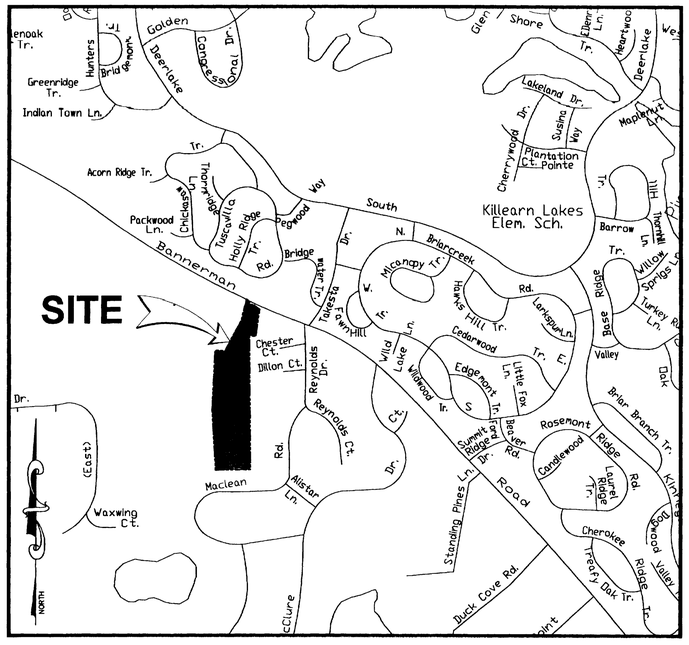
PRELIMINARY PLAT
FOR
GREYSTONE SUBDIVISION

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: Greystone Subdivision
PETS Activity Number: LCM050079
Project Type: Type B
Description: 14-09-20-613-0000, 14-16-07-A-0010
Submittal Date: 08/24/05 Scan Date: 08/25/05
Status: Under Review Conditional Approval Approved

INDEX



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPMENT DATA:

PRELIMINARY SUBDIVISION PLAT of GREYSTONE
TAX I.D. # 14-09-20-613-0000 & #14-16-07-A-0010

I. Owner: HAYDON-RUBIN DEVELOPMENT, INC.
Address: 15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760
Telephone Number: (727) 539-0777

II. Owner: HAYDON-RUBIN DEVELOPMENT, INC.
Address: 15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FLORIDA 33760
Telephone Number: (727) 539-0777

III. Subdivision Configuration:
A. Source of Boundary and Topographic Data: ALAN PLATT & ASSOCIATES
B. Location: Section: 14, Township: 09-N, Range: 20-W
C. Total Project Area: 32.08 Ac.+/-
D. Development Area=20 +/- Acres
E. Open Space= 10.8 ac (DOES NOT INCLUDE AREA ZONED INDUSTRIAL)
F. Zoning of Property: LP and RP
G. Total Lots: 23 LOTS
H. Density= 23 LOTS/32.08 Ac. = 1.39 LOTS/Ac.
I. Typical Residential Lot Sizes: SEE PLAN
J. Minimum LOT Size : .5 ACRES
K. Contour Interval: 1 FOOT
L. Datum: NGVD '29
M. Street Length: 3,607± LF
N. Type of Streets: PRIVATE
O. R/W Width: 50' (LOCAL STREET)
P. Pavement Width: 20' TYPICAL
Q. Utility Placement: PER UTILITY CORRIDOR GUIDE
R. Street Maintenance: PRIVATE
S. Stormwater Management Facility Maintenance: HOME OWNERS ASSOCIATION

IV. Utilities:
A. Water: CITY OF TALLAHASSEE
B. Electric: CITY OF TALLAHASSEE
C. Sanitary Sewer: SEPTIC

V. Conceptual Stormwater Management Plan:
A. Temporary erosion and sediment control plan: BEST MANAGEMENT PRACTICES PER THE FLORIDA DEVELOPMENT MANUAL AND CITY EMO

B. Areas to be cleared: STREETS, EASEMENTS AND STORMWATER FACILITIES. LOT CLEARING AS NEEDED BY HOMEBUILDERS
C. Location/type of stormwater management facility: STORMWATER TREATMENT AND ATTENUATION BY DRY DETENTION.
D. Internal drainage system: ROADSIDE SWALES W/ INLETS AND STORMDRAIN CONVEYED TO PONDS.
E. Off-site runoff: DRAINAGE FROM OFF-SITE AREAS (IF ANY) WILL BE ROUTED THRU THE SITE AS REQUIRED.
F. Floodplain: ALL LOTS TO BE ABOVE THE 100-YEAR DESIGN HIGH WATER ELEVATION OF NEARBY STORMWATER FACILITIES

VI. Easements:
A. CONSERVATION, DRAINAGE AND UTILITY EASEMENTS NOT SHOWN HEREON MAY BE ADJUSTED AS NECESSARY IN FINAL DESIGN.

