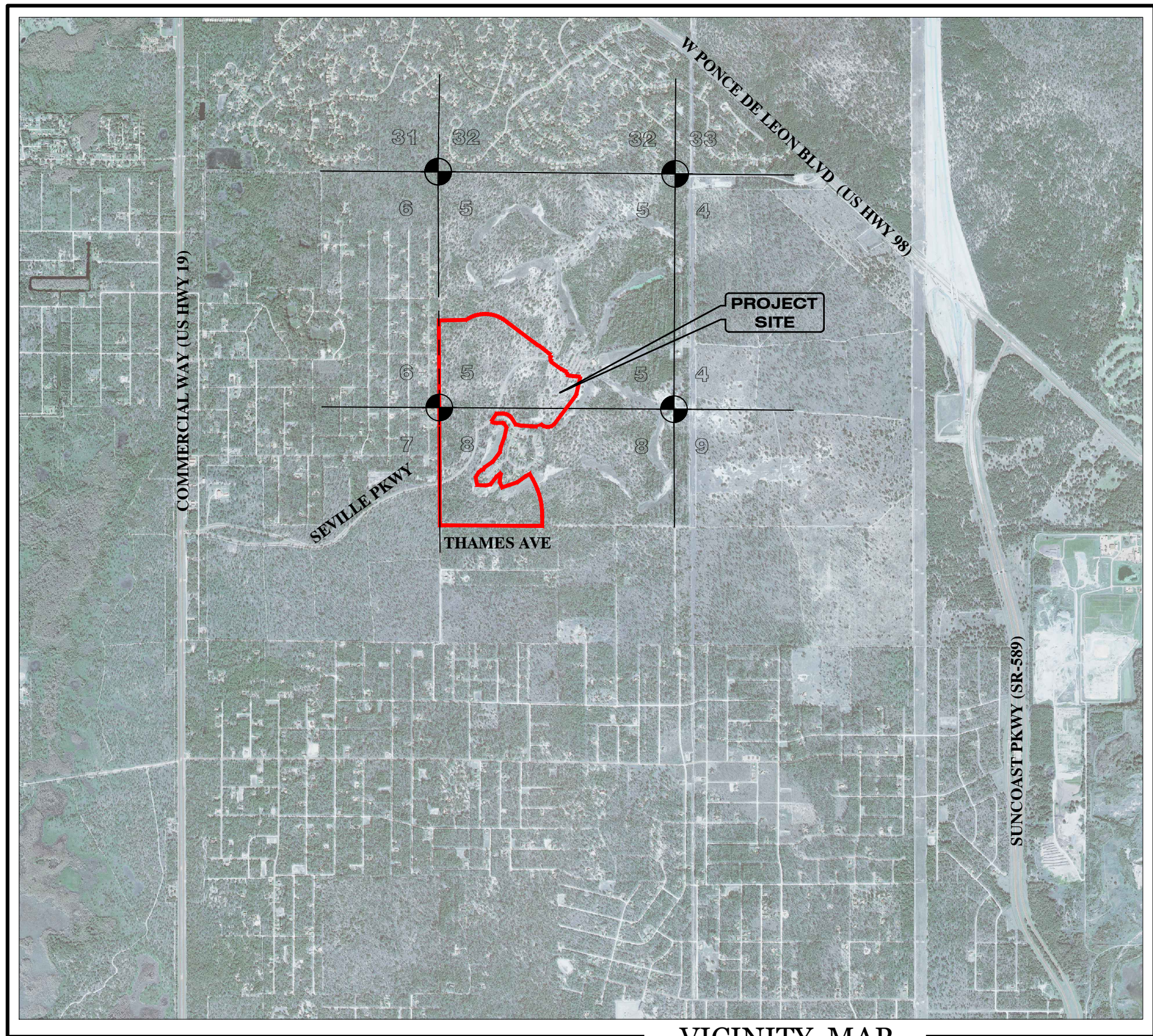


# SEVILLE

## PHASE 1 CONDITIONAL PLAT

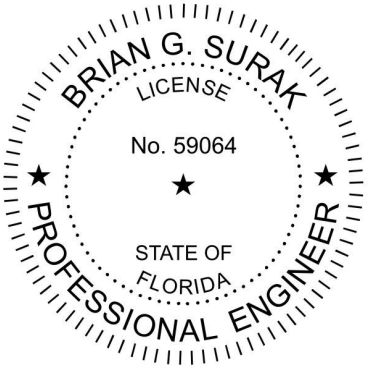


VICINITY MAP  
HERNANDO COUNTY, FLORIDA  
SECTION 5 & 8, TOWNSHIP 21 SOUTH, RANGE 18 EAST

INDEX OF CONDITIONAL PLAT	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMO PLAN
4	MASTER CONDITIONAL PLAT
5	TRACT & GREENWAY MAP
6-8	CONDITIONAL PLAT
9	TYPICAL ROADWAY SECTIONS
10	MASTER WATER PLAN
11	MASTER SEWER PLAN

PREPARED FOR:  
**SV TAMPA LAND. LP**  
  
8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL. 34202  
941.388.0707

PREPARED BY:  
**Clearview**  
LAND DESIGN, P.L.  
  
Registered Business Number: RY28858  
3010 W Azeele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975



THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, STATE OF FLORIDA IN EFFECT AT THE TIME OF HERNANDO COUNTY APPROVAL, AND ARE IN COMPLIANCE WITH THE STANDARDS THEREIN EXCEPT AS NOTED ON THE PLANS. ANY DEVIATIONS NOTED ON THE PLANS SUBSTANTIALLY COMPLY WITH THE INTENT OF THE STANDARDS.

This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

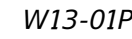
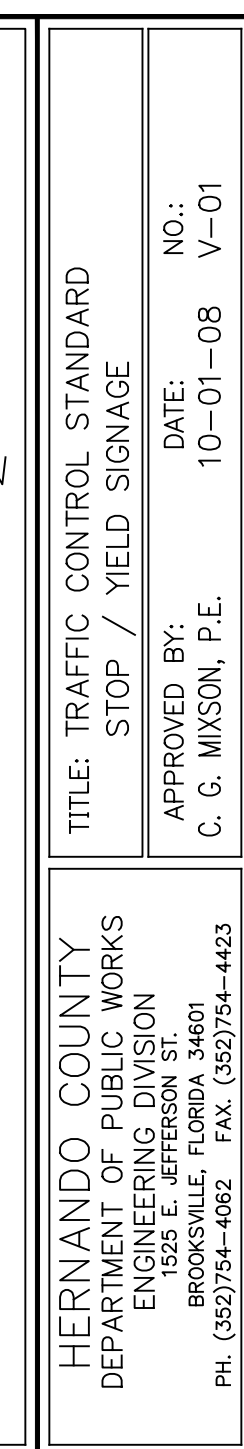
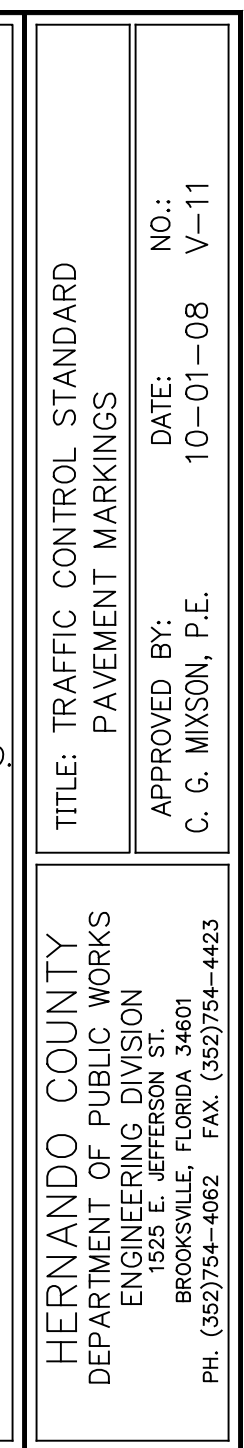
PERMIT / FILE NOS.	
ADDRESS/CONTROL NO.	
WATER COMMITMENT	
SEWER COMMITMENT	
SWFWMD	
WATER DEP	
SEWER DEP	
ZONING PETITION	H-02-25
PARCEL KEY	1099992
PARCEL ID NO.	*R05 421 18 0000 0010 0000




UTILITY CONTACT INFORMATION		
DUFFY MCCLELAND CHARTER COMMUNICATION 700 CARILLON PARKWAY SUITE 6 ST. PETERSBURG, FL 33716 352.527.2189	ALLEN TURNER HERNANDO COUNTY UTILITIES 15365 CORTEZ BOULEVARD BROOKSVILLE, FL 34613 352.540.6219	WEST HERNANDO OFFICE WITHLACOCHEE RIVER ELECTRIC COOPERATIVE 10005 CORTEZ BLVD WEEK1 WACHEE, FL 34613 352.596.4000
ALLEN TURNER HERNANDO COUNTY UTILITIES- SEWER 15365 CORTEZ BOULEVARD BROOKSVILLE, FL 34613 352.540.6219	DINO FARRUGGIO AT&T DISTRIBUTION 1 ATT WAY BEDMINSTER, NJ 07921 G27896@ATT.COM	

