TALLAHASSEE

GROWTH MANAGEMENT DEPARTMENT

MEMORANDUM

To: Distribution

From: Dwight R. Arnold, Jr.

Date: February 5, 2004

Subject: Preakness Point Preliminary Plat (TSD030039)
Copy signed by Development Review Staff
Tax I.D.: 11-17-20-602-0000

Enclosed please find a copy of the Preliminary Plat for Preakness Point Subdivision, conditionally approved by the City of Tallahassee Development Review Committee on December 22, 2003. The signatures by each development review staff person's name signifies that the conditions imposed upon the site plan by the Development Review Committee have been satisfied.

Distribution:
Jay Schuck, Growth Management Department
Wayne Tedder, Tallahassee–Leon County Planning Department (w/o attachment)
Linda Dunning, Public Works Department
Marvin Moran, Public Work Department
Ken Will, Water and Sewer Department
Mike Waters, Leon County Property Appraiser's Office
File

Attachment

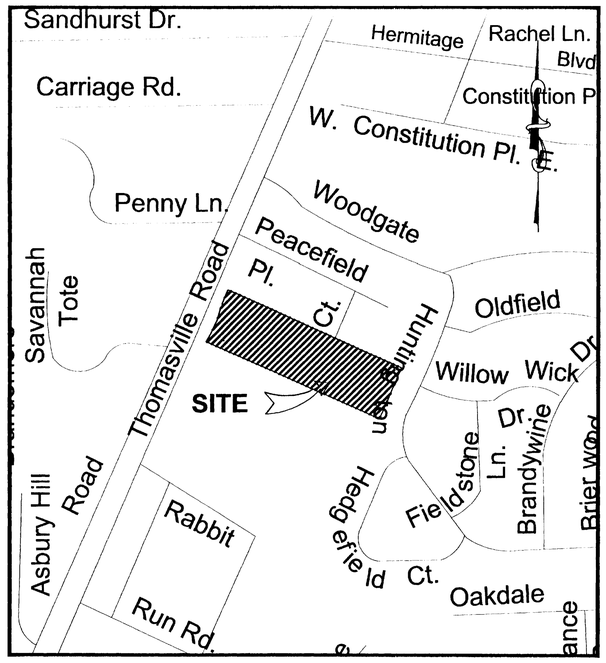
PRELIMINARY PLAT

FOR

PREAKNESS POINT

SHEET	DESCRIPTION
1.0	COVER SHEET
2.0	EXISTING CONDITIONS MAP
3.0	GEOMETRY PLAN
4.0	GRADING PLAN
5.0	UTILITY PLAN

INDEX



SCALE: 1" = 400'

LOCATION MAP

TAX I.D. NO.:	11-17-20-602-0000
PROJECT NAME:	PREAKNESS POINT
CLIENT NAME:	DEAN DEVELOPMENT 1882 CAPITAL CIRCLE NE, STE. 106 TALLAHASSEE, FLORIDA 32308
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850)222-5678
ENGINEER OF RECORD:	ERIC M. ETTERS FL REG. NO. 41898 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850)222-5678

PROJECT DATA

EXPIRES 12/22/06

TYPE B SITE PLAN APPROVAL

	NAME AND TITLE	DATE
CITY GROWTH MANAGEMENT DEPT.	[illegible]	2/5/04
UTILITY SERVICES	James A. Osborne	1/22/04
CITY PUBLIC WORK DEPT.	Allen R. Stewart, Acting City Traffic Engineer	1/30/04
TALLAHASSEE-LEON COUNTY PLANNING DEPT.	Paul W. Tedder, Dir	2/5/04

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PROJECT NAME: PREAKNESS POINT

CLIENT NAME: DEAN DEVELOPMENT
1882 CAPITAL CIRCLE NE, STE. 106
TALLAHASSEE, FLORIDA 32308

REVISIONS

1	10/21/03	REVISED PER CO T PRE-APP COMMENTS
2	12/2/03	REVISED PER DRC COMMENTS
3	12/22/03	REVISED PER DRC COMMENTS
4	1/16/04	PER C.O.T. UTILITY REVIEW

