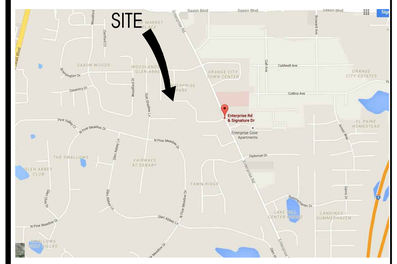
DHANVANTARI LLC

MASTER DEVELOPMENT PLAN FOR THE CROSSINGS DEBARY, FL.

VICINITY MAP



LEGAL DESCRIPTION

DESCRIPTION: (furnished)

The South 1/4 of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 18 South, Range 30 East, Volusia County, Florida, Less and except the East 50 feet thereof.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	6-10-16	CITY COMMENTS	CS, MDP		CDB
2	7-26-16	CLIENT REVISION	MDP		CDB
3	9-12-16	CITY COMMENTS	MDP		CDB

SHEET INDEX

SHT. NO.	DESCRIPTION
CS	COVER SHEET
CIVIL DRAWINGS	
C1	PREVIOUSLY APPROVED SITE PLAN
MDP	MASTER DEVELOPMENT PLAN
–	SURVEY

LOCATION MAP

OWNER & CONSULTANTS

OWNER
DHANVANTARI, LLC
1188 CATHCART CR.
SANFORD, FLORIDA
PH: (321) 355-1234
CONTACT: SANJA SRIVASTAVA
EMAIL: VISITORLANDO@GMAIL.COM

CIVIL ENGINEER
INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
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EMAIL: SANDERSON@INTERPLANLLC.COM

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
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SEAL:

NO DATE REMARKS
REVISIONS

MASTER DEVELOPMENT PLAN

THE CROSSINGS
DEBARY
FL

PROJECT NO: 2016.0125
DATE: 5-3-16

CS
COVER SHEET

CHECKED: CDB DRAWN: JFH

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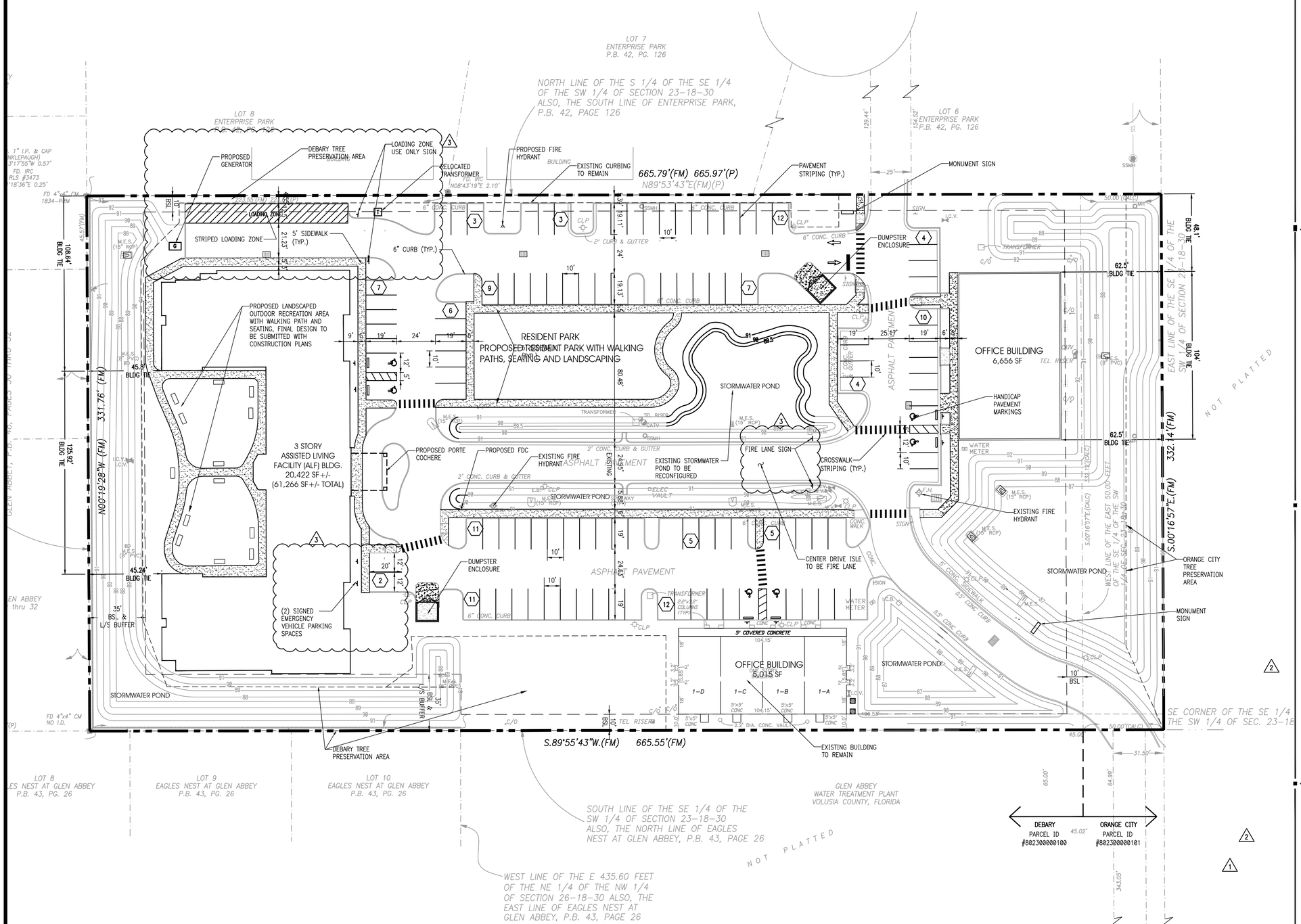

