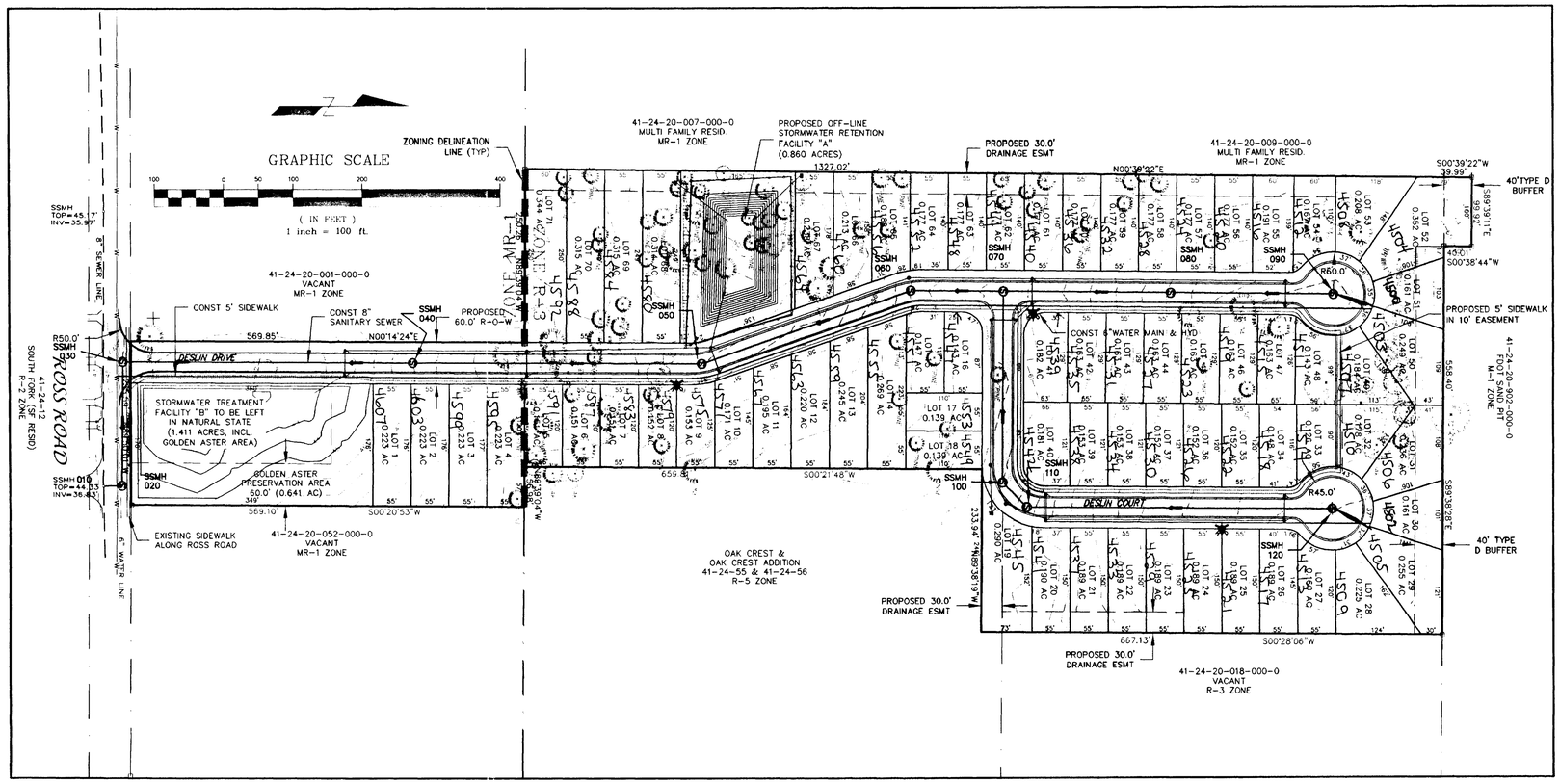
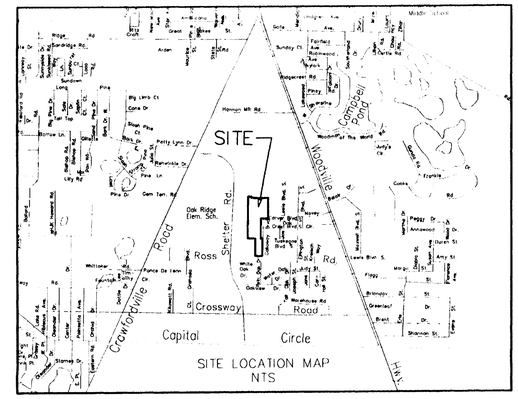
21-24-26-000 - LSP020060





