

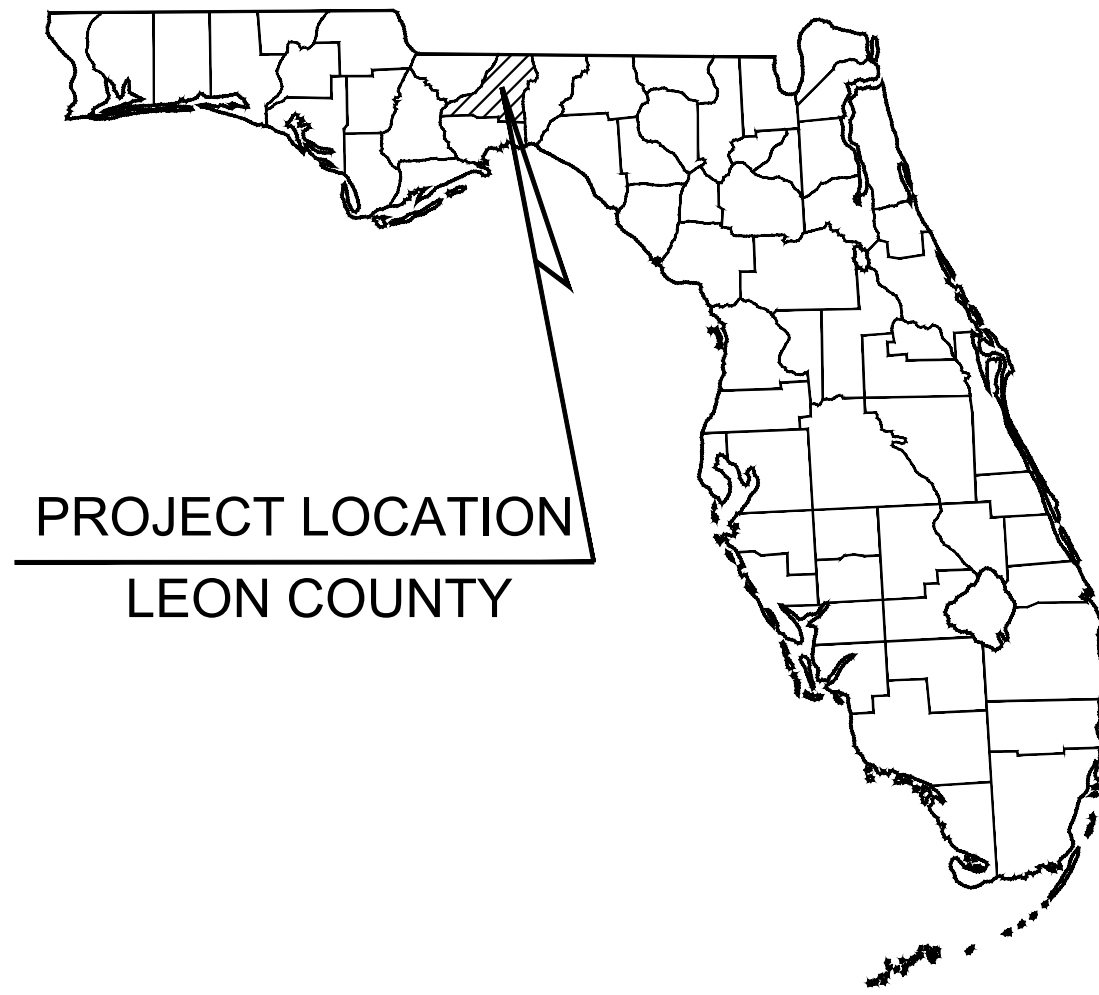
MAJOR SITE PLAN MODIFICATION - TSP240004

FOR KOGER RESTAURANT

PREPARED FOR
APALACHEE CUSTARD LLC
TALLAHASSEE, FL



PARCEL ID: 310440 B0010
SUBMITTAL DATE: MARCH 2024



PROJECT TEAM

OWNER
APALACHEE CUSTARD LLC
1131 EXECUTIVE CENTER DRIVE
TALLAHASSEE, FL 32301

SURVEYOR
MERIDIAN SURVEYING AND MAPPING, INC.
3201 SHAMROCK STREET SOUTH, SUITE 102
TALLAHASSEE, FL 32309
PHONE: (850) 668-7641
KEVIN O'NEAL, PLS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2619 CENTENNIAL BLVD., SUITE 200
TALLAHASSEE, FL 32308
PHONE: (850) 553-3311
CONTACT: CAMERON SNIPES, P.E.

GEOTECHNICAL ENGINEER
ECS FLORIDA, LLC
113 SOUTH MONROE STREET 1ST FLOOR,
TALLAHASSEE, FL 32301
PHONE: (850) 713-3200
CONTACT: CODY WALLACE, P.E.

UTILITY SUPPLIERS

UTILITIES
CITY OF TALLAHASSEE – UTILITY SERVICES
2602 JACKSON BLUFF RD.
TALLAHASSEE, FL 32304
PHONE: (850) 556-5873
CONTACT: WILLIAM TOLAR

TRAFFIC
CITY OF TALLAHASSEE OPERATIONS
300 SOUTH ADAMS ST, BOX 34
TALLAHASSEE, FL 32301
PHONE: (850) 891-0850
CONTACT: JOHN MCFADDEN

ELECTRIC
CITY OF TALLAHASSEE SUBSTATION
2602 JACKSON BLUFF
TALLAHASSEE, FL 32304
PHONE: (850) 891-5016
CONTACT: TINA DROSE

TELECOMMUNICATIONS
COMCAST CABLE
5934 RICHARD ST.
JACKSONVILLE, FL 32216
PHONE: (904) 738-6898
CONTACT: ANDREW SWEENEY

TELECOMMUNICATIONS
CENTURY LINK
1325 BLAIRSTONE RD.
TALLAHASSEE, FL 32301
PHONE: (850) 599-1444
CONTACT: BILL MCCLLOUD

TELECOMMUNICATIONS
UNITI FIBER LLC
107 ST FRANCIS ST, SUITE 1800
MOBILE, AL 36602
PHONE: (251) 214-7059
CONTACT: CHARLIE CROFT

TELECOMMUNICATIONS
HARGRAY COMMUNICATIONS
8324 BAYMEADOWS WAY, SUITE 102
JACKSONVILLE, FL 32256
PHONE: (904) 652-9934
CONTACT: EDWARD HARDING



VICINITY MAP

1" = 500'

NORTH



DESIGN STANDARDS:

F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION

F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION

F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN,
CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)

CITY OF TALLAHASSEE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF
WATER AND WASTEWATER FACILITIES, CURRENT EDITION

CONTRACTOR NOTICE 2023 (EFFECTIVE DECEMBER 31, 2023)

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION (FBC-A), IS MANDATORY. IF NON-COMPLIANT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. FBC-A & FBC-B. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

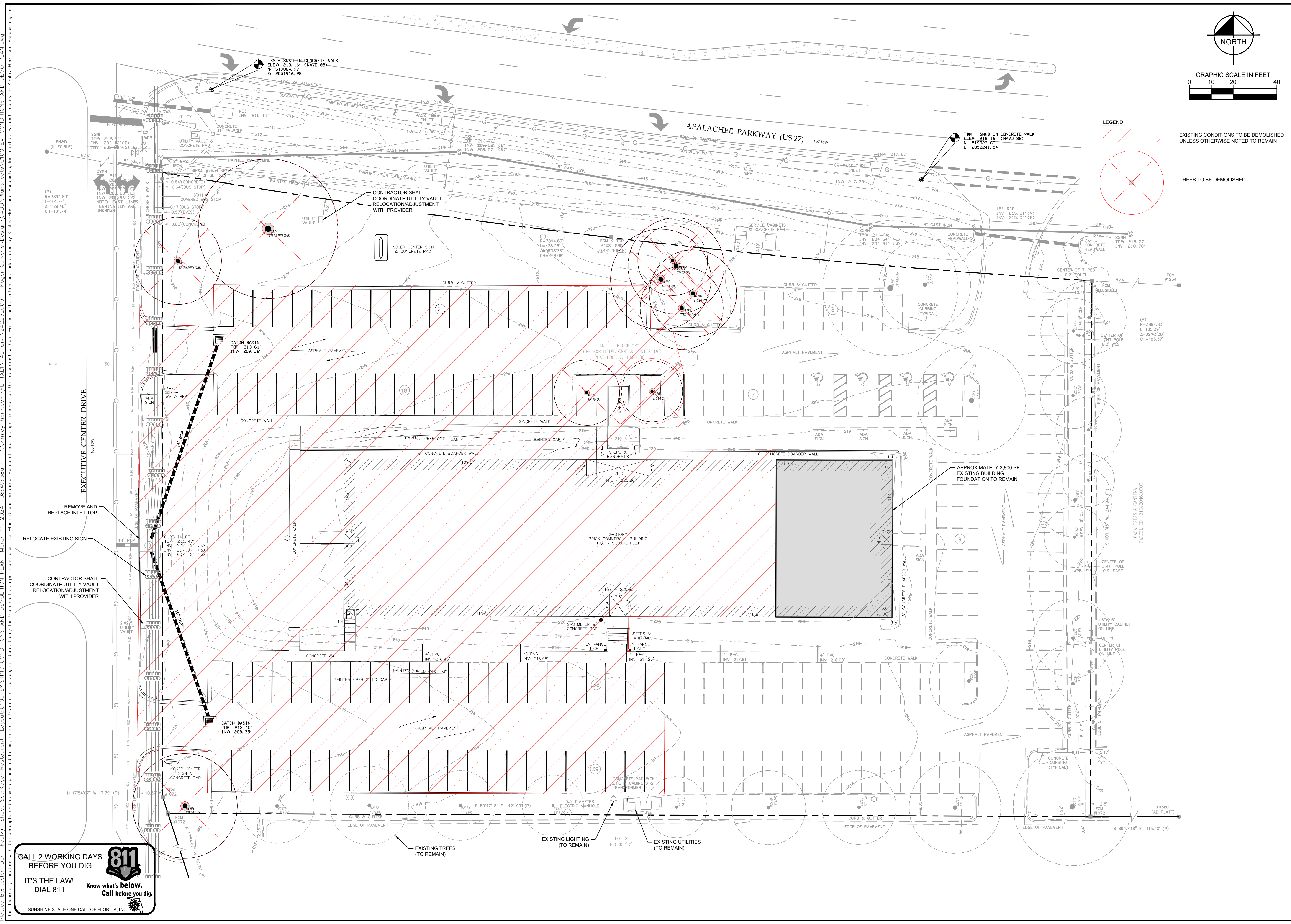
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. RE: §208.3 & §502.3, FBC-A AND F.S. 553.5041. -
 - ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FBC-A & F.S. 553.5041(5)(B). -
 - ACCESSIBLE PARKING SPACES SHALL BE 12 FT WIDE & OUTLINED WITH BLUE PAINT. §502.2 & §502.6 FBC-A.
 - ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5 FT WIDE WITH DIAGONAL STRIPING. §502.3.1, FBC-A
 - ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1/48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1 & §502.4, FBC-A
 - ACCESSIBLE PARKING IDENTIFICATION SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A \$250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60 INCHES FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6 FBC-A AND F.S. 553.5041.
 - CURB RAMP SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMP AND FLARED SIDES SHALL NOT ENCR OACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES & GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2 & §406, FBC-A
 - CURB RAMP SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH AND WIDTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP, A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406.4 FBC-A
 - ALL RAMP WITH A RISE GREATER THAN 6 INCHES SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FAC-A. RAMP SHALL HAVE 60 INCHES MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7, FBC-A.
 - ALL RAMP WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP & BOTTOM OF THE RAMP. MAXIMUM RISE OF A RAMP RUN IS 30 INCHES ON AN ACCESSIBLE ROUTE. RE: §1012.8 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FBC-A.
 - ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE. UNLESS RAMPS WITH PROPER HANDRAILS & HANDRAIL EXTENSIONS ARE PROVIDED AND WITH A CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403, FBC-A.
 - *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206 FBC-A.
- * EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FBC-A

PROJECT SITE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C300A	SITE PLAN
C301	CIRCULATION PLAN
C302	VEHICLE STACKING PLAN
C303	SIGHT DISTANCE PLAN
C400	GRADING AND DRAINAGE PLAN
C401	GRADING AND DRAINAGE DETAILS
C500	UTILITY PLAN
C600	CONSTRUCTION DETAILS
L100	CONCEPT LANDSCAPE PLAN

<p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 2619 CENTENNIAL BLVD., SUITE 200 TALLAHASSEE, FL 32308 PHONE: 850-553-3500 WWW.KIMLEY-HORN.COM</p>	LICENSED PROFESSIONAL CAMERON SNIPES, P.E. FL LICENSE NUMBER 75465
	KHA PROJECT 242222000 DATE MARCH 2024 SCALE AS SHOWN DESIGNED BY CRS DRAWN BY DNK CHECKED BY CRS DATE
COVER SHEET	
KOGER RESTAURANT PREPARED FOR APALACHEE CUSTARD LLC CITY OF TALLAHASSEE, FL	
SHEET NUMBER C000	

Plotted By: Keeler, Dani (Fauk) - Sheet: Sett-Koger Restaurant - Layout: C000 COVER SHEET - March 12, 2024 - 10:59:48am - Kimley-Horn.com - TALLAHASSEE, FL - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



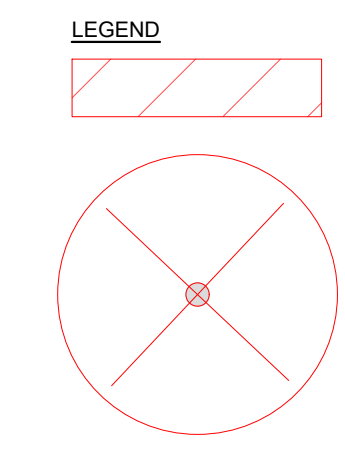
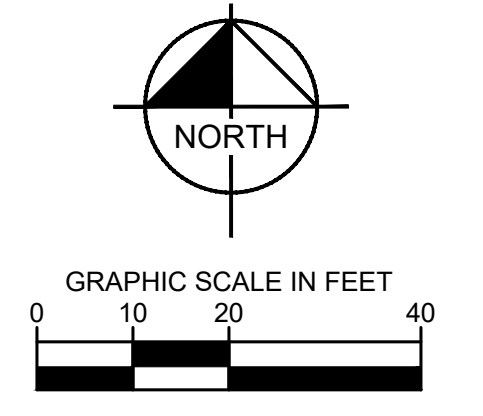
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EXISTING CONDITIONS TO BE DEMOLISHED UNLESS OTHERWISE NOTED TO REMAIN

