TYPE "A" SITE PLAN
FOR
CAMPUS USA MAHAN DRIVE

INDEX OF SHEETS

GOVERNING DOCUMENTS:

FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (2026 - 2027 EDITION)
FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2026 - 2027 EDITION)

ZONING: MCN (MAHAN CORRIDOR NODE)
TAX ID: 1123206160000

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
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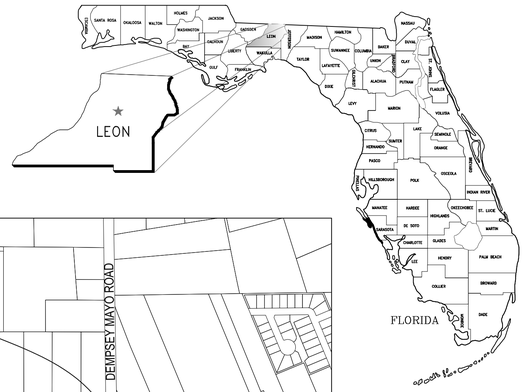
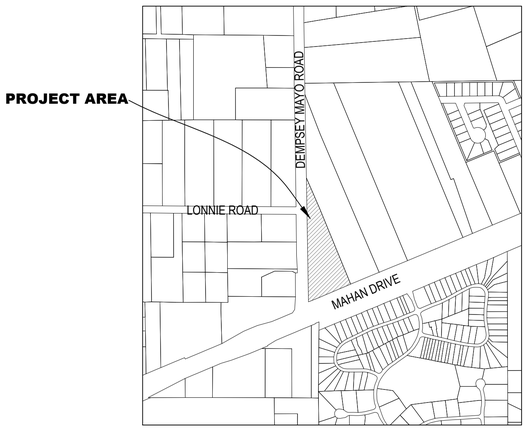
FL CA 00030572





LOCATION MAP
1" = 500'

MARCH 2026

CITY OF TALLAHASSEE
LEON COUNTY, FLORIDA

PREPARED FOR:
MR. TROY BATTLE
CAMPUS USA
14007 NW FIRST ROAD
NEWBERRY, FL 32669

PREPARED BY:

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

ENGINEER OF RECORD:

WILLIAM E. COLBERT, P.E.
FLORIDA LICENSE No. PE – 78601
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 30572

SEAN K MARSTON
PROFESSIONAL ENGINEER

DATE OF SIGNATURE

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
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FL CA 00030572

REVISIONS | DATE | BY

CAMPUS USA, MAHAN DRIVE
COVER SHEET
LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026
SHEET	C-100
PROJECT No.	24008.00

March 11, 2026 (10:40:03 EST)
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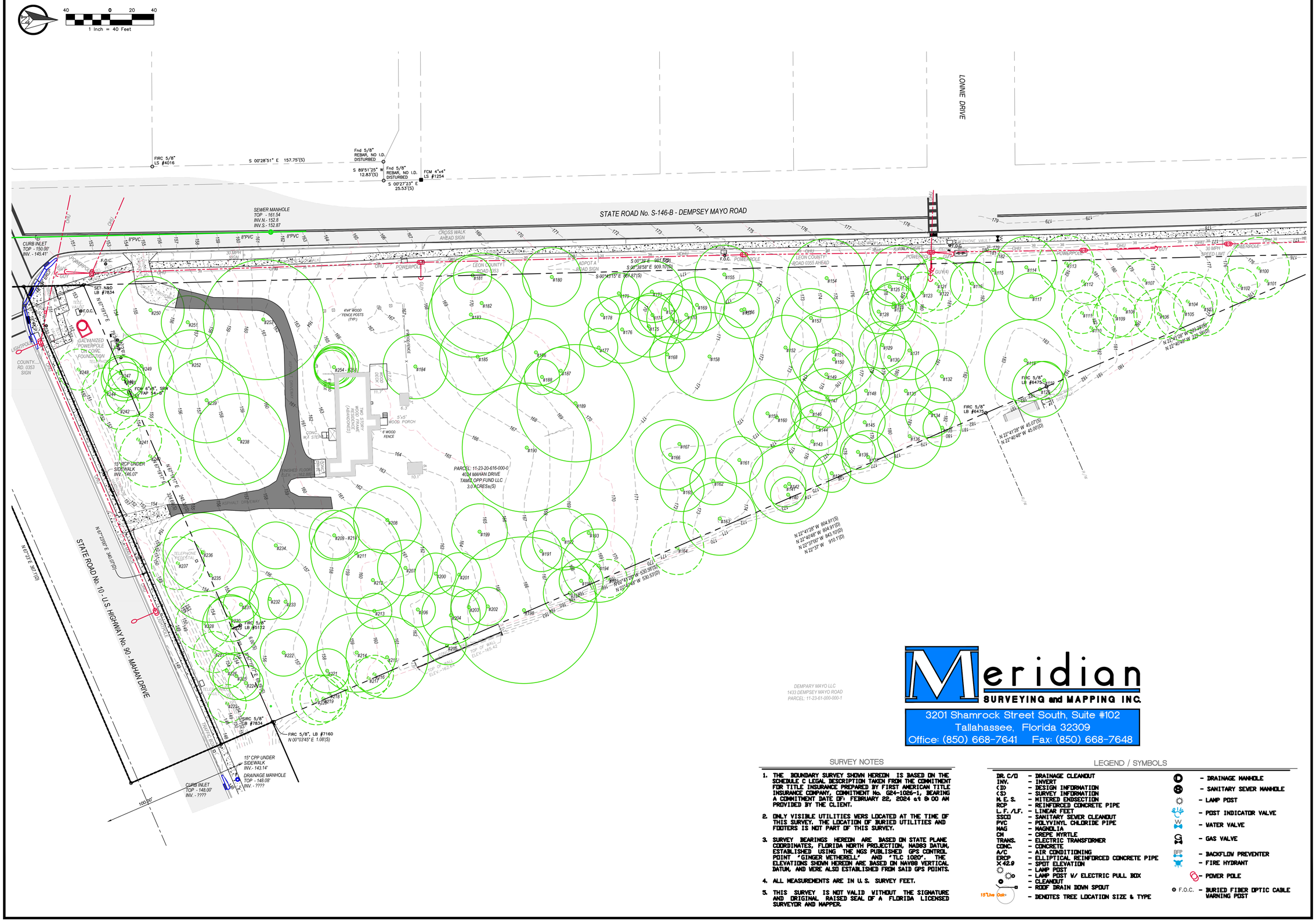

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PHONE: (850) 999-4241
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DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE

EXISTING CONDITIONS

LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026
SHEET	C-101
PROJECT No.	24008.00

Meridian
SURVEYING and MAPPING INC.
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

SURVEY NOTES

1. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON THE SCHEDULE C LEGAL DESCRIPTION TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. G24-1026-1, BEARING A COMMITMENT DATE OF: FEBRUARY 22, 2024 at 8:00 AM PROVIDED BY THE CLIENT.
2. ONLY VISIBLE UTILITIES WERS LOCATED AT THE TIME OF THIS SURVEY. THE LOCATION OF BURIED UTILITIES AND FOOTERS IS NOT PART OF THIS SURVEY.
3. SURVEY BEARINGS HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH PROJECTION, NAD83 DATUM, ESTABLISHED USING THE NGS PUBLISHED GPS CONTROL POINT "GINGER WETHERELL" AND "TLC 1020". THE ELEVATIONS SHOWN HEREON ARE BASED ON NAV88 VERTICAL DATUM, AND WERE ALSO ESTABLISHED FROM SAID GPS POINTS.
4. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND / SYMBOLS

