Item #

SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM

SUBJECT: **Celery Estates South Preliminary Subdivision Plan (PSP)**

DEPARTMENT: Planning & Development **DIVISION:** Development Review

AUTHORIZED BY: Mahmoud Najda **CONTACT:** Rebecca Hammock EXT. 7438

Agenda Date 05/04/05 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan for Celery Estates South, located on the southeast corner of Brisson and Celery Avenue west of Sipes Avenue in Section 32, Township 19 South, Range 31 East subject to Final Master Plan approval by the Board of County Commissioners (BCC).

District 5 - Carey (Rebecca Hammock, AICP - Principal Planner)

BACKGROUND:

The applicant, Bob Horian, Suncor Properties Inc., is requesting preliminary subdivision approval for a 46 lot subdivision on approximately 14.28 acres zoned Planned Unit Development (PUD). The Board of County Commissioners approved the rezoning of the subject property from A-1 to PUD on December 14, 2004.

The Celery Estates South project is designed in accordance with the Celery Avenue Overlay Standards and is the second phase of a single-family residential project that is being developed in the City of Sanford, immediately north of the subject property, known as Celery Estates North.

The minimum lot size for Celery Estates South is 5,000 sq. ft. with a maximum density of 4 DU/Acre. Maximum building height will be 35 ft. The subject property is within the City of Sanford water and sewer service areas and water and sewer service are available to the site. The internal subdivision roads will be private to be owned and maintained by the Celery Estates South Home Owner's Association.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for Celery Estates South subject to BCC approval of the Final Master Plan.

Attachments: Exhibit A: Location map
Exhibit B: Preliminary Plan Reduction

DR No. 04-05500022

Parcel ID#:
32-19-31-300-0140-0000

Celery Estates South
Preliminary Subdivision Plan

Location Map

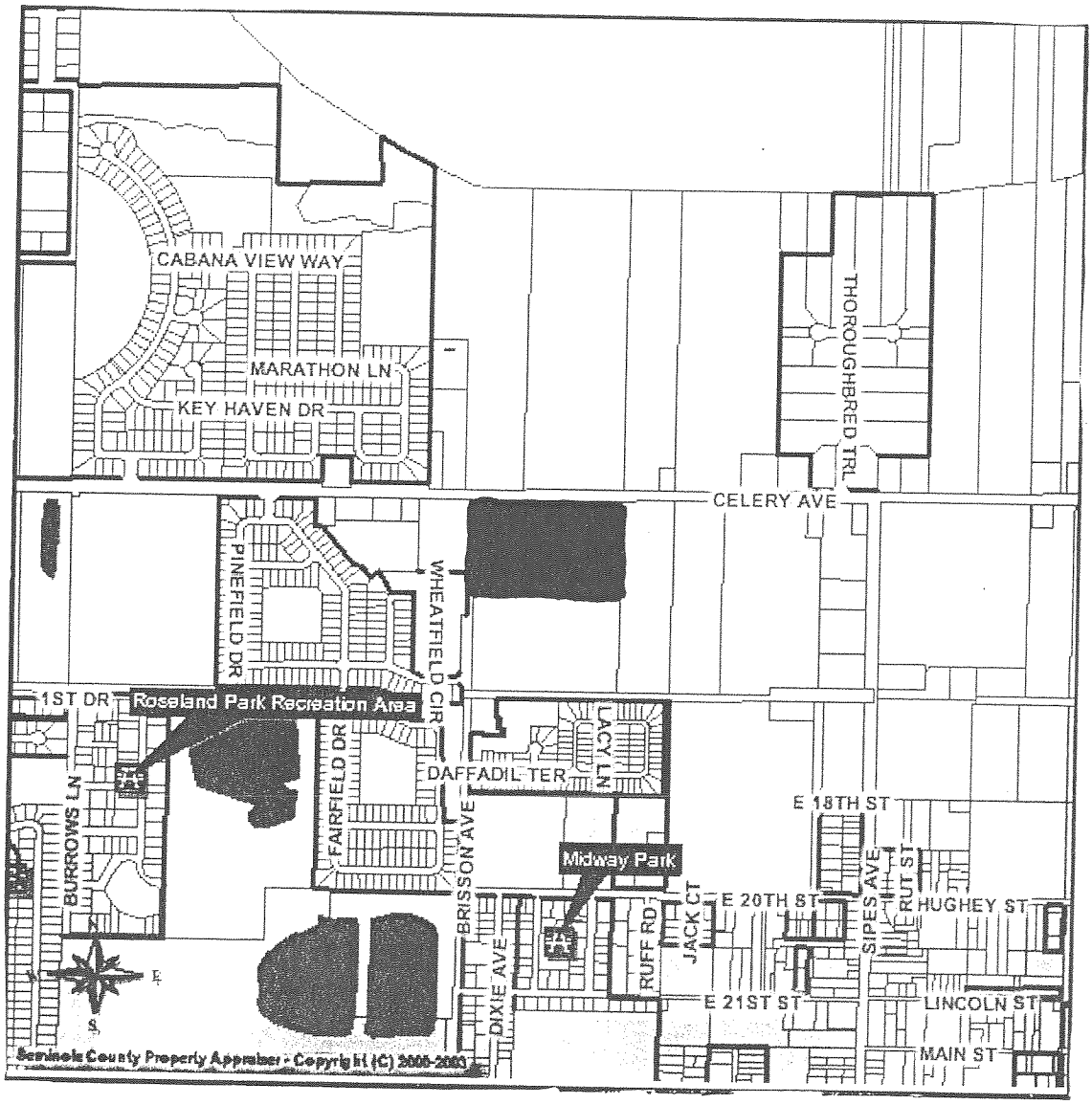


EXHIBIT A

PRELIMINARY SUBDIVISION PLAN FOR CELERY ESTATES SOUTH

SEMINOLE COUNTY UNINCORPORATED, FLORIDA

OWNER/DEVELOPER

SUNCOR PROPERTIES, INC. / LEGACY INVESTMENTS, LLC.
550 N. PALMETTO AVE.
SANFORD, FL 32771
BOB HORIAN, PRESIDENT
(407) 688-7644
TONY CIPPARONE, VICE PRESIDENT
(407) 443-5510

ENGINEER

CPH ENGINEERS, INC.
500 W. FULTON STREET
SANFORD, FL 32771
ATTN. GEORGE E. HENNESSEE, P.E.
(407) 322-6841

SURVEYOR

MIMS SURVEYING AND MAPPING, INC.
8238 FORT THOMAS WAY
ORLANDO, FL 32822
ATTN: WALTER T. MIMS, LS
(407) 275-6691

UTILITIES

WATER:
CITY OF SANFORD
300 N PARK AVE.
SANFORD, FL 32771
ATTN. PAUL MOORE, P.E. DIRECTOR
(407) 330-5600

SEWER:
CITY OF SANFORD
300 N PARK AVE.
SANFORD, FL 32771
ATTN. PAUL MOORE, P.E. DIRECTOR
(407) 330-5600

ELECTRIC:
FLORIDA POWER AND LIGHT
P.O. BOX 2149
SANFORD, FL 32772
ATTN. CHARLIE JOHNSON
(407) 328-1922

UTILITIES

TELEPHONE:
BELLSOUTH
132 COMMERCE WAY
SANFORD, FL 32771
ATTN. SCOTT LORENZ
(407) 302-7611

CABLE:
BRIGHT HOUSE NETWORKS
2617 S. FRENCH AVE.
SANFORD, FL 32773
ATTN. REVIEWER
(407) 645-4701

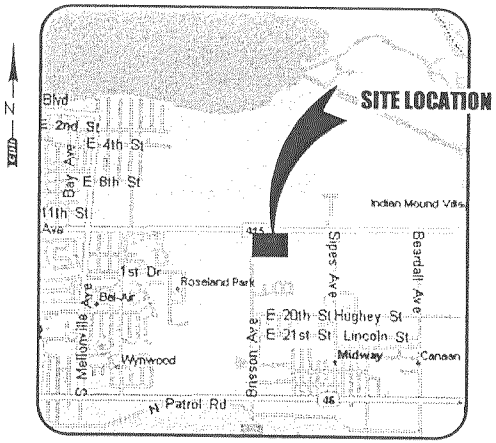
PERMITTING AGENCIES

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
FDEP DRINKING WATER SECTION
CENTRAL FLORIDA DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803-3767
ATTN: KYLE KUBANEK
(407) 893-3300

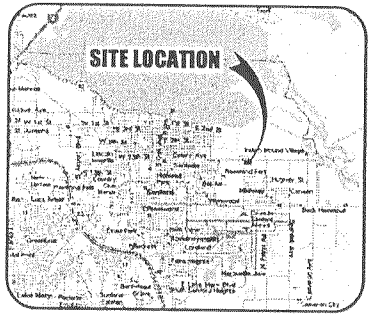
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
FDEP DOMESTIC WASTEWATER SECTION
CENTRAL FLORIDA DISTRICT
3319 MAGUIRE BLVD., SUITE 232
ORLANDO, FLORIDA 32803-3767
ATTN: DAPHNE STOKER
(407) 893-3315

