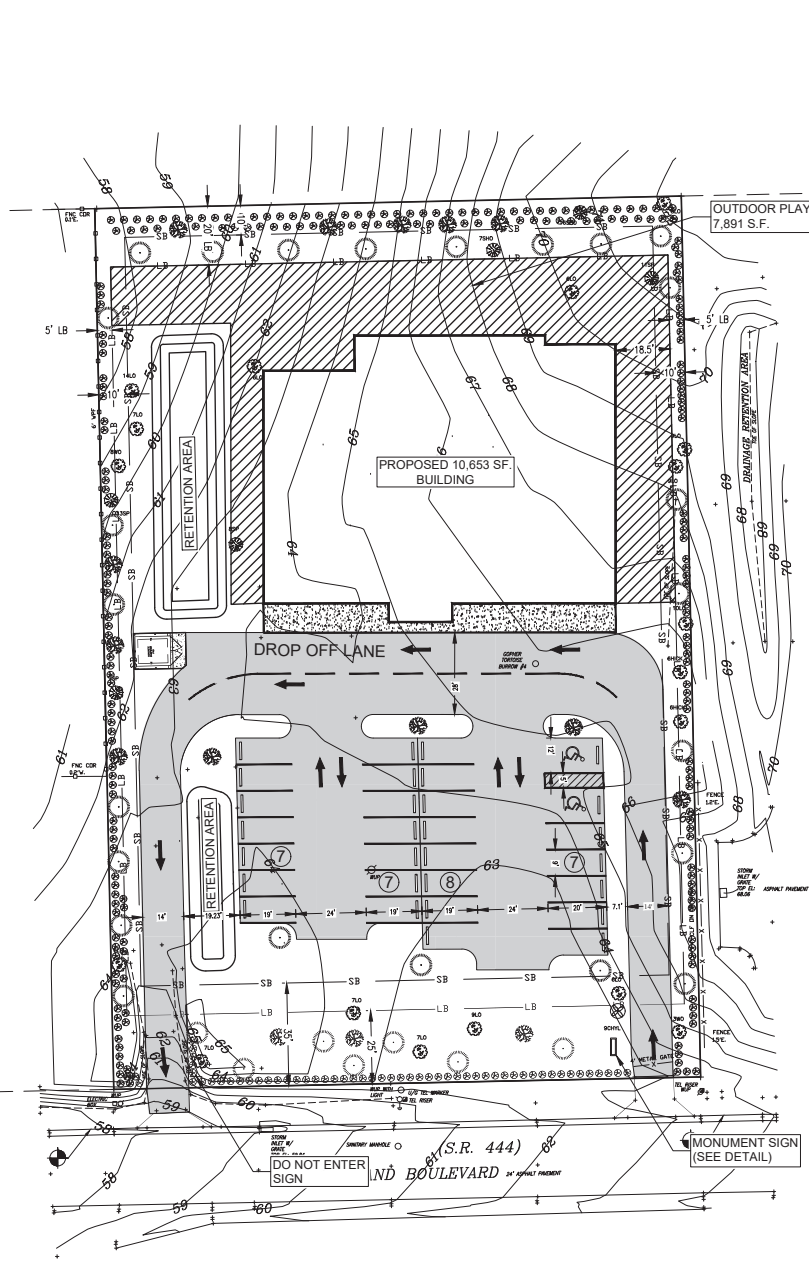
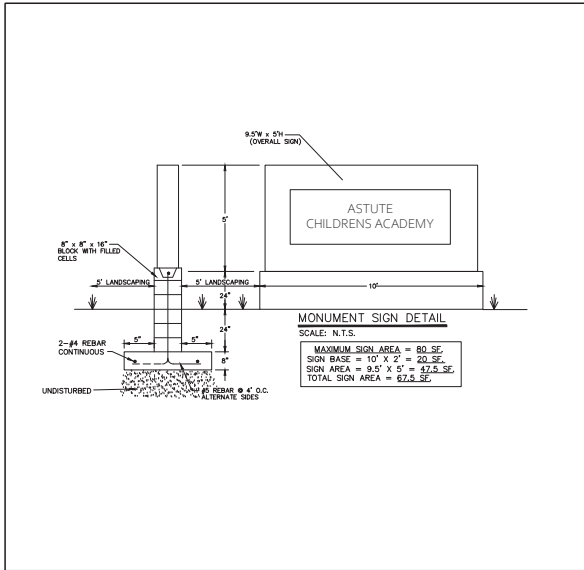
VOLUSIA COUNTY, FL
DELTONA, FL 32725

