TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Cavendish Cove

PETS Activity Number: LPA 05025

Project Type: B

Description: 14-23-20-201-0000

Submittal Date: 9/28/05 Scan Date: 10/6/05

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

TYPE "B" SITE PLAN

FOR

CAVENDISH COVE

(A PUBLIC SUBDIVISION)

SHEET INDEX

1.0 COVER SHEET AND SITE DATA

2.0 EXISTING CONDITIONS PLAN

3.0 DEMOLITION & EROSION CONTROL PLAN

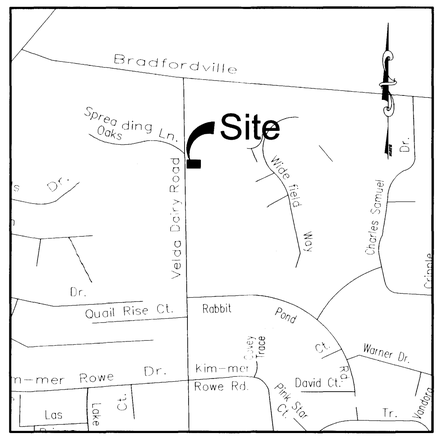
4.0 GEOMETRY PLAN

5.0 GRADING & DRAINAGE PLAN

6.0 UTILITY PLAN

7.0 CONTEXT AREA PLAN

8.0 DETAILS



VICINITY MAP

GRAPHIC SCALE

2500 0 1250 2500 5000 10000

(IN FEET)
1 inch = 2500ft.

GENERAL SITE DATA

1. PROJECT NAME: CAVENDISH COVE
2. TAX ID NO.: 14-23-20-201-0000
3. OWNER: KEN FOSTER
   213 CREST ST.
   TALLAHASSEE, FL 32301
   (850) 544-5040
3. DEVELOPER: F G & R OF TALLAHASSEE INC.
   5985 OX BOTTOM HILL RD
   TALLAHASSEE, FLORIDA 32312
4. AGENT: PARADIGM ENGINEERS & CONSULTANTS
   1538 METROPOLITAN BLVD., SUITE A2
   TALLAHASSEE, FLORIDA 32308
   TEL. NO. (850) 385-5796
   FAX NO. (850) 504-5799
   E-MAIL: PARIDIGM.OFFICE@COMCAST.NET
5. ACREAGE: 6.80 AC +/-

   PROPOSED IMPERVIOUS AREA WITHIN RAODWAY: 0.58 AC (25,453 SF)
6. ZONING: RP (RESIDENTIAL PRESERVATION)
7. PROPOSED NUMBER OF SINGLE-FAMILY LOTS: 21
8. DENSITY: 21 UNITS/ 6.80 ACRES = 3 UNITS PER ACRE
9. MINIMUM BUILDING SETBACKS:

   BUILDING SETBACKS ARE ESTABLISHED BY SITE PLAN APPROVAL
   (SEE SHEET 7.0 FOR TYPICAL LOT LAYOUT)

   PROPOSED BUILDING SETBACKS

FRONT =	20 FT
SIDE/CORNER =	20 FT
SIDE-INTERIOR =	5 FT
REAR =	25 FT

10. UTILITIES PROVIDERS:

    ELECTRIC: TALQUIN ELECTRIC COOPERATIVE
    WATER: CITY OF TALLAHASSEE OR TALQUIN ELECTRIC COOPERATIVE
    SEWER: CITY OF TALLAHASSEE
11. ROADS, DRAINAGE, & STORMWATER FACILITIES TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP & MAINTENANCE.
12. BUILD OUT DATE:

    DEVELOPMENT TO BE CONSTRUCTED IN ONE PHASE WITH AN ESTIMATED BUILD OUT DATE FOR INFRASTUCTURE BEING APRIL 2006.

TYPE "B" SITE PLAN

LEON COUNTY APPROVAL

LEON COUNTY GROWTH MANAGEMENT _____ NAME AND TITLE _____ DATE

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

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

REVISIONS

CAVENDISH COVE

PREPARED FOR:

KEN FOSTER
213 CREST ST
TALLAHASSEE, FL 32301
(850) 544-5040

Paradigm Engineers & Consultants

1538 METROPOLITAN BLVD., SUITE A2
TALLAHASSEE, FL 32308
TELEPHONE: (850) 385-5796
FACSIMILE: (850) 504-5799

CIVIL ENGINEERING
LAND PLANNING
ENVIRONMENTAL PERMITTING

The drawings and other documents prepared by Paradigm Engineers & Consultants, PLLC (PE&C) for this project are the exclusive property of PE&C and are intended for use only with respect to this project, unless otherwise permitted by PE&C in writing. PE&C is the owner of these documents and shall retain all rights under law.

UNLESS BEARING THE ENGINEERS SIGNATURE AND THE EMBOSSED SEAL, THIS DRAWING, SKETCH OR MAP IS FOR INFORMATION PURPOSES ONLY.

