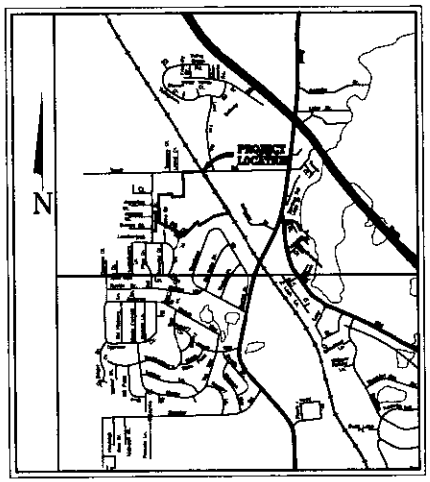
TYPE "C" SITE PLAN FOR:

TOWER CREEK

(A PRIVATE SUBDIVISION)

TALLAHASSEE, FLORIDA

DRAWING INDEX	
DWG NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	DEMOLITION PLAN
4	SITE AND DEVELOPMENT PLAN
5	GRADING PLAN / TYPICAL SECTIONS
6	UTILITIES PLAN
7	SIGNING AND PAVEMENT MARKING PLAN



VICINITY MAP

GRAPHIC SCALE

(IN FEET)

SCALE 1"=1000'

PROJECT AREA: 41.85 AC

PREPARED BY:

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
1967 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FLORIDA 32303
PHONE 850-422-0020 FAX 850-422-0011

APPROVAL

Department of Community Development	Name and Title	Date
Public Works Dept.	Name and Title	Date
Tallahassee-Leon County Planning Department	Name and Title	Date

CONTACT TABLE

I. OWNER, DEVELOPER, SURVEYOR, ENGINEER:

A. Owner: BRACKENCHASE HOME BUILDERS, 3031 ELIZA ROAD, SUITE 1, TALLAHASSEE, FL 32308, PHONE: (850) 309-7790

B. Developer: BRACKENCHASE HOME BUILDERS, 3031 ELIZA ROAD, SUITE 1, TALLAHASSEE, FL 32308, PHONE: (850) 309-7790

C. Surveyor of Record: DAVID W. HUTCHESON, P.L.S., 1967 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FL 32303, PHONE: (850) 422-0020, DHUTCHESON@GEORGEHUTCHESON.COM

D. Engineer of Record: DAVID W. HUTCHESON, P.L.S., 1967 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FL 32303, PHONE: (850) 422-0020, DHUTCHESON@GEORGEHUTCHESON.COM

