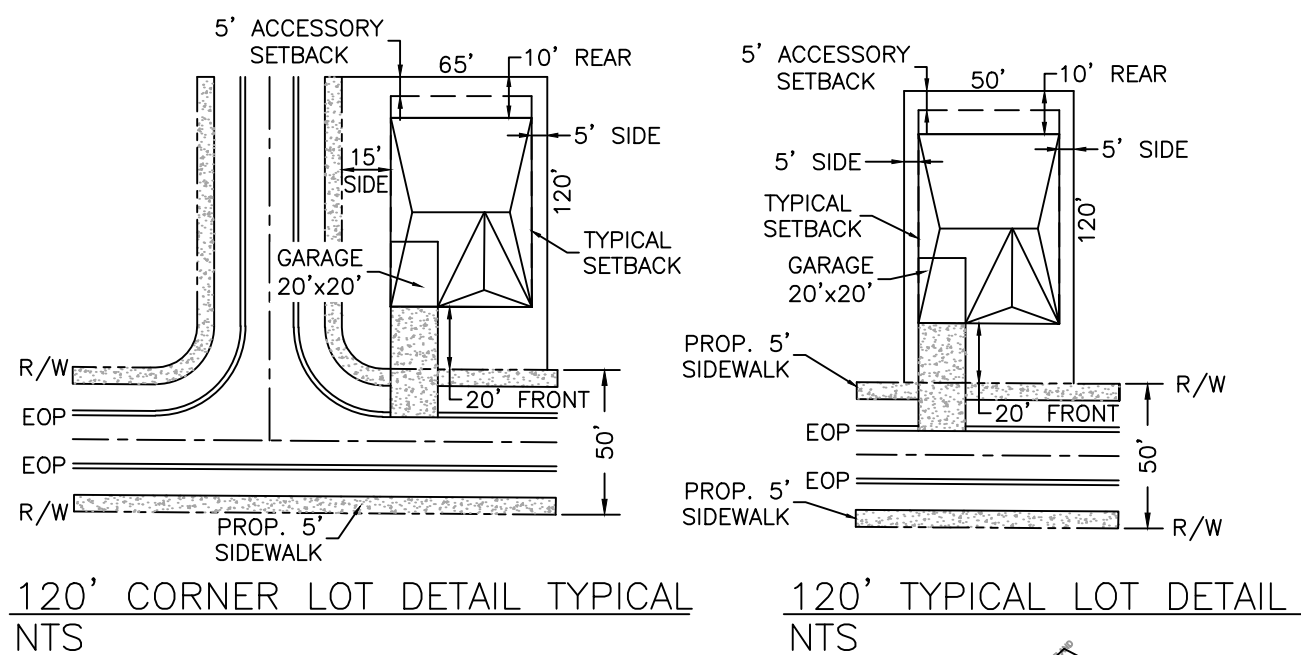


DEVELOPMENT NOTES:

1. THIS PROJECT WILL BE DEVELOPED IN 1 PHASE.
2. ALL INTERNAL STREETS SHALL BE PUBLIC STREETS.
3. SOLID WASTE WILL BE SERVED BY CURBSIDE PICKUP.
4. ALL SANITARY SEWER MAIN LINES AND MANHOLES SHALL BE DEDICATED TO THE CITY OF DELTONA.
5. ALL POTABLE WATER MAIN LINES SHALL BE DEDICATED TO THE CITY OF DELTONA.
6. UNDERGROUND UTILITIES WILL BE REQUIRED TO SERVE THIS PROJECT.
7. STORM WATER TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
8. RECREATION/OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
9. PROJECT WILL REQUIRE A ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT.
10. ALL STRUCTURES AND PIPES WITHIN THE ON-SITE DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.
11. ALL ON-SITE DRAINAGE EASEMENTS WITHIN LOT AREAS SHALL BE OWNED BY RESPECTIVE LOT OWNER.
12. MAILBOX LOCATION WILL BE DESIGNED AT TIME OF FINAL ENGINEERING PER THE US POST OFFICE REQUIREMENTS.



ENTERPRISE - OSTEE ROAD

Development Standards Single Family

	ALLOWABLE	PROVIDED
MIN LOT AREA	6,000	>6,000
MIN LOT WIDTH	50'	50'
MAX BUILDING HEIGHT	N/A	N/A
Minimum front yard setback of building		20 feet
Minimum side yard setback for lot abutting side street		15 feet
Minimum side yard setback for buildings, pools, patios		5 feet
Minimum rear yard setback for buildings		10 feet

WATER, SEWER & REUSE:

SEWER TO BE PROVIDED VIA PUBLIC ON-SITE SYSTEM CONNECTED TO A CITY OF DELTONA MASTER LIFT STATION VIA 8" FORCE MAIN LOCATED WITHIN SR 415 RIGHT OF WAY. WATER TO BE PROVIDED WITH CONNECTION TO A 16" WATER MAIN WITHIN SR 415 RIGHT OF WAY AND LOOPED THROUGH THE PROJECT. THE REUSE WILL BE CONNECTED TO A 20" REUSE LINE ALSO LOCATED IN THE SR 415 RIGHT OF WAY AND WILL BE LOOPED THROUGH THE PROJECT.

