TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Four Oaks Community Church

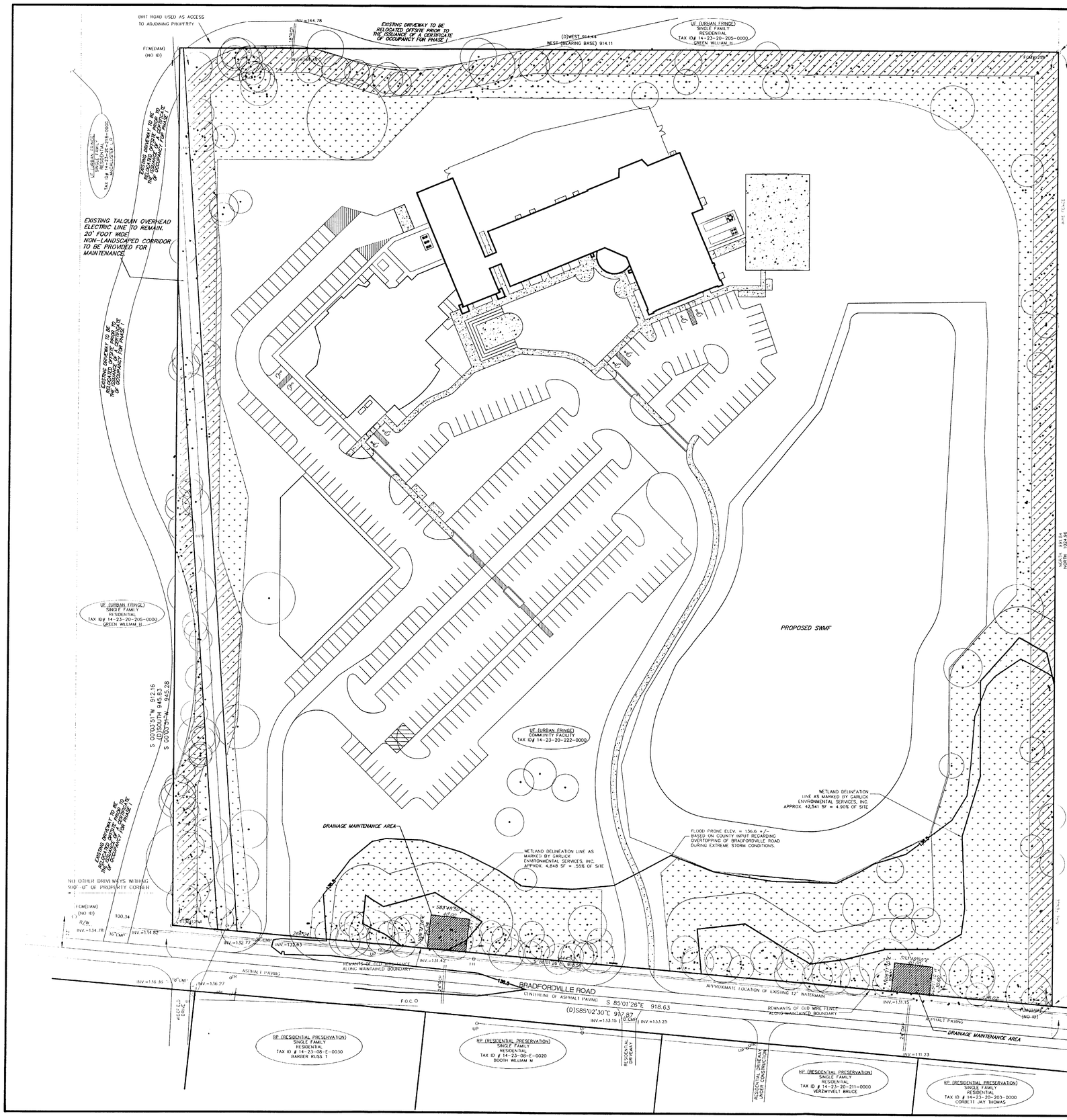
PETS Activity Number: LSP040027-2

Project Type: Type B

Description: 14-23-20-222-0000

Submittal Date: 7/2/4 Scan Date: 8/26/04

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



SITE DATA TABLE

	S.F.	ACRES	% OF SITE
TOTAL PROJECT SIZE: PERMITTED USE VERIFICATION CERTIFICATE NO. VC01003BRR ZONING: URBAN FRINGE PARCEL ID NO. 14-23-20-222-0000	870,736 S.F.	19.99 AC	100%

