

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Request for Approval of Final Master Plan and Developer's Commitment Agreement for Tuscany Place Townhomes PUD (aka Beasley Property) - (Thomas Daly, applicant)

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

**AUTHORIZED BY:** Don Fisher **CONTACT:** Jeff Hopper **EXT.** 7431

<b>Agenda Date</b> <u>11/26/02</u> <b>Regular</b> <input checked="" type="checkbox"/> <b>Consent</b> <input type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

1. APPROVE the request for approval of Final Master Plan and Developer's Commitment Agreement for Tuscany Place Townhomes PUD, located at the southwest corner of Sunset Lane and Tuskawilla Road, including approximately 6.66 acres, based on findings made at the meeting (Tom Daly, applicant); or
2. DENY the request for approval of Final Master Plan and Developer's Commitment Agreement for Tuscany Place Townhomes PUD, based on findings made at the meeting; or
3. CONTINUE the item until a date certain.

(District 1 – Commissioner Maloy) (Jeff Hopper, Senior Planner)

**BACKGROUND:**

The applicant, Tom Daly, requests approval of the Final PUD Master Plan and Developer's Commitment Agreement for Tuscany Place in order to develop 48 townhouse residential units on a 6.66-acre site.

The Board approved the Preliminary PUD plan on the project on July 23, 2002. The zoning approval permitted townhouse units at a density of approximately 9.7 units per net buildable acre. (Staff calculations indicate a net density of 9.14 units per acre on the Final Master Plan.) The developer is providing extensive buffering and landscaping on the east, west and south property lines. Screen walls and hardscape features adjacent to Tuskawilla Road will have a stone veneer finish to complement the existing subdivision on the east side of Tuskawilla Road.

**STAFF RECOMMENDATION:**

Staff feels the proposed Final PUD Master Plan and Developer's Commitment Agreement are consistent with the Preliminary Master Plan and approved development order, and the Vision 2020 Plan. Therefore, staff is recommending approval of the Final Master Plan and Developer's Commitment Agreement.

Reviewed by:	
Co Atty:	<u>KCC</u>
DFS:	
Other:	<u>MW</u>
DCM:	
CM:	<u>Jb</u>
File No	<u>RPDP01</u>



5/20/2002  
 2002  
 2002

**Final Master Plan**  
**Madison Place**  
 Danville County, Florida

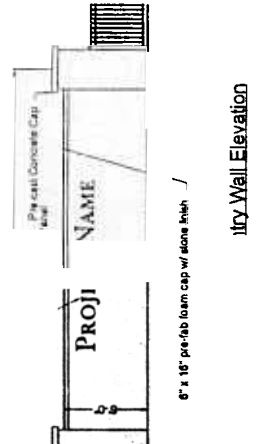
1. 11/20/01  
 2. 11/20/01  
 3. 11/20/01

REVISIONS

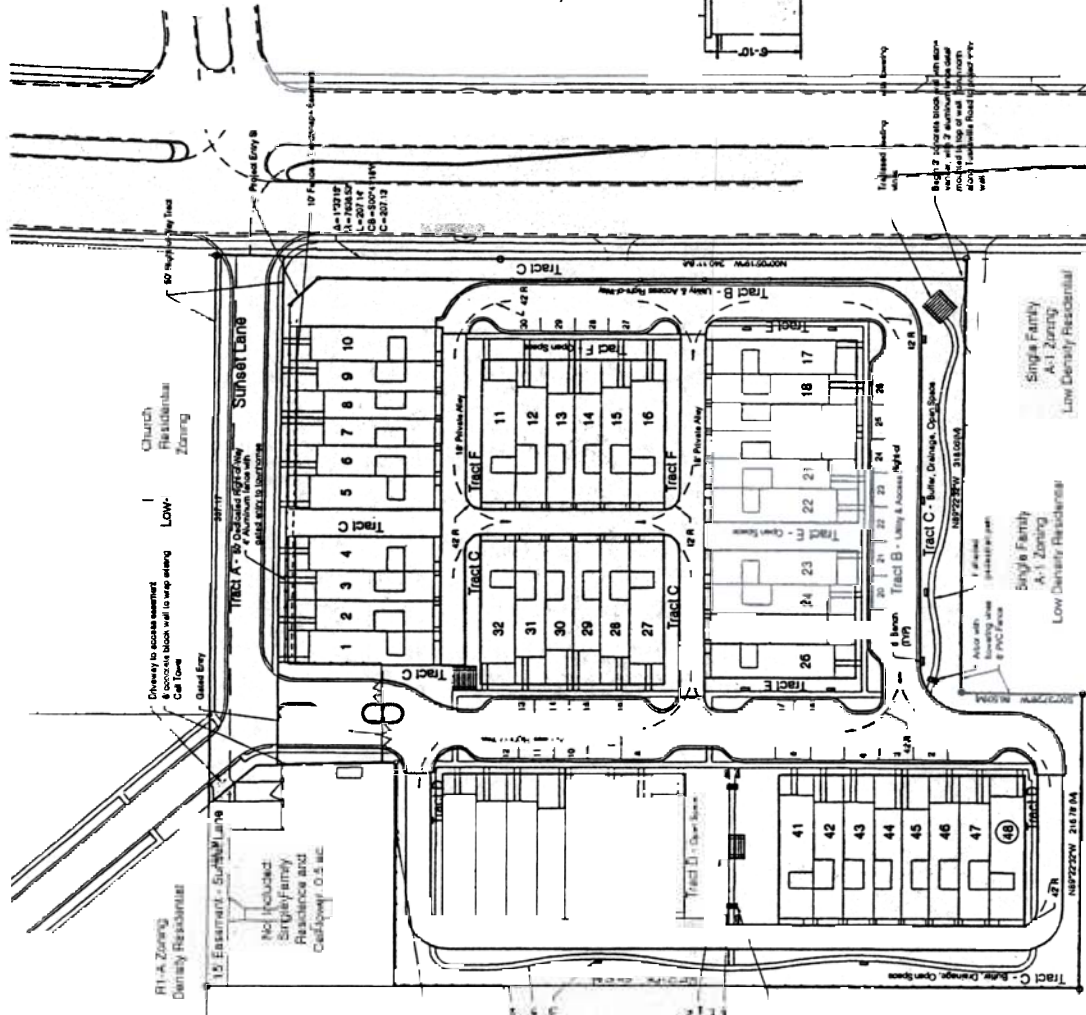
Lead Planning, Landscape Architecture, Project Management, Development Consulting  
 day design group inc.  
 891 W. Monte Blvd., Suite 123, Mount Park, Florida 32759 (407) 746-7373

