

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

SUBJECT: Colonial Townpark Revised PSP

DEPARTMENT: Planning & Development DIVISION: Development Review

AUTHORIZED BY: Larry Poliner CONTACT: Cynthia Sweet EXT. 7443

Agenda Date	<u>10/1/2008</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:

Approve the revised Preliminary Subdivision Plan for Colonial Townpark, located on the northeast corner of CR 46A and International Parkway, Colonial Properties, Inc., applicant.

District 5 – Carey

(Cynthia Sweet, Senior Planner)

BACKGROUND:

Nicole Stadler with Bowyer Singleton & Associates, representative for the applicant, Colonial Properties, Inc., is requesting approval of a revised Preliminary Subdivision Plan (PSP) for Colonial Townpark. The project consists of 17 commercial lots on 176+/- acres zoned PUD. The previously approved PSP consists of 7 commercial lots. The site is located at the northeast corner of CR 46A and International Parkway, in Section 31, Township 19 S, and Range 30 E.

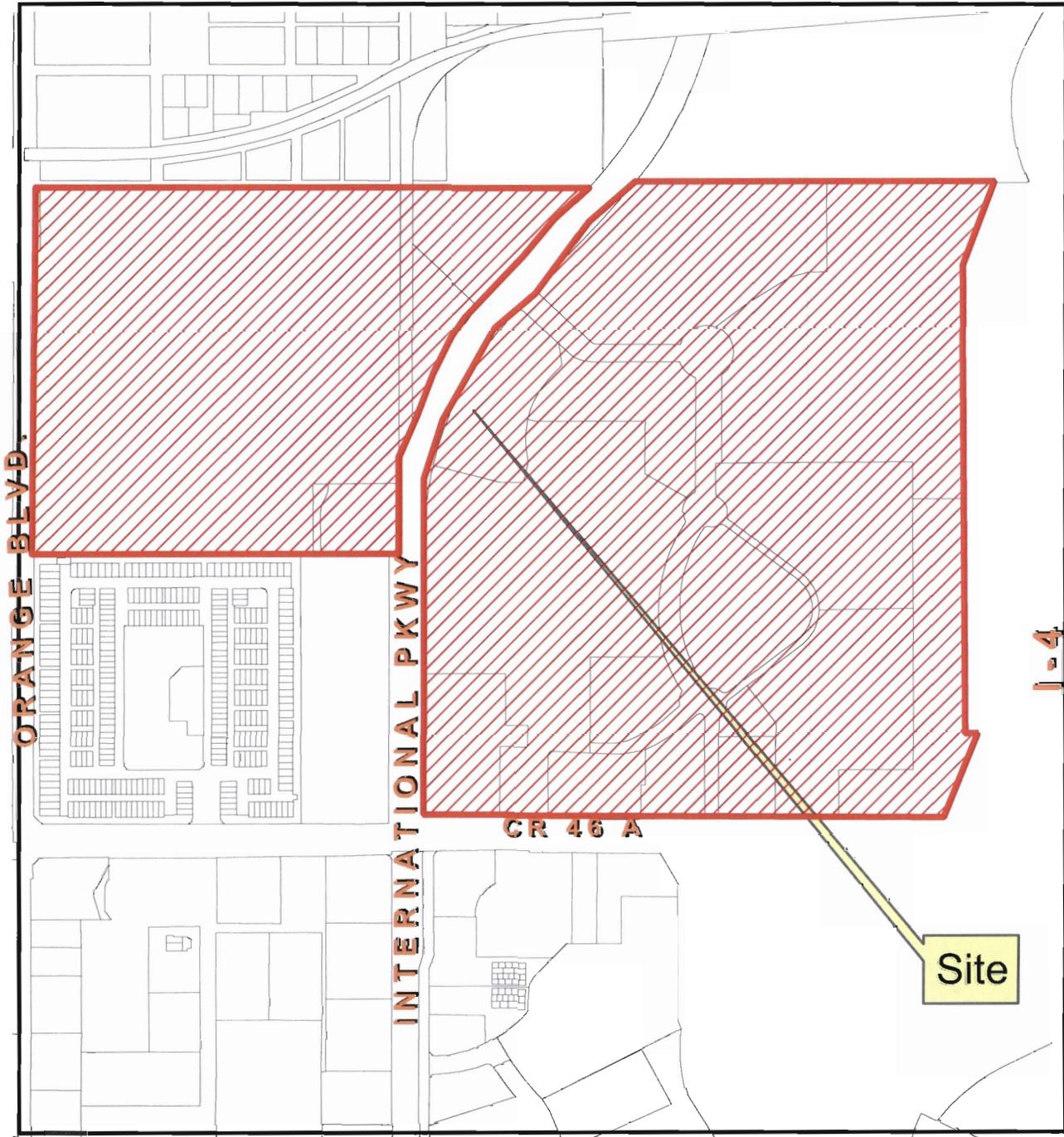
The PSP is subject to all conditions of the approved Final Master Plan and Developer's Commitment Agreement for Colonial Town Park PUD and Section 35.43, Seminole County Land Development Code. All internal roads are private and Seminole County is utility provider for water and sewer.