E. Tax Parcel Number(s): 21-06-51-000-0500, 21-06-51-000-0800, 21-06-51-000-0120, 21-06-51-000-0240

DAVID W. HUTCHESON, P.E. - 38670

DATE: / /

RELEASE FOR BIDS: / /

REVISED: / /

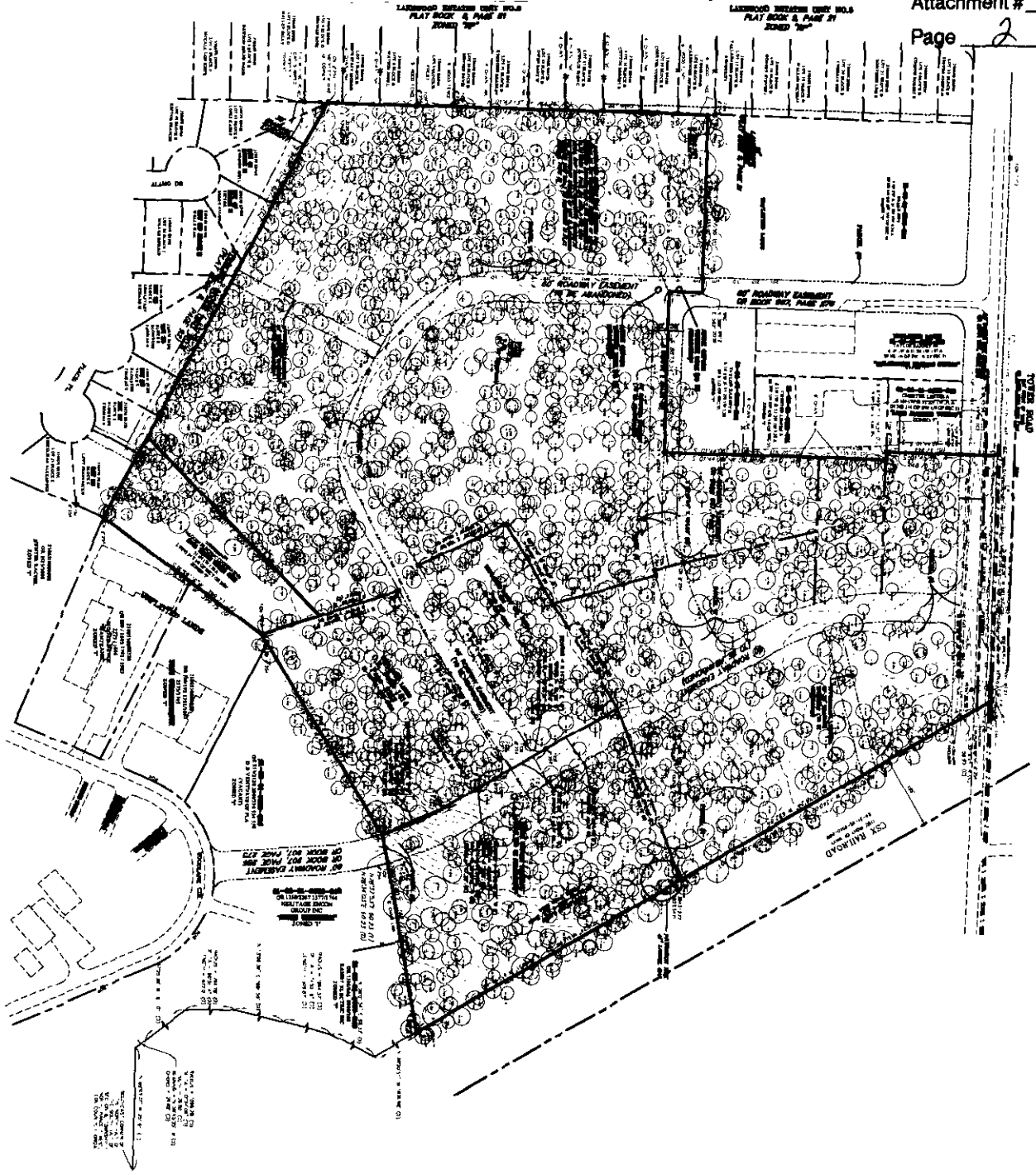
/ /

/ /

JOB NO. 4128

SEAL

P:\Projects\4128\Drawings\cover\LAYOUT.dwg - 8 Nov 2004



GRAPHIC SCALE

1 inch = 100 ft.

37

* ON SITE GOPHER TORTOISES TO BE RELOCATED TO APPROVED FLORIDA WATER MANAGEMENT DISTRICT PROPERTY PRIOR TO CONSTRUCTION.

LEGEND

(F)	FIELD MEASURED DATA
(D)	DEEDED DATA
(C)	CALCULATED DATA
F.B.	FIELD BOOK
C.B.	CHORDS BEARING
C.L.	CENTER LINE
D.E.	DRAIN EASEMENT
O.H.E.	OVERHEAD ELECTRIC
○	FOUND CONCRETE MONUMENT (AS NOTED)
○	FOUND IRON ROD (AS NOTED)
●	FOUND NAIL AND CAP (AS NOTED)
○	SET ROD AND PLASTIC CAP (5050)
○	SET NAIL WITH METAL CAP (5050)
○	DISTURBED

SURVEY NOTES

1. THE SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) MAP NUMBER 12073C0227E, DATED FEB. 16, 1995, THIS PROPERTY LIES IN ZONE X.
3. THIS INFORMATION WAS OBTAINED FROM AN ENCUMBRANCE REPORT PREPARED BY ATTORNEYS AT LAW. ALL EASEMENTS OF RECORD ARE SHOWN IN THE FILES OF THE APPROPRIATE OFFICE OF THE APPLICABLE PROPERTY.

THE SURVEYOR'S CERTIFICATE DOES NOT ADDRESS PROPERTY OWNERSHIP, CLAIMS OF OWNERSHIP TO PARTICIPATE IN MEETINGS AFFECTING THE PROPERTY, OR ANY OTHER RIGHTS OR PERSONAL PROPERTY AND DOES NOT ADDRESS OTHER INFORMATION WHICH COULD AFFECT THE BOUNDARIES.

DAVID W. HUTCHESON
FLORIDA PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3870

DATE

THIS DRAWING IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF GEORGE & HUTCHESON ENGINEERING, INC.

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TSR	LJR	9/8/04	DWH
2	Final TSR	LJR	10/7/04	DWH

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA · GEORGIA · ALABAMA
David W. Hutcheson, P.E. - 38870/Robert O. George, P.E. - 31940
FB No. 7979 LB No. 7193
1307 CONDOMINIUM PARKWAY, SUITE 200, TALLAHASSEE, FLORIDA 32308
PHONE 850-422-0070 FAX 850-422-8011

DAVID W. HUTCHESON
FL P.E. No. 38870

DATE

DRAFTED	LJR
CHECKED	DLH
PRJ. ENGR.	DWH
PRJ. MGR.	