MB

9954-COVER.dwg

DATE	09/12/03
FILE #	03-167
CONTRACT #	995.004
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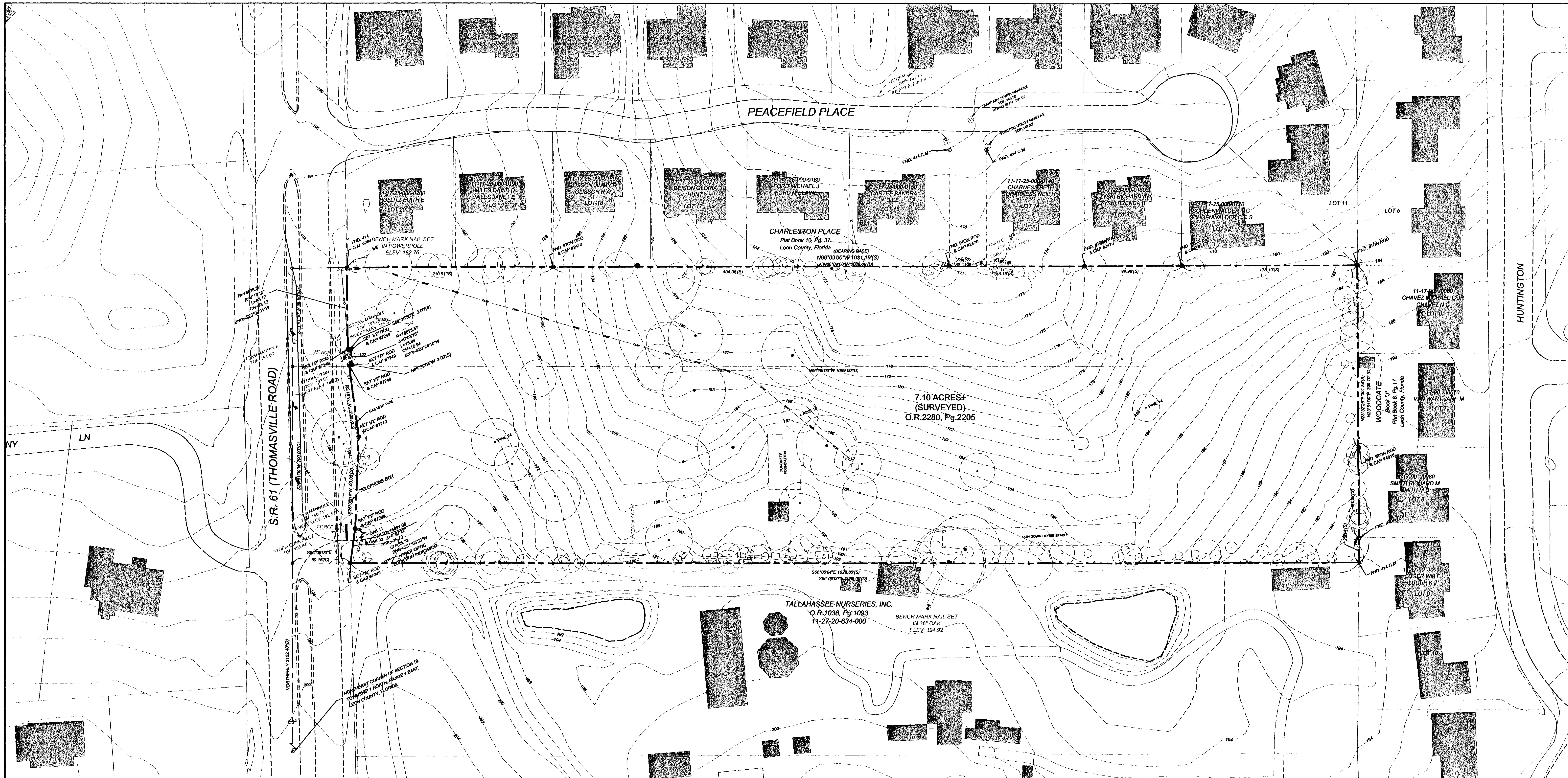
SEAL

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

SHEET TITLE

COVER SHEET

SHEET 1.0



STANDARD ABBREVIATIONS

F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
F.I.P.	FOUND IRON PIN
F.N.C.	FOUND NAIL IN CAP
#000	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	SET 4"x4" CONCRETE MONUMENT LB#7245
SIP	SET ½" IRON PIN LB#7245
S.N.C.	SET NAIL AND 1" CAP LB#7245
(P)	PLAT INFORMATION
(D)	DEED INFORMATION
(C)	CALCULATED INFORMATION
(S)	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	R/W - RIGHT-OF-WAY
C/L	CENTERLINE
R	RADIOS
D	DELTA OR CENTRAL ANGLE
A	ARC LENGTH
T	TANGENT DISTANCE
CH	CORD BEARING AND DISTANCE
P.B./PG.	PLAT BOOK AND PAGE
O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
BOC	BACK OF CURB

