

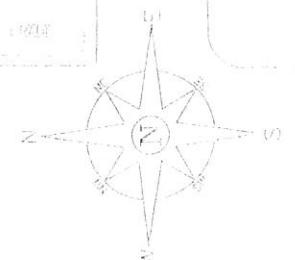
POND NEEDS LITTER REMOVAL AND LANDSCAPE MAINTENANCE

INSTALL ADDITIONAL CHOKER ROCKS CONSISTENT WITH EXISTING CONDITIONS AND REPAIR/FILL EROSION VOIDS AT BOTTOM OF SPILL WAY

WEST BREVARD STREET

RICHMOND PLACE

RICHMOND DRIVE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



DEC Engineering, Inc.
 Civil Engineering
 William E. Douglas P.E., President
 3247 Centerville Road Tallahassee, Florida 32309
 Phone: (904) 395-5200 Fax: (904) 395-7596
 Email: dec@decinc.com State Certification #4244

PROJECT: BREVARD STREET	
TITLE: DESCRIPTIVE PLAN	SCALE: N/A
DATE: 10/17/07	CLIENT: [Redacted]
DESIGNER: [Redacted]	DRAWN BY: [Redacted]
CHECKED BY: [Redacted]	DATE: 12/19/07
Sheet 1 of 1	
NO. 000-128	

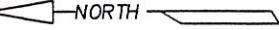
PROPERTY LINES SHOWN EXCEPT WHERE INDICATED OTHERWISE

ALL AREAS ARE COMMON AREAS UNLESS OTHERWISE INDICATED BY BROWN SHADING BUILDINGS.

CERTIFIED TO:
 1) JAMES A. RISCIGNO & VIRGINIA A. RISCIGNO
 2) CAPITAL CITY BANK
 3) MESSER CAPARELLO & SELF, P.A.
 4) CHICAGO TITLE INSURANCE CO.

ADDRESS:
 990 WEST BREVARD STREET
 TALLAHASSEE, FLORIDA

SCALE ~ 1" = 40'



BASE ~

EASTERLY BOUNDARY OF
 RICHMOND DRIVE, AS PER
 LEGAL DESCRIPTION PROVIDED

LEGEND: (GENERAL)

FCM - FOUND CONCRETE MONUMENT (4" X 4")
 FIR - FOUND IRON ROD
 FIP - FOUND IRON PIPE
 FN/C - FOUND NAIL & CAP
 SN/C - SET NAIL & CAP #LB5509
 SCM - SET CONCRETE MONUMENT #4016
 SIR - SET 5/8" IRON ROD WITH CAP #LB5509
 PRM - PERMANENT REFERENCE MONUMENT
 (P) - PLAT DISTANCE AND/OR BEARING
 (S) - SURVEY DISTANCE AND/OR BEARING
 (C) - CALCULATED DISTANCE AND/OR BEARING

LEGEND: (LABELS)

N - NORTH E - EAST
 S - SOUTH W - WEST
 ° - DEGREES ' - MINUTES
 " - SECONDS R - RADIUS OR RANGE
 Δ - DELTA (CENTRAL ANGLE)
 L - CURVE LENGTH
 CL - CHORD LENGTH (CURVE)
 CB - CHORD BEARING (CURVE)
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 RW - RIGHT OF WAY

NOTES:

