TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Gatlin Road Subdivision

PETS Activity Number: LPA05034

Project Type: Type B

Description: 44-11-20-40-20-000

Submittal Date: Oct 19, 2005 Scan Date: Oct 20, 2005

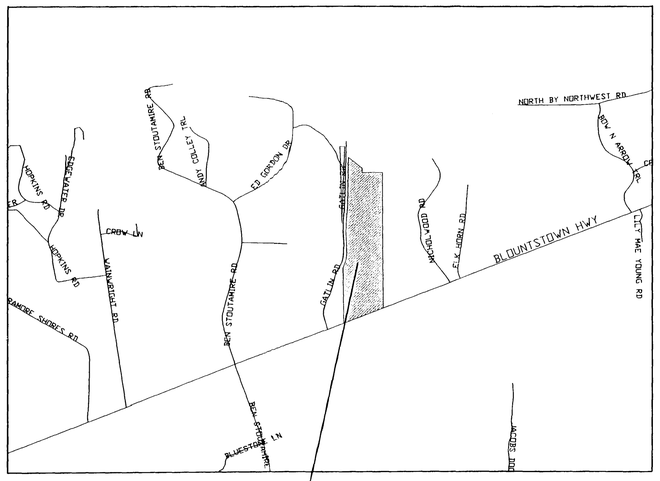
Status: **Under Review** **Conditional Approval** **Approved**

GATLIN ROAD SUBDIVISION

GRAPHIC SCALE

1,000 0 500 1,000 2,000 4,000

(IN FEET)
1 inch = 1,000ft.



NORTH

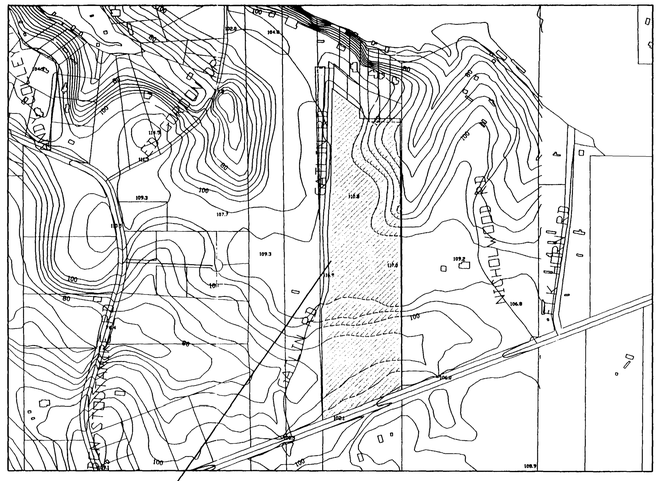
PROJECT LOCATION

VICINITY MAP

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.



NORTH

PROJECT LOCATION

LOCATION MAP

DRAWING INDEX

C-0: COVER SHEET
C-1: EXISTING TOPOGRAPHICAL SURVEY
C-2: SITE PLAN

LOCATION: GATLIN ROAD, TALLAHASSEE, LEON COUNTY
PARCEL I.D.#: 44-11-20-40-2-0000

CONSTRUCTION NOTES

1. CONTRACTOR TO OBTAIN LEON COUNTY PERMIT TO WORK IN RIGHT OF WAY.
2. CONTRACTOR TO CONTACT 1(800)DIG-SAFE OR OTHER UTILITY LOCATOR BEFORE COMPLETING ANY EXCAVATION ON-SITE OR IN THE R.O.W.
3. CONTRACTOR TO FOLLOW T.E.C. SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION
4. ENGINEER CERTIFICATION THAT ALL BENCHMARKS AND ELEVATIONS ARE BASED ON MEAN SEA LEVEL AND THAT ALL LINES AND GRADES ARE BASED ON FIELD SURVEY INFORMATION.

