Item #

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

SUBJECT: **Grande Oaks Preliminary Subdivision Approval**

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

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

Agenda Date 10/05/05 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Approve the Preliminary Subdivision Plan (PSP) for Grande Oaks Subdivision, located west of International Parkway and east of Orange Blvd. on the north side of CR 46A in Section 31, Township 19, Range 30.

District 5-Carey (Rebecca Hammock, Principal Planner)

BACKGROUND:

The applicant Kolter Properties Co. is requesting PSP approval for 314 fee simple townhome lots on 27.18 acres zoned Planned Unit Development (PUD). The proposed density is 11.56 du/acre.

The subject property is located west of International Parkway and east of Orange Blvd. on the north side of CR 46A, near Colonial Town Park and Parkplace at Heathrow.

The site will utilize Seminole County water and sewer and the internal subdivision roads will be private to be owned and maintained by the Home Owner's Association.

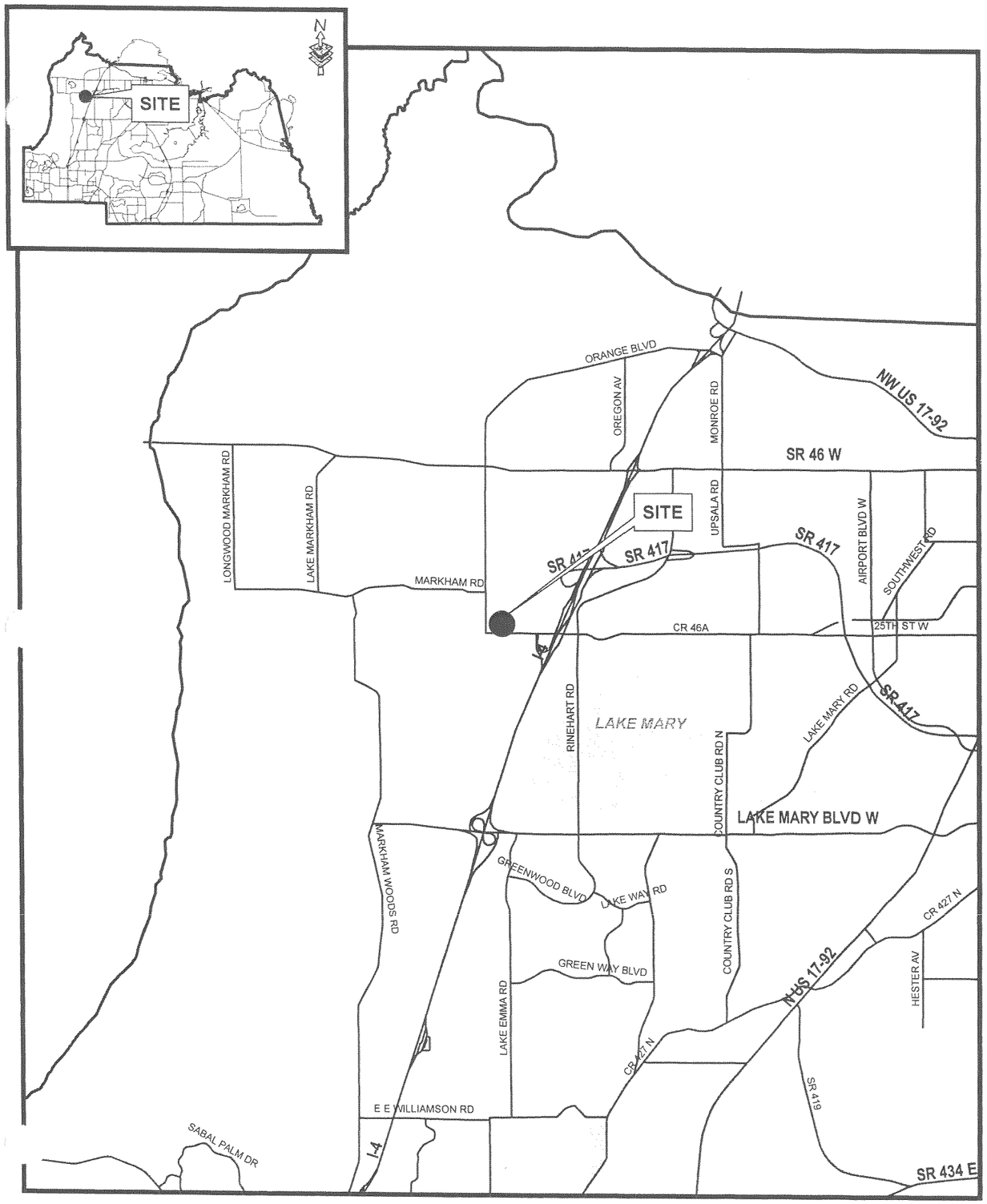
The final master plan for the proposed townhomes was approved by the Board of County Commissioners on September 27, 2005.

STAFF RECOMMENDATION:

Staff recommends approval of the PSP for Grande Oaks.

Attachments: Location map
Preliminary Plan Reduction

DR No. 05-05500024
Parcel ID#:
31-19-30-300-0160-0000+++



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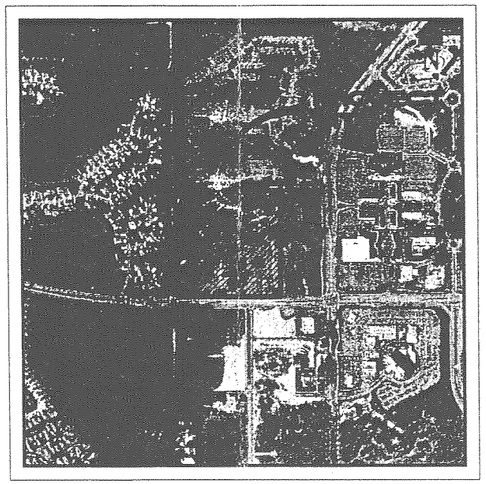
PRELIMINARY SUBDIVISION PLAN FOR

GRANDE OAKS

SEMINOLE COUNTY, FLORIDA
JULY 22, 2005



VICINITY MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER:
PELLONI DEVELOPMENT
1515 INTERNATIONAL PARKWAY,
SUITE 3001
HEATHROW, FL 32746
PHONE: (407) 333-7700
FAX: (407) 333-7711
CONTACT: JUSTIN PELLONI

KOLTER PROPERTY COMPANY
1601 FORUM PLACE, SUITE 805
WEST PALM BEACH, FLORIDA 33401
PHONE: (561) 682-9500
FAX: (561) 682-1050
CONTACT: SCOTT MORTON

CIVIL ENGINEERING:
KIMLEY-HORN & ASSOCIATES, INC.
CONTACT: JON MARTIN, P.E.
3660 MAGUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE: (407) 898-1511
FAX: (407) 894-4791

SURVEYOR:
SHANNON SURVEYING, INC.
499 NORTH S.R. 434
SUITE 2153
ALTAMONTE SPRINGS, FL 32714
CONTACT: JIM SHANNON
PHONE: (407) 774-8372

LANDSCAPE ARCHITECTURE:
INTUITIVE DESIGN GROUP
325 SW SAINT LUCIE STREET
STUART, FLORIDA 34997
CONTACT: JOSH EASTLAKE
PHONE: (772) 220-9711
FAX: (772) 781-1040

GEOTECHNICAL ENGINEERING:
ARDAMAN AND ASSOCIATES, INC.
8008 SOUTH ORANGE AVENUE
ORLANDO, FL 32809
CONTACT: CHUCK CUNNINGHAM
PHONE: (407) 855-3860
FAX: (407) 859-8121

ENVIRONMENTAL:
EMD ENVIROMENTAL CONSULTANTS
3333 SOUTH ORANGE AVENUE
SUITE 220
ORLANDO, FL 32806
CONTACT : KATHY HALE
PHONE: (407) 843-0615

ARCHITECT:
THE EVANS GROUP
1001 NORTH ORANGE AVENUE
ORLANDO FLORIDA 32801
CONTACT: KEN TOBIN
PHONE: (407) 650-8770

UTILITY SUPPLIERS:

WATER AND REUSE AND SEWER:
SEMINOLE COUNTY ENVIROMENTAL SERVICES
500 W LAKE MARY BLVD
SANFORD, FL 32773
PHONE No. (407) 665-2010

CABLE:
BRIGHTHOUSE NETWORKS
944 MAGUIRE ROAD
OCOEE, FL 34761
CONTACT PERSON: TRACY SCHOENANUER
PHONE No. (407) 215-5966

WATER MANAGEMENT DISTRICT:
ST JOHNS RIVER WATER MANAGEMENT DISTRICT
975 KELLER ROAD
ALTAMONTE SPRINGS, FL 32714

NATURAL GAS:
FLORIDA PUBLIC UTILITIES
P.O. BOX 530969
DEBARY, FL 32753
CONTACT PERSON: JIM McKENNA
PHONE No. (386) 668-2600

TELEPHONE:
BELL SOUTH
500 N. ORANGE AVENUE, RM 360
ORLANDO, FL 32801
CONTACT PERSON: NICK FARRIS
PHONE No. (407) 237-3082

BUILDING DEPARTMENT:
SEMINOLE COUNTY BUILDING DEPARTMENT
PLANNING & DEVELOPMENT DEPARTMENT
1101 EAST FIRST STREET
SANFORD, FL 32771

POWER:
FPL (FLORIDA POWER & LIGHT)
2626 W SR 46
P.O. BOX 2149
SANFORD, FL 32771
CONTACT PERSON: JOHNIE WILSON
PHONE No. (407) 328-1938
FAX No. (407) 328-1910

SHEET INDEX

SHEET NO.	DESCRIPTION
C01	COVER SHEET
C02	PSP AERIAL PHOTOGRAPH
C03	EXISTING CONDITIONS/DEMOLITION PLAN
C04	PSP MASTER LAND USE PLAN
C05	SITE PLAN
C06	PRELIMINARY SUBDIVISION PLAN
C07	PSP OVERALL PAVING, GRADING AND DRAINAGE PLAN
C08	MASTER UTILITY SERVICE AND FIRE PROTECTION PLAN
C09	SECTIONS
C10	SECTIONS
LP1	CONCEPTUAL LANDSCAPE PLAN
LP2	CONCEPTUAL LANDSCAPE PLAN
LP3	CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR:

