TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: TALLAHASSEE CHILDREN'S ACADEMY

PETS Activity Number: LPA08015

Project Type: TYPE "A" SITE PLAN

Description: 11-23-20-615-000-0

Submittal Date: 7/23/08 Scan Date: 7/24/08

Approved Date: _____

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

PROJECT DATA

TAX I.D. NO.:	11-23-20-616-000-0
PROJECT NAME:	TALLAHASSEE CHILDREN'S ACADEMY 4106 MAHAN DRIVE
CLIENT:	STEPHANIE ZOTTOU 9032 OLD GREENVIE ROAD TALLAHASSEE, FL 32309 (850) 562-0975
ENGINEER:	COLONEYBELL ENGINEERING ROWLAND LAMB, P.E. 1624 VILLAGE SQUARE BLVD., STE 101 TALLAHASSEE, FL 32309 (850) 222-8193
BOUNDARY AND TOPOGRAPHIC SOURCE:	GARY ALLEN, PSM 4101 APALACHEE PKWY TALLAHASSEE, FLORIDA 32311 (850) 877-0541
PLANS PREPARED BY:	CANTER GROUP JIM CANTER, AICP 1624 VILLAGE SQUARE BLVD., STE. 201 TALLAHASSEE, FLORIDA 32309 (850) 531-9912

SITE STATISTICS

ZONING	MRCN
PROPOSED BUILDING USE	DAYCARE (PHASE 1) RESIDENTIAL (PHASE 2)
PROPOSED BUILDING HEIGHT (DAYCARE)	1-STORY

	SF	AC	%
TOTAL SITE/PROJECT AREA	210,395	4.83	
TOTAL PRE-DEVELOPMENT IMPERVIOUS	13,762	0.32	6.54%
POST-DEV BUILDING FOOTPRINT	9,987	0.23	4.75%
POST-DEV VEHICLE USE AREA	34,537	0.80	16.41%
POST-DEV MISC. IMPERVIOUS	4,576	0.11	2.17%
TOTAL POST-DEVELOPMENT IMPERVIOUS	49,200	1.13	23.38%
IMPERVIOUS AREA ADDED(+) OR REMOVED (-)	35,438	0.81	16.84%
VEHICLE USE AREA WITHIN PHASE I	24,845	0.57	11.81%
INTERIOR LANDSCAPE ISLANDS REQUIRED (PHASE I)	5		
TOTAL GREEN AREA	161,195	3.70	76.62%

PROJECT DENSITY / INTENSITY or F.A.R.