DR. C/O	- DRAINAGE CLEANOUT		- DRAINAGE MANHOLE
INV.	- INVERT		- SANITARY SEWER MANHOLE
(D)	- DESIGN INFORMATION		
(S)	- SURVEY INFORMATION		- LAMP POST
M.E.S.	- MITERED ENDSECTION		
RCP	- REINFORCED CONCRETE PIPE		- POST INDICATOR VALVE
L.F./LF.	- LINEAR FEET		- WATER VALVE
SSCO	- SANITARY SEWER CLEANOUT		
PVC	- POLYVINYL CHLORIDE PIPE		- GAS VALVE
MAG	- MAGNOLIA		
CM	- CREPE MYRTLE		
TRANS.	- ELECTRIC TRANSFORMER		- BACKFLOW PREVENTER
CONC.	- CONCRETE		- FIRE HYDRANT
A/C	- AIR CONDITIONING		
ERCP	- ELLIPTICAL REINFORCED CONCRETE PIPE		- POWER POLE
×42.9	- SPOT ELEVATION	F.O.C.	- BURIED FIBER OPTIC CABLE WARNING POST
	- LAMP POST		
	- LAMP POST W/ ELECTRIC PULL BOX		
	- CLEANOUT		
	- ROOF DRAIN DOWN SPOUT		
15"Live Oak	- DENOTES TREE LOCATION SIZE & TYPE		

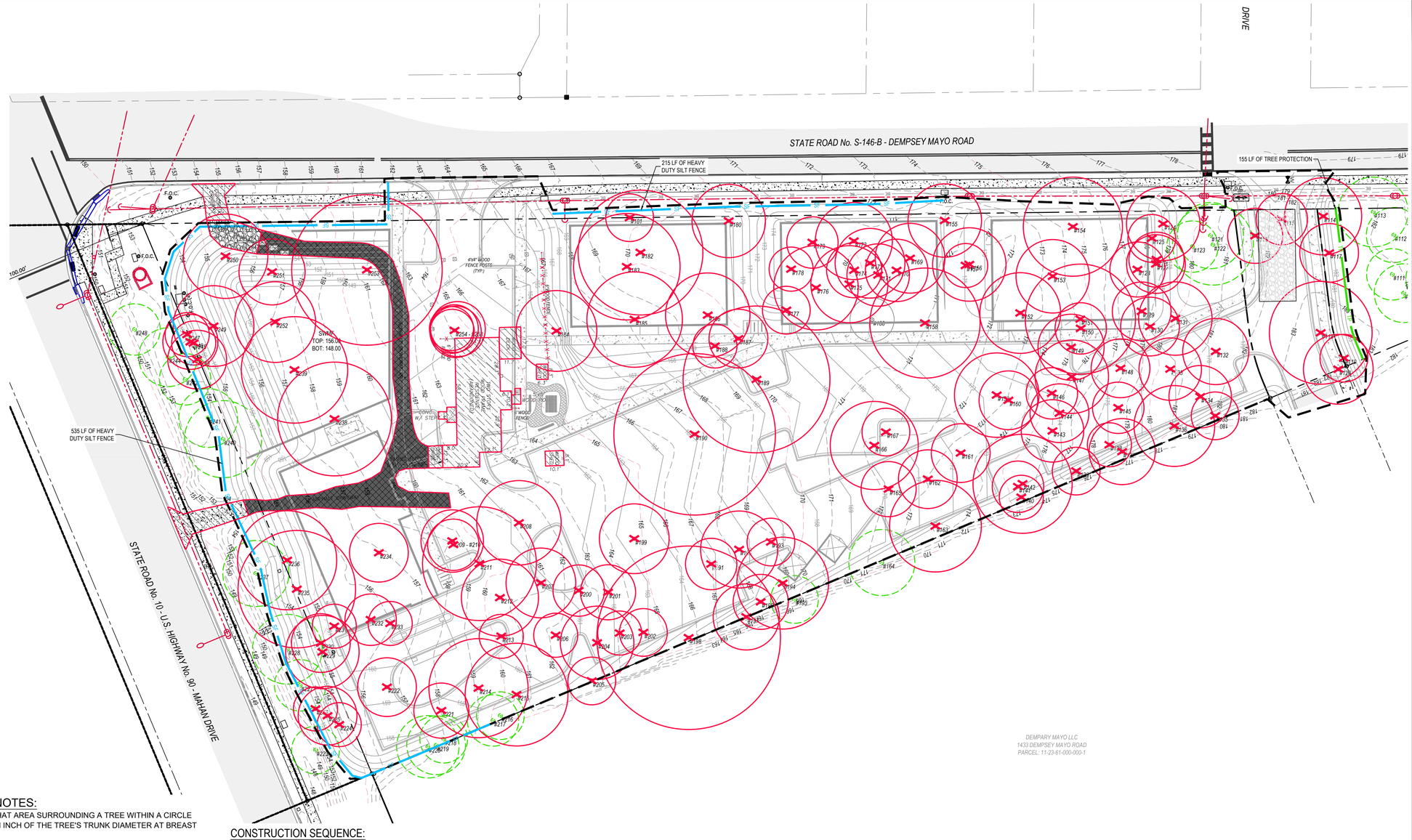
March 11, 2026 (16:04:52 EST)
F:\24008.00 - CAMPUS USA MAHAN DR\CAD\SITE PLAN\24008.00 EXISTING CONDITIONS.DWG

60 0 30 60

1 inch = 60 ft.

LEGEND

- SF — HEAVY DUTY SILT FENCE
- HAY BALES
- TP — TREE PROTECTION BARRICADE
- LIMITS OF CONSTRUCTION
- INLET PROTECTION TYPE "B"
- INLET PROTECTION TYPE "A"
- CONSTRUCTION ENTRANCE
- X — TREES TO BE REMOVED
- OBJECT TO BE REMOVED
- ASPHALT TO BE REMOVED
- GRAVEL TO BE REMOVED
- CONCRETE TO BE REMOVED
- BUILDING TO BE REMOVED



TREE PROTECTION AND MITIGATION NOTES:

1. THE CRITICAL PROTECTION ZONE (CPZ) MEANS THAT AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S TRUNK DIAMETER AT BREAST HEIGHT (DBH).
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRICADES THAT ARE MESH, HOG WIRE OR SIMILAR AND 4' IN HEIGHT AND STAKED IN THE GROUND WITH WOOD, METAL OR REBAR STAKES TO PROTECT TREE NUMBERS 2, 201, 202, 203, 204, 206, 207, AND 208 FROM DAMAGE DURING CONSTRUCTION. HAY BALES CAN BE SUBSTITUTED AS SPECIFIED IN THE PLANS TO SERVE AS BOTH TREE PROTECTION AND EROSION CONTROL. A DIAGRAM OF A TREE PROTECTION BARRICADE IS INCLUDED IN THE CONSTRUCTION PLANS. THESE BARRICADES SHALL BE INSTALLED AS SHOWN IN THE PLANS OR ACCORDING TO THE ARBORIST RECOMMENDATION TO PROTECT THE CPZ. STAKED HAY BALES CAN BE SUBSTITUTED AS SPECIFIED IN THE PLANS TO SERVE AS BOTH TREE PROTECTION AND EROSION CONTROL.
3. CONSTRUCTION ACTIVITY OF ANY KIND, INCLUDING DRIVING OVER OR STORING OF EQUIPMENT, MATERIALS OR SOILS SHALL ONLY OCCUR WITHIN THE LIMITS OF CLEARING OR AREAS DESIGNATED FOR THOSE PURPOSES AND SHALL NOT OCCUR WITHIN CPZS OF TREES.
4. ANY ROOT ZONES WITHIN THE CLEARING, STORAGE OR CONSTRUCTION AREA SHALL BE PROTECTED BY PLACEMENT OF WEIGHT DISTRIBUTION METHODS SUCH AS PLYWOOD, MULCH OR A COMBINATION TO REDUCE COMPACTION AND DAMAGE TO THE ROOTS.
5. ROOT PRUNING WILL OCCUR PRIOR TO ANY EXCAVATION WITHIN THE TREE CPZ. THIS PRUNING SHOULD BE DONE 8" OUTSIDE THE LINE OF EXCAVATION WHERE IT INTERSECTS THE CPZ OF THE TREE. ALL PRUNED OR EXPOSED ROOTS WILL BE COVERED AS SOON AS POSSIBLE WITH TOPSOIL, MULCH, OR OTHER ORGANIC MEDIUM. THE PRUNING SHOULD OCCUR AT THE SAME DEPTH AS THE EXCAVATION FOR THE SIDEWALK AND OTHER FEATURES. ROOTS LARGER THAN 2.5" IN DIAMETER SHALL BE PRUNED UNDER DIRECT SUPERVISION OF A CERTIFIED ARBORIST. THIS METHOD IS COMPLETED BY HAND AND REDUCES THE DAMAGE TO THE REMAINDER OF THE TREE'S ROOTS.
6. FOLLOWING ROOT PRUNING AND THROUGH SUBSTANTIAL COMPLETION OF THE PROJECT, THE TREES SHOULD BE WATERED AT THE RATE EQUIVALENT TO 1" OF RAINFALL PER WEEK DURING CONSTRUCTION. WATERING CAN BE ADJUSTED AS REQUIRED BY WEATHER CONDITIONS.
7. ANY SOIL EXCAVATED WHILE WORKING AROUND THE ROOTS SHALL BE IMMEDIATELY BACKFILLED WHEN COMPLETED TO PREVENT FURTHER DAMAGE TO THE ROOTS.
8. PERIODIC MONITORING OF THE TREE PROTECTION MEASURES SHALL OCCUR AS NEEDED TO ENSURE THAT THEY ARE IN PLACE, NOT DAMAGED AND INSTALLED CORRECTLY.
9. MITIGATION MEASURES SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

CONSTRUCTION SEQUENCE:

1. SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ALL PERMITTING AGENCIES INVOLVED INCLUDING LEON COUNTY, TALQUIN ELECTRIC AND ALL OTHER UTILITY PROVIDERS.
2. CONTRACTOR SHALL FILE NPDES NOTICE WITH FDEP 48 HOURS PRIOR TO INITIATING CONSTRUCTION.
3. BEGIN PHASE 1 EROSION CONTROL ACTIVITIES.
4. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES, CLEARING AND GRUBBING ACTIVITIES CAN NOT COMMENCE UNTIL EROSION CONTROLS ARE INSPECTED AND APPROVED BY THE LEON COUNTY ENVIRONMENTAL INSPECTOR.
5. CLEARING AND GRUBBING ACTIVITIES FOR THE REMAINDER OF THE SITE, INCLUDING DEMOLITION OF THE EXISTING STRUCTURES.
6. CONSTRUCT THE STORMWATER MANAGEMENT FACILITY.
7. CONSTRUCT STORM DRAINS AND APPURTENANT WORKS, INSTALL INLET EROSION CONTROLS AND OUTFALL EROSION CONTROLS AS REQUIRED BY THE PLANS.
8. CONSTRUCT SEWER, WATER, ELECTRICAL, GAS AND ALL OTHER UTILITY SYSTEMS
9. PREPARE SUBGRADE AND CONSTRUCT CURB AND GUTTER.
10. CONSTRUCT LIMEROCK BASE AND INLET TOPS.
11. CONSTRUCT STRUCTURAL LAYER OF ASPHALT (1" , SP 9.5).
12. CONSTRUCT SIDEWALKS
13. INSTALL ALL LANDSCAPING AND IRRIGATION, STABILIZE DISTURBED AREAS (NOT SODDED OR PAVED) WITH SEED AND MULCH. SOD ALL OTHER AREAS AS REQUIRED BY THE PLANS.
14. COMPLETE SITE WORK AND GRADING
15. COMPLETE AS-BUILTS OF ALL SITE WORK IMPROVEMENTS AND SCHEDULE A EMP CLOSEOUT WALK THROUGH WITH LEON COUNTY AND ENGINEER. COMPLETE AS-BUILTS MUST BE PROVIDED TWO WEEKS PRIOR TO REQUESTING A MEETING WITH LEON COUNTY ENVIRONMENTAL INSPECTOR.
16. COMPLETE ALL PUNCH LIST ITEMS FROM THE WALK THROUGH, ADJUST AS-BUILTS AS NECESSARY
17. INSTALL SIGNS AND CONSTRUCT FINAL SURFACE COURSE (1" SP 9.5). INSTALL FINAL PAVEMENT MARKINGS.
18. AS-BUILTS FOR GRADING/DRAINAGE AND LANDSCAPING, PE COMPLIANCE REPORT, AND STORMWATER OPERATING PERMIT APPLICATION SHALL BE SUBMITTED LEON COUNTY AT LEAST 10 DAYS PRIOR TO REQUEST FOR FINAL INSPECTION.
19. CONTRACTOR SHALL FILE ALL REQUIRED DOCUMENTATION WITH THE RELATED COUNTY DEPARTMENTS AND OBTAIN FINAL INSPECTION APPROVALS AND LETTERS OF ACCEPTANCE.
20. CONTRACTOR SHALL FILE THE FDEP NPDES NOTICE OF TERMINATION REQUEST.

NOTES

1. CONTRACTOR TO CALL FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (850-895-8360) FOR INFORMATION ON HAVING THE SEPTIC SYSTEM PROPERLY ABANDONED.
2. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, METAL IMPLEMENTS, DUGOUT CANOES OR ANY OTHER PHUSICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN CULTURES OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OS SUCH DISCOVERIES. THE PERMITTEE OR DESIGNATED REPRESENTATIVE SHALL CONTACT FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION, AT (850) 245-6333 OR (800) 847-7278, AS WELL AS LEON COUNTY ENVIRONMENTAL SERVICES. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT A WRITTEN NOTICE.
3. AS OF JANUARY 2, 2025 LEON COUNTY DEPARTMENT OF HEALTH NO LONGER ADMINISTERS PERMITTING OF SEPTIC SYSTEM AS THIS RESPONSIBILITY IS NOW UNDER THE JURISDICTION OF THE FDEP. CONTACT FDEP AT (850) 895-8360.

STABILIZATION NOTES:

1. ALL DISTURBED AREAS LEFT IDLE LONGER THAN 7 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.
2. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DISCRETION OF THE ENVIRONMENTAL INSPECTOR.
3. CONTRACTOR IS RESPONSIBLE FOR SEDIMENT THAT LEAVES THE SITE. ALL STORM LINES MUST BE CLEAN AND ANY SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY.