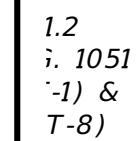
<div></div> <div>06-26-2025 04-02-2025</div> <div>2,4, 5-11 REVIEW SUBMITTAL</div> <div>DATE</div> <div>SHEET NO.</div> <div>BY</div> <div>REVISIONS</div>		<div>EKS</div> <div>BGS</div>	<div>SEVILLE</div> <div>PHASE 1 CONDITIONAL PLAT</div>	
			<div>This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div>	
			<div>DATE: 07/22/2025</div> <div>BRIAN G. SURAK, P.E. NO. 59064</div> <div>FLORIDA PROFESSIONAL ENGINEER</div>	
			<div>DATE:</div> <div>6/26/2025</div>	<div>JOB NO.</div> <div>#STW-SV-014 - #STV-SV-017</div>
			<div>Elevations based on North American Vertical Datum 1988 (NAVD 88)</div> <div>Conversion from NAVD 88 to NGVD 29 = +0.00 Feet</div>	
			<div>STREET &amp; DRAINAGE</div> <div>DESIGNED BY: BGS</div> <div>DRAWN BY: EKS</div> <div>FILE:</div> <div>CV</div>	<div>WATER &amp; SANITARY SEWER</div> <div>DESIGNED BY: BGS</div> <div>DRAWN BY: EKS</div> <div>SHEET 1 OF 11</div>





06-26-2025 04-02-2025	ADVANCED WARNING SIGNAGE, PKWY NAME REVIEW SUBMITTAL	EKS BGS	<div>  <div> <b>Clearview</b>            LAND DESIGN, P.L.L.         </div> </div> <div>           Registered Business Number: RY288g8            3010 W Azalee St., Suite 150, Tampa, Florida 33609            Office: 813-223-9910 Fax: 813-223-9975         </div> <div>           This item has been digitally signed and sealed by  <b>BRIAN G. SURAK, P.E.</b>, on the date adjacent to the seal.            Printed copies of this document are not considered signed            and sealed and the signature must be verified on any            electronic copies.         </div> <div>           DATE: 07/29/2025  <b>BRIAN G. SURAK, P.E. No. 59064</b>  <b>FLORIDA PROFESSIONAL ENGINEER</b> </div>	JOB NO. <b>STW-SEV-001</b>	<b>GENERAL NOTES</b>		
	DATE 6/26/2025	FILE GN.dwg		<b>SEVILLE</b> <b>PHASE 1 CONDITIONAL PLAT</b>			
	DESIGN BGS	DRAWN EKS		PARCEL KEY 10999992	ZONING PETITION H-02-25	PREPARED FOR: SV TAMPA LAND, LP	
	PARCEL # #R05 421 18 0000 0010 0000	ELEVATIONS Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet					
DATE	DESCRIPTION	BY	<b>SHEET 2 OF 11 SHEETS</b>				
REVISIONS							





8" PVC SM

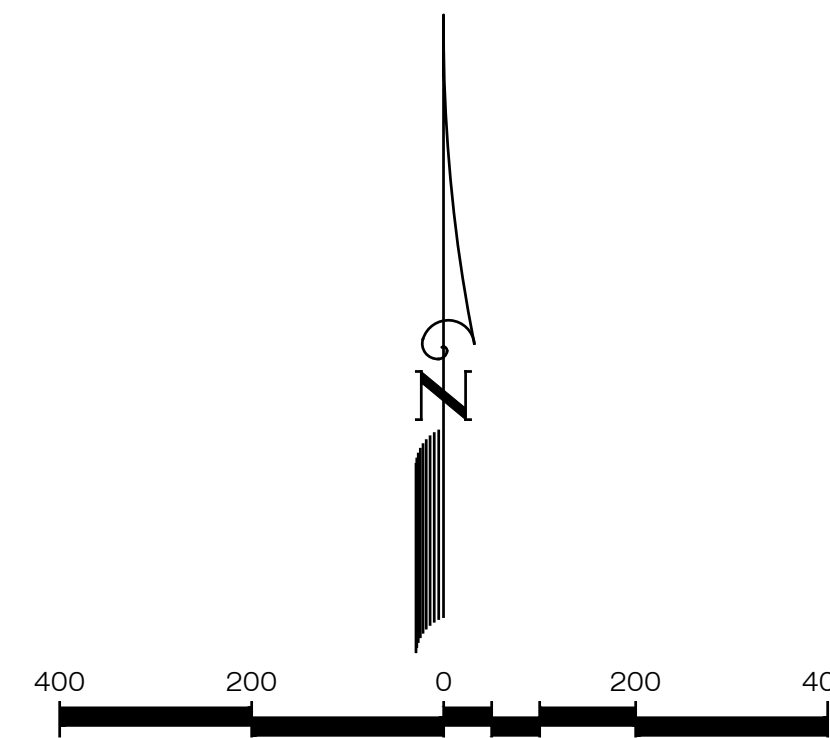
8" PVC SM

12" PVC SM

12" PVC SM

EXISTING SEVILLE PARKWAY  
FROM SAN FRISCAN DRIVE TO SOUTHERN  
- CONNECTION POINT TO BE REMOVED AFTER  
ALTERNATE ACCESS TO THE EXISTING  
COMMUNITY IS ESTABLISHED AND IN SERVICE