WATER DEMAND: 79,560 GPD
SEWER DEMAND: 59,670 GPD

SOILS:

ACCORDING TO THE SOIL SURVEY OF VOLUSIA COUNTY, FLORIDA

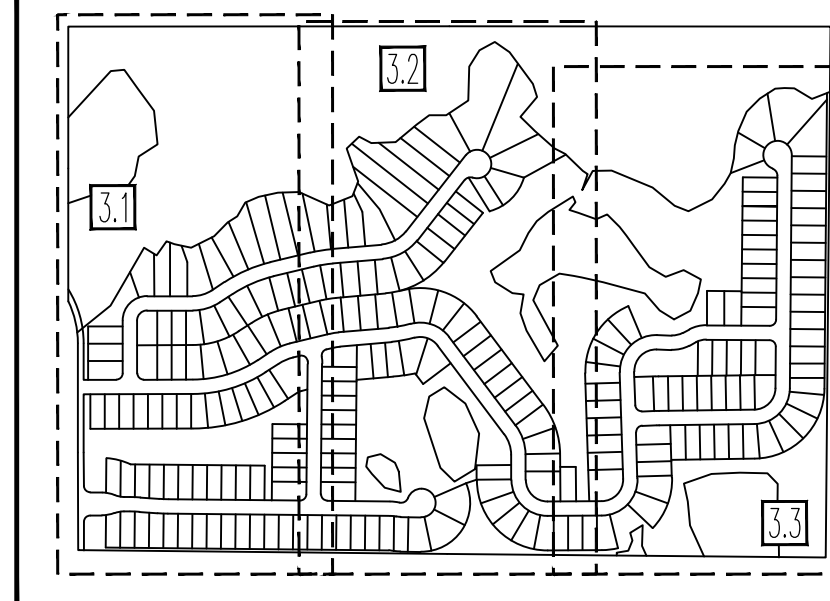
TRAFFIC GENERATION:

ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA ENTERPRISE OSTEE, THE MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS PROJECT IS 224 PM PEAK HR ~ RATE = 1.01 TRIPS/DU; AND 2073 AVERAGE DAILY TRIPS ~ RATE = 9.38 TRIPS/DU PER THE ITE TRIP GENERATION MANUAL, 10TH EDITION, FOR LAND USE 210 - SINGLE FAMILY RESIDENTIAL.

LAND USE	DESCRIPTION	AREA
221 LOTS	RESIDENTIAL HOME LOTS	39.29 AC
TRACT A	LANDSCAPE TRACT/OPEN SPACE/RETENTION	1.57 AC
TRACT B	LANDSCAPE TRACT/OPEN SPACE/AMENITIES	2.21 AC
TRACT C	LANDSCAPE TRACT/OPEN SPACE	0.66 AC
TRACT D	RETENTION TRACT/OPEN SPACE/WETLAND	4.40 AC
TRACT E	LANDSCAPE TRACT/OPEN SPACE/WETLAND	5.63 AC
TRACT F	OPEN SPACE/AMENITIES	0.46 AC
TRACT G	WETLAND	3.22 AC
TRACT H	RETENTION TRACT/OPEN SPACE	10.13 AC
TRACT I	RECREATION TRACT/OPEN SPACE	1.31 AC
	DEDICATED RIGHT OF WAY	0.41 AC
	RIGHT OF WAY - SUBDIVISION	10.11 AC
	WETLAND - LITTLE LAKE	28.73 AC
	UPLAND AREA - OPEN SPACE	2.32 AC
TOTAL		110.45 AC