SHEET NO. 2 of 7

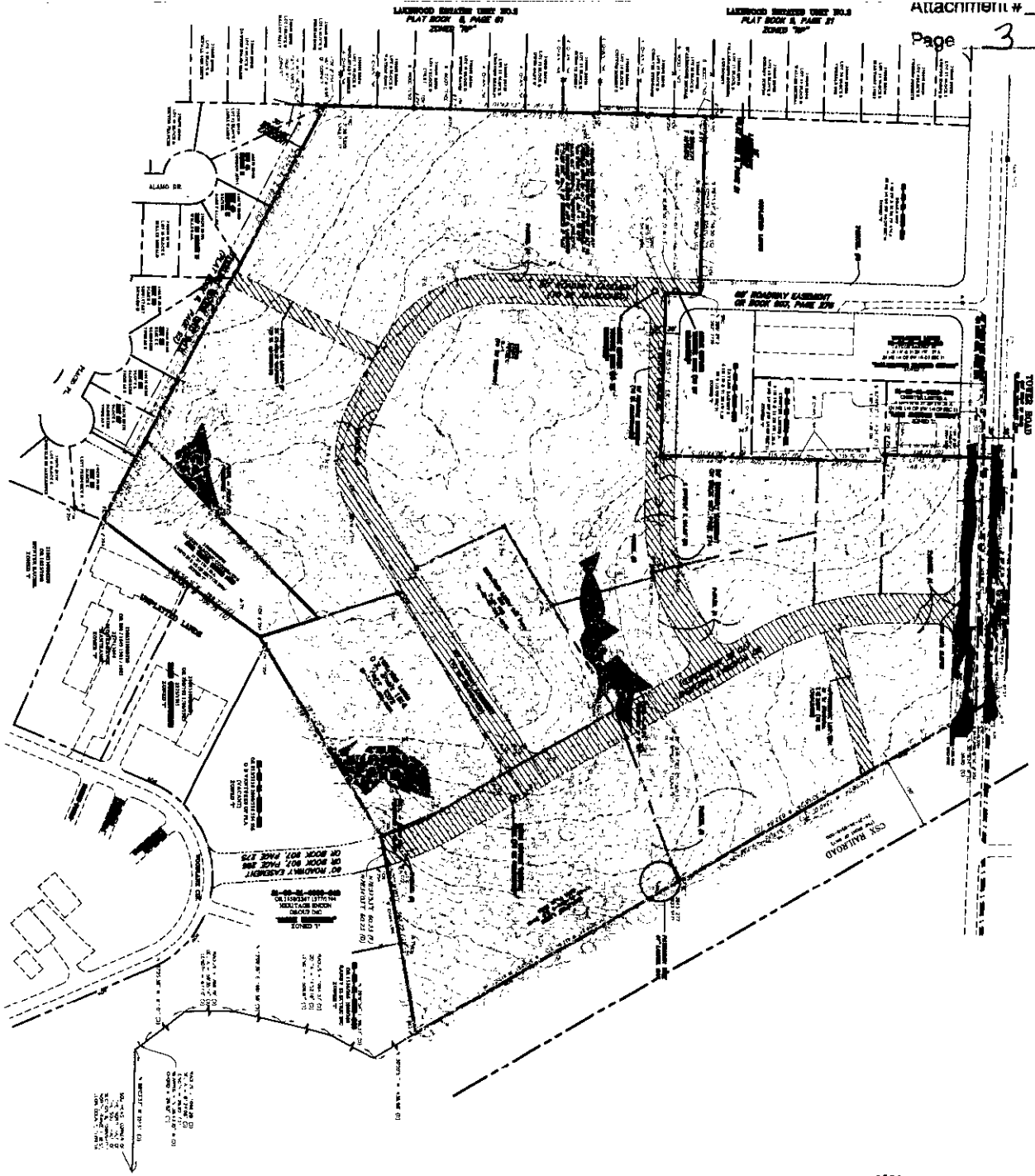
SCALE: 1"=100'-0"

TOWER CREEK
EXISTING CONDITIONS PLAN

BRACKENCHASE HOMEBUILDERS
3031 Ellis Road Suite 1, Tallahassee, FL 32309

JOB NO. 4128

DATE 10/11/04



* ON SITE OPPORTUNITY TO BE REDUCED TO NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT PROPERTY PRIOR TO CONSTRUCTION.