PARCEL 1-IV  
OR. 2793, PG. 294  
NEW SEVILLE 2011  
DEVELOPMENT LLC



**SCALE: 1" = 200'**

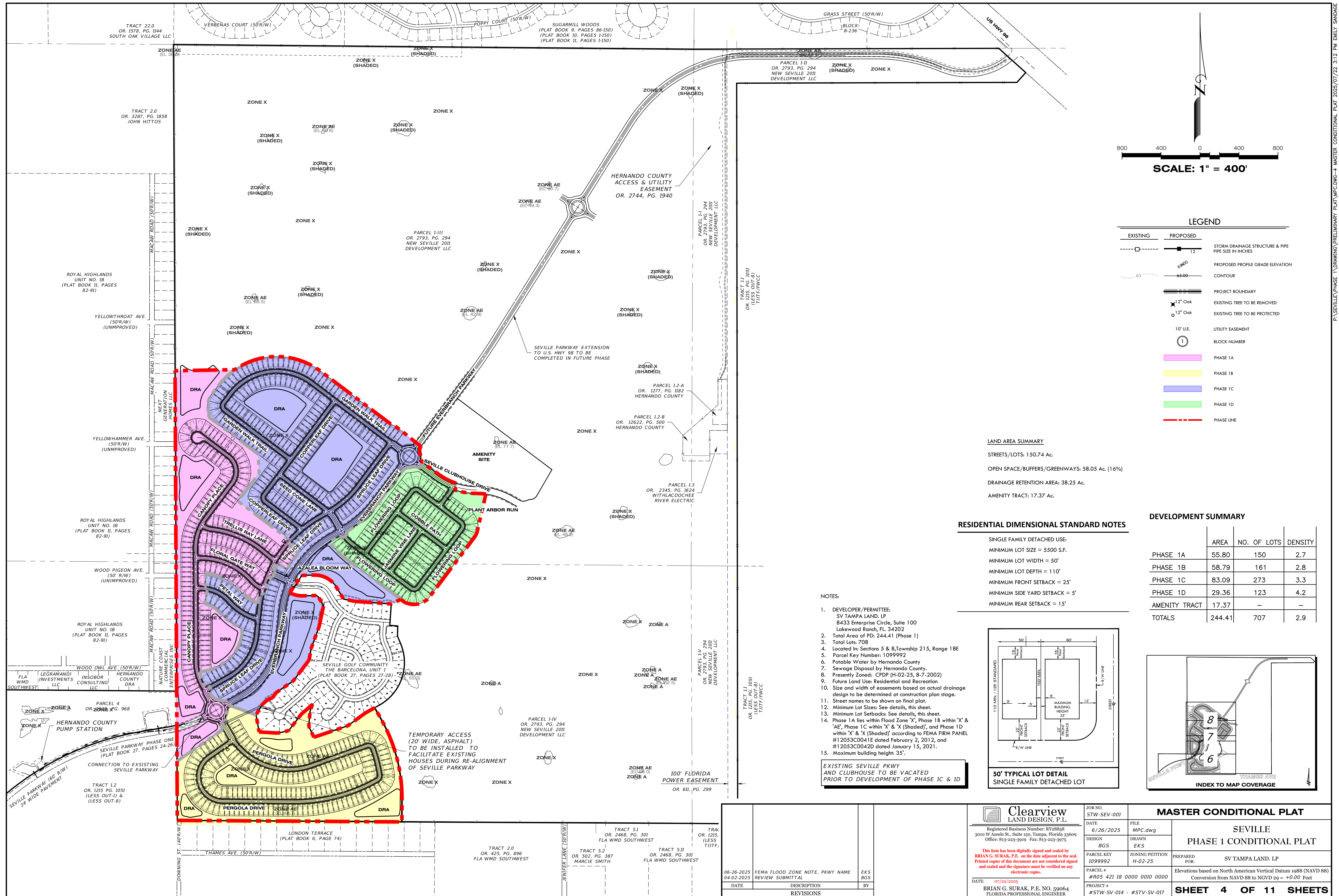
**LEGEND**



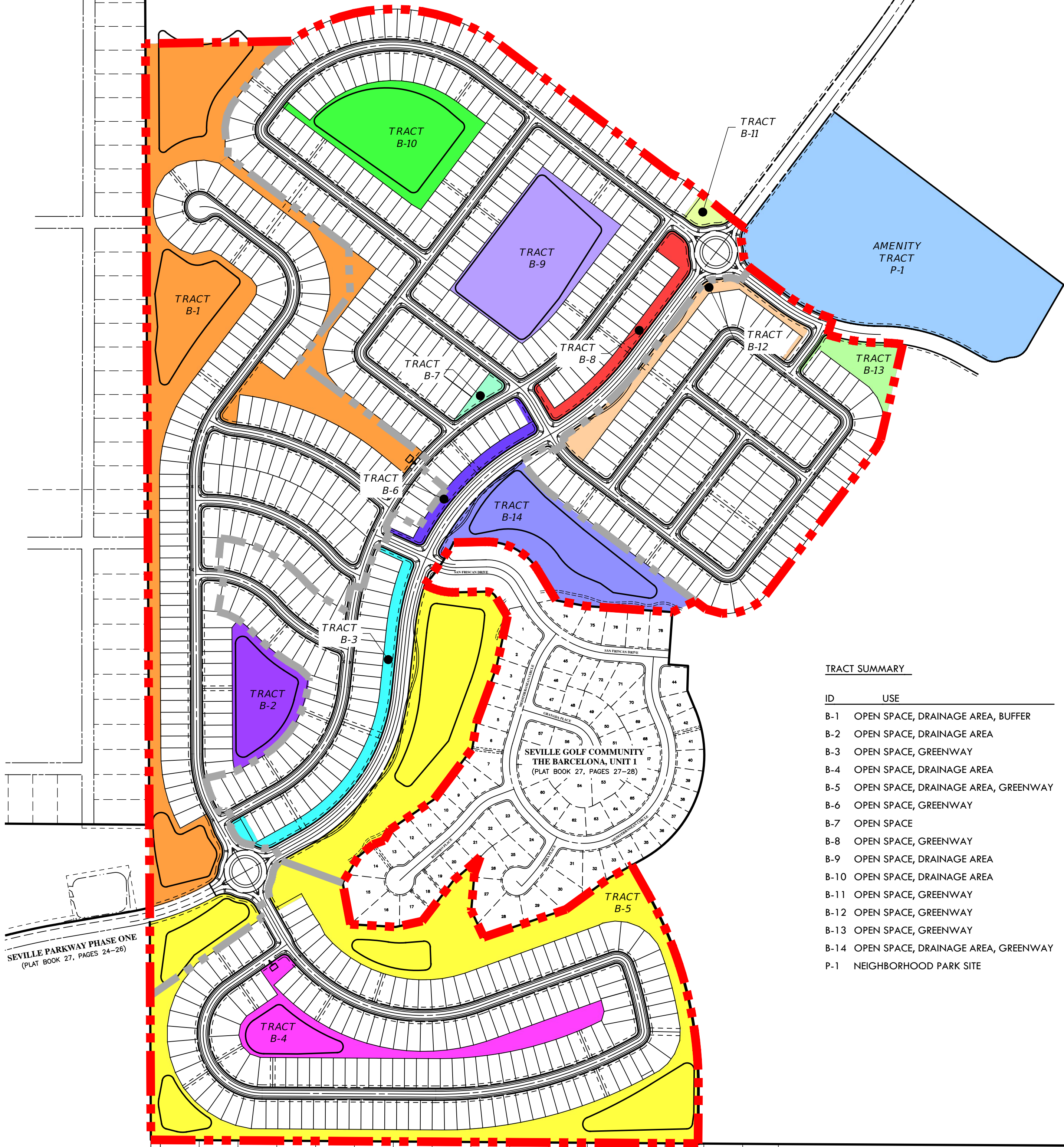
DEMOLITION AREA

				<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div><div></div><div></div><div></div><div></div><div></div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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TRACT SUMMARY

ID	USE
B-1	OPEN SPACE, DRAINAGE AREA, BUFFER
B-2	OPEN SPACE, DRAINAGE AREA
B-3	OPEN SPACE, GREENWAY
B-4	OPEN SPACE, DRAINAGE AREA
B-5	OPEN SPACE, DRAINAGE AREA, GREENWAY
B-6	OPEN SPACE, GREENWAY
B-7	OPEN SPACE
B-8	OPEN SPACE, GREENWAY
B-9	OPEN SPACE, DRAINAGE AREA
B-10	OPEN SPACE, DRAINAGE AREA
B-11	OPEN SPACE, GREENWAY
B-12	OPEN SPACE, GREENWAY
B-13	OPEN SPACE, GREENWAY
B-14	OPEN SPACE, DRAINAGE AREA, GREENWAY
P-1	NEIGHBORHOOD PARK SITE



600 300 0 300 600  
SCALE: 1" = 300'

LEGEND

GREENWAY AREA

SEVILLE PARKWAY PHASE ONE  
(PLAT BOOK 27, PAGES 24-26)

SEVILLE PARKWAY PHASE ONE  
(PLAT BOOK 27, PAGES 24-26)

Clearview  
LAND DESIGN, P.L.

Registered Business Number: RY28858  
3010 W Azele St., Suite 150, Tampa, Florida 33609  
Office: 813-223-3919 Fax: 813-223-3975

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DATE: 07/26/2025  
BRIAN G. SURAK, P.E. NO. 59064  
FLORIDA PROFESSIONAL ENGINEER