**Final Area Table**

Tract	Tract Use	Tract Area (sq ft)
C	Open Space	1,171,884
D	Open Space	8,818,586
E	Open Space	4,771,884
F	Open Space	8,771,884
<b>Total</b>	<b>Open Space</b>	<b>23,533,238</b>



10' Wall Elevation



Existing Church  
 A-1 Zoning  
 Low Density Residential

Existing Home  
 A-1 Zoning  
 Density Residential

Single Family  
 A-1 Zoning  
 Low Density Residential

Single Family  
 A-1 Zoning  
 Low Density Residential

**TUSCANY PLACE PUD**  
FKA BEASLEY PROPERTY

**FINAL PUD MASTER PLAN  
DEVELOPER'S COMMITMENT AGREEMENT**

On the 26th day of November 2002, the Board of County Commissioners of Seminole County issued this Developer's Commitment Agreement relating to and touching and concerning the following described property:

**1 LEGAL DESCRIPTION:**

See Exhibit "A"

**2. PROPERTY OWNERS**

Emmette & Joan Beasley  
1500 Tuskawilla Road  
Oviedo, FL 32765

**3. REQUESTED DEVELOPMENT APPROVAL**

Approval of Developer's Commitment Agreement and Final Master Plan, attached as Exhibit "D."

**4. STATEMENT OF BASIC FACTS**

- A. Total Area: 6.16 Acres  
B. Zoning: Planned Unit Development  
C. Proposed Net Residential Density 9.14 units per net buildable acre\*
- D. The development approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance with all other applicable regulations and ordinances.
- E. The Owner of the property has expressly agreed to be bound by and subject to
- F. The development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow, and perpetually burden the aforescribed property.

**5 LAND USE BREAKDOWN**

LAND USE	AREA	% OF SITE
Attached Single-Family Residential	6.16	92.5%
Existing single family home and cell tower (out-parcel)	0.50	7.5%

\*Net density is calculated as follows:  
site area – internal road R/W = net buildable area.  
net density = # units ÷ net buildable area.  
6.16 ac (site area) – 0.91 ac (road R/W) = 5.25 acres  
48 units ÷ 5.25 ac = 9.14 units per net buildable acre

6. **OPEN SPACE AND RECREATION AREA**

Total Residential Land Area:	6.16 acres
Required Open Space:	25% = 6.16 acres x 0.25 = 1.54 acres
Open Space Provided:	1.89 Acres
Recreational amenities provided:	benches walking trail 3 trellises (with paved floors and bench seating) 2 arbors

7. **BUILDING SETBACKS**

North (Sunset Lane)	25'
Tuskawilla Road	50'
West property line	50'
South property line	50'

Minimum Building Setbacks on Residential Lots

Front	20'
Side	0'
Rear (alley)	18'
Minimum building separation	20'

8. **PERMITTED USES**

- attached single family dwelling units (townhouses)
- single family homes
- home offices
- home occupations
- common recreation areas

9. **LANDSCAPE & BUFFER CRITERIA**

East Property Line (Tuskawilla Road)

- Three 3' half wall with decorative fencing on top. Landscaping to consist of street trees, 50' on center, shrubs and ground cover. The wall will have a stone finish facing Tuskawilla road.

South Property Line

- A 6-foot PVC fence shall be installed along the entire south property line. This fence shall be owned and maintained by the homeowners association. Trees will be planted 4/100'.

West property Line

- A 6-foot PVC fence shall be installed along the entire west property line. This fence shall be owned and maintained by the homeowners association. Trees will be planted 4/100'

Northern Property line

- A 10' fence and landscape easement will be provided adjacent to the dedicated right of way for Sunset lane.

10. **DEVELOPMENT COMMITMENTS**

- A. The developer shall dedicate 50' of right of way along the north boundary of the subject property for use as right of way for joint use with the neighboring subdivision on property described in Exhibit "B."
- B. Screen walls and hardscape features adjacent to Tuskawilla Road will have a stone veneer finish to complement the existing subdivision on the east side of Tuskawilla Road.
- C. Rear sides of units will not face Tuskawilla Road.
- D. The site will not be elevated above Tuskawilla Road.
- E. The development shall bear its pro-rata share of costs for the signalization, when warranted, at Sunset Lane (cost shall be determined during final engineering review and deposited in escrow with the County prior to issuance of a Certificate of Occupancy for the first building).
- F. Building appearance shall be similar to designs presented at the public hearing, as shown in Exhibit "C" attached hereto.
- G. No building shall exceed two stories or 35' to the eave elevation.
- H. This project shall not be marketed or designed to accommodate student housing.
- I. No accessory buildings shall be allowed on individual lots within the residential portions of this project, excluding detached garages.
- J. Lighting along the western and southern property boundaries will be limited to ornamental fixtures affixed to the buildings.

**WATER, SEWER AND STORMWATER**

*Water:* Water services shall be provided by Seminole County.

*Sanitary Sewer:* Sanitary sewer shall be provided by Seminole County.

*Stormwater:* Stormwater drainage and stormwater management shall be provided on the adjacent parcel (Tuscany Creek) as described in Exhibit "B", according to Seminole County regulations. This off-site stormwater system must be approved concurrently and constructed concurrently with Final Subdivision Plan approval and permitting.

*Fire Protection:* Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole County regulations.

12. **PHASING**

The development will be constructed in one (1) phase. The off-site stormwater facility must be provided as part of an on-site construction permit.