PELLONI

KOLTER COMMUNITIES

PREPARED BY:

SECTION: 31
TOWNSHIP: 19S
RANGE: 30E

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Kimley-Horn and Associates, Inc.
FBPE No. CA00000696

3660 Maguire Boulevard
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Orlando, FL 32803
Phone: 407-898-1511
Fax: 407-894-4791

JONATHAN A. MARTIN, P.E.
FL P.E. # 54055

ENGINEER'S PROJECT NO.: 049105006
07/22/05
REVISED SEPTEMBER 9, 2005

Drawing name: G:\049105006\CA00\PSP\C01- Cover - Seminole Co.dwg C1 Sep 09, 2005 12:44pm by: Chris.Okelley
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Drawing name: G:\049105006\CADD\PSP\C02 - Aerial.dwg C02 Sep 09, 2005 12:45pm by: Chris.OKelley

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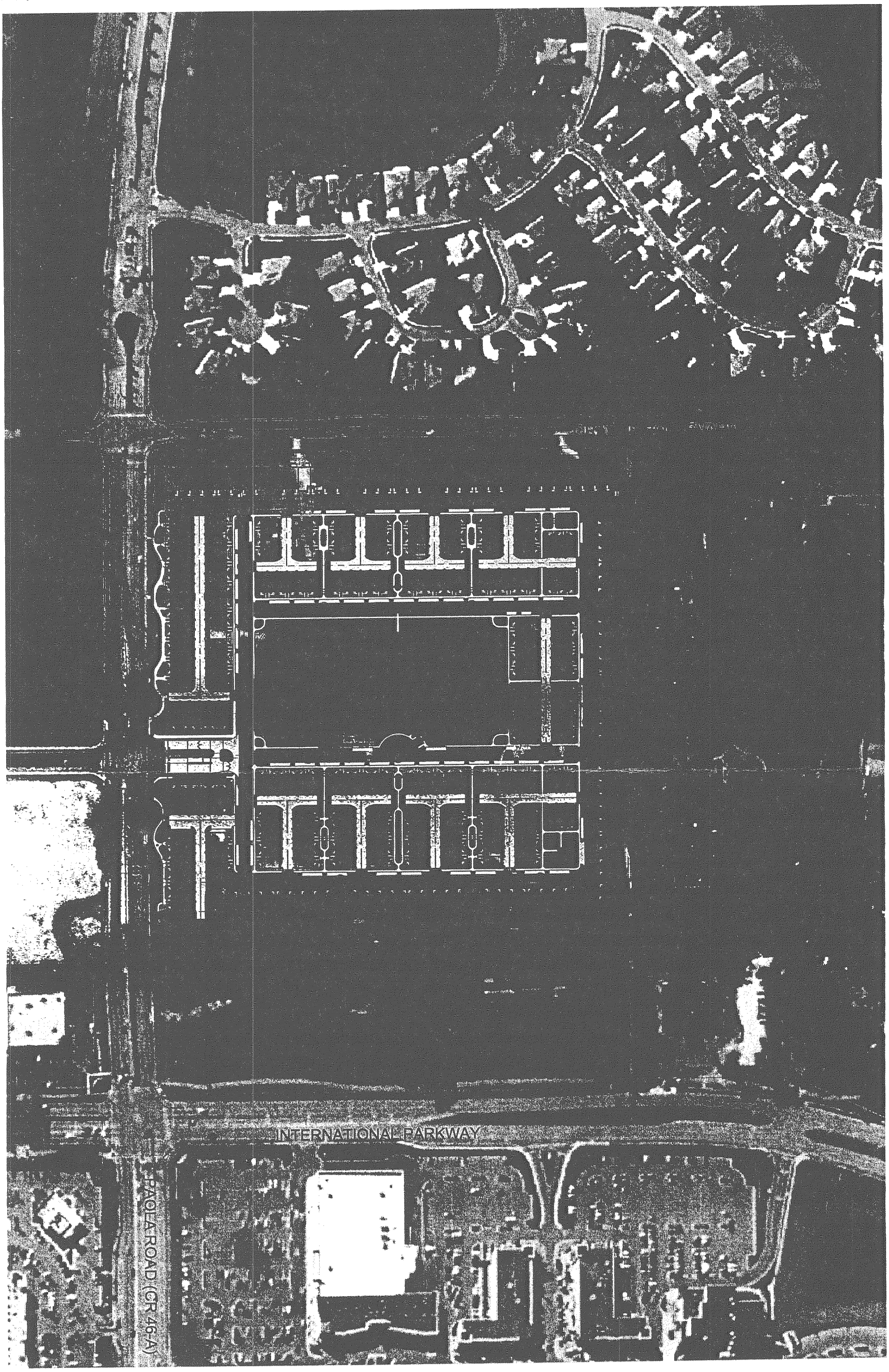
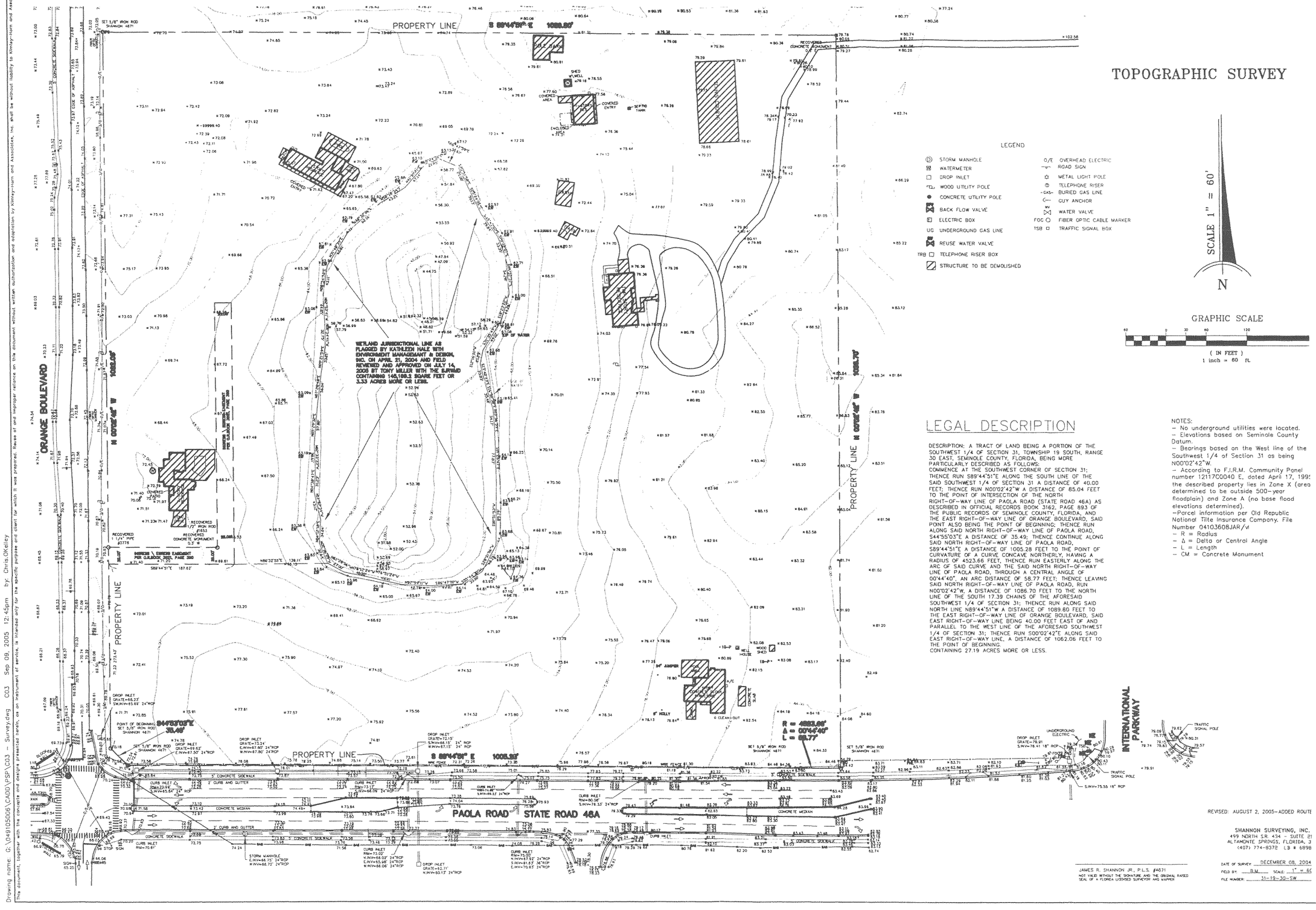


SHEET NUMBER C02	DATE 05/27/05 PROJECT NO. 049105006	GRANDE OAKS SEMINOLE COUNTY FLORIDA	PSP AERIAL PHOTOGRAPH	SCALE AS NOTED DESIGNED BY JRS DRAWN BY RKW CHECKED BY JRJ	DESIGN ENGINEER: JONATHAN A. MARTIN, P.E. FLORIDA REGISTRATION NUMBER: 54055	Kimley-Horn and Associates, Inc. © 2005 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BLVD., SUITE 200, ORLANDO, FL 32803 (407) 898-1511 FBPE No. CA00000696	No. 1 REVISED PER SEMINOLE COUNTY COMMENTS 09/09/05 CNO; REVISIONS DATE BY

TOPOGRAPHIC SURVEY



LEGEND

- STORM MANHOLE
- WATERMETER
- DROP INLET
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- BACK FLOW VALVE
- ELECTRIC BOX
- UG UNDERGROUND GAS LINE
- REUSE WATER VALVE
- TRB TELEPHONE RISER BOX
- STRUCTURE TO BE DEMOLISHED
- O/E OVERHEAD ELECTRIC
- ROAD SIGN
- METAL LIGHT POLE
- TELEPHONE RISER
- -GAS- BURIED GAS LINE
- GUY ANCHOR
- WATER VALVE
- FOC FIBER OPTIC CABLE MARKER
- TSB TRAFFIC SIGNAL BOX

LEGAL DESCRIPTION

DESCRIPTION: A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 65.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 27.19 ACRES MORE OR LESS.

