

PRELIMINARY SITE PLAN FOR CANTERWOOD MANOR AT DEBARY

SITE DATA

PROPERTY LOCATION: DIRKSEN ROAD, DEBARY, FLORIDA
 PARCEL ID No.: 03-19-30-00-00-0340
 03-19-30-00-00-0240
 03-19-30-00-00-0260
 03-19-30-00-00-0350
 03-19-30-01-00-0005

OVERALL SITE AREA: 7.888± ACRES
 PROJECT DEVELOPED AREA: 5.852± ACRES
 EXISTING FUTURE LAND USE: RLD, RESIDENTIAL LOW DENSITY
 PROPOSED FUTURE LAND USE: C/R, COMMERCIAL RETAIL
 EXISTING ZONING: R-4, URBAN SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: BPUD
 EXISTING USE: RESIDENTIAL
 PROPOSED USE:
 MULTI-STORY ASSISTED CONGREGATE LIVING AND MEMORY CARE FACILITY
 120 BEDS/ROOMS ALF
 122,323 S.F. OVERALL FACILITY

BUILDING HEIGHT:
 MAXIMUM & PROPOSED: 40 FEET (WITH AN ADDITIONAL 5 FOOT
 PARAPET ALLOWANCE FOR MECHANICAL
 SCREENING AND ARCHITECTURAL STYLIZATION
 (MAX 3 STORIES)

PROPOSED DEVELOPMENT:

40,774 SF	16.00%	PROPOSED BUILDING (FOOTPRINT)
74,965 SF	29.41%	IMPERVIOUS SURFACES(PAVEMENT, SIDEWALK, STABILIZATION ETC.)
7,412 SF	2.91%	WATER FEATURE
123,151 SF	48.31%	TOTAL IMPERVIOUS AREA
15,798 SF	6.20%	DRY STORM WATER POND
115,958 SF	45.49%	PERVIOUS AREA (OPEN SPACE)
254,907 SF	100.00%	DEVELOPED ACREAGE TOTAL (5.852 AC)

FLOOR AREA RATIO:
 MAXIMUM FAR: 0.50
 PROPOSED FAR: 0.4799 (40,774 SF X THREE STORIES / SITE AREA 254,907 SF)

PARKING

1 SPACE PER 4 BEDS AND 1 SPACE PER EMPLOYEE
 AND/OR VISITING DOCTORS ON LARGEST SHIFT
 ASSISTED LIVING FACILITY (120 BEDS/4 + 30 EMPLOYEES + 3 VISITING DOCTORS) 63 SPACES
 TOTAL PARKING REQUIRED 63 SPACES
 SPACES REQUIRED TO BE RESERVED FOR HANDICAP 3 SPACES

PARKING PROVIDED
 STANDARD PARKING SPACES 75 SPACES
 HANDICAP PARKING 5 SPACES
 TOTAL PARKING PROVIDED 80 SPACES

BUILDING SETBACKS (REQUIRED)

FRONT (DIRKSEN DRIVE) 35'
 SIDE (EAST) 10'
 SIDE (WEST) 10'
 REAR (NORTH) 35'

BUILDING SETBACKS (PROPOSED)