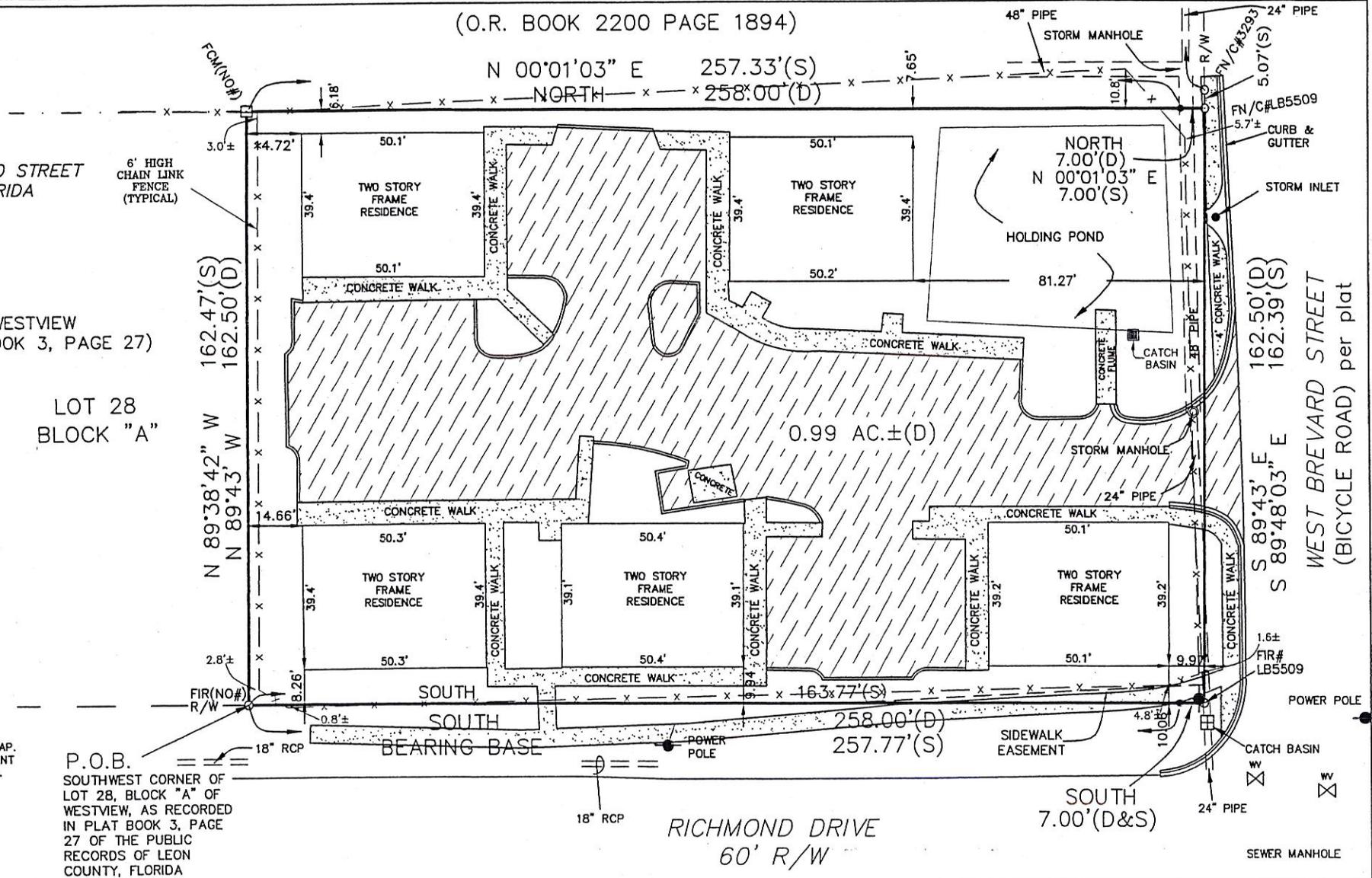
- 1) THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.
- 2) UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.
- 3) The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

WESTVIEW
 (PLAT BOOK 3, PAGE 27)

LOT 28
 BLOCK "A"

P.O.B.
 SOUTHWEST CORNER OF
 LOT 28, BLOCK "A" OF
 WESTVIEW, AS RECORDED
 IN PLAT BOOK 3, PAGE
 27 OF THE PUBLIC
 RECORDS OF LEON
 COUNTY, FLORIDA

(O.R. BOOK 2200 PAGE 1894)



This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Fl. on Map Number 12073C0283 D
 Dated: 11/19/97

LEGEND: (DISTANCES)
 ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD = FEET.
 NOTE: UNLESS OTHERWISE DENOTED ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

DESCRIPTION: BOUNDARY SURVEY
 DESCRIPTION IS BY METES AND BOUNDS, SEE ATTACHED

SECTION: 26	SURVEY DATE: 05/11/06
TOWNSHIP: 1-NORTH	FIELD BOOK NUMBER: 543
RANGE: 1-WEST	PAGE: 37
COUNTY: LEON	SCALE: 1" = 40'
RECORDED IN O.R. BOOK: 1442	DRAWING FILE NAME: 00-1387E.DWG
PAGE: 2172	RECORDED: 05/11/06
JOB No. 00-1387	

