TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Hampton Creek Sub.

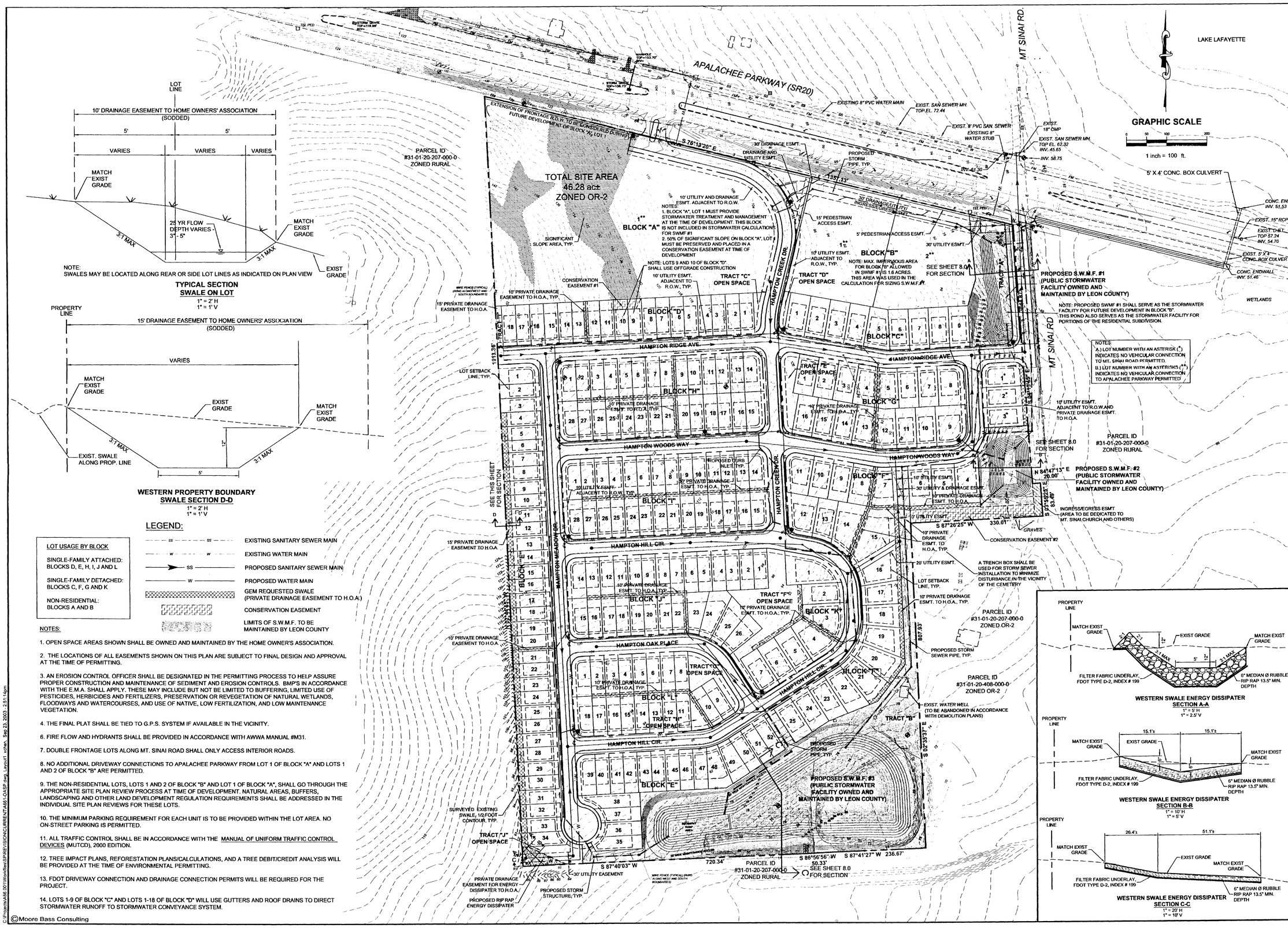
PETS Activity Number: LSP 03(03)

Project Type: "C"

Description:

Submittal Date: 11/5/03 Scan Date: 12/4/03

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



NOTE:
SWALES MAY BE LOCATED ALONG REAR OR SIDE LOT LINES AS INDICATED ON PLAN VIEW

TYPICAL SECTION
SWALE ON LOT
1" = 2' H
1" = 1' V

WESTERN PROPERTY BOUNDARY
SWALE SECTION D-D
1" = 2' H
1" = 1' V

LEGEND:

LOT USAGE BY BLOCK

SINGLE-FAMILY ATTACHED: BLOCKS D, E, H, I, J AND L

SINGLE-FAMILY DETACHED: BLOCKS C, F, G AND K

NON-RESIDENTIAL: BLOCKS A AND B

- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- GEM REQUESTED SWALE (PRIVATE DRAINAGE EASEMENT TO H.O.A.)
- CONSERVATION EASEMENT
- LIMITS OF S.W.M.F. TO BE MAINTAINED BY LEON COUNTY

NOTES:

1. OPEN SPACE AREAS SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

2. THE LOCATIONS OF ALL EASEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL DESIGN AND APPROVAL AT THE TIME OF PERMITTING.

3. AN EROSION CONTROL OFFICER SHALL BE DESIGNATED IN THE PERMITTING PROCESS TO HELP ASSURE PROPER CONSTRUCTION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS. BMP'S IN ACCORDANCE WITH THE E.M.A. SHALL APPLY. THESE MAY INCLUDE BUT NOT BE LIMITED TO BUFFERING, LIMITED USE OF PESTICIDES, HERBICIDES AND FERTILIZERS, PRESERVATION OR REVEGETATION OF NATURAL WETLANDS, FLOODWAYS AND WATERCOURSES, AND USE OF NATIVE, LOW FERTILIZATION, AND LOW MAINTENANCE VEGETATION.

4. THE FINAL PLAT SHALL BE TIED TO G.P.S. SYSTEM IF AVAILABLE IN THE VICINITY.

6. FIRE FLOW AND HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH AWWA MANUAL #M31.

7. DOUBLE FRONTAGE LOTS ALONG MT. SINAI ROAD SHALL ONLY ACCESS INTERIOR ROADS.

8. NO ADDITIONAL DRIVEWAY CONNECTIONS TO APALACHEE PARKWAY FROM LOT 1 OF BLOCK "A" AND LOTS 1 AND 2 OF BLOCK "B" ARE PERMITTED.

9. THE NON-RESIDENTIAL LOTS, LOTS 1 AND 2 OF BLOCK "B" AND LOT 1 OF BLOCK "A", SHALL GO THROUGH THE APPROPRIATE SITE PLAN REVIEW PROCESS AT TIME OF DEVELOPMENT. NATURAL AREAS, BUFFERS, LANDSCAPING AND OTHER LAND DEVELOPMENT REGULATION REQUIREMENTS SHALL BE ADDRESSED IN THE INDIVIDUAL SITE PLAN REVIEWS FOR THESE LOTS.

10. THE MINIMUM PARKING REQUIREMENT FOR EACH UNIT IS TO BE PROVIDED WITHIN THE LOT AREA. NO ON-STREET PARKING IS PERMITTED.

11. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION.

12. TREE IMPACT PLANS, REFORESTATION PLANS/CALCULATIONS, AND A TREE DEBIT/CREDIT ANALYSIS WILL BE PROVIDED AT THE TIME OF ENVIRONMENTAL PERMITTING.

13. FDOT DRIVEWAY CONNECTION AND DRAINAGE CONNECTION PERMITS WILL BE REQUIRED FOR THE PROJECT.

14. LOTS 1-9 OF BLOCK "C" AND LOTS 1-18 OF BLOCK "D" WILL USE GUTTERS AND ROOF DRAINS TO DIRECT STORMWATER RUNOFF TO STORMWATER CONVEYANCE SYSTEM.

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PROJECT NAME
HAMPTON CREEK SUBDIVISION

CLIENT NAME
LINDERAND, INC.
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TALLAHASSEE, FL 32317

REVISIONS
1. 7-24-03 REVISED PER TSR COMMENTS

MB

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DATE	09/22/03
FILE #	2003-082
CONTRACT #	A66.001
DRAWN BY	MS

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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006106

SHEET TITLE
OVERALL SITE PLAN

SHEET
3.0