TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Summit Place

PETS Activity Number: LPA 05-038

Project Type: Type C

Description: 21-17-20-201-000-0

Submittal Date: 11/2/05 Scan Date: 11/03/05

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

PRE-APPLICATION

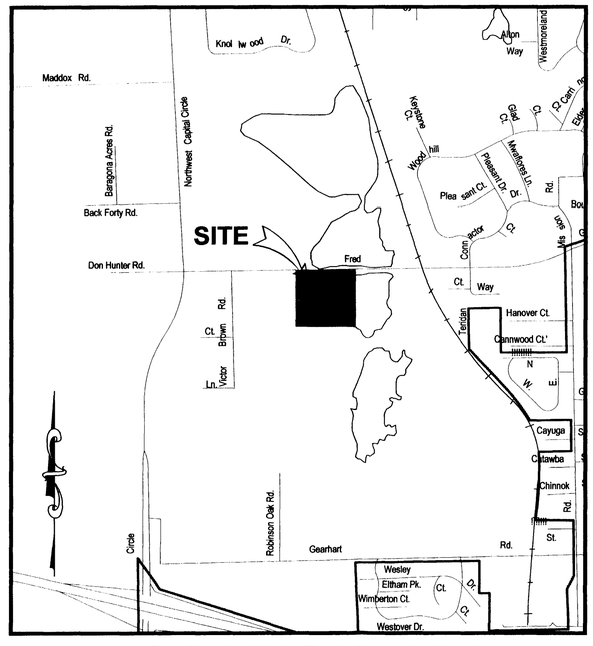
FOR

SUMMIT PLACE
A PUBLIC SUBDIVISION

PROPOSED UTILITY PROVIDERS FOR THIS PROJECT:
WATER - CITY OF TALLAHASSEE
SEWER - CITY OF TALLAHASSEE
ELECTRIC - CITY OF TALLAHASSEE
PHONE - SPRINT, INC.
CABLE - COMCAST, INC.

SHEET	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS MAP
3.0	GEOMETRY PLAN
4.0	TYPICAL SECTIONS SHEET
5.0	SIGNAGE AND PAVEMENT MARKINGS PLAN

INDEX



LOCATION MAP

SCALE: 1" = 1000'

TAX I.D. NO.:	21-17-20-201-000-0
PROJECT NAME:	SUMMIT PLACE
CLIENT NAME:	PEPPER GHAZVINI 2811 E INDUSTRIAL PLAZA DRIVE TALLAHASSEE, FL 32301 (850) 402-1111
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850)222-5678
ENGINEER OF RECORD:	EDWARD N. BASS III, P.E. FL REG. NO. 62949 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303
SURVEYOR OF RECORD:	LARRY D. DAVIS FL REG. NO. 5254 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303

PROJECT DATA

APPROVAL

LEON COUNTY PUBLIC WORKS DEPT. — NAME AND TITLE — DATE

LEON COUNTY GROWTH MANAGEMENT DEPARTMENT — NAME AND TITLE — DATE

TALLAHASSEE-LEON COUNTY PLANNING DEPT. — NAME AND TITLE — DATE

Moore Bass CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com

PROJECT NAME: SUMMIT PLACE

CLIENT NAME: PEPPER GHAZVINI
2811 E INDUSTRIAL PLAZA DRIVE
TALLAHASSEE, FLORIDA 32301

REVISIONS
1.0

MB

29769-PRE-CVR.dwg

DATE	10/31/05
FILE #	2005-229
CONTRACT #	297.069
DRAWN BY	BT

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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE
COVER SHEET

