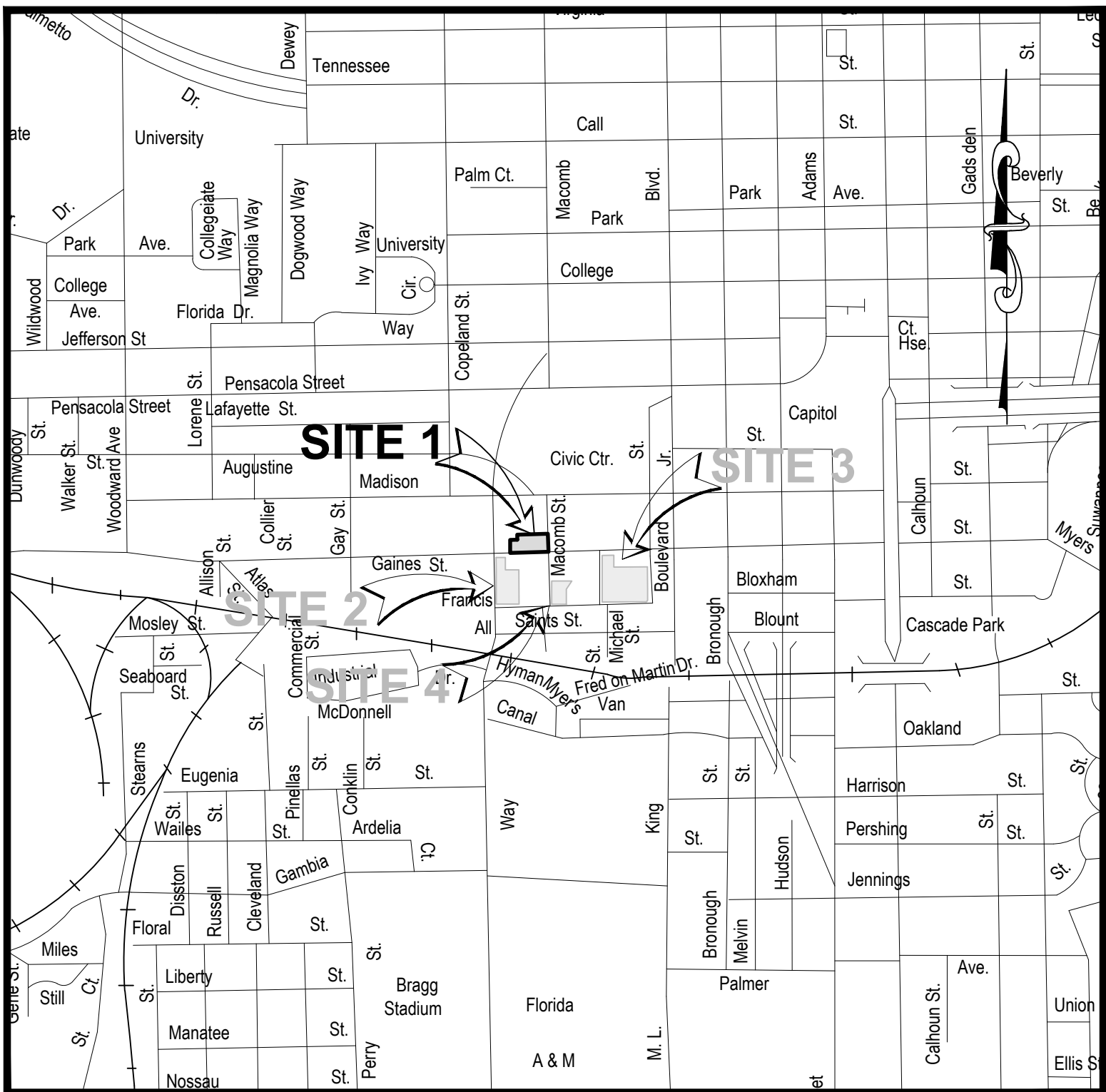


TYPE 'B' SITE PLAN
FOR
908 ALL SAINTS - SITE 1

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS
3.0	GEOMETRY PLAN
3.1	GEOMETRY PLAN (SIDEWALK PATTERN DETAIL)
3.2	ARCHITECTURAL PARKING LEVELS
3.3	SIGHT DISTANCE AND CIRCULATION PLAN
4.0	GRADING PLAN
4.1	GRADING PLAN
5.0	CONCEPTUAL UTILITY SERVICE PLAN
LS1.0	CONCEPTUAL LANDSCAPE PLAN

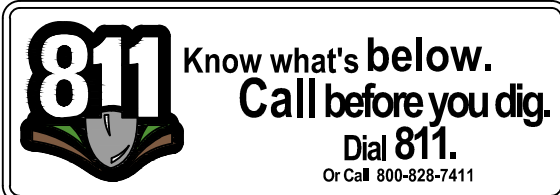


LOCATION MAP
SCALE: 1" = 1000'

PROJECT DATA	
TAX I.D. NO.	2136900509035, 2136900509045
PROJECT NAME:	908 ALL SAINTS - SITE 1
CLIENT NAME:	908 GROUP 2209 E 7TH AVENUE, SUITE C TAMPA, FLORIDA 33605
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	BEN B. HOOD STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 69167 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
SURVEYOR OF RECORD:	LARRY D. DAVIS REG FL SURVEYOR No. 5254 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678

UTILITY PROVIDERS

- WATER / SANITARY SEWER
CITY OF TALLAHASSEE
PHONE: (850) 694-8007
- TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060
- TELECOMMUNICATIONS
CENTURY LINK
PHONE: (850) 599-1444
- GAS
CITY OF TALLAHASSEE
PHONE: (850) 891-5135
- POWER
CITY OF TALLAHASSEE POWER -
DISTRIBUTION
PHONE: (850) 891-5019
- TRAFFIC OPERATIONS
CITY OF TALLAHASSEE OPERATIONS
PHONE: (850) 891-2080



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Tallahassee, FL 32303
850.222.5678

PROJECT NAME	908 ALL SAINTS - SITE 1				CLIENT NAME	908 GROUP 2209 E 7TH AVENUE, SUITE C TAMPA, FLORIDA 33605											
REVISIONS																	
T2717.0011-Cover-SITE 1																	
DATE		2025.09.03															
CONTRACT #		T2717.0011															
DRAWN BY		MBC															
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805 N. GADSDEN STREET TALLAHASSEE, FL 32303 CERTIFICATE OF AUTHORIZATION NO. 00006108																	
SEAL																	
Ben B. Hood State of Florida, Professional Engineer, License No. 69167 PRELIMINARY, NOT FOR CONSTRUCTION																	
SHEET TITLE																	
COVER SHEET																	
SHEET																	
1.0																	

ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.

DESIGN STANDARDS:

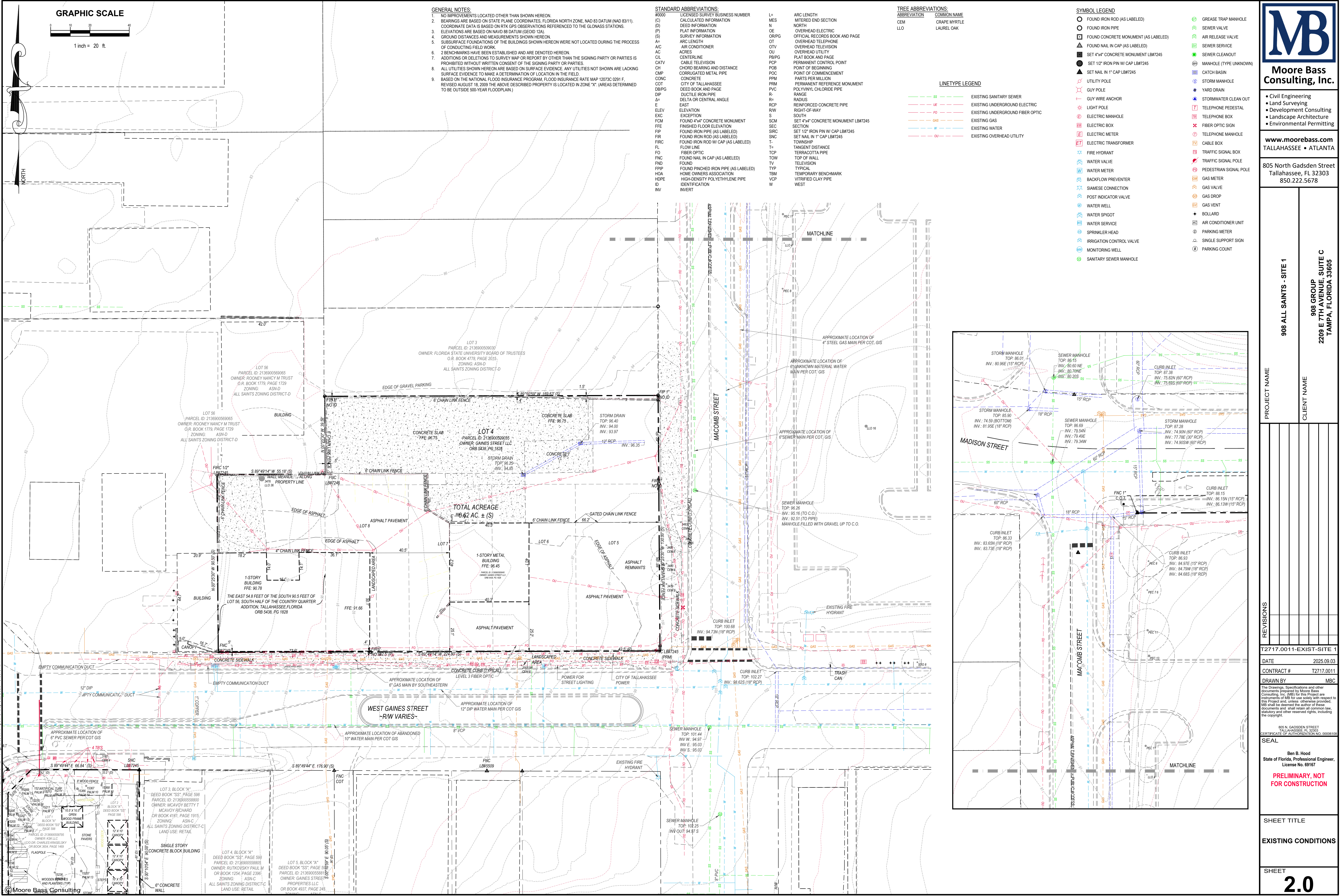
F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2023-2024

