

SEMINOLE COUNTY GOVERNMENT
1101 EAST FIRST STREET, 2ND FLOOR, WEST WING
SANFORD, FLORIDA 32771

Comment Document – Initial Submittal

PROJECT NAME:	VASANT VATIKA - FINAL ENGINEERING PLAN	PROJ #: 24-55200002
APPLICATION FOR:	DR - SUBDIVISIONS FE	
APPLICATION DATE:	1/25/24	
RELATED NAMES:	EP DAVID EVANS	
PROJECT MANAGER:	ANNE SILLAWAY (407) 665-7936	
PARCEL ID NO.:	10-21-30-5BQ-0000-0410	
PROJECT DESCRIPTION	PROPOSED FINAL ENGINEERING PLAN FOR 37 SINGLE FAMILY RESIDENTIAL HOMES ON 6.48 ACRES IN THE PD ZONING DISTRICT ON THE SOUTH SIDE OF CENTER DR, WEST OF LAKE DR	
NO OF ACRES	6.48	
BCC DISTRICT	1: Bob Dallari	
CURRENT ZONING	PD	
LOCATION	ON THE SOUTH SIDE OF CENTER DR, WEST OF LAKE DR	
FUTURE LAND USE-	PD	
SEWER UTILITY	SEMINOLE COUNTY UTILITIES	
WATER UTILITY	CASSELBERRY	
APPLICANT:	CONSULTANT:	
SURESH GUPTA PARK SQUARE ENTERPRISES, LLC 5200 VINELAND RD STE 200 ORLANDO FL 32811 (407) 206-3462 SSHARMA@PARKSQUAREHOMES.COM	DAVID EVANS EVANS ENGINEERING INC 719 IRMA AVE ORLANDO FL 32803 (407) 872-1515 PERMITTING@EVANSENGINC.COM	

County staff members have reviewed the subject development project and offer the following comments. The comments below are a compilation of comments and markups from the ePlan review system. These items need responses with further information, data, explanation or revision of plans and documents before project approval.

Please itemize any and all revisions made to the development plan in addition to those made in response to staff comments; include a statement in your response to comments that no additional revisions have been made to the site plan beyond those stated.

For questions regarding the ePlan process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

See comments within the comment document for any fees due, as fees may be due for different aspects of your development project. Fees showing in ePlan reflect Planning & Development review or revision fees only.

State Permits that may be required:

FDOT, FDEP- UTILITIES, SJRWMD, ENVIRONMENTAL REPORTS, ARCHEOLOGICAL REPORTS, FDEP- ENVIRONMENTAL, SJRWMD- ENVIRONMENTAL, FFW, IF APPLICABLE.

AGENCY/DEPARTMENT COMMENTS

No.	REVIEWED BY	TYPE	STATUS
1.	Environmental - Impact Analysis	Seminole County is the Water and Sewer service provider for this project. Capacity reservation will be required.	Unresolved
2.	Environmental Services	On Sheet C1.0: Cover Sheet, please update our phone number to 407-665-2024.	Info Only
3.	Environmental Services	On the Demand Calcs document, please update the ERC factor for the single family and multi-family housing to 250 GPD for water demands as well as update the ERC factor for the single family and multi-family housing to 215 GPD for sewer demands. Please revise anticipated flow calculations and meter sizing calculations as needed. See Seminole County Administrative Code Section 20, Part 20.45, Exhibit A for reference on our latest ERC/GPD demand numbers.	Unresolved
4.	Environmental Services	On Sheet C5.0: Utility Plan, please callout the fire hydrant in front of the Brookwood Forest subdivision as a "PUBLIC FIRE HYDRANT ASSEMBLY".	Unresolved
5.	Environmental Services	On Sheet C5.0: Utility Plan, please update the callout for the 8" PVC water main connection to the following: WET TAP EXISTING 8" PVC WATER MAIN WITH 8"x8" TAPPING VALVE AND SLEEVE. Please show how the water main is proposed to maintain its minimum 3 ft horizontal separation around the storm water inlets. Callout all bends such as "45-DEGREE BEND". Please remove the 8" water main loop as it is not required and would unnecessarily increase the amount of water main that we would need to own and maintain. The 8" water main can terminate just after the last water meter (the water meter serving lot 37). The last meter can be relocated slightly more to the east to avoid having to bend the 8" water main around that last storm water inlet. Please provide an end of line blowoff with no future extension possible per Seminole County standard detail 218.	Unresolved
6.	Environmental Services	On Sheet C5.0: Utility Plan, each lot will be serviced by its own double potable water service. We require a minimum 3/4" domestic water meter and 3/4" irrigation water meter for each housing lot within a subdivision. Ensure the clubhouse water meter is sized appropriately (may require larger than a 3/4" depending on updated demands).	Unresolved