TREES TO BE DEMOLISHED

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PROJECT: KOGER RESTAURANT
 DATE: MARCH 2024
 SCALE: AS SHOWN
 DESIGNED BY: CRS
 DRAWN BY: DNK
 CHECKED BY: CRS

EXISTING CONDITIONS AND DEMOLITION PLAN

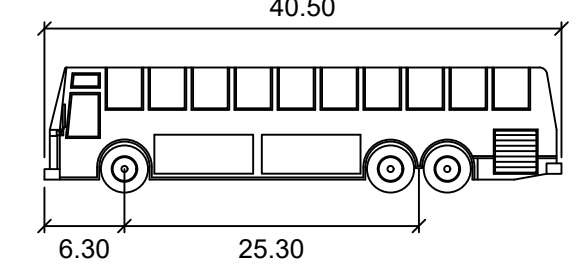
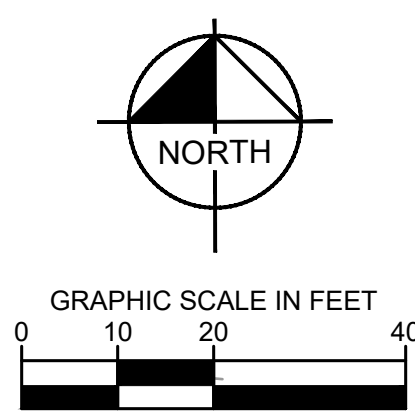
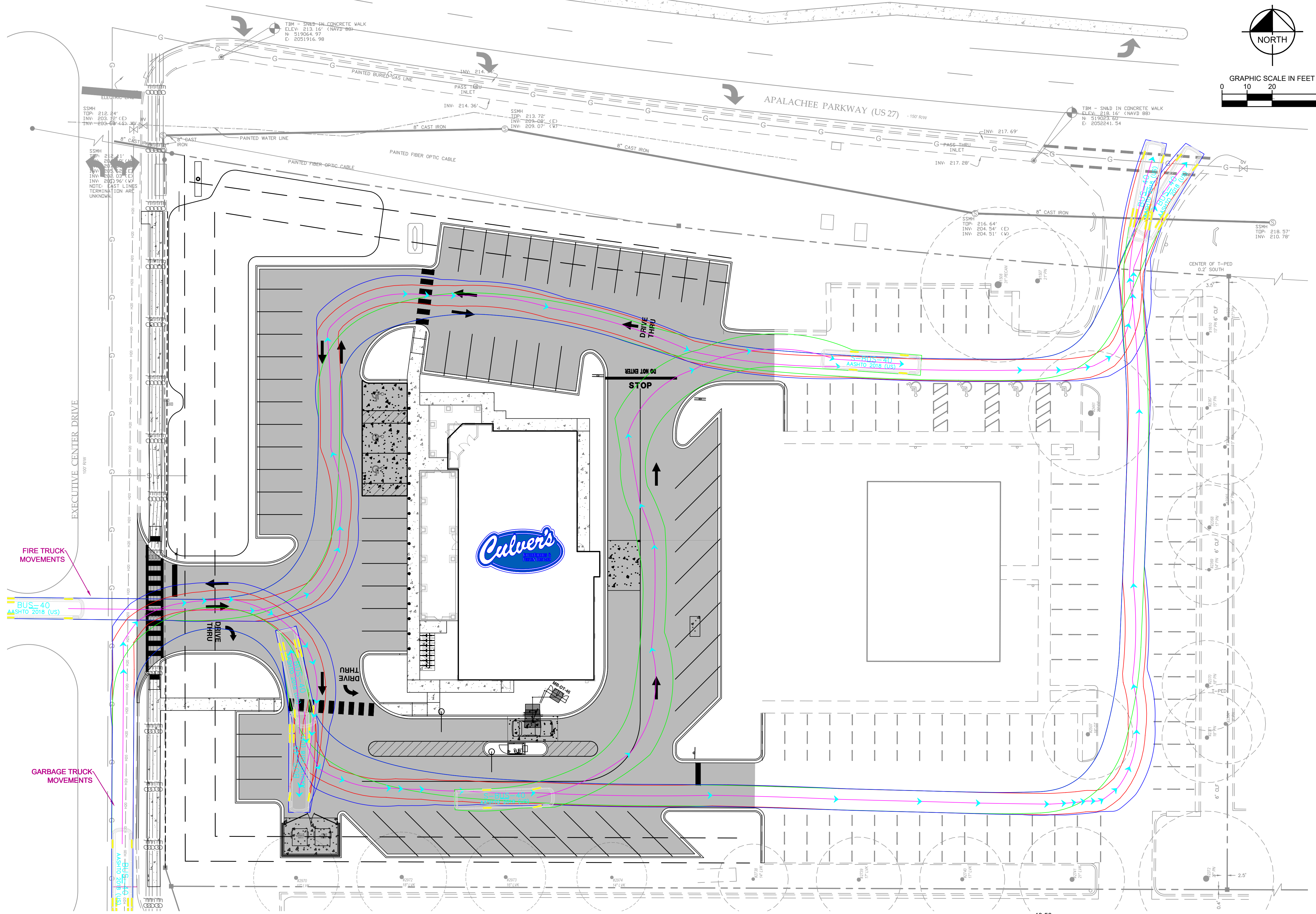
KOGER RESTAURANT
 PREPARED FOR APALACHEE CUSTARD LLC
 CITY OF TALLAHASSEE

SHEET NUMBER
C100

PLOTTED BY: KIMLEY-HORN, DATE: 03/11/2024, 08:49:35am. SHEET: C100, PROJECT: KOGER RESTAURANT, TALLAHASSEE, FL. THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

Plotted By: Keeler, Dani (Foulik) - Sheet: Set: Koger Restaurant - Layout: C301 - CIRCULATION PLAN - March 11, 2024 - 08:50:23am - \\kimley-horn.com\F\TALL\TALL\Civil\242223000 - Koger Culver's Design\CADD\PlanSheets\C301 - CIRCULATION PLAN.dwg
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BUS-40

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.9

- NOTES**
- BUS-40 USED FOR FIRE AND WASTE MOVEMENTS
 - CUMBERLAND FARMS CUSTOM DELIVERY TRUCK USED FOR DELIVERY LOADING ZONE AFTER HOURS

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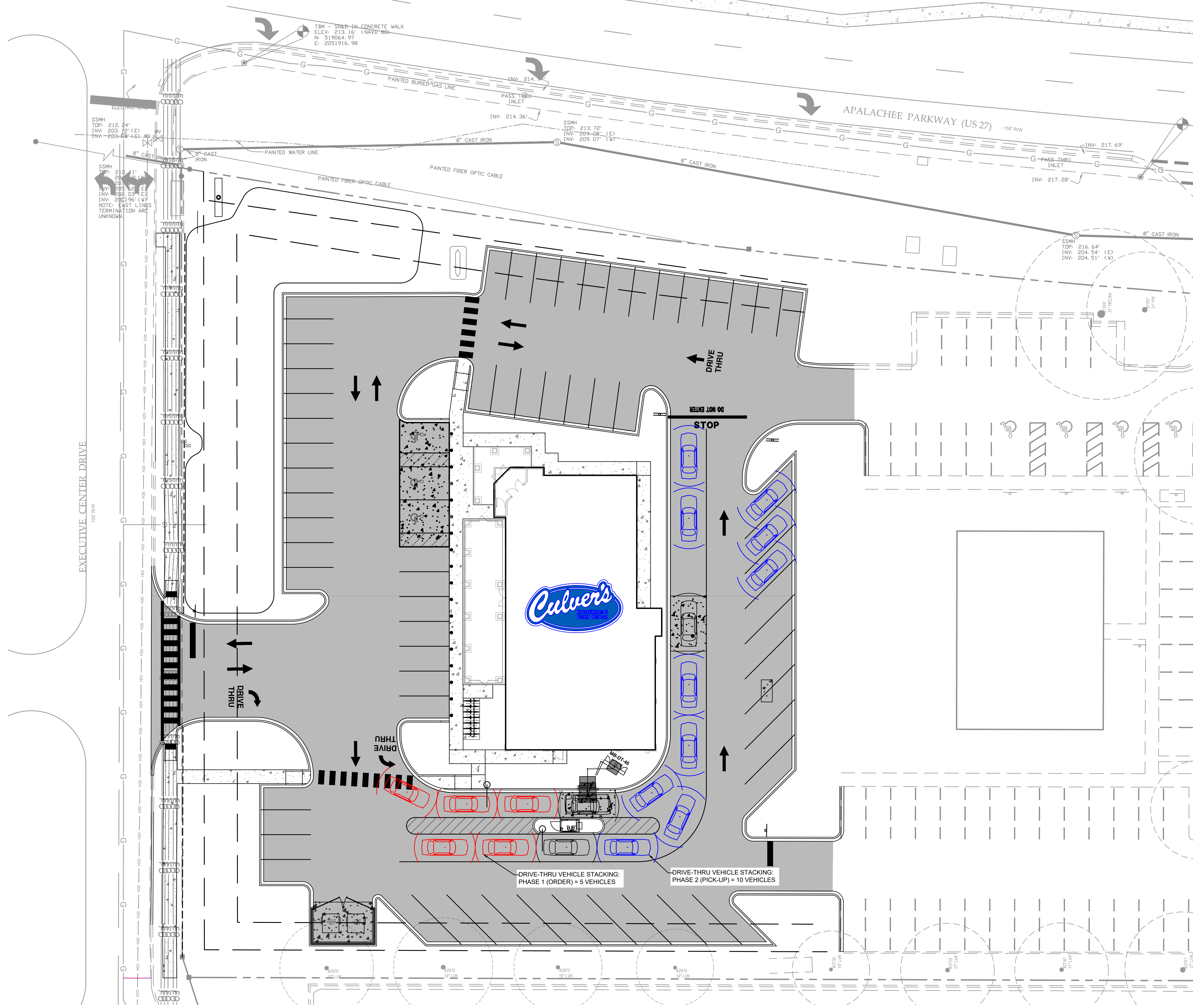
KHA PROJECT: 242223000
 DATE: MARCH 2024
 SCALE: AS SHOWN
 DESIGNED BY: CRS
 DRAWN BY: DNK
 CHECKED BY: CRS
 LICENSED PROFESSIONAL: CAMERON SNIPES, P.E.
 LICENSE NUMBER: 75465

CIRCULATION PLAN

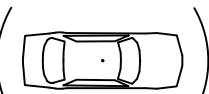
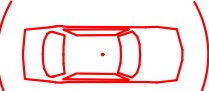
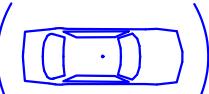
KOGER RESTAURANT
 PREPARED FOR APALACHEE CUSTARD LLC
 CITY OF TALLAHASSEE, FL
 SHEET NUMBER: **C301**

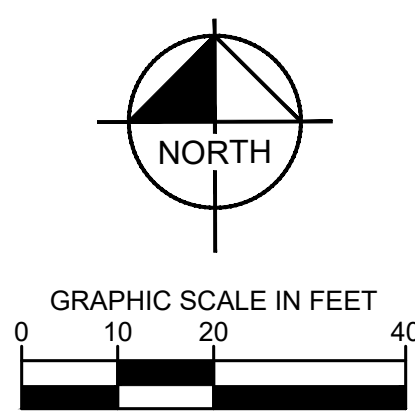
Plotted By: Keefer, Dani (Fouk) - Sheet: Koger Restaurant - Layout: C302 - VEHICLE STACKING PLAN - March 11, 2024 - 08:50:32am - \\kimley-horn.com\TAL\TAL_CWA\24232000 - Koger_Culver's_Design\CADD\PlanSheets\C302_STACKING_PLAN.dwg
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LEGEND

-  VEHICLE STACKING
-  VEHICLE STACKING (ORDER)
-  VEHICLE STACKING (PICK-UP)



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 CHECKED BY: CRS
 LICENSED PROFESSIONAL: CAMERON SNIPES, P.E.
 FL LICENSE NUMBER: 75465

VEHICLE STACKING PLAN

KOGER RESTAURANT
 PREPARED FOR APALACHEE CUSTARD LLC
 CITY OF TALLAHASSEE, FL

SHEET NUMBER
C302

Plotted By: Keeler, Dani (Fouk) Sheet: Sett/Koger Restaurant Layout: C303 SIGHT DISTANCE PLAN March 11, 2024 08:51:24am \\kimley-horn.com\F\TAL\TAL\GWA\24232000 - Koger, Culver's Design\GADD\PlanSheets\C303 SIGHT DISTANCE PLAN.dwg
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SIGHT DISTANCE NOTES:

1. SIGHT DISTANCES WERE CALCULATED USING THE MINIMUM 14.5' SETBACK FROM THE EDGE OF THE TRAVEL WAY.
2. BRANCH PRUNING, WHERE NEEDED, SHALL COMPLY WITH THE CURRENTLY ADOPTED ANSI A300 STANDARDS. DEADWOOD PRUNING AND BRANCH COLLAR CUTS MAY BE PERFORMED TO RAISE LIMBS IN ORDER TO ACCOMMODATE SAFE TRAFFIC MANEUVERING.
3. TREE BRANCHES AND LIMBS SHALL BE PRUNED SO THAT A CLEAR SIGHT WINDOW IS PROVIDED WITH VERTICAL LIMITS OF NOT LESS THAN 5' ABOVE AND 1.5' BELOW THE SIGHT LINE DATUM (3.5' ABOVE THE ROADWAY PAVEMENT) PER FDOT FDM VOLUME 2.
4. BRANCH PRUNING AND TRIMMING SHALL BE COORDINATED WITH THE CITY OF TALLAHASSEE DEPARTMENT OF COMMUNITY BEAUTIFICATION AND WASTE MANAGEMENT.

