Item #

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

SUBJECT: **Eden Point Subdivision**

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

AUTHORIZED BY: Larry Poliner **CONTACT:** ALAN WILLIS **EXT.** 7332

Agenda Date 7/09/08 **Regular** ☒ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

1. Approve the Preliminary Subdivision Plan for Eden Point Subdivision, located on the west side of Dodd Rd, north of Howell Branch Road; Spano & Associates, Ralph Spano, applicant, or

2. Deny, the Preliminary Subdivision Plan for Eden Point Subdivision, located on the west side of Dodd Rd, north of Howell Branch Road; Spano & Associates, Ralph Spano, applicant, or

3. Continue to a date and time certain.

Commissioner Dallari District – 1 Alan Willis, Planner

BACKGROUND:

The applicant, Spano & Associates, Ralph Spano, is requesting approval of a Preliminary Subdivision Plan (PSP) for Eden Point Subdivision. The project consists of 39 lots on approximately 26.7± acres zoned Planned Unit Development (PUD). The site is located on the west side of Dodd Rd, north of Howell Branch Road; in Section 26, Township 21 S, and Range 30 E.

The PSP is subject to all the conditions of the approved Final Master Plan. The internal road will be private. The PSP meets all the conditions of the Seminole County Land Development Code. The lots will be served by Seminole County water and sewer utilities.

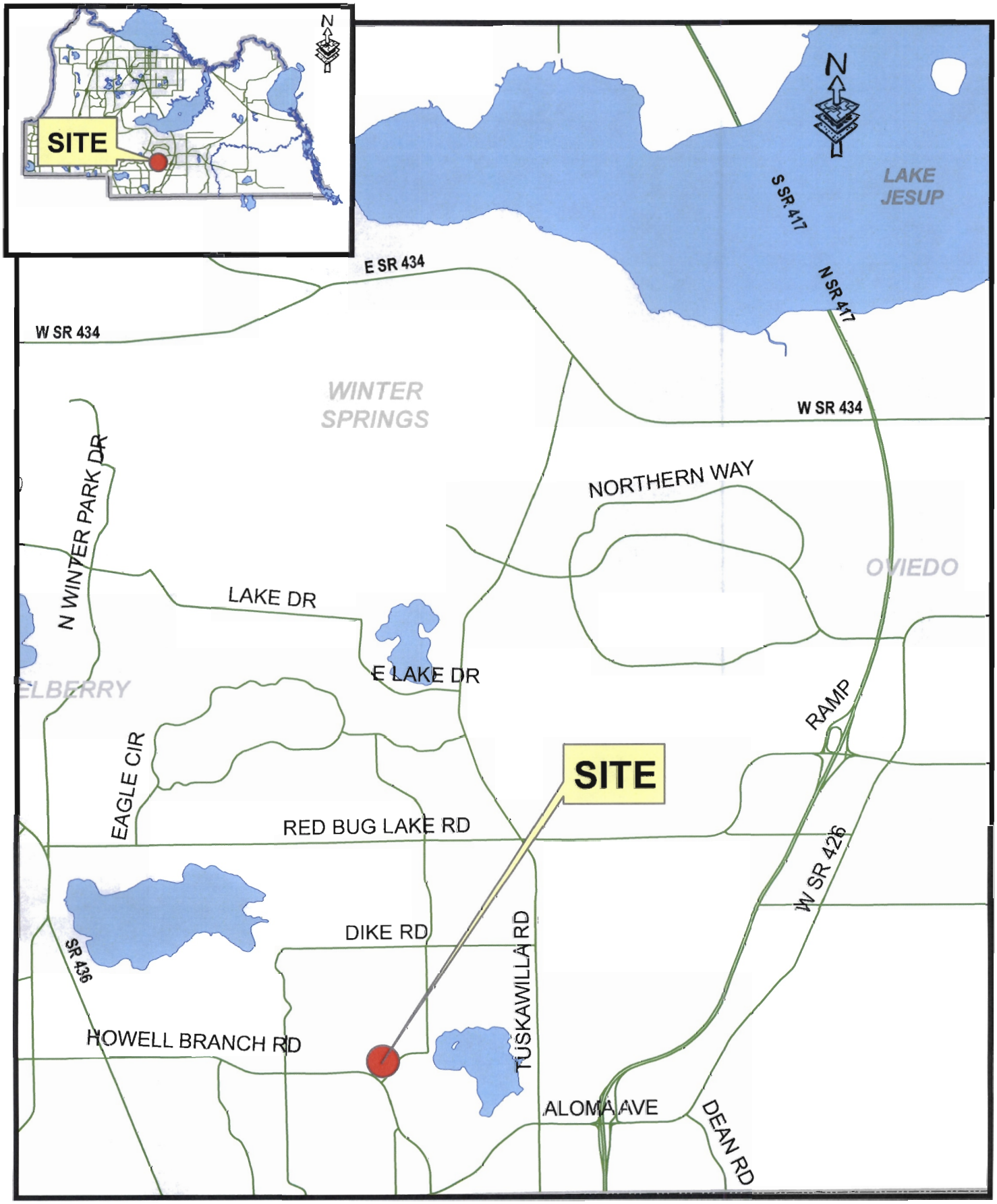
STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Subdivision Plan for Eden Point Subdivision, located on the west side of Dodd Rd, north of Howell Branch Road.

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

DR No. 08-05500002

Parcel ID#:
26-21-30-300-028B-0000+



Eden Point PSP

EXHIBIT A

PRELIMINARY SUBDIVISION PLAN
EDEN POINT
Seminole County, Florida

PROJECT TEAM

OWNER/DEVELOPER:
EDEN POINT LLC
611 North 64th Place
aradise Valley, AZ
hone: (480) 607-1940
ax: (480) 607-1923

ENGINEER & LANDSCAPE ARCHITECT:
MILLER EINHOUSE RYMER & BOYD
323 Millenia Lakes Blvd.
uite 220
Orlando, Florida 32839
407) 447-5555

ENVIRONMENTAL:
BIO-TECH CONSULTING
337 North Ferncreek Avenue
Orlando, Florida 32803

GEOTECHNICAL:
VOVAISH ENGINEERING CIENCES, INC.
37 North Ferncreek Avenue
Orlando, Florida 32803
hone (407) 774-9383
ax (407) 774-7438

SURVEYOR:
BISHMAN SURVEYING AND MAPPING, INC. 132
W. Plant Street Suite 210
Winter Garden, Fl 34787
Phone: (407) 905-8877
Fax: (407) 905-8875

SERVICE INFORMATION

VATER, SEWERE:
EMINOLE OUNTY UTILITIES

TELEPHONE:
SPRINT
Mr. Woody Caldwell
P.O. BOX 770339
Winter Garden, Florida 34777-0339
(407) 814-5246

LECTRIC:
ROGRESS ENERGY

GAS:
TECO PARTNERS/ PEOPLES GAS COMPANY
Mr. Russell Harris
600 W. Robinson St.
Orlando, Florida 32801
(407) 420-6608

ATV:
RIGHT HOUSE ETWORKS
r. Doug McGovern
019 13th St.
int Cloud, Florida 34769
07) 215-5205

SOLID WASTE, FIRE AND POLICE PROTECTION:
SEMINOLE COUNTY

NOTES

PROJECT DESCRIPTION:

The project includes 39 single family lots in a private, gated community accessing Dodd Rd. All units will be single family detached, with 11 estate lots along Garden Lake. The typical lake access lot is 85' x 140'. The remaining 28 lots are 60' x 115'. A community amenity will be constructed in the center of the site and lake access will be provided via a 25' easement on the eastern boundary of the project. A wall will be constructed on the southern boundary to buffer against the out parcel land use.