SHEET
1.0

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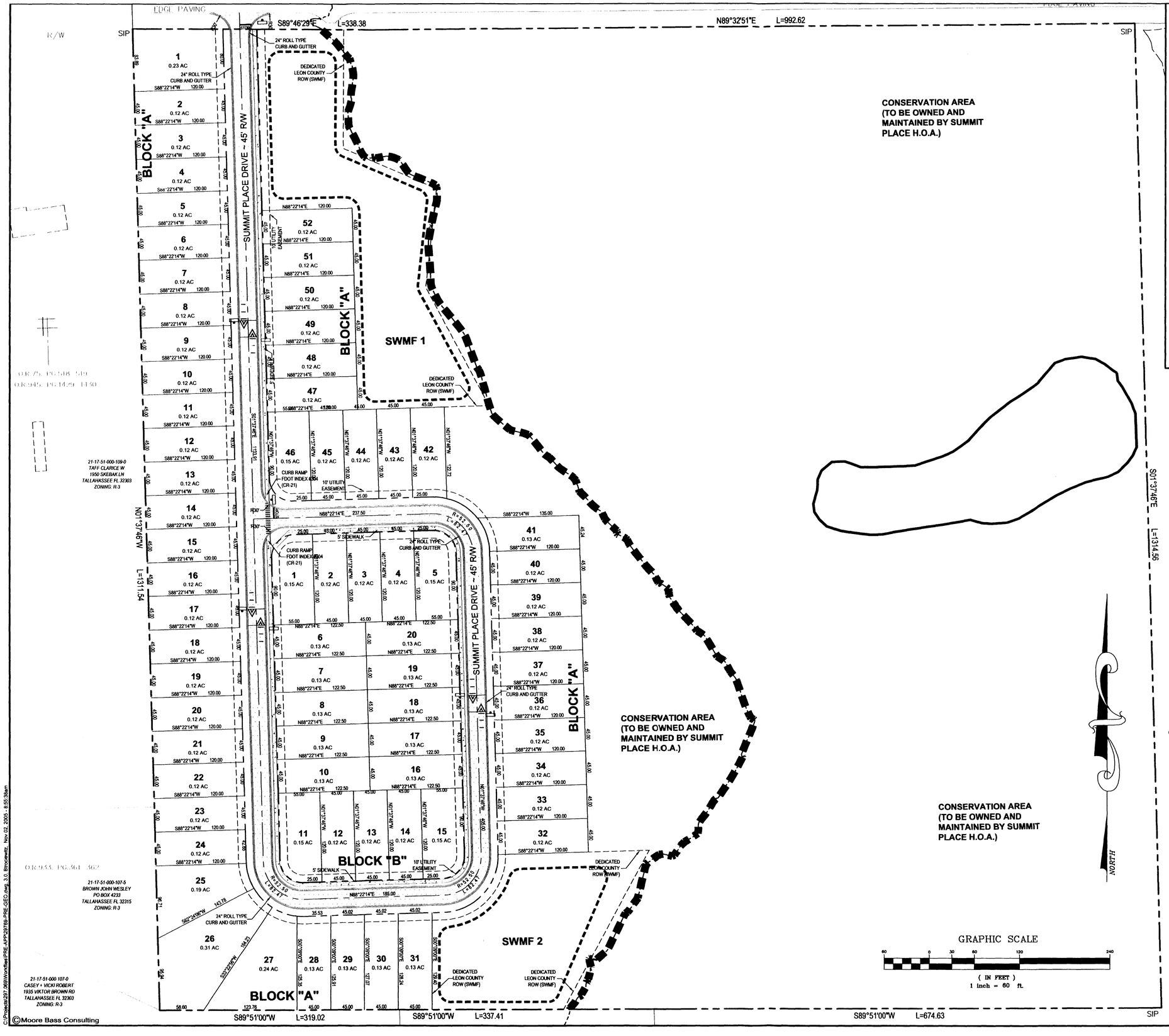

SITE DATA

1	PROPERTY TAX ID # :	21-17-20-201-000-0
2	ZONING:	R-3
3	FUTURE LAND USE:	MIXED USE 'B'
4	TOTAL SITE AREA:	40.06 AC
5	TOTAL NUMBER OF LOTS: SINGLE FAMILY DETACHED (ZERO LOT LINE)	72 LOTS
6	TOTAL LINEAR FOOT OF ROAD:	2,209 LF
7	BUILDING SETBACKS: SINGLE FAMILY DETACHED (ZERO LOT LINE) FRONT SIDE-INTERIOR (5' OTHER SIDE) SIDE-CORNER REAR	 20 FT 0.0 FT 15 FT 25 FT
8	MAXIMUM BUILDING HEIGHT	3 STORY

LINE TYPE LEGEND:

- DENOTES EXIST. PARCEL BOUNDARY
- DENOTES EXIST. UTILITY EASEMENT
- DENOTES PROP. CENTERLINE
- DENOTES PROP. RIGHT OF WAY
- DENOTES PROP. LOT LINES
- DENOTES PROP. EASEMENTS
- DENOTES PROP. BUFFER

NOTES:

1. NO LOT SHALL HAVE DIRECT ACCESS TO FRED GEORGE ROAD.
2. SINGLE FAMILY DETACHED, ZERO LOT LINE LOTS ARE DESIGNATED BY BLOCK 'A' AND BLOCK 'B'.
3. OPEN SPACE AND LANDSCAPE BUFFERS SHALL BE OWNED AND MAINTAINED BY THE SUMMIT PLACE SUBDIVISION HOME OWNERS ASSOCIATION. THE PROPOSED CONSERVATION EASEMENT SHALL BE OWNED AND MAINTAINED BY SUMMIT PLACE SUBDIVISION HOME OWNERS ASSOCIATION .
4. REFUSE COLLECTION SHALL BE HANDLED VIA ROLL-OUT CONTAINERS.
5. ALL SIDEWALKS SHALL MEET ADA REQUIREMENTS
6. ALL LANDSCAPE BUFFERS TO BE MAINTAINED BY SUMMIT PLACE H.O.A.

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PROJECT NAME: SUMMIT PLACE

CLIENT NAME: PEPPER GHAZVINI
2811 E INDUSTRIAL PLAZA DRIVE
TALLAHASSEE, FLORIDA 32301

REVISIONS: 1.0

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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE: GEOMETRY PLAN

SHEET 3.0

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