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DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE

DEMO AND EROSION CONTROL

LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET C-102

PROJECT No. 24008.00

TREE CREDIT LIST				
Survey #	**Tree ID**	**Max. DBH**	**Category**	**Credits**
Saved Tree				
100	MAGNOLIA	21	CAT C	11
101	LAUREL OAK	15	CAT A	5
102	LAUREL OAK	12	CAT A	3
103	PINE	20	CAT A	6
104	PINE	20	CAT A	6
105	PINE	20	CAT A	6
106	PINE	17	CAT A	5
107	CHERRY	14	CAT A	5
108	PINE	19	CAT A	6
109	PINE	15	CAT A	5
110	PINE	16	CAT A	5
111	PINE	14	CAT A	5
112	PINE	15	CAT A	5
113	PINE	19	CAT A	6
121	PINE	18	CAT A	5
122	PINE	22	CAT A	6
123	PINE	14	CAT A	5
164	WILLOW OAK	18	CAT A	5
195	LAUREL OAK	13	CAT A	5
216	WILLOW OAK	13	CAT A	5
217	CHERRY	14	CAT A	5
218	WATER OAK	13	CAT A	5
219	WATER OAK	16	CAT A	5
220	LAUREL OAK	17	CAT A	5
223	LAUREL OAK	13	CAT A	5
227	LAUREL OAK	14	CAT A	5
228	LAUREL OAK	19	CAT A	6
237	BEECH	18	CAT C	10
240	PINE	21	CAT A	6
241	LAUREL OAK	16	CAT A	5
242	LAUREL OAK	14	CAT A	5
244	LAUREL OAK	16	CAT A	5
248	CHERRY	14	CAT A	5
TOTAL PRESERVED TREE CREDITS				**182**

TREE DEBIT LIST					
Survey #	**Tree ID**	**Max. DBH**	**Hardwood or Long Leaf Pine**	**Category**	**Debits**
REMOVED TREES					
114	PINE	19	N	CAT A	8
115	WILLOW OAK	14	N	UNPROT	0
116	WILLOW OAK	15	N	UNPROT	0
117	PINE	16	N	UNPROT	0
118	CHERRY	28	Y	CAT A	10
119	WILLOW OAK	13	N	UNPROT	0
120	PINE	19	N	CAT A	8
124	PINE	20	N	CAT A	8
125	WILLOW OAK	13	N	UNPROT	0
126	PINE	15	N	UNPROT	0
127	PINE	16	N	UNPROT	0
128	WILLOW OAK	15	N	UNPROT	0
129	PINE	16	N	UNPROT	0
130	PINE	16	N	UNPROT	0
131	PINE	20	N	CAT A	8
132	PINE	18	N	CAT A	6
133	PINE	17	N	UNPROT	0
134	PINE	17	N	UNPROT	0
135	PINE	13	N	UNPROT	0
136	PINE	22	N	CAT A	8
137	PINE	18	N	CAT A	6
138	PINE	12	N	UNPROT	0
139	WATER OAK	13	Y	CAT A	6
140	MAGNOLIA	12	Y	CAT C	10
141	CHERRY	14	Y	CAT A	6
142	PINE	27	N	CAT A	10
143	PINE	17	N	UNPROT	0
144	PINE	16	N	UNPROT	0
145	PINE	14	N	UNPROT	0
146	WATER OAK	14	Y	CAT A	6
147	PINE	20	N	CAT A	8
148	PINE	16	N	UNPROT	0
149	PINE	18	N	CAT A	6
150	WATER OAK	14	Y	CAT A	6
151	PINE	13	N	UNPROT	0
152	PINE	22	N	CAT A	8
153	PINE	20	N	CAT A	8
154	PINE	27	N	CAT A	10
155	WATER OAK	20	Y	CAT A	8
156	PINE	20	N	CAT A	8
157	PINE	12	N	UNPROT	0
158	LIVE OAK	30	Y	CAT C	30
159	PINE	23	N	CAT A	8
160	PINE	16	N	UNPROT	0
161	PINE	16	N	UNPROT	0
162	PINE	16	N	UNPROT	0
163	PINE	25	N	CAT A	10
165	PINE	15	N	UNPROT	0
166	PINE	24	N	CAT A	8
167	WATER OAK	13	Y	CAT A	6
168	MAGNOLIA	12	Y	CAT C	10
169	PINE	19	N	CAT A	8
170	PINE	17	N	UNPROT	0
171	PINE	17	N	UNPROT	0
172	PINE	19	N	CAT A	8
173	PINE	21	N	CAT A	8
174	PINE	15	N	UNPROT	0
175	PINE	21	N	CAT A	8
176	PINE	23	N	CAT A	8
177	WATER OAK	13	Y	CAT A	6
178	WATER OAK	12	Y	CAT A	4
179	MAGNOLIA	14	Y	CAT C	12
180	LAUREL OAK	20	Y	CAT A	8
181	LAUREL OAK	13	Y	CAT A	6
182	LIVE OAK	34	Y	CAT C	36
183	LIVE OAK	29	Y	CAT C	30
184	MAGNOLIA	22	Y	CAT C	14
185	CHERRY	26	Y	CAT A	10
186	WATER OAK	23	Y	CAT A	8
187	WATER OAK	16	Y	CAT A	6
188	WATER OAK	12	Y	CAT A	4
189	LIVE OAK	40	Y	CAT C	40
190	LIVE OAK	44	Y	CAT C	44
191	WILLOW OAK	14	N	UNPROT	0
192	WILLOW OAK	21	N	CAT A	8
193	CHERRY	13	Y	CAT A	6
194	CHERRY	25	Y	CAT A	10
196	WILLOW OAK	15	N	UNPROT	0
197	WATER OAK	18	Y	CAT A	6
198	LIVE OAK	50	Y	CAT C	48
199	LIVE OAK	19	Y	CAT C	14
200	LAUREL OAK	14	Y	CAT A	6
201	LAUREL OAK	15	Y	CAT A	6
202	LAUREL OAK	13	Y	CAT A	6
203	LAUREL OAK	12	Y	CAT A	4
204	PINE	20	N	CAT A	8
205	WILLOW OAK	13	N	UNPROT	0
206	WATER OAK	12	Y	CAT A	4
207	PINE	19	N	CAT A	8
208	MULBERRY	23	N	CAT A	8
209	MULBERRY	14	N	UNPROT	0
210	MULBERRY	17	N	UNPROT	0
211	PINE	31	N	CAT A	16
212	PINE	21	N	CAT A	8
213	WATER OAK	12	Y	CAT A	4
214	PINE	27	N	CAT A	10
215	PINE	28	N	CAT A	10
221	LAUREL OAK	15	Y	CAT A	6
222	WATER OAK	16	Y	CAT A	6
224	LAUREL OAK	12	Y	CAT A	4
225	LAUREL OAK	16	Y	CAT A	6
226	WATER OAK	12	Y	CAT A	4
229	CHERRY	20	Y	CAT A	8
230	LAUREL OAK	16	Y	CAT A	6
231	WATER OAK	12	Y	CAT A	4
232	LAUREL OAK	14	Y	CAT A	6
233	LAUREL OAK	12	Y	CAT A	4
234	LAUREL OAK	16	Y	CAT A	6
235	PINE	32	N	CAT A	16
236	PINE	27	N	CAT A	10
238	PINE	31	N	CAT A	16
239	PINE	29	N	CAT A	10
243	LAUREL OAK	16	Y	CAT A	6
245	WATER OAK	12	Y	CAT A	4
246	PINE	15	N	UNPROT	0
247	PINE	12	N	UNPROT	0
249	PINE	22	N	CAT A	8
250	LIVE OAK	23	Y	CAT C	14
251	MAGNOLIA	18	Y	CAT C	12
252	PINE	22	N	CAT A	8
253	MULBERRY	12	N	UNPROT	0
254	MULBERRY	12	N	UNPROT	0
255	MULBERRY	13	N	UNPROT	0
256	MULBERRY	14	N	UNPROT	0
257	MULBERRY	15	N	UNPROT	0
TOTAL REMOVED TREE DEBITS					**856**

