













LOT SIZE TABLE	
LOT NAME	AREA
LOT 1	13500.00 SQ FT
LOT 2	13500.00 SQ FT
LOT 3	13500.00 SQ FT
LOT 4	13500.00 SQ FT
LOT 5	17426.22 SQ FT
LOT 6	13548.07 SQ FT
LOT 7	13512.47 SQ FT
LOT 8	13888.98 SQ FT
LOT 9	13884.44 SQ FT
LOT 10	13879.90 SQ FT
LOT 11	13875.36 SQ FT

LEGEND

	PROPOSED SODD
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING OVERHEAD LINE AND ELECTRIC POLES
	EXISTING FIRE HYDRANT
	PROPOSED BUFFER LINE
	PROPOSED NO PARKING SIGN
	PROPOSED STOP SIGN
	PROPOSED DIRECTIONAL MARKING SIGNS

GENERAL NOTES

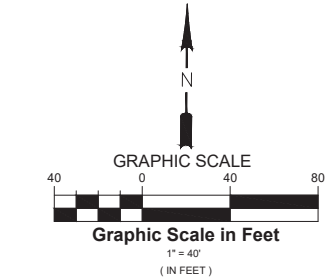
1. FOR LEGAL DESCRIPTION, BOUNDARY INFO. AND BENCHMARK INFO, SEE SITE SURVEY.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE ALL CENTERLINE GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DISCREPANCIES ASSESS.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH PROPOSED CURBS AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS, PAVEMENT AND SLABS SHALL BE TO EXISTING FINISHED GRADE. ALL BUILDING PLANS, AND GEOTECHNICAL REPORT, THE MORE STRINGENT CRITERIA SHALL APPLY.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING UTILITIES, PAVEMENT, DRIVEWAYS, DRIVE, DRIVEWAY, DRIVEWAY, TO DRAINAGE UTILITIES, PAVEMENT+ STRIPPING, CURBS, ETC. REPAIRS SHALL BE TO EXISTING FINISHED GRADE.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS, CODES AND U.S.A. STANDARDS.
8. CONTRACTOR SHALL OBTAIN THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT LOCATIONS OF ALL UTILITIES.
9. PLEASE NOTE THE LOCATION FOR ALL ADJACENT ROADWAYS, EXISTING DEVELOPMENTS, AND PROPOSED LANDS USES MUST BE SHOWN IN THE SITE PLAN.
11. PARKING SPACES MUST NOT BE LOCATED WITHIN 25' OF ANY STOP SIGN OR 25' FROM THE RIGHT-OF-WAY LINE OF ANY ADJACENT ROADWAY OR DISTANCE.
12. CONTRACTOR TO REMOVE ALL ORGANIC SOLIDS FOUND WITHIN THE FOOTPRINT OF THE SURFACE WHERE A BUILDING OR ROAD IS TO BE FURNISH PER UNIVERSAL ENGINEERING, INC. 2017.
13. A MINIMUM FIVE FOOT SIDE YIELD EASEMENT SHALL BE PROVIDED ALONG OVERSEER PROPERTY LINES ON ALL LOTS. NO AC, PACE, POLE EQUIPMENT, OR OTHER ENCUMBRANCES ALLOWED WITHIN THE EASEMENT.
14. ALL ROADS WITHIN THE PROPERTY ARE PRIVATE.
15. CONTRACTOR SHALL COMPLY WITH ALL COUNTY LAND DEVELOPMENT CODE.
16. WATER AND SEWER MAINS WILL COMPLY WITH SEMINOLE COUNTY REQUIREMENTS.
17. ALL STORMWATER PONDS WILL BE DESIGN TO SEMINOLE COUNTY STANDARDS.
18. ALL CONSTRUCTION AREAS WITHIN THE DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST, LESS THE EAST 33 FEET THEREOF RESERVED FOR ROAD RIGHT OF WAY, PUBLIC, COUNTY OF SEMINOLE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN NORTH 45 DEGREES WEST LINE OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST 329.41 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH 45 DEGREES WEST LINE OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST, A DISTANCE OF 488 FEET, THENCE EAST 139.5 FEET, RUN NORTH 45 DEGREES LINE OF BROOKS LAKE, SAID POINT BEING 485 FEET SOUTH OF THE NORTHEAST CORNER OF SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN THENCE SOUTH 45 DEGREES CENTERLINE OF BROOKS LAKE, THENCE EAST 139.5 FEET PARALLEL TO THE CENTERLINE OF 147 FEET, THENCE SOUTH 321 FEET, THENCE WEST 646 FEET TO THE POINT OF BEGINNING, LESS THE EAST 33 FEET OF THE NORTH 165 FEET FOR BROOKS LAKE).

