TYPE 'A' SITE PLAN

FOR

LEXUS DEALERSHIP

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2.0	EXISTING CONDITIONS
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3.4	CIRCULATION PLAN
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6.0	PHASE 1 LANDSCAPE PLAN
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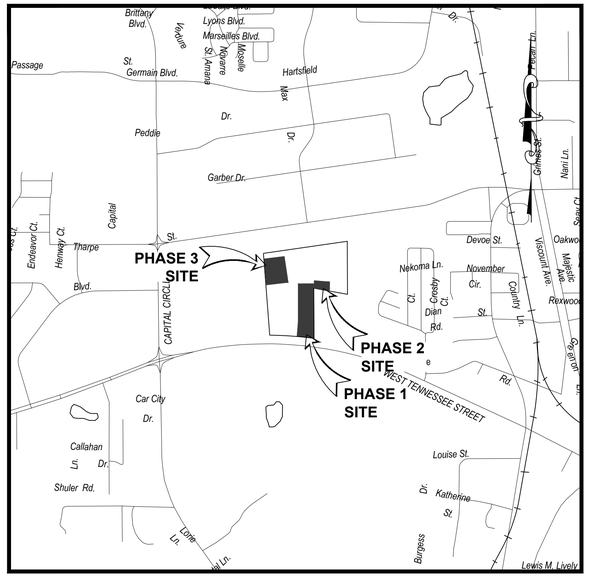
6.2	PHASE 3 LANDSCAPE PLAN



LOCATION MAP

SCALE: 1" = 1000'

PROJECT DATA	
TAX I.D. NO.	21-29-20-218-000-0, 21-29-20-212-000-0
PROJECT NAME:	LEXUS DEALERSHIP
CLIENT NAME:	PETER BOULWARE 3800 W. TENNESSEE STREET TALLAHASSEE, FL, 32304
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	TRAVIS DORN STATE OF FL, PROFESSIONAL ENGINEER, LICENSE No. 94272 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

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

UTILITY PROVIDERS

WATER / SANITARY SEWER
CITY OF TALLAHASSEE
PHONE: (850) 694-8007

GAS
CITY OF TALLAHASSEE
PHONE: (850) 891-5135

POWER
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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-CVR

DATE 04.29.2026
CONTRACT # T1648.0006
DRAWN BY KK,BC,CS

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET 1.0

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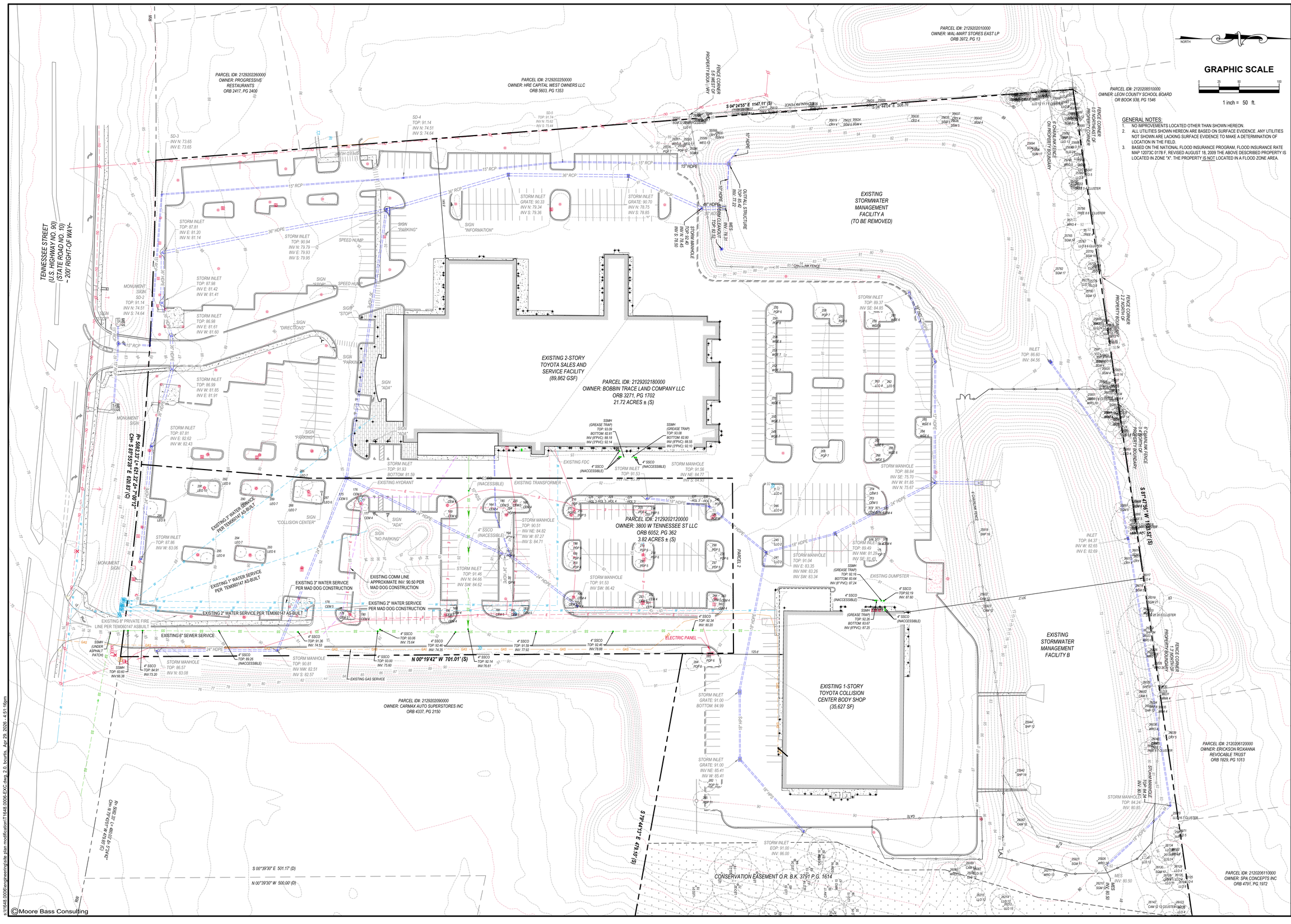

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Tallahassee, FL 32303
850.222.5678

PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-EXC

DATE	04.29.2026
CONTRACT #	T1648.0006
DRAWN BY	KK,BC,CS

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CERTIFICATE OF AUTHORIZATION NO. 00006105

SEAL

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License No. 94272

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SHEET TITLE

EXISTING CONDITIONS

SHEET 2.0

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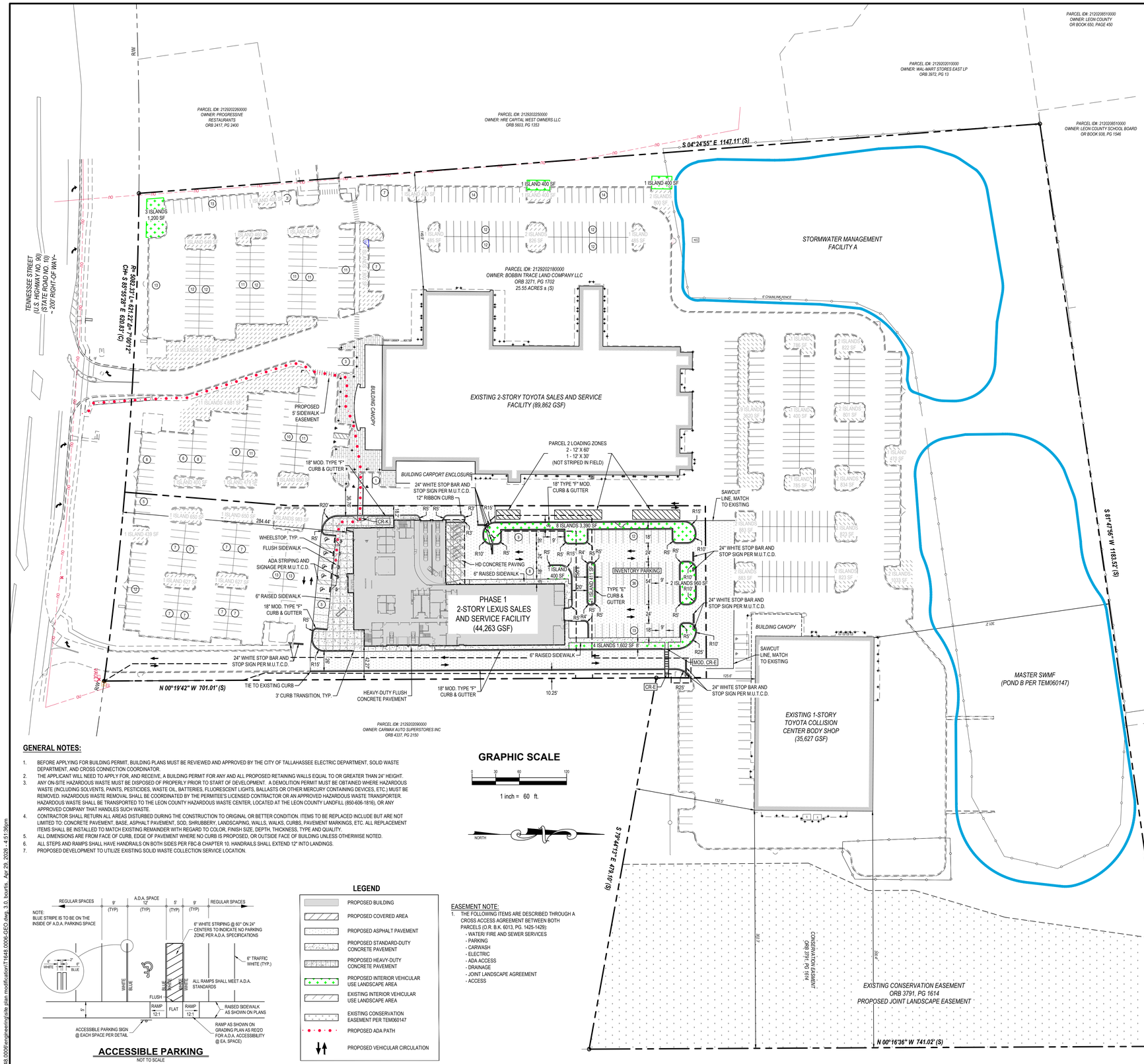

GENERAL NOTES:

1. BEFORE APPLYING FOR BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF TALLAHASSEE ELECTRIC DEPARTMENT, SOLID WASTE DEPARTMENT, AND CROSS CONNECTION COORDINATOR.
2. THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A BUILDING PERMIT FOR ANY AND ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 24" HEIGHT.
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6. ALL STEPS AND RAMPS SHALL HAVE HANDRAILS ON BOTH SIDES PER FBC-B CHAPTER 10. HANDRAILS SHALL EXTEND 12" INTO LANDINGS.
7. PROPOSED DEVELOPMENT TO UTILIZE EXISTING SOLID WASTE COLLECTION SERVICE LOCATION.

GRAPHIC SCALE

0 30 60 120

1 inch = 60 ft.

NORTH

ACCESSIBLE PARKING

NOT TO SCALE

LEGEND

- PROPOSED BUILDING
- PROPOSED COVERED AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STANDARD-DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- EXISTING INTERIOR VEHICULAR USE LANDSCAPE AREA
- EXISTING CONSERVATION EASEMENT PER TEM060147
- PROPOSED ADA PATH
- PROPOSED VEHICULAR CIRCULATION

PHASE 1 - PARCEL 1 (TOYOTA) - SITE DATA

1	PROPERTY TAX ID # :	2129202180000		
2	ZONING:	CP - COMMERICAL PARKWAY		
3	INTENSITY (25,000 / ACRE)	5,780.44	SF / ACRE	
4	SITE AREA:	945,654.94	SF 21.71	AC
5	EXISTING IMPERVIOUS AREA:			
	TOYOTA SALES AND SERVICE FACILITY (FOOTPRINT)	76,305	SF 1.75	AC 8.07%
	COLLISION CENTER BODY SHOP	35,627	SF 0.82	AC 3.77%
	VEHICULAR USE AREA (VUA)	296,859	SF 6.81	AC 31.39%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	30,672	SF 0.70	AC 3.24%
	TOTAL EXISTING IMPERVIOUS AREA:	**439,463**	**SF 10.09**	**AC 46.47%**
6	EXISTING IMPERVIOUS AREA TO BE REMOVED:			
	VEHICULAR USE AREA (VUA)	6,722	SF 0.15	AC 0.71%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	525	SF 0.01	AC 0.06%
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	**7,247**	**SF 0.17**	**AC 0.77%**
7	EXISTING IMPERVIOUS AREA TO REMAIN:			
	TOYOTA SALES AND SERVICE FACILITY (FOOTPRINT)	76,305	SF 1.75	AC 8.07%
	COLLISION CENTER BODY SHOP	35,627	SF 0.82	AC 3.77%
	VEHICULAR USE ARE (VUA)	290,137	SF 6.66	AC 30.68%
	MISC. CONCRETE (CURB AND GUTTER, SIDEWALKS, ETC.)	30,147	SF 0.69	AC 3.19%
	TOTAL EXISTING IMPERVIOUS AREA TO REMAIN:	**432,216**	**SF 9.92**	**AC 45.71%**
8	PROPOSED IMPERVIOUS AREAS:			
	VEHICULAR USE AREA (VUA)	7,911	SF 0.18	AC 0.84%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	405	SF 0.01	AC 0.04%
	TOTAL PROPOSED IMPERVIOUS AREA:	**8,316**	**SF 0.19**	**AC 0.88%**
9	POST-DEVELOPMENT OPEN SPACE / GREEN AREA:	505,123	SF 11.60	AC 53.42%
10	PARKING SPACES			
	REQUIRED			
	REGULAR (PER TEM060147)	340 SPACES		
	ADA (PER TEM060147)	4 SPACES		
	PROVIDED			
	**REGULAR (PER TEM 060147)	335 SPACES		
	ADA (PER TEM060147)	4 SPACES		
	**124 SPACES PROVIDED FOR INVENTORY			
11	LANDSCAPE ISLANDS (ONE ISLAND PER 4,000 SF VUA)			
	REQUIRED	74 ISLANDS		
	PROVIDED	75 ISLANDS		
12	BUILDING SETBACKS:			
	FRONT SETBACK	25'		
	SIDE INTERIOR SETBACK	NONE		
	REAR SETBACK	10'		

PHASE 1 - PARCEL 2 (LEXUS) - SITE DATA

1	PROPERTY TAX ID # :	2129202120000		
2	ZONING:	CP - COMMERICAL PARKWAY		
3	INTENSITY (25,000 / ACRE)	11,531.60	SF / ACRE	
4	SITE AREA:	167,201.10	SF 3.84	AC
5	EXISTING IMPERVIOUS AREA:			
	VEHICULAR USE AREA (VUA)	114,191	SF 2.62	AC 68.30%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	10,144	SF 0.23	AC 6.07%
	TOTAL EXISTING IMPERVIOUS AREA:	**124,335**	**SF 2.85**	**AC 74.36%**
6	EXISTING IMPERVIOUS AREA TO BE REMOVED:			
	VEHICULAR USE AREA (VUA)	66,440	SF 1.53	AC 39.74%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	6,669	SF 0.15	AC 3.99%
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	**73,109**	**SF 1.68**	**AC 43.73%**
7	EXISTING IMPERVIOUS AREA TO REMAIN:			
	VEHICULAR USE (VUA)	47,751	SF 1.10	AC 28.56%
	MISC. CONRETE (CURB & GUTTER, SIDEWALKS, ETC.)	4,510	SF 0.10	AC 2.70%
		52,261	**SF 1.20**	**AC 31.26%**
8	PROPOSED IMPERVIOUS AREAS:			
	LEXUS SALES AND SERVICE FACILITY (FOOTPRINT)	29,848	SF 0.69	AC 17.85%
	VEHICULAR USE AREA (VUA)	47,351	SF 1.09	AC 28.32%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	13,611	SF 0.31	AC 8.14%
	TOTAL PROPOSED IMPERVIOUS AREA:	**90,810**	**SF 2.08**	**AC 54.31%**
9	POST-DEVELOPMENT OPEN SPACE / GREEN AREA:	24,130	SF 0.55	AC 14.43%
10	PARKING SPACES			
	REQUIRED			
	13,730 SF AUTO SALES (1 SPACE / 400 GSF)	35 SPACES		
	18 BAY AUTO SERVICE STATION (2 SPACES + 4 / BAY)	74 SPACES		
	ADA	5 SPACES		
	TOTAL REQUIRED PARKING SPACES:	**114 SPACES**		
	PROVIDED			
	REGULAR	114 SPACES		
	ADA	5 SPACES		
	INVENTORY	69 SPACES		
11	LANDSCAPE ISLANDS (ONE ISLAND PER 4,000 SF VUA)			
	REQUIRED	24 ISLANDS		
	PROVIDED	23 ISLANDS		
12	BUILDING SETBACKS:			
	FRONT SETBACK	25'		
	SIDE INTERIOR SETBACK	NONE		
	REAR SETBACK	10'		