		Please show and callout the water meter and RPZ backflow preventer sizes for each lot (or update the legend for water meter sizes/RPZ backflow preventers per typical single water/double water service connection). Please show and callout the service saddle size for each water service connection off of the 8" potable water main. Please see Seminole County standard details 206, 208, and 210 for reference.	
7.	Environmental Services	On Sheet C5.0: Utility Plan, please callout the proposed utility easements.	Unresolved
8.	Environmental Services	On Sheet C5.0: Utility Plan, please update the existing manhole callout to specify it as a sanitary sewer manhole, not a storm water manhole. Our record drawings show what appears to be a stub out/plugged sewer main to the west of this existing manhole. If this is the case, a core drill may not be required, but field verification would be needed to confirm. Additionally, be advised that we have a 4" force main running along the north side of Center Drive that discharges into this sanitary sewer manhole as well. Please see the files "Brookwood Forest 2001" and "Wexham Court 2017" in the Resources folder on eplan for reference.	Unresolved
9.	Environmental Services	On Sheet C5.0: Utility Plan, update note 6 under the General Utility Notes to the following: ALL SINGLE SANITARY SEWER SERVICE LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%. ALL DOUBLE SANITARY SEWER SERVICE LATERALS SHALL HAVE A MINIMUM SLOPE OF 1%.	Unresolved
10.	Environmental Services	On Sheet C7.0: Plan and Profile, ensure that the 8" water main maintains a minimum 3 ft of cover. Please note that the minimum slope for gravity 8" PVC sewer main is 0.40% but that it can be steeper to avoid an unnecessary drop connection such as at the sanitary sewer manhole SS-2 location.	Unresolved
11.	Environmental Services	On Sheets C12.0, C12.1, C12.2, and C12.3: Utility Details, please ADD the following Standard Details (SDs): SD 101, SD 104, SD 115, SD 215 (depending if fire hydrants are to be public instead of private, replacing SD 216), SD 218, and SD 302. Please REMOVE the following SDs: SD 110 and SD 221.	Unresolved
12.	Buffers and CPTED	Staff cannot approve the buffering until the landscaping and grading conflict has been resolved.	Unresolved
13.	Natural Resources	Please move the location of the silt fence to avoid existing remaining trees. The tree near the northeast corner and the trees on the south side of the lot are currently in the path of the silt fence. 008 C8.0 SWPP PLAN	Unresolved
14.	Natural Resources	Please revise the tree replacement table. According to the landscape materials list, a total of 414 replacement trees	Unresolved

		totaling 1406 replacement inches will be provided.	
15.	Natural Resources	Based on preliminary analysis, there may be endangered and threatened wildlife on the subject property. A threatened and endangered study along with a species of special concern survey will be required prior to final engineering or site plan approval. SCLDC 45.1(a)	Unresolved
16.	Planning and Development	***SUBMITTAL INFORMATION FOR "ALL" RESIDENTIAL PROJECTS*****: An Approved School Concurrency "SCALD" letter will be required at the time of the Final Plat process. All questions on School Concurrency should be directed to Jordan Smith at 407-320-0168 or smithjs@scps.k12.fl.us	Info Only
17.	Planning and Development	The Applicant must submit a revision of the Final Engineering Plans based upon staff review comments.	Info Only
18.	Planning and Development	The zoning classification on the property is PD and must be in compliance with the Developers Commitment Agreement (DCA) and the Development Order (DO), as well as the Final Development Plan and the Preliminary Subdivision Plan.	Info Only
19.	Planning and Development	On the Site Plan, please provide a lot table stating the lot numbers and lot area.	Unresolved
20.	Planning and Development	On the Site Plan, please provide the call out of the required landscape buffer widths.	Unresolved
21.	Planning and Development	On the irrigation plan, please show that one hundred (100) percent of the landscape areas are being irrigated. The irrigation plan shall include the radius of throw, valve and backflow preventor and the location of the controller and rain sensor device.	Unresolved
22.	Planning and Development	On the Site Plan at the time of Final Engineering, if the amenity center is detailed the Applicant doesn't need to apply for a seperate small site plan.	Unresolved
23.	Planning and Development	All signage will comply with the Seminole County Land Development Code Sec. 30.1243 (b) - Subdivision Sign.	Unresolved
24.	Planning and Development	Please provide a photometric plan.	Unresolved
25.	Planning and Development	On the Site Plan sheet, under the Site Data Table, please state the minimum living area.	Unresolved
26.	Planning and Development	On the Site Plan Sheet under the Site Data Table, please revise note #6 minimum lot size to include the minimum lot square footage.	Unresolved
27.	Planning and Development	On the Site Plan, all tracts need to be fully dimensioned, and the boundary lines need to be clearly defined.	Unresolved

