

TYPE "B" SITE PLAN FOR THE SAINT

INDEX OF SHEETS

- C-100 COVER SHEET
- C-101 EXISTING CONDITIONS
- C-103 SITE LAYOUT PLAN
- C-103.1 SITE DISTANCE ALONG ALL SAINTS ST
- C-104 GRADING PLAN
- C-105 UTILITY PLAN
- C-105.1 HYDRANT COVERAGE PLAN
- C-106 LANDSCAPE PLAN
- C-107 DETAIL SHEET

GOVERNING DOCUMENTS:

- FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (2025 - 2026 EDITION)
- FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2025 - 2026 EDITION)

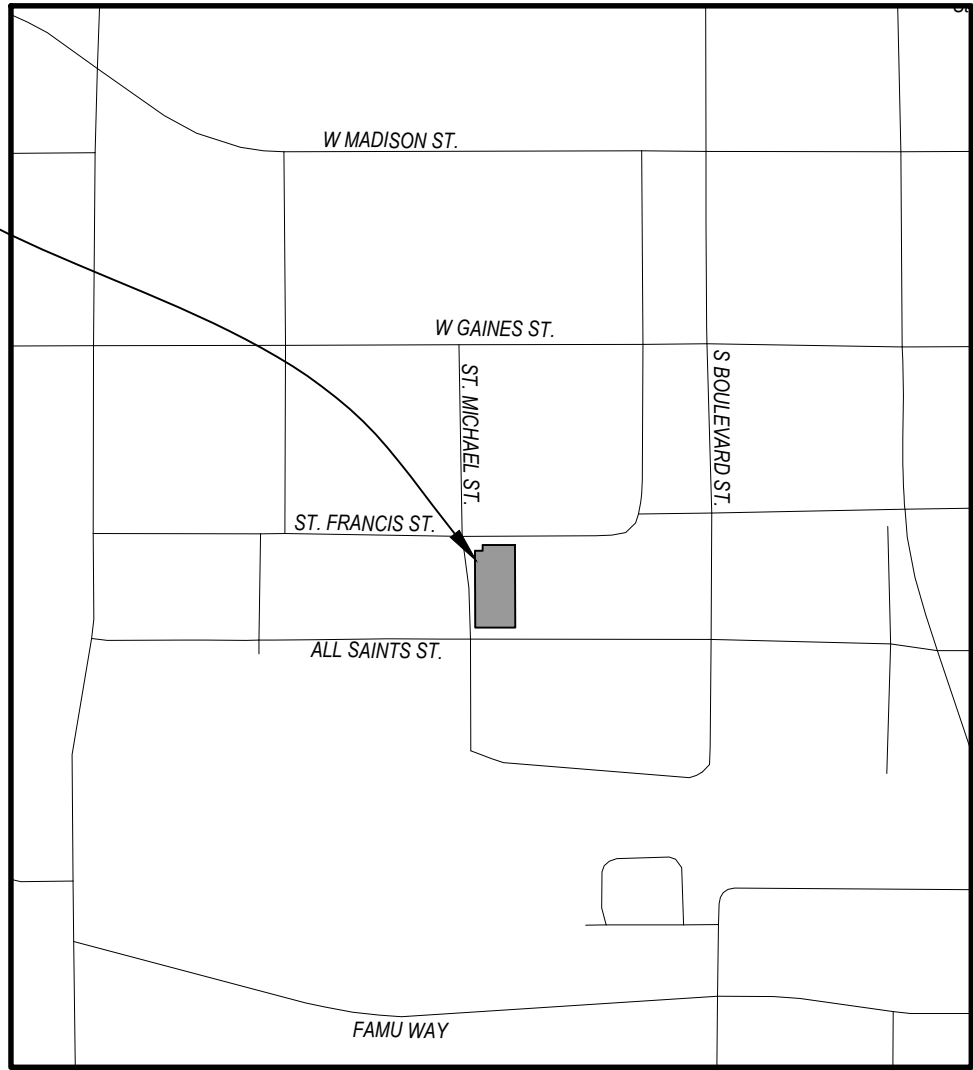
ZONING: ASN-A (ALL SAINTS ZONING DISTRICT-A)
TAX ID: 4101800000170

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH FDOT STANDARD PLANS AND SPECIFICATIONS FY 25-26 AND THE CURRENT CITY OF TALLAHASSEE MINIMUM STANDARDS, REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY .



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE, SUITE D
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

PROJECT AREA



LOCATION MAP
1" = 400'

JULY 2026

CITY OF TALLAHASSEE
LEON COUNTY, FLORIDA

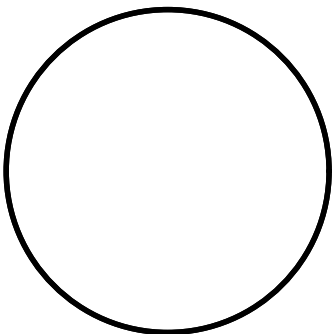
PREPARED FOR:

ROBERT BROOKS
2065 THOMASVILLE ROAD
TALLAHASSEE, FL 32308

PREPARED BY:

URBAN CATALYST CONSULTANTS
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FL 32308
(850) 999-4241
www.ucceng.com

ENGINEER OF RECORD:



SEAN K. MARSTON, P.E.
FLORIDA LICENSE No. PE - 55987
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 5139
DATE OF SIGNATURE

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
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REVISIONS				DATE	BY

THE SAINT
COVER SHEET
FLORIDA
LEON COUNTY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 06/19/2026

SHEET C-100
PROJECT No. 25031.00

J:\06_05_2024_13.26.49_EST\FL2503100- THE SAINT CAD\SITE PLAN 2503100 EXISTING.DWG



LEGEND

- EXISTING ASPHALT
- EXISTING TREE

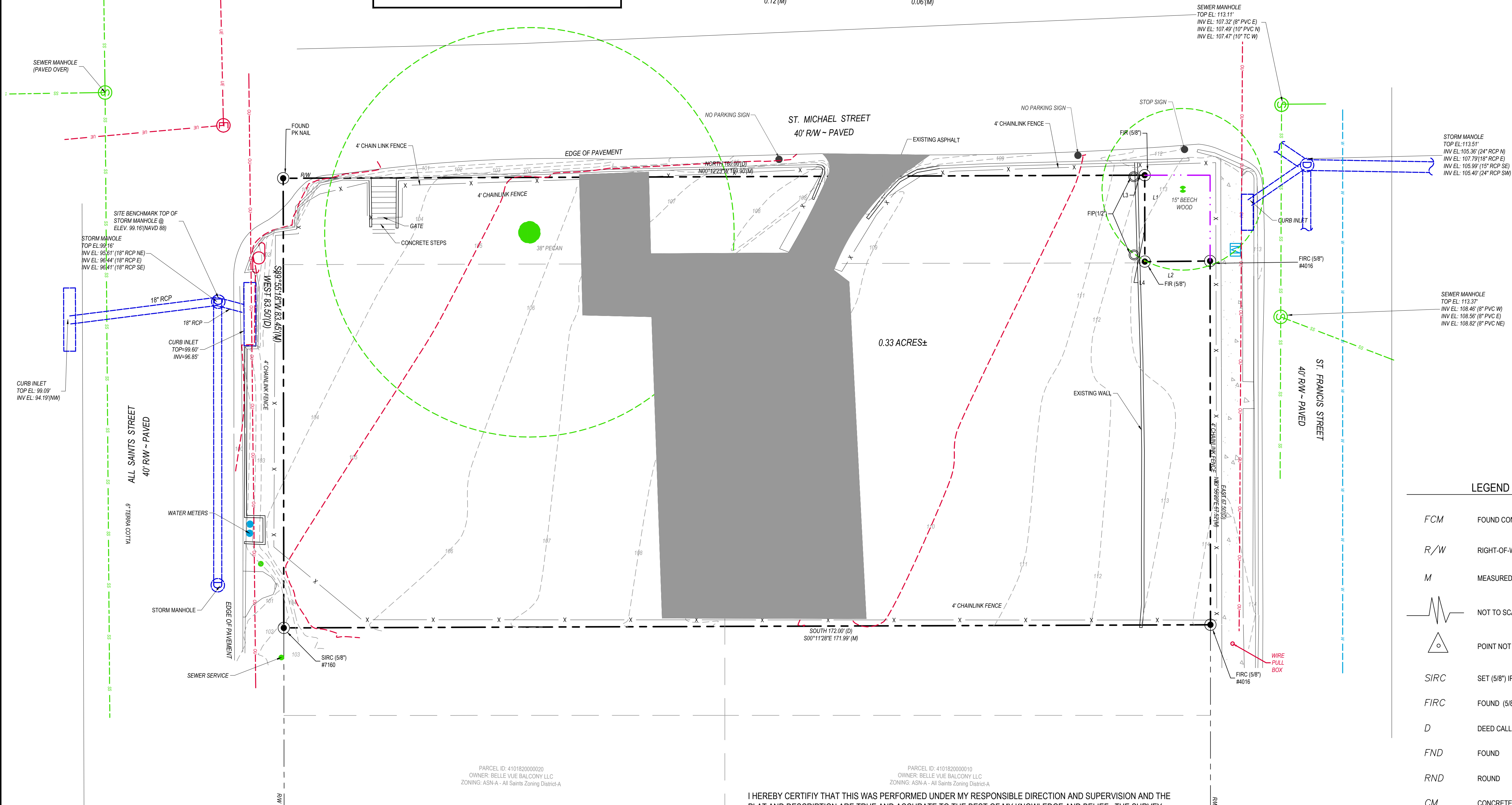
L1
N89°54'39"E
16.04'(M)

L2
N00°30'57"W
12.11'(M)

L3
S12°53'17"E
0.12'(M)

L4
S68°01'32"W
0.06'(M)

FLOOD ZONE INFORMATION:
SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS PER FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO: 120144 0291F
INDEX DATE: AUGUST 18, 2009, LEON COUNTY, FLORIDA.