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REVISIONS

DATE	BY

CAMPUS USA, MAHAN DRIVE

C-102.1 TREE TABLES

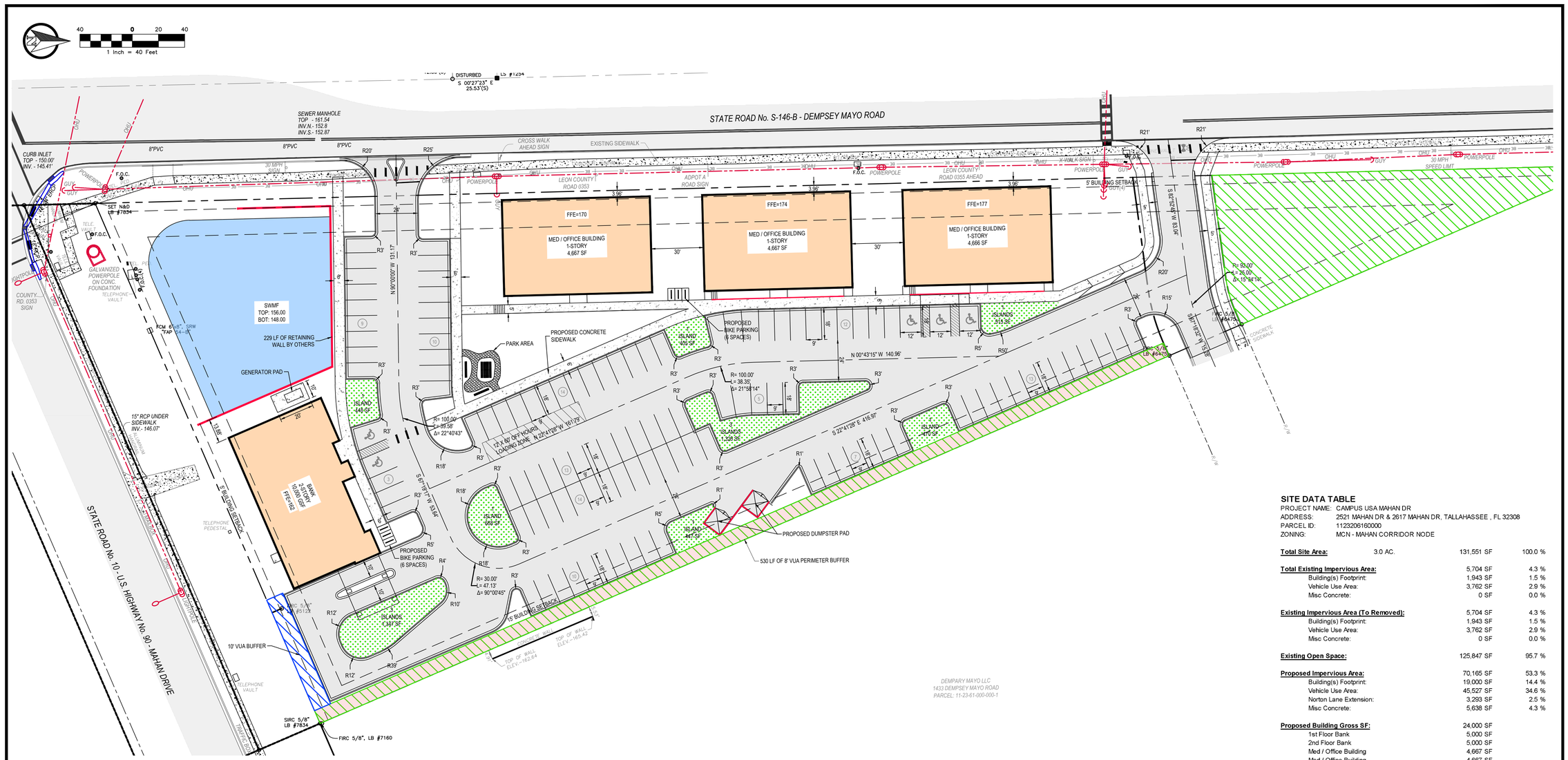
LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET **C-102.1**

PROJECT No. 24008.00



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED BUILDING
- PROPOSED URBAN FOREST
- PROPOSED SWMF
- PROPOSED LANDSCAPE ISLANDS
- PROPOSED LANDSCAPE BUFFER
- PROPOSED LANDSCAPE BUFFER

NOTES:

1. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE SHALL BE APPLICABLE, AND WHEN IN CONFLICT HEREWITH, THE STRICTER PROVISION SHALL APPLY.
2. 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.
3. ALL PROVISIONS OF THE TALLAHASSEE LDC CHAPTER 7, SIGN CODE, SHALL BE APPLICABLE, AND WHEN IN CONFLICT HEREWITH, THE STRICTER PROVISION SHALL APPLY.
4. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD STANDARDS.
5. CONTACT FDOT MIDWAY OFFICE TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO ANY WORK WITH IN FDOT RIGHT OF WAY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARDS.
6. 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.
7. THE CONTRACTOR IS RESPONSIBLE FOR PHOTOGRAPHICALLY DOCUMENTING ALL EXISTING CONDITIONS PRIOR TO AND CONSTRUCTION ACTIVITY.
8. THE CONTRACTOR IS RESPONSIBLE TO RETURNING ALL EXISTING CONDITIONS WITHIN TO RIGHT OF WAY TO A PRE-CONSTRUCTION CONDITION OR BETTER.
9. THE SITE MUST ABIDE BY SITE LIGHTING STANDARDS IDENTIFIED IN SECTION 10-427.

SITE DATA TABLE

PROJECT NAME: CAMPUS USA MAHAN DR
ADDRESS: 2521 MAHAN DR & 2617 MAHAN DR, TALLAHASSEE , FL 32308
PARCEL ID: 1123206160000
ZONING: MCN - MAHAN CORRIDOR NODE

Total Site Area:	3.0 AC.	131,551 SF	100.0 %
Total Existing Impervious Area:		5,704 SF	4.3 %
Building(s) Footprint:		1,943 SF	1.5 %
Vehicle Use Area:		3,762 SF	2.9 %
Misc Concrete:		0 SF	0.0 %
Existing Impervious Area (To Removed):		5,704 SF	4.3 %
Building(s) Footprint:		1,943 SF	1.5 %
Vehicle Use Area:		3,762 SF	2.9 %
Misc Concrete:		0 SF	0.0 %
Existing Open Space:		125,847 SF	95.7 %
Proposed Impervious Area:		70,165 SF	53.3 %
Building(s) Footprint:		19,000 SF	14.4 %
Vehicle Use Area:		45,527 SF	34.6 %
Norton Lane Extension:		3,293 SF	2.5 %
Misc Concrete:		5,638 SF	4.3 %
Proposed Building Gross SF:		24,000 SF	
1st Floor Bank		5,000 SF	
2nd Floor Bank		5,000 SF	
Med / Office Building		4,667 SF	
Med / Office Building		4,667 SF	
Med / Office Building		4,666 SF	
Total Impervious (Exist to Remain and Prop.)		70,165 SF	53.3 %
Proposed SWMF:		8,658 SF	6.6 %
Proposed Open Space:		52,729 SF	40.1 %
Urban Forest Area:			
Required:		13,155 SF	10.0 %
Provided:		14,187 SF	10.8 %
Mximim Allowed Building Height:		3 Stories	
Setbacks:			
Front		Min. 5 - Max 15 FT	
Side Interior		Min. 10 - Max 15 FT	
Side Corner		Min. 0 - Max 15 FT	
Rear		Min. 20 FT	
Landscape Islands:			
Lanscape Islands Required (1 LS Island/4000 VUA SF:)		12 Islands	
Proposed Landscape Islands Provided:		12 Islands	
Parking:			
Bank Required Parking Spaces (1 space/250 SF):		40 Spaces	
Medical Office Required Parking Spaces (1 space/250 SF):		70 Spaces	
Total Reqired Parking Spaces:		110 Spaces	
Total Provided Parking Spaces:		110 Spaces	
Total Required Accessible Parking Spaces:		5 Spaces	
Total Accessible Parking Spaces Provided:		5 Spaces	
Bicycle Parking:			
Total Required Bicycle Parking (.10 per space):		11 Spaces	
Total Provided Bicycle Parking:		12 Spaces	
Project Density / Intensity:		8,000 SF/AC	