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DATE MARCH 2024	FL LICENSE NUMBER 75465
SCALE AS SHOWN	CHECKED BY CRS
DESIGNED BY DNK	DATE
DRAWN BY DNK	

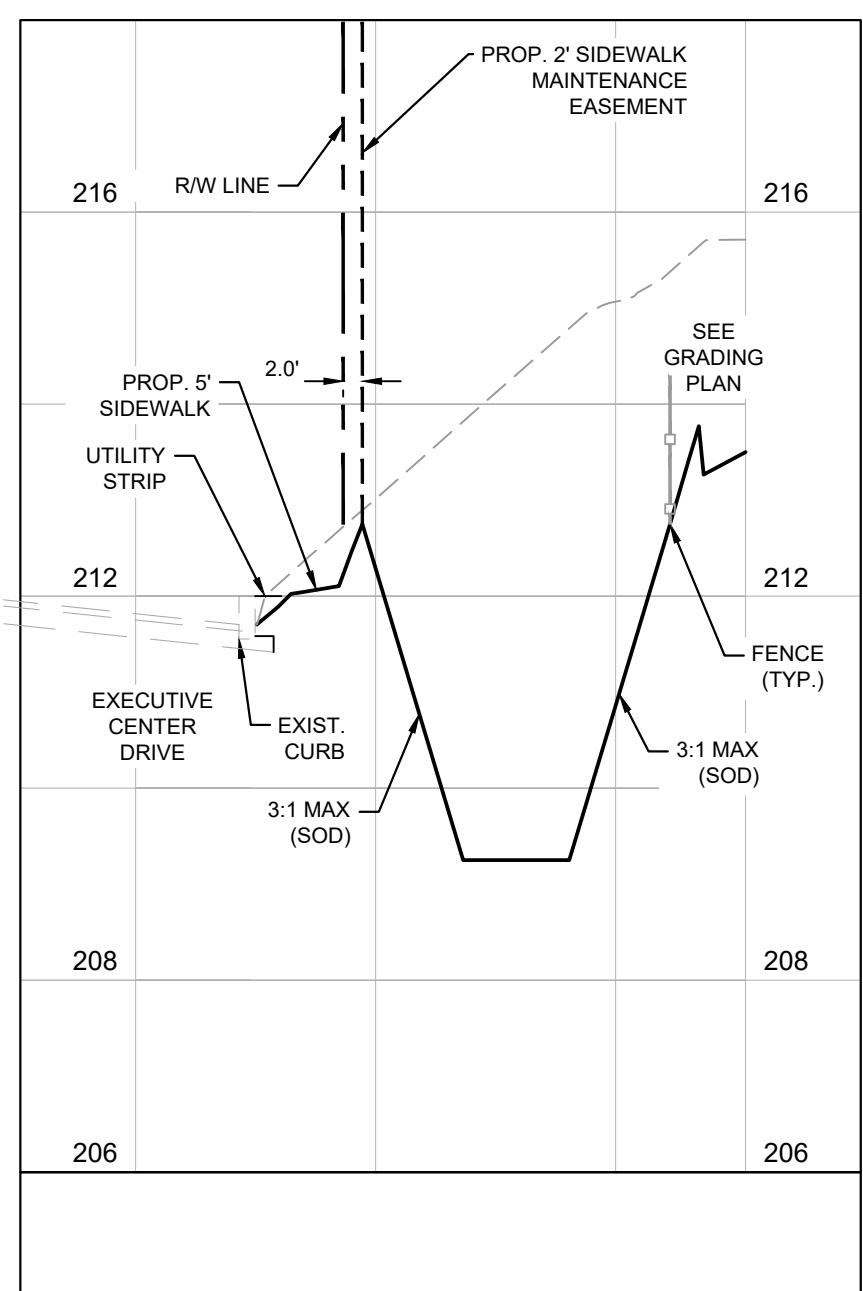
SIGHT DISTANCE PLAN

KOGER RESTAURANT
 PREPARED FOR
 APALACHEE CUSTARD LLC
 CITY OF TALLAHASSEE FL

SHEET NUMBER
C303

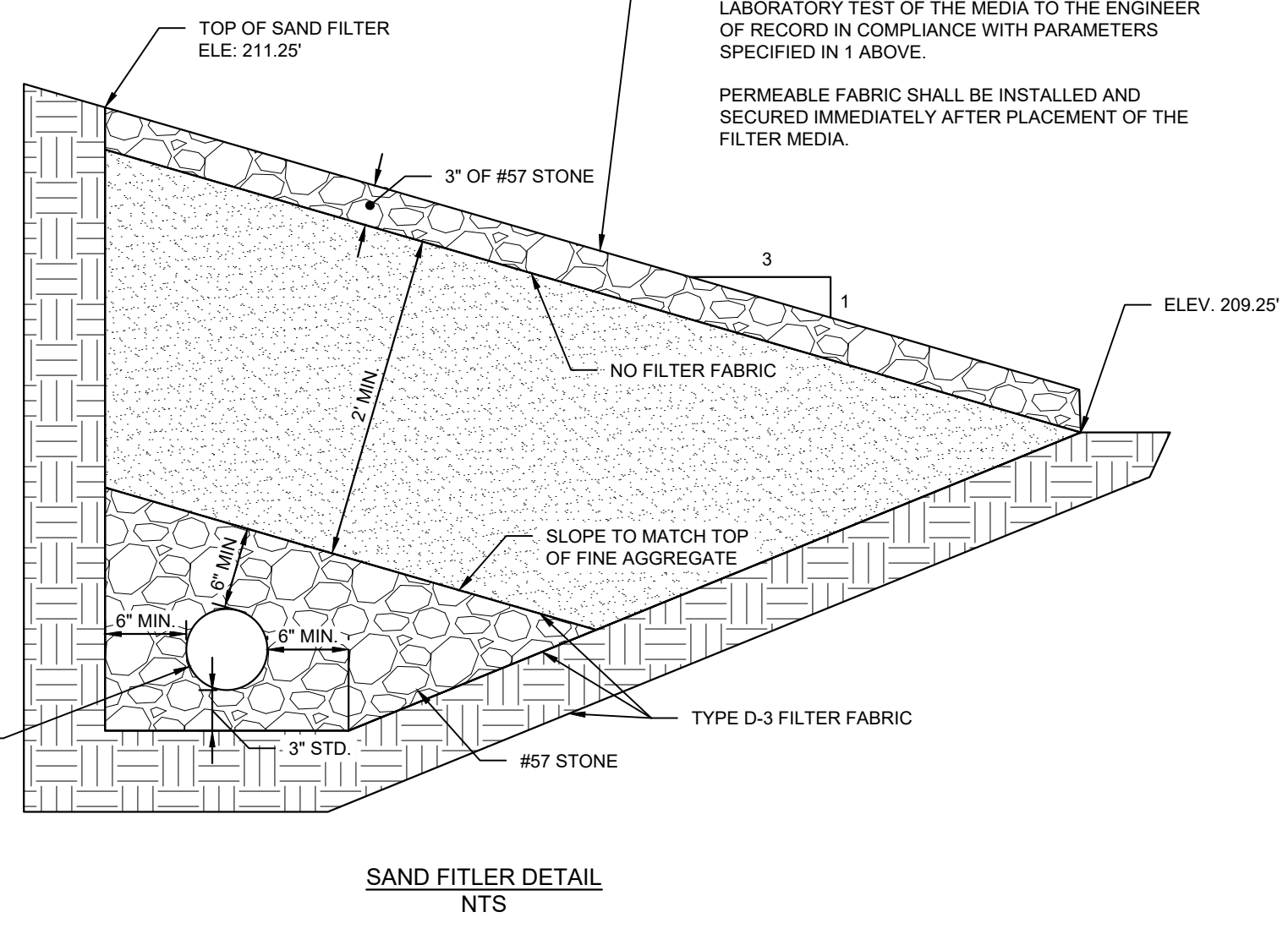
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Plotted By: Kessler, Dani (Fouk) - Sheet: Sett/Koger Restaurant - Layout: C401 GRADING AND DRAINAGE DETAILS - March 11, 2024 - 08:51:53am - Kimley-Horn.com \\\TAL\TAL_Civil\242232000 - Koger, Sett\Koger Restaurant\CADD\PlanSheets\C401 SWMF DETAILS.dwg
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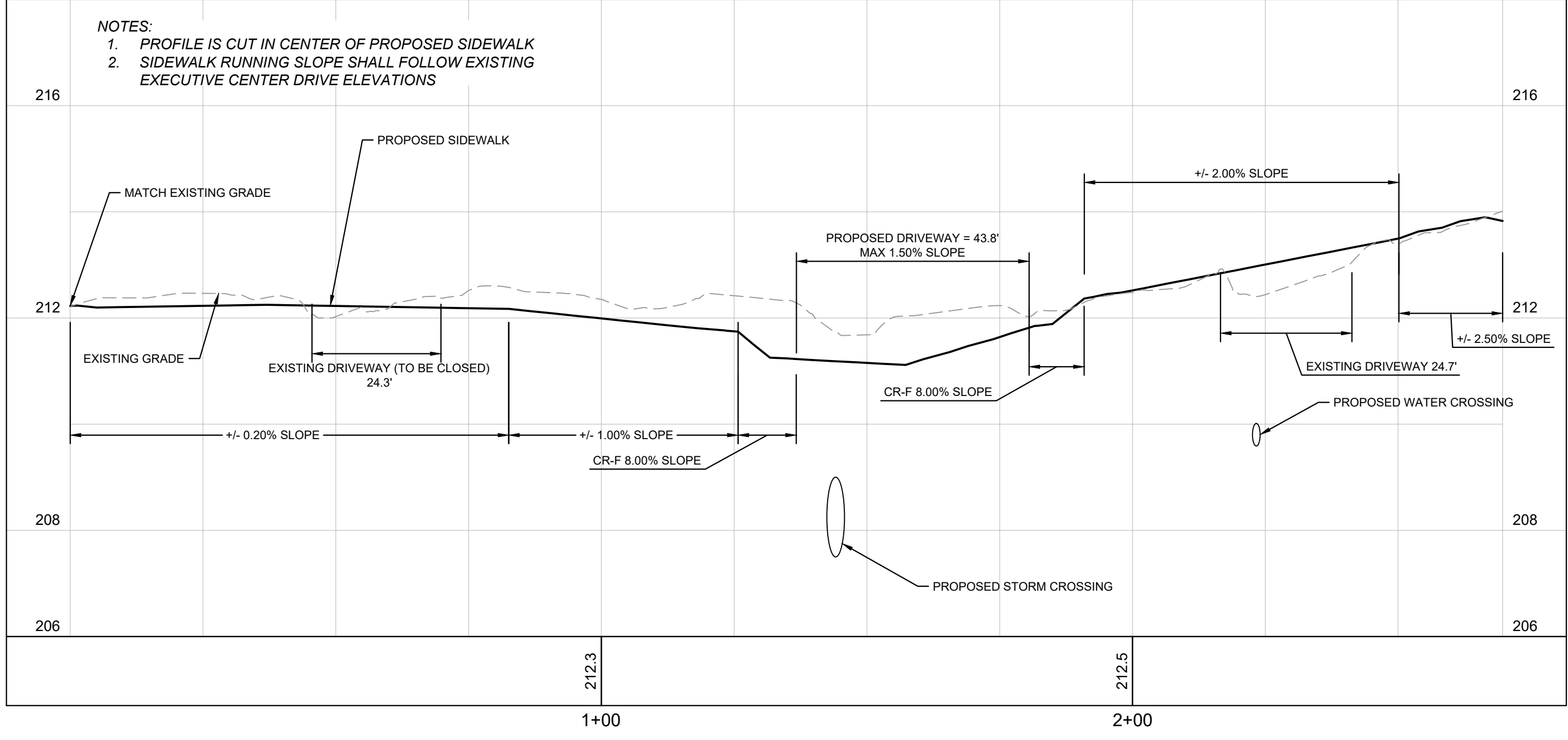
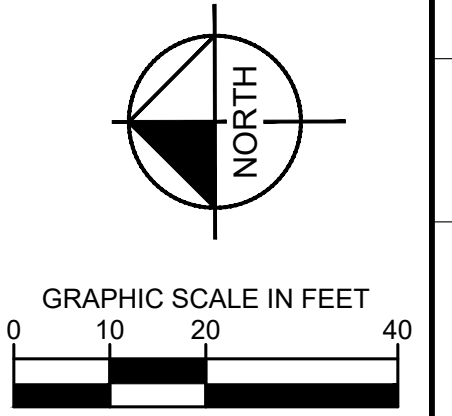
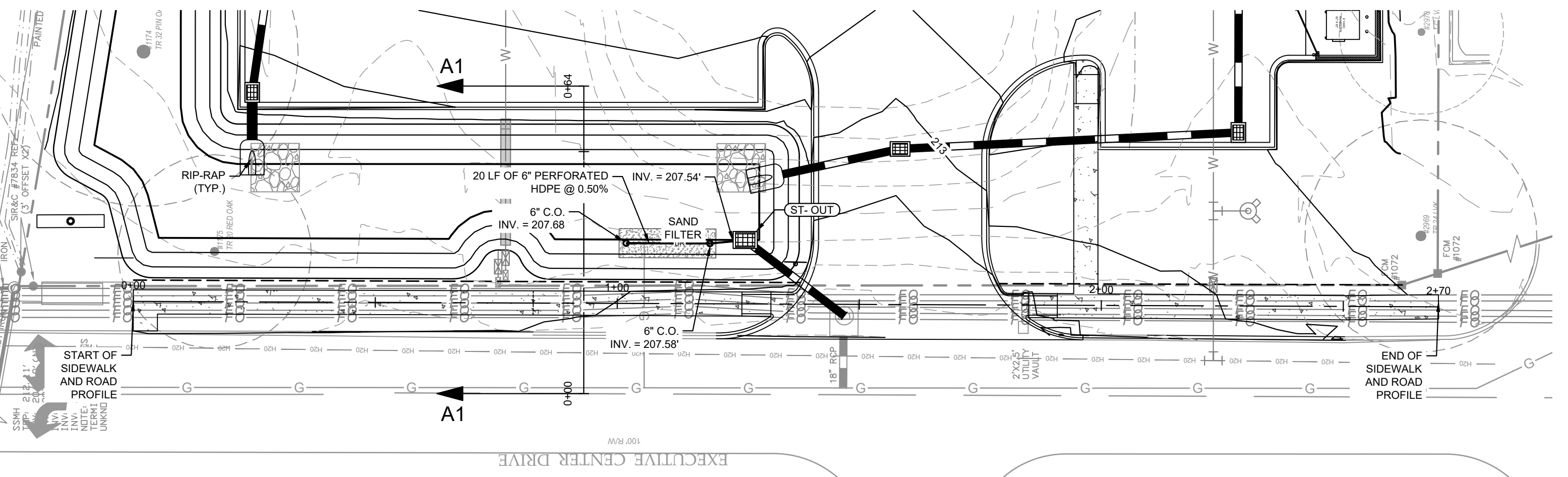
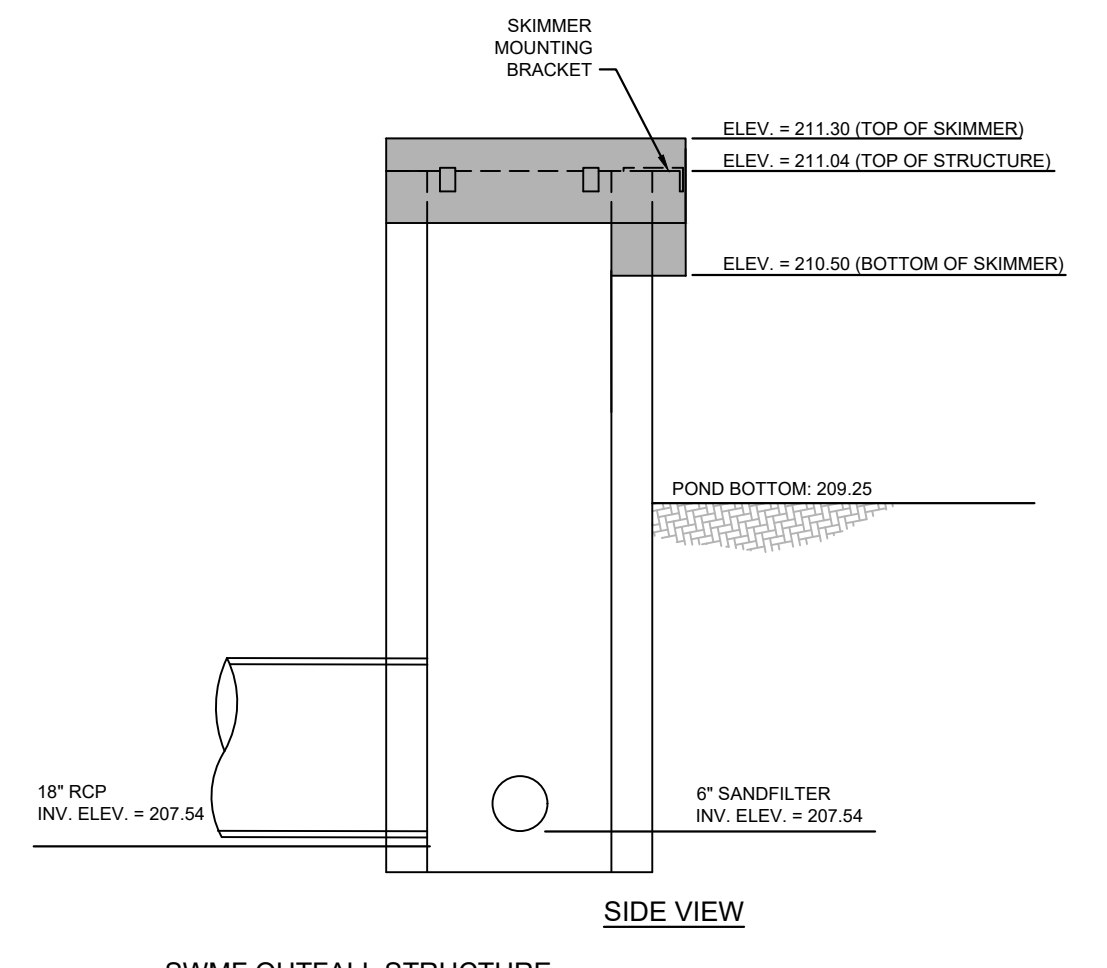
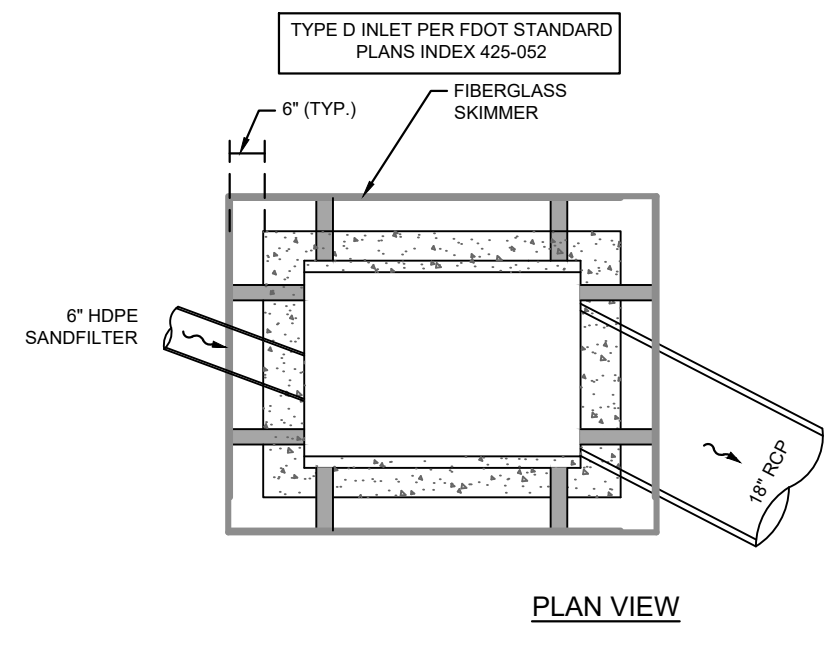
TOP OF POND - 212.75
 100-YR PEAK STAGE - 211.66 (FOR REFERENCE ONLY)
 TREATMENT VOLUME - 211.04
 BOTTOM OF POND - 209.25

