

**Miller Sellen**  
 Miller Sellen Conner & Walsh  
 COMMUNITY PLANNERS, DESIGNERS, & ENGINEERS  
 214 E. Lucerne Circle ■ Orlando, Florida 32801  
 407-422-3330 ■ FAX 407-422-3329 ■ E-MAIL:miller-sellen.com

**PRELIMINARY  
 SUBDIVISION  
 PLAN**

PROJECT NAME:  
**ALEXANDRA  
 (USA) INC.**  
 SITE PLAN

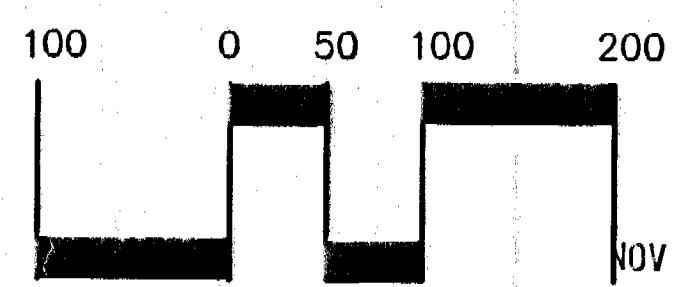
Owner/Developer:  
**ALEXANDRA (USA) INC.**  
 4800 AIRPORT ROAD  
 NAPLES, FLORIDA 33942  
 (813) 263-7741

Planner/Engineer:  
**MILLER SELLEN CONNER & WALSH**  
 214 E. LUCERNE CIRCLE  
 ORLANDO, FLORIDA 32801  
 (407) 422-3330

Surveyor:  
**SOUTHEASTERN SURVEYING**  
 925 S. SEMORAN BLVD., SUITE 112  
 WINTER PARK, FLORIDA 32792  
 (407) 678-8729

MSA JOB NUMBER: 9454.47  
 DATE: MAY 1997  
 APPROVED BY: KTW  
 DRAWN BY: HAL  
 REVISED: 7/1/97 REV PER DRC COMMENTS  
 7/21/98 REV ACCESS TRACT  
 9/3/98 REV. LOTS  
 10/15/98 REV. ACCESS TRACT/LOTS  
 11/18/98 REV. CALLOUT FOR TRACT 16  
 CADD FILE: 9454.CAD/PSP/9454SH3.DWG

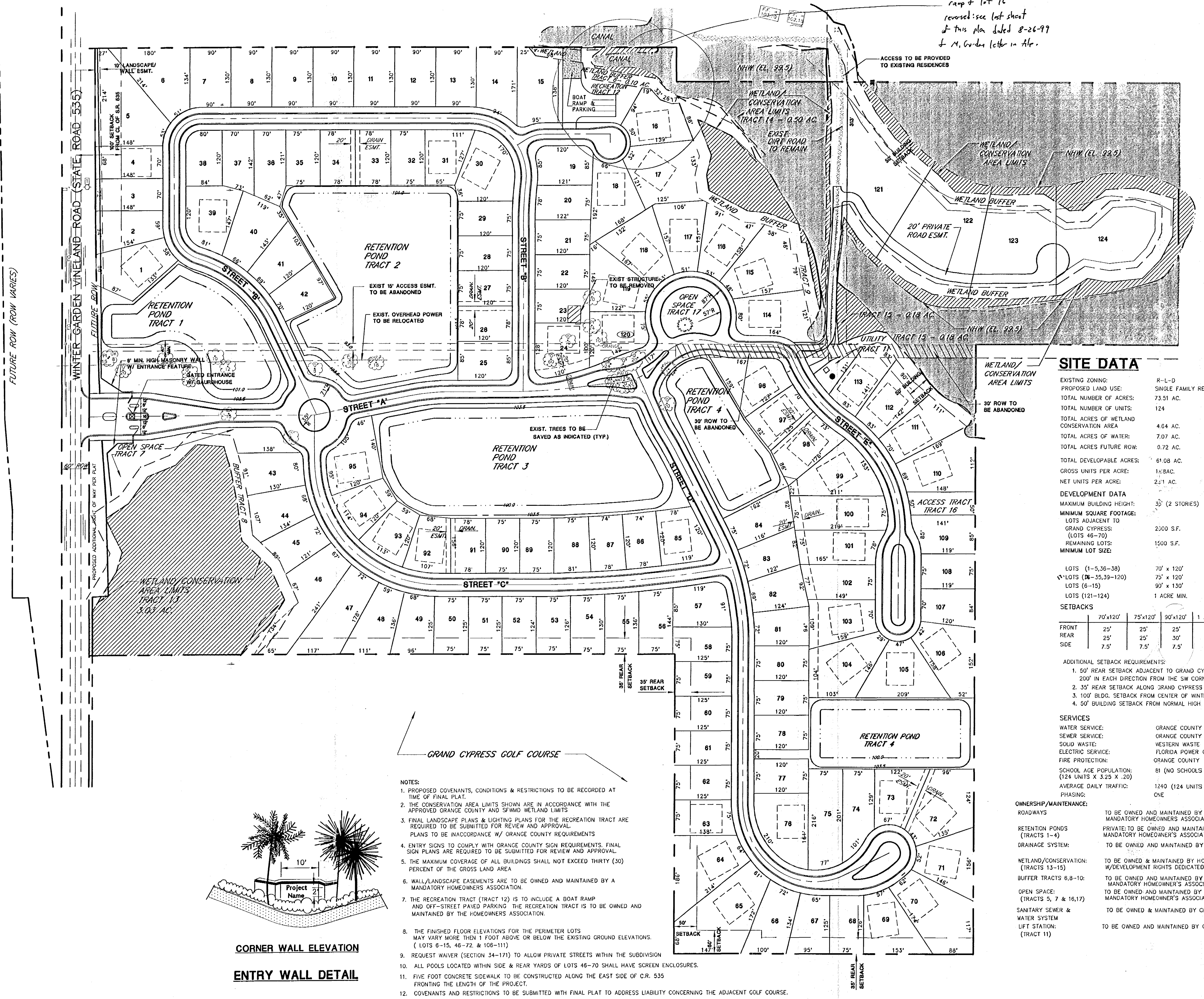
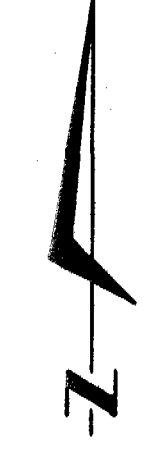
SCALE: 1" = 100'



