Attachment # 2
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TYPE C SITE PLAN
FOR
VILLAS AT PINE FOREST
A SINGLE - FAMILY RESIDENTIAL SUBDIVISION (PUBLIC)
A REPLAT OF:
CAPITAL CITY ESTATES
LOTS 3,4,6 AND 15-18
AND EDOUARD MANOR, A SUBDIVISION
OF LOT 5 CAPITAL CITY ESTATES

INDEX OF SHEETS

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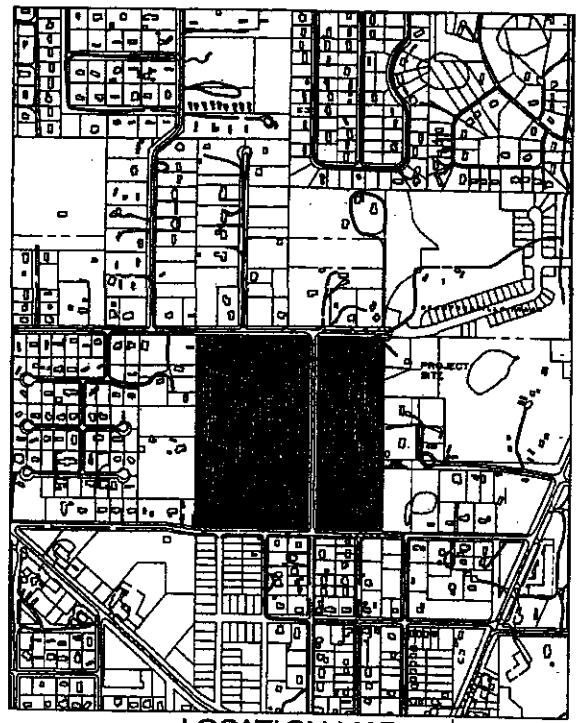


LOCATION MAP
GRAPHIC SCALE

DEVELOPMENT DATA
PRELIMINARY SUBDIVISION PLAT OF VILLAS AT PINE FOREST
TAX I.D. # 01-33-30-000-000-0

I. Owner: ST. JOE COMPANY
Address: 105 RICHARDS RD., STE 300, PANAMA CITY, FL 32407
Telephone Number: (904) 291-4000

II. Developer: LINDERAND, INC.
Address: P.O. BOX 12846, TALLAHASSEE, FL 32317
Telephone Number: (850) 574-0050

III. Subdivision Specifications
A. Source of Boundaries/Topo: Topographic Data: LEON COUNTY GIS MAPS & SURVEY BY DAVID E. BROWN AND ASSOCIATES, INC.
B. Location: Section 33, Township 1-S, Range 1-W
C. Total Project Area: 34.99 Ac
D. Zoning of Property: R-2
E. Type of Subdivision: Public
F. Total Lots: 111 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
G. Typical Residential Lot Size: 60'x 140'
H. Contours: 1 FOOT
I. Outlots: SEE MINOR/MAJOR SHOWN ON PLANS
J. Street Length: 3440 LFT
K. Typ. of Street: VARIES
L. R/W Width: 40'
M. Pavement Width: 24' FACE TO FACE OF CURB, PER LEON COUNTY STANDARDS
N. Utility Provisions: PER CITY UTILITIES REQUIREMENTS
O. Street Maintenance: PUBLIC AGENCY (CITY OR COUNTY)
P. Sidewalk Maintenance: PUBLIC AGENCY (CITY OR COUNTY)
Q. Estimated date of project infrastructure to be within the 3-year duration of the Environmental Management Permit.