F.D.O.T. STANDARDS PLANS FOR ROAD CONSTRUCTION, 2023-2024

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

CITY OF TALLAHASSEE RIGHT-OF-WAY MANAGEMENT MANUAL, CURRENT EDITION

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



GENERAL NOTES:

- NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM (NAD 83(11)). COORDINATE DATA IS BASED ON RTK GPS OBSERVATIONS REFERENCED TO THE GLONASS STATIONS.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID 12A).
- GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON.
- SUBSURFACE FOUNDATIONS OF THE BUILDINGS SHOWN HEREON WERE NOT LOCATED DURING THE PROCESS OF CONDUCTING FIELD WORK.
- 2 BENCHMARKS HAVE BEEN ESTABLISHED AND ARE DENOTED HEREON.
- ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
- BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 120730 0291 F, REVISED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.)

STANDARD ABBREVIATIONS:

- | | | | |
|------------|--------------------------------------|------|-------------------------------------|
| #0000 | LICENSED SURVEY BUSINESS NUMBER | L= | ARC LENGTH |
| (C) | CALCULATED INFORMATION | MES | METERED END SECTION |
| (D) | DEED INFORMATION | N | NORTH |
| (P) | PLAT INFORMATION | OE | OVERHEAD ELECTRIC |
| (S) | SURVEY INFORMATION | ORPG | OFFICIAL RECORDS BOOK AND PAGE |
| ARC LENGTH | | OTV | OVERHEAD TELEVISION |
| A= | AIR CONDITIONER | OU | OVERHEAD UTILITY |
| AC | ACRES | PCP | PERMANENT CONTROL POINT |
| CL | CENTERLINE | POB | POINT OF BEGINNING |
| CH | CHORD BEARING AND DISTANCE | POC | POINT OF COMMENCEMENT |
| CMP | CORRUGATED METAL PIPE | PRM | PERMANENT REFERENCE MONUMENT |
| CONC | CONCRETE | PVC | POLYVINYL CHLORIDE PIPE |
| COT | CITY OF TALLAHASSEE | R= | RANGE |
| DBPG | DEED BOOK AND PAGE | R= | RADIUS |
| DIP | DUCTILE IRON PIPE | RCP | REINFORCED CONCRETE PIPE |
| Δ= | DELTA OR CENTRAL ANGLE | RW | RIGHT-OF-WAY |
| ELEV | ELEVATION | S | SOUTH |
| EXC | EXCAVATION | SCM | SET 4"x4" CONCRETE MONUMENT LBM7245 |
| FCM | FOUND 4"x4" CONCRETE MONUMENT | SEC | SECTION |
| FFE | FINISHED FLOOR ELEVATION | SIRC | SET 1/2" IRON PIN W/ CAP LBM7245 |
| FIP | FOUND IRON PIPE (AS LABELED) | SNC | SET NAIL IN 1" CAP LBM7245 |
| FIR | FOUND IRON ROD (AS LABELED) | T= | TOWNSHIP |
| FIRC | FOUND IRON ROD W/ CAP (AS LABELED) | T= | TANGENT DISTANCE |
| FL | FLOW LINE | TCP | TERRACOTTA PIPE |
| FO | FIBER OPTIC | TOW | TOP OF WALL |
| FNC | FOUND NAIL IN CAP (AS LABELED) | TV | TELEVISION |
| FND | FOUND PINCHED IRON PIPE (AS LABELED) | TYP | TYPICAL |
| FPP | FOUND PINCHED IRON PIPE (AS LABELED) | TBM | TEMPORARY BENCHMARK |
| HOA | HOME OWNERS ASSOCIATION | VCP | VITRIFIED CLAY PIPE |
| HOPE | HIGH-DENSITY POLYETHYLENE PIPE | W | WEST |
| ID | IDENTIFICATION | | |
| INV | INVERT | | |

TREE ABBREVIATIONS:

- | ABBREVIATION | COMMON NAME |
|--------------|--------------|
| CEM | CRAPE MYRTLE |
| LLO | LAUREL OAK |

LINETYPE LEGEND

- | | |
|-----|----------------------------------|
| SS | EXISTING SANITARY SEWER |
| UE | EXISTING UNDERGROUND ELECTRIC |
| FO | EXISTING UNDERGROUND FIBER OPTIC |
| GAS | EXISTING GAS |
| W | EXISTING WATER |
| OU | EXISTING OVERHEAD UTILITY |

SYMBOL LEGEND

- | | | | |
|---|--------------------------------------|---|------------------------|
| ○ | FOUND IRON ROD (AS LABELED) | ○ | GREASE TRAP MANHOLE |
| ○ | FOUND IRON PIPE | ○ | SEWER VALVE |
| △ | FOUND CONCRETE MONUMENT (AS LABELED) | ○ | AIR RELEASE VALVE |
| △ | FOUND NAIL IN CAP (AS LABELED) | ○ | SEWER SERVICE |
| ● | SET 4"x4" CONCRETE MONUMENT LBM7245 | ○ | SEWER CLEANOUT |
| ● | SET 1/2" IRON PIN W/ CAP LBM7245 | ○ | MANHOLE (TYPE UNKNOWN) |
| ● | SET NAIL IN 1" CAP LBM7245 | ○ | CATCH BASIN |
| ○ | UTILITY POLE | ○ | STORM MANHOLE |
| ○ | GUY POLE | ○ | STORMWATER CLEAN OUT |
| ○ | GUY WIRE ANCHOR | ○ | TELEPHONE PEDESTAL |
| ○ | LIGHT POLE | ○ | TELEPHONE BOX |
| ○ | ELECTRIC MANHOLE | ○ | FIBER OPTIC SIGN |
| ○ | ELECTRIC BOX | ○ | TELEPHONE MANHOLE |
| ○ | ELECTRIC METER | ○ | CABLE BOX |
| ○ | ELECTRIC TRANSFORMER | ○ | TRAFFIC SIGNAL BOX |
| ○ | FIRE HYDRANT | ○ | TRAFFIC SIGNAL POLE |
| ○ | WATER VALVE | ○ | PEDESTRIAN SIGNAL POLE |
| ○ | WATER METER | ○ | GAS METER |
| ○ | BACKFLOW PREVENTER | ○ | GAS VALVE |
| ○ | SIAMSESE CONNECTION | ○ | GAS DROP |
| ○ | POST INDICATOR VALVE | ○ | GAS VENT |
| ○ | WATER WELL | ○ | BOLLARD |
| ○ | WATER SPIGOT | ○ | AIR CONDITIONER UNIT |
| ○ | WATER SERVICE | ○ | PARKING METER |
| ○ | SPRINKLER HEAD | ○ | SINGLE SUPPORT SIGN |
| ○ | IRRIGATION CONTROL VALVE | ○ | PARKING COUNT |
| ○ | MONITORING WELL | | |
| ○ | SANITARY SEWER MANHOLE | | |