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.
 MARK T. HENDERSON, P.S.M. Date: 05.16.2006
 Professional Surveyor & Mapper
 Florida Registration No. 4354

FOUNDATION ADDED: 7/19/01 BY: C.M.
 FINAL ADDITIONS: 05/11/06 BY: M.A.
 REVISION: BY:

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

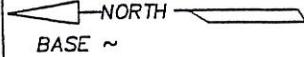
GARY G. ALLEN
 Registered Land Surveyor, Inc.
 4101 Apalachee Parkway
 Tallahassee, Florida 32311
 LB #5509

CIVIL ENGINEERING
 EB #5509
 Phone: (850)-877-0541
 Fax: (850)-877-0041
 E-mail: ggallen@supernet.net

CERTIFIED TO:
 1) JAMES A. RISCIGNO & VIRGINIA A. RISCIGNO
 2) CAPITAL CITY BANK
 3) MESSER CAPARELLO & SELF, P.A.
 4) CHICAGO TITLE INSURANCE CO.

ADDRESS:
 990 WEST BREVARD STREET
 TALLAHASSEE, FLORIDA

SCALE ~ 1" = 40'



EASTERLY BOUNDARY OF
 RICHMOND DRIVE, AS PER
 LEGAL DESCRIPTION PROVIDED

LEGEND: (GENERAL)

FCM - FOUND CONCRETE MONUMENT (4" X 4")
 FIR - FOUND IRON ROD
 FIP - FOUND IRON PIPE
 FN/C - FOUND NAIL & CAP
 SN/C - SET NAIL & CAP #LB5509
 SCM - SET CONCRETE MONUMENT #4016
 SIR - SET 5/8" IRON ROD WITH CAP #LB5509
 PRM - PERMANENT REFERENCE MONUMENT
 (P) - PLAT DISTANCE AND/OR BEARING
 (S) - SURVEY DISTANCE AND/OR BEARING
 (C) - CALCULATED DISTANCE AND/OR BEARING

LEGEND: (LABELS)

N - NORTH E - EAST
 S - SOUTH W - WEST
 ° - DEGREES ' - MINUTES
 " - SECONDS R - RADIUS OR RANGE
 Δ - DELTA (CENTRAL ANGLE)
 L - CURVE LENGTH
 CL - CHORD LENGTH (CURVE)
 CB - CHORD BEARING (CURVE)
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R/W - RIGHT OF WAY

NOTES:

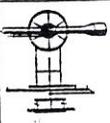
- 1) THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.
- 2) UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.
- 3) The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LEGEND: (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD " = FEET.

NOTE: UNLESS OTHERWISE DENOTED ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Fl. on Map Number 12073C0283 D Dated: 11/19/97



GARY G. ALLEN
 Registered Land Surveyor, Inc.
 4101 Apalachee Parkway
 Tallahassee, Florida 32311
 LB #5509

CIVIL ENGINEERING
 EB #5509
 Phone: (850)-877-0541
 Fax: (850)-877-0041
 E-mail: ggallen@supernet.net

DESCRIPTION: BOUNDARY SURVEY	
DESCRIPTION IS BY METES AND BOUNDS, SEE ATTACHED	
SECTION: 26	SURVEY
TOWNSHIP: 1-NORTH	DATE: 05/11/06
RANGE: 1-WEST	FIELD BOOK
COUNTY: LEON	NUMBER: 543
RECORDED IN O.R.	PAGE: 37
BOOK: 1442	SCALE: 1" = 40'
PAGE: 2172	DRAWING FILE NAME
JOB No. 00-1387	00-1387E.DWG
	RECERTIFIED: 05/11/06

