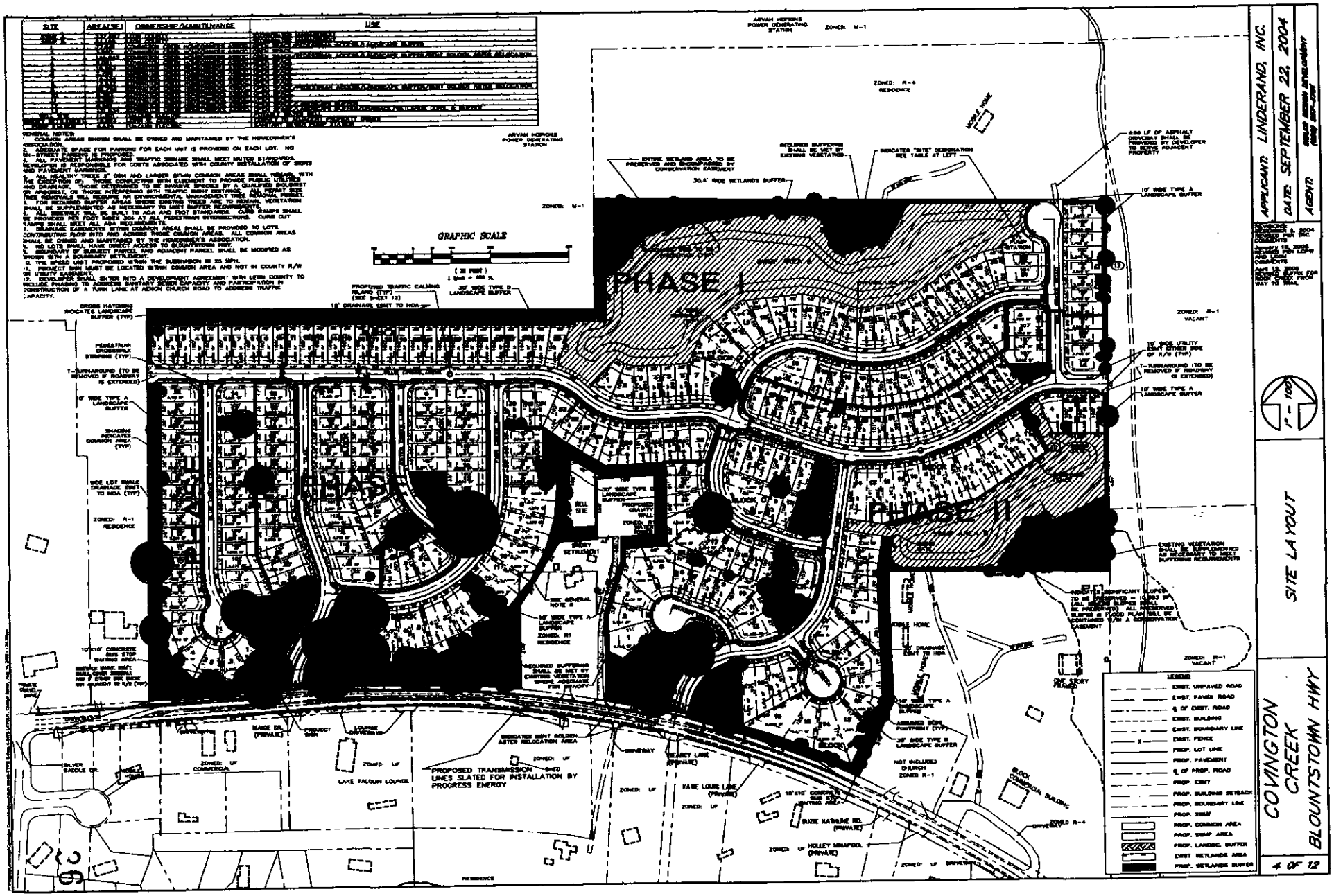
SITE	AREA(SF)	OWNERSHIP/MAINTENANCE	USE
[illegible]	[illegible]	[illegible]	[illegible]

GENERAL NOTES:
1. COMMON AREAS SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
2. ADEQUATE SPACE FOR PARKING FOR EACH UNIT IS PROVIDED ON EACH LOT. NO ON-STREET PARKING IS PROPOSED.
3. ALL PAVEMENT MARKINGS AND TRAFFIC SIGNAGE SHALL MEET MUTCD STANDARDS. DEVELOPER IS RESPONSIBLE FOR COSTS ASSOCIATED WITH COUNTY INSTALLATION OF SIGNS AND PAVEMENT MARKINGS.
4. ALL HEALTHY TREES 2" DBH AND LARGER WITHIN COMMON AREAS SHALL REMAIN, WITH THE EXCEPTION OF: TREES CONFLICTING WITH EASEMENT TO PROVIDE PUBLIC UTILITIES AND DRAINAGE; THOSE DETERMINED TO BE INVASIVE SPECIES BY A QUALIFIED ECOLOGIST OR ARBORIST; OR THOSE INTERFERING WITH TRAFFIC VISIBILITY. ALL PERMIT SUE TREE REMOVALS WILL REQUIRE AN ENVIRONMENTAL MANAGEMENT PERMIT REMOVAL PERMIT.
5. FOR REQUIRED BUFFER AREAS WHERE EXISTING TREES ARE TO REMAIN, VEGETATION SHALL BE SUPPLEMENTED AS NECESSARY TO MEET BUFFER REQUIREMENTS.
6. ALL SIDEWALK WILL BE BUILT TO ADA AND FHOT STANDARDS. CURB RAMPS SHALL BE PROVIDED PER FOOT INDEX 304 AT ALL PEDESTRIAN INTERSECTIONS. CURB CUT RAMPS SHALL MEET ALL ADA REQUIREMENTS.
7. DRAINAGE EASEMENTS WITHIN COMMON AREAS SHALL BE PROVIDED TO LOTS CONTRIBUTING FLOW INTO AND ACROSS THOSE COMMON AREAS. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. NO LOTS SHALL HAVE DIRECT ACCESS TO BLOUNTSTOWN HWY.
9. BOUNDARY OF SUBJECT PARCEL AND ADJACENT PARCEL SHALL BE MODIFIED AS SHOWN WITH A BOUNDARY SETTLEMENT.
10. THE SPEED LIMIT PROPOSED WITHIN THE SUBDIVISION IS 25 MPH.
11. PROJECT SIGN MUST BE LOCATED WITHIN COMMON AREA AND NOT IN COUNTY R/W OR UTILITY EASEMENT.
12. DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH LEON COUNTY TO INCLUDE PHASING TO ASSURE ADEQUATE SEWER CAPACITY AND PARTICIPATION IN CONSTRUCTION OF A TURN LANE AT ADRON CHURCH ROAD TO ADDRESS TRAFFIC CAPACITY.



APPLICANT: LINDERAND, INC.
DATE: SEPTEMBER 22, 2004
AGENT:

1" = 100'

SITE LAYOUT

COVINGTON CREEK
BLOUNTSTOWN HWY

4 OF 12

Attachment # 1
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