NOTES:
- No underground utilities were located.
- Elevations based on Seminole County Datum.
- Bearings based on the West line of the Southwest 1/4 of Section 31 as being N00°02'42"W.
- According to F.I.R.M. Community Panel number 1211700040 E, dated April 17, 1995 the described property lies in Zone X (area determined to be outside 500-year floodplain) and Zone A (no base flood elevations determined).
-Parcel information per Old Republic National Title Insurance Company. File Number 04103608JAR/vl
- R = Radius
- Δ = Delta or Central Angle
- L = Length
- CM = Concrete Monument

REVISED: AUGUST 2, 2005-ADDED ROUTE

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 21
ALTAMONTE SPRINGS, FLORIDA, 3
(407) 774-8372 LB # 6898

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SURVEY: DECEMBER 08, 2004
FIELD BY: R.M. SCALE: 1" = 60'
FILE NUMBER: 11-19-30-SW

No.	REVISIONS	DATE	BY
1	REVISED PER SEMINOLE COUNTY COMMENTS	09/09/05	CNO

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FBPE No. CA00000696

DESIGN ENGINEER: JONATHAN A. MARTIN, P.E.
FLORIDA REGISTRATION NUMBER: 54055

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: RKW
CHECKED BY: JRJ

EXISTING CONDITIONS/ DEMOLITION PLAN

GRANDE OAKS
SEMINOLE COUNTY FLORIDA

DATE: 05/02/05
PROJECT NO. 049105006
SHEET NUMBER C03

Drawing name: G:\049105006\CADD\PSW\C03 - Survey.dwg C03 Sep 09, 2005 12:45pm by: Chris.OKelley
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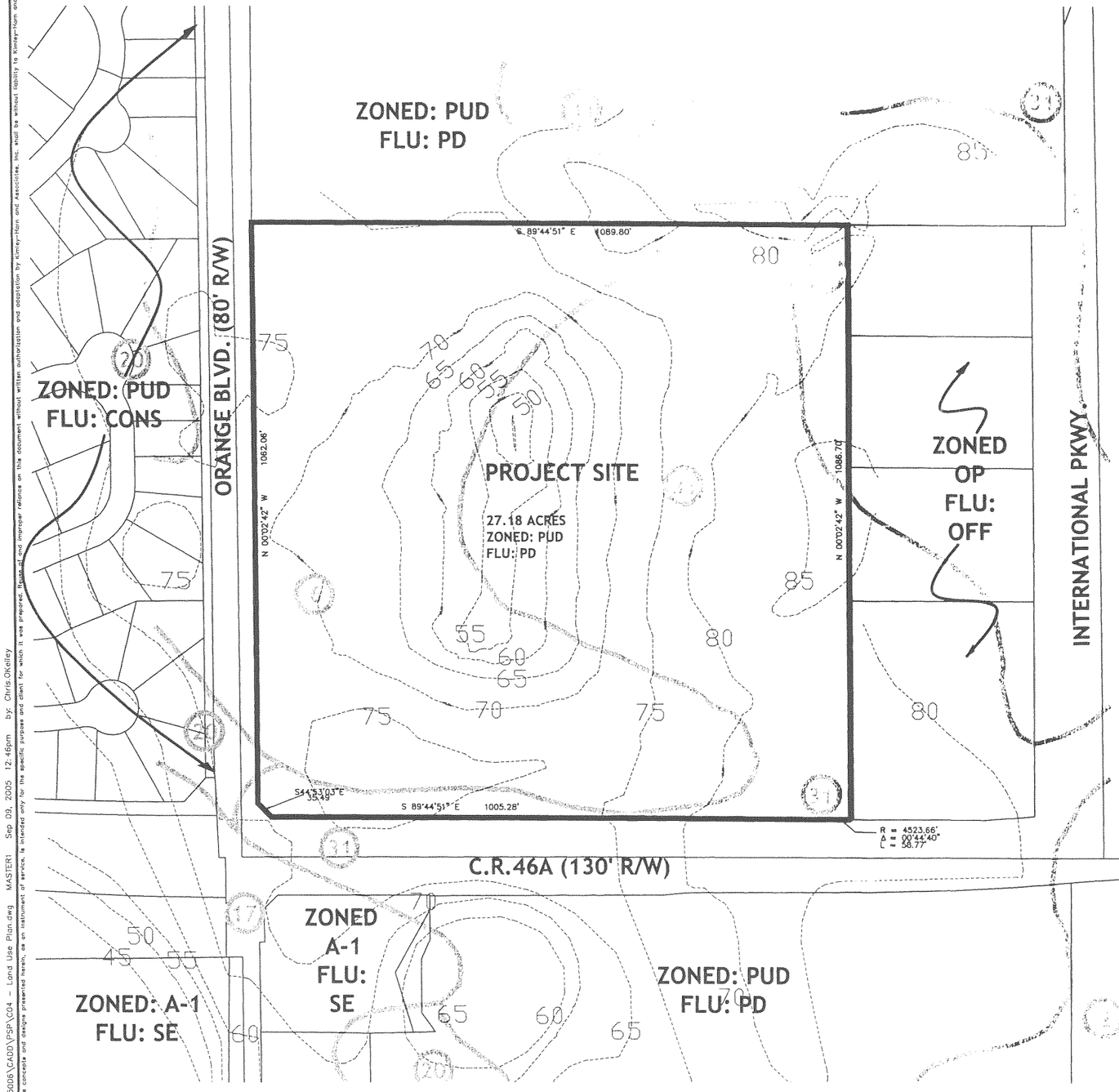
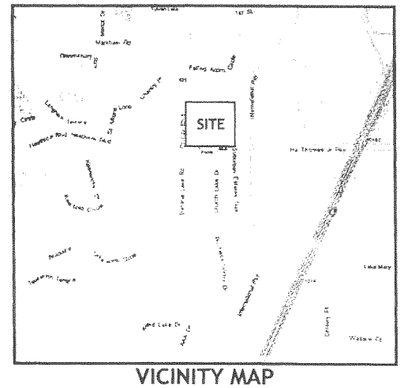
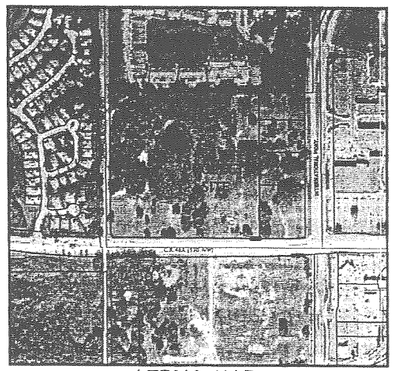




VICINITY MAP



AERIAL MAP
(SCALE : 1" = 500')

NORTH

0 100 200
SCALE AS SHOWN

LEGEND

75 Topography
Soils line

SOILS INFORMATION

6 Astatula-Apopka fine sands, 0 to 5 percent slopes
20 Myakka and Eaugaillie fine sands
31 Tavares-Millhopper fine sands, 0 to 5 percent slopes
Source: Seminole County GIS Data

DEVELOPMENT SUMMARY			
LAND USE	ACREAGE	UNITS/SF	DENSITY/FAR
TOWNHOMES	27.18	314	11.6 DU/AC

NOTE : SEE SHEET C05 (MASTER PLAN) FOR ADDITIONAL SITE INFORMATION.

NO	REVISIONS	DATE	BY
1	REVISED PER SEMINOLE COUNTY COMMENTS	08/09/05	CNO

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FRPE NO. CA0000596

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: RKW
CHECKED BY: JRJ

DESIGN ENGINEER:
JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER
54055

PSP
MASTER LAND USE PLAN

GRANDE OAKS
SEMINOLE COUNTY FLORIDA

DATE
07/22/05
PROJECT NO.
049105006
SHEET NUMBER
C04

Drawing name: G:\049105006\CADD\PSP\C04 - Land Use Plan.dwg MASTER! Sep 09, 2005 12:46pm by: Chris.Okelley
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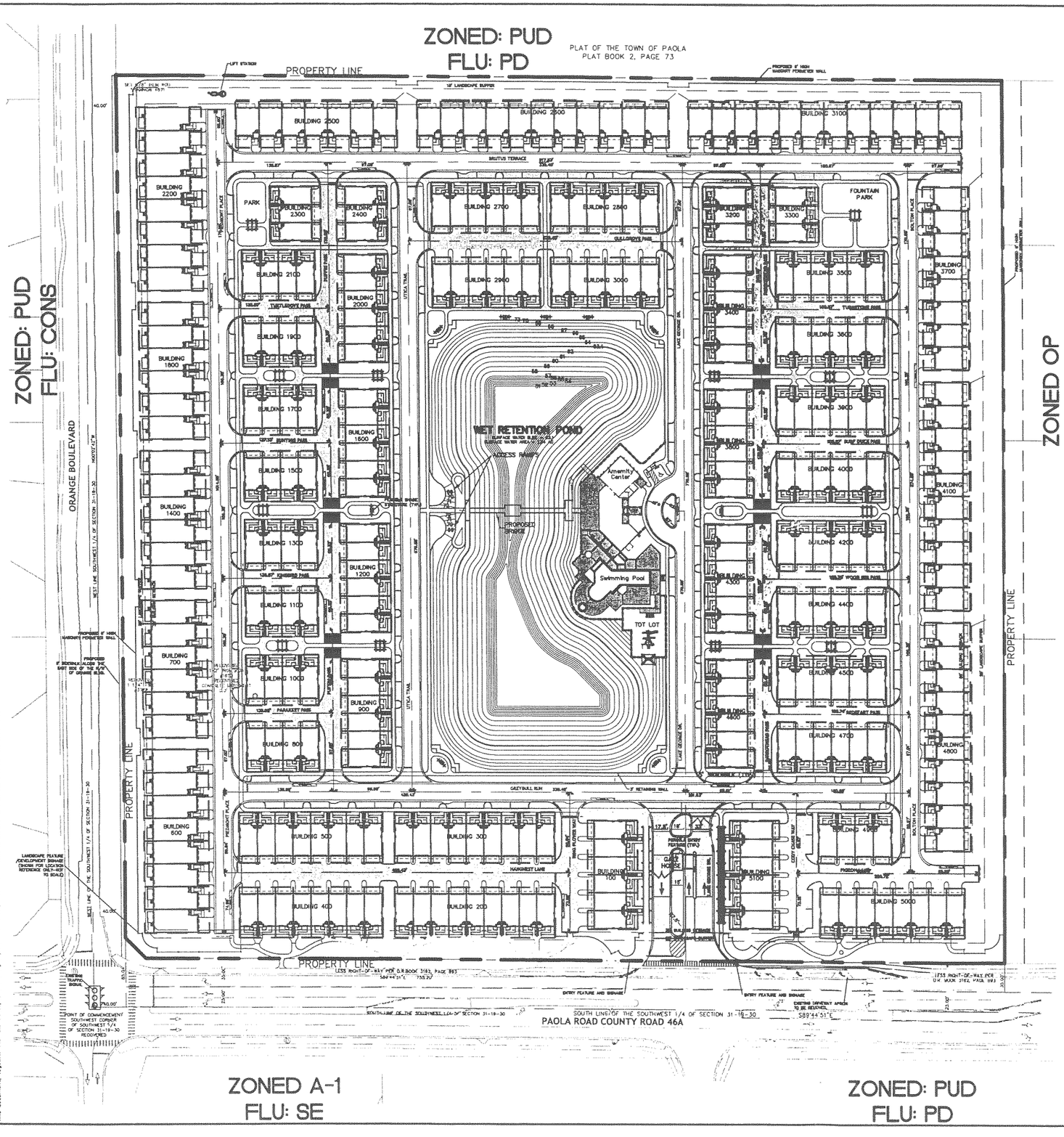

