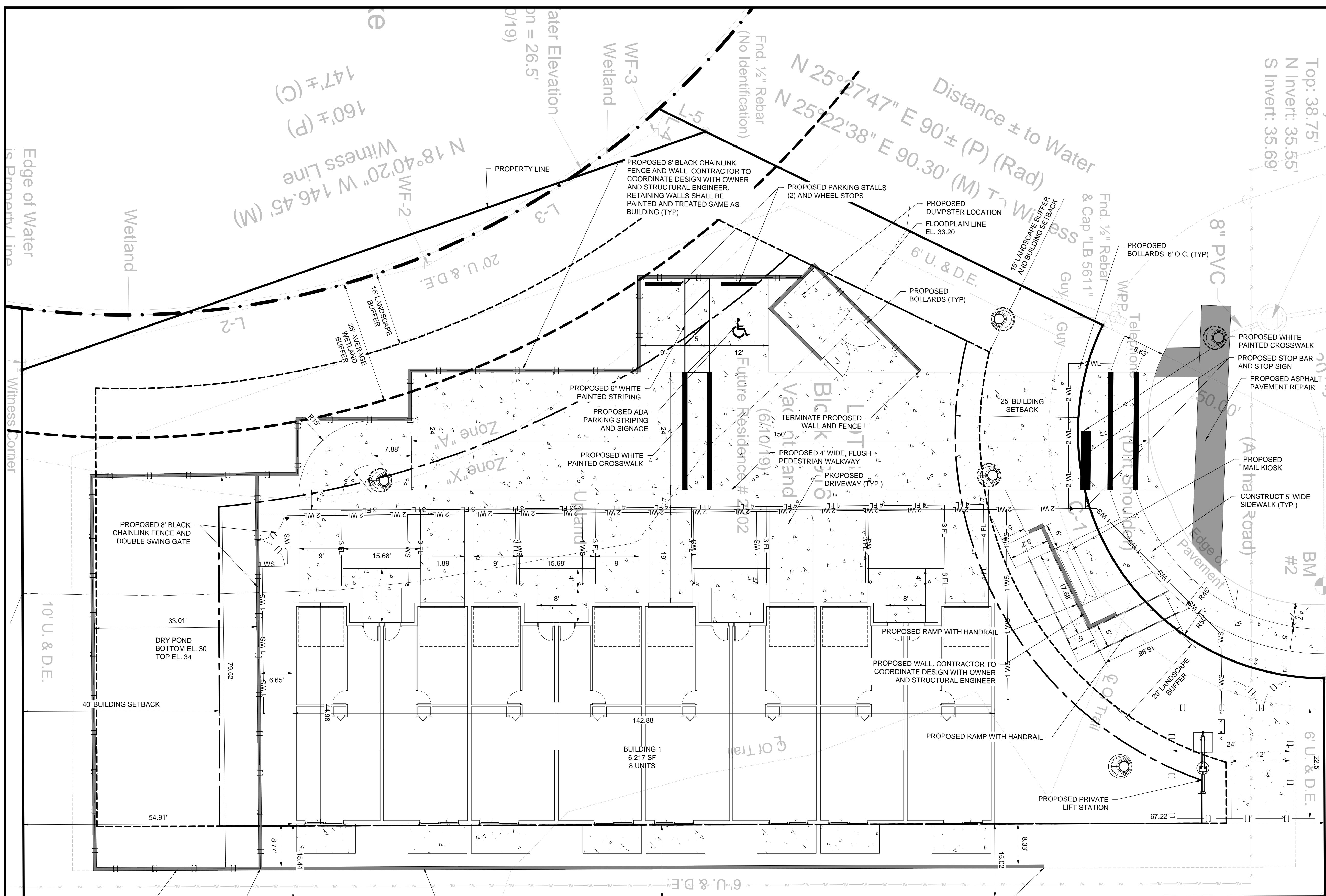


LEGEND

—	PROPERTY LINE
- - -	LANDSCAPE BUFFER
- · - · -	BUILDING SETBACK
- · - · -	WETLAND LINE
- · - · -	WETLAND BUFFER
- - -	FLOODPLAIN LINE
[Pattern]	CONCRETE PAVEMENT

SITE DATA:

1. PARCEL ID:	81-30-74-42-0030 (ALT KEY 2922362)
2. FUTURE LAND USE:	MDR
3. ZONING:	EXISTING: RM-1 PROPOSED: RM-1
4. USE:	EXISTING: VACANT PROPOSED: MULTI-FAMILY
5. TOTAL SITE AREA:	0.73 AC 31,619 SF
6. DEVELOPABLE AREA:	0.45 AC 19,680 SF
7. NUMBER OF UNITS:	ALLOWABLE: 8 UNITS / AC PROVIDED: 8 UNITS = 12 UNITS / AC
8. PARKING CALCULATION:	REQUIRED: 17 (2.0 PER DU + 1 SPACE PER 10 DU) PROVIDED: 8 DRIVEWAY 8 GARAGE 1 STANDARD 1 ADA 18 TOTAL
9. DENSITY:	MAX. ALLOWED: 40% PROVIDED: 20% (6,217 SF / 31,615 SF * 100)
10. BUILDING HEIGHT:	MAX. ALLOWED: 45 FT PROVIDED: 35 FT
11. SITE AREAS:	PAVEMENT AREA: 0.21 AC 8,927 SF BUILDING AREA: 0.14 AC 6,217 SF TOTAL IMPERVIOUS: 0.35 AC 15,144 SF (48%) TOTAL PERVIOUS: 0.38 AC 16,471 SF (52%) TOTAL SITE AREA: 0.73 AC 31,615 SF (100%)
12. OPEN SPACE:	REQUIRED: 25% PROVIDED: 52% (16,471 SF / 31,615 SF)
13. LANDSCAPE BUFFER:	REQUIRED: FRONT 20 FT, SIDE 15 FT, REAR 15 FT PROVIDED: FRONT 20 FT, SIDE 15 FT, REAR 15 FT
14. BUILDING SETBACK:	REQUIRED: FRONT 25 FT, SIDE 15 FT, REAR 15 FT, WATERFRONT 40 FT PROVIDED: FRONT 25 FT, SIDE 20 FT, REAR 15 FT, WATERFRONT 40 FT
15. MIN. BUILDING SEPARATION:	REQUIRED: 750 SF PROVIDED: 1,200 SF
16. MIN. LIVING AREA:	REQUIRED: 1,200 SF PROVIDED: 1 PHASE ZONE X / ZONE A (33.19)
17. PHASING:	
18. FLOOD ZONE:	



REVISION NO. & DESCRIPTION

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1	05/20/22	LAYOUT REVISED

ISSUED FOR

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1	05/20/22	RESPONSE TO CITY COMMENTS #1
0	11/15/21	BID AND CONSTRUCT

SITE PLAN
THE VIEW DELTONA

CAUTION
IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

APPROVED

DESIGN:	
DRAWN:	
APPROVED:	
SHEET NO:	C-300
REV:	1

C:\SHARED\LIMITED\2\DATA\2020-2021\DONWAY DELTONA\THEVIEWDELTONA\CAD FILES\CAD SITE PLAN.DWG 5/19/2024