SIGNIFICANT SLOPES

EXISTING SIGNIFICANT SLOPES	34509 S.F.	0.79 AC
SIGNIFICANT SLOPES TO BE PRESERVED	19671 S.F.	0.45 AC

LEGEND

(F)	FIELD MEASURED DATA
(D)	SEEDED DATA
(C)	CALCULATED DATA
T.B.	TANGENT BEARING
C.S.	CUT TIRE MACHINE
E.P.	ELECTRIC POLE
O.E.	OVERHEAD ELECTRIC
FCM	FOUND CONCRETE MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
FNC	FOUND NAIL AND CAP (AS NOTED)
SRC	SET ROD AND PLASTIC CAP #0001
SNC	SET NAIL WITH METAL CAP #0001
NT	DISTURBED

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

37

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TSR	LJR	9/8/04	DWH
2	Final TSR	LJR	10/7/04	DWH

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA GEORGIA ALABAMA
David W. Hutcheson, P.E. - 38670/Robert D. George, P.E. 51940
LB No 7879 LB No 7193
1907 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FLORIDA 32308
PHONE 850-422-0020 FAX 850-422-0011

DRAFTED LJR
CHECKED DLN
PRJ. ENGR. DWH
PRJ. MGR.

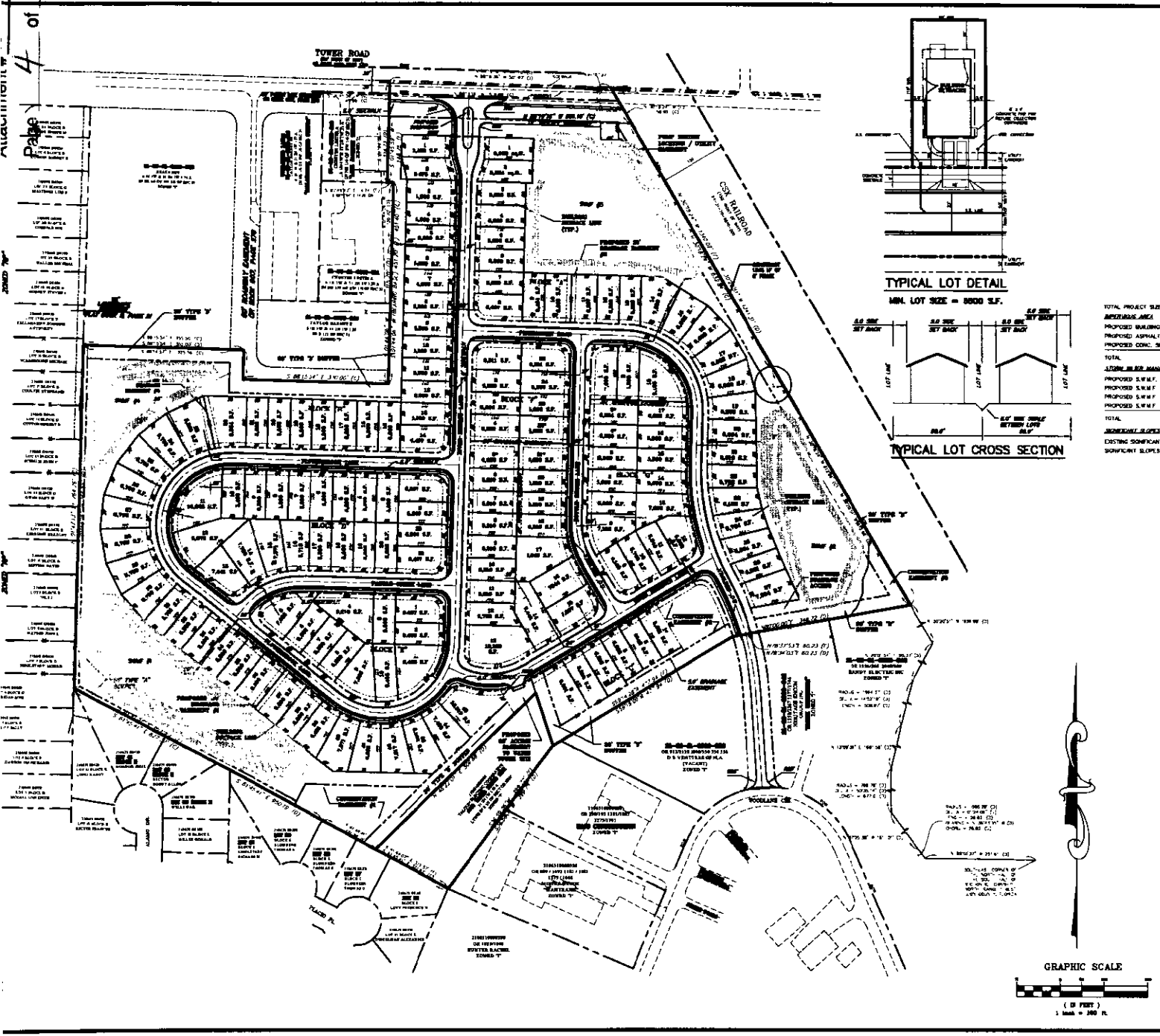
DAVID W. HUTCHESON DATE
FL. P.E. No. 38670

SHEET NO. 3 of 7
SCALE: 1"=100'-0"

TOWER CREEK DEMOLITION PLAN

BRACKENCHASE HOMEBUILDERS
3031 Eliza Road Suite 1, Tallahassee, FL 32309

JOB NO. 4128
DATE 10/11/04



TYPICAL LOT DETAIL

MIN. LOT SIZE = 5600 S.F.