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PROJECT NAME

908 ALL SAINTS - SITE 1

CLIENT NAME

908 GROUP
2209 E 7TH AVENUE, SUITE C
TAMPA, FLORIDA 33605

REVISIONS	DATE	DESCRIPTION

T2717.0011-EXIST-SITE 1

DATE: 2025.09.03

CONTRACT # T2717.0011

DRAWN BY: MBC

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006109

SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

EXISTING CONDITIONS

SHEET

2.0

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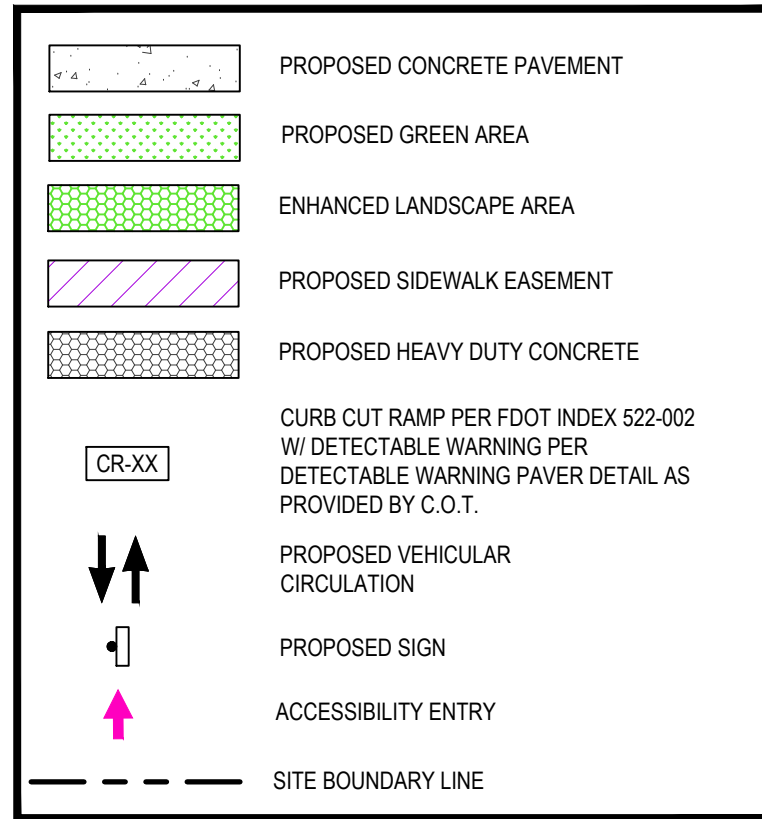
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Roll-off Container Pads, Enclosures, and Vehicle Access:

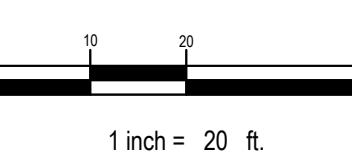
- A concrete pad and apron must be provided for all roll-off containers. The pad and apron must be at least 6 inches thick and reinforced with welded wire mesh. The apron must extend a minimum of 8 ft from the front of the pad. Pads, aprons, and the access area leading to the container, including the apron, must be at the same grade, with no more than a 2% slope from side to side and front to back.
- The pad shall have a minimum width of 14 ft, allowing at least 3 ft on each side of the container. The length depends on the size of the container, but not limited to at least 3 ft in the front and 6 ft in the back. Bollards must be installed behind the container, for the purpose of maintaining the 6 ft clearance.
- For compactor installations, bollards must be installed behind the container with a minimum of 6' between the bollards and the back of the pad (see illustration). The compactor's power pack shall be installed between the back of the pad and the bollards.
- The required bollards shall be 6-inch diameter schedule 40 (0.28" wall thickness), filled with concrete. The bollards shall be 8-feet in length, with 3-feet buried below ground in an 18-inch diameter, concrete filled hole, and 5-feet above ground. All bollards shall be painted yellow.
- If gates are installed, both gates must be equipped with stops that will hold the gates in an open position while the container is being serviced.
- Solid waste container enclosures are for the exclusive use of City of Tallahassee approved refuse container storage. No other items, including, but not limited to pallets, waste oil storage, drums, boxes, mop buckets, etc. shall be stored within the container enclosure. The City of Tallahassee shall not be responsible for damage to any unauthorized items stored inside the enclosure.
- Roll-off compactor enclosures shall be constructed to allow clearance of at least 3 ft on both sides of the compactor. Gates shall be equipped with stops that will hold the gates in an open position while the container is being serviced.
- Pads and enclosures shall be constructed to drain properly and not pond water inside the enclosures. The enclosure is for storage of the compactor only.
- If an enclosure is equipped with gates, the service vehicle must be able to make a successful trip through the site with the gates in an open position.
- It is the responsibility of the owner and/or developer to provide proper access for collection vehicles to provide service to a given establishment. Private roadways, driveways, parking lots and alleys, to be used by collection vehicles, must be paved or poured and must be designed to accommodate the weight and size of collection vehicles. The City will not assume any maintenance responsibility for private roadways, driveways, parking lots or alleys that are necessarily used by collection vehicles.
- Containers shall be located so that collection vehicles do not have to back into a public or private street, or, back for a distance greater than the length of the collection vehicle.
- Overhead clearance must be a minimum of 15 feet for the path of the service vehicle.
- If the container is located inside a building, the doorway must be a minimum of 14 ft wide.
- Within 20 feet of the containers, the path of the vehicle shall be free of any overhead obstructions such as electric wires, building overhangs, etc. Overhead clearance for loading any roll-off container shall be a minimum of 28 ft.
- If a container is installed on a loading dock or raised platform, the overhead clearance shall be a minimum of 18 ft. The dock or platform shall be no lower than 40 inches and no higher than 42 inches. All roll off container installations shall include a winch to offload the container from the service vehicle. The dock or platform shall be equipped with bumpers to prevent damage during loading and unloading of the container. The City of Tallahassee will not assume responsibility for maintenance of the raised platform, loading dock, or winch.

PARCEL ID: 2136900528825
OWNER: GAINES STREET PROPERTIES LLC
O.R. BOOK 4637, PAGE 346
ZONING: ASN-C
ALL SAINTS ZONING DISTRICT-C
LAND USE: RETAIL

NOTE:
ALL CONCRETE IN RIGHT-OF-WAY
TO BE FIBER MESH REINFORCED.



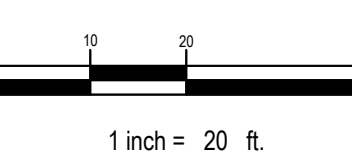
GRAPHIC SCALE



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED GREEN AREA
- ENHANCED LANDSCAPE AREA
- PROPOSED SIDEWALK EASEMENT
- PROPOSED HEAVY DUTY CONCRETE
- CURB CUT RAMP PER FOOT INDEX 522-002
- W/ DETECTABLE WARNING PER DETAIL AS PROVIDED BY C.O.T.
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED SIGN
- ACCESSIBILITY ENTRY
- SITE BOUNDARY LINE

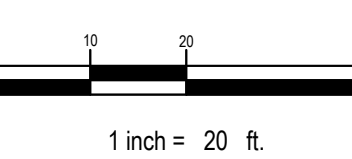
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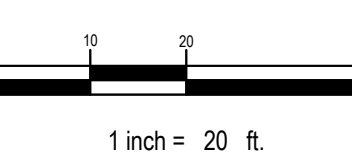
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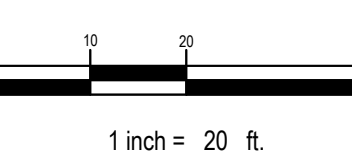
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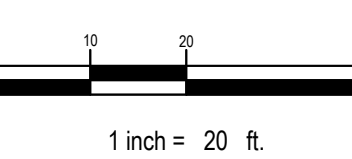
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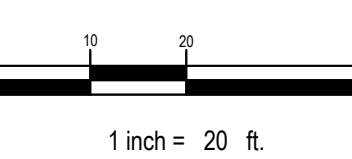
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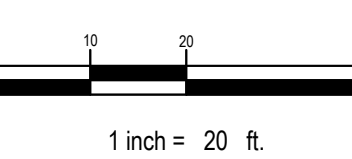
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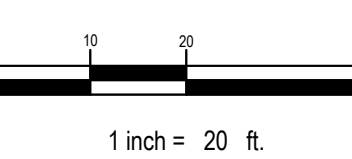
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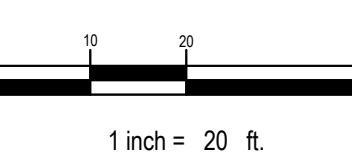
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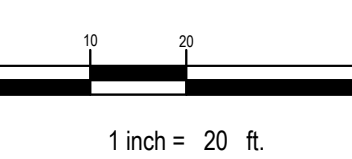
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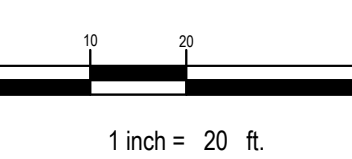
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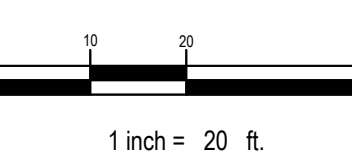
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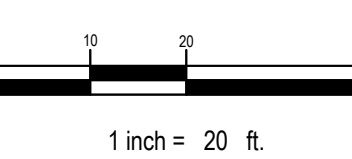
GRAPHIC SCALE



LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED GREEN AREA
- ENHANCED LANDSCAPE AREA
- PROPOSED SIDEWALK EASEMENT
- PROPOSED HEAVY DUTY CONCRETE
- CURB CUT RAMP PER FOOT INDEX 522-002
- W/ DETECTABLE WARNING PER DETAIL AS PROVIDED BY C.O.T.
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED SIGN
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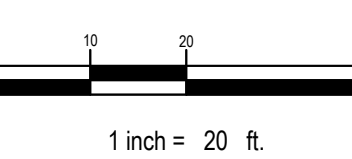
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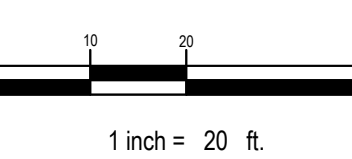
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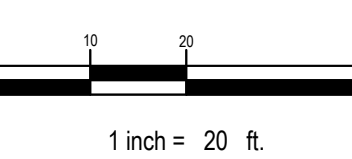
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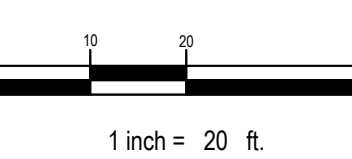
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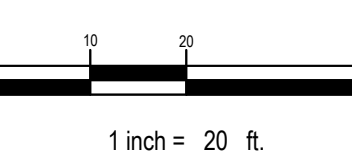
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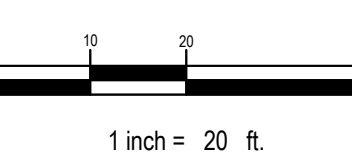
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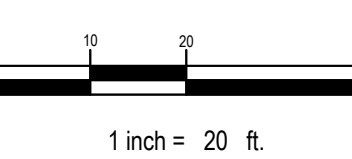
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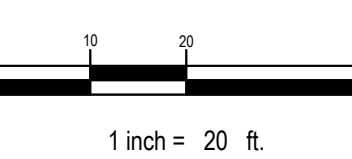
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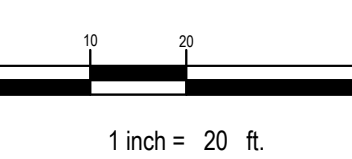
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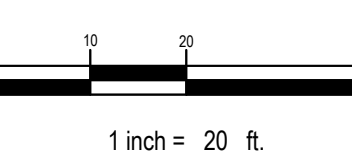
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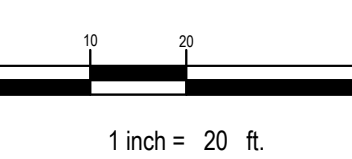
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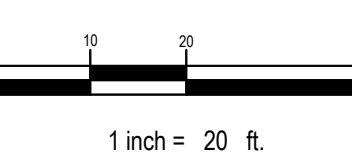
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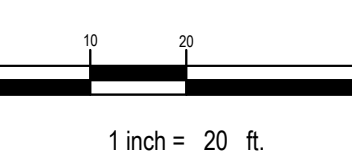
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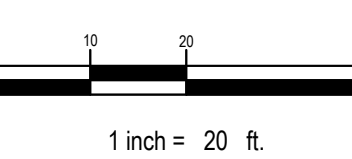
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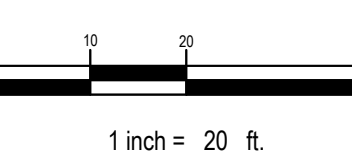
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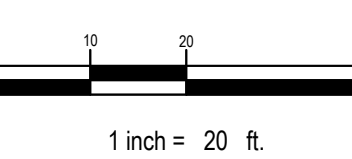
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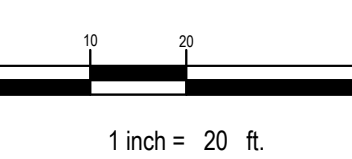
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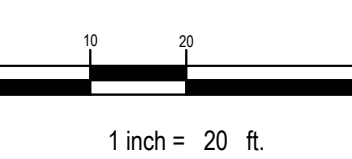
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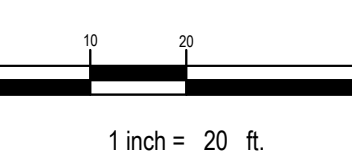
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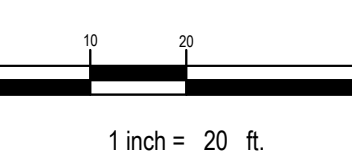
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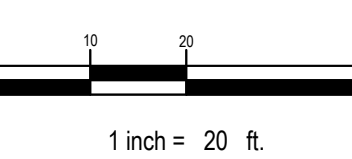
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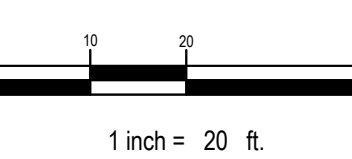
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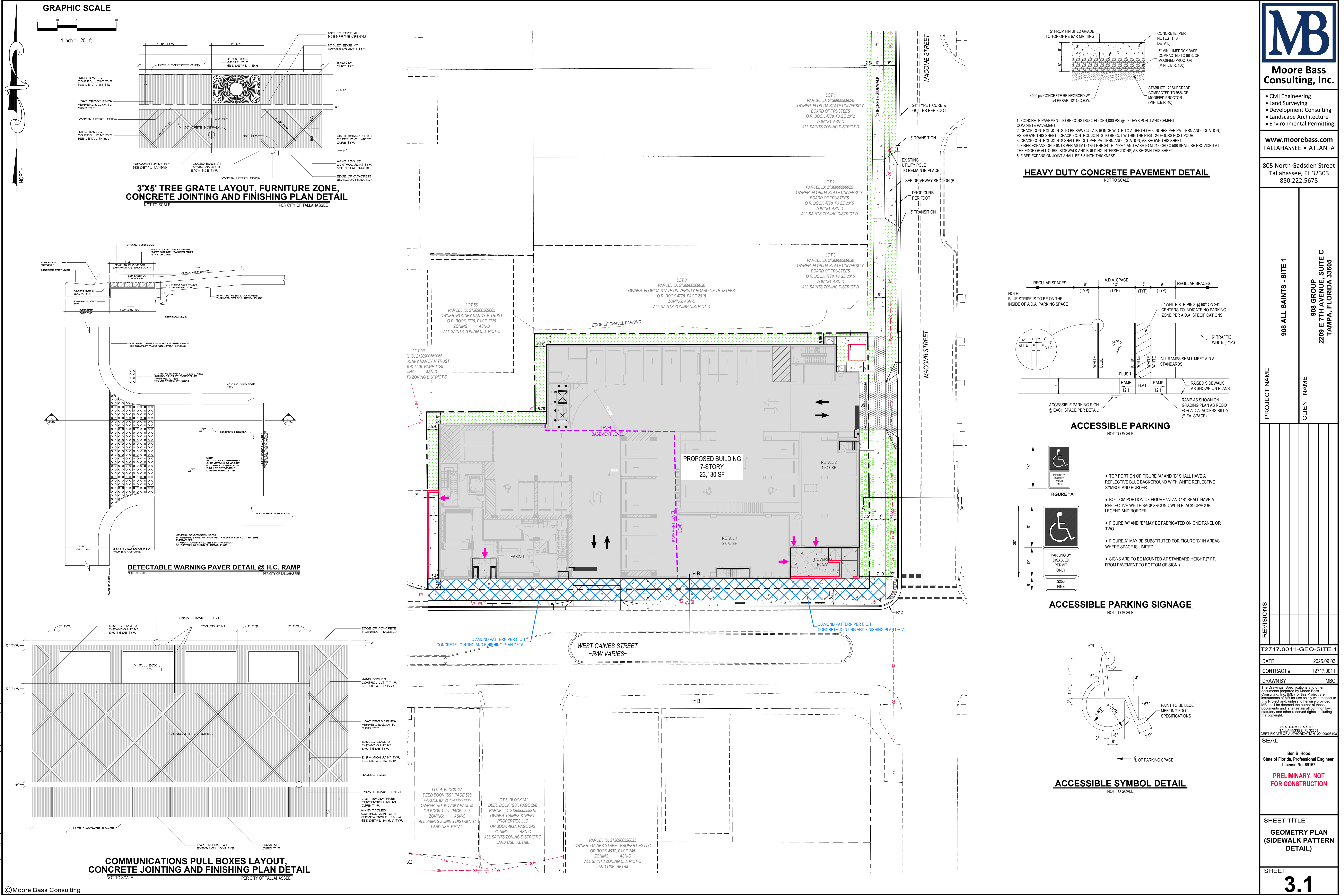
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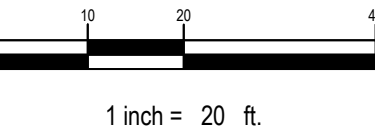