IV. Utilities
A. Water: CITY OF TALLAHASSEE
B. Electric: CITY OF TALLAHASSEE
C. Sanitary Sewer: CITY OF TALLAHASSEE
D. Solid Waste: REFUSE PICK-UP BY STREET SIDE INDIVIDUAL COLLECTOR

V. Conceptual Stormwater Management Plan
A. Treatment: STORM AND WATER QUALITY WILL MEET BEST MANAGEMENT PRACTICES PER THE FLORIDA DEVELOPMENT MANUAL AND PUBLIC AGENCY STANDARDS
B. Access to the Ponds: STREETS, EASEMENTS, AND STORMWATER FACILITIES. LOT CLEARING AS NEEDED BY HOMEBUILDERS
C. Location/type of stormwater management facility: POND FACILITIES MEETING CLOSED BASIN STANDARDS (CHAPTER 10, ARTICLE VI, DIVISION 2, SECTION 10-186, LEON COUNTY LDC), 3 HOA MAINTAINED PASSIVE FACILITIES
D. Internal drainage system: CURB & GUTTER ROADWAY W/ INLETS AND PIPING SYSTEM DIRECTED TO ON-SITE STORMWATER MANAGEMENT FACILITIES
E. Off-site areas: DRAINAGE FROM OFF-SITE AREAS (IF ANY) WILL BE ROUTED THRU THE SITE AS PRACTICABLE
F. Floodplain: ALL LOTS TO BE ABOVE THE 100-YEAR DESIGN HIGH WATER ELEVATION OF NEAREST STORMWATER FACILITIES

VI. Easements
A. CONSERVATION, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON MAY BE ADJUSTED AS NECESSARY IN FINAL DESIGN

VII. Single-Family Detached Setbacks
(SEE TYPICAL LOT LAYOUTS ON SHEETS 5 AND 6)
A. FRONT BUILDING SETBACK: 20'
B. REAR BUILDING SETBACK: 20'
C. SIDE BUILDING SETBACK: 7.5' OR ANY COMBINATION EQUALLING 15' BETWEEN BUILDINGS, BUT NOT LESS THAN 5'
D. SIDE-CORNER BUILDING SETBACK: 15'

VIII. Density Calculations
Total Site Area: 34.99 Ac±
Residential Density: 3.26 UNITS/ACRE (111/34.00) ,- MAX PERMITTED DENSITY = 4.84 UNITS/ACRE
Impervious Area Assumed Per Each Lot: 3150 SF

IX. Areas Within Site:

LAND USE	SF	ACRES	%
LOTS	1,072,878	24.61	63.4
TRACTS 1-11:	530,480	8.39	12.0
RIGHTS OF WAY:	176,605	2.82	10.1
STORMWATER MANAGEMENT TRACTS A-D:	315,540	8.02	22.5
TOTAL:	1,095,303	38.99	100