JOB NO.  
STW-SEV-001

DATE  
6/26/2025

DESIGN  
BGS

PARCEL KEY  
1099992

PARCEL #  
#R05 421 18 0000 0010 0000

PROJECT #  
#STW-SV-014 - #STV-SV-017

TRACT & GREENWAY MAP

FILE  
TRACT.dwg

DRAWN  
EKS

ZONING PETITION  
H-02-25

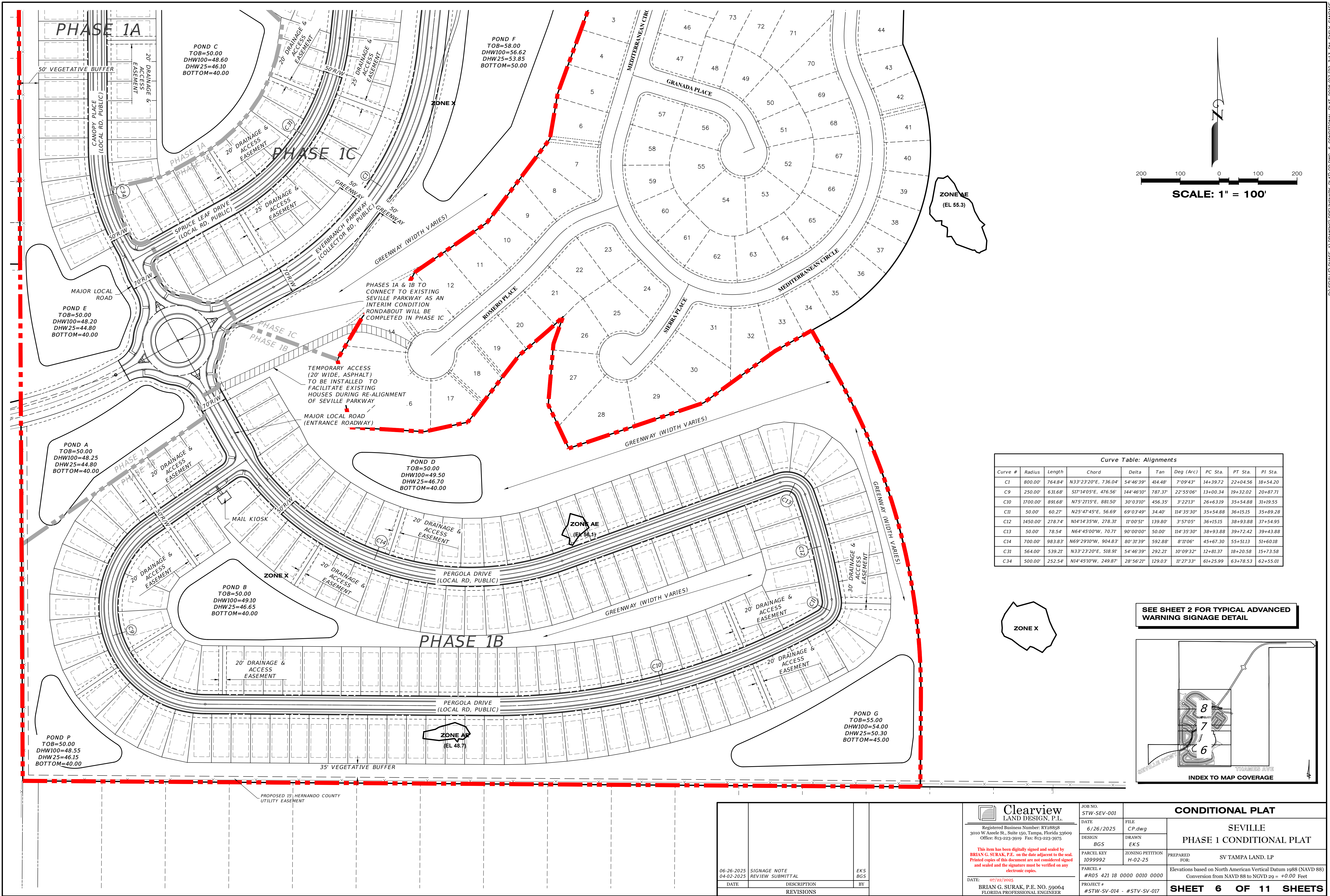
PREPARED FOR:  
SV TAMPA LAND, LP

Elevations based on North American Vertical Datum 1988 (NAVD 88)  
Conversion from NAVD 88 to NGVD 29 = +0.00 Feet

SHEET 5 OF 11 SHEETS

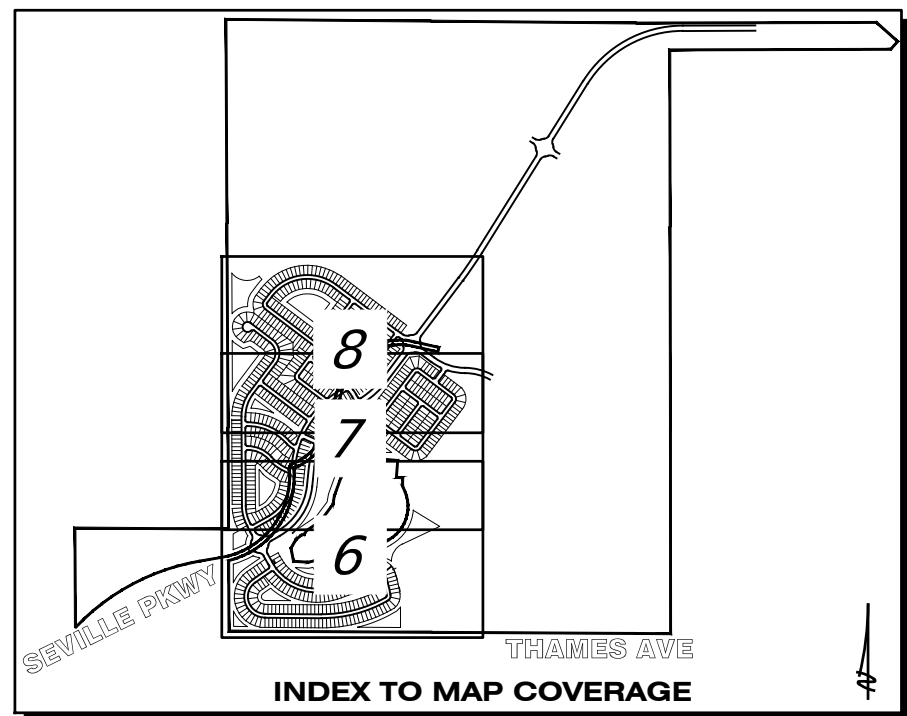
04-02-2025	REVIEW SUBMITTAL	BGS
DATE	DESCRIPTION	BY
	REVISIONS	






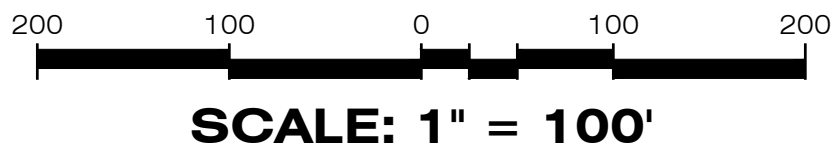
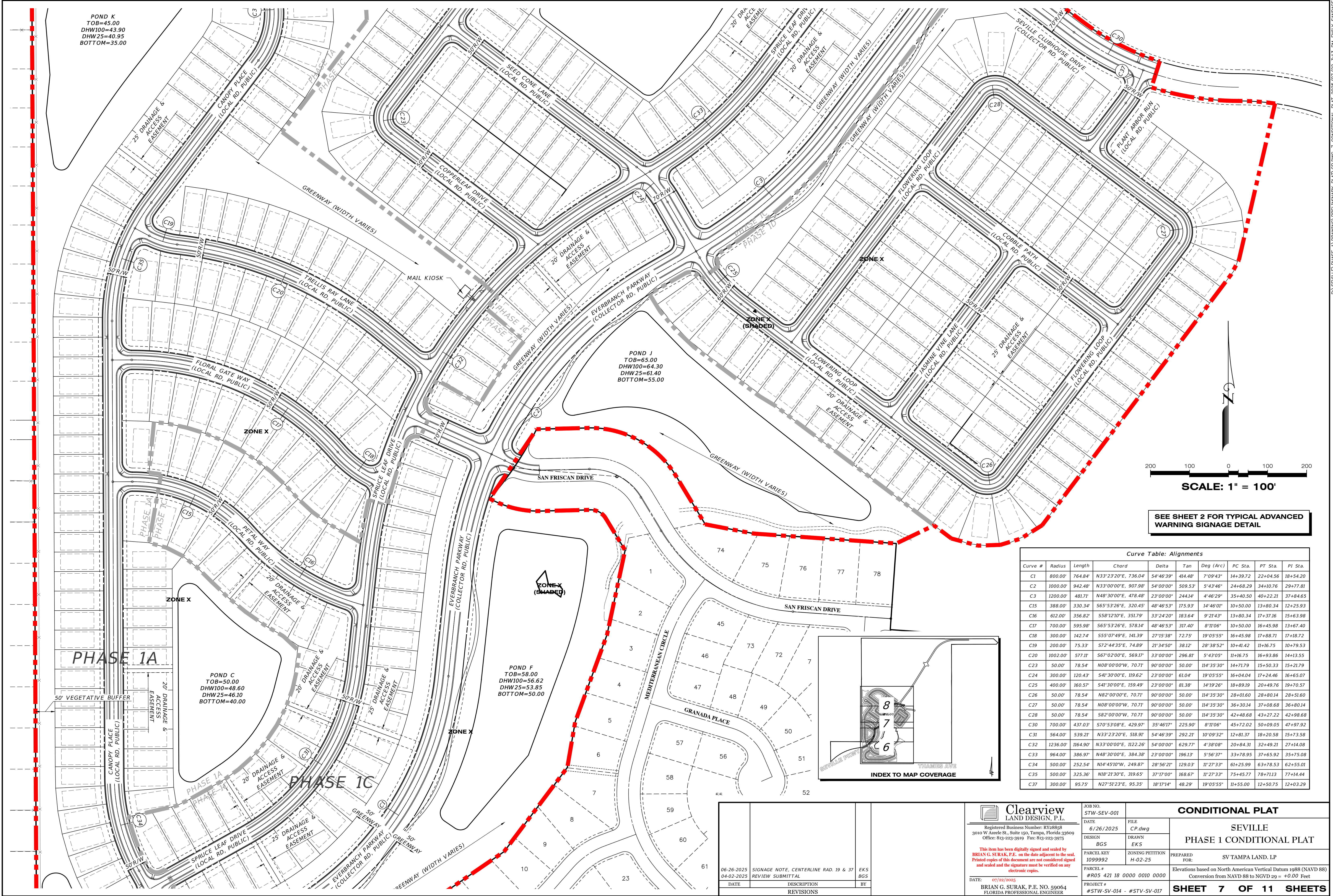
Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C1	800.00'	764.84'	N33°23'20"E, 736.04'	54°46'39"	414.48'	7°09'43"	14+39.72	22+04.56	18+54.20	
C9	250.00'	631.68'	S17°14'05"E, 476.56'	144°46'10"	787.37'	22°55'06"	13+00.34	19+32.02	20+87.71	
C10	1700.00'	891.68'	N75°21'15"E, 881.50'	30°03'10"	456.35'	3°22'13"	26+63.19	35+54.88	31+19.55	
C11	50.00'	60.27'	N25°47'45"E, 56.69'	69°03'49"	34.40'	114°35'30"	35+54.88	36+15.15	35+89.28	
C12	1450.00'	278.74'	N14°14'35"W, 278.31'	11°00'51"	139.80'	3°57'05"	36+15.15	38+93.88	37+54.95	
C13	50.00'	78.54'	N64°45'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	38+93.88	39+72.42	39+43.88	
C14	700.00'	983.83'	N69°29'10"W, 904.83'	80°31'39"	592.88'	8°11'06"	45+67.30	55+51.13	51+60.18	
C31	564.00'	539.21'	N33°23'20"E, 518.91'	54°46'39"	292.21'	10°09'32"	12+81.37	18+20.58	15+73.58	
C34	500.00'	252.54'	N14°45'10"W, 249.87'	28°56'21"	129.03'	11°27'33"	61+25.99	63+78.53	62+55.01	