PHASE 1 - COMBINED SITE DATA

1	PROPERTY TAX ID # :	2129202180000, 2129202120000		
2	ZONING:	CP - COMMERICAL PARKWAY		
3	SITE AREA:	1,112,856.04	SF 25.55	AC
4	EXISTING IMPERVIOUS AREA:			
	PARCEL 1	439,463	SF 10.09	AC 39.49%
	PARCEL 2	124,335	SF 2.85	AC 11.17%
	TOTAL EXISTING IMPERVIOUS AREA:	**563,798**	**SF 12.94**	**AC 50.66%**
5	EXISTING IMPERVIOUS AREA TO BE REMOVED:			
	PARCEL 1	7,247	SF 0.17	AC 0.65%
	PARCEL 2	73,109	SF 1.68	AC 6.57%
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	**80,356**	**SF 1.84**	**AC 7.22%**
6	EXISTING IMPERVIOUS AREA TO REMAIN:			
	PARCEL 1	432,216	SF 9.92	AC 38.84%
	PARCEL 2	52,261	SF 1.20	AC 4.70%
	TOTAL EXISITNG IMPERVIOUS AREA TO REMAIN:	**484,477**	**SF 11.12**	**AC 43.53%**
7	PROPOSED IMPERVIOUS AREAS:			
	PARCEL 1	8,316	SF 0.19	AC 0.75%
	PARCEL 2	90,810	SF 2.08	AC 8.16%
	TOTAL PROPOSED IMPERVIOUS AREA:	**99,126**	**SF 2.28**	**AC 8.91%**
8	TOTAL POST-DEVELOPMENT IMPERVIOUS AREA			
	PARCEL 1	440,532	SF 10.11	AC 39.59%
	PARCEL 2	143,071	SF 3.28	AC 12.85%
	TOTAL PROPOSED IMPERVIOUS AREA:	**583,603**	**SF 13.40**	**AC 52.44%**
9	URBAN FOREST			
	REQUIRED	111,285.60	SF 2.55	AC 10.00%
	*SWMF B IS COUNTED TOWARDS GREENSPACE REQUIREMENT PER TEM060147			
10	GREENSPACE			
	REQUIRED	445,142.42	SF 10.22	AC 40.00%
	PROVIDED	529,253.04	SF 12.15	AC 47.56%
11	LANDSCAPE ISLANDS:			
	REQUIRED (PARCEL 1 + PARCEL 2)	98 ISLANDS		
	PROVIDED (PARCEL 1 + PARCEL 2)	98 ISLANDS		

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PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-GEO

DATE 04.29.2026

CONTRACT # T1648.0006

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SEAL

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SHEET TITLE

PHASE 1 GEOMETRY PLAN

SHEET 3.0

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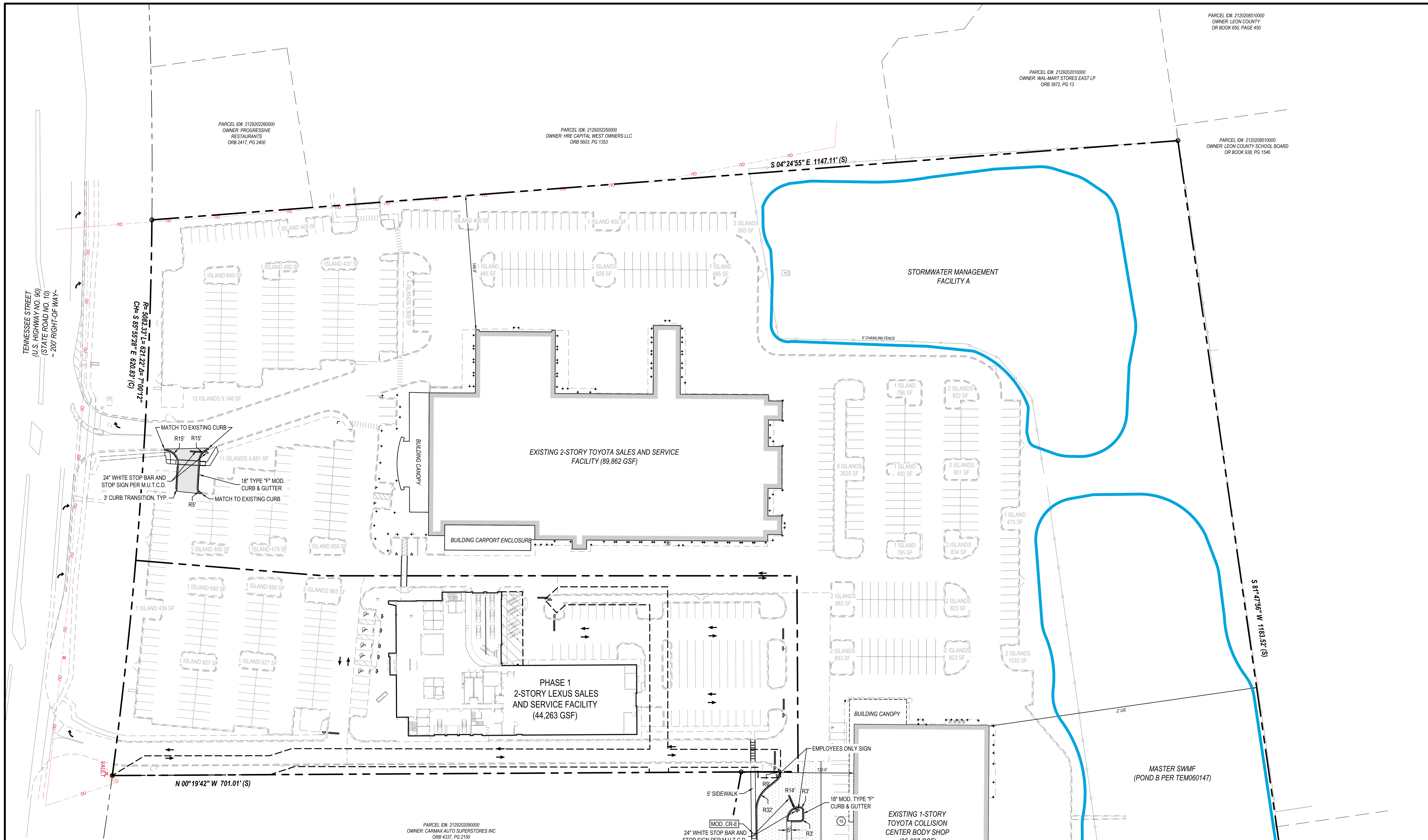

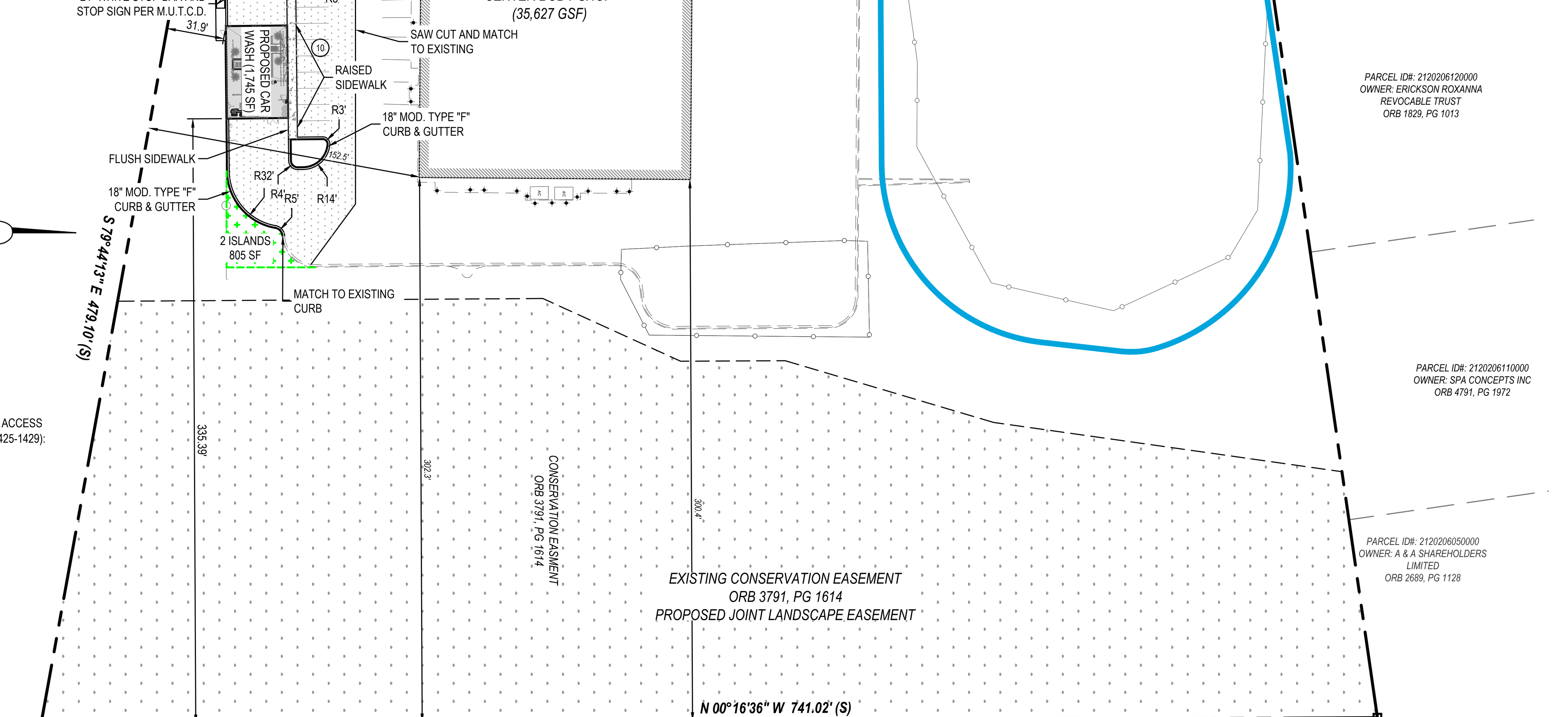

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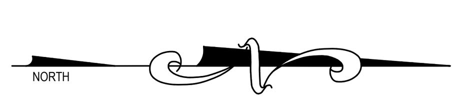
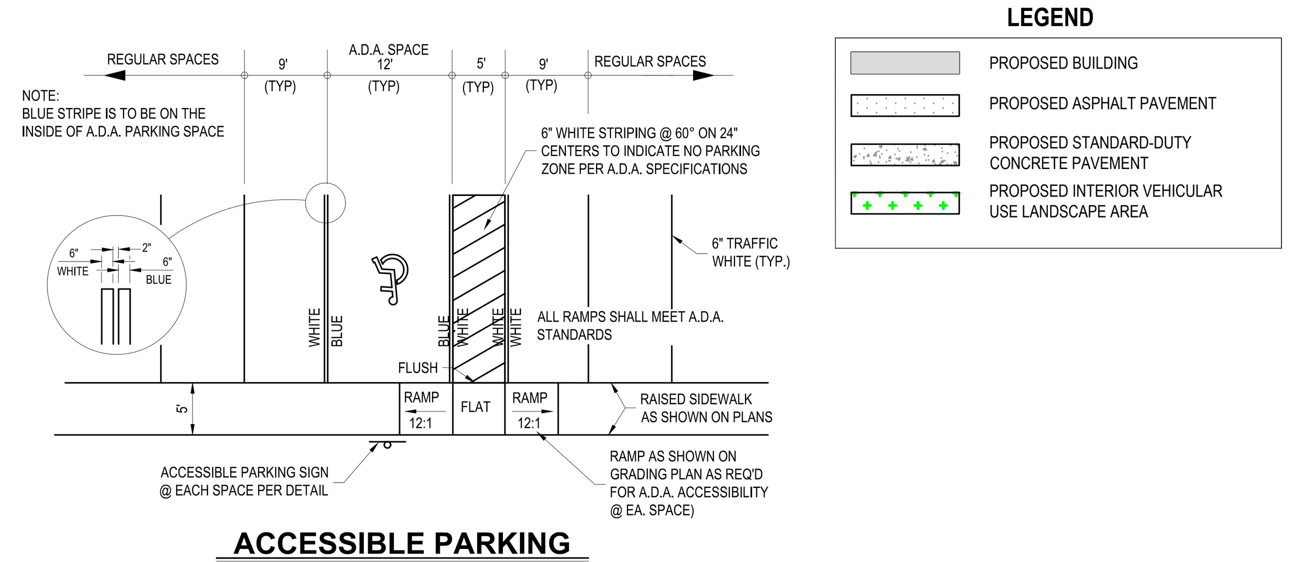
1 inch = 60 ft.





ACCESSIBLE PARKING

NOT TO SCALE

LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED STANDARD-DUTY CONCRETE PAVEMENT
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA

EASEMENT NOTE:

1. THE FOLLOWING ITEMS ARE DESCRIBED THROUGH A CROSS ACCESS AGREEMENT BETWEEN BOTH PARCELS (O.R. B.K. 6013, PG. 1425-1429):
   - WATER/ FIRE AND SEWER SERVICES
   - PARKING
   - CARWASH
   - ELECTRIC
   - ADA ACCESS
   - DRAINAGE
   - JOINT LANDSCAPE AGREEMENT
   - ACCESS

PHASE 2 - PARCEL 1 (TOYOTA) - SITE DATA

1	PROPERTY TAX ID # :	2129202180000					
2	ZONING:	CP - COMMERICAL PARKWAY					
3	INTENSITY (25,000 / ACRE)	5,780.44	SF / ACRE				
4	SITE AREA:	945,654.94	SF	21.71	AC		
5	EXISTING IMPERVIOUS AREA (INCLUDES PROPOSED PHASE 1):						
	TOYOTA SALES AND SERVICE FACILITY (FOOTPRINT)	76,305	SF	1.75	AC	8.07%	
	COLLISION CENTER BODY SHOP	35,627	SF	0.82	AC	3.77%	
	VEHICULAR USE AREA (VUA)	298,048	SF	6.84	AC	31.52%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	30,552	SF	0.70	AC	3.23%	
	TOTAL EXISTING IMPERVIOUS AREA:	440,532	SF	10.11	AC	46.58%	
6	EXISTING IMPERVIOUS AREA TO BE REMOVED:						
	VEHICULAR USE AREA (VUA)	11,588	SF	0.27	AC	1.23%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	418	SF	0.01	AC	0.04%	
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	12,006	SF	0.28	AC	1.27%	
7	EXISTING IMPERVIOUS AREA TO REMAIN:						
	TOYOTA SALES AND SERVICE FACILITY (FOOTPRINT)	76,305	SF	1.75	AC	8.07%	
	COLLISION CENTER BODY SHOP	35,627	SF	0.82	AC	3.77%	
	VEHICULAR USE ARE (VUA)	286,460	SF	6.58	AC	30.29%	
	MISC. CONCRETE (CURB AND GUTTER, SIDEWALKS, ETC.)	30,134	SF	0.69	AC	3.19%	
		428,526	SF	9.84	AC	45.32%	
8	PROPOSED IMPERVIOUS AREAS:						
	CAR WASH (FOOTPRINT)	1,745	SF	0.04	AC	0.18%	
	VEHICULAR USE AREA (VUA)	11,015	SF	0.25	AC	1.16%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	1,388	SF	0.03	AC	0.15%	
	TOTAL PROPOSED IMPERVIOUS AREA:	14,148	SF	0.32	AC	1.50%	
9	POST-DEVELOPMENT OPEN SPACE / GREEN AREA:	502,981	SF	11.55	AC	53.19%	
10	PARKING SPACES						
	REQUIRED						
	REGULAR (PER TEM060147)	340	SPACES				
	ADA (PER TEM060147)	4	SPACES				
	PROVIDED						
	**REGULAR (PER TEM 060147)	335	SPACES				
	REMOVED PARKING	(17)	SPACES				
	PROPOSED PARKING	10	SPACES				
	ADA (PER TEM060147)	4	SPACES				
	**117 SPACES PROVIDED FOR INVENTORY						
11	LANDSCAPE ISLANDS (ONE ISLAND PER 4,000 SF VUA)						
	TOTAL FROM PH1	75	ISLANDS				
	ISLANDS REMOVED IN PH2	(2)	ISLANDS				
	PROPOSED ISLANDS PH2	2	ISLANDS				
	TOTAL PROVIDED ISLANDS	75	ISLANDS				
12	BUILDING SETBACKS:						
	FRONT SETBACK	25'					
	SIDE INTERIOR SETBACK	NONE					
	REAR SETBACK	10'					