LINETYPE LEGEND

EXISTING RIGHT-OF-WAY
EXISTING ELECTRIC
EXISTING FIBER OPTIC
EXISTING GAS MAIN
EXISTING SANITARY SEWER MAIN
EXISTING FORCE MAIN
EXISTING STORM SEWER
EXISTING WATER MAIN
EXISTING FENCE

SYMBOLS LEGEND

POWER POLE
COMBINATION POLE
ELECTRIC BOX
TELEPHONE POLE
TELEPHONE PEDESTAL
SIGNAL POLE
LIGHT POLE
GUY ANCHOR
GAS METER
GAS VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER FLOW ARROW
FIRE HYDRANT
WATER VALVE
WATER METER
HOSE BID
STORM MANHOLE
CURB INLET
GRATE INLET
YARD DRAIN
STORM FLOW ARROW
BASEMENT VENT
BENCHMARK
MONITORING WELL
TREE (9" OAK)
FOUND/SET ROD & CAP (AS LABELED)
FOUND IRON ROD
FOUND 4x4 CONCRETE MONUMENT
LAMP POST

GENERAL SURVEY NOTES:

1. ELEVATIONS ARE BASED ON EXISTING MONUMENT #TLC 1 18 1N1E, LOCATED TO THE SOUTH OF WAVERLY ROAD IN A FIELD OF A RECREATION PARK AREA NEAR THE LAKE BANK; ELEVATION: 220.57 feet, N.A.V.D. 88.
2. BENCH MARK NAIL SET IN A POWERPOLE LOCATED AND DEPICTED ON THIS PLAT; ELEVATION: 192.76 feet.
   BENCH MARK NAIL SET IN A 36" OAK LOCATED AND DEPICTED ON THIS PLAT; ELEVATION: 191.82 feet.
4. NO OTHER IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
5. BOUNDARY ESTABLISHED USING THE FOLLOWING INFORMATION:
   O.R. 2280, Pgs. 2205
   STATE OF FLORIDA RIGHT OF WAY MAP SECTION 55050-(2506)2519, SHEET 2 OF 4, THOMASVILLE HIGHWAY FROM WAVERLY ROAD TO INTERSTATE (I-10), DATED: MAR.13, 1973.
6. AS PER FLOOD INSURANCE RATE MAP FOR LEON COUNTY, FLORIDA, COMMUNITY-PANEL No. 12073C0282 D; DATE OF FIRM INDEX: NOVEMBER 19,1997. THIS PROPERTY IS LOCATED IN ZONE "X" (areas determined to be outside 500 year flood plain).

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PROJECT NAME
PREAKNESS POINT

