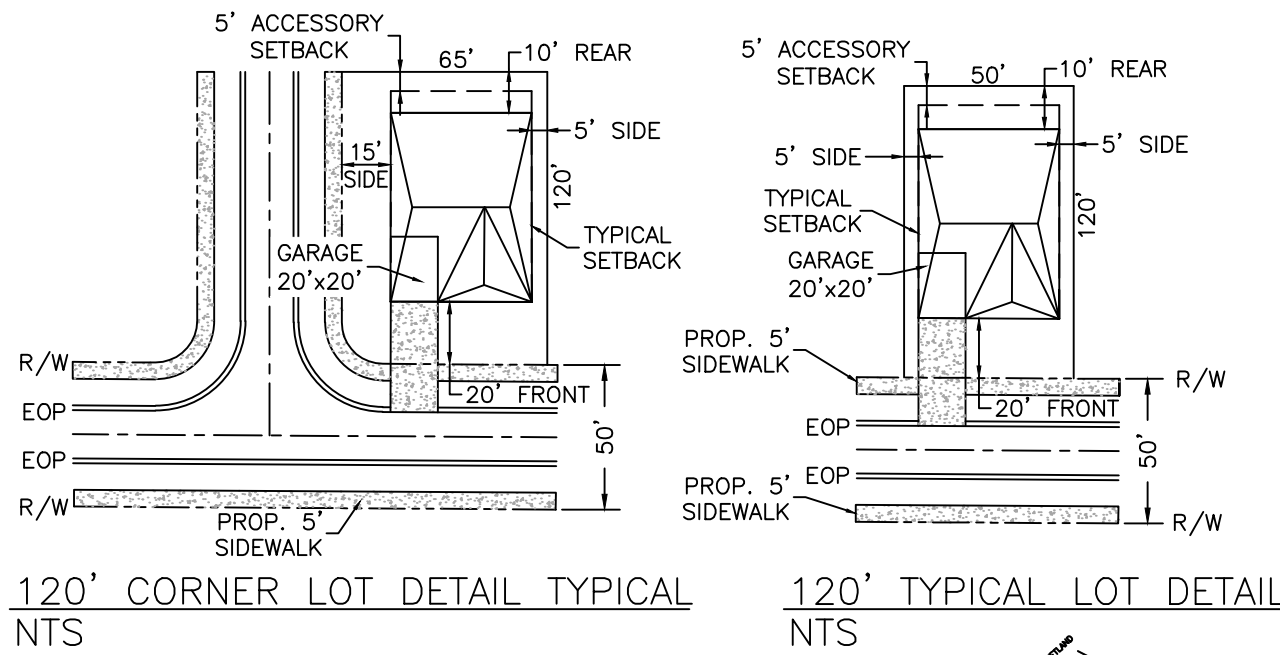


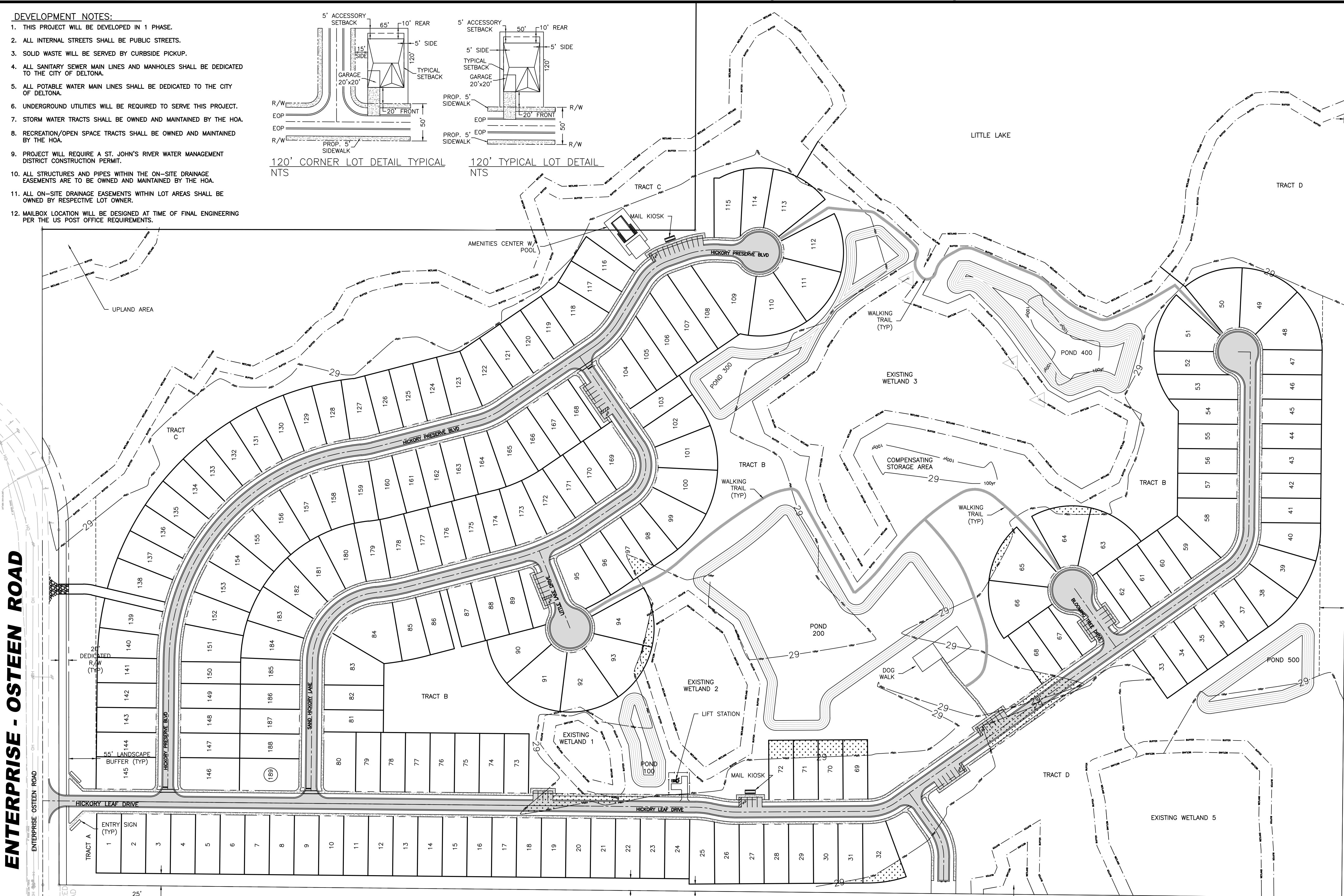
EXHIBIT C (Revised 2/4/2021)

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 - OSTEEEN 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 ONSITE 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: 68,040 GPD
SEWER DEMAND: 51,030 GPD

SOILS:

ACCORDING TO THE SOIL SURVEY OF VOLUSIA COUNTY, FLORIDA

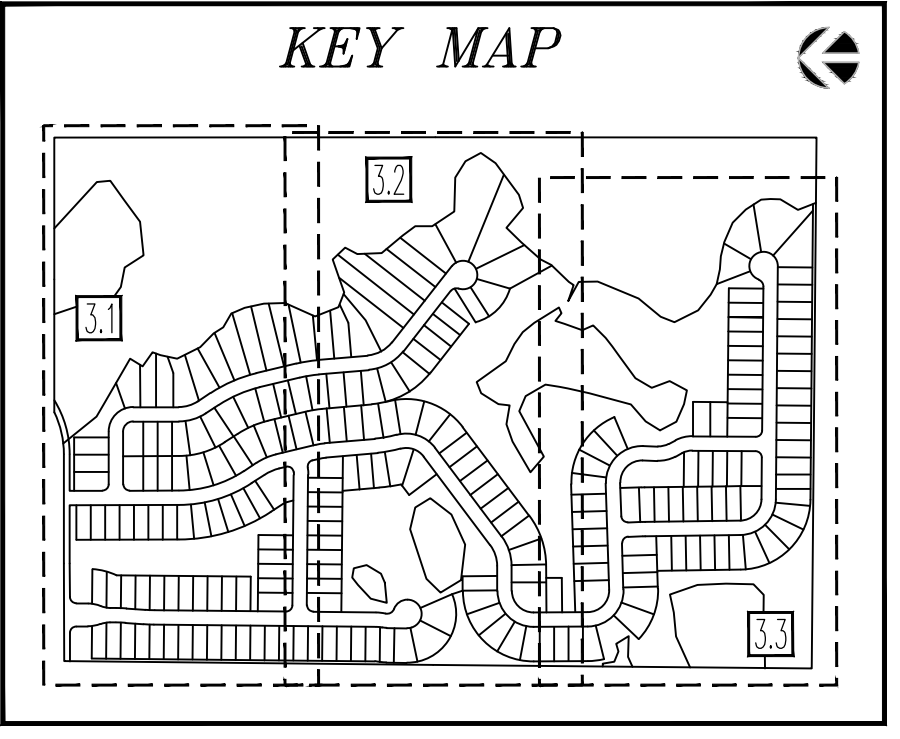
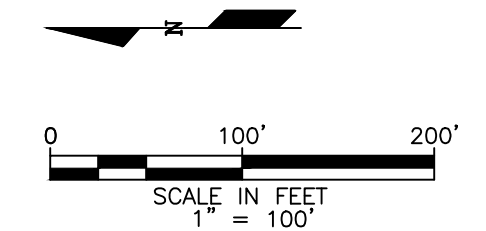
TRAFFIC GENERATION:

ACCESS TO THE PUBLIC ROAD SYSTEM WILL BE VIA ENTERPRISE OSTEEEN, THE MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS PROJECT IS 191 PM PEAK HR ~ RATE = 1.01 TRIPS/DU; AND 1,773 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 & AREA SUMMARY		
LAND USE	DESCRIPTION	AREA
189 LOTS	RESIDENTIAL HOME LOTS	29.46 AC
TRACT A	LANDSCAPE TRACT/OPEN SPACE	1.27 AC
TRACT B	OPEN SPACE/RETENTION TRACT	17.02 AC
TRACT C	LANDSCAPE TRACT/OPEN SPACE	6.83 AC
TRACT D	RETENTION TRACT/OPEN SPACE/LANDSCAPE	9.52 AC
	WETLAND	6.46 AC
	DEDICATED RIGHT OF WAY	0.35 AC
	RIGHT OF WAY - SUBDIVISION	8.17 AC
	WETLAND - LITTLE LAKE	28.73 AC
	UPLAND AREA - OPEN SPACE	2.64 AC
TOTAL		110.45 AC

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/ OSTEEN ACQUISITIONS GROUP LLC
103 COMMERCE ST, UNIT 160
LAKE MARY, FL 32746

TYPE OF PROJECT: RESIDENTIAL (DETACHED)
NUMBER OF DU: 189 DU
OWNED PROPERTY: 110.45± AC
PROJECT AREA: 110.45± AC
REQUIRED OPEN SPACE: 25% x 110.45 AC = 27.61 AC
OPEN SPACE PROVIDED: 72.47 AC
PROPOSED LAND USE: LDR
PROPOSED ZONING: RPUD

PROPOSED LANDUSE COVERAGE:

TOTAL SITE AREA: 81.31 AC
NET DENSITY: 2.32 DU/AC

CA#: 30924
6150 S FLORIDA AVE, STE. 200
LAKELAND, FL 33813
863-422-5517
www.quiggengineering.com

QEI
QUIGG ENGINEERING INC

DATE	NO.	DESCRIPTION	NAME
8/2020	1	REVISED PER CITY COMMENTS	DML
9/2020	2	REVISED PER CITY COMMENTS	DML
1/2021	3	REVISED PER CITY COMMENTS	DRB

DATE	NO.	DESCRIPTION	NAME
8/2020	1	REVISED PER CITY COMMENTS	DML
9/2020	2	REVISED PER CITY COMMENTS	DML
1/2021	3	REVISED PER CITY COMMENTS	DRB

HICKORY LAKES PRESERVE
DELTONA, FLORIDA
VOLUSIA COUNTY, FL

MASTER DEVELOPMENT PLAN

PROJECT NAME: SHEET

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

SHEET NUMBER
3.0