TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Palafox Preserve

PETS Activity Number: LPA 050045

Project Type: Type B

Description: 11-08-51-011-1100 / 11-08-51-010-1000 ; 11-08-51-009-0910

Submittal Date: 12/20/05 Scan Date: 12/29/05

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

PRE-APPLICATION SUBMITTAL

FOR:

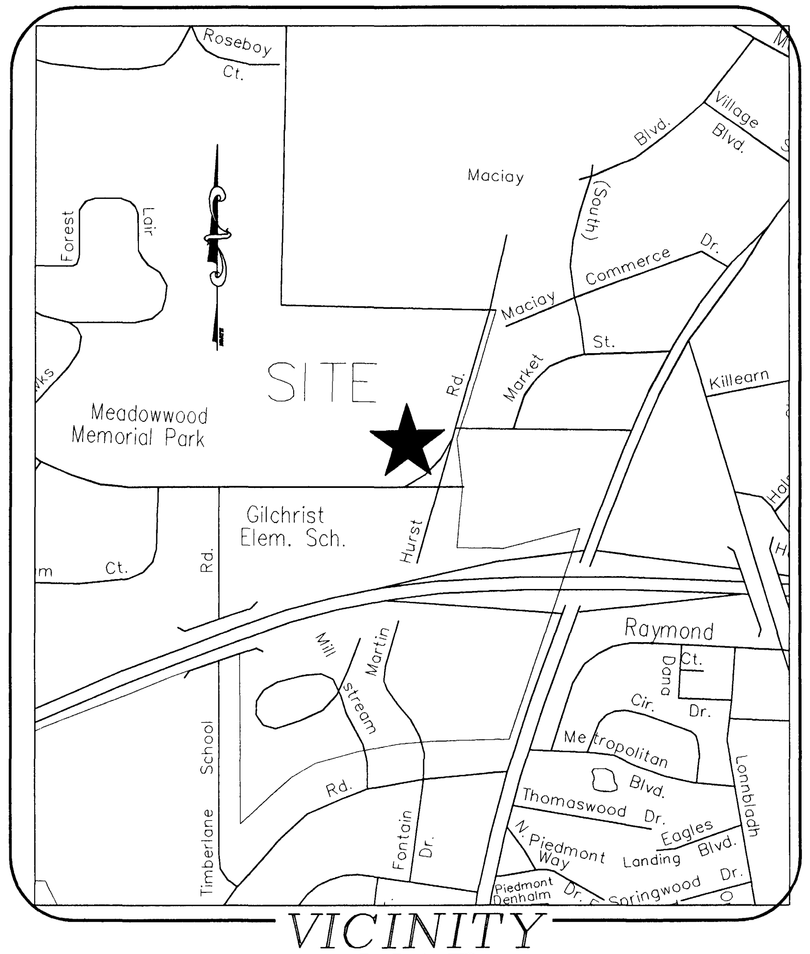
PALAFOX PRESERVE

(CLUSTERED PRIVATE SUBDIVISION IN LAKE PROTECTION ZONING)

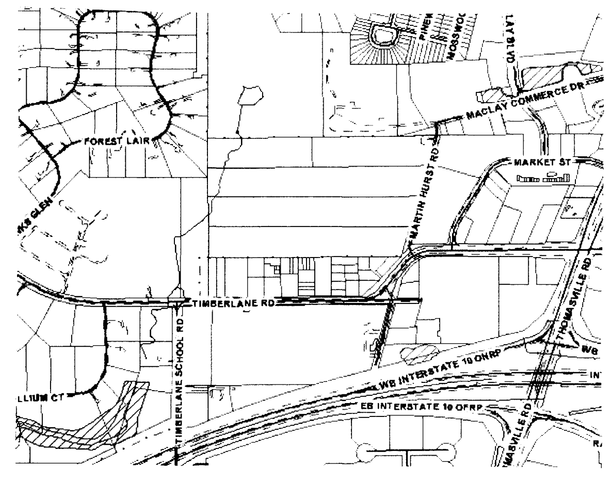
FOR: Mark Freund, PA
P.O. Box 10171
Tallahassee, FL 32302
(850) 681-0066