NOV 18 1998

RECEIVED  
 NOV 19 1998  
 PUBLIC WORKS  
 DRC OFFICE

ramp & lot 16  
 reversed: see last sheet  
 & this plan dated 8-26-97  
 & M. Gordon letter in file.



**SITE DATA**

EXISTING ZONING: R-L-D  
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL  
 TOTAL NUMBER OF ACRES: 73.51 AC.  
 TOTAL NUMBER OF UNITS: 124  
 TOTAL ACRES OF WETLAND CONSERVATION AREA: 4.64 AC.  
 TOTAL ACRES OF WATER: 7.07 AC.  
 TOTAL ACRES FUTURE ROW: 0.72 AC.  
 TOTAL DEVELOPABLE ACRES: 61.08 AC.  
 GROSS UNITS PER ACRE: 1.8/AC.  
 NET UNITS PER ACRE: 2.1/AC.  
 DEVELOPMENT DATA  
 MAXIMUM BUILDING HEIGHT: 35' (2 STORIES)  
 MINIMUM SQUARE FOOTAGE:  
 LOTS ADJACENT TO GRAND CYPRESS: 2300 S.F.  
 REMAINING LOTS: 1500 S.F.  
 MINIMUM LOT SIZE:  
 LOTS (1-5, 36-38) 70' x 120'  
 LOTS (16-35, 39-120) 75' x 120'  
 LOTS (6-15) 90' x 130'  
 LOTS (121-124) 1 ACRE MIN.

SETBACKS

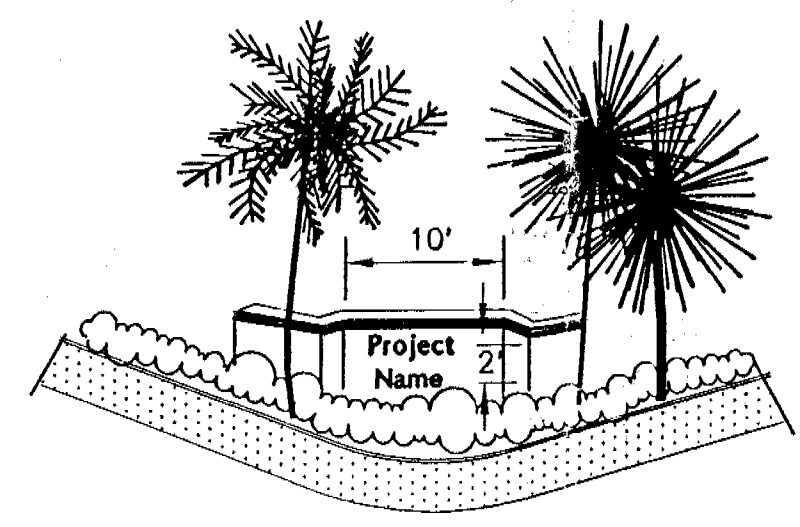
	70'x120'	75'x120'	90'x120'	1 ACRE (LOTS 121-124)
FRONT	25'	25'	25'	35'
REAR	25'	25'	30'	50'
SIDE	7.5'	7.5'	7.5'	10'