Legal instruments will be created to provide for the management of common areas and facilities, including conservation easements over the designated wetland tracts. Recreation facilities will include a neighborhood cabana type facility with natural trails providing access to the lake and common areas. Private docks constructed in accordance with Seminole County, FDEP, and ECFRPC requirements will be permitted on lots 19 through 29. A community dock shall be permitted on Tract I provided that said dock does not exceed 1,000 sq. ft.

COPY

APPROVAL CONDITIONS

b. The maximum allowable density shall not exceed 3 dwelling units per net buildable acre, up to a maximum of 39 dwelling units

c. Maximum allowable building height shall be 35 feet.

d. The setbacks for the main structures shall be as follows:

Front:		20 Feet
Side:	(11 Lake Lots)	10 Feet
	(28 Remainig Lots)	5 Feet
Rear:	(11 Lake Lots)	20 Feet
	(28 Remainig Lots)	15 Feet
Side Street:		15 Feet

e. The minimum lot size for the eleven (11) lots having access to the lake shall be a minimum of 11,900 square feet. The remaining twenty-eight (28) lots shall have a minimum lot size of 6,900 square feet.

f. The permitted uses shall be single-family detached dwellings, home offices, and home occupations.

g. All landscape buffers and common areas shall be maintained by a homeowners association.

h. A minimum of 25% useable open space shall be provided for the entire PUD. The stormwater retention pond shall be amenitized with a mulch path and bench to be counted towards common open space.

i. One community dock will be permitted on Tract I not to exceed 1,000 square feet.

j. There shall be one access point on Dodd Road.

k. The property north of the lake shall be platted as a separate open space tract and not counted towards the required common usable open space for the entire PUD.

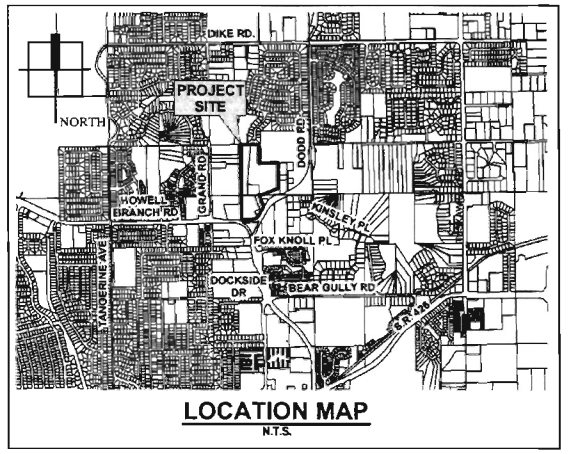
l. All landscaping adjacent to the lake shall be xeriscape and no harmful fertilizers or pesticides shall be allowed adjacent to the lake, as determined by the Development Review Manager.

m. All internal sidewalks shall be a minimum of five (5) feet in width.

Z2007-53 Development Order #07-20500004

DEVELOPMENT REVIEW
JUN 12 2008

VICINITY MAP



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

SEE SURVEY (BY OTHERS) SHEETS 1.00

SHEET INDEX

SHEET NO.	TITLE
0.00	COVER SHEET
1.00	SURVEY (BY OTHERS)
2.00	OVERALL SITE PLAN
3.00	SITE PLAN
4.00	UTILITY PLAN
5.00	DRAINAGE PLAN
6.00	LANDSCAPE PLAN
7.00	DETAILS

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

Eden Point

Issued For Preliminary Subsivision Plan
04/10/08

Miller Einhouse Rymer & Boyd

No.	Revisions	Date
1	SJWMD COMMENTS	01-23-08
2	COUNTY COMMENTS	04-04-08
3	PER DRC COMMENTS	05/06/08
4	CONDITIONS OF APPROVAL ADDED TO PLAN	05/29/08
5	.	.
6	.	.
7	.	.

Engineer In Charge:
Christopher T. Bravo, P.E.

June 10, 2008
Registration # 58562

Certificate of

MERB Proj. # : EDE01.02E
MERB Project Name : Eden Point
Point
Tuesday, June 10, 2008 5:07:31 PM
ADAM BABBITT
EDE01.02E\Preliminary\PSP\EDE01.02E-PSP.dwg

DATA:

ation: The site is located west of Dodd Rd. and north of Howell Branch Rd. on Garden Lake in ncorporated Seminole County, Fl.

TURE LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL (LDR)
OPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

PACT ANALYSIS:

CHOOLS

ELEMENTARY	39 X .249 STUDENTS/UNIT	10 STUDENTS
MIDDLE	39 X .114 STUDENTS/UNIT	4 STUDENTS
HIGH	39 X .124 STUDENTS/UNIT	5 STUDENTS
	TOTAL	29 STUDENTS

OADS	39 X 9.57 ADT/DU	373 ADT
VATER	39 X 350 GPD/DU	13,650 GPD
EWER	39 X 300 GPD/DU	11,700 GPD

MWATER:
The stormwater management system shall be designed to meet Seminole County and SJRWMD ements. The retention pond will be amenitized per Seminole County Land Development Code, Section 4

D ZONE:
Flood Zone at elevation 55.00 per F.I.R.M. Panel # 12117C0170 F , September 28, 2007

ATE ROAD *(IF APPLICABLE)* AND COMMON AREAS:
The private road and common areas will be owned and maintained by a Homeowners' Association. ocations and design to be determined at final master plan.

PROTECTION:
Fire protection will be provided through a series of fire hydrants in accordance with the Seminole y public safety standards, Appendix G of the Land Development Code.

AND IMPACTS:
No impacts are proposed to any of the existing wetland areas. All designated wetlands will be ved.