FILTER SAND SHALL HAVE AN EFFECTIVE GRAIN SIZE RANGE FROM 0.20 TO 0.55mm IN DIA. & SHALL MEET REQUIRED UNIFORMITY CO-EFF. OF 1.5 TO 4.0. PERMEABILITY OF THE FILTER MEDIA SHALL NOT EXCEED 2.5 FT/HR WASHED MATERIAL MEETING FOOT ROAD AND BRIDGE SPECIFICATIONS FOR SILICA SAND AND QUARTZ GRAVELS, OR MIXTURES THEREOF (LESS THAN 1% SILT, CLAY AND ORGANIC MATTER), UNLESS FILTER CLOTH IS USED WHICH IS SUITABLE TO RETAIN THE SILT, CLAY AND ORGANIC MATTER WITHIN THE FILTER. CALCIUM CARBONATE AGGREGATE IS NOT AN ACCEPTABLE SUBSTITUTE. PRIOR INSTALLATION OF THE FILTER MEDIA, CONTRACTOR SHALL SUBMIT A CERTIFIED LABORATORY TEST OF THE MEDIA TO THE ENGINEER OF RECORD IN COMPLIANCE WITH PARAMETERS SPECIFIED IN 1 ABOVE.



PERMEABLE FABRIC SHALL BE INSTALLED AND SECURED IMMEDIATELY AFTER PLACEMENT OF THE FILTER MEDIA.

TYPE D-3 FILTER FABRIC



NOTES:
 1. PROFILE IS CUT IN CENTER OF PROPOSED SIDEWALK
 2. SIDEWALK RUNNING SLOPE SHALL FOLLOW EXISTING EXECUTIVE CENTER DRIVE ELEVATIONS

No.	REVISIONS	DATE	BY

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 200 W. WALKER AND ASSOCIATES, INC.
 900 CENTRAL EXPRESSWAY
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 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
 CAMERON SNIPES, P.E.
 FLORIDA LICENSE NUMBER
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KHA PROJECT
 242232000
 DATE
 MARCH 2024
 SCALE AS SHOWN
 DESIGNED BY CRS
 DRAWN BY DNK
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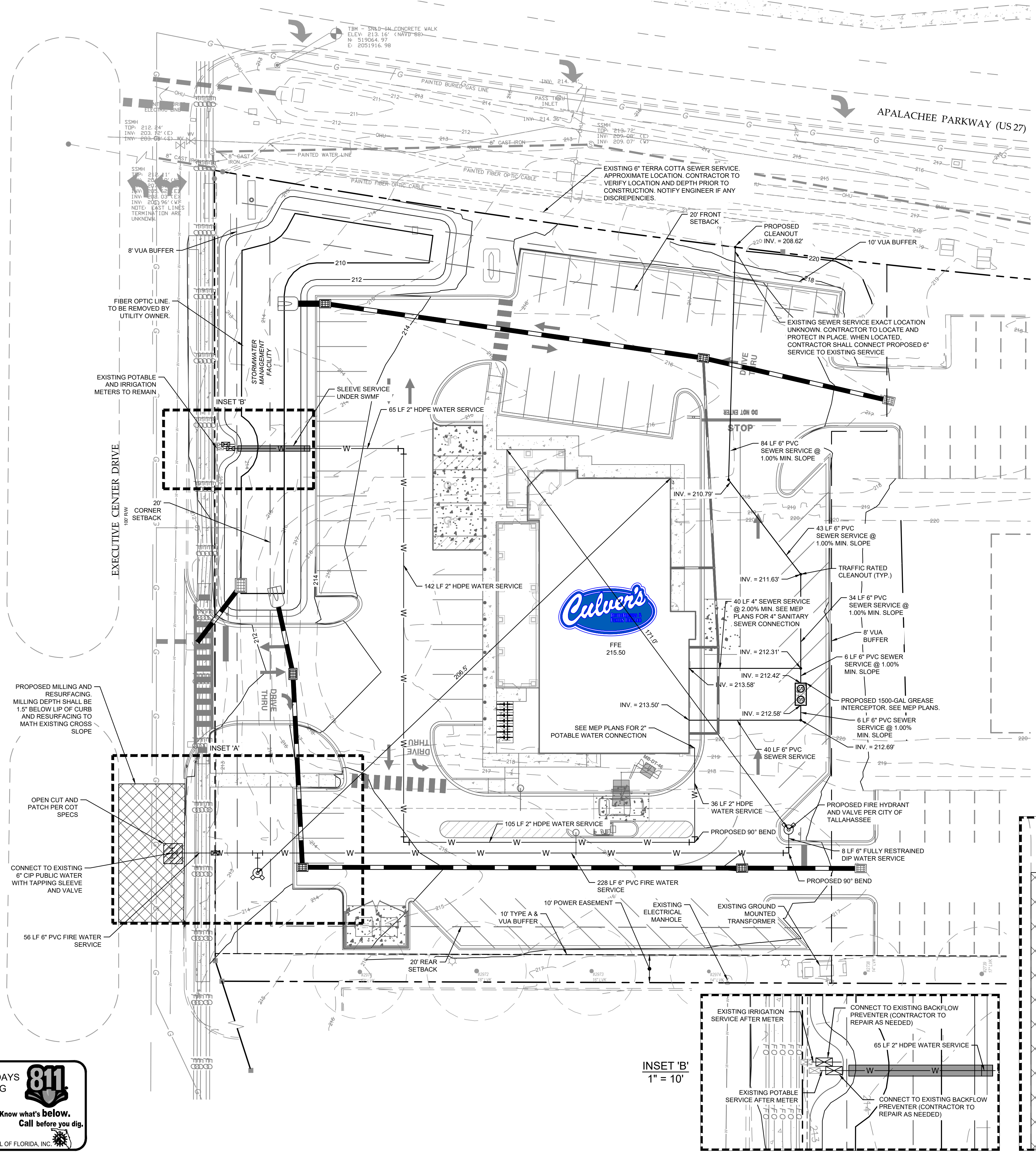
GRADING AND DRAINAGE DETAILS