PHASE 2 - PARCEL 2 (LEXUS) - SITE DATA

1	PROPERTY TAX ID # :	2129202120000				
2	ZONING:	CP - COMMERICAL PARKWAY				
3	INTENSITY (25,000 / ACRE)	11,531.60	SF / ACRE			
4	SITE AREA:	167,201.10	SF	3.84 AC		
5	EXISTING IMPERVIOUS AREA (INCLUDES PROPOSED PHASE 1):					
	LEXUS SALES AND SERVICE FACILTY (FOOTPRINT)	29,848	SF	0.69 AC	17.85%	
	VEHICULAR USE AREA (VUA)	95,102	SF	2.18 AC	56.88%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	18,121	SF	0.42 AC	10.84%	
	TOTAL EXISTING IMPERVIOUS AREA:	143,071	SF	3.28 AC	85.57%	
6	POST-DEVELOPMENT OPEN SPACE / GREEN AREA:	24,130	SF	0.55 AC	14.43%	
7	PARKING SPACES					
	NO PARKING ALTERED FOR PH2					
8	LANDSCAPE ISLANDS (ONE ISLAND PER 4,000 SF VUA)					
	NO LANDSCAPE ISLAND ALTERED IN PH2					
9	BUILDING SETBACKS:					
	FRONT SETBACK	25'				
	SIDE INTERIOR SETBACK	NONE				
	REAR SETBACK	10'				

PHASE 2 - COMBINED SITE DATA

1	PROPERTY TAX ID # :	2129202180000, 2129202120000				
2	ZONING:	CP - COMMERICAL PARKWAY				
3	SITE AREA:	1,112,856.04	SF	25.55	AC	
4	EXISTING IMPERVIOUS AREA:					
	PARCEL 1	440,532	SF	10.11	AC	39.59%
	PARCEL 2	143,071	SF	3.28	AC	12.86%
	TOTAL EXISTING IMPERVIOUS AREA:	583,603	SF	13.40	AC	52.44%
5	EXISTING IMPERVIOUS AREA TO BE REMOVED:					
	PARCEL 1	12,006	SF	0.28	AC	1.08%
	PARCEL 2	-	SF	0.00	AC	0.00%
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	12,006	SF	0.28	AC	1.08%
6	EXISTING IMPERVIOUS AREA TO REMAIN:					
	PARCEL 1	428,526	SF	9.84	AC	38.51%
	PARCEL 2	143,071	SF	3.28	AC	12.86%
	TOTAL EXISITNG IMPERVIOUS AREA TO REMAIN:	571,597	SF	13.12	AC	51.36%
7	PROPOSED IMPERVIOUS AREAS:					
	PARCEL 1	14,148	SF	0.32	AC	1.27%
	PARCEL 2	-	SF	0.00	AC	0.00%
	TOTAL PROPOSED IMPERVIOUS AREA:	14,148	SF	0.32	AC	1.27%
8	TOTAL POST-DEVELOPMENT IMPERVIOUS AREA					
	PARCEL 1	442,674	SF	10.16	AC	39.78%
	PARCEL 2	143,071	SF	3.28	AC	12.86%
	TOTAL IMPERVIOUS AREA:	585,745	SF	13.45	AC	52.63%
9	URBAN FOREST					
	REQUIRED	111,285.60	SF	2.55	AC	10.00%
	*SWMF B IS COUNTED TOWARDS GREENSPACE REQUIREMENT PER TEM060147					
10	GREENSPACE					
	REQUIRED	445,142.42	SF	10.22	AC	40.00%
	PROVIDED	527,111.04	SF	12.10	AC	47.37%

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Tallahassee, FL 32303
850.222.5678

PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE, 3800 W. TENNESSEE STREET, TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-GEO

DATE 04.29.2026

CONTRACT # T1648.0006

DRAWN BY KK,BC,CS

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

PHASE 2 GEOMETRY PLAN

SHEET **3.1**

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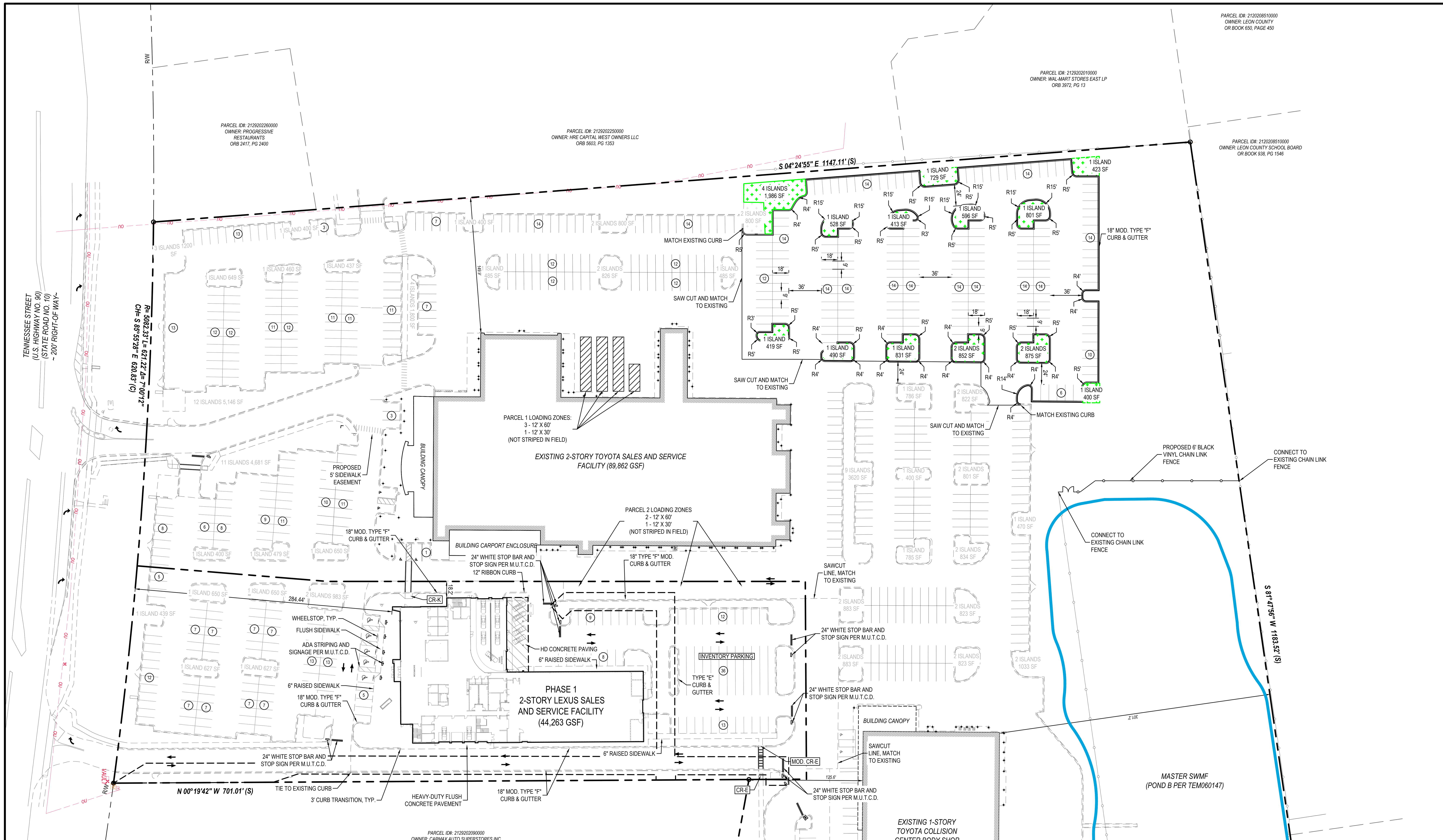
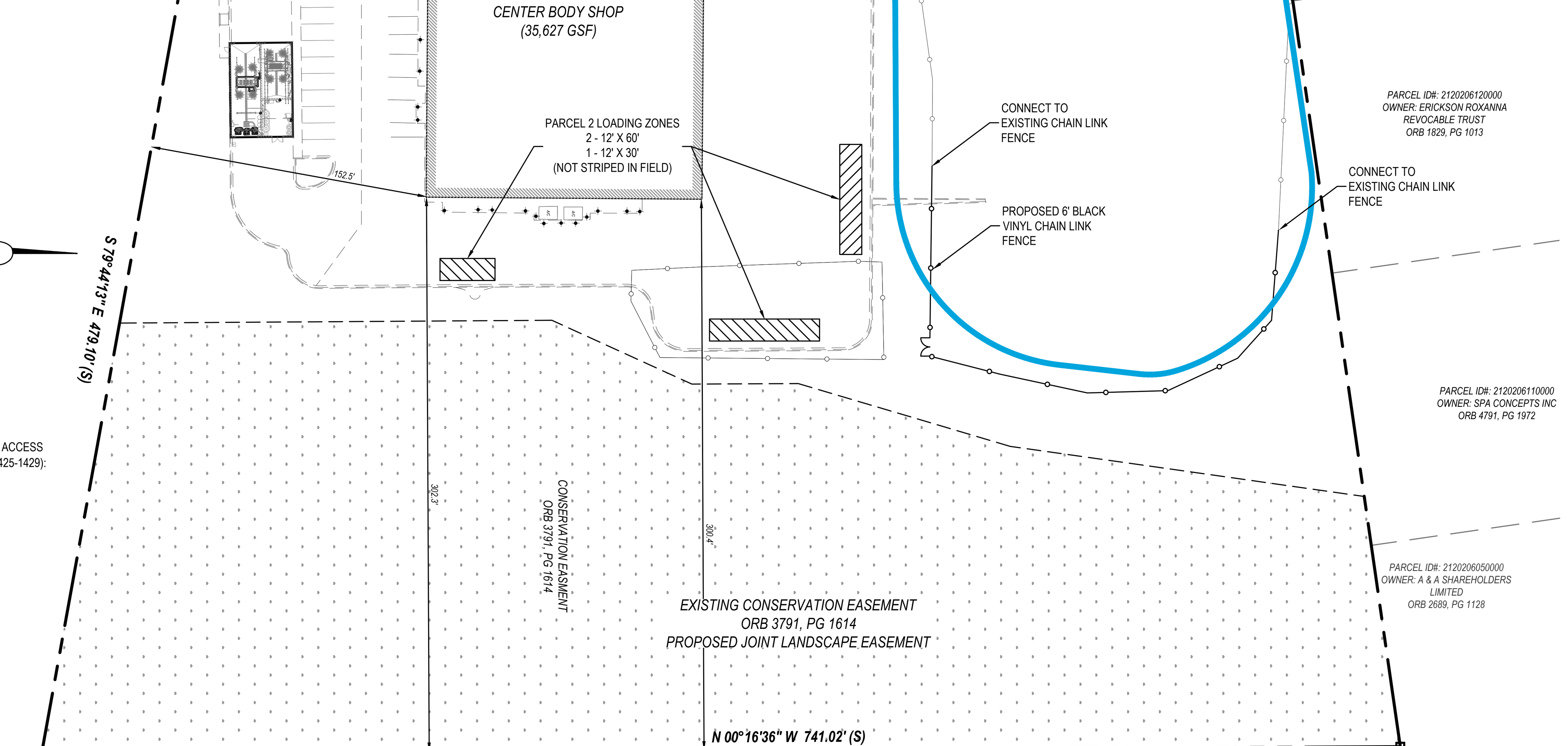




GENERAL NOTES:

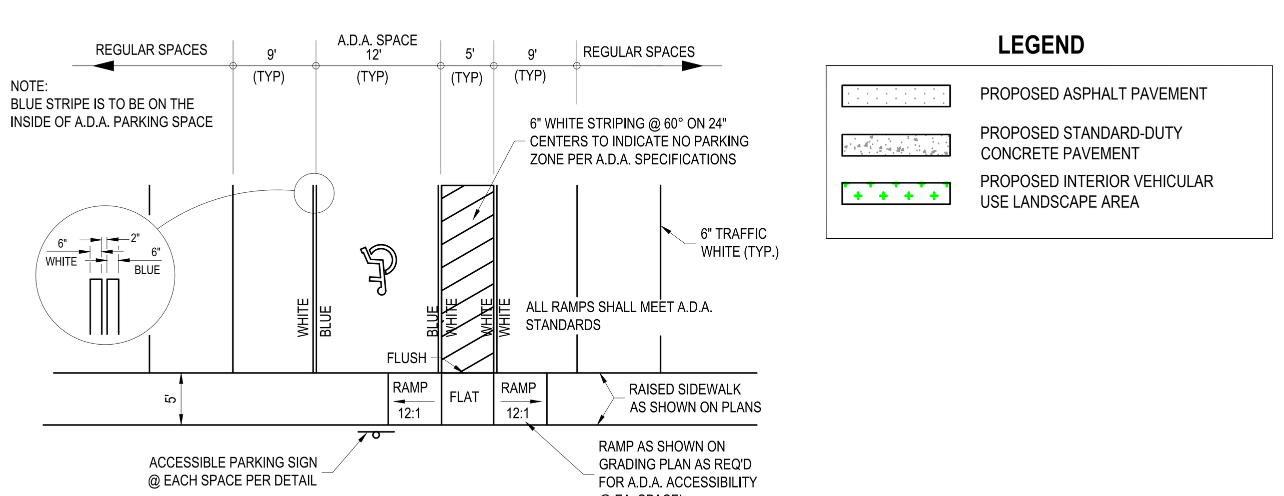
1. BEFORE APPLYING FOR BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF TALLAHASSEE ELECTRIC DEPARTMENT, SOLID WASTE DEPARTMENT, AND CROSS CONNECTION COORDINATOR.
2. THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A BUILDING PERMIT FOR ANY AND ALL PROPOSED RETAINING WALLS EQUAL TO OR GREATER THAN 24" HEIGHT.
3. ANY ON-SITE HAZARDOUS WASTE MUST BE DISPOSED OF PROPERLY PRIOR TO START OF DEVELOPMENT. A DEMOLITION PERMIT MUST BE OBTAINED WHERE HAZARDOUS WASTE (INCLUDING SOLVENTS, PAINTS, PESTICIDES, WASTE OIL, BATTERIES, FLUORESCENT LIGHTS, BALLASTS OR OTHER MERCURY CONTAINING DEVICES, ETC.) MUST BE REMOVED. HAZARDOUS WASTE REMOVAL SHALL BE COORDINATED BY THE PERMITEE'S LICENSED CONTRACTOR OR AN APPROVED HAZARDOUS WASTE TRANSPORTER. HAZARDOUS WASTE SHALL BE TRANSPORTED TO THE LEON COUNTY HAZARDOUS WASTE CENTER, LOCATED AT THE LEON COUNTY LANDFILL (850-606-1816), OR ANY APPROVED COMPANY THAT HANDLES SUCH WASTE.
4. CONTRACTOR SHALL RETURN ALL AREAS DISTURBED DURING THE CONSTRUCTION TO ORIGINAL OR BETTER CONDITION. ITEMS TO BE REPLACED INCLUDE BUT ARE NOT LIMITED TO: CONCRETE PAVEMENT, BASE, ASPHALT PAVEMENT, SOD, SHRUBBERY, LANDSCAPING, WALLS, WALKS, CURBS, PAVEMENT MARKINGS, ETC. ALL REPLACEMENT ITEMS SHALL BE INSTALLED TO MATCH EXISTING REMAINDER WITH REGARD TO COLOR, FINISH SIZE, DEPTH, THICKNESS, TYPE AND QUALITY.
5. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT WHERE NO CURB IS PROPOSED, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. ALL STEPS AND RAMPS SHALL HAVE HANDRAILS ON BOTH SIDES PER FBC-B CHAPTER 10. HANDRAILS SHALL EXTEND 12" INTO LANDINGS.
7. PROPOSED DEVELOPMENT TO UTILIZE EXISTING SOLID WASTE COLLECTION SERVICE LOCATION.

GRAPHIC SCALE

0 30 60 120

1 inch = 60 ft.

