TALLAHASSEE/LEON COUNTY LAND ID PROJECT

DOCUMENT SUMMARY

Project Name: Tower Creek (F.k.A. River Oaks)

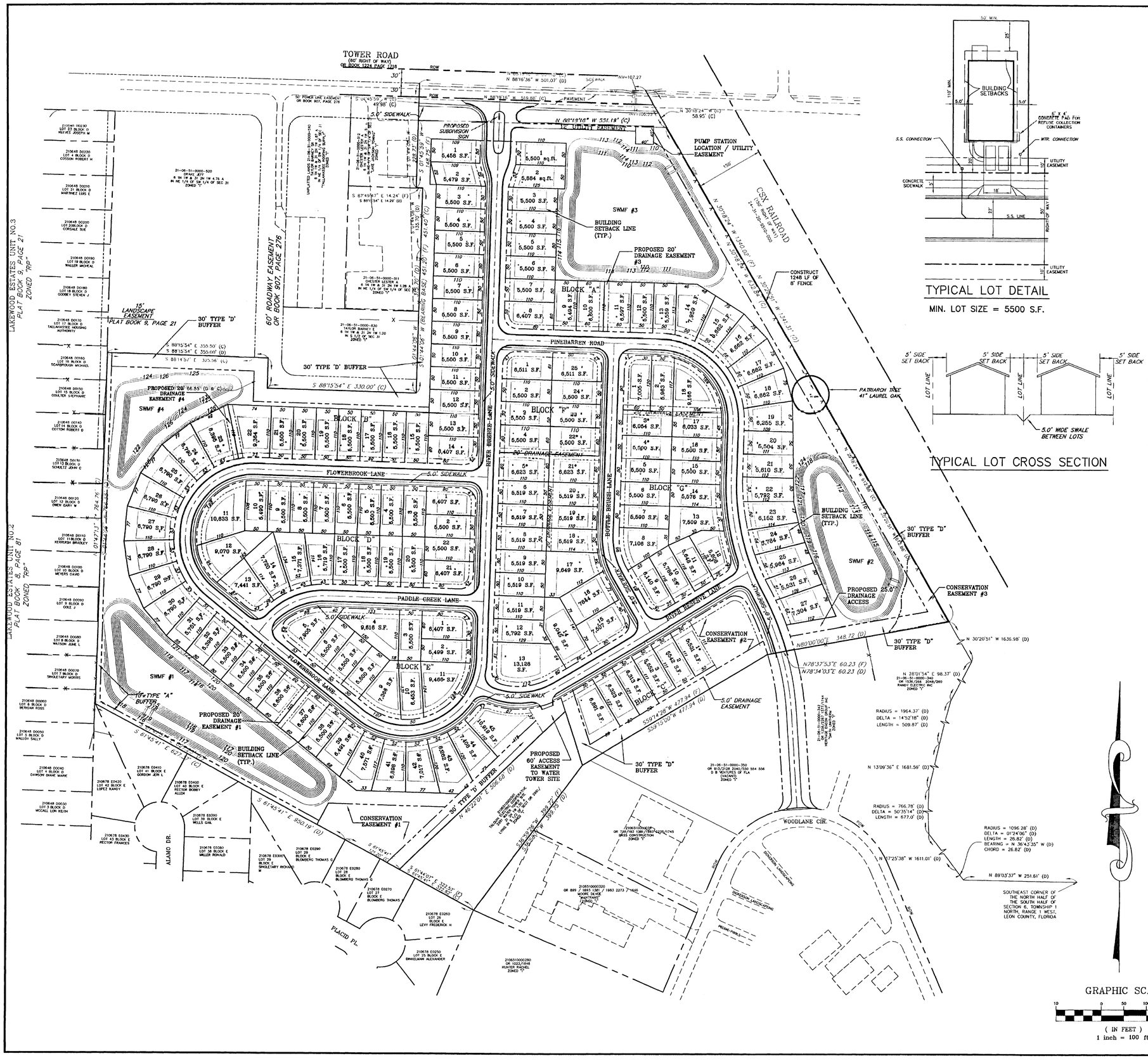
PETS Activity Number: LSP04-0046

Project Type: Type C

Description: 21-06-51-000-0240; 042-0; 050-0; 050-0

Submittal Date: 2/16/5 Scan Date: 2/24/5

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



TYPICAL LOT DETAIL

MIN. LOT SIZE = 5500 S.F.