CLIENT NAME
DEAN DEVELOPMENT
1882 CAPITAL CIRCLE NE, STE. 106
TALLAHASSEE, FLORIDA 32308

REVISIONS

1	10/21/03	REVISED PER COT PRE-APP COMMENTS
2	12/2/03	REVISED PER DRC COMMENTS
3	12/23/03	REVISED PER DRC COMMENTS

MB

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DATE	09/12/03
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CONTRACT #	995.004
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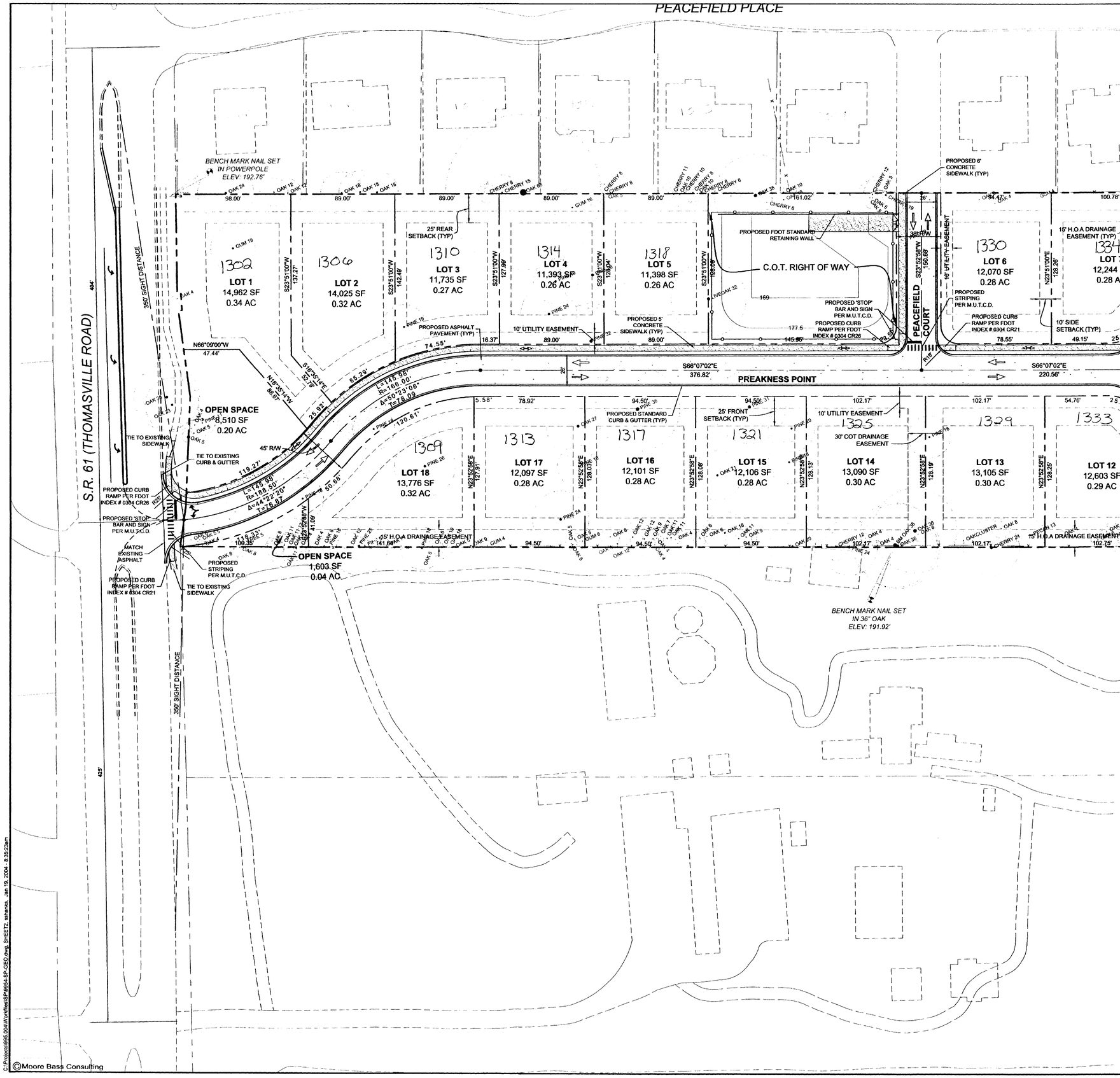
TALLAHASSEE, FL 32303
CERTIFICATE OF
AUTHORIZATION NO. 00006108

SHEET TITLE
EXISTING CONDITIONS MAP

SHEET
2.0



GENERAL NOTES:

1. ALL ADA MINIMUM CRITERIA FOR SIDEWALKS IN THIS DEVELOPMENT SHALL BE MET.
2. FULL SIDEWALK CONSTRUCTION PLANS MUST BE SUBMITTED AS A PART OF THE 'PERMIT TO CONSTRUCT WITHIN RIGHT-OF-WAY'. PLANS SHALL BE SUBMITTED PRIOR TO EMO PERMIT ISSUANCE. THESE COMPLETE SIDEWALK PLANS MUST INCLUDE PLAN, PROFILE AND CROSS SECTIONS. THESE PLANS WILL BE REVIEWED TO ENSURE ADA COMPLIANCE.
3. THE STORMWATER MANAGEMENT FACILITY SHALL INCLUDE A RETAINING WALL DESIGNED PER FDOT STANDARDS AND A MINIMUM OF FOUR (4) FOOT CHAIN LINK FENCE PLACED AROUND THE PERIMETER

SITE DATA

1. PROPERTY TAX ID #:	11-17-26-000-0__0 (new parcel #)	11-17-20-602-0000
2. ZONING:		RP-1
3. TOTAL SITE AREA:		7.10 AC
4. TOTAL NUMBER OF LOTS:		18 LOTS
5. TOTAL LINEAR FOOT OF ROAD:		1,084 LF
6. BUILDING SETBACKS:		BUILDING
FRONT		25 FT
SIDE-INTERIOR		10 FT
SIDE-CORNER		10 FT
REAR		25 FT