NORTH

0 60 120

SCALE AS SHOWN

DEVELOPMENT NOTES:

PARCEL ID'S:

31-19-30-300-0180-0000; 31-19-30-300-0170-0000;
31-19-30-300-0190-0000; 31-19-30-300-0160-0000;
31-19-30-300-018A-0000; 31-19-30-300-0198-0000;
31-19-30-300-019C-0000; 31-19-30-300-0194-0000;
31-19-30-300-019J-0000; 31-19-30-300-019K-0000;
31-19-30-300-019L-0000; 31-19-30-300-0184-0000;
31-19-30-300-019P-0000; 31-19-30-300-0192-0000;
31-19-30-300-019R-0000; 31-19-30-300-0195-0000

SITE DATA:

TRACT SIZE:	27.18 ACRES
EXISTING ZONING:	A-1 (AGRICULTURAL)
PROPOSED ZONING:	PUD
CURRENT FUTURE LAND USE:	OFF
PROPOSED FUTURE LAND USE:	PD

DEVELOPMENT PROGRAM:

LAND USE	UNITS ALLOWED	UNITS PROPOSED	DENSITY ALLOWED	DENSITY PROPOSED
RESIDENTIAL	320	314	12.5 DU/AC	11.56 DU/AC

LANDSCAPE BUFFER/ SETBACKS/

	MIN. BUILDING SETBACKS	MIN. LANDSCAPE BUFFER	MIN. PAVING SETBACKS
COUNTY ROAD 46A (SOUTH)	35 FT.	25 FT.	25 FT.
ORANGE BLVD (WEST)	35 FT.	25 FT.	15 FT.
(NORTH)	35 FT.	15 FT.	15 FT.
(EAST)	50 FT.	25 FT.	15 FT.

BUILDING HEIGHTS: TOWNHOMES MAX HEIGHT : 40 FT
MAX. 2-STORY -- WESTERLY 120' OF SITE

PROJECT SIZE = 27.18 ACRES = 1,184,396 sf
ESTIMATED POND SIZE = 2.08 ACRES = 89,541 sf
(WITH RECREATION AMENITIES SURROUNDING POND.)
ESTIMATED DRIVE AISLES = 4.61 ACRES
REQUIRED BUFFER AREAS = 2.20 ACRES
ESTIMATED PARKING AND PAVED AREAS = 0.85 ACRES
ESTIMATED RESIDENTIAL LOTS = 11.50 ACRES
ESTIMATED UTILITY TRACT (LIFT STATION) = 0.06 ACRES
NET BUILDABLE AREA = 20.51 ACRES

WETLANDS:

PRE-DEVELOPMENT ONSITE WETLANDS = 3.33 AC
WETLAND TYPE: DEEP MARSH
WETLAND SIGNIFICANCE: LOW (SCORE OF 7)
POST-DEVELOPED ONSITE WETLANDS = 0.00 AC.
TYPE AND SIGNIFICANCE: N/A
WETLANDS WILL BE MITIGATED OFF SITE.

DAILY TRIPS GENERATED:

RESIDENTIAL TOWNHOMES = 1696 ADT

TRAFFIC:

EXISTING LEFT TURN LANE ON CR 46A WILL BE EXTENDED FOR ADDITIONAL STORAGE IF REQUIRED PER TRAFFIC ANALYSIS.

PARKING:

REQUIRED: TWO (2) OFF-STREET PARKING SPACES FOR EACH RESIDENTIAL UNIT (PER SEMINOLE COUNTY LAND DEVELOPMENT CODE).
(314 UNITS) X (2 SPACES PER UNIT) = 628 SPACES

PROPOSED: (314 UNITS) X (2 GARAGE SPACES PER UNIT) = 628 SPACES
ROADSIDE GUEST PARKING = 129 SPACES
TOTAL PROPOSED = 757 SPACES

REQUIRED "USABLE" OPEN SPACE:

(25% OF GROSS SITE) = 27.2 x 0.25 = 6.80 AC
ESTIMATED "USABLE" OPEN SPACE PER SEMINOLE COUNTY "METHOD FOR CALCULATING "COMMON USABLE" OPEN SPACE FOR PUD ONLY" WORKSHEET
PROVIDED USABLE OPEN SPACE = 7.96 AC

DENSITIES:

RESIDENTIAL DENSITY
NUMBER OF TOWNHOMES ALLOWED : 320
NUMBER OF TOWNHOMES PROPOSED : 314
GROSS DENSITY ALLOWED= 12.5 DWELLING/ACRE
GROSS DENSITY PROPOSED= 11.56 DWELLING/ACRE
NET BUILDABLE DENSITY = 15.81 UNITS/ACRE
MAXIMUM = AVERAGE FOR PROJECT AS RESIDENTIAL TRACT NOT BEING SUBDIVIDED INTO SMALLER, VARYING DENSITY TRACTS.

BUFFER ALONG ORANGE BOULEVARD:

SHALL BE 25 FT IN WIDTH WITH A 6-FT SCREENING WALL AND A COORDINATED REPETITION OF TREES ON THE ORANGE BOULEVARD SIDE OF THE WALL IN COMPLIANCE WITH SEMINOLE COUNTY LAND DEVELOPMENT CODE AS DEPICTED ON THE LANDSCAPE PLANS. THE WALL WILL BE PLACED 15' EAST OF THE ORANGE BOULEVARD RIGHT-OF-WAY AS SHOWN.

MAJOR LANDSCAPING CONCEPTS:

SEVERAL PASSIVE PARKS ARE DISBURSED THROUGHOUT THE SITE TO PROVIDE COMMUNITY OPEN SPACE. THE DEVELOPMENT PROPOSES TO PROVIDE LANDSCAPING IN EXCESS OF CODE MINIMUM. A SHADE TREE STREETSCAPE IS PROPOSED ALONG THE COMMUNITY SIDEWALK SYSTEM AND PERIMETER BUFFERS. IN ADDITION, THE APPLICANT PROPOSES TO TRANSPLANT SEVERAL OF THE EXISTING OAK TREES ON THE PROPERTY TO NEW LOCATIONS WITHIN THE PROJECT'S ENTRY AND PARK AREAS. TREES WILL BE ADJUSTED AS REQUIRED TO ALLEVIATE CONFLICTS WITH STREET LIGHTING, DRAINAGE PIPES AND OTHER UTILITIES THROUGHOUT THE SITE.

NOTES:

PUBLIC SAFETY, FIRE LOSS:

THE FOLLOWING REQUIREMENTS SHALL BE ON ALL SITE PLANS FOR SPRINKLERED BUILDINGS:

A) A CLASS 5 CONTRACTOR IS REQUIRED TO INSTALL FIRE LINES.
B) THE FIRE LINE FOR SPRINKLERED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
C) NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
D) THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE WITHIN 200 FEET OF THE FIRE HYDRANT.
E) ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14.
F) THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
G) ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPARTMENT BEFORE BEING COVERED.

A SEPARATE PERMIT IS REQUIRED TO INSTALL THE FIRE LINE.

STORMWATER:

SITE IS IN A LAND LOCKED BASIN AND WILL BE REQUIRED TO HOLD THE 100-YEAR STORM EVENT ONSITE.

STORMWATER INFRASTRUCTURE SHOWN HEREIN CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

LANDSCAPING:

AN OPAQUE WALL NOT LESS THAN 6 FEET IN HEIGHT WILL SURROUND THE NORTH, EAST AND WEST SIDES OF THE PROPERTY.

LIGHTING:

LIGHTING WILL COMPLY WITH SEMINOLE COUNTY'S NEW LIGHTING CODE.

UTILITIES:

SANITARY, WATER, AND REUSE WATER INFRASTRUCTURE SHOWN HEREIN CONCEPTUAL ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

SANITARY:

PROJECTED WASTEWATER FLOWS: TOWNHOMES: 314 UNITS = 90,300 GPD PER SEMINOLE COUNTY AGREEMENT.

WATER AND FIRE SERVICE:

ONSITE WATER DISTRIBUTION SYSTEM WILL SERVE BOTH POTABLE DEMANDS AND FIRE SERVICE DEMANDS IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL STATUTES.
PROJECTED POTABLE WATER FLOWS: 314 UNITS = 100,510 GPD PER SEMINOLE COUNTY AGREEMENT

MAINTENANCE:

STREETS, BUFFERS, LANDSCAPING, RETENTION POND, WATER, SEWER, AND STORM WITHIN THE COMMON AREAS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND:

- EXISTING FORCE MAIN LINE
- EXISTING SANITARY
- EXISTING WATER MAIN
- EXISTING REUSE WATER MAIN
- PROPOSED LOT LINE
- PROPOSED BOUNDARY LINE
- PROPOSED STREET PAVERS
- PROPOSED SIDEWALK PAVERS
- PROPOSED ENTRANCE PAVERS
- GEOTEXTILE

NO.	REVISIONS	DATE	BY
1	REVISED PER SEMINOLE COUNTY COMMENTS	09/09/05	CNO

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DESIGN ENGINEER: JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER: 54055

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: RKW
CHECKED BY: JRJ

SITE PLAN

GRANDE OAKS

SEMINOLE COUNTY FLORIDA

DATE: 07/22/05
PROJECT NO.: 049105006
SHEET NUMBER: C05

Drawing name: G:\049105006\CADD\PSP\C05 - Site Plan.dwg C04 Sep 09, 2005 12:47pm by: ChrisOKelley
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ZONED: PUD
FLU: CONS

ORANGE BOULEVARD

ZONED: PUD
FLU: PD

S 89°44'51" E 1089.80'

N 00°02'42" W 1062.06'

N 00°02'42" W 1086.70'

WET RETENTION AREA
SURFACE WATER EL=63.1

TRACT "A" (COMMON AREA)

MUTUS TERRACE

PRESIDENT PLACE

BOLTON PLACE

LAKE GEORGE RD.