LEGEND

- FCM FOUND CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- M MEASURED
- NOT TO SCALE
- POINT NOT SET OR FOUND
- SIRC SET (5/8") IRON ROD AND CAP #7160
- FIRC FOUND (5/8") IRON ROD AND CAP
- D DEED CALL
- FND FOUND
- RND ROUND
- CM CONCRETE MONUMENT
- M WATER METER
- S SEWER MANHOLE
- PP POWER POLE
- OHE OVER HEAD ELECTRICAL LINE
- X=109.55' GROUND SHOT ELEVATION

NOTES:

- SURVEY SOURCE: RECORD PLAT AND A FIELD SURVEY PERFORMED BY THE UNDERSIGNED SURVEYOR.
- BEARING REFERENCE: ALL BEARINGS ESTABLISHED USING FLORIDA GRID NORTH DATUM.
- NO IMPROVEMENTS HAVE BEEN LOCATED IN THIS SURVEY OTHER THAN SHOWN HEREON.
- SEE ATTACHED SHEET FOR LEGAL DESCRIPTION. THE APPROPRIATE COUNTY DEPARTMENTS. TO BE USED FOR CONSTRUCTION PERMITTING PURPOSES. ALL
- FLOOD ZONES AND SETBACKS DEPICTED HEREON ARE NOT FLOOD ZONES AND SETBACKS SHOULD BE VERIFIED BY ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY NAVD 88 DATUM.
- THIS SURVEY IS DEPENDENT UPON EXISTING MONUMENTATION.
- THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 5J-17.051/.052).

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 RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

JAMES T. RODDENBERRY
Surveyor and Mapper Florida
Certificate No: 4261

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
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DATE	BY	REVISIONS

THE SAINT
EXISTING CONDITIONS

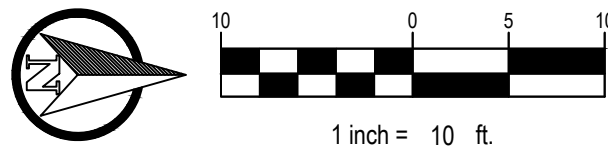
LEON COUNTY

FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 06/19/2026

SHEET C-101
PROJECT No. 25031.00



LEGEND

	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED PAVERS
	8' VUA BUFFER

SITE DATA TABLE

PROJECT NAME: THE SAINT
ADDRESS: 435 ALL SAINTS ROAD
PARCEL ID: 4101800000170
ZONING: ASN-A ALL SAINTS ZONING DISTRICT -A

Total Site Area:	0.33 AC.	14,163 SF	100.0 %
Existing Impervious Areas:		3,043 SF	21.5 %
Building(s) Footprint:		0 SF	0.0 %
Vehicle Use Area:		292 SF	2.1 %
Misc Concrete:		3,043 SF	21.5 %

Existing Open Space	11,120 SF	78.5 %
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Proposed Impervious Area:	9,464 SF	66.8 %
Building(s) Footprint:	4,120 SF	29.1 %
Vehicle Use Area:	2,754 SF	19.4 %
Misc Concrete:	2,590 SF	18.3 %

Proposed Building GSF:	8,240 SF	58.18 %
1st Floor (1 Units/2 Beds and 2,000 SF Cafe)	4,120 SF	
2nd Floor (3 Units/6 Beds)	4,120 SF	

Proposed Overall Open Space	4,995 SF	35.27 %
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Maximum Building Height	2-STORY (30' MAX.)
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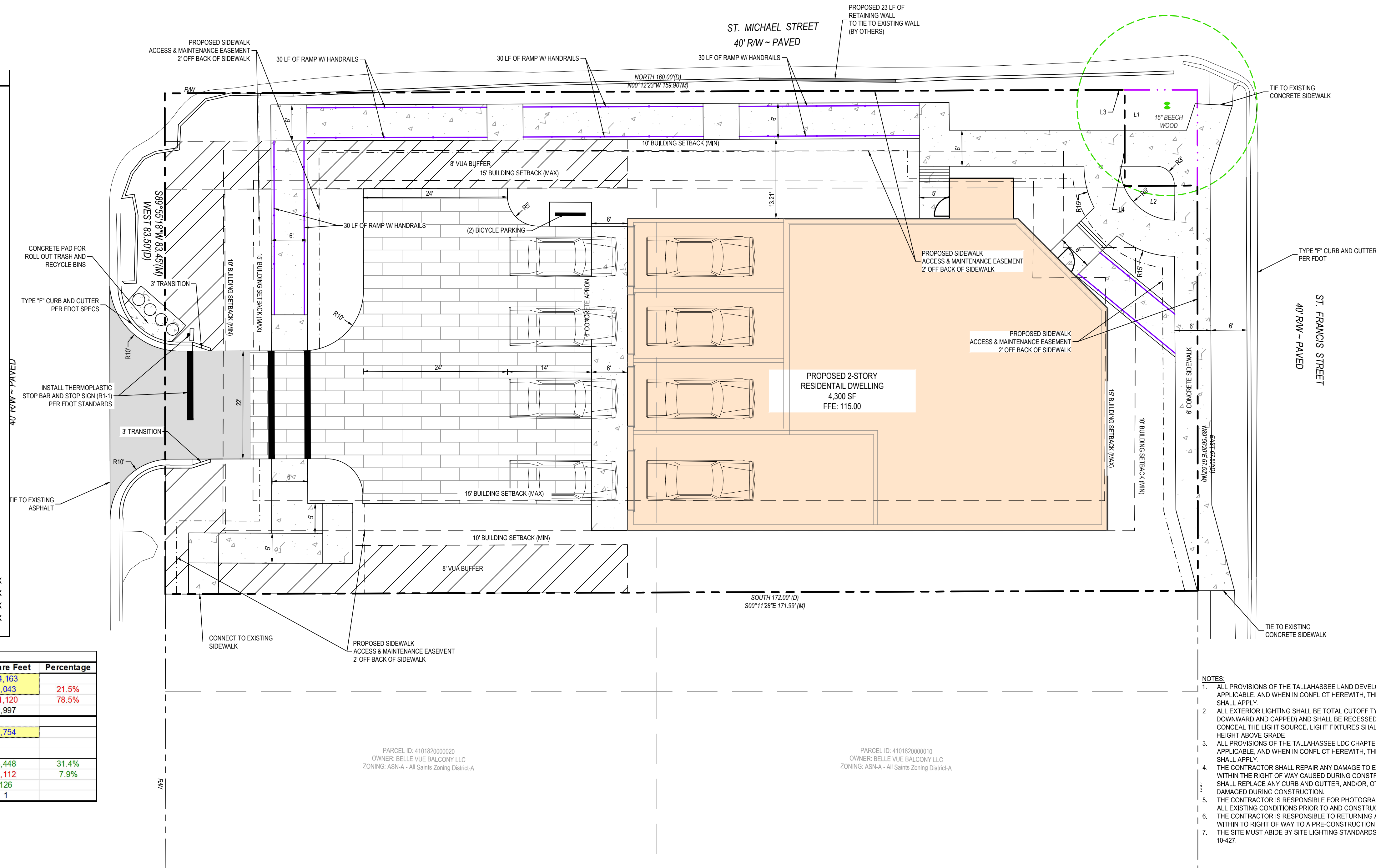
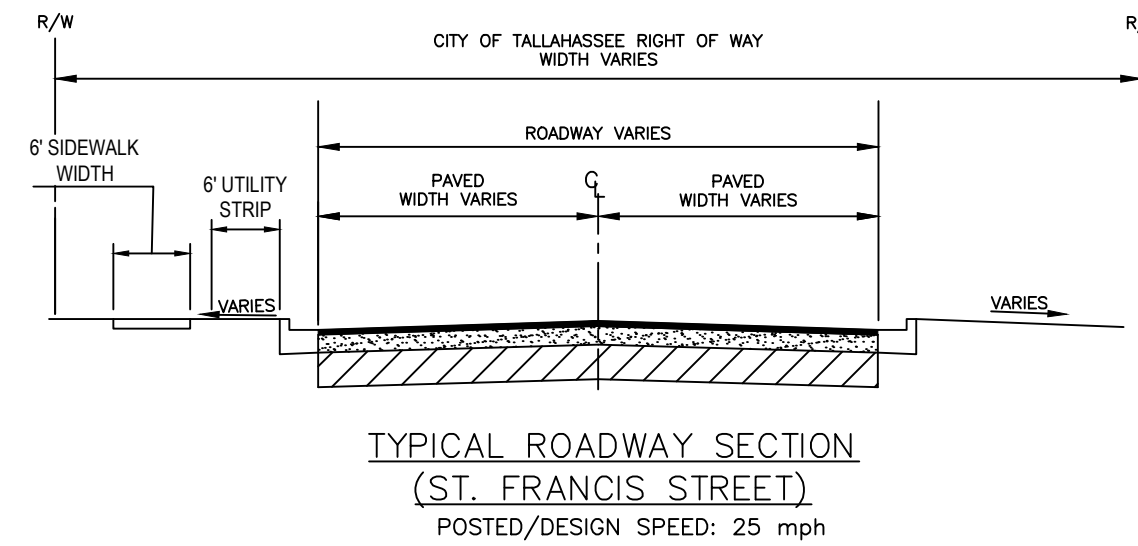
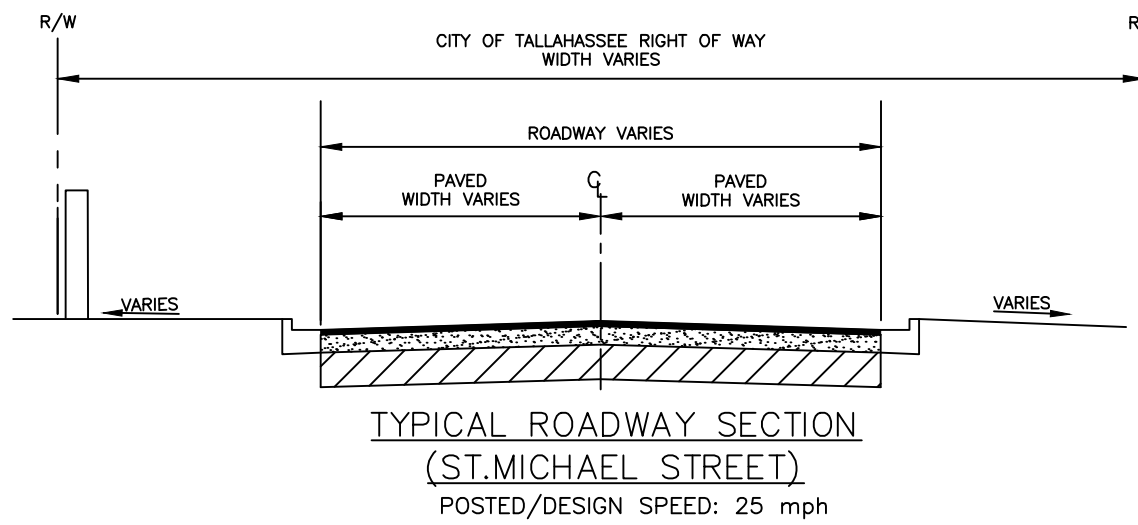
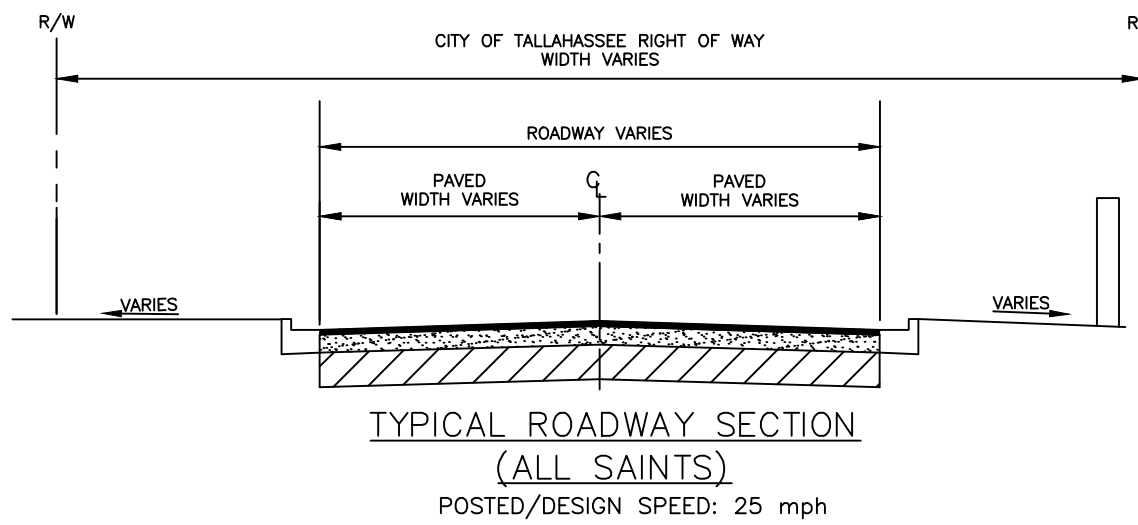
Proposed Density	12 UNITS/AC
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Parking	
Total Required Parking Spaces:	0 Spaces
Garaged Parking Areas:	4 Spaces
Surface Parking Areas:	4 Spaces