- ADDITIONAL SETBACK REQUIREMENTS:
- 50' REAR SETBACK ADJACENT TO GRAND CYPRESS GOLF COURSE 200' IN EACH DIRECTION FROM THE SW CORNER (LOTS 64-66)
  - 35' REAR SETBACK ALONG GRAND CYPRESS GOLF COURSE
  - 100' BLDG. SETBACK FROM CENTER OF WINTER GARDEN-VINELAND RD. (535)
  - 50' BUILDING SETBACK FROM NORMAL HIGH WATER (L.K. SHEEN (99.5))

SERVICES  
 WATER SERVICE: ORANGE COUNTY UTILITIES DIVISION  
 SEWER SERVICE: ORANGE COUNTY UTILITIES DIVISION  
 SOLID WASTE: WESTERN WASTE  
 ELECTRIC SERVICE: FLORIDA POWER CORPORATION  
 FIRE PROTECTION: ORANGE COUNTY  
 SCHOOL AGE POPULATION: 81 (NO SCHOOLS REQUIRED)  
 (124 UNITS X 3.25 X .20)  
 AVERAGE DAILY TRAFFIC: 1240 (124 UNITS X 10)  
 PHASING: ONE

OWNERSHIP/MAINTENANCE:  
 ROADWAYS: TO BE OWNED AND MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION.  
 RETENTION PONDS (TRACTS 1-4): PRIVATE; TO BE OWNED AND MAINTAINED BY MANDATORY HOMEOWNER'S ASSOCIATION  
 DRAINAGE SYSTEM: TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION  
 WETLAND/CONSERVATION (TRACTS 13-15): TO BE OWNED & MAINTAINED BY HOMEOWNERS ASSOCIATION W/DEVELOPMENT RIGHTS DEDICATED TO ORANGE COUNTY  
 BUFFER TRACTS 6,8-10: TO BE OWNED AND MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION  
 OPEN SPACE (TRACTS 5, 7 & 16,17): TO BE OWNED AND MAINTAINED BY THE MANDATORY HOMEOWNER'S ASSOCIATION  
 SANITARY SEWER & WATER SYSTEM: TO BE OWNED & MAINTAINED BY ORANGE COUNTY UTILITIES  
 LIFT STATION (TRACT 11): TO BE OWNED AND MAINTAINED BY ORANGE COUNTY UTILITIES DIVISION

- NOTES:
- PROPOSED COVENANTS, CONDITIONS & RESTRICTIONS TO BE RECORDED AT TIME OF FINAL PLAT.
  - THE CONSERVATION AREA LIMITS SHOWN ARE IN ACCORDANCE WITH THE APPROVED ORANGE COUNTY AND SWMD WETLAND LIMITS
  - FINAL LANDSCAPE PLANS & LIGHTING PLANS FOR THE RECREATION TRACT ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL. PLANS TO BE IN ACCORDANCE W/ ORANGE COUNTY REQUIREMENTS
  - ENTRY SIGNS TO COMPLY WITH ORANGE COUNTY SIGN REQUIREMENTS. FINAL SIGN PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL.
  - THE MAXIMUM COVERAGE OF ALL BUILDINGS SHALL NOT EXCEED THIRTY (30) PERCENT OF THE GROSS LAND AREA.
  - WALL/LANDSCAPE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
  - THE RECREATION TRACT (TRACT 12) IS TO INCLUDE A BOAT RAMP AND OFF-STREET PAVED PARKING. THE RECREATION TRACT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - THE FINISHED FLOOR ELEVATIONS FOR THE PERIMETER LOTS MAY VARY MORE THAN 1 FOOT ABOVE OR BELOW THE EXISTING GROUND ELEVATIONS. (LOTS 6-15, 46-72 & 108-111)
  - REQUEST WAIVER (SECTION 34-171) TO ALLOW PRIVATE STREETS WITHIN THE SUBDIVISION
  - ALL POOLS LOCATED WITHIN SIDE & REAR YARDS OF LOTS 46-70 SHALL HAVE SCREEN ENCLOSURES.
  - FIVE FOOT CONCRETE SIDEWALK TO BE CONSTRUCTED ALONG THE EAST SIDE OF C.R. 535 FRONTING THE LENGTH OF THE PROJECT.
  - COVENANTS AND RESTRICTIONS TO BE SUBMITTED WITH FINAL PLAT TO ADDRESS LIABILITY CONCERNING THE ADJACENT GOLF COURSE.