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FL CA 00030572

DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE
SITE LAYOUT PLAN
LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET	C-103
PROJECT No.	24008.00

March 12, 2026 (09:39:28 EST)
F:\24008.00 - CAMPUS USA MAHAN DR\CAD\SITE PLAN\24008.00 SITE PLAN.DWG

30 0 15 30
1 Inch = 30 Feet

STATE ROAD No. S-146-B - DEMPSEY MAYO ROAD

STATE ROAD No. 10 - U.S. HIGHWAY No. 90 - MAHAN DRIVE

FFE=170
MED / OFFICE BUILDING
1-STORY
4,667 SF

FFE=174
MED / OFFICE BUILDING
1-STORY
4,667 SF

FFE=177
MED / OFFICE BUILDING
1-STORY
4,666 SF

SWMF
TOP: 156.00
BOT: 148.00

BANK
2-STORY
10,000 GSF
FFE=162

GALVANIZED POWERPOLE ON CONC. FOUNDATION

LEON COUNTY I
ROAD 0353

ADPOT A
ROAD SIGN

LEON COUNTY I
ROAD 0355 AHEAD

COUNTY RD. 0353 SIGN

TOP OF WALL
ELEV.=162.64

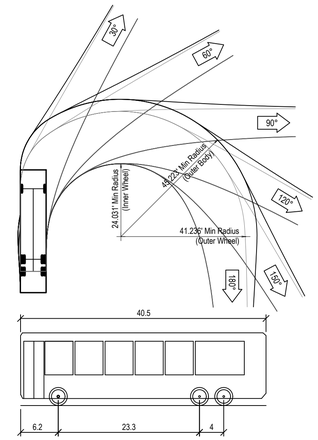
TOP OF WALL
ELEV.=165.42

DEMPARY MAYO LLC
1433 DEMPSEY MAYO ROAD
PARCEL: 11-23-61-000-000-1

LEGEND

WHEEL PATH

BODY OVERHANG



BUS-40 - Inter City Bus

Overall Length:	40.500'
Overall Width:	8.500'
Overall Body Height:	12.000'
Min Body Ground Clearance:	1.158'
Track Width:	8.500'
Lock-to-lock time:	5.00s
Max Steering Angle (Virtual):	41.90°

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DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE

TRAFFIC MOBILITY PLAN

FLORIDA

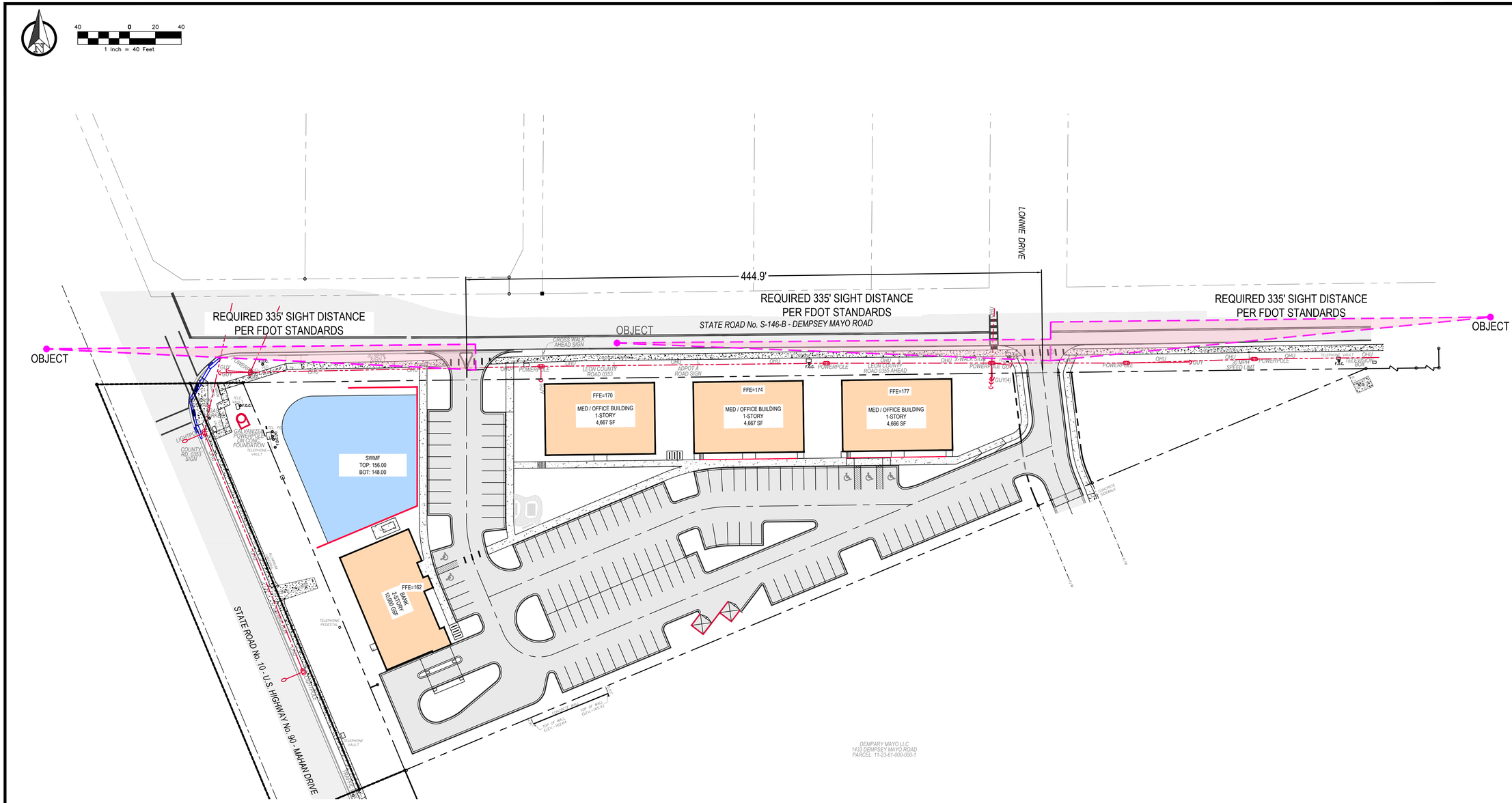
LEON COUNTY

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET	C-104
PROJECT No.	24008.00

March 11, 2026 (16:10:07 EST)
F:\24008.00 - CAMPUS USA MAHAN DR\CAD\SITE PLAN\24008.00 TRAFFIC MOBILITY AND SIGHT DISTANCE.DWG



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DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE

SIGHT DISTANCE PLAN

LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET	C-104.1
PROJECT No.	24008.00