SOIL LEGEND:

MAP SYMBOL	SOIL NAME	HYDROLOGIC GROUP
3	ARENTS, 0 TO 5% SLOPES	C
6	ASTATULA-APOPKA FINE SANDS, 0 TO 5% SLOPES	A
10	BASINGER, SAMSULA & HONTOON SOILS, DEPRESSIONAL	B/D
20	MYAKKA & EAUGALLIE FINE SANDS	B/D
31	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5% SLOPES	A
99	WATER	

ZONING:
PUD: PLANNED UNIT DEVELOPMENT

FUTURE LAND USE:
LDR: LOW DENSITY RESIDENTIAL

OPEN SPACE

TOTAL OPEN SPACE
REQUIRED: 6.695AC± (25% OF DEVELOPABLE AREA)
PROVIDED:

CATAGORY A:		
TRACT A:		0.14 AC
TRACT B:		0.09 AC
TRACT D:		0.07 AC
TRACT E:		0.03 AC
TRACT F:		0.04 AC
TRACT K:		0.36 AC
TRACT L:		1.96 AC
TRACT M:		0.58 AC
TRACT N:		0.57 AC
TOTAL CATAGORY A		3.84 AC
CATAGORY B:		
TRACT H:	9.14 AC	
MAX. 50% ALLOWED:		3.35 AC
TOTAL OPEN SPACE PROVIDED:		7.19 AC±

LAND USE ACREAGE

LAKE AREA	9.74 AC
OPEN SPACE NORTH OF LAKE	0.58 AC
WETLANDS	0.20 AC
ROW	2.17 AC
LIFT STATION	0.02 AC
AMENITY TRACT	0.57 AC
OPEN SPACE	1.32 AC
STORMWATER RETENTION	2.50 AC
SINGLE FAMILY RESIDENTIAL	9.68 AC
TOTAL	26.78 AC

TRACT AREAS

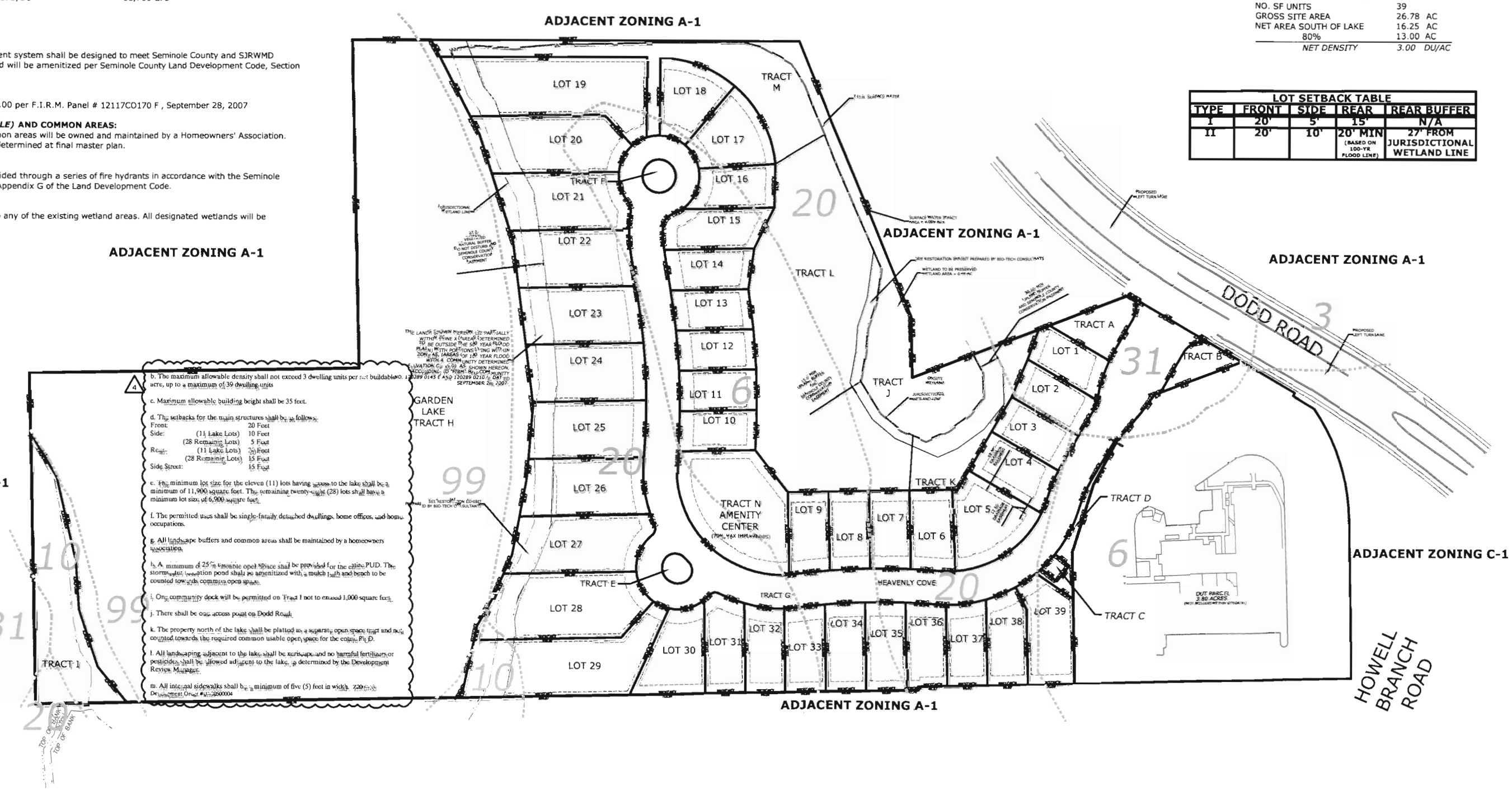
TRACT "A"	LANDSCAPE/OPENSPACE	0.14 AC
TRACT "B"	LANDSCAPE/OPENSPACE	0.09 AC
TRACT "C"	LIFTSTATION	0.02 AC
TRACT "D"	LANDSCAPE/OPENSPACE	0.07 AC
TRACT "E"	LANDSCAPE/OPENSPACE	0.03 AC
TRACT "F"	LANDSCAPE/OPENSPACE	0.04 AC
TRACT "G"	RIGHT-OF-WAY	2.17 AC
TRACT "H"	GARDEN LAKE	9.74 AC
TRACT "I"	NORTH OF LAKE	0.58 AC
TRACT "J"	WETLANDS	0.76 AC
TRACT "K"	OPEN SPACE	0.36 AC
TRACT "L"	STORMWATER RETENTION	1.96 AC
TRACT "M"	OPEN SPACE	0.58 AC
TRACT "N"	AMENITY TRACT	0.57 AC
TOTAL TRACT AREA		17.11 AC

DENSITY CALCULATIONS

NO. SF UNITS	39	
GROSS SITE AREA	26.78	AC
NET AREA SOUTH OF LAKE	16.25	AC
80%	13.00	AC
NET DENSITY	*3.00*	*DU/AC*

LOT SETBACK TABLE

TYPE	FRONT	SIDE	REAR	REAR BUFFER
I	20'	5'	15'	N/A
II	20'	10'	20' MIN (BASED ON 100-YR FLOOD LINE)	27' FROM JURISDICTIONAL WETLAND LINE



b. The maximum allowable density shall not exceed 3 dwelling units per net buildable acre, up to a maximum of 39 dwelling units

c. Maximum allowable building height shall be 35 feet.

d. The setbacks for the main structures shall be as follows:

Front:		20 Feet
Side:	(11 Lake Lots)	10 Feet
	(28 Remaining Lots)	5 Feet
Rear:	(11 Lake Lots)	20 Feet
	(28 Remaining Lots)	15 Feet
Side Street:		15 Feet

e. The minimum lot size for the eleven (11) lots having access to the lake shall be a minimum of 11,900 square feet. The remaining twenty-eight (28) lots shall have a minimum lot size of 6,900 square feet.

f. The permitted uses shall be single-family detached dwellings, home offices, and home occupations.

g. All landscape buffers and common areas shall be maintained by a homeowners association.