28.	Planning and Development	On the Site Plan under the Site Data Table, please provide a complete net buildable calculation minus wetlands and floodplain.	Unresolved
29.	Planning and Development	On the boundary survey, please provide under the abbreviation section what SBL means.	Unresolved
30.	Planning and Development	On Site Plan, please show the number of feet for the vacation of South Drive, and the 15' SBL that is stated on the boundary survey.	Unresolved
31.	Planning and Development	On the Site Plan sheet C4-0, please provide the dimensions of all perimeter boundary lines.	Unresolved
32.	Planning and Development	Revise the title block on all sheets excluding the landscape and tree removal plans to state Final Engineering and the approved subdivision name (Vasant Vatika).	Unresolved
33.	Planning and Development	The Final Engineering Plans will not be approved until the Final Development Plan has been approved.	Info Only
34.	Planning and Development	Consider revising as follows: Please provide a note on the Site Plan Sheet under the "NOTES" table as follows: All development will comply with Development Order #14-20500022 and Developer's Commitment Agreement #22-20500021.	Unresolved
35.	Planning and Development	A playground is being called out in Tract A in the Greenspace area. This is a 55+ community would the residents want something else provided to them since kids will not be living in the community?	Unresolved
36.	Planning and Development	On the Site Plan sheet, please revise greenspace labels to state open space.	Unresolved
37.	Planning and Development	Per the Planning Manager (Mary Moskowitz) the Landscape Buffer can be inside the six (6) foot retaining wall.	Info Only
38.	Planning and Development	Please place a call out on the Site Plan sheet and the Landscape Plan to show the location of where the six (6) foot high solid wall that is being placed along the east, west, and south boundary lines.	Unresolved
39.	Planning and Development	On the Site Plan sheet, please clearly define and dimension the fifteen (15) foot landscape buffer along Lots 1-14 as well as Tract B and Tract C, as well as the ten (10) foot drainage easement.	Unresolved
40.	Planning and Development	Based on the MDP compared to the Final Engineering Plan there was a deletion of flood area. It doesn't appear that a letter of map revision was submitted during past reviews. Please provide the letter of map revision.	Unresolved
41.	Planning and Development	On the Site Plan sheet, please show the floodplain area that is shown on the grading and drainage plan.	Unresolved

