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 80' 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 our 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 pool/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.

SITE DATA:

Location: The site is located west of Dodd Rd. and north of Howell Branch Rd. on Garden Lake in unincorporated Seminole County, FL.

FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	A-1
PROPOSED ZONING:	PUD
EXISTING LAND USE:	VACANT, RESIDENTIAL & AGRICULTURAL

IMPACT ANALYSIS:

SCHOOLS		
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	25 STUDENTS
ROADS	39 X 9.57 ADT/DU	373 ADT
WATER	39 X 350 GPD/DU	13,650 GPD
SEWER	39 X 300 GPD/DU	11,700 GPD

UTILITY COMPANIES:

WATER: SEMINOLE COUNTY UTILITIES
SEWER: SEMINOLE COUNTY UTILITIES
ELECTRIC: PROGRESS ENERGY, INC.

UTILITIES:

Water and Sewer utilities design shall meet Seminole County and FDEP requirements.

WATER: Connect to existing 12" Water Main on south side of Dodd Road.
SANITARY SEWER: Connect to existing 8" Force Main on north side of Dodd Road

STORMWATER:

The stormwater management system shall be designed to meet Seminole County and SJRWMD requirements.

FLOOD ZONE:

Flood Zone at elevation 56.00 per F.I.R.M. Panel # 12117C0210 E & 12117C0145 E

PRIVATE ROAD *(IF APPLICABLE)* AND COMMON AREAS:

The private road and common areas will be owned and maintained by a Homeowners' Association. Final locations and design to be determined at final master plan.

FIRE PROTECTION:

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

WETLAND IMPACTS:

No impacts are proposed to any of the existing wetland areas. All designated wetlands will be preserved.

LAND USE ACREAGE

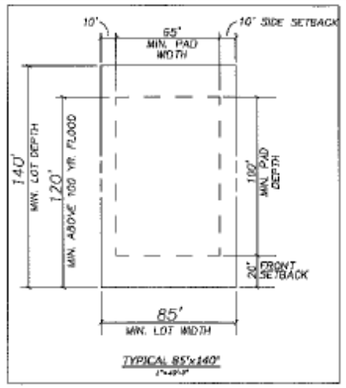
LAKE AREA	9.74 AC
OPEN SPACE NORTH OF LAKE	0.38 AC
WETLANDS	0.20 AC
ROW	2.17 AC
LIFT STATION	0.02 AC
AMENITY TRACT	0.57 AC
OPEN SPACE	1.32 AC
STORMWATER RETENTION	2.80 AC
SINGLE FAMILY RESIDENTIAL	9.68 AC
TOTAL	26.78 AC
OPEN SPACE ACREAGE	
REQUIRED 25%	*6.69SAC*
CATEGORY A	
AMENITY TRACT	0.57 AC
OPEN SPACE/STORMWATER	3.82 AC
SUB-TOTAL	4.39 AC ~ 66%
CATEGORY B	
LAKE AREA	9.74 AC
TOTAL	14.13 AC

DENSITY CALCULATIONS

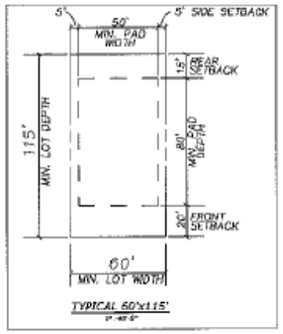
NO. SF UNITS	39	
GROSS SITE AREA	26.78	AC
GROSS DENSITY	*1.46*	*DU/AC*
NET AREA SOUTH OF LAKE	16.25	AC
80%	13.00	AC
NET DENSITY	*3.00*	*DU/AC*

TRACT AREAS

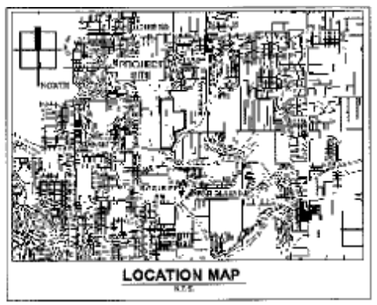
TRACT "A"	LANDSCAPE/OPENSPACE	0.14 AC
TRACT "B"	LANDSCAPE/OPENSPACE	0.09 AC
TRACT "C"	LIFTSTATION	0.02 AC
TRACT "D"	LANDSCAPE/OPENSPACE	0.07 AC
TRACT "E"	LANDSCAPE/OPENSPACE	0.03 AC
TRACT "F"	LANDSCAPE/OPENSPACE	0.04 AC
TRACT "G"	OPENSPACE	0.29 AC
TRACT "H"	STORMWATER RETENTION	2.80 AC
TRACT "I"	OPENSPACE	0.66 AC
TRACT "J"	WETLANDS	0.04 AC
TRACT "K"	WETLANDS	0.16 AC
TRACT "L"	AMENITY TRACT	0.57 AC
TRACT "M"	GARDEN LAKE	9.74 AC
TRACT "N"	RIGHT-OF-WAY	2.17 AC
TOTAL TRACT AREA		16.52 AC

