

Z:\IO\Drive - Zahn Engineering, Inc\ZAHN-DATA\Projects\ZEL-PROJECTS\2024\32 2904 India Palm\DWG\32 2904 India Palm.dwg, 1/16/2025 2:54:06 PM, AutoCAD PDF (General Documentation).pc3, ARCH D (24.00 x 36.00 Inches)

TREE SYMBOL AND ABBREVIATION
(ALL TREE DIMENSIONS ARE IN INCHES
OF DIAMETER AT BREAST HEIGHT)

FLOWERING TREES:

CAM=CAMPBOR (Cinnamomum camphora)
BLKCHY=BLACK CHERRY (Prunus serotina)

PALM TREES

PM=SABAL PALM (Sabal palmetto)

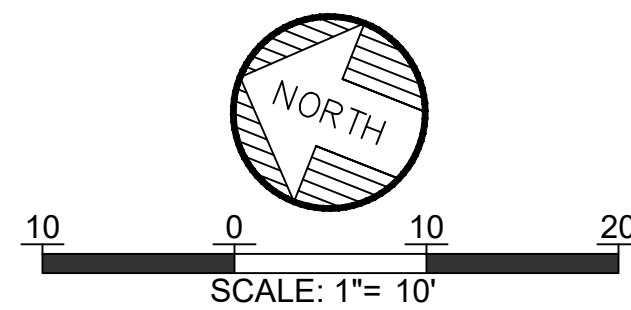
CONIFEROUS TREES:

SLP=SLASH PINE (Pinus elliottii)

DECIDUOUS TREES

LO=LIVE OAK (Quercus virginiana)

INDIA PALM DRIVE (50' RIGHT-OF-WAY)



LEGEND

- PROPOSED GRADE
- MATCH EXISTING GRADE
- EXIST GRADE
- REMOVE TREE
- FLOW ARROW
- TREE PROTECTION FENCING
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE

NOTES:
SEE SHEET C02 FOR DETAILS.
WATER AND SEWER SERVICE TO BE FIELD LOCATED.

CURRENT OWNER / DEVELOPER:
TRISHA BRUNO
JOYA BRUNO

601 NE 116TH ST
BISCANE PARK, FL 33161

PENDING OWNER / DEVELOPER:
FOWEY INVESTMENTS LLC

3300 BIRD AVE, 107 MIAMI, FL 33133

SITE DATA

PARCEL ID: 840201076510

ZONING DISTRICT - R-4
FLOOD ZONE - X

MINIMUM YARD SETBACKS:

REQUIRED	PROVIDED
10' SIDE	10' SIDE
40' FRONT	40' FRONT
25' REAR	25' REAR

TOTAL LOT AREA: 17,523

IMPERVIOUS AREA:

EXISTING
0 SF

PROPOSED
SFR = 5650 SF (32.2%)
DRIVEWAY / WALKWAY = 1968 SF
TOTAL = 7618 SF (43.5%)

PROPOSED IMPROVEMENT: MFR

STORMWATER REQUIREMENT
17,523 SF x 1" = 17,523 x 1/2 = 1461 cf
POND A :
(2644+286) / 2 x 1" = 1465 cf
TOTAL (POND A) = 1487 cf
TOTAL SW PROVIDED = 1487 cf

AREA TREE PRESERVATION REQUIREMENT
TOTAL LOT AREA = 17,523 SF = .40 AC.
MIN 15% PRESERVATION REQUIRED = 2,628 SF. = 0.06 AC.
TREE PRESERVATION PROVIDED = 2,650 SF. = 0.06 AC. (15.1%)
MIN. TREES ON LOT REQUIREMENT
1 TREE PER 1,500 SF = 17,523 / 1500 = 12 TREES REQUIRED
REMAINING TREES ON SITE = 26 TREES

REVISION DESCRIPTION

APPR

DATE

NO.

Zahn Engineering
Engineering • Land Planning • Permitting
150 S Palmetto Ave #201, Daytona Beach, FL 32114
Ph: (386) 252-0020