42.	Planning and Development	On the Site Plan sheet, please show where the proposed driveways will be located on each lot.	Unresolved
43.	Public Safety - Addressing	(STREET SIGN/NAME) Approved street name VIDYA COURT has been placed on a reserved street name list and will be held until the project is approved or recorded. Prior to approval, the approved street names are required to be labeled on final Engineering Plans and Recorded plats. Once the project has been approved or recorded, the unused street names will be deleted from the list. If the plan approval expires, the street names shall require additional review and approval at the time of re-submittal. (Addressing Policy)	Info Only
44.	Public Safety - Addressing	(STREET SIGN/NAME) Do not abbreviate street name designations on the Final Engineering and the Final Plat. The street designations are required to be abbreviated on the street signs. The approved street name designations and their proper abbreviations are as follows: Court (CT)	Info Only
45.	Public Safety - Addressing	(PLAT) Subdivisions will be pre-addressed within (14) working days after recording the plat in the public records. Until the plat is recorded any addresses associated to the project are subject to change. SCLDC 90.5.6 (d). You are welcome to email: addressing@seminolecountyfl.gov a copy of the recorded plat, with the plat book and page number inscribed and we may be able to release addresses sooner provided, the fees have been paid.	Info Only
46.	Public Safety - Addressing	(ADDRESS ASSIGNMENT) The existing address on the property, parcel 10-21-30-5BQ-0000-0410 is 1910 Center DR Casselberry, FL 32707. Please contact the E911 Administration, Addressing Office by email: addressing@seminolecountyfl.gov after demolition of the structure and we will remove the address from our database.	Info Only
47.	Public Safety - Addressing	(Development Name) The subdivision name Vasant Vatika, has been approved for use. The approved name shall be the only conspicuous name posted or advertised on signage and shall also be the title on the proposed plat. Following approval of the site or final engineering plan, the applicant shall have one (1) year to commence construction. If no site construction has commenced within (1) one year, the project is considered expired and any approved development name, including street names, that have been reserved, will be removed from the reserve list and considered void. (90.10(b)(c)(e)), (177.051)	Info Only
48.	Public Safety - Addressing	(Subdivision Plats) The addressing fee for 37 Residences, 1 Club House, and 1 Entry Address is \$590.00. Prior to the final approval of the plat and recording, the addressing fee shall be paid. Payment can be made via credit card online, through our website at	Info Only

		https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . Payment can be made via credit card online, through our website at https://internet2.seminolecountyfl.gov:6443/Address911WebPayment/ . You may also make payment via check or money order payable to Seminole County, either in person or by mail to: Seminole County Addressing Section, 3rd floor. Attn. Amy Curtis 150 Eslinger Way Sanford, FL 32773. In person payments accepted by appointment only. Please call 407-665-5045, 407-665-5191, 407-665-5190 or email addressing@seminolecountyfl.gov (Addressing Policy)	
49.	Public Safety - Addressing	911 Addressing does not need to review building permits for fences or walls. Therefore, these potential items should be discussed with the Developer, on which parcels the fence or wall work will be done. It is suggested to contact the Building Division prior to submitting your permit at 407-665-7050, as the Building Division will determine how many permits are required for each affected parcel. The Information Kiosk web map found at the following link may be helpful. https://www.seminolecountyfl.gov/departments-services/information-services/gis-geographic-information-systems/ . The maps direct link is: https://seminolegis.maps.arcgis.com/apps/webappviewer/index.html?id=668252d321334112be7534024b972bc6 . Please forward this comment to the home builder & potential contractors.	Info Only
50.	Public Safety - Addressing	The plans are labeled with an incorrect Development Name. Please correct all the plan pages which are incorrectly labeled to the correct Development Name: Vasant Vatika	Unresolved
51.	Public Safety - Addressing	Sheet 001 C1.0 Coversheet titled with an incorrect Development Name, please correct the Development Name to Vasant Vatika, also please remove the address 1910 Center DR Casselberry, FL 32707 as the address will no longer be valid once the development has occurred.	Unresolved
52.	Public Safety - Fire Marshal	No parking signage and yellow striping shall be provided for fire hydrants per NFPA 1-18.2.3.6.1 - 2021 8TH Edition.	Info Only
53.	Public Safety – Fire Marshal	Please clarify location of fire hydrants as they appear to be proposed in front of the driveways. Make sure fire hydrant spacing meets the requirements of NPFA 1, Section 18.5 for distance between hydrants and maximum distance to the closest point on the buildings.	Unresolved
54.	Public Safety – Fire Marshal	Additional comments may be generated based on resubmittal.	Unresolved
55.	Public Works - Engineering	The survey and plans are required to be NAVD88. Please update and revise all.	Unresolved