STAFF RECOMMENDATION:

Staff recommends the Board approve the revised Preliminary Subdivision Plan for Colonial Townpark, located on the northeast corner of CR 46A and International Parkway, Colonial Properties, Inc., applicant.

Attachments: Location Map - Exhibit A
Reduce copy of PSP - Exhibit B

DR No. <u>08-05500013</u>
Parcel ID#: <u>31-19-30-507-0A00-0000+</u>



Colonial Townpark Revised PSP



COPY

REVISED

PRELIMINARY SUBDIVISION

PLAN

SEMINOLE COUNTY, FLORIDA

COLONIAL

TOWNPARK

PREPARED FOR

COLONIAL PROPERTIES TRUST

OWNER

COLONIAL PROPERTIES TRUST
21018TH AVENUE
SUITE 200, P.O. BOX 11487
BIRMINGHAM, AL 35202-1187

ENGINEER

BOWYER-SINGLETON & ASSOC., INC.
21018TH AVENUE, SUITE 200
ORLANDO, FL 32801

SURVEYOR

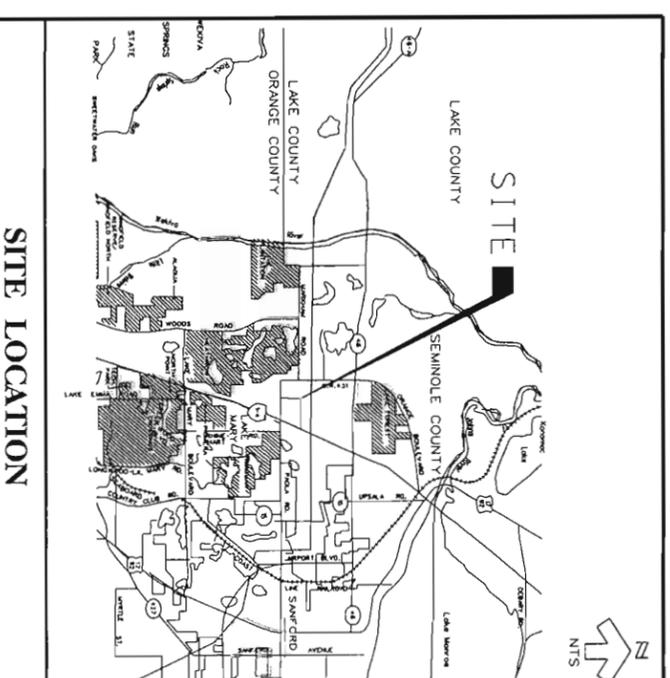
BOWYER-SINGLETON & ASSOC., INC.
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FL 32801

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DATA & NOTES
3	OVERALL PLAN
4-6	PRELIMINARY SUBDIVISION PLANS

JUL 25 2008

DEVELOPMENT REVIEW



SITE LOCATION

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
ENGINEERING PLAN ENVIRONMENTAL

COMPANIE OFFICE - 330 SOUTH MAGNOLIA AVENUE, SUITE 200, ORLANDO, FLORIDA 32801
ORLANDO - DELAND - FIRST COAST - OCALA - WEST PALM BEACH