ST. JOHN'S RIVER WATER
MANAGEMENT DISTRICT
618 E. SOUTH STREET
ORLANDO, FL 32801
(407) 897-4300
ATTN. ROD PAKZADIAN

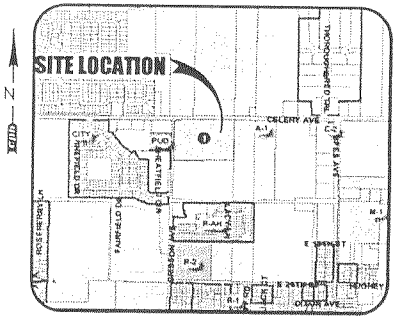
SEMINOLE COUNTY
SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7438
ATTN. REVIEWER



VICINITY MAP
NTS



LOCATION MAP
NTS



ZONING MAP
NTS

INDEX OF SHEETS

C-1	COVER SHEET
C-2	TOPOGRAPHIC SURVEY
C-3	SOILS SURVEY
C-4	PRELIMINARY MASTER PLAN
C-5	UTILITY PLAN
C-6	SECTIONS SHEET
C-7	TRACT OWNERSHIP PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS
TR-1	TREE RETENTION PLAN

DEVELOPER/OWNER ACKNOWLEDGEMENTS

1. LEGAL INSTRUMENTS WILL BE INSTITUTED TO PROVIDE FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
2. POTABLE WATER FOR THE DEVELOPMENT WILL BE PROVIDED BY CITY OF SANFORD.
3. FIRE HYDRANTS WILL BE INSTALLED WITHIN THE DEVELOPMENT AS REQUIRED TO PROVIDE ADEQUATE FIRE PROTECTION.
4. SEWAGE/DOMESTIC WASTEWATER EFFLUENT FROM THE DEVELOPMENT WILL BE TREATED BY CITY OF SANFORD THROUGH THEIR COLLECTION SYSTEM.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. @ 1-800-432-4770 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

EXHIBIT B

cph
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphgroup.com
500 West Fulton Street, Sanford, FL 32771-3441
Phone 407.322.6841 Fax 407.322.8429

Scale: N.T.S.
Date: JUNE, 2004
Job No. 511/04
File: COVER
Approved: J.E.M.
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No.	Date	Revision	Approved
1	03/18/05	PER SEMINOLE CNTY DRC MEETING ON 03/18/05	J.E.M.
2	11/08/04	PER SEMINOLE CNTY DRC COMMENTS DATED 11/08/04	J.E.M.
3	8/26/04	PER SEMINOLE CNTY DRC COMMENTS DATED 7/16/04	J.E.M.

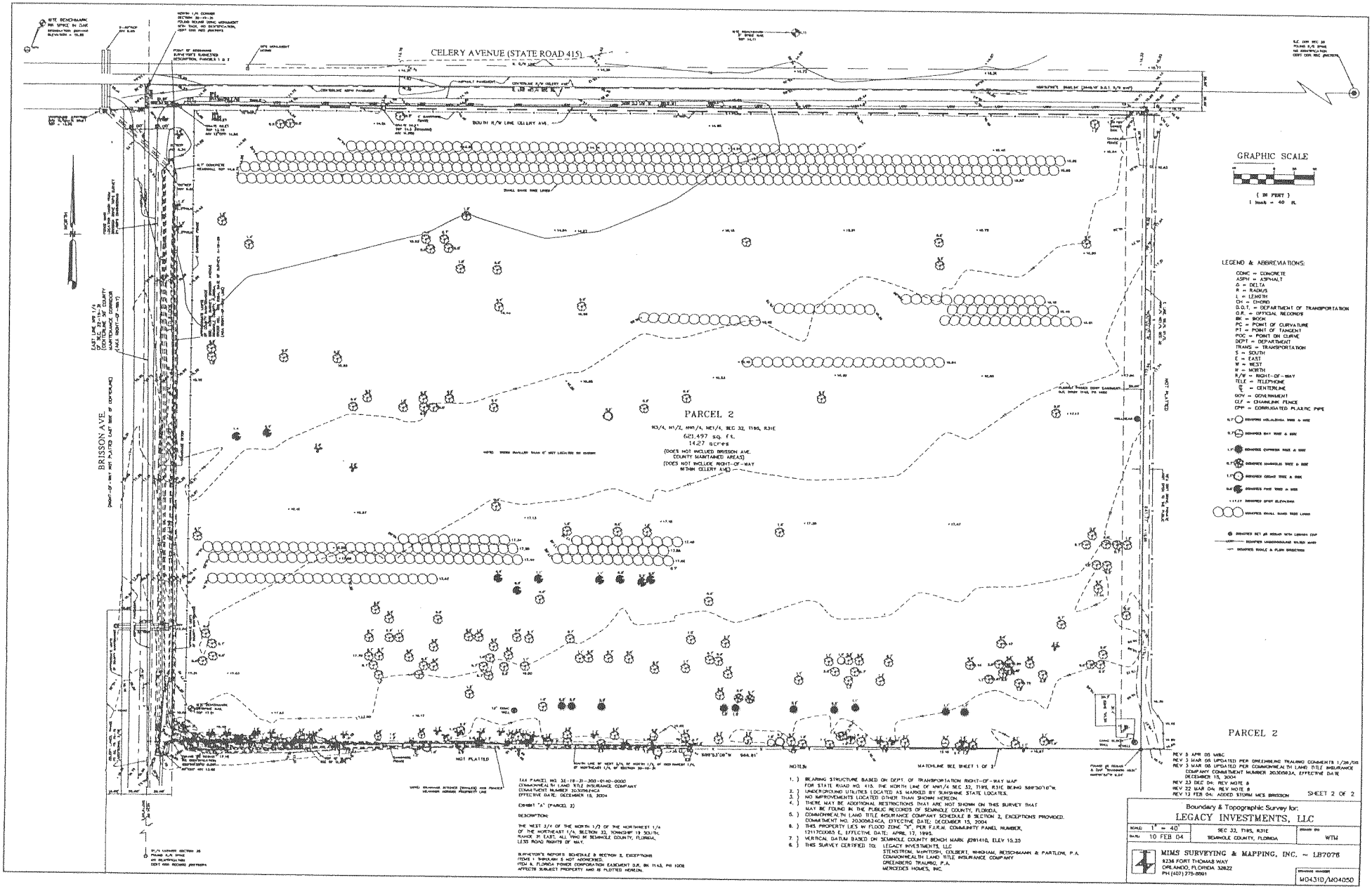
Activity	Name	Date
Designed by:	N.D.E.	6/04
Drawn by:	N.N.H.	6/04
Checked by:	J.E.M.	6/04
Approved by:	J.E.M.	6/04