TYPICAL LOT CROSS SECTION

R3 SINGLE FAMILY DETACHED DWELLINGS
TOWER CREEK
PROJECT STRUCTURES

LOT

BUILDING SETBACKS ARE AS FOLLOWS
FRONT
REAR
SIDE
SIDE CORNER
REAR
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'm
REAR 20' 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

37

SITE DATA TABLE

	S.F.	ACRES	% OF SITE
TOTAL PROJECT SIZE:	1822986 S.F.	41.85 AC	TOTAL
IMPERVIOUS AREA	S.F.	ACRES	% OF SITE
PROPOSED BUILDINGS (156x2400 S.F.)	369600 S.F.	8.48 AC	20.27 %
PROPOSED ASPHALT PAVING	151747 S.F.	3.48 AC	8.31 %
PROPOSED CONC. SIDEWALKS	28817 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	76144 S.F.	1.74 AC	4.15 %
PROPOSED S.W.M.F. #4	28505 S.F.	.65 AC	1.56 %
TOTAL	204458 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 %

I. 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: 8.62 AC.
G. Total Lot Areas: 22.78 AC.
H. Total Stormwater Facility Areas: 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: 6,256 FEET
Q. Street Type: PRIVATE, RESIDENTIAL
R. R/W Width: 50 FEET EXCEPT ENTRANCE
S. Pavement Width: 11' LANES
T. Street and Drainage Facility Maintenance: HOMEOWNERS ASSOCIATION

II. UTILITIES:

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

III. CONCEPTUAL STORMWATER MANAGEMENT PLAN:

A. Temporary Erosion Control Pres.: FILTER FENCES, HAY BALES
B. Type of Stormwater Facility: RETENTION & 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 (BFT 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 PROHIBIT 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 ENVIRONMENTAL 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.

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TRR	LJR	9/8/04	DWH
2	Final TRR	LJR	10/7/04	DWH

GEORGE & HUTCHESON ENGINEERING, INC.
Consulting Civil Engineers
Dedicated to Excellence, P.O. 3867 Tallahassee, Florida 32315 Georgia R.E. - 13940
Jib No. 2373 1947 COMMONWEALTH LANE, SUITE 100, TALLAHASSEE, FLORIDA 32308 LB No. 2133
PHONE 850-422-0020 FAX 850-422-0011