OAK RIDGE PLACE
A PROPOSED PUBLIC SUBDIVISION

MR-1

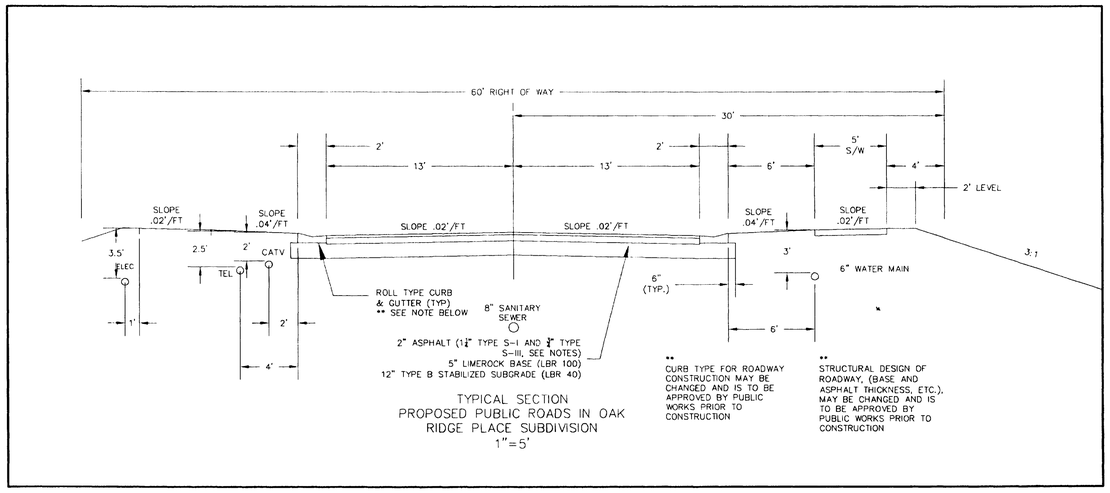
Minimum Setback	
Front	15
Side	7½
Side/Corner	15
Rear	25

R-3

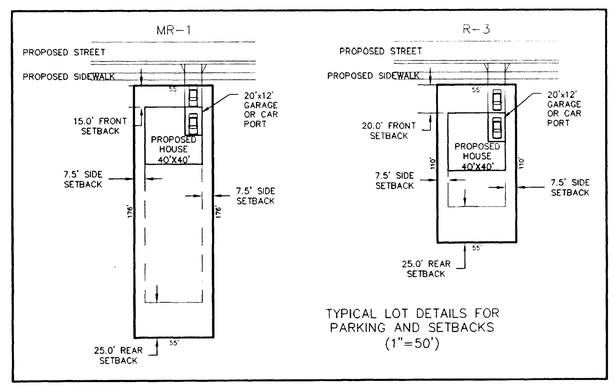
Minimum Setback	
Front	20
Side	7½
Side/Corner	15
Rear	25

SITE DATA:

PARCEL TAX ID#:	41-24-20-026-000-0 (MR-1) 41-24-20-006-000-0 (R-3)
ZONING:	MR-1 & R-3
ACREAGE:	19.77
OWNER:	JOHN R. DESILETS 4309 KIMMER ROWE DRIVE TALLAHASSEE, FLORIDA 32309 (850) 893-6996
PROPOSED MINIMUM LOT SIZE:	.125 ACRES
NUMBER OF LOTS PROPOSED:	71
GROSS DENSITY:	3.59 UNITS/ACRE 0.278 ACRES/UNIT
PROPOSED UTILITY PROVIDERS:	
	WATER: CITY OF TALLAHASSEE **POWER:** CITY OF TALLAHASSEE **SEWER:** CITY OF TALLAHASSEE
BUILDING SETBACKS:	**MR-1:** **FRONT:** 15 FEET **CORNER:** 15 FEET **SIDE:** 7.5 FEET **REAR:** 25 FEET **R-3** **FRONT:** 20 FEET **CORNER:** 15 FEET **SIDE:** 7.5 FEET **REAR:** 25 FEET
MINIMUM LOT WIDTH:	50 FEET
MINIMUM LOT DEPTH:	100 FEET
MINIMUM LOT SIZE:	5,000 SQUARE FEET