Bicycle Parking	
Required Bicycle Parking (0.1 per parking space):	0 Spaces
Total Bicycle Parking Spaces Provided:	2 Spaces

Building Setbacks	
Front	10 FT MIN 15 FT MAX
Side Corner	10 FT MIN 15 FT MAX
Side Interior	10 FT MIN 15 FT MAX
Rear	10 FT MIN 15 FT MAX

Redevelopment Area Requirements				
	Num.	Square Feet	Percentage	
Existing Conditions:	Total Area of Site	14,163		
	Total Existing Impervious Area	3,043	21.5%	
	Type II Redevelopment portion of site	11,120	78.5%	
	Existing VUA	2,997		
Proposed Conditions:	Development Components			
	Total Vehicle Use Area (VUA)	2,754		
	Green Space Components			
	Required Urban Forest and Landscaping Area	4,448	31.4%	
	Minimum Preserved Urban Forest Area	1,112	7.9%	
	Required VUA Interior Landscape Area	126		
	Number of Interior Landscape areas required	1		



- NOTES:
- ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
 - ALL EXTERIOR LIGHTING SHALL BE TOTAL CUTOFF TYPE (i.e. DIRECTED DOWNWARD AND CAPPED) AND SHALL BE RECESSED OR SHIELDED TO CONCEAL THE LIGHT SOURCE. LIGHT FIXTURES SHALL BE 15 FT. MAXIMUM HEIGHT ABOVE GRADE.
 - ALL PROVISIONS OF THE TALLAHASSEE LDC CHAPTER 7, SIGN CODE, SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS WITHIN THE RIGHT OF WAY CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER, AND/OR OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PHOTOGRAPHICALLY DOCUMENTING ALL EXISTING CONDITIONS PRIOR TO AND CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR IS RESPONSIBLE TO RETURNING ALL EXISTING CONDITIONS WITHIN TO RIGHT OF WAY TO A PRE-CONSTRUCTION CONDITION OR BETTER.
 - THE SITE MUST ABIDE BY SITE LIGHTING STANDARDS IDENTIFIED IN SECTION 10-427.

PARCEL ID: 410180000020
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District-A

PARCEL ID: 410180000010
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District-A

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2851 REMINGTON GREEN CIRCLE
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FLCA 00030572



REVISIONS	DATE	BY

THE SAINT
SITE LAYOUT PLAN

FLORIDA

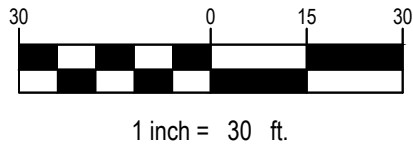
LEON COUNTY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 06/19/2026

SHEET C-103
PROJECT No. 25031.00

June 21, 2026 (10:00 AM EST)
F:\25031.00 - THE SAINT\25031.00 TRAFFIC MOBILITY & SITE DIST.DWG



SHEET	C-103.1
PROJECT No.	25031.00

DRAWN BY:	UC2
CHECKED BY:	S.K.M.
DATE:	06/19/2026

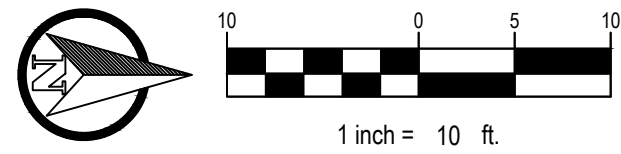
SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