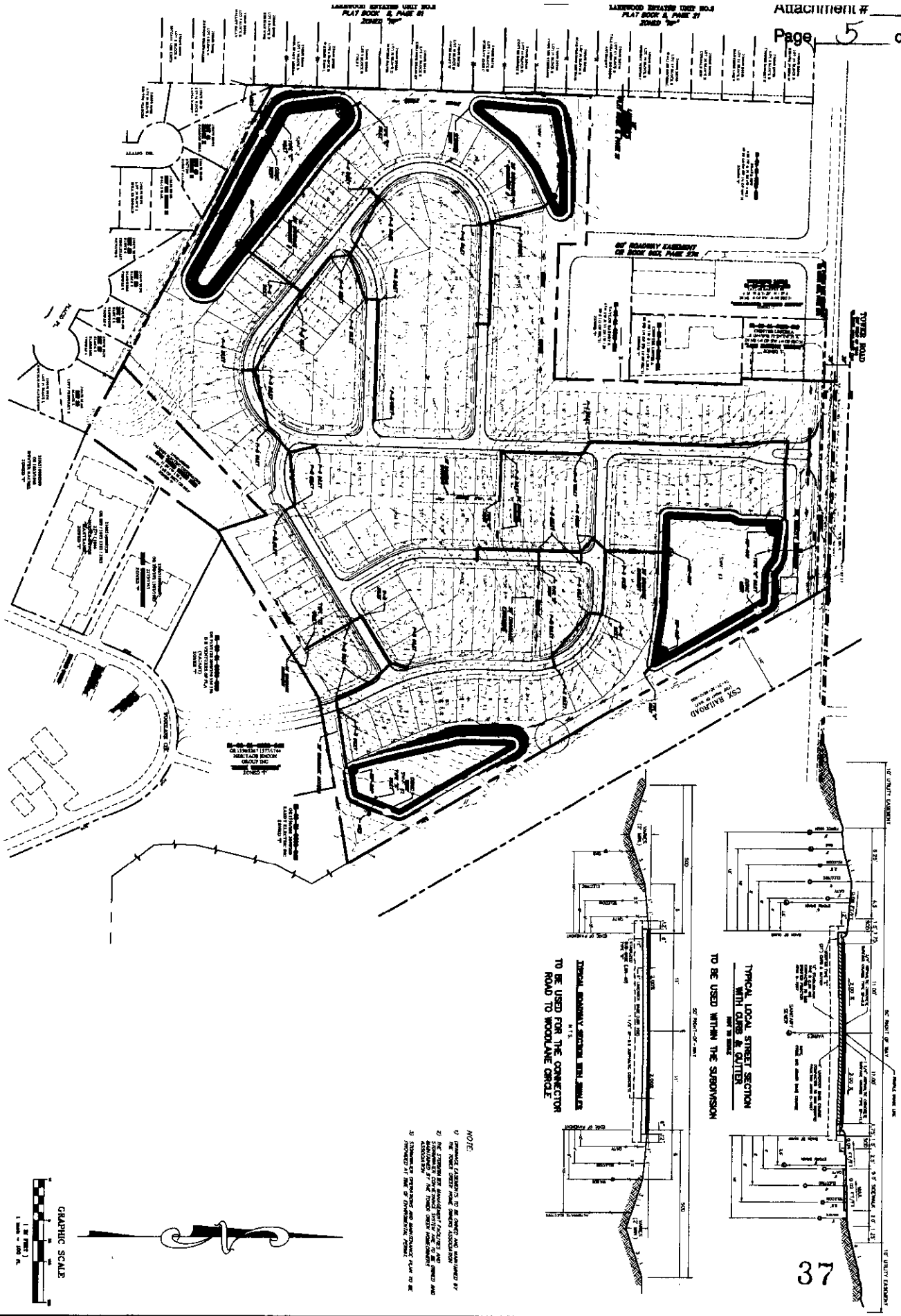
DAVID W. HUTCHESON
FL P.E. No. 38970

DRAWN BY LJR
CHECKED DWH
PRJ. ENGR. DWH
PRJ. MGR.
DATE

SHEET NO. 4 of 7
SCALE 1"=100'-0"

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

JOB NO. 4128
DATE 10/11/04



NOTE:

1) DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE TOWER CREEK HOME OWNERS ASSOCIATION

2) THE STORMWATER MANAGEMENT FACILITIES AND DRAINAGE EASEMENTS TO BE OWNED AND MAINTAINED BY THE TOWER CREEK HOME OWNERS ASSOCIATION

3) STORMWATER OPERATIONS AND MAINTENANCE PLAN TO BE PROVIDED AT TIME OF CONSTRUCTION PERMIT.

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TSR	LJR	6/8/04	DWH
2	Final TSR	LJR	10/7/04	DWH

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA · GEORGIA · ALABAMA
David W. Hutcheson, P.E. - 38670/Robert D. George, P.E. - 51940
1867 CONNOR/WHEATH LANE, SUITE 208, TALLAHASSEE, FLORIDA 32301
PHONE 850-422-0529 FAX 850-422-0811

DRAFTED LJR
CHECKED DLH
PRJ. ENGR. DWH
PRJ. MGR.