TYPICAL SECTION
PROPOSED PUBLIC ROADS IN OAK RIDGE PLACE SUBDIVISION
1"=5'



TYPICAL LOT DETAILS FOR PARKING AND SETBACKS
(1"=50')

NOTES:

1. ROADS AND STORMWATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY LEON COUNTY AFTER ACCEPTANCE.
2. CONSTRUCTION IS SCHEDULED TO BEGIN UPON RECEIPT OF ENVIRONMENTAL PERMITS, WITH COMPLETION WITHIN 3 YEARS.
3. THE LOTS AT THE ENDS OF THE CUL-DE-SACS SHALL BE GRADED TO DRAIN TOWARD THE ROADWAY DRAINAGE COLLECTION SYSTEM.
4. DRAINAGE FROM MOST OF THE DEVELOPMENT WILL BE CONVEYED TO THE PROPOSED STORMWATER RETENTION FACILITY "A". THIS POND WILL BE AN OFF-LINE DRY RETENTION FACILITY. ONCE FULL, EXCESS RUNOFF WILL BYPASS THIS POND AND DIVERT TO STORMWATER RETENTION FACILITY "B". THIS FACILITY WILL BE CREATED BY IMPOUNDING WATER IN THE NATURAL DEPRESSIONAL AREA, BY ELEVATING THE PROPOSED ROADWAY FROM ROSS ROAD.
5. *Pityopsis flexuosa*, (GOLDEN ASTER), WAS FOUND DURING THE NFI IN THE AREA NOW PROPOSED FOR STORMWATER RETENTION FACILITY "B". AREA SHALL BE SET ASIDE, WITH A VEGETATIVE MANAGEMENT PLAN FOR PRESERVATION OF THIS PLANT SPECIES, WITHIN THE BOUNDARY OF THE FACILITY. THE AREA SO SET ASIDE SHALL BE ALONG THE NORTHERN AND EASTERN BOUNDARY OF THE POND SITE, THE AREAS LEAST SUSCEPTIBLE TO REGULAR INUNDATION.
6. NO FENCES OR OTHER PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENTS.
7. ANY DISCHARGE FROM STORMWATER FACILITIES TO LEON COUNTY RIGHTS OF WAY OR LEON COUNTY DRAINAGE EASEMENTS MUST BE APPROVED BY LEON COUNTY PUBLIC WORKS BEFORE CONSTRUCTION BEGINS. IF PLANS REVIEW INDICATES THAT A DISCHARGE IS PROBABLE, PLANS SHALL INCLUDE IMPROVEMENTS CAPABLE OF HANDLING THAT DISCHARGE.

DEVELOPMENT REVIEW COMMITTEE APPROVED:
LEON COUNTY PLANNING DEPARTMENT:
Dick Mitch, Tech, LMS 12/19/02
DATE
LEON COUNTY PUBLIC WORKS DEPARTMENT:
Tony Park, P.E. 12-19-02
DATE
LEON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT:
DAVID R. MACDATH, DIR. OF DEV. SERVICES 12/19/02
DATE

DRAWING FILE		REVISIONS
JOB NUMBER	01-096	TECH STAFF REVIEW COMMENTS, 11-19-02, JRJ
VIEW NAME		DRC COMMENTS, 12-18-02, JRJ
SCALE	1"=100'	
NOTE BOOK & DISK		
DRAWN BY	JRJ	

JAKS ENGINEERING
P.E.# 45683
EB-0007642
1624-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
(850) 386-2058 FAX 386-5310
CIVIL ENGINEERING — ENVIRONMENTAL PERMITTING

TYPE "B" RESIDENTIAL SITE PLAN
OAK RIDGE PLACE SUBDIVISION
JOHN DESILETS

C:\DRAW\01096\01096SB.dwg 12/18/2002 03:07:18 PM EST