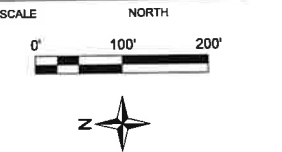


**DOYLE ESTATES
OVERALL
DEVELOPMENT PLAN**
CITY OF DELTONA
VOLUSIA COUNTY, FLORIDA

Mitchell D Callaway, P.E. FL PE # 93106
1/23/2025



REVISIONS				
No.	DATE	BY	DESCRIPTION	
1	2-2025	TFS	REV PER COUNTY	

PROJECT #	50182364
DRAWN BY	TFS
APPROVED BY	MDC
CHECKED BY	DB
DATE	OCTOBER 2024
DATUM	NAVD 88

TITLE

SITE PLAN

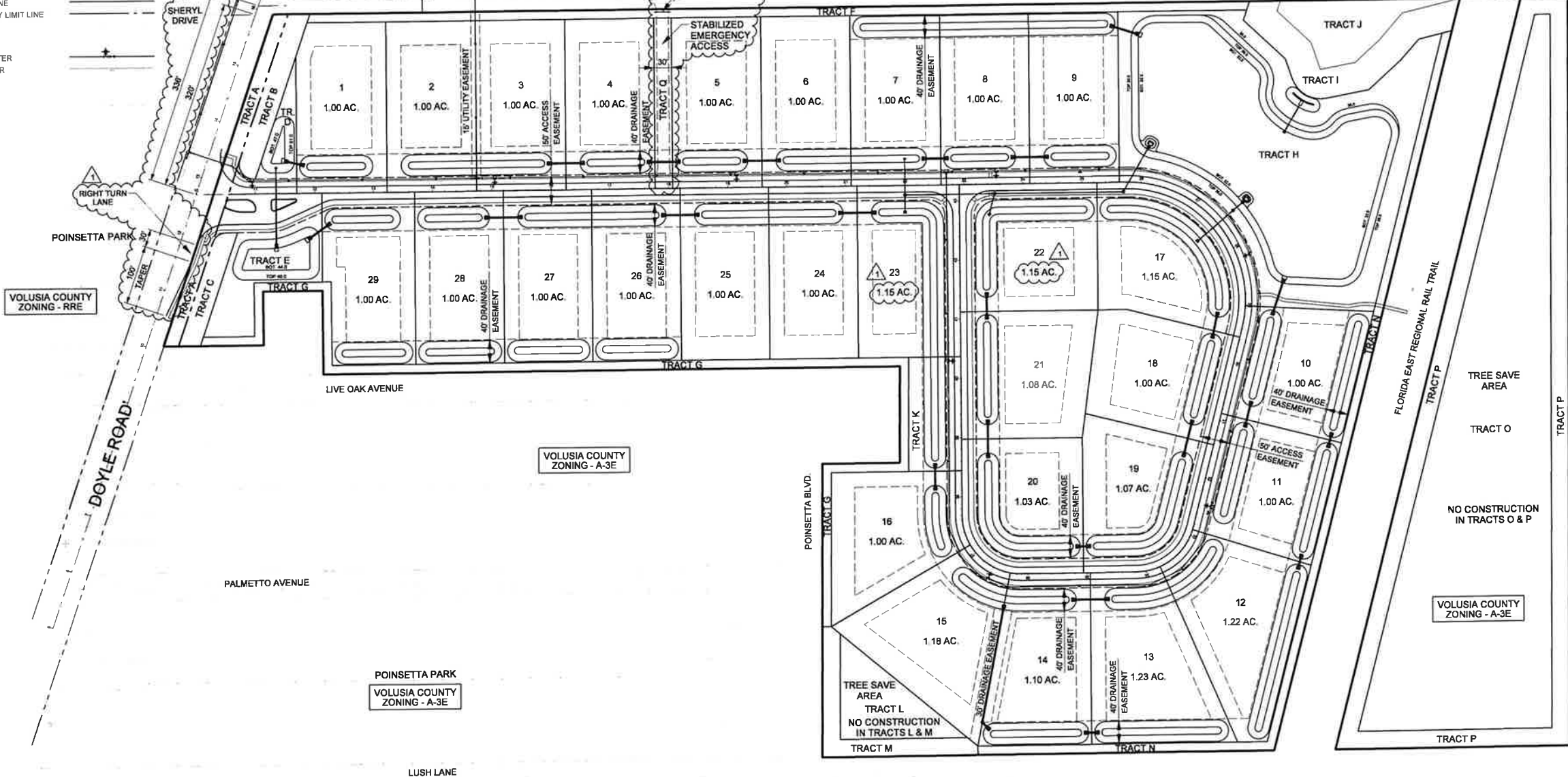
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SHEET NO.