APPROVALS

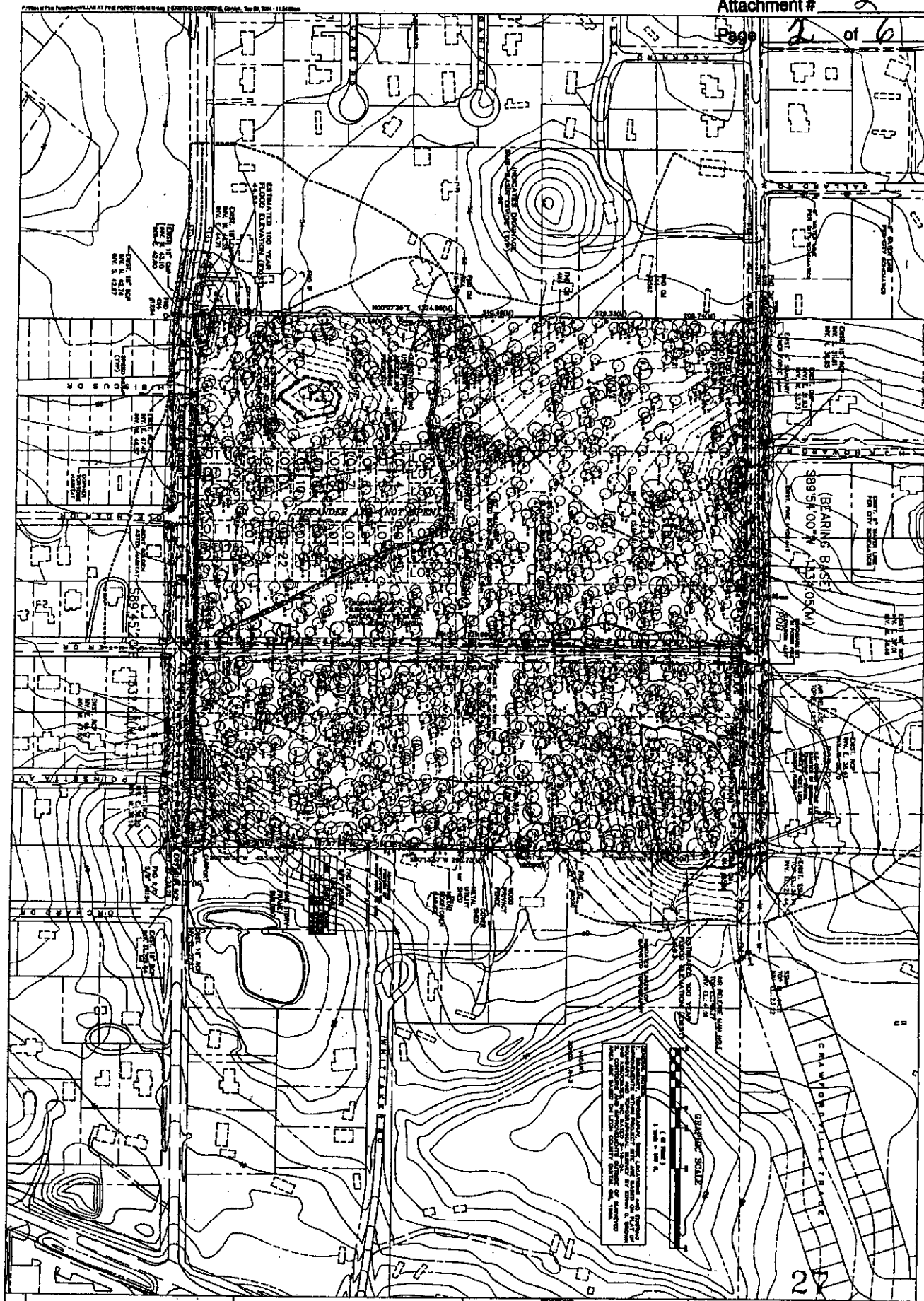
TALLAHASSEE-LEON CO. PLANNING DEPARTMENT	NAME & TITLE	DATE
LEON COUNTY ENGINEERING DEPARTMENT	NAME & TITLE	DATE
LEON COUNTY PUBLIC WORKS	NAME & TITLE	DATE
CITY OF TALLAHASSEE UTILITY ENGINEERING DEPARTMENT	NAME & TITLE	DATE

APPLICANT: LINDERAND, INC.
DATE: JULY 14, 2004
AGENT: WALLER DESIGN DEVELOPMENT (850) 567-3751

REVISED PER DEV COMMENTS 12/13/04 REVISED PER DEV COMMENTS 1/14/05 SUBMITTED FOR DRC REVIEW 6/28/04 FOR DRC APPROVAL CONDITIONS