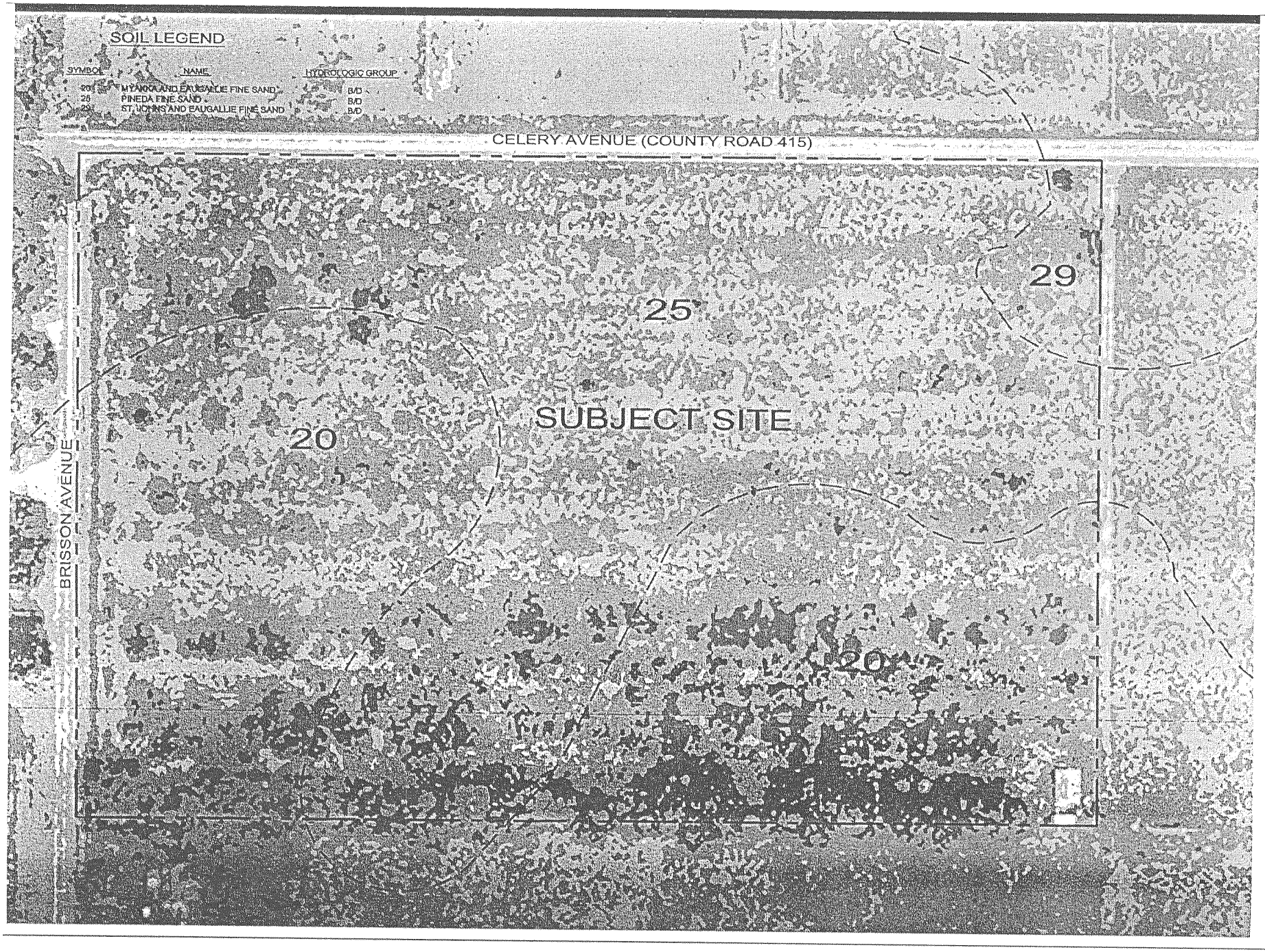
Certificate of Authorization No. 223

COVER SHEET

CELERY ESTATES - SOUTH
SEMINOLE COUNTY, FLORIDA

Sheet No. C-1


CELERY AVENUE (STATE ROAD 415)
BRISSON AVE.
PARCEL 2
NO/4, N1/2, NW1/4, NE1/4, SEC 32, T19S, R31E
621,497 sq. ft.
14.27 acres
(DOES NOT INCLUDE BRISSON AVE. COUNTY MAINTAINED AREAS)
(DOES NOT INCLUDE RIGHT-OF-WAY WITHIN CELERY AVE)
NOT PLATTED
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
LEGEND & ABBREVIATIONS:
CONC = CONCRETE
ASPH = ASPHALT
Δ = DELTA
R = RADIUS
L = LENGTH
CH = CHORD
D.O.T. = DEPARTMENT OF TRANSPORTATION
O.R. = OFFICIAL RECORDS
BK = BOOK
PC = POINT OF CURVATURE
PT = POINT OF TANGENT
POC = POINT ON CURVE
DEPT = DEPARTMENT
TRANS = TRANSPORTATION
S = SOUTH
E = EAST
W = WEST
N = NORTH
R/W = RIGHT-OF-WAY
TELE = TELEPHONE
℄ = CENTERLINE
GOV = GOVERNMENT
CLF = CHAINLINK FENCE
CPP = CORRUGATED PLASTIC PIPE
PARCEL 2
MATCHLINE SEE SHEET 1 OF 2
NOTES:
1. BEARING STRUCTURE BASED ON DEPT. OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 415. THE NORTH LINE OF NW1/4 SEC 32, T19S, R31E BEING S89°30'10"W.
2. UNDERGROUND UTILITIES LOCATED AS MARKED BY SUNSHINE STATE LOCATES.
3. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
5. COMMONWEALTH LAND TITLE INSURANCE COMPANY SCHEDULE B SECTION 2, EXCEPTIONS PROVIDED. COMMITMENT NO. 20305624CA, EFFECTIVE DATE: DECEMBER 15, 2004
6. THIS PROPERTY LIES IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY PANEL NUMBER, 12117C0065 E, EFFECTIVE DATE: APRIL 17, 1995.
7. VERTICAL DATUM BASED ON SEMINOLE COUNTY BENCH MARK #281410, ELEV 15.25
8. THIS SURVEY CERTIFIED TO: LEGACY INVESTMENTS, LLC
STENSTROM, McINTOSH, COLBERT, WINGHAM, RUSCHMANN & PARTLOW, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY
GREENBERG TRAURIG, P.A.
MERCEDES HOMES, INC.
TAX PARCEL NO. 32-19-31-300-0140-0000
COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NUMBER 20305624CA
EFFECTIVE DATE: DECEMBER 15, 2004
EXHIBIT "A" (PARCEL 2)
DESCRIPTION:
THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 31 EAST, ALL LYING IN SEMINOLE COUNTY, FLORIDA, LESS ROAD RIGHTS OF WAY.
SURVEYOR'S REPORT: SCHEDULE B SECTION 2, EXCEPTIONS ITEMS 1 THROUGH 5 NOT ADDRESSED.
ITEM 6, FLORIDA POWER CORPORATION EASEMENT O.R. BK 1143, PG 1008 AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
REV 5 APR 05 MISC
REV 3 MAR 05 UPDATED PER GREENBERG TRAURIG COMMENTS 1/28/05
REV 3 MAR 05 UPDATED PER COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 20305624CA, EFFECTIVE DATE DECEMBER 15, 2004
REV 23 DEC 04: REV NOTE 8
REV 22 MAR 04: REV NOTE 8
REV 12 FEB 04: ADDED STORM MES BRISSON
SHEET 2 OF 2
Boundary & Topographic Survey for:
LEGACY INVESTMENTS, LLC
SCALE: 1" = 40'
DATE: 10 FEB 04
SEC 32, T19S, R31E
SEMINOLE COUNTY, FLORIDA
DRAWN BY: WTM
MIMS SURVEYING & MAPPING, INC. ~ LB7076
9236 FORT THOMAS WAY
ORLANDO, FLORIDA 32822
PH (407) 275-0591
M04310/M04050



Sheet No. C-3

SOILS SURVEY

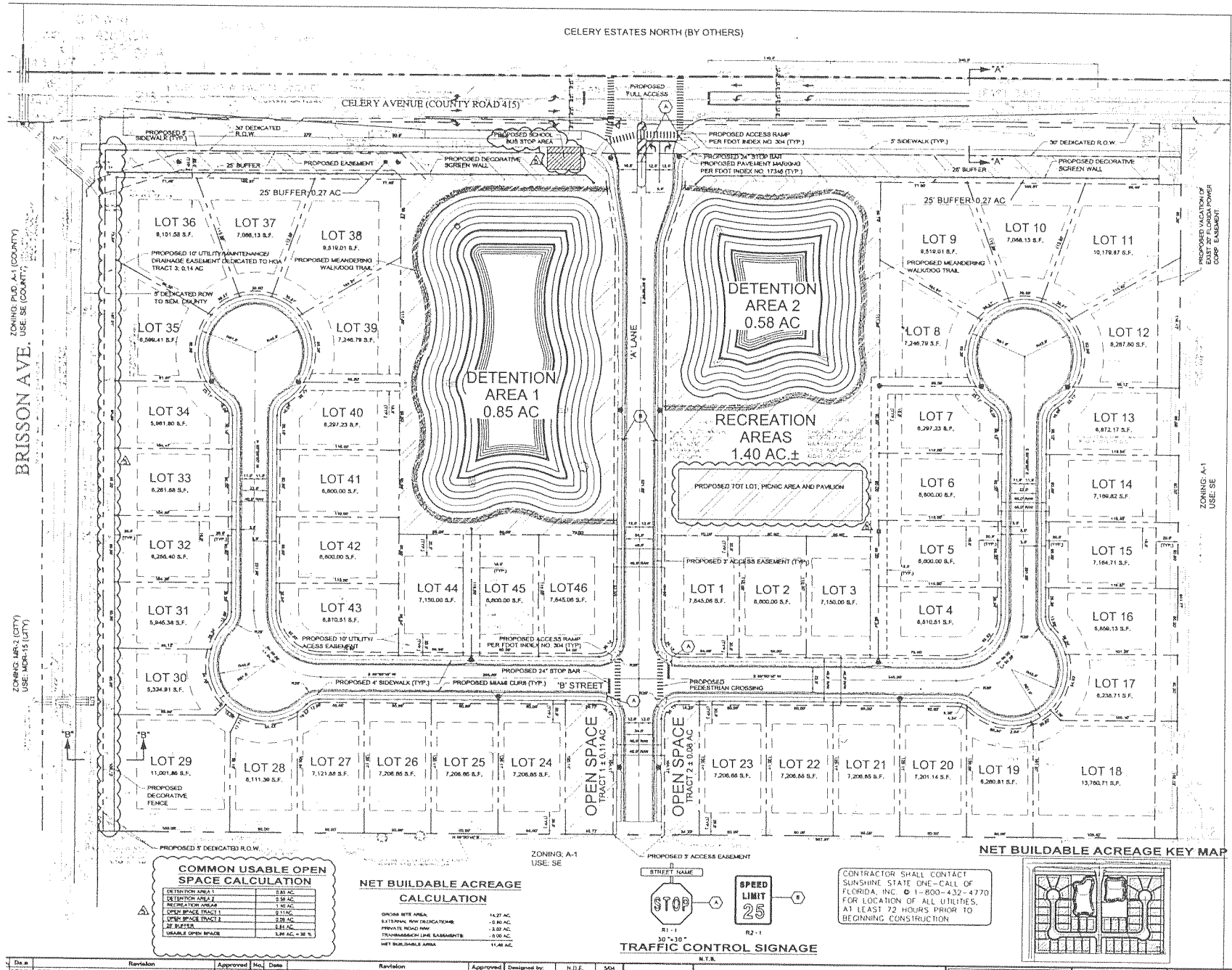
CELERY ESTATES - SOUTH
SEMINOLE COUNTY, FLORIDA