NORTH



ACCESSIBLE PARKING

NOT TO SCALE

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED STANDARD-DUTY CONCRETE PAVEMENT
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA

EASEMENT NOTE:

1. THE FOLLOWING ITEMS ARE DESCRIBED THROUGH A CROSS ACCESS AGREEMENT BETWEEN BOTH PARCELS (O.R. B.K. 6013, PG. 1425-1429):
   - WATER/ FIRE AND SEWER SERVICES
   - PARKING
   - CARWASH
   - ELECTRIC
   - ADA ACCESS
   - DRAINAGE
   - JOINT LANDSCAPE AGREEMENT
   - ACCESS

PHASE 3 - PARCEL 1 (TOYOTA) - SITE DATA

1	PROPERTY TAX ID # :	21-29-20-218-000-0					
2	ZONING:	CP - COMMERICAL PARKWAY					
3	INTENSITY (25,000 / ACRE)	5,780.44	SF / ACRE				
4	SITE AREA:	945,654.94	SF	21.71	AC		
5	EXISTING IMPERVIOUS AREA (INCLUDES PROPOSED PHASE 2):						
	TOYOTA SALES AND SERVICE FACILITY (FOOTPRINT)	76,305	SF	1.75	AC	8.07%	
	COLLISION CENTER BODY SHOP	35,627	SF	0.82	AC	3.77%	
	VEHICULAR USE AREA (VUA)	297,475	SF	6.83	AC	31.46%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	31,522	SF	0.72	AC	3.33%	
	TOTAL EXISTING IMPERVIOUS AREA:	440,929	SF	10.12	AC	46.63%	
6	EXISTING IMPERVIOUS AREA TO BE REMOVED:						
	VEHICULAR USE AREA (VUA)	4,451	SF	0.10	AC	0.47%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	683	SF	0.02	AC	0.07%	
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	5,134	SF	0.12	AC	0.54%	
7	EXISTING IMPERVIOUS AREA TO REMAIN:						
	TOYOTA SALES AND SERVICE FACILITY (FOOTPRINT)	76,305	SF	1.75	AC	8.07%	
	COLLISION CENTER BODY SHOP	35,627	SF	0.82	AC	3.77%	
	VEHICULAR USE ARE (VUA)	293,024	SF	6.73	AC	30.99%	
	MISC. CONCRETE (CURB AND GUTTER, SIDEWALKS, ETC.)	30,839	SF	0.71	AC	3.26%	
		435,795	SF	10.00	AC	46.08%	
8	PROPOSED IMPERVIOUS AREAS:						
	CAR WASH (FOOTPRINT)	1,745	SF	0.04	AC	0.18%	
	VEHICULAR USE AREA (VUA)	75,404	SF	1.73	AC	7.97%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	2,862	SF	0.07	AC	0.30%	
	TOTAL PROPOSED IMPERVIOUS AREA:	80,011	SF	1.84	AC	8.46%	
9	POST-DEVELOPMENT OPEN SPACE / GREEN AREA:	429,849	SF	9.87	AC	45.46%	
10	PARKING SPACES						
	REQUIRED						
	REGULAR (PER TEM060147)	340	SPACES				
	ADA (PER TEM060147)	4	SPACES				
	PROVIDED						
	**REGULAR (PER TEM 060147)	335	SPACES				
	INVENTORY SPACES PROVIDED IN PH1/PH2	117	SPACES				
	PROPOSED INVENTORY SPACES	196	SPACES				
	ADA (PER TEM060147)	4	SPACES				
11	LANDSCAPE ISLANDS (ONE ISLAND PER 4,000 SF VUA)						
	REQUIRED	92	ISLANDS				
	PROVIDED IN PH1/PH2	75	ISLANDS				
	REMOVED FROM PH1	1	ISLANDS				
	PROPOSED PH3	18	ISLANDS				
12	BUILDING SETBACKS:						
	FRONT SETBACK	25'					
	SIDE INTERIOR SETBACK	NONE					
	REAR SETBACK	10'					

PHASE 3 - PARCEL 2 (LEXUS) - SITE DATA

1	PROPERTY TAX ID # :	2129202120000				
2	ZONING:	CP - COMMERICAL PARKWAY				
3	INTENSITY (25,000 / ACRE)	11,531.60	SF / ACRE			
4	SITE AREA:	167,201.10	SF	3.84 AC		
5	EXISTING IMPERVIOUS AREA (INCLUDES PROPOSED PHASE 1):					
	LEXUS SALES AND SERVICE FACILTY (FOOTPRINT)	29,848	SF	0.69 AC	17.85%	
	VEHICULAR USE AREA (VUA)	95,102	SF	2.18 AC	56.88%	
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	18,121	SF	0.42 AC	10.84%	
	TOTAL EXISTING IMPERVIOUS AREA:	143,071	SF	3.28 AC	85.57%	
6	POST-DEVELOPMENT OPEN SPACE / GREEN AREA:	24,130	SF	0.55 AC	14.43%	
7	PARKING SPACES					
	NO PARKING ALTERED FOR PH2					
8	LANDSCAPE ISLANDS (ONE ISLAND PER 4,000 SF VUA)					
	NO LANDSCAPE ISLAND ALTERED IN PH2					
9	BUILDING SETBACKS:					
	FRONT SETBACK	25'				
	SIDE INTERIOR SETBACK	NONE				

PHASE 3 - COMBINED SITE DATA

1	PROPERTY TAX ID # :	2129202180000, 2129202120000				
2	ZONING:	CP - COMMERICAL PARKWAY				
3	SITE AREA:	1,112,856.04	SF	25.55	AC	
4	EXISTING IMPERVIOUS AREA:					
	PARCEL 1	440,929	SF	10.12	AC	39.62%
	PARCEL 2	143,071	SF	3.28	AC	12.86%
	TOTAL EXISTING IMPERVIOUS AREA:	584,000	SF	13.41	AC	52.48%
5	EXISTING IMPERVIOUS AREA TO BE REMOVED:					
	PARCEL 1	5,134	SF	0.12	AC	0.46%
	PARCEL 2	-	SF	0.00	AC	0.00%
	TOTAL EXISTING IMPERVIOUS AREA TO BE REMOVED:	5,134	SF	0.12	AC	0.46%
6	EXISTING IMPERVIOUS AREA TO REMAIN:					
	PARCEL 1	435,795	SF	10.00	AC	39.16%
	PARCEL 2	143,071	SF	3.28	AC	12.86%
	TOTAL EXISITNG IMPERVIOUS AREA TO REMAIN:	578,866	SF	13.29	AC	52.02%
7	PROPOSED IMPERVIOUS AREAS:					
	PARCEL 1	80,569	SF	1.85	AC	7.24%
	PARCEL 2	-	SF	0.00	AC	0.00%
	TOTAL PROPOSED IMPERVIOUS AREA:	80,569	SF	1.85	AC	7.24%
8	TOTAL POST-DEVELOPMENT IMPERVIOUS AREA					
	PARCEL 1	516,364	SF	11.85	AC	46.40%
	PARCEL 2	143,071	SF	3.28	AC	12.86%
	TOTAL PROPOSED IMPERVIOUS AREA:	659,435	SF	15.14	AC	59.26%
9	URBAN FOREST					
	REQUIRED	111,285.60	SF	2.55	AC	10.00%
	*SWMF B IS COUNTED TOWARDS GREENSPACE REQUIREMENT PER TEM060147					
10	GREENSPACE					
	REQUIRED	445,142.42	SF	10.22	AC	40.00%
	PROVIDED	453,421.04	SF	10.41	AC	40.74%

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850.222.5678

PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-GEO

DATE 04.29.2026

CONTRACT # T1648.0006

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CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

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SHEET TITLE

PHASE 3 GEOMETRY PLAN

SHEET 3.3

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PARCEL ID#: 2129202260000
OWNER: PROGRESSIVE RESTAURANTS
ORB 2417, PG 2400

PARCEL ID#: 2129202250000
OWNER: HRE CAPITAL WEST OWNERS LLC
ORB 5603, PG 1353

PARCEL ID#: 2129202010000
OWNER: WALMART STORES EAST LP
ORB 3972, PG 13

PARCEL ID#: 2122008510000
OWNER: LEON COUNTY SCHOOL BOARD
OR BOOK 938, PG 1546

TENNESSEE STREET
(U.S. HIGHWAY NO. 90)
(STATE ROAD NO. 10)
- 200' RIGHT-OF-WAY -

PARCEL ID#: 2129202180000
OWNER: BOBBIN TRACE LAND COMPANY LLC
ORB 3271, PG 1702
25.55 ACRES ± (S)

EXISTING 2-STORY TOYOTA SALES AND SERVICE FACILITY (89,862 GSF)

PROPOSED 2-STORY LEXUS SALES AND SERVICE FACILITY (44,263 GSF)

EXISTING 1-STORY TOYOTA COLLISION CENTER BODY SHOP (35,627 GSF)

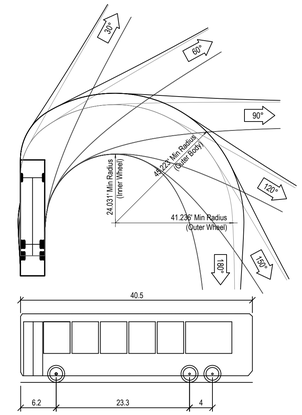
PARCEL ID#: 2129202090000
OWNER: CARMAX AUTO SUPERSTORES INC
ORB 4337, PG 2150

PARCEL ID#: 2122006120000
OWNER: ERICKSON ROXANNA REVOCABLE TRUST
ORB 1809, PG 1013

PARCEL ID#: 2122006110000
OWNER: SPA CONCEPTS INC
ORB 4791, PG 1972

PARCEL ID#: 2122006050000
OWNER: A & A SHAREHOLDERS LIMITED
ORB 2689, PG 1128

CONSERVATION EASEMENT
ORB 1291, PG 1491



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°

LEGEND

PROPOSED CHASE PATH

PROPOSED WHEEL PATH

NORTH

GRAPHIC SCALE

0 30 60 120

1 inch = 60 ft.

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PROJECT NAME
LEXUS DEALERSHIP

CLIENT NAME
PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-CIRCULATION

DATE	04.29.2026
CONTRACT #	T1648.0006
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State of Florida, Professional Engineer,
License No. 94272

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SHEET TITLE

CIRCULATION PLAN

SHEET
3.4

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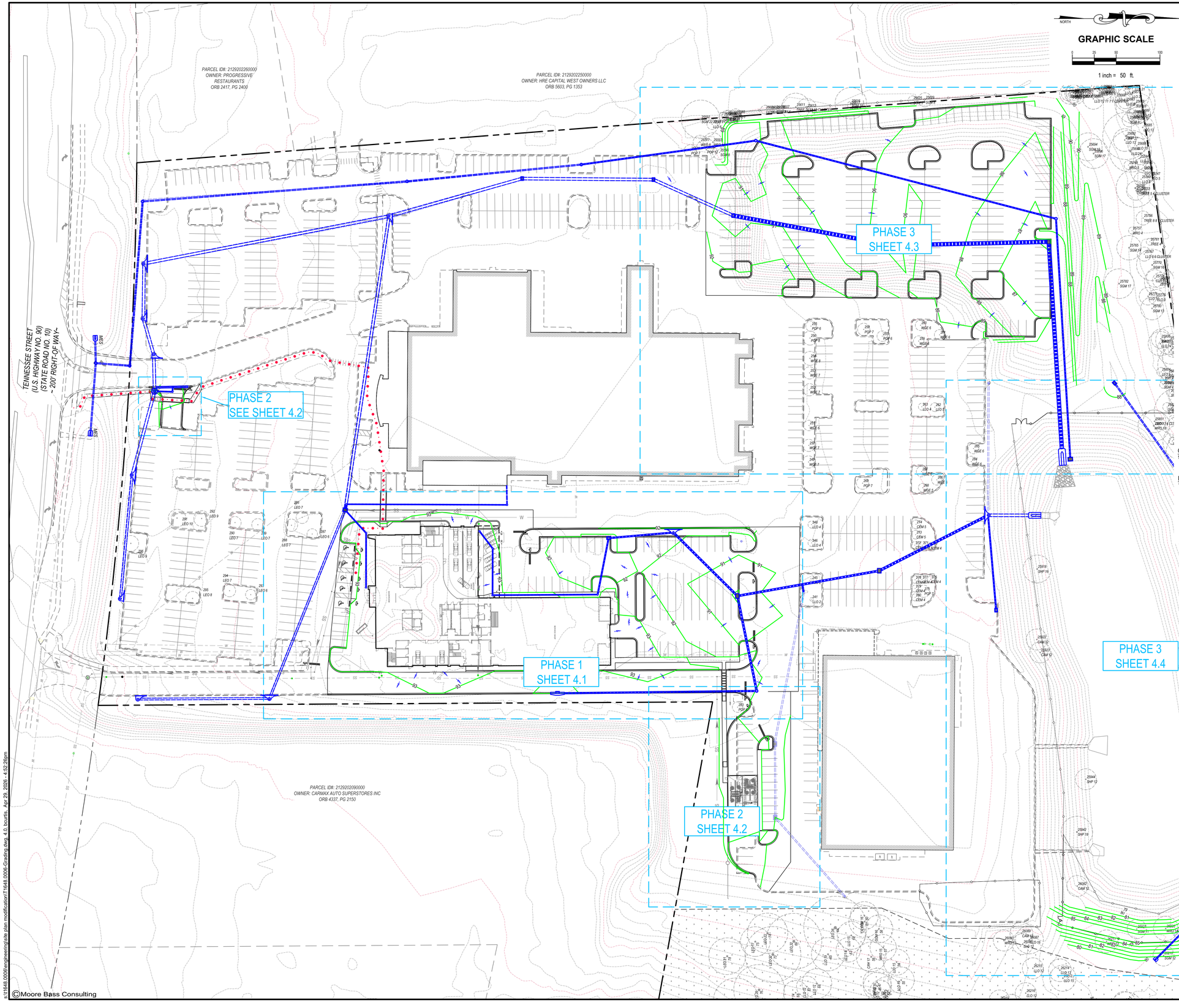

NORTH

GRAPHIC SCALE

0 25 50 100

1 inch = 50 ft.

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.

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LEGEND

- PROPERTY BOUNDARY
- DRAINAGE FLOW PATH
- EXISTING STORM
- PROPOSED STORM
- PROPOSED TOPO
- EXISTING TOPO

GENERAL NOTES:

1 BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0178 F, REVISED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE AREA.