OWNER: KENNETH B AND J.H. GATLIN
2915 GATLIN ROAD
TALLAHASSEE, FLORIDA 32310
PH. (850) -

ENGINEER: PARKER CONSULTING SERVICE, INC.
1804 MICCOSUKEE COMMONS DRIVE, SUITE 206
TALLAHASSEE, FLORIDA 32308
PH. (850) 877-8400 FX. (850) 877-8460
P.E. # 58724 C.A. #9603

SURVEYOR: A.D. PLATT AND ASSOCIATES, INC.
489 JOHN KNOX ROAD
TALLAHASSEE, FLORIDA 32303
PH. (850) 385-1036

CONSTRUCTION SEQUENCE

1) POST THE BUILDING AND ENVIRONMENTAL PERMIT IN A SUITABLE WEATHER PROOF BOX AND PLACE IN A CONSPICUOUS PLACE. CONTACT RUTH MARTINELLI WITH COUNTY GROWTH MANAGEMENT (489-9300) AND LEON COUNTY PUBLIC WORKS CONSTRUCTION MANAGEMENT (488-8003) AND CONDUCT A PRE CONSTRUCTION CONFERENCE.
2) CONSTRUCT TEMPORARY DRIVEWAY AS SHOWN ON DETAIL SHEET
3) INSTALL EROSION CONTROL AND TREE PROTECTION MEASURE HAVE TREE PROTECTION AND EROSION CONTROL MEASURED INSPECTED AND APPROVED BY COUNTY GROWTH MANAGEMENT INSPECTOR.
4) CLEAR AND GRUB STORM WATER MANAGEMENT FACILITY(S.W.M.F.) AREA AND AREAS FOR STORM WATER CONVEYANCE.
5) CONSTRUCT OFF-SITE CONVEYANCE AS SHOWN. SOD AREAS AROUND DITCH THAT WILL NOT BE EFFECTED BY FUTURE CONSTRUCTION.
6) CONSTRUCT SITE FEATURE AS SHOWN IN PLANS.
7) PROTECT ALL INLETS AND CULVERTS DURING CONSTRUCTION WITH HAVE BALES AND/OR SILT FENCE TO PREVENT COLLECTION OF SEDIMENTS
8) APROXIMATELY 2 WEEKS PRIOR TO REQUESTING THE FINAL ENVIRONMENTAL INSPECTION THE FOLLOWING DOCUMENTS MUST BE SUBMITTED TO LEON COUNTY ENVIRONMENTAL INSPECTOR FOR REVIEW:
   (A) RECORD DRAWINGS AND ENGINEERS COMPLIANCE REPORT
   (B) A STORMWATER MANAGEMENT FACILITY OPERATING PERMIT APPLICATION

STORMWATER CONTROL OFFICER DURING CONSTRUCTION

THE STORMWATER CONTROL OFFICER FOR THE SITE, SHALL HAVE ADEQUATE AUTHORITY WITHIN THE PROJECT ADMINISTRATION TO ENSURE COMPLIANCE WITH THE EMO AND SHALL BE RESPONSIBLE, AT A MINIMUM, FOR THE DAY-TO-DAY OPERATION, MAINTENANCE AND MANAGEMENT OF ALL STORMWATER,EROSION, AND SEDIMENTATION CONTROL TECHNIQUES ON-SITE DURING ALL DEVELOPMENT PHASES.

DESIGN AND CONSTRUCTION SPECIFICATIONS

F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2004
F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, JANUARY 2004

ENGINEER CERTIFICATION THAT ALL BENCHMARKS AND ELEVATIONS ARE BASED ON NGVD 1929 AND THAT ALL LINES AND GRADES ARE BASED ON FIELD SURVEY INFORMATION.