March 11, 2026 (16:10:07 EST)
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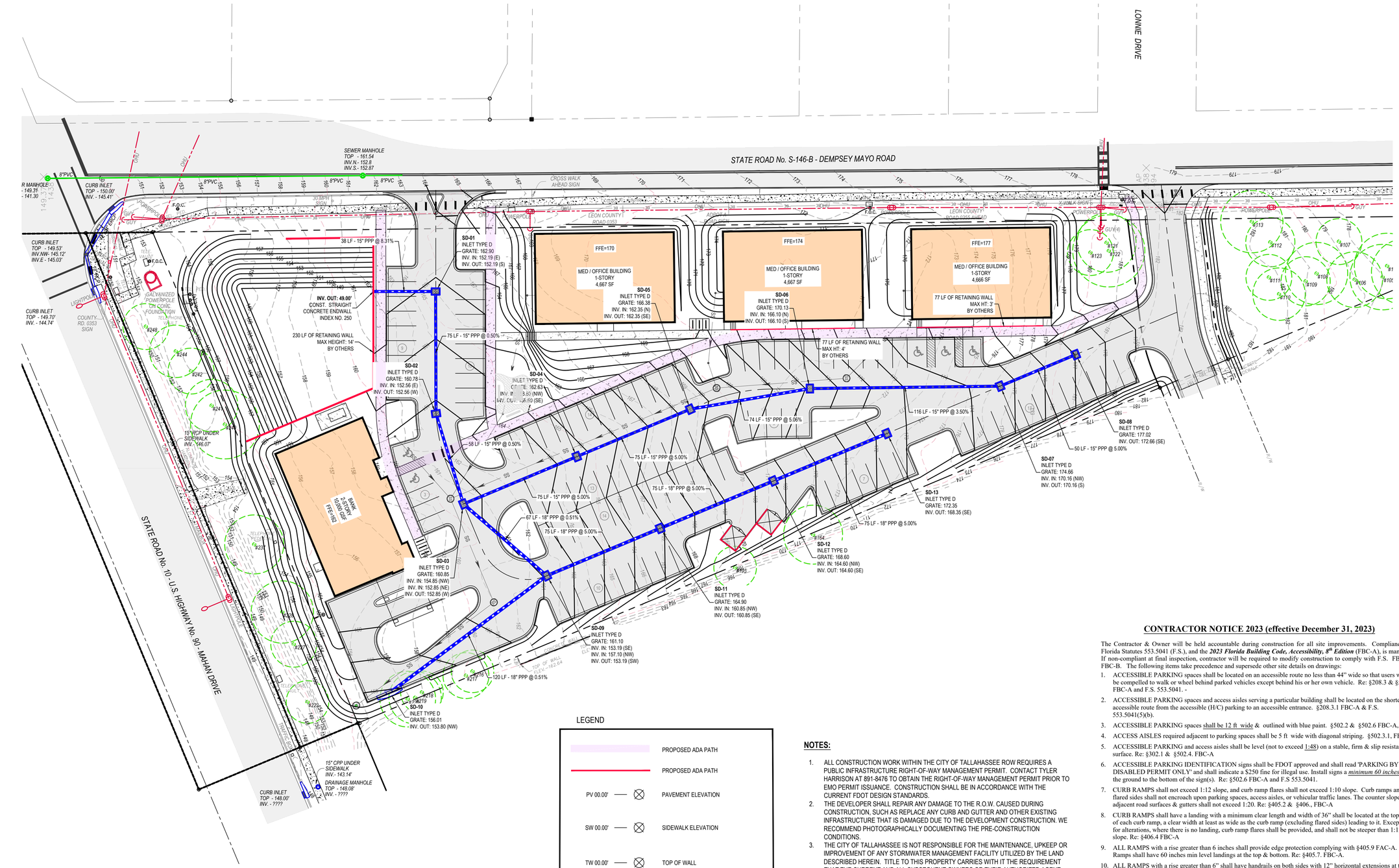

LEGEND

	PROPOSED ADA PATH
	PROPOSED ADA PATH
PV 00.00'	PAVEMENT ELEVATION
SW 00.00'	SIDEWALK ELEVATION
TW 00.00'	TOP OF WALL
BW 00.00'	BOTTOM OF WALL

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. ACCORDING TO FEMA FLOOD PANELS THIS PARCEL IS NOT LOCATED A FLOOD ZONE AND IS CURRENTLY IN ZONE X.

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

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DATE	BY	REVISIONS

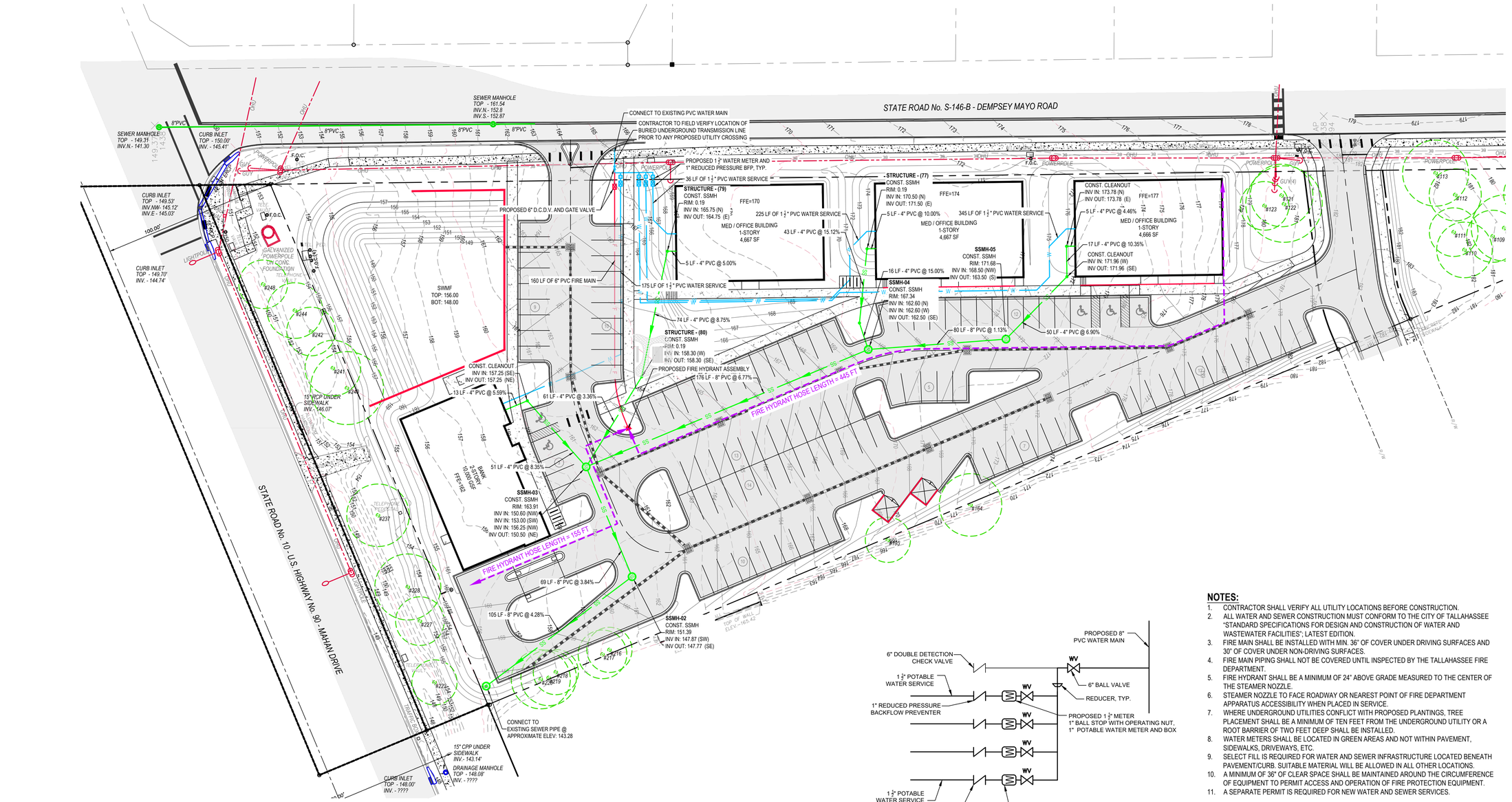
CAMPUS USA, MAHAN DRIVE
GRADING PLAN
LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET	C-105
PROJECT No.	24008.00

March 11, 2026 (16:25:03 EST)
F:\24008.00 - CAMPUS USA MAHAN DR\CAD\SITE PLAN\24008.00 GRADING.DWG



WATER UTILITY CONNECTION, TYP.
NTS

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.
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 MEET NFPA 13R CODE.