THE SAINT
SIGHT DISTANCE PLAN
LEON COUNTY
FLORIDA

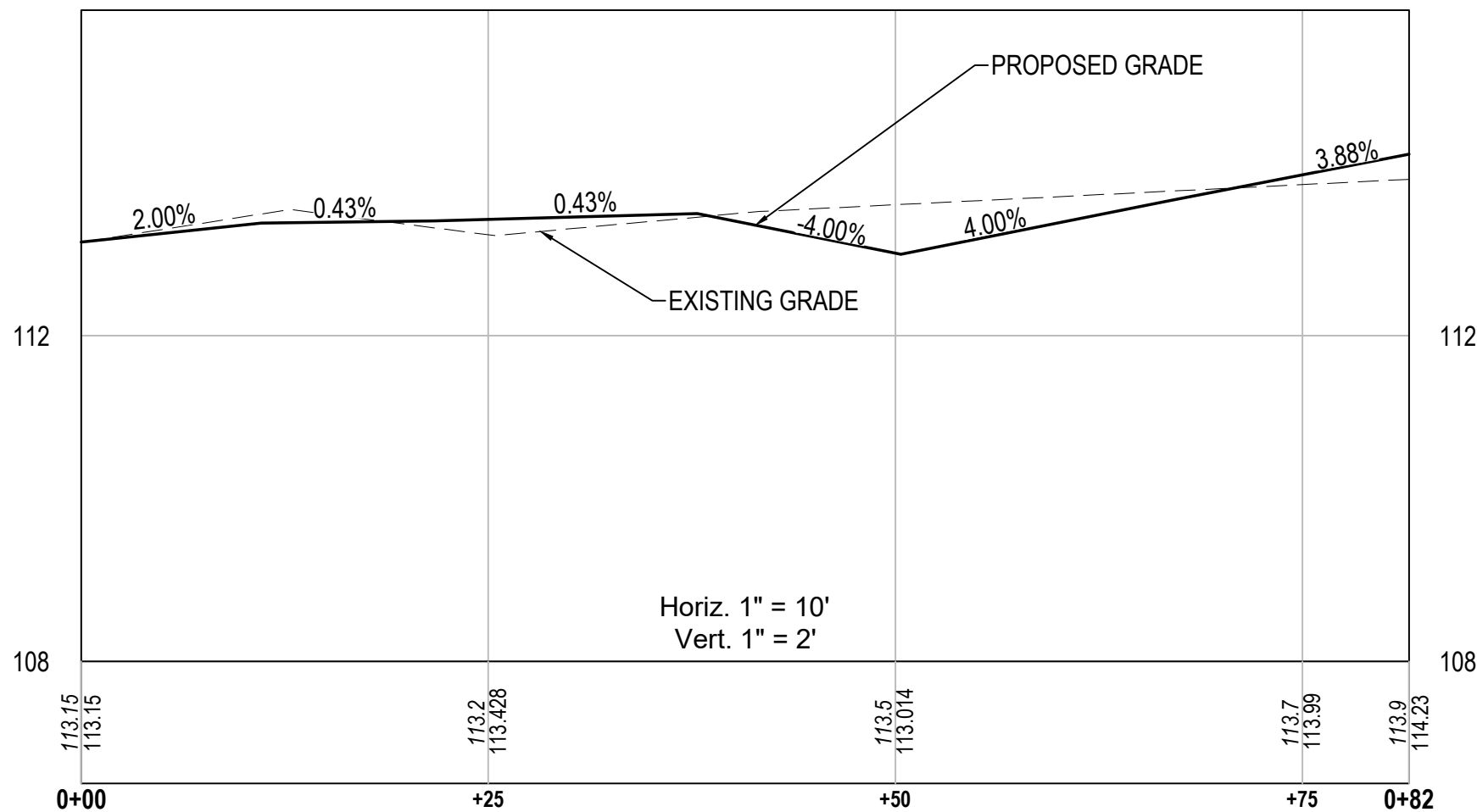
DATE	BY	REVISIONS



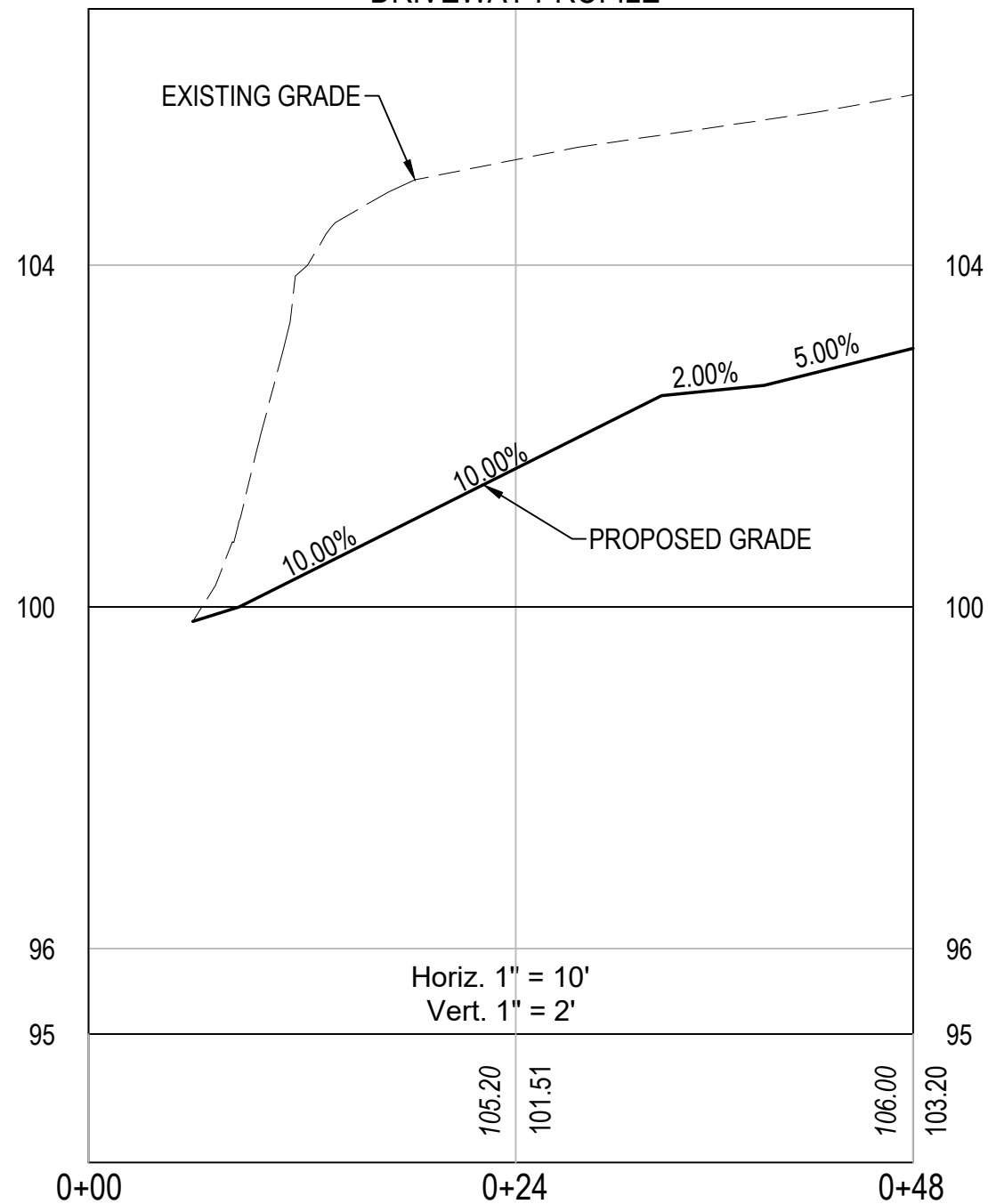
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SIDEWALK PROFILE



DRIVEWAY PROFILE



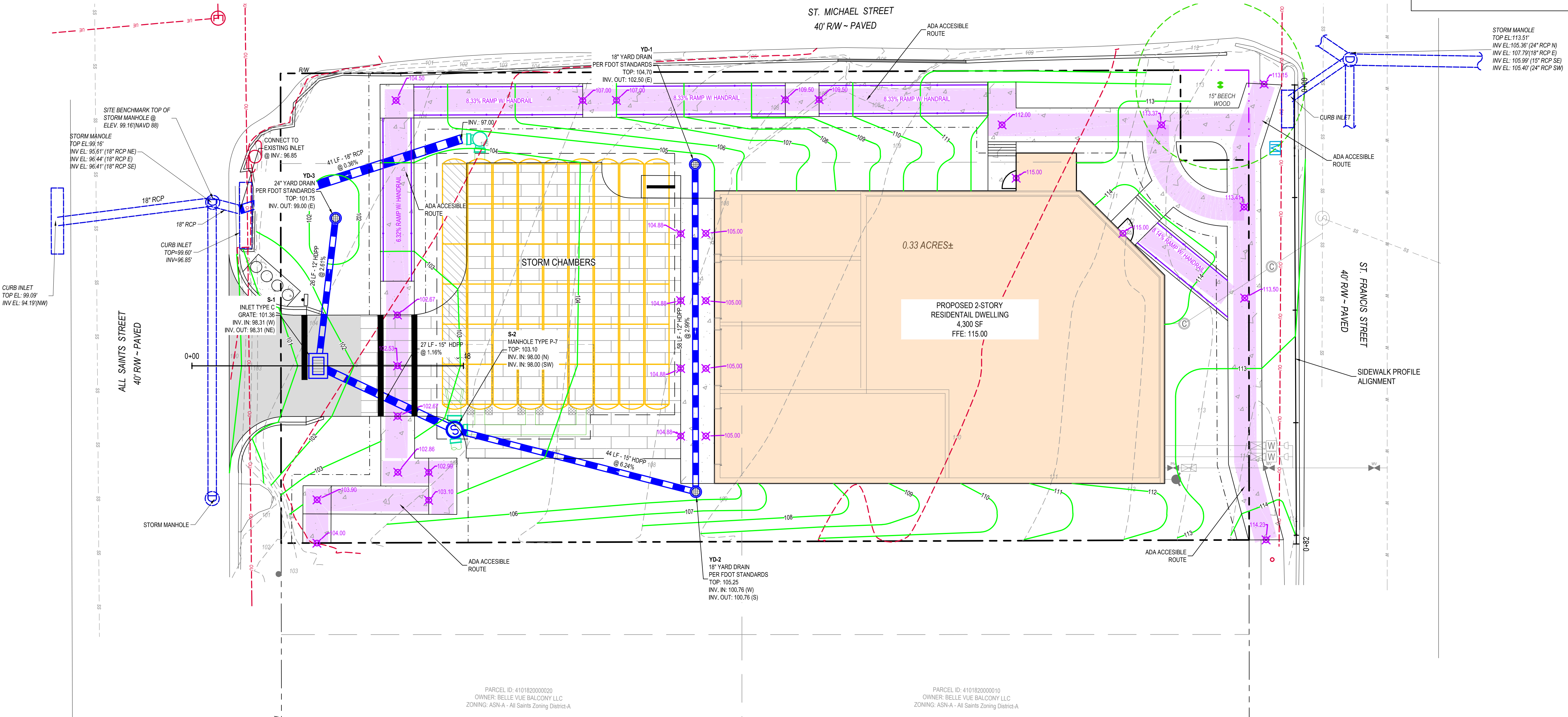
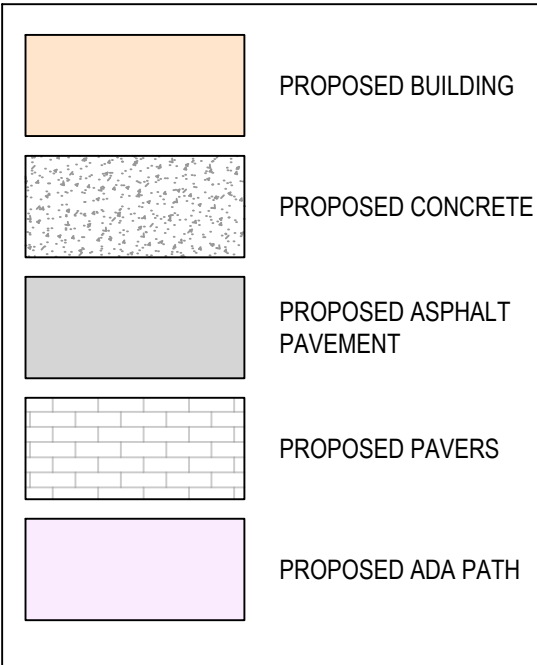
CONTRACTOR NOTICE 2023 (effective December 31, 2023)