Minimum Setback	
Front	25
Side	10
Side/Corner	20
Rear	25

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SHEET TITLE

GEOMETRY PLAN

SHEET **3.0**

PEACEFIELD PLACE

S.R. 61 (THOMASVILLE ROAD)

BENCH MARK NAIL SET
IN POWERPOLE
ELEV: 192.76'

PROPOSED POURED
CONCRETE ACCESS DRIVE
(15 FT WIDE, 6 INCH THICKNESS)

PROPOSED 4 FT HIGH
CHAIN LINK FENCE
AROUND SWMF

PROPOSED 15 FT WIDE ACCESS
GATE WITHIN FENCING

POINT OF
BEGINNING

PEACEFIELD
COURT

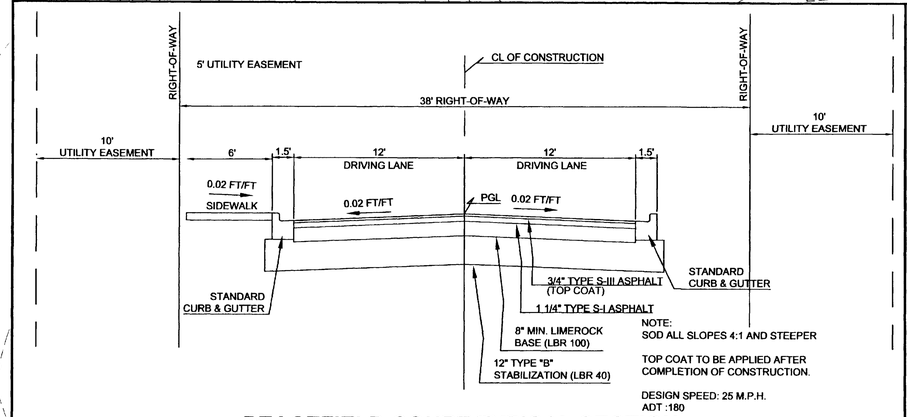
PREAKNESS POINT

ALIGNMENT FOR
THOMASVILLE ROAD
ENTRANCE DRIVEWAY
CONNECTION PROFILE

BENCH MARK NAIL SET
IN 36" OAK
ELEV: 191.92'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



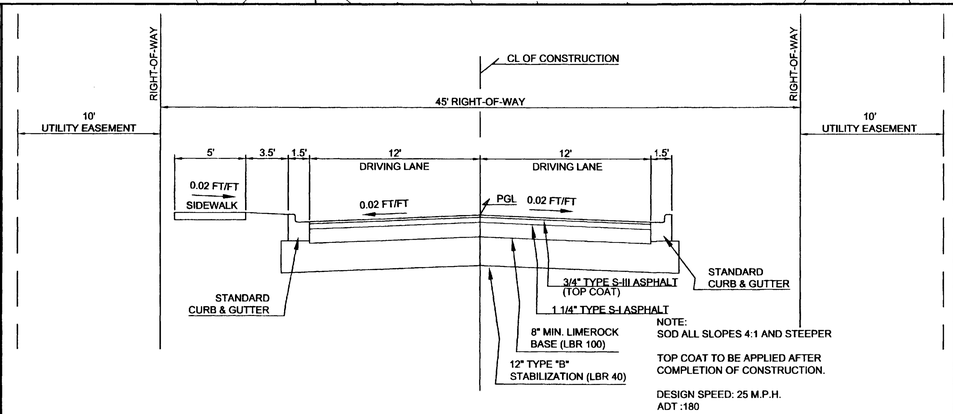
NOTE:
SOD ALL SLOPES 4:1 AND STEEPER

TOP COAT TO BE APPLIED AFTER
COMPLETION OF CONSTRUCTION.

DESIGN SPEED: 25 M.P.H.
ADT :180

PEACEFIELD COURT TYPICAL SECTION

NOT TO SCALE



NOTE:
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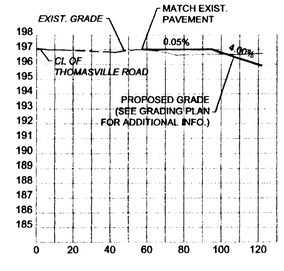
TOP COAT TO BE APPLIED AFTER
COMPLETION OF CONSTRUCTION.