SEE SHEET 2 FOR TYPICAL ADVANCED WARNING SIGNAGE DETAIL



<div><b>Clearview</b> LAND DESIGN, P.L. <small>Registered Business Number: RY28858 3010 W Azeele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</small></div> <div><small>This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</small> DATE: 07/26/2025 BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER</div>		<div><div>JOB NO. STW-SEV-001</div><div>DATE 6/26/2025</div><div>DESIGN BGS</div><div>PARCEL KEY 1099992</div><div>PARCEL # #R05 421 18 0000 0010 0000</div><div>PROJECT # #STW-SV-014 - #STV-SV-017</div></div> <div><div>FILE CP.dwg</div><div>DRAWN EKS</div><div>ZONING PETITION H-02-25</div></div>	<div><b>CONDITIONAL PLAT</b>  SEVILLE PHASE 1 CONDITIONAL PLAT  PREPARED FOR: SV TAMPA LAND, LP  Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet  <b>SHEET 6 OF 11 SHEETS</b></div>
<div>06-26-2025 04-02-2025</div> <div>SIGNAGE NOTE REVIEW SUBMITTAL</div> <div>DATE</div> <div>DESCRIPTION</div> <div>REVISIONS</div>	<div>EKS BGS</div> <div>BY</div>		

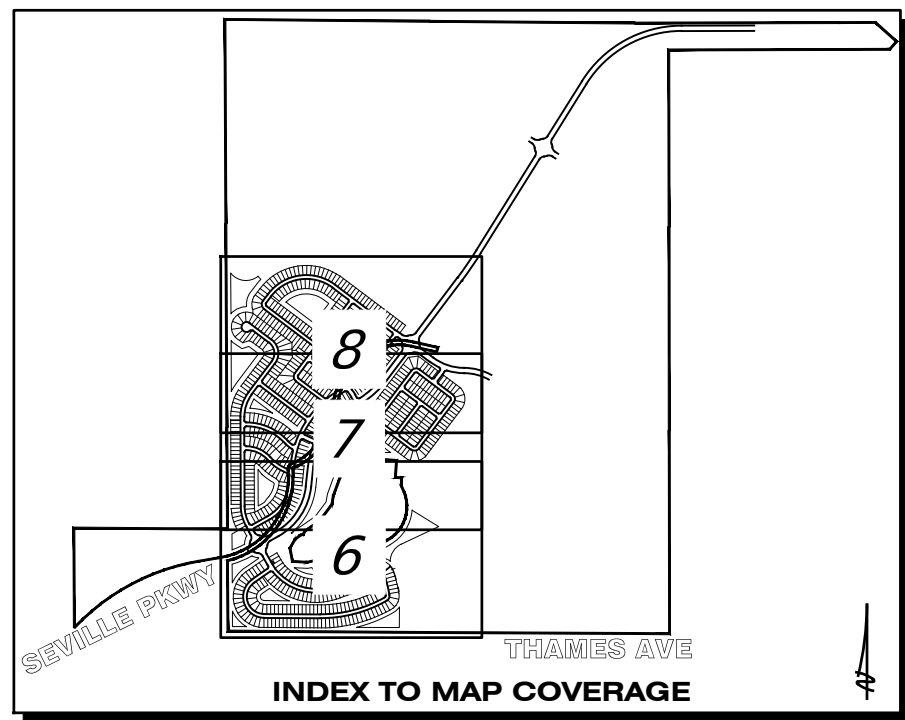




SCALE: 1" = 100'

SEE SHEET 2 FOR TYPICAL ADVANCED WARNING SIGNAGE DETAIL

Curve Table: Alignments											
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.		
C1	800.00'	764.84'	N33°23'20"E, 736.04'	54°46'39"	414.48'	7°09'43"	14+39.72	22+04.56	18+54.20		
C2	1000.00'	942.48'	N33°00'00"E, 907.98'	54°00'00"	509.53'	5°43'46"	24+68.29	34+10.76	29+77.81		
C3	1200.00'	481.71'	N48°30'00"E, 478.48'	23°00'00"	244.14'	4°46'29"	35+40.50	40+22.21	37+84.65		
C15	388.00'	330.34'	S65°53'26"E, 320.45'	48°46'53"	175.93'	14°46'00"	10+50.00	13+80.34	12+25.93		
C16	612.00'	356.82'	S58°12'10"E, 351.79'	33°24'20"	183.64'	9°21'43"	13+80.34	17+37.16	15+63.98		
C17	700.00'	595.98'	S65°53'26"E, 578.14'	48°46'53"	317.40'	8°11'06"	10+50.00	16+45.98	13+67.40		
C18	300.00'	142.74'	S55°07'49"E, 141.39'	27°15'38"	72.75'	19°05'55"	16+45.98	17+88.71	17+18.72		
C19	200.00'	75.33'	S72°44'35"E, 74.89'	27°34'50"	38.12'	28°38'52"	10+41.42	11+16.75	10+79.53		
C20	1002.00'	577.11'	S67°02'00"E, 569.17'	33°00'00"	296.81'	5°43'05"	11+16.75	16+93.86	14+13.55		
C23	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	14+71.79	15+50.33	15+21.79		
C24	300.00'	120.43'	S41°30'00"E, 119.62'	23°00'00"	61.04'	19°05'55"	16+04.04	17+24.46	16+65.07		
C25	400.00'	160.57'	S41°30'00"E, 159.49'	23°00'00"	81.38'	14°19'26"	18+89.19	20+49.76	19+70.57		
C26	50.00'	78.54'	N82°00'00"E, 70.71'	90°00'00"	50.00'	114°35'30"	28+01.60	28+80.14	28+51.60		
C27	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	36+30.14	37+08.68	36+80.14		
C28	50.00'	78.54'	S82°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	42+48.68	43+27.22	42+98.68		
C30	700.00'	437.03'	S70°53'08"E, 429.97'	35°46'17"	225.90'	8°11'06"	45+72.02	50+09.05	47+97.92		
C31	564.00'	539.21'	N33°23'20"E, 518.91'	54°46'39"	292.27'	10°09'32"	12+81.37	18+20.58	15+73.58		
C32	1236.00'	1164.90'	N33°00'00"E, 1122.26'	54°00'00"	629.77'	4°38'08"	20+84.31	32+49.21	27+14.08		
C33	964.00'	386.97'	N48°30'00"E, 384.38'	23°00'00"	196.13'	5°56'37"	33+78.95	37+65.92	35+75.08		
C34	500.00'	252.54'	N14°45'10"W, 249.87'	28°56'21"	129.03'	11°27'33"	61+25.99	63+78.53	62+55.01		
C35	500.00'	325.36'	N18°21'30"E, 319.65'	37°17'00"	168.67'	11°27'33"	75+45.77	78+71.13	77+14.44		
C37	300.00'	95.75'	N27°51'23"E, 95.35'	18°17'14"	48.29'	19°05'55"	11+55.00	12+50.75	12+03.29		



06-26-2025

04-02-2025

DATE

SIGNAGE NOTE, CENTERLINE RAD. 19 & 37

REVIEW SUBMITTAL

DESCRIPTION

EKS

BGS

BY

07/29/2025

07/29/2025

DATE

BRIAN G. SURAK, P.E. NO. 59064

FLORIDA PROFESSIONAL ENGINEER

PROJECT #

STW-SV-014 - #STV-SV-017

FILE

CP.dwg

DESIGN

BGS

ZONING PETITION

PARCEL KEY

1099992

H-02-25

PREPARED FOR:

SV TAMPA LAND, LP

FOR:

Elevations based on North American Vertical Datum 1988 (NAVD 88)