KOGER RESTAURANT
 PREPARED FOR APALACHEE CUSTARD LLC
 CITY OF TALLAHASSEE FL

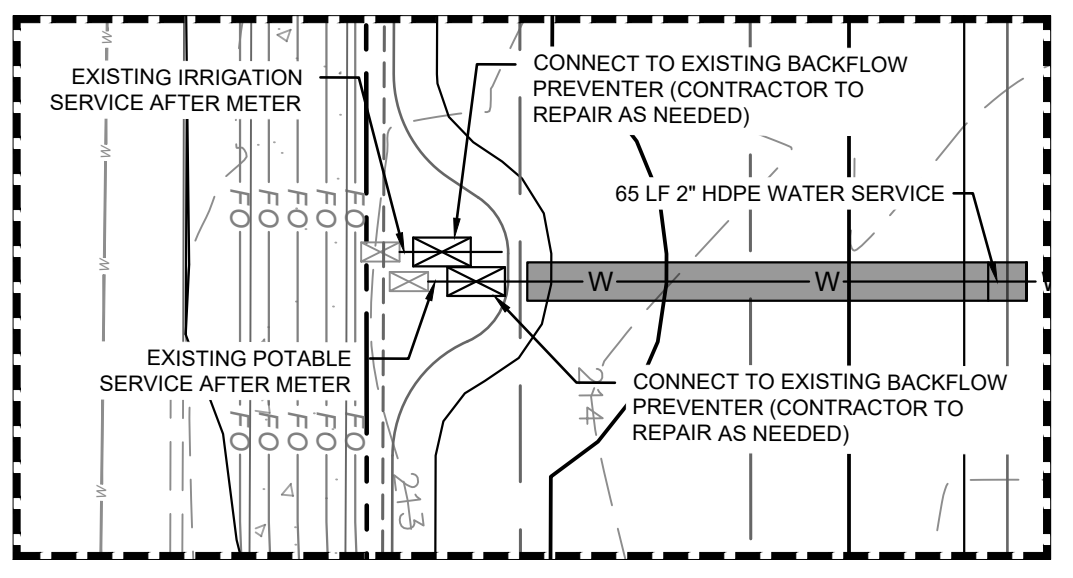
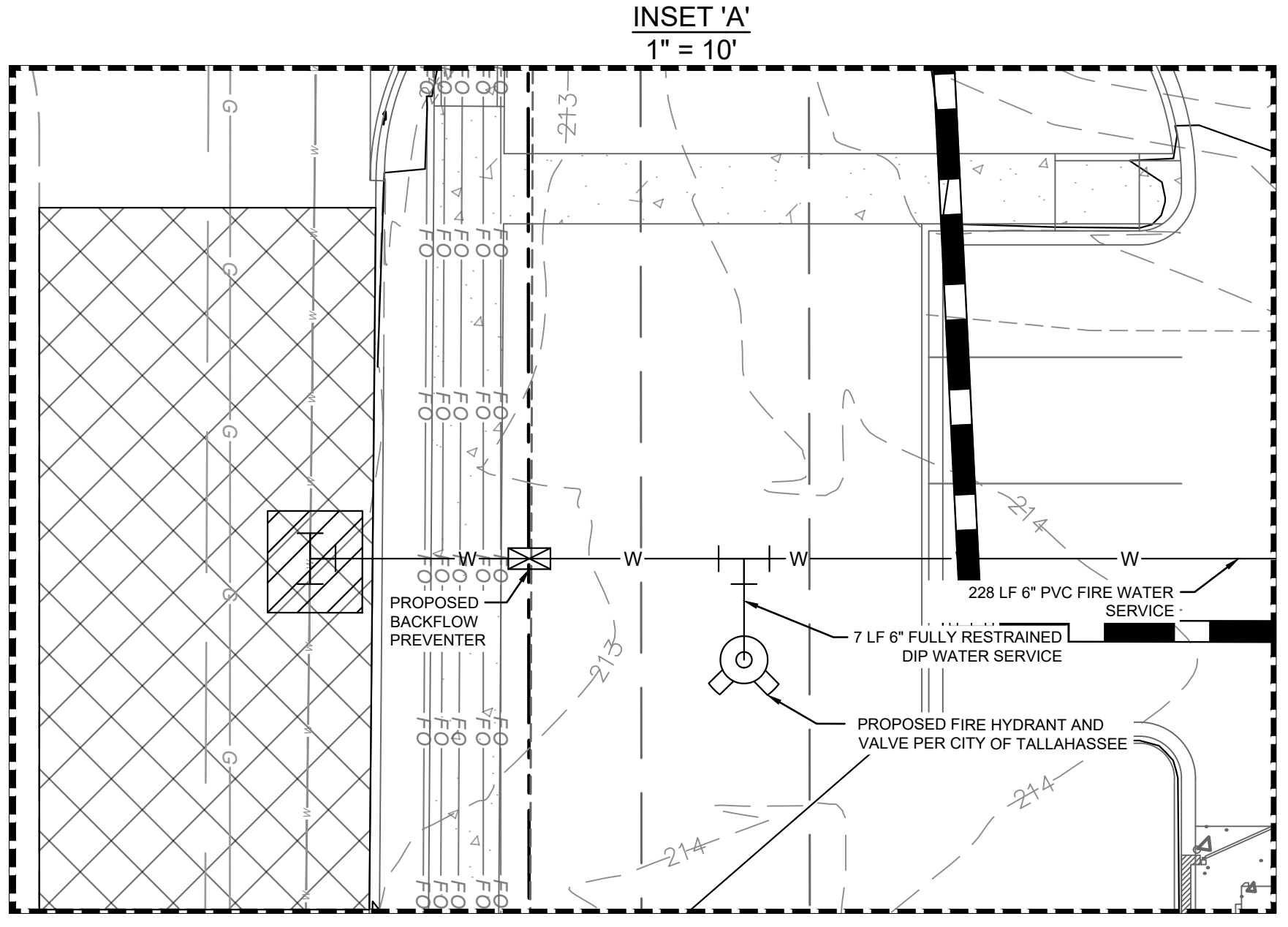
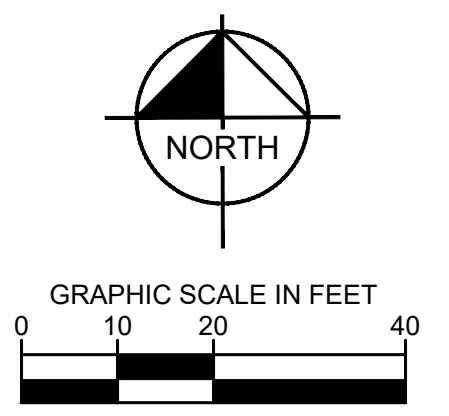
SHEET NUMBER
C401

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PLOTTED BY: KIMLEY-HORN, DOMI (F041K) SHEET: C500 UTILITY PLAN - March 11, 2024 08:52:06am
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- UTILITY NOTES:**
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF TALLAHASSEE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES, LATEST EDITION.
 - DEPTH OF FIRE MAIN PIPING: 36" MINIMUM UNDER DRIVING SURFACES. 30" MINIMUM UNDER NON-DRIVING SURFACES. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE CITY OF TALLAHASSEE FIRE DEPARTMENT. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE CENTER OF THE STEAMER NOZZLE. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE. DEPTH OF WATER MAIN: 36" MINIMUM.
 - A MINIMUM OF 36" OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO AND OPERATION OF FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
 - A CLEAR SPACE OF NOT LESS THAN 60" (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2-1/2" (64 MM).
 - REFER TO ARCHITECTURAL PLANS FOR EXACT CONNECTIONS TO BUILDINGS.
 - ALL CLEANOUTS IN TRAFFIC AREAS SHALL MEET H-20 TRAFFIC LOADING REQUIREMENT.
 - ALL CLEANOUTS IN PEDESTRIAN AREAS SHALL HAVE ADA-COMPLIANT CAPS INSTALLED.
 - WATER METERS SHALL BE LOCATED IN GREEN AREAS AND NOT WITHIN PAVEMENT, SIDEWALK, ETC.
 - WATER METERS SHALL BE 30" MINIMUM FROM BUILDINGS AND SHALL HAVE 18" CLEARANCE MINIMUM FROM CENTER TO CENTER.
 - ALL WATER SERVICE LINES SHALL BE HDPE UP TO THE METER ASSEMBLY. SEE PLANS FOR WATER SERVICE MATERIAL AFTER METER.
 - PROVIDE AN ISOLATION BALL VALVE PRIOR TO EACH METER PER CITY SPECIFICATIONS.
 - ALL SANITARY SEWER PIPE SHALL BE PVC SDR-35 PER CITY OF TALLAHASSEE SPECIFICATIONS.
 - ALL PROPOSED HYDRANTS SHALL BE A MAXIMUM OF 12' FROM THE PROPOSED EDGE OF PAVEMENT.
 - HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM SEWER SHALL BE A MIN. OF 3'.
 - HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER SHALL BE A MIN. OF 6'.
 - ALL PROPOSED SEWER SERVICES SHALL WYE IN TO THE PROPOSED SEWER MAIN.
 - ALL COSTS ASSOCIATED WITH THE RELOCATION OR MODIFICATION OF EXISTING ELECTRICAL FACILITIES WILL BE BORNE BY THE APPLICANT INCLUDING, BUT NOT LIMITED TO, THE HOLDING OF ELECTRIC POLES FOR UTILITY INSTALLATION.
 - THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. PER NFPA 1, 18.2.3.4.1.1, SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
 - THE REQUIRED VERTICAL CLEARANCE OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE FUELING CANOPY. PER NFPA 1, 18.2.3.4.1.2, SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
 - ALL GREASE TRAPS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION. PER NFPA 1, 66.21.7.2.1 AND 66.21.7.2.2, SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
 - THE TOTAL PATCH AREA IS GREATER THAN 400 SF, EITHER MEASURED FOR A SINGLE PATCH OR A GROUP OF PATCHES IN CLOSE PROXIMITY.
 - THE LENGTH OF A UTILITY TRENCH CUT EXTENDS MORE THAN 50 FEET LONGITUDINALLY.
 - UTILITY CUT OR TRENCH EXTENDS BEYOND THE CENTERLINE OR LANE LINE.
 - PRIOR TO CONSTRUCTION OF BUILDINGS FOR FACILITIES, AN APPROVED WATER SUPPLY, CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE ESTABLISHED WHERE HYDRANTS ARE FIRST INSTALLED OR THAT THE DEVELOPMENT IS SERVED BY EXISTING FUNCTIONING HYDRANTS LOCATED WITHIN 500 FEET FROM THE FURTHEST BUILDING CORNER AS THE FIRE TRUCK WOULD DRIVE. PER NFPA 1, 18.3.1, SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
 - ROADWAY MILLING AND RESURFACING SHALL BE REQUIRED FOR UTILITY CUTS AND/OR UTILITY TRENCH CUTS THE MEET ANY OF THE FOLLOWING REQUIREMENTS:
 - THE TOTAL PATCH AREA IS GREATER THAN 400 SF, EITHER MEASURED FOR A SINGLE PATCH OR A GROUP OF PATCHES IN CLOSE PROXIMITY.
 - THE LENGTH OF A UTILITY TRENCH CUT EXTENDS MORE THAN 50 FEET LONGITUDINALLY.
 - UTILITY CUT OR TRENCH EXTENDS BEYOND THE CENTERLINE OR LANE LINE.