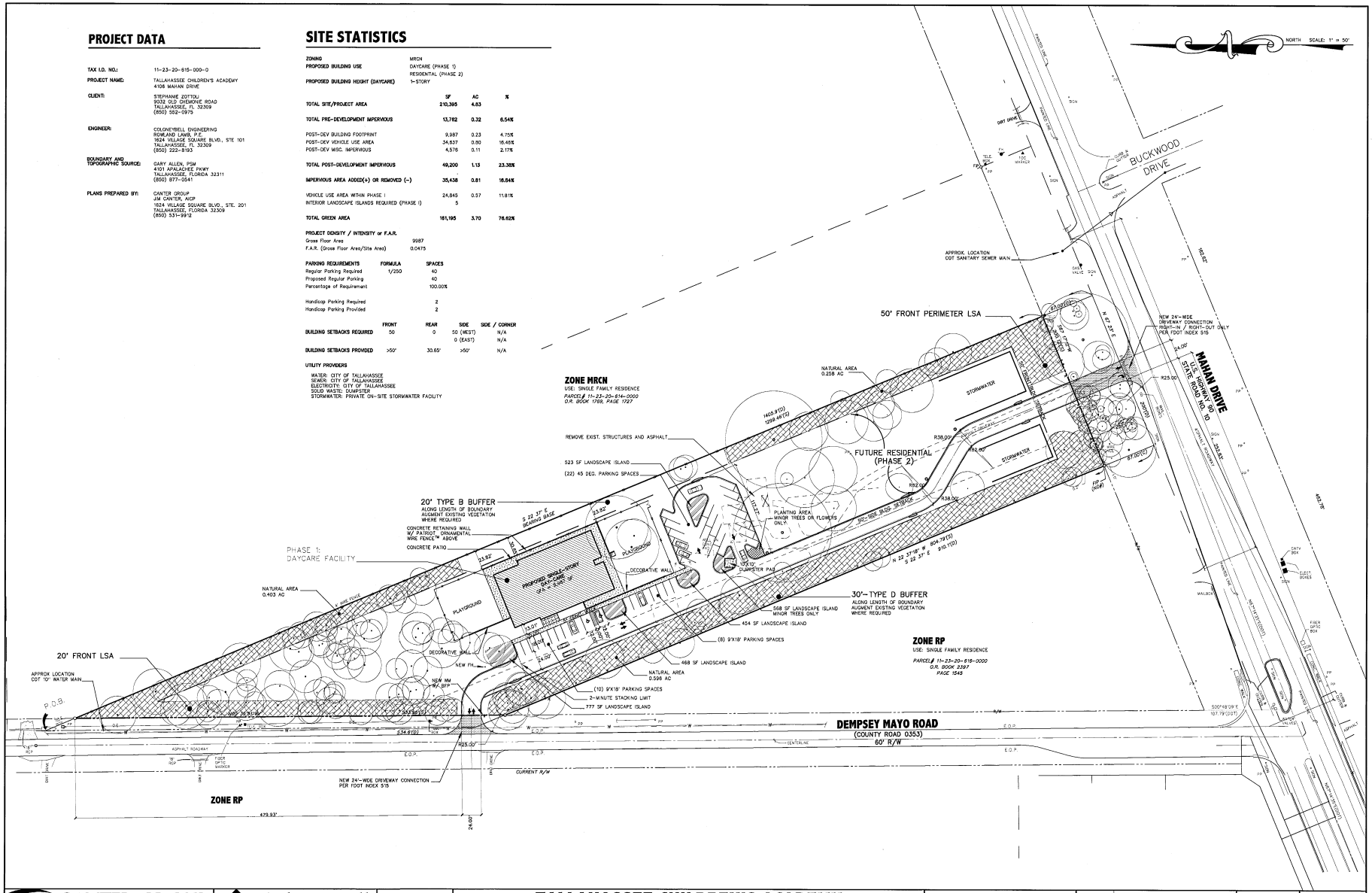
Gross Floor Area	9987
F.A.R. (Gross Floor Area/Site Area)	0.0475

PARKING REQUIREMENTS	**FORMULA**	**SPACES**
Regular Parking Required	1/250	40
Proposed Regular Parking		40
Percentage of Requirement		100.00%
Handicap Parking Required		2
Handicap Parking Provided		2

	FRONT	**REAR**	**SIDE**	**SIDE / CORNER**
BUILDING SETBACKS REQUIRED	50	0	50 (WEST) 0 (EAST)	N/A N/A
BUILDING SETBACKS PROVIDED	>50'	30.65'	>50'	N/A

UTILITY PROVIDERS

WATER: CITY OF TALLAHASSEE
SEWER: CITY OF TALLAHASSEE
ELECTRICITY: CITY OF TALLAHASSEE
SOLID WASTE: DUMPSTER
STORMWATER: PRIVATE ON-SITE STORMWATER FACILITY



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CANTER GROUP planning & design
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ISSUE DATE: 7/23/2008
FILE NAME: 275_2730DB.dwg
PROJECT NO: 327
CBE PROJECT NO: 200 204
DESIGN: JJC
DRAFTED: JC
CHECKED: RL

TALLAHASSEE CHILDREN'S ACADEMY
Preliminary Site Plan

Graphic Scale
50 0 25 50 100

REVISIONS:

ROWLAND LAMB, P.E.
FL ENGINEER NO. 38706
LICENSE

2.0