**CORNER WALL ELEVATION**  
**ENTRY WALL DETAIL**

**PRELIMINARY  
 SUBDIVISION  
 PLAN**

PROJECT NAME:

**ALEXANDRA  
 (USA) INC.**

**DRAINAGE & UTILITIES**

Owner/Developer:

**ALEXANDRA (USA) INC.**  
 4800 AIRPORT ROAD  
 NAPLES, FLORIDA 33942  
 (813) 263-7741

Planner/Engineer:

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MSA JOB NUMBER: 9454.47

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REVISED: 7/1/97 REV. PER DRC COMMENTS

7/21/98 REV ACCESS TRACT

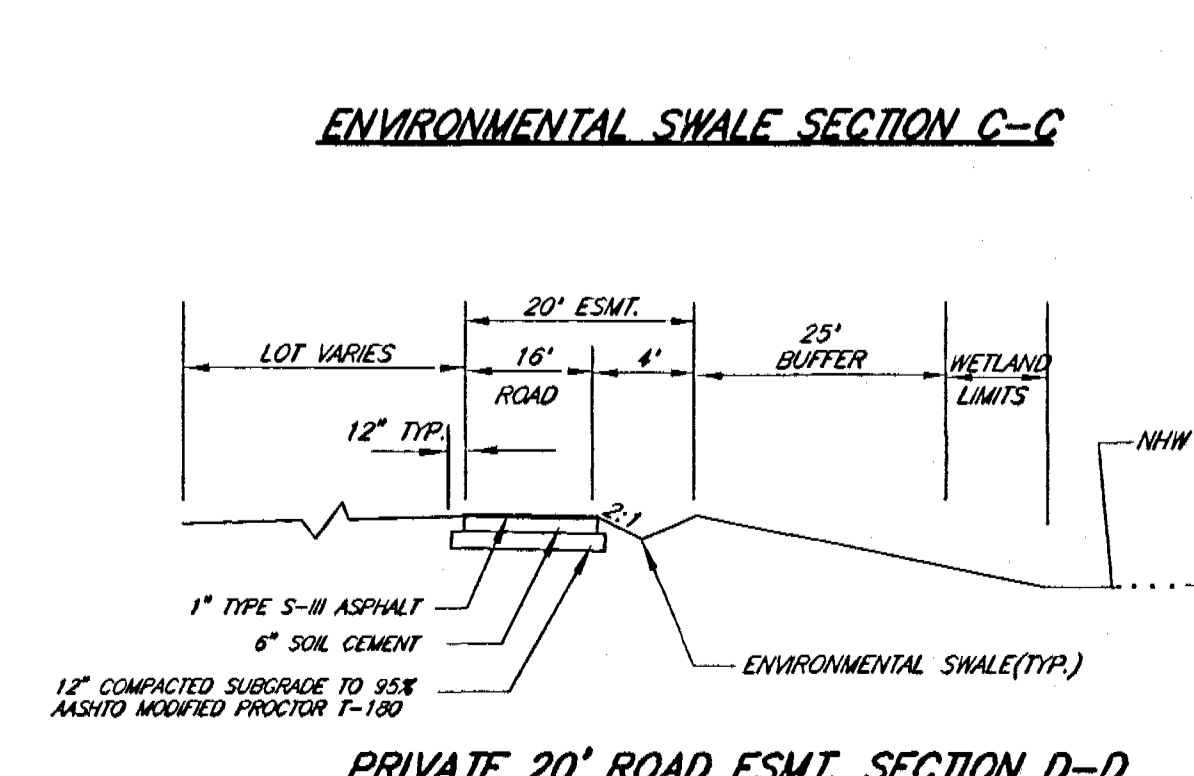
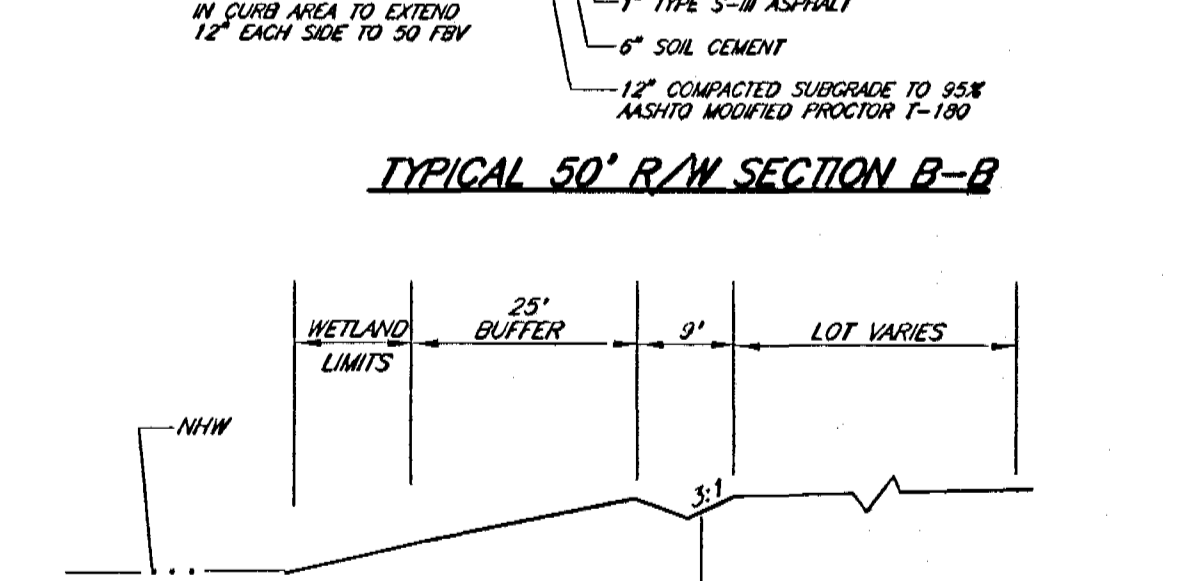
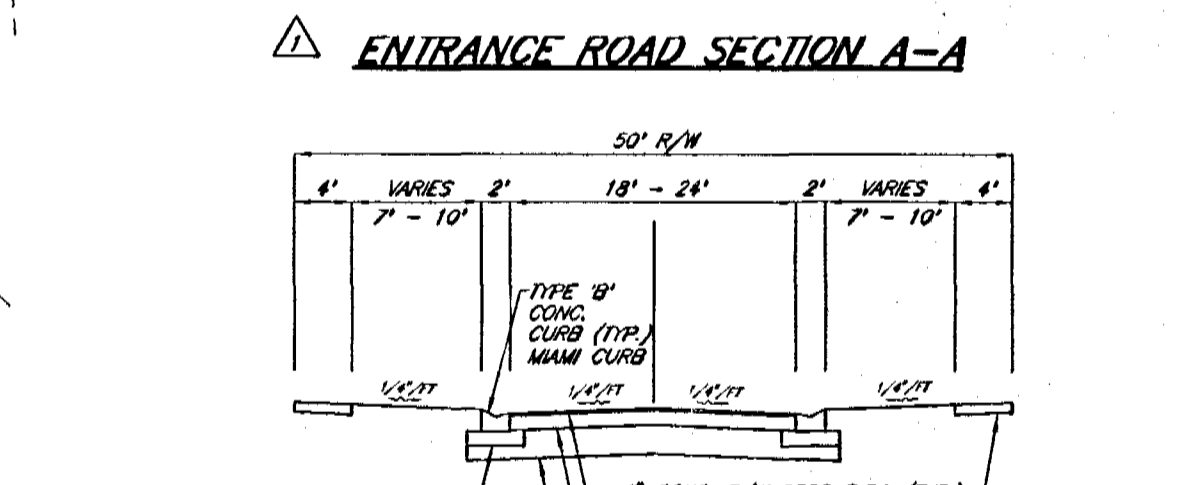
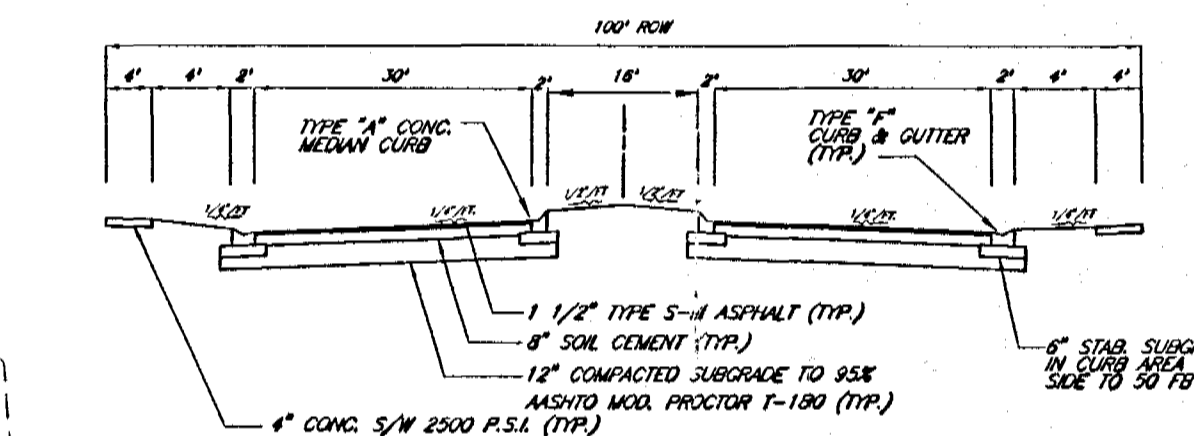
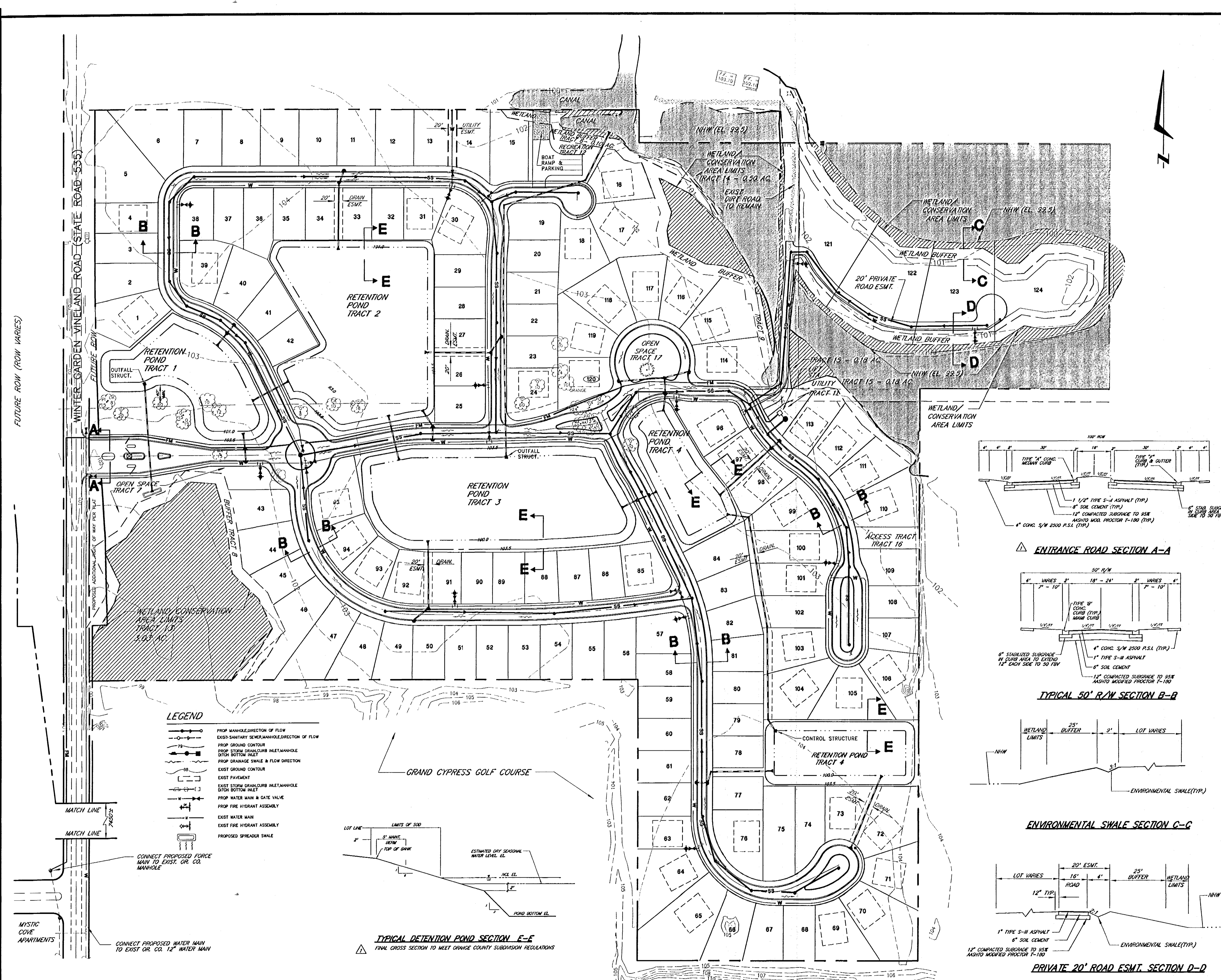
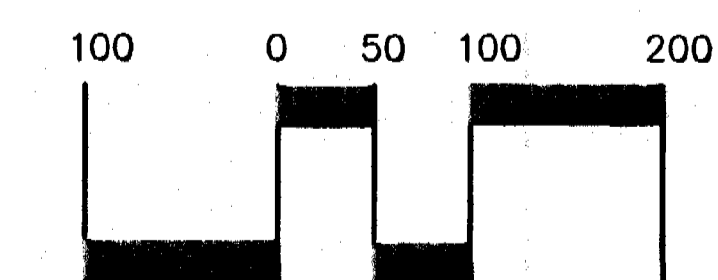
9/3/98 REV. LOTS