UTICA TRAIL

GREYBALL RUN

S44°53'03"E
35.49'

S 89°44'51" E 1005.28'

R=623.66'
Δ=00°44'40"
L=58.77'

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-19-30
PAOLA ROAD COUNTY ROAD 46A

ZONED A-1
FLU: SE

ZONED: PUD
FLU: PD

ZONED OP
FLU: OFF

NORTH

0 60 120

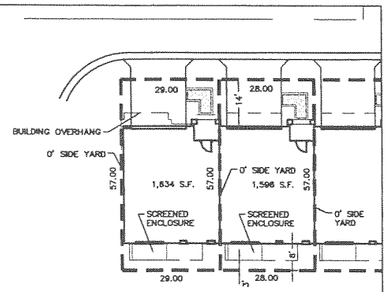
SCALE AS SHOWN

TRACT AREA TABLE:

TRACT	TRACT USE	AREA
A	COMMON AREA	705,964 SF 16.21 AC
1-314	INDIVIDUAL LOTS	477,996 SF 10.97 AC
	TOTAL	1,183,960 SF 27.18 AC

MINIMUM BUILDING SETBACK

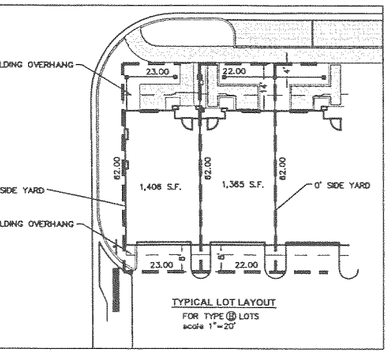
FRONT YARD	14'
SIDE YARD	0'
REAR YARD	8'
REAR SCREENED ENCLOSURE	2.5'
SIDE SCREENED ENCLOSURE	0'
REAR SHED SETBACK	2.5'
SIDE SHED SETBACK	2.5'



TYPICAL LOT LAYOUT
FOR TYPE (A) LOTS
scale 1"=20'

MINIMUM BUILDING SETBACK

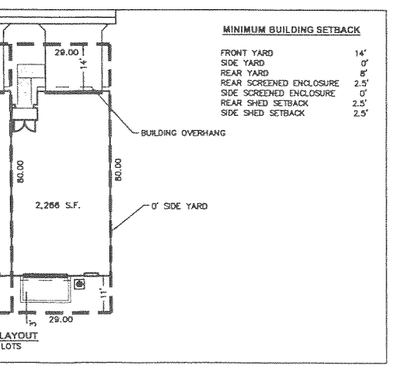
FRONT YARD	14'
SIDE YARD	0'
REAR YARD	8'
REAR SCREENED ENCLOSURE	2.5'
SIDE SCREENED ENCLOSURE	0'
REAR SHED SETBACK	2.5'
SIDE SHED SETBACK	2.5'



TYPICAL LOT LAYOUT
FOR TYPE (B) LOTS
scale 1"=20'

MINIMUM BUILDING SETBACK

FRONT YARD	14'
SIDE YARD	0'
REAR YARD	8'
REAR SCREENED ENCLOSURE	2.5'
SIDE SCREENED ENCLOSURE	0'
REAR SHED SETBACK	2.5'
SIDE SHED SETBACK	2.5'



TYPICAL LOT LAYOUT
FOR TYPE (C) LOTS
scale 1"=20'

NO.	REVISIONS	DATE	BY
1	REVISED PER SEMINOLE COUNTY COMMENTS	09/09/05	DNO

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3660 MAGUIRE BLVD., SUITE 200, ORLANDO, FL 32803
(407) 898-1511
FBPE No. CA00000696

SCALE AS NOTED
DESIGNED BY JPS
DRAWN BY RSL
CHECKED BY JAM

DESIGN ENGINEER:
JONTHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER:
54055

PRELIMINARY SUBDIVISION PLAN

GRANDE OAKS
SEMINOLE COUNTY FLORIDA

DATE
07/22/05
PROJECT NO.
049105006
SHEET NUMBER
C06

Drawing name: G:\049105006\CADD\PSP\C06 - PSP.dwg C04 Sep 09, 2005 12:48pm by: Chris.Okelley
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ZONED: PUD
FLU: PD

ZONED: PUD
FLU: CONS

ZONED: OP
FLU: OFF

WET RETENTION POND

ZONED A-1
FLU: SE

ZONED: PUD
FLU: PD

NORTH
0 60 120
SCALE AS SHOWN

LEGEND:
- PROPOSED STREET PAVERS
- PROPOSED SIDEWALK PAVERS
- PROPOSED ENTRANCE PAVERS
- GEOTEXTILE
- EXISTING STORM WATER
- PROPOSED STORM WATER
- PROPOSED DRAINAGE INLET
- PROPOSED INLET

NO.	REVISIONS	DATE	BY
1	REVISED PER SEMINOLE COUNTY COMMENTS	09/09/05	CNO

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FBPE No. EA00000696

SCALE AS NOTED
DESIGNED BY JRS
DRAWN BY RKW
CHECKED BY JRJ

DESIGN ENGINEER:
JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER
54055

PSP
OVERALL PAVING, GRADING AND DRAINAGE PLAN

GRANDE OAKS
SEMINOLE COUNTY FLORIDA

DATE
07/22/05
PROJECT NO.
049105006
SHEET NUMBER
C07

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NORTH

0 60 120

SCALE AS SHOWN

LEGEND:

- EXISTING FORCE MAIN LINE
- EXISTING SANITARY
- EXISTING WATER MAIN
- EXISTING REUSE WATER MAIN
- EXISTING GAS LINE
- PROPOSED LOT LINE
- PROPOSED SANITARY
- PROPOSED WATER MAIN
- PROPOSED REUSE WATER
- PROPOSED FIRE LINE
- PROPOSED FORCE MAIN LINE
- EXISTING STORM WATER
- EXISTING CONTOUR
- 52 PROPOSED COUTOUR
- PROPOSED STORM WATER
- PROPOSED MITRED END SECTION
- PROPOSED SANITARY MANHOLE
- PROPOSED DRAINAGE MANHOLE
- PROPOSED INLET
- FIRE HYDRANT ASSEMBLY
- GATE VALVE (FOR SECTIONAL CONTROL)
- DUAL WATER SERVICE AND METER ASSEMBLY
- 6" DUAL SAN. SEWER SERVICE LATERALS AND CLEANOUTS
- 6" DDCV WITH P/V FOR FIRE SERVICE TO BUILDING
- FDC

NO.	REVISIONS	DATE	BY
1	REVISED PER SEMINOLE COUNTY COMMENTS	09/09/05	CNO

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FIRE NO. CA0700056

DESIGN ENGINEER: JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER: 54055

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: RKW
CHECKED BY: JRJ

MASTER UTILITY SERVICE AND FIRE PROTECTION PLAN

GRANDE OAKS

SEMINOLE COUNTY, FLORIDA

DATE: 07/22/05
PROJECT NO. 049105006
SHEET NUMBER C08

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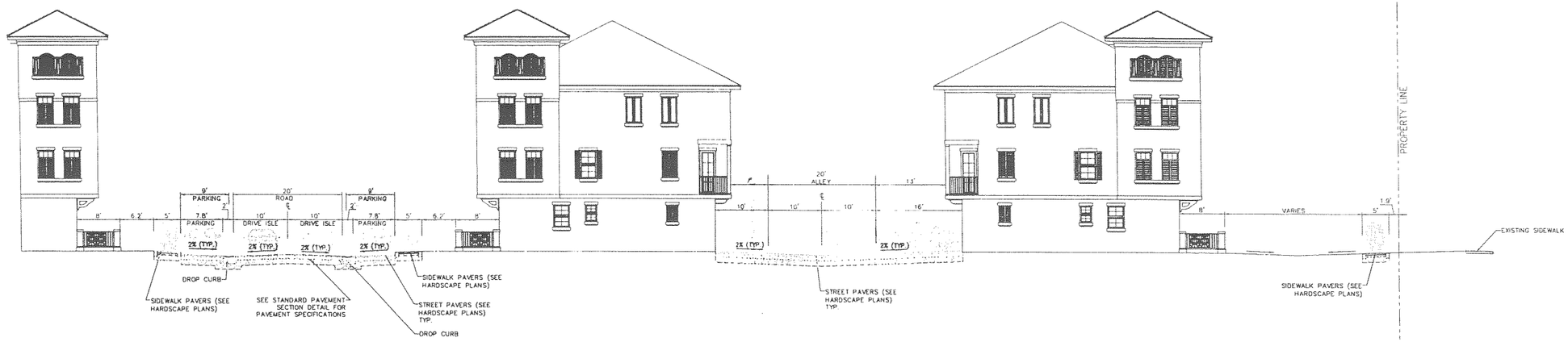
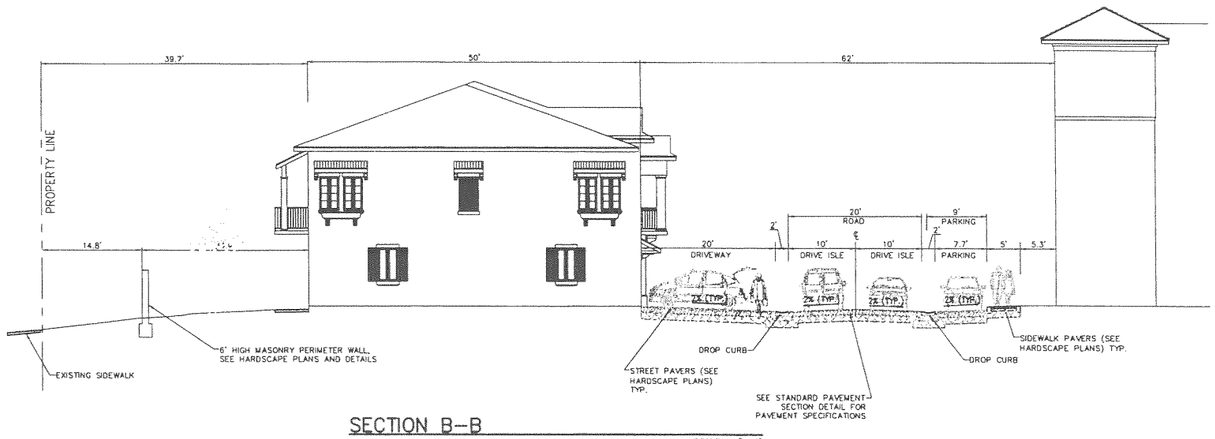