PARKER
CONSULTING SERVICES, INC.
CIVIL ENGINEERS
1804 MICCOSUKEE COMMONS DRIVE SUITE 206
TALLAHASSEE, FL 32308 PHONE: (850) 877-8400 FAX: (850) 877-8460
MATTHEW PARKER P.E.# 58724 C.A.# 9603

OCTOBER 2005

SITE INFORMATION

PARCEL TAX ID #	44-11-20-40-2-0000
SITE AREA	26.88 AC/ (1,170,816 SQ.FT.)
SITE ADDRESS	2915 GATLIN ROAD
ZONING	LAKE TALQUIN URBAN FRINGE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL

SETBACKS

REQUIRED BUILDING	FRONT:	30'
	SIDE:	20'
	REAR:	50'

OWNER:
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SURVEYOR:
A.D. PLATT & ASSOCIATES, INC.
489 JOHN KNOX ROAD
TALLAHASSEE, FLORIDA 32303
PH. (850) 385-1036

CONTRACTOR:
QUALITY CONSTRUCTION AND DESIGN LLC.
PO BOX 6665
TALLAHASSEE, FLORIDA 32314
PH. (850) 878-8142

ACCESS
GATLIN ROAD (A PUBLIC COUNTY MAINTAIN ROAD)

UTILITIES

WATER	PRIVATE WELL
SEWER	PRIVATE SEPTIC
ELECTRIC	TALQUIN ELECTRIC

DEVELOPMENT DENSITY

AVERAGE LOT SIZE:	1.0 AC (43,107 SQ.FT.)
LARGEST LOT:	1.1 AC (49,060 SQ. FT.)
SMALLEST LOT:	0.5 AC (21,803 SQ. FT.)
PROPOSED DENSITY:	$\frac{17}{26.88}$ = .63 UNITS/ ACRE

CONSTRUCTION SCHEDULE

START SITE-WORK	MARCH 2006
HOME CONSTRUCTION	APRIL 2006
FINAL BUILD OUT	APRIL 2007

FLOOD ZONE
FLOOD ZONE "X" PER FEMA FLOOD PANEL 1201430250 D AS OF NOVEMBER 19, 1997

ADJACENT PARCEL ZONING/LAND USE

NORTH	LAKE TALQUIN/ SINGLE FAMILY RESIDENTIAL
EAST	LAKE TALQUIN/ SINGLE FAMILY RESIDENTIAL
SOUTH	URBAN FRINGE/ VACANT
WEST	LAKE TALQUIN/ VACANT

GENERAL NOTES

1. ALL ORNAMENTAL SIGNS, LANDSCAPING, FOUNTAINS, IRRIGATION SYSTEMS, AND LIKE FACILITIES SHOWN ON PLANS ARE THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
2. THE CONTRACTOR SHALL NOT SUBSTITUTE ANY ARTICLE, DEVICE, PRODUCT, MATERIAL OR FIXTURE, OR ANY TYPE OF CONSTRUCTION, FOR THAT WHICH IS INDICATED IN THE APPROVED PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE CITY ENGINEER.
3. SOLID WASTE HANDLED WITH ROLL OUT TRASH CONTAINERS.

TABULATION OF SITE DATA

TYPE:	PROPOSED	% OF SITE
TOTAL BUILDING AREA (SF)	29,750	2.5
VEHICULAR USE AREA (SF)	22,993	2.0
TOTAL IMPERVIOUS AREA (SF)	52,743	4.5
REQUIRED NATURAL AREA (25%)	292,704	25.0
PROPOSED NATURAL AREA	595,688	50.8
TOTAL SITE AREA (SF)	1,170,816	100

LINE LEGEND

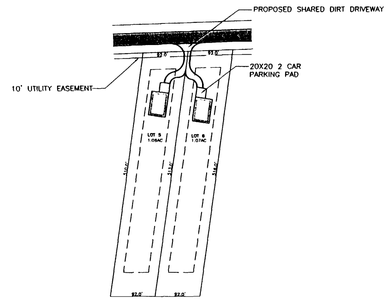
	PARCEL BOUNDARY
	SETBACK
	EASEMENT LIMITS
	TYPE "A" BUFFER

SCALE:1"=100'

