

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

SUBJECT: River's Edge Preserve Preliminary Subdivision Plan

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Larry Poliner CONTACT: Alan Willis EXT. 7332

Agenda Date <u>04/02/08</u>	Regular <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Special Hearing – 6:00 <input type="checkbox"/>	Public Hearing – 7:00 <input type="checkbox"/>	

MOTION/RECOMMENDATION:

1. Approve the Preliminary Subdivision Plan for River's Edge Preserve Subdivision, located north of SR 46, east of SR 415; Orlando Real Estate Partners, Brad Cowherd, applicant, or
2. Deny the Preliminary Subdivision Plan for River's Edge Preserve Subdivision, located north of SR 46, east of SR 415; Orlando Real Estate Partners, Brad Cowherd, applicant, or
3. Continue to a date and time certain.

Commissioner Carey District – 5

Alan Willis, Planner

BACKGROUND:

The applicant, Orlando Real Estate Partners is requesting approval of a Preliminary Subdivision Plan (PSP) for River's Edge Preserve Subdivision. The project consists of 30 single family residential lots on approximately 9.99 acres zoned Planned Unit Development (PUD). The minimum lot size requirement is 6,000 square feet. The site is located north of SR 46, east of SR 415; in Section 34, Township 19 S, and Range 31 E.

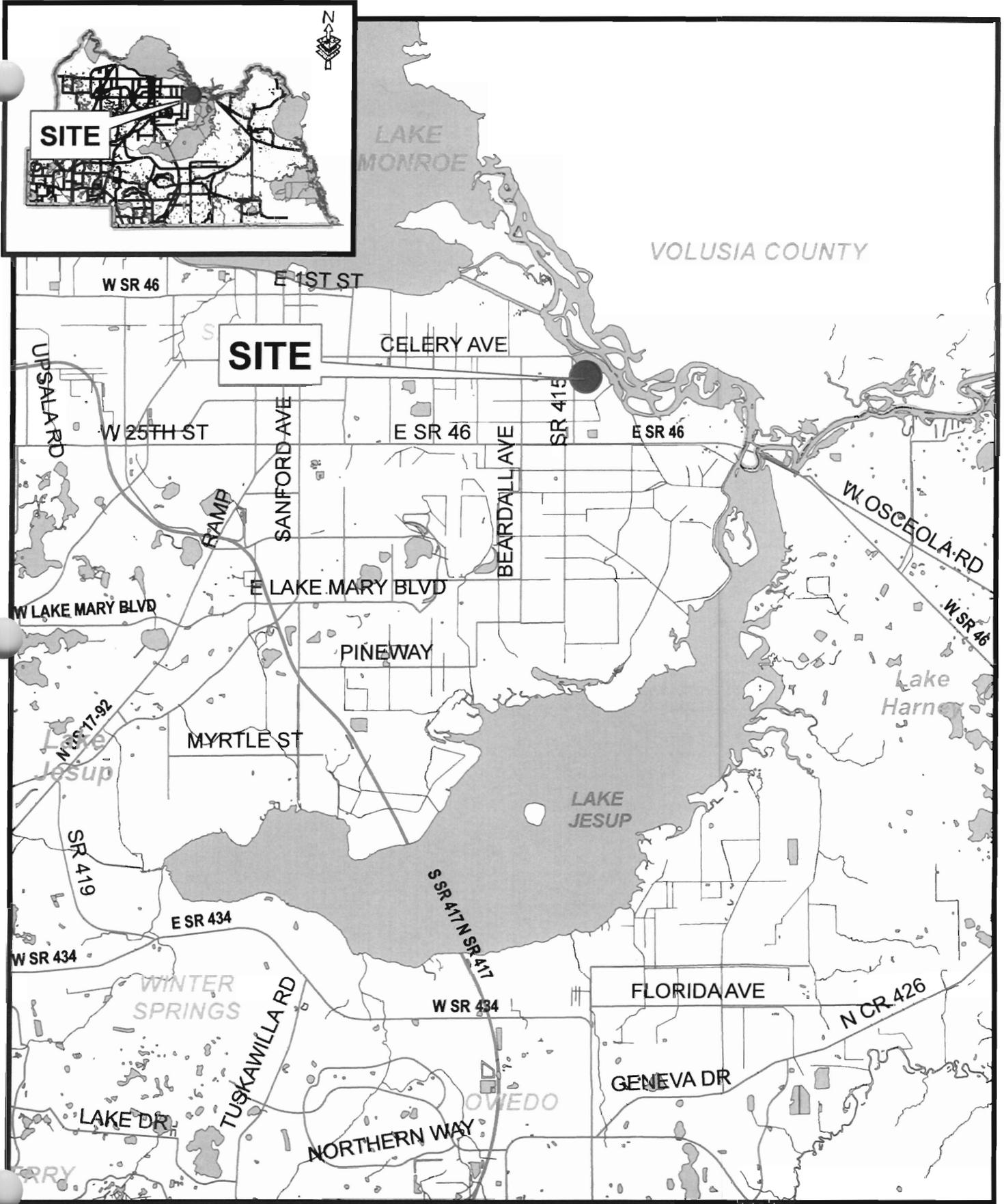
The PSP meets all the conditions of the Seminole County Land Development Code. The lots will be served by the City of Sanford water and sewer utilities.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for River's Edge Preserve Subdivision, located north of SR 46, east of SR 415.

