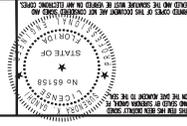


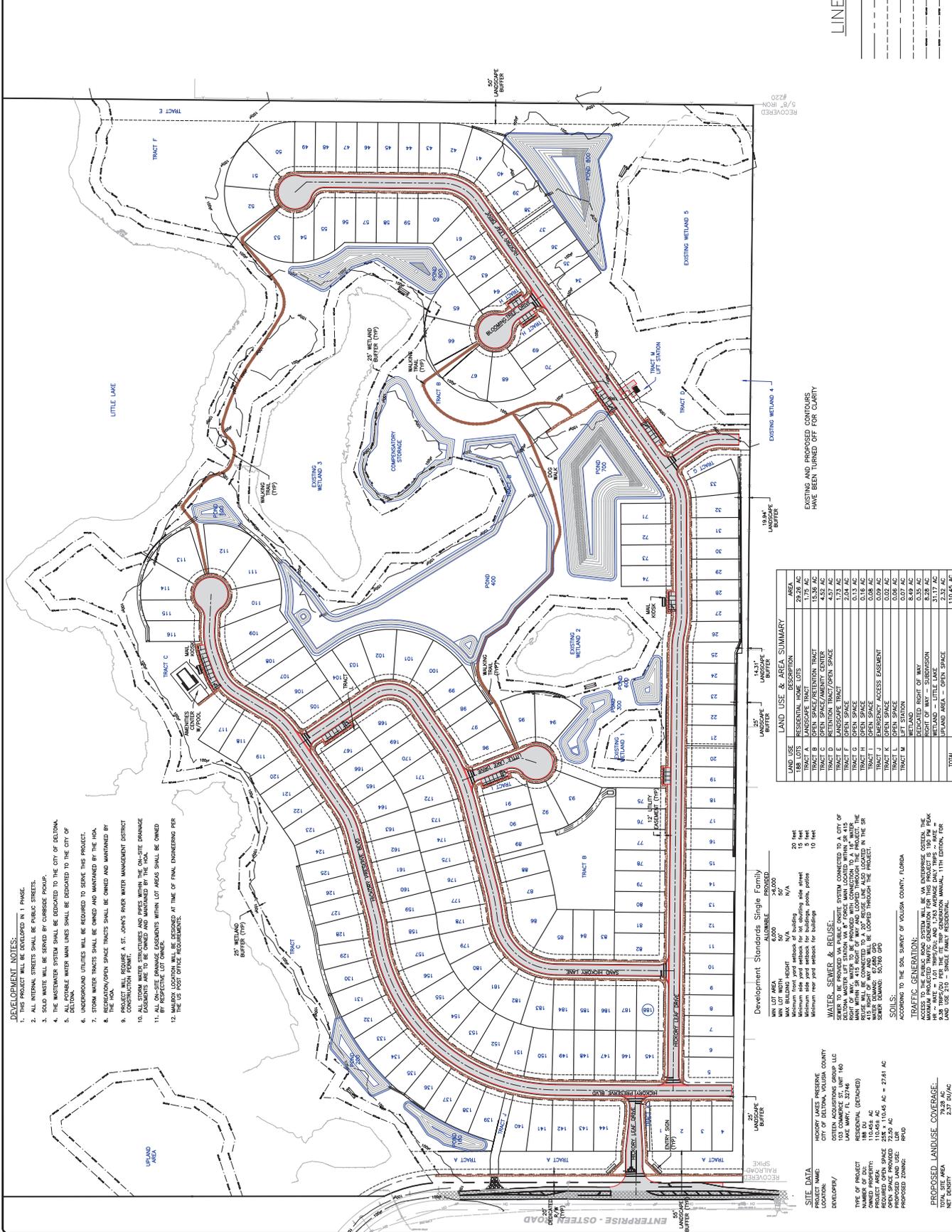
NO.	REVISIONS	DATE

FLORIDA DESIGN FIRM REGISTRATION NUMBER CA-98168
 CIVIL, ENGINEERING AND LAND PLANNING
 600 N. BIRDAWAY AVE. SUITE 101
 DEERBEE, FL 32838
Landmark
 ENGINEERING GROUP



