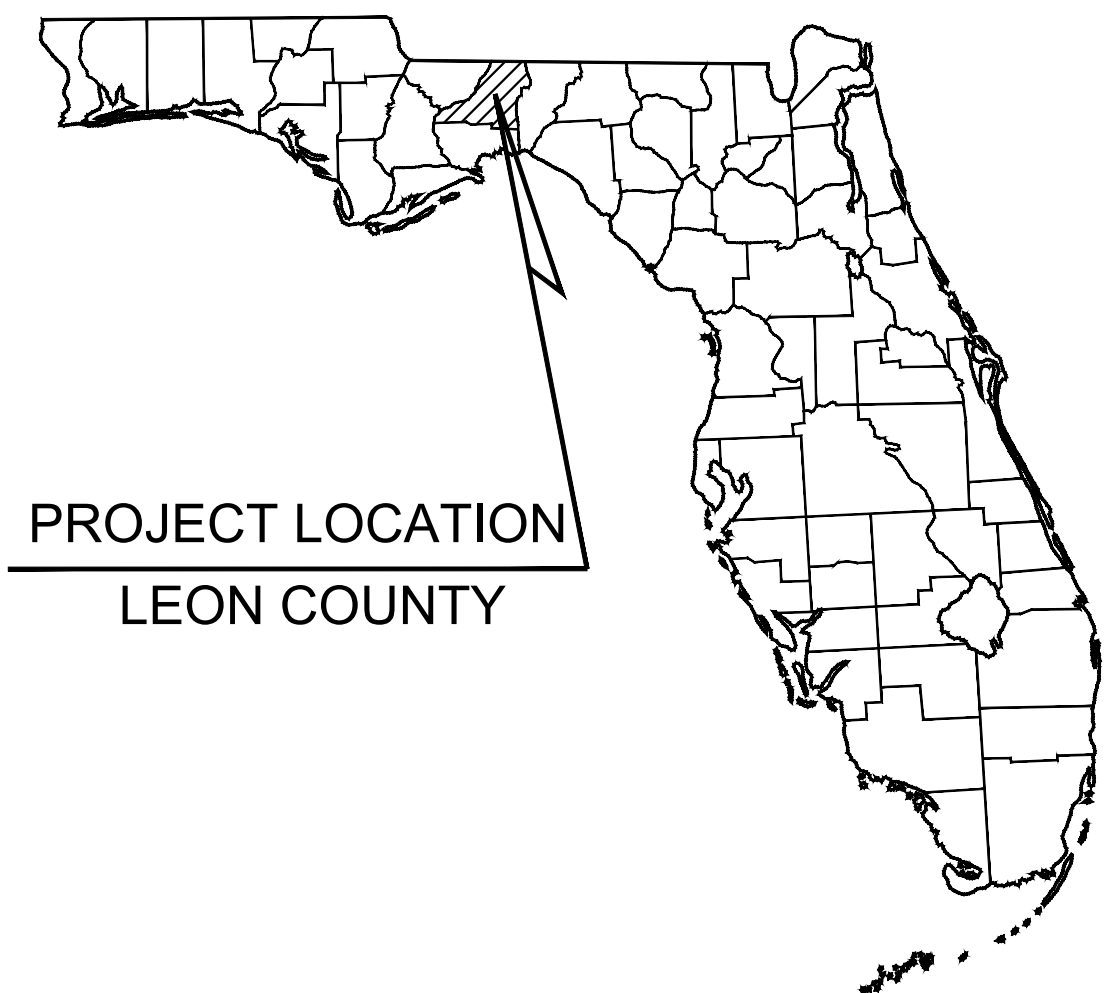


Plotted By: Murreth, John Sheet Set: ASCEND AT SOUTHWOOD Layouts: C000 COVER SHEET September 02, 2026 10:00:40pm K:\14-civil\142800040--southwood-mdr-19\Design\CADD\multiform\A\CONSTR\C000--COVER.dwg
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PROJECT LOCATION
LEON COUNTY

TYPE 'A' SITE PLAN FOR ASCEND AT SOUTHWOOD CITY OF TALLAHASSEE, FLORIDA

SUBMITTAL DATE: SEPTEMBER 2026

PARCEL ID: 31-21-20-006-0000

PROJECT TEAM

DEVELOPER

D.R. HORTON
2457 CARE DRIVE
TALLAHASSEE FL, 32308
CONTACT: CLINT FISHER

SURVEYOR

MERIDIAN SURVEYING & MAPPING INC.
3201 SHAMROCK ST. SOUTH STE. 102
TALLAHASSEE, FL 32309
PHONE: (850) 668-7641
CONTACT: KEVIN C. O'NEIL, PSM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
2619 CENTENNIAL BLVD., SUITE 200
TALLAHASSEE, FL 32308
PHONE: (850) 553-3500
CONTACT: REID THOMAS, P.E.

GEOTECHNICAL ENGINEER

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2234 CAPITAL CIRCLE NE
TALLAHASSEE, FL 32308
PHONE: (850) 713-3200
CONTACT: CODY WALLACE, P.E.

UTILITY SUPPLIERS

WATER / SANITARY SEWER

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD.
TALLAHASSEE, FL 32304
PHONE: (850) 891-6182
CONTACT: JUSTIN HOSEY, P.E.

GAS

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD.
TALLAHASSEE, FL 32304
PHONE: (850) 891-5108
CONTACT: PAUL CHANG

TRAFFIC OPERATIONS

CITY OF TALLAHASSEE OPERATIONS
911-A EASTERWOOD DR.
TALLAHASSEE, FL 32311
PHONE: (850) 891-2080
CONTACT: JOSH HOLLINSWORTH, P.E.

POWER

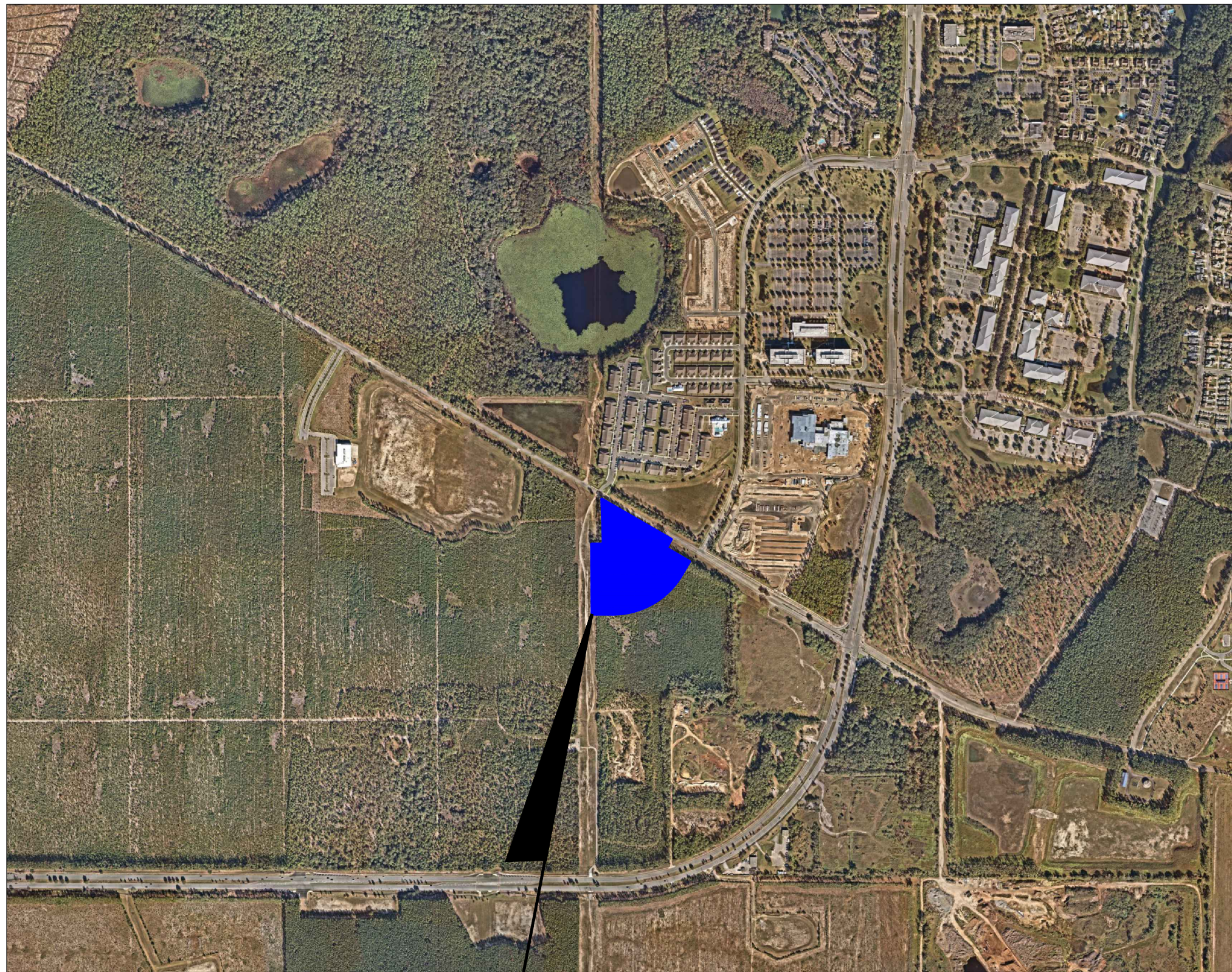
CITY OF TALLAHASSEE POWER - DISTRIBUTION
2602 JACKSON BLUFF RD.
TALLAHASSEE, FL 32304
PHONE: (850) 891-5037
CONTACT: ALVIN WILLIAMS, P.E.

TRAFFIC OPERATIONS

LEON COUNTY PUBLIC WORKS
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TELECOMMUNICATIONS

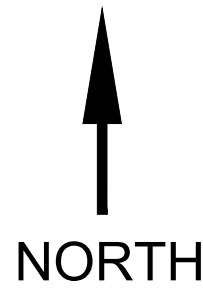
COMCAST CABLE
3760 HARTSFIELD RD.
TALLAHASSEE, FL 32303
PHONE: (850) 574-4060
CONTACT: LIAM MCKENNA



PROJECT LOCATION

VICINITY MAP

SCALE = 1"=1000'



DESIGN STANDARDS:

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

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

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

CONTRACTOR NOTICE 2023 (effective December 31, 2023)

The Contractor & Owner will be held accountable during construction for all site improvements. Compliance with Florida Statutes 553.5041 (F.S.), and the 2023 Florida Building Code, Accessibility, 8th Edition (FBC-A), is mandatory. If non-compliant at final inspection, contractor will be required to modify construction to comply with F.S. FBC-A & FBC-B. The following items take precedence and supersede other site details on drawings:

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 runs 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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C301	SITE PLAN
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C303	TYPICAL SECTION
C304	CIRCULATION PLAN
C305	CIRCULATION PLAN
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COVER SHEET

ASCEND AT
SOUTHWOOD
PREPARED FOR
D.R. HORTON

CITY OF TALLAHASSEE, FLORIDA

SHEET NUMBER
C000

LICENSED PROFESSIONAL
REID M. THOMAS
FLORIDA LICENSE NUMBER
92352
DATE: _____

Kimley»Horn
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2619 CENTENNIAL BLVD., SUITE 200
TALLAHASSEE, FL 32308
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WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

No. _____ REVISIONS _____ DATE _____ BY _____

Plotted By: Murrish, John
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14-2800042

DATE
SEPT 2026

SCALE
AS SHOWN

DESIGNED BY
REID M. THOMAS

DRAWN BY
92.352

CHECKED BY
DATE

FLORIDA
CITY OF TALLAHASSEE

ASCEND AT
SOUTHWOOD
PREPARED FOR
D.R. HORTON

SHEET NUMBER
C100

LICENSED PROFESSIONAL
KIMLEY-HORN & ASSOCIATES, INC.
TALLAHASSEE, FL 32308
PHONE: 850-453-3500
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

REID M. THOMAS
FLORIDA LICENSE NUMBER
92.352

DATE

DATE

REVISIONS

BY

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY OF THE UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WITHIN THE PROJECT AREA MUST BE OBTAINED BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY MADE BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PROPERLY ABANDONED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

14. ANY CONSTRUCTION ADJACENT TO A WETLAND AREA SHALL BE PERFORMED FROM THE UPLAND SIDE OF THE AREA. CONSTRUCTION ENCROACHMENT INTO A WETLAND AREA IS NOT ALLOWED UNLESS PERMITTED BY THE JURISDICTIONAL AGENCY.

15. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARD PLANS (SERIES 102) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

DEMOLITION NOTES (CONT.)

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND TREE INVENTORY PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED THAT ARE LESS THAN 4" DBH SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.

5. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER ELECTRONIC AND HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING, AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2015 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF TALLAHASSEE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARD PLANS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF SILT AND DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER AND APPROVED BY THE CITY OF TALLAHASSEE ENVIRONMENTAL INSPECTOR.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK OR ANY OTHER AREAS AS INDICATED BY THE CITY OF TALLAHASSEE ENVIRONMENTAL INSPECTOR. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES, OR ANY OTHER REGULATORY AGENCY WHOSE JURISDICTION COVERS THIS PROJECT SITE.

PAVING, GRADING AND DRAINAGE NOTES (CONT.)

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT OR GREATER, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

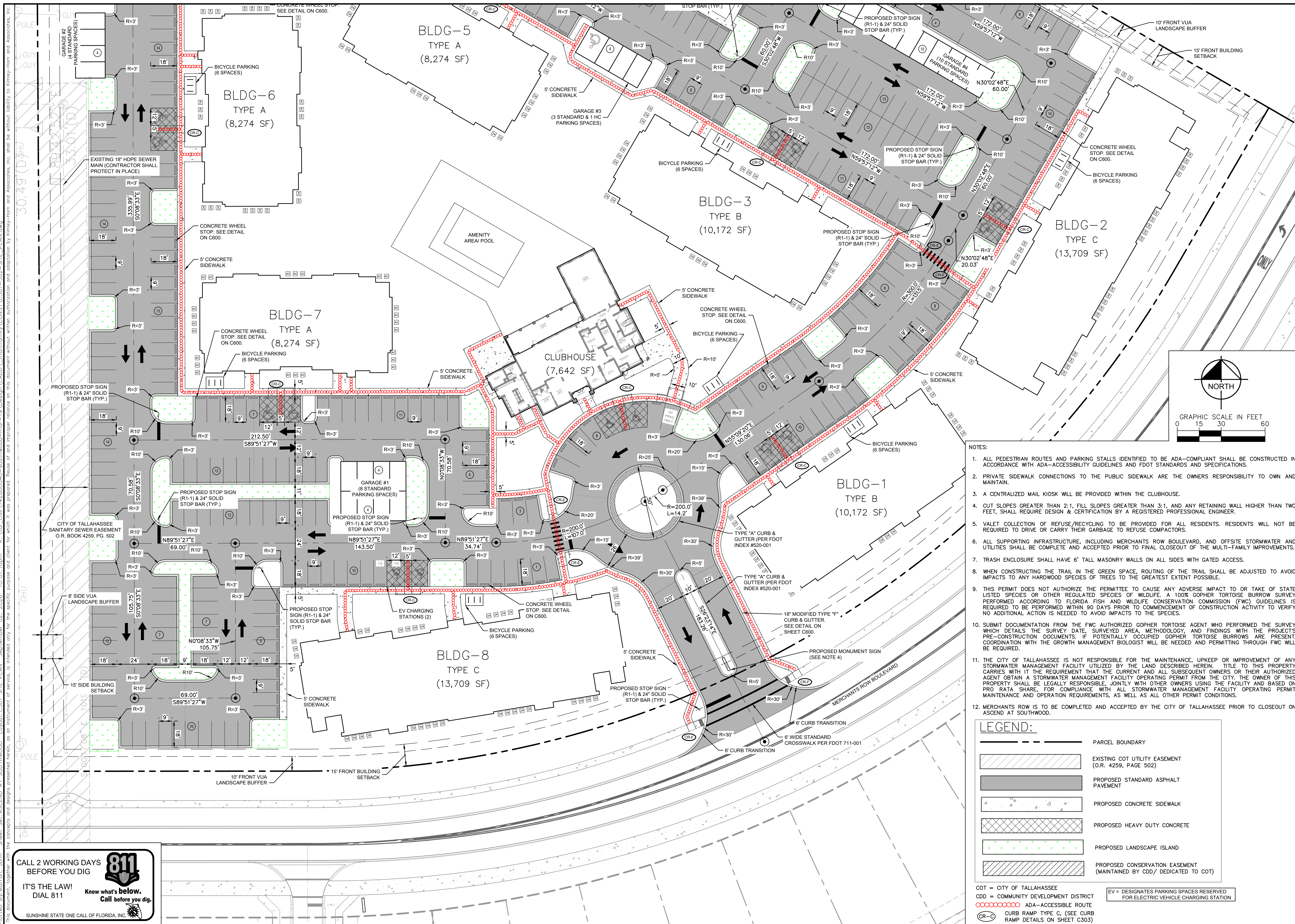
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

22. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES. THE INSPECTOR SHALL BE DESIGNATED AND BE AVAILABLE DURING THE PRE-CONSTRUCTION MEETING.

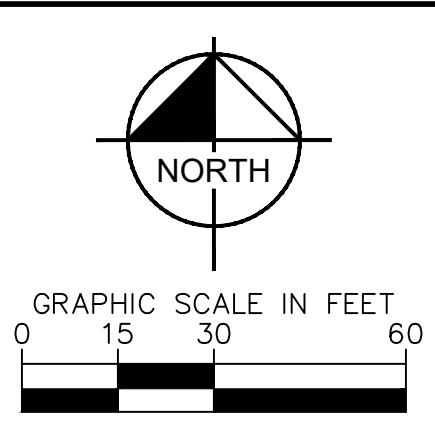
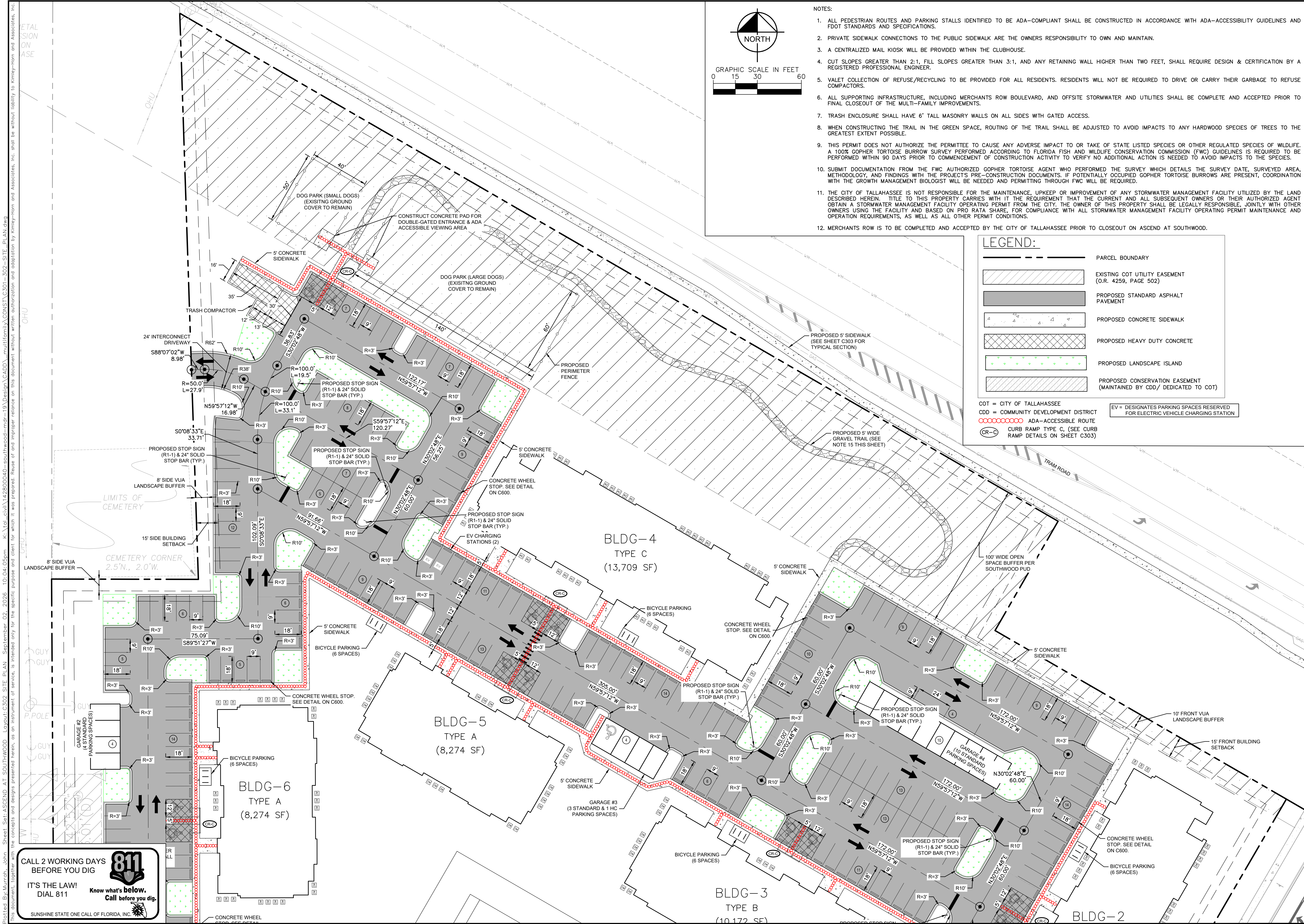
23. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DISCRETION OF THE CITY OF TALLAHASSEE'S ENVIRONMENTAL INSPECTOR.

24. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.

25. 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 PLANS.



CITY OF TALLAHASSEE	FLORIDA		
ASCEND AT SOUTHWOOD PREPARED FOR D.R. HORTON			
SITE PLAN			
KHA PROJECT 142600042	LICENSED PROFESSIONAL		
DATE: SEPT 10 2026	REID M. THOMAS		
SCALE AS SHOWN	FLORIDA LICENSE NUMBER		
DESIGNED BY	92352		
DRAWN BY	DATE:		
CHECKED BY			
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- NOTES:
- ALL PEDESTRIAN ROUTES AND PARKING STALLS IDENTIFIED TO BE ADA-COMPLIANT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA-ACCESSIBILITY GUIDELINES AND FDOT STANDARDS AND SPECIFICATIONS.
 - PRIVATE SIDEWALK CONNECTIONS TO THE PUBLIC SIDEWALK ARE THE OWNERS RESPONSIBILITY TO OWN AND MAINTAIN.
 - A CENTRALIZED MAIL KIOSK WILL BE PROVIDED WITHIN THE CLUBHOUSE.
 - CUT SLOPES GREATER THAN 2:1, FILL SLOPES GREATER THAN 3:1, AND ANY RETAINING WALL HIGHER THAN TWO FEET, SHALL REQUIRE DESIGN & CERTIFICATION BY A REGISTERED PROFESSIONAL ENGINEER.
 - VALET COLLECTION OF REFUSE/RECYCLING TO BE PROVIDED FOR ALL RESIDENTS. RESIDENTS WILL NOT BE REQUIRED TO DRIVE OR CARRY THEIR GARBAGE TO REFUSE COMPACTORS.
 - ALL SUPPORTING INFRASTRUCTURE, INCLUDING MERCHANTS ROW BOULEVARD, AND OFFSITE STORMWATER AND UTILITIES SHALL BE COMPLETE AND ACCEPTED PRIOR TO FINAL CLOSEOUT OF THE MULTI-FAMILY IMPROVEMENTS.
 - TRASH ENCLOSURE SHALL HAVE 6' TALL MASONRY WALLS ON ALL SIDES WITH GATED ACCESS.
 - WHEN CONSTRUCTING THE TRAIL IN THE GREEN SPACE, ROUTING OF THE TRAIL SHALL BE ADJUSTED TO AVOID IMPACTS TO ANY HARDWOOD SPECIES OF TREES TO THE GREATEST EXTENT POSSIBLE.
 - THIS PERMIT DOES NOT AUTHORIZE THE PERMITTEE TO CAUSE ANY ADVERSE IMPACT TO OR TAKE OF STATE LISTED SPECIES OR OTHER REGULATED SPECIES OF WILDLIFE. A 100% GOPHER TORTOISE BURROW SURVEY PERFORMED ACCORDING TO FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) GUIDELINES IS REQUIRED TO BE PERFORMED WITHIN 90 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY TO VERIFY NO ADDITIONAL ACTION IS NEEDED TO THE SPECIES.
 - SUBMIT DOCUMENTATION FROM THE FWC AUTHORIZED GOPHER TORTOISE AGENT WHO PERFORMED THE SURVEY WHICH DETAILS THE SURVEY DATE, SURVEYED AREA, METHODOLOGY, AND FINDINGS WITH THE PROJECTS PRE-CONSTRUCTION DOCUMENTS. IF POTENTIALLY OCCUPIED GOPHER TORTOISE BURROWS ARE PRESENT, COORDINATION WITH THE GROWTH MANAGEMENT BIOLOGIST WILL BE NEEDED AND PERMITTING THROUGH FWC WILL BE REQUIRED.
 - 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.
 - MERCHANTS ROW IS TO BE COMPLETED AND ACCEPTED BY THE CITY OF TALLAHASSEE PRIOR TO CLOSEOUT ON ASCEND AT SOUTHWOOD.