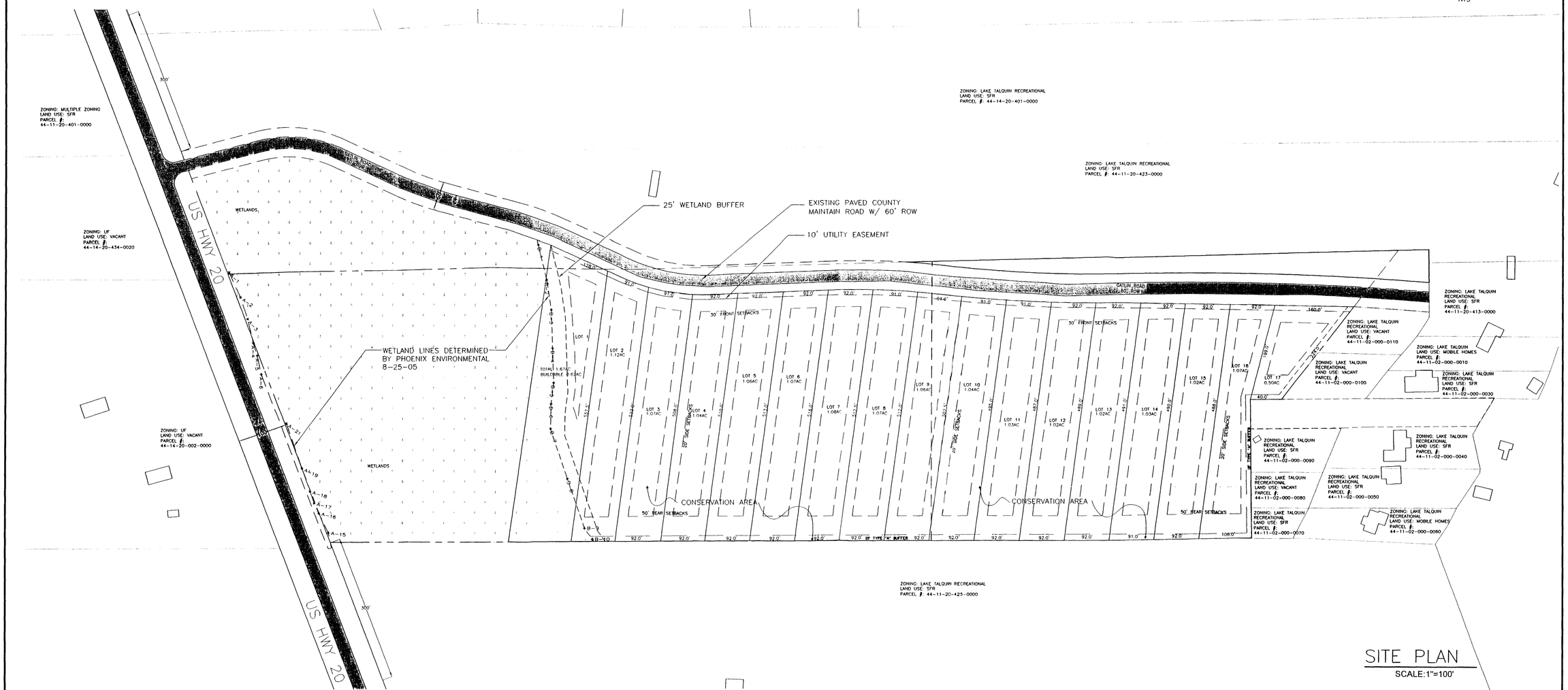
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



TYPICAL LOT LAYOUT
NTS



SITE PLAN
SCALE:1"=100'

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REVISION: REVISION DATE:
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DRAWN BY: DH DATE: 8/11/05
REVIEWED BY: MP DATE: 8/11/05

GATLIN ROAD SUBDIVISION

MARSHALL GIBBS

PROPOSED SITE PLAN

C-3

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