56.	Public Works - Engineering	The limits of the mill and resurface are not sufficient. Please mill and resurface the entire road where the work is being done. There is a portion of the area to be open cut for the drainage that is not clear why the drainage pipe is shown to be installed there. Please move the drainage pipe out of the Road unless there is no other option. This may reduce the need for some milling.	Unresolved
57.	Public Works - Engineering	Additional erosion protection is needed on Center Drive including silt fence and inlet protection to the east.	Unresolved
58.	Public Works - Engineering	The entrance gate keypad is too close to the road. The gate keypad needs to be as far into the site as reasonably possible. 80' Minimum.	Unresolved
59.	Public Works - Engineering	Please show the seasonal high-water table in the profile. Be sure that the seasonal high-water table meets separation requirements. Based on the geotechnical report it does not seem there is enough separation from the water table and the base of the road.	Unresolved
60.	Public Works - Engineering	Please show the structure number for reference in the plan view of the plan and profile.	Unresolved
61.	Public Works - Engineering	Provide a scale on all plan view sheets. This includes the grading and drainage sheets.	Unresolved
62.	Public Works - Engineering	Please verify the finished floor elevation for lots 9-12. They do not seem to work with the grade of the road.	Unresolved
63.	Public Works - Engineering	Please label all structure types. Be sure to specify size and type of yard drain tops.	Unresolved
64.	Public Works - Engineering	Provide sections on the rear property lines at critical and where the grading is different. Note on the west property line there is a bypass swale and a collection swale next to each other. Clearly show how they can be installed without taking drainage from the wrong area. Sections S-1 and S-2 are not sufficient.	Unresolved
65.	Public Works - Engineering	Please verify all pipe sizes as readily available. A 27" RCP is not a common size. Provide documentation of this as a readily available size.	Unresolved
66.	Public Works - Engineering	County Minimum Pipe size is 15". Staff would want the bypass pipe as the minimum 15". Provide hydraulic analysis for all pipe runs Clearly show that the yard drains and 12" piping can handle the flows. This would include impervious of pools and decks.	Unresolved
67.	Public Works - Engineering	There is substantial landscape shown in the area that the rear yard swales and inlets are located. Please clearly	Unresolved

		show that the landscaping can be installed without impacting the swales and inlets.	
68.	Public Works - Engineering	Please show a rear yard drainage easement sized per County Requirements over all pipes and swales. (15' minimum and larger based on depth.)	Unresolved
69.	Public Works - Engineering	Please add the Standard plat language that there is a 5' drainage easement required on all lot lines and no equipment can be placed in the drainage easement.	Unresolved
70.	Public Works - Engineering	There appear to be a section of offsite drainage along Center Drive that may be blocked by the type "F" curb. Please verify and address this drainage. Note that the existing road may not be able to be widened as shown. A standard centerline crown section is required. Clearly show this and add notes how this will be attained.	Unresolved
71.	Public Works - Engineering	The rear-yard yard drains will discharge off-site in the 25-year and 100-year design storms. Please revise so that the ponds will not discharge off-site in either storm.	Unresolved
72.	Public Works - Engineering	Based on the survey the 100-year flood seems to cross the property if the 100-year flood elevation is correct. However, Staff does not believe that this is the correct elevation without your independent modeling. Please provide the modeled 100-year flood elevation. Please more clearly show the flood elevation once determined. Note, Staff believes even with the survey shown that the flood elevation goes across the site. Either get additional survey showing a definite ridge that will not be breached or model all area across the property below the flood elevation as impacts to the flood zone.	Unresolved
73.	Public Works - Engineering	Provide additional details for the impervious calculations. please breakdown the units etc.	Unresolved
74.	Public Works - Engineering	There are concerns with the outfall flows. There are more than 1 development going to the 36" pipe. Staff has concerns with the overall flows. Please provide modeling that shows that the pipe system can handle the flows and or substantially reduce those flows so that the pipe can handle the additional flows being sent to that pipe.	Unresolved
75.	Public Works - Engineering	Due to the number and nature of the comments, additional comments may be generated on resubmittal.	Unresolved
76.	Public Works - Engineering	Staff has concerns with the pre-development CN used. I would call most of the site woods in good condition and the yard would be grass good condition. Please revise accordingly.	Unresolved
77.	Public Works - Engineering	Please verify that the inlet locations do not block the driveways.	Unresolved
78.	Public Works - Engineering	There appears to be an errant slope on the road around station 6+00+/- (1.14%) when the road seems to be less	Unresolved

		slope. Please verify and adjust accordingly.	
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AGENCY/DEPARTMENT MARK UP COMMENTS

Comments within this section of the comdoc are from mark-ups on the individual plan sheets or documents in the ePlan system that correspond with the file identified in column "File Name".