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

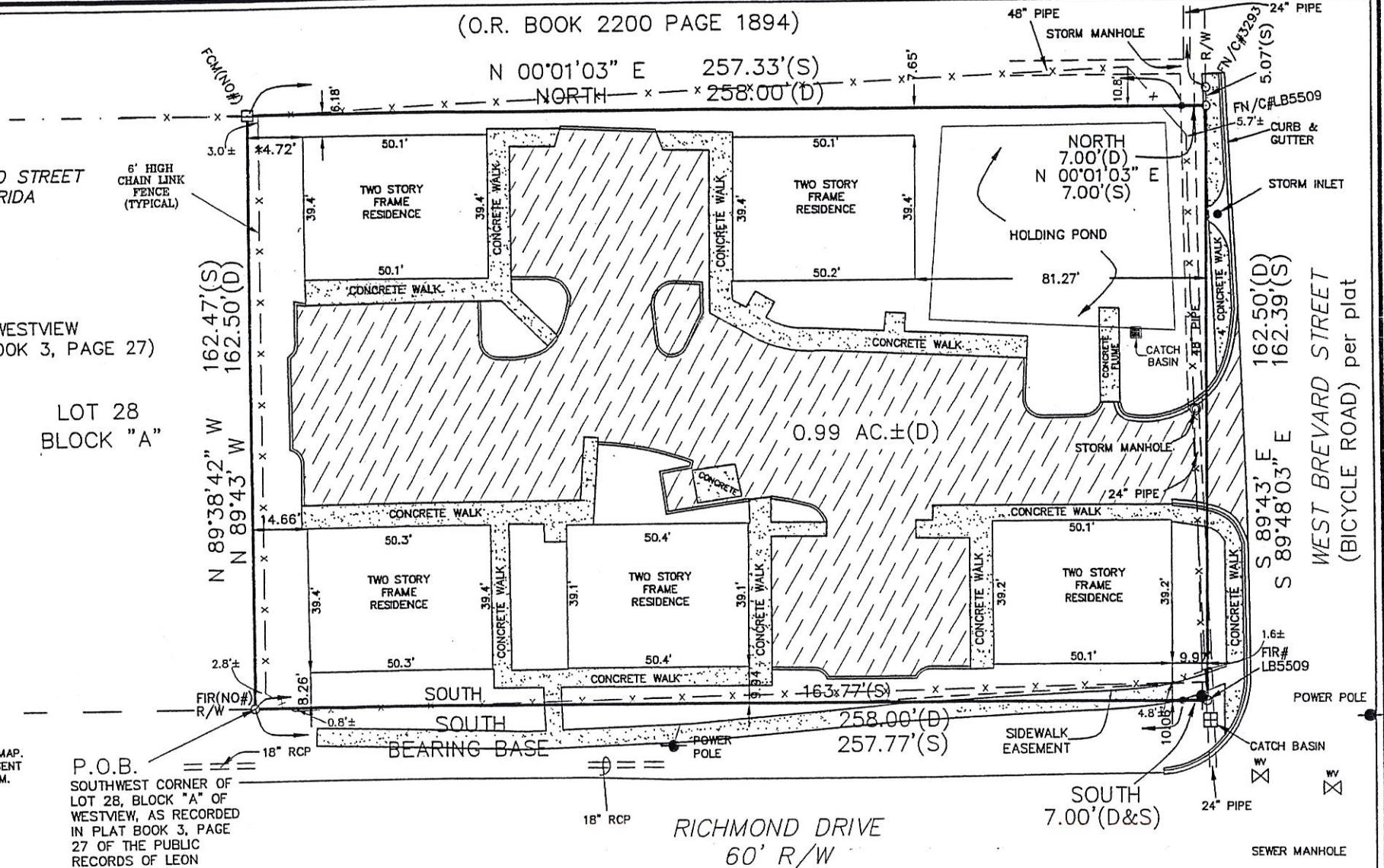
MARK T. HENDERSON, P.S.M. Date: 05.16.2009
 Professional Surveyor & Mapper
 Florida Registration No. 4354

FOUNDATION ADDED: 7/19/01 BY: C.N.
FINAL ADDITIONS: 05/11/06 BY: M.A.
REVISION: BY:
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
SHEET 1 OF 2

WESTVIEW
 (PLAT BOOK 3, PAGE 27)

LOT 28
 BLOCK "A"