POINT OF
COMMENCEMENT
NW COR., SW 1/4,
SEC. 31-19-30.
REC. N/D (KSMITH)
CCR #050914

WITNESS MONUMENT
POINT ON LINE

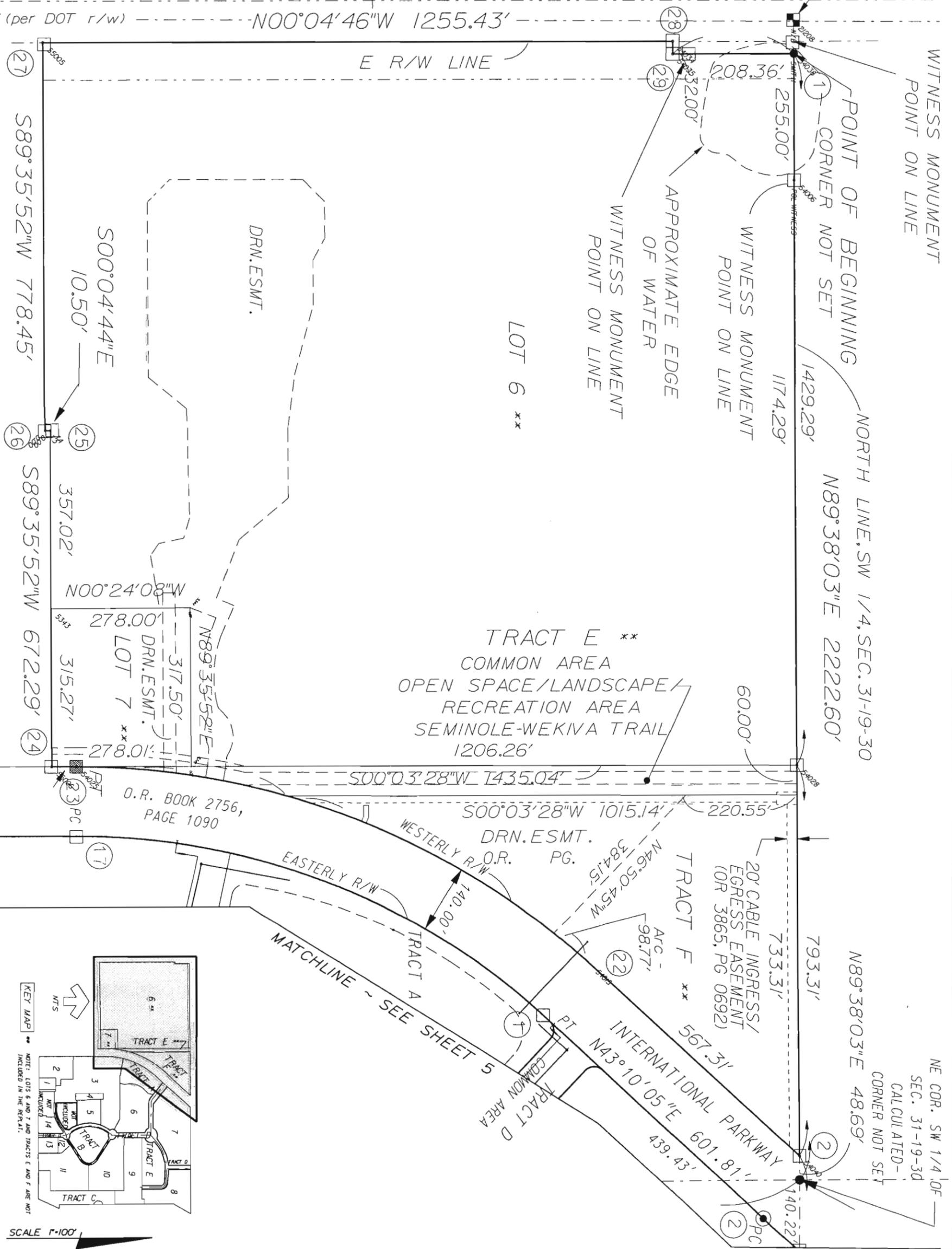
POINT OF BEGINNING
CORNER NOT SET

NORTH LINE, SW 1/4, SEC. 31-19-30
N89°38'03"E 2222.60'

NE COR., SW 1/4 OF
SEC. 31-19-30
CALCULATED -
CORNER NOT SET
N89°38'03"E 48.69'

- NOTES:
- All storm water piping and structures not located within the right-of-way are required to be placed within a drainage easement.
 - All outside water meter up to the building meters will be dedicated to the use of a storm utility easement for these lines will be shown on the final plan.
 - The front yard setback is 50' and all other setbacks shall comply with the Land Use Summary Table from the Developer's Commitment Agreement.
 - In accordance with the Developer's Commitment Agreement, only the landscaping and irrigation for the Seminole-Wekiva Trail will be maintained by the Colonial Township Property Owners Association.
 - Sidewalks are required along all roadways.
 - Private streets will not be maintained as part of the County's maintenance system.
- ** NOTE: LOTS 6 & 7 AND TRACTS E & F ARE NOT INCLUDED IN THE REPLAT.

