TYPE "A" TECHNICAL REVIEW

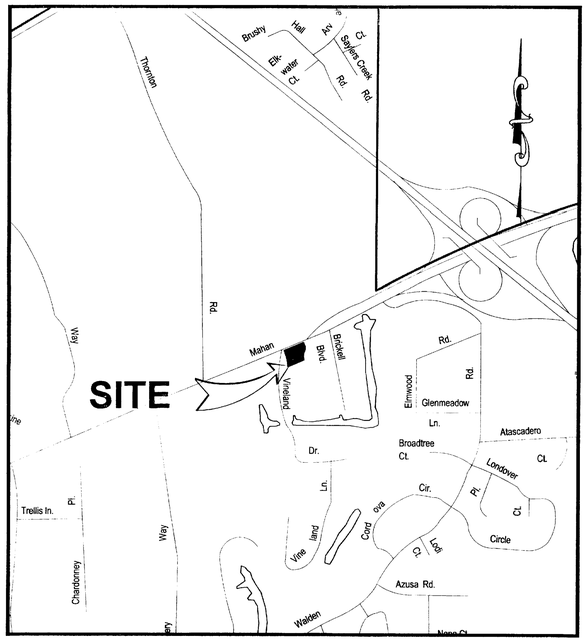
FOR

FARMERS & MERCHANTS BANK

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: Farmer's And Merchant's Bank
PETS Activity Number: LSP05001
Project Type: Type A
Description: 12-18-26-000-003-0
Submittal Date: 1/26/5 Scan Date: 7/8/5
Status: **Under Review** **Conditional Approval** **Approved**

INDEX



LOCATION MAP

SCALE: 1" = 1000'

TAX I.D. NO.:	12-18-26-000-0030
PROJECT NAME:	FARMERS & MERCHANTS BANK
CLIENT NAME:	FARMERS & MERCHANTS BANK POST OFFICE BOX 340 MONTICELLO, FL 32345
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850)222-5678
ENGINEER OF RECORD:	SEAN D. SHANKS, PE FL REG. NO. 61842 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850)222-5678

PROJECT DATA

APPROVED BY:
Director, Development Services Division
Date: 4/15/05 - TYPE A SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

TYPE A SITE PLAN APPROVAL

LEON COUNTY
GROWTH MANAGEMENT
DEPARTMENT

DAVID MCDEVITT, LAND USE ENVIRONMENTAL SERVICES ADMINISTRATOR DATE

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TALLAHASSEE DESTIN ATLANTA
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PROJECT NAME
FARMERS & MERCHANTS BANK
HWY. 90 EAST BRANCH

CLIENT NAME
FARMERS & MERCHANTS BANK

REVISIONS

1	2/9/05	TECHNICAL REVIEW COMMENTS
2	3/23/05	ENVIRONMENTAL IMPACT ANALYSIS APPLICATION COMMENTS

MB

9645-CVR.dwg
DATE 1/4/05
FILE #
CONTRACT # 964.005
DRAWN BY SAH

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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE
COVER SHEET

SHEET
1.0

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NORTH

MAHAN DRIVE (STATE ROAD #10) (U.S. 90)

NOTES:
1. A "FEE-IN-LIEU" SHALL BE PAID FOR REQUIRED SIDEWALK ALONG US 90 (MAHAN DRIVE).
2. REFUSE COLLECTION SHALL BE VIA ROLL-OUT CONTAINERS.
3. PROPOSED SIGNAGE SHALL BE PERMITTED BY THE CONTRACTOR AND SPECIFIED AT THE TIME OF PERMITTING.
4. A LANDSCAPE PLAN, SHOWING PERIMETER LANDSCAPE AREAS PLANTED PER CODE REQUIREMENTS, WILL BE PROVIDED AT THE TIME OF ENVIRONMENTAL PERMITTING.