13. **STANDARD COMMITMENTS**

- A. Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including impact fee ordinances, in effect in Seminole County at the time of permit issuance.
- B. The conditions upon this development approval and commitments made as to this development approval have been accepted by and agreed to by the Owners of the property.
- C. This developer's commitment agreement touches and concerns the aforescribed property, and the conditions, commitments, and provisions of the

developer's commitment agreement shall perpetually burden, run with, and follow the said property and be a servitude upon and binding upon said property unless released in whole or by part by action of Seminole County by virtue of a document of equal dignity herewith. The Owners of said property have expressly covenanted and agreed to this provision and all other terms and provisions of the developer's commitment agreement.

- D. The terms and provisions of the developer's commitment agreement are not severable, and in the event any portion of this developer's commitment agreement shall be found to be invalid or illegal, then the entire developer's commitment agreement shall be null and void.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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MaryAnne Morse  
Clerk to the Board of County  
Commissioners, Seminole  
County, Florida

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Daryl G. McLain  
Chairman

As authorized for execution by the  
Board of County Commissioners at their  
November 26, 2002, regular meeting.

**OWNERS' CONSENT AND COVENANT**

The undersigned parties hereby agree to the terms and conditions set forth herein this \_\_\_\_\_ day of \_\_\_\_\_, 2002:

WITNESSES:

OWNER:

Printed Name \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Emmette A. Beasley

Printed Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2002, by Emmette A. Beasley, an individual, who is personally known to me or who produced \_\_\_\_\_ as identification.

Signature of Notary Public

(Print Notary Name)

My Commission Expires:

Commission No.:

Personally known or

Produced Identification

Type of Identification Produced

**OWNERS' CONSENT AND COVENANT**

The undersigned parties hereby agree to the terms and conditions set forth herein this  
\_day of \_\_\_\_\_, 2002:

WITNESSES

OWNER:

\_\_\_\_\_  
Joan Beasley

Printed Name \_\_\_\_\_

\_\_\_\_\_  
Printed Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_  
2002, by Joan Beasley, an individual, who is personally known to me or who produced  
as identification.

Signature of Notary Public

(Print Notary Name)  
My Commission Expires:  
Commission No.:  
Personally known or  
Produced Identification  
Type of Identification Produced



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Begin 777.5 North of the Southeast corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of section 25, Township 21 South, range 30 East, Seminole County, Florida; thence run West 360 feet, thence South 86.5 feet, thence West 619.5 feet, thence North 639 feet to the North line of said NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , thence East to the Northeast corner of said NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  and South to point of beginning.

(Less the West 400 feet thereof.)

Subject to a right-of-way for over and across the North 15 thereof for ingress & egress.

## EXHIBIT B

### LEGAL DESCRIPTION OF ADJACENT PROPERTY TO SHARE JOINT ACCESS

#### PARCEL A

THAT PART OF THE SW ¼ OF THE SE ¼ AND THE SE ¼ OF THE SE ¼ OF SECTION 24, TOWNSHIP 21S, RANGE 30E, LYING SOUTH OF HOWELL CREEK AND WEST OF TUSKAWILLA ROAD (LESS BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF TUSCAWILLA ROAD AND A POINT OF 535 FEET NORTH OF THE SOUTH LINE OF SAID SW ¼ OF THE SE ¼ RUN WEST PARALLEL TO THE SOUTH LINE OF SAID SW ¼ OF SAID SE ¼ 231.07 FEET; THENCE NORTH 175 FEET; THENCE WEST 259.5 FEET; THENCE NORTH TO HOWELL CREEK; THENCE EASTERLY ALONG HOWELL CREEK TO THE WESTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD; THENCE SOUTHERLY TO THE POINT OF BEGINNING; ALSO LESS THE SOUTH 495 FEET THEREOF).

ALSO LESS A PARCEL DESCRIBED AS:

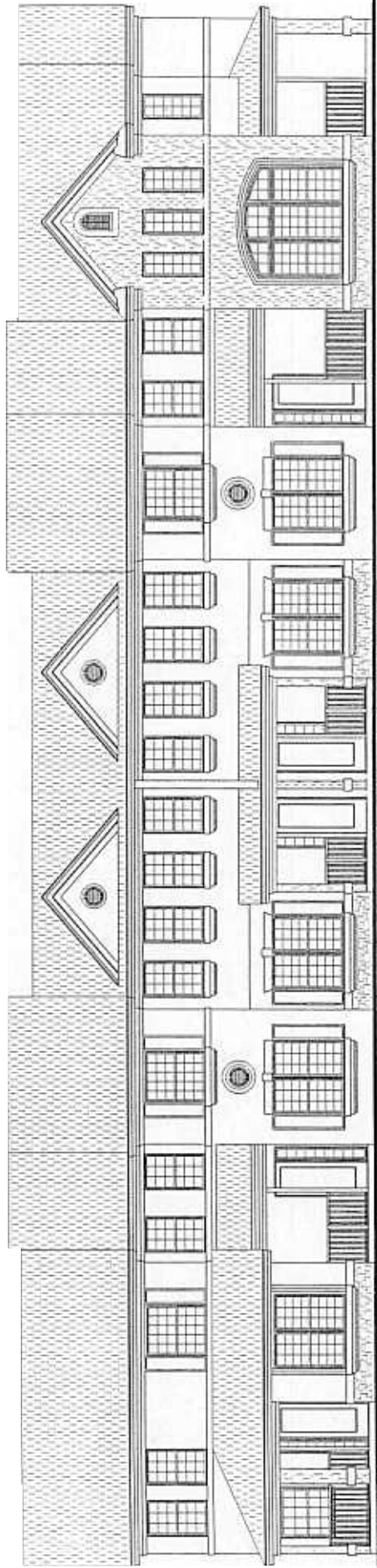
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 00°20'23" E ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 495.01 FEET TO THE SOUTH LINE OF THE NORTH 40 FEET OF THE SOUTH 535 FEET OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE RUN N 89°18'04" W ALONG SAID SOUTH LINE 3.12 FEET TO THE POINT OF BEGINNING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF SEMINOLE COUNTY PROJECT NO. PS-041, TUSKAWILLA ROAD; THENCE CONTINUE N 89°18'04" W ALONG SAID SOUTH LINE 32.12 FEET; THENCE RUN N 04°08'45" E A DISTANCE OF 24.15 FEET TO THE POINT OF CURVATURE WITH A RADIUS OF 7575.70 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 15.94 FEET THROUGH A CENTRAL ANGLE OF 00°07'14" TO THE NORTH LINE OF THE SOUTH 535 FEET OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE RUN S 89°18'04" E PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 24 A DISTANCE OF 35.84 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE; THENCE RUN S 09°26'22" W 40.47 FEET TO THE POINT OF BEGINNING NO. 2, CONTAINING THEREIN 1,359 SQUARE FEET MORE OR LESS.