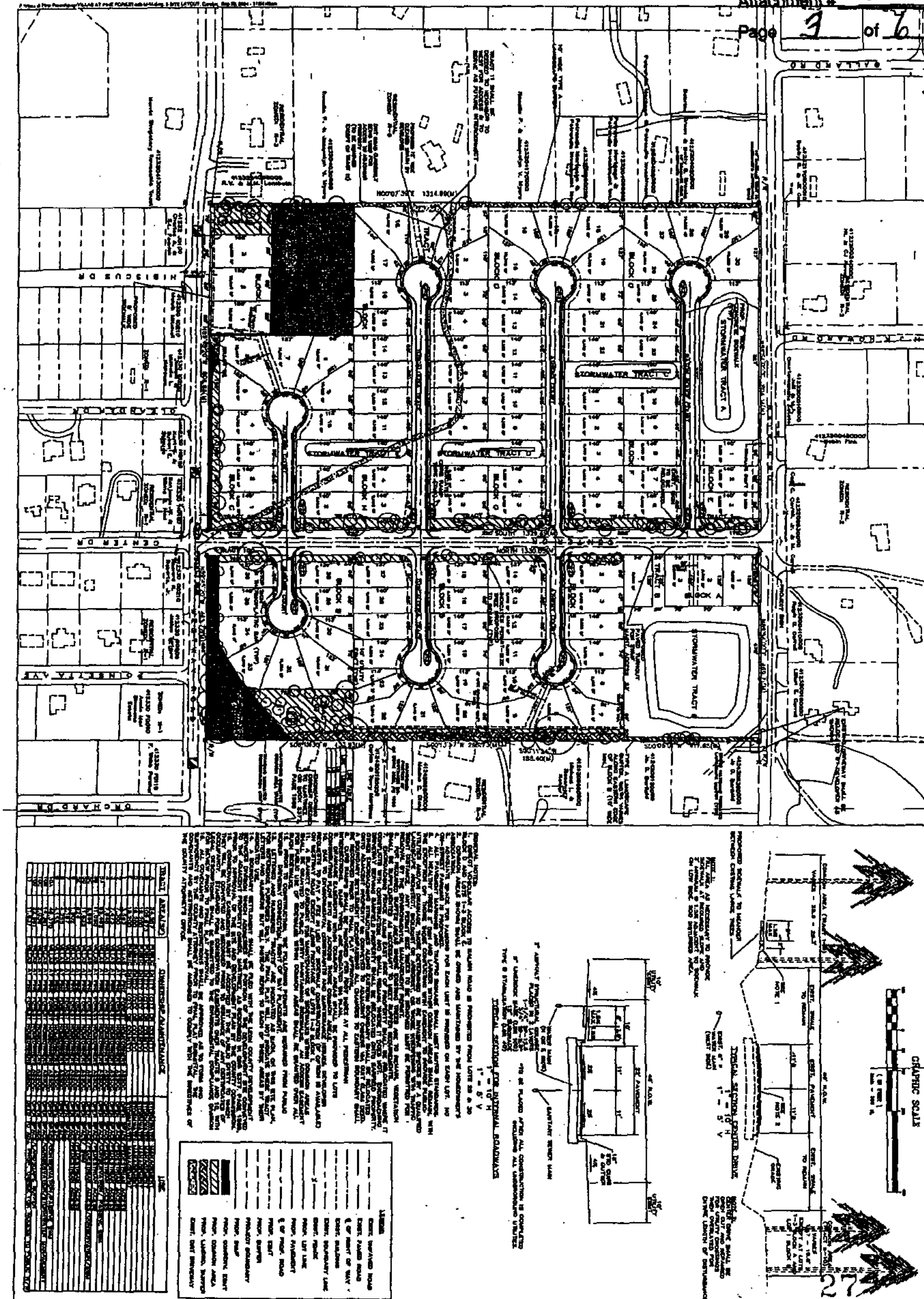
COVER SHEET

VILLAS AT PINE FOREST CENTER DR



2 OF 6	VILLAS AT PINE FOREST CENTER DR	EXISTING CONDITIONS	1" = 100'	APPLICANT: LINDERAND, INC. DATE: JULY 14, 2004 AGENT: BIBLER DESIGN DEVELOPMENT (850) 567-3751