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GRAPHIC SCALE

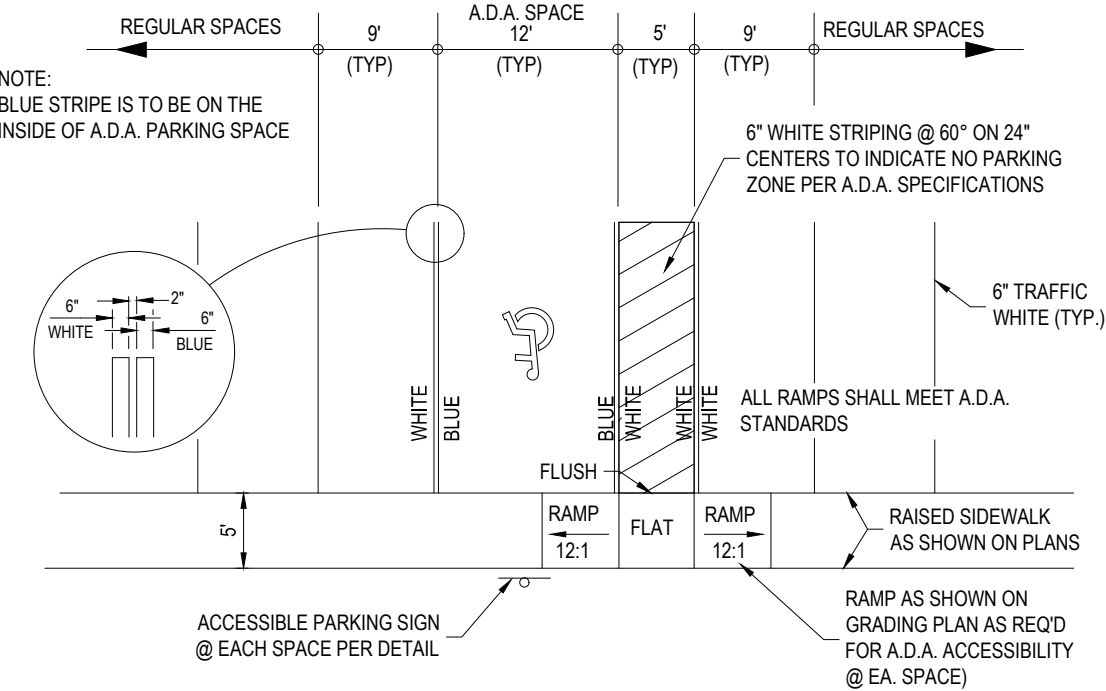


3'X5' TREE GRATE LAYOUT, FURNITURE ZONE, CONCRETE JOINTING AND FINISHING PLAN DETAIL

NOT TO SCALE PER CITY OF TALLAHASSEE

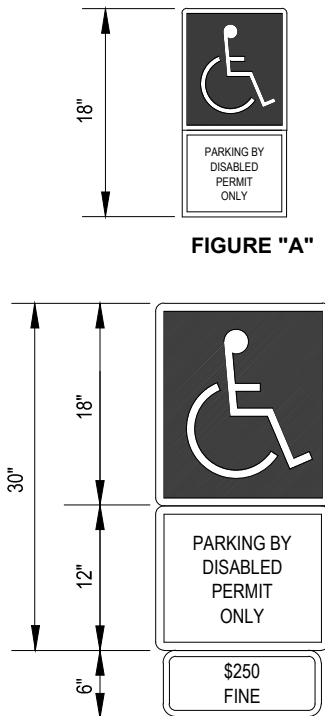
HEAVY DUTY CONCRETE PAVEMENT DETAIL

NOT TO SCALE



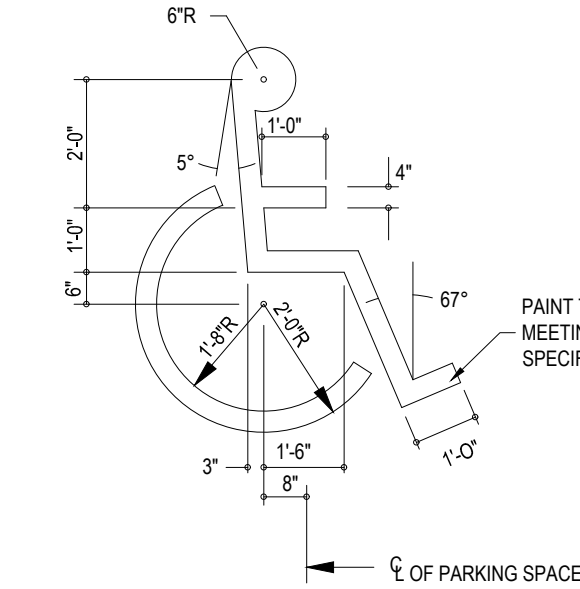
ACCESSIBLE PARKING

NOT TO SCALE



ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE



ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME
908 ALL SAINTS - SITE 1

CLIENT NAME
908 GROUP
2209 E 7TH AVENUE, SUITE C
TAMPA, FLORIDA 33605

REVISIONS			

T2717.0011-GEO-SITE 1

DATE 2025.09.03

CONTRACT # T2717.0011

DRAWN BY MBC

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108
SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

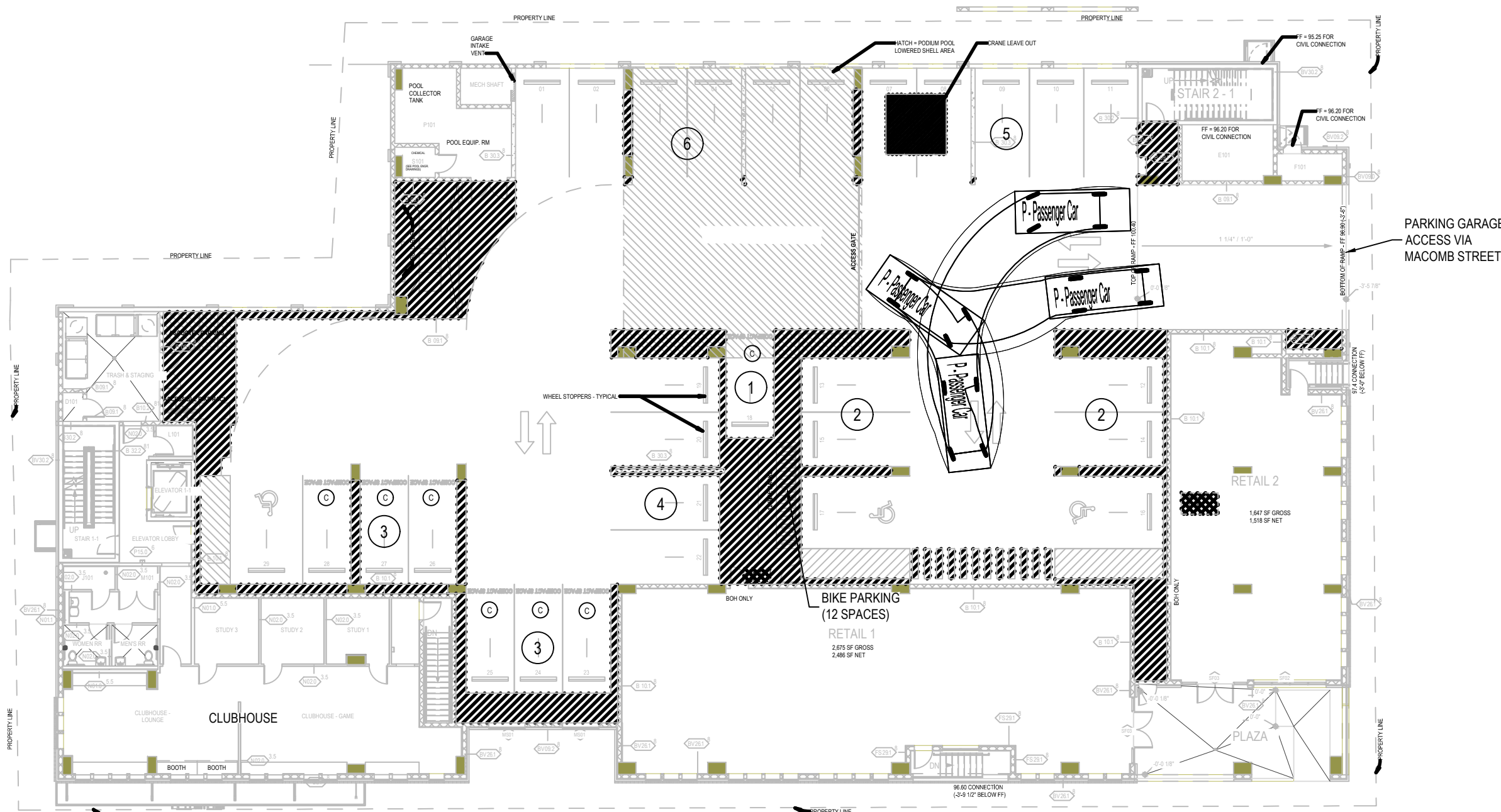
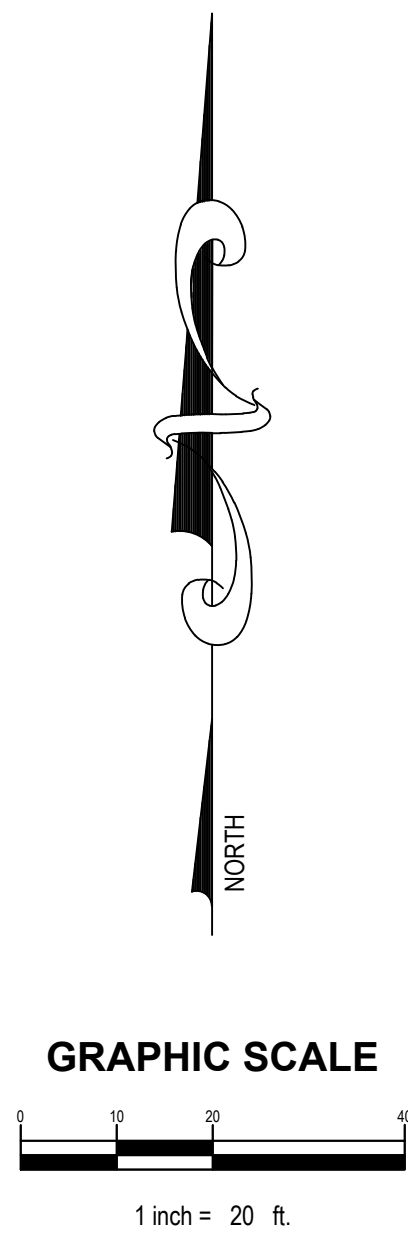
PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE
GEOMETRY PLAN
(SIDEWALK PATTERN
DETAIL)