Conversion from NAVD 88 to NGVD 29 = +0.00 Feet

PROJECT #

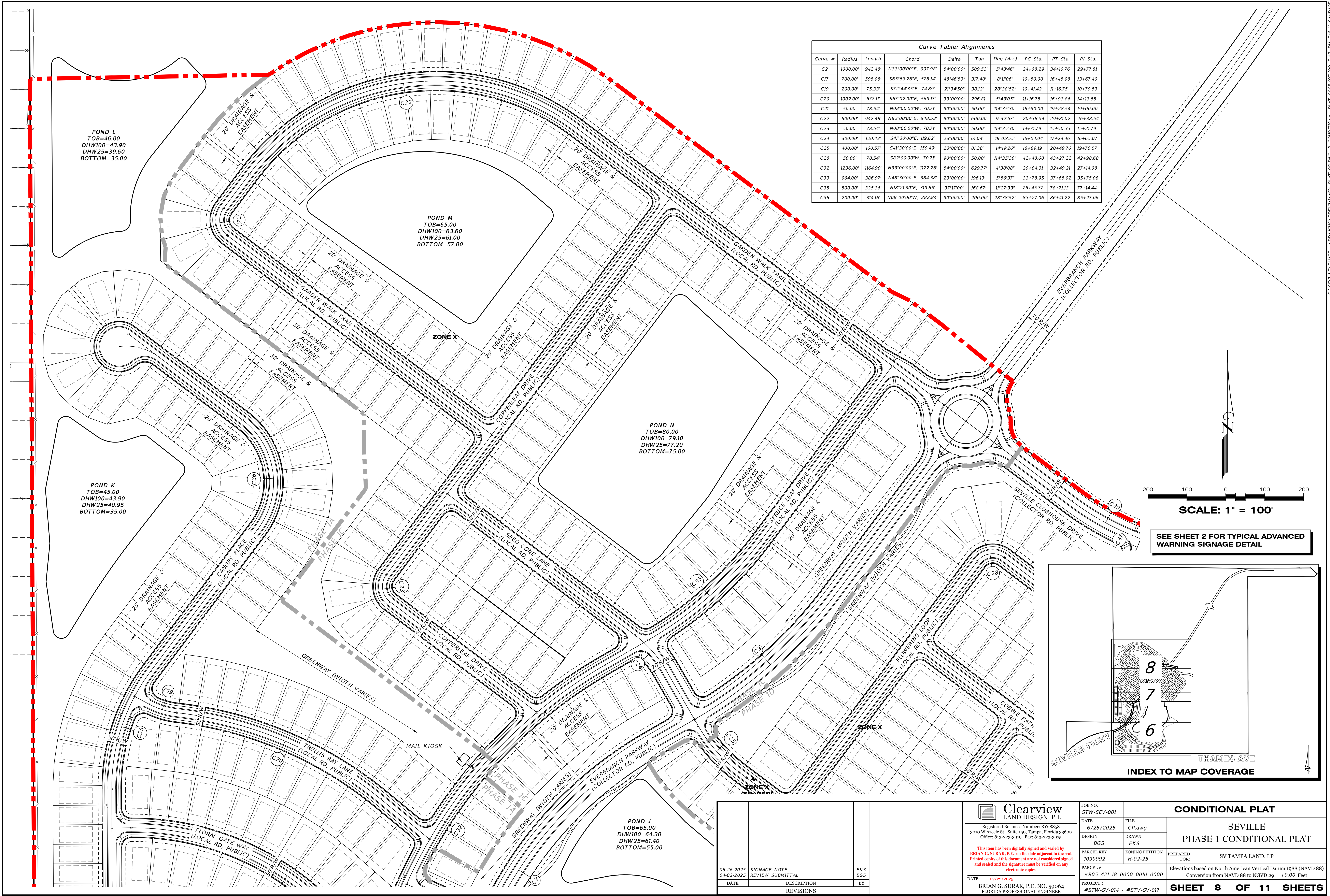
SHEET 7 OF 11 SHEETS

CONDITIONAL PLAT

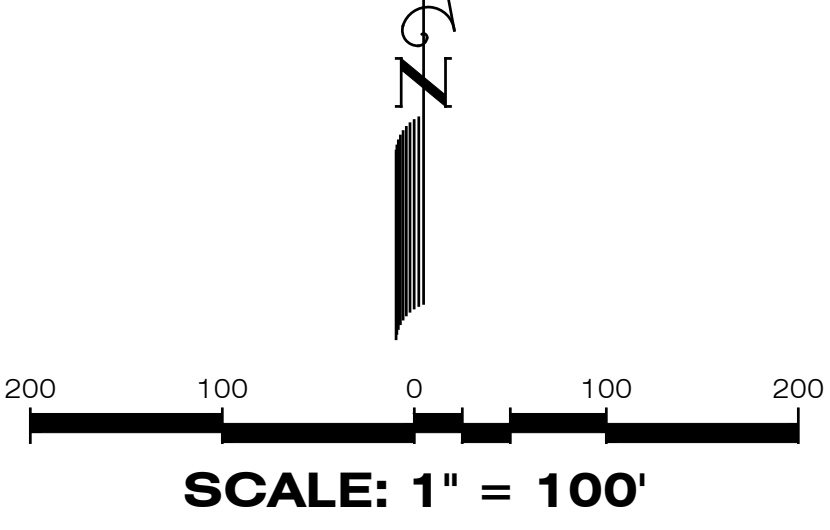
SEVILLE

PHASE 1 CONDITIONAL PLAT

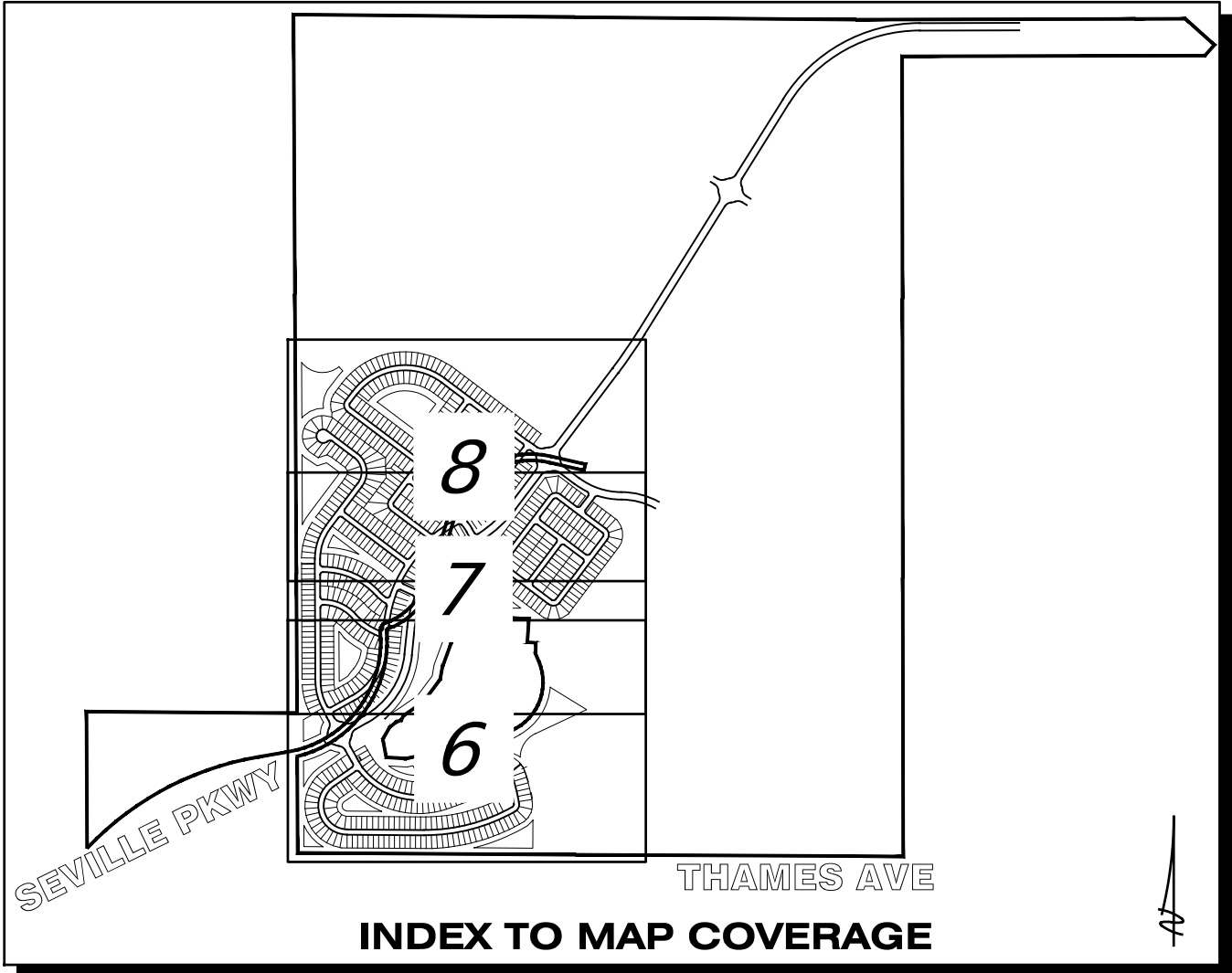




Curve Table: Alignments										
Curve #	Radius	Length	Chord	Delta	Tan	Deg (Arc)	PC Sta.	PT Sta.	PI Sta.	
C2	1000.00'	942.48'	N33°00'00"E, 907.98'	54°00'00"	509.53'	5°43'46"	24+68.29	34+10.76	29+77.81	
C17	700.00'	595.98'	S65°53'26"E, 578.14'	48°46'53"	317.40'	8°11'06"	10+50.00	16+45.98	13+67.40	
C19	200.00'	75.33'	S72°44'35"E, 74.89'	21°34'50"	38.12'	28°38'52"	10+41.42	11+16.75	10+79.53	
C20	1002.00'	577.11'	S67°02'00"E, 569.17'	33°00'00"	296.81'	5°43'05"	11+16.75	16+93.86	14+13.55	
C21	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	18+50.00	19+28.54	19+00.00	
C22	600.00'	942.48'	N82°00'00"E, 848.53'	90°00'00"	600.00'	9°32'57"	20+38.54	29+81.02	26+38.54	