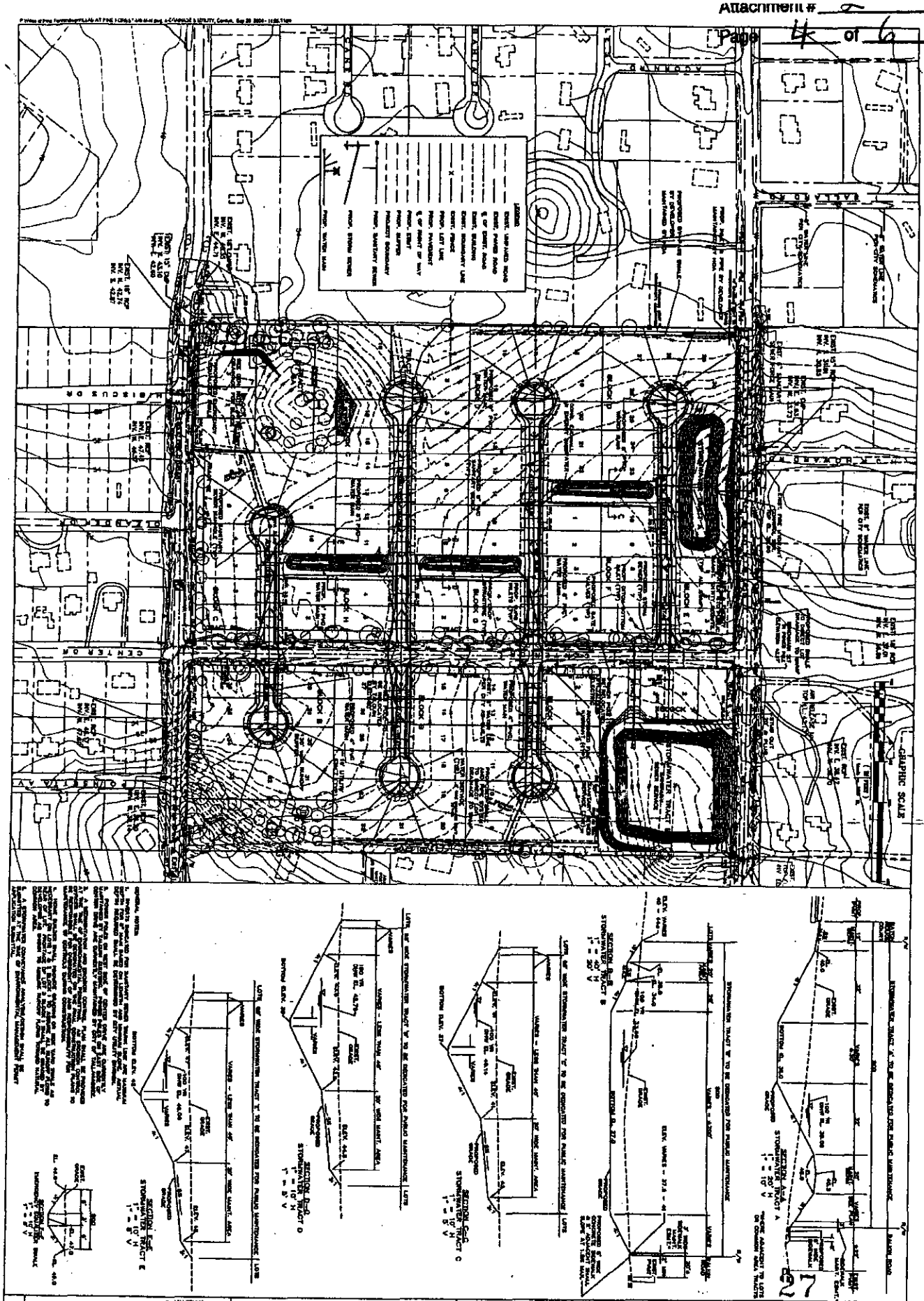
REVISIONS
8/16/04 REVISED PER TRC COMMENTS
8/24/04 REVISED PER D.R. COMMENTS
8/1/04 SUBMITTED FOR DRC REVIEW
8/26/04 PER DRC APPROVAL CONDITIONS