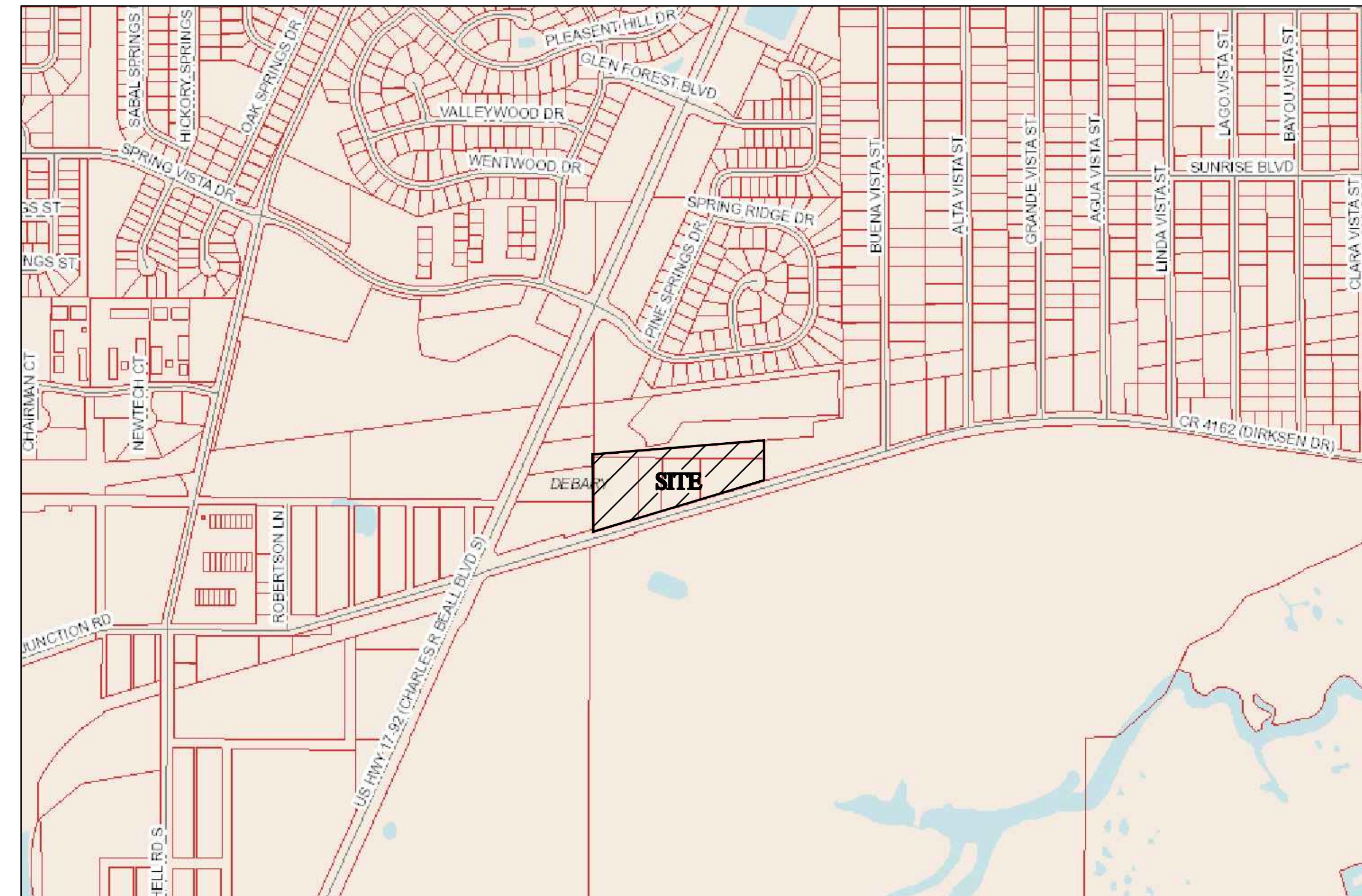
FRONT (DIRKSEN DRIVE) 55'
 SIDE (EAST) 139'
 SIDE (WEST) 433'
 REAR (NORTH) 55'

BUFFER YARDS (REQUIRED)

FRONT (DIRKSEN DRIVE) 10'
 SIDE (EAST) 10'
 SIDE (WEST) 10'
 REAR (NORTH) 35'

BUFFER YARDS (PROPOSED)

FRONT (DIRKSEN DRIVE) 10'
 SIDE (EAST) 10'
 SIDE (WEST) 10'
 REAR (NORTH) 35'



VICINITY MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION - ALTKEY 2465077

THE EAST 125 FEET OF THE WEST 375 FEET OF LOT 3, LYING NORTH OF DIRKSEN DRIVE, ASSESSOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 3, PAGE 3

LEGAL DESCRIPTION - ALTKEY 2465093

THE EAST 200 FEET OF THE WEST 575 FEET OF LOT 3, LYING NORTH OF DIRKSEN DRIVE, ASSESSOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 3, PAGE 3

LEGAL DESCRIPTION - ALTKEY 5444686

THE WEST 250 FEET OF LOT 3, LYING NORTH OF DIRKSEN DRIVE, ASSESSOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 3, PAGE 3