MASTER DEVELOPMENT PLAN

VICINITY MAP

SITE DATA

SITE AREA (OVERALL)	220,969 SF	5.07 AC
SITE AREA (DEBARY BPUD)	204,362 SF	4.69 AC
PROPOSED		
IMPERVIOUS – PAVEMENT/SIDEWALKS	57,508 SF	28% } 44%
IMPERVIOUS – BUILDING	32,093 SF	16% }
OFFICE	11,671 SF	
ALF	20,422 SF	
TOTAL IMPERVIOUS	89,601 SF	44%
OPEN SPACE (GREEN)	114,761 SF	56%

ZONING: BPUD

FLOOR AREA RATIO: F.A.R. = .36

BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
	35 FT	35 FT (3 STORY)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	10 FT	62 FT
REAR (WEST)	35 FT	45 FT
SIDE (SOUTH)	35 FT	35/10 FT
SIDE (NORTH)	10 FT	46 FT

MINIMUM INTERNAL BUILDING TO BUILDING SETBACK = 20 FT

LANDSCAPE BUFFER		
FRONT (EAST)	5 FT	5 FT
REAR (WEST)	35 FT	35 FT
SIDE (SOUTH)	35 FT	35 FT
SIDE (NORTH)	5 FT	5 FT

PARKING REQUIRED	REQUIRED	PROVIDED
ALF: 1 SP./4BEDS + 1 PER EMPLOYEE/OR VISITING DOCTOR ON THE LARGEST SHIFT. 160/4 = 40 + 20 EMPLOYEE =	60 SPACES	
PROFESSIONAL OFFICE: 1 SPACE PER 250 SF OF GFA*	47 SPACES	
TOTAL	107 SPACES	111 SPACES

PARKING PROVIDED	
REGULAR	105
HANDICAP	6
TOTAL	111

TRIPS GENERATED

ALF: 2.66 TRIPS PER DAY/ROOM
160 * 2.66 = 426 TRIPS PER DAY

GENERAL OFFICE: 11.01 TRIPS PER 1KSF
11.67 * 11.01 = 129 TRIPS PER DAY

TOTAL TRIPS PER DAY = 555 TRIPS GENERATED

NOTES:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING, FENCING OR WALLS.

FINAL CONSTRUCTION PLANS SHALL PROVIDE FOR RETENTION OF THE ENTIRE 100 YEAR STORM.

SITE IS SERVED BY AN EXISTING 8" PVC WATER MAIN.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

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SEAL:

STUART ANDERSON, P.E.
FL. REG. #60848

NO	DATE	REMARKS
3	9-12-16	CITY COMMENTS
2	7-26-16	CLINET REVISION
1	5-25-16	IP QC

REVISIONS

MASTER DEVELOPMENT PLAN

THE CROSSINGS
DEBARY
FL

PROJECT NO: 2016.0125
DATE: 5-3-16

MDP
MASTER DEVELOPMENT PLAN

CHECKED: CDB DRAWN: JFH

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