ORANGE BOULEVARD
80' RIGHT-OF-WAY PER DOT



KEY MAP
NOTE: LOTS 6 AND 7 AND TRACTS E AND F ARE NOT INCLUDED IN THE REPLAT.

SCALE 1"=100'

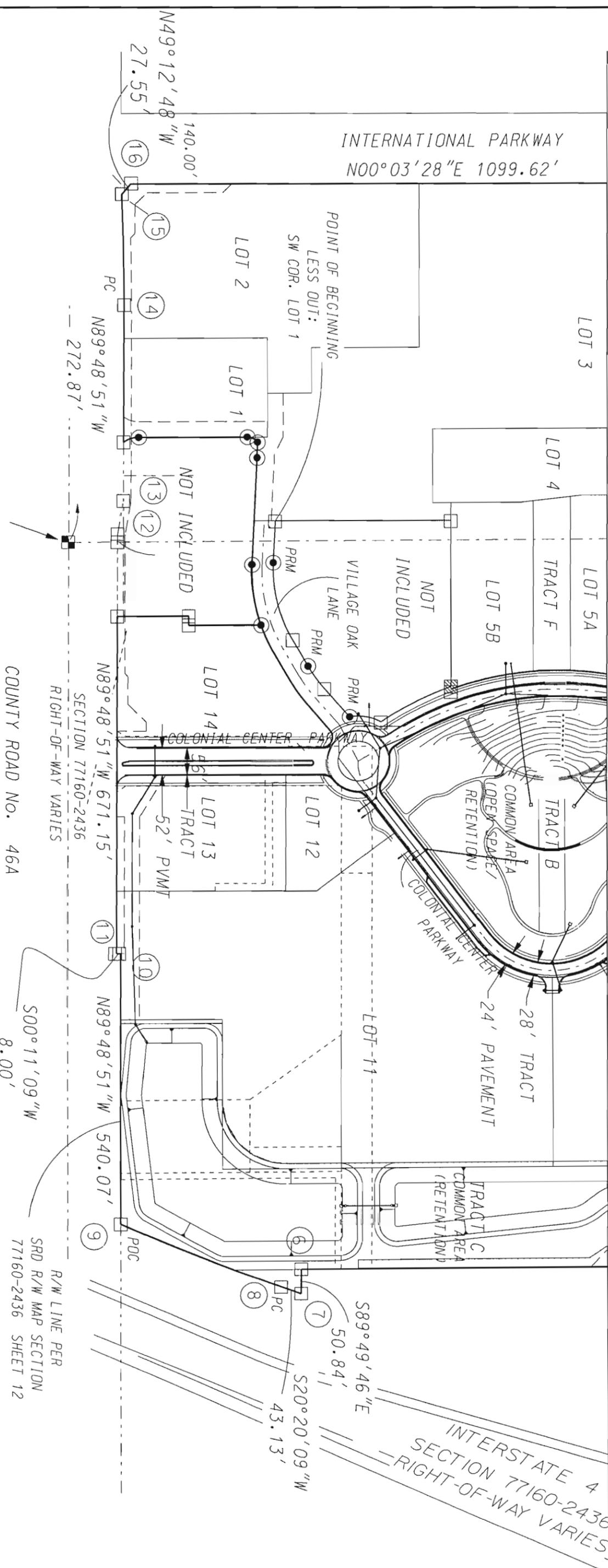
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CONTRACTOR: "AS-BUILT"	ENGINEER:
I hereby state that these "As-Built" were furnished to me by the contractor (listed below) and I, or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge observations of the construction.	I, Engineer, _____
Contractor's Name _____	Engineer's Name _____
Signature _____	Signature _____
Registered Engineer	Registered Professional Engineer