Activity	Name	Date
Designed by:	M.D.S.	6/04
Drawn by:	N.N.N.	6/04
Checked by:	J.E.M.	6/04
Approved by:	J.E.M.	6/04

No.	Date	Revision	Approved
1	9/28/04	PER SEMINOLE CNTY DRC COMMENTS DATED 7/16/04	J.E.M.

Scale: 1" = 40'
Date: JUNE, 2004
Job No. 511504
File: SOIL SURVEY
C 2004

cph
Laymon
Plamann
Landscape Architects
Surveyors
Construction Management



COMMON USABLE OPEN SPACE CALCULATION

DETENTION AREA 1	0.85 AC
DETENTION AREA 2	0.58 AC
RECREATION AREAS	1.40 AC
OPEN SPACE TRACT 1	0.11 AC
OPEN SPACE TRACT 2	0.08 AC
25' BUFFER	0.27 AC
USABLE OPEN SPACE	3.39 AC. = 36 %

NET BUILDABLE ACREAGE CALCULATION

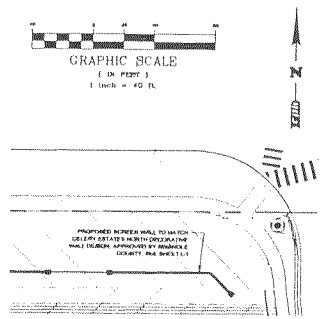
GROSS SITE AREA	14.27 AC.
0.5 FINAL R/W DEDICATIONS	- 0.80 AC.
PRIVATE ROAD R/W	- 2.02 AC.
TRANSMISSION LINE EASEMENTS	- 0.00 AC.
NET BUILDABLE AREA	11.48 AC.

TRAFFIC CONTROL SIGNAGE

N.T.S.

CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. @ 1-800-432-4770 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

NET BUILDABLE ACREAGE KEY MAP



SCREEN WALL DETAIL

SITE DATA

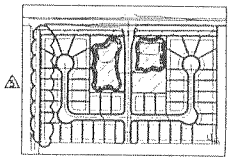
PROJECT SITE AREA:	588,813.86 S.F. (13.47 AC.)
CURRENT FUTURE LAND USE DESIGNATION:	RE (RURAL/URBAN ESTATES)
PROPOSED FUTURE LAND USE DESIGNATION:	LDR (LOW DENSITY RESIDENTIAL)
CURRENT ZONING:	A-1 (AGRICULTURE)
PROPOSED ZONING:	PUD
PROPOSED # OF LOTS:	46
MINIMUM LOT SIZE:	5,000 S.F
MAXIMUM BLDG. HEIGHT:	35 FOOT

SETBACK		ACCESSORY SETBACKS
FRONT:	20 FEET	REAR: 7.5 FEET
SIDE:	5 FEET	SIDE: 7.5 FEET
SIDE STREET:	20 FEET	ACCESSORY SETBACKS TO SCREENED ENCLOSURES
REAR:	20 FEET	REAR: 5 FEET
		SIDE: 5 FEET

NOTES

1. NO RIGHT OF WAY VACATING REQUESTED.
2. NO TYPICAL LINE VEGETATION ALTERATION PROPOSED.
3. OPEN AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION UNLESS SPECIFICALLY DEDICATED TO SEMINOLE COUNTY.
4. DRAINAGE RETENTION PONDS SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5. NO MATERIAL FROM A BORROW OPERATION IS PLANNED FOR EXPORT OFFSITE.
6. ALL STREET SIGNAGE IS REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY OF ANY STRUCTURE.
7. CLASS ROOF TRUSS PICKUP WILL BE UTILIZED IN LIEU OF CONVENTIONAL FRAMING.
8. PER SEMINOLE COUNTY ORDINANCE 83-1 SECTION 23 (PART 12, SECTION 40.23.1) "NO BUILDING PERMIT MAY BE ISSUED UNLESS THE PRIVATE WAY OR PUBLIC WAY UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED. PRIOR TO DCES ISSUANCE THE PERMANENT STREET SIGN SHALL BE INSTALLED.
9. PER SEMINOLE COUNTY ORDINANCE 99-22 SECTION 99.16 (C) AND (E) "MODEL HOMES PROGRAM EXPIRES 12 (TWELVE) MONTHS FROM THE DATE OF THE FIRST PERMIT TO BE ISSUED UNLESS THE PRIVATE WAY OR PUBLIC WAY UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED. PRIOR TO DCES ISSUANCE THE PERMANENT STREET SIGN SHALL BE INSTALLED.
10. PARK AND STREET/PEDESTRIAN TRACTS/OPEN SPACE AREAS SHALL BE LANDSCAPED PER APPROVED SUBDIVISION DEVELOPMENT ORDER. DETAILS SHALL BE PROVIDED ON FINAL ENGINEERING PLANS.
11. CONSTRUCTION ACTIVITY SHALL BE PERMITTED ONLY BETWEEN THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. EXCEPTIONS MAY BE GRANTED BY THE COUNTY ENGINEER OR THE DEVELOPMENT REVIEW MANAGER.
12. TWO CANOPY TREES (1" CALIPER) AND FOUR UNDERSTORY TREES/CANOPY TREES OF 1 1/2" CALIPER, AND A CENTERLINE HEDGE OF AT LEAST 30" IN HEIGHT WILL BE PROVIDED ALONG CELERY AVENUE WITHIN THE REQUIRED 25' BUFFER.
13. FOR CHARGES BY AND MAINTENANCE OF SWALES, RETENTION, AND OPEN SPACE SEE SHEET C-7.
14. SUBDIVISIONS AND CONDOMINIUMS WILL BE PRE-ADDRESSED WITHIN FOURTEEN (14) WORKING DAYS AFTER RECORDING THE PLAT IN THE PUBLIC RECORDS. DEVELOPERS OF COMMERCIAL SITES WITH MULTIPLE OCCUPANTS OR SMALLER RESIDENTIAL PROJECTS (APARTMENTS OR CONDOMINIUMS) SHALL BE REQUIRED TO COORDINATE INDIVIDUAL ADDRESSING PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. THIS CAN BE ACCOMPLISHED BY PROVIDING THE ADDRESSING COORDINATOR WITH A REPRODUCIBLE MYLAR OF THE SITE AND BUILDING LAYOUT PLAN AT LEAST TEN (10) WORKING DAYS PRIOR TO THE SUBMISSION OF BUILDING PERMIT APPLICATIONS. THIS PLAN SHOULD INCLUDE ADJACENT ROAD NAMES, ENTRANCE LOCATIONS, AND ALL POSSIBLE OCCUPANT DIVISION LINES FOR EACH FLOOR.

COMMON USABLE OPEN SPACE



ALL HATCHED AREAS REPRESENTED ARE COUNTED TOWARD OPEN SPACE REQUIREMENTS.