10/15/98 REV. LOTS

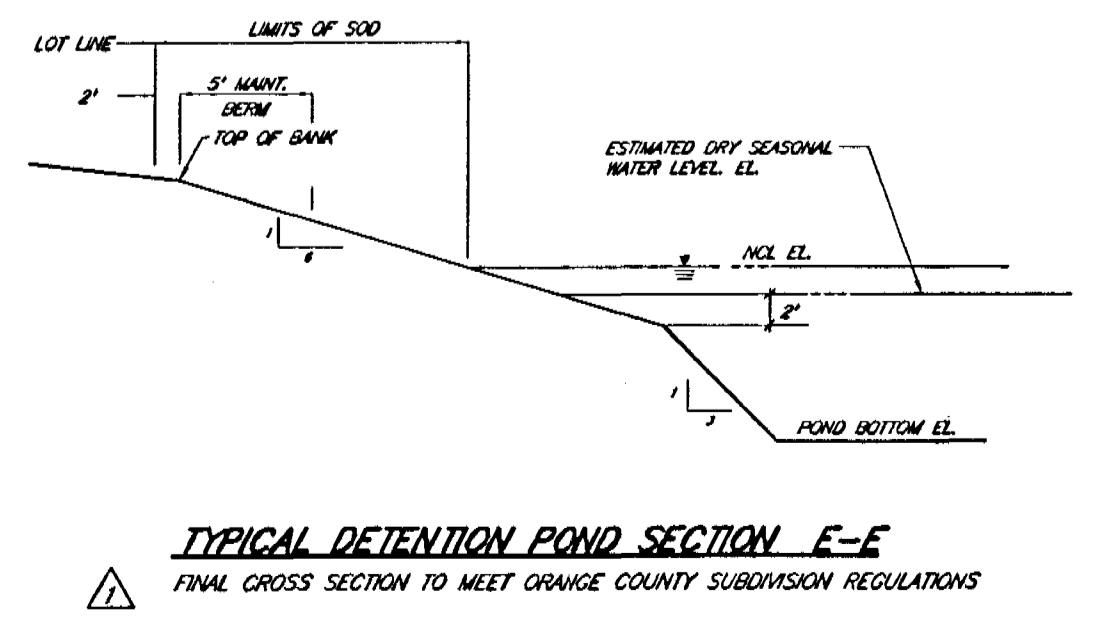
11/18/98 REV. TRACT 16 CALLOUT

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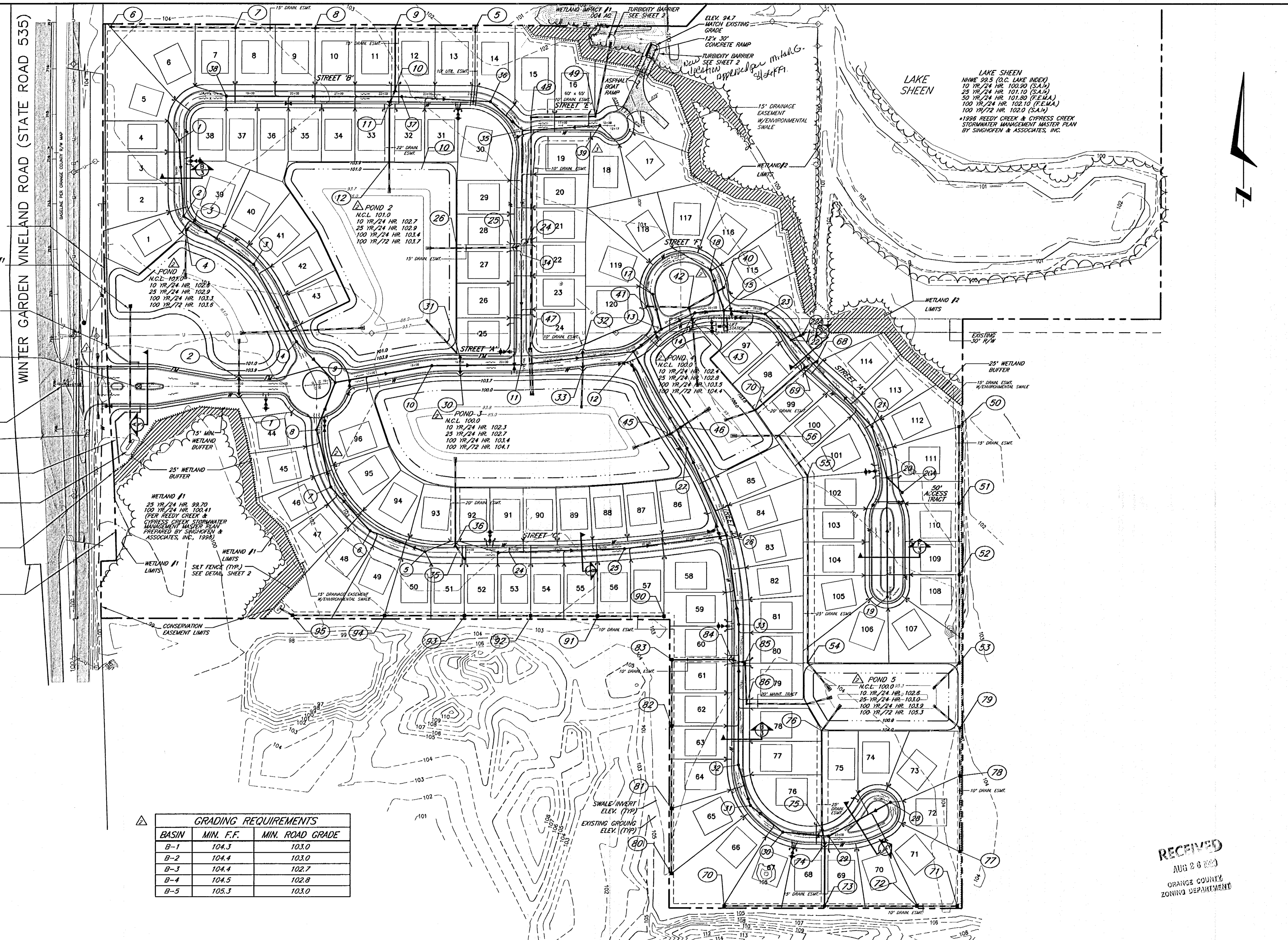
SCALE: 1" = 100'