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED INTERIOR LANDSCAPE ISLAND
- PROPOSED CONSERVATION EASEMENT / NATURAL AREA
- PROPOSED CANOPY COVERAGE
- PROPOSED FRONT & SIDE LANDSCAPE AREA COMPENSATION

VINELAND DRIVE (R/W?)

12-18-14-0001
OWNER:CHIU KATHARINE
ZONE: OR-2

12-18-26-0020
OWNER: RAINEY CAWTHON
ZONE: CP

PUBLIX SHOPPING CENTER
(LOT 1 VINEYARD CENTER)
12-18-26-000-0010

TRAFFIC BOX
TRAFFIC LIGHT POLE
PREVIOUSLY RECORDED CONSERVATION EASEMENT
FRONT AND SIDE LANDSCAPE AREA COMPENSATION (355 SF)
S 67°19'15" W 282.31'
18" CURB & GUTTER (Typ.)
35' BUILDING SETBACK
20' PERIMETER LANDSCAPE AREA
4' PERIMETER LANDSCAPE AREA
FRONT AND SIDE LANDSCAPE AREA COMPENSATION (512 SF)
S 22°52'55" W 40.13'
GREEN ISLAND 320 SF
CONSERVATION EASEMENT NATURAL AREA
CONCRETE SIDEWALK
DO NOT ENTER SIGN (R5-1) PER M.U.T.C.D.
GREEN ISLAND 721 SF
CURB RAMP FDOT INDEX #304 (CR-22)
FLAT LANDING (Typ.)
STOP
STOP SIGN (R1 1) PER M.U.T.C.D.
24" WHITE THERMOPLASTIC STOP BAR PER M.U.T.C.D.
Δ=49°38'56" R=94.50' L=81.89'
HANDICAP RAMP W/ HANDRAILS (Typ.)
12" WHITE THERMOPLASTIC CROSSWALK FDOT INDEX # 17346
FARMERS AND MERCHANTS BANK
71'
GREEN ISLAND 556 SF
EXIST. CURB CUT RAMP
Δ=37°21'52" R=141.50' L=92.28'
Δ=22°35'41" R=478.10' L=188.54'
N 67°20'19" E 234.47'
N 10°33'25" W 28.01'
ELE. TRANS.
PREVIOUSLY RECORDED CONSERVATION EASEMENT
STOP SIGN (R1 1) PER M.U.T.C.D.
24" WHITE THERMOPLASTIC STOP BAR PER M.U.T.C.D.

SITE DATA

1 PROPERTY TAX ID # :	12-18-26-000-0030			
2 ZONING:	CP			
3 TOTAL SITE AREA	55,903	SF	1.28 AC	
4 BUILDING AREAS:				
BANK	2,982	SF	0.07 AC	5.3%
5 REQUIRED PARKING:				
(1 SPACES / 250 SF)	12	SPACES		
6 PARKING PROVIDED :				
REGULAR SPACES	23	SPACES		
HANDICAP SPACES	2	SPACES		
TOTAL PROPOSED SPACES:	25	SPACES		
7 EXISTING IMPERVIOUS AREA:				
BUILDINGS	-	SF	0.00 AC	0.0%
MISC. IMPERVIOUS	-	SF	0.00 AC	0.0%
TOTAL AREA:	-	SF	0.00 AC	0.0%
8 PROPOSED IMPERVIOUS AREAS:				
BUILDINGS	3,286	SF	0.08 AC	5.9%
ASPHALT PAVEMENT / CONCRETE DRIVE	23,342	SF	0.54 AC	41.8%
MISC. CONCRETE (SIDEWALKS, ETC.)	1,557	SF	0.04 AC	2.8%
TOTAL PROPOSED IMPERVIOUS AREAS:	28,185	SF	0.65 AC	50.4%
9 TOTAL POST DEVELOPMENT IMPERVIOUS AREAS:	28,185	SF	0.65 AC	50.4%
11 TOTAL VEHICULAR USE AREA (VUA):	23,342	SF	0.54 AC	41.8%
12 INTERIOR LANDSCAPE ISLAND:				
REQUIRED (400 SF PER 5,000 SF OF VUA)	1,867	SF		
PROPOSED	2,856	SF		
13 CANOPY COVERAGE:				
REQUIRED (40% OF PARKING AREA)	1,670	SF	0.04 AC	40.0%
PROPOSED	1,816	SF	0.04 AC	43.5%
14 NATURAL AREA:				
REQUIRED	6,708	SF	0.15 AC	12.0%
PROPOSED	7,438	SF	0.17 AC	13.3%
15 OVERALL GREEN AREA:	27,718	SF	0.64 AC	49.6%
16 LANDSCAPED AREA:				
REQUIRED	13,976	SF	0.32 AC	25.0%
PROPOSED	14,030	SF	0.32 AC	25.1%