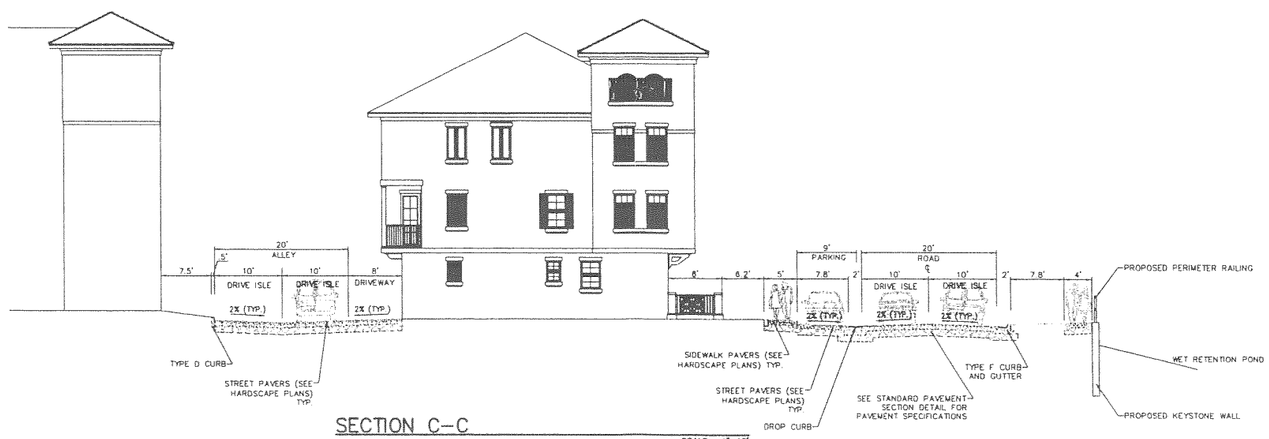
SECTION A–A

SCALE : 1"=10'



SECTION B–B

SCALE : 1"=10'



SECTION C–C

SCALE : 1"=10'

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1	REVISED PER SEMINOLE COUNTY COMMENTS	09/09/05	CND

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DESIGN ENGINEER: JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER: 54055

SCALE: AS NOTED | DESIGNED BY: JRS | DRAWN BY: RKW | CHECKED BY: JRJ

PSP SECTIONS

GRANDE OAKS

SEMINOLE COUNTY FLORIDA

DATE: 07/22/05

PROJECT NO. 049105006

SHEET NUMBER C09

Drawing name: G:\049105006\CADD\PSP\C09-C10-SECTIONS.dwg C09 SECTIONS Sep 09, 2005 12:49pm by: Chris.OKelley
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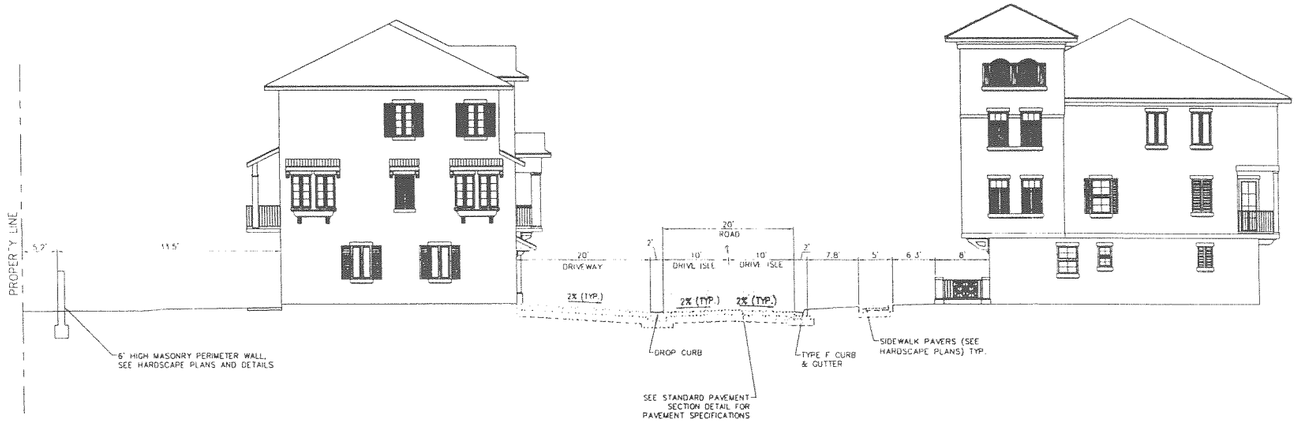
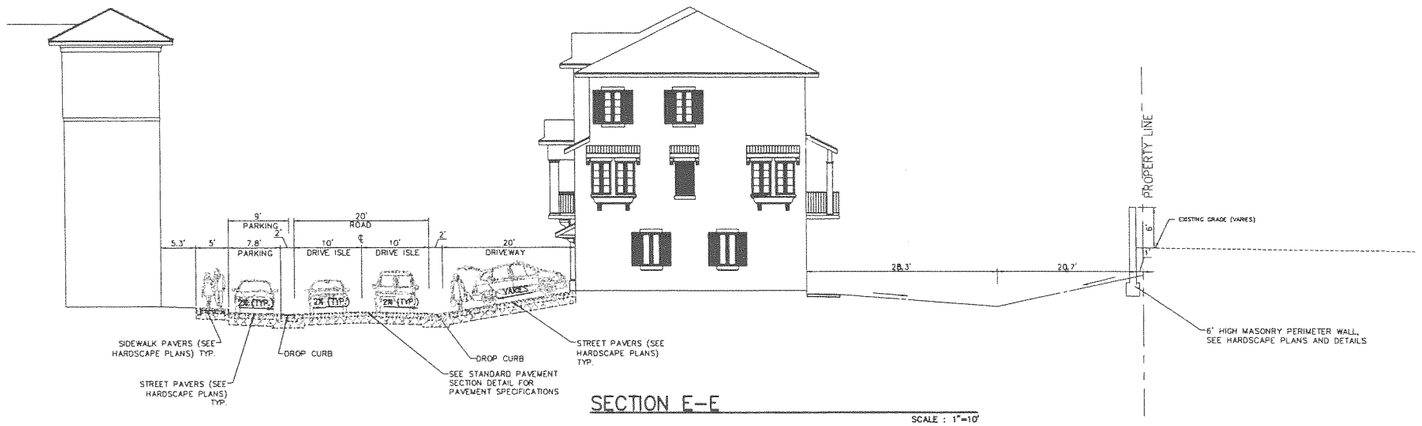


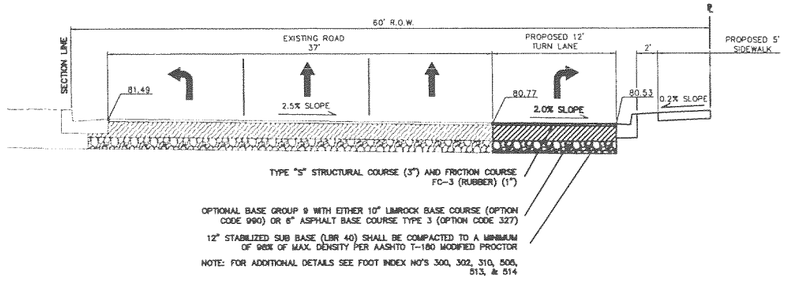
SECTION D–D

SCALE : 1"=10'



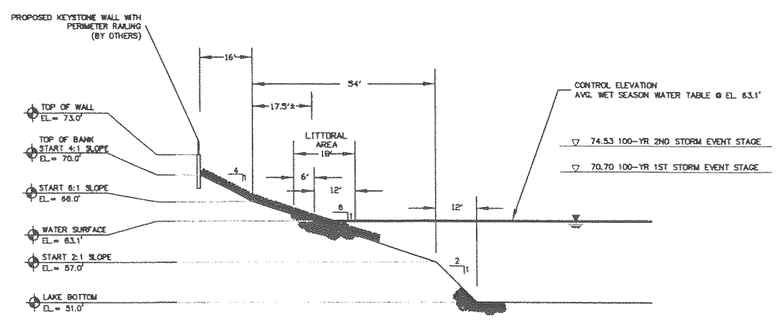
SECTION E–E

SCALE : 1"=10'



SECTION F–F

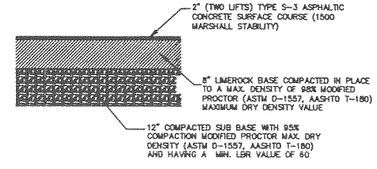
N.T.S.



WET RETENTION POND: SECTION G–G

VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=20'

NOTE:
POND TYPICAL SECTION REQUIRES VARIANCE FROM MAINTENANCE BERM CRITERIA.



STANDARD PAVEMENT SECTION

N.T.S.