TYPICAL LOT CROSS SECTION

R3 SINGLE FAMILY DETACHED DWELLINGS TABLE OF MINIMUM SETBACKS PRIMARY STRUCTURES

LOT

BUILDING SETBACKS ARE AS FOLLOWS:

FRONT	20'
SIDE	5'
SIDE CORNER	15'
REAR	25'

OR EDGE OF EASEMENTS, WHICHEVER IS GREATER.

SINGLE FAMILY HOMES (R-3 ZONING)

LOT SIZE:
50' X 110'

SETBACKS:
FRONT 20' MIN.
SIDE 5.0'**
REAR 25' MIN.
SIDE CORNER 15' MIN.

IMPERVIOUS:
ASSUME 2,400 SF
INCLUDING HOUSE AND DRIVEWAY

UNITS SHALL INCLUDE ONE AND TWO STORY
SINGLE-FAMILY DETACHED HOMES
WITH A GARAGE IN EACH UNIT

**DEVIATION REQUEST APPROVED COUNTY BOARD OF COMMISSIONERS

SITE DATA TABLE

	S.F.	ACRES	% OF SITE
TOTAL PROJECT SIZE:	1822986 S.F.	41.85 AC	100%
IMPERVIOUS AREA	S.F.	ACRES	% OF SITE
PROPOSED BUILDINGS (154x2400 S.F.)	369600 S.F.	8.48 AC	20.27 %
PROPOSED ASPHALT PAVING	151747 S.F.	3.48 AC	8.31 %
PROPOSED CONC. SIDEWALKS	28917 S.F.	0.66 AC	1.57 %
TOTAL	550264 S.F.	12.62 AC	30.15 %
STORM WATER MANAGEMENT			
PROPOSED S.W.M.F. #1	63034 S.F.	1.44 AC	3.44 %
PROPOSED S.W.M.F. #2	36774 S.F.	.84 AC	2.00 %
PROPOSED S.W.M.F. #3	75845 S.F.	1.74 AC	4.15 %
PROPOSED S.W.M.F. #4	28505 S.F.	.65 AC	1.55 %
TOTAL	204459 S.F.	4.37 AC	10.45 %
SIGNIFICANT SLOPES			
EXISTING SIGNIFICANT SLOPES	34509 S.F.	0.79 AC	1.90 %
SIGNIFICANT SLOPES TO BE PRESERVED	19571 S.F.	0.45 AC	1.07 %

II. SUBDIVISION CONFIGURATION:

A. Source of Data: SURVEY AND CITY TOPOS
B. Location: SECTION 30, T-2-N, R-1-W
C. Project Area: 41.85 AC.
D. Total Open Areas: 7.43 AC.
E. Total Natural Conservation Areas: 0.50 AC.
F. Total Right of Way Areas: 6.62 AC.
G. Total Lot Areas: 22.19 AC.
H. Total Stormwater Facility Area: 5.11 AC.
I. Zoning: R-3 / MIXED USE B
J. Type of Subdivision: SINGLE FAMILY RESIDENTIAL
K. Number of Lots: 154
L. Topographic Source: SURVEY
M. Gross Density 3.77 Units/Acre
N. Contour Interval: 1 FOOT
O. Datum: N.G.V.D.
P. Total Street Length: 6,259 FEET
Q. Street Type: PUBLIC, RESIDENTIAL
R. R/W Width: 50 FEET EXCEPT ENTRANCE
S. Pavement Width: 11' LANES
T. Street and Drainage Facility Maintenance: LEON COUNTY

III. UTILITIES:

A. Water: TALQUIN ELECTRIC COOPERATIVE
B. Sanitary Sewer: TALQUIN ELECTRIC COOPERATIVE
C. Electric: TALQUIN ELECTRIC COOPERATIVE