h. A minimum of 25% usable open space shall be provided for the entire PUD. The stormwater retention pond shall be amenitized with a mulch path and bench to be counted towards common open space.

i. One community dock will be permitted on Tract I not to exceed 1,000 square feet.

j. There shall be one access point on Dodd Road.

k. The property north of the lake shall be platted as a separate open space tract and not counted towards the required common usable open space for the entire PUD.

l. All landscaping adjacent to the lake shall be xeriscape and no harmful fertilizers or pesticides shall be allowed adjacent to the lake, as determined by the Development Review Manager.

m. All internal sidewalks shall be a minimum of five (5) feet in width. Z2007-0[illegible] Development Order #07-[illegible]0004

Miller Einhouse Rymer & Boyd
- Community Planning
- Civil Engineering
- Landscape Architecture
- Construction Administration

5323 Millenia Lakes Blvd., Suite 220
Orlando, FL 32839
Phone: (407) 447-5555
Fax: (407) 447-5554
www.MERandB.com

NORTH

0 40 80 160

NO	DATE	DESCRIPTION	DWG BY	CHK BY
1	01.22.08	S.WMD COMMENTS	AWB	MBB
2	04.04.08	COUNTY COMMENTS	AWB	MBB
3	05/06/08	FWB DRC COMMENTS	AWB	CTB
4	06/10/08	CONDITIONS OF APPROVAL AC TO PLAN	AWB	CTB

Eden Point
Preliminary Subdivision Plan
Seminole County, Florida
Prepared For: Eden Point LLC

OVERALL SITE PLAN

Engineer In Charge:
Christopher T. Bravo, P.E.

June 10, 2008
Registration # 58562
Certificate Of Authorization #00008067

DATE: 01/05/08
PROJECT NO.: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: CTB
CHECKED BY: CTB

SHEET NO.

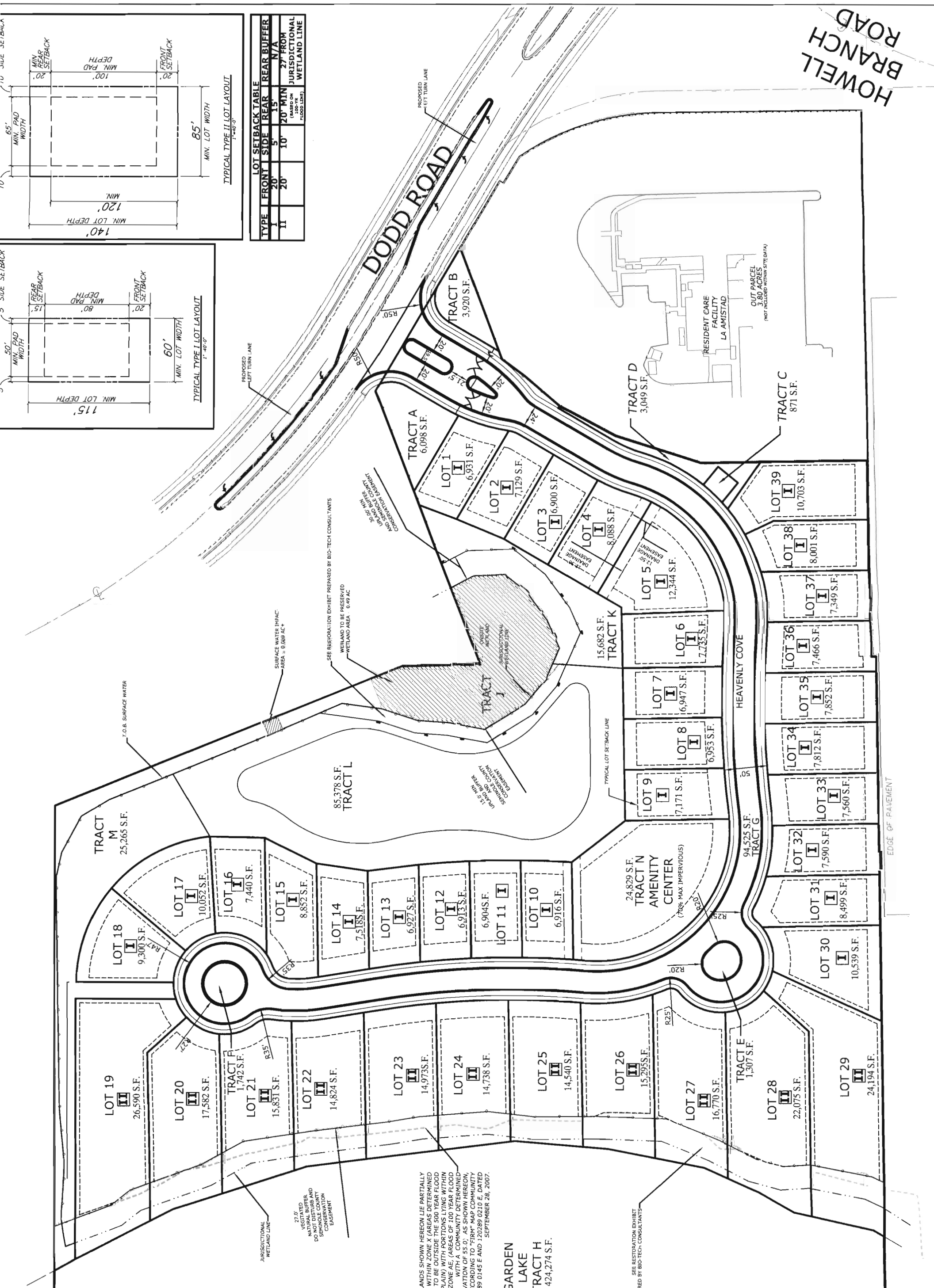
MERB Proj. # : EDE01.02

MERB Project Name : Eden Point

Tuesday, June 10, 2008 5:07:41 PM

ADAM BABBITT

J:\EDE01.02E\Preliminary\PSP\EDE01.02E-PSP.dwg



LOT SETBACK TABLE				
TYPE	FRONT	SIDE	REAR	REAR BUFFER
I	20'	5'	15'	N/A
II	20'	10'	20' MIN (MAY BE ON 100-YR FLOOD LINE)	27' FROM JURISDICTIONAL WETLAND LINE

Rymer Einhouse Rymer & Boyd
- Community Planning
- Civil Engineering
- Landscape Architecture
- Construction Administration

5323 Millenia Lakes Blvd., Suite 220
Orlando, FL 32839
Phone: (407) 447-5555
Fax: (407) 447-5554
www.MERandB.com

NORTH

NO.	DATE	DESCRIPTION	DWG BY	CHK BY
1	01/23/08	S.WMD. COMMENTS	AWB	MBR
2	04-04-08	COUNTY COMMENTS	AWB	MBR
3	05/06/08	PER DRC COMMENTS	AWB	CTB

Eden Point
Preliminary Subdivision Plan
Seminole County, Florida
Prepared For: Eden Point LLC

SITE PLAN

Engineer In Charge:
Christopher T. Bravo, P.E.
June 10, 2008
Registration # 58562
Certificate Of Authorization #0000806 7

DATE: 01/05/08
PROJECT NO.: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: CTB
CHECKED BY: CTB

SHEET NO.