DESIGNED: PAZ

DRAWN: OMI

CHECKED: PAZ

DATE: 01-02-25

FILE: 432

SITE PLAN - 2904

TRIPLEX

2904 INDIA PALM, EDGEWATER, FL 32141 VOLUSIA COUNTY, FL

PROJECT NUMBER

432

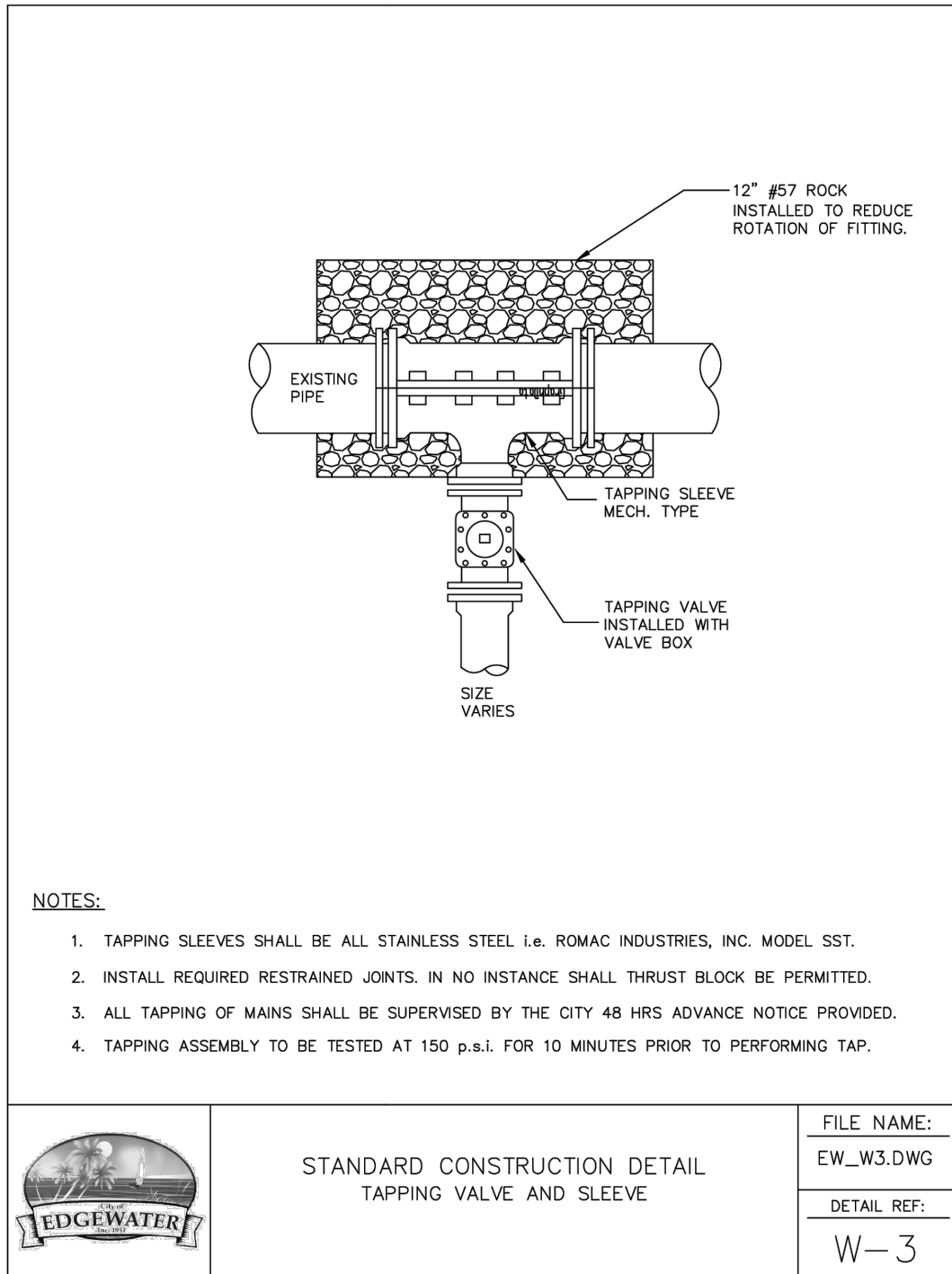
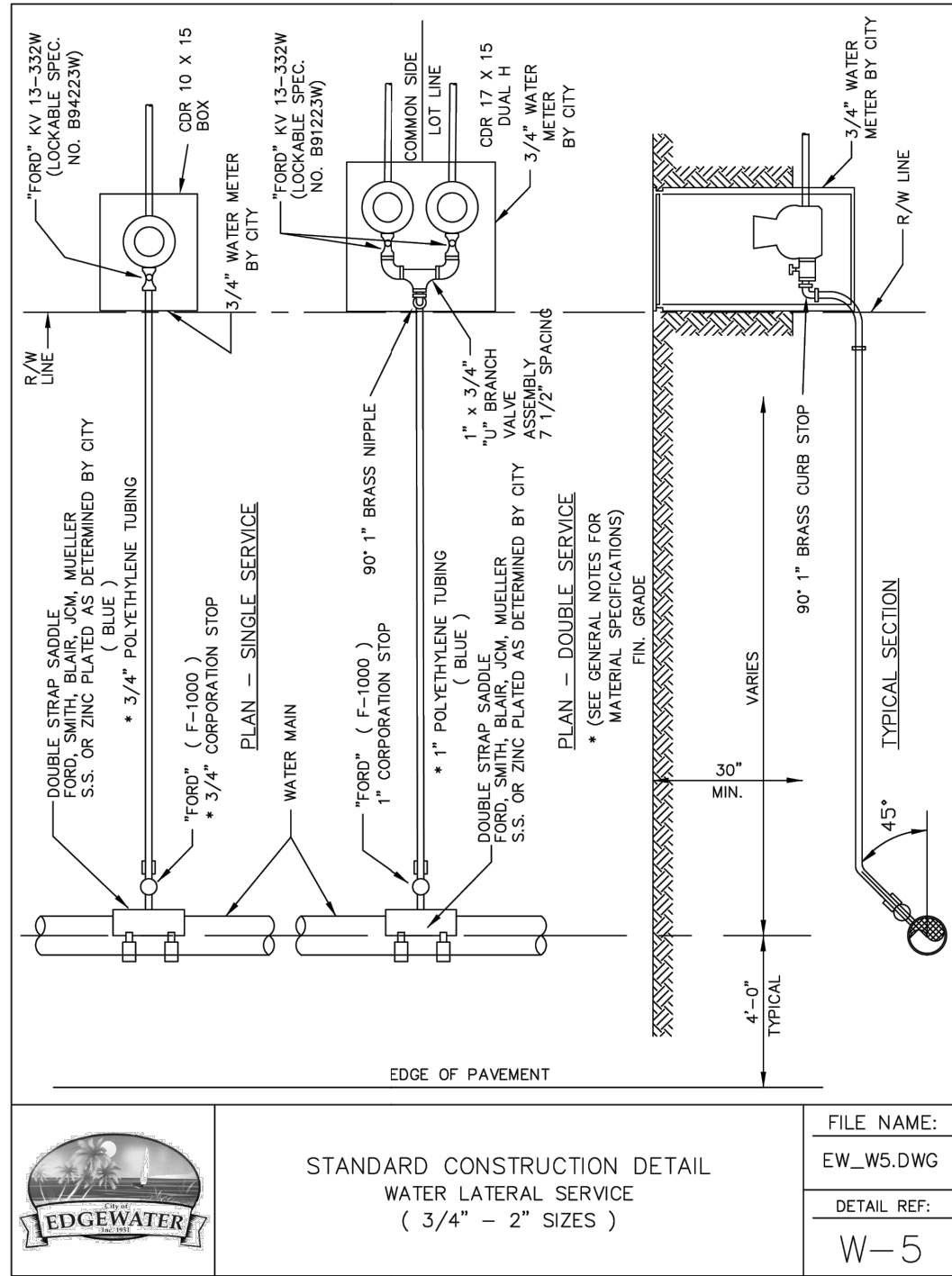
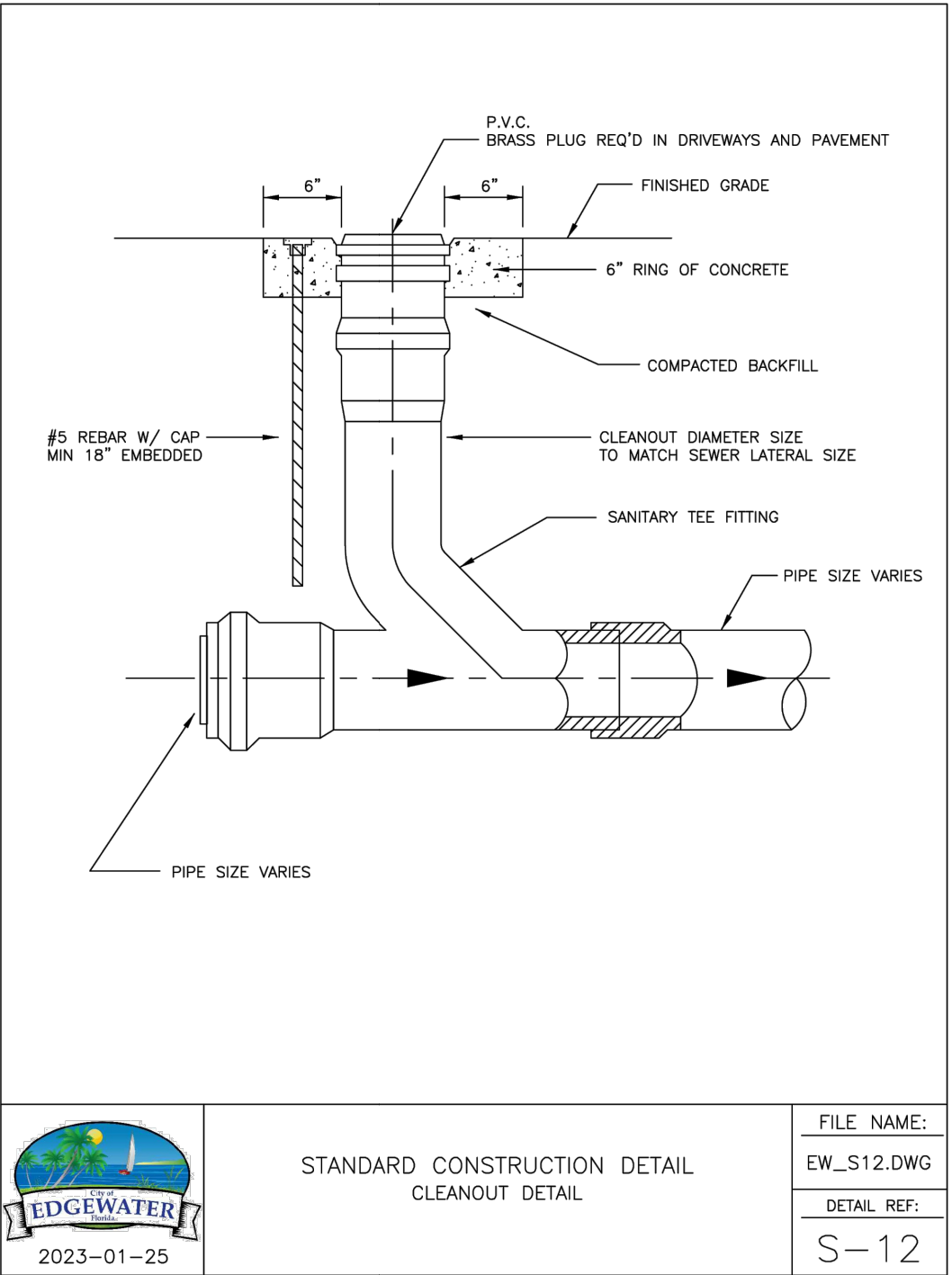
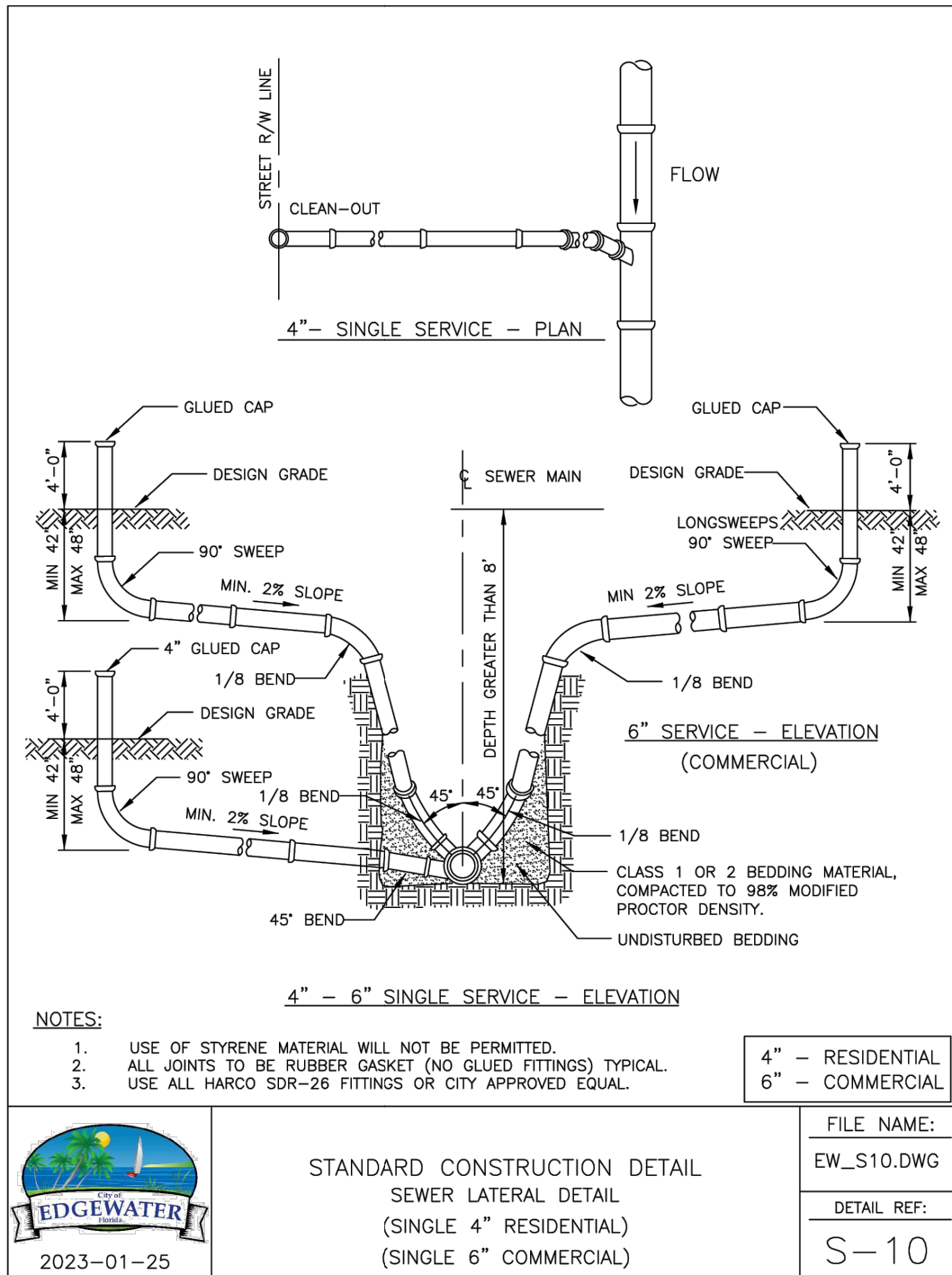
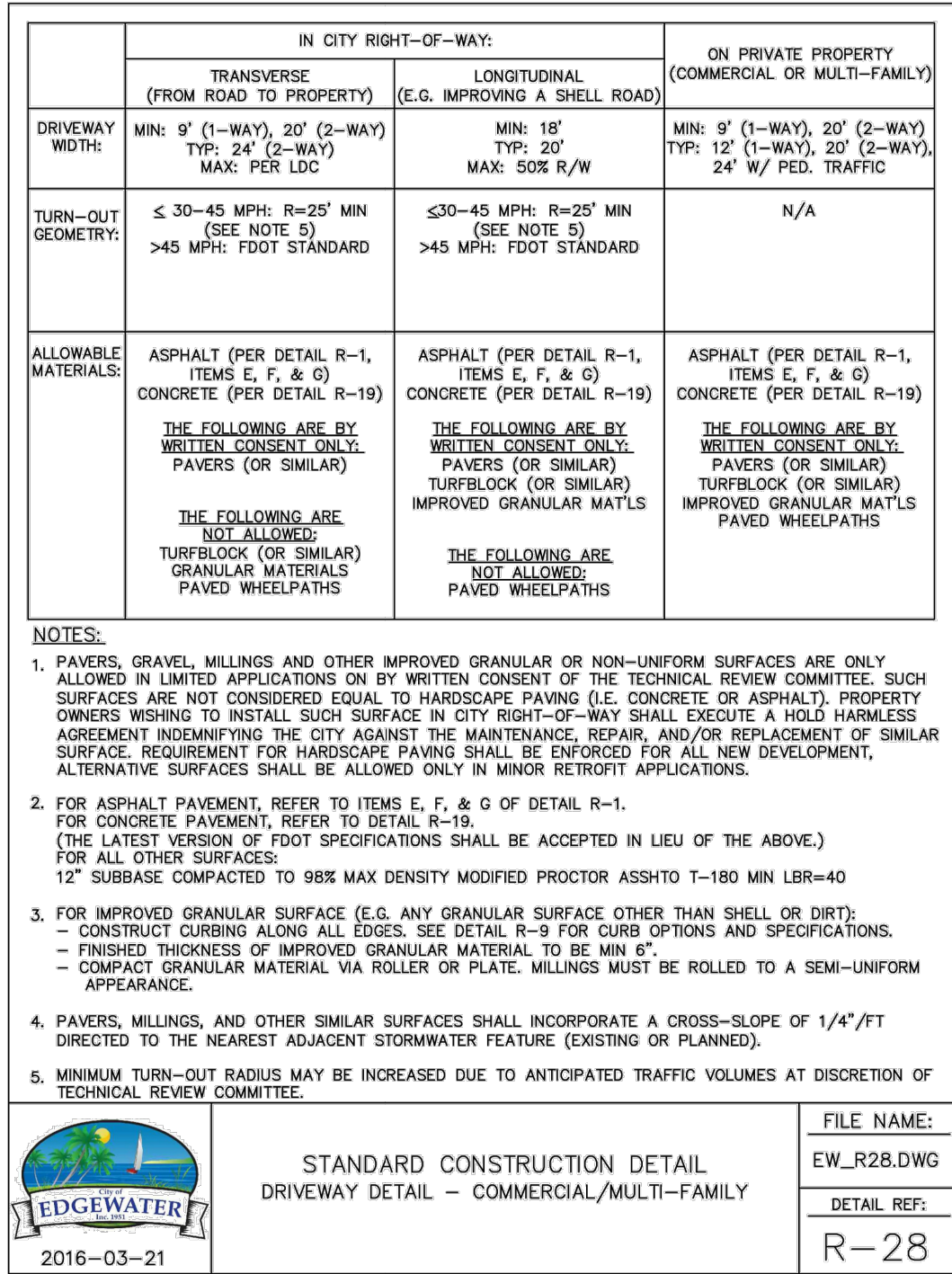