DESIGN SPEED: 25 M.P.H.
ADT :180

PREAKNESS POINT TYPICAL SECTION

NOT TO SCALE



THOMASVILLE ROAD ENTRANCE DRIVEWAY CONNECTION PROFILE

NOT TO SCALE

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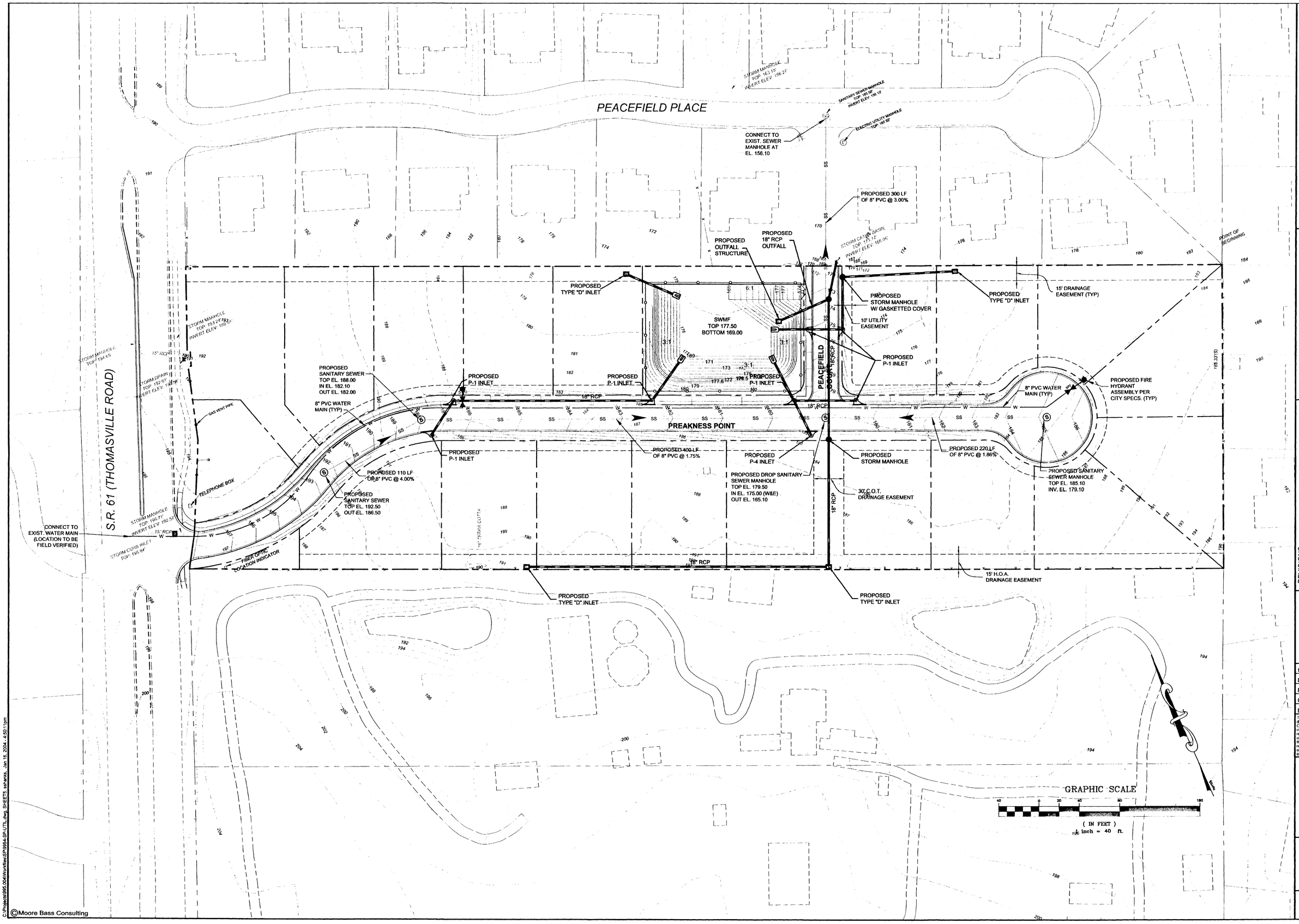
SHEET TITLE

GRADING PLAN

SHEET

4.0



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SHEET TITLE

UTILITY PLAN

SHEET

5.0