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DESIGN ENGINEER: JONATHAN MARTIN, P.E.
FLORIDA REGISTRATION NUMBER: 54055

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: RKW
CHECKED BY: JRJ

PSP SECTIONS

GRANDE OAKS
SEMINOLE COUNTY FLORIDA

DATE 07/22/05
PROJECT NO. 049105006
SHEET NUMBER C10

Drawing name: G:\049105006\CADD\PSP\C09-C10-SECTIONS.dwg C10 SECTIONS Sep 09, 2005 12:49pm by: Chris.OKelley
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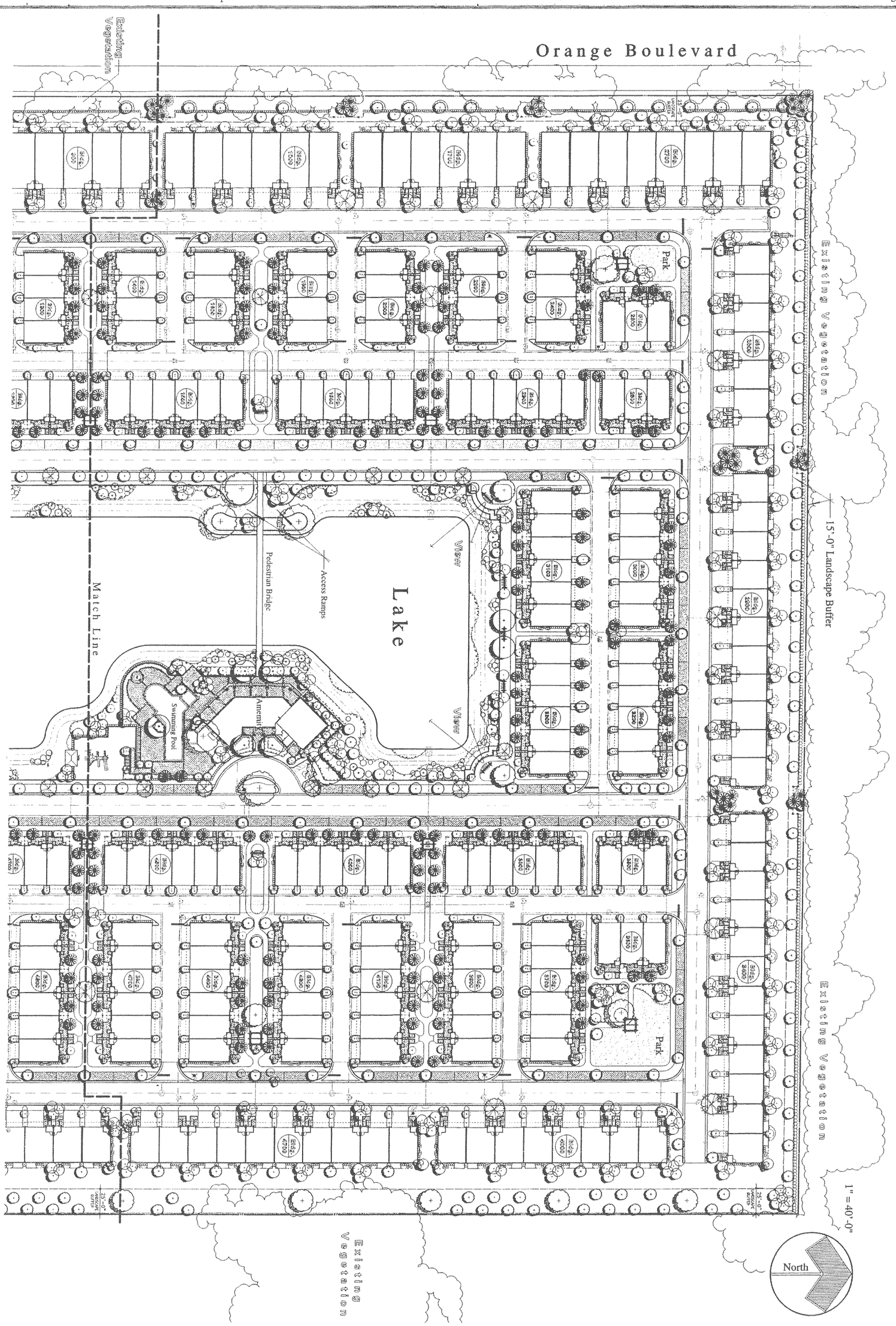


Grande Oaks
Seminole County, Florida

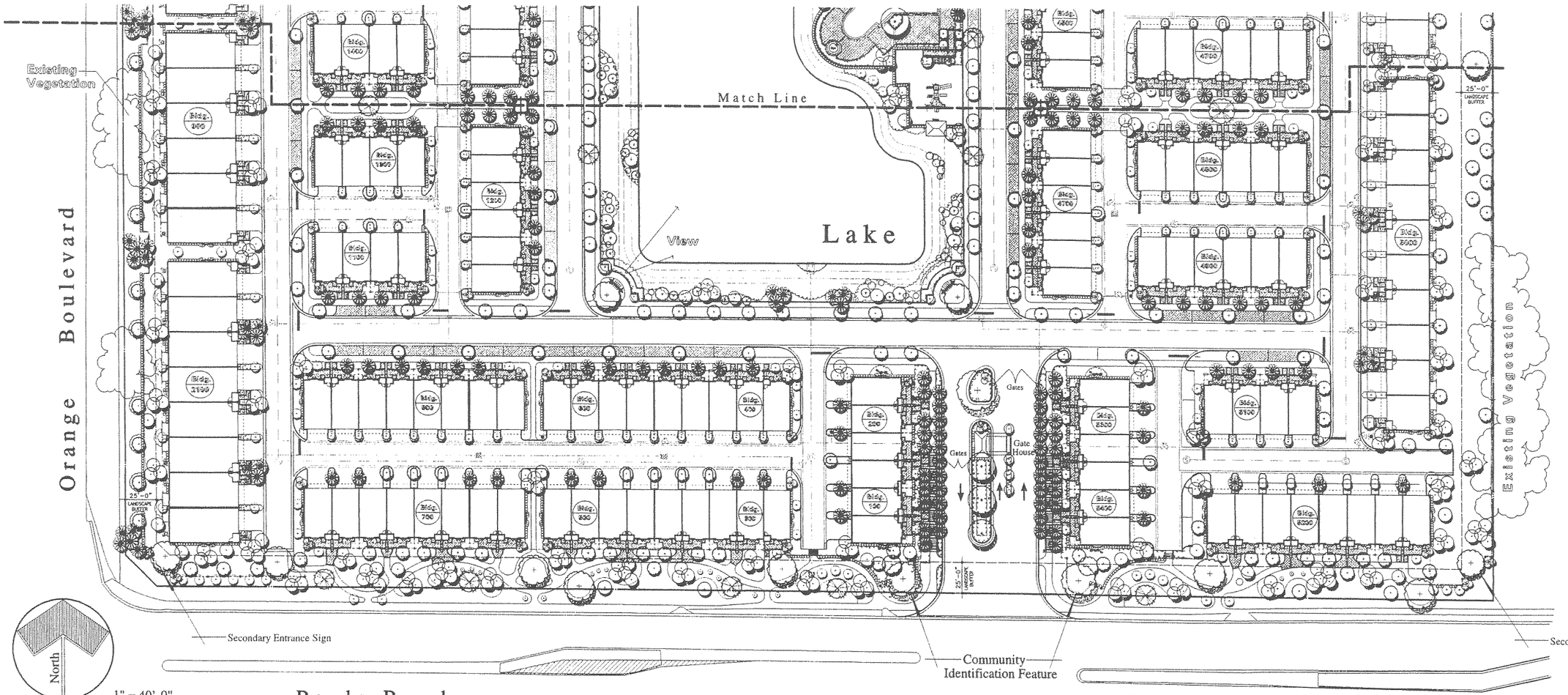
Conceptual Landscape Plan

Date:
May 6, 2005
May 11, 2005
May 16, 2005

Sheet: LP-1
Of: Three

IDG Intuitive Design Group
Phone.....(772) 220-9711
Fax.....(772) 781-1040
Michael Sapusek
325 SW Saint Lucie Street
Stuart, Florida 34997
Email.....IDG@Bellsouth.net

Landscape Architecture Site Plan Future



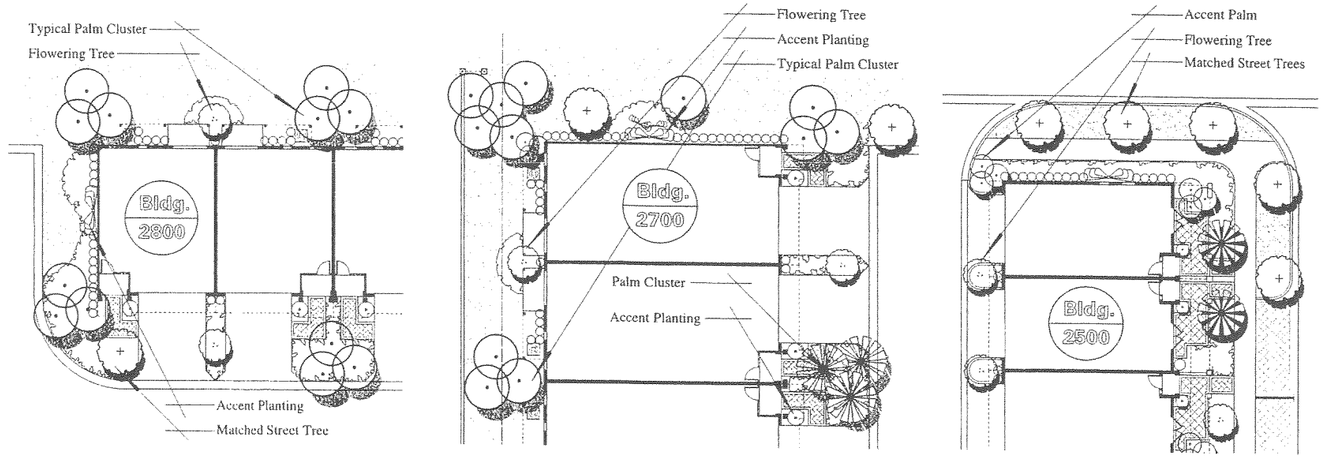
Graphic Plant List

Plant Legend

Symbol	Description	Common Name
	Specimen Palms	CANARY ISLAND DATE PALMS MEDJOOL DATE PALMS SYLVESTER DATE PALMS
	Relocated Oak Trees	LARGE OAK TREES ROOT PRUNED AND RELOCATED ON SITE
	Shade Trees	LIVE OAK TREES LAUREL OAK TREES CATHEDRAL OAK TREES CHINESE ELM TREES SOUTHERN MAGNOLIA TREES
	Accent Trees	LIGUSTRUM TREES NELLIE R. STEVENS HOLLY TREES EAST PALATKA HOLLY TREES BOTTLE BRUSH TREES RED CEDAR TREES
	Matched Palms	WASHINGTONIA PALMS CHINESE FAN PALMS QUEEN PALMS WINDMILL PALMS
	Flowering Trees	CRAPE MYRTLE TREES OLEANDER STANDARDS HIBISCUS STANDARDS
	Palm Clusters	SABAL PALMS QUEEN PALMS WASHINGTONIA PALMS