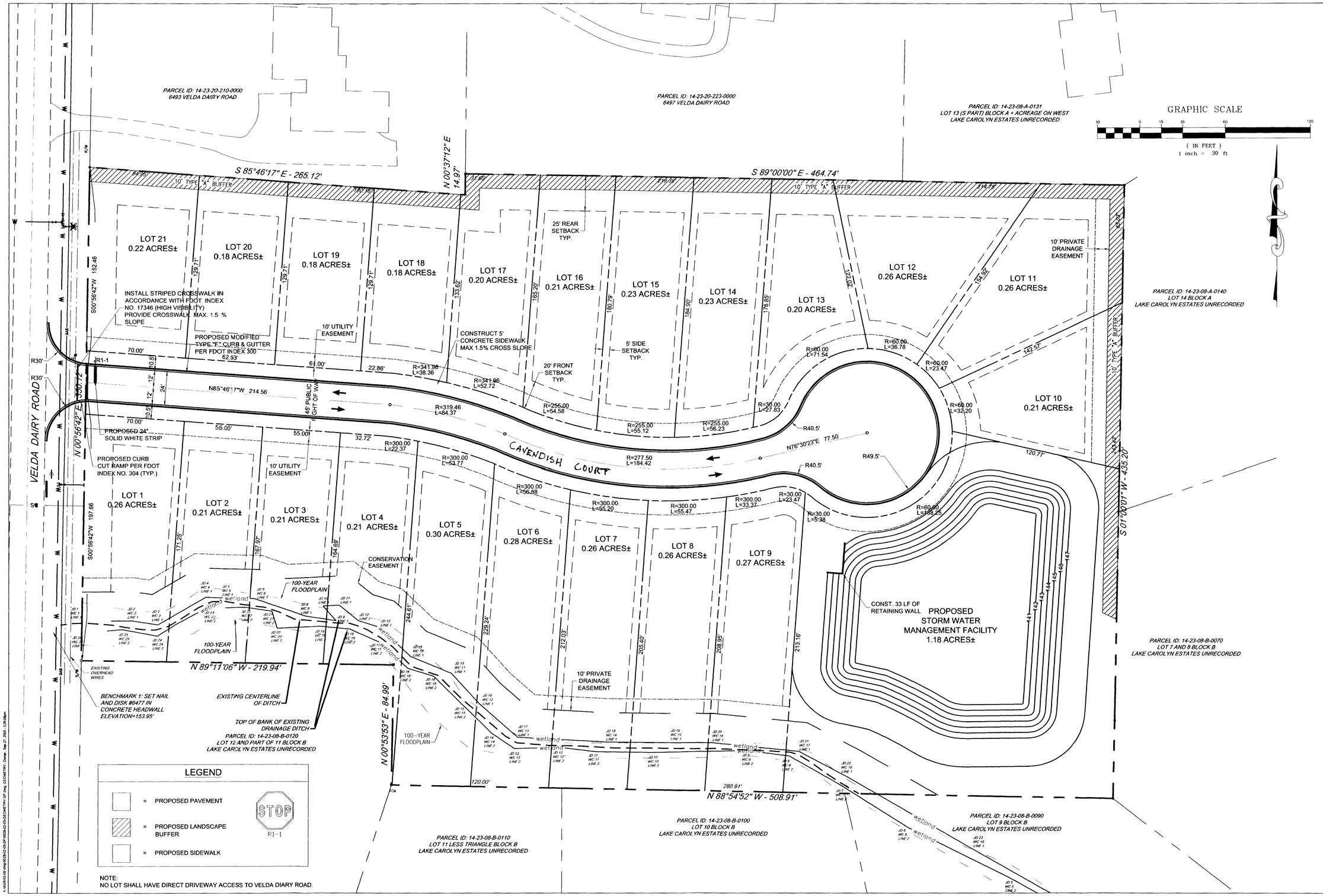
CERTIFICATE OF AUTHORIZATION NO. 25858

PROJECT NO.	0028-02-05
DATE	9-19-05
DRAWN BY	EME
CHECKED BY	EME

COVER SHEET AND SITE DATA

1.0

X:\0028-02-05\dwg\0028-02-05-SP 0028-02-05-CONTR-SP.dwg, Cover, Owner, Sep 27, 2005 - 4:41:54pm



NOTE:
NO LOT SHALL HAVE DIRECT DRIVEWAY ACCESS TO VELDA DIARY ROAD.

REVISIONS

CAVENDISH COVE

PREPARED FOR:

KEN FOSTER
213 CREST ST.
TALLAHASSEE, FL 32301
(850) 544-5040

Paradigm Engineers & Consultants

1538 METROPOLITAN BLVD. SUITE A2
TALLAHASSEE, FL 32308
TELEPHONE: (850) 504-5706
FACSIMILE: (850) 504-5799

CIVIL ENGINEERING
LAND PLANNING
ENVIRONMENTAL PERMITTING

The drawings and other documents prepared by Paradigm Engineers & Consultants, PLLC (PE&C) for this project are the exclusive property of PE&C and are intended for use only with respect to this project, unless otherwise permitted by PE&C in writing. PE&C is the owner of these documents and shall retain all rights under law.

UNLESS BEARING THE ENGINEERS SIGNATURE AND THE EMBOSSED SEAL, THIS DRAWING, SKETCH OR MAP IS FOR INFORMATION PURPOSES ONLY.

CERTIFICATE OF AUTHORIZATION NO. 25858

PROJECT NO.	0028-02-05
DATE	09-19-05
DRAWN BY	JND
CHECKED BY	EME

GEOMETRY PLAN

4.0