Fyller Einhouse Rymer & Boyd
■ Community Planning
■ Civil Engineering
■ Landscape Architecture
■ Construction Administration
5323 Millenia Lakes Blvd., Suite 220
Orlando, FL 32839
Phone: (407) 447-5555
Fax: (407) 447-5554
www.MERandB.com

NORTH

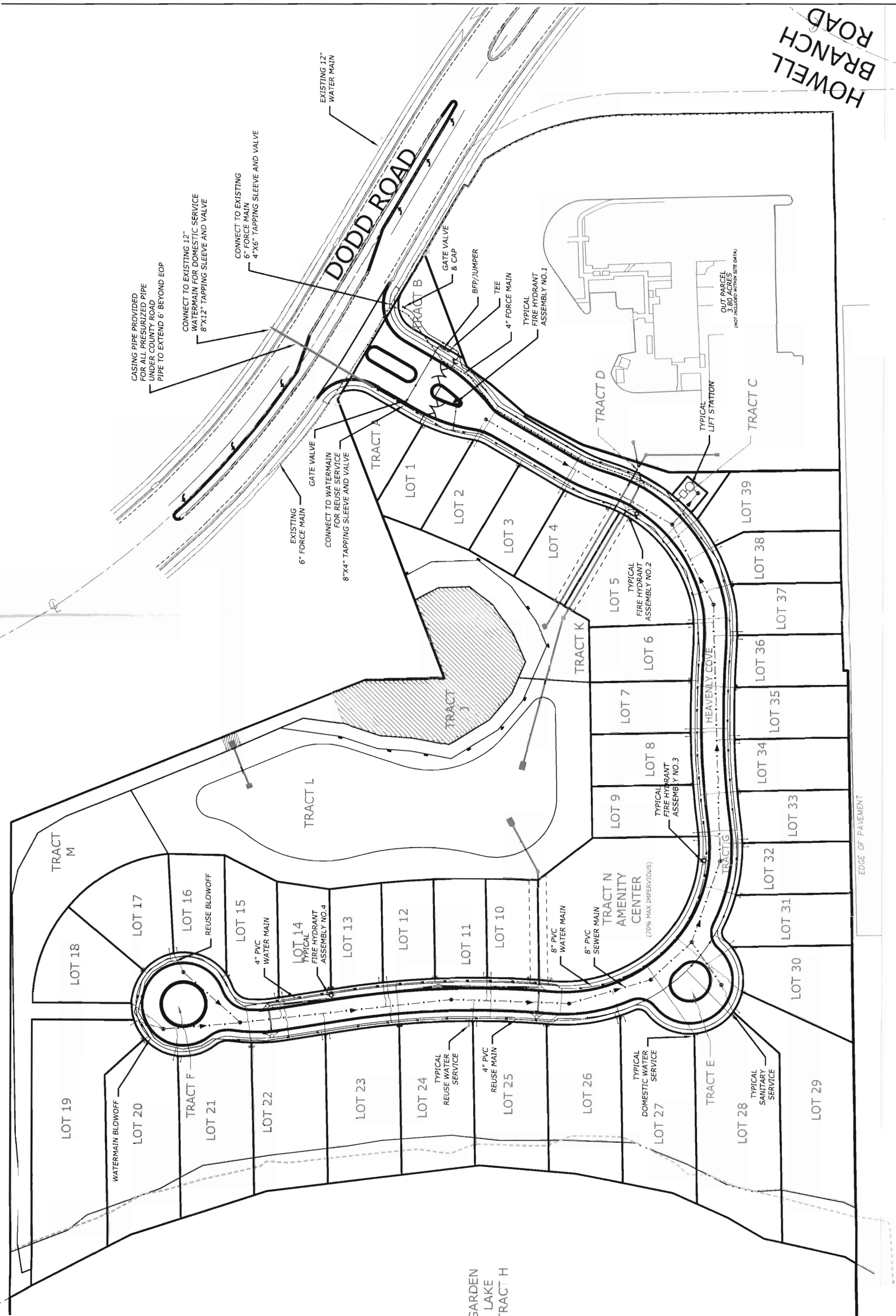
NO.	DATE	DESCRIPTION	DWG BY	CKR BY
1	01/23/08	S.WMO COMMENTS	AWB	MRR
2	04-04-08	COUNTY COMMENTS	AWB	MRR
3	05/06/08	PER DRC COMMENTS	AWB	CTB

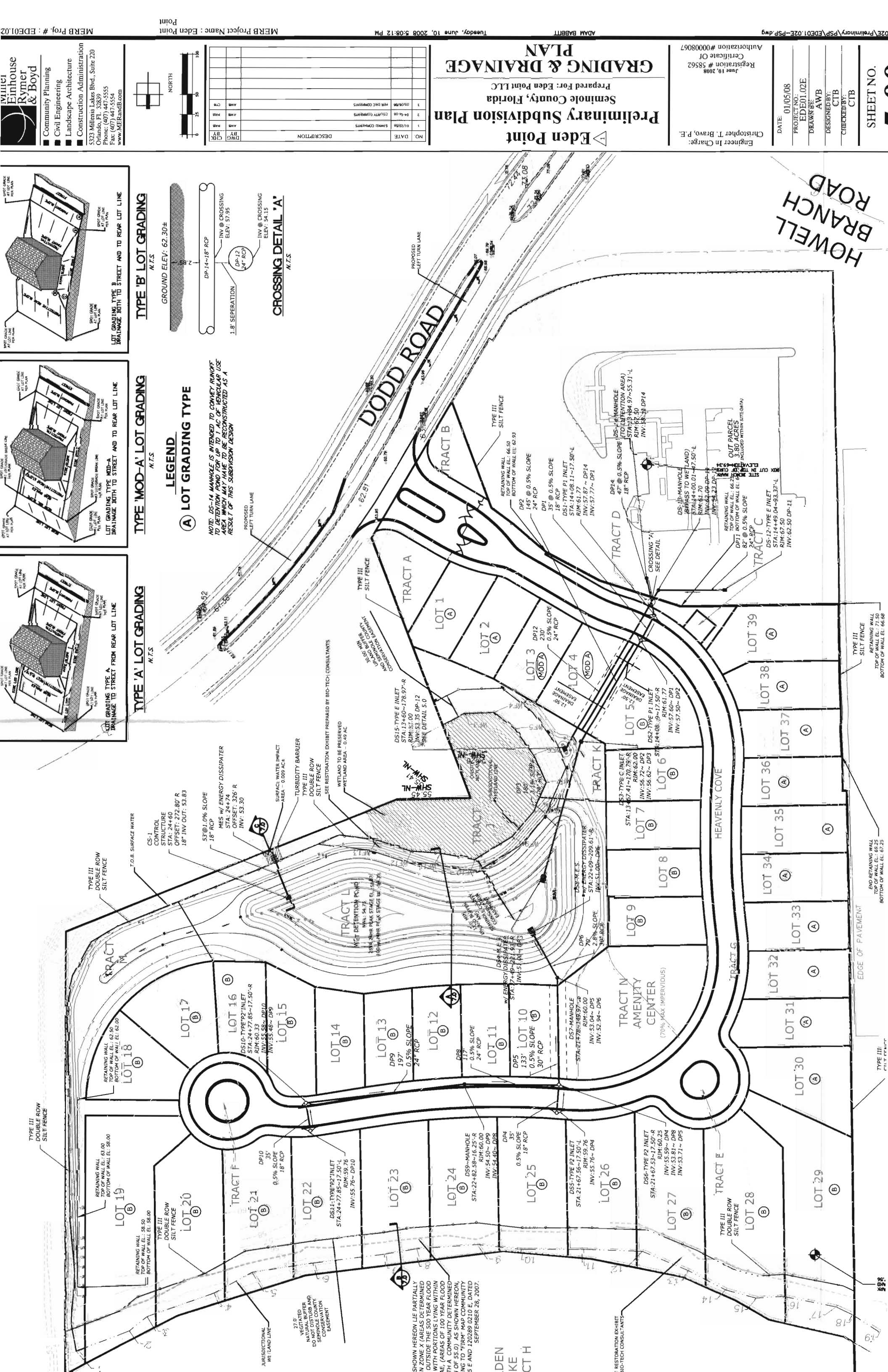
Eden Point
Preliminary Subdivision Plan
Seminole County, Florida
Prepared For: Eden Point LLC