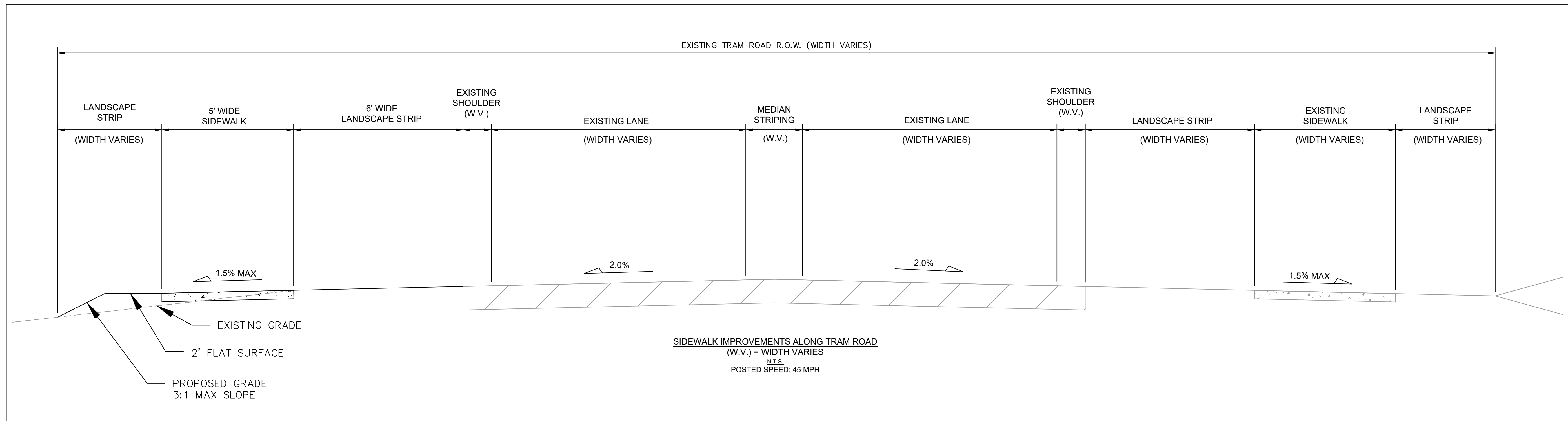
LEGEND:

---	PARCEL BOUNDARY
---	EXISTING COT UTILITY EASEMENT (O.R. 4259, PAGE 502)
---	PROPOSED STANDARD ASPHALT PAVEMENT
---	PROPOSED CONCRETE SIDEWALK
---	PROPOSED HEAVY DUTY CONCRETE
---	PROPOSED LANDSCAPE ISLAND
---	PROPOSED CONSERVATION EASEMENT (MAINTAINED BY CDD/ DEDICATED TO COT)

COT = CITY OF TALLAHASSEE
CDD = COMMUNITY DEVELOPMENT DISTRICT
--- ADA-ACCESSIBLE ROUTE
--- CURB RAMP TYPE C (SEE CURB RAMP DETAILS ON SHEET C303)

EV = DESIGNATES PARKING SPACES RESERVED FOR ELECTRIC VEHICLE CHARGING STATION

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L142800042		REID M. THOMAS		DATE: SEPT 2026	
SCALE: AS SHOWN		DESIGNED BY: 92352		CHECKED BY: DATE:	
SITE PLAN					
ASCEND AT SOUTHWOOD PREPARED FOR D.R. HORTON					
SHEET NUMBER C302					



LANDSCAPE
STRIP

(WIDTH VARIES)

5' WIDE
SIDEWALK

6' WIDE
LANDSCAPE STRIP

EXISTING
SHOULDER
(W.V.)

EXISTING LANE
(WIDTH VARIES)

MEDIAN
STRIPING
—
(W.V.)

EXISTING LANE
(WIDTH VARIES)

EXISTING
SHOULDER
(W.V.)

LANDSCAPE STRIP
(WIDTH VARIES)

EXISTING
SIDEWALK
(WIDTH VARIES)

LANDSCAPE
STRIP
(WIDTH VARIES)

1.5% MAX

2.0%

2.0%

1.5% MAX

EXISTING GRADE

— 2' FLAT SURFACE

PROPOSED GRADE
3:1 MAX SLOPE

SIDEWALK IMPROVEMENTS ALONG TRAM ROAD
(W.V.) = WIDTH VARIES
N.T.S.
POSTED SPEED: 45 MPH

N.T.S.
POSTED SPEED

POSTED SPEED: 45 MPH

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BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**ASCEND AT
SOUTHWOOD**

**PREPARED FOR
D.R. HORTON**

CITY OF TALLAHASSEE FLORIDA

TYPICAL SECTION

KHA PROJECT	LICENSED PROFESSIONAL
-------------	-----------------------

DATE _____

SCALE	AS SHOWN
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DESIGNED BY

DRAWN BY

CHECKED BY

DATE:

LICENSED PROFESSIONAL

REID M. THOMAS

FLORIDA LICENSE NUMBER

92352

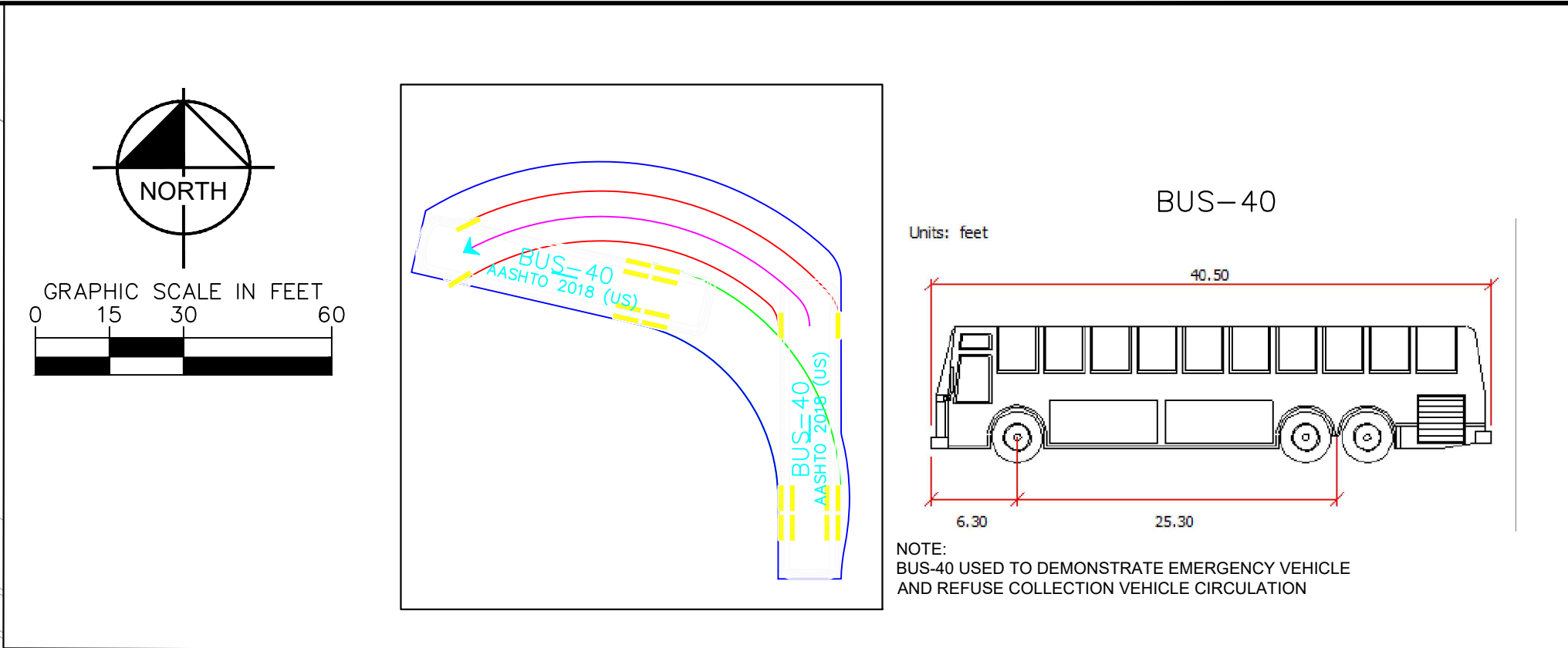
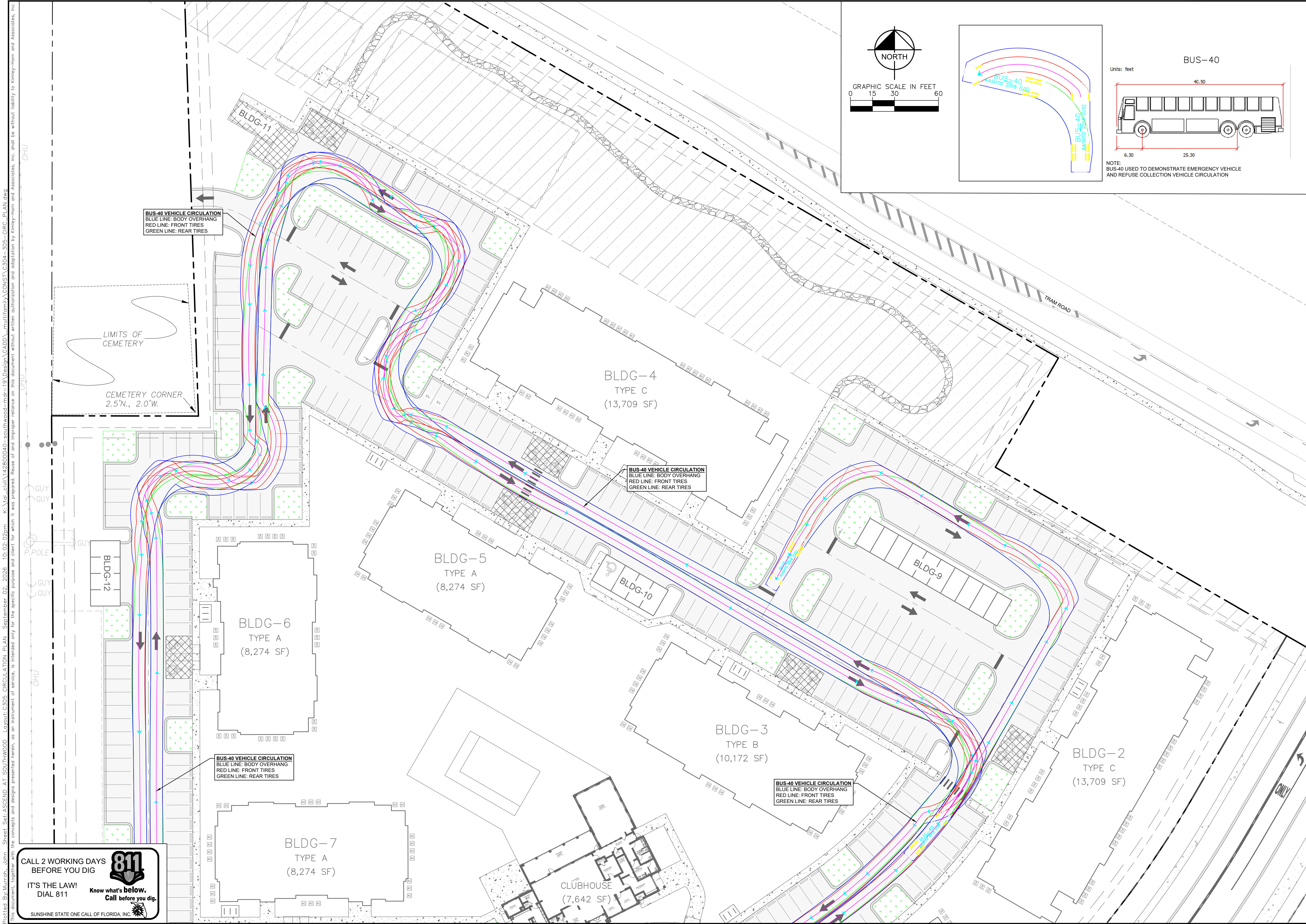
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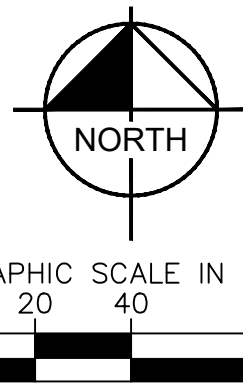
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SHEET NUMBER C305		CITY OF TALLAHASSEE		FLORIDA		ASCEND AT SOUTHWOOD PREPARED FOR D.R. HORTON		CIRCULATION PLAN		KHA PROJECT 142800042		LICENSSED PROFESSIONAL REID M. THOMAS FLORIDA LICENSE NUMBER 92352		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2019 CENTENNIAL BOULEVARD, SUITE 200 TALLAHASSEE, FL 32308-3500 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		No.		REVISIONS		DATE		BY	
DATE SEPT 2026		SCALE AS SHOWN		DRAWN BY		CHECKED BY		DATE		DATE		DATE		DATE		DATE		DATE		DATE		DATE	

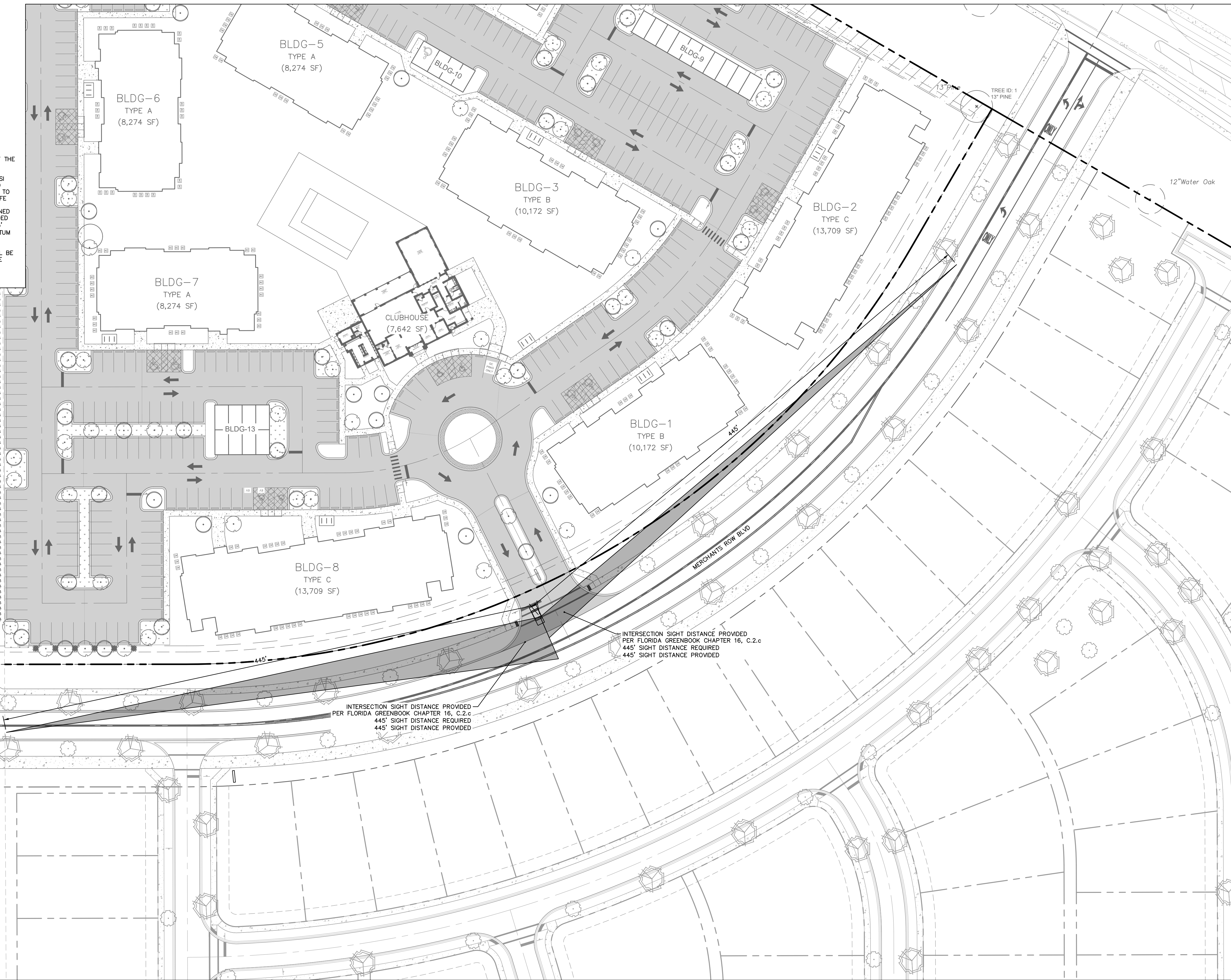
Plotted By: Murrish, John Sheet Set: ASCEND AT SOUTHWOOD Layout: C306 SIGHT DISTANCE PLAN September 02, 2026 10:05:29pm K:\142800040-southwood-mdr-19\Design\CADD-multifamily\CONSTR\C306-SIGHT-DIST.dwg
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- SIGHT DISTANCE NOTES:
1. SIGHT DISTANCES ARE SHOWN USING THE MINIMUM 14.5' SETBACK FROM THE EDGE OF THE TRAVEL WAY.
 2. BRANCH PRUNING, WHERE NEEDED, SHALL COMPLY WITH THE CURRENTLY ADOPTED ANSI A300 STANDARDS. DEADWOOD PRUNING AND BRANCH COLLAR CUTS MAY BE PERFORMED TO RAISE LIMBS IN ORDER TO ACCOMMODATE SAFE TRAFFIC MANEUVERING.
 3. TREE BRANCHES AND LIMBS SHALL BE PRUNED SO THAT A CLEAR SIGHT WINDOW IS PROVIDED WITH VERTICAL LIMITS OF NOT LESS THAN 5' ABOVE AND 1.5' BELOW THE SIGHT LINE DATUM (3.5' ABOVE THE ROADWAY PAVEMENT) PER FDOT FDM VOLUME 2.
 4. SIGHT DISTANCE MAINTENANCE AREAS SHALL BE MAINTAINED BY THE CDD. SEE NOTES ABOVE FOR MAINTENANCE REQUIREMENTS.

24" Dia. METAL TRANSMISSION POLES ON CONC. BASE

P. POLE P. POLE



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SIGHT DISTANCE PLAN

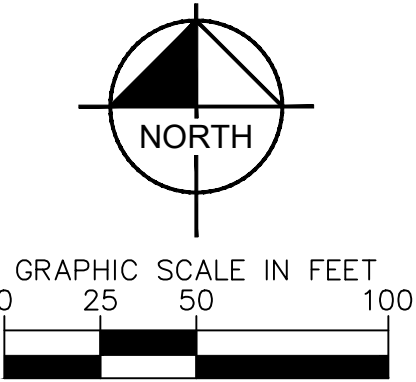
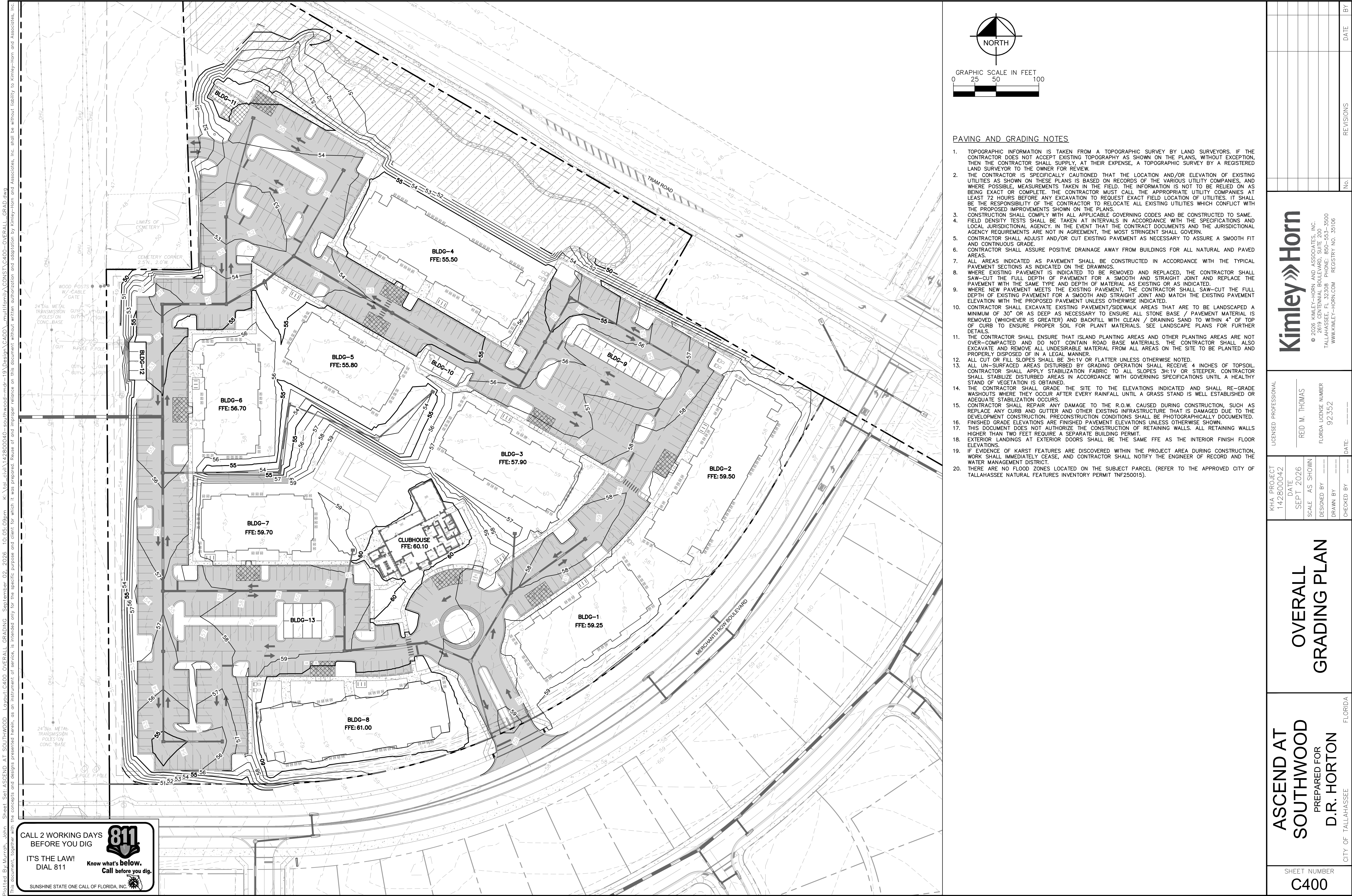
KHA PROJECT 142800042
DATE SEPT 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LICENSED PROFESSIONAL
REID M. THOMAS
FLORIDA LICENSE NUMBER 92352

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REVISIONS	DATE	BY

SHEET NUMBER
C306



PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
5. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
7. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
10. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS. SEE LANDSCAPE PLANS FOR FURTHER DETAILS.
11. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
12. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
14. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
15. CONTRACTOR 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. PRECONSTRUCTION CONDITIONS SHALL BE PHOTOGRAPHICALLY DOCUMENTED. FINISHED GRADE ELEVATIONS ARE FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE SHOWN.
16. THIS DOCUMENT DOES NOT AUTHORIZE THE CONSTRUCTION OF RETAINING WALLS. ALL RETAINING WALLS HIGHER THAN TWO FEET REQUIRE A SEPARATE BUILDING PERMIT.
17. EXTERIOR LANDINGS AT EXTERIOR DOORS SHALL BE THE SAME FFE AS THE INTERIOR FINISH FLOOR ELEVATIONS.
18. IF EVIDENCE OF KARST FEATURES ARE DISCOVERED WITHIN THE PROJECT AREA DURING CONSTRUCTION, WORK SHALL IMMEDIATELY CEASE, AND CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND THE WATER MANAGEMENT DISTRICT.
19. THERE ARE NO FLOOD ZONES LOCATED ON THE SUBJECT PARCEL (REFER TO THE APPROVED CITY OF TALLAHASSEE NATURAL FEATURES INVENTORY PERMIT TNF250015).