IV. CONCEPTUAL STORMWATER MANAGEMENT PLAN:

A. Temporary Erosion Control Plan: FILTER FENCES, HAY BALES
B. Type of Stormwater Facility: RETENTION OR DETENTION
C. Internal Drainage System: INLETS AND PIPES
D. Off-site Water: N/A
E. D.E.P. Requirements: RETENTION WITH FILTRATION

V. GENERAL NOTES:

1) LIMITS OF CLEARING INCLUDE ALL RIGHT OF WAYS, SWALES, DITCHES, STORMWATER MANAGEMENT FACILITIES, AND EASEMENTS (EXCEPT FOR CONSERVATION EASEMENTS.)

2) MAJOR GRADE CHANGES TO BE MADE INCLUDE THE TYPICAL ROAD SECTION, SWALES, DITCHES, AND STORMWATER MANAGEMENT FACILITIES.

3) ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON SHALL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.

4) STREETS MAY BE ADJUSTED DURING DESIGN TO ALLEVIATE CONFLICTS WITH THE UTILITIES OR TREES THAT ARE TO BE SAVED.

5) ANY FURTHER SUBDIVISION THAT INCREASES THE TOTAL NUMBER OF LOTS OR HAS MAJOR LOT OR STREET CONFIGURATION CHANGES SHALL BE REVIEWED BY SITE PLAN REVIEW.

6) CONSTRUCTION ON 10% - 20% SLOPES WILL INCLUDE BEST MANAGEMENT PRACTICES (OFF GRADE CONSTRUCTION AND CLEARING LIMITED TO PERMITTED FACILITIES). THESE LOTS ARE INDICATED BY "*"

7) ANTICIPATED BUILD-OUT DATE WILL BE 24 MONTHS AFTER DEVELOPMENT APPROVAL.

8) REFUSE COLLECTION WILL BE HANDLED ON EACH INDIVIDUAL LOT THROUGH THE USE OF ROLL-OUTS.

9) A CONNECTION TO WOODLANE CIRCLE SHALL BE MADE UTILIZING THE EXISTING EASEMENT. THIS CONNECTION SHALL BE CONSIDERED NON-RESIDENTIAL AND SHALL PERMIT DRIVEWAYS FOR THE ADJOINING COMMERCIAL LOTS (21-06-51-0000-342, AND 21-06-51-0000-350) SHALL BE ALLOWED.

10) REFER TO PAGE 5 FOR TYPICAL ROADWAY SECTIONS

11) LANDSCAPING PLAN AND REFORESTATION SCHEDULE TO BE PROVIDED AT TIME OF ENVIROMENTAL PERMIT. REFORESTATION REQUIREMENTS SHALL BE MET BY LANDSCAPING WITHIN STORMWATER AREAS AND BE LANDSCAPING WITHIN LOTS. LANDSCAPING WITHIN COMMON AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

GRAPHIC SCALE
10 0 50 100 200
(IN FEET)
1 inch = 100 ft.

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TSR	L.JR	9/8/04	DWH
2	Final TSR	L.JR	10/7/04	DWH
3	DRC Review	L.JR	11/3/04	DWH
4	Final DRC	L.JR	01/07/05	DWH

TOWER CREEK
SITE AND DEVELOPMENT PLAN
BRACKENCHASE HOMEBUILDERS
3031 Eliza Road Suite 1, Tallahassee FL 32309

JOB NO. 4128
DATE: 1/07/05
SHEET NO. 4 of 7
SCALE: 1"=100'-0"

DRAFTED LJR
CHECKED DLH
PRJ. ENGR. DWH
PRJ. MGR.
DATE
DAVID W. HUTCHESON
FL P.E. No. 38670

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA · GEORGIA · ALABAMA
David W. Hutcheson, P.E. - 38670/Robert D. George, P.E. - 51940
EB No. 7879
1967 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FLORIDA 32303
PHONE 850-422-0002 · FAX 850-422-0011