- 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:
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

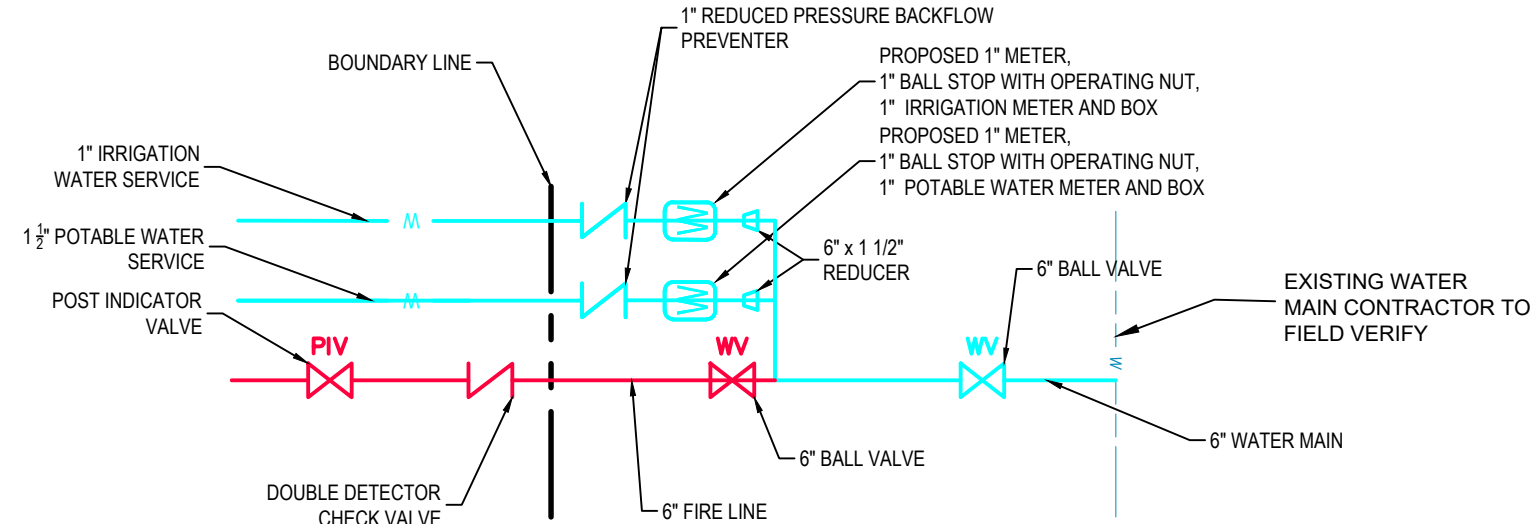
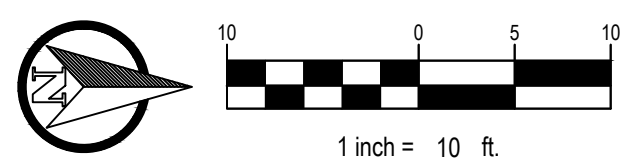
NOTES:

1. ALL CONSTRUCTION WORK WITHIN THE CITY OF TALLAHASSEE ROW REQUIRES A PUBLIC INFRASTRUCTURE RIGHT-OF-WAY MANAGEMENT PERMIT. CONTACT TYLER HARRISON AT 891-8476 TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO EMO PERMIT ISSUANCE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARDS.
2. THE DEVELOPER SHALL REPAIR ANY DAMAGE TO THE R.O.W. CAUSED DURING CONSTRUCTION, SUCH AS REPLACE ANY CURB AND GUTTER AND OTHER EXISTING INFRASTRUCTURE THAT IS DAMAGED DUE TO THE DEVELOPMENT CONSTRUCTION. WE RECOMMEND PHOTOGRAPHICALLY DOCUMENTING THE PRE-CONSTRUCTION CONDITIONS.
3. THE CITY OF TALLAHASSEE IS NOT RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENT OF ANY STORMWATER MANAGEMENT FACILITY UTILIZED BY THE LAND DESCRIBED HEREIN. TITLE TO THIS PROPERTY CARRIES WITH IT THE REQUIREMENT THAT THE CURRENT AND ALL SUBSEQUENT OWNERS OR THEIR AUTHORIZED AGENT OBTAIN A STORMWATER MANAGEMENT FACILITY OPERATING PERMIT FROM THE CITY. THE OWNER OF THIS PROPERTY SHALL BE LEGALLY RESPONSIBLE, JOINTLY WITH OTHER OWNERS USING THE FACILITY AND BASED ON PRO RATA SHARE, FOR COMPLIANCE WITH ALL STORMWATER MANAGEMENT FACILITY OPERATING PERMIT MAINTENANCE AND OPERATION REQUIREMENTS, AS WELL AS ALL OTHER PERMIT CONDITIONS.
4. THIS PROJECT IS NOT LOCATED WITHIN THE FLOOD ZONE.

LEGEND



DATE	BY	REVISIONS



WATER UTILITY CONNECTION
NTS

ALL SAINTS STREET
40' RW - PAVED

6" TERRA COTTA

SEWER SERVICE

PARCEL ID: 4101820000020
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District-A

PARCEL ID: 4101820000010
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District-A

NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
2. ALL WATER AND SEWER CONSTRUCTION MUST CONFORM TO THE CITY OF TALLAHASSEE "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES", LATEST EDITION.
3. FIRE MAIN SHALL BE INSTALLED WITH MIN. 36" OF COVER UNDER DRIVING SURFACES AND 30" OF COVER UNDER NON-DRIVING SURFACES.
4. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
5. FIRE HYDRANT SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE CENTER OF THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED.
8. WATER METERS SHALL BE LOCATED IN GREEN AREAS AND NOT WITHIN PAVEMENT, SIDEWALKS, DRIVEWAYS, ETC.
9. SELECT FILL IS REQUIRED FOR WATER AND SEWER INFRASTRUCTURE LOCATED BENEATH PAVEMENT/CURB. SUITABLE MATERIAL WILL BE ALLOWED IN ALL OTHER LOCATIONS.
10. A MINIMUM OF 36" OF CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF EQUIPMENT TO PERMIT ACCESS AND OPERATION OF FIRE PROTECTION EQUIPMENT.
11. A SEPARATE PERMIT IS REQUIRED FOR NEW WATER AND SEWER SERVICES.

FIRE DEPARTMENT NOTES:

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. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
4. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
5. CLEARANCE OF 3' SHALL BE MAINTAINED TO THE FRONT, SIDES AND REAR OF ALL FIRE APPLIANCES (i.e. HYDRANTS, BACKFLOW PREVENTORS, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS).
6. A CLEAR SPACE OF NOT LESS THAN 5' SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2".
7. ALL FIRE SERVICE PIPING SHALL MEET NFPA 13R CODE.

ST. MICHAEL STREET
40' RW - PAVED

0.33 ACRES±
PROPOSED 2-STORY
RESIDENTIAL DWELLING
4,300 SF
FFE: 113.75

CLEANOUT
INV: 109.50

11 LF OF 4" PVC
@ 3.20%
CLEANOUT
INV: 108.90
18 LF OF 4" PVC
@ 3.20%

6" DDVC AND PIV

15 LF OF 1" PVC
IRRIGATION LINE
23 LF OF 6" PVC
FIRE LINE

FDC

SEWER MANHOLE
TOP EL: 113.11'
INV EL: 107.32' (8" PVC E)
INV EL: 107.49' (10" PVC N)
INV EL: 107.47' (10" TC W)

MILL AND RESURFACED THE FULL
ROAD WIDTH BEGINNING 25'
PRIOR TO THE FIRST CUT ON THE
WEST END AND ENDING 25' PAST
THE LAST CUT ON THE EAST END
WITH 1.5" ASPHALT AND MATCH
EXISTING SLOPES (RESTORE
EXISTING STRIPING WITH
THERMOPLASTIC STRIPING)

CONTRACTOR TO FIELD VERIFY
EXISTING WATER MAIN

OPEN CUT AND REPAIR
EXISTING ASPHALT
FOR WATER MAIN
CONNECTION

SEWER MANHOLE
TOP EL: 113.37'
INV EL: 108.46' (8" PVC W)
INV EL: 108.56' (8" PVC E)
INV EL: 108.82' (8" PVC NE)

CONNECT TO SEWER MAIN
@ EL INV: 108.58

15 LF OF 1 1/2" PVC
WATER SERVICE
1" BACKFLOW PREVENTER
1" WATER
METER PER COT
SPECIFICATIONS
6" x 1 1/2" REDUCER

6" BALL VALVE

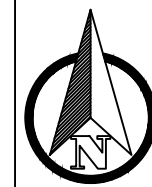
CONNECT TO
EXISTING
WATER MAIN WITH MJ
TAPPING SLEEVE

18 LF OF 6" PVC
WATER MAIN

6" BALL VALVE

MILL AND RESURFACED THE FULL
ROAD WIDTH BEGINNING 25'
PRIOR TO THE FIRST CUT ON THE
WEST END AND ENDING 25' PAST
THE LAST CUT ON THE EAST END
WITH 1.5" ASPHALT AND MATCH
EXISTING SLOPES (RESTORE
EXISTING STRIPING WITH
THERMOPLASTIC STRIPING)

PROJECT AREA



LOCATION MAP
SCALE 1" = 500'