No.	REVISIONS	DATE	BY

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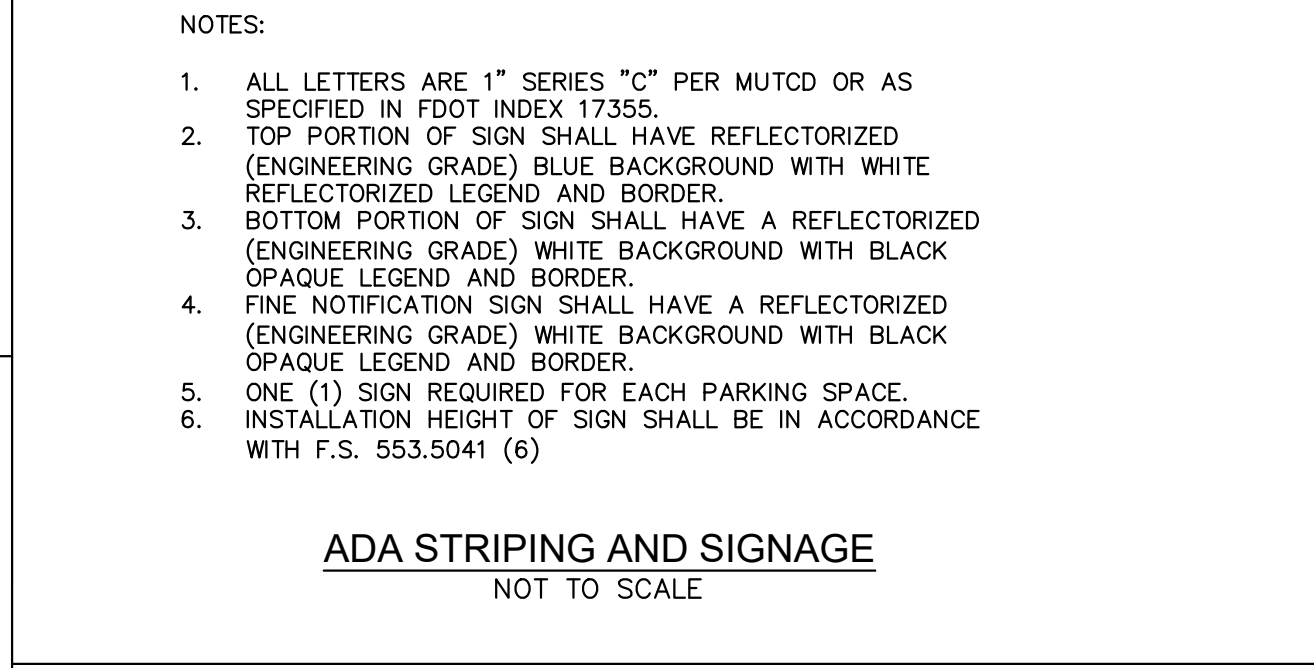
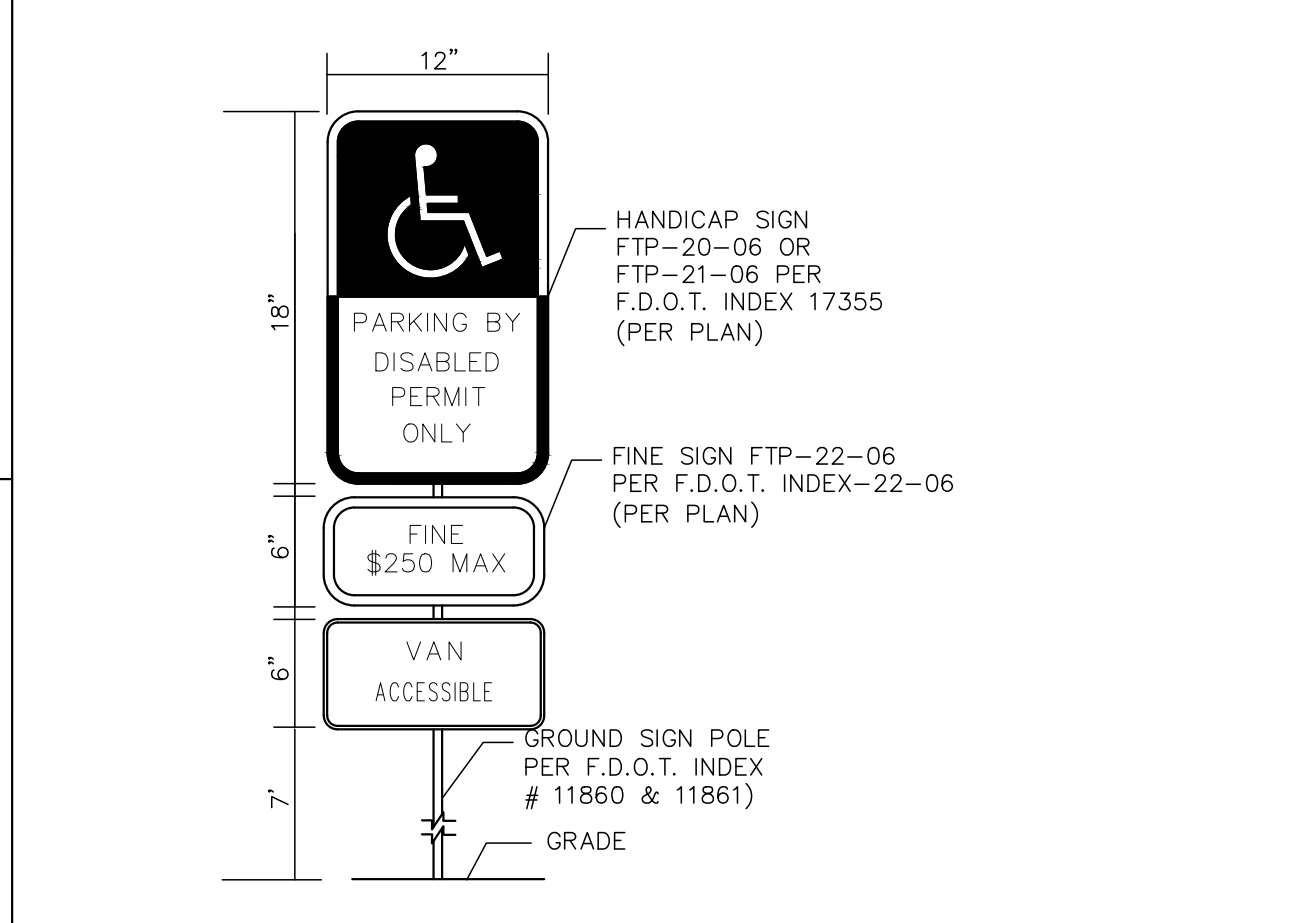
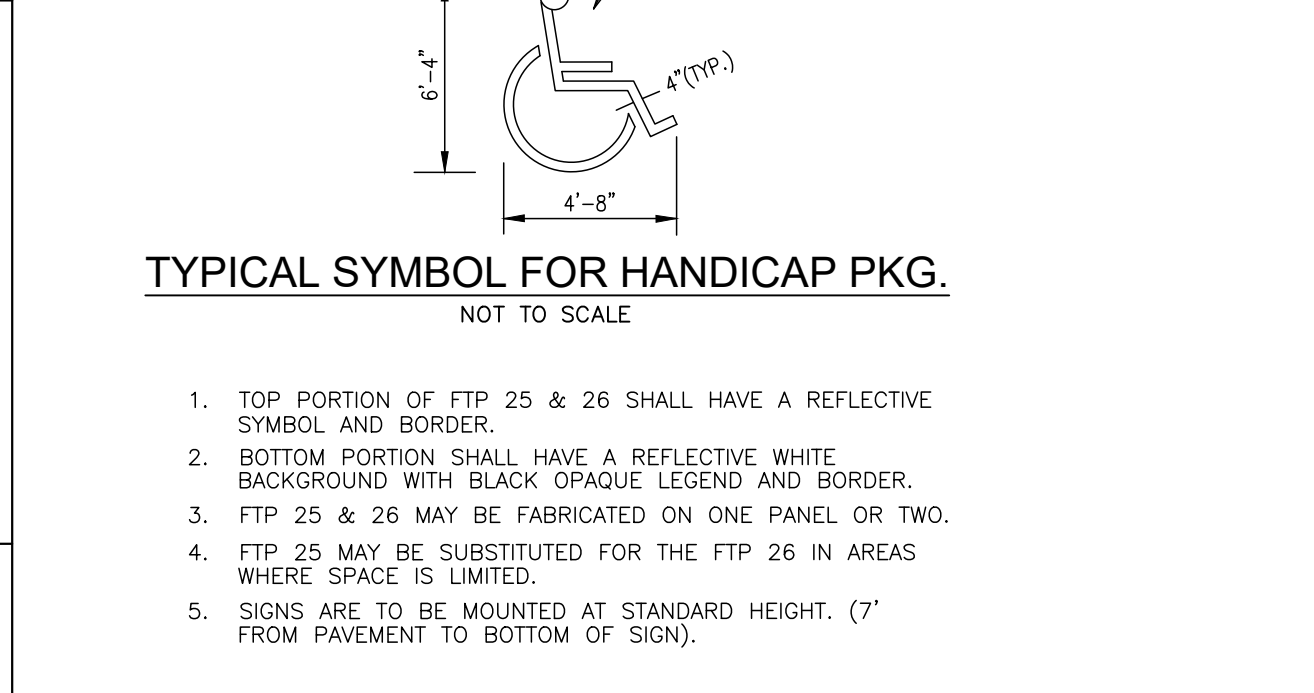
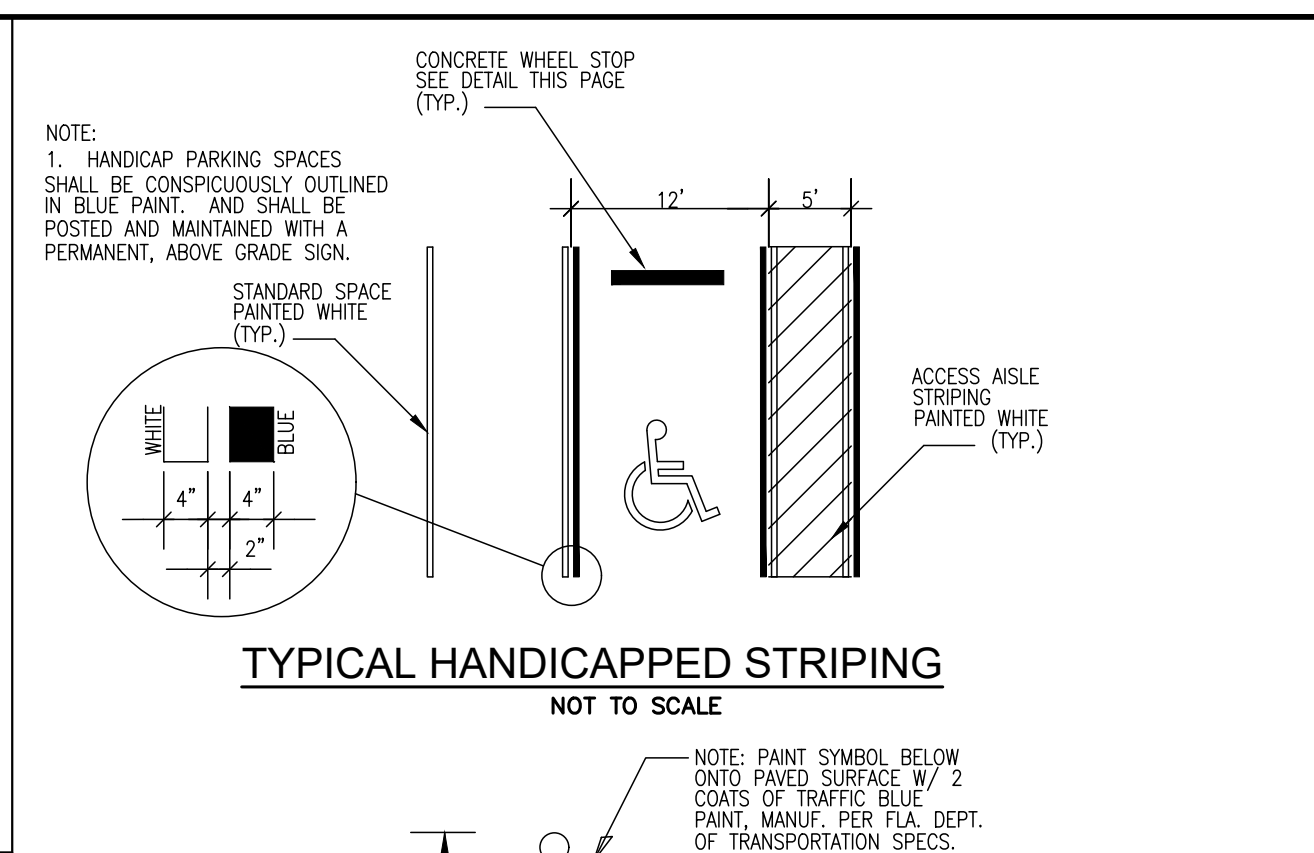
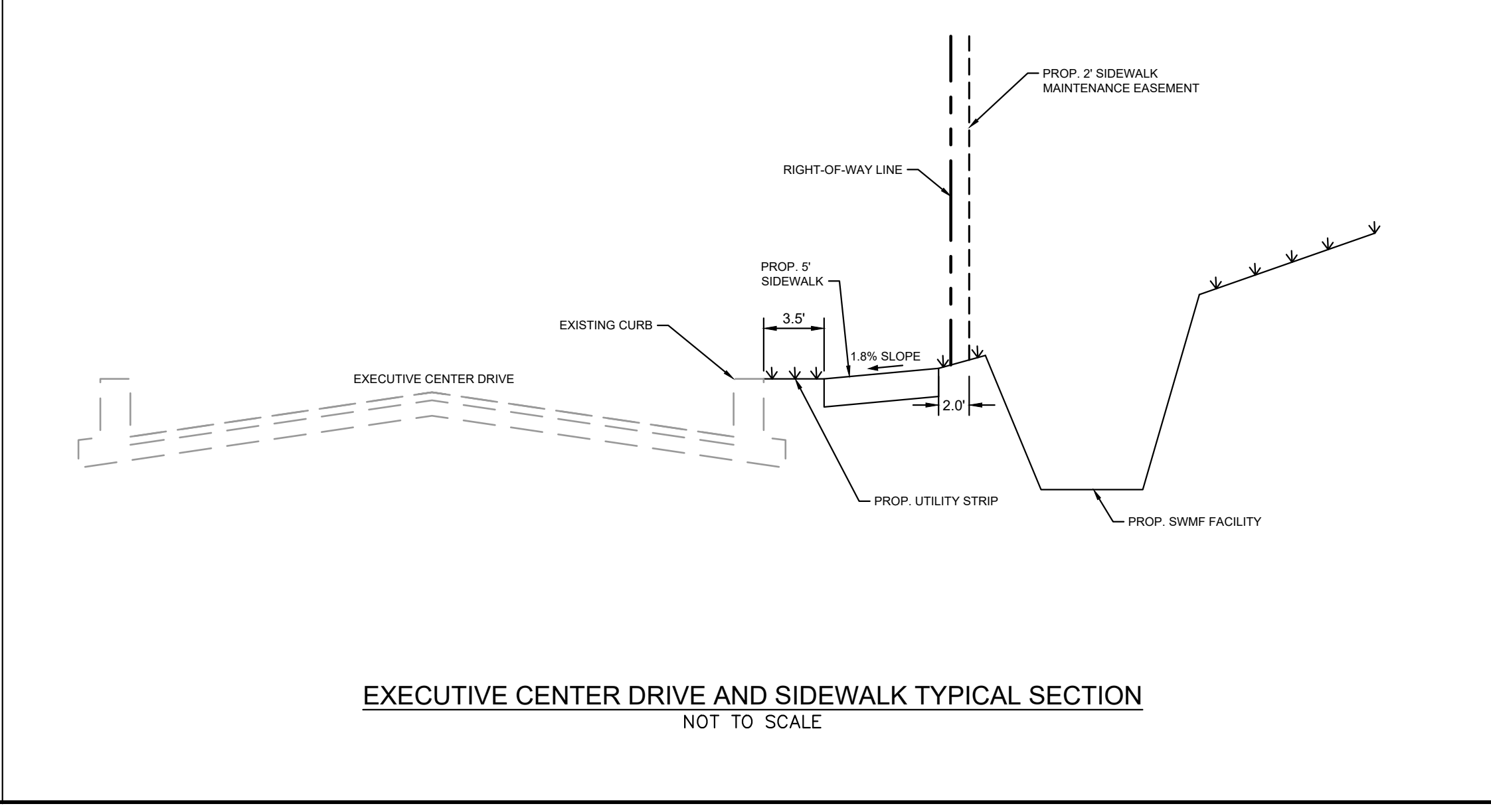
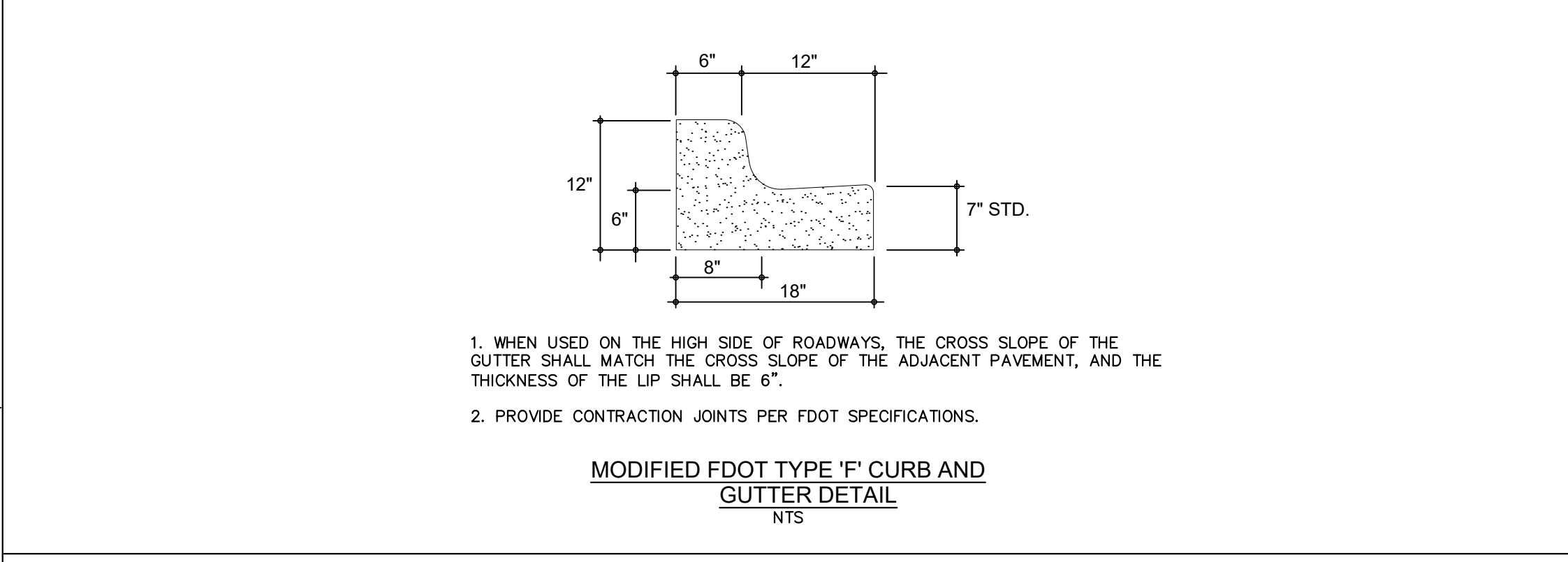