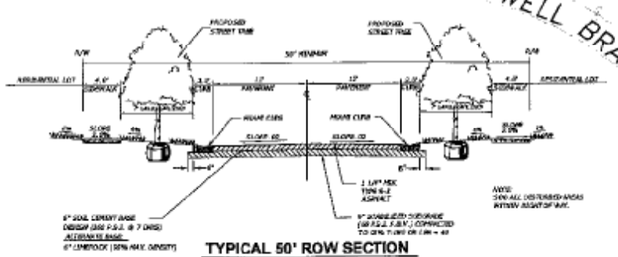


TYPICAL 85'x140'



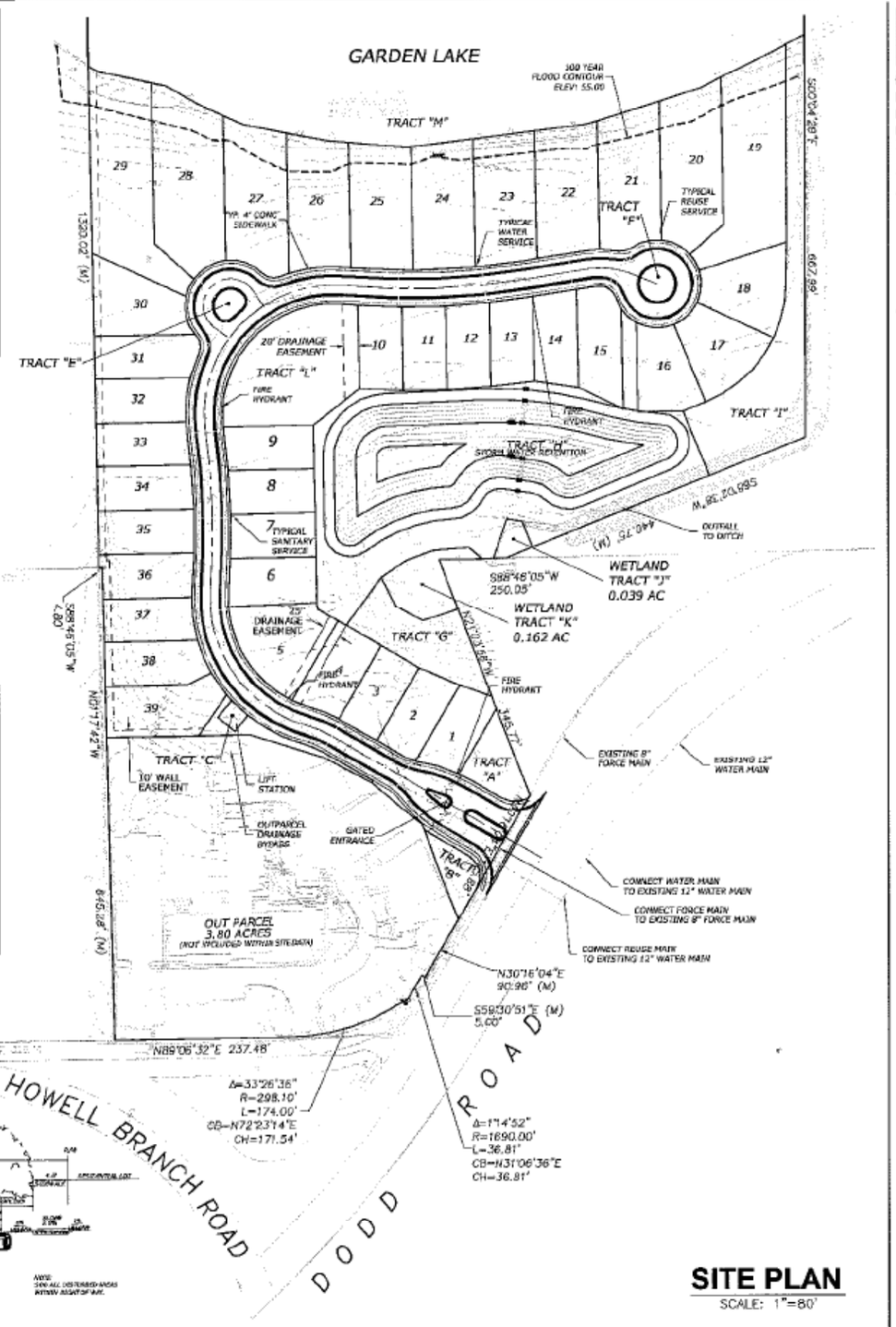
TYPICAL 60'x115'





TYPICAL 50' ROW SECTION

NOT TO SCALE



SITE PLAN

SCALE: 1"=80'

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

3300 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
1		

EDEN POINT

Seminole County

Prepared For: Eden Point LLC

PRELIMINARY PUD PLAN

Engineer in Charge: Jeffrey D. Einhouse, P.E.

August 6, 2007

Registration # 19077
Certificate Of Authorization #00000667

DATE: 07/18/07
PROJECT NO: EDE01.02E
DRAWN BY: AWB
DESIGNED BY: JDE
CHECKED BY: SCB

SHEET NO.

1 of 2

EIP

MERB Proj # EDE01.02E

MERB Project Name: EDEN POINT

Thursday, August 09, 2007 2:14:06 PM

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ADAM SMITH