#### PARCEL B

THE SOUTH 495 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, LESS THE EAST 400 FEET OF THE SOUTH 395 FEET THEREOF, OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA. (LYING WEST OF TUSCAWILLA ROAD) AND LESS A PARCEL DESCRIBED AS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN N 00°20'23" E ALONG THE EAST LINE OF THE SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 395.01 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF THE SOUTH 495 FEET OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE RUN N 89°18'04" W ALONG SAID SOUTH LINE 17.02 FEET TO THE POINT OF BEGINNING ON THE EXISTING RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF SEMINOLE COUNTY PROJECT NO. PS-041, TUSKAWILLA ROAD; THENCE CONTINUE N 89°18'04" W ALONG SAID SOUTH LINE 24.98 FEET; THENCE RUN N 04°12'23" E 100.19 FEET TO THE NORTH LINE OF THE SOUTH 495 FEET OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE RUN S 89°18'04" E ALONG SAID SOUTH LINE A DISTANCE OF 32.12 FEET TO SAID EXISTING WEST RIGHT-OF-WAY LINE; THENCE RUN S 09°26'22" W ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE 31.24 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1170.92 FEET AND A CHORD BEARING OF S 07°44'06" W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EXISTING WEST RIGHT-OF-WAY LINE 69.66 FEET THROUGH A CENTRAL ANGLE OF 03°24'31" TO THE POINT OF BEGINNING, CONTAINING THEREIN 2,798 SQUARE FEET MORE OR LESS.

**EXHIBIT C**



**Front Elevation  
Seminole County, Florida**

**Tuscany Place Townhomes**

**EXHIBIT D**

# Tuscany Place Planned Development

**Final Master Plan**  
Seminole County, Florida

September 2002

10/23/02 Revised per staff comments dated 10/08/02

Prepared for:  
**Centex Homes**  
385 Douglas Avenue, Suite 2000  
Altamonte Springs, FL 32714

**Legal Description:** As provided by client.

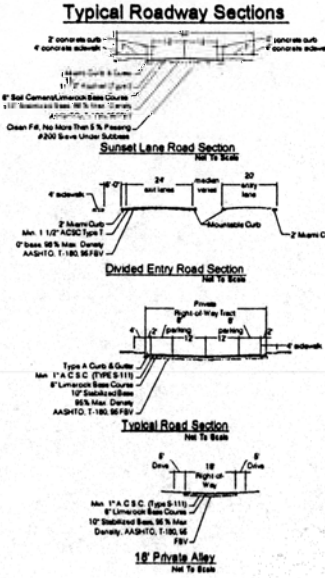
BEGIN 777.4 NORTH OF THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN WEST 340 FEET, THENCE SOUTH 88.8 FEET, THENCE WEST 819.8 FEET, THENCE NORTH 628 FEET TO THE NORTH LINE OF SAID HWY 17 OF THE NE 1/4, THENCE EAST TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE 1/4 AND SOUTH TO POINT OF BEGINNING.

(LESS THE WEST 400 FEET THEREOF.)

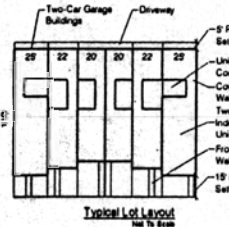
SUBJECT TO A RIGHT-OF-WAY FOR OVER AND ACROSS THE NORTH 18 THEREOF FOR HIGHWAYS & EGRESS.

MINUS PARCEL 141 - RIGHT-OF-WAY TAKING

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA. THENCE RUN N 09°02'00" E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 177.8 OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4. THENCE RUN N 88°22'32" W ALONG SAID NORTH LINE 19.33 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF SEMINOLE COUNTY, PROJECT 90-178-014, TUSKAWILLA ROAD. THENCE CONTINUE N 88°22'32" W ALONG SAID NORTH LINE 42.80 FEET. THENCE RUN N 80°04'51" W PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE 340 FEET TO A POINT ON A CURVE CONCAVE EASTWARD, HAVING A RADIUS OF 79.30 FEET AND A CHORD BEARING OF N 80°42'31" E. THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 238.72 FEET THROUGH A CENTRAL ANGLE OF 87°33'54" TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4. THENCE RUN S 88°18'04" E ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 38.31 FEET TO SAID WEST RIGHT-OF-WAY LINE. THENCE RUN S 89°05'11" E, 847.71 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 22.781 SQUARE FEET MORE OR LESS.



Owners	Developer	Applicant/Agent	Engineer	Surveyor
Emmette A & Joan Beasley 1500 Tuskarville Road Orlando, FL, 32706 (407) 871-8505 Contact: Emmette Beasley	Centex Homes 385 Douglas Ave., Suite 2000 Altamonte Springs, FL, 32714 (407) 861-2190 Contact: Michael Oliver PE	Daly Design Group 861 West Morse Blvd., Suite 125 Winter Park, FL, 32789 (407) 740-7373 Contact: Thomas Daly ASLA	Miller Einhouse Rymer Associates, Inc. 500 Winderley Place, Suite 222 Maitland, FL, 32751 (407) 838-8041 Contact: Steve Beasley	American Surveying & Mapping 320 East South Street, Suite 180 Orlando, Florida, 32801 (407) 428-7979 Contact: Brett A. Moscovitz