REVISIONS

DATE BY

FLORIDA

THE SAINT
UTILITY PLAN

LEON COUNTY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

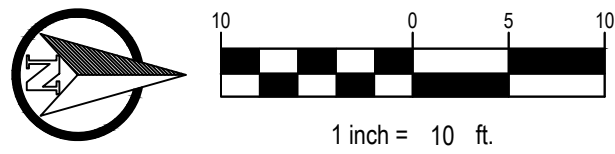
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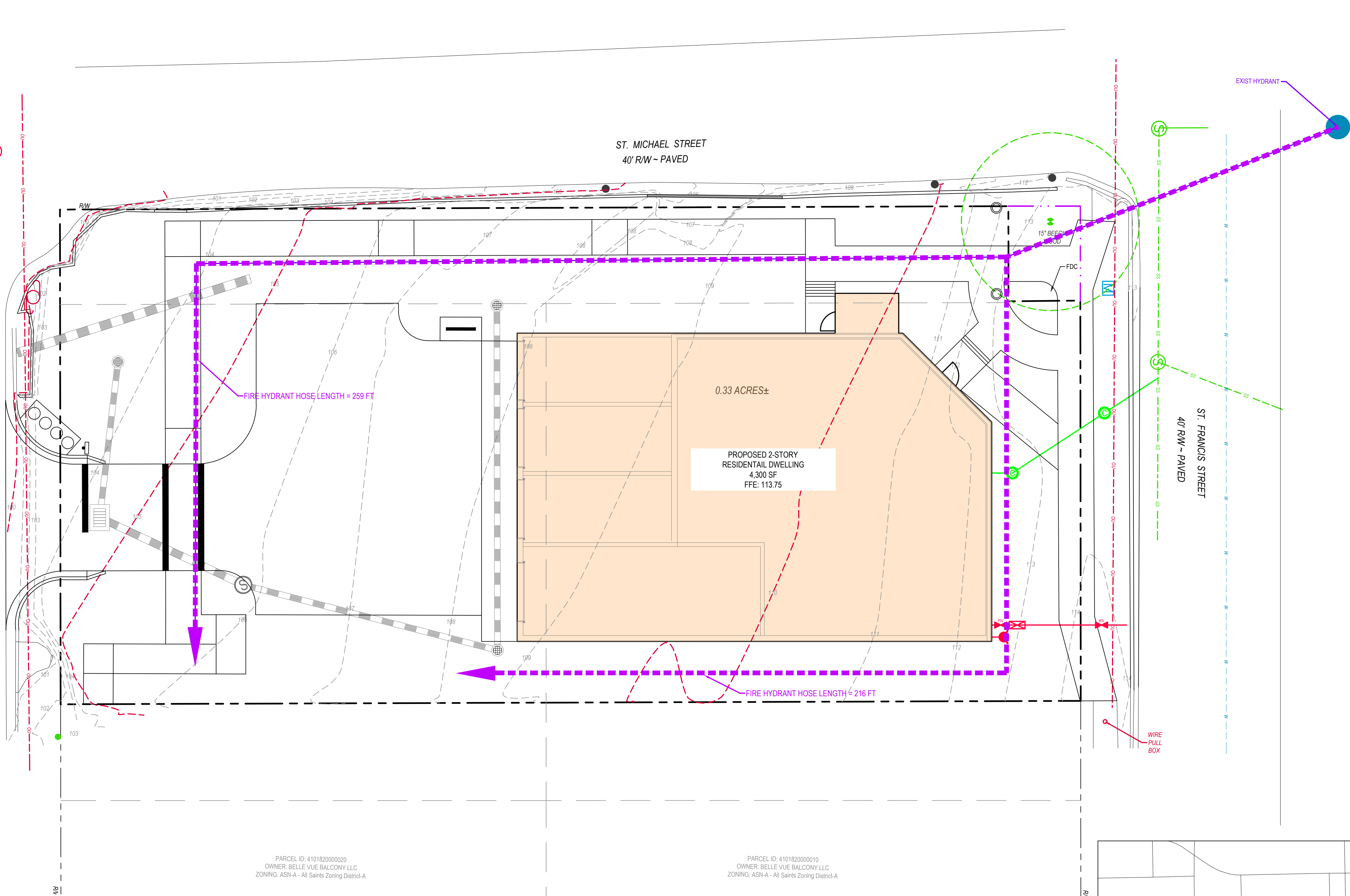
DATE: 06/19/2026

SHEET C-105

PROJECT No. 25031.00



ALL SAINTS STREET
40' RW - PAVED



PARCEL ID: 4101620000020
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District A

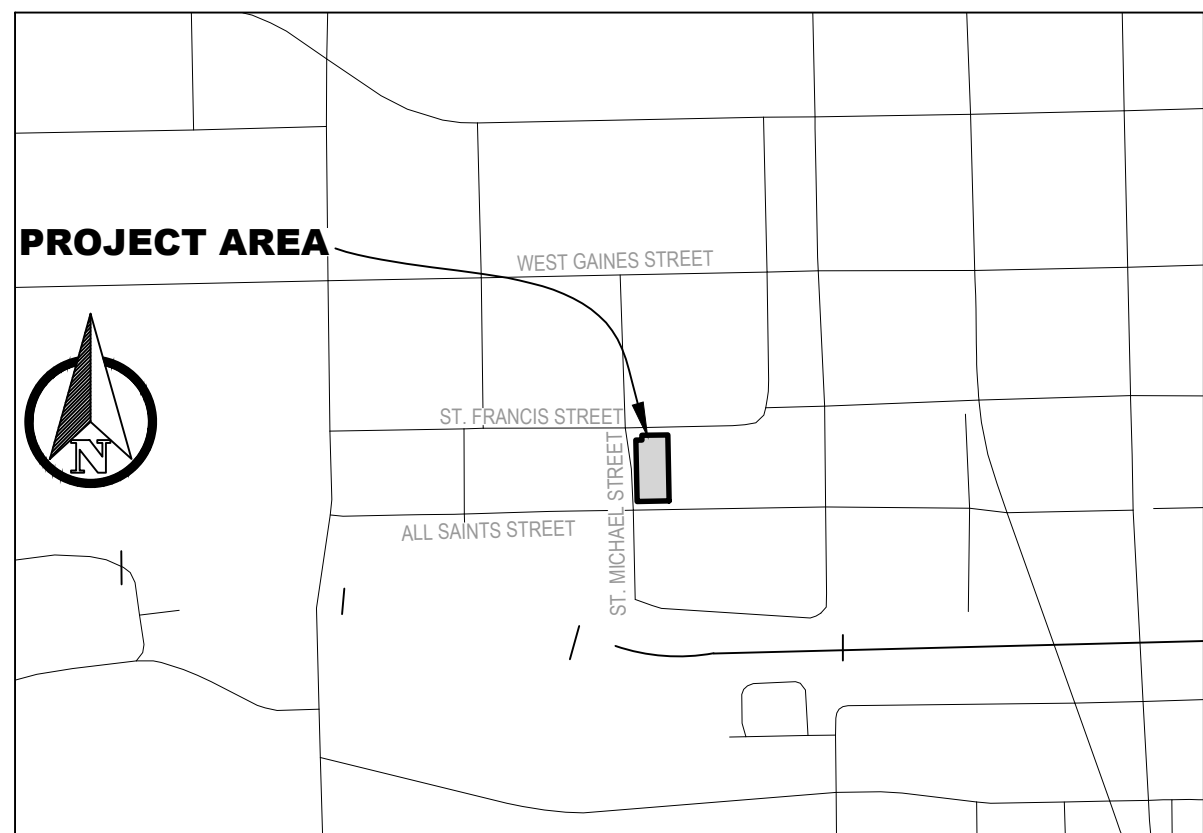
PARCEL ID: 4101620000010
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District A

NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
2. ALL WATER AND SEWER CONSTRUCTION MUST CONFORM TO THE CITY OF TALLAHASSEE "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES", LATEST EDITION.
3. FIRE MAIN SHALL BE INSTALLED WITH MIN. 36" OF COVER UNDER DRIVING SURFACES AND 30" OF COVER UNDER NON-DRIVING SURFACES.
4. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
5. FIRE HYDRANT SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE CENTER OF THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED.
8. WATER METERS SHALL BE LOCATED IN GREEN AREAS AND NOT WITHIN PAVEMENT, SIDEWALKS, DRIVEWAYS, ETC.
9. SELECT FILL IS REQUIRED FOR WATER AND SEWER INFRASTRUCTURE LOCATED BENEATH PAVEMENT/CURB. SUITABLE MATERIAL WILL BE ALLOWED IN ALL OTHER LOCATIONS.
10. A MINIMUM OF 36" OF CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF EQUIPMENT TO PERMIT ACCESS AND OPERATION OF FIRE PROTECTION EQUIPMENT.
11. A SEPARATE PERMIT IS REQUIRED FOR NEW WATER AND SEWER SERVICES.

FIRE DEPARTMENT NOTES:

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. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
4. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
5. CLEARANCE OF 3' SHALL BE MAINTAINED TO THE FRONT, SIDES AND REAR OF ALL FIRE APPLIANCES (i.e. HYDRANTS, BACKFLOW PREVENTORS, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS).
7. A CLEAR SPACE OF NOT LESS THAN 5' SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2".
8. ALL FIRE SERVICE PIPING SHALL MEET NFPA 13R CODE.



LOCATION MAP
SCALE 1" = 500'

THE SAINT HYDRANT COVERAGE PLAN

LEON COUNTY

FLORIDA

DATE BY

REVISIONS

NO.	DATE	BY	REVISIONS

DRAWN BY: UC2

CHECKED BY: S.K.M.