79.	Planning and Development	On the coversheet, please delete the subdivision name, "Hindu Senior Living Community. Please revise to only state the subdivision name as "Vasant Vatika".	Unresolved
80.	Planning and Development	On the coversheet, please revise "Final Construction Plan" to state "Final Engineering Plan".	Unresolved
81.	Planning and Development	On the Cover page, please revise the sheet list to include the landscape pages, hardscape pages, and irrigation sheets done by others.	Unresolved
82.	Planning and Development	On the Site Plan sheet, please remove the boundary line.	Unresolved
83.	Planning and Development	On the Site Plan sheet, please place a label stating, "West Buffer Tract A".	Unresolved
84.	Planning and Development	On the Site Plan sheet, please clearly dimensions of the ten (10) foot wall & drainage (plat) shown along the eastern portion of the site.	Unresolved

AGENCY/DEPARTMENT EFORM COMMENTS AND PROJECT STATUS

This section shows the reviewers of this project from the various County agencies. It may also include additional comments for review and response.

DEPARTMENT	STATUS	REVIEWER
Planning and Development	Corrections Required	Annie Sillaway
Public Safety - Addressing	Corrections Required	Tiffany Owens
Public Safety - Fire Marshal	Approved	Brenda Paz
Buffers and CPTED	Approved	Maya Athanas
Public Works - Impact Analysis	No Review Required	William Wharton
Environmental - Impact Analysis	Corrections Required	Becky Noggle
Environmental Services	Corrections Required	James Van Alstine
Natural Resources	Corrections Required	Sarah Harttung
Building Division	No Review Required	Jay Hamm
Public Works - Engineering	Corrections Required	Jim Potter

The next submittal, as required below, will be your:

☒ 1st RESUBMITTAL

DATE	RESUBMITTAL FEE DUE	ROUTE TO THESE STAFF MEMBERS FOR FURTHER REVIEW:
2/28/24	The application fee allows for the initial submittal plus two resubmittals. <i>Note: No resubmittal fee for small site plan</i>	Jim, Annie, Sarah, Tiffany, Becky, James
The initial application fee allows for the initial submittal review plus two resubmittal reviews. For the fourth review and each subsequent review, the resubmittal fees are as follows: Major Review (3+ reviewers remaining) – 50% of original application fee Minor Review (1-2 reviewers remaining) – 25% of original application fee Summary of Fees: http://www.seminolecountyfl.gov/departments-services/development-services/planning-development/fee-information/fee-summary.stml NOTE: Other fees may be due. See comments for any additional fees due for your development project. (example: Addressing fee)		

Upon completion of your plan review process, Planning and Development staff must authorize and stamp plans for construction use. Once you receive an approval letter from Seminole County, the site contractor must contact Seminole County Planning and Development Inspections to schedule a pre-construction conference prior to the start of any site work. Upon issuance of the site permit, your approved drawings and/or documents will be released to you through the ePlan System. For questions regarding this process, please consult the Electronic Plan Review Applicant User Guide <http://www.seminolecountyfl.gov/core/fileparse.php/3321/urlt/ePlanApplicantUserGuide.pdf>

Cities:

Altamonte Springs	(407) 571-8000	www.altamonte.org
Casselberry	(407) 262-7700	www.casselberry.org
Lake Mary	(407) 585-1449	www.lakemaryfl.com
Longwood	(407) 260-3440	www.longwoodfl.org
Oviedo	(407) 971-5555	www.cityofoviedo.net
Sanford	(407) 688-5000	www.sanfordfl.gov
Winter Springs	(407) 327-1800	www.winterspringsfl.org

Other Agencies:

Florida Dept of Transportation	FDOT	www.dot.state.fl.us
Florida Dept of Enviro Protection	FDEP (407) 897-4100	www.dep.state.fl.us
St. Johns River Water Mgmt Dist	SJRWMD (407) 659-4800	www.sjrwmd.com
Health Department	Septic (407) 665-3621	

Other Resources:

Flood Prone Areas www.seminolecountyfl.gov/gm/building/flood/index.aspx