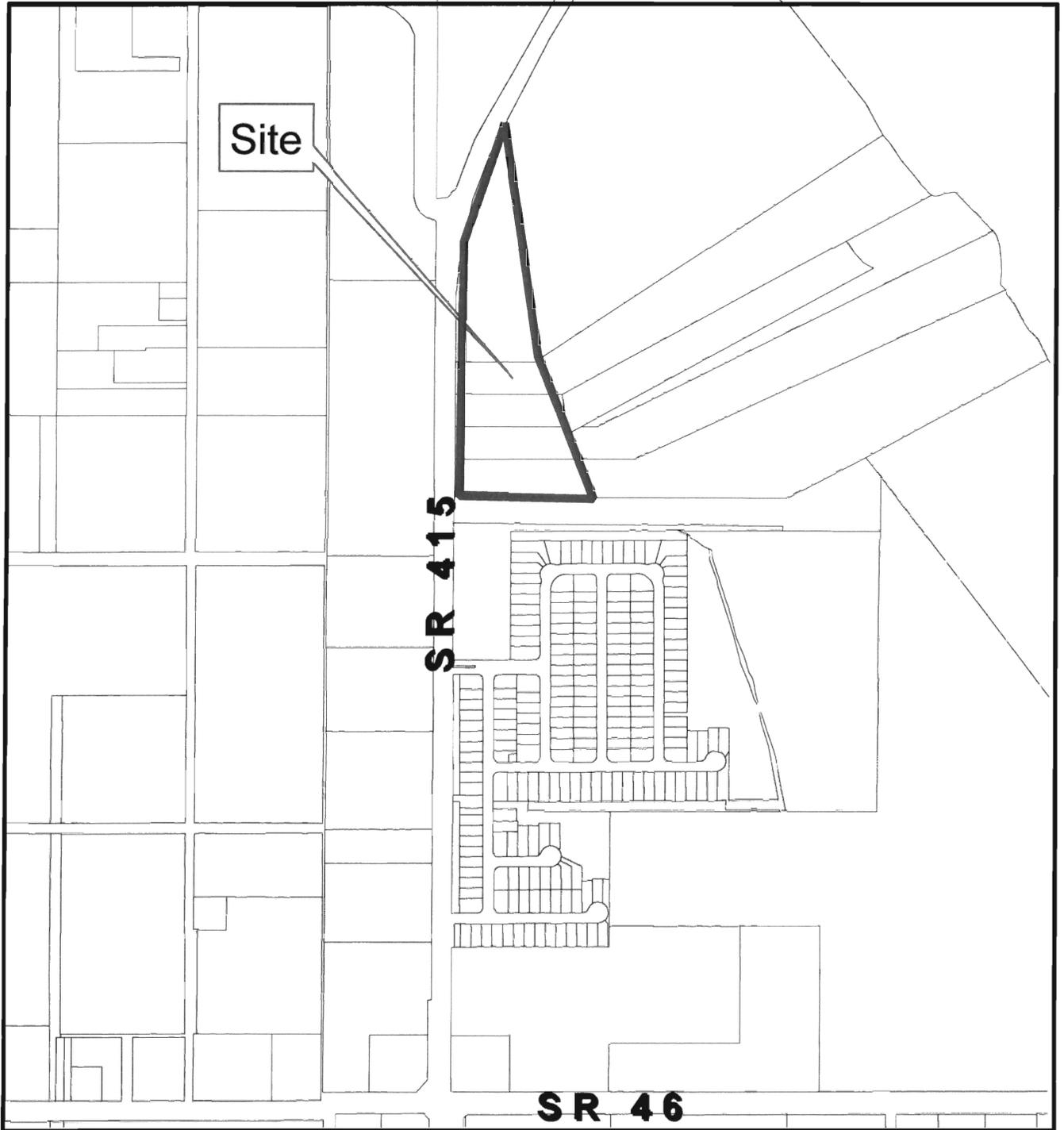
Attachments: Exhibit A: Location maps
Exhibit B: Preliminary Plan Reduction

DR No. _____
Parcel ID#: <u>34-19-31-300-006A-0000</u>



filename: L:/pl/projects/p&z/2006/GIS/staff_report_pkgs/sitemaps_large/Z2006-0**sitemap.mxd ***/06

RIVER'S EDGE PRESERVE PSP



River's Edge Preserve
Preliminary Subdivision Plan





River's Edge Preserve
Preliminary Subdivision Plan

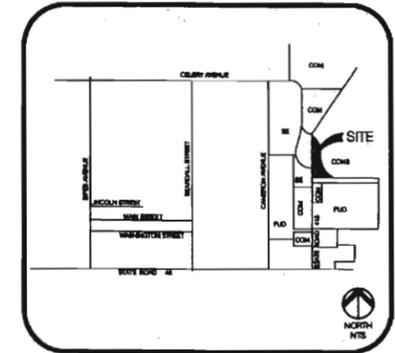


River's Edge Preserve Preliminary Subdivision Plans

Seminole County, Florida

May 2007

Prepared for:
Orlando RE Partners LLC.
420 Anson Lane
Suite 102
Orlando, Florida 32814