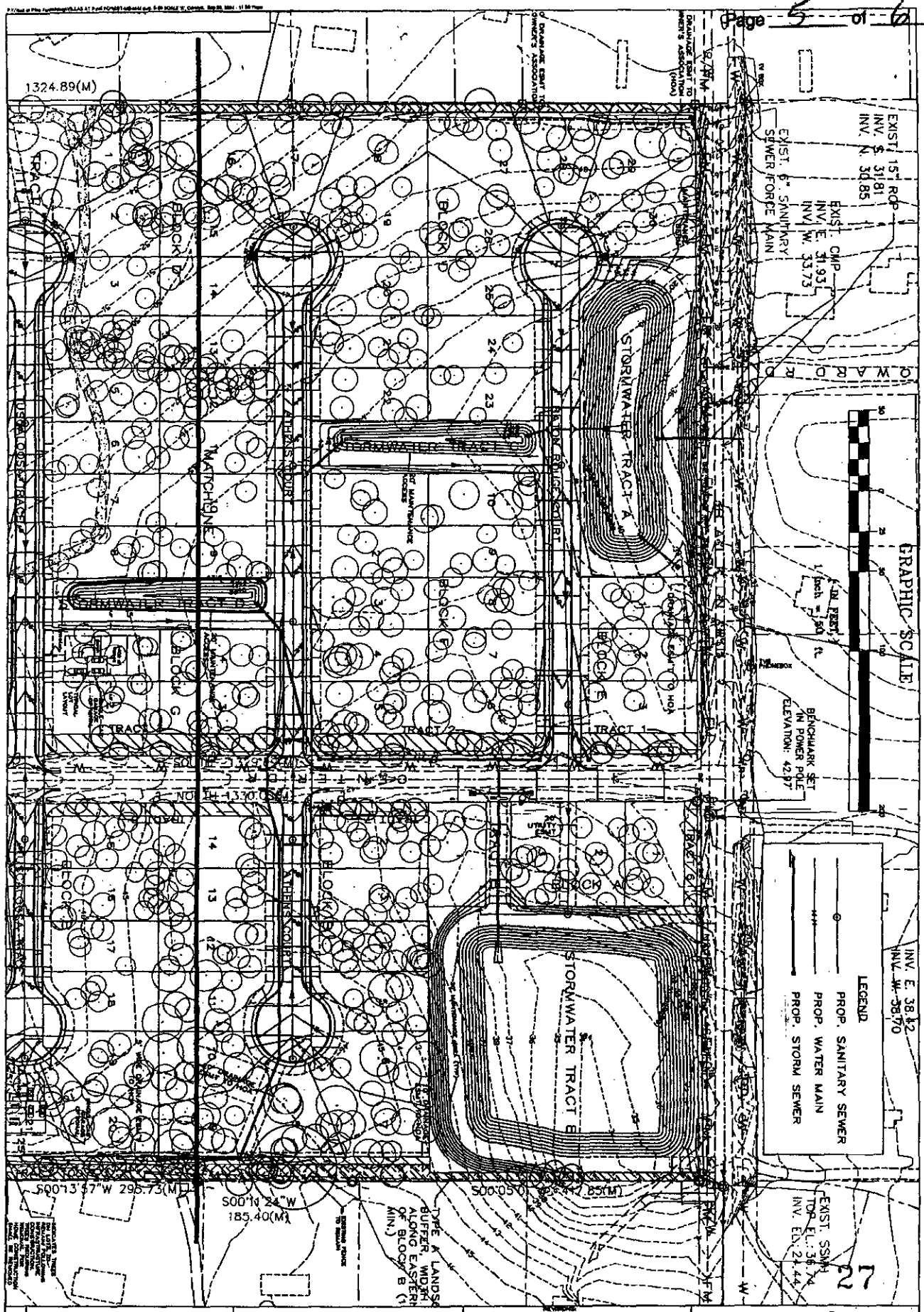
3 OF 6	VILLAS AT PINE FOREST CENTER DR	SITE LAYOUT	1" = 100

REVISIONS
5/18/04 REVISED PER TRC COMMENTS
5/24/04 REVISED PER DA COMMENTS
6/1/04 SUBMITTED FOR DRC REVIEW
6/8/04 REVISED PER CITY ENG.
6/28/04 PER DRC APPROVAL CONDITIONS