P.O.B.
 SOUTHWEST CORNER OF
 LOT 28, BLOCK "A" OF
 WESTVIEW, AS RECORDED
 IN PLAT BOOK 3, PAGE
 27 OF THE PUBLIC
 RECORDS OF LEON
 COUNTY, FLORIDA



(O.R. BOOK 2200 PAGE 1894)

N 00°01'03" E 257.33'(S)
 NORTH x x x x 258.00'(D)

N 89°38'42" W 162.47'(S)
 N 89°43' W 162.50'(D)

S 89°43' E 162.50'(D)
 S 89°48'03" E 162.39'(S)

RICHMOND DRIVE
 60' R/W

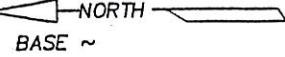
WEST BREVARD STREET
 (BICYCLE ROAD) per plat

CERTIFIED TO:

- 1) JAMES A. RISCIGNO & VIRGINIA A. RISCIGNO
- 2) CAPITAL CITY BANK
- 3) MESSER CAPARELLO & SELF, P.A.
- 4) CHICAGO TITLE INSURANCE CO.

ADDRESS:
990 WEST BREVARD STREET
TALLAHASSEE, FLORIDA

SCALE ~ 1" = 40'



EASTERLY BOUNDARY OF
RICHMOND DRIVE, AS PER
LEGAL DESCRIPTION PROVIDED

LEGEND: (GENERAL)

- FCM - FOUND CONCRETE MONUMENT (4" x 4")
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- FN/C - FOUND NAIL & CAP
- SN/C - SET NAIL & CAP #LB5509
- SCM - SET CONCRETE MONUMENT #4016
- SIR - SET 5/8" IRON ROD WITH CAP #LB5509
- PRM - PERMANENT REFERENCE MONUMENT
- (P) - PLAT DISTANCE AND/OR BEARING
- (S) - SURVEY DISTANCE AND/OR BEARING
- (C) - CALCULATED DISTANCE AND/OR BEARING

LEGEND: (LABELS)

- N - NORTH E - EAST
- S - SOUTH W - WEST
- ° - DEGREES ' - MINUTES
- " - SECONDS R - RADIUS OR RANGE
- Δ - DELTA (CENTRAL ANGLE)
- L - CURVE LENGTH
- CL - CHORD LENGTH (CURVE)
- CB - CHORD BEARING (CURVE)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT OF WAY

NOTES:

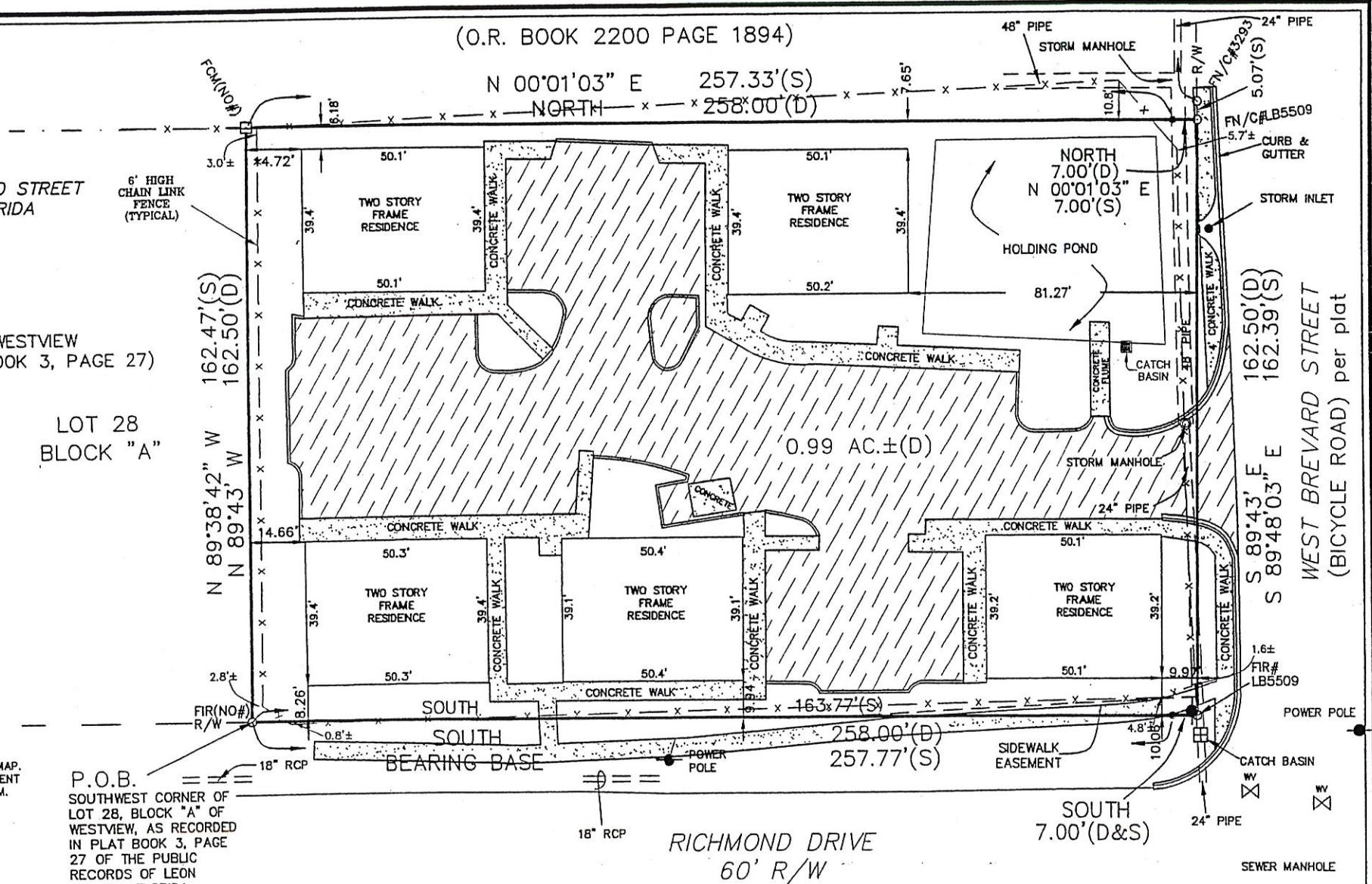
- 1) THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.
- 2) UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY, LEGAL OWNERSHIP NOT DETERMINED.
- 3) The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

WESTVIEW
(PLAT BOOK 3, PAGE 27)

LOT 28
BLOCK "A"

P.O.B.
SOUTHWEST CORNER OF
LOT 28, BLOCK "A" OF
WESTVIEW, AS RECORDED
IN PLAT BOOK 3, PAGE
27 OF THE PUBLIC
RECORDS OF LEON
COUNTY, FLORIDA

(O.R. BOOK 2200 PAGE 1894)



This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Fl. on Map Number 12073C0283 D
Dated: 11/19/97

LEGEND: (DISTANCES)
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD = FEET.
NOTE: UNLESS OTHERWISE DENOTED ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

DESCRIPTION: BOUNDARY SURVEY	
DESCRIPTION IS BY METES AND BOUNDS, SEE ATTACHED	
SECTION: 26	SURVEY
TOWNSHIP: 1-NORTH	DATE: 05/11/06
RANGE: 1-WEST	FIELD BOOK
COUNTY: LEON	NUMBER: 543
RECORDED IN O.R.	PAGE: 37
BOOK: 1442	SCALE: 1" = 40'
PAGE: 2172	DRAWING FILE NAME
JOB No. 00-1387	00-1387E.DWG
	RECERTIFIED: 05/11/06

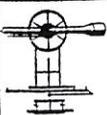
I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

MARK T. HENDERSON, P.S.M. Date: 05.16.2006
Professional Surveyor & Mapper
Florida Registration No. 4354

FOUNDATION ADDED: 7/19/01 BY: C.N.
FINAL ADDITIONS: 05/11/06 BY: M.A.
REVISION: BY:

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 2



GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway
Tallahassee, Florida 32311
LB #5509

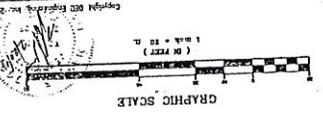
CIVIL ENGINEERING
EB #5509
Phone: (850)-877-0541
Fax: (850)-877-0041
E-mail: ggallen@supernet.net