17 SETBACKS:	PARKING	BUILDING
FRONT:	N/A	25'
REAR:	N/A	10'
SIDE INTERIOR:	N/A	0'
SIDE CORNER:	N/A	25'

18 BUILDING HEIGHT: 1 STORY (20 FT. EAVE HEIGHT)

PRELIMINARY
NOT FOR CONSTRUCTION

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TALLAHASSEE DESTIN ATLANTA
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PROJECT NAME
FARMERS & MERCHANTS BANK
HWY. 90 EAST BRANCH

CLIENT NAME
FARMERS & MERCHANTS BANK

REVISIONS

1	2/8/05	TECHNICAL REVIEW COMMENTS
2	3/23/05	ENVIRONMENTAL IMPACT ANALYSIS APPLICATION COMMENTS

9645-GEO.dwg
DATE 1/4/05
FILE #
CONTRACT # 964.005
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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE
GEOMETRY PLAN

SHEET
3.0

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH

MAHAN DRIVE (STATE ROAD #10) (U.S. 90)

VINELAND DRIVE (R/W?)

TRAFFIC BOX

TRAFFIC LIGHT POLE

T.B.M. SET NAIL IN 57" LIVEOAK ELEV.106.49 NGVD. 1988

MARKER POST CABLE

CONSERVATION EASEMENT NATURAL AREA

CONSERVATION EASEMENT NATURAL AREA

F.F.E. 94.00

S-7
CONST. INLET TYPE C
INDEX NO: 232
GRATE: 92.0
INV. OUT: 87.5

S-6
CONST. INLET TYPE C
INDEX NO: 232
GRATE: 90.6
INV. IN: 86.00
INV. OUT: 86.00

106 LF 15" HDPE @ 1.42%

47 LF 15" HDPE @ 2.13%

94 LF 15" HDPE @ 7.75%

14 LF 18" HDPE @ 1.21%

S-5
CONST. INLET TYPE P-2
INDEX NO: 200, 201 & 210
EOP: 89.00
INV. IN: 85.00
INV. OUT: 85.00

S-1
EXIST. INLET
TOP: 84.19
EXIST. INV.: 80.01
PROP. INV.: 80.01

S-2
CONST. MANHOLE TYPE P-8
INDEX NO. 200 & 201
TOP: 91.50
INV. IN: 80.43
INV. OUT: 80.18

S-3
CONST. INLET TYPE P-1
INDEX NO: 200, 201 & 210
EOP: 91.00
INV. IN: 81.50
INV. OUT: 81.50

S-4
CONST. INLET TYPE C
INDEX NO: 232
GRATE: 86.00
INV. OUT: 82.00

50 LF 15" HDPE @ 1.00%

107 LF 15" HDPE @ 1.00%

BLOCK PUMP HOUSE AND 4" WELL ABANDON AND CAP 4" WELL PER N.W.F.W.M.D. SPEC.S

T.B.M. TOP OF IRON PIN ELEV.82.37' NGVD. 1988

REFORESTATION DATA

SURVEY #	SIZE(DBH)	TREE	STATUS	CREDIT/DEBIT
124	32"	LFP	REMOVE	16
125	14"	SHP	REMOVE	8
			TOTAL	32
123	22"	WRO	TECH-REM	8
122	21"	SHP	TECH-REM	8
544	18" (8",8",8")	SGM	TECH-REM	6
337	4"	WEO	TECH-REM	2
			TOTAL	24
534	14"	LFP	SAVE	6
128	13"	LFP	SAVE	6
387	13"	LFP	SAVE	6
546	13"	TREE	SAVE	6
401	12"	LFP	SAVE	4
384	12"	LFP	SAVE	4