ASCEND AT
SOUTHWOOD
PREPARED FOR
D.R. HORTON

OVERALL
GRADING PLAN

SHEET NUMBER
C400

LICENSED PROFESSIONAL
KHA PROJECT
142800042
DATE
SEPT 2026
SCALE
AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

REID M. THOMAS
FLORIDA LICENSE NUMBER
92352
DATE

Kimley»Horn
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CENTENNIAL BOULEVARD
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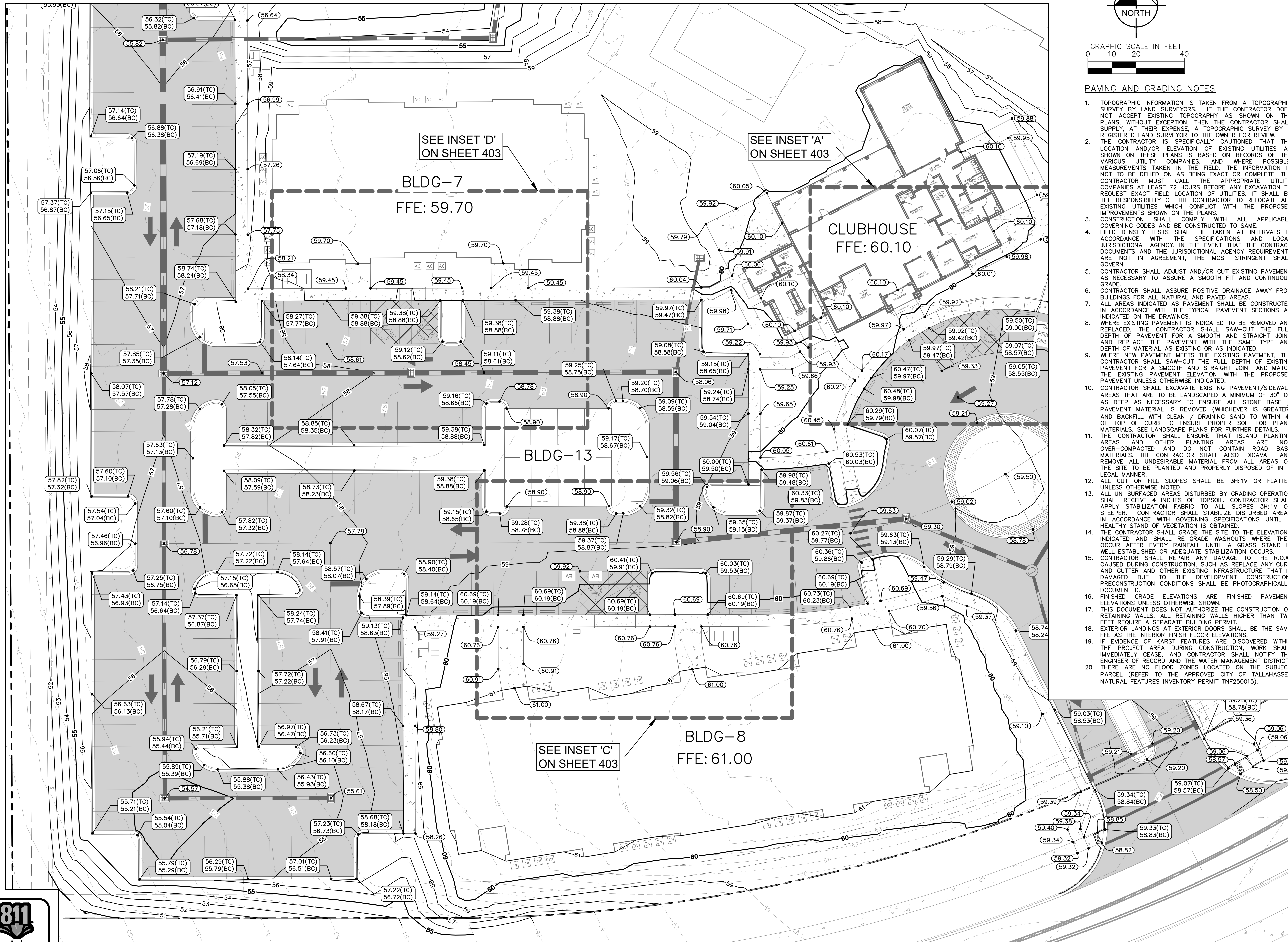
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PAVING AND GRADING NOTES

- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
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ASCEND AT
SOUTHWOOD
PREPARED FOR
D.R. HORTON

FLORIDA
CITY OF TALLAHASSEE

GRAVING PLAN

DATE
SEPT 2026
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LICENSED PROFESSIONAL
REID M. THOMAS
FLORIDA LICENSE NUMBER
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REVISIONS

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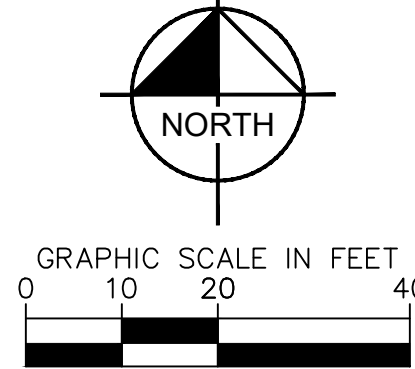
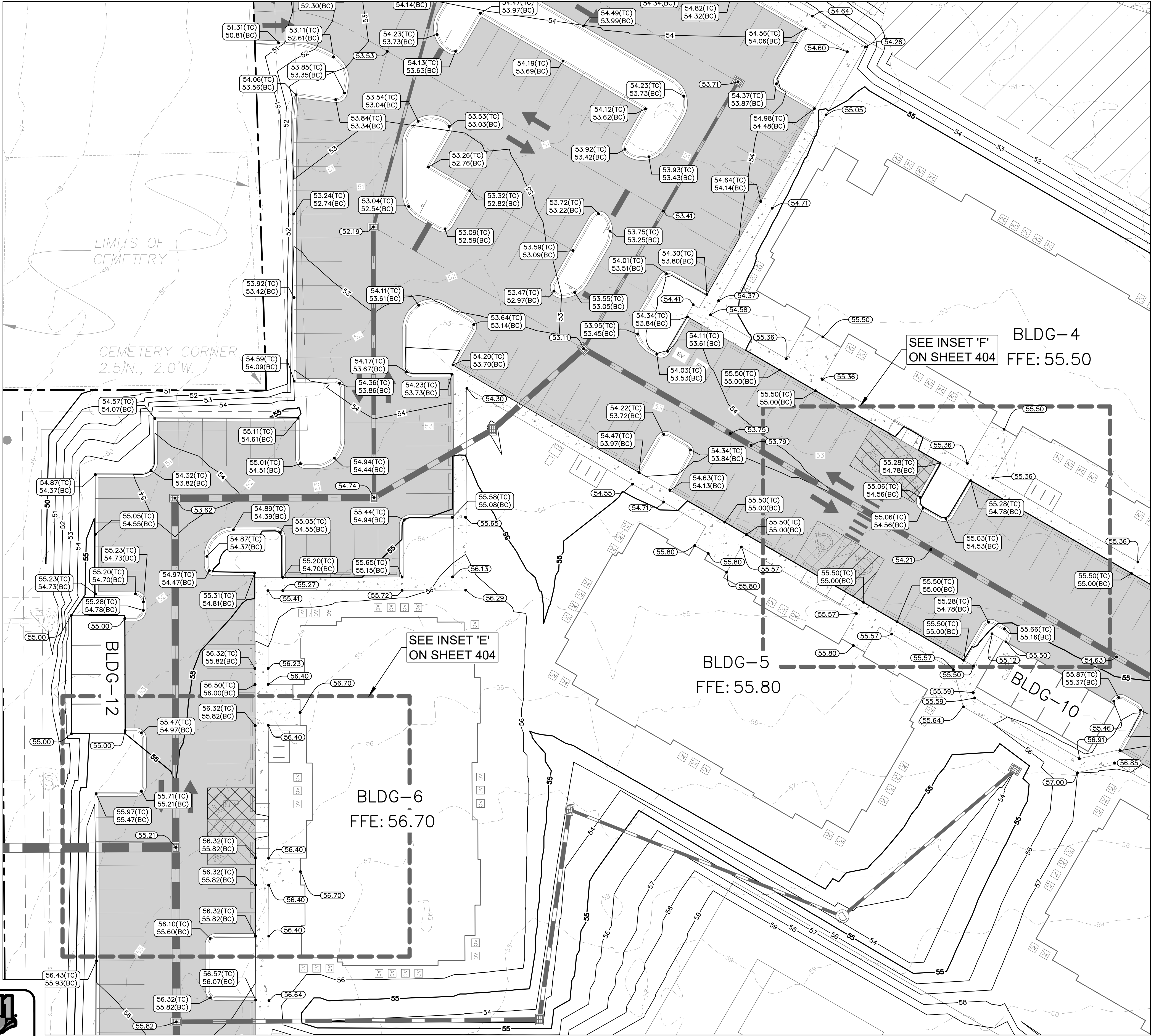
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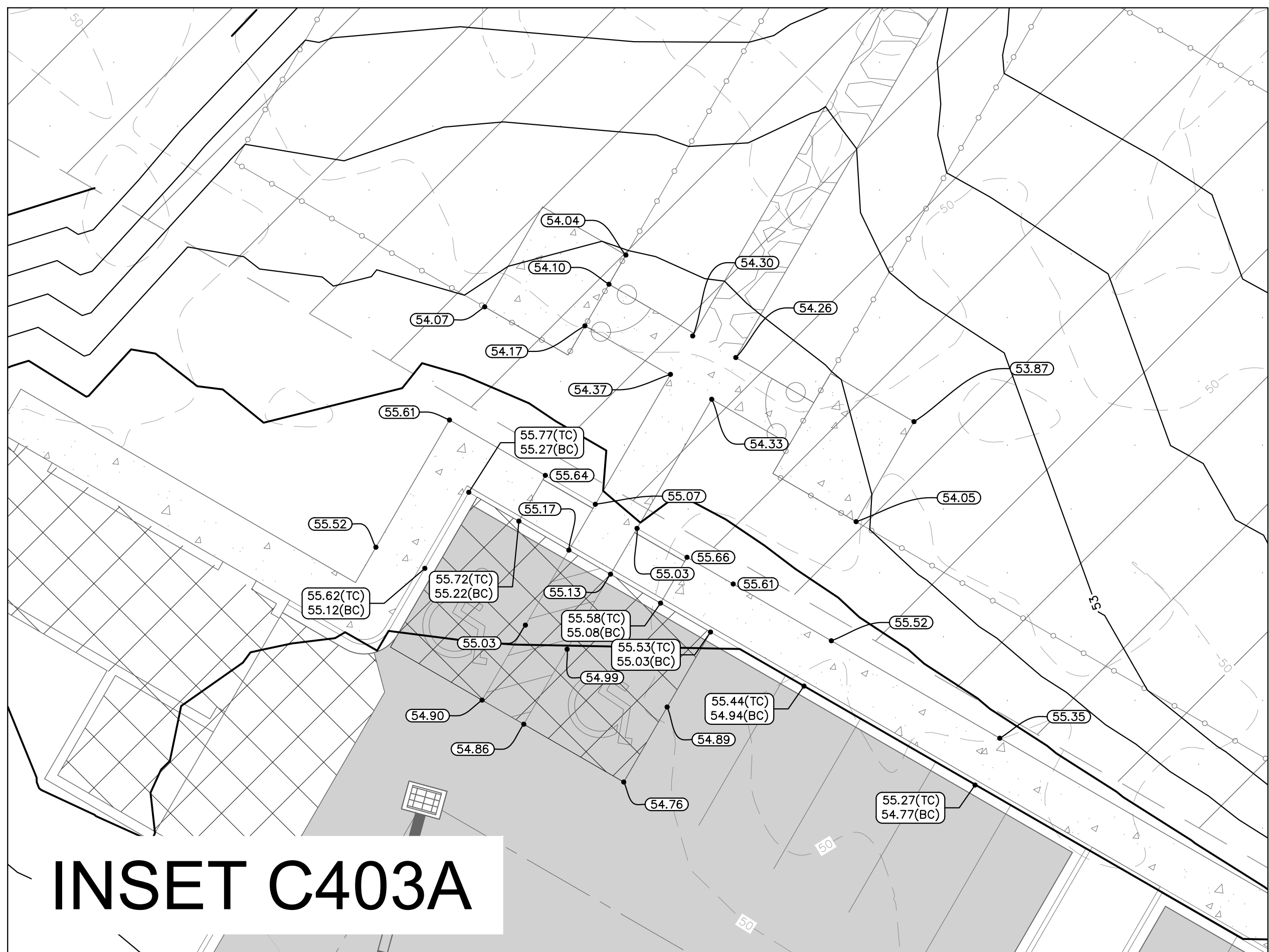
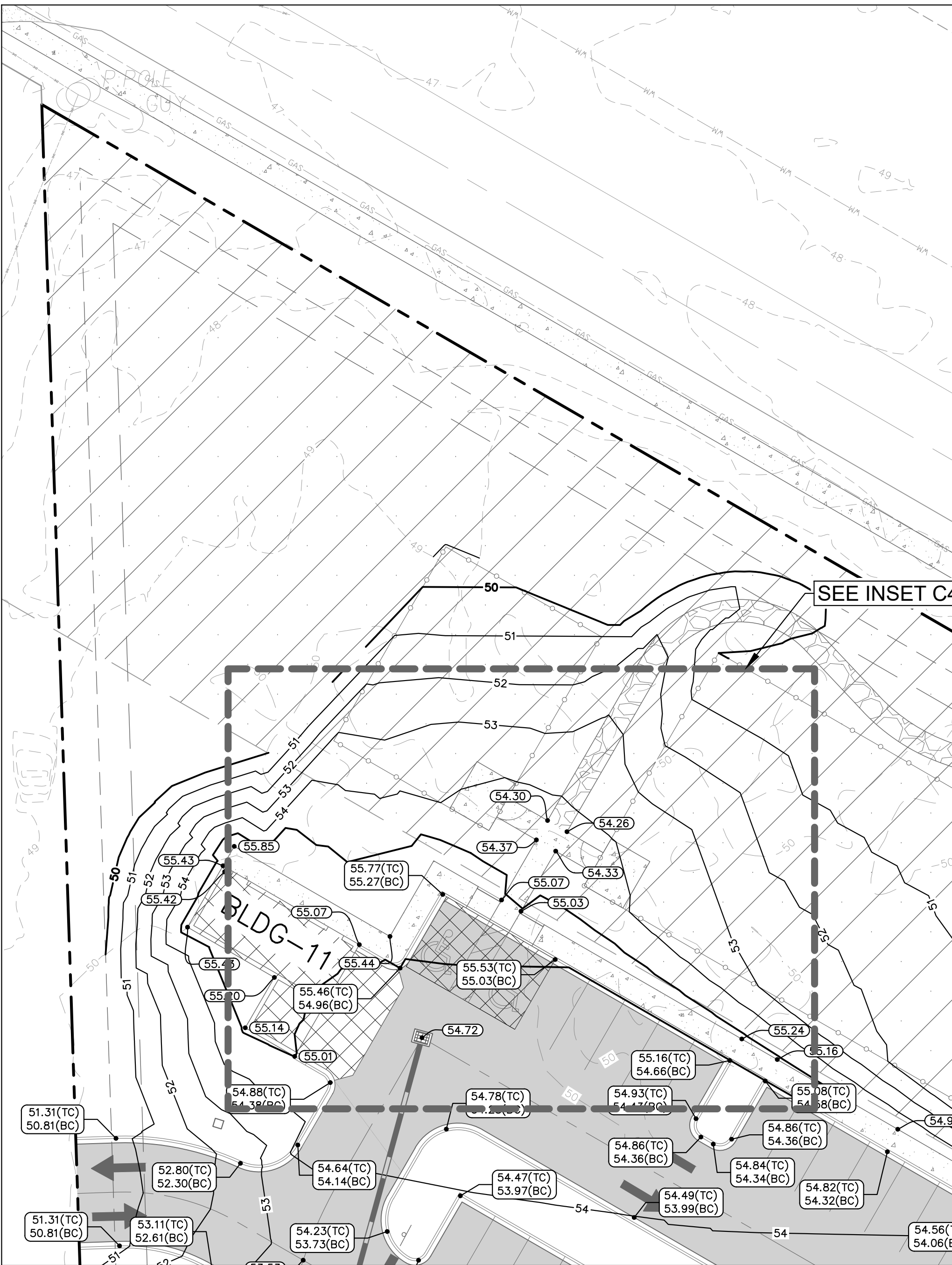

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- 19.
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KHA PROJECT 142800042		KIMLEY-HORN		REID M. THOMAS		FLORIDA LICENSE NUMBER 92352		DATE	
DATE SEPT 2026		SCALE AS SHOWN		DESIGNED BY		DRAWN BY		CHECKED BY	
ASCEND AT SOUTHWOOD PREPARED FOR D.R. HORTON				GRADING PLAN				FLORIDA	
SHEET NUMBER C402				REVISONS				DATE	



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ASCEND AT
SOUTHWOOD
PREPARED FOR
D.R. HORTON

Kimley»Horn
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2619 CENTENNIAL BOULEVARD, SUITE 200
TALLAHASSEE, FL 32308 PHONE: 850-553-3500
WWW.KIMLEY-HORN.COM REGISTRY NO.35106

LICENSED PROFESSIONAL

REID M. THOMAS

FLORIDA LICENSE NUMBER 92352

DATE: _____

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Plotted By:Murrah, John Sheet Set:ASCEND AT SOUTHWOOD Layout: C403 GRADING PLAN September 02, 2026 10:01:48pm K:\civil\124800040-southwood-mdr--19_Design\CADD\multifamily\CONST\C400-C404-GRAD_PLN.dwg

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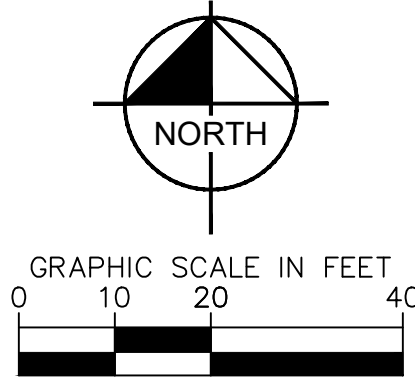
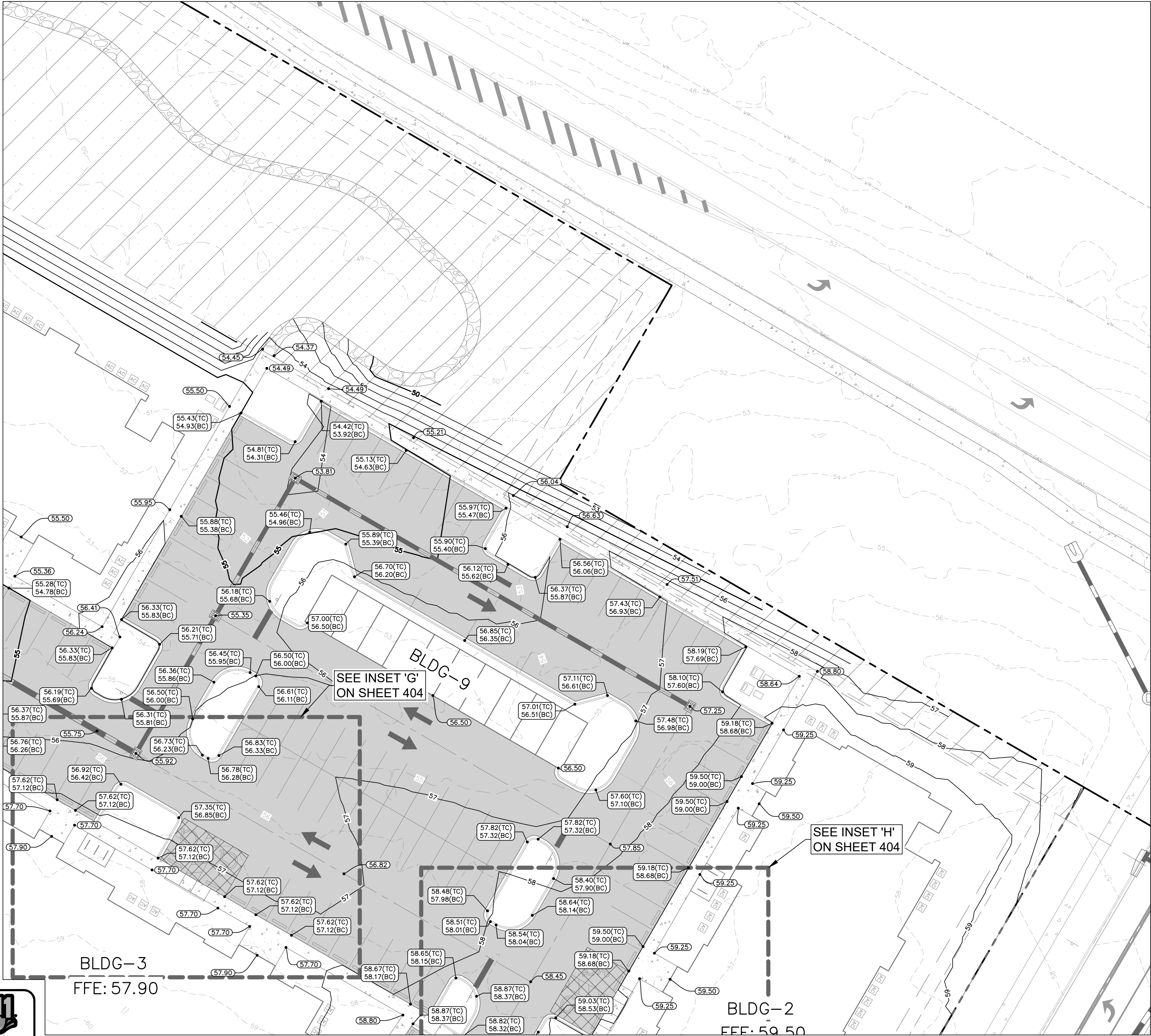
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PREPARED FOR
D.R. HORTON