APPROVAL	DATE

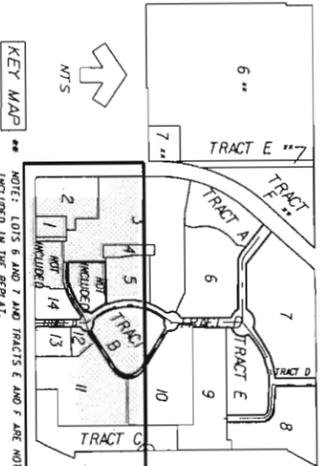
BOWYER-SINGLETON & ASSOCIATES, INCORPORATED ENGINEERING PLANNING SURVEYING ENVIRONMENTAL 14151 PM 7/24/2008 10/13/2010	SEMINOLE COUNTY OVERALL SITE PLAN COLONIAL TOWNPARK FLORIDA DATE: 2nd 2008 DESIGNED: M.C. CHECKED: M.S. SCALE: 1"=200' PROJECT NO.: 1409/08 TEL. NO.: 407-321-1111 FAX: 407-321-1112 SHEET: 4 OF 8
---	---

MATCHLINE ~ SEE SHEET 5



POINT OF
COMMENCEMENT
SE COR., SW 1/4,
SEC. 31-19-30.
SET NAIL AND DISK
LB #1221

- NOTES:
1. All storm water piping and structures not located within the right-of-way are required to be placed within a drainage easement.
 2. All onsite water mains up to the building meters will be dedicated to Seminole County. A blanket utility easement for these lines will be shown on the final plat.
 3. The front yard setback is 50' and all other setbacks still comply with the Land Use Summary Table from the Developer's Commitment Agreement.
 4. In accordance with the Developer's Commitment Agreement, only the landscaping and trees shown on the site plan will be maintained by the Colonial Township Property Owners' Association.
 5. Sidewalks are required along all roadways.
 6. Private streets will not be maintained as part of the County's maintenance system.



SCALE 1"=100'