VII. Typical Lot Setbacks:
(SEE TYPICAL LOT LAYOUT)
A. FRONT BUILDING SETBACK: 25'
B. REAR BUILDING SETBACK: 20'
C. SIDE BUILDING SETBACK: 10'
D. SIDE-CORNER BUILDING SETBACK: 15'

VIII. Density Calculations:
Total Site Area: 32.08± ACRES
Residential Density: 1.39 UNITS/ACRE (23/32.08)

PRELIMINARY PLAT SITE PLAN APPROVAL

COUNTY GROWTH MANAGEMENT DEPT. — NAME AND TITLE — DATE
CITY WATER UTILITY — NAME AND TITLE — DATE
COUNTY PUBLIC WORK DEPT. — NAME AND TITLE — DATE
TALLAHASSEE-LEON COUNTY PLANNING DEPT. — NAME AND TITLE — DATE

PRELIMINARY NOT FOR CONSTRUCTION

©Moore Bass Consulting

Moore Bass CONSULTING
TALLAHASSEE ATLANTA COLUMBUS
www.moorebass.com

PROJECT NAME
GREYSTONE SUBDIVISION

CLIENT NAME
HAYDON-RUBIN DEVELOPMENT
15500 ROOSEVELT BLVD, SUITE 303
CLEARWATER, FL 33760

REVISIONS

MB

122301-PP-cvr.dwg
ARCHIVE
DATE 08/24/05
FILE # 04-132
CONTRACT # 1223.001
DRAWN BY ELG

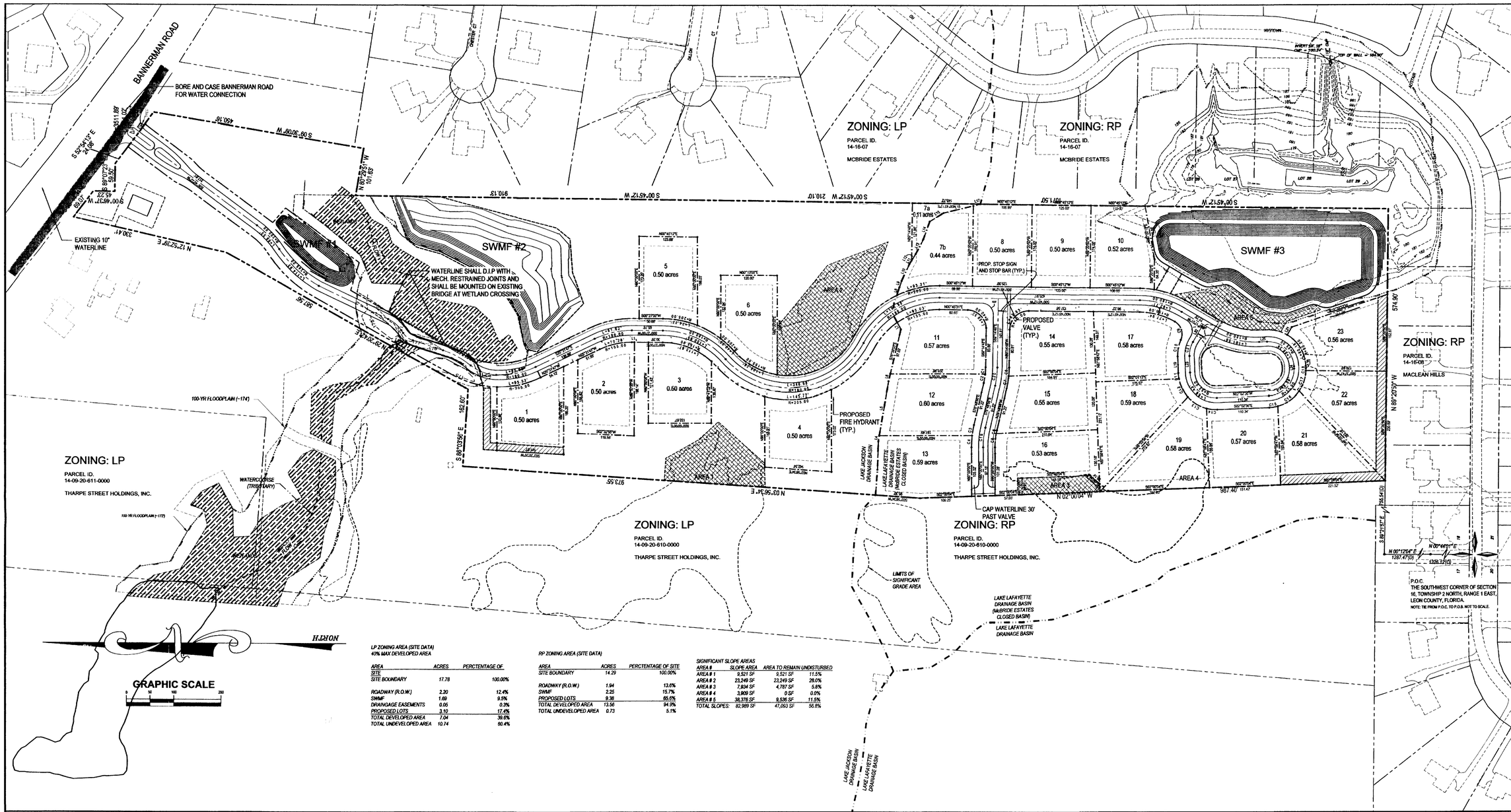
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