EASEMENT NOTE:

1. THE FOLLOWING ITEMS ARE DESCRIBED THROUGH A CROSS ACCESS AGREEMENT BETWEEN BOTH PARCELS (O.R. B.K. 6013, PG. 1425-1429)
   - WATER/ FIRE AND SEWER SERVICES
   - PARKING
   - CARWASH
   - ELECTRIC
   - ADA ACCESS
   - DRAINAGE
   - JOINT LANDSCAPE AGREEMENT
   - ACCESS

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805 North Gadsden Street
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850.222.5678

PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-Grading

DATE	04.29.2026
CONTRACT #	T1648.0006
DRAWN BY	KK,BC,CS

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CERTIFICATE OF AUTHORIZATION NO. 00006109

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL GRADING PLAN

SHEET **4.0**

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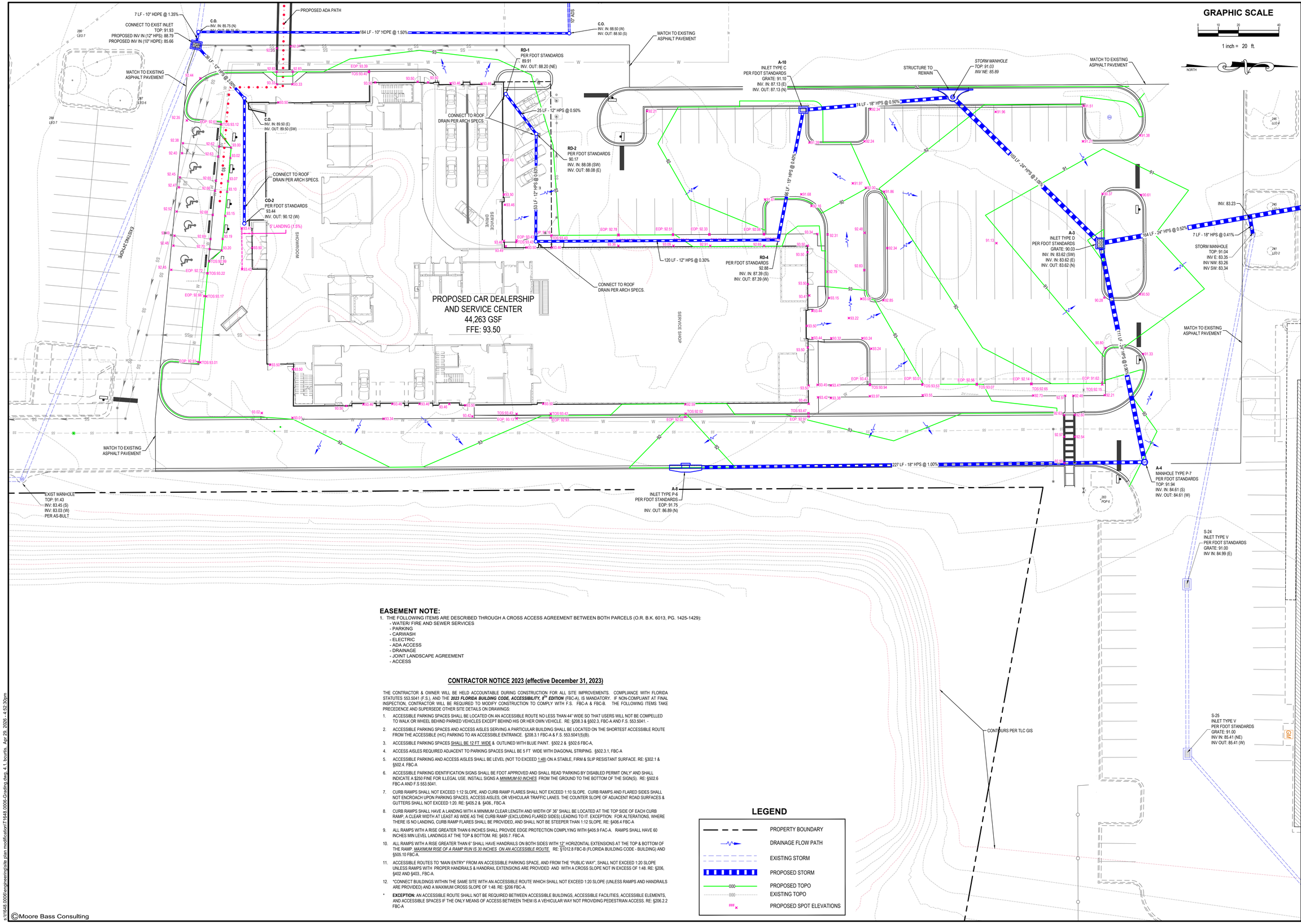

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7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES & GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2 & §406., FBC-A
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LEGEND

- PROPERTY BOUNDARY
- DRAINAGE FLOW PATH
- EXISTING STORM
- PROPOSED STORM
- PROPOSED TOPO (000)
- EXISTING TOPO (000)
- PROPOSED SPOT ELEVATIONS (###)

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SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

PHASE 1 GRADING PLAN

SHEET **4.1**

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE FLOW PATH
- EXISTING STORM
- PROPOSED STORM
- PHASE 1 STORM
- PROPOSED TOPO
- EXISTING TOPO

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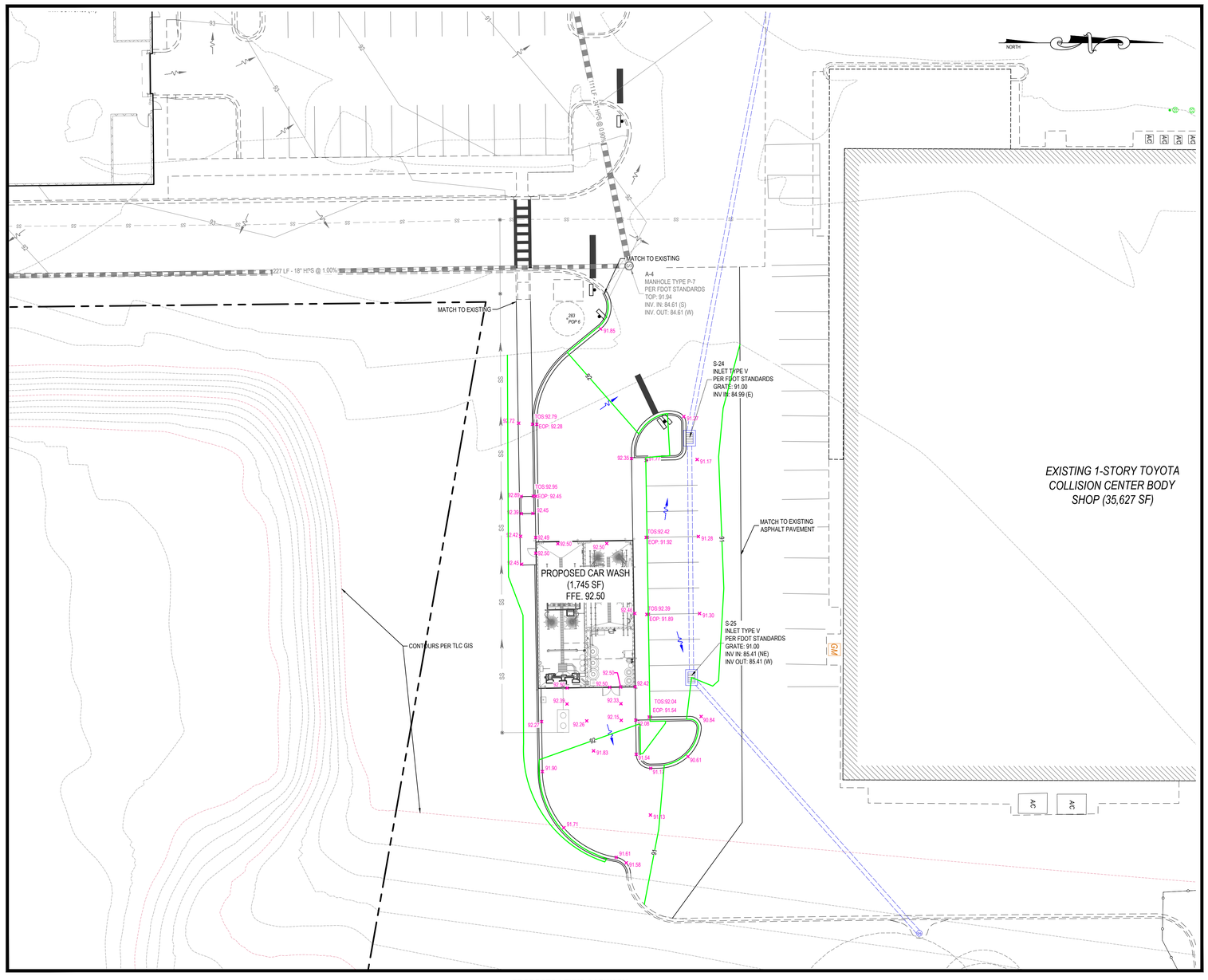
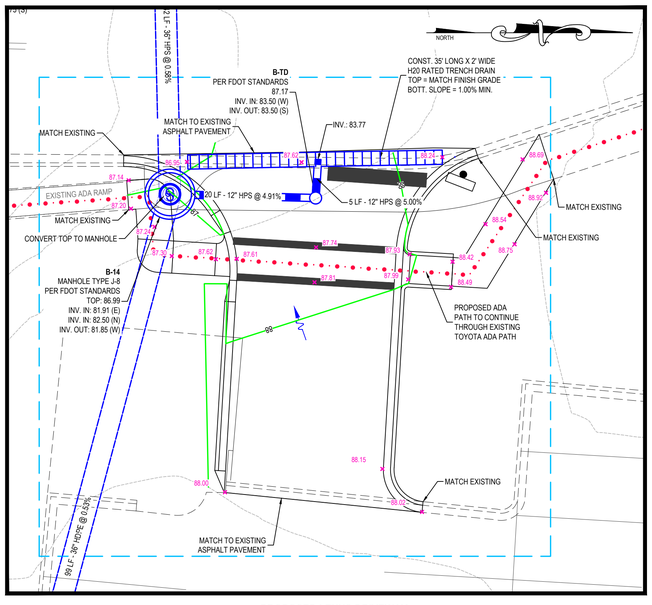


PROPOSED LEXUS CARWASH
SCALE: 1" = 20'



PROPOSED LEXUS DRIVEWAY
SCALE: 1" = 10'

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REVISIONS

T1648.0006-GRADING

DATE	04.29.2026
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CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Travis Dorn
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SHEET TITLE

PHASE 2 GRADING PLAN

SHEET **4.2**

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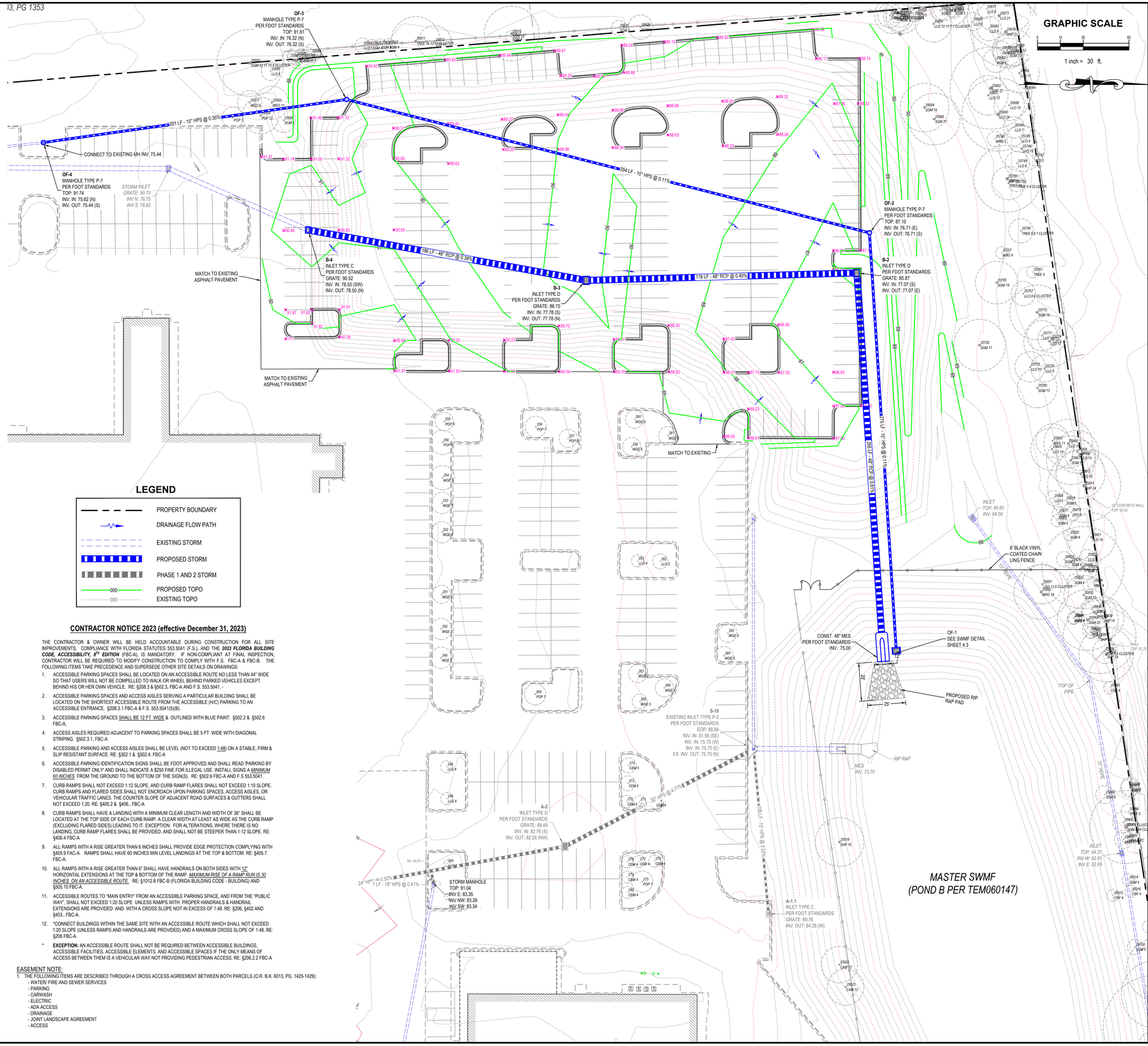

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE FLOW PATH
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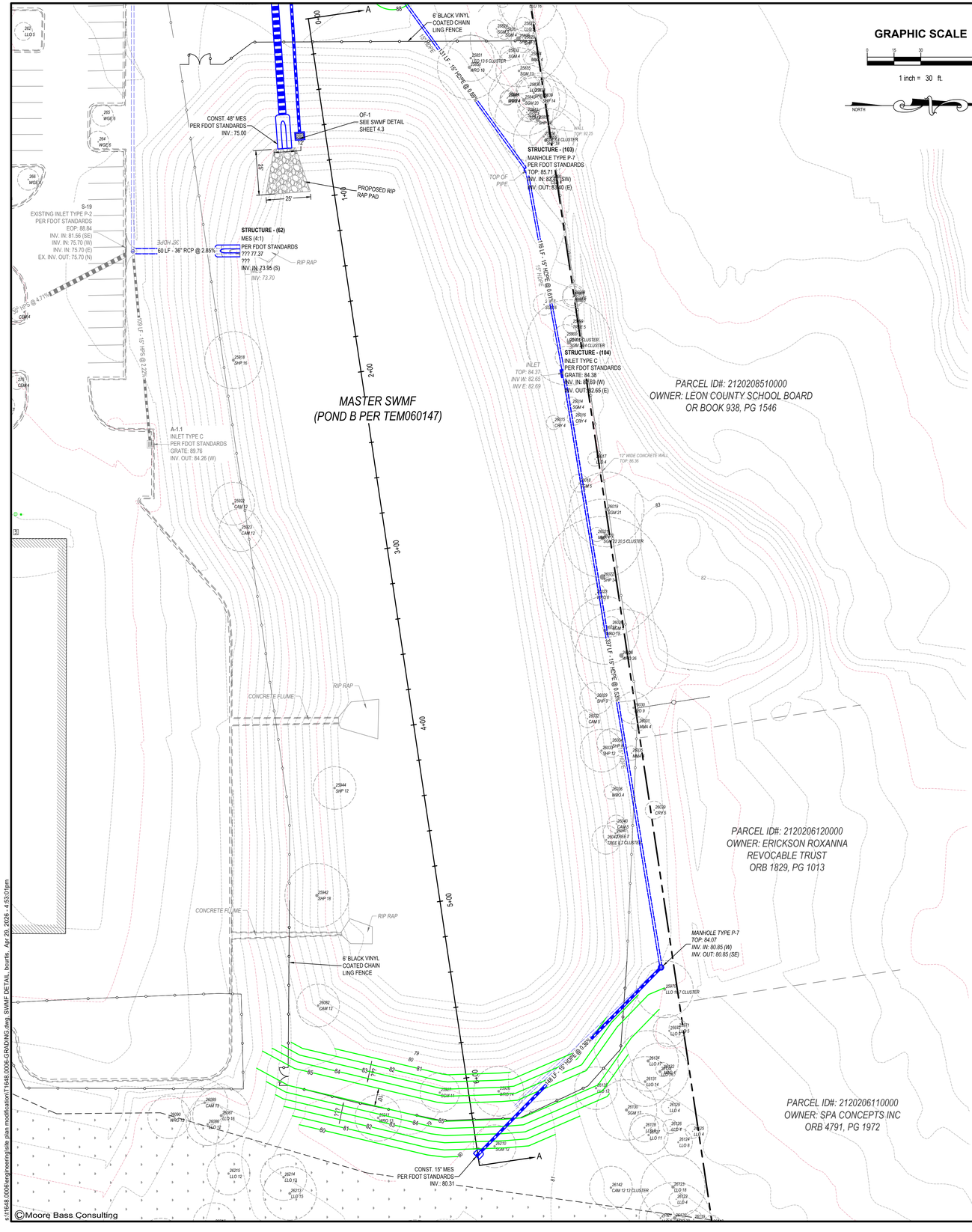
SHEET TITLE

PHASE 3 GRADING PLAN

SHEET

4.3



GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.

