TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Grove Park

PETS Activity Number: LPA 05031

Project Type: Type C

Description: 41-24-20-842-000-0 & 41-24-22-044-000-0

Submittal Date: 9/21/05 Scan Date: 9/29/05

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

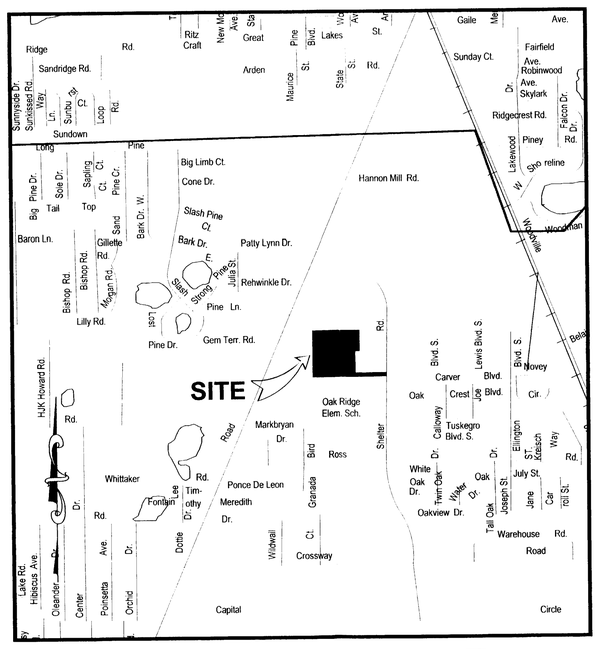
PRE-APPLICATION

FOR

GROVE PARK
A PUBLIC SUBDIVISION

SHEET	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS MAP
3.0	GEOMETRY PLAN
4.0	CONCEPT GRADING AND UTILITY PLAN

INDEX



LOCATION MAP

SCALE: 1" = 1000'

TAX I.D. NO.:	41-24-20-042-000-0, 41-24-20-044-000-0
PROJECT NAME:	GROVE PARK
CLIENT NAME:	GIBBS PROPERTIES, LLC. 2286-3 WEDNESDAY STREET TALLAHASSEE, FL 32308 (850) 668-2008
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

MooreBass CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com

PROJECT NAME: GROVE PARK

CLIENT NAME: GIBBS PROPERTIES, LLC. 2286-3 WEDNESDAY STREET TALLAHASSEE, FLORIDA 32308

REVISIONS

MB

14471-CVR.dwg

DATE	9/13/05
FILE #	2005-233
CONTRACT #	E47.001
DRAWN BY	JW

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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 0006108

SHEET TITLE: COVER SHEET

SHEET 1.0

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41-24-20-056-000-0
OWNER:
ZONING:

41-24-20-048-000-0
OWNER: TALLAHASSEE KOREAN BAPTISTS
ZONING:

40' TYPE 'A'
BUFFER \ CONSERVATION EASEMENT

41-24-20-292-000-0
OWNER: TALLAHASSEE KOREAN BAPTIST CHURCH
ZONING:

50' TYPE 'A'
BUFFER EASEMENT \ CONSERVATION AREA

41-24-20-025-000-0
OWNER:
ZONING:

20' TYPE 'A'
BUFFER \ CONSERVATION EASEMENT

41-24-20-024-000-0
OWNER:
ZONING:

41-24-20-272-000-0
OWNER: STATE OF FLORIDA
ZONING:

CLOSED BASIN
SWMF PER L.C.P.W.

7.5' TYPE 'A'
BUFFER

SHELFER ROAD

SITE DATA

1	PROPERTY TAX ID # :	41-24-20-042-000-0 & 41-24-20-044-000-0
2	ZONING:	R-3
3	FUTURE LAND USE:	MIXED USE 'B'
4	TOTAL SITE AREA:	10.03 AC
5	TOTAL NUMBER OF LOTS: SINGLE FAMILY DETACHED (ZERO LOT LINE)	45 LOTS
6	TOTAL LINEAR FOOT OF ROAD:	2,215 LF
7	BUILDING SETBACKS: SINGLE FAMILY DETACHED (ZERO LOT LINE)	
	FRONT	20 FT
	SIDE-INTERIOR	0.0 FT (5' OTHER SIDE)
	SIDE-CORNER	15 FT
	REAR	25 FT
8	MAXIMUM BUILDING HEIGHT	3 STORY

NOTES:
1. ALL LOTS SHOWN HEREWITH ARE DESIGNATED SINGLE FAMILY DETACHED.
2. OPEN SPACE / CONSERVATION AREAS SHALL BE OWNED AND MAINTAINED BY THE GROVE PARK SUBDIVISION HOME OWNERS ASSOCIATION.
3. REFUSE COLLECTION SHALL BE HANDLED VIA ROLL-OUT CONTAINERS.
4. ALL SIDEWALKS SHALL MEET ADA REQUIREMENTS.
5. THE TYPE 'A' BUFFER EASEMENTS TO BE MAINTAINED BY GROVE PARK H.O.A.

SINGLE-FAMILY DETACHED

TYPICAL LOT LAYOUTS
NOT TO SCALE

TYPICAL SECTION 45' R/W
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

MooreBass CONSULTING
TALLAHASSEE DESTIN ATLANTA
www.moorebass.com

PROJECT NAME: GROVE PARK

CLIENT NAME: MARSHALL GIBBS & BRIAN GIBBS
4500 TREECARE WAY
TALLAHASSEE, FLORIDA 32301

REVISIONS

14471-GEO.dwg

DATE	9/13/05
FILE #	2005-233
CONTRACT #	E47.001
DRAWN BY	JW

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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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