CITY OF TALLAHASSEE, FLORIDA

SHEET NUMBER
C405

GRADING PLAN

DATE
SEPT 2026

SCALE
AS SHOWN

DESIGNED BY
REID M. THOMAS

DRAWN BY
92352

CHECKED BY
DATE

LICENSED PROFESSIONAL

REID M. THOMAS

FLORIDA LICENSE NUMBER
92352

KHA PROJECT
142800042

DATE
SEPT 2026

SCALE
AS SHOWN

DESIGNED BY
REID M. THOMAS

DRAWN BY
92352

CHECKED BY
DATE

Kimley»Horn

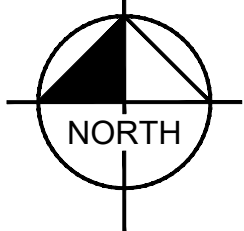
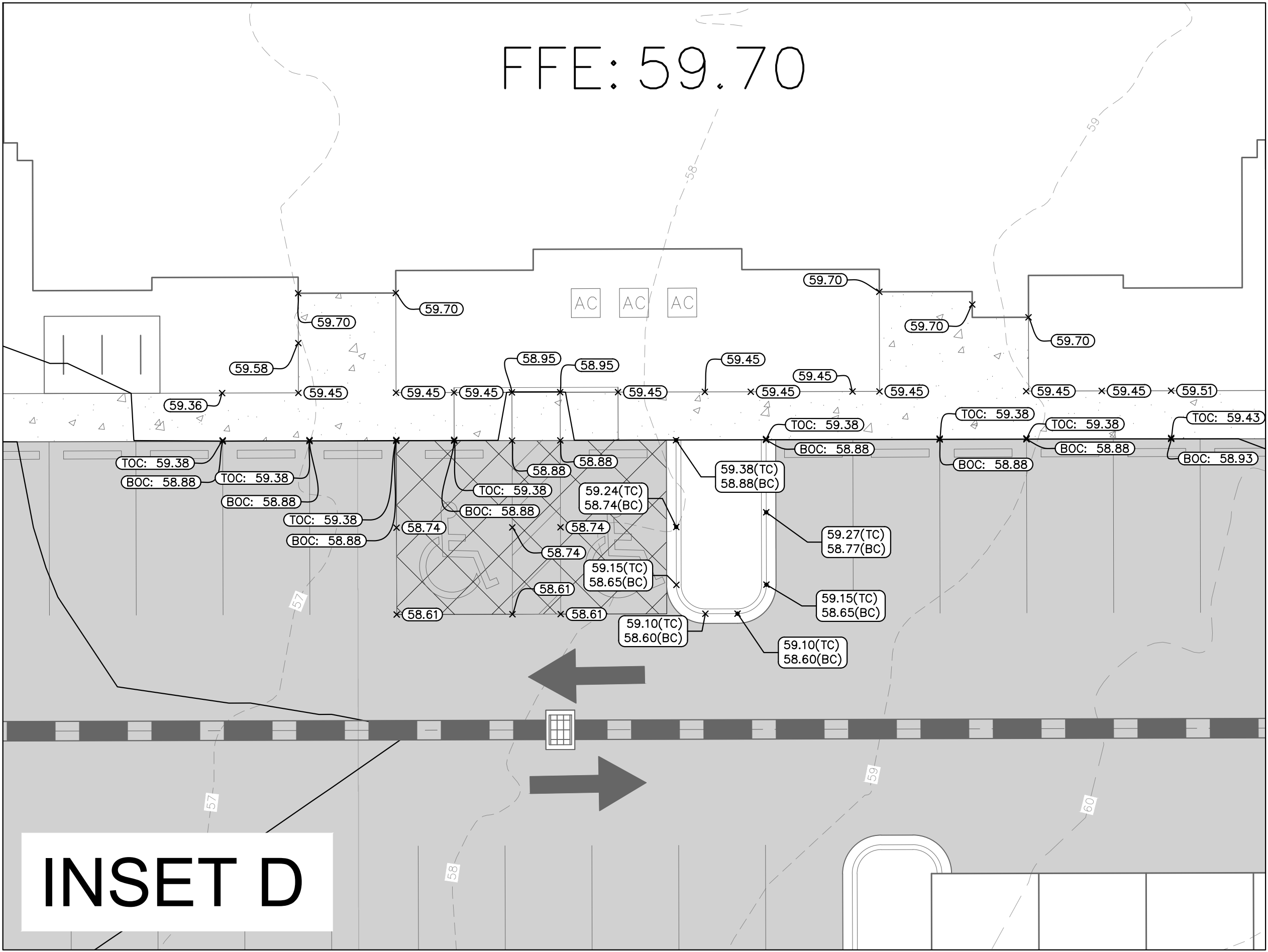
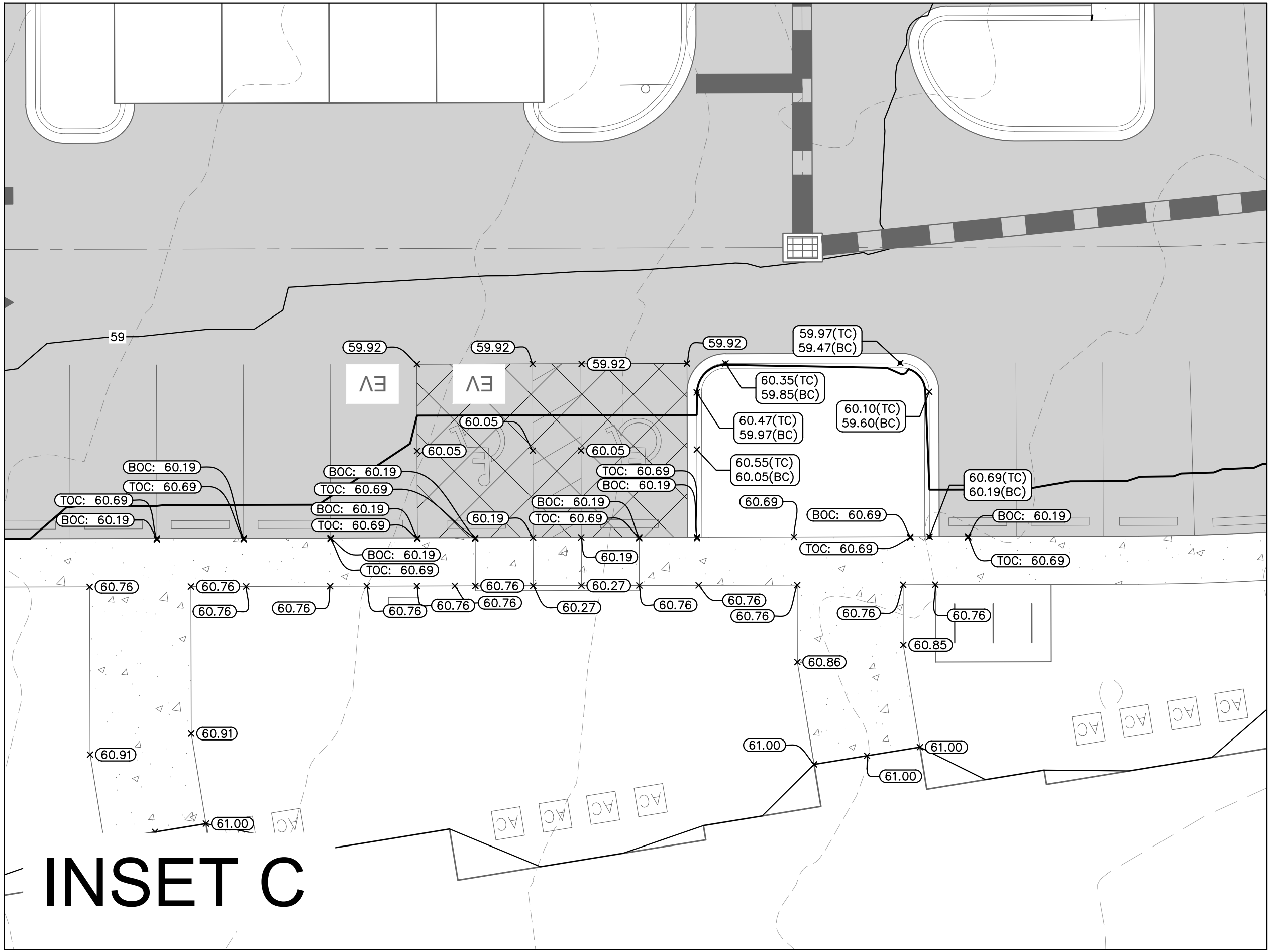
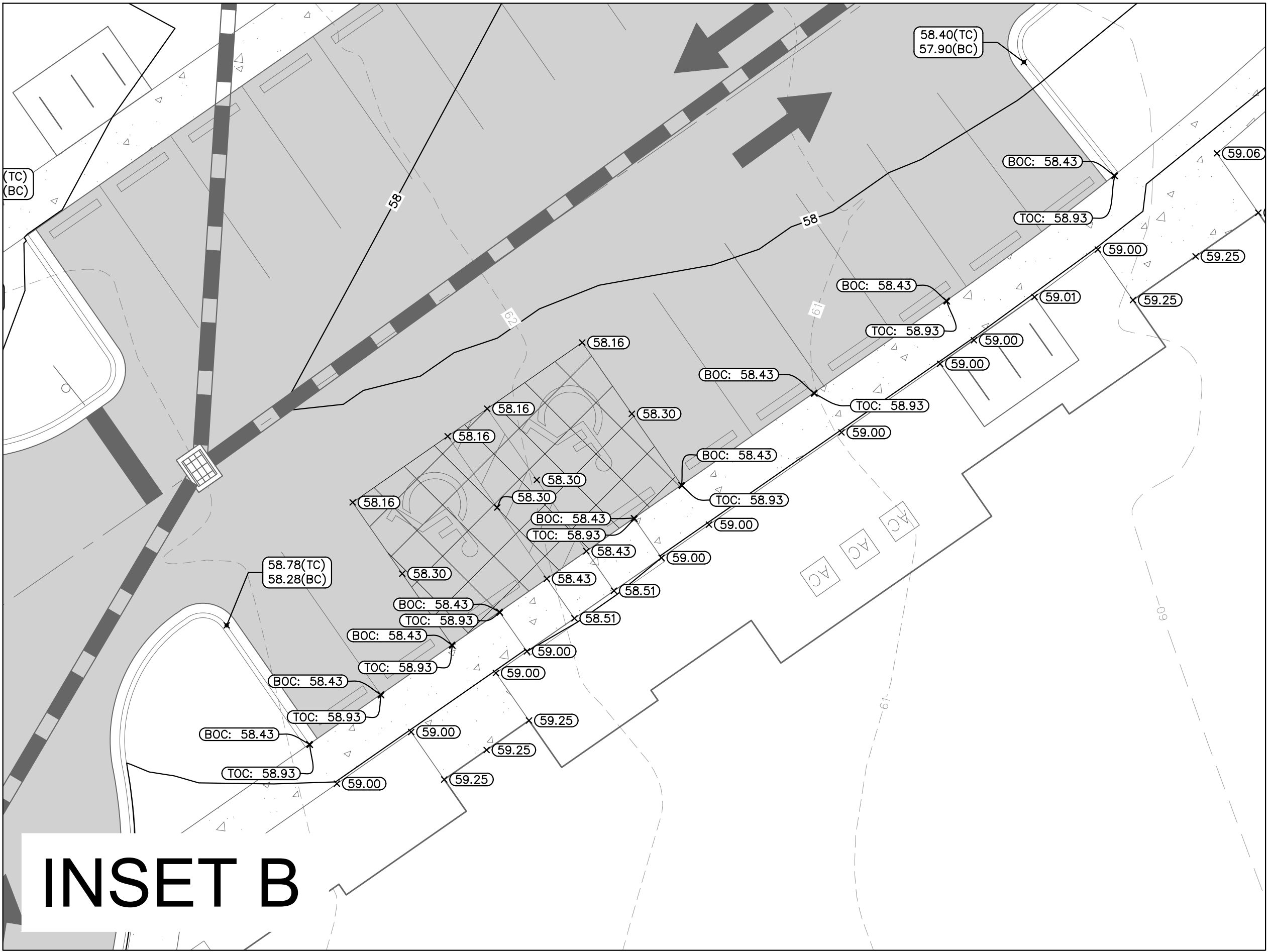
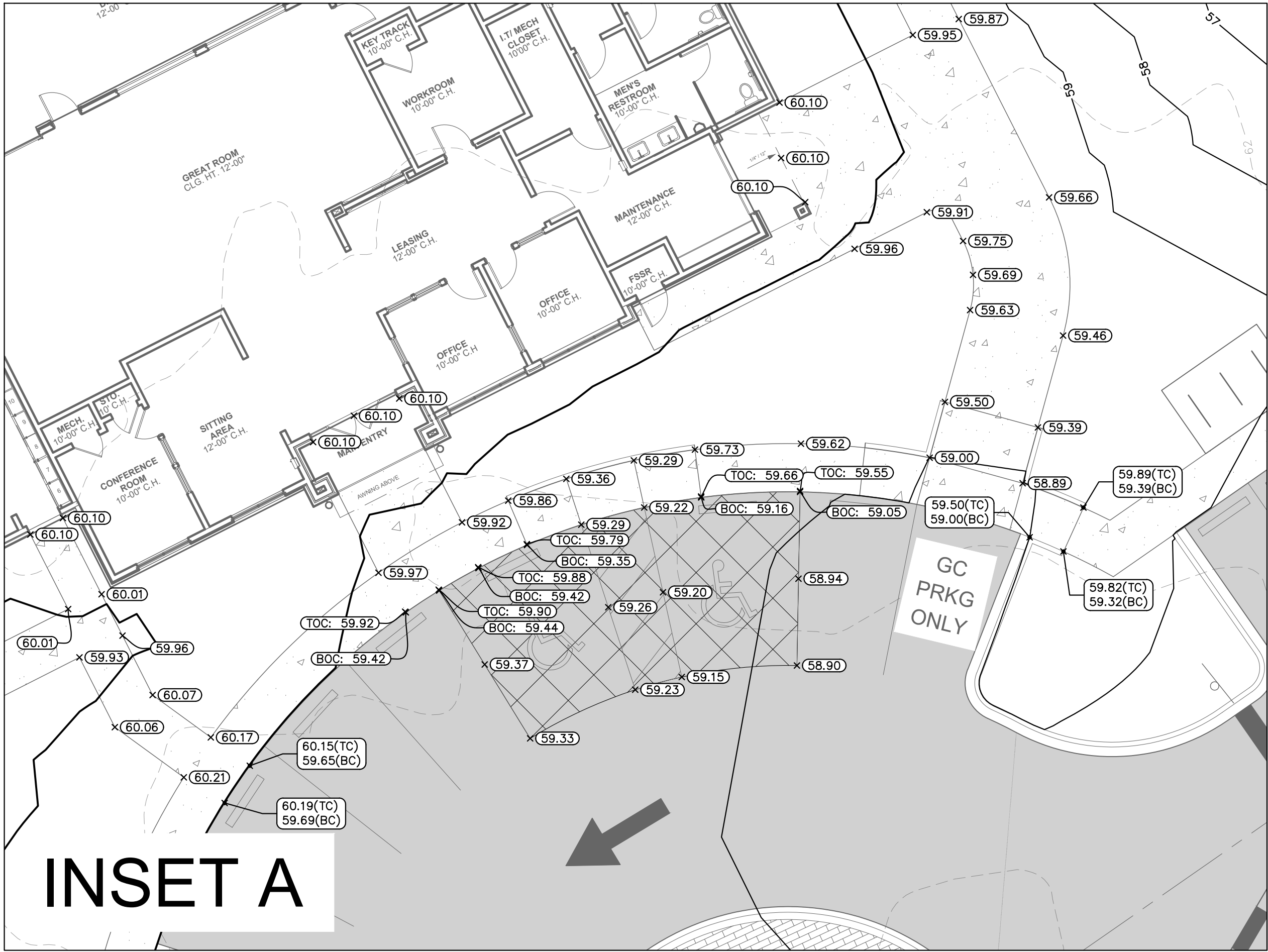
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TALLAHASSEE, FL 32308 PHONE: 850-553-3500
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REVISIONS