LEGAL DESCRIPTION - ALTKEY 5444694

THE EAST 394.69 FEET OF THE WEST 969.69 FEET LYING NORTH OF COUNTY ROAD, OF LOT 3, ASSESSOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST, ACCORDING TO MAP IN MAP BOOK 3, PAGE 3, ALSO DESCRIBED AS THE EAST 394.69 FEET OF THE WEST 969.69 FEET OF PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE COUNTY ROAD, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST

LEGAL DESCRIPTION - ALTKEY 5892174

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 19 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA AND BEING A PART OF TRACTS "C" AND "D" OF "PARKVIEW SUBDIVISION" AS RECORDED IN MAP BOOK 45, PAGES 97 & 98, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "C" ALSO KNOWN AS THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3, RUN THENCE N 00°57'25" W ALONG THE WEST LINE OF SAID TRACT "C" ALSO KNOWN AS THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE 40.99 FEET; RUN THENCE N 79°34'39" E ALONG THE SOUTHERLY LINE OF A 260.0 FOOT WIDE FLORIDA POWER COMMISSION EASEMENT PER OFFICIAL RECORDS BOOK 1745, PAGE 1655, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, A DISTANCE OF 952.20 FEET; RUN THENCE S 01°50'30" E A DISTANCE OF 141.95 FEET; RUN THENCE S 85°39'41" W ALONG THE SOUTHERLY LINE OF SAID TRACTS "C" AND "D" ALSO KNOWN AS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 943.17 FEET TO THE POINT OF BEGINNING.

APPLICANT:

MJM ASSOCIATES, LLC
 1030 N. ORANGE AVENUE
 ORLANDO, FLORIDA 32801
 CONTACT: JOEL HASS
 PH: (407) 718-0546
 EMAIL: jhass@mjmassocllc.com

OWNER:

J. CHARLES & SANDRA H. GRAY
 263 BAYOU CIRCLE
 DEBARY, FLORIDA 32713
 CONTACT: CHARLES GRAY
 PH: (407) 843-8880
 EMAIL: Charlie.Gray@gray-robinson.com

DEVELOPER:

GREEN LEAF DEVELOPMENT, LLC
 1344 HARDY AVENUE
 ORLANDO, FL 32803
 CONTACT: GREG HUDAK, PE
 PH: (407) 492-6833
 EMAIL: ghudak@hudakengineering.com

ARCHITECT:

HASKELL
 111 RIVERSIDE AVENUE
 JACKSONVILLE, FLORIDA 32202
 PH: (904) 791-4500

ENGINEER:

HUDAK ENGINEERING, INC.
 1344 HARDY AVENUE
 ORLANDO, FL 32803
 CONTACT: GREG HUDAK, PE
 PH: (407) 492-6833
 EMAIL: ghudak@hudakengineering.com

LANDSCAPE ARCHITECT:

LANDSCAPE DYNAMICS, INC.
 PO BOX 2852
 WINTER PARK, FLORIDA 32790-2852
 CONTACT: RANDY BUCHANAN, RLA
 PH: (407) 579-1811
 EMAIL: randy@landscapedynamics.com

SURVEYOR:

HARTLEY SURVEYING, INC.
 283 TIGER LILLY COURT
 ALTAMONTE SPRINGS, FLORIDA 32714
 CONTACT: JEFF L. HARTLEY, PSM
 PH: (407) 383-6978
 EMAIL: jhartley@cf.rr.com

SHEET INDEX

SHEET TITLE	SHEET NO.
COVER SHEET	C-1
CONCEPT PLAN	C-2
EXISTING CONDITIONS	C-3
LANDSCAPE PLAN	L-1
BOUNDARY SURVEY	S-1

REVISIONS:
 DATE

DRAWN BY: SML
 DESIGN BY: GDH
 CHECKED BY: GDH
 APPROVED BY: GDH

GREG HUDAK
 PE # 54684

CANTERWOOD MANOR AT DEBARY
 CITY OF DEBARY, FLORIDA

HUDAK ENGINEERING, INC.
 CIVIL ENGINEERING & LAND DEVELOPMENT DESIGN SERVICES
 CERTIFICATE OF AUTHORIZATION #9388
 1344 HARDY AVENUE, ORLANDO, FL 32803
 PHONE: (407) 492-6833
 EMAIL: ghudak@hudakengineering.com

DATE:
 JULY 5, 2017

SHEET NO.
C-1
 1 of 3