No.	Revision	Approved	No.	Date	Revision	Approved
9/28/04	PER SEMINOLE CNTY DRC COMMENTS DATED 7/16/04	J.E.M	3	03/16/05	PER SEMINOLE CNTY DRC MEETING ON 03/16/05	J.E.M
11/29/04	PER SEMINOLE CNTY DRC COMMENTS DATED 11/08/04	J.E.M				
01/04/05	PER SEMINOLE CNTY DRC COMMENTS DATED 12/21/04	J.E.M				
03/21/05	PER SEMINOLE CNTY DRC COMMENTS DATED 01/21/05	J.E.M				

Designed by:	N.D.E.	5/04
Drawn by:	N.N.N.	5/04
Checked by:	N.D.E.	5/04
Approved by:	J.E.M.	5/04
Certificate of Authorization No. 3218		

Scale:	1" = 40'
Date:	MAY 2004
Job No.	811804
File:	SOP

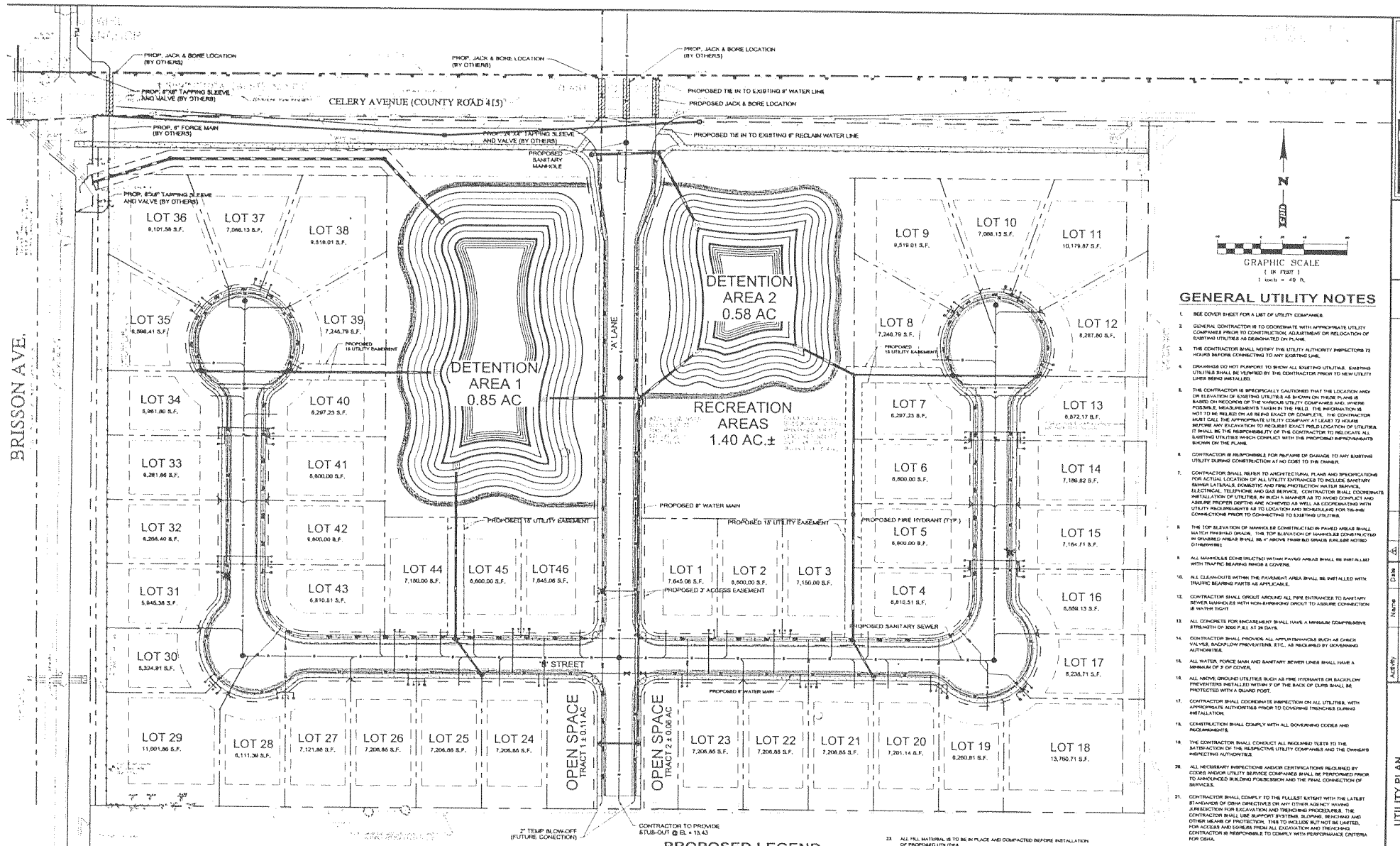
CELERY ESTATES SOUTH
SEMINOLE COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors, Construction Management
www.cphengineers.com
200 West Palmetto Park Boulevard, Boca Raton, FL 33432 Tel: (561) 395-0555 Fax: (561) 395-3460
Certificate of Authorization #: EB 0000366

OVERALL SITE PLAN

Sheet No. C-4

© cph



CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. @ 1-800-432-4770 FOR LOCATION OF PARTICIPATING UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-PARTICIPATING UTILITIES INDIVIDUALLY.

PROPOSED LEGEND

- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE, SEE CITY DETAILS SHEET
- PROPOSED FIRE HYDRANT, SEE CITY DETAILS SHEET
- PROPOSED PIPE FITTING
- PROPOSED GATE VALVE
- PROPOSED RECLAIM WATER MAIN
- PROPOSED RECLAIM SERVICE, SEE CITY DETAILS SHEET
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SEWER SERVICE, SEE CITY DETAILS SHEET
- PROPOSED STORM SEWER PIPE

GENERAL UTILITY NOTES

1. SEE COVER SHEET FOR A LIST OF UTILITY COMPANIES.
2. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.
3. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO NEW UTILITY LINES BEING INSTALLED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, POTABLE AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
8. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).
9. ALL MANHOLES CONSTRUCTED within PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS & COVERS.
10. ALL CLEAN-OUTS WITHIN THE PAVEMENT AREA SHALL BE INSTALLED WITH TRAFFIC BEARING PARTS AS APPLICABLE.
12. CONTRACTOR SHALL CIRCUIT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.
13. ALL CONCRETE FOR ENCASEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
14. CONTRACTOR SHALL PROVIDE ALL APPURTENANCES SUCH AS CHECK VALVES, BACKFLOW PREVENTERS, ETC., AS REQUIRED BY GOVERNING AUTHORITIES.
15. ALL WATER, FORCE MAIN AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3' OF COVER.
16. ALL ABOVE GROUND UTILITIES SUCH AS FIRE HYDRANTS OR BACKFLOW PREVENTERS INSTALLED WITHIN 5' OF THE BACK OF CURB SHALL BE PROTECTED WITH A CRASH POST.
17. CONTRACTOR SHALL COORDINATE INSPECTION ON ALL UTILITIES, WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.
18. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS.
19. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
21. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION, THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
22. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
23. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
24. CONTRACTOR TO LOCATE LIGHT POLES AND FIXTURES AS INDICATED. CONTRACTOR TO BUILD NEW POLE BASE AND STUB CONDUIT AND WIRE AS NEEDED. COORDINATE WITH POWER COMPANY FOR STREET LIGHTING.
25. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.
26. ALL WATER MAINS, FIRE WATER MAINS AND SERVICES SHALL BE TESTED, APPROVED AND DISINFECTED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS PRIOR TO CONNECTION TO MUNICIPAL SYSTEMS.
27. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS TEN (10) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER OVER SEWER LINE IS EIGHTEEN (18) INCHES. (SEE GENERAL NOTES) (SEE DETAIL SHEET)
28. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.

Revisions			
No.	Date	Description	Approved
1	02/14/05	PER SEMINOLE CNTY. DRC COMMENTS DATED 01/21/05	J.E.M.
2	11/30/04	PER SEMINOLE CNTY. DRC COMMENTS DATED 11/08/04	J.E.M.
3	9/23/04	PER SEMINOLE CNTY. DRC COMMENTS DATED 7/16/04	J.E.M.

Scale: 1" = 40'
Date: JUNE 2004
Job No.: 5110.04
Files: UTILITY
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Activity	Name	Date
Designed by:	M.D.S.	6/04
Drawn by:	N.N.N.	6/04
Checked by:	J.E.M.	6/04
Approved by:	J.E.M.	6/04

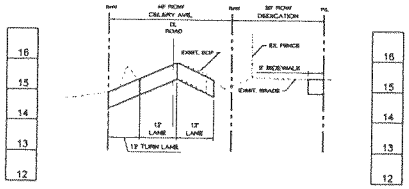
Certificate of Authorization No. 2223

UTILITY PLAN

CELERY ESTATES - SOUTH
SEMINOLE COUNTY, FLORIDA

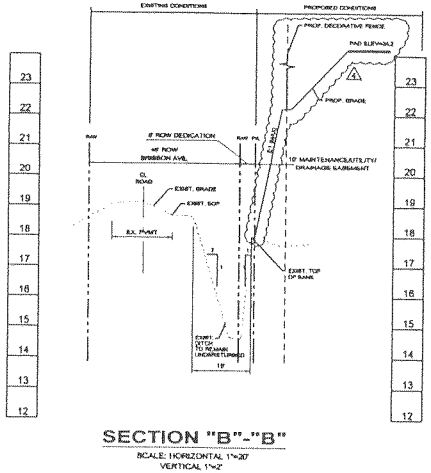
Sheet No.
C-5

Engineers
Landscape Architects
Surveyors
Construction Managers
cph
407 East Horatio Avenue, Suite 2, P.O. Box 2026, Leesburg, FL 32749-2026
(352) 787-0511 Fax (352) 787-5183



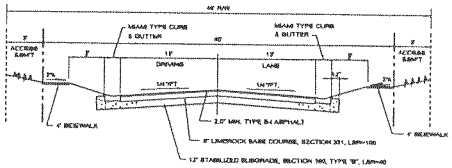
SECTION "A"-"A"

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=3'



SECTION "B"-"B"

SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=2'



NOTE: SIDEWALK SHALL BE CONSTRUCTED
AT THE TIME OF INDIVIDUAL HOUSE
CONSTRUCTION, EXCEPT WHERE NOTED.