FOLIO NO: 19-21-31-308-008B-0000

FLOOD ZONE:
THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS PER THE FLOOD INSURANCE RATE MAPS NUMBER
1208/C0166F AND 1208/C108F, MAP REVISED AUGUST 10, 2021.





<u>LAND AREAS</u>		
TOTAL LAND AREA =	235,863 F ² ±	5.41 Acres
TOTAL IMPERVIOUS AREA =	95,387.3 F ²	40.44%
TOTAL PERVIOUS AREA=	140,475.7 F ²	59.56%
 <u>NET BUILDABLE AREAS</u>		
TOTAL LAND AREA	5.41 AC	
PRIVATE ROW	0.50 AC	
NET BUILDABLE AREA	4.91 AC	
 TOTAL DENSITY = TOTAL NUMBER OF DU = 11 DU = 2.24 DU/AC		
TOTAL LAND AREA	4.91 AC	

<u>SITE DATA</u>					
STATEMENT OF INTENT: PROPOSED RESIDENTIAL ELEVEN (11) SINGLE-FAMILY DWELLINGS SUBDIVISION AND ITS INFRASTRUCTURE TO SUPPORT IT					
<u>SITE ADDRESS:</u>		1480 BROOKS LN			
<u>SITE ZONING:</u>		R-1AAA (SINGLE-FAMILY DWELLING)			
<u>EXISTING LAND USE:</u>		LDR (LOW DENSITY RESIDENTIAL)			
<u>MINIMUM LOT SIZE:</u>		13,500SF OR 0.31 ACRES			
<u>BUILDING SETBACK</u>		<u>REQUIRED</u>	<u>PROVIDED</u>		
FRONT		25'	25'		
REAR		30'	30'		
SIDE (N)		10'	10'		
SIDE (S)		25'	25'		
		<u>MAXIMUM</u>			
<u>BUILDING HEIGHT</u>		35 FEET		2 STORIES	
<u>BUFFER</u>		<u>CAPACITY</u>		<u>WIDTH</u>	
	<u>REQUIRED</u>	<u>PROVIDED</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
NORTH	0.3	0.3	15'	15'	
EAST	0.1	0.1	15'	15'	
SOUTH	N/A	N/A	N/A	N/A	
WEST	0.3	0.3	15'	15'	

TRACT TOTAL ACREAGE AND PERCENTAGE		
TRACT	TOTAL ACREAGE	TOTAL PERCENTAGE
TRACT A (RETENTION AREA)	0.31 ACRES	5.73 %
TRACT B (RETENTION AREA)	0.32 ACRES	5.91%
TRACT C (PRIVATE ROADWAY)	0.50 ACRES	9.24%
TRACT D (LANDSCAPE BUFFER)	0.42 ACRES	7.76%
TRACT E (LANDSCAPE BUFFER)	0.03 ACRES	0.57%
LOTS	3.83 ACRES	70.79%

TRACT OWNERSHIP TABLE	
TRACT	OWNERSHIP
TRACT A (RETENTION AREA)	HOA
TRACT B (RETENTION AREA)	HOA
TRACT C (PRIVATE ROADWAY)	HOA
TRACT D (LANDSCAPE BUFFER)	HOA
TRACT E (LANDSCAPE BUFFER)	HOA

									
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<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Rodolfo Enrique Sucre</p> </div> <div style="width: 50%;"> <p>Digitally signed by Rodolfo Enrique Sucre DN: C=US, O=Unaffiliated, dnQualifier= A01410D000001948E5 90B06002F5D, CN=Rodolfo Enrique Sucre Reason: I am the author of this document Location: Date: 2025.08.20 15:15:44-0400' Foxit PDF Editor Version: 12.1.9</p> </div> </div>									
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