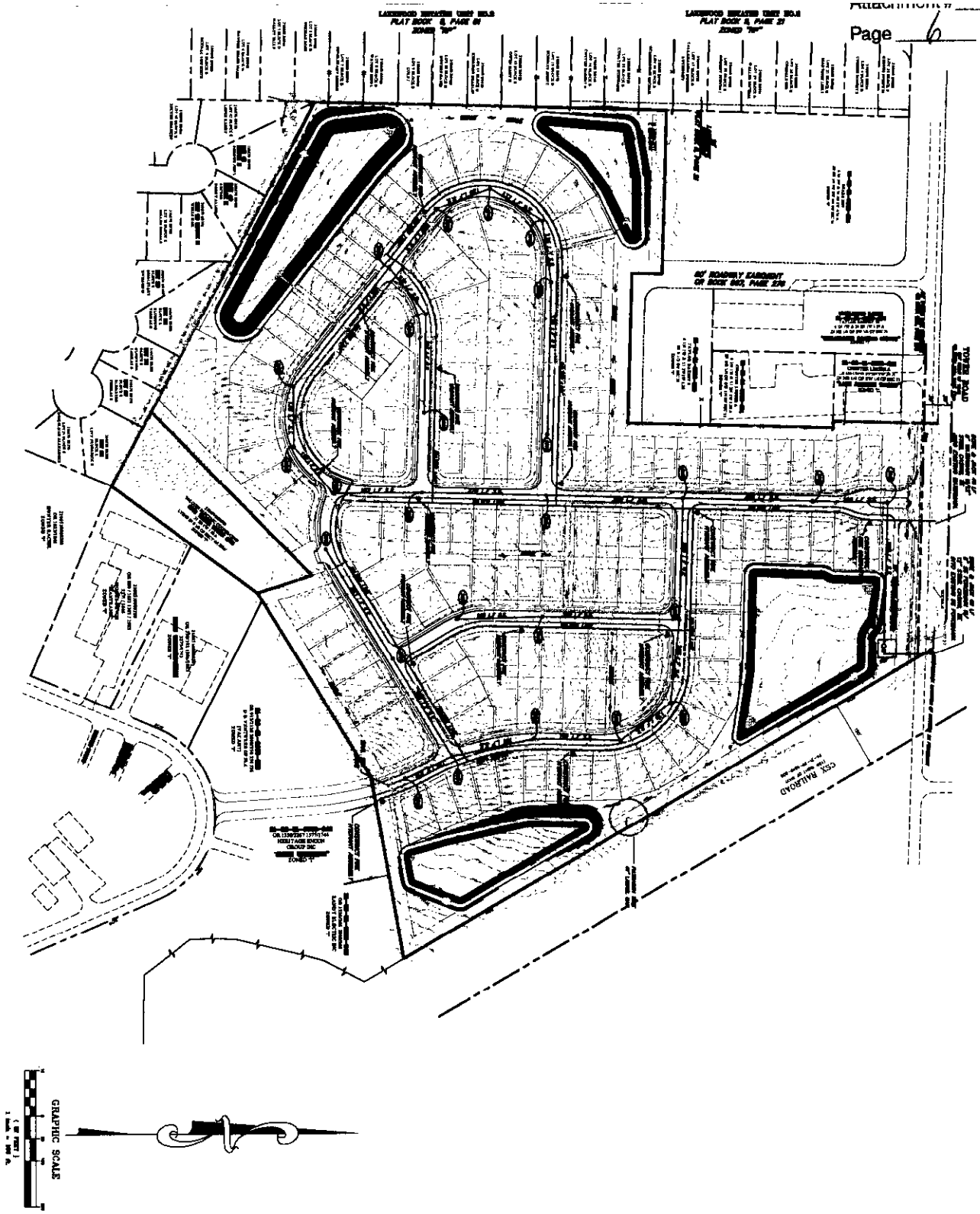
DAVID W. HUTCHESON
FL. P.E. No. 38670
DATE

SHEET NO. 5 of 7
SCALE: 1"=100'-0"

TOWER CREEK
GRADING PLAN / TYP. SECTIONS

BRACKENCHASE HOMEBUILDERS
3051 Eliza Road Suite 1, Tallahassee, FL 32309

JOB NO. 4128
DATE 10/11/04



37

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TSR	LJR	9/8/04	DWH
2	Final TSR	LJR	10/7/04	DWH

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA · GEORGIA · ALABAMA
David W. Hutcheson, P.E. - 38670/Robert D. George, P.E. - 51940
LB No 7879 LB No 7188
1987 LONDONDERRY LANE, SUITE 200, TALLAHASSEE, FLORIDA 32308
PHONE 850-422-0020 FAX 850-422-0011

