

Item # 24

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: CARRIAGE HOMES AT DUNWOODY COMMONS MINOR PLAT

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

AUTHORIZED BY: Dan Matthys **CONTACT:** Denny Gibbs **EXT.** 7359

Agenda Date <u>4/26/05</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute the minor plat for Carriage Homes at Dunwoody Commons located on SR 46 at Oregon Avenue in Section 29, Township 19 South and Range 30 East.

District 5 – Commissioner Carey (Denny Gibbs, Planner)

BACKGROUND:

The applicant, Pulte Homes, is requesting minor plat approval for Carriage Homes at Dunwoody Commons, a townhome condominium project within the NW Oregon PUD located at SR 46 west of Oregon Avenue. This minor plat does not require the posting of a performance bond since all infrastructure improvements will be completed with the site development. Staff has reviewed the plat and finds that it meets all the requirements of the applicable zoning, Ch. 177 F.S. and the Seminole County Land Development Code.

STAFF RECOMMENDATION:

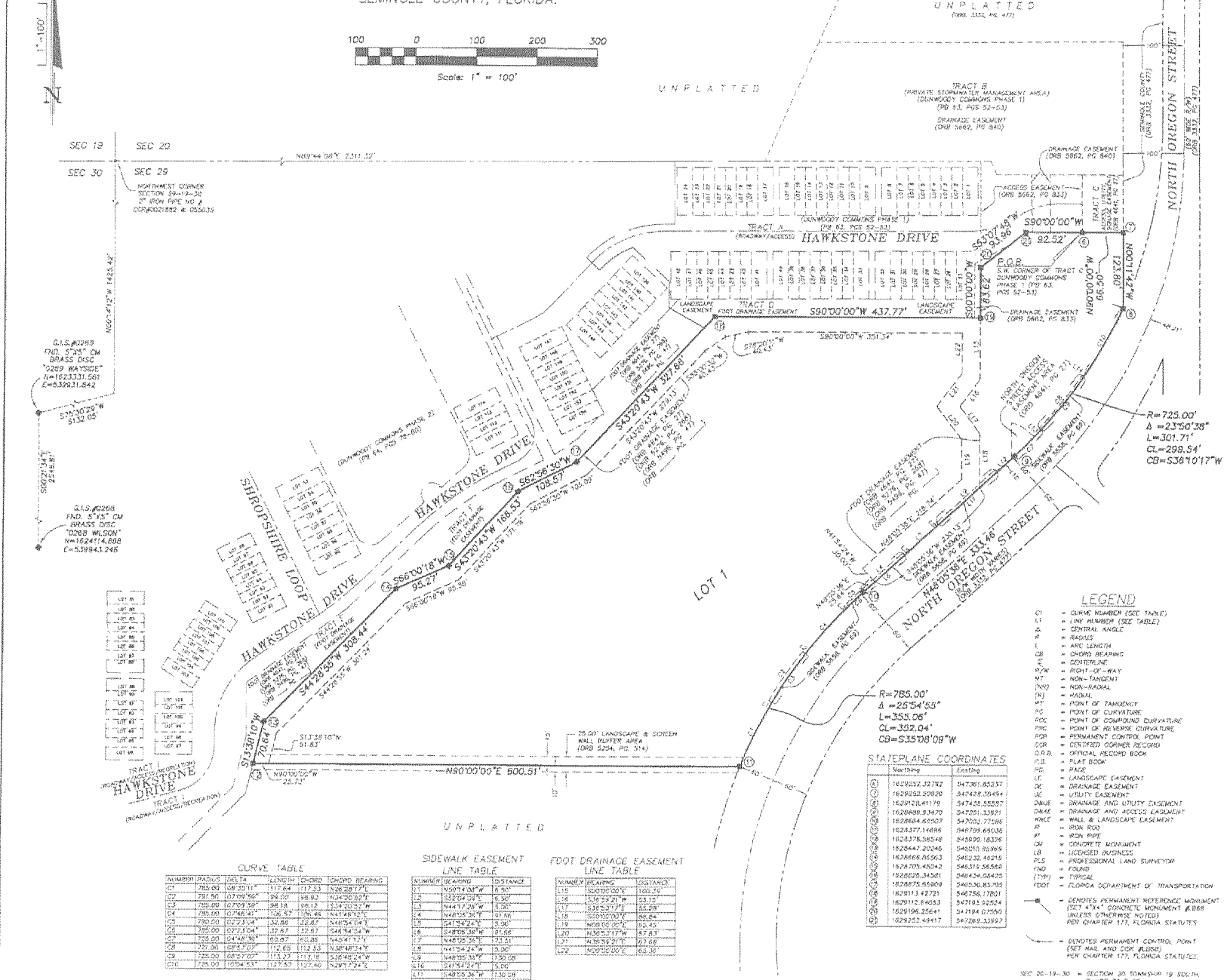
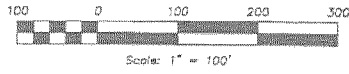
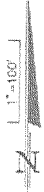
Staff recommends approval of the Carriage Homes at Dunwoody Commons minor plat.

District 5 – Commissioner Carey
Attachments: Location Map
Plat reduction

Reviewed by: _____ Co Atty: <u>KR</u> DFS: _____ Other: _____ DCM: _____ CM: <u>KG</u> File No. <u>cpdd01</u>
--

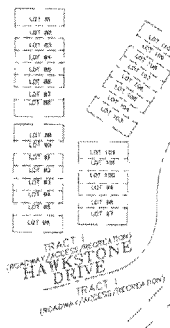
CARRIAGE HOMES AT DUNWOODY COMMONS

LOCATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 30 EAST
SEMINOLE COUNTY, FLORIDA.