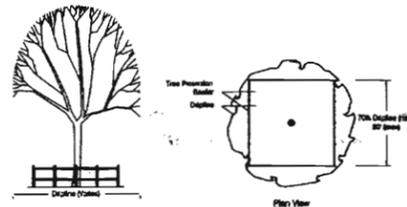
Location Map

LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

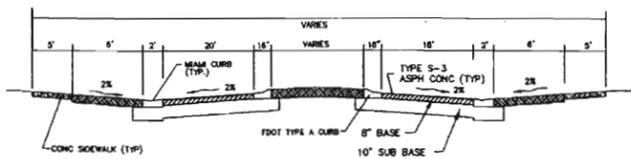
COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 34-19-31 AND THE EAST RIGHT OF WAY LINE STATE ROAD 415; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°35'26" WEST, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 00°35'26" WEST, A DISTANCE OF 636.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 07°10'37" AND A CHORD DISTANCE OF 232.82 FEET WHICH BEARS NORTH 02°59'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE NORTH 89°24'34" EAST, A DISTANCE OF 157.07 FEET; THENCE SOUTH 00°35'26" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,834.86 FEET, A CENTRAL ANGLE OF 07°11'24" AND A CHORD DISTANCE OF 230.10 FEET WHICH BEARS NORTH 10°10'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE NORTH 89°24'34" EAST, A DISTANCE OF 157.07 FEET; THENCE SOUTH 00°35'26" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE 100 YEAR FLOOD PLANE LINE (ELEVATION=9.7'); THENCE ALONG SAID 100 YEAR FLOOD PLANE LINE THE FOLLOWING TWELVE COURSES AND DISTANCES: SOUTH 47°33'25" EAST, A DISTANCE OF 146.26 FEET; THENCE SOUTH 39°16'15" EAST, A DISTANCE OF 51.60 FEET; THENCE SOUTH 28°11'42" EAST, A DISTANCE OF 32.28 FEET; THENCE SOUTH 54°45'21" EAST, A DISTANCE OF 36.89 FEET; THENCE SOUTH 24°30'39" EAST, A DISTANCE OF 61.76 FEET; THENCE SOUTH 40°48'25" EAST, A DISTANCE OF 17.13 FEET; THENCE SOUTH 18°54'54" EAST, A DISTANCE OF 60.11 FEET; THENCE SOUTH 02°32'45" EAST, A DISTANCE OF 173.12 FEET; THENCE SOUTH 19°47'08" EAST, A DISTANCE OF 105.76 FEET; THENCE SOUTH 09°33'19" EAST, A DISTANCE OF 132.13 FEET; THENCE SOUTH 43°56'45" EAST, A DISTANCE OF 122.26 FEET; THENCE SOUTH 54°05'27" EAST, A DISTANCE OF 29.99 FEET; THENCE DEPARTING SAID 100 YEAR FLOOD PLANE LINE SOUTH 89°24'34" WEST, A DISTANCE OF 647.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.99 ACRES (435,028 SQUARE FEET), MORE OR LESS.

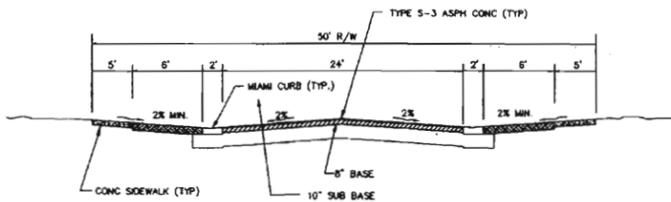


Protective Tree Barrier
Not to Scale

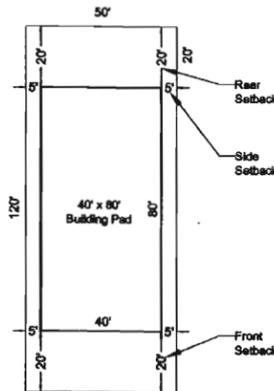
- 1 10.17.07 Revisions Based on County Comments dated 07.06.07
- 2 01.14.08 Revisions Based on County Comments dated 12.05.07
- 3 02.14.08 Revisions Based on County Comments dated 02.08.08



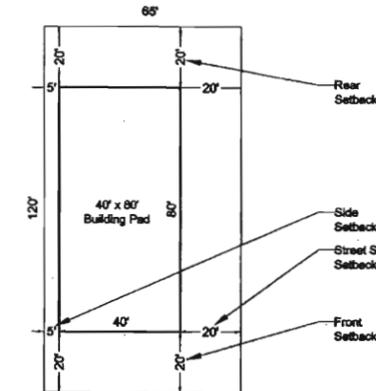
Entrance Road Section
Not to Scale



Typical Road Section
Not to Scale



Typical Lot Layout
Not to Scale



Typical Corner Lot Layout
Not to Scale

Notes:

- The site will be developed in one phase.
- All common areas, recreation facilities, and buffers will be owned and maintained by a homeowner's association.
- Lift station will be dedicated to the City of Sanford.
- Water and sewer service will be provided by the city of Sanford.
- Soil delineation's shown on the plan are based upon the SCS maps.
- This property is located in proximity to an airport noise zone. The properties delineated on this project are subject to aircraft noise that may be objectionable.
- The sale of each residential lot shall include a deed containing the following language in bold type face:
NOTICE OF AIRPORT NOISE
This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.
- No internal access shall be provided from the proposed development to the existing home that shall remain.
- Tract I will be owned and maintained by the owner of Lot 31. An access easement will be placed over Tract I for the benefit of the adjacent landowner.
- The wetland line shown on these plans is not located within the development and is shown for informational purposes only.
- West Property Line (adjacent to SR 415): Minimum 40' planted buffer in a separate tract. Plantings will be consistent with FPL planting standards and there shall be at least 8 sub-canopy trees and 10 shrubs every 100'. The retention pond is allowed to encroach a maximum of 20' into the buffer.
- North Property Line (adjacent to floodplain/wetland): 25' building setback from post development floodplain/wetland and a planted environmental drainage swale within a 15' easement. To be planted with 1 canopy tree per 50'.
- East Property Line (adjacent to floodplain/wetland): 25' building setback from post development floodplain/wetland and a planted environmental drainage swale within a 15' easement. To be planted with 1 canopy tree per 50'.
- South Property Line: Minimum 10' Landscape buffer, planted with 1 canopy tree per 50'.