C23	50.00'	78.54'	N08°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	14+71.79	15+50.33	15+21.79	
C24	300.00'	120.43'	S41°30'00"E, 119.62'	23°00'00"	61.04'	19°05'55"	16+04.04	17+24.46	16+65.07	
C25	400.00'	160.57'	S41°30'00"E, 159.49'	23°00'00"	81.38'	14°19'26"	18+89.19	20+49.76	19+70.57	
C28	50.00'	78.54'	S82°00'00"W, 70.71'	90°00'00"	50.00'	114°35'30"	42+48.68	43+27.22	42+98.68	
C32	1236.00'	1164.90'	N33°00'00"E, 1122.26'	54°00'00"	629.77'	4°38'08"	20+84.31	32+49.21	27+14.08	
C33	964.00'	386.97'	N48°30'00"E, 384.38'	23°00'00"	196.13'	5°56'37"	33+78.95	37+65.92	35+75.08	
C35	500.00'	325.36'	N18°21'30"E, 319.65'	37°17'00"	168.67'	11°27'33"	75+45.77	78+71.13	77+14.44	
C36	200.00'	314.16'	N08°00'00"W, 282.84'	90°00'00"	200.00'	28°38'52"	83+27.06	86+41.22	85+27.06	

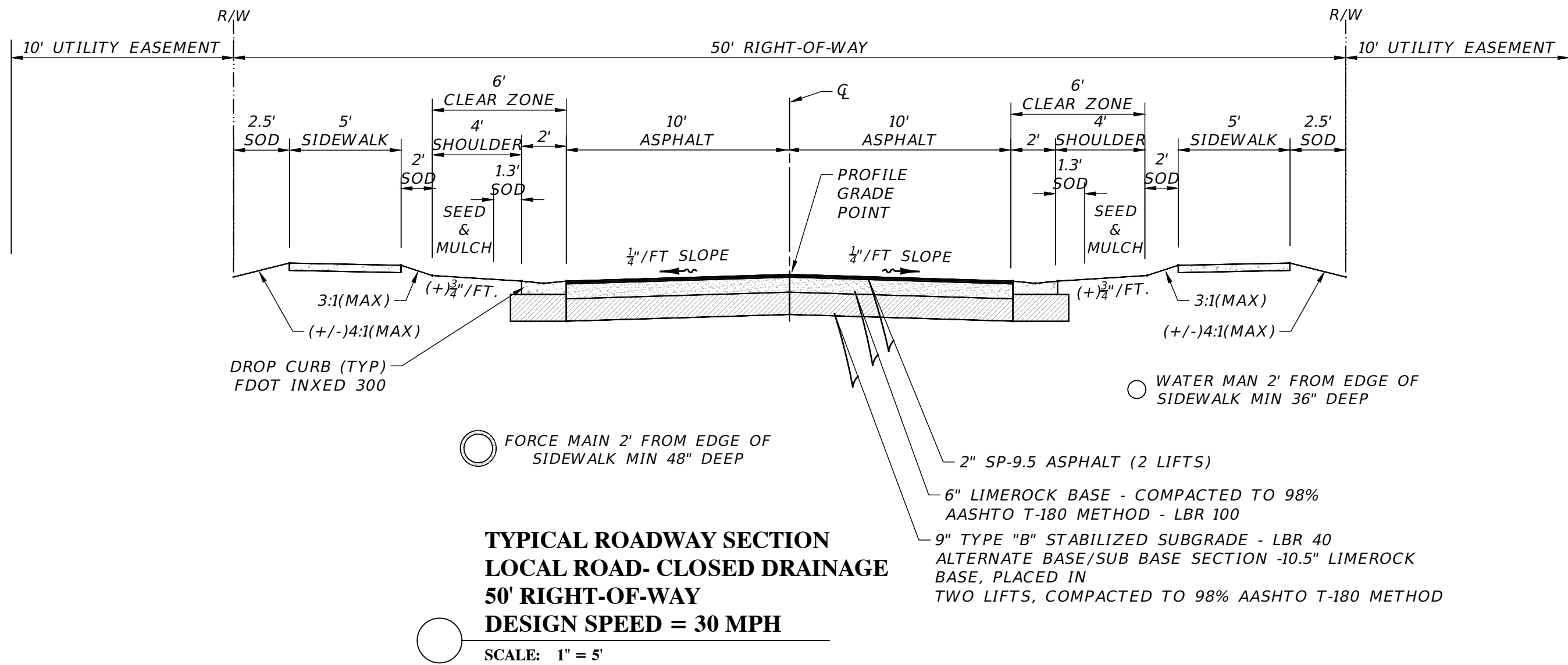
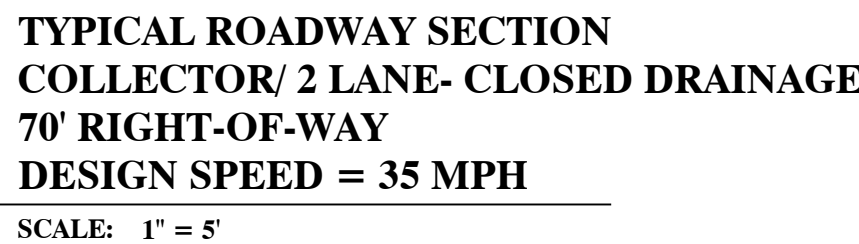
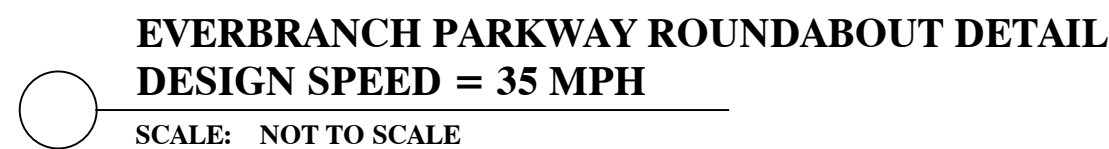
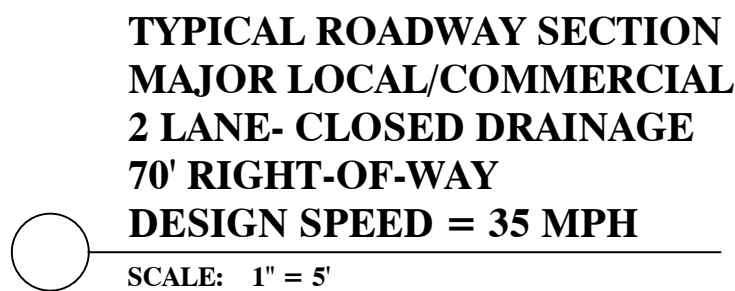
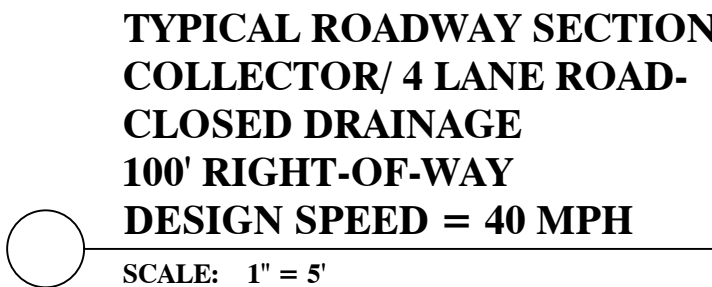