PROJECT: BREWARD STREET QUADREPLEX

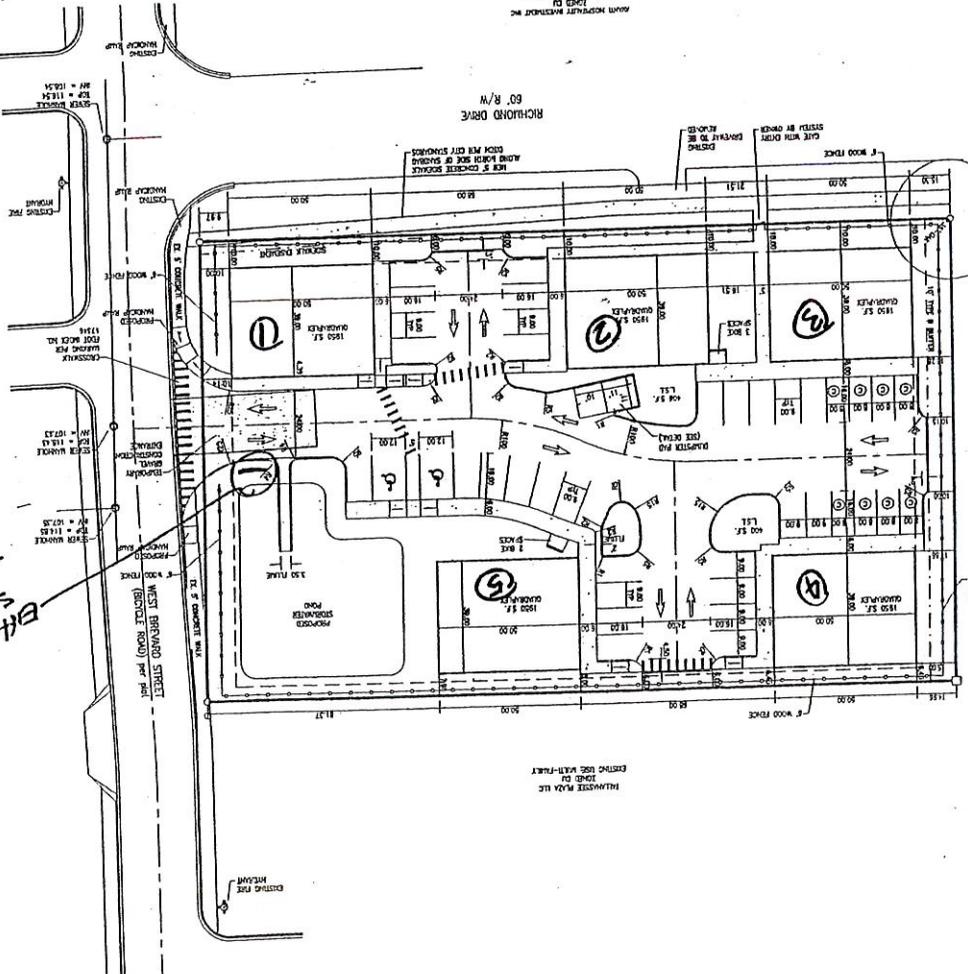
SCALE: 1" = 20'

DATE	BY	REVISION
11/11/77	W.E.C.	1. PRELIMINARY
12/1/77	W.E.C.	2. REVISIONS
12/1/77	W.E.C.	3. REVISIONS
12/1/77	W.E.C.	4. REVISIONS
12/1/77	W.E.C.	5. REVISIONS
12/1/77	W.E.C.	6. REVISIONS
12/1/77	W.E.C.	7. REVISIONS
12/1/77	W.E.C.	8. REVISIONS
12/1/77	W.E.C.	9. REVISIONS
12/1/77	W.E.C.	10. REVISIONS
12/1/77	W.E.C.	11. REVISIONS
12/1/77	W.E.C.	12. REVISIONS
12/1/77	W.E.C.	13. REVISIONS
12/1/77	W.E.C.	14. REVISIONS
12/1/77	W.E.C.	15. REVISIONS
12/1/77	W.E.C.	16. REVISIONS
12/1/77	W.E.C.	17. REVISIONS
12/1/77	W.E.C.	18. REVISIONS
12/1/77	W.E.C.	19. REVISIONS
12/1/77	W.E.C.	20. REVISIONS

DEC Engineering, Inc.
 Civil Engineering
 William E. Conroy, P.E., President
 2417 Cedarville Road
 Columbus, Georgia 31906
 Phone: (404) 251-7700
 Telex: 525111
 Cable: DECENGIN
 Small: domestically con.