Sheet	Description:
C-1	EXISTING CONDITIONS/NATURAL FEATURES MAP
C-2	ENVIRONMENTAL IMPACT MAP
C-2A	ENVIRONMENTAL IMPACT ANALYSIS MAP - BASIN VIEW
C-3	OVERALL SITE PLAN
C-3A	SITE PLAN - EAST
C-3B	SITE PLAN - WEST
C-4A	GRADING PLAN - EAST
C-4B	GRADING PLAN - WEST
L-1	CONCEPTUAL LANDSCAPE PLAN - EAST
L-2	CONCEPTUAL LANDSCAPE PLAN - WEST
U-1	CONCEPTUAL UTILITY PLAN - EAST
U-2	CONCEPTUAL UTILITY PLAN - WEST

INDEX



VICINITY MAP



LOCATION MAP

JOB NO.: 04251

TAX I.D. NO.: 11-08-51-011-1100
11-08-51-010-1000
11-08-51-009-0910

PROJECT NAME: PALAFOX PRESERVE

CLIENT: MARK FREUND, PA
P.O. BOX 10171
TALLAHASSEE, FL 32308

OWNERS: DAVID H. SIMPSON, TRUSTEE
2438 72nd AVENUE, SE
MERCER ISLAND, WA 98040
11-08-51-010-1000
11-08-51-011-1100

HAZEL JOHNSON SEBERG
C/O GREGORY NEUHAUS
205 SOUTH CEDAR, SUITE 150
GRAND ISLE, NE 68801
11-08-51-009-0910

PLANS PREPARED BY: POOLE ENGINEERING & SURVEYING, INC.
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303
(850) 386-5117
LICENSE #: 006745

ENGINEER OF RECORD: CHERYL L. POOLE, P.E. 42037
VICE PRESIDENT - ENGINEERING

SURVEYOR OF RECORD: BARBARA J. BERGSTROM P.S.M. 5754
2145 DELTA BLVD. SUITE 100
TALLAHASSEE, FLORIDA 32303
(850) 386-5117

REVISIONS:

PAGE:	DATE:	INITIAL:	COMMENTS:

PROJECT DATA

• 2145 DELTA BOULEVARD, SUITE 100 • TALLAHASSEE, FLORIDA 32303

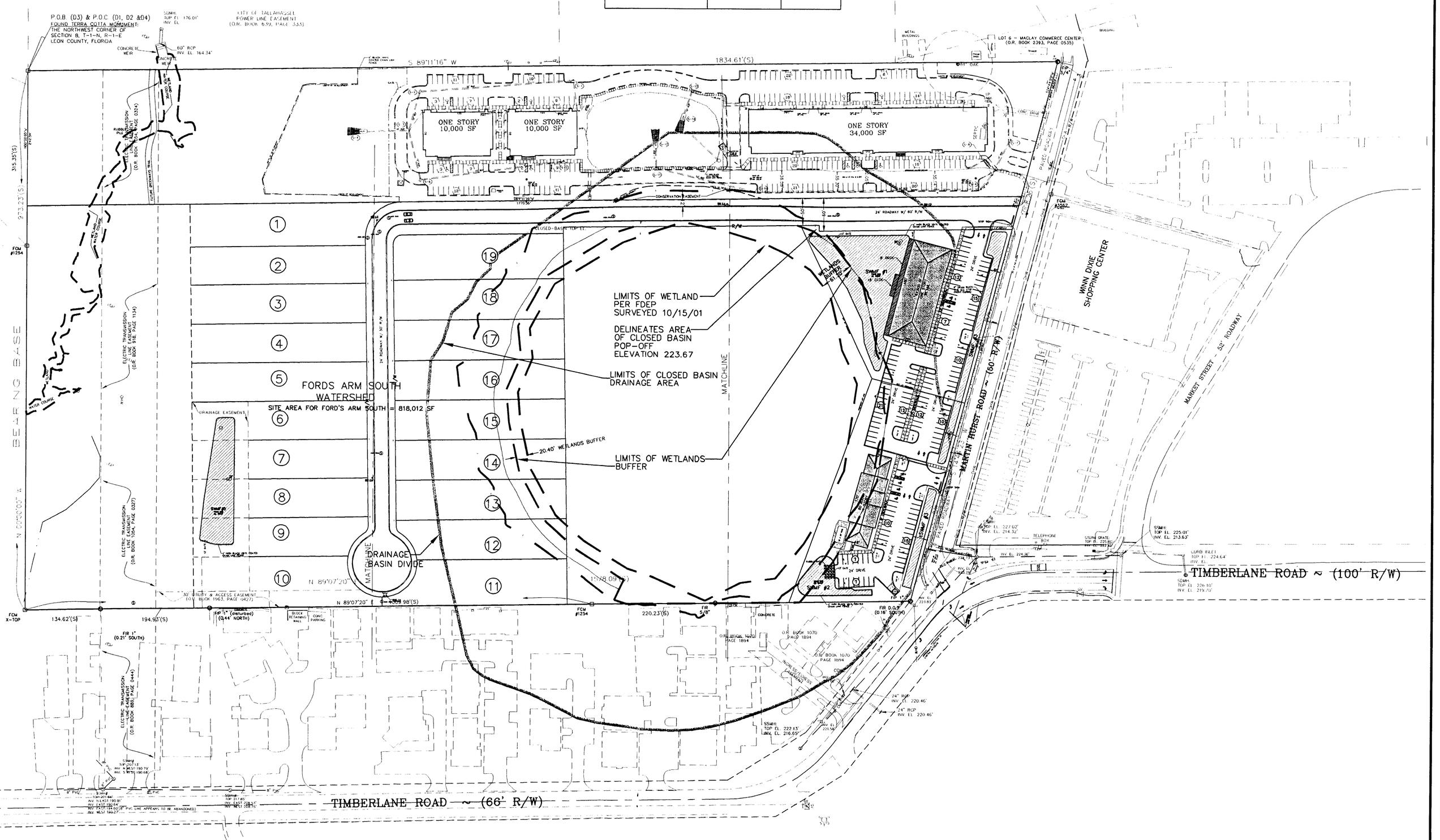
CONSERVATION EASEMENT

Residential lots are within Lake Protection Zoning and are clustered.
The subdivision will be private.

TABULATION OF SITE DATA

TYPE:	TOTAL PROPOSED (SF)	TOTAL %
TOTAL BUILDING AREA (SF)	20,325	1.65
VEHICULAR USE AREA (SF)	154,415	12.65
MISC., SIDEWALKS, ETC., AREA (SF)	7,829	0.64
TOTAL IMPERVIOUS AREA (SF)	182,569	14.94
SWMF AREA (SF)	46,657	3.82
GREEN AREA (SF)	992,936	81.24
TOTAL SITE AREA (SF)	1,222,162	100.00

GENERAL NOTES:
1) All crosswalks, stop bars and driveway entrance striping shall be thermoplastic.
2) Curb ramps will be constructed in accordance with FDOT Index #0304
3) All existing paved aprons and/or curb cuts not used must be removed and replaced with curb and gutter, if applicable.
4) All traffic devices must be installed in accordance with the Manual on Uniform Traffic Devices (MUTCD).
5) All internal sidewalks shall be raised 6" above adjacent drive aisles and parking.
6) Prior to requesting a building permit, the applicant will furnish 2 sets of building construction plans, which shall include a site plan, architectural plan, electrical riser riser diagram (one line diagram) & electrical loads. Upon receipt of the noted plans power engineering will design the electrical service. In the case of alteration or modification of an existing structure, plans shall also identify both the old and the new electrical riser diagrams. Plans will be reviewed for permitting approval and returned to the developer of inclusion in the application for building permit.
7) The electical department requires that all overhead electrical facilities on private property be located on a 20' wide "Electrical Easement" and that all underground primary electrical facilities be located on 20' wide "Utility Easement". The exact routing of these easements will be determined at the time the project is permitted by the electrical department.
8) The applicant will be responsible for furnishing and installing all on site electrical (underground or above ground) conduit in addition to constructing the required transformer pads, if applicable per the electrical department specifications for each phase.
9) Before applying for a building permit, building plans must be reviewed and approved by the Electric, Solid Waste and Cross Connection Coordinator.
10) All A.D.A. minimum criteria will be met.



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

2145 DELTA BLVD. ● TALLAHASSEE, FL 32303 ● (850)386-5117 ● LICENSE NO: 006745

REVISED:

DATE: 12-5-05

SCALE: 1"=60'