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

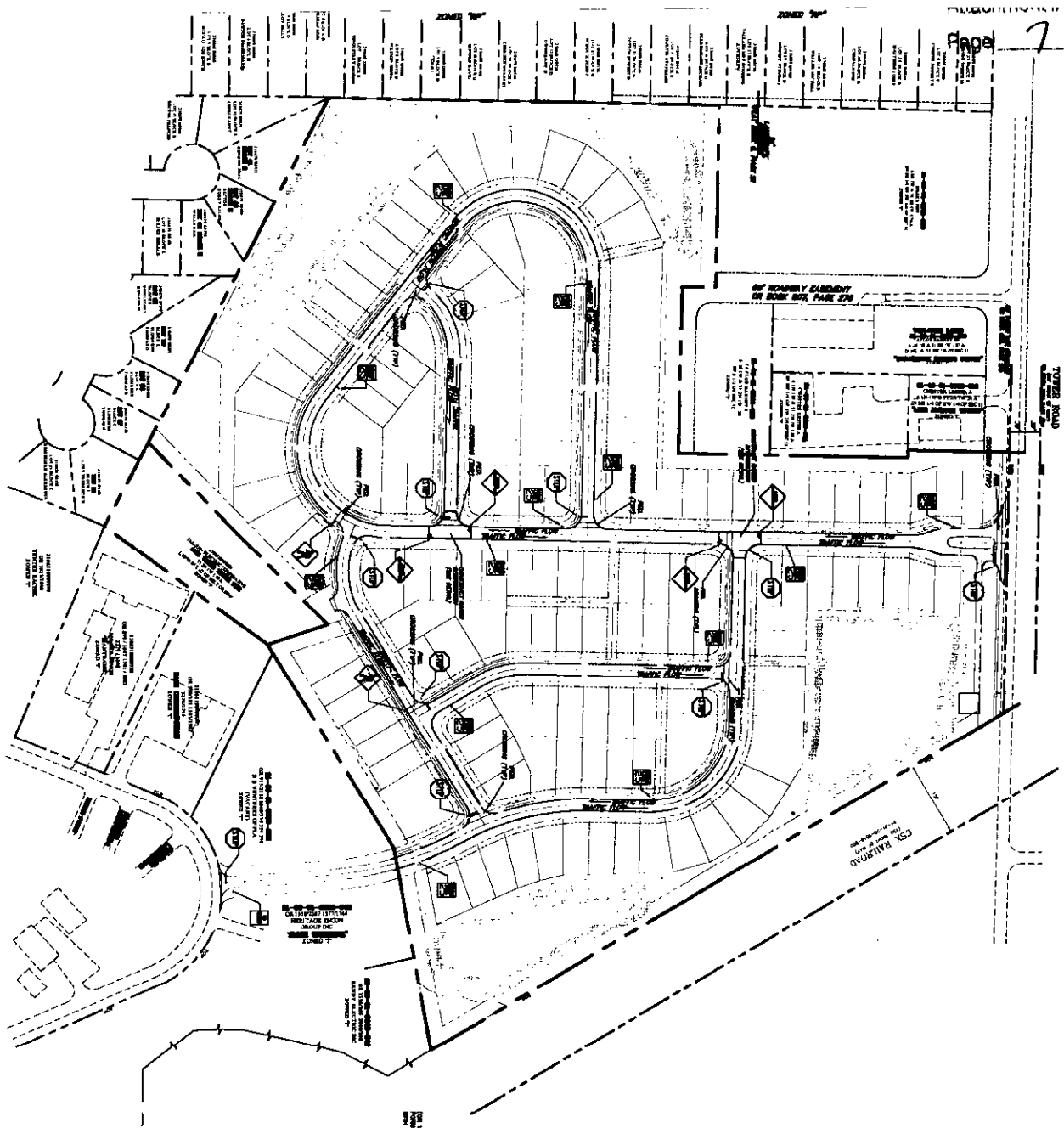
DRAFTED	LJR
CHECKED	DLH
PRJ. ENGR.	DWH
PRJ. MGR.	

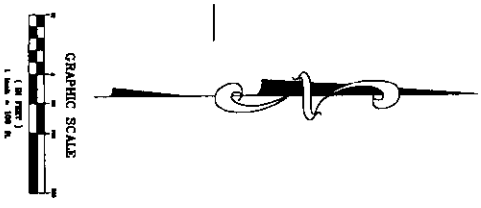
SHEET NO. 6 of 7
SCALE: 1"=100'-0"

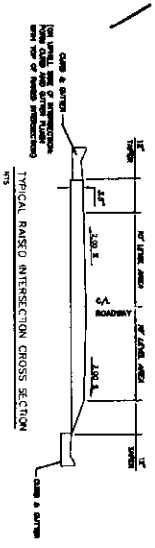
TOWER CREEK UTILITIES PLAN

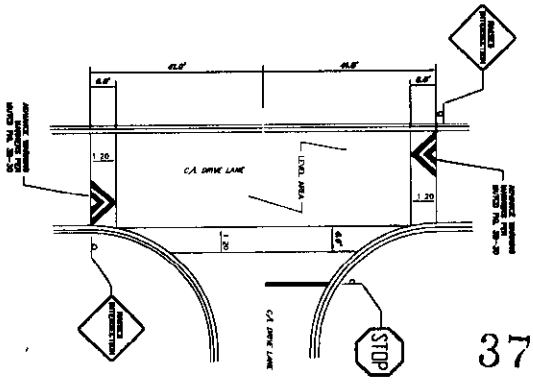
BRACKENCHASE HOMEBUILDERS
3031 Eliza Road Suite 1, Tallahassee, FL 32309

JOB NO. 4128
DATE: 10/11/04









37

NUMBER	REVISIONS	BY	DATE	APPROVED
1	Second TSR	LJR	9/8/04	DWH
2	Final TSR	LJR	10/7/04	DWH

GEORGE & HUTCHESON ENGINEERING, INC.
FLORIDA GEORGIA ALABAMA
David W. Hutcheson, P.E. - 38670/Robert G. George, P.E. - 11940
LB No. 2171 LB No. 2193
1367 COMMONWEALTH LANE, SUITE 200, TALLAHASSEE, FLORIDA 32303
PHONE 850-422-8020 FAX 850-422-0011

DRAFTED LJR
CHECKED DJH
PRJ. ENGR. DWH
PRJ. MGR.

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

SHEET NO. 7 of 7
SCALE: 1"=100'-0"

TOWER CREEK
SIGNAGE/ PAVEMENT MARKING

BRACKENCHASE HOMEBUILDERS
3031 Eliza Road Suite 1, Tallahassee, FL 32309

JOB NO. 4128
DATE: 10/11/04