"A" LANE
TYPICAL SECTION

N.T.S.

Activity	Name	Date
Designed by:	M.D.S.	8/04
Drawn by:	N.H.H.	8/04
Checked by:	J.E.M.	8/04
Approved by:	J.E.M.	8/04

Certificate of Authorization No. 223

No.	Date	Revision
1	03/11/05	PER SEMINOLE CNTY DRC COMMENTS DATED 03/07/05
2	01/04/05	PER SEMINOLE CNTY DRC COMMENTS DATED 12/21/04
3	11/30/04	PER SEMINOLE CNTY DRC COMMENTS DATED 11/08/04
4	9/30/04	PER SEMINOLE CNTY DRC COMMENTS DATED 7/18/04

Approved

J.E.M.

Scale: 1" = 20'
Date: JUNE 2004
Job No. 511804
File: SECTIONS
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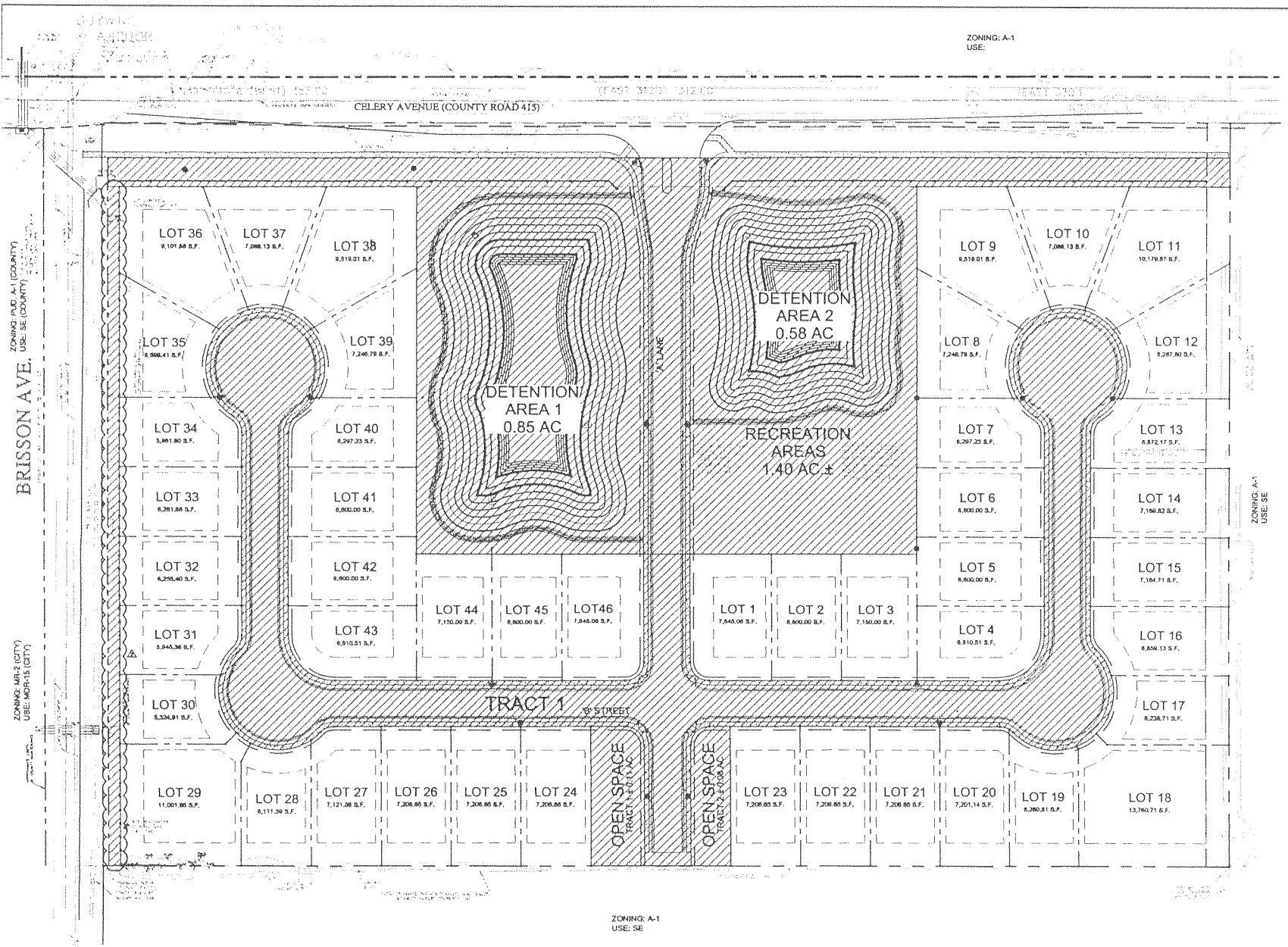
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
148 West Rollins Road, Longwood, FL 32750 (407) 862-1198
Certificate of Authorization No. 223

Sheet No.
C-6

SECTIONS SHEET

CELERY ESTATES - SOUTH
SEMINOLE COUNTY, FLORIDA



No.	Date	Revision	Approved
1	9/26/04	PER SEMINOLE CNTY DRC COMMENTS DATED 7/16/04	J.E.M
2	12/14/04	PER SEMINOLE CNTY DRC COMMENTS DATED 01/21/05	J.E.M
3			
4			

No.	Date	Revision	Approved
5			
6			
7			
8			

Designed by:	N.D.E.	5/04
Drawn by:	N.N.H.	5/04
Checked by:	N.D.E.	5/04
Approved by:	J.E.M.	5/04