**Development Order Conditions of Approval**

- The developer shall dedicate 50 feet along the north boundary of the subject property for use as right-of-way for joint use with a neighboring subdivision on property described in Exhibit B, per the approved development order #02-22000002.
- Screen walls and landscape features adjacent to Tuskarville Road will have a stone veneer finish to complement the existing subdivision on the East side of Tuskarville Road. These features will be evaluated at Final Master Plan review.
- Rear sides of units shall not face Tuskarville Road.
- The site shall not be elevated above Tuskarville Road. Elevations shall be provided at Final Master Plan review showing finished floor heights and building heights in relation to Tuskarville Road.
- The development shall bear a pro-rata share to the cost of signalization, when warranted, at Sunset Lane.
- Building appearance shall be similar to designs presented at the public hearing, as shown in Exhibit C, per the approved development order #02-22000002.
- The project will be designed in conformance with the Seminole County Land Development Code.
- The project will not be marketed or designed to accommodate student housing.
- Solid waste will be collected on an individual basis, no dumpsters will be installed.
- No accessory building will be allowed on individual lots within the residential portions of this project excluding detached garages.
- Townhomes will be developed and sold on individual lots. All lot/casement areas within an individual lot will be maintained by the Homeowners Association.
- Recreation areas will be privately owned and maintained by The Homeowners Association.
- Stormwater retention will be provided on the adjacent proposed subdivision.
- Lighting along the western and southern property boundaries will be limited to ornamental fixtures affixed to the buildings.

**Preliminary Master Plan Conditions of Approval**

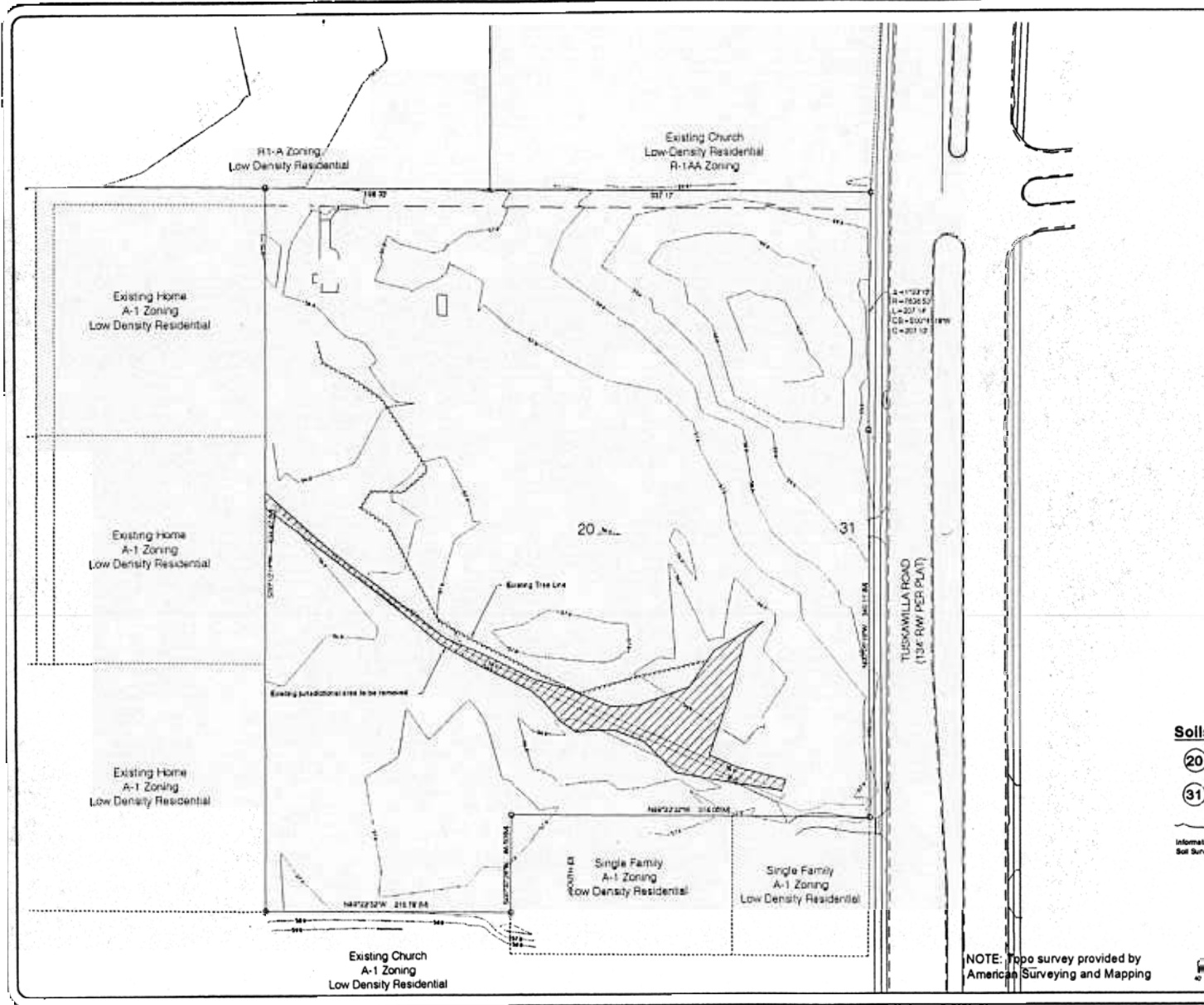
- No building shall exceed two story or 35' height to the eave elevation.
- All buffer and setbacks unless noted on the preliminary master plan shall, adhere to the provisions of the Seminole county and development code.
- All utilities will be provided by Seminole County and individually metered to each unit.
- Streets will be privately owned & maintained by the home owners association.
- Buffer, landscaping and common areas will be privately owned & maintained by The Homeowners Association.
- Project will be developed in accordance with the approved development order OR \_\_\_ Pgs. \_\_\_.
- Project infrastructure will be developed in one phase.