PROJECT NUMBER
343

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE P.E. SPECIFIED ON THE DATE SPECIFIED BELOW.

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

NOT VALID WITHOUT SEAL
EIT No. 242290
Digitally signed by Christopher Casey
Date: 2024.07.25 11:59:12 -0400
P.E. No. 16985, 82289, 90229



SITE DATA:

OWNER:	VICTORIA MILANDI LLC.	
ADDRESS:	345 HAMMOCK OAK CIR., DEBARY FL 32713	
DESCRIPTION:	EXISTING	PROPOSED
ZONING:	C-2 (GENERAL COMMERCIAL)	C-2 (GENERAL COMMERCIAL)
LAND USE:	W/ONT	PARKING CENTER (CONDITIONAL USE TO BE REQUESTED)
EXISTING LAND USE:	COMMERCIAL	COMMERCIAL
FLOOD ZONE:	X	X
FIRM PANEL:	12127C0630K	
SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
MIN. FRONT YARD:	35'	35'
MIN. REAR YARD:	10'	10'
MIN. SIDE YARD:	10'	10'
LANDSCAPE BUFFERS:		
NORTH:	20'	20'
EAST:	15'	15'
SOUTH:	15'	15'
WEST:	15'	15'
DIMENSIONAL REQUIREMENTS:	MAXIMUM	PROVIDED
FLOOR AREA RATIO (FAR):	0.50	0.18
IMPERVIOUS SURFACE RATIO (ISR):	0.70	0.49
MAXIMUM BUILDING HEIGHT:	75'	-
LOT COVERAGE %:	35%	18%

EXISTING PROJECT AREA COVERAGE			
	AREA (SF)	AREA (AC)	LOT COVERAGE (%)
IMPERVIOUS			
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			
	AREA (SF)	AREA (AC)	LOT COVERAGE (%)
IMPERVIOUS			
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%

PARKING INFORMATION:

PARKING REQUIRED: C-2 (GENERAL COMMERCIAL) ZONING DISTRICT
 USE: CHILDREN'S DAYCARE FACILITY
 LOADING AND ACCESS AREA IS PROVIDED. THE MINIMUM PARKING REQUIREMENT SHALL BE 1 SPACE/10 CHILDREN AT MAXIMUM OCCUPANCY, PLUS 1 SPACE/STATE REQUIRED STAFF PERSON.
 1 SPACE PER STAFF MEMBER = 12 STAFF MEMBERS = 12 SPACES REQUIRED
 1 SPACE 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
 28 SPACES INCLUDING 2 HANDICAP SPACES

NO.	DATE	DESCRIPTION

Zahn Engineering
 Civil Engineering • Land Planning • Permitting
 150 S Palmato Ave #201, Daytona Beach, FL 32114
 Ph: (386) 252-0020

DESIGNED: CM	DATE: 04/24/24
DRAWN: AM	SCALE: AS SHOWN
CHECKED: CM	PROJECT: 24-04
FILE: 343	

CONCEPTUAL SITE PLAN
 VOLUSIA COUNTY, FL
3026 HOWLAND BLVD.
 DEBARY, FL 32725

PROJECT NUMBER
343

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NOT VALID WITHOUT SEAL
 E-Sign No. CAS290
 Digitally signed by Christopher Casey
 Date: 2024.07.25 11:59:31 -0400
 P.E. NO. 16983, 82269, W0229