Final Master Plan
daly design group inc.

Land Planning • Landscape Architecture • Project Management
604 Courtland Street, suite 202, Orlando, Florida 32804
Phone 407.740.7373 • Fax 407.740.7861 • www.dalydesign.com
Job No: 2604 • Scale As noted • Date: May 2007

Owner
Palm Ranch Inc
2521 County Road 415A
Sanford FL 32771

Owner
Rolf Bergmann
2521 County Road 415A
Sanford FL 32771

Developer
Orlando RE Partners, LLC
420 Anson Lane
Suite 102
Orlando FL 32814
Contact: Mr. Brad Cowherd

Planner / Landscape Architect
Daly Design Group, Inc
604 Courtland Street
Suite 202
Orlando FL 32707
Ph. 407-740-7373
Contact: Mr. Tom Daly

Engineer
Madden Engineering
431 E. Horatio Ave., Suite 260
Maitland, FL 32751
Ph. 407-629-8330
Contact: Mr David Giunt

Surveyor
ASM Surveyors
1030 N Orlando Ave.
Suite B
Winter Park, FL 32789
Ph. (407) 426-7979
Contact: Mr. Brett Moscovitz

Net Buildable Acreage Calculation

Gross Site Area	9.99 acres
External R/W Dedications	0.00 acres
Nonresidential Outparcels	0.00 acres
Wetlands	0.00 acres
Flood Prone Areas	0.59 acres
Public Road R/W	1.45 acres
Private Road R/W	0.00 acres
Drive Aisles	0.00 acres
Lakes	0.00 acres
Net Buildable Area	7.95 acres

Open Space Calculation

Gross Site Area	9.99 acres
Required External R/W Dedications	0 acres
Public or Private R/W (measured)	1.52 acres
Drive Aisles for Non-Residential Uses	0 acres
Parking and Paved Areas (unless associated with a Recreational Amenity)	0 acres
Residential Lots (if platting)	5.13 acres
Residential Building Footprints (if unplatted)	0 acres
Outparcels	0 acres
Retention (if not amortized per LDC)	0 acres
Utility Tracts/Facilities	0.03 acres
Upland Common Areas Less Than 10' in Width (unless developed with pedestrian, bicycle or horse trails)	0 acres
Required Buffer Areas	0.7 acres
Required "Usable" Open Space	2.89 acres
Provided "Usable" Open Space	2.84 acres

Arbor Tables

Trees Removed	Replacement Trees	
3"-12"	44	2 per tree = 88 2" cal. Trees
13"-23"	75	3 per tree = 225 2" cal. Trees
24"+	0	4 per tree = 0 2" cal. Trees
Total Replacement Inches Needed		626
Total Replacement Inches Provided		977

	Oak	Sw Gum	Red Maple	Total
Saved	0	15	2	17
Removed	75	39	5	119
Total	75	54	7	136

Notes:

- Required Tree Replacement inches shall be calculated at 2" per replacement tree as required in the Seminole County LDR Sec. 60.22 (F)
- Replacement Trees shall be a min. 2.5" cal. with an overall average of 3" as required in the Seminole County LDR Sec. 30.1228 (b)
- At time of this application it is the applicant's understanding the progress energy intends to clear and develop within their easement. The applicant does not need to remove trees in the easement for the development of this site and therefore has not included the removal of these trees in the arbor calculations. Furthermore, the applicant will not be responsible for replacement of trees removed by the utility company.
- Use Protective Tree Barrier where applicable when saving trees.

Site Data

Parcel I.D.	34-19-31-300-006A-0000
	34-19-31-300-006B-0000
	34-19-31-300-006C-0000
	34-19-31-300-006E-0000
Total land area	9.99 ac
Flood Plain	0.59 ac
Roadway (measured)	1.45 ac
Net Developable Acres	7.95 ac
Total Units	31
Proposed Density	3.50 du/acre
Existing FLU	PD
Existing Zoning	PUD
Required Open-space	2.50 ac
Provided Open-space	2.85 ac
Max Building Height	36'
Typical lot Size	50' x 120'
Min Lot Size	6,000 sq ft
Min living area	1,100 sq ft
Setbacks on Lots	
Front	20'
Rear	20'
Side	5'
Side Street	20'
100 Year Flood	25'
Utility Usage	
Water Usage (50 GPD)	10,800 GPD
Sanitary Sewer Usage (300 GPD)	9,300 GPD
Projected Tips (10/day)	310 ADT
Utility Provider	City of Sanford
Required Buffers	
North Boundary	15' Easement
East Boundary	15' Easement
South Boundary	min. 10'
West Boundary	40'
Permitted Uses	
Detached single-family dwelling units	
Townhomes	
Home occupations	
Home offices	

Property Appraiser ID Number 34-19-31-300-006A-0000
34-19-31-300-006B-0000
34-19-31-300-006C-0000
34-19-31-300-006E-0000

Seminole County
Approved for Construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of The Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved

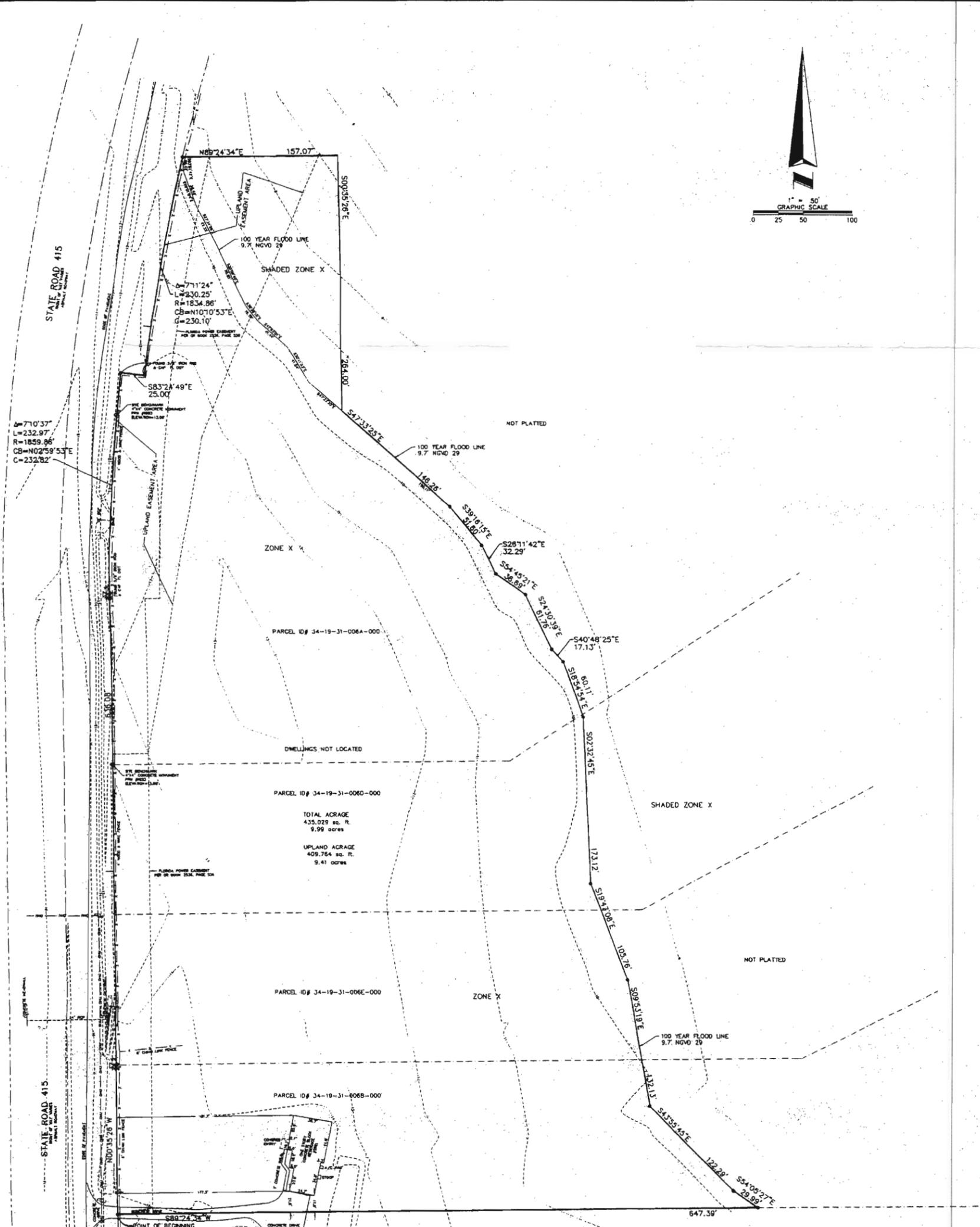
Seminole County Development Review Department

Date

SHEET INDEX

SHEET	DESCRIPTION
PSP-1	Cover
PSP-2	Existing Conditions (Prepared by ASM Surveyors)
PSP-3	Preliminary Subdivision Plan
PSP-4	Preliminary Utility Plan





LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 34-19-31 AND THE EAST RIGHT OF WAY LINE STATE ROAD 415; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°35'28" WEST, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 00°35'28" WEST, A DISTANCE OF 636.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,859.85 FEET, A CENTRAL ANGLE OF 07°10'37" AND A CHORD DISTANCE OF 232.82 FEET WHICH BEARS NORTH 02°59'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 232.97 FEET; THENCE SOUTH 83°24'49" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,834.86 FEET, A CENTRAL ANGLE OF 07°11'24" AND A CHORD DISTANCE OF 230.10 FEET WHICH BEARS NORTH 10°10'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE NORTH 89°24'34" EAST, A DISTANCE OF 157.07 FEET; THENCE SOUTH 00°35'28" EAST, A DISTANCE OF 264.00 FEET TO A POINT ON THE 100 YEAR FLOOD PLANE LINE (ELEVATION=9.7); THENCE ALONG SAID 100 YEAR FLOOD PLANE LINE THE FOLLOWING TWELVE COURSES AND DISTANCES: SOUTH 47°33'25" EAST, A DISTANCE OF 145.28 FEET; THENCE SOUTH 39°16'15" EAST, A DISTANCE OF 31.80 FEET; THENCE SOUTH 28°11'42" EAST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 54°45'21" EAST, A DISTANCE OF 36.69 FEET; THENCE SOUTH 24°30'39" EAST, A DISTANCE OF 81.78 FEET; THENCE SOUTH 40°48'25" EAST, A DISTANCE OF 17.13 FEET; THENCE SOUTH 18°54'54" EAST, A DISTANCE OF 60.11 FEET; THENCE SOUTH 02°32'45" EAST, A DISTANCE OF 173.12 FEET; THENCE SOUTH 19°47'08" EAST, A DISTANCE OF 105.76 FEET; THENCE SOUTH 09°33'19" EAST, A DISTANCE OF 132.13 FEET; THENCE SOUTH 43°55'45" EAST, A DISTANCE OF 122.29 FEET; THENCE SOUTH 54°05'27" EAST, A DISTANCE OF 28.99 FEET; THENCE DEPARTING SAID 100 YEAR FLOOD PLANE LINE SOUTH 89°24'34" WEST, A DISTANCE OF 647.39 FEET TO THE POINT OF BEGINNING.