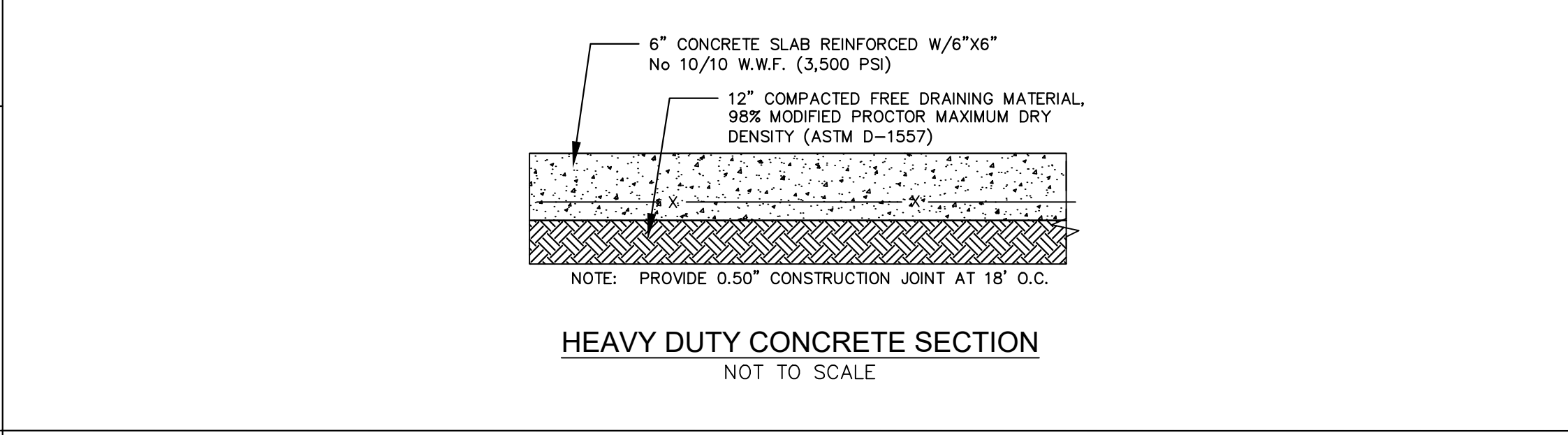
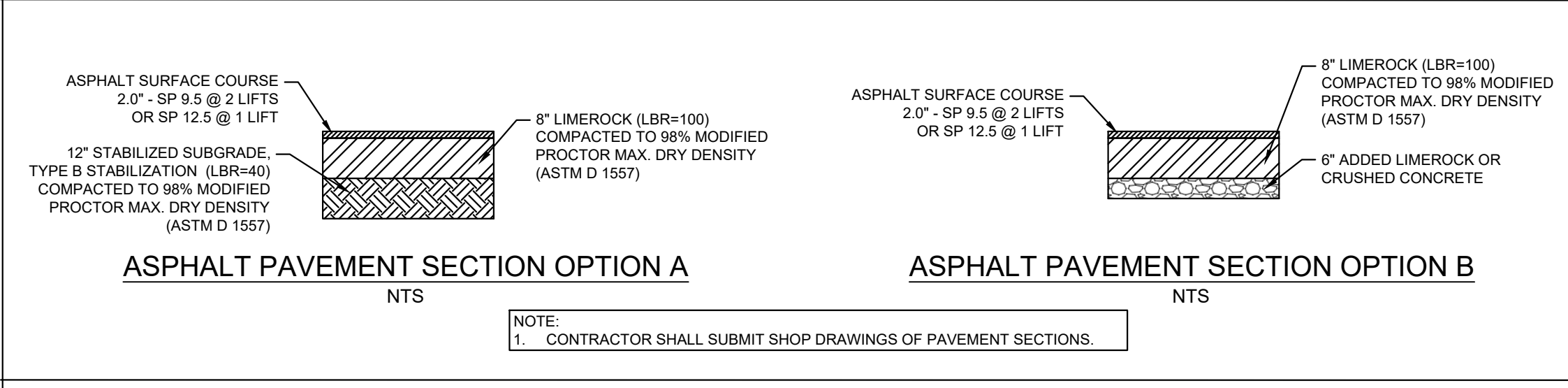
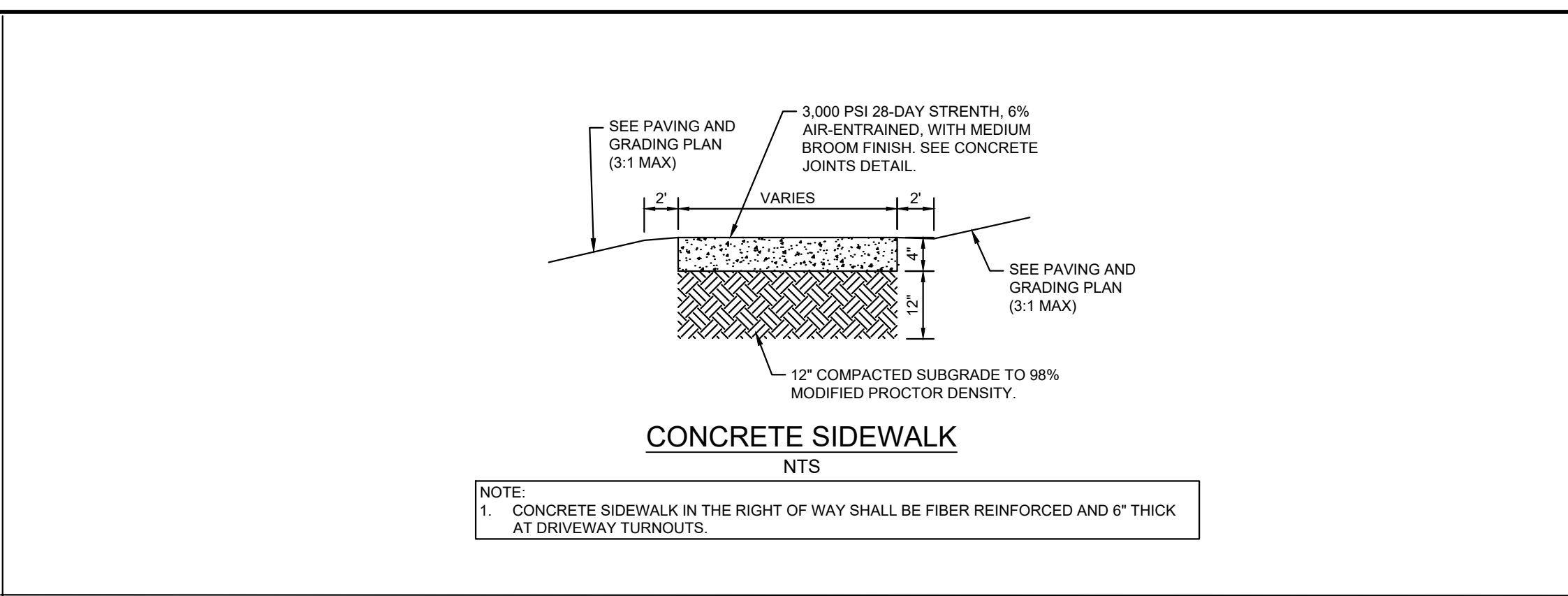
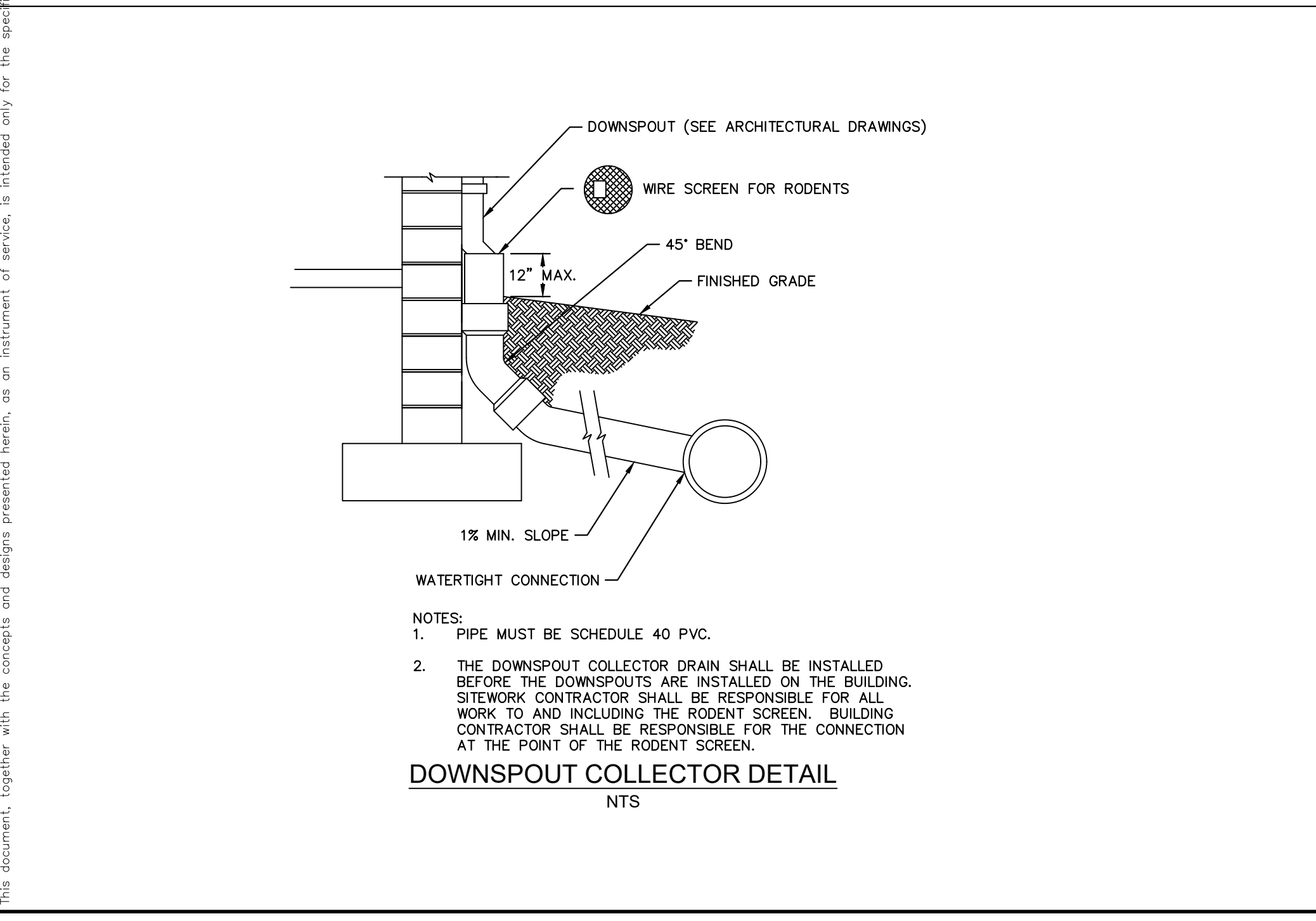
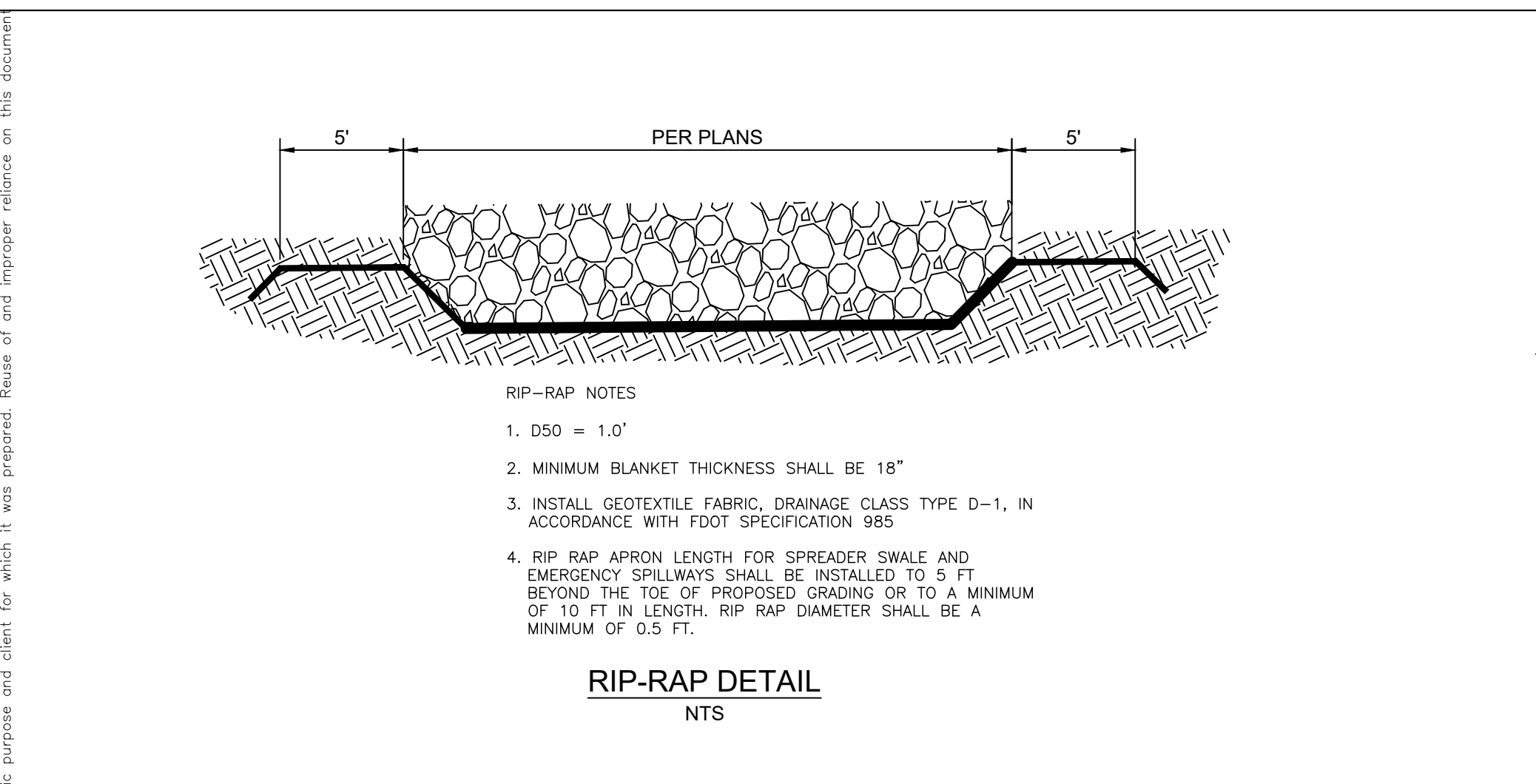
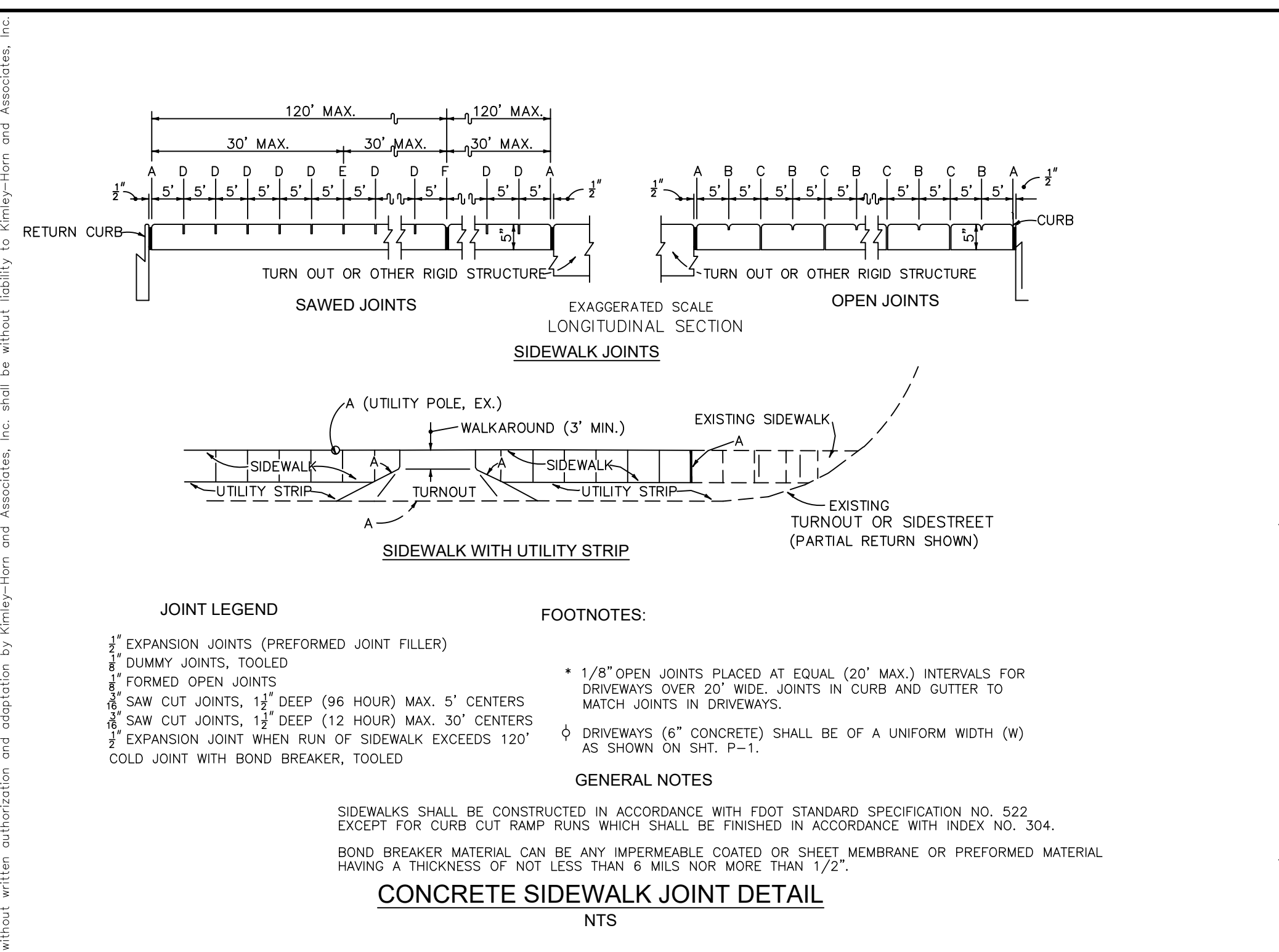
LICENSED PROFESSIONAL
 CAMERON SNIPES, P.E.
 FLORIDA LICENSE NUMBER
 75465
 DATE: _____
 CHECKED BY: CRS