EXISTING	S.F.	ACRES	% OF SITE
* FLOOD PRONE AREA	101,580 S.F.	2.33 AC	11.65 %
WETLAND AREA	47,387 S.F.	1.08 AC	5.51 %
UNDEVELOPED AREA	721,769 S.F.	16.56 AC	82.84 %
	870,736 S.F.	19.99 AC	100%

PROPOSED	S.F.	ACRES	% OF SITE
* FLOOD PRONE AREA	101,580 S.F.	2.33 AC	11.65 %
WETLAND AREA	47,387 S.F.	1.08 AC	5.40 %
** NATURAL AREA	216,370 S.F.	4.96 AC	24.81 %
LANDSCAPING			
PERIMETER BUFFER LANDSCAPE CREDIT	216,370 S.F.	4.96 AC	24.81 %
INTERIOR LANDSCAPE AREA	19,638 S.F.	.45 AC	2.25 %
OPEN AREA	306582 S.F.	7.03 AC	35.23 %
STORMWATER MANAGEMENT FACILITY @ 148.5	107,506 S.F.	2.47 AC	12.36 %
IMPERVIOUS AREA	S.F.	ACRES	% OF SITE
PROPOSED BUILDING PHASE 1	26,424 S.F.	0.60 AC	3.0 %
FUTURE BUILDING PHASE 2	15,718 S.F.	0.36 AC	1.80 %
FUTURE BUILDING PHASE 3	12,635 S.F.	0.29 AC	1.45 %
***PROPOSED CONCRETE	21,399 S.F.	0.49 AC	2.45 %
FUTURE CONCRETE	4,221 S.F.	0.10 AC	.45 %
PROPOSED ASPHALT (PHASE 1 PARKING)	82,907 S.F.	1.90 AC	9.52 %
FUTURE ASPHALT (PHASE 2 AND 3 PARKING)	57,478 S.F.	1.32 AC	6.60 %
TOTAL IMPERVIOUS AREA:	220,782 S.F.	5.06 AC	25.27 %

* INCLUDES WETLAND
** INCLUDES FLOOD PRONE AREA
*** INCLUDES BASKETBALL COURT

PHASE 1: PROPOSED NUMBER OF REGULAR PAVED PARKING SPACES:	130
PHASE 1: PROPOSED NUMBER OF HANDICAPPED SPACES:	6
PHASE 2: PROPOSED NUMBER OF REGULAR PAVED PARKING SPACES:	144
PHASE 2: PROPOSED NUMBER OF HANDICAPPED SPACES:	2
PHASE 3: PROPOSED NUMBER OF REGULAR PAVED PARKING SPACES:	57
PHASE 3: PROPOSED NUMBER OF HANDICAPPED SPACES:	0
TOTAL PROPOSED NUMBER OF REGULAR PAVED PARKING SPACES:	331
TOTAL PROPOSED NUMBER OF HANDICAPPED SPACES:	8
TOTAL PROPOSED NUMBER OF BIKE SPACES:	36

SETBACKS	*BUILDING*	*PARKING*
FRONT	30	40
CORNER	30	40
SIDE	40	40
REAR	50	50

MAXIMUM BUILDING HEIGHT:
PHASE 1: 36'-0"
PHASE 2: 45'-0"
PHASE 3: 45'-0"