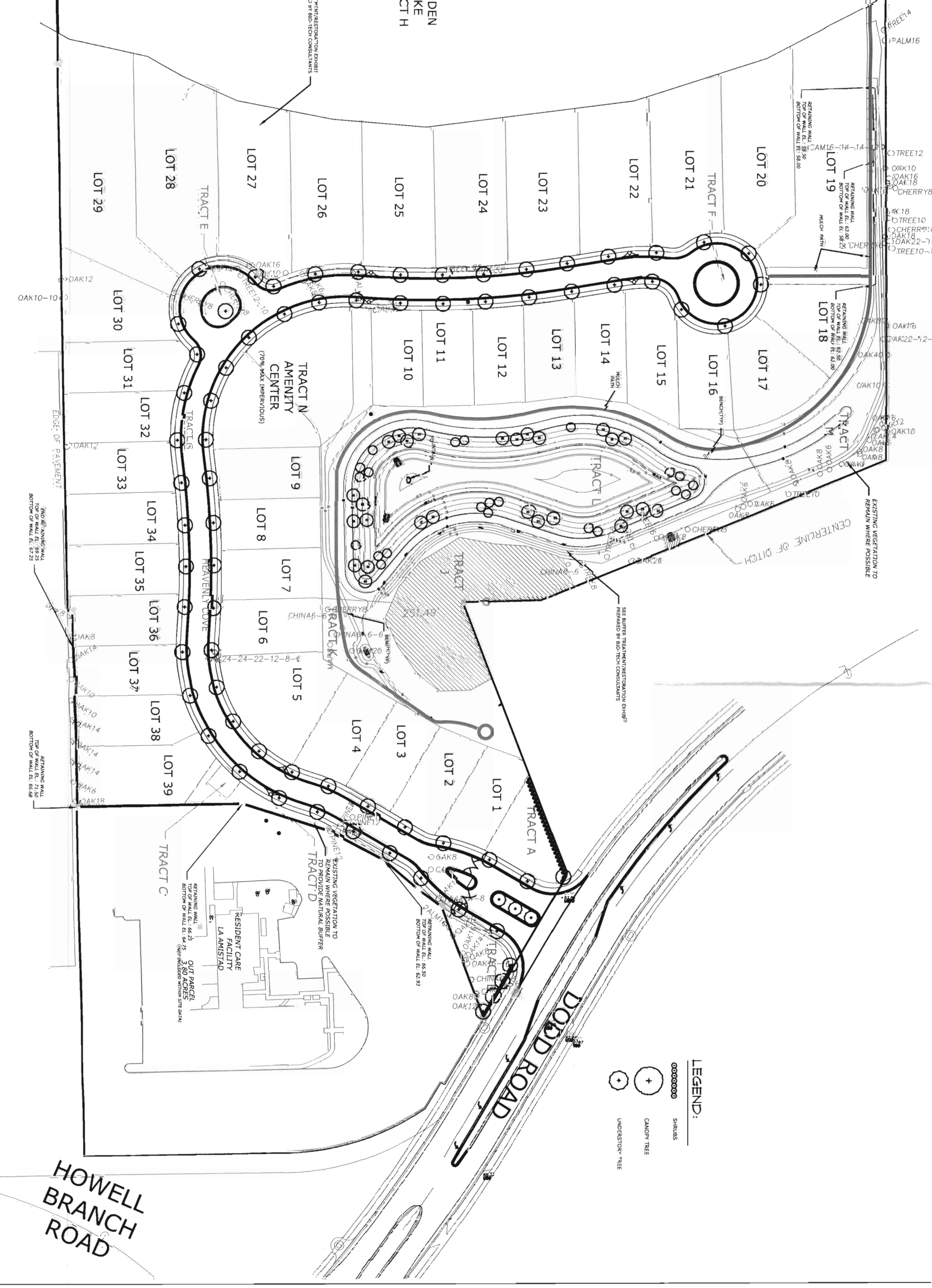
UTILITY PLAN

Engineer In Charge:
Christopher T. Bravo, P.E.
June 10, 2008
Registration # 58562
Certificate Of Authorization #0000067

DATE: 01/05/08
PROJECT NO.: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: CTB
CHECKED BY: CTB
SHEET NO.




Eden Point
Preliminary Subdivision Plan
Seminole County, Florida
Prepared For: Eden Point LLC
GRADING & DRAINAGE PLAN
Engineer In Charge: Christopher T. Bravo, P.E.
Registration # 58562 June 10, 2008
Certificate Of Authorization #0000067
Einhouse Rymer & Boyd
Community Planning
Civil Engineering
Landscape Architecture
Construction Administration
5323 Millenia Lakes Blvd., Suite 220
Orlando, FL 32839
Phone: (407) 447-5555
Fax: (407) 447-5554
www.MERandB.com
NO DATE DESCRIPTION DWG BY CHK BY
1 01/23/08 SJWMD COMMENTS AWB MSB
2 04-04-08 COUNTY COMMENTS AWB MSB
3 05/06/08 MER BRC COMMENTS AWB CTB
DATE: 01/05/08
PROJECT NO: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: CTB
CHECKED BY: CTB
SHEET NO.
MERB Project Name : Eden Point Point
MERB Proj. # : EDE01.02
Tuesday, June 10, 2008 5:08:12 PM
ADAM BABBITT
02E\Preliminary\PSP\EDE01.02E-PSP.dwg
HOWELL BRANCH ROAD
DODD ROAD
HEAVENLY COVE
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
AMENITY CENTER
(70% MAX IMPERVIOUS)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
OUT PARCEL 3.80 ACRES
TYPE 'A' LOT GRADING
TYPE 'MOD-A' LOT GRADING
TYPE 'B' LOT GRADING
CROSSING DETAIL 'A'
LEGEND
LOT GRADING TYPE A
LOT GRADING TYPE MOD-A
LOT GRADING TYPE B
NOTE: DS-14 MANHOLE IS INTENDED TO CONVEY RUNOFF TO DETENTION POND FOR UP TO 1 AC OF VEHICULAR USE AREA WHICH MAY HAVE TO BE RECONSTRUCTED AS A RESULT OF THIS SUBDIVISION DESIGN
TRACT L
MYCT DETENTION POND
TRACT N
AMENITY CENTER
EDGE OF PAVEMENT
JURISDICTIONAL WETLAND LINE
27.0' VEGETATED NATURAL BUFFER DO NOT DISTURB AND SEMINOLE COUNTY CONSERVATION EASEMENT
SHOWN HEREON LIE PARTIALLY IN ZONE X (AREAS DETERMINED OUTSIDE THE 500 YEAR FLOOD WITH PORTIONS LYING WITHIN A COMMUNITY DETERMINED (AREAS OF 100 YEAR FLOOD OF 55.0) AS SHOWN HEREON, NG TO "FIRM" MAP COMMUNITY 5 E AND 120289 0210 E, DATED SEPTEMBER 28, 2007.
EDEN LAKE PHASE 1 PLAT H
RESTORATION EXHIBIT BY BIO-TECH CONSULTANTS