Certificate of Authorization No. 3313

Scale: 1" = 40'
Date: MAY 2004
Job No. 511604
File: SDP

CELERY ESTATES
SOUTH
SEMINOLE COUNTY, FLORIDA

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Construction Management
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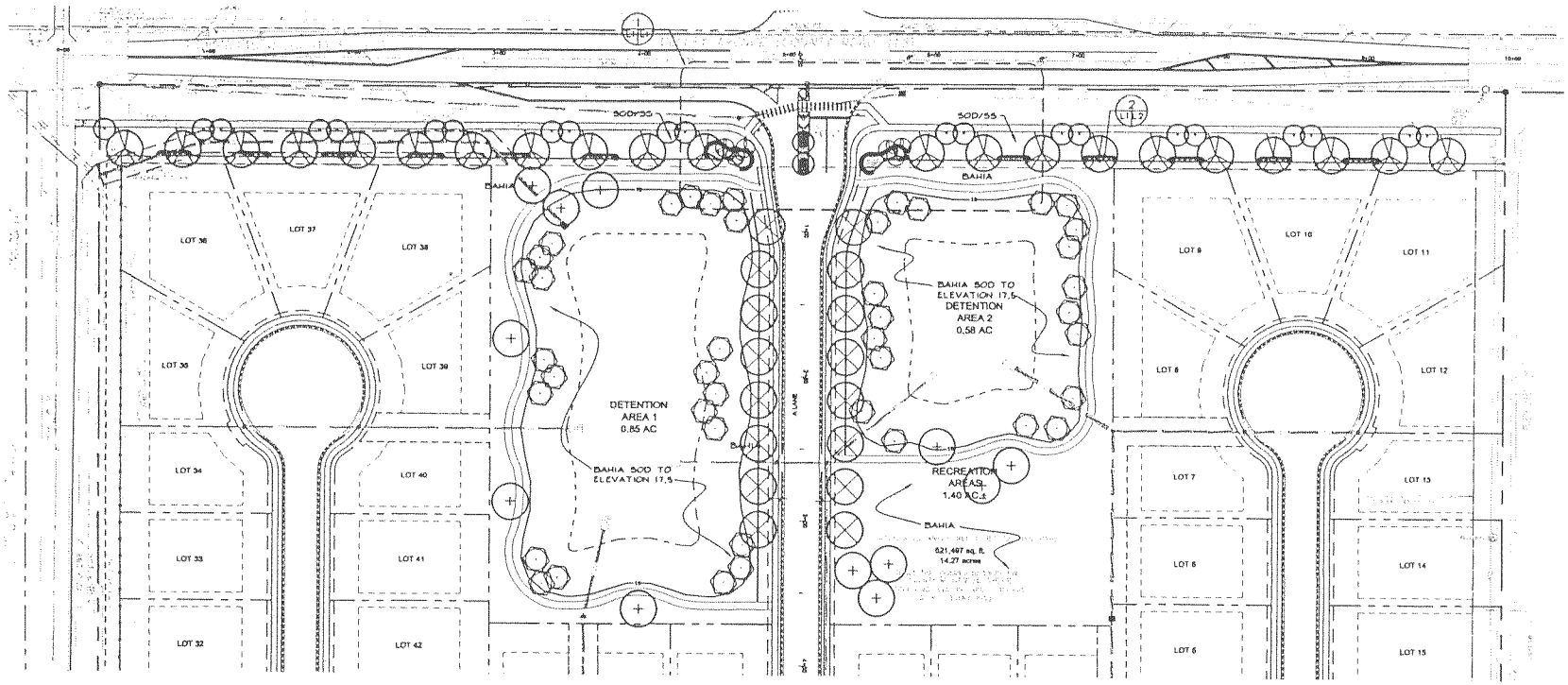
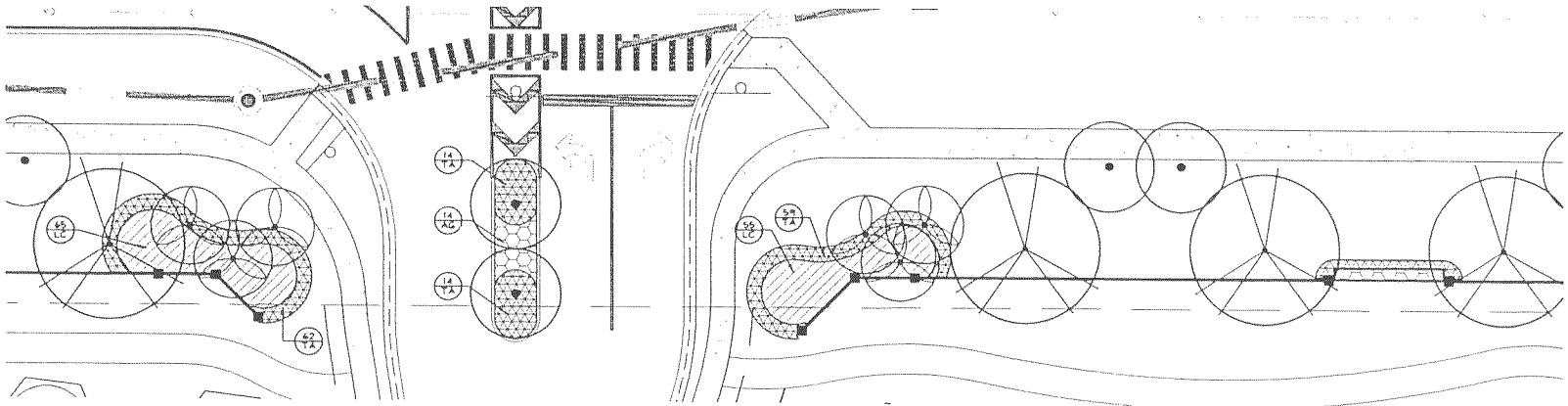
TRACT OWNERSHIP PLAN

Sheet No.
C-7





1 L1.1 ENLARGED LANDSCAPE PLAN

SCALE: 1"=10'

PLANT LEGEND

SYM.	COMMON NAME
TREES	
QV	LIVE OAK
QV2	LIVE OAK
MG	SOUTHERN MAGNOLIA
IV	TAUPON HOLLY
WR	WASHINGTON PALM
TD	BALD CYPRESS
SHRUBS AND GROUNDCOVER	
VO	SHEET VIBURNUM
TA	ASIATIC JASMINE
AG	GLOSSY ABELIA
LC	CHINESE FRINGE BUSH
BAHIA	ARGENTINE BAHIA
SOD/SS	ST. AUGUSTINE GRASS

No.	Date	Re-vision	Approved	No.	Date	Revision	Approved
1	12/04/04	PER SEMINOLE CNTY DRC COMMENTS DATED 12/21/04	J.E.M.	1			
2				2			
3				3			
4				4			

Designed by:	K.D.L.	7/04
Drawn by:	L.E.T.	7/04
Checked by:	J.K.W.	7/04
Approved by:	J.K.W.	7/04
Certificate of Authorization No. 2313		

Scales:	1" = 40'
Date:	11/04
Job No.	811804
File:	LSP

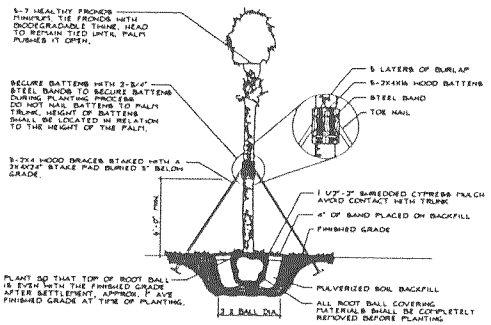
CELERY ESTATES SOUTH
SunCor Properties, Inc
SEMINOLE COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors, Construction Management
www.cphengineers.com

James R. Winter, RLA
LA0020911

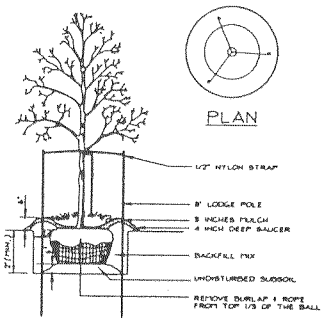
LANDSCAPE NOTES AND DETAILS

Sheet No. L-1



PALM STAKING DETAIL

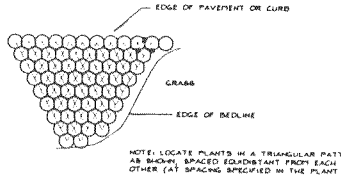
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING

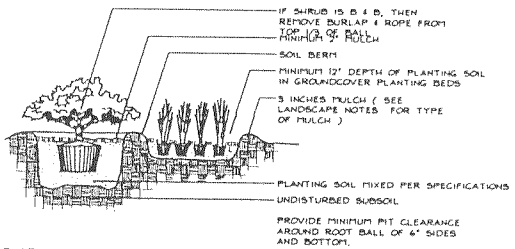
N.T.S.



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

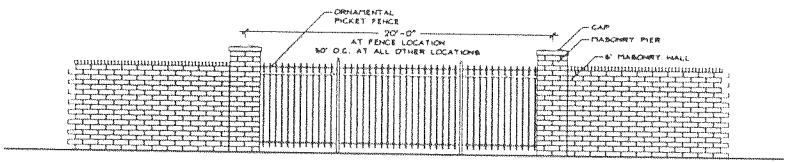
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS



2 L1 & 2 MASONRY WALL AND FENCE ELEVATION

SCALE: 1/4"=1'

PLANT LIST

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	DESCRIPTION
TREES				
QV	21	QUERCUS VIRGINIANA	LIVE OAK	4" CAL. DBH, MIN 12' HT, 5-6' SPRD.
QV2	12	QUERCUS VIRGINIANA	LIVE OAK	2" CAL. DBH, MIN 8' HT., 3-4' SPRD.
MG	6	MAGNOLIA GRANDIFLORA	'DD BLACCHARD' MAGNOLIA	2" CAL. DBH, MIN 8' HT., 3-4' SPRD.
IV	24	ILEX VOMITORIA	YAUPON HOLLY	2" CAL. DBH, MIN 8' HT., 3-4' SPRD.
WR	6	WASHINGTONIA ROBUSTA	WASHINGTON PALM	CT AS SHOWN ON PLAN, B & B
TD	42	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL. DBH, MIN 8' HT., 3-4' SPRD.
SHRUBS AND GROUNDCOVER				
O VO	328	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL., 30" MIN HT., 30" O.C.
TA	149	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL., FULL, 18" O.C.
AG	14	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	3 GAL., 12-18" HT., 24" O.C.
LC	120	LOROPETALUM CHINENSE VAR. RUBRUM 'RUBY'	CHINESE FRINGE BUSH	3 GAL., 12-18" HT., 24" O.C.
BAHIA	BY CONTR.	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	SEED AND MULCH, CONTRACTOR TO VERIFY
SOD/SS	BY CONTR.	STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOLID SOD, CONTRACTOR TO VERIFY QTY.