SHEET

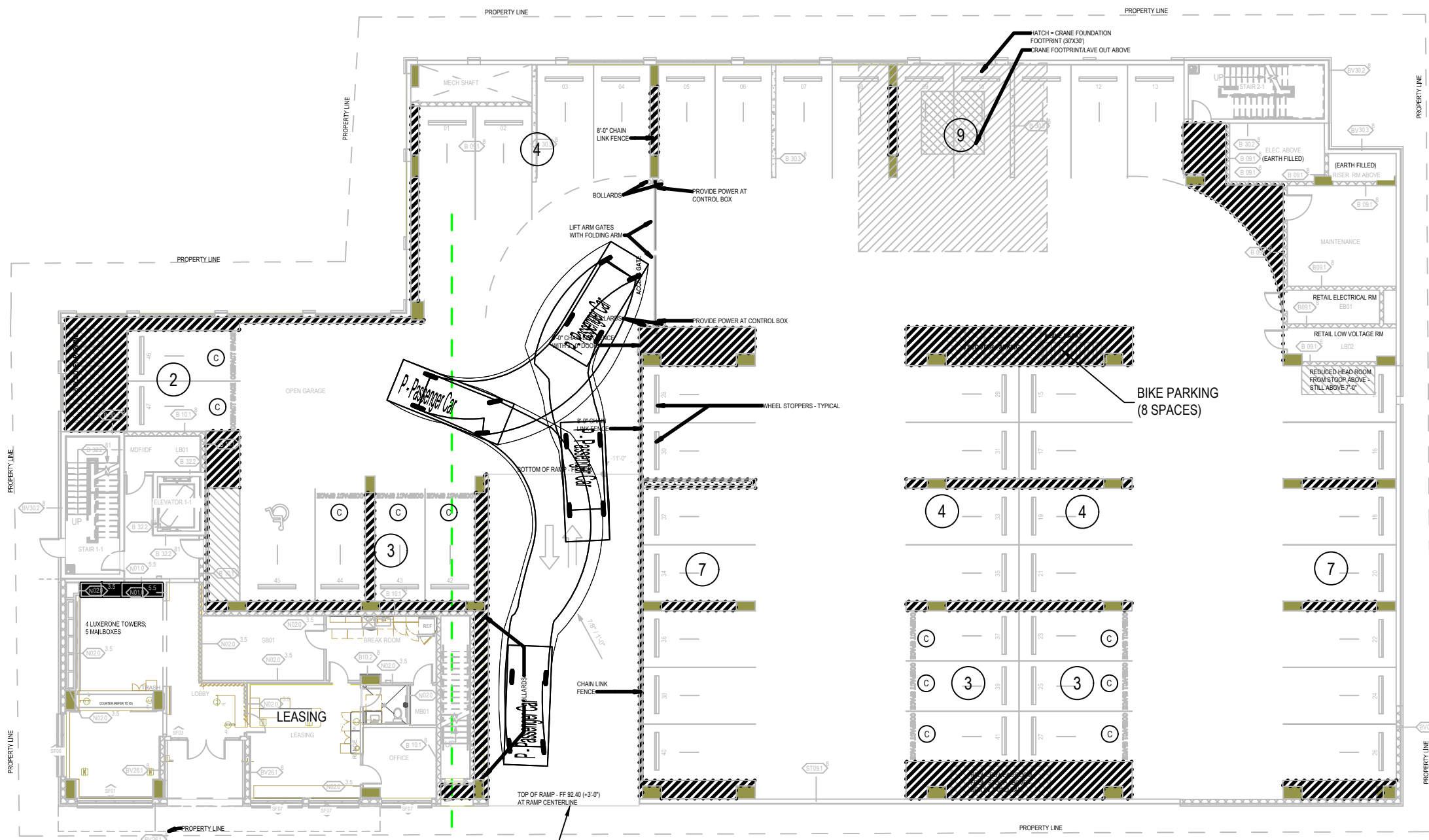
3.1

s:\2717.0011\engineering\site plan\SITE 1\T2717.0011-GEO-SITE 1.dwg, 2. atthompson, Sep 03, 2025 - 9:45: 0am



1 ST FLOOR

NOTE:
ARCH PLANS ARE FOR INTERNAL REFERENCE
TO BUILDING ONLY. SEE FINAL ARCH PLANS FOR
CONSTRUCTION. SEE CIVIL PLANS FOR
IMPROVEMENTS OUTSIDE BUILDING FOOTPRINT.



BASEMENT FLOOR



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REVISIONS	DATE	DESCRIPTION

T2717.0011-ARCH-SITE 1

DATE 2025.09.03.

CONTRACT # T2717.0011

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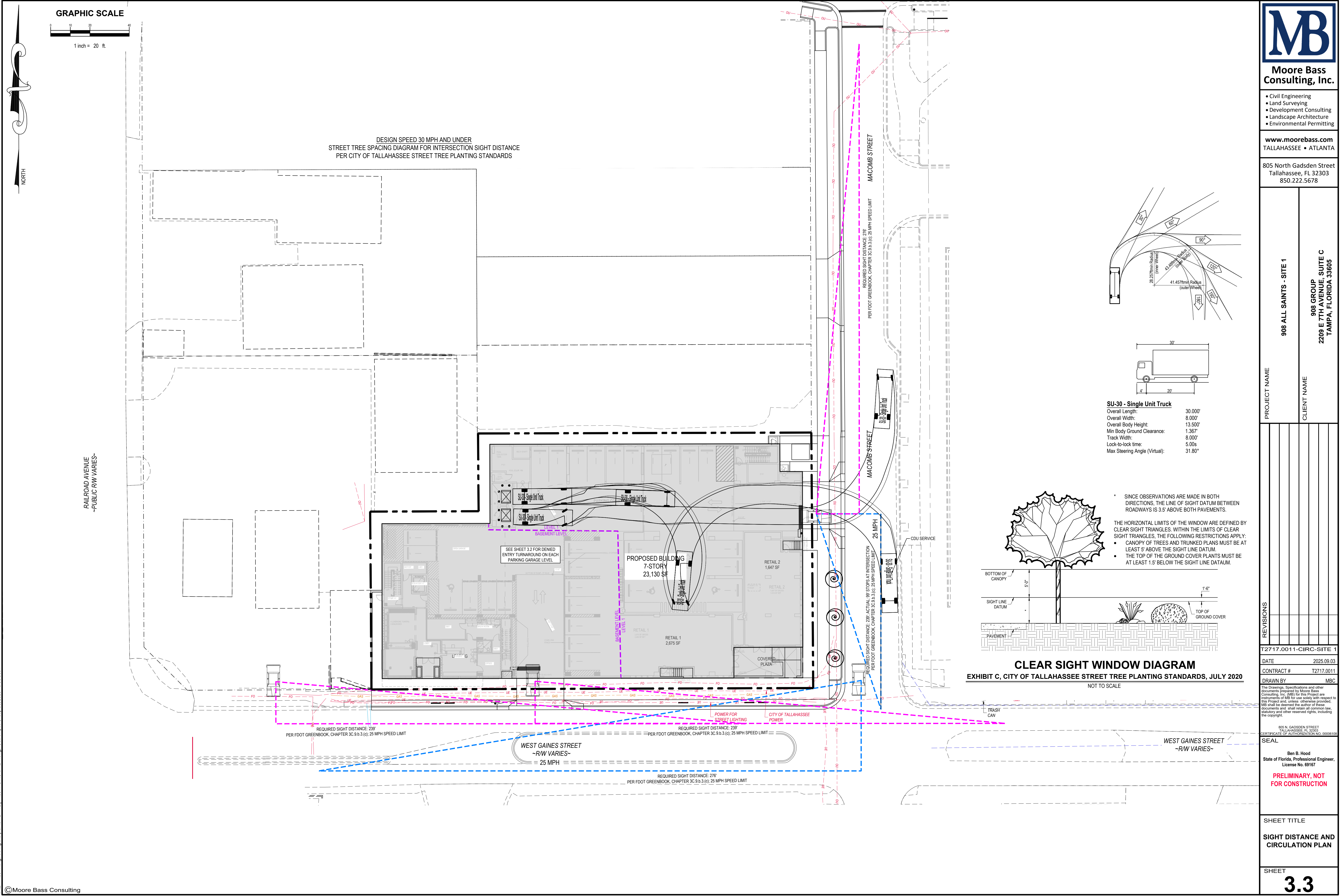
PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

ARCHITECTURAL
PARKING LEVELS

SHEET

3.2



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- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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PROJECT NAME

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REVISIONS	DATE	CONTRACT #	DRAWN BY