TREE LEGEND EXTG. TREES

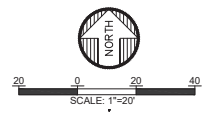
TREE SYMBOL AND ABBREVIATION
(ALL TREE DIMENSIONS ARE IN INCHES OF DIAMETER AT BREAST HEIGHT)

- FLOWERING TREES:**
 CHYL=CHERRY LAUREL (*Prunus caroliniana*)
- CONIFEROUS TREES:**
 SP=SAND PINE (*Pinus clausa*)
 SHO=SHORTLEAF PINE (*Pinus echinata*)
- DECIDUOUS TREES:**
 WO=WATER OAK (*Quercus nigra*)
 LO=LINE OAK (*Quercus virginiana*)
 TO=TURKEY OAK (*Quercus laevis*)
 HICK=HICKORY (*Carya glabra*)

AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC. 6, TWP. 16, RING. 31

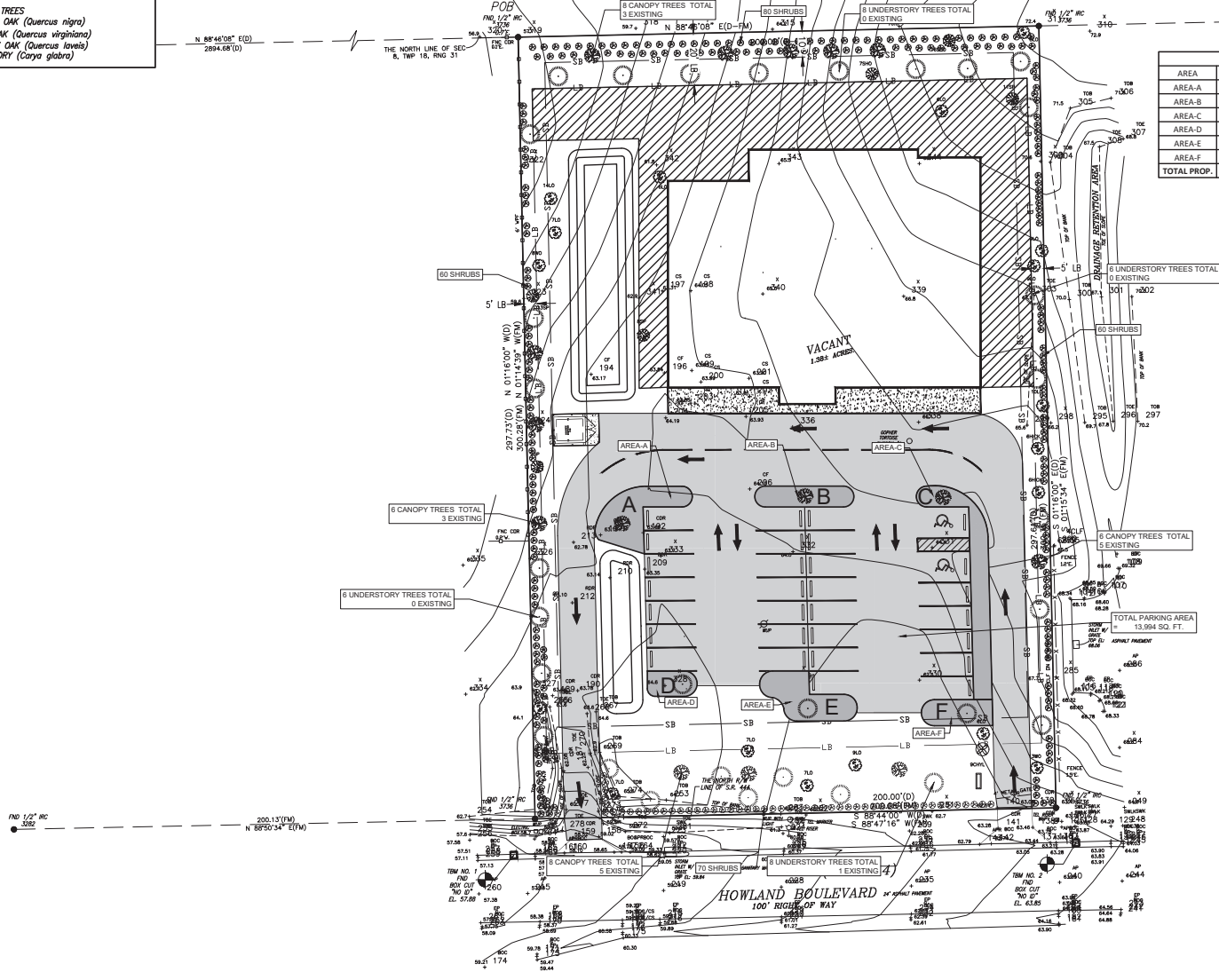
LANDSCAPE BUFFER REQUIREMENTS - PROVIDED