C03

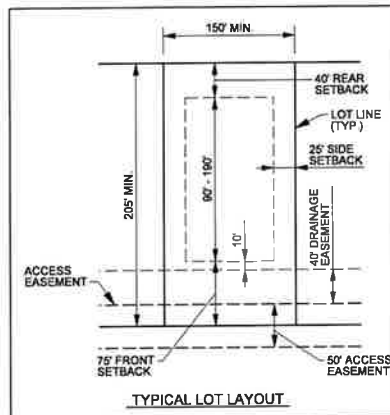
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

LEGEND

PROPERTY BOUNDARY
RIGHT OF WAY
CENTERLINE
LOT/TRACT LINE
DELTONA CITY LIMIT LINE
WETLAND
POTABLE WATER
STORM SEWER



TRACT SUMMARY					
TRACT	AREA (AC)	DESCRIPTION	USE	OWNERSHIP	MAINTENANCE
A	0.33	R.O.W. DEDICATION	R.O.W. DEDICATION	COUNTY	VOLUSIA COUNTY
B	0.23	LANDSCAPE BUFFER	LANDSCAPE BUFFER	HOA	HOME OWNERS ASSOCIATION
C	0.16	LANDSCAPE BUFFER	LANDSCAPE BUFFER	HOA	HOME OWNERS ASSOCIATION
D	0.24	OPEN SPACE	POND ENT-1	HOA	HOME OWNERS ASSOCIATION
E	0.71	OPEN SPACE	POND ENT-2	HOA	HOME OWNERS ASSOCIATION
F	0.55	LANDSCAPE BUFFER	LANDSCAPE BUFFER	HOA	HOME OWNERS ASSOCIATION
G	0.69	LANDSCAPE BUFFER	LANDSCAPE BUFFER	HOA	HOME OWNERS ASSOCIATION
H	4.13	OPEN SPACE/RETENTION	POND N-02	HOA	HOME OWNERS ASSOCIATION
I	0.52	WETLAND BUFFER	WETLAND BUFFER	HOA	HOME OWNERS ASSOCIATION
J	0.39	WETLAND	WETLAND	HOA	HOME OWNERS ASSOCIATION
K	0.39	OPEN SPACE	OPEN SPACE	HOA	HOME OWNERS ASSOCIATION
L	0.44	TREE SAVE AREA	TREE SAVE AREA	HOA	HOME OWNERS ASSOCIATION
M	0.31	LANDSCAPE BUFFER	TREE SAVE AREA	HOA	HOME OWNERS ASSOCIATION
N	0.60	LANDSCAPE BUFFER	LANDSCAPE BUFFER	HOA	HOME OWNERS ASSOCIATION
O	4.90	TREE SAVE AREA	TREE SAVE AREA	HOA	HOME OWNERS ASSOCIATION
P	2.02	LANDSCAPE BUFFER	TREE SAVE AREA	HOA	HOME OWNERS ASSOCIATION
Q	0.20	EMERGENCY FIRE ACCESS	INGRESS/EGRESS	HOA	HOME OWNERS ASSOCIATION



- NOTES:**
- NO PARKING SIGNS TO BE INSTALLED ON BOTH SIDES OF THE ROADWAY THROUGHOUT THE DEVELOPMENT.
 - SPEED LIMIT SIGNS SHALL BE SHOWN ON THE STRIPING & SIGNAGE PLAN IN THE FINAL ENGINEERING SUBMITTAL.
 - FFPC NFPA 1:16.1.4 FIRE APPARATUS ACCESS ROADS PROVIDED IN ACCORDANCE WITH 18.2.3 SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - FFPC NFPA 1:16.5.3.1.3 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE (241.8.7.2.3).
 - FFPC NFPA 1:16.1.1 STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA 241 AND THIS CHAPTER.

3,327 LF OF PRIVATE ROADWAY

MINIMUM LOT = 150' (W) X 205' (D)
MINIMUM PAD = 70' (W) X 90' (D)

NOTE:
LOT WIDTH MEASURED AT 75' FRONT SETBACK

MINIMUM BUILDING SETBACKS: SINGLE FAMILY

FRONT 75'
REAR 40'
SIDE 25'

SITE DATA

EXISTING ZONING: A-3E
EXISTING LAND USE: R
FUTURE LAND USE: R

TOTAL SITE AREA: 47.16 AC
DEVELOPABLE AREA: 38.59 AC
(DEV. AREA = TOTAL SITE - TREE SAVE - WETLAND - BUFFER)

TREE SAVE REQUIRED = 7.08 AC. (15%)
TREE SAVE PROPOSED = 7.68 AC. (16.3%)

NUMBER OF LOTS:
DENSITY: 28 0.75 DU/AC

LAND USE AREAS:

RESIDENTIAL (LOTS) 30.37 AC
RIGHT-OF-WAY DEDICATION 0.33 AC
RETENTION AREA 5.08 AC
OPEN SPACE 0.39 AC
LANDSCAPE BUFFER 2.23 AC
TREE SAVE/TREE SAVE BUFFER 7.67 AC
EMERGENCY FIRE ACCESS 0.20 AC
WETLAND 0.39 AC
WETLAND BUFFER 0.52 AC