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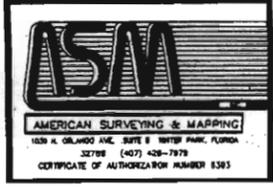
SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 415, HAVING A BEARING OF N 00°35'28" W, PER STATE ROAD MAP DEPARTMENT RIGHT OF WAY MAP OF STATE ROAD 415, SECTION 77161-2301, LAST REVISION DATE 11/01/78.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY WAS PERFORMED WITH BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK COMMITMENT NUMBER C06-4612 TIC-5816, DATED MARCH 22, 2006 AT 5:00PM. ALL ITEMS 1 THRU 9 OF THE SCHEDULE B-4 EXCEPTIONS PER SAID COMMITMENT ARE NON-SURVEY RELATED AND/OR NOT PLOTTABLE.
- I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120289 0065 E DATED 04/17/1995, AND FOUND THE SUBJECT PROPERTY LIES IN TWO ZONES: ZONE X AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND SHADED ZONE X AREA OF 500 YEAR FLOOD.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE BASED ON SEMINOLE COUNTY BENCHMARK M 470 1997, ELEVATION= 8.62 NAVD 88 (8.69' NGVD 29). ALL ELEVATIONS SHOWN HEREON ARE IN NGVD 29 DATUM.

LEGEND

- SET 1/2" HIGH ROD & CAP LB (#383) (UNLESS OTHERWISE NOTED)
- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- L DENOTES ARC LENGTH
- C DENOTES CHORD LENGTH
- CB DENOTES CHORD BEARING
- ⊥ UTILITY POLE
- GUYWIRE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ PROFESSIONAL SURVEYOR AND MAPPER LICENSED BUSINESS
- ⊕ REINFORCED CONCRETE PIPE
- ⊕ OVERHEAD UTILITY LINE
- ⊕ FENCE LINE
- ⊕ WATER METER

JOB NO.: ASMS2414
 FIELD DATE: 2/12/06
 SCALE: 1" = 50'
 DRAWN BY: UB
 APPROVED BY: MP
 DRAWING FILE #
 ASMS2414 BNDY
 999 BNDY TOPG.DWG



BOUNDARY & TOPOGRAPHIC SURVEY
 OF
 COWHERD TOWNHOMES
 SECTION 34-19-31 SEMINOLE COUNTY, FLORIDA

NO.	DATE	REVISIONS
1	03/06/06	REVISED BOUNDARY
2	4/17/06	REVIEW TITLE COMM.
3	4/28/06	ADD TOPO INFO
4	2/19/07	ADD HOUSE
5	5/09/07	ADD UPLAND EASEMENT



SHEET 1 OF 1

Site Data

Parcel ID
 34-19-31-300-006A-0000
 34-19-31-300-006B-0000
 34-19-31-300-006C-0000
 34-19-31-300-006E-0000

Total Land Area
 Flood Plain 9.99 ac
 Roadway (measured) 0.58 ac
 Net Developable Acres 7.89 ac
 Total Units 31
 Proposed Density 3.93 du/ha
 Existing Zoning PD
 Required Open Space 2.50 ac
 Max Building Height 30'
 Typical Lot Size 50' x 120'
 Min Lot Size 6,000 sf
 Min Building Area 1,100 sf

Setbacks on Lots
 Front 20'
 Rear 20'
 Side 5'
 Side Street 20'
 100 Year Flood 25'

Utility Usage
 Water Usage (350 GPD) 10,850 GPD
 Sanitary Sewer Usage (300 GPD) 9,300 GPD
 Projected Trips (12/day) 310 ADT.
 Utility Provider City of Sanford

Required Buffers
 North Boundary 15' Easement
 East Boundary 15' Easement
 South Boundary min. 10'
 West Boundary 40'

Permitted Uses
 Detached single-family dwelling units
 Townhomes
 Home occupations
 Home offices