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DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE

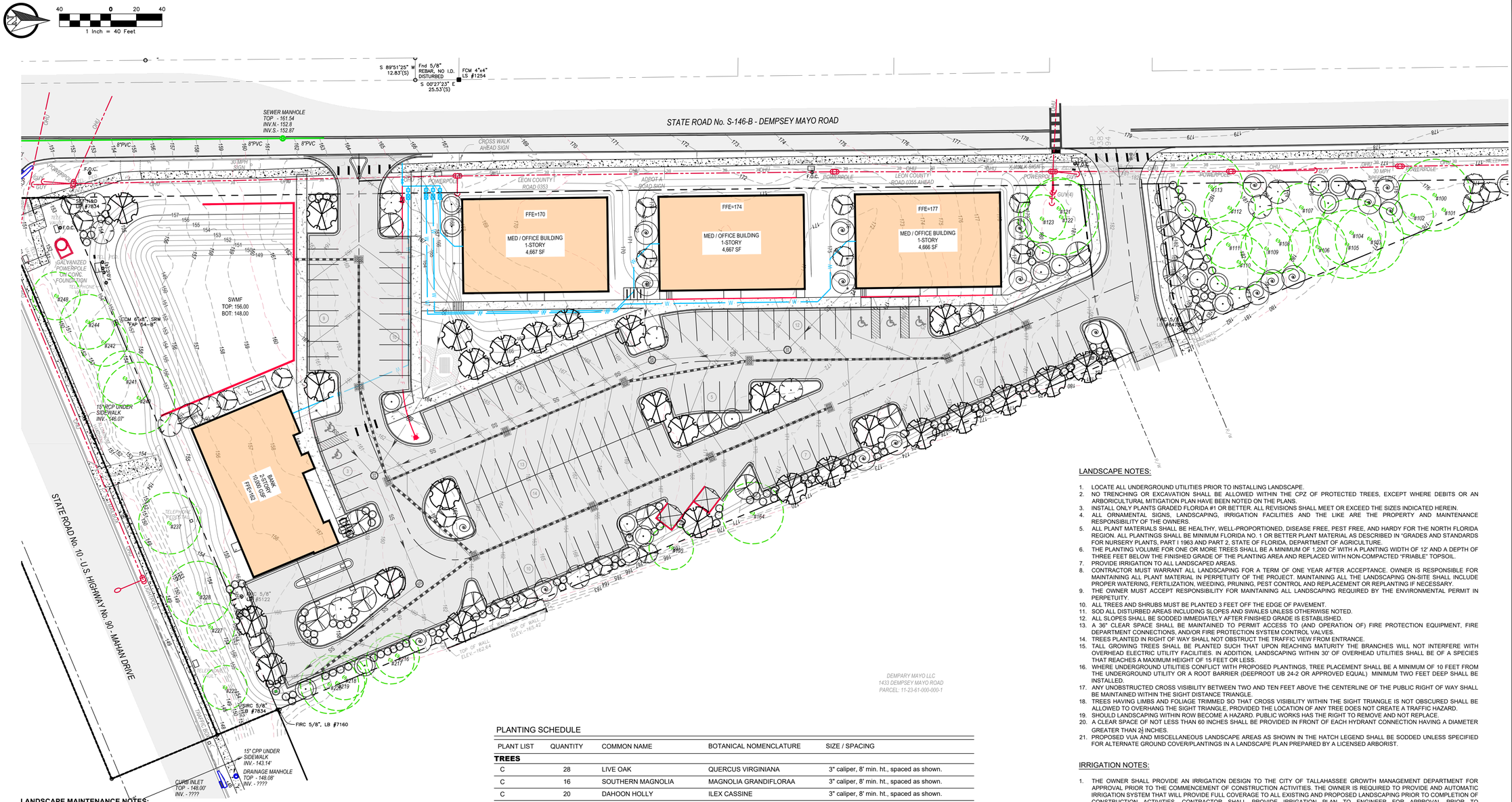
UTILITY PLAN

LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026
SHEET	C-106
PROJECT No.	24008.00

March 11, 2026 (6:11:23 EST)
F:\24008.00 - CAMPUS USA MAHAN DR\CAD\SITE PLAN\24008.00 UTILITY.DWG



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 CENTIPEDE 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.

PLANTING SCHEDULE

PLANT LIST	QUANTITY	COMMON NAME	BOTANICAL NOMENCLATURE	SIZE / SPACING
TREES				
C	28	LIVE OAK	QUERCUS VIRGINIANA	3" caliper, 8' min. ht., spaced as shown.
C	16	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORAA	3" caliper, 8' min. ht., spaced as shown.
C	20	DAHOON HOLLY	ILEX CASSINE	3" caliper, 8' min. ht., spaced as shown.
D	19	PYRAMID MAGNOLIA	MAGNOLIA PYRAMIDATA	3" caliper, 8' min. ht., spaced as shown.
D	19	WITCH HAZEL	HAMAMELIS VIRGINIANA	3" caliper, 8' min. ht., spaced as shown.
D	21	FRINGE TREE	CHIONANTHUS VIRGINICUS	3" caliper, 8' min. ht., spaced as shown.
SHRUBS				
	130	AZALEA	RHODODENRUN OBTUSUM	3 gal.; 24' ht.; min. 24" spread
		WAX MYRTLE	MYRICA CERIFERA	3 Gal..; Min. 24" Ht.; Min. 24" Spread
		CORAL HONEYSUCKLE	LONICERA SEMPERVIREN	3 Gal..; Min. 24" Ht.; Min. 24" Spread
GROUND COVER				
		CENITPEDE SOD	EREMOCHLOA OPHIUROIDES	
		MUHLY GRASS	MUHLENBERGIA CAPILLARIS	

64 3" CAL. TREES AT 5 CREDIT EA. = 320 CREDITS
59 3" CAL. TREES AT 6 CREDIT EA. = 354 CREDITS

CREDIT/DEBIT SUMMARY

PRESERVATION CREDITS	=	182 CREDITS
PLANTING CREDITS	=	674 CREDITS
	=	856 TOTAL CREDITS
REMOVAL DEBITS	=	856 TOTAL DEBITS

TOTAL DEVELOPED AREA = 2.90 AC.

REQUIRED TREE REFORESTATION CREDIT RATIO = 40 CREDITS/AC.

PROVIDED TREE REFORESTATION CREDIT RATIO = 225 CREDITS/AC.

LEGEND:

LIVE OAK · WITCH HAZEL · DAHOON HOLLY · SOUTHERN MAGNOLIA · PYRAMID MAGNOLIA · FRINGE TREE · SHRUB

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 I 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. SOD 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 2½ INCHES.
21. PROPOSED VUA 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.

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.

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DATE	BY	REVISIONS

CAMPUS USA, MAHAN DRIVE
LANDSCAPE PLAN
LEON COUNTY FLORIDA

WILLIAM E. COLBERT, P.E.
LICENSE NUMBER 78601

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	3/12/2026

SHEET	C-107
PROJECT No.	24008.00

March 11, 2026 (16:12:24 EST)
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