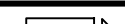
SEE SHEET 2 FOR TYPICAL ADVANCED WARNING SIGNAGE DETAIL



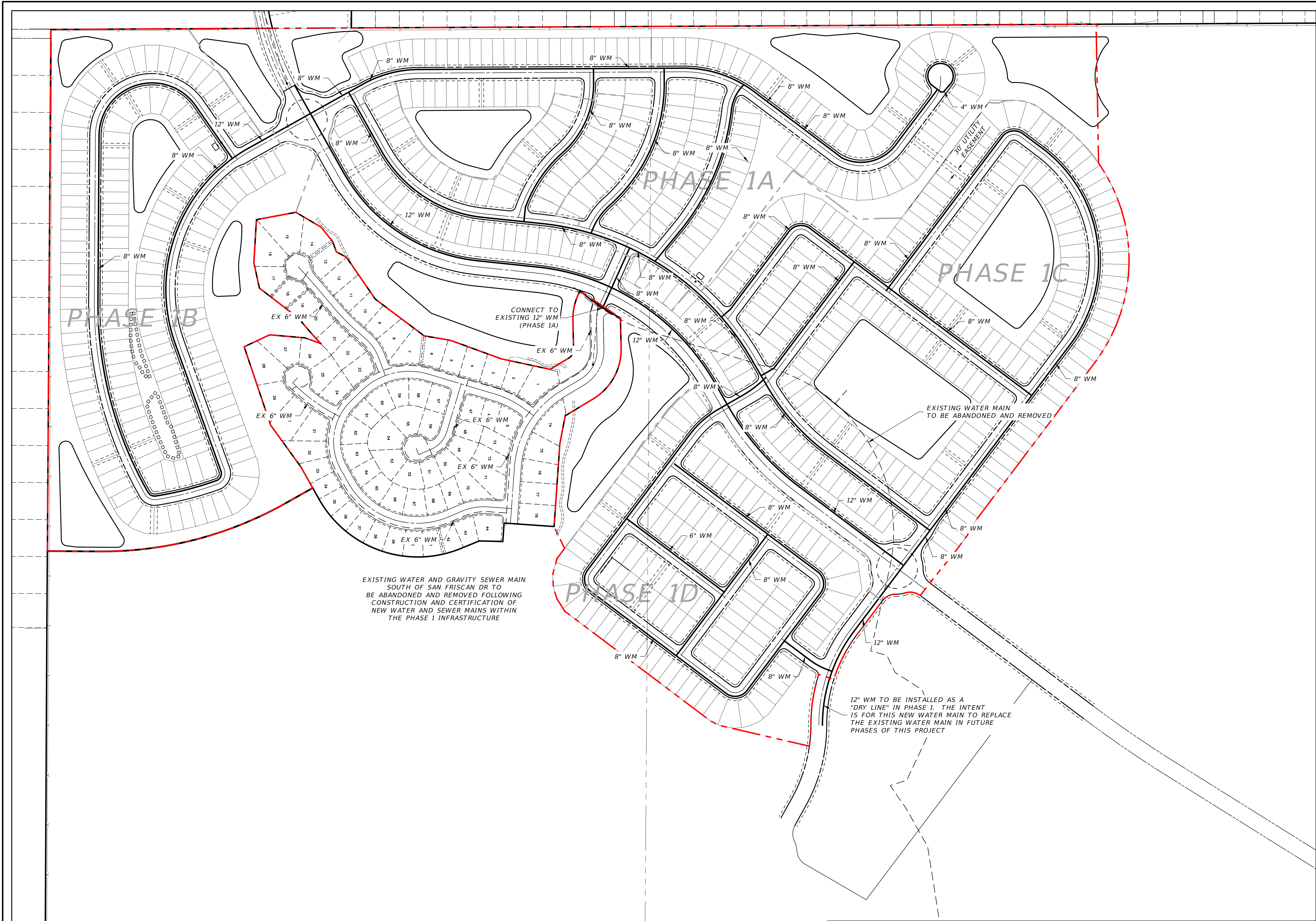
<div><div><div>06-26-2025</div><div>04-02-2025</div></div><div><div>DATE</div><div>DESCRIPTION</div><div>REVISIONS</div></div><div><div>SIGNAGE NOTE</div><div>REVIEW SUBMITTAL</div></div></div>		<div><div>EKS</div><div>BGS</div></div> <div><div>BY</div></div>	<div><div>Clearview</div><div>LAND DESIGN, P.L.</div><div>Registered Business Number: RY28858</div><div>3010 W Azeele St, Suite 150, Tampa, Florida 33609</div><div>Office: 813-223-3919 Fax: 813-223-3975</div></div> <div><div>This item has been digitally signed and sealed by</div><div>BRIAN G. SURAK, P.E. on the date adjacent to the seal.</div><div>Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div></div> <div><div>DATE:</div><div>07/24/2025</div><div>BRIAN G. SURAK, P.E. NO. 59064</div><div>FLORIDA PROFESSIONAL ENGINEER</div></div>		<div><div>JOB NO.</div><div>STW-SEV-001</div></div> <div><div>DATE</div><div>6/26/2025</div></div> <div><div>DESIGN</div><div>BGS</div></div> <div><div>PARCEL KEY</div><div>1099992</div></div> <div><div>PARCEL #</div><div>#R05 421 18 0000 0010 0000</div></div> <div><div>PROJECT #</div><div>#STW-SV-014 - #STV-SV-017</div></div>	<div><div>FILE</div><div>CP.dwg</div></div> <div><div>DRAWN</div><div>EKS</div></div> <div><div>ZONING PETITION</div><div>H-02-25</div></div> <div><div>PREPARED FOR:</div><div>SV TAMPA LAND, LP</div></div> <div><div>Elevations based on North American Vertical Datum 1988 (NAVD 88)</div><div>Conversion from NAVD 88 to NGVD 29 = +0.00 Feet</div></div>	<div><div>CONDITIONAL PLAT</div></div> <div><div>SEVILLE</div><div>PHASE 1 CONDITIONAL PLAT</div></div> <div><div>SHEET 8 OF 11 SHEETS</div></div>





			<div><div></div><div>Registered Business Number: RY28888 3010 W Azalea St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</div></div> <div>This item has been digitally signed and sealed by BRIAN G. SURAK, P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div> <div>DATE: 07/25/2005</div> <div>BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER</div>	JOB NO. STW-SEV-001	TYPICAL ROADWAY SECTIONS		
				DATE 6/26/2025	FILE RS.dwg	SEVILLE PHASE 1 CONDITIONAL PLAT	
				DESIGN BG5	DRAWN EKS		
				PARCEL KEY 1099992	ZONING PETITION H-02-25	PREPARED FOR: SV TAMPA LAND, LP	
				PARCEL # #R05 421 18 0000 0010 0000	Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet		
				PROJECT # #STW-SV-014 - #STW-SV-017	SHEET 9 OF 11 SHEETS		
06-06-2025	ROW & SIDEWALK SPACING, PKWY NAME	EKS					
04-02-2025	REVIEW SUBMITTAL	BGS					
DATE	DESCRIPTION	BY					
	REVISIONS						





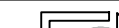
**SCALE: 1" = 200'**

WATER DEMAND CALCULATIONS

708 LOTS X 390 GPD LOT = 276,120 GPD  
PEAK FACTOR: 3.21\*  
276,120 X 3.21 = 616 GPM

\*PEAK FACTOR FOR RESIDENTIAL SUBDIVISIONS BETWEEN 2,000-5,000 LOTS USED AS THIS COMMUNITY WILL ULTIMATELY HAVE +/-3,100 LOTS WITH ASSOCIATED AMENITIES

STREET LIGHTING WILL NOT CONFLICT WITH PROPOSED UTILITIES

				<div><div></div><div>Clearview LAND DESIGN, P.L.L.</div></div> <div>Registered Business Number: RY28858 3010 W Azele St., Suite 150, Tampa, Florida 33609 Office: 813-223-3919 Fax: 813-223-3975</div> <div>This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.</div> <div>DATE: 07/29/2025 BRIAN G. SURAK, P.E. NO. 59064 FLORIDA PROFESSIONAL ENGINEER</div>		JOB NO. STW-SEV-001		MASTER WATER PLAN	
				DATE 6/26/2025		FILE WS.dwg		SEVILLE PHASE 1 CONDITIONAL PLAT	
				DESIGN BGS		DRAWN EKS			
				PARCEL KEY 1099992		ZONING PETITION H-02-25		PREPARED FOR: SV TAMPA LAND, LP	
				PARCEL # #R05 421 18 0000 0010 0000		PROJECT # #STW-SV-014 - #STV-SV-017		Elevations based on North American Vertical Datum 1988 (NAVD 88) Conversion from NAVD 88 to NGVD 29 = +0.00 Feet	
06-26-2025 STREET LIGHTING NOTE 04-02-2025 REVIEW SUBMITTAL		EKS BGS							
DATE		DESCRIPTION		BY					
		REVISIONS						SHEET 10 OF 11 SHEETS	