**General Notes**



OCT 31 2002

Daly  
Land Pl  
861 W  
Date: 0



Final Master Plan  
Madison Place  
DeSoto County, Florida

daily design group inc.  
201 W. Main Blvd., Suite 125, Winter Park, Florida 32789 (407) 740-7373

NO.	DESCRIPTION	DATE
1	Final Master Plan	11/18/20
2	Revised per local commission meeting	11/18/20
3	Revised per local commission meeting	11/18/20

PROJECT NO. 2020-002  
DATE: 11/18/20  
SCALE: NOT TO SCALE

PROJECT NAME  
PROJECT SIGN PANEL  
28'-0" W.S. 8" x 10" pre-cast concrete cap w/ above finish

TRACT AVAILABLE

TRACT	TRACT USE	SQUARE FOOTAGE	ADJUSTED
C	Water Drainage & Open Space	54,000.97	1.24
D	Open Space	14,173.91	0.33
E	Open Space	9,171.36	0.21
F	Open Space	4,775.86	0.11
Total Open Space		82,122.10	1.90

TRACT A - 50' (SEE TRACT A-1 FOR DETAILS)  
TRACT B - 40' (SEE TRACT B-1 FOR DETAILS)  
TRACT C - 30' (SEE TRACT C-1 FOR DETAILS)  
TRACT D - 20' (SEE TRACT D-1 FOR DETAILS)  
TRACT E - 10' (SEE TRACT E-1 FOR DETAILS)  
TRACT F - 5' (SEE TRACT F-1 FOR DETAILS)

TRACT G - 15' (SEE TRACT G-1 FOR DETAILS)  
TRACT H - 10' (SEE TRACT H-1 FOR DETAILS)  
TRACT I - 5' (SEE TRACT I-1 FOR DETAILS)  
TRACT J - 5' (SEE TRACT J-1 FOR DETAILS)  
TRACT K - 5' (SEE TRACT K-1 FOR DETAILS)  
TRACT L - 5' (SEE TRACT L-1 FOR DETAILS)

TRACT M - 5' (SEE TRACT M-1 FOR DETAILS)  
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TRACT R - 5' (SEE TRACT R-1 FOR DETAILS)  
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TRACT V - 5' (SEE TRACT V-1 FOR DETAILS)

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TRACT Y - 5' (SEE TRACT Y-1 FOR DETAILS)  
TRACT Z - 5' (SEE TRACT Z-1 FOR DETAILS)

TRACT AA - 5' (SEE TRACT AA-1 FOR DETAILS)  
TRACT AB - 5' (SEE TRACT AB-1 FOR DETAILS)  
TRACT AC - 5' (SEE TRACT AC-1 FOR DETAILS)  
TRACT AD - 5' (SEE TRACT AD-1 FOR DETAILS)  
TRACT AE - 5' (SEE TRACT AE-1 FOR DETAILS)

TRACT AF - 5' (SEE TRACT AF-1 FOR DETAILS)  
TRACT AG - 5' (SEE TRACT AG-1 FOR DETAILS)  
TRACT AH - 5' (SEE TRACT AH-1 FOR DETAILS)  
TRACT AI - 5' (SEE TRACT AI-1 FOR DETAILS)  
TRACT AJ - 5' (SEE TRACT AJ-1 FOR DETAILS)

TRACT A - 50' (SEE TRACT A-1 FOR DETAILS)  
TRACT B - 40' (SEE TRACT B-1 FOR DETAILS)  
TRACT C - 30' (SEE TRACT C-1 FOR DETAILS)  
TRACT D - 20' (SEE TRACT D-1 FOR DETAILS)  
TRACT E - 10' (SEE TRACT E-1 FOR DETAILS)  
TRACT F - 5' (SEE TRACT F-1 FOR DETAILS)

TRACT G - 15' (SEE TRACT G-1 FOR DETAILS)  
TRACT H - 10' (SEE TRACT H-1 FOR DETAILS)  
TRACT I - 5' (SEE TRACT I-1 FOR DETAILS)  
TRACT J - 5' (SEE TRACT J-1 FOR DETAILS)  
TRACT K - 5' (SEE TRACT K-1 FOR DETAILS)

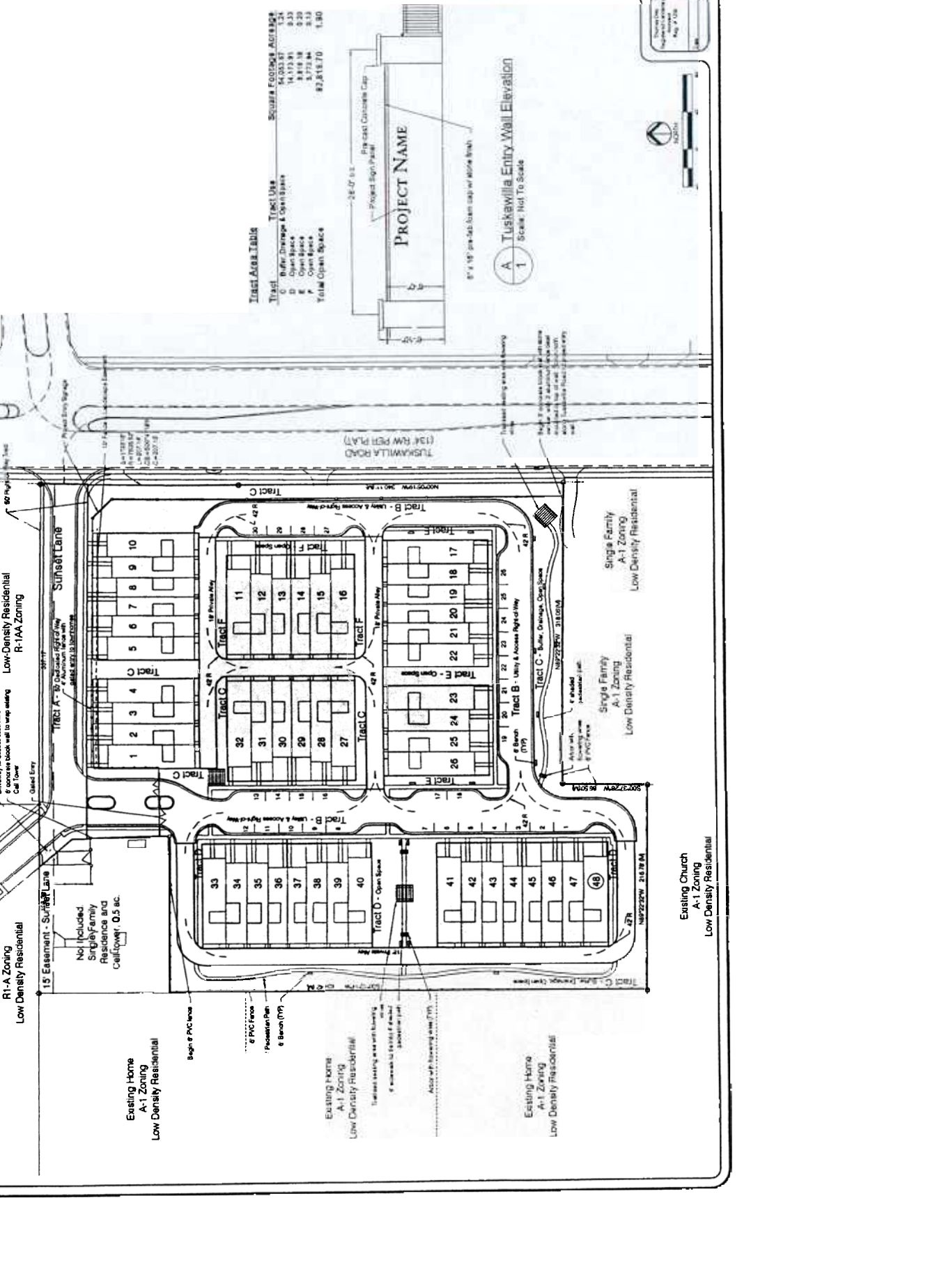
TRACT L - 5' (SEE TRACT L-1 FOR DETAILS)  
TRACT M - 5' (SEE TRACT M-1 FOR DETAILS)  
TRACT N - 5' (SEE TRACT N-1 FOR DETAILS)  
TRACT O - 5' (SEE TRACT O-1 FOR DETAILS)  
TRACT P - 5' (SEE TRACT P-1 FOR DETAILS)