Miller Einhouse Rymer & Boyd

- Community Planning
- Civil Engineering
- Landscape Architecture
- Construction Administration

5323 Millenia Lakes Blvd., Suite 220
Orlando, FL 32839
Phone: (407) 447-5555
Fax: (407) 447-5554
www.MERandB.com

NORTH

NO.	DATE	DESCRIPTION	DWG BY	CHK BY
1	01/23/08	SWFWMD COMMENTS	AWB	MRB
2	04-04-08	COUNTY COMMENTS	AWB	MRB
3	05/06/08	PER ORC COMMENTS	AWB	CTB

Eden Point
Preliminary Subdivision Plan
Seminole County, Florida
Prepared For: Eden Point LLC

LANDSCAPE PLAN

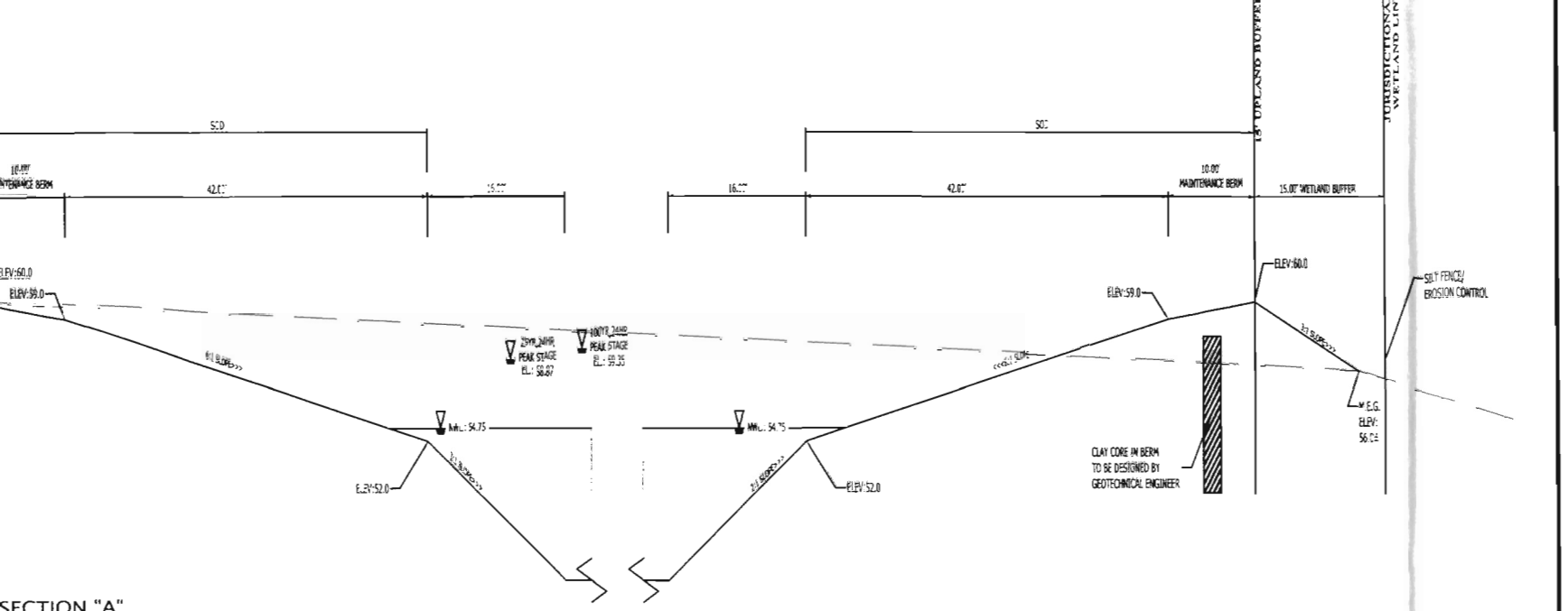
Landscape Architect
In Charge:
Ramon V. Murray

June 10, 2008
Registration # 1383
Certificate Of
Authorization #00008067

DATE: 01/05/08
PROJECT NO.: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: CTB
CHECKED BY: CTB

SHEET NO.

02E\Preliminary\PSP\EDE01.02E-PSP.dwg ADAM BABBITT Tuesday, June 10, 2008 5:08:21 PM MERB Project Name : Eden Point ##### MERB Proj. # : EDE01.02



SECTION "A"

A. TEMPORARY EROSION CONTROL

1. STOCKPILING MATERIAL NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
2. INLET PROTECTION INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
3. TEMPORARY SEEDING AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
4. TEMPORARY SEEDING AND MULCHING SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 3 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES.
5. TEMPORARY GRASSING THE SEEDED OR THE SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
6. TEMPORARY REGRASSING IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
7. THE CONTRACTOR SHALL PLACE HAY BALES AROUND ALL EXISTING AND NEWLY CONSTRUCTED INLETS TO CONTROL EROSION DURING CONSTRUCTION.
8. MAINTENANCE ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