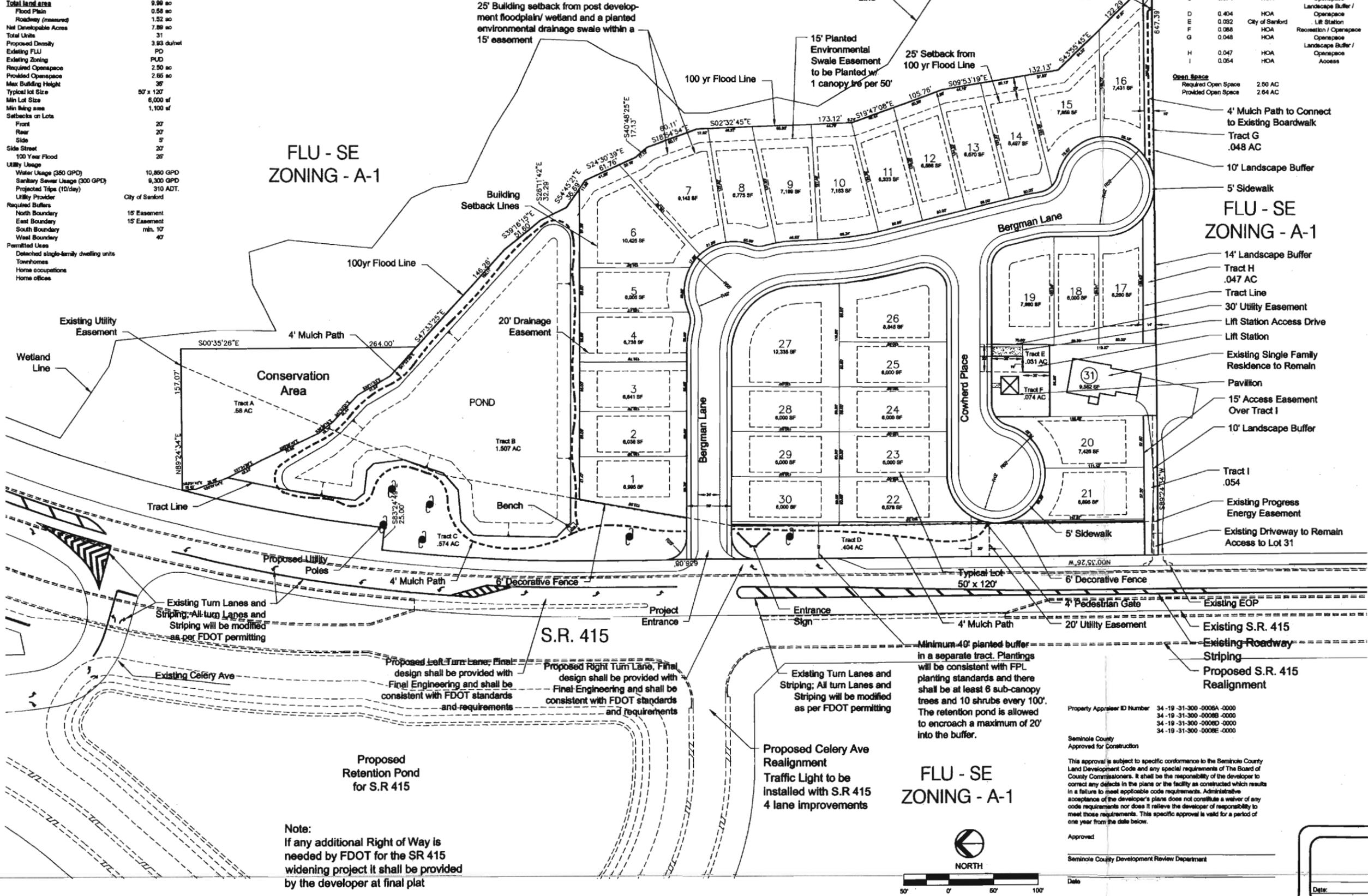
Proposed Setbacks

Front 20'
 Rear 20'
 Side 5'
 Side Street 20'

**FLU - SE
 ZONING - A-1**

**FLU - SE
 ZONING - A-1**

**FLU - SE
 ZONING - A-1**



Tract	Area	Ownership	Use
A	0.58	HOA	Conservation
B	1.507	HOA	Open Space / Landscape Retention
C	0.574	HOA	Landscape Buffer / Open Space
D	0.404	HOA	Landscape Buffer / Open Space
E	0.032	City of Sanford	Lift Station
F	0.088	HOA	Recreation / Open Space
G	0.048	HOA	Open Space
H	0.047	HOA	Landscape Buffer / Open Space
I	0.054	HOA	Open Space

Open Space
 Required Open Space 2.50 AC
 Provided Open Space 2.64 AC

daly design group inc.

REV.	DATE	DESCRIPTION
3	02.14.08	Rev. based on County Comments dated 02.08.08
2	01.14.08	Rev. based on County Comments dated 12.05.07
1	10.17.07	Rev. based on County Comments dated 07.08.07

**Preliminary Subdivision Plan
 Preliminary Subdivision Plans
 River's Edge Preserve**
 Seminole County, Florida

Property Appraiser ID Number 34-19-31-300-006A-0000
 34-19-31-300-006B-0000
 34-19-31-300-006C-0000
 34-19-31-300-006E-0000

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 Seminole County Development Review Department