UTILITY PLAN

KOGER RESTAURANT
 PREPARED FOR
APALACHEE CUSTARD LLC
 CITY OF TALLAHASSEE, FL
 SHEET NUMBER
C500

CALL 2 WORKING DAYS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Priced By: Koger, Doni (Fouk) - Sheet: Koger Restaurant - Layout: C600 - Construction Details - March 11, 2024 - 08:52:11am - Kimley-Horn.com - V:\TALL\TALL\Civil\242223000 - Koger, Culver, Design, CAD, V:\TALL\TALL\Civil\242223000 - Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. without written authorization and adaptation by Kimley-Horn and Associates, Inc.



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LICENSED PROFESSIONAL

CAMERON SNIPES, P.E.

FLUENCE NUMBER 75465

DESIGNED BY: CRK
DRAWN BY: DNK
CHECKED BY: CRS

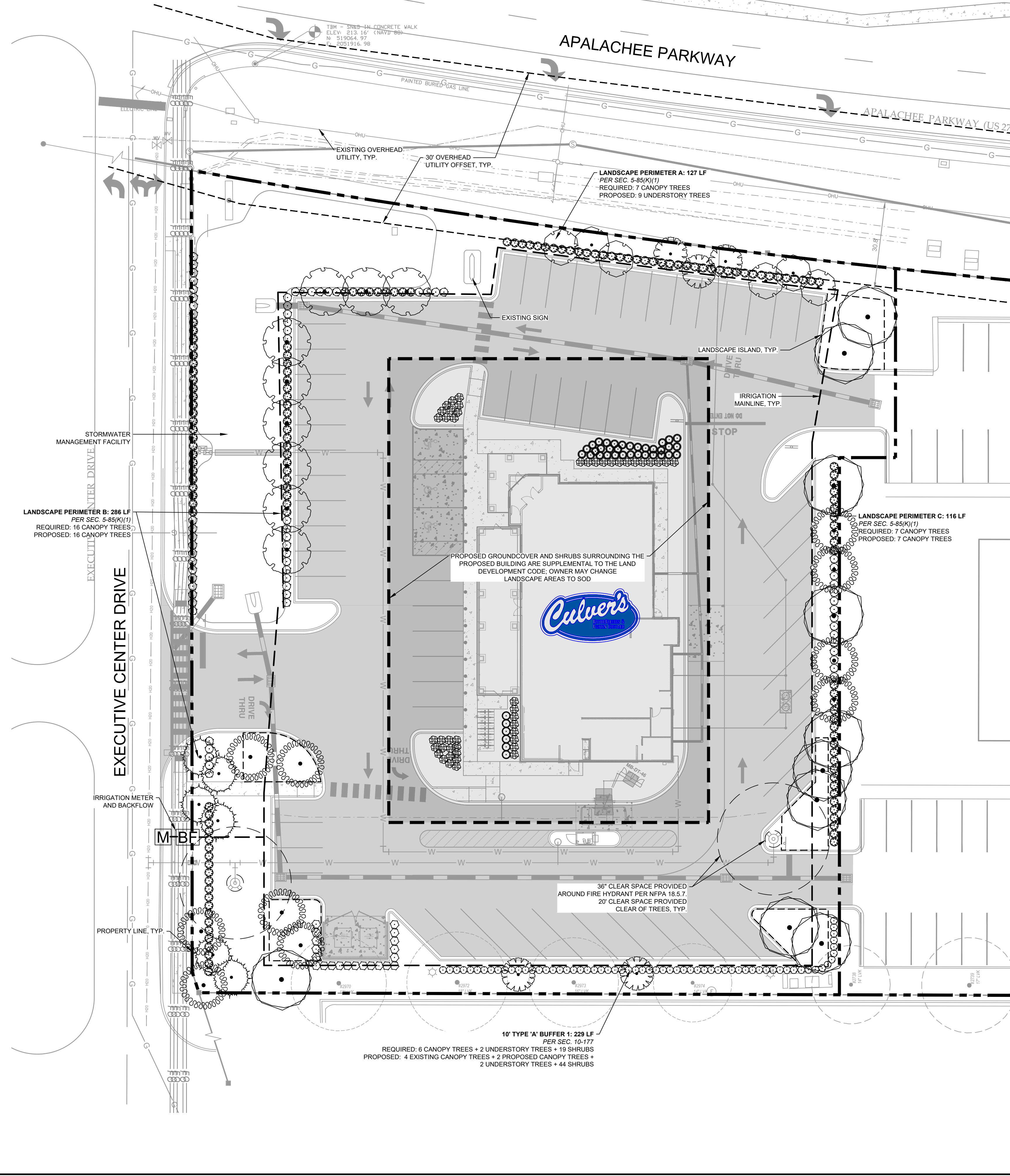
CONSTRUCTION DETAILS

KOGER RESTAURANT
PREPARED FOR
APALACHEE CUSTARD LLC

CITY OF TALLAHASSEE

SHEET NUMBER
C600

Printed By: Keeler, Dani (Fouk) - Sheet: Sett/Koger Restaurant - Layout: L100 - LANDSCAPE PLAN - March 11, 2024 - 08:52:28am - \\kimley-horn.com\ELT\TAL\Civil\24222000 - Koger Culver's Design\CADD\PlanSheets\L100 LANDSCAPE PLAN.dwg
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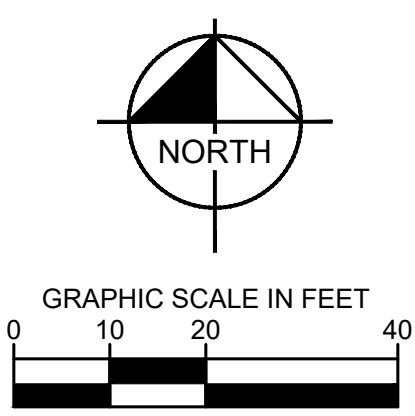


PLANT SCHEDULE

CANOPY TREES	CODE	COMMON NAME
JUVI		EASTERN REDCEDAR
PIPA		LONGLEAF PINE
QUNU		NUTTALL OAK
TAAS		POND CYPRESS

UNDERSTORY TREES	CODE	COMMON NAME
ILNE		NELLIE R. STEVENS HOLLY
LAIN		TONTO CRAPE MYRTLE

SHRUBS	CODE	COMMON NAME
ILCO		DWARF BURDFORD HOLLY
RHIN		WHITE INDIAN HAWTHORN
VI0B		DWARF WALTER'S VIBURNUM



CITY OF TALLAHASSEE LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS FOR VEHICULAR USE AREAS PER SEC. 5-85(K)(1)	REQUIRED	PROPOSED
LANDSCAPE PERIMETER A: 127 LF 1 TREE / 18 LF CONTINUOUS HEDGE *WHEN OVERHEAD UTILITIES ARE PRESENT 1 TREE / 15 LF	7 CANOPY TREES CONTINUOUS HEDGE	9 UNDERSTORY TREES *OVERHEAD UTILITIES PRESENT CONTINUOUS HEDGE
LANDSCAPE PERIMETER B: 286 LF 1 TREE / 18 LF CONTINUOUS HEDGE	16 CANOPY TREES CONTINUOUS HEDGE	16 CANOPY TREES CONTINUOUS HEDGE
LANDSCAPE PERIMETER C: 116 LF 1 TREE / 18 LF CONTINUOUS HEDGE	7 CANOPY TREES CONTINUOUS HEDGE	7 CANOPY TREES CONTINUOUS HEDGE
BUFFER ZONES PER SEC. 10-177		
10' TYPE 'A' BUFFER 1: 229 LF 24 CANOPY TREES / 100 LF 8 UNDERSTORY TREES / 100 LF 8 SHRUBS / 100 LF	6 CANOPY TREES 2 UNDERSTORY TREES 19 SHRUBS	4 EXISTING + 2 PROPOSED CANOPY TREES 2 UNDERSTORY TREES 44 SHRUBS
LANDSCAPE ISLAND REQUIREMENTS WITHIN VUA PER SEC. 5-113(B)(1)		
VUA: 33,313 SF 1 ISLAND / 8,000 SF VUA 2 TREES / PLANTING ISLAND	5 ISLANDS 10 CANOPY TREES	5 ISLANDS 10 CANOPY TREES

NOTES:

- A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
- A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN (64MM).
- WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10 FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED.
- SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
- PER CITY OF TALLAHASSEE LDC, AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF REQUIRED LANDSCAPING.

TREE DEBIT + CREDIT TABLE

Tree ID	Tree Type	Condition	Trees Size (in)	Category	Debits	Credits
1174	Pin Oak	Remove	32	C	36	-
1175	Red Oak	Remove	20	C	14	-
1178	Pine	Remove	16	C	12	-
1179	Pine	Remove	22	C	14	-
1180	Pine	Remove	23	C	14	-
1181	Pine	Remove	20	C	14	-
1182	Pine	Remove	19	C	14	-
2252	Unknown	Remove	15	D	24	-
2253	Unknown	Remove	14	D	24	-
2969	Live Oak	Remove	24	C	14	-
2970	Live Oak	Remain	17	C	-	10
2972	Live Oak	Remain	18	C	-	10
2973	Live Oak	Remain	16	C	-	10
2974	Live Oak	Remain	14	C	-	10
Total Debits					180	-
Total Credits					-	40

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	<p>LICENSED PROFESSIONAL</p> <p>CAMERON SNIPES, P.E.</p> <p>FL LICENSE NUMBER 75465</p>	<p>DATE _____</p> <p>BY _____</p>
<p>KOGER RESTAURANT</p> <p>PREPARED FOR</p> <p>APALACHEE CUSTARD LLC</p> <p>CITY OF TALLAHASSEE FL</p>		
<p>CONCEPT LANDSCAPE PLAN</p>		
<p>SHEET NUMBER</p> <p>L100</p>		