DATE: 06/19/2026

SHEET C-105.1

PROJECT No. 25031.00

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572





LANDSCAPE NOTES:

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE.
2. NO TRENCHING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CPZ OF PROTECTED TREES, EXCEPT WHERE DEBITS OR AN ARBORICULTURAL MITIGATION PLAN HAVE BEEN NOTED ON THE PLANS.
3. INSTALL ONLY PLANTS GRADED FLORIDA #1 OR BETTER. ALL REVISIONS SHALL MEET OR EXCEED THE SIZES INDICATED HEREIN.
4. ALL ORNAMENTAL SIGNS, LANDSCAPING, IRRIGATION FACILITIES AND THE LIKE ARE THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE OWNERS.
5. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-PROPORTIONED, DISEASE FREE, PEST FREE, AND HARDY FOR THE NORTH FLORIDA REGION. ALL PLANTINGS SHALL BE MINIMUM FLORIDA NO. 1 OR BETTER PLANT MATERIAL AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 1963 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
6. THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1,200 CF WITH A PLANTING WIDTH OF 12" AND A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH NON-COMPACTED "FRIABLE" TOPSOIL.
7. PROVIDE IRRIGATION TO ALL LANDSCAPED AREAS.
8. CONTRACTOR MUST WARRANT ALL LANDSCAPING FOR A TERM OF ONE YEAR AFTER ACCEPTANCE. OWNER IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN PERPETUITY OF THE PROJECT. MAINTAINING ALL THE LANDSCAPING ON-SITE SHALL INCLUDE PROPER WATERING, FERTILIZATION, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OR REPLANTING IF NECESSARY.
9. THE OWNER MUST ACCEPT RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE ENVIRONMENTAL PERMIT IN PERPETUITY.
10. ALL TREES AND SHRUBS MUST BE PLANTED 3 FEET OFF THE EDGE OF PAVEMENT.
11. SOO ALL DISTURBED AREAS INCLUDING SLOPES AND SWALES UNLESS OTHERWISE NOTED.
12. ALL SLOPES SHALL BE SODDED IMMEDIATELY AFTER FINISHED GRADE IS ESTABLISHED.
13. A 36" CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
14. TREES PLANTED IN RIGHT OF WAY SHALL NOT OBSTRUCT THE TRAFFIC VIEW FROM ENTRANCE.
15. TALL GROWING TREES SHALL BE PLANTED SUCH THAT UPON REACHING MATURITY THE BRANCHES WILL NOT INTERFERE WITH OVERHEAD ELECTRIC UTILITY FACILITIES. IN ADDITION, LANDSCAPING WITHIN 30' OF OVERHEAD UTILITIES SHALL BE OF A SPECIES THAT REACHES A MAXIMUM HEIGHT OF 15 FEET OR LESS.
16. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10 FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER (DEEPROOT UB 24-2 OR APPROVED EQUAL) MINIMUM TWO FEET DEEP SHALL BE INSTALLED.
17. ANY UNOBSTRUCTED CROSS VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE CENTERLINE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED WITHIN THE SIGHT DISTANCE TRIANGLE.
18. TREES HAVING LIMBS AND FOLIAGE TRIMMED SO THAT CROSS VISIBILITY WITHIN THE SIGHT TRIANGLE IS NOT OBSCURED SHALL BE ALLOWED TO OVERHANG THE SIGHT TRIANGLE, PROVIDED THE LOCATION OF ANY TREE DOES NOT CREATE A TRAFFIC HAZARD.
19. SHOULD LANDSCAPING WITHIN ROW BECOME A HAZARD. PUBLIC WORKS HAS THE RIGHT TO REMOVE AND NOT REPLACE.
20. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 INCHES.
21. PROPOSED VIA AND MISCELLANEOUS LANDSCAPE AREAS AS SHOWN IN THE HATCH LEGEND SHALL BE SODDED UNLESS SPECIFIED FOR ALTERNATE GROUND COVER/PLANTINGS IN A LANDSCAPE PLAN PREPARED BY A LICENSED ARBORIST.

LANDSCAPE MAINTENANCE NOTES:

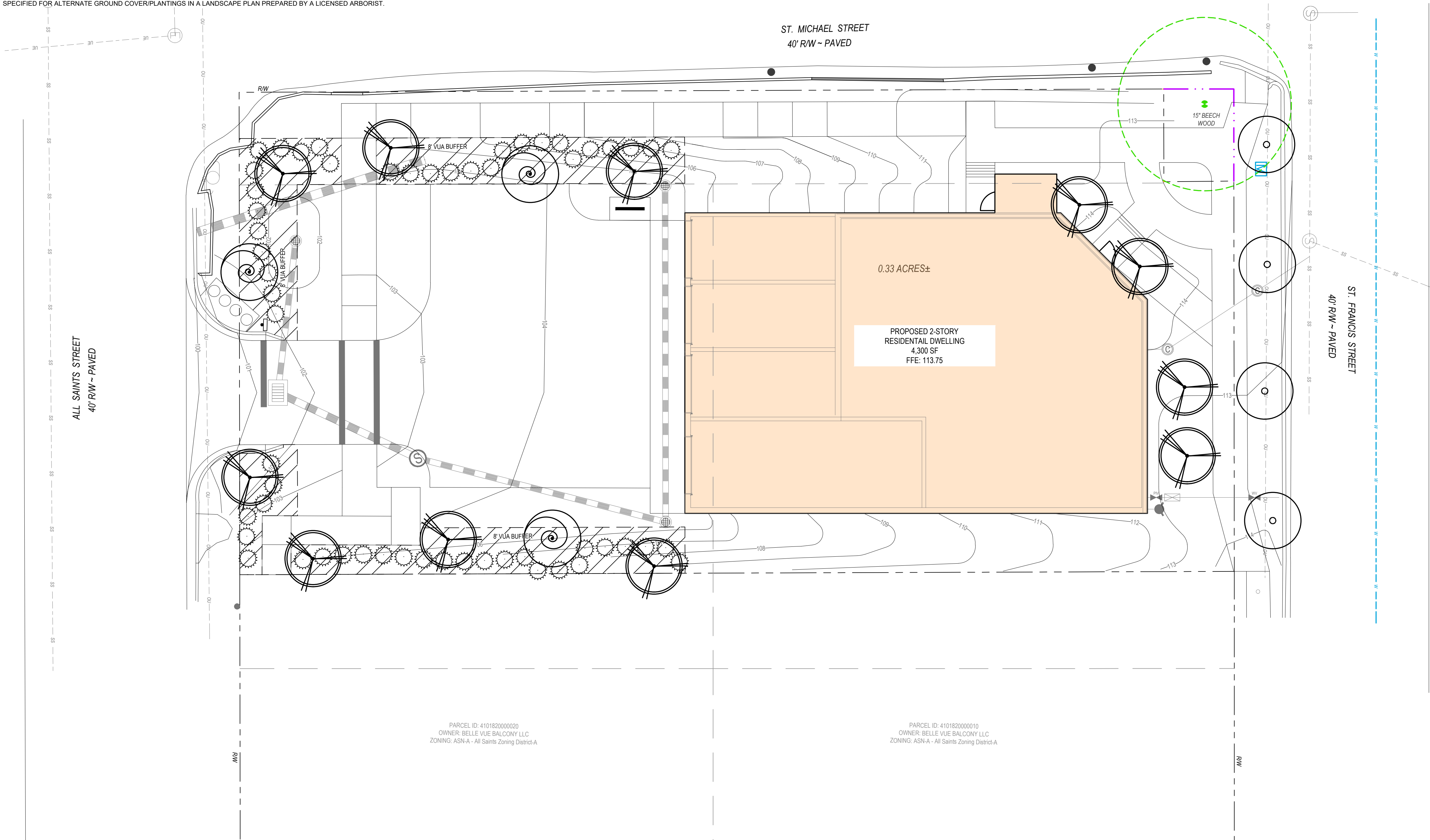
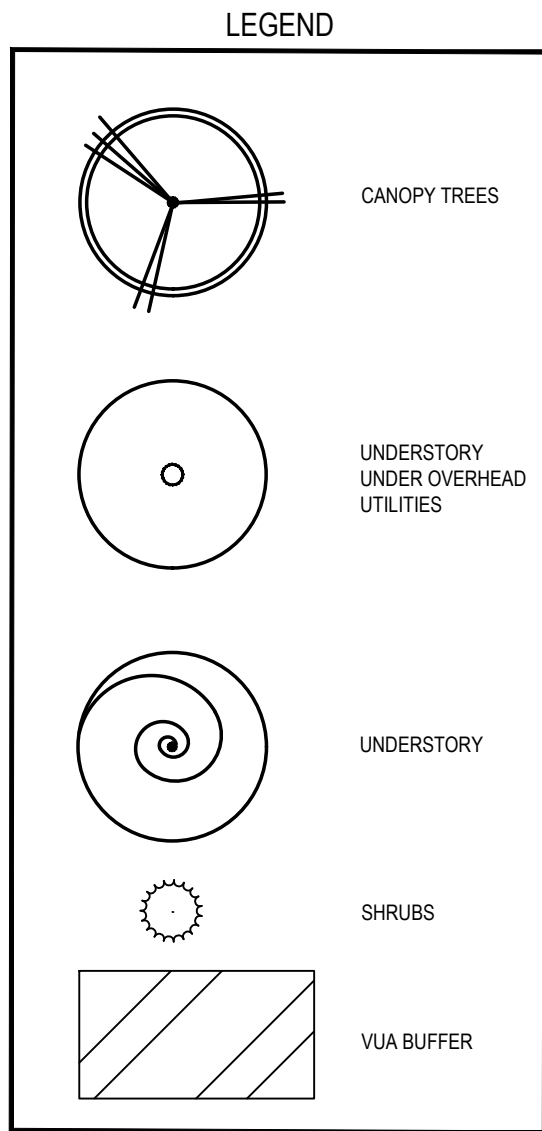
1. PRUNING: PLANTS SHALL BE PRUNED REGULARLY TO REMOVE ALL BROKEN, DEAD AND DISEASED LIMBS, ANY CROSS-RUBBING WOOD, SUCKERS AND WATER SPROUTS. SIGNIFICANT PRUNING SHOULD BE DONE IN LATE WINTER OR SPRING. NEVER REMOVE MORE THAN ONE-QUARTER OF A LIVE TREE CROWN IN A SINGLE YEAR. DO NOT PRUNE WHEN THE FLUSH OF NEW SPRING LEAVES ARE FORMING. DO NOT PRUNE BRANCHES WITH A FLUSH CUT, BUT INSTEAD CUT TO THE OUTSIDE OF THE BRANCH COLLAR. ALL PRUNING CUTS SHALL BE CLEAN AND FREE OF ANY PAINTS OR SEALERS. SPRING FLOWERING SHRUBS SHALL BE PRUNED IMMEDIATELY AFTER SPRING BLOOMING. SUMMER FLOWERING SHRUBS SHALL BE PRUNED IN LATE WINTER. AVOID EXCESSIVE "SHEARING" OF SHRUBS, WHICH PROMOTES UNHEALTHY GROWTH CONDITIONS. PRUNE SHRUBS IN THE SPRING AND SUMMER BY ALTERNATING HEADING BACK AND SHEARING TECHNIQUES. MINIMIZE FALL PRUNING AS THIS ENCOURAGES NEW GROWTH, WHICH IS SUSCEPTIBLE TO COLD DAMAGE. HEDGES SHALL BE TRIMMED SO THAT THE BOTTOM IS WIDER THAN THE TOP. SHRUBS SHALL BE PRUNED NO LESS THAN, BUT NOT LIMITED TO THE REQUIRED HEIGHT OF THE PARTICULAR SITUATION FOR IT IS BEING UTILIZED. I.E. PERIMETER SHRUB AT MINIMUM 30", SIGHT TRIANGLE HEIGHT OF NO HIGHER THAN 3.5 OR 4.25 FEET. OR ANY OTHER VISUAL HEIGHT REQUIREMENTS. MAINTAIN THE SIZE AND PROPORTION OF PLANTS TO ONE ANOTHER AND TO THE LANDSCAPE AS A WHOLE.
2. FERTILIZER: FERTILIZER REQUIREMENTS SHALL BE BASED ON SPECIFIC SITE SOIL ANALYSIS. FERTILIZER MAY BE APPLIED IN THE SPRING AND FALL (USE LOW NITROGEN IN THE FALL). IN THE SPRING BROADCAST 15-5-15 FERTILIZER OVER THE AREA OF ROOT GROWTH AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET. IN THE FALL BROADCAST 15-5-15, 5-5-20, 5-0-15 OR 5-0-20 FERTILIZER OVER THE AREA OF ROOT GROWTH AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET. USE A GRANULAR, NON-BURNING PRODUCT WITH MICRONUTRIENTS AND HALF OF THE NITROGEN IS TO BE IN A SLOW RELEASE FORM. FOR AZALEAS, CAMELLIAS, GARDENIAS, AND DOGWOODS, USE A SPECIFIC, ACID-RICH FORMULA. FOR PALMS USE SPECIAL PALM FERTILIZERS WHICH CONTAIN EQUIVALENT RATES OF NITROGEN AND POTASSIUM, MICRONUTRIENTS AND ADDITIONAL MAGNESIUM. FERTILIZER SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS. NUTRIENT ABSORPTION WILL BE AFFECTED BY SOIL PH. SPECIFIC EVALUATION OF THIS NUTRIENT / PH RELATIONSHIP MAY BE NECESSARY IF PLANT PERFORMANCE IS LOW.
3. PEST CONTROL: PEST CONTROL SHOULD ONLY BE APPLIED AS NECESSARY. AN INTEGRATED PEST MANAGEMENT SYSTEM FOR ESTABLISHING A HEALTHY ENVIRONMENT FOR PROPER GROWTH CONDITIONS IS THE PREFERRED METHOD FOR PEST CONTROL. NON-TOXIC HORTICULTURAL OIL RECOMMENDED. APPLY A BROAD-SPECTRUM FOLIAR HERBICIDE TO MULCHED AREAS AS NEEDED BY SPOT SPRAYING. APPLY PRE EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN LATE WINTER AND POST EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN EARLY SPRING.
4. MOWING: MOW TURF TO A CONSISTENT HEIGHT OF 2-3" FOR CENTPEDEE AND 3-4" FOR ST. AUGUSTINE AT A MINIMUM OF TWO-WEEK INTERVALS DURING GROWING SEASON. USE MULCHING MOWER TO RECYCLE NUTRIENTS. DE-THATCHING AND AERATION MAY BE PERFORMED EVERY 2-3 YEARS OR AS NEEDED.
5. WATERING: THE MINIMUM WATERING SCHEDULE FOR NEWLY PLANTED MATERIAL SHALL BE A MINIMUM OF 1" PER WEEK. WATER SHOULD BE APPLIED IN THE EARLY MORNING HOURS. WATER REGULARLY FOR TWO YEARS OR UNTIL ESTABLISHED. DEEP, INFREQUENT SOAKINGS, WHICH ALLOW THE SOIL MOISTURE TO DRAIN, IS THE WATERING METHOD PREFERRED FOR ESTABLISHED PLANTS. THIS TYPE OF SOAKING WILL ENCOURAGE A DEEP ROOT SYSTEM, WHICH WILL ENABLE THE PLANT TO WITHSTAND PERIODS OF DROUGHT.