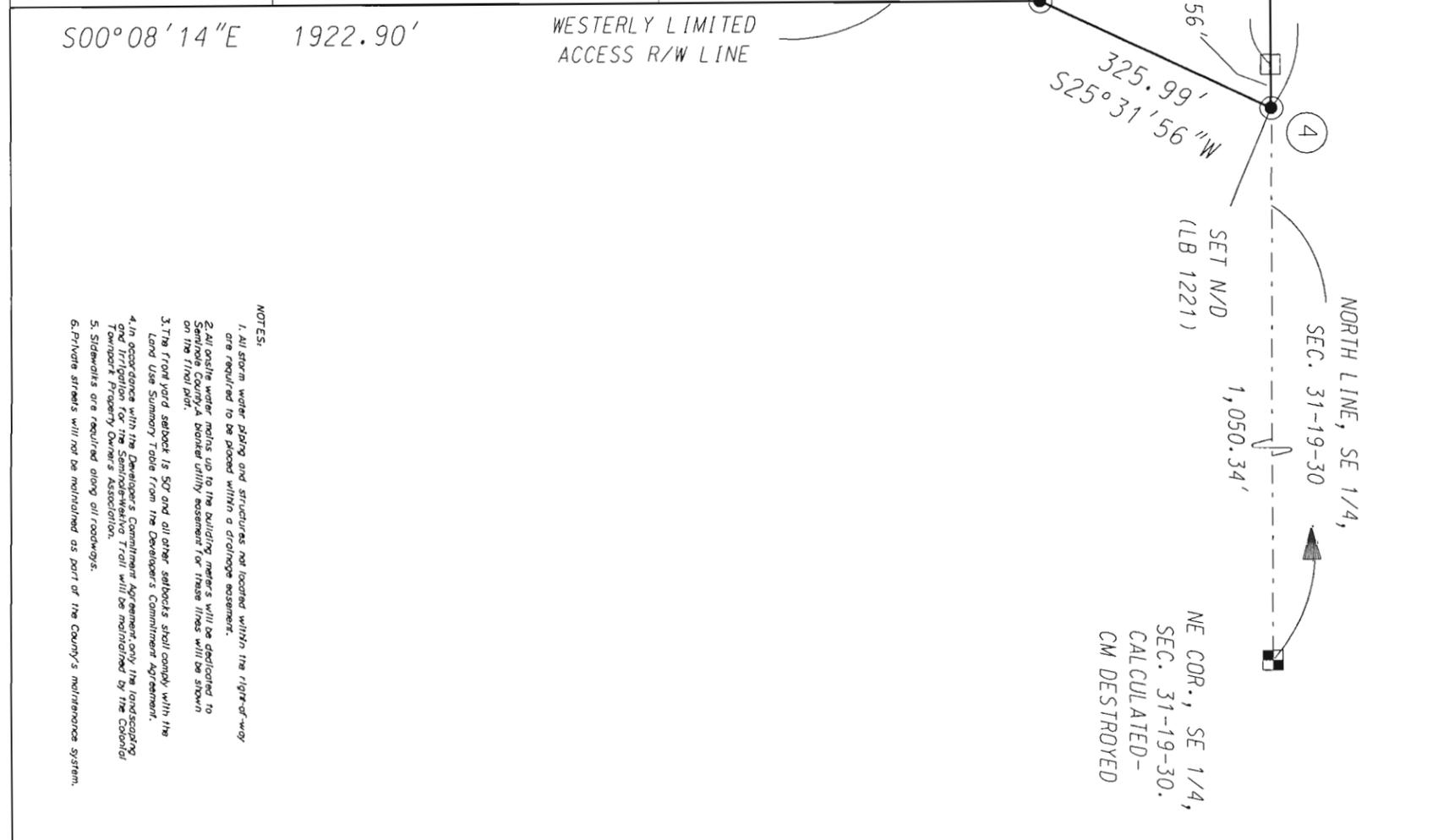
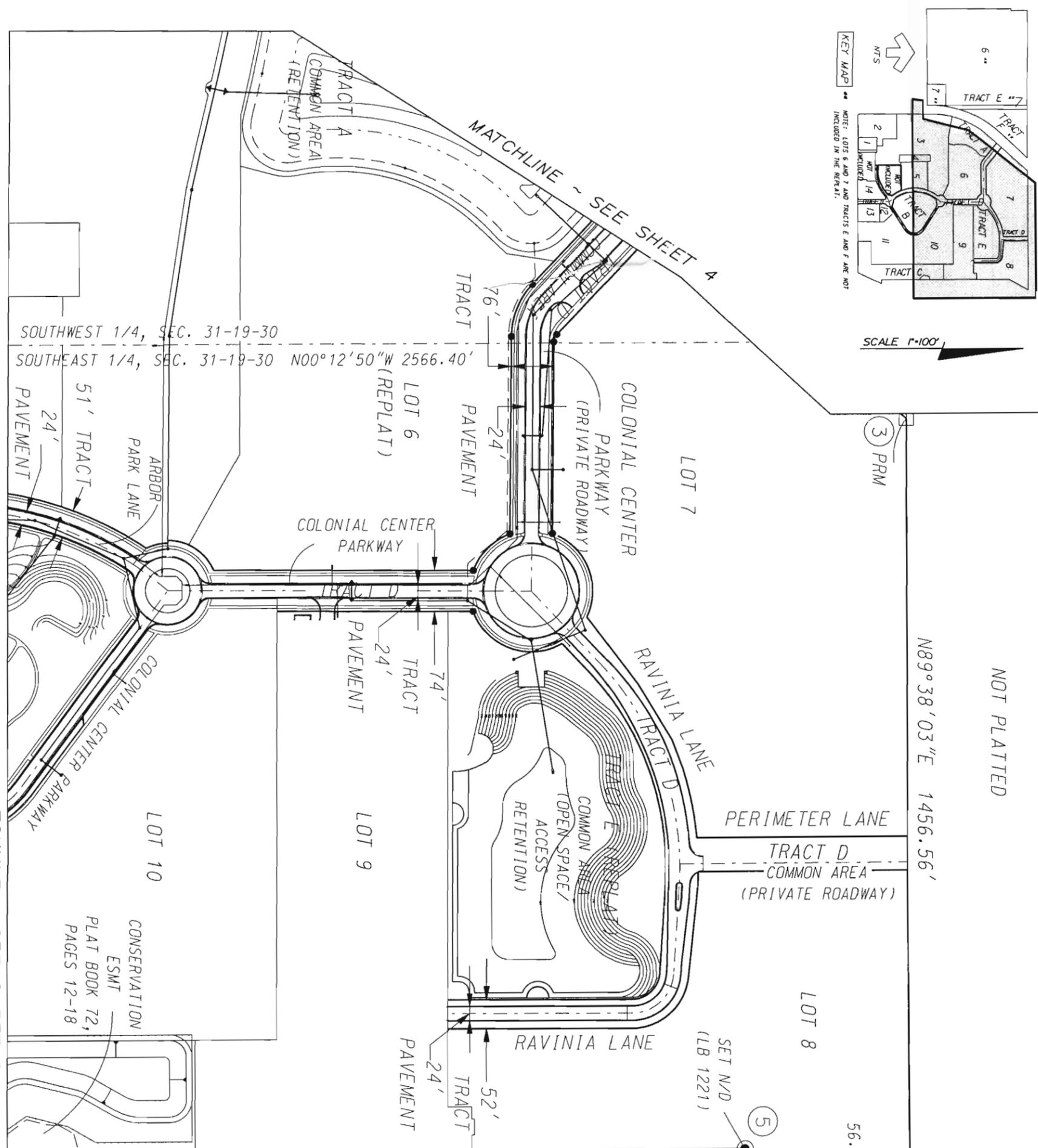
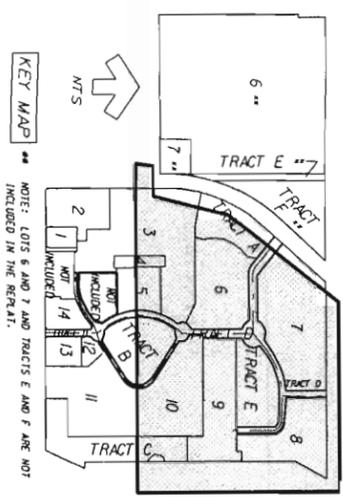
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CONTRACTOR	REGISTERED ENGINEER	DATE
"AS-BUILT"		