Centerline Curve Table						Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.05	175.00	6.56	S3° 50' 48"W	20.04	C14	49.25	100.00	28.22	S13° 35' 35"E	48.76
C2	20.05	175.00	6.56	S3° 50' 48"W	20.04	C15	9.06	500.00	1.04	S1° 13' 39"E	9.06
C4	253.10	435.00	33.34	S16° 43' 03"E	249.54	C16	154.94	100.00	88.77	S45° 05' 44"E	139.90
C5	64.19	185.00	19.88	S23° 26' 46"E	63.86	C17	94.25	60.00	90.00	S45° 02' 58"E	84.85
C6	27.79	185.00	8.61	S9° 12' 12"E	27.76	C18	84.37	145.00	33.34	S16° 43' 03"E	83.18
C7	76.07	435.00	10.02	S10° 39' 22"E	75.97	C19	164.80	475.00	19.88	S23° 26' 46"E	163.98
C8	119.99	100.00	68.75	S18° 42' 36"W	112.92	C20	71.35	475.00	8.61	S9° 12' 12"E	71.29
C9	92.60	145.00	36.59	S71° 22' 50"W	91.03	C21	119.13	145.00	47.07	S28° 26' 11"E	115.81
C10	157.08	100.00	90.00	S44° 40' 32"W	141.42						
C11	159.56	100.00	91.42	S46° 02' 08"E	143.17						
C12	163.36	100.00	93.60	S44° 56' 53"E	145.79						
C13	51.58	100.00	29.55	S12° 55' 34"E	51.01						

KEY MAP



Centerline Line Table

Line #	Length	Direction
L1	139.92	S0° 33' 53.45"W
L2	111.15	S7° 07' 42.68"W
L3	560.48	S0° 33' 53.45"W
L4	339.69	S0° 33' 53.45"W
L5	92.43	S35° 32' 02.75"E
L6	485.24	S89° 26' 06.55"E
L8	290.00	N76° 29' 35.65"E
L10	213.00	S0° 02' 57.59"E
L11	218.43	S0° 02' 57.59"E
L12	53.76	S33° 23' 08.38"E
L13	71.65	S13° 30' 24.35"E
L14	71.65	S13° 30' 24.35"E
L15	137.12	S4° 54' 41.48"E
L16	43.04	S4° 54' 41.48"E
L17	384.76	S53° 05' 09.40"W
L18	87.44	S89° 40' 31.56"W
L19	188.16	S0° 19' 28.44"E
L20	207.15	N88° 15' 11.49"E
L21	163.68	N88° 15' 11.49"E
L22	51.89	S1° 51' 02.76"W
L23	27.04	S27° 42' 11.71"E
L24	266.12	S0° 31' 00.91"W
L25	97.28	S1° 44' 48.51"E
L26	330.46	S0° 42' 29.70"E
L27	191.64	S89° 28' 59.09"E
L28	603.56	S89° 28' 59.09"E
L29	78.73	N30° 01' 54.05"E
L30	230.00	N89° 57' 02.41"E
L31	148.43	S0° 02' 57.59"E
L32	53.76	S33° 23' 08.38"E
L33	71.65	S13° 30' 24.35"E
L34	71.65	S13° 30' 24.35"E
L35	174.49	S4° 53' 59.22"E
L36	285.23	S51° 58' 23.71"E
L37	107.04	S25° 58' 41.32"E

LINE LEGEND

—	PROPERTY BOUNDARY
- - -	RIGHT OF WAY LINE
- - - - -	PROPOSED EASEMENT LINE
- - - - -	ROAD CENTERLINE
- - - - -	LANDSCAPE EASEMENT
- - - - -	WETLAND LINE
- - - - -	WETLAND BUFFER

SITE DATA

PROJECT NAME: HICKORY LAKES PRESERVE
LOCATION: CITY OF DELTONA, VOLUSIA COUNTY
DEVELOPER/

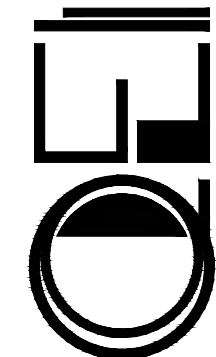
TYPE OF PROJECT: RESIDENTIAL (DETACHED)
NUMBER OF DU: 221
OWNED PROPERTY: 110.45± AC
PROJECT AREA: 110.45± AC
REQUIRED OPEN SPACE: 25% x 110.45 AC = 27.61 AC
OPEN SPACE PROVIDED: 60.64 AC
PROPOSED LAND USE: LDR
PROPOSED ZONING: RPUD

PROPOSED LANDUSE COVERAGE:

TOTAL SITE AREA: 81.31 AC
NET DENSITY: 2.72 DU/AC

CA#: 30924

6150 S FLORIDA AVE, STE. 200
LAKELAND, FL 33813
863-422-5517
www.quiggengineering.com



QUIGG ENGINEERING INC

DAVID BOCHER P.E. #78186

DATE

REVISIONS

DATE	NO.	DESCRIPTION	NAME
8/7/2020	1	REVISED PER CITY COMMENTS	DML
9/7/2020	2	REVISED PER CITY COMMENTS	DML

HICKORY LAKES PRESERVE

DELTONA, FLORIDA

VOLUSIA COUNTY, FL

PROJECT NAME SHEET

DATE: 12-06-18
SCALE: 1"=100'
PROJECT #: 18FL007
DRAWN BY: EHH
APPROVED BY: DRB

SHEET NUMBER

3.0