

INDEX OF SHEETS:

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Construction Plans For:
SEVILLA LAKES
Single Family Residential
Orange County Florida (Unincorporated)
SECTION 2; TOWNSHIP 21 SOUTH; RANGE 28 EAST

DEVELOPMENT NOTES:

- 1. Purpose: construction Plan Approval
- 2. Plan Dated: JULY 22, 2016
- 3. Project to be constructed in one phase.
- 4. Gross acreage: 5.41 ac
- 5. Total Proposed lots: 22 LOTS
- 6. Total proposed Dwelling Units: 21 SINGLE-FAMILY LOTS
- 7. Proposed Maximum & Net Density: 4.0 PER AREA
- 8. Maximum Building Height: 35 Feet
- 9. Maximum Building Coverage: 35%
- 10. Min. Net Living Floor Area: 1,000 Square Feet
- 11. On-Site Soils: (47) Tavares Sands
- 12. Proposed School Age population: 27 Students
- 13. Current Zoning: R-1
- 14. Minimum Lot Size: 5,000 Square Feet
- 15. Minimum Lot Width: 50 Feet
- 16. Minimum Lot Depth: 100 Feet
- 17.
- 18. setbacks: Front: 20 Feet
Side: 05 Feet
Rear: 20 Feet
Side Street: 15 Feet
- 19. Existing Structures: None
- 20. Finish Floor Elevations of all lots may fluctuate more than 1 foot from existing grades.
- 21. there are not wetlands on site.
- 22. Traffic Count: 21 Lots x 9.55 tpd= 200 tpd (ITE)
- 23. SITE LIES WITHIN FLOOD ZONE "C" Per FIRM Map Panel #, Dated
- 24. Sidewalks are to be provided along all internal streets for pedestrian usage.
- 25. this Subdivision utilizes s single access point.**
- 26. Prior to Final approval, the developer shall provide a letter from the gas company stating that proposed work within the GAS Easement has been approved.
- 27. Reserved
- 28. Tax parcel I.D. N#: 02-21-28-8308-0-011
- 29. All easements shall be recorded prior to the city signing on the DEP Clearance for water or sewer.
- 30. An easement over all proposed right-of-ways for access & maintenance of city utilities shall be dedicated to the City of Apopka per final plat.
- 31. The developer shall pay for the cost of the SCADA systems which is to be installed by the City of Apopka.
- 32. The construction plans were prepared in accordance with Orange County regulations and specifications and with the FDOT Green Book, manual of uniform Standards for Design, Construction and maintenance for streets and highways.
- 33. Silt fence and erosion control measures, above what is shown on sheet no. 2, may be required by the Orange County inspector, during construction and as necessitated by on-Site conditions.

LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER 4X4 CONCRETE MONUMENT – POINT OF BEGINNING ; THENCE, S 00° 47’ 35.2” W FOR A DISTANCE OF 497.0326 FEET TO A POINT ON A LINE. THENCE, N 89° 42’ 32.5” W FOR A DISTANCE OF 40.9565 FEET TO A POINT ON A LINE. THENCE, N 89° 50’ 06.4” W FOR A DISTANCE OF 437.4478 FEET TO A POINT ON A LINE. THENCE, N 00° 33’ 01.2” E FOR A DISTANCE OF 496.9229 FEET TO A POINT ON A LINE. THENCE, S 89° 49’ 41.1” E FOR A DISTANCE OF 437.5850 FEET TO A POINT ON A LINE. THENCE S 89° 54’ 28.4” E A DISTANCE OF 42.9261 FEET TO THE POINT OF BEGINNING



LOCATION MAP

DEVELOPER / CONSULTANTS

- DEVELOPER VALENCIA COLLEGE
1800 S. KIRKMAN RD.
ORLANDO, FL
- CIVIL ENGINEER CARMEN NEIRA
1800 S. KIRKMAN RD.
ORLANDO, FL
- SURVEYOR CARMEN NEIRA
1800 S KIRKMAN RD
ORLANDO, FL
- SOIL ENGINEER CARMEN NEIRA
1800 S. KIRKMAN RD
ORLANDO, FL
- ENVIRONMENTAL CARMEN NEIRA
1800 S. KIRKMAN RD
ORLANDO, FL
- PROPOSED METHOD VALENCIA COLLEGE
1800 S. KIRKMAN RD
ORLANDO, FL
- PROPOSEED METHOD OF PROVIDING
SEWER SERVICE: CITY OF APOPKA
WATER SERVICE: CITY OF APOPKA
TELEPHONE SERVICE: SPRINT
ELECTRICAL POWER: FLORIDA POWER
SOLID WASTE: ORANGE COUNTY

General Notes

COVER SHEET

SEVILLA LAKES, ORANGE COUNTY, FL

No.	Revision/Issue	Date

Firm Name and Address

VALENCIA COLLEGE

VALENCIA COLLEGE
1800 S. KIRKMAN RD.
ORLANDO, FL

Project Name and Address

SEVILLA LAKES

1007 VOTAW RD.
APOPKA, FL 32703
ORANGE COUNTY

Project	SEVILLA	Sheet
Date	7/22/2016	1-5
Scale	1" = 50'	