TRACT Q - 5' (SEE TRACT Q-1 FOR DETAILS)  
TRACT R - 5' (SEE TRACT R-1 FOR DETAILS)  
TRACT S - 5' (SEE TRACT S-1 FOR DETAILS)  
TRACT T - 5' (SEE TRACT T-1 FOR DETAILS)  
TRACT U - 5' (SEE TRACT U-1 FOR DETAILS)

TRACT V - 5' (SEE TRACT V-1 FOR DETAILS)  
TRACT W - 5' (SEE TRACT W-1 FOR DETAILS)  
TRACT X - 5' (SEE TRACT X-1 FOR DETAILS)  
TRACT Y - 5' (SEE TRACT Y-1 FOR DETAILS)  
TRACT Z - 5' (SEE TRACT Z-1 FOR DETAILS)

TRACT AA - 5' (SEE TRACT AA-1 FOR DETAILS)  
TRACT AB - 5' (SEE TRACT AB-1 FOR DETAILS)  
TRACT AC - 5' (SEE TRACT AC-1 FOR DETAILS)  
TRACT AD - 5' (SEE TRACT AD-1 FOR DETAILS)  
TRACT AE - 5' (SEE TRACT AE-1 FOR DETAILS)

TRACT AF - 5' (SEE TRACT AF-1 FOR DETAILS)  
TRACT AG - 5' (SEE TRACT AG-1 FOR DETAILS)  
TRACT AH - 5' (SEE TRACT AH-1 FOR DETAILS)  
TRACT AI - 5' (SEE TRACT AI-1 FOR DETAILS)  
TRACT AJ - 5' (SEE TRACT AJ-1 FOR DETAILS)



TRACT A - 50' (SEE TRACT A-1 FOR DETAILS)  
TRACT B - 40' (SEE TRACT B-1 FOR DETAILS)  
TRACT C - 30' (SEE TRACT C-1 FOR DETAILS)  
TRACT D - 20' (SEE TRACT D-1 FOR DETAILS)  
TRACT E - 10' (SEE TRACT E-1 FOR DETAILS)  
TRACT F - 5' (SEE TRACT F-1 FOR DETAILS)

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TRACT AJ - 5' (SEE TRACT AJ-1 FOR DETAILS)



SYMBOL	DESCRIPTION
—	Existing Watermain
—	Existing Sanitary Sewer
—	Existing Fire Hydrant
—	Proposed Watermain
—	Proposed Sanitary Sewer
—	Proposed Fire Hydrant
+	Existing Storm Inlet
+	Proposed Storm Inlet
+	Proposed Fire Hydrant

**NOTE:**  
1. Fire hydrants shall be connected to a minimum 8" line.  
2. All utilities to be owned and maintained by Sanicole County.