- LEGEND**
- PROPOSED MANHOLE, DIRECTION OF FLOW
  - EXIST. SANITARY SEWER, MANHOLE, DIRECTION OF FLOW
  - PROPOSED GROUND CONTOUR
  - PROPOSED STORM DRAINAGE INLET, MANHOLE, DITCH BOTTOM PALETTE
  - PROPOSED DRAINAGE SWALE & FLOW DIRECTION
  - EXIST. GROUND CONTOUR
  - EXIST. PAVEMENT
  - EXIST. STORM DRAINAGE INLET, MANHOLE, DITCH BOTTOM PALETTE
  - PROPOSED WATER MAIN & GATE VALVE
  - PROPOSED FIRE HYDRANT ASSEMBLY
  - EXIST. WATER MAIN
  - EXIST. FIRE HYDRANT ASSEMBLY
  - PROPOSED SPREADER SWALE



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FUTURE R/W EXPANSION FOR ORANGE COUNTY ROADWAY IMPROVEMENTS

CONTROL STRUCTURE #1 SEE DETAIL, SHEET 4

6" HIGH MASONRY WALL (BY OTHERS)

GATED ENTRANCE W/GAARDHOUSE

STA 708+94.75 S.P. 535 = STA 10+00 STREET 'A'

E.O.P.

6" HIGH MASONRY WALL (BY OTHERS)

SPREADER SWALE #1 SEE DETAIL, SHEET 2

END SILT FENCE

FUTURE R/W EXPANSION FOR ORANGE COUNTY ROADWAY IMPROVEMENTS

GRADING REQUIREMENTS		
BASIN	MIN. F.F.	MIN. ROAD GRADE
B-1	104.3	103.0
B-2	104.4	103.0
B-3	104.4	102.7
B-4	104.5	102.8
B-5	105.3	103.0

No.	DATE	DESCRIPTION	CHK'D	APP'D
3	8/11/99	REVISED PER ORANGE COUNTY UTILITY DIVISION COMMENTS		
2	3/16/99	REVISED PER ORANGE COUNTY AND SFWMCD COMMENTS		
1	1/26/99	SUBMIT TO ORANGE COUNTY & SFWMCD		

DES. TLA  
 DWN PRB  
 CHK'D RLB  
 APP'D KTM

FILE: 9454-56mup.dwg

**MILLER SELLEN CONNER & WALSH**  
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 214 East Lucerne Circle, Orlando, Florida 32801  
 Telephone:(407) 422-3330 Fax:(407) 422-3329  
 E-mail: mail@miller-sellen.com

**DRAINAGE & UTILITIES PLAN**

ALEXANDRA  
 AT LAKE SHEEN  
 ORANGE COUNTY, FLORIDA

JOB NO. 9454.56  
 DATE NOV, 98 SCALE 1"= 100'  
 SHEET 7 OF 25

RECEIVED  
 AUG 26 1999  
 ORANGE COUNTY  
 ZONING DEPARTMENT