NORTH

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE FLOW PATH
- EXISTING STORM
- PROPOSED STORM
- PHASE 1 AND 2 STORM
- PROPOSED TOPO
- EXISTING TOPO

MITERED END NOTES:

1. CONSTRUCT MITERED END SECTIONS IN ACCORDANCE WITH FDOT INDEX 430-021.
2. USE CONCRETE MITERED END SECTION WITH RCP FOR CORRUGATED POLYETHYLENE PIPE (HDPE), POLYPROPYLENE PIPE (HPS), POLYVINYL-CHLORIDE PIPE (PVC), AND STEEL REINFORCED POLYETHYLENE PIPE (SRPE).
3. WHEN THE MITERED END SECTION PIPE IS DISSIMILAR TO THE DRAIN PIPE, CONSTRUCT A CONCRETE JACKET IN ACCORDANCE WITH FDOT INDEX 430-001, MAR MAC DP COUPLER, OR APPROVED EQUAL CONNECTION METHOD.
4. EACH LENGTH OF PIPE REQUIRED FOR CONSTRUCTION OF THE MITERED END SHALL BE REINFORCED CONCRETE PIPE (RCP) PER FDOT STANDARDS. THE NUMBER OF PIPE LENGTHS REQUIRED VARIES WITH MITERED END SLOPE RATIO AND PIPE SIZE.

LAPPED & PINNED SOD

1. SOD SHALL BE LAPPED AND PINNED ON ALL SLOPES OF 1:2(V:H) OR STEEPER IN THE FOLLOWING MANNER:
2. PLACE THE SOD ON THE PREPARED SURFACE AND STAGGER THE SOD PIECES TO AVOID A CONTINUOUS SEAM ALONG THE LINE OF FLOW. START AT THE BOTTOM OF THE SLOPE BREAK POINT AND WORK UP TO THE TOP OF THE SLOPE BREAK POINT. WITH THE UPPER ROW OF SOD OVERLAPPING THE LOWER ROW OF SOD BY 3 INCHES. EMBED SOD FIRMLY AND SMOOTHLY BY LIGHT TAMPING WITH APPROPRIATE TOOLS. INSTALL SOD PINS IN THE OVERLAP LOCATIONS, WITH NOT LESS THAN FOUR PINS PER SQUARE YARD AND AT LEAST ONE PIN FOR EACH PIECE OF SOD. PINS SHALL BE A MINIMUM OF 6 INCHES LONG AND SHALL BE INSTALLED SO THAT THEY HOLD THE SOD FIRMLY IN PLACE YET PRESENT NO DANGER TO PEDESTRIANS OR MOWING CREWS. THE TYPE OF PIN AND THE METHOD OF INSTALLATION SHALL MEET THE APPROVAL OF THE ENGINEER OR LANDSCAPE ARCHITECT.
3. ALL SOD ASSOCIATED WITH THE STORMWATER FACILITY SHALL BE PINNED. LAPPING IS NOT REQUIRED ON SLOPES 1:3 (V:H) OR FLATTER.
4. AT PROJECT CLOSE OUT, SOD MUST BE ROOTED AND WELL ESTABLISHED. DURING CONSTRUCTION, SOD SHOULD BE MONITORED FOR SLIPPAGE AND EROSION. IF EITHER OF THESE CONDITIONS OCCUR, CORRECTIVE ACTION SHALL BE IMMEDIATELY TAKEN.
5. DO NOT USE SOD WHICH HAS BEEN CUT FOR MORE THAN 48 HOURS.

SWMF COMPACTION NOTES

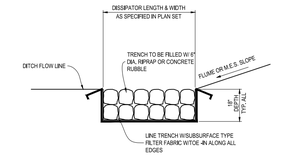
1. CONTRACTOR SHALL TAKE CARE TO AVOID COMPACTION OF EXISTING SOILS BENEATH STORMWATER FACILITY. EXCAVATE FROM TOP DOWN TO FINISH GRADE IN ONE PASS. USING THIS METHOD PROVIDES MAXIMUM COVER TO CUSHION IMPACT FROM HEAVY EQUIPMENT TO EXISTING SOILS AT PROPOSED BOTTOM DEPTH. IT ALSO MINIMIZES THE NUMBER OF PASSES THAT EQUIPMENT MIGHT TRAVEL OVER THESE SOILS, THEREBY ALSO REDUCING CHANCES FOR COMPACTION. AT FINAL STAGES ON DEVELOPMENT, A SMALL LOW GROUND PRESSURE BULLDOZER (OR SIMILAR EQUIPMENT) WILL BE EMPLOYED TO SCRAPE AND PUSH ANY ACCUMULATED SEDIMENT FROM FINISH SURFACE OF POND BOTTOM TOWARDS POND EDGE WHERE IT COULD BE REACHED BY EXCAVATOR FOR REMOVAL. POND BOTTOM WILL THEN BE SCARIFIED TO FURTHER ENHANCE PERCOLATION/INFILTRATION RATE.
2. FOR FILL SLOPES GREATER THAN 3:1 THE CONTRACTOR SHALL UTILIZE SOILS, BOTH NATURAL OR IMPORTED, THAT CONSIST OF RELATIVELY CLEAN TO SILTY OR SLIGHTLY CLAYEY SANDS CONTAINING LESS THAN 30% FINES AND SHOULD BE CLASSIFIED AS A-3 OR A-2-4 SOILS ACCORDING TO AASHTO CLASSIFICATION SYSTEM. THE CONTRACTOR SHALL PLACE FILL MATERIAL IN LAYERS NOT MORE THAN 8-INCHES IN DEPTH AND SHALL COMPACT THE LAYERS TO A MINIMUM OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.
3. FOR FILL SLOPES GREATER THAN 3:1 AND CUT SLOPES GREATER THAN 2:1, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT A REGISTERED GEOTECHNICAL ENGINEER FOR INSPECTION OF THE SLOPES DURING CONSTRUCTION ACTIVITY. UPON COMPLETION OF THE SLOPES THE CONTRACTOR SHALL ALSO OBTAIN A LETTER OF CERTIFICATION FROM A REGISTERED GEOTECHNICAL ENGINEER CERTIFYING THE SLOPES HAVE BEEN BUILT CONSISTENTLY WITH THE APPROVED PLANS AND THAT THE REQUIRED SLOPE COMPACTION AND ELEVATIONS HAVE BEEN ACHIEVED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING COPIES OF THE SOIL MOISTURE/DENSITY TESTS.

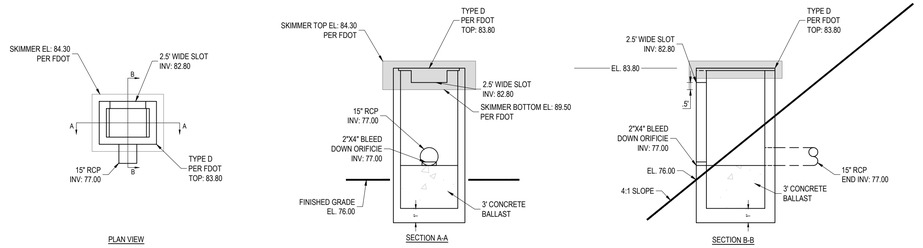
NOTE:

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.

TYPICAL ENERGY DISSIPATOR SECTION

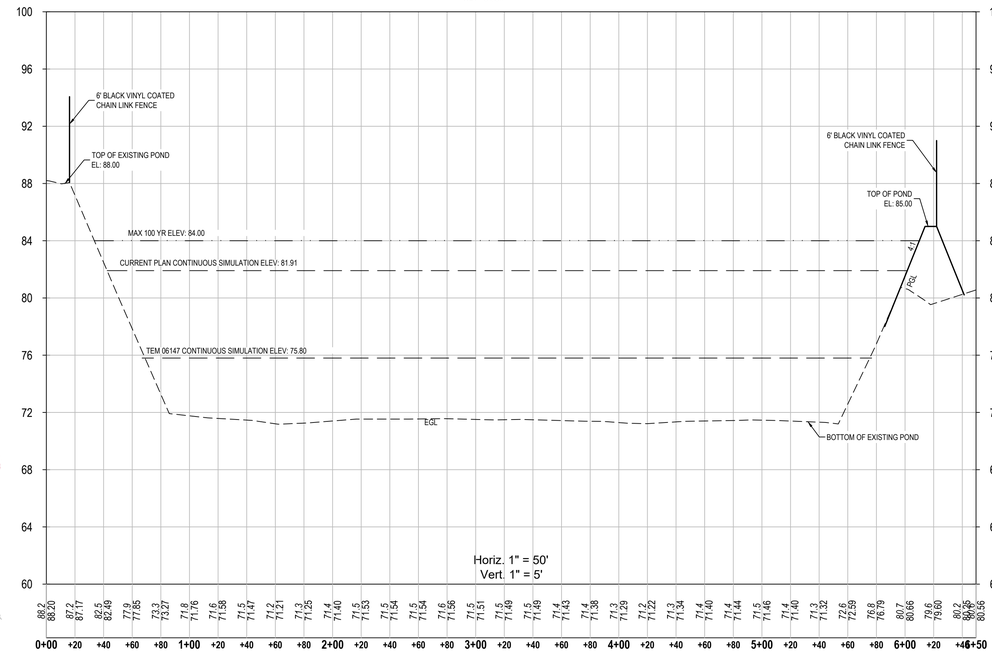
NOT TO SCALE





CONTROL STRUCTURE OF-1 DETAIL

NOT TO SCALE



MASTER SWMF CROSS SECTION A-A
HORZ. 1"=50'
VERT. 1" = 5'

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TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: **LEXUS DEALERSHIP**

CLIENT NAME: **PETER BOULWARE**
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-GRADING

DATE	04.29.2026
CONTRACT #	T1648.0006
DRAWN BY	KK,BC,CS

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

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

PHASE 3 SWMF DETAIL

SHEET **4.4**

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s:\t1648.0006\engineering\site plan modification\T1648.0006-GRADING.dwg, SWMF DETAIL, bcurtis, Apr 29, 2026 - 4:53:01 pm

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. 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, 2007 EDITION.
7. A CLEAR SPACE OF NO LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN. (64 MM).
8. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION
9. DURING THE BUILDING PLAN REVIEW PROCESS, LOCATION AND REQUIREMENTS OF PROPOSED FIRE PROTECTION COMPONENTS MAY BE AMENDED INCLUDING, BUT NOT LIMITED TO, COORDINATION WITH FIRE SPRINKLER CONTRACTORS. PLEASE CONTACT BABETTE FERRIS AT (850) 891-7196 IN FIRE PLANS REVIEW FOR ADDITIONAL INFORMATION.
10. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED.

UTILITY NOTES:

1. CONTRACTOR TO INSTALL FIBERGLASS COVERS PER COT SPECS. ON ALL BACKFLOW PREVENTORS, WHICH ARE LOCATED OUTSIDE.
2. MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
3. SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE PER CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
5. ALL WATER METERS SHALL BE PLACED IN GREEN SPACES.
6. NO LANDSCAPING MATERIAL OTHER THAN SOD AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
7. MANIFOLDS TO BE LOCATED A MINIMUM OF 13" BELOW FINISH GRADE.
8. ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (18").
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LANDSCAPE NOTES:

1. 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 BETWEEN THE UTILITY AND THE ROOTBALL OF THE TREE. ROOT BARRIERS SHALL BE DEEP ROOT UB24-2, ROOT SOLUTION RS-24, BIOBARRIER ROOT CONTROL SYSTEM OR APPROVED EQUAL. ALL ROOT BARRIERS SHALL BE INSTALLED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES AND IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND CITY OF TALLAHASSEE STANDARDS.

EASEMENT NOTE:

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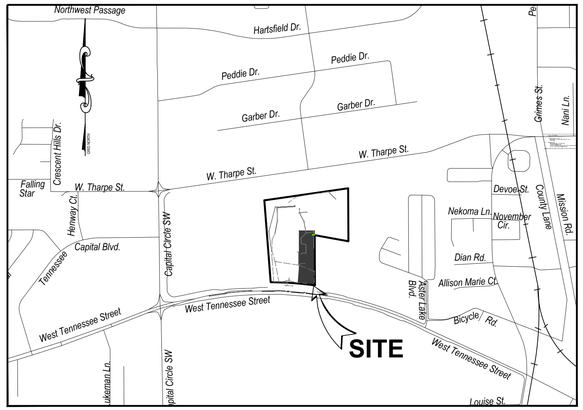
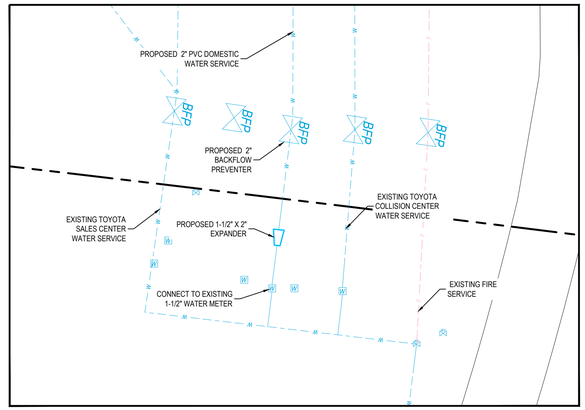
   - ADA ACCESS
   - DRAINAGE
   - JOINT LANDSCAPE AGREEMENT
   - ACCESS



LOCATION MAP
SCALE: 1" = 1000'



WATER SERVICE DETAIL
SCALE: 1" = 5'

GRAPHIC SCALE

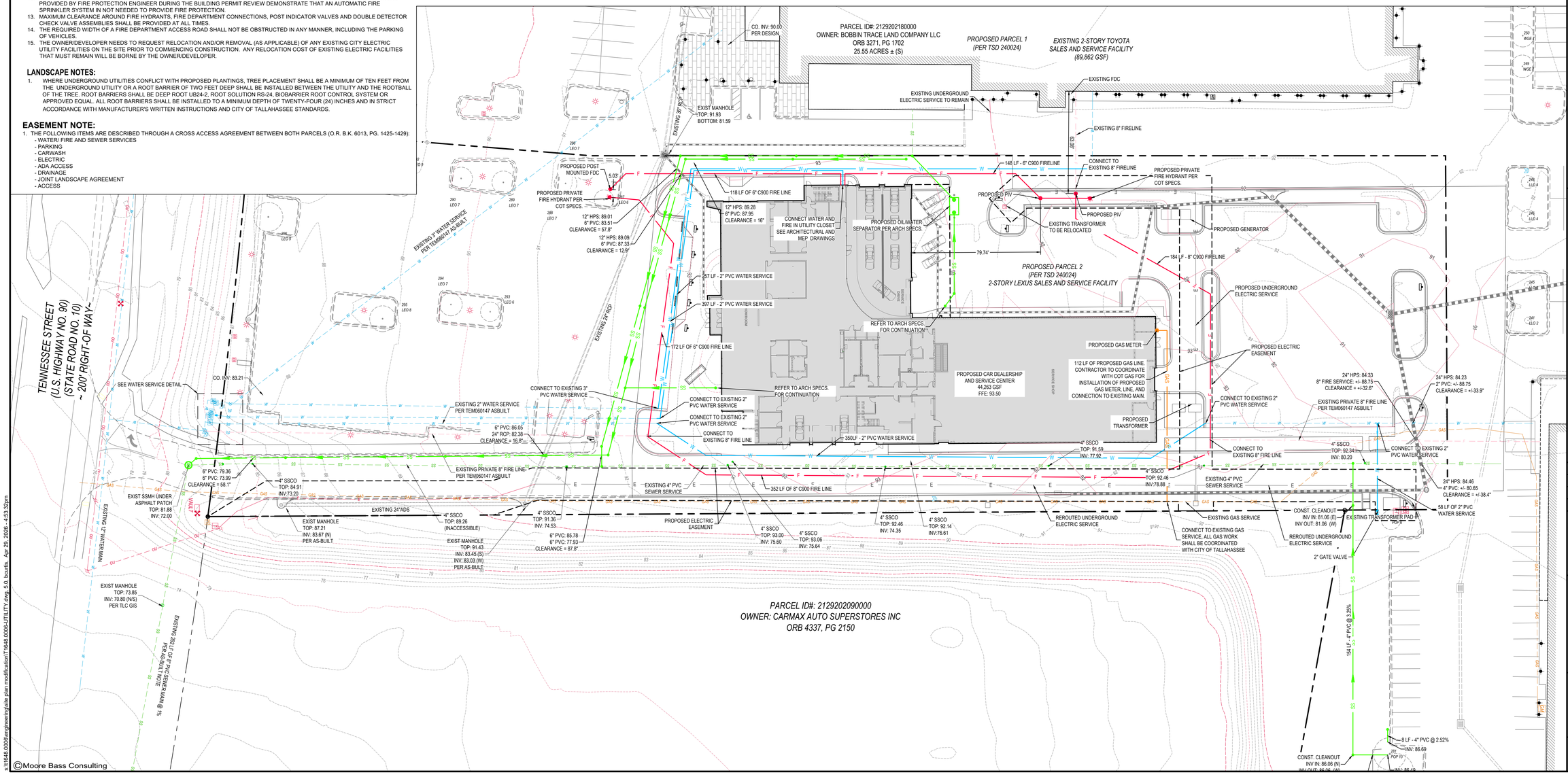
0 15 30 60

1 inch = 30 ft.