392	12"	LFP	SAVE	4
389	11"	LFP	SAVE	4
391	11"	LFP	SAVE	4
406	11"	LFP	SAVE	4
390	10"	LFP	SAVE	4
408	10"	LFP	SAVE	4
402	9"	WRO	SAVE	4
403	9"	LFP	SAVE	4
404	10"	LFP	SAVE	4
395	8"	LFP	SAVE	4
396	8"	LFP	SAVE	4
400	8"	LFP	SAVE	4
405	8"	LFP	SAVE	4
407	8"	LFP	SAVE	4
411	8"	WRO	SAVE	4
536	8"	LFP	SAVE	4
537	8"	LFP	SAVE	4
541	8"	LFP	SAVE	4
543	8"	SGM	SAVE	4
399	7"	LFP	SAVE	4
409	7"	CRY	SAVE	4
542	7"	SGM	SAVE	4
388	6"	WRO	SAVE	2
394	6"	LFP	SAVE	2
535	6"	SGM	SAVE	2
538	6"	LFP	SAVE	2
539	6"	LFP	SAVE	2
540	6"	LFP	SAVE	2
385	5"	WRO	SAVE	2
398	5"	LFP	SAVE	2
410	5"	CRY	SAVE	2
386	4"	WRO	SAVE	2
			TOTAL	140

TOTAL NET CREDITS FOR THE SITE (SAVED-REMOVED & TECH REMOVED)	94
REQUIRED CREDITS FOR THE SITE: (40 x 1.12 ACRES DEVELOPED AREA)	45

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE TECHNICALLY REMOVED

PRELIMINARY
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MB

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SEAL

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
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SHEET TITLE
GRADING PLAN

SHEET
5.0

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH

MAHAN DRIVE (STATE ROAD #10) (U.S. 90)

VINELAND DRIVE (R/W?)

TRAFFIC BOX

TRAFFIC LIGHT POLE

T.B.M. SET NAIL IN 57" LIVEOAK ELEV.106.49 NGVD. 1988

EXISTING FIRE HYDRANT

MARKER POST CABLE

CONSERVATION EASEMENT NATURAL AREA

CONSERVATION EASEMENT NATURAL AREA

TIE-IN TO EXISTING 6" WATER SERVICE

PROPOSED 3/4" BACKFLOW PREVENTER

APPROXIMATE LOCATION OF EXISTING 6" WATER STUB

PROPOSED 3/4" WATER METER

PROPOSED 3/4" WATER SERVICE

F.F.E. 94.00

BLOCK PUMP HOUSE AND 4" WELL ABANDON AND CAP 4" WELL PER N.W.F.W.M.D. SPEC.S

SEWER CLEAN OUT INV. EL.: 89.00

57 LF 4" PVC SEWER SERVICE

SEWER CLEAN OUT INV. EL.: 86.00

35 LF 4" PVC SEWER SERVICE

EXISTING SANITARY CLEAN-OUT INV.: 77.50

T.B.M. TOP OF IRON PIN ELEV.82.37' NGVD. 1988

SANTARY SEWER MANHOLE TOP ELEV. 79.21 (INACCESSIBLE)

S-1 S-2 S-3 S-4 S-5 S-6 S-7

PRELIMINARY
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www.moorebass.com

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SEAL

806 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SHEET TITLE

CONCEPT UTILITY PLAN

SHEET

6.0