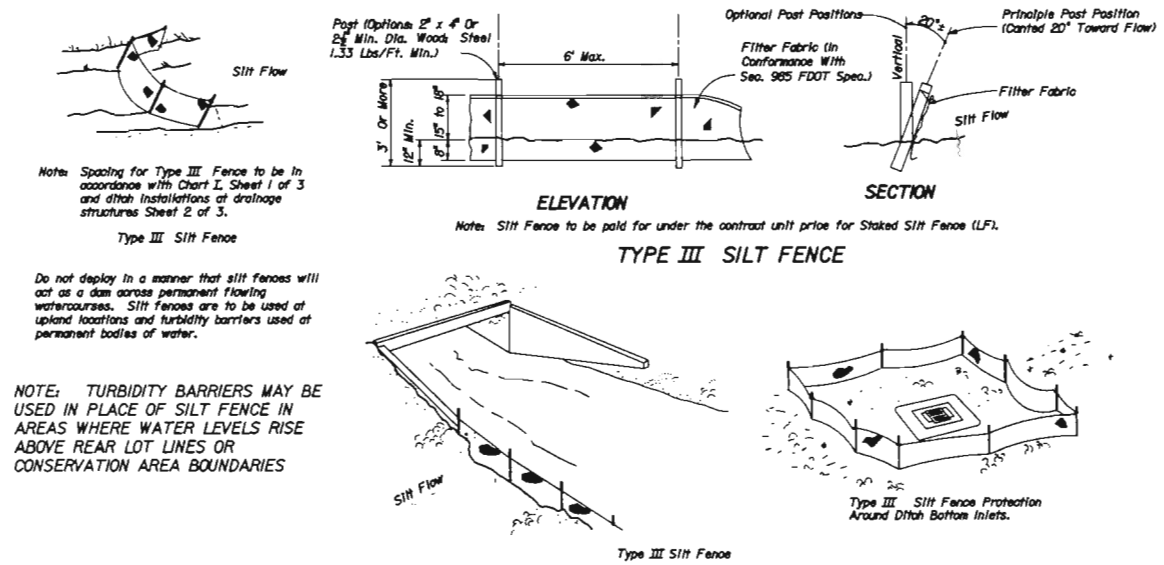
B. PERMANENT EROSION CONTROL

1. THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT TO OFF-SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMER DEVICE TO TRAP FLOATABLE DEBRIS.
2. PERMANENTLY SOD ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION.
3. ALL AREAS THAT ARE NOT MULCHED BEDS SHALL BE SODDED.

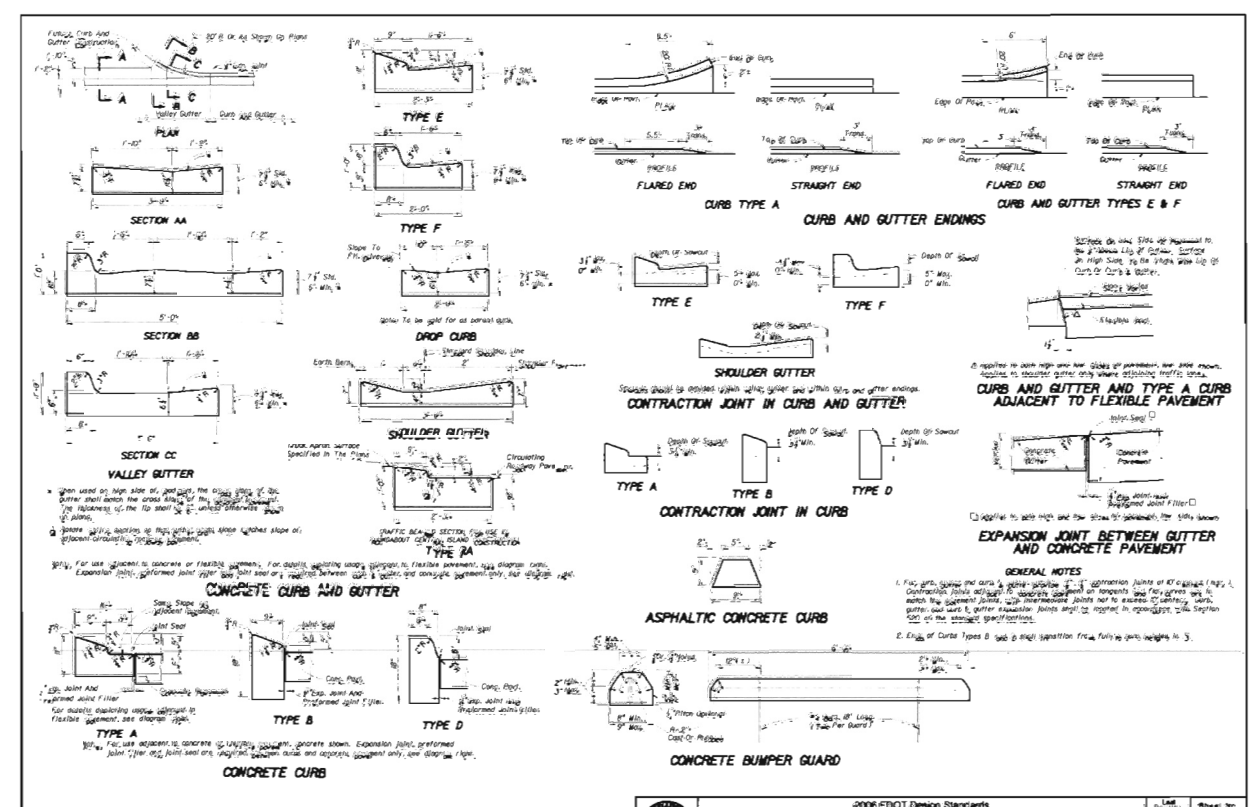
A. GENERAL NOTES

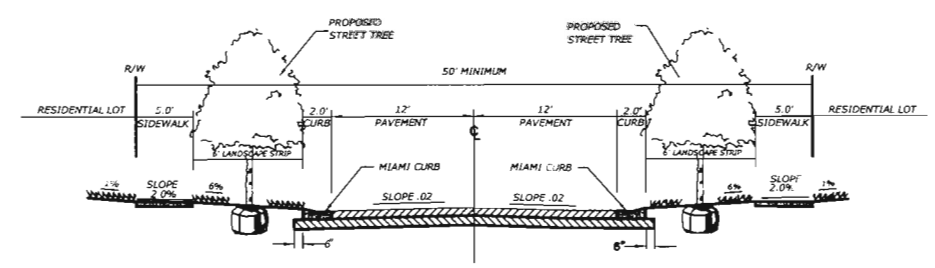
THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE PROJECT ENGINEER AND ORANGE COUNTY FOR APPROVAL.
A.) THE SEQUENCE OF CONSTRUCTION
B.) DEWATERING METHODS AND LOCATIONS
C.) POTENTIAL POLLUTANTS DURING CONSTRUCTION
D.) DESCRIPTION OF CONSTRUCTION ACTIVITIES

THE CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES.
A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.



SILT FENCE DETAIL
N.T.S.





1 TYPICAL 50' ROW SECTION
NOT TO SCALE

Miller Einhouse Rymer & Boyd
- Community Planning
- Civil Engineering
- Landscape Architecture
- Construction Administration

5323 Millenia Lakes Blvd., Suite 220
Orlando, FL 32839
Phone: (407) 447-5555
Fax: (407) 447-5554
www.MERandB.com

NORTH

0 25 50 100

NO.	DATE	DESCRIPTION	DWG BY	CHK BY
1	01/23/08	ENGRG COMMENTS	AWB	MRB

Eden Point Preliminary Subdivision Plan

Seminole County, Florida

Prepared For: Eden Point LLC

DETAILS

Engineer In Charge:
Christopher T. Bravo, P.E.

June 10, 2008
Registration # 58562
Certificate Of Authorization #00008067

DATE: 01/05/08
PROJECT NO.: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: CTB
CHECKED BY: CTB

SHEET NO.

MERB Proj. #: EDE01.02E

MERB Project Name : Eden Point Point

Tuesday, June 10, 2008 5:08:31 PM

ADAM BABBITT

EDE01.02E\Preliminary\PSP\EDE01.02E-PSP.dwg