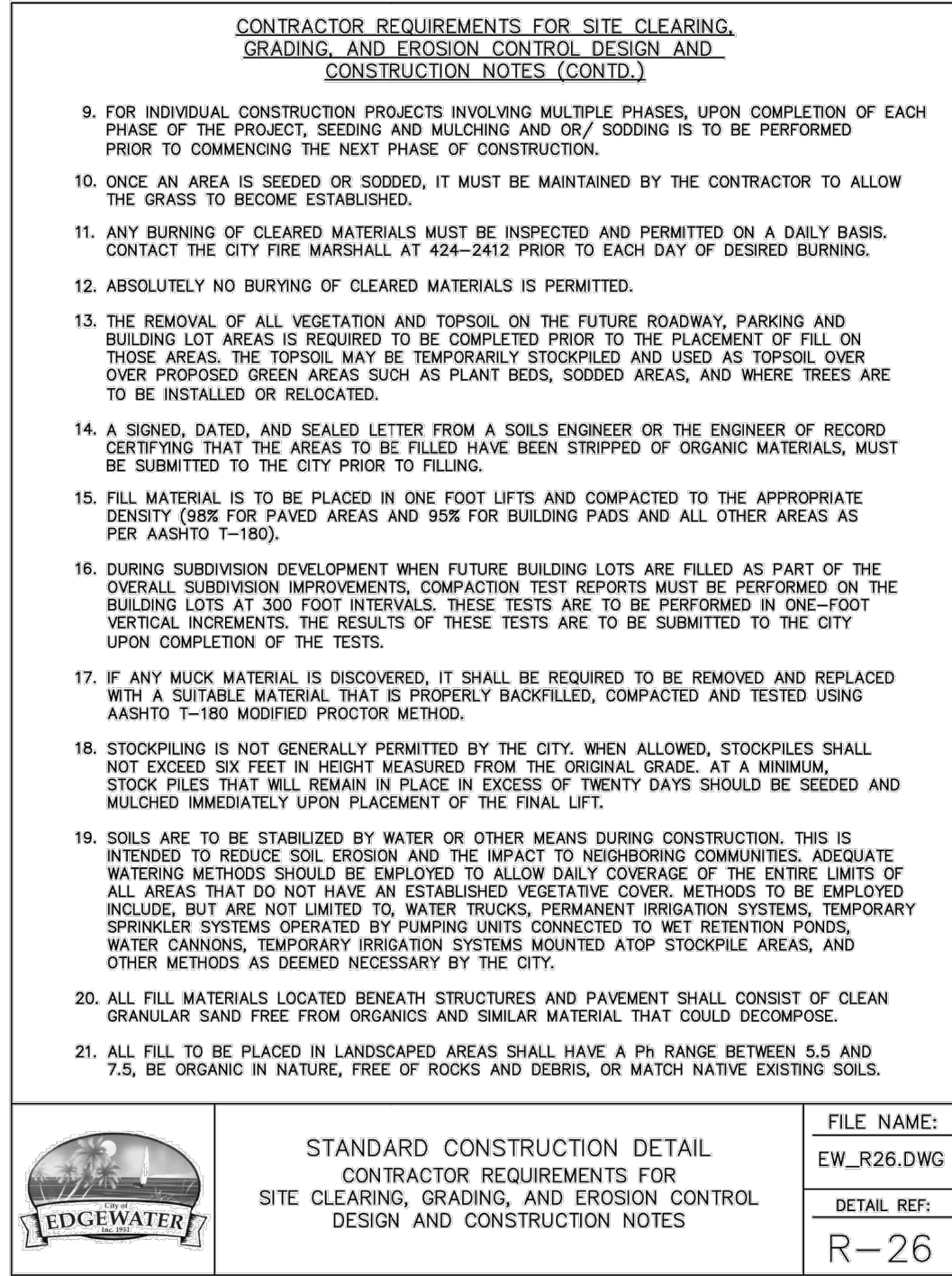
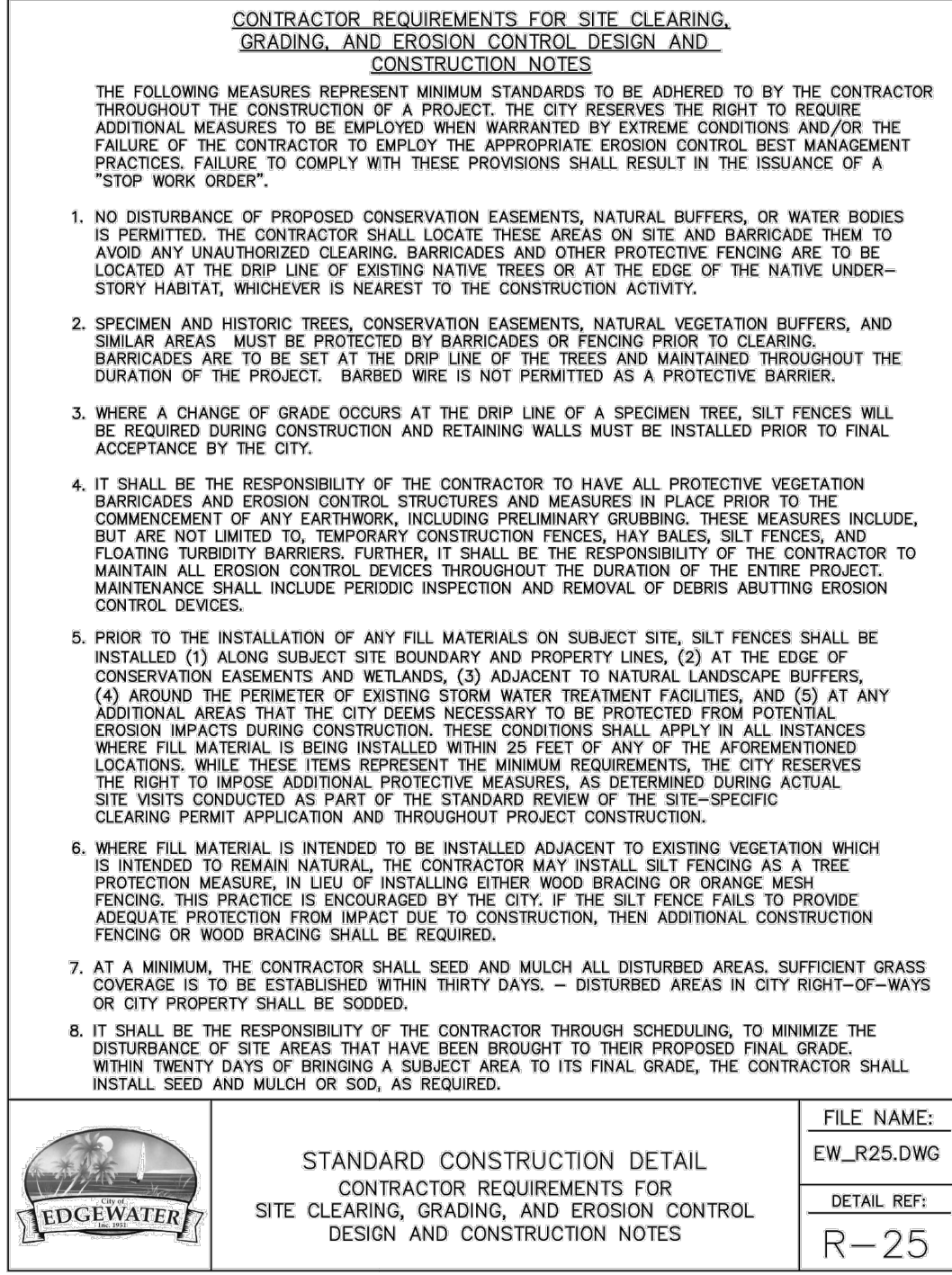
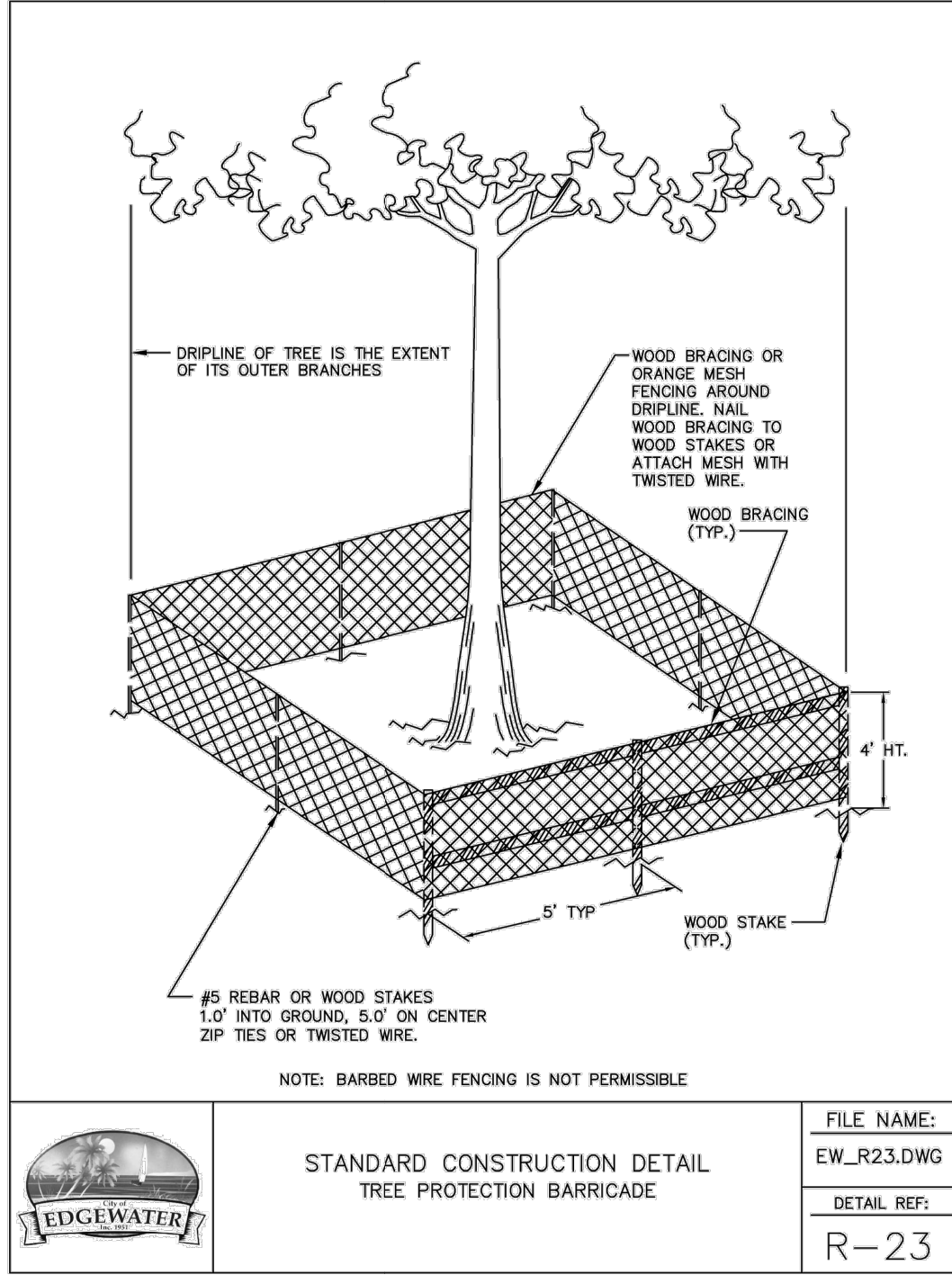
THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND
SEALED BY THE PE SPECIFIED,
ON THE DATE SPECIFIED BELOW.

PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

NOT VALID WITHOUT SEAL
EB NO. CA5290

FL P.E. NO. 19085, 82269, 95229

SHEET C01 1 OF 2



NO.	DATE	APPR.	REVISION DESCRIPTION

Zahn Engineering

Civil Engineering • Land Planning • Permitting

150 S Palmetto Ave #201, Daytona Beach, FL 32114
Ph: (386) 252-0020

DETAILS - 2904

TRIPLEX

2904 INDIA PALM, EDGEWATER, FL 32141

VOLUSIA COUNTY, FL

PROJECT NUMBER

432

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE PE SPECIFIED, ON THE DATE SPECIFIED BELOW.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOT VALID WITHOUT SEAL
EB NO. CA5290

FL P.E. NO. 19085, 82269, 95229

SHEET C02 2 OF 2