- NOTES:**
1. THIS PROJECT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS.
 2. NO PUBLIC UTILITIES ARE SHOWN.
 3. ALL PUBLIC UTILITIES ARE TO BE DELETED.
 4. EXISTING UTILITIES ARE TO BE DELETED AND ALL TO BE RELOCATED TO THE SOUTH SIDE OF THE PROJECT.
 5. ALL SERVICE AND FUTURE UTILITIES SHALL BE LOCATED TO THE SOUTH SIDE OF THE PROJECT.
 6. AT THE POINTS OF ENTRY, THE STRUCTURE SHALL BE RELOCATED TO THE SOUTH SIDE OF THE PROJECT.
 7. AT THE POINTS OF ENTRY, THE STRUCTURE SHALL BE RELOCATED TO THE SOUTH SIDE OF THE PROJECT.
 8. USE EXISTING EXISTING UTILITIES.
 9. USE EXISTING EXISTING UTILITIES.
 10. USE EXISTING EXISTING UTILITIES.
 11. THIS SITE WILL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 12. CONSTRUCTION DETAILS SHALL BE SUBMITTED TO THE CITY OF ATLANTA FOR REVIEW.
 13. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 14. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 15. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 16. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 17. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 18. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 19. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
 20. THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE.
- REVISIONS:**
1. 20 UNITS (20 x 40) SPACES PER UNIT
 2. 20 UNITS PER UNIT
 3. 20 UNITS PER UNIT
 4. 20 UNITS PER UNIT
 5. 20 UNITS PER UNIT
 6. 20 UNITS PER UNIT
 7. 20 UNITS PER UNIT
 8. 20 UNITS PER UNIT
 9. 20 UNITS PER UNIT
 10. 20 UNITS PER UNIT
 11. 20 UNITS PER UNIT
 12. 20 UNITS PER UNIT
 13. 20 UNITS PER UNIT
 14. 20 UNITS PER UNIT
 15. 20 UNITS PER UNIT
 16. 20 UNITS PER UNIT
 17. 20 UNITS PER UNIT
 18. 20 UNITS PER UNIT
 19. 20 UNITS PER UNIT
 20. 20 UNITS PER UNIT
- REVISIONS:**
1. 20 UNITS PER UNIT
 2. 20 UNITS PER UNIT
 3. 20 UNITS PER UNIT
 4. 20 UNITS PER UNIT
 5. 20 UNITS PER UNIT
 6. 20 UNITS PER UNIT
 7. 20 UNITS PER UNIT
 8. 20 UNITS PER UNIT
 9. 20 UNITS PER UNIT
 10. 20 UNITS PER UNIT
 11. 20 UNITS PER UNIT
 12. 20 UNITS PER UNIT
 13. 20 UNITS PER UNIT
 14. 20 UNITS PER UNIT
 15. 20 UNITS PER UNIT
 16. 20 UNITS PER UNIT
 17. 20 UNITS PER UNIT
 18. 20 UNITS PER UNIT
 19. 20 UNITS PER UNIT
 20. 20 UNITS PER UNIT



AREA SUMMARY

DESCRIPTION	AREA (SQ. FT.)	PERCENT
Lot Area	42,500	100.00%
Building Area	8,000	18.82%
Impervious Area	16,000	37.64%
Permeable Area	26,500	62.36%
Total Area	42,500	100.00%

PERCENTAGE SUMMARY

DESCRIPTION	PERCENT
Building Area	18.82%
Impervious Area	37.64%
Permeable Area	62.36%

PERCENTAGE SUMMARY (CONTINUED)

DESCRIPTION	PERCENT
Building Area	18.82%
Impervious Area	37.64%
Permeable Area	62.36%