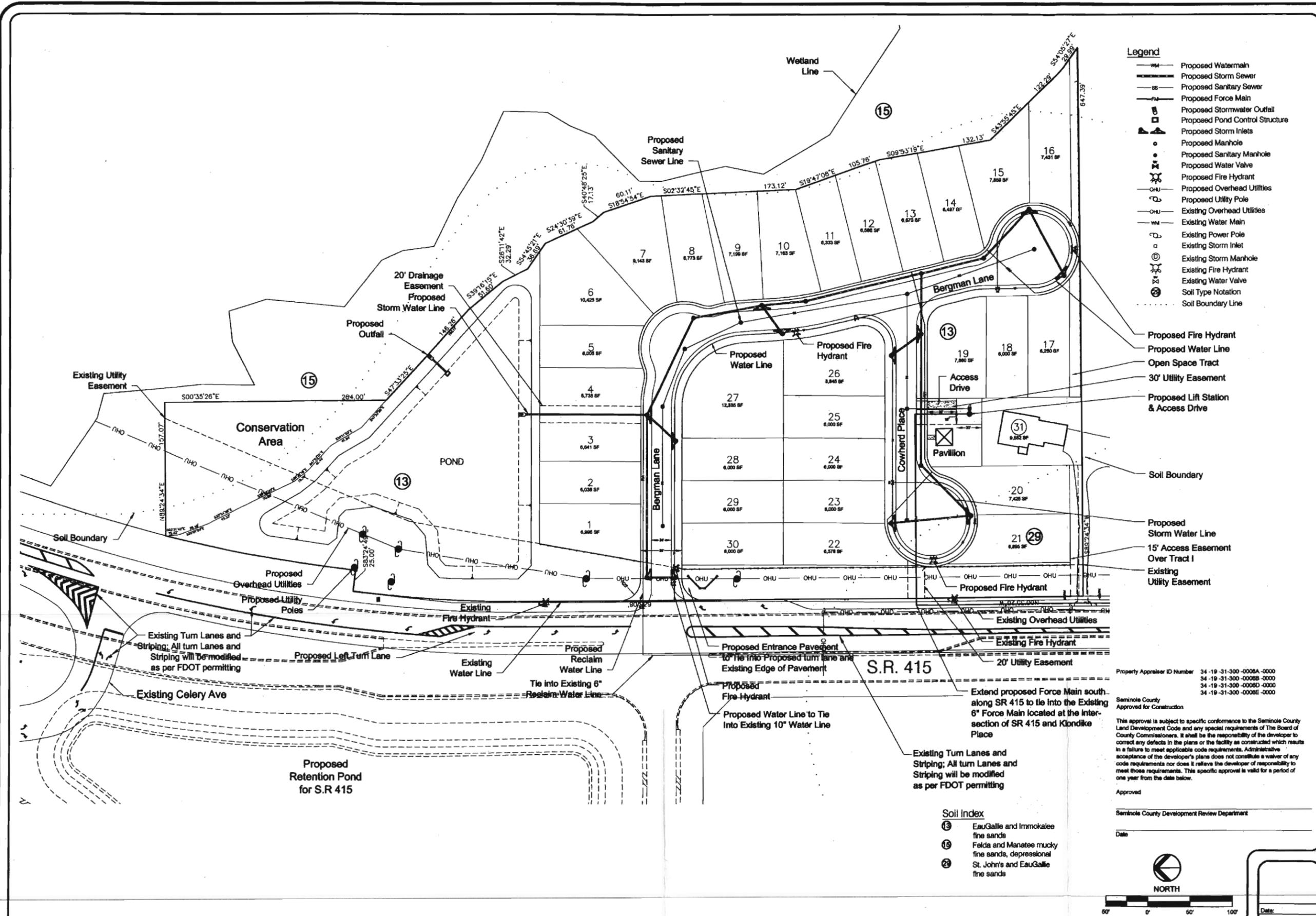
Date

Note:
 If any additional Right of Way is needed by FDOT for the SR 415 widening project it shall be provided by the developer at final plat



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P:\2008 Projects\2804 River\view Townhomes\2804 ACAD DD\2804 PLAN\2804 PSP\2804 PSP 50-54.dwg, 2/14/2008 3:21:00 PM, jphillips



- Legend**
- WM — Proposed Watermain
 - SS — Proposed Storm Sewer
 - BS — Proposed Sanitary Sewer
 - FM — Proposed Force Main
 - Proposed Stormwater Outfall
 - Proposed Pond Control Structure
 - Proposed Storm Inlets
 - Proposed Manhole
 - Proposed Sanitary Manhole
 - Proposed Water Valve
 - Proposed Fire Hydrant
 - OHU — Proposed Overhead Utilities
 - OHU — Proposed Utility Pole
 - OHU — Existing Overhead Utilities
 - WM — Existing Water Main
 - SS — Existing Storm Inlet
 - Existing Storm Manhole
 - Existing Fire Hydrant
 - Existing Water Valve
 - ⊙ Soil Type Notation
 - Soil Boundary Line

- Proposed Fire Hydrant
- Proposed Water Line
- Open Space Tract
- 30' Utility Easement
- Proposed Lift Station & Access Drive
- Soil Boundary
- Proposed Storm Water Line
- 15' Access Easement Over Tract I
- Existing Utility Easement

- Soil Index**
- 13 EauGalle and Immokaiee fine sands
 - 19 Felcia and Manatee mucky fine sands, depressional
 - 29 St. John's and EauGalle fine sands

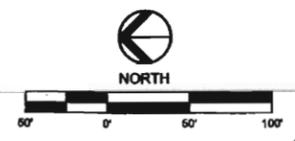
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 34-19-31-300-0008E-0000

Seminole County
 Approved for Construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of The Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Approved _____
 Seminole County Development Review Department

Date _____



daly design group inc.
 Land Planning, Landscape Architecture, Project Management, Development Consulting
 604 Courtland St., Suite 202, Orlando, FL 32804 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION
3	02.14.08	Rev. based on County Comments dated 02.08.08 JAP
2	01.14.08	Rev. based on County Comments dated 12.05.07 JAP
1	10.17.07	Rev. based on County Comments dated 07.06.07 JAP

Preliminary Utility Plan
Preliminary Subdivision Plans
River's Edge Preserve
 Seminole County, Florida



PROJECT NO. 2804
 SCALE 1" = 50'
 DATE May 2007
 SHEET PSP-4