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	PROPOSED SHRUBS
NORTH (200') 20' LS BUFFER W/ 1/4 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	3	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



REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

Zahn Engineering
 Civil Engineering • Land Planning • Permitting
 150 S Palmato Ave #201, Daytona Beach, FL 32114
 Ph: (386) 252-0020

DESIGNED: CM
 DRAWN: AM
 CHECKED: CM
 PROJECT NO.: 2307
 DATE:

LANDSCAPING PLAN
 3026 HOWLAND BLVD.
 VOLUSIA COUNTY, FL
 DELTONA, FL 32725

PROJECT NUMBER
343

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE ENGINEER ON THE DATE SPECIFIED BELOW.

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NOT VALID WITHOUT SEAL
 EIT NO. CA2290
 Digitally signed by Christopher Casey
 Date: 2024.07.25 11:59:52 -0400
 P.E. NO. 16988, 82289, 90229

LEGAL DESCRIPTION (OR 5777, PAGE 2700)

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; thence run N 88 46'08" E, 2894.68 feet to the Point of Beginning, thence continuing N 88 46'08" E, 200 feet; thence S 01 16'00" E, 297.61 feet to the North Right of Way line of State Road No. 444; thence S 88 44'00" W, along said right of way line 200 feet; thence N 01 16'00" W, 297.73 feet to the Point of Beginning. Also known as Parcel 13

AT THE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SEC 8, T18N, R31E, S11

NOTES:
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 31 EAST AS BEING A BEARING OF N 88 46'08" E (79FF)
THE FLOODPLAIN BOUNDARY, IF SHOWN HEREON, WAS SCALED FROM A LARGE SCALE FEMA FLOOD INSURANCE MAP AND AS SUCH HAS AN INHERENT ERROR OF 10% OF THE FEMA MAP SCALE.
UNDERGROUND UTILITIES AND FOUNDATION MAY EXIST AND HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (MINIMUM TECHNICAL STANDARDS) AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER S.J.-1, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1984 DATUM PER SITE BENCHMARKS.

LEGAL DESCRIPTION (OR 5777, PAGE 2700)