NORTH

LEGEND

SS	PROPOSED SEWER
W	PROPOSED WATER
F	PROPOSED FIRE
	PROPOSED STORM



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T1648.0006-UTILITY

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SEAL

Travis Dorn
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PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

PHASE 1 UTILITY PLAN

SHEET **5.0**

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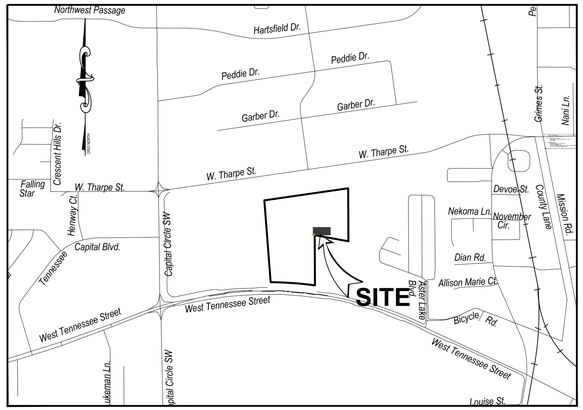


LOCATION MAP

SCALE: 1" = 1000'

GRAPHIC SCALE

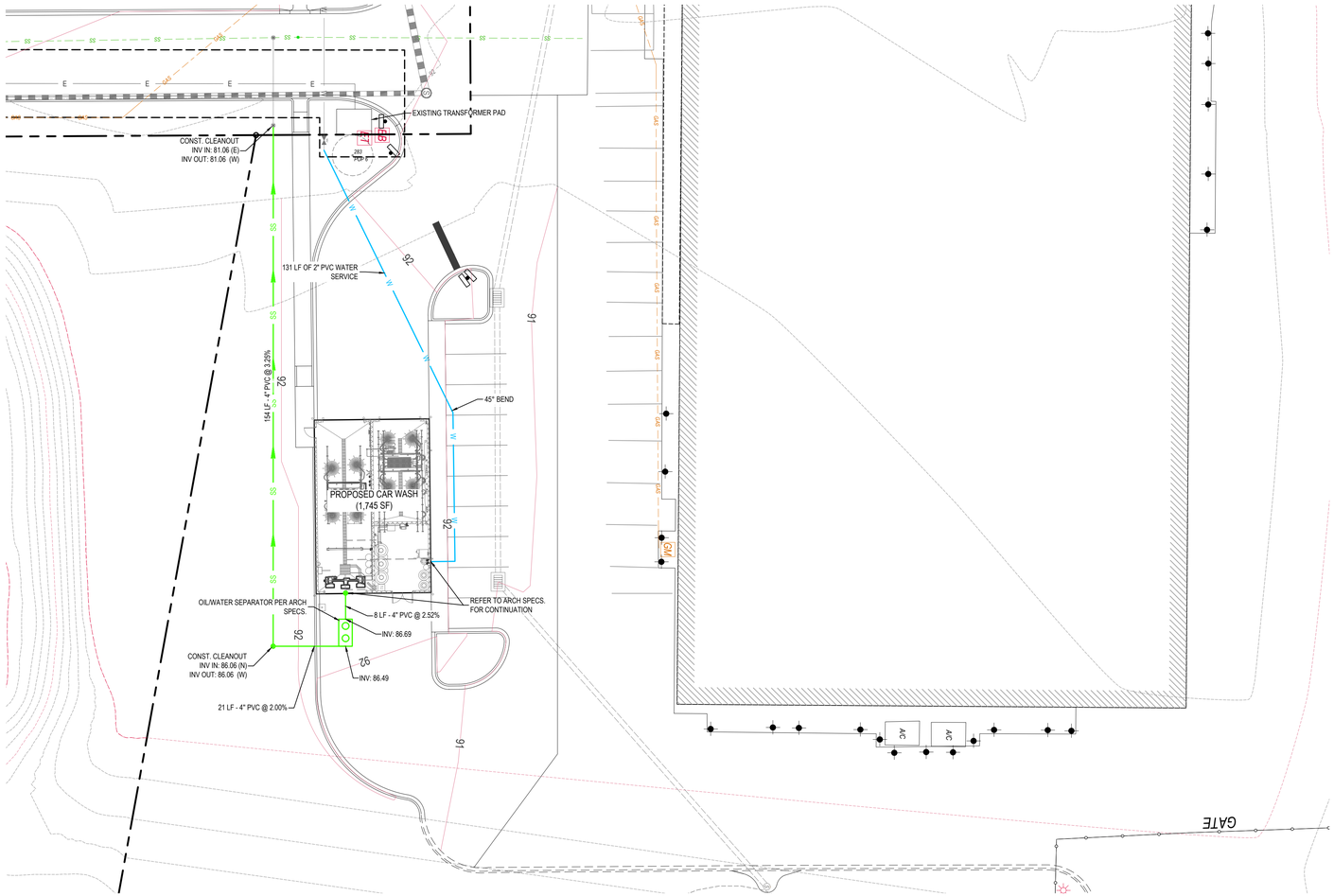
0 15 30 60

1 inch = 30 ft.

NORTH

LEGEND

SS	PROPOSED SEWER
W	PROPOSED WATER
F	PROPOSED FIRE
	PROPOSED STORM



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PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-UTILITY

DATE 04.29.2026

CONTRACT # T1648.0006

DRAWN BY KK,BC,CS

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SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

PHASE 2 UTILITY PLAN

SHEET 5.1

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TREE CREDIT LIST

Survey #	Tree ID	Max. DBH	Category	Credits
PRESERVED TREES				
2	LLO	14	CAT A	5
32	WRO	14	CAT A	5
34	LLO	31	CAT A	13
35	LEO	39	CAT C	32
36	SHP	14	CAT A	5
37	LLO	17	CAT A	5
38	SGM	20	CAT A	6
39	LEO	28	CAT C	24
40	LLO	19	CAT A	6
41	LLO	18	CAT A	5
42	SGM	18	CAT A	5
43	WRO	23	CAT A	6
44	WRO	16	CAT A	5
46	CRY	16	CAT A	5
47	WRO	16	CAT A	5
48	LLO	17	CAT A	5
49	LLO	18	CAT A	5
52	LLO	14	CAT A	5
53	WRO	12	CAT A	3
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93	LLO	15	CAT A	5
94	SHP	22	CAT A	6
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96	LEO	27	CAT C	24
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26098	TREE	5	CAT A	2
26099	TREE	5	CAT A	2
26100	SGM	13	CAT A	5
26101	TREE	5	CAT A	2
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26113	SGM	14	CAT A	5
26114	LLO	12	CAT A	3
26115	SGM	15	CAT A	5
26116	LLO	7	CAT A	3
26117	LLO	6	CAT A	2
26118	LLO	5	CAT A	2
26119	LLO	5	CAT A	2
26120	WRO	20	CAT A	6
26121	LLO	8	CAT A	3
26138	LLO	27	CAT A	8
26152	CRY	15	CAT A	5
26153	LLO	24	CAT A	6
26154	LLO	22	CAT A	6
26155	LLO	24	CAT A	6
26156	LLO	22	CAT A	6
26157	LLO	23	CAT A	6
26158	LLO	18	CAT A	5
26159	WRO	19	CAT A	6
26160	LLO	32	CAT A	13
26161	LLO	12	CAT A	3
26162	LLO	18	CAT A	5
26163	CRY	13	CAT A	5
26164	WRO	16	CAT A	5
26165	LLO	19	CAT A	6
26166	LLO	17	CAT A	5
26167	WRO	15	CAT A	5
26168	LLO	21	CAT A	6
26169	SGM	17	CAT A	5
26176	TREE	4	CAT A	2
26179	CAM	4	UNPROT	0
26180	SGM	9	CAT A	3
26181	TREE	5	CAT A	2
26182	LLO	4	CAT A	2
26185	TREE	4	CAT A	2
26187	LLO	19	CAT A	6
26189	CRY	42	CAT A	16
26190	LLO	9	CAT A	3
26191	LLO	34	CAT A	13
26192	LLO	13	CAT A	5
26195	SGM	6	CAT A	2
26196	LEO	4	CAT C	6
26197	SGM	6	CAT A	2
26198	LLO	27	CAT A	8
26201	LLO	22	CAT A	6
26206	TREE	5	CAT A	2
26213	LLO	15	CAT A	5
26214	LLO	13	CAT A	5
26215	LLO	12	CAT A	3
26216	LLO	12	CAT A	3
26217	LLO	15	CAT A	5
26219	LLO	12	CAT A	3
26221	WRO	14	CAT A	5
TOTAL PRESERVED TREE CREDITS				**889**

TREE CREDITS

*See Tree List for Individual Tree Information

Grand Total Preservation Credits: 889

TREE DEBITS (SEE DEMOLITION PLAN)

*See Tree List for Individual Tree Information

Grand Total Debits: 294

*PROPOSED TREE CREDITS (FOR CREDIT / DEBIT CALC)

*Tree trunk diameter measurement shall be rounded off to the nearest inch

Diameter of Tree Planted (Inches DBH*)	Category B Tree Credits	Category B Tree Planted	Calculated Credits for Category B Trees Planted	Category C Tree Credits	Category C Tree Planted	Calculated Credits for Category C Trees Planted	Category D Tree Credits	Category D Tree Planted	Calculated Credits for Category D Trees Planted
2-3	3	33 Planted Totals:	99	5	9 Planted Totals:	45	6	0 Planted Totals:	0
			99			45			0

Grand Total Planted Credits: 144

PLANTED TREES TO REPLACE REQUIRED TREES UNDER TEM060147 OR PLANTED TREES TO AUGMENT THE FRONT LANDSCAPE ISLANDS ARE NOT COUNTED AS CREDITS.

**PROPOSED TREE CREDITS TO REPLACE TREES FROM TEM060147

*Tree trunk diameter measurement shall be rounded off to the nearest inch

Diameter of Tree Planted (Inches DBH*)	Category B Tree Credits	Category B Tree Planted	Calculated Credits for Category B Trees Planted	Category C Tree Credits	Category C Tree Planted	Calculated Credits for Category C Trees Planted	Category D Tree Credits	Category D Tree Planted	Calculated Credits for Category D Trees Planted
2-3	3	40 Planted Totals:	120	5	51 Planted Totals:	255	6	0 Planted Totals:	0
			120			255			0

Grand Total Planted Credits: 375

PLANTED TREES TO REPLACE REQUIRED TREES UNDER TEM060147 OR PLANTED TREES TO AUGMENT THE FRONT LS ISLANDS CAN BE COUNTED TOWARD REFORESTATION.

TREE CREDITS/DEBITS

PRESERVED TREE CREDITS	889
TREE DEBITS	294
PROPOSED TREE CREDITS	144
NET CREDITS	**739**

REFORESTATION

Required Tree Credits Per Acre		Acres of Developed Area		Required Tree Credits
40	X	25.55	=	1022

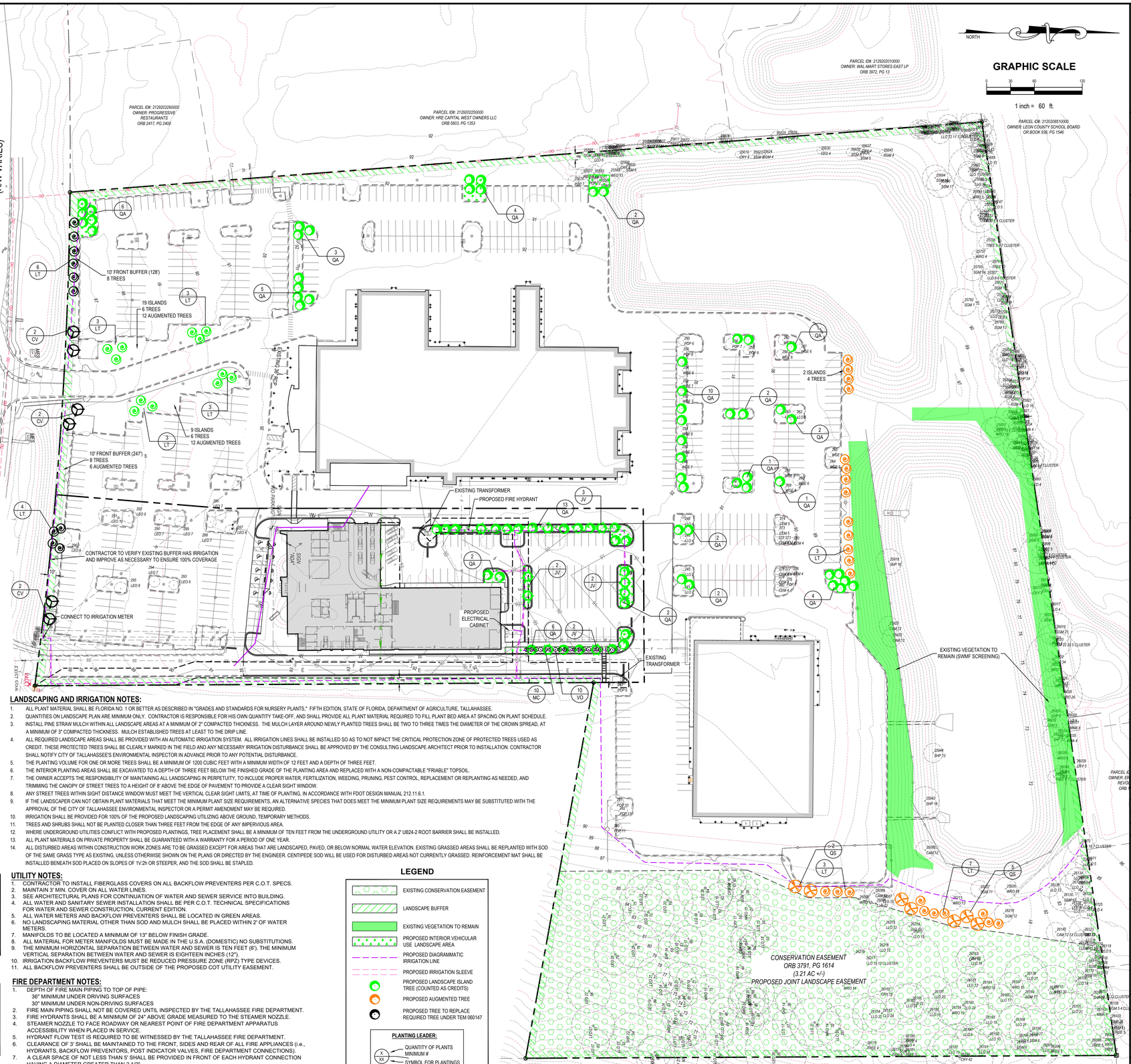
REFORESTATION FORMULA (Preservation Credits + Replants = or > 40 * Developed Area)

PRESERVED TREE CREDITS	889		
CREDITS REPLACING TEM060147	375		
PROPOSED TREE CREDITS	144		
TOTAL	**1408**	**>**	**1022**

SYMBOL	COMMON NAME	QTY.	CAT.	SYMBOL	BOTANICAL NAME	SIZE / REMARKS
	SAWTOOTH OAK	36	B	QA	QUERCUS ACUTISSIMA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	EASTERN RED CEDAR	9	C	JV	JUNIPERUS VIRGINIANA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	WALTER'S VIBURNUM	10	SHRUB	VO	VIBURNUM OBOVATUM 'WALTER'S'	18"X15", 3 GAL., 5' O.C.
	WAX MYRTLE	10	SHRUB	MC	MYRICA CERIFERA	18" X 15", 3 GAL., 5' O.C.