MASTER DEVELOPMENT PLAN
 HICKORY LAKES PRESERVE
 VOLUSIA COUNTY, FLORIDA

DATE: 12/20/2018
 DESIGNED BY: JMS
 CHECKED BY: JMS
3.0
 18FL007-1



- 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. THE WASTEWATER SYSTEM SHALL BE DEDICATED TO THE CITY OF DELTONA.
 5. ALL POTABLE WATER MAIN LINES SHALL BE DEDICATED TO THE CITY OF DELTONA.
 6. FUTURE WATER MAIN LINES SHALL BE REQUIRED TO SERVE THIS PROJECT.
 7. FUTURE WATER TRACES SHALL BE OWNED AND MAINTAINED BY THE HOA.
 8. FUTURE WATER TRACES SHALL BE OWNED AND MAINTAINED BY THE HOA.
 9. REPAIR/REPLACE/OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
 10. PROJECT WILL REQUIRE A ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT.
 11. ALL ON-SITE DRAINAGE EASEMENTS WITHIN LOT AREAS SHALL BE OWNED AND MAINTAINED BY THE HOA.
 12. MAJOR LOT LAYOUT WILL BE DESIGNED AT TIME OF FINAL ENGINEERING PER THE US POST OFFICE REQUIREMENTS.

LAND USE & AREA SUMMARY

LAND USE	DESCRIPTION	AREA
188 LOTS	RESIDENTIAL LOTS	22,962 AC
188 LOTS	LANDSCAPE BUFFER	15,368 AC
TRACT B	OPEN SPACE/RETENTION TRACT	4,252 AC
TRACT C	OPEN SPACE/AMENITY CENTER	1,732 AC
TRACT D	LANDSCAPE TRACT	2,034 AC
TRACT E	OPEN SPACE	0,009 AC
TRACT F	OPEN SPACE	0,009 AC
TRACT G	EMERGENCY ACCESS EASEMENT	0,009 AC
TRACT H	OPEN SPACE	0,009 AC
TRACT I	OPEN SPACE	0,009 AC
TRACT J	EMERGENCY ACCESS EASEMENT	0,009 AC
TRACT K	OPEN SPACE	0,009 AC
TRACT L	OPEN SPACE	0,009 AC
TRACT M	LEFT STATION	0,074 AC
TRACT N	RIGHT OF WAY - SUBORDINATION	8,208 AC
TRACT O	RIGHT OF WAY - LITTLE LAKE	31,177 AC
TRACT P	WETLAND - OPEN SPACE	110,442 AC
TOTAL		110,442 AC

Development Standards Single Family

MIN LOT AREA: 50' x 50' = 2,500 SQ FT
 ALLOTTED: 50' x 50' = 2,500 SQ FT
 MIN LOT WIDTH: 50' (minimum side yard setback for lot shading side street)
 MIN LOT DEPTH: 100' (minimum side yard setback for lot shading side street)
 MINIMUM FRONT YARD SETBACK FOR BUILDINGS: 10 FEET
 MINIMUM REAR YARD SETBACK FOR BUILDINGS: 10 FEET

WATERS, SEWER, & DRAINAGE:
 SHALL BE PROVIDED VIA PUBLIC UTILITY SYSTEM CONNECTED TO A CITY OF DELTONA MASTER LEFT STATION VIA A FORCE MAIN LOCATED WITHIN OR AT THE RIGHT OF WAY AND LOCATED THROUGH THE PROJECT. THE PROJECT SHALL BE PROVIDED WITH A DRAINAGE SYSTEM TO THE CITY OF DELTONA. ALL DRAINAGE SHALL BE LOADED THROUGH THE PROJECT. SEE SEWER DRAWING: 201700 DDP

SOILS:
 ACCORDING TO THE SOIL SURVEY OF VOLUSIA COUNTY, FLORIDA

TRAFFIC GENERATION:
 MAXIMUM PROJECTED TRAFFIC GENERATION FOR THIS PROJECT IS 500 PM PEAK HOUR TRAFFIC. THIS PROJECT IS CLASSIFIED AS SINGLE-FAMILY RESIDENTIAL PER THE CITY OF DELTONA. THE PROJECT IS CLASSIFIED AS SINGLE-FAMILY RESIDENTIAL PER THE CITY OF DELTONA.

PROPOSED LAND USE COVERAGE:
 NET DENSITY: 2.37 DU/AC