T2717.0011-CIRC-SITE 1

DATE: 2025.09.03

CONTRACT #: T2717.0011

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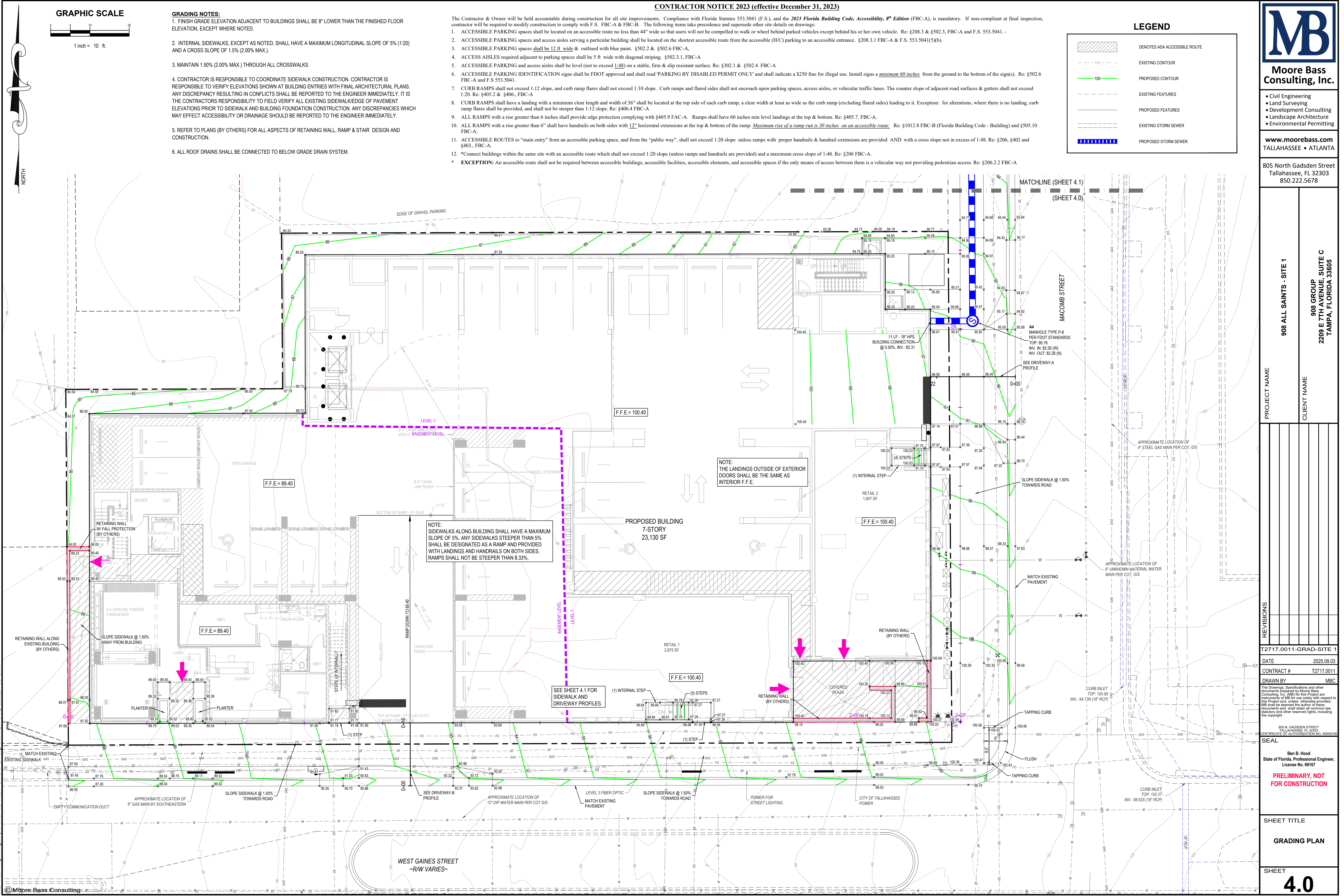
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

SIGHT DISTANCE AND CIRCULATION PLAN

SHEET

3.3



- GRADING NOTES:**
1. FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
 2. INTERNAL SIDEWALKS, EXCEPT AS NOTED, SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1/20) AND A CROSS SLOPE OF 1.5% (2.00% MAX).
 3. MAINTAIN 1.50% (2.00% MAX) THROUGH ALL CROSSWALKS.
 4. CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO VERIFY ELEVATIONS SHOWN AT BUILDING ENTRIES WITH FINAL ARCHITECTURAL PLANS. ANY DISCREPANCY RESULTING IN CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING SIDEWALK/EDGE OF PAVEMENT ELEVATIONS PRIOR TO SIDEWALK AND BUILDING FOUNDATION CONSTRUCTION. ANY DISCREPANCIES WHICH MAY EFFECT ACCESSIBILITY OR DRAINAGE SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
 5. REFER TO PLANS (BY OTHERS) FOR ALL ASPECTS OF RETAINING WALL, RAMP & STAIR DESIGN AND CONSTRUCTION.
 6. ALL ROOF DRAINS SHALL BE CONNECTED TO BELOW GRADE DRAIN SYSTEM.

- 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, 9th 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:
1. 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.
 2. 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).
 3. ACCESSIBLE PARKING spaces shall be 12 ft wide & outlined with blue paint. §502.2 & §502.6 FBC-A.
 4. ACCESS AISLES required adjacent to parking spaces shall be 5 ft wide with diagonal striping. §502.3.1, FBC-A.
 5. 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.
 6. 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.
 7. CURB RAMPS shall not exceed 1:12 slope, and curb ramp flares shall not exceed 1:10 slope. Curb ramps and flared sides shall not encroach 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.
 8. CURB RAMPS 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.
 9. ALL RAMPS with a rise greater than 6 inches shall provide edge protection complying with §405.9 FAC-A. Ramps shall have 60 inches min level landings at the top & bottom. Re: §405.7, FBC-A.
 10. ALL RAMPS 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.
 11. 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.
 12. *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

LEGEND

- DENOTES ADA ACCESSIBLE ROUTE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FEATURES
- PROPOSED FEATURES
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

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Tallahassee, FL 32303
850.222.5678

PROJECT NAME

908 ALL SAINTS - SITE 1

CLIENT NAME

908 GROUP
2209 E 7TH AVENUE, SUITE C
TAMPA, FLORIDA 33605

REVISIONS

T2717.0011-GRAD-SITE 1

DATE 2025.09.03

CONTRACT # T2717.0011

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

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State of Florida, Professional Engineer,
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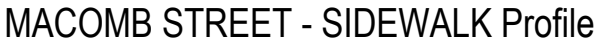
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GRADING PLAN

SHEET

4.0



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908 ALL SAINTS - SITE 1

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2209 E 7TH AVENUE, SUITE C
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PROJECT NAME

CLIENT NAME

REVISIONS

T2717.0011-GRAD-SITE

DATE 2025.09.0

CONTRACT # T2717.001

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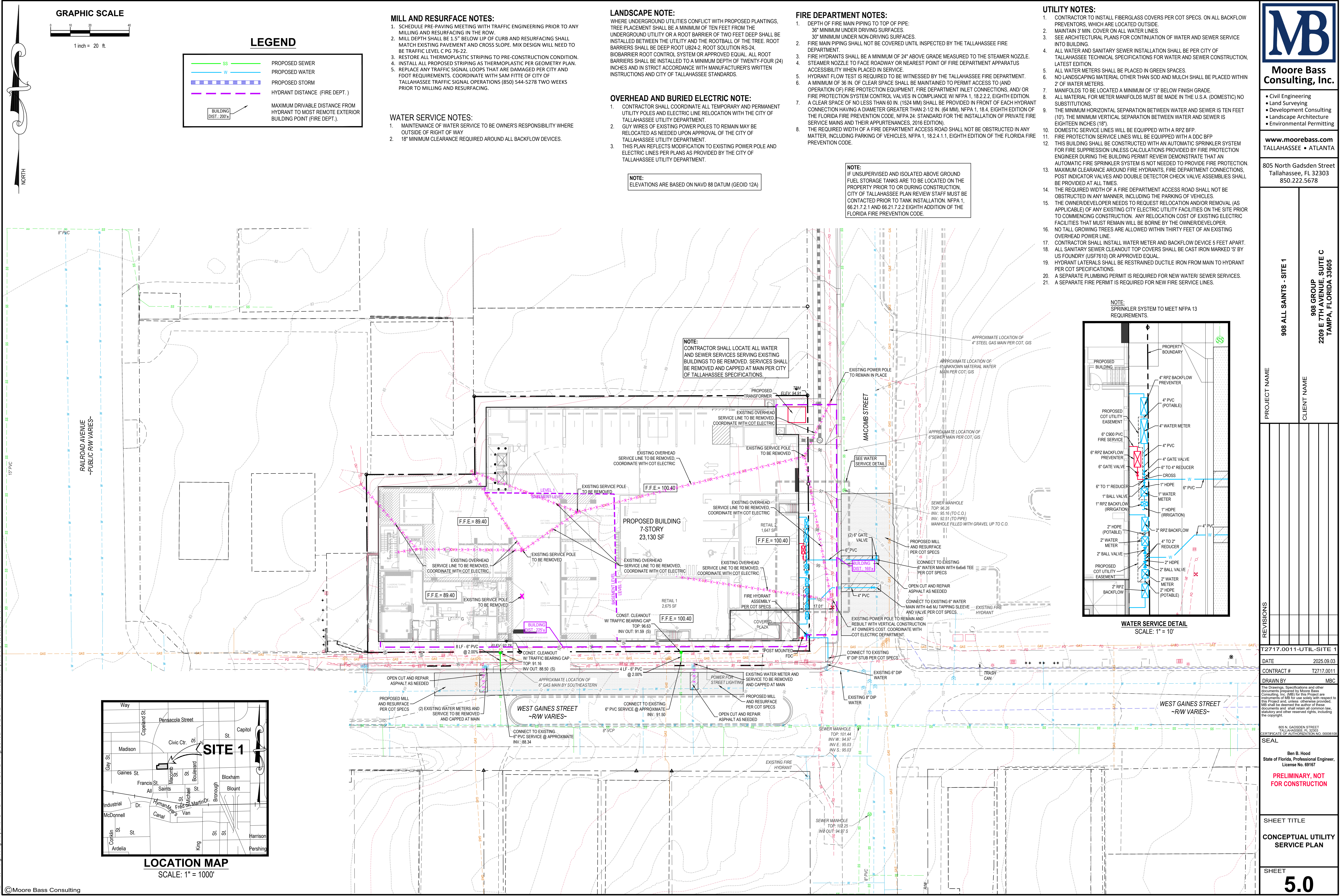
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SHEET