DATE

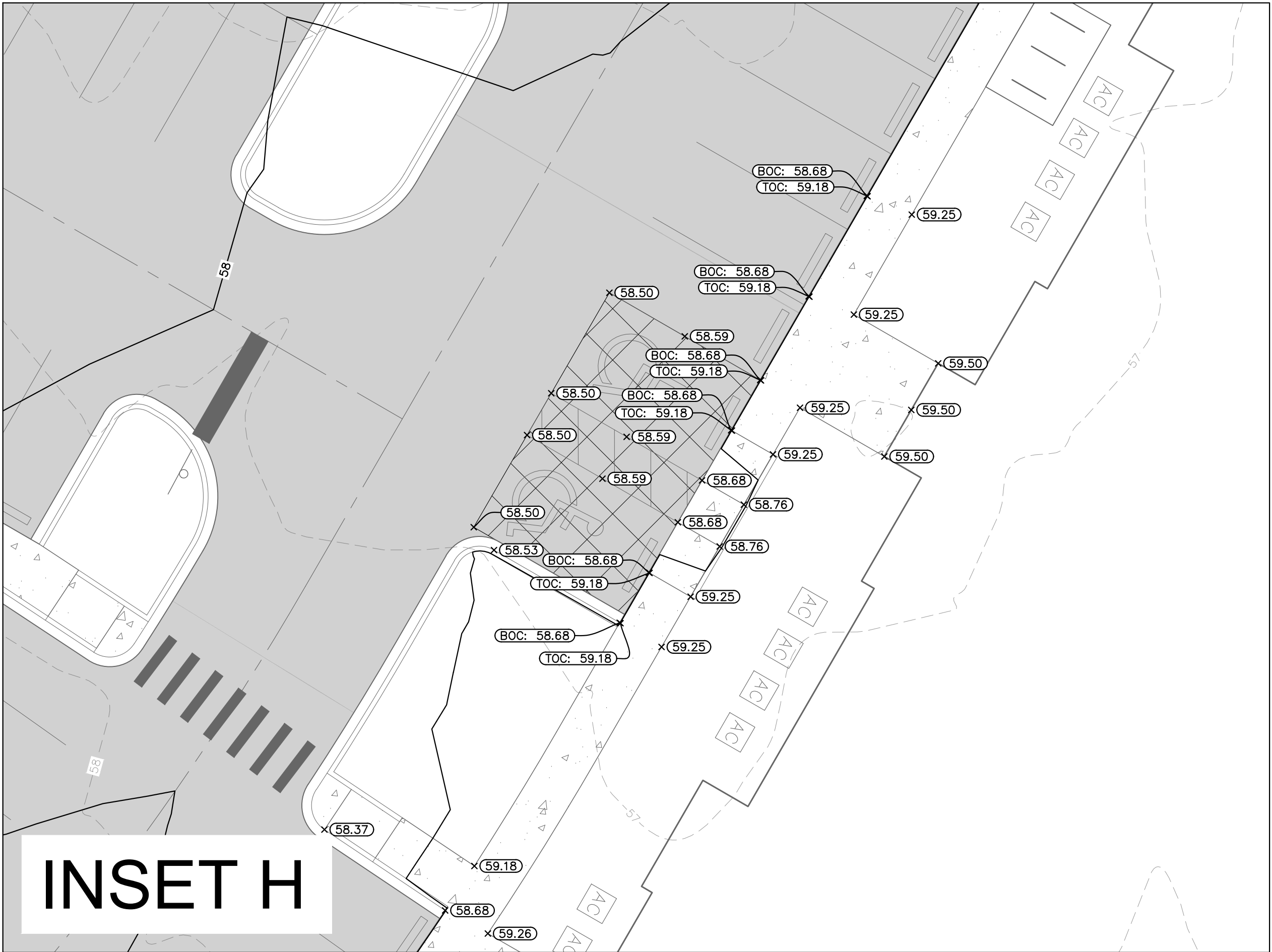
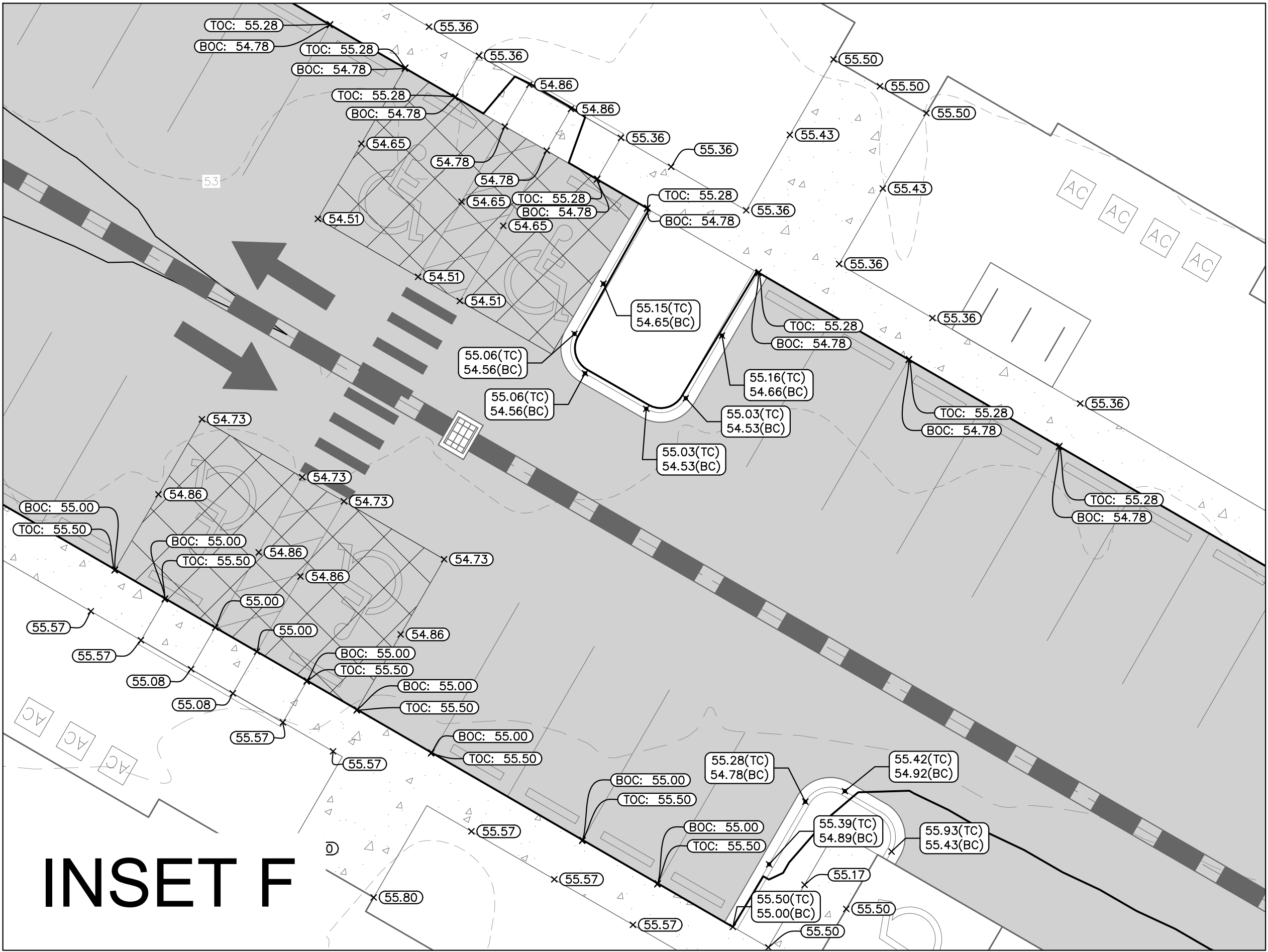
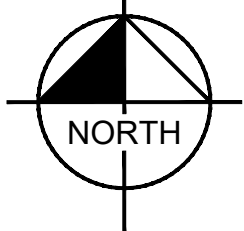
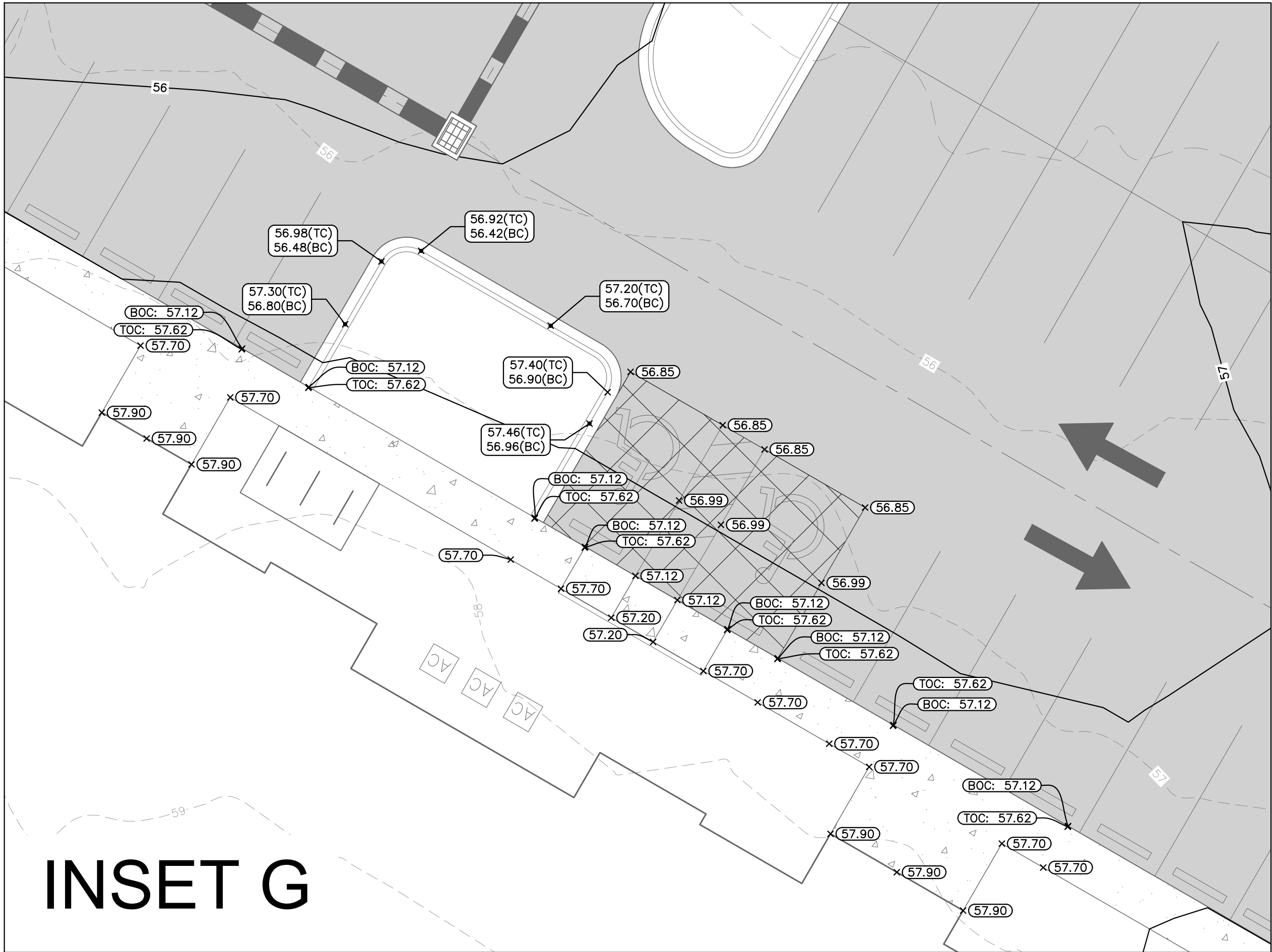
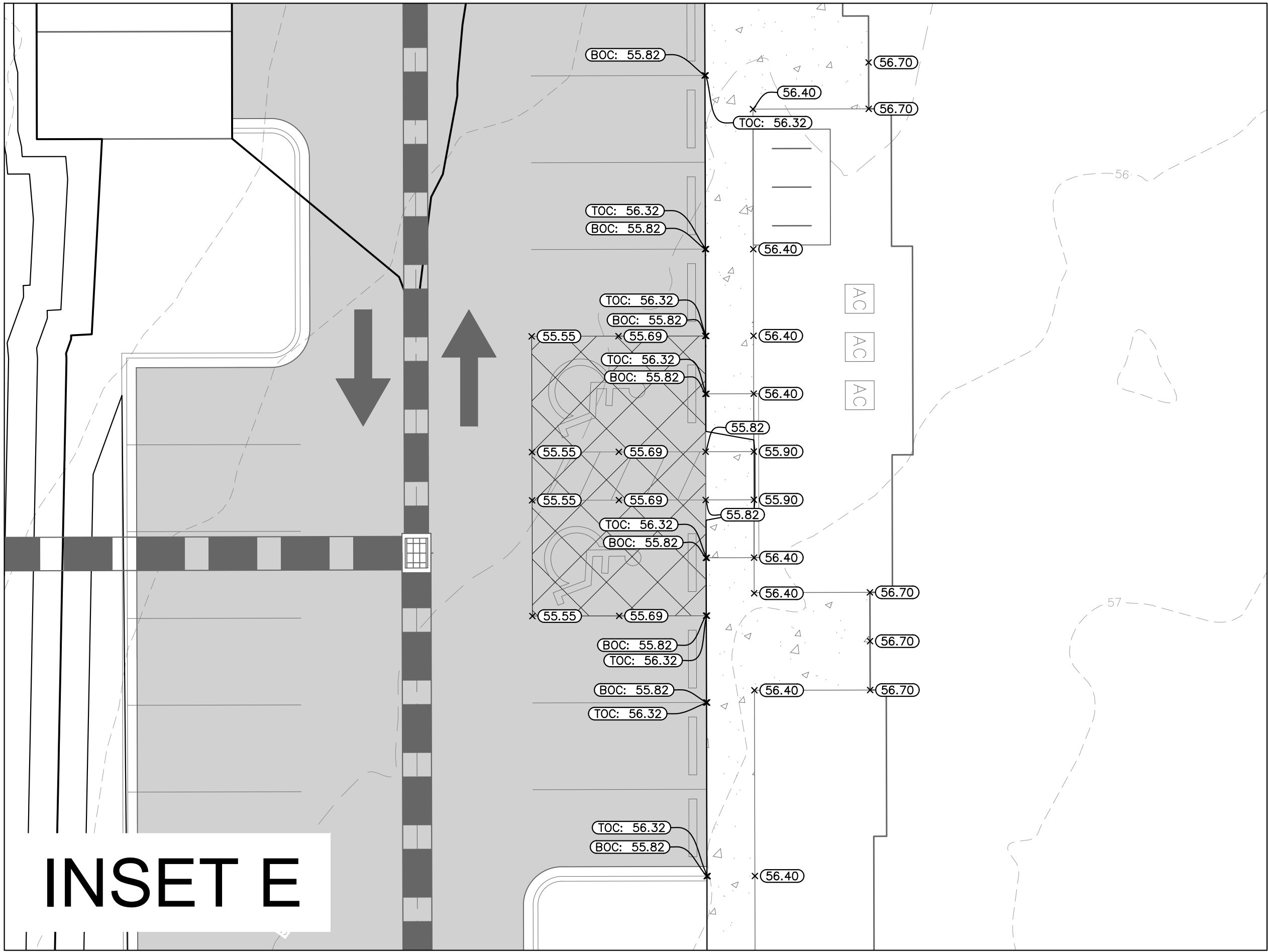
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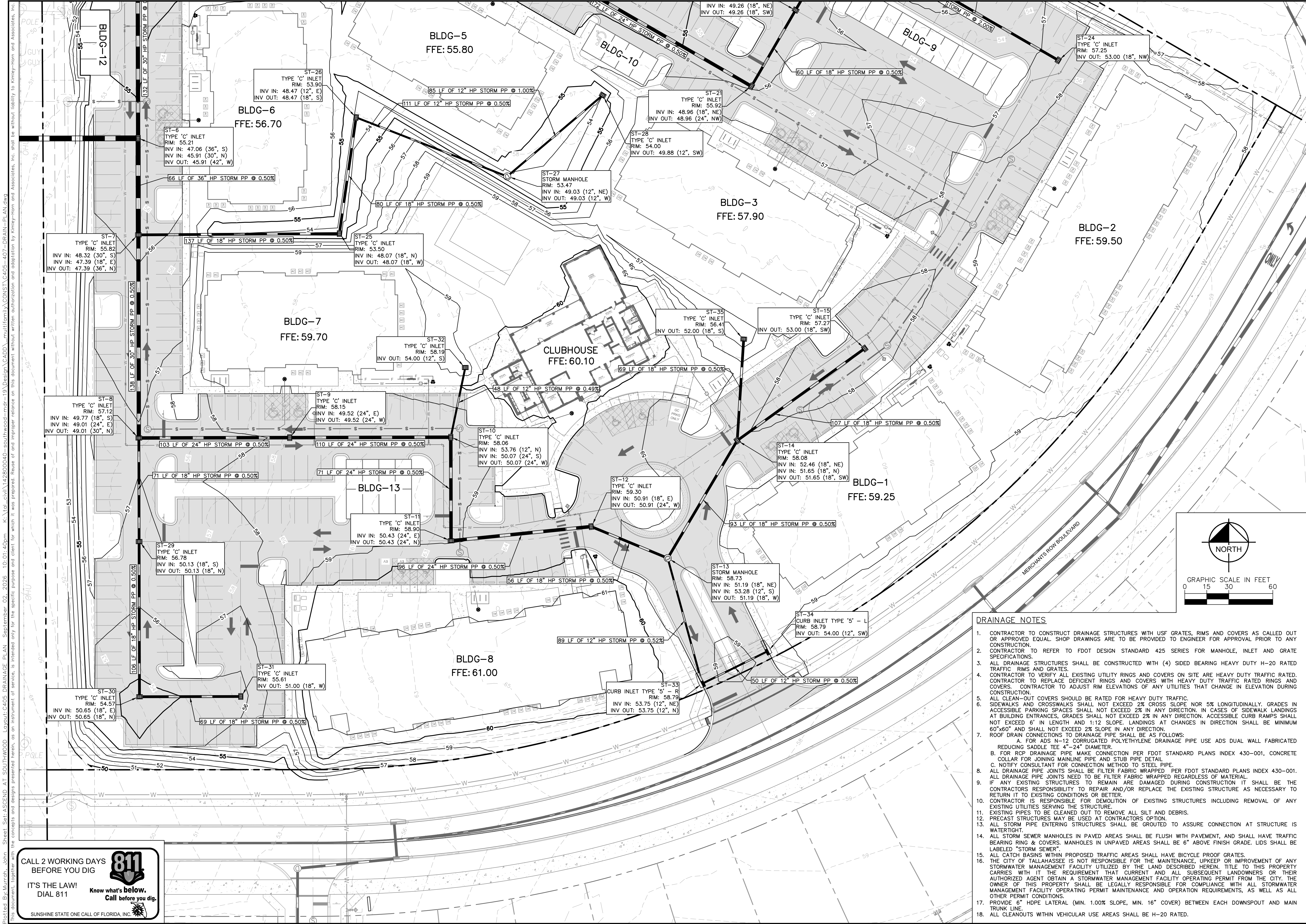


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ASCEND AT SOUTHWOOD PREPARED FOR D.R. HORTON		GRADING PLAN		FLORIDA CITY OF TALLAHASSEE							
SHEET NUMBER C406											

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DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD 425 SERIES FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT STANDARD PLANS INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
8. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLANS INDEX 430-001. ALL DRAINAGE PIPE JOINTS NEED BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
11. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
12. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
13. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
14. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
15. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
16. 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 CURRENT AND ALL SUBSEQUENT LANDOWNERS OR THEIR AUTHORIZED AGENT OBTAIN A STORMWATER MANAGEMENT FACILITY OPERATING PERMIT FROM THE CITY. THE OWNER OF THIS PROPERTY SHALL BE LEGALLY RESPONSIBLE FOR COMPLIANCE WITH ALL STORMWATER MANAGEMENT FACILITY OPERATING PERMIT MAINTENANCE AND OPERATION REQUIREMENTS, AS WELL AS ALL OTHER PERMIT CONDITIONS.
17. PROVIDE 6" HDPE LATERAL (MIN. 1.00% SLOPE, MIN. 16" COVER) BETWEEN EACH DOWNSPOUT AND MAIN TRUNK LINE.
18. ALL CLEANOUTS WITHIN VEHICULAR USE AREAS SHALL BE H-20 RATED.

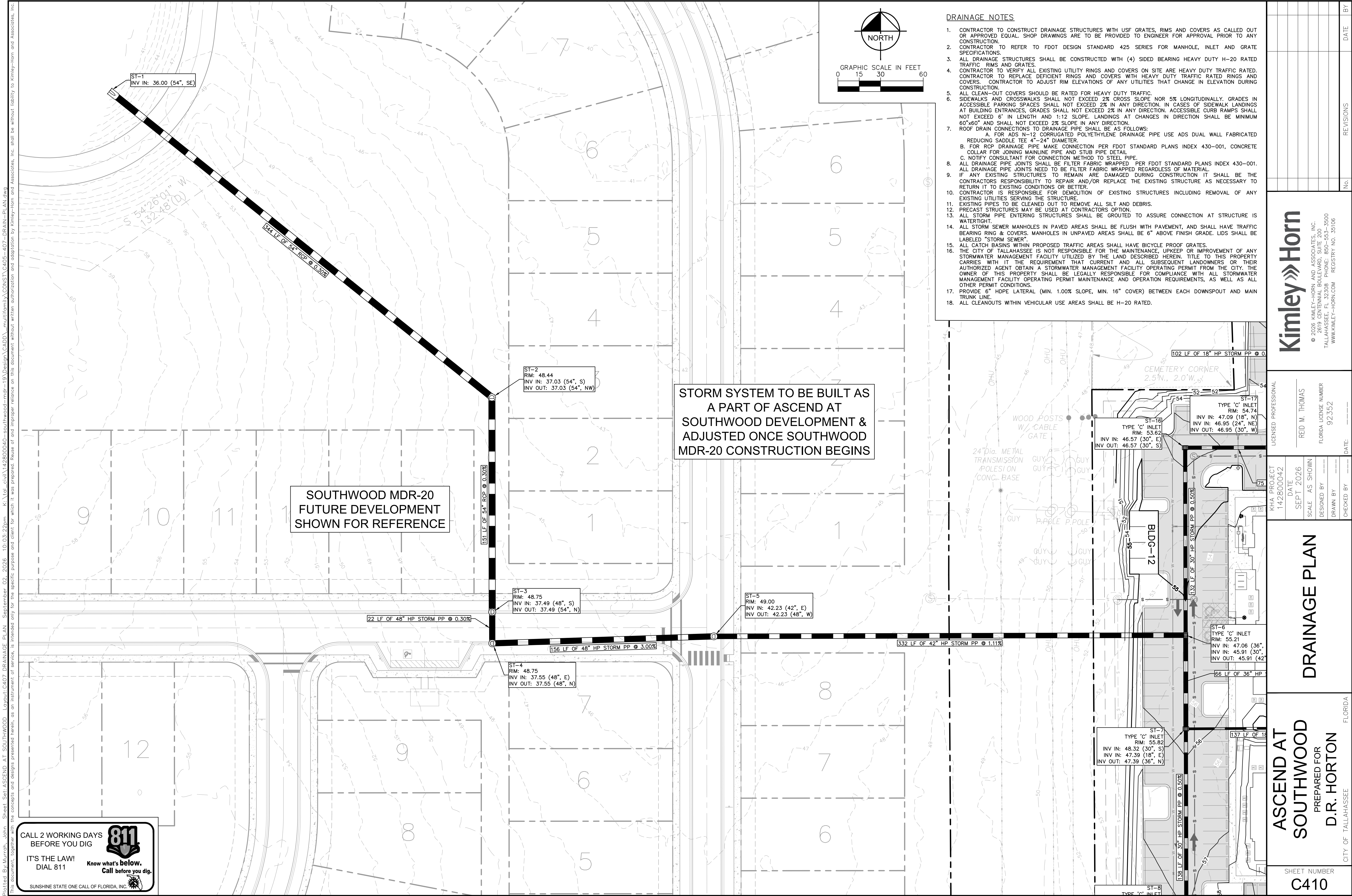
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LICENSED PROFESSIONAL												REVISIONS		DATE	
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SHEET NUMBER C408															

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Drainage Notes

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
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Drainage Plan

ASCEND AT
SOUTHWOOD
PREPARED FOR
D.R. HORTON
CITY OF TALLAHASSEE, FLORIDA

SHEET NUMBER
C410

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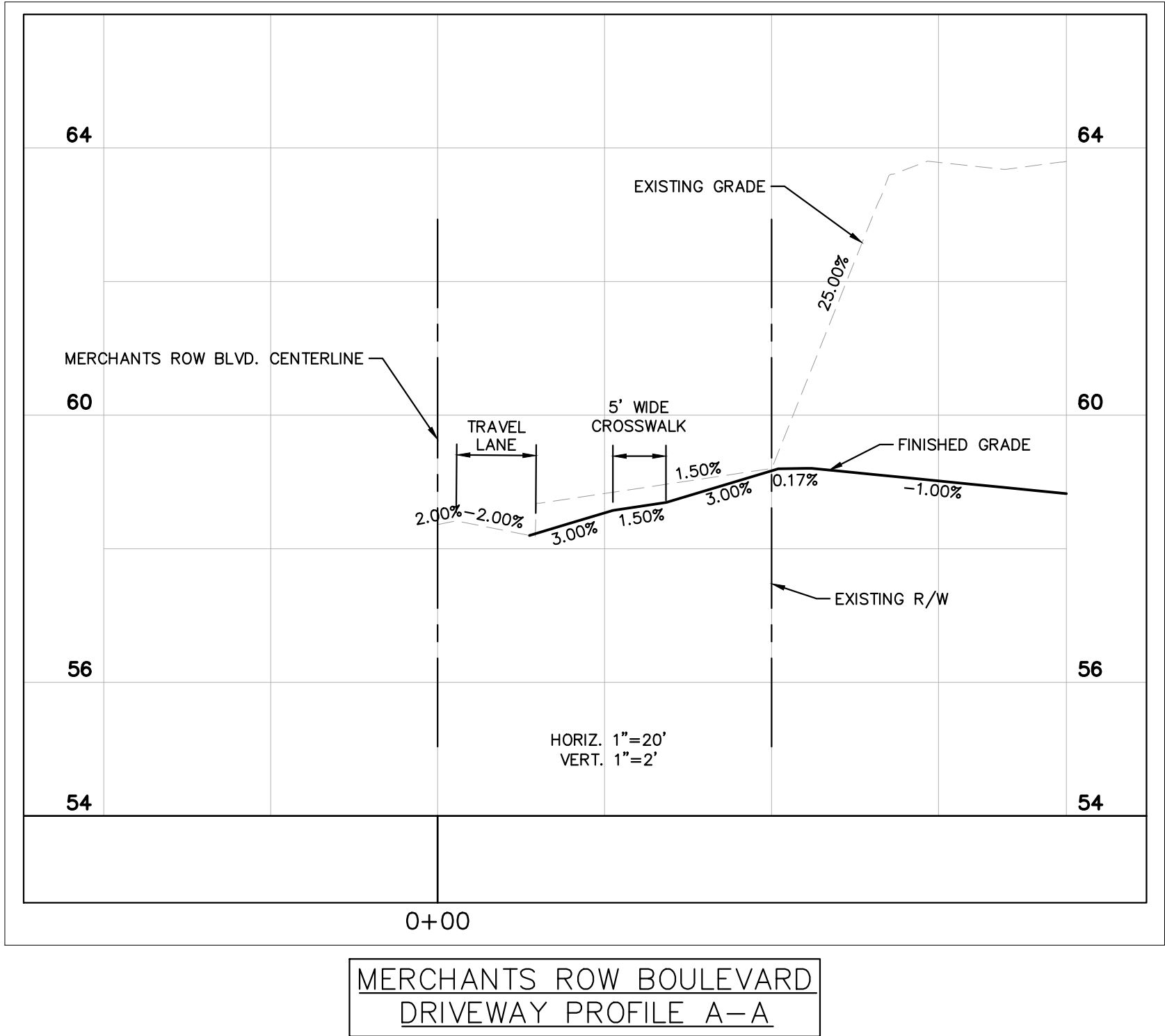
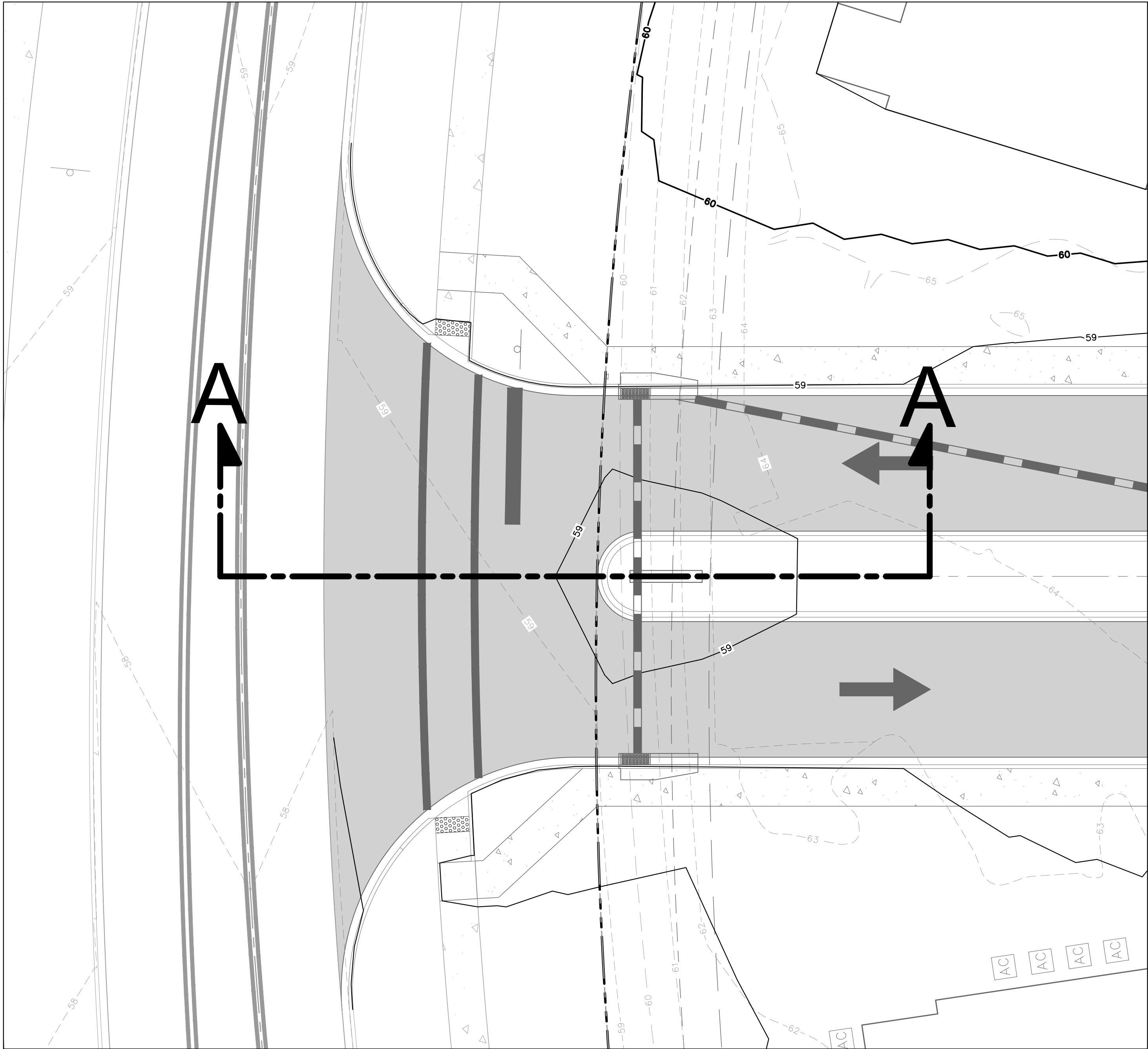
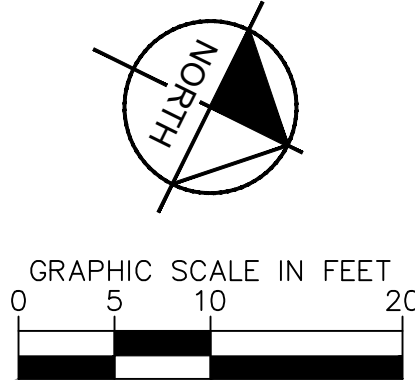
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PREPARED FOR
D.R. HORTON