SHEET TITLE
COVER SHEET AND DEVELOPMENT DATA

SHEET
1.0

C:\Projects\223.001\Workfiles\P-PH\122301-PP-cvr.dwg, Layout1, egromalski, Aug 23, 2005 - 6:11:08pm



LP ZONING AREA (SITE DATA)
40% MAX DEVELOPED AREA

AREA	ACRES	PERCTENTAGE OF
SITE		
SITE BOUNDARY	17.78	100.00%
ROADWAY (R.O.W.)	2.20	12.4%
SWMF	1.69	9.5%
DRAINGAGE EASEMENTS	0.05	0.3%
PROPOSED LOTS	3.10	17.4%
TOTAL DEVELOPED AREA	7.04	39.6%
TOTAL UNDEVELOPED AREA	10.74	60.4%

RP ZONING AREA (SITE DATA)

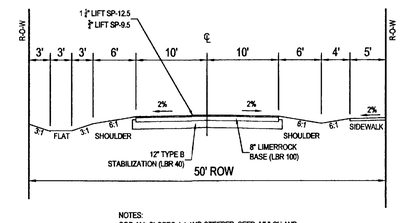
AREA	ACRES	PERCTENTAGE OF SITE
SITE BOUNDARY	14.29	100.00%
ROADWAY (R.O.W.)	1.94	13.6%
SWMF	2.25	15.7%
PROPOSED LOTS	9.38	65.6%
TOTAL DEVELOPED AREA	13.56	94.9%
TOTAL UNDEVELOPED AREA	0.73	5.1%

SIGNIFICANT SLOPE AREAS

AREA #	SLOPE AREA	AREA TO REMAIN UNDISTURBED	
AREA # 1	9,521 SF	9,521 SF	11.5%
AREA # 2	23,249 SF	23,249 SF	28.0%
AREA # 3	7,934 SF	4,787 SF	5.8%
AREA # 4	3,909 SF	0 SF	0.0%
AREA # 5	38,376 SF	9,536 SF	11.5%
TOTAL SLOPES:	82,989 SF	47,093 SF	56.9%

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.47	N00°27'00"E
L2	53.31	N85°40'13"W
L3	59.95	N87°51'38"W
L4	11.66	S80°12'03"E
L5	116.37	S80°12'03"E
L6	14.30	S75°14'40"E
L7	16.43	N61°32'24"E
L8	17.04	S74°00'07"E
L9	14.53	S70°58'34"E
L10	39.50	S64°18'22"E
L11	8.08	S58°00'54"E
L12	16.25	S58°00'54"E
L13	35.56	S62°20'07"E
L14	39.85	S70°11'12"E
L15	34.35	S31°35'14"E
L16	65.18	S13°34'32"E
L17	16.52	S13°34'32"E
L18	17.09	N87°58'47"E
L19	35.69	S87°58'47"W
L20	5.00	N87°57'24"E
L21	18.69	S59°43'12"E
L22	42.80	S59°42'59"E
L23	35.69	S87°58'47"W
L24	5.00	N87°57'24"E
L25	16.53	S02°02'36"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	14.65	155.00
C2	18.98	155.00
C3	22.85	205.00
C4	24.33	205.00
C5	29.24	155.00
C6	6.43	155.00
C7	26.27	205.00
C8	16.21	205.00
C9	44.16	30.00
C10	36.20	80.00
C11	12.48	80.00
C12	42.89	80.00
C13	47.18	80.00
C14	23.15	80.00
C15	18.42	80.00
C16	55.92	80.00
C17	46.04	80.00
C18	5.29	80.00
C19	41.42	180.00
C20	39.05	180.00
C21	31.01	55.00



NOTES:
SOD ALL SLOPES 4:1 AND STEEPER. SEED, MULCH AND FERTILIZE ALL AREAS WITHIN R-O-W NOT SODEDD OR PAVED.