APPROVAL	DATE

<p>BOWYER-SINGLETON & ASSOCIATES, INCORPORATED ENGINEERING PLANNING SURVEYING ENVIRONMENTAL</p>		<p>SEMINOLE COUNTY OVERALL SITE PLAN FLORIDA COLONIAL TOWNPARK</p>
--	--	--

DATE	DATE	DATE



MATCHLINE ~ SEE SHEET 6

SOUTHWEST 1/4, SEC. 31-19-30
 SOUTHEAST 1/4, SEC. 31-19-30 N00°12'50"W 2566.40'

ARBOR PARK LANE
 51' TRACT
 24' PAVEMENT

LOT 6 (REPLAT)
 24' PAVEMENT
 COLONIAL CENTER PARKWAY
 TRACT D
 24' PAVEMENT

LOT 7
 COLONIAL CENTER PARKWAY (PRIVATE ROADWAY)
 24' PAVEMENT
 TRACT E (REPLAT)
 74' TRACT
 24' PAVEMENT
 LOT 9
 24' PAVEMENT
 TRACT
 52' TRACT
 24' PAVEMENT
 LOT 8
 PERIMETER LANE
 TRACT D COMMON AREA (PRIVATE ROADWAY)
 RAVINIA LANE
 SET N/D (LB 1221)
 5

LOT 10
 CONSERVATION ESMT
 PLAT BOOK 72,
 PAGES 12-18
 500°08'14"E 1922.90'
 WESTERLY LIMITED ACCESS R/W LINE

NOTES:
 1. All storm water piping and structures not located within the right-of-way are required to be placed within a drainage easement.
 2. All outside water mains up to the building meters will be dedicated to Seminole County. A detailed utility easement for these lines will be shown on the final plat.
 3. The front yard setback is 5' and all other setbacks shall comply with the Land Use Summary Table from the Developer's Commitment Agreement.
 4. In accordance with the Developer's Commitment Agreement, only the landscaping and irrigation for the Seminoleview Trail will be maintained by the Colonial Parkway Property Owners Association.
 5. Sidewalks are required along all roadways.
 6. Private streets will not be maintained as part of the County's maintenance system.

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

CONTRACTOR	NO. B.U.L.T.S.	APPROVAL	DATE

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED
 ENGINEERING PLANNING SURVEYING ENVIRONMENTAL
 14155 PK
 3050 WINDSOR VALLEY DR
 SEMINOLE COUNTY
 OVERALL SITE PLAN
 FLORIDA
 7/24/2008
 COLONIAL TOWNPARK
 5' x 8'