PARKING STALL PHASE SYMBOLS

(1) DESIGNATES PARKING STALL TO BE CONSTRUCTED IN PHASE 1

(1) DESIGNATES PARKING STALL TO BE CONSTRUCTED IN PHASE 2

(1) DESIGNATES PARKING STALL TO BE CONSTRUCTED IN PHASE 3

PROPOSED TYPE "B" BUFFER AREA = 1.67 AC

PROPOSED CONSERVATION EASEMENT AREA = 5.03 AC. (25.16% OF SITE)

GENERAL NOTES

1. LIGHTING WILL BE DEFLECTED AWAY FROM ALL RESIDENTIAL PROPERTIES AND NO LIGHTING WILL INTERFERE WITH APPROACHING TRAFFIC ON BRADFORDVILLE ROAD.
2. ALL SIGNAGE SHALL COMPLY WITH CHAPTER 10, ARTICLE XIII OF THE LEON COUNTY LAND DEVELOPEMENT REGULATIONS.
3. THE PROJECT IS LOCATED OUTSIDE THE URBAN SERVICE AREA AND IS DESIGNATED AS URBAN FRINGE ON FUTURE LAND USE MAP.
4. THE PROJECT WILL NOT HAVE SCHOOL OR DAY CARE FACILITIES.
5. TYPE "B" BUFFER TO BE PROVIDED ON NORTH, EAST, AND WEST SIDES OF PROJECT. EXISTING VEGETATION TO BE AUGMENTATED AS NECESSARY TO MEET THE OPACITY SCREENING REQUIREMENTS.
6. 20 FOOT LANDSCAPE AREA ON FRONT (WETLAND AREA AND PERIMETER BUFFER TO REMAIN NATURAL. PERIMETER BUFFERS TO REMAIN ON NORTH, WEST, AND EAST SIDES OF PROPERTY.
7. LEON COUNTY PUBLIC WORKS SHALL HAVE PERMISSION TO REPAIR, REPLACE, OR OTHERWISE MAINTAIN DRAINAGE FACILITIES WITHIN THE CONSERVATION EASEMENT ALONG BRADFORDVILLE ROAD. AREAS ARE DENOTED AS "DRAINAGE MAINTENANCE AREA" ON PLANS.
8. SHADED PORTION OF THE PARKING LOT REPRESENTS AREAS TO BE CONSTRUCTED IN PHASE 1 CONSTRUCTION (155 SPACES + 6 H.C. SPACES). AREAS THAT ARE NOT SHADED REPRESENT PAVED ASPHALT PARKING CONSTRUCTED DURING PHASE 2 CONSTRUCTION (175 SPACES + 2 H.C. SPACES). AREAS OF THE PARKING LOT THAT ARE DASHED REPRESENT AREAS TO BE CONSTRUCTED DURING PHASE 3 CONSTRUCTION (30 SPACES)

PARCEL TAX ID #: 14-23-20-222-0000
PROPOSED LAND USE- CHURCH
ZONING - UF (URBAN FRINGE)

N

1 50
SCALE

P:\Projects\4039\Drawings\civil\LAYOUTS.dwg - 5 Aug 2004

NUMBER	REVISIONS	BY	DATE	APPROVED
	REVISIONS PER COMMENTS	JAR	8/17/04	WF

JOB NO. 4039
DATE: 07-06-04

FOUR OAKS COMMUNITY CHURCH SITE GEOMETRY PLAN

FOUR OAKS COMMUNITY CHURCH
1955 RAYMOND DIEHL ROAD TALLAHASSEE, FLORIDA 32308

SHEET NO. 3 of 7
SCALE: 1"=50'

DRAFTED	J.A.F.	
CHECKED	M.C.P.	
PRJ. ENGR.	M.C.P.	
PRJ. MGR.	M.C.P.	

DAVID W. HUTCHESON
FL P.E. No. 38670
DATE

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA - GEORGIA - ALABAMA
David W. Hutcheson, P.E. - 38670/Robert D. George, P.E. - 51940
EB No. 7879 LB No. 7193
2015 DELTA BLVD., SUITE 200, TALLAHASSEE, FLORIDA 32303
PHONE 850-422-0020 FAX 850-422-0011