TYPICAL SECTION
1" = 10'

LEGEND

- PROPERTY BOUNDARY
- 100 YEAR FLOOD ELEVATION 78.5
- FLAGGED WETLANDS
- COUNTY (G.I.S.) DEFINED WATERCOURSE
- SIGNIFICANT SLOPES (10%-20%) (82,989 SF / 1.91 AC)
  - AREA 1 - 9,520.50
  - AREA 2 - 23,249.34
  - AREA 3 - 7,933.81
  - AREA 4 - 3,909.27
  - AREA 5 - 38,376.14
- PROPOSED CONSERVATION EASEMENT (70,755.2 SF / 1.62 AC)

PRELIMINARY NOT FOR CONSTRUCTION

©Moore Bass Consulting

C:\Projects\C23.0011\Workfiles\P-P\122301-PP-GEO.DWG, LAYOUT: pgromatski, Aug 24, 2005 - 9:38:03am

MooreBass
CONSULTING
TALLAHASSEE ATLANTA COLUMBUS
www.moorebass.com

PROJECT NAME
GREYSTONE SUBDIVISION

CLIENT NAME
HAYDON-RUBIN DEVELOPMENT
15500 ROOSEVELT BLVD., SUITE 303
CLEARWATER, FL 33760

REVISIONS

MB

122301-PP-GEO.DWG

DATE	08/24/05
FILE #	04-132
CONTRACT #	1223.001
DRAWN BY	ELG

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

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

SHEET TITLE
PRELIMINARY PLAT

SHEET
3.0

LEGEND

- PROPERTY BOUNDARY
- 100 YEAR FLOOD ELEVATION 174'
- FLAGGED WETLANDS
- COUNTY (G.I.S.) DEFINED WATERCOURSE
- SIGNIFICANT SLOPES (10%-20%) (82,989 SF / 1.91 AC)
  - AREA 1 - 9,520.50
  - AREA 2 - 23,249.34
  - AREA 3 - 7,933.81
  - AREA 4 - 3,909.27
  - AREA 5 - 38,376.14
- CONSERVATION EASEMENT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

LAND USE: SUBDIVISION
PARCEL ID: 14-16-07
OWNER: MCBRIDE ESTATES
ZONING: LP

LAND USE: SUBDIVISION
PARCEL ID: 14-16-07
OWNER: MCBRIDE ESTATES
ZONING: RP

BANNERMAN ROAD

PARCEL ID: 14-16-07 A-0010
NFI APPROVAL: LEA-04-0046

PARCEL ID: 14-09-20-613-000-0
1.01 ACRE PORTION (14-16-20-20F-000-0 PRIOR TO THE UNITY OF TITLE)
NFI APPROVAL: LEA-05-0077

PARCEL ID: 14-09-20-613-0000
NFI APPROVAL: LEA-04-0046

LAND USE: SUBDIVISION
PARCEL ID: 14-16-08
OWNER: MCLEAN HILLS
ZONING: RP

100-YR FLOODPLAIN (~174')

LAND USE: VACANT
PARCEL ID: 14-09-20-611-000-0
OWNER: THERESA A. WYCHE
ZONING: LP

WATERCOURSE (TRIBUTARY)

LAND USE: VACANT
PARCEL ID: 14-09-20-610-000-0
OWNER: MCKINLEY SMITH JR.
ZONING: LP

LAND USE: VACANT
PARCEL ID: 14-09-20-610-000-0
OWNER: MCKINLEY SMITH JR.
ZONING: RP

LAKE LAFAYETTE DRAINAGE BASIN (MCBRIDE ESTATES CLOSED BASIN)

LAKE LAFAYETTE DRAINAGE BASIN

LAKE JACKSON DRAINAGE BASIN

AREA 1 AREA 2 AREA 3 AREA 4 AREA 5

P.O.C.
THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA.
NOTE: TIE FROM P.O.C. TO P.O.B. NOT TO SCALE.

NORTH

GRAPHIC SCALE

PRELIMINARY NOT FOR CONSTRUCTION

©Moore Bass Consulting

C:\Projects\C23.001\Work\Rest\P-P\122301-PP-EXIST.DWG, EXISTING 2.0, egromestek, Aug 24, 2005 - 9:36:36am

Moore Bass
CONSULTING
TALLAHASSEE ATLANTA COLUMBUS
www.moorebass.com

PROJECT NAME
GREYSTONE SUBDIVISION

CLIENT NAME
HAYDON-RUBIN DEVELOPMENT
15500 ROOSEVELT BLVD, SUITE 303
CLEARWATER, FL 33760

REVISIONS

MB

122301-PP-EXIST.DWG

DATE	08/24/05
FILE #	04-132
CONTRACT #	1223.001
DRAWN BY	ELG

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

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

SHEET TITLE
EXISTING CONDITIONS MAP

SHEET
2.0