REFORESTATION TREE LEGEND

SYMBOL	COMMON NAME	QTY.	CAT.	SYMBOL	BOTANICAL NAME	SIZE / REMARKS
	SAWTOOTH OAK	45	B	QA	QUERCUS ACUTISSIMA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	TULIP POPLAR	45	C	LT	LIRIODENDRON TULIPIFERA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	SHUMARD OAK	6	C	QS	QUERCUS SHUMARDII	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL



LANDSCAPING AND IRRIGATION NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," FIFTH EDITION, 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 2" COMPACTED THICKNESS. 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.
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, REPLACEMENT OR REPLANTING AS NEEDED, AND TRIMMING THE CANOPY OF STREET TREES TO A HEIGHT OF 8' ABOVE THE EDGE OF PAVEMENT TO PROVIDE A CLEAR SIGHT WINDOW.
8. ANY STREET TREES WITHIN SIGHT DISTANCE WINDOW MUST MEET THE VERTICAL CLEAR SIGHT LIMITS AT TIME OF PLANTING, IN ACCORDANCE WITH FDOT DESIGN MANUAL 212.11.6.1.
9. 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 OR A PERMIT AMENDMENT MAY BE REQUIRED.
10. IRRIGATION SHALL BE PROVIDED FOR 100% OF THE PROPOSED LANDSCAPING UTILIZING ABOVE GROUND, TEMPORARY METHODS.
11. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
12. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A 2' UB24-2 ROOT BARRIER SHALL BE INSTALLED.
13. ALL PLANT MATERIAL ON PRIVATE PROPERTY SHALL BE GUARANTEED WITH A WARRANTY FOR A PERIOD OF ONE YEAR.
14. ALL DISTURBED AREAS WITHIN CONSTRUCTION WORK ZONES ARE TO BE GRASSED EXCEPT FOR AREAS THAT ARE LANDSCAPED, PAVED, OR BELOW NORMAL WATER ELEVATION. EXISTING GRASSED AREAS SHALL BE REPLANTED WITH SOD OF THE SAME GRASS TYPE AS EXISTING, UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. CENTIPEDE SOD WILL BE USED FOR DISTURBED AREAS NOT CURRENTLY GRASSED. REINFORCEMENT MAT SHALL BE INSTALLED BENEATH SOD PLACED ON SLOPES OF 1V:2h OR STEEPER, AND THE SOD SHALL BE STAPLED.

UTILITY NOTES:

1. CONTRACTOR TO INSTALL FIBERGLASS COVERS ON ALL BACKFLOW PREVENTERS PER C.O.T. SPECS.
2. MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
3. SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE PER C.O.T. TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, CURRENT EDITION.
5. ALL WATER METERS AND BACKFLOW PREVENTERS SHALL BE LOCATED IN GREEN AREAS.
6. NO LANDSCAPING MATERIAL OTHER THAN SOD AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
7. MANIFOLDS TO BE LOCATED A MINIMUM OF 13" BELOW FINISH GRADE.
8. ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (6'). THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (12").
10. IRRIGATION BACKFLOW PREVENTERS MUST BE REDUCED PRESSURE ZONE (RPZ) TYPE DEVICES.
11. ALL BACKFLOW PREVENTERS SHALL BE OUTSIDE OF THE PROPOSED COT UTILITY EASEMENT.

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.

LEGEND

- EXISTING CONSERVATION EASEMENT
- LANDSCAPE BUFFER
- EXISTING VEGETATION TO REMAIN
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- PROPOSED DIAGRAMMATIC IRRIGATION LINE
- PROPOSED IRRIGATION SLEEVE
- PROPOSED LANDSCAPE ISLAND TREE (COUNTED AS CREDITS)
- PROPOSED AUGMENTED TREE
- PROPOSED TREE TO REPLACE REQUIRED TREE UNDER TEM 060147

PLANTING LEADER:
X = QUANTITY OF PLANTS MINIMUM #
XX = SYMBOL FOR PLANTINGS

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• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
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850.222.5678

PROJECT NAME: LEXUS DEALERSHIP

CLIENT NAME: PETER BOULWARE
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-LS

DATE 04.29.2026
CONTRACT # T1648.0006
DRAWN BY KK,BC,CS

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

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
PHASE 1 LANDSCAPE PLAN

SHEET 6.0

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LANDSCAPING AND IRRIGATION NOTES:

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   30" MINIMUM UNDER NON-DRIVING SURFACES
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8. ALL FIRE SERVICE PIPING SHALL MEET NFPA 13R CODE.

LEGEND

- EXISTING CONSERVATION EASEMENT
- LANDSCAPE BUFFER
- EXISTING VEGETATION TO REMAIN
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- PROPOSED DIAGRAMMATIC IRRIGATION LINE
- PROPOSED IRRIGATION SLEEVE
- PROPOSED LANDSCAPE ISLAND TREE (COUNTED AS CREDITS)
- PROPOSED AUGMENTED TREE
- PROPOSED TREE TO REPLACE REQUIRED TREE UNDER TEM 060147

PLANTING LEADER:

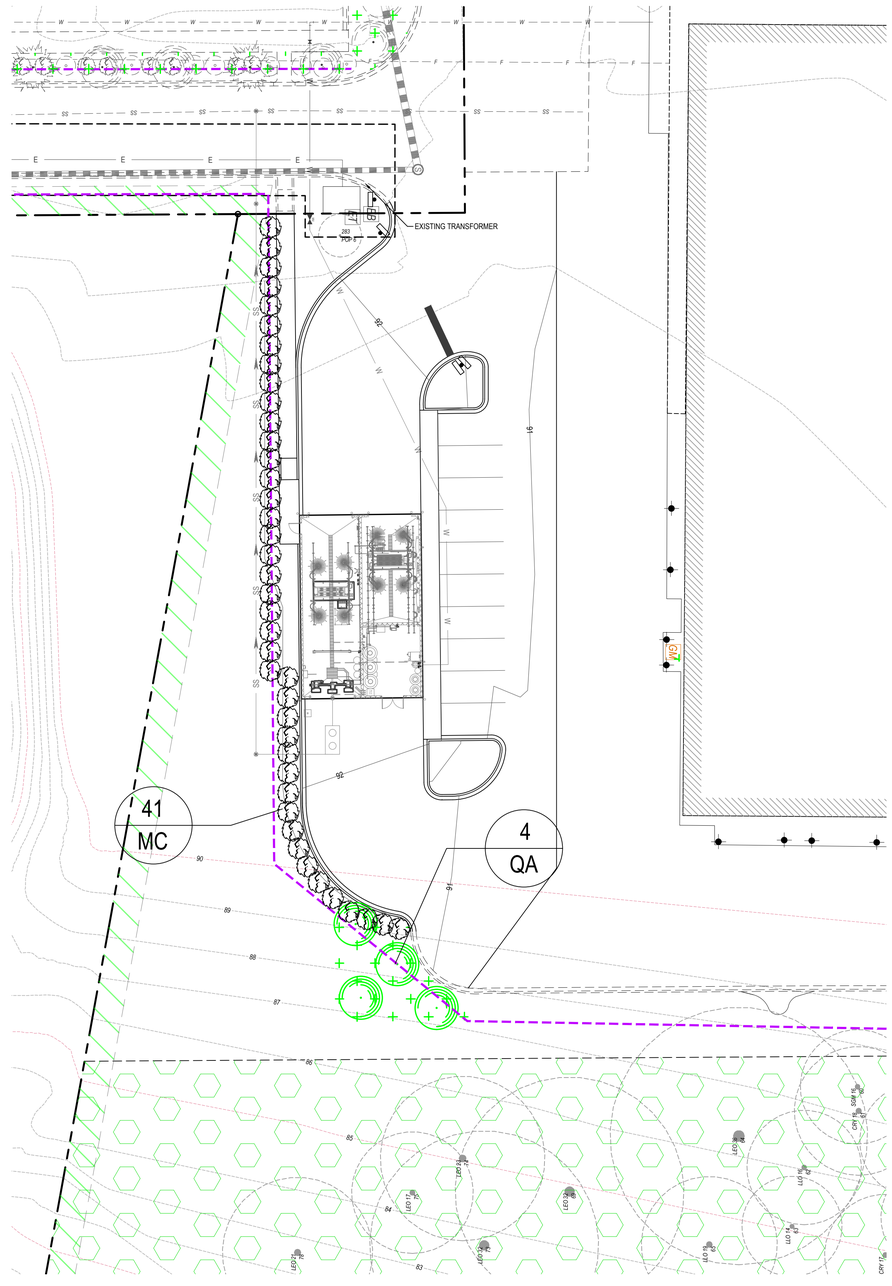
X — QUANTITY OF PLANTS MINIMUM #
XX — SYMBOL FOR PLANTINGS

NORTH

GRAPHIC SCALE

0 30 60 120

1 inch = 60 ft.



TREE CREDITS

*See Tree List for Individual Tree Information

Grand Total Preservation Credits:	889

TREE DEBITS (SEE DEMOLITION PLAN)

*See Tree List for Individual Tree Information

Grand Total Debits:	30

PROPOSED TREE CREDITS

*Tree trunk diameter measurement shall be rounded off to the nearest inch

Diameter of Tree Planted (Inches DBH*)	Category B Tree Credits	Category B Tree Planted	Calculated Credits for Category B Trees Planted	Category C Tree Credits	Category C Tree Planted	Calculated Credits for Category C Trees Planted	Category D Tree Credits	Category D Tree Planted	Calculated Credits for Category D Trees Planted
2-3	3	4	12	5	0	0	6	0	0
		Planted Totals:	12		Planted Totals:	0		Planted Totals:	0
Grand Total Planted Credits:	12	PLANTED TREES TO REPLACE REQUIRED TREES UNDER TEM060147 OR PLANTED TREES TO AUGMENT THE FRONT LANDSCAPE ISLANDS ARE NOT COUNTED AS CREDITS.							

TREE CREDITS/DEBITS

NET REMAINING CREDITS PH1	739
TREE DEBITS	30
PROPOSED TREE CREDITS	12
NET CREDITS	**721**

REFORESTATION

Required Tree Credits Per Acre		Acres of Developed Area		Required Tree Credits
40	X	25.55	=	1022

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

NET REMAINING CREDITS PH1	1408		
PROPOSED PH2 CREDITS	12		
TOTAL	**1420**	**>**	**1022**

PH2 PROPOSED TREE LEGEND

SYMBOL	COMMON NAME	QTY.	CAT.	SYMBOL	BOTANICAL NAME	SIZE / REMARKS
	SAWTOOTH OAK	4	B	QA	QUERCUS ACUTISSIMA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	WAX MYRTLE	41	SHRUB	MC	MYRICA CERIFERA	18" X 15", 3 GAL., 5' O.C.

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Moore Bass Consulting, Inc.

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

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TALLAHASSEE • ATLANTA

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850.222.5678

PROJECT NAME: **LEXUS DEALERSHIP**

CLIENT NAME: **PETER BOULWARE**
3800 W. TENNESSEE STREET
TALLAHASSEE, FL, 32304

REVISIONS

T1648.0006-LS

DATE	04.29.2026
CONTRACT #	T1648.0006
DRAWN BY	KK,BC,CS

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

SEAL

Travis Dorn
State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

PHASE 2 LANDSCAPE PLAN

SHEET **6.1**

TREE CREDITS

*See Tree List for Individual Tree Information

Grand Total Preservation Credits:	889

TREE DEBITS (SEE DEMOLITION PLAN)

*See Tree List for Individual Tree Information

Grand Total Debits:	118

PROPOSED TREE CREDITS

*Tree trunk diameter measurement shall be rounded off to the nearest inch

Diameter of Tree Planted (Inches DBH*)	Category B Tree Credits	Category B Tree Planted	Calculated Credits for Category B Trees Planted	Category C Tree Credits	Category C Tree Planted	Calculated Credits for Category C Trees Planted	Category D Tree Credits	Category D Tree Planted	Calculated Credits for Category D Trees Planted
2-3	3	52	156	5	8	40	6	7	42
		Planted Totals:	156		Planted Totals:	40		Planted Totals:	42

PLANTED TREES TO REPLACE REQUIRED TREES UNDER TEMD60147 OR PLANTED TREES TO AUGMENT THE FRONT LANDSCAPE ISLANDS ARE NOT COUNTED AS CREDITS.

Grand Total Planted Credits:	238

TREE CREDITS/DEBITS

NET REMAINING CREDITS PH2	721
TREE DEBITS	118
PROPOSED TREE CREDITS	238
NET CREDITS	**841**

REFORESTATION

Required Tree Credits Per Acre		Acres of Developed Area		Required Tree Credits
40	X	25.55	=	1022

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

NET REMAINING CREDITS PH2	1420		
PROPOSED PH3 CREDITS	238		
TOTAL	**1658**	**>**	**1022**

PH3 PROPOSED TREE LEGEND

SYMBOL	COMMON NAME	QTY.	CAT.	SYMBOL	BOTANICAL NAME	SIZE / REMARKS
	SAWTOOTH OAK	52	B	QA	QUERCUS ACUTISSIMA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	EASTERN RED CEDAR	8	C	JV	JUNIPERUS VIRGINIANA	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	FRINGE TREE	7	D	CV	CHIONANTHUS VIRGINICUS	8-10' HT. X 5-6' SPR., 3" CAL., 25 GAL
	WAX MYRTLE	193	SHRUB	MC	MYRICA CERIFERA	18" X 15", 3 GAL., 5' O.C.

NOTE: SWMF SHRUB PLANTING QUANTITY BASED ON 266 LF OF DISTURBED SWMF PERIMETER AND 3' O.C. (89 SHRUBS) PLANTING PER COT LDC REQUIREMENTS.

LANDSCAPING AND IRRIGATION NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," FIFTH EDITION, 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 2" COMPACTED THICKNESS. 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.
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, REPLACEMENT OR REPLANTING AS NEEDED, AND TRIMMING THE CANOPY OF STREET TREES TO A HEIGHT OF 8' ABOVE THE EDGE OF PAVEMENT TO PROVIDE A CLEAR SIGHT WINDOW.
8. ANY STREET TREES WITHIN SIGHT DISTANCE WINDOW MUST MEET THE VERTICAL CLEAR SIGHT LIMITS, AT TIME OF PLANTING, IN ACCORDANCE WITH FDOT DESIGN MANUAL 212.11.6.1.
9. 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 OR A PERMIT AMENDMENT MAY BE REQUIRED.
10. IRRIGATION SHALL BE PROVIDED FOR 100% OF THE PROPOSED LANDSCAPING UTILIZING ABOVE GROUND, TEMPORARY METHODS.
11. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
12. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A 2' UB24-2 ROOT BARRIER SHALL BE INSTALLED.
13. ALL PLANT MATERIALS ON PRIVATE PROPERTY SHALL BE GUARANTEED WITH A WARRANTY FOR A PERIOD OF ONE YEAR.
14. ALL DISTURBED AREAS WITHIN CONSTRUCTION WORK ZONES ARE TO BE GRASSED EXCEPT FOR AREAS THAT ARE LANDSCAPED, PAVED, OR BELOW NORMAL WATER ELEVATION. EXISTING GRASSED AREAS SHALL BE REPLANTED WITH SOD OF THE SAME GRASS TYPE AS EXISTING, UNLESS OTHERWISE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. CENTIPEDE SOD WILL BE USED FOR DISTURBED AREAS NOT CURRENTLY GRASSED. REINFORCEMENT MAT SHALL BE INSTALLED BENEATH SOD PLACED ON SLOPES OF 1V:2H OR STEEPER, AND THE SOD SHALL BE STAPLED.

UTILITY NOTES:

1. CONTRACTOR TO INSTALL FIBERGLASS COVERS ON ALL BACKFLOW PREVENTERS PER C.O.T. SPECS.
2. MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
3. SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE PER C.O.T. TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, CURRENT EDITION.
5. ALL WATER METERS AND BACKFLOW PREVENTERS SHALL BE LOCATED IN GREEN AREAS.
6. NO LANDSCAPING MATERIAL OTHER THAN SOD AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
7. MANIFOLDS TO BE LOCATED A MINIMUM OF 13" BELOW FINISH GRADE.
8. ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (18").
10. IRRIGATION BACKFLOW PREVENTERS MUST BE REDUCED PRESSURE ZONE (RPZ) TYPE DEVICES.
11. ALL BACKFLOW PREVENTERS SHALL BE OUTSIDE OF THE PROPOSED COT UTILITY EASEMENT.

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.

LEGEND

- EXISTING CONSERVATION EASEMENT
- LANDSCAPE BUFFER
- EXISTING VEGETATION TO REMAIN
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- PROPOSED DIAGRAMMATIC IRRIGATION LINE
- PROPOSED IRRIGATION SLEEVE
- PROPOSED LANDSCAPE ISLAND TREE (COUNTED AS CREDITS)
- PROPOSED AUGMENTED TREE
- PROPOSED TREE TO REPLACE REQUIRED TREE UNDER TEM 060147

PLANTING LEADER:
XX — QUANTITY OF PLANTS MINIMUM #
X — SYMBOL FOR PLANTINGS

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REVISIONS

T1648.0006-LS

DATE 04.29.2026
CONTRACT # T1648.0006
DRAWN BY KK,BC,CS

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CERTIFICATE OF AUTHORIZATION NO. 00006105

SEAL

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SHEET TITLE

PHASE 3 LANDSCAPE PLAN

SHEET 6.2