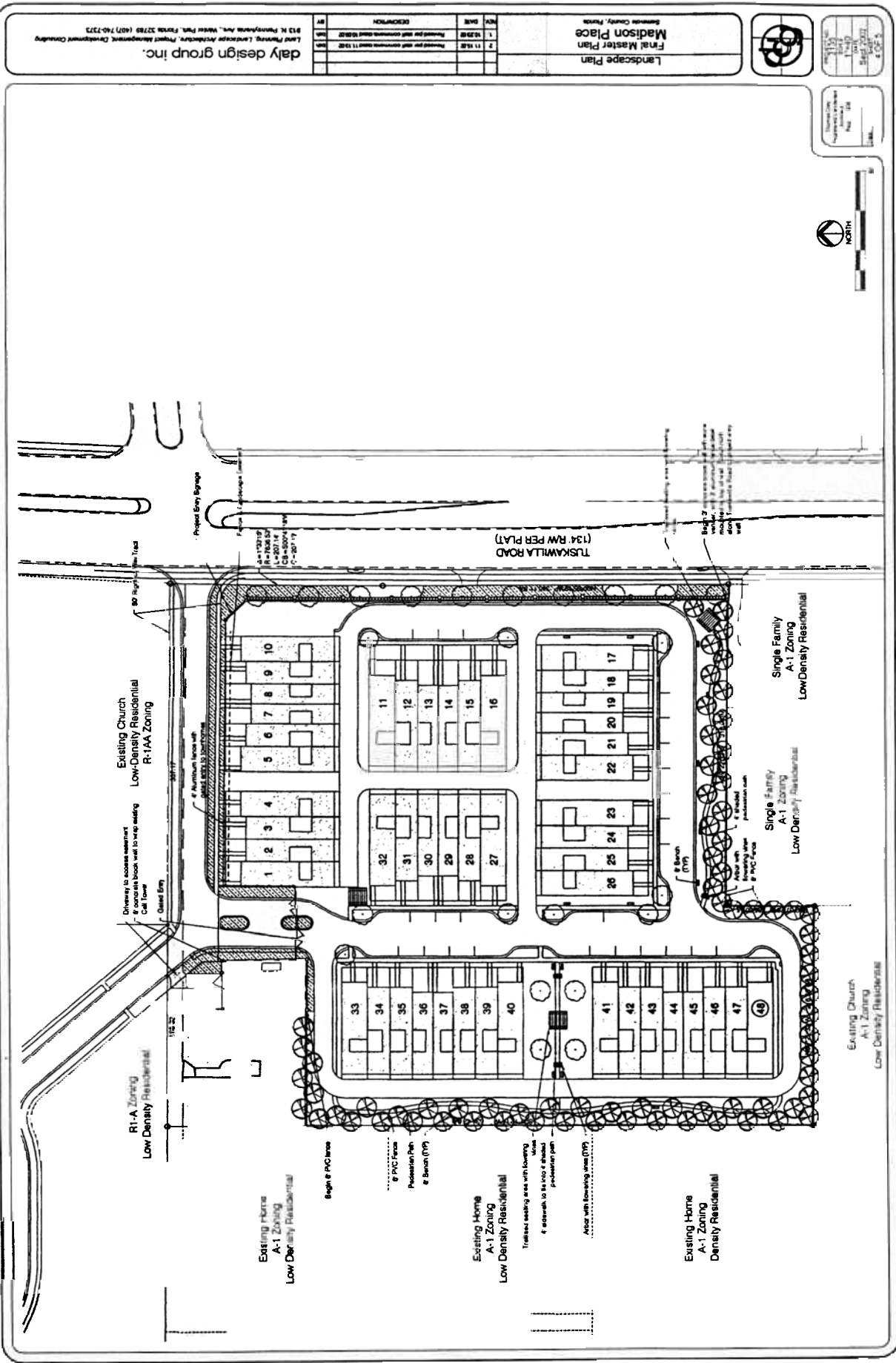
Legend:  
 - Existing Watermain  
 - Existing Sanitary Sewer  
 - Existing Fire Hydrant  
 - Proposed Watermain  
 - Proposed Sanitary Sewer  
 - Proposed Fire Hydrant  
 + Existing Storm Inlet  
 + Proposed Storm Inlet  
 + Proposed Fire Hydrant



NO.	DATE	DESCRIPTION
1	10/20/20	Revised for final construction (11/13/20)
2	11/15/20	Revised for final construction (11/13/20)

day design group inc.  
113 N. Highway Ave., West Park, Texas 75275 (407) 740-773





DATE	1/15/02
BY	JL
CHECKED BY	JL
SCALE	AS SHOWN
PROJECT NO.	213527135
SHEET NO.	001



Landscape Plan  
Final Master Plan  
Madison Place  
Dunn County, North Carolina

NO.	DESCRIPTION
1	Final Master Plan
2	Final Master Plan
3	Final Master Plan
4	Final Master Plan
5	Final Master Plan
6	Final Master Plan
7	Final Master Plan
8	Final Master Plan
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10	Final Master Plan
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41	Final Master Plan
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45	Final Master Plan
46	Final Master Plan
47	Final Master Plan
48	Final Master Plan
49	Final Master Plan

daly design group inc.  
Land Planning, Landscape Architecture, Project Management, Development Consulting  
913 N. Pennington Ave., Wake Forest, NC 27789 (407) 740-7273

Existing Church  
Low-Density Residential  
R-1AA Zoning

Diversion to access easement  
to avoid site block wall to help existing  
Call Tower

Existing Church  
A-1 Zoning  
Low Density Residential

RI-A Zoning  
Low Density Residential

Existing Home  
A-1 Zoning  
Low Density Residential

Existing Home  
A-1 Zoning  
Low Density Residential

Existing Home  
A-1 Zoning  
Density Residential

Single Family  
A-1 Zoning  
Low Density Residential

Single Family  
A-1 Zoning  
Low Density Residential

Existing Church  
A-1 Zoning  
Low Density Residential

TUSKAWILLA ROAD  
(134' RW PER PLAN)

80' High Noise Test

Project Entry Bridge

Block 2  
Block 3  
Block 4  
Block 5  
Block 6  
Block 7  
Block 8  
Block 9  
Block 10  
Block 11  
Block 12  
Block 13  
Block 14  
Block 15  
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Block 44  
Block 45  
Block 46  
Block 47  
Block 48  
Block 49

8' High 8' PVC Fence

8' PVC Fence  
Pedestrian Path  
8' Bench (M.P.)

Trimmed existing area with lowering  
to 4' elevation to be used as a  
pedestrian path

Area with lowering area (M.P.)

8' Bench (M.P.)  
Area with lowering area  
to 4' elevation  
8' PVC Fence

8' Bench (M.P.)  
Area with lowering area  
to 4' elevation  
8' PVC Fence

Guest Entry

152.32

207.17

152.32

152.32

152.32

152.32

152.32

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152.32

152.32

152.32

152.32

5/15/2013  
 10:52 AM  
 10/15/2013  
 10:52 AM  
 10/15/2013  
 10:52 AM

Prepared by  
 Checked by  
 Date



Aerial Photograph  
 Final Master Plan  
 Madison Place  
 Broward County, Florida

NO.	REVISION
1	ISSUED
2	REVISED
3	REVISED
4	REVISED
5	REVISED
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10	REVISED
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50	REVISED

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 Phone: (954) 561-1111  
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 Email: info@dalydesign.com