CITY OF TALLAHASSEE FLORIDA

DRIVEWAY
PROFILE

KHA PROJECT
142800042

DATE
SEPT 2026

SCALE AS SHOWN

DESIGNED BY
DRAWN BY

CHECKED BY

LICENSED PROFESSIONAL
REID M. THOMAS

FLORIDA LICENSE NUMBER
92352

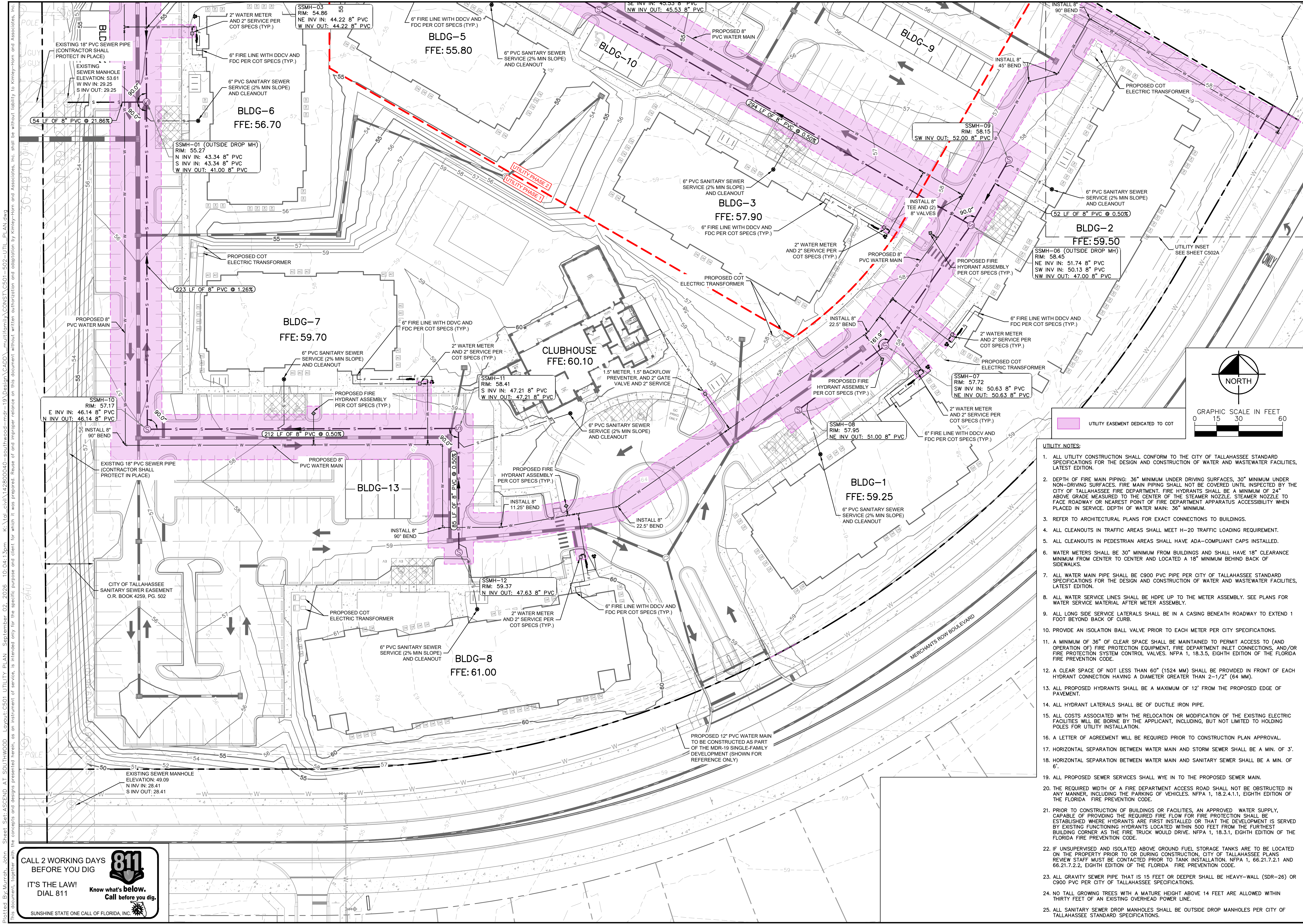
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REID M. THOMAS

FLORIDA LICENSE NUMBER
92352

DATE

DATE

UTILITY PLAN

ASCEND AT
SOUTHWOOD
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FLORIDA
CITY OF TALLAHASSEE

SHEET NUMBER
C501

DATE

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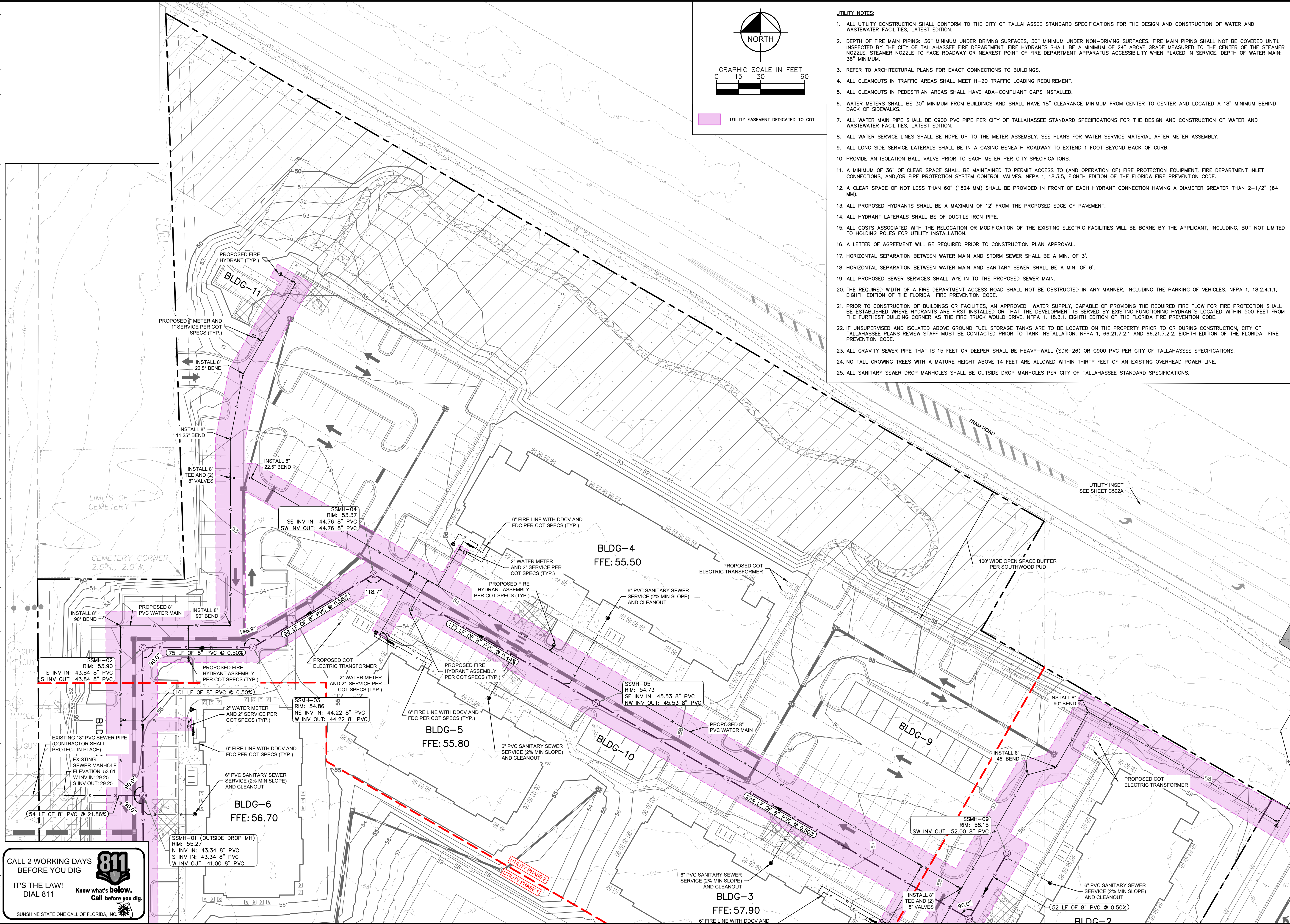
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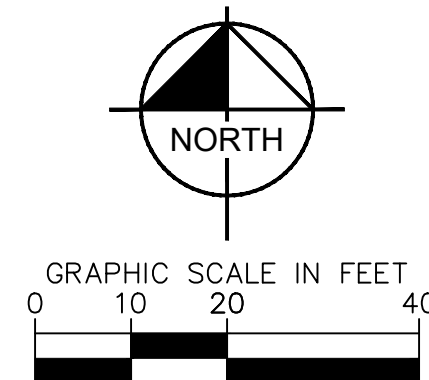
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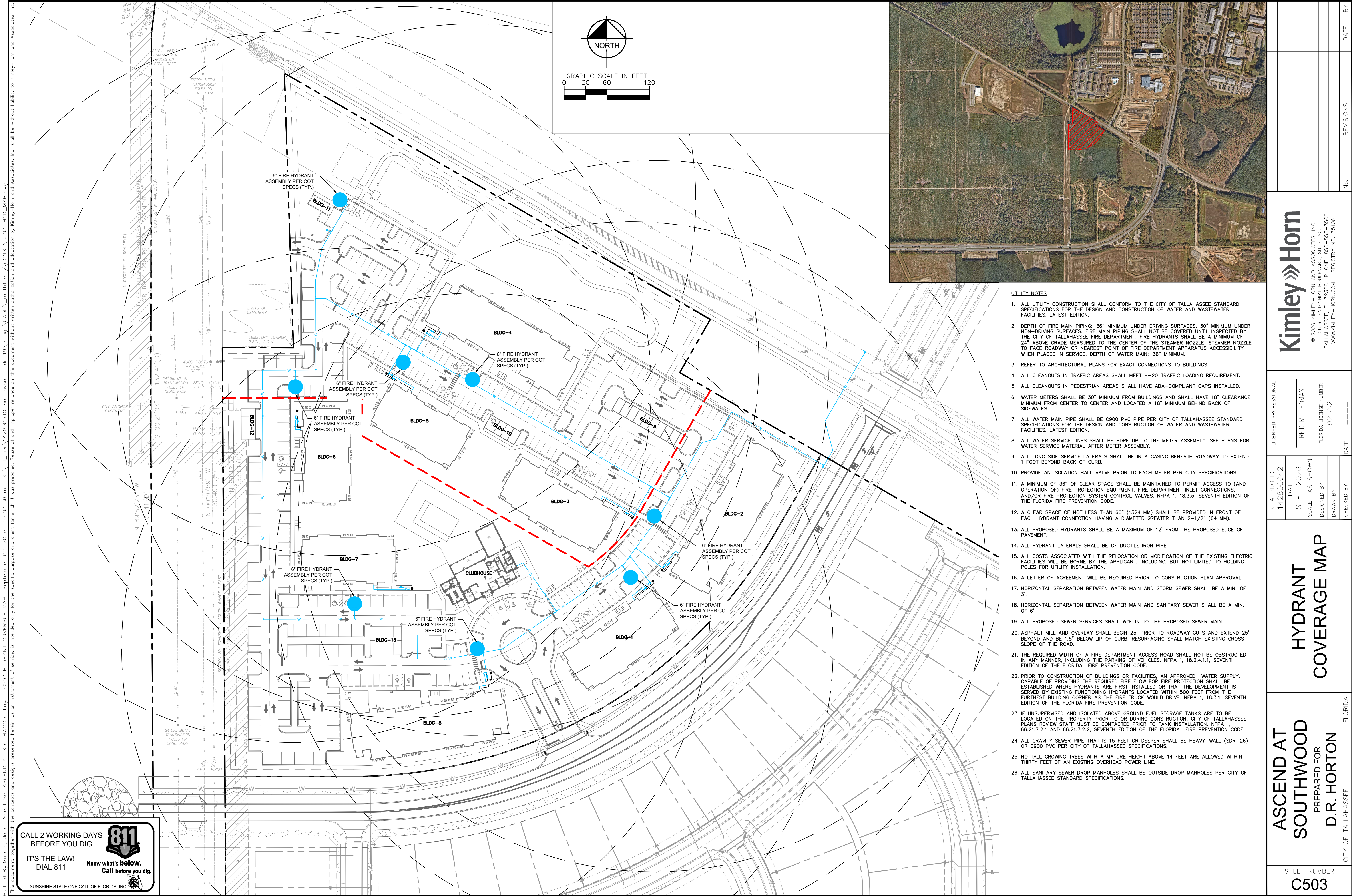
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KHA PROJECT 142800042		DATE SEPT 2026		SCALE AS SHOWN	
DESIGNED BY		DRAWN BY		UTILITY PLAN	
SHEET NUMBER C502		CITY OF TALLAHASSEE FLORIDA		ASCEND AT SOUTHWOOD PREPARED FOR D.R. HORTON	

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[illegible]



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HYDRANT COVERAGE MAP

SHEET NUMBER
C503

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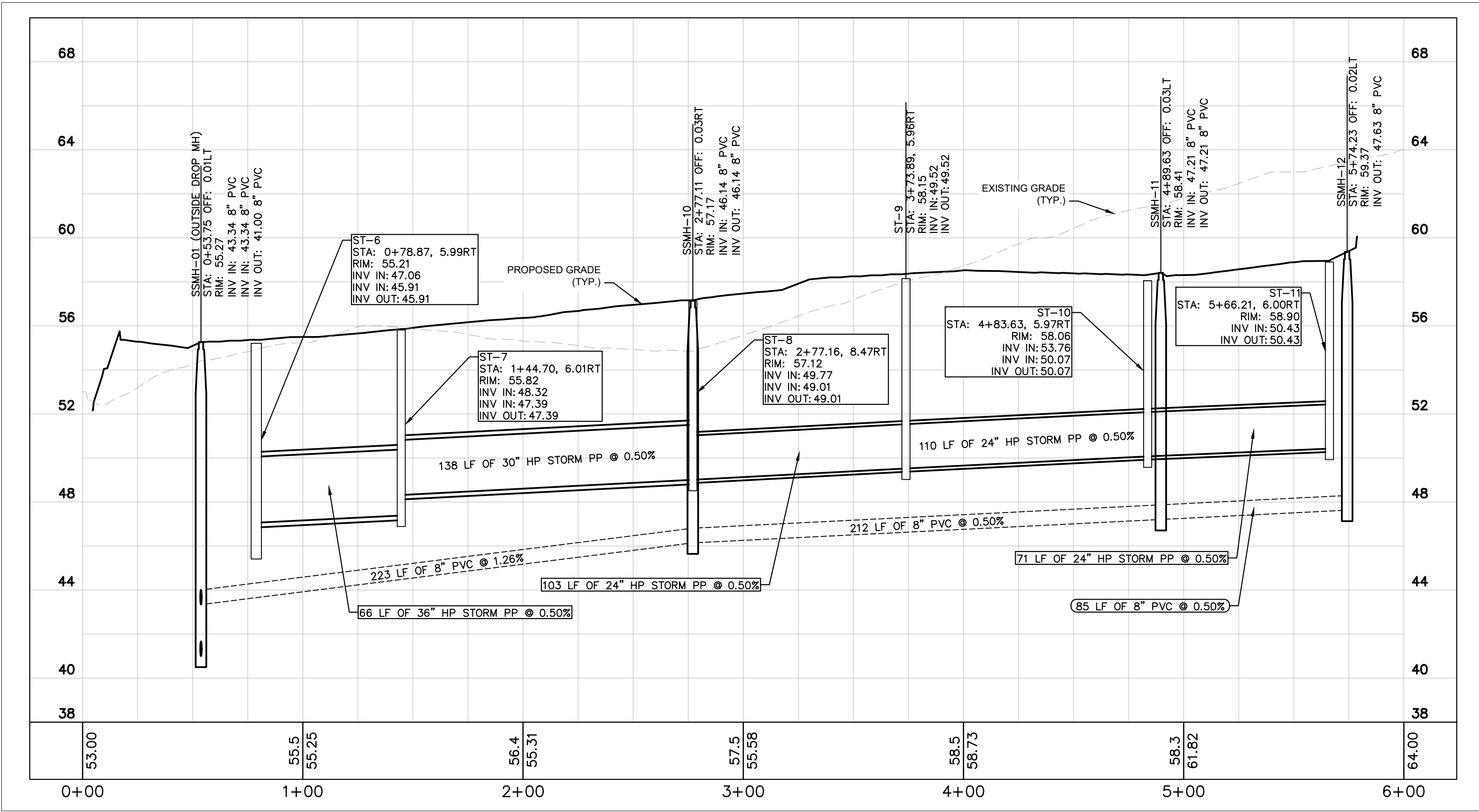
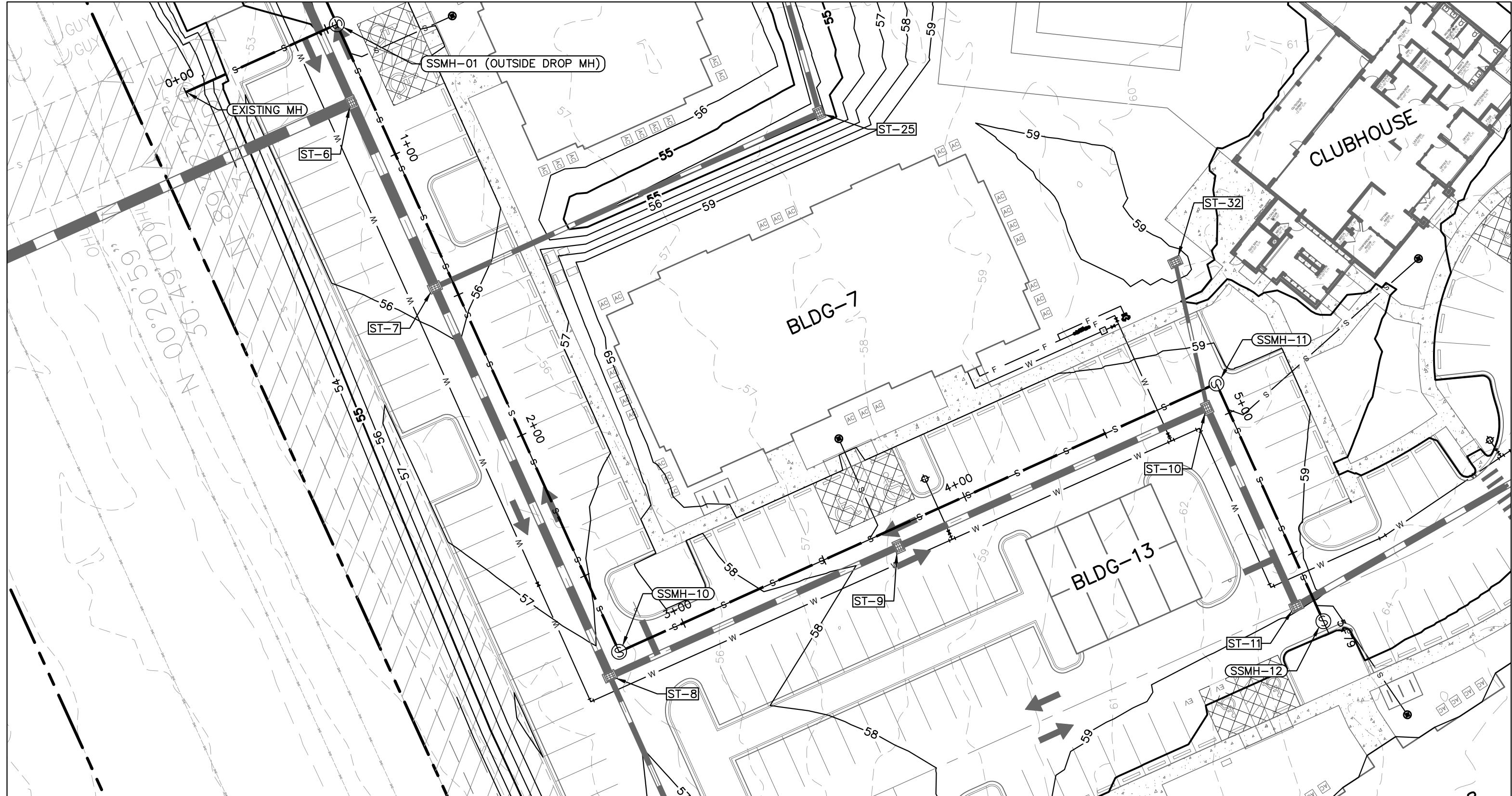
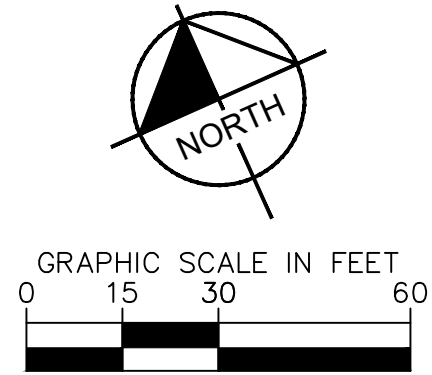
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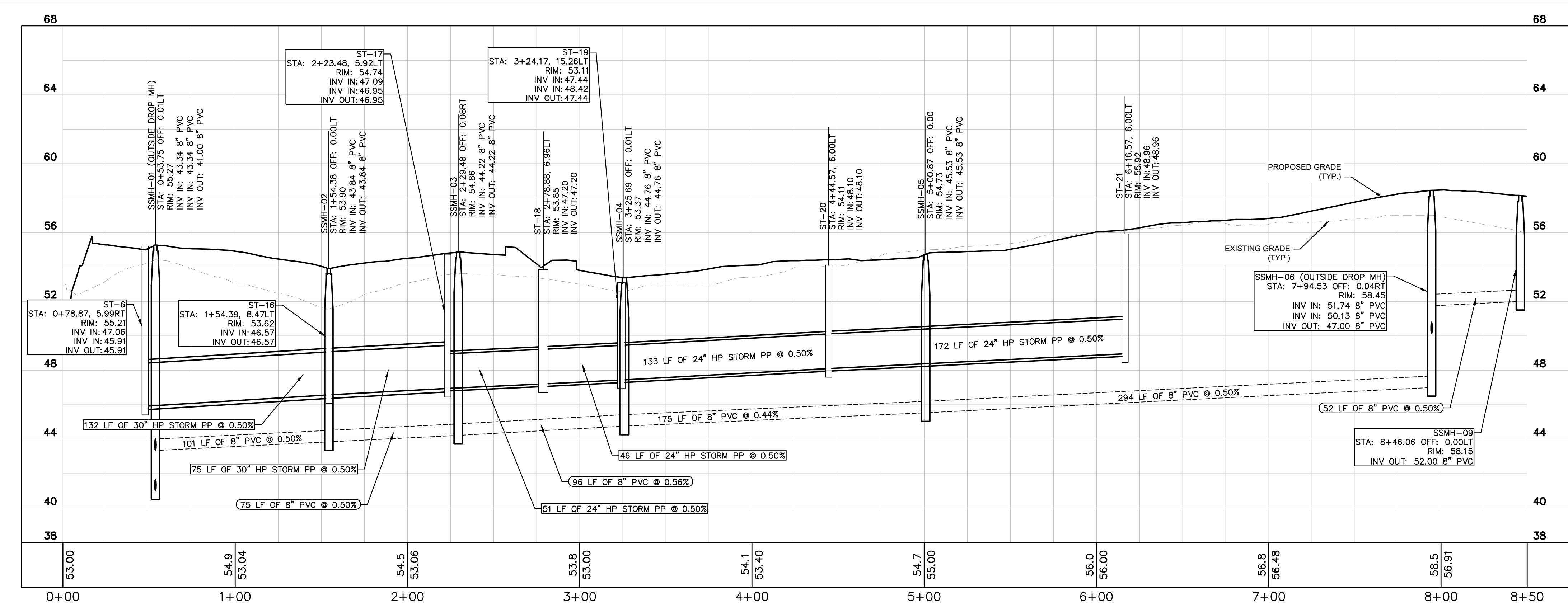
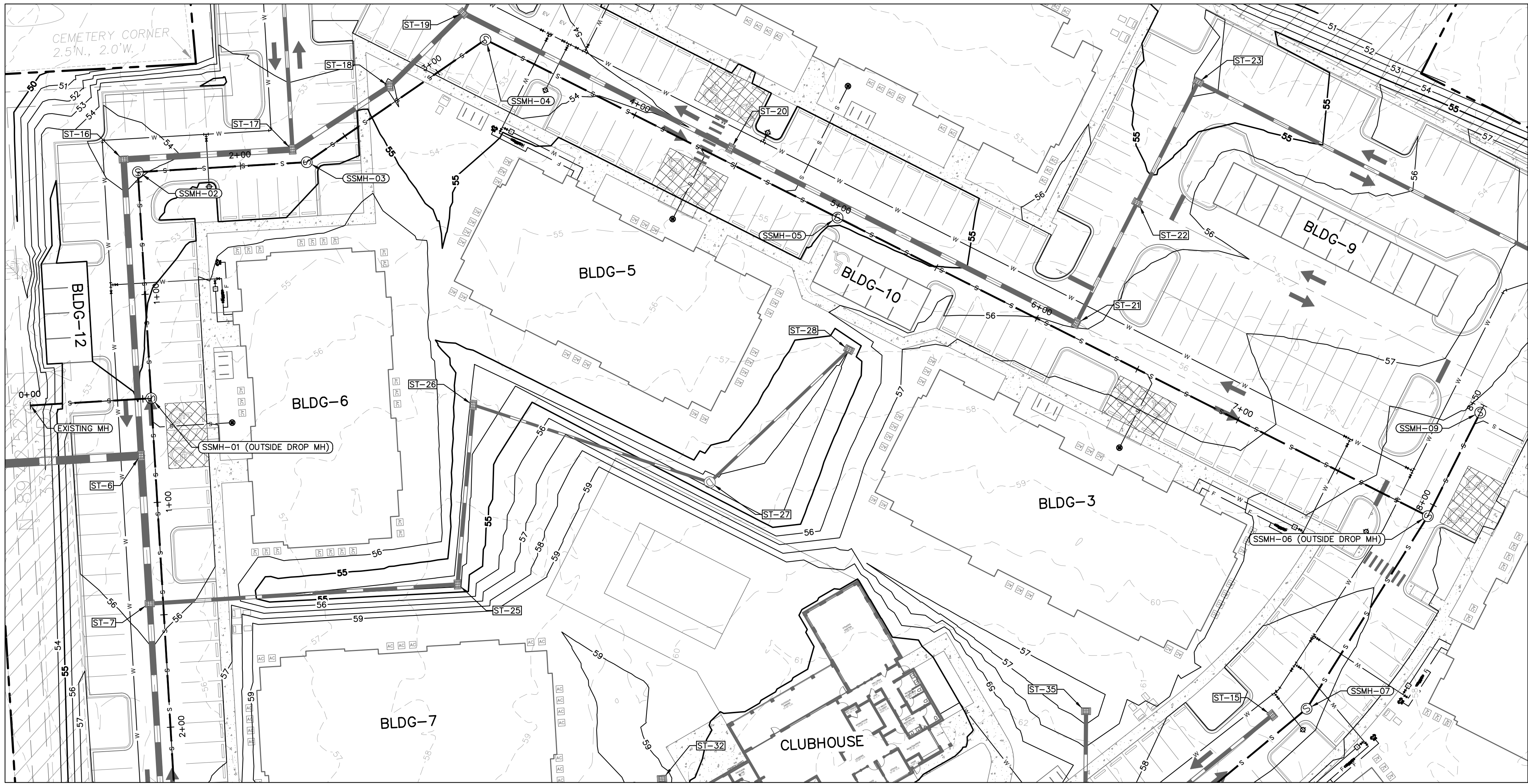
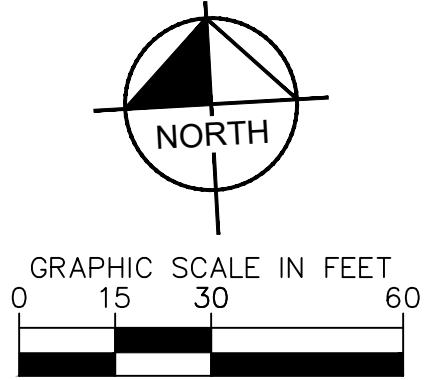
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D.R. HORTON