NOTE:

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND COUNTY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

No.	Date	Revision	Approved
1			
2			
3			
4			

No.	Date	Revision	Approved
1			
2			
3			
4			

Designed by:	K.D.L.	7/04
Drawn by:	L.E.T.	7/04
Checked by:	J.K.W	7/04
Approved by:	J.K.W	7/04
Certificate of Authorization No. 3218		

Scales: 1" = 40'
Date: JULY 2004
Job No. 811004
Plot: 1:3P

CELERY ESTATES SOUTH
SunCor Properties, Inc
SEMINOLE COUNTY, FLORIDA

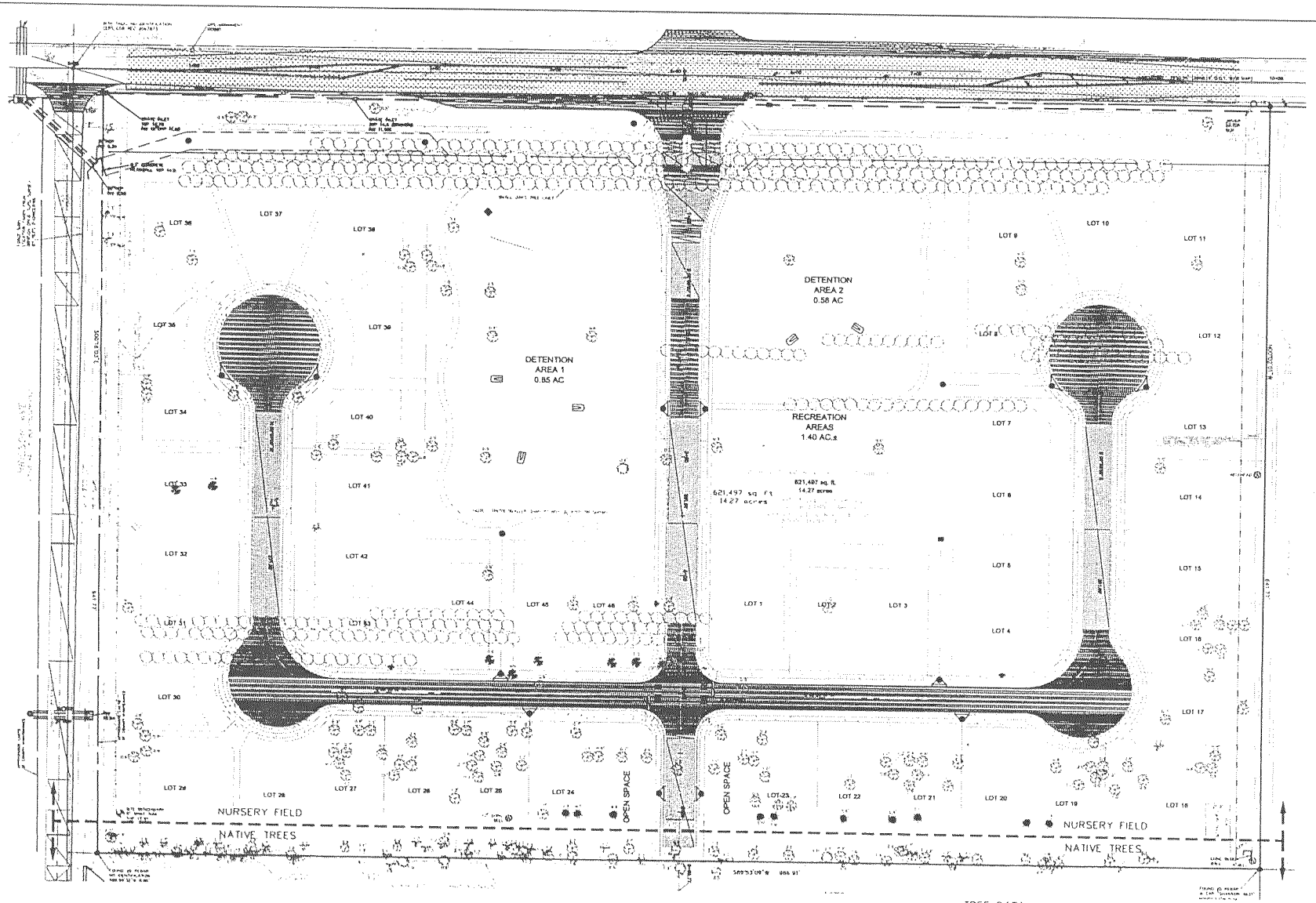
cph Engineers Planners Landscape Architects Surveyors Construction Management
www.cphconsultants.com
1211 West Fulton Street, Sanford, FL 32771 P.O. Box 1549, Sanford, FL 32772-1549
Phone (407) 322-6405 Fax (407) 322-6407

Jerome K. Winter, R.L.A.
LA0000811

LANDSCAPE NOTES AND DETAILS

Sheet No.
L-2

©



TREES IN R.O.W.

SIZE (INCHES)	INCHES
6	OAK
12	OAK
10.5	PINE
10.5	PINE
5.5	OAK
10.5	PINE
12	OAK
10	OAK
10	OAK
24	PALM
8	OAK
10.5	OAK
10	OAK
7	OAK
7	OAK
84	NURSERY

OTHER TREES

SIZE (INCHES)	TYPE		
10	BAY	6	OAK
9	BAY	12	OAK
9	CEDAR	25	OAK
6	CYPRESS	23	OAK
6	CYPRESS	13	PALM
6	CYPRESS	15	PALM
12	CYPRESS	15	PALM
12	CYPRESS	24	PALM
7	CYPRESS	14	PALM
7	CYPRESS	16	PALM
13	CYPRESS	18	PALM
13	CYPRESS	15	PALM
13	CYPRESS	18	PALM
7	MAGNOLIA	20	PALM
9	MAGNOLIA	18	PALM
9	MALELEUCA	18	PALM
12	MALELEUCA	16	PALM
8	OAK	12	PALM
6	OAK	12	PALM
8	OAK	14	PALM
14.5	OAK	16	PALM
18	OAK	12	PALM
17	OAK	13	PALM
7	OAK	15	PALM
12	OAK	18	PALM
10	OAK	16	PALM
10	OAK	15	PALM
10	OAK	18	PALM
8	OAK	18	PALM
7	OAK	14	PALM
12	OAK	17	PALM
12	OAK	17	PALM
12	OAK	17	PALM
8	OAK	17	PALM
8	OAK	18	PALM
10	OAK	18	PALM
8	OAK	14	PALM
10.5	OAK	16	PALM
7	OAK	17	PALM
6	OAK	14	PALM
6	OAK	16	PALM
8	OAK	14	PALM
12	OAK	18	PALM
7	OAK	12	PALM
10	OAK	14	PALM
10.5	OAK	14	PALM
10.5	OAK	14	PALM
7	OAK	18	PALM
12	OAK	18	PALM
7	OAK	18	PALM
8	OAK	16	PALM
8	OAK	12	PALM
8	OAK	14	PALM
8	OAK	17	PALM
13	OAK	13	PALM
10.5	OAK	21	PALM
13	OAK	27	PALM
10	OAK	13	PALM
13	OAK	19	PALM
6	OAK	17	PINE
6	OAK	7	PINE
10.5	OAK	7	PINE
7	OAK	10.5	PINE
12	OAK	13	PINE
10	OAK	13	PINE
10.5	OAK	8	PINE
10.5	OAK		
8	OAK		
13	OAK		
10	OAK		
12	OAK		
8	OAK		
8	OAK		
15	OAK		
8	OAK		
13	OAK		
10	OAK		
7	OAK		
12	OAK		
34	OAK		
20	OAK		
15	OAK		
26.5	OAK		
33	OAK		
24	OAK		
10	OAK		
32	OAK		
24	OAK		
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32	OAK		
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13	OAK		
28	OAK		
14	OAK		
26	OAK		
10	OAK		
10	OAK		
7	OAK		
10.5	OAK		

TREE DATA

TREES REMOVED		REQUIRED REPLACEMENTS 2" MIN. CAL.
3"–12"	8	16
13"–23"	10	30
24"	18	72
		118

REQUIRED REPLACEMENT TREES = 118
PROVIDED TREES = 118

No.	Date	Revision	Approved
1			
2			
3			
4			

No.	Date	Revision	Approved
5			
6			
7			
8			

Designed by:	C.N.W.	7/04
Drawn by:	C.N.W.	7/04
Checked by:	M.J.U.	7/04
Approved by:	M.J.U.	7/04
Certificate of Authorization No. 3313		

Scale:	1" = 60'
Date:	11/04
Job No.	811904
Plot:	LBP

CELERY ESTATES SOUTH
SunCor Properties, Inc
SEMINOLE COUNTY, FLORIDA

cph Engineers, Planners, Landscape Architects, Surveyors, Construction Management

JAMES K. WHITAR, R.L.A. #11

TREE RETENTION PLAN

Sheet No. **TR-1**