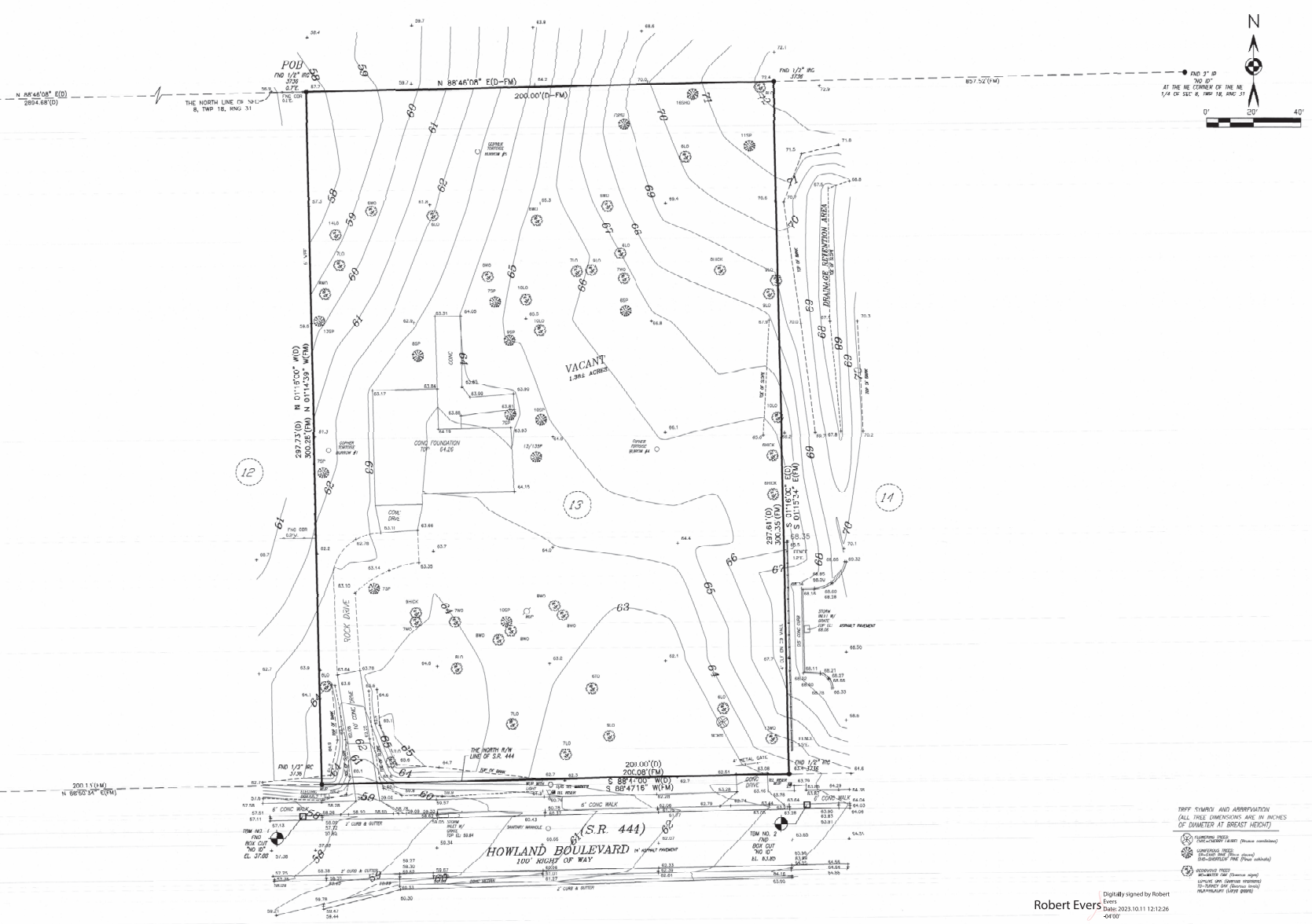


Table with 4 columns: Abbreviation, Description, and other technical details.

NOTE: This Plat of Survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals shown herein, and on the most current data shown herein, and shall not be relied upon by any other entity or individual whatsoever.

FLOOD CERTIFICATION: (Per map dated September 29, 2017) This is to certify that I have consulted the Federal Insurance Flood Hazard Boundary Map and found the ABOVE named Property IS NOT located in a special flood hazard area, according to Community Panel Map No. 12127C-0630-K Map Panel 630 of 930, Zone "X".

BOUNDARY SURVEY CERTIFIED TO:
V-1 TITUSVILLE, LLC.

BLACKWELL & ASSOCIATES
LAND SURVEYORS, INC.
295 K. VOLUSH AVE. • DELAND, FL • PH: (386)-234-8000
CERTIFICATE OF AUTHORIZATION NUMBER 12791

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Professional seal and signature area for Robert Evers, dated 2023.10.11 12:12:26.