4.1





CLEAR SIGHT WINDOW DIAGRAM
EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020

1. REQUIRED TREES PER CODE: = 1 TREE PER 20 LF OF FRONTAGE
WEST GAINES STREET = 213 LF = 11 TREES REQUIRED, 0 TREES PROVIDED
MACOMB STREET = 104 LF = 5 TREES REQUIRED, 3 TREES PROVIDED
2. A TREE DEBIT FEE IN LIEU OF WILL BE PAID TO THE CITY FOR TREES NOT PLANTED.
3. STREET TREES SHALL BE PROVIDED PURSUANT TO TLOD SEC. 10.281(e). THE EXACT LOCATION AND SPECIES OF TREES WILL BE DETERMINED AT THE TIME OF ENVIRONMENTAL PERMITTING. STREET TREES WITHIN THE SIGHT TRIANGLE MUST MEET HORIZONTAL AND VERTICAL CLEAR SIGHT LIMITS IN ACCORDANCE WITH FOOT DESIGN MANUAL, CHAPTER 212.1. SELECT STREET TREES THAT HAVE A MINIMUM CANOPY HEIGHT OF 8.5 FEET ABOVE THE EDGE OF PAVEMENT AT THE TIME OF PLANTING.
4. STREET TREES SHALL BE SELECTED FROM C.O.T. "THE RIGHT TREE IN THE RIGHT PLACE" GUIDE FOR SELECTING PROPER TREES FOR URBAN SPACES.
5. PROPOSED STREET TREES TO BE SELECTED FROM CITY'S LIST OF TREES APPROVED FOR USE UNDER OVERHEAD UTILITIES, WHEN IN CONFLICT.
6. STREET TREES WITHIN THE SIGHT DISTANCE WINDOW SHALL COMPLY WITH THE CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, DATED JANUARY 2021.

See Tree List for Individual Tree Information

Grand Total	
Preservation Credits:	0

*See Tree List for Individual Tree Information

Grand Total	
Debits:	16

REFORESTATION FORMULA (Preservation Credits + Replants = or > 40 * Developed Area)

TOTAL TREE CREDITS TO BE PLANTED 16[illegible]

1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES.
30" MINIMUM UNDER NON-DRIVING SURFACES.
2. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
4. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
5. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
6. 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 IN COMPLIANCE W/ NFPA 1, 18.2.2.2, EIGHTH EDITION.
7. A CLEAR SPACE OF NO LESS THAN 80 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2-1/2 IN. (64 MM), NFPA 1, 18.4, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE, NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION).
8. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MATTER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.4.1.1, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.

SOD
 ACOMA (JAPANESE CREPE MYRTLE)

AGAPANTHIUS
 PROPOSED ROOT BARRIER

QUANTITY OF PLANTS
MINIMUM # (SEE GENERAL NOTES)

TYPE

SYMBOL FOR PLANTINGS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	TREE CAT	SIZE/REMARKS
--------	------	----------------	-------------	----------	--------------

GROUND COVER				
AO	172	AGAPANTHUS ORIENTALIS	AGAPANTHUS	FULL, 1 GAL., 24" O.C.

TURFGRASS/LAWN			
SOD	2096 SF	EREMOCHLOA OPHIUROIDES	CENTPEDE GRASS
			SOD ALL DISTURBED AREAS AND SLOPES GREATER THAN 4:1 UNLESS INDICATED TO CONTAIN SEED & MULCH. SHRUBS, GROUNDCOVER, MULCH OR OTHER MATERIAL.

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," SIXTH EDITION (2002), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE.
2. QUANTITIES ON LANDSCAPE PLAN ARE MINIMUM ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITY TAKE-OFF, AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL PLANT BED AREA AT SPACING ON PLANT SCHEDULE.
3. INSTALL PINE STRAW MULCH WITHIN ALL LANDSCAPE AREAS AT A MINIMUM OF 3" LAYERED THICKNESS. INSTALL PINK BARK NUGGETS AROUND ALL TREES IN THE RIGHT-OF-WAY. THE MULCH LAYER AROUND NEWLY PLANTED TREES SHALL BE TWO TO THREE TIMES THE DIAMETER OF THE CROWN SPREAD, AT A MINIMUM OF 3" COMPACTED THICKNESS. MULCH ESTABLISHED TREES AT LEAST TO THE DRIP LINE. DO NOT MULCH AGAINST THE TRUNKS OF TREES.
4. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL IRRIGATION LINES SHALL BE INSTALLED SO AS TO NOT IMPACT THE CRITICAL PROTECTION ZONE OF PROTECTED TREES USED AS CREDIT. THESE PROTECTED TREES SHALL BE CLEARLY MARKED IN THE FIELD AND ANY NECESSARY IRRIGATION DISTURBANCE SHALL BE APPROVED BY THE CONSULTING LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY CITY OF TALLAHASSEE'S ENVIRONMENTAL INSPECTOR IN ADVANCE PRIOR TO ANY POTENTIAL DISTURBANCE.
5. THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1200 CUBIC FEET WITH A MINIMUM WIDTH OF 12 FEET AND A DEPTH OF THREE FEET.
6. THE INTERIOR PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH A NON-COMPACTABLE "FRIABLE" TOPSOIL.
7. THE OWNER ACCEPTS THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING IN PERPETUITY, TO INCLUDE PROPER WATER, FERTILIZATION, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OR REPLANTING, IF NECESSARY.
8. IF THE LANDSCAPER CAN NOT OBTAIN PLANT MATERIALS THAT MEET THE MINIMUM PLANT SIZE REQUIREMENTS, AN ALTERNATIVE SPECIES THAT DOES MEET THE MINIMUM PLANT SIZE REQUIREMENTS MAY BE SUBSTITUTED WITH THE APPROVAL OF THE CITY OF TALLAHASSEE ENVIRONMENTAL INSPECTOR.
9. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
10. WHERE TREES ARE PLANTED WITHIN 10' OF AN IMPERVIOUS SURFACE A DEEPROOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE ROOT BARRIER SHALL BE INSTALLED OFF ANY HARDSCAPING, INCLUDING CONCRETE SIDEWALK, ASPHALT, AND OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS.
11. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10' FROM THE UNDERGROUND UTILITY OR A DEEPROOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
12. AN UNOBSTRUCTED CROSS-VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE LEVEL OF THE CENTERLINE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED WITHIN THE SIGHT TRIANGLE.
13. TREES HAVING LIMBS AND FOLIAGE TRIMMED SO THAT THE CROSS-VISIBILITY WITHIN THE SIGHT TRIANGLE IS NOT OBTAINED SHALL BE ALLOWED TO OVERHANG THE SIGHT TRIANGLE, PROVIDED THE LOCATION OF ANY TREE DOES NOT CREATE A TRAFFIC HAZARD
14. SOO ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED
15. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
16. NO TALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
17. ALL TREES PROPOSED LOCATED WITHIN THIRTY FEET OF ANY EXISTING OR PROPOSED OVERHEAD POWER LINES WILL BE OF A SPECIES CHOSEN FROM THE CITY OF TALLAHASSEE APPROVED LIST FOR THIS CONDITION.
18. 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.
19. 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. (64 MM).
20. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS SURFACE.
21. MAXIMUM HEIGHT AT MATURITY OF STREET TREES UNDER OVERHEAD UTILITIES SHALL NOT EXCEED 14 FT.



CLIENT NAME

[illegible]

T2717.0011-LS-SITE 1

DATE 2025.09.03

CONTRACT # T2717.0011

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CERTIFICATE OF AUTHORIZATION NO. 00006100

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SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET

LS1.0