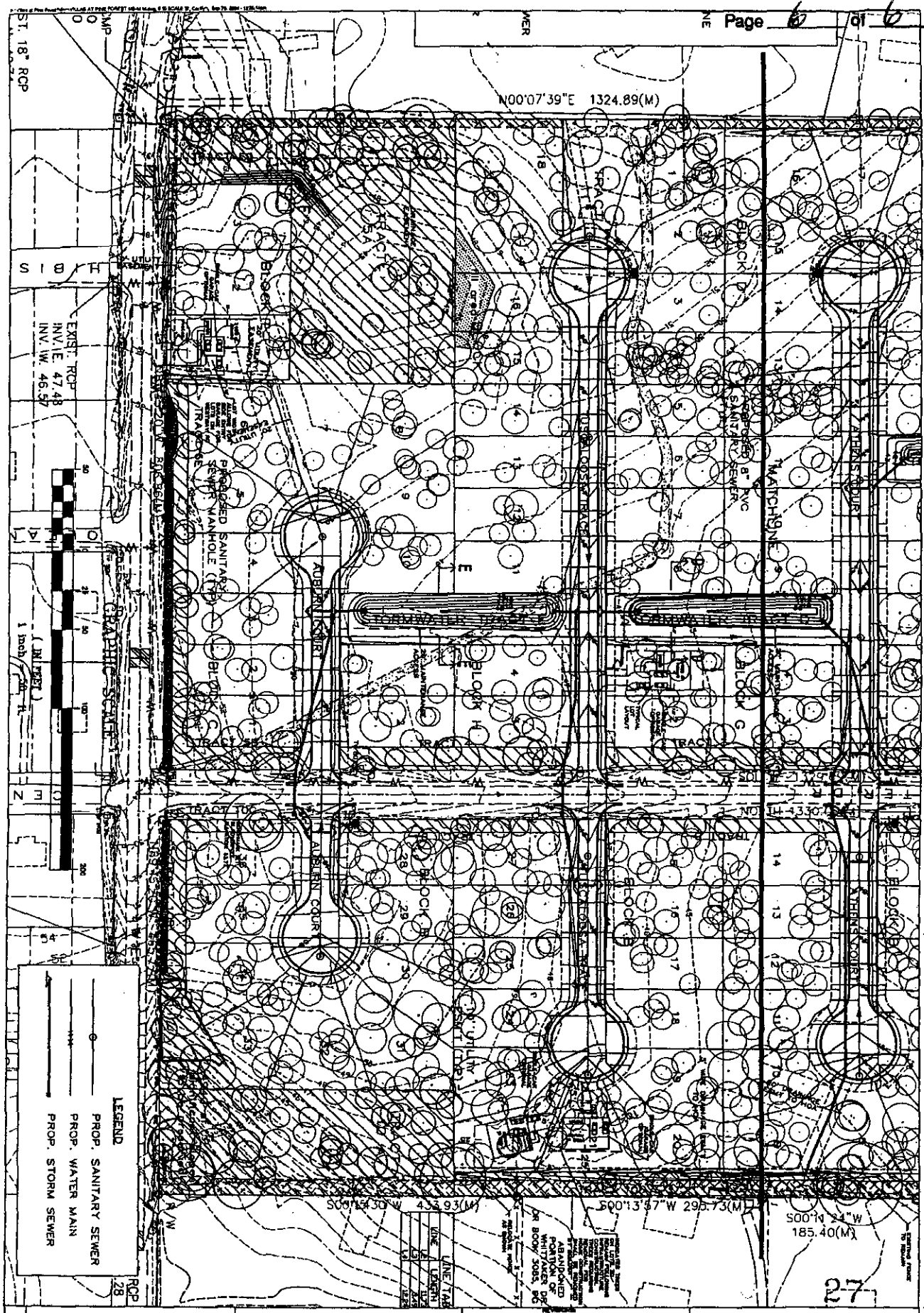
APPLICANT: LINDERAND, INC.
DATE: JULY 14, 2004
AGENT: BIBLER DESIGN DEVELOPMENT (850) 587-3751



4 OF 6	VILLAS AT PINE FOREST CENTER DR	DRAINAGE & UTILITY	1" = 100'	APPLICANT: LINDERAND, INC.
				DATE: JULY 14, 2004
				AGENT: BIBLER DESIGN DEVELOPMENT (850) 567-3751



5 OF 6	VILLAS AT PINE FOREST CENTER DR	50 SCALE 'A'	1" = 50'	APPLICANT: LINDERAND, INC. DATE: JULY 14, 2004 AGENT: BIBLER DESIGN DEVELOPMENT (850) 847-3751



6 OF 6	VILLAS AT PINE FOREST CENTER DR	50 SCALE 'B'	1" = 50'	APPLICANT: LINDERAND, INC.
				DATE: JULY 14, 2004
				AGENT: BIBLER DESIGN DEVELOPMENT (850) 687-3751