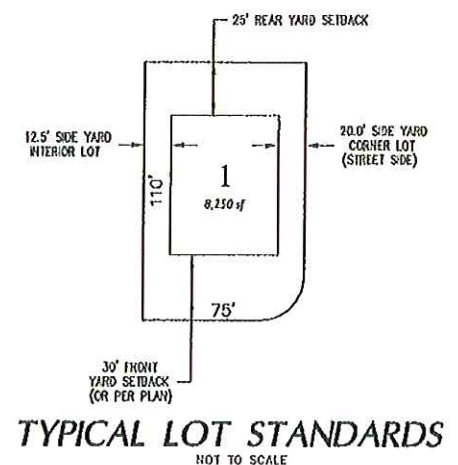


**SITE DATA**

TOTAL SITE AREA	47.30 AC.
TRACTS A & B (DEVELOPED SEPARATELY)	1.05 AC.
RIGHT-OF-WAY DEDICATION	0.74 AC.
NET DEVELOPABLE AREA	45.51 AC.
EXISTING ZONING	R-1A (DELAND)
FUTURE LAND USE DESIGNATION	LDR
PROPOSED LAND USE	103-SINGLE FAMILY RESIDENTIAL LOTS
PROPOSED DENSITY	2.16 DU/AC GROSS 2.21 DU/AC NET
OPEN SPACE PROVIDED (INCLUDES RETENTION AREAS AND TREE PRESERVATION - MIN. 15%)	15.71 AC. (32.1%)
MAXIMUM PROJECT IMPERVIOUS SURFACE	40%
MINIMUM LOT AREA	8,250 SQ.FT.
MINIMUM LOT WIDTH	75'
MINIMUM YARD SETBACKS	
FRONT	30'
REAR	25'
SIDE	12.5'
STREET SIDE	20'
MINIMUM FLOOR AREA	
ONE STORY	1,400 SQ.FT.
TWO STORY	GROUND FLOOR - 900 SQ.FT. SECOND FLOOR - 500 SQ.FT.
MAXIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
REQUIRED LANDSCAPE BUFFER	15' ALONG EXTERNAL RIGHTS-OF-WAY

**NOTES**

- PROPOSED STREETS ARE TO BE CONSTRUCTED AND MAINTAINED AS PUBLIC STREETS.
- POTABLE AND WASTE WATER SERVICES TO THESE LOTS SHALL BE PROVIDED BY THE CITY OF DELAND.
- BASE INFORMATION UTILIZED IN THE DEVELOPMENT OF THIS PLAN WAS TAKEN FROM A PRELIMINARY SURVEY WORK PRODUCT PROVIDED BY SHANNON SURVEYING, INC.
- THIS PLAN IS CONCEPTUAL AND PRELIMINARY IN NATURE, AND AS SUCH IS NO GUARANTEE OF ACTUAL DEVELOPMENT YIELD. FINAL DEVELOPMENT PLAN CONFIGURATION MAY BE MODIFIED DUE TO INPUT FROM GOVERNMENTAL REGULATORY AGENCIES, AS WELL AS ADDITIONAL ENGINEERING, SURVEY, ENVIRONMENTAL AND/OR GEOTECHNICAL DATA WHICH BECOMES AVAILABLE DURING THE COURSE OF THE PROJECT.
- ADDITIONAL RIGHT-OF-WAY DEDICATION MAY BE NECESSARY ALONG BOSTON AND GARFIELD AVENUES, THEREFORE LOT DEPTHS IN THESE LOCATIONS HAVE BEEN INCREASED BY APPROXIMATELY TEN FEET TO ACCOUNT FOR THIS POTENTIAL.
- A PROPOSED SIDEWALK SHALL BE 5' WIDE w/ 4" MIN. THICKNESS, 3,000 PSI @ 28 DAYS.
- ALL HYDRANTS SHALL BE PAINTED CITY OF DELAND STANDARD YELLOW AND A MINIMUM OF 18" SHALL BE MAINTAINED BETWEEN FINISHED GRADE AND THE CENTER PORT.
- THE DEVELOPER IS REQUIRED TO PROVIDE FOR ONGOING MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES TO INSURE THAT WEEDS, TREES, SHRUBBERY, AND CONSTRUCTION, MAINTENANCE, AND UTILITY MATERIALS AND EQUIPMENT DO NOT OBSCURE THE FACE OF ANY SIGN.



**TYPICAL LOT STANDARDS**  
NOT TO SCALE

APPROVED BY: [Signatures]

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

DATE: 05/15/03

REV. 10

**PEC** Professional Engineering Consultants  
engineers planners surveyors

Alexandria Ponte

**SITE DEVELOPMENT PLAN**

DESIGNED BY: YES  
DRAWN BY: KTR  
CHECKED BY: KTR  
APPROVED BY: KTR  
PROJ. No. CPM-003  
DATE: APR 03

DELAND  
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VELUSIA COUNTY  
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