DRAWN BY: JC/JS

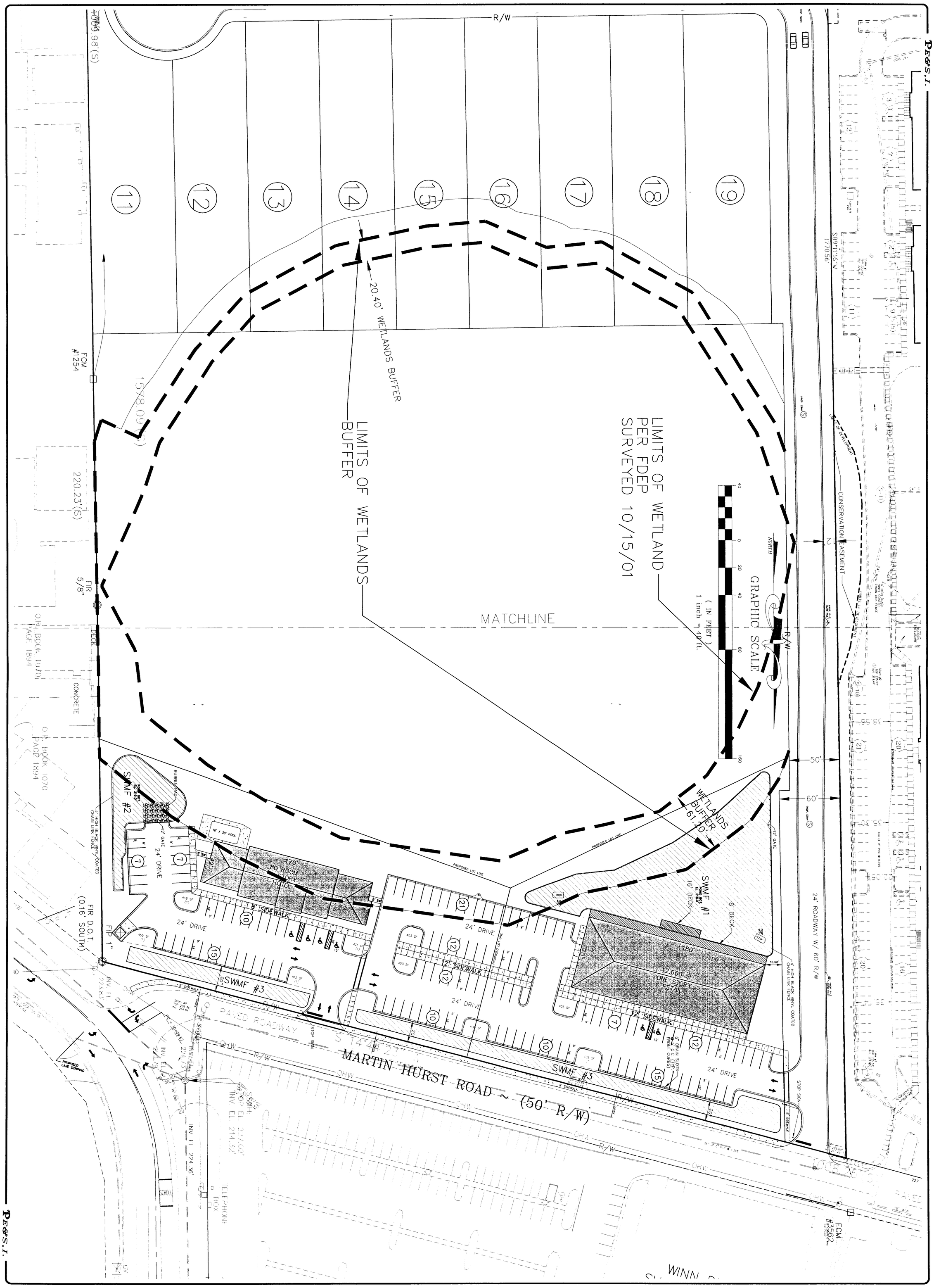
PROJECT: PALAFOX PRESERVE

TITLE: OVERALL SITE PLAN

CHERYL L. POOLE P.E.
LICENSE NO. 42037

JOB NUMBER: 04251

SHEET NUMBER: C-3



CHERYL L. POOLE P.E. LICENSE NO. 42037	PROJECT: PALAFOX PRESERVE	DATE: 12-5-05	REVISED:
JOB NUMBER: 04251	TITLE: SITE PLAN - EAST	SCALE: 1"=40'	
SHEET NUMBER: C-3A		DRAWN BY: JC/JS	

POOLE ENGINEERING & SURVEYING, Inc.

2145 DELTA BLVD. ● TALLAHASSEE, FL. 32303 ●(850)386-5117 ● LICENSE NO: 006745

CHERYL L. POOLE P.E. LICENSE NO.	42037
JOB NUMBER:	04145
SHEET NUMBER:	C-3B

PROJECT: PALAFOX PRESERVE

TITLE: SITE PLAN – WEST

DATE:	12-5-05
SCALE:	1"=40'
DRAWN BY:	JS

REVISED:

2145 DELTA BLVD. ● TALLAHASSEE, FL. 32303 ●(850)386-5117 ● LICENSE NO: 006745