G.I.S. #0269
FND. 5" X 5" CM
BRASS DISC
0269 WAYSIDE
N=1623331.567
E=539931.642

G.I.S. #0268
FND. 4" X 5" CM
BRASS DISC
0268 WILSON
N=1624114.808
E=539943.246



CURVE TABLE

CURVE NO.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
01	S89°00'00"E	500.51'	500.51'	90°00'00"
02	S71°56'07"W	29.00'	29.00'	108°00'00"
03	S75°00'00"W	98.18'	98.18'	134°20'32"W
04	S75°00'00"W	106.42'	106.42'	144°48'25"W
05	S70°00'00"W	32.86'	32.86'	146°54'04"E
06	S75°00'00"W	32.87'	32.87'	146°54'04"W
07	S75°00'00"W	60.87'	60.87'	143°47'17"E
08	S71°56'07"W	112.65'	112.65'	136°48'24"E
09	S75°00'00"W	113.27'	113.27'	136°48'24"W
10	S75°00'00"W	112.65'	112.65'	142°51'24"E

SIDEWALK EASEMENT LINE TABLE

NUMBER OF BEARING	DISTANCE
01	N09°14'06"W 2311.12'
02	S02°04'04"E 5.30'
03	N44°17'29"W 5.30'
04	N45°05'56"E 31.78'
05	S41°52'22"E 31.90'
06	S48°05'36"W 31.66'
07	N45°05'56"E 31.78'
08	N41°54'24"E 31.90'
09	N48°10'33"W 130.08'
10	S41°54'24"E 31.90'
11	S48°05'36"W 31.66'
12	N48°10'33"W 38.21'
13	N45°05'56"E 4.30'
14	S55°42'00"E 4.30'

FOOT DRAINAGE EASEMENT LINE TABLE

NUMBER OF BEARING	DISTANCE
01	N09°14'06"W 2311.12'
02	S02°04'04"E 5.30'
03	N44°17'29"W 5.30'
04	N45°05'56"E 31.78'
05	S41°52'22"E 31.90'
06	S48°05'36"W 31.66'
07	N45°05'56"E 31.78'
08	N41°54'24"E 31.90'
09	N48°10'33"W 130.08'
10	S41°54'24"E 31.90'
11	S48°05'36"W 31.66'
12	N48°10'33"W 38.21'
13	N45°05'56"E 4.30'
14	S55°42'00"E 4.30'

STATEPLANE COORDINATES

Stationing	Easting	Northing
01	547201.85337	1629552.39782
02	547428.55537	1629205.20920
03	547428.55537	1629128.41179
04	547201.85337	1628689.93470
05	547032.77196	1628684.85507
06	546798.65036	1628377.14688
07	546505.85968	1628378.58548
08	546210.85968	1628447.20246
09	546232.46216	1628468.65503
10	546316.56584	1628478.48542
11	546434.56425	1628628.34501
12	546536.85705	1628678.55809
13	546756.17601	1628913.42721
14	547185.26524	1629102.84683
15	547894.07550	1629196.25641
16	548289.33592	1629252.49417

- LEGEND**
- 01 - CURVE NUMBER (SEE TABLE)
 - 02 - LINE NUMBER (SEE TABLE)
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - C - CHORDING
 - R/W - RIGHT-OF-WAY
 - MT - NON-TANGENT
 - (NS) - NON-NORMAL
 - (N) - NORMAL
 - PT - POINT OF TANGENCY
 - PC - POINT OF CURVATURE
 - PCC - POINT OF CURVATURE CURVATURE
 - PVC - POINT OF REVERSE CURVATURE
 - POB - PERMANENT CONTROL POINT
 - DCR - DISTRICT CORNER RECORD
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PC - PAGE
 - LE - LANDSCAPE EASEMENT
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - DAUE - DRAINAGE AND UTILITY EASEMENT
 - DAWE - DRAINAGE AND ACCESS EASEMENT
 - WALE - WALL & LANDSCAPE EASEMENT
 - IR - IRON ROD
 - IP - IRON PIPE
 - CU - CONDUITE ALIGNMENT
 - UB - LICENSED BUSINESS
 - PLS - PROFESSIONAL LAND SURVEYOR
 - FND - FOUND
 - (TYP) - TYPICAL
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #888 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES
 - DENOTES PERMANENT CONTROL POINT (SET 1/2" X 1/2" X 1/2" ALUM. AND COP. ALUMS) PER CHAPTER 177, FLORIDA STATUTES.

PREPARED BY
DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS ENGINEERS SURVEYORS
2200 PARR AVENUE, NORTH WALTER PARK, FLORIDA 32789 (407) 544-4066

NOTE:
COORDINATES SHOWN HEREON ARE BASED ON SEMINOLE COUNTY ENGINEERING DEPARTMENT MONUMENT POINTS. THE BEARING AND DISTANCES DERIVED THEREFROM ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, AND ARE THEREFORE NOT CONSISTENT WITH THE LEGAL DESCRIPTION SHOWN HEREON.

SEC 20-19-30 = SECTION 20 TOWNSHIP 19 SOUTH, RANGE 30 EAST