UTILITY PLAN AND
PROFILE

KHA PROJECT
142800042

DATE
SEPT 2026

SCALE
AS SHOWN

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REID M. THOMAS

FLORIDA LICENSE NUMBER
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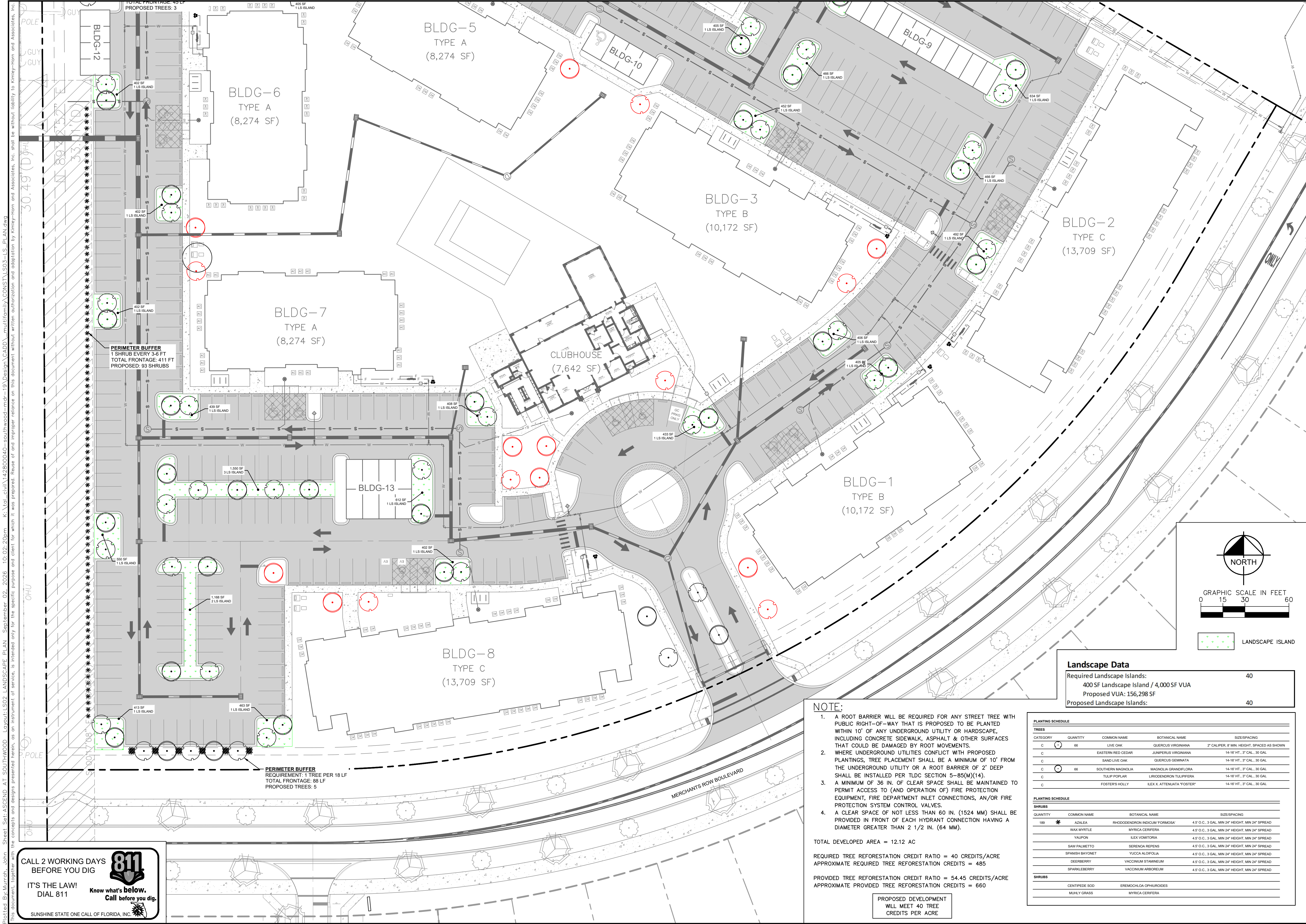
SHEET NUMBER
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CITY OF TALLAHASSEE, FLORIDA

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Landscape Data	
Required Landscape Islands:	40
400 SF Landscape Island / 4,000 SF VUA	
Proposed VUA: 156,298 SF	
Proposed Landscape Islands:	40

- NOTE:
- A ROOT BARRIER WILL BE REQUIRED FOR ANY STREET TREE WITH PUBLIC RIGHT-OF-WAY THAT IS PROPOSED TO BE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY OR HARDSCAPE, INCLUDING CONCRETE SIDEWALK, ASPHALT & OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS.
 - WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10' FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF 2' DEEP SHALL BE INSTALLED PER TDC SECTION 5-85(W)(14).
 - 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, AN/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
 - A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. (64 MM).

TOTAL DEVELOPED AREA = 12.12 AC
REQUIRED TREE REFORESTATION CREDIT RATIO = 40 CREDITS/ACRE
APPROXIMATE REQUIRED TREE REFORESTATION CREDITS = 485
PROVIDED TREE REFORESTATION CREDIT RATIO = 54.45 CREDITS/ACRE
APPROXIMATE PROVIDED TREE REFORESTATION CREDITS = 660

PROPOSED DEVELOPMENT
WILL MEET 40 TREE
CREDITS PER ACRE

PLANTING SCHEDULE				
TREES				
CATEGORY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/SPACING
C	66	LIVE OAK	QUERCUS VIRGINIANA	2" CALIPER, 8' MIN. HEIGHT, SPACED AS SHOWN
C		EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	14-16' HT., 3" CAL., 30 GAL
C		SAND LIVE OAK	QUERCUS GEMINATA	14-16' HT., 3" CAL., 30 GAL
C	66	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	14-16' HT., 3" CAL., 30 GAL
C		TULIP POPLAR	LIRIODENDRON TULIPIFERA	14-16' HT., 3" CAL., 30 GAL
C		FOSTER'S HOLLY	ILEX X. ATTENUATA 'FOSTER'	14-16' HT., 3" CAL., 30 GAL
PLANTING SCHEDULE				
SHRUBS				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/SPACING	
189	AZALEA	RHODODENDRON INDICUM 'FORMOSA'	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
	WAX MYRTLE	MYRTICA CERIFERA	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
	YALPON	ILEX VOMITORIA	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
	SAW PALMETTO	SERENOA REPENS	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
	SPANISH BAYONET	YUCCA ALCOFOLIA	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
	DEEBERRY	VACCINIUM STAMINEUM	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
	SPARKLEBERRY	VACCINIUM ARBOREUM	4.5" O.C., 3 GAL. MIN 24" HEIGHT, MIN 24" SPREAD	
SHRUBS				
	CENTPEDEE SOD	EREMOCHLOA OPHUROIDES		
	MURLEY GRASS	MYRTICA CERIFERA		

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LICENSED PROFESSIONAL

REID M. THOMAS

FLORIDA LICENSE NUMBER 92352

KHA PROJECT 142800042

DATE SEPT 2026

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CONCEPTUAL LANDSCAPE PLAN

ASCEND AT SOUTHWOOD

PREPARED FOR D.R. HORTON

FLORIDA CITY OF TALLAHASSEE

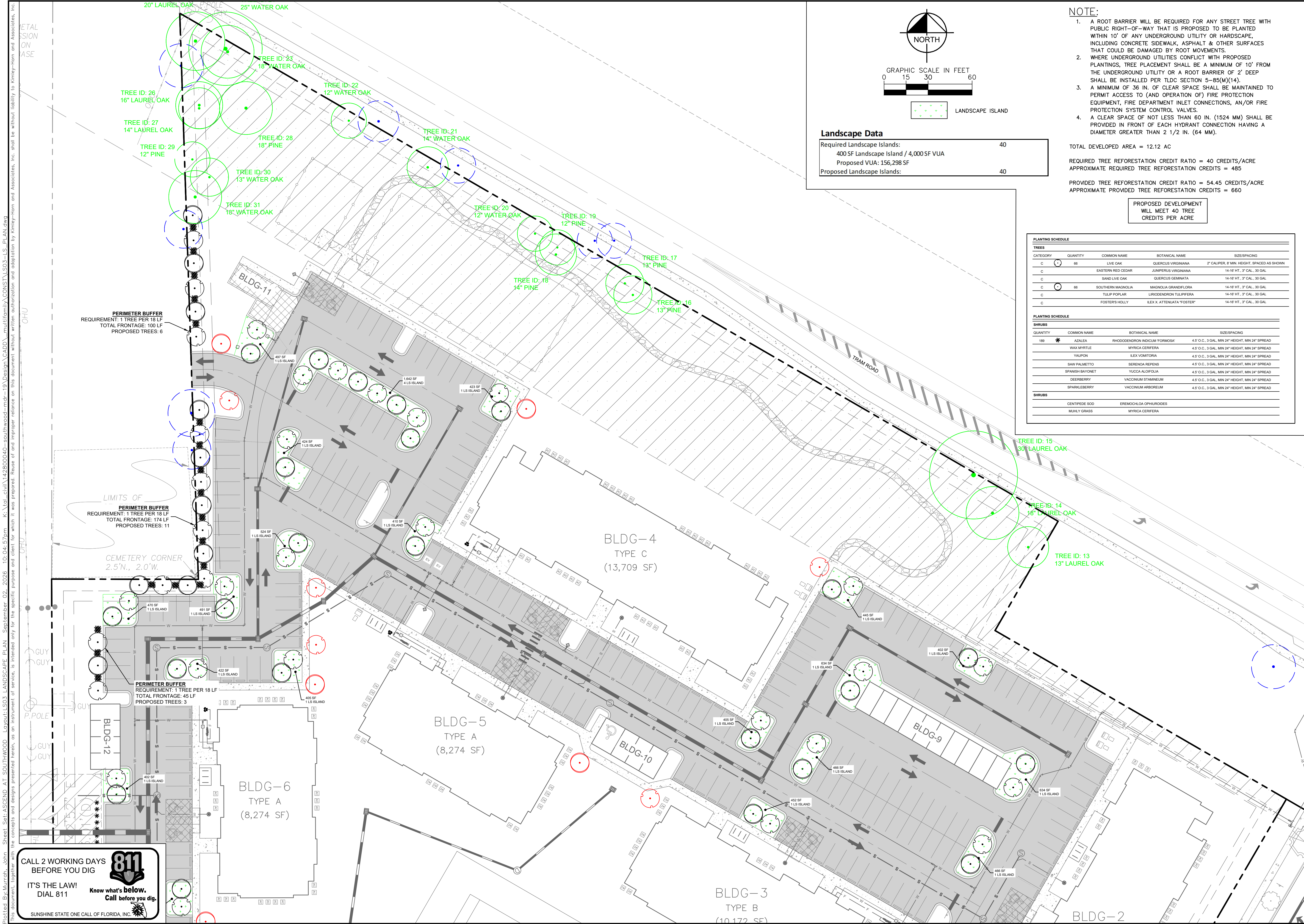
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- NOTE:**
1. A ROOT BARRIER WILL BE REQUIRED FOR ANY STREET TREE WITH PUBLIC RIGHT-OF-WAY THAT IS PROPOSED TO BE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY OR HARDSCAPE, INCLUDING CONCRETE SIDEWALK, ASPHALT & OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS.
 2. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10' FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF 2' DEEP SHALL BE INSTALLED PER TUDC SECTION 5-85(M)(14).
 3. 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, AN/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
 4. A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. (64 MM).
- TOTAL DEVELOPED AREA = 12.12 AC
- REQUIRED TREE REFORESTATION CREDIT RATIO = 40 CREDITS/ACRE
APPROXIMATE REQUIRED TREE REFORESTATION CREDITS = 485
- PROVIDED TREE REFORESTATION CREDIT RATIO = 54.45 CREDITS/ACRE
APPROXIMATE PROVIDED TREE REFORESTATION CREDITS = 660

Landscape Data	
Required Landscape Islands:	40
400 SF Landscape Island / 4,000 SF VUA	
Proposed VUA: 156,298 SF	
Proposed Landscape Islands:	40

PLANTING SCHEDULE				
TREES				
CATEGORY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZES/SPACING
C	66	LIVE OAK	QUERCUS VIRGINIANA	2" CALIPER, 8' MIN. HEIGHT, SPACED AS SHOWN
C		EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	14-16' HT., 3" CAL., 30 GAL.
C		SAND LIVE OAK	QUERCUS GEMINATA	14-16' HT., 3" CAL., 30 GAL.
C	66	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	14-16' HT., 3" CAL., 30 GAL.
C		TULIP POPLAR	LIRIODENDRON TULIPIFERA	14-16' HT., 3" CAL., 30 GAL.
C		FOSTER'S HOLLY	ILEX X. ATTENUATA 'FOSTER'	14-16' HT., 3" CAL., 30 GAL.
PLANTING SCHEDULE				
SHRUBS				
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/SPACING	
186	AZALEA	RHODODENDRON INDICUM 'FORMOSA'	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
	WAX MYRTLE	MYRTICA CERIFERA	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
	YAKURON	ILEX VOMITORIA	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
	SAW PALMETTO	SERENOA REPENS	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
	SPANISH BAYONET	YUCCA ALFOPILA	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
	DESBERRY	VACCINIUM STAMINEUM	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
	SPARKLEBERRY	VACCINIUM ARBOREUM	4.5' O.C., 3 GAL, MIN 24" HEIGHT, MIN 24" SPREAD	
SHRUBS				
	CENTPEE SOD	EREMOCHLOA OPHUROIDES		
	MURLY GRASS	MYRTICA CERIFERA		

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LICENSED PROFESSIONAL

REID M. THOMAS

FLORIDA LICENSE NUMBER 92352

KHA PROJECT 142800042

DATE SEPT 2026

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CHECKED BY

CONCEPTUAL LANDSCAPE PLAN

ASCEND AT SOUTHWOOD

PREPARED FOR D.R. HORTON

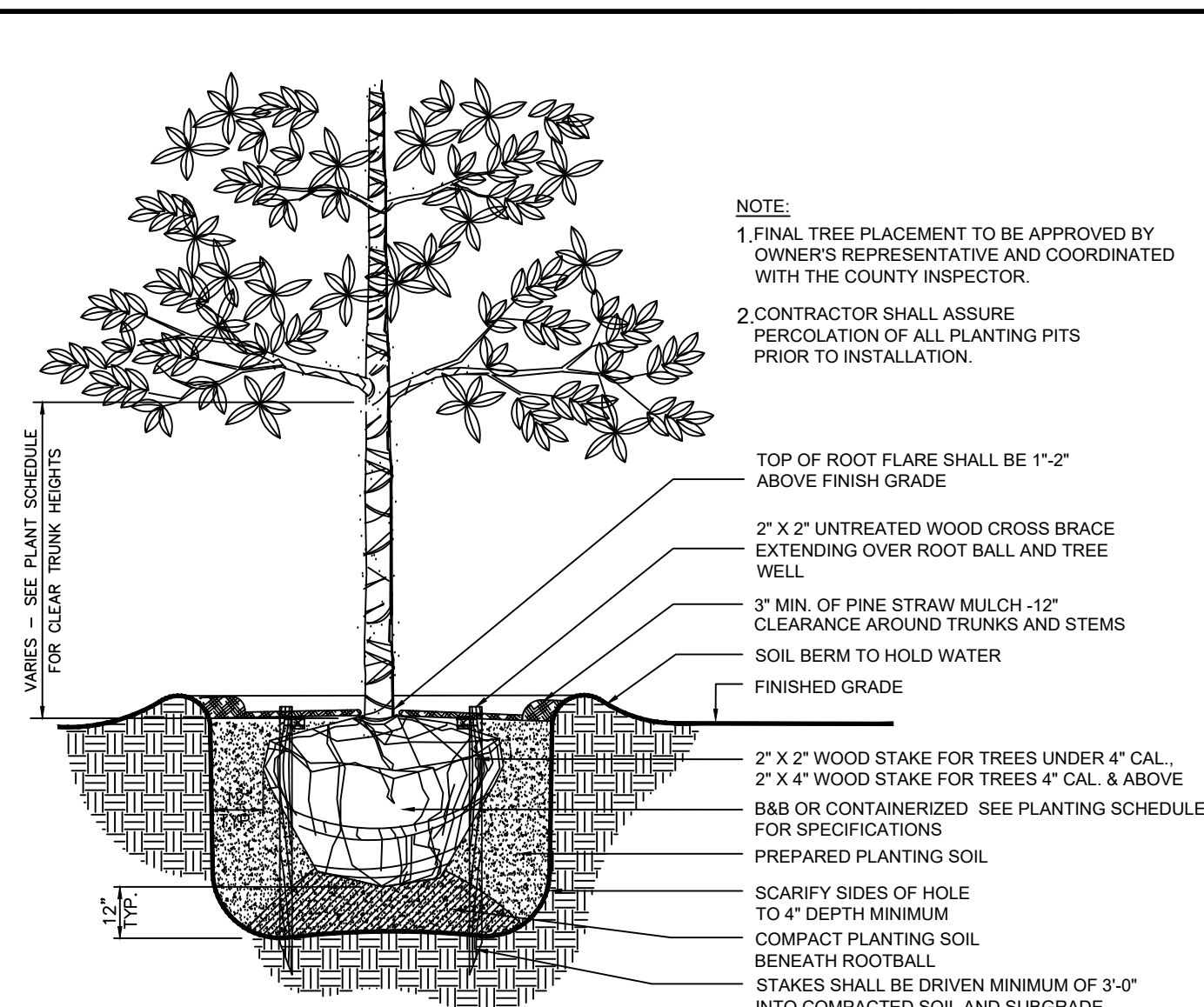
CITY OF TALLAHASSEE, FLORIDA

SHEET NUMBER LS03

REVISIONS

DATE

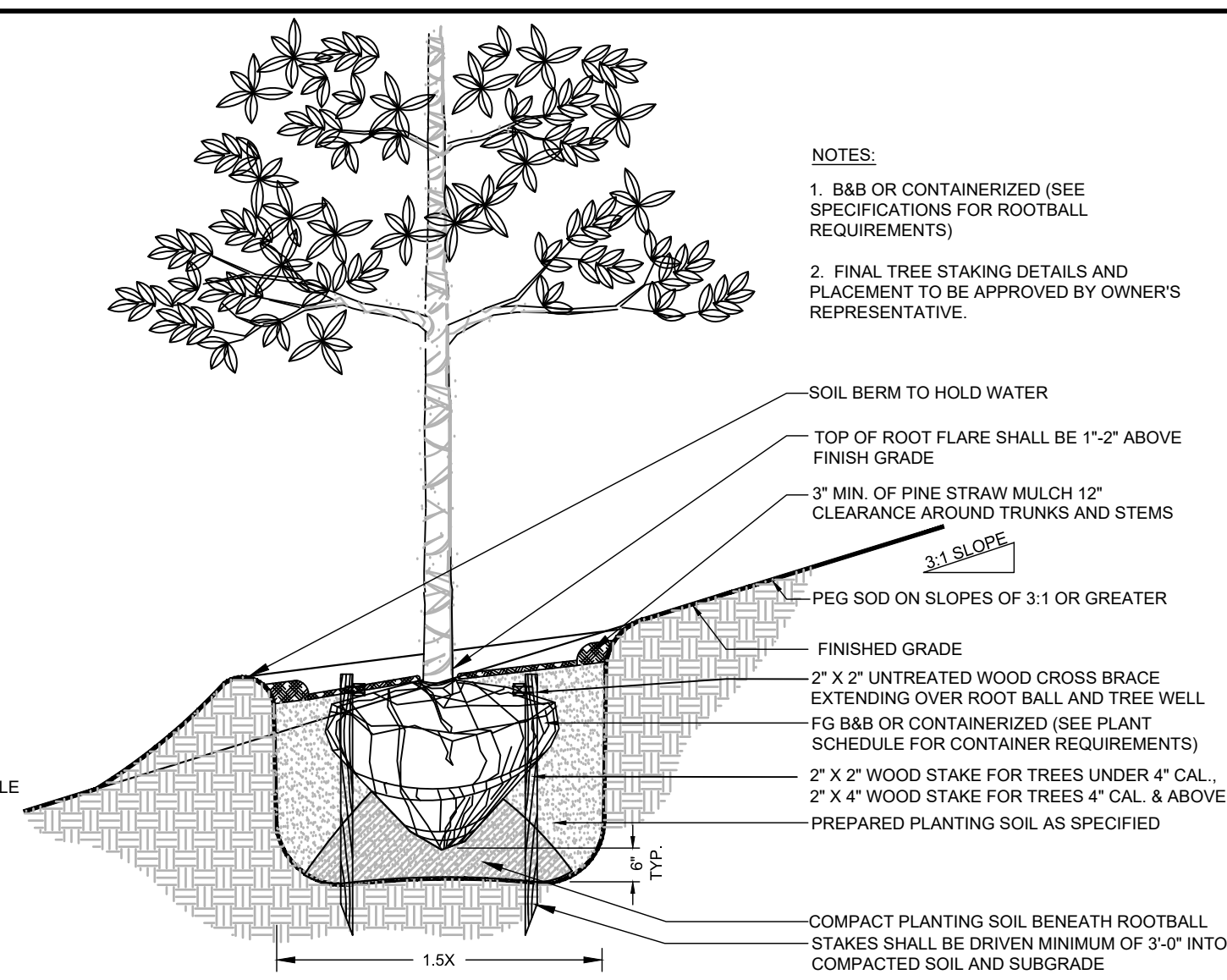
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1 CANOPY TREE PLANTING

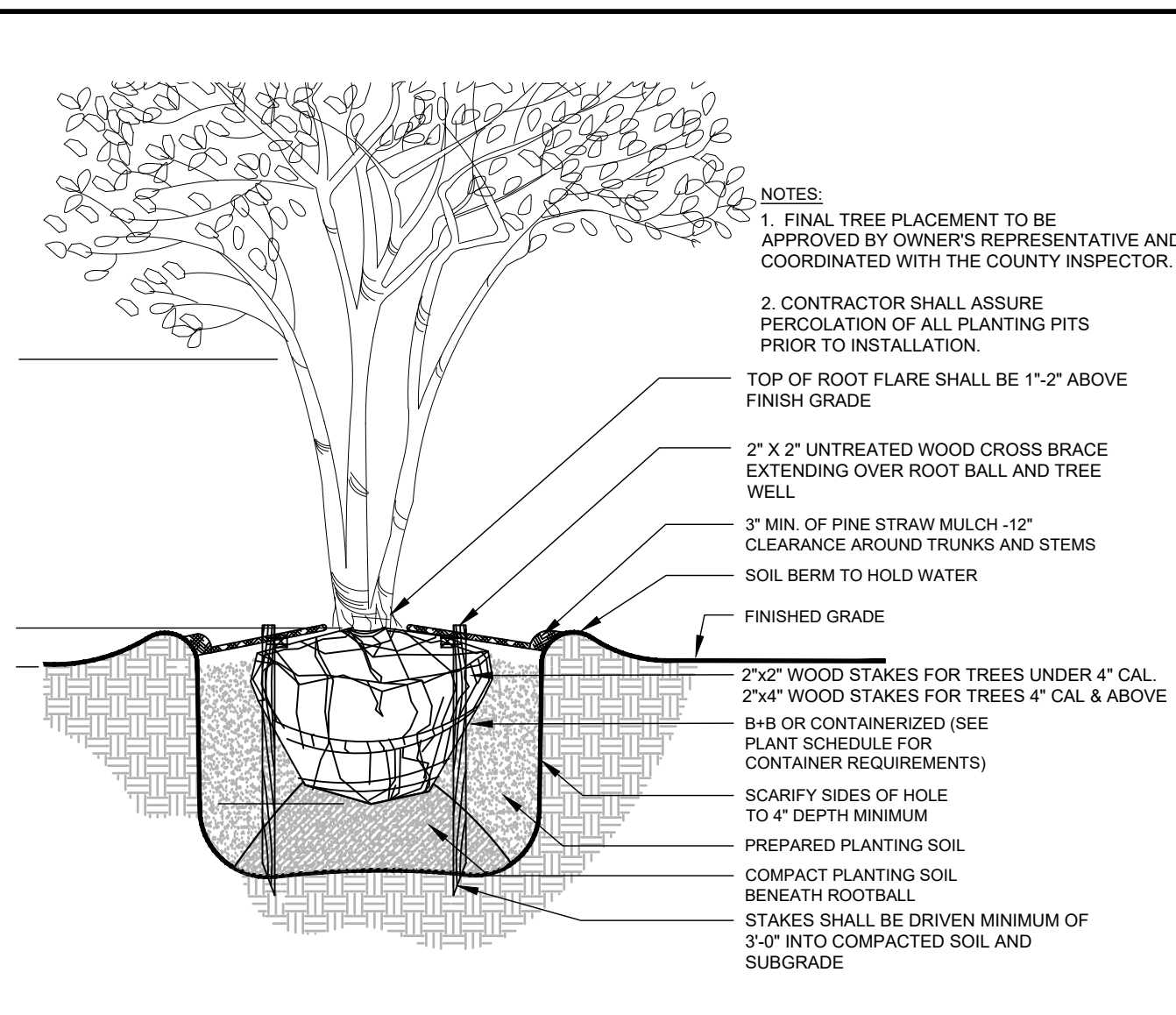
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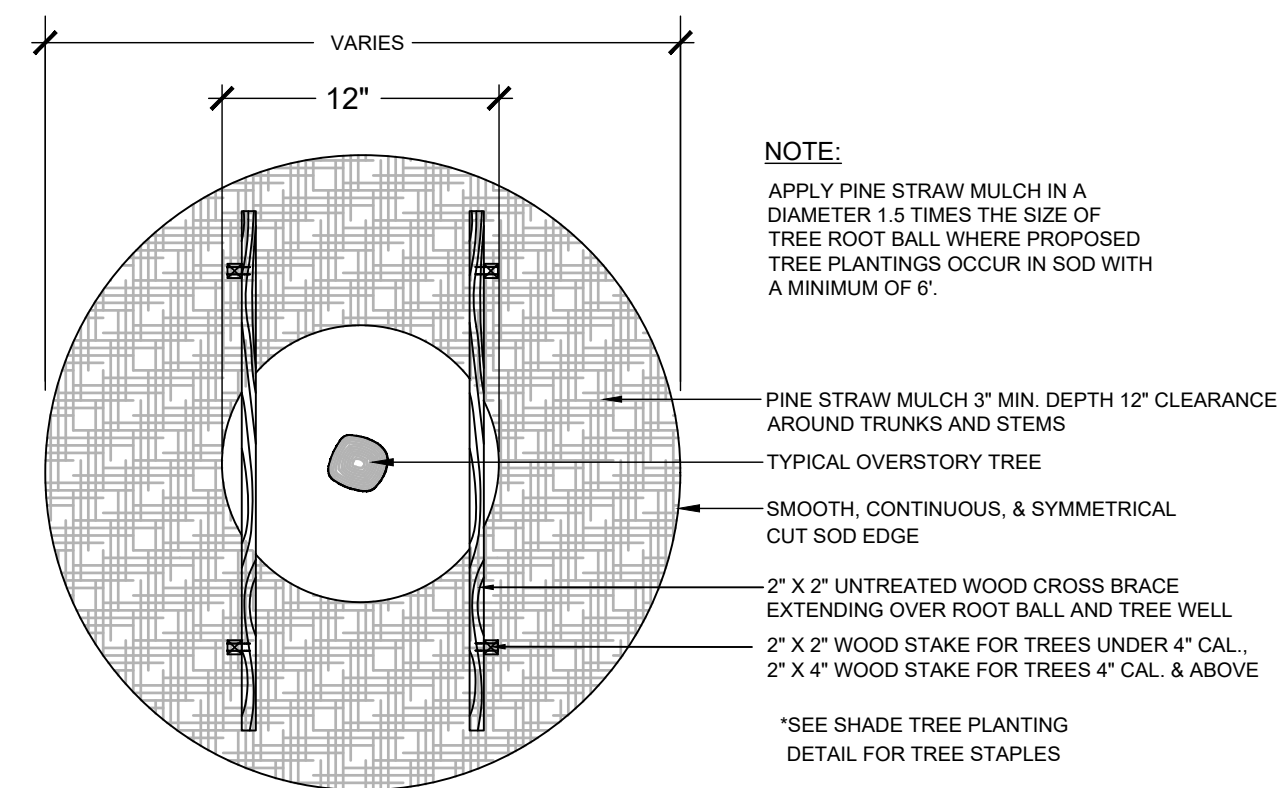
2 CANOPY TREE PLANTING ON SLOPE

NTS



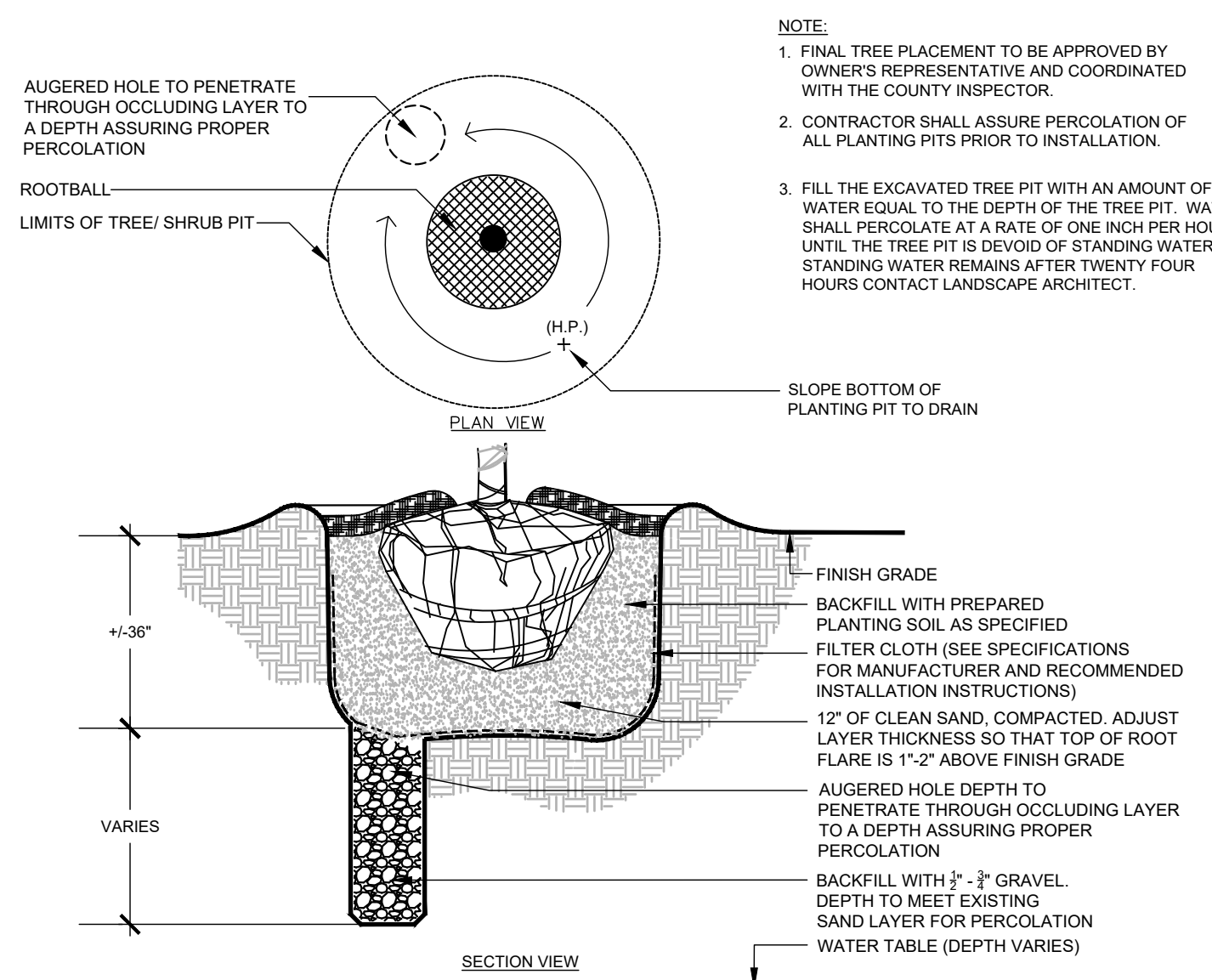
2 MULTI-TRUNK TREE PLANTING

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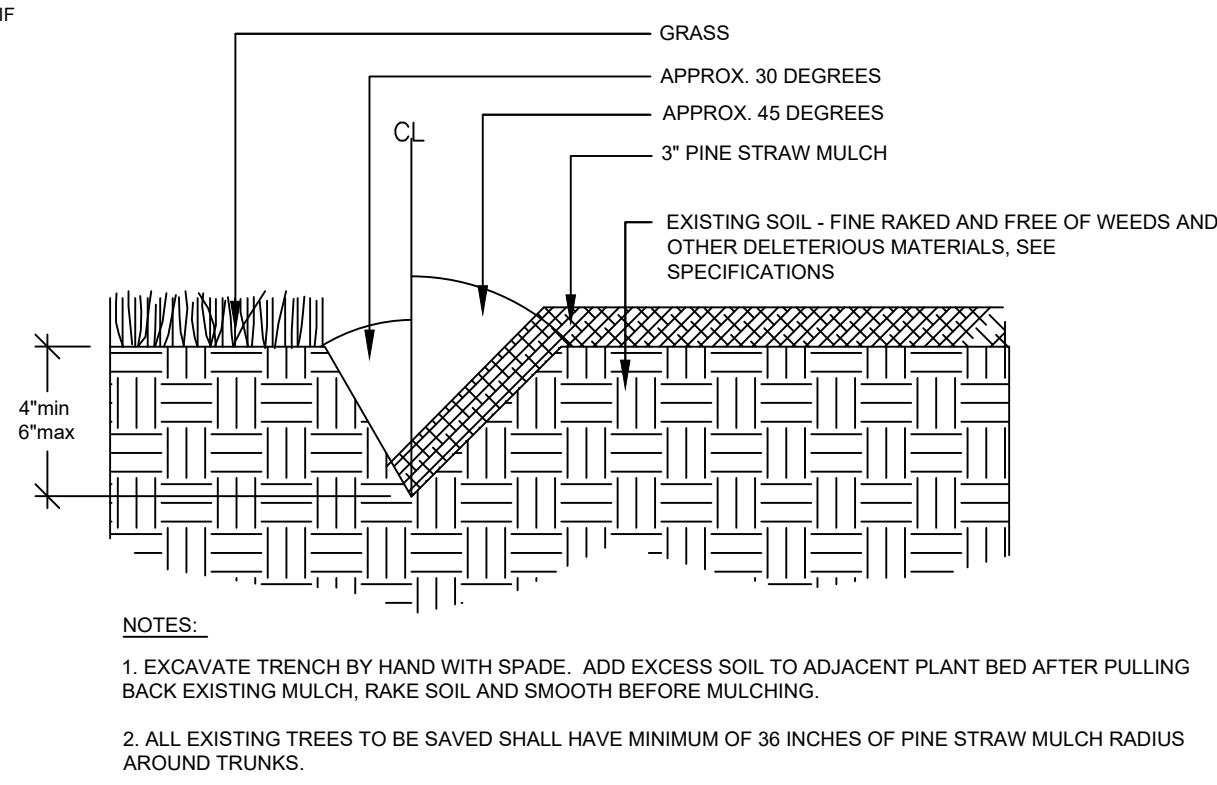
4 TREE MULCH RING

NTS



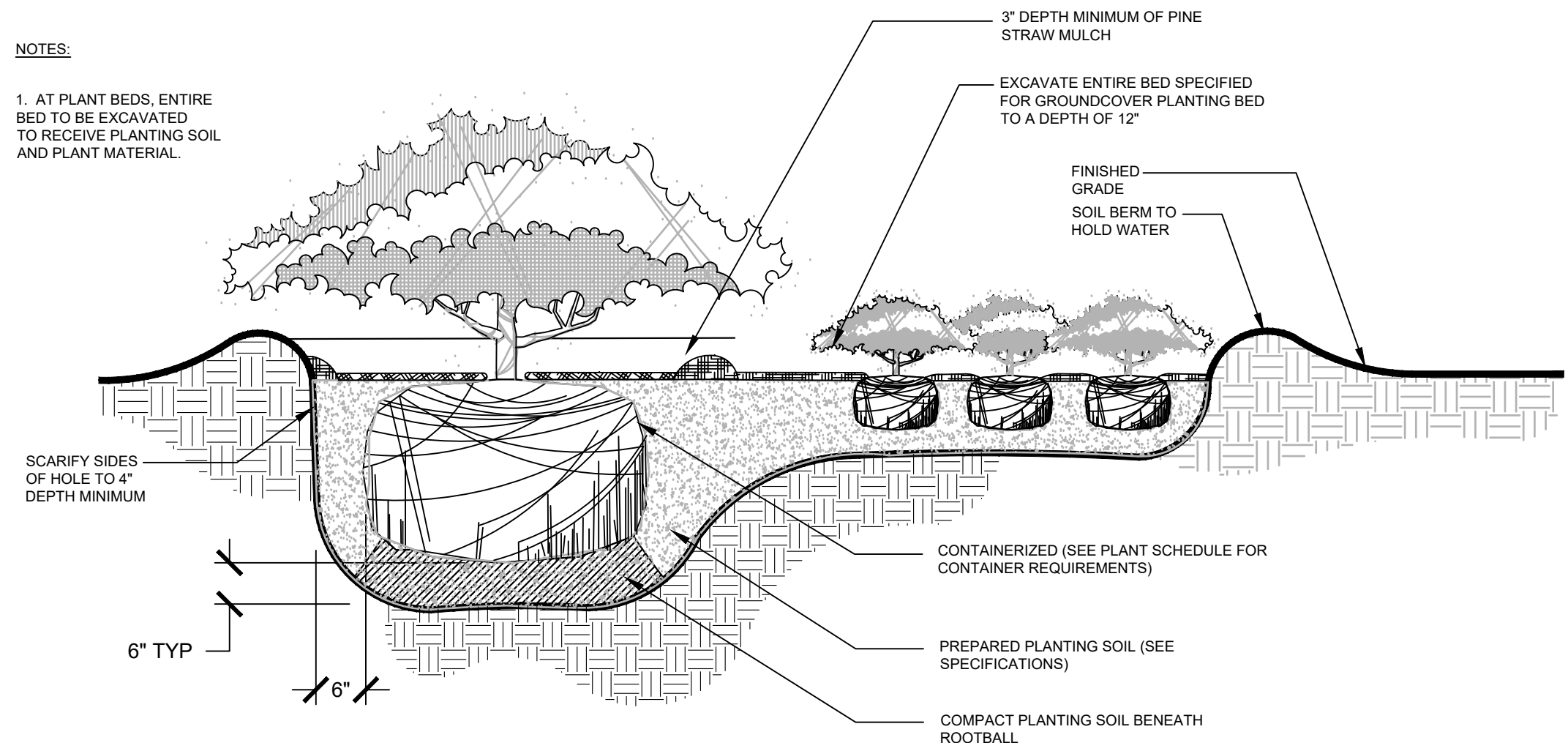
5 PLANTING IN POOR SOILS

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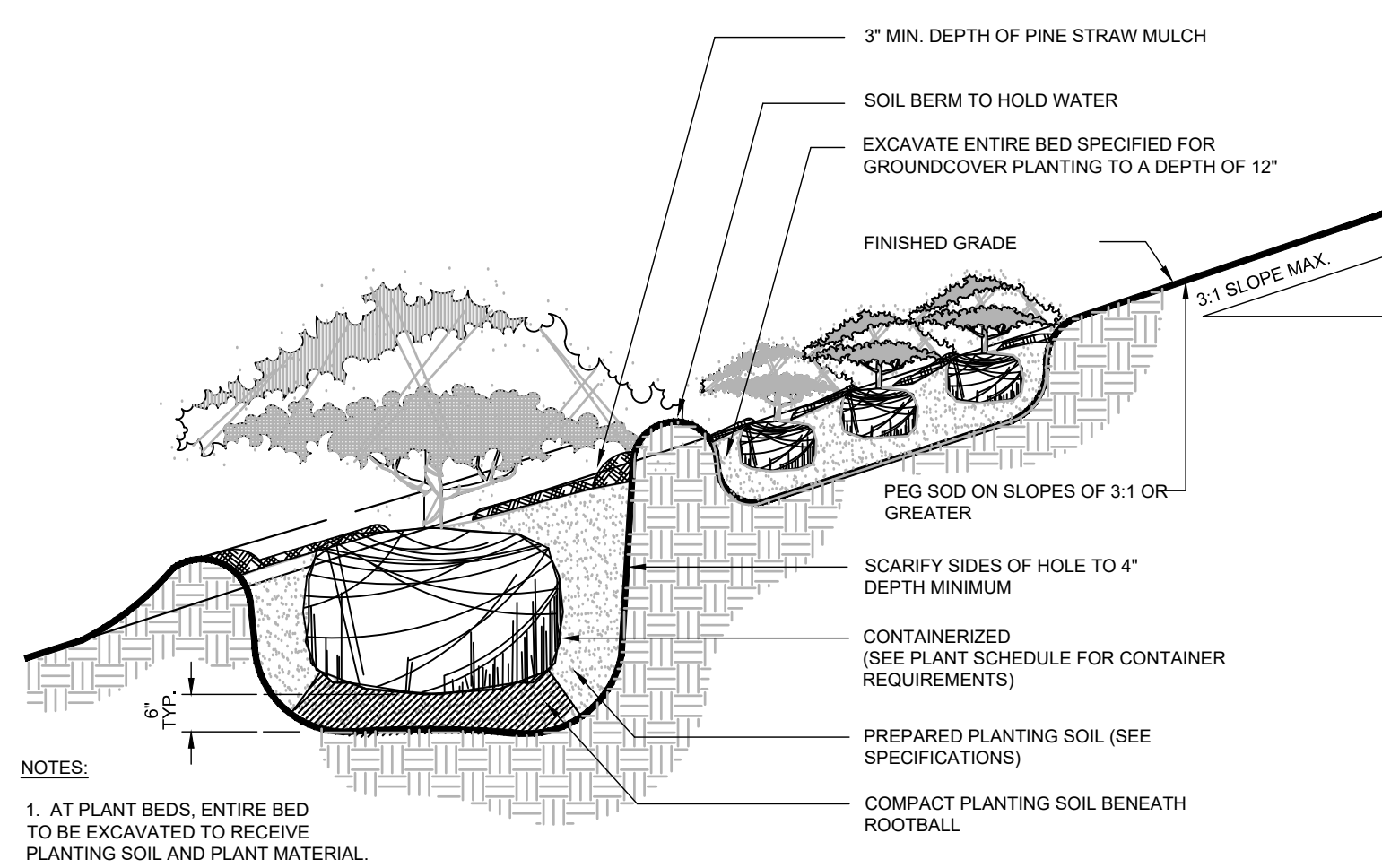
6 PLANTING BED & TREE MULCH RING EDGE

NTS