IRRIGATION NOTES:

1. THE OWNER SHALL PROVIDE AN IRRIGATION DESIGN TO THE CITY OF TALLAHASSEE GROWTH MANAGEMENT DEPARTMENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE OWNER IS REQUIRED TO PROVIDE AND AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE FULL COVERAGE TO ALL EXISTING AND PROPOSED LANDSCAPING PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE IRRIGATION PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. THE PURPOSE OF THE REVIEW WOULD BE TO DETERMINE IMPACT TO EXISTING VEGETATION.
2. ALL LANDSCAPING AREAS DEPICTED HEREIN SHALL BE IRRIGATED BY AUTOMATIC PERMANENT OR TEMPORARY IRRIGATION SYSTEM. LANDSCAPING AREAS SHALL HAVE HEAD-TO-HEAD COVERAGE. ALL MAIN LINES AND SUB-SYSTEM LATERAL PIPING TO IRRIGATION HEADS SHALL BE INSTALLED SO AS NOT TO IMPACT THE CPZ OF ANY EXISTING TREES. IRRIGATION PIPING MAY BE ABOVE GROUND, SO LONG AS THE SYSTEM ACHIEVES THE OBJECTIVE OF PROVIDING A WATER SOURCE TO LANDSCAPE AREAS AND PLANT MATERIALS, AND DOES NOT CONFLICT WITH PEDESTRIANS OR CITY OF TALLAHASSEE MAINTENANCE OPERATIONS.
3. IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE OWNER.
4. ALL SPRINKLERS SHALL BE ADJUSTED TO PRE-VENT OVER SPRAY ONTO ROADWAYS OR SIDEWALKS, WHILE MAINTAINING 100% COVERAGE OF LANDSCAPE PLANTINGS
5. ALL VALVES SHALL BE IN TRAFFIC BEARING BOXES.
6. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM AND LANDSCAPE PLANTINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH INSTRUCTIONS ON OPERATION AND MAINTENANCE. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER OR OWNER WITH A ONE YEAR WARRANTY ON ALL IRRIGATION SYSTEM COMPONENTS.
7. PLACEMENT OF ALL IRRIGATION SYSTEM COMPONENTS SHALL BE OUTSIDE THE COUNTY MAINTAINED ROW, SWMF, AND OR EASEMENTS.

FIRE DEPARTMENT NOTES:

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. CLEARANCE OF 3' SHALL BE MAINTAINED TO THE FRONT, SIDES, AND REAR OF ALL FIRE APPLIANCES (i.e., HYDRANTS, BACKFLOW PREVENTORS, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS).
7. A CLEAR SPACE OF NOT LESS THAN 5' SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2".
8. ALL FIRE SERVICE PIPING SHALL MET NFPA 13R CODE.



PARCEL ID: 4101820000020
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District-A

PARCEL ID: 4101820000010
OWNER: BELLE VUE BALCONY LLC
ZONING: ASN-A - All Saints Zoning District-A

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
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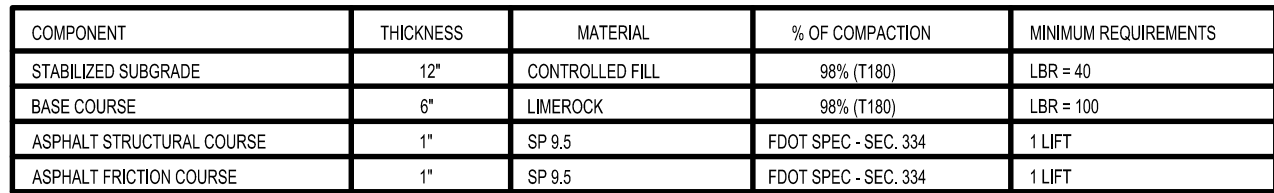
THE SAINT
LANDSCAPE PLAN

FLORIDA
LEON COUNTY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55967

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 06/19/2026

SHEET C-106
PROJECT No. 25031.00



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- Technical drawing of a stepped profile. The profile has a total width of 18 inches and a total height of 12 inches. The top edge is divided into a 6-inch section on the left and a 12-inch section on the right. The left vertical edge is 12 inches high, and the bottom-left corner is rounded with a 6-inch radius. The bottom edge is divided into an 8-inch section on the left and a 12-inch section on the right. The right vertical edge is 7 inches high, labeled as 7" STD.

- ## STANDARD CURB AND GUTTER DETAIL
- NOT TO SCALE