Plant Legend

Symbol	Description	Common Name
	Small Accents	PODOCARPUS COLUMNS FALSE ARALIA LADY PALMS
	Accent Palms	DWARF DATE PALMS SAW PALMETTO PINDO PALMS EUROPEAN FAN PALMS KING SAGO
	Accent Shrubs, Hedges, And Groundcovers	ORANGE BIRD OF PARADISE WHITE BIRD OF PARADISE SWEET VIBURNUM HEDGE AWABUKI VIBURNUM HEDGE LIGUSTRUM HEDGE SILVER THORN HEDGE DWARF OLEANDER HAWAIIAN TI PLANT DWARF SCHILLINGS HOLLY LIRIOPE DWARF CONFEDERATE JASMINE VARIEGATED PITTOSPORUM DWARF PHILODENDRON SPLIT LEAF PHILODENDRON BURFORD HOLLY FAKAHATCHEE GRASS PAMPAS GRASS
	Intermediate Specimen Trees	SECONDARY RELOCATED TREES OR PURCHASED LIVE OAK, LAUREL OAK, AND MAGNOLIA.
	Interior Buffer Plantings	SABAL PALMS SLASH PINES BALDCYPRESS SAW PALMETTO WAX MYRTLE



Typical Courtyard Planting Plans

1" = 16'-0"

North

Conceptual Landscape Plan

IDG
Phone: (772) 220-9711
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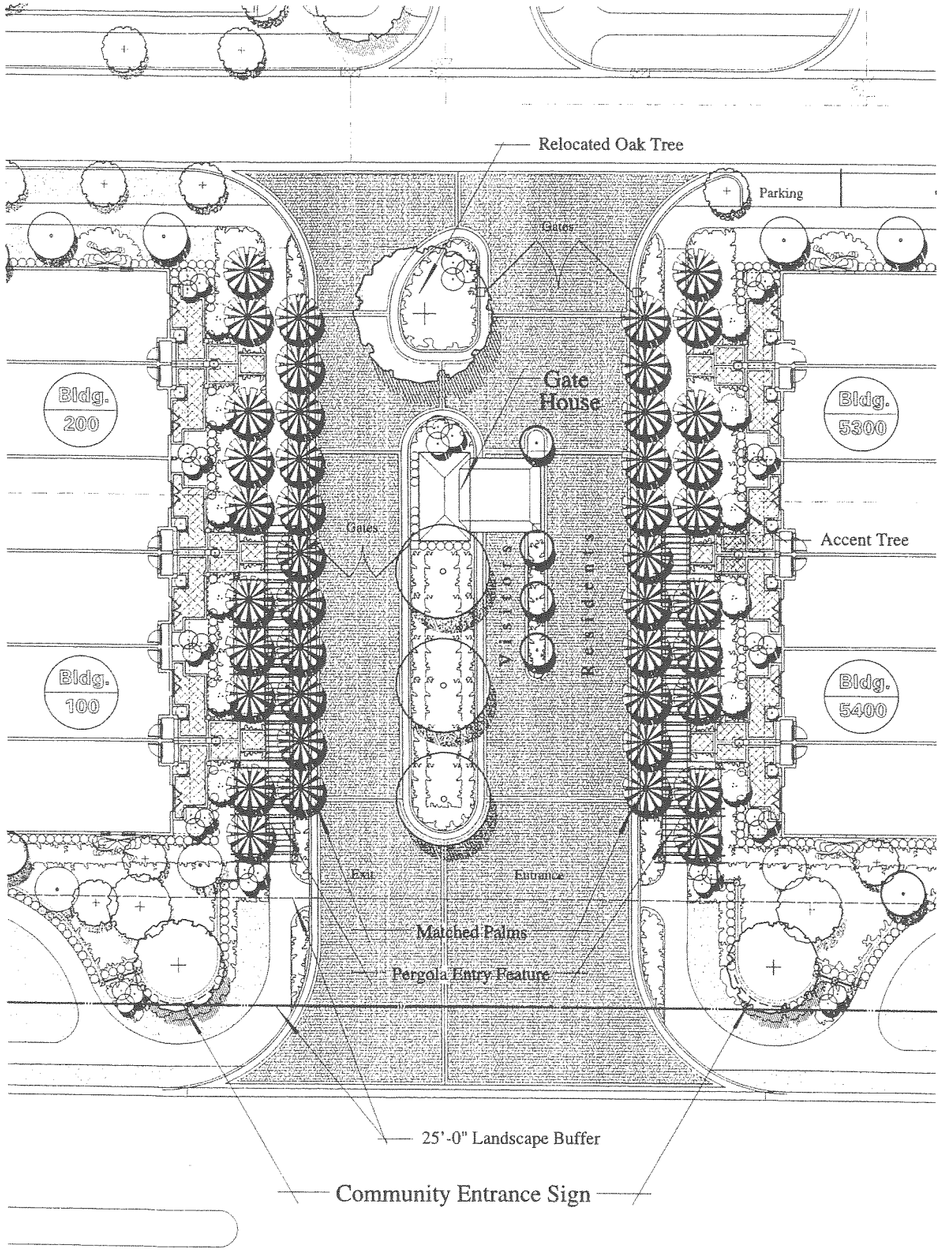
Michael Sapuck
3737 SE Dixie Highway
Stuart, Florida 34997
Email: ...IDG@Bellsouth.net

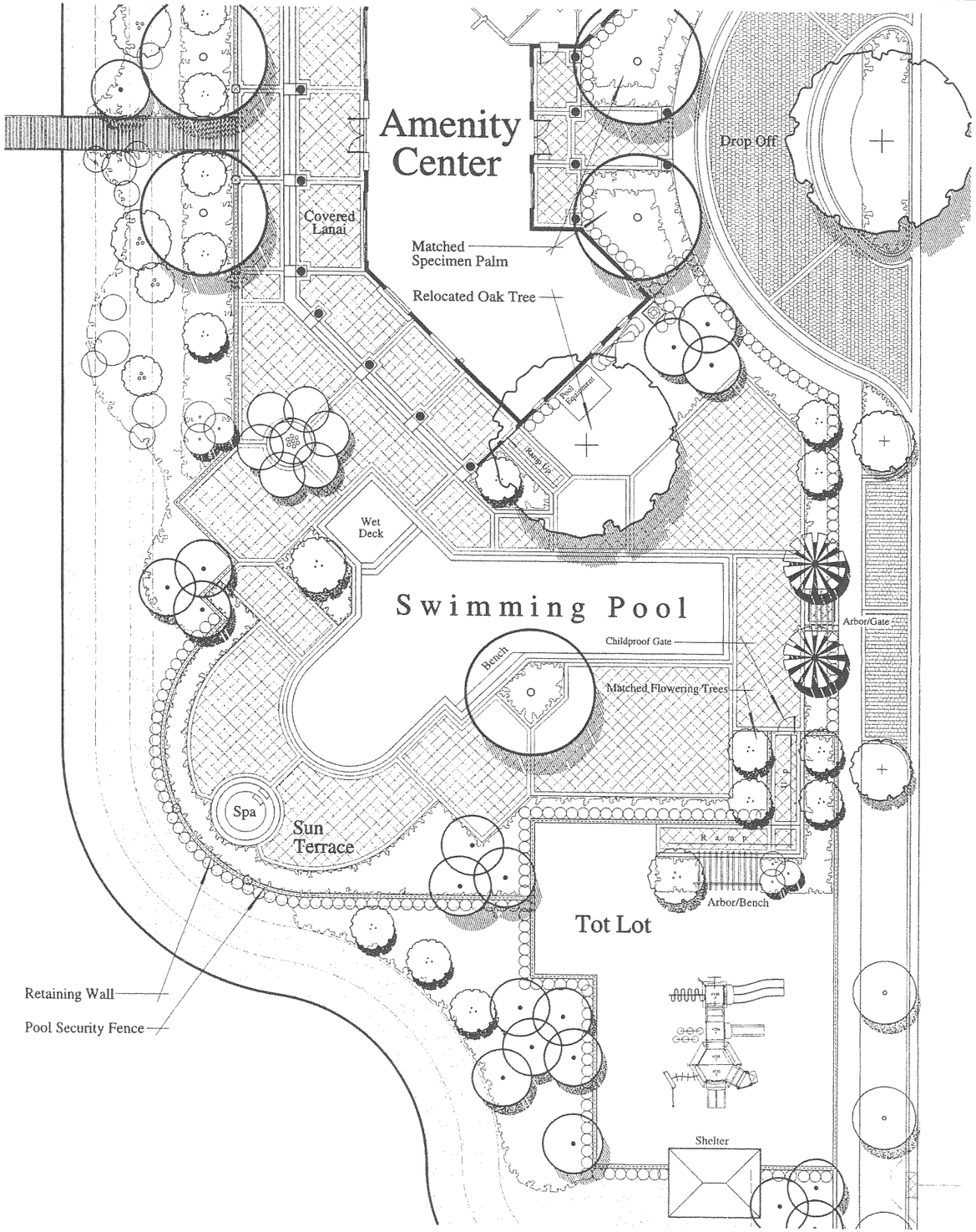
Grande Oaks
Seminole County, Florida

Date:
May 6, 2005
May 11, 2005
May 16, 2005

Sheet:
LP-2
Of: Three



Entrance Planting Plan
1" = 16'-0"



Amenity Center Planting Plan
1" = 10'-0"

Conceptual Landscape Plan

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Fax.....(772) 781-1640
Michael Sapusek
325 SW Saint Lucie Street
Stuart, Florida 34997
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Grande Oaks
Seminole County, Florida

Date:
May 6, 2005
May 11, 2005
May 16, 2005

Sheet:
LP-3
Of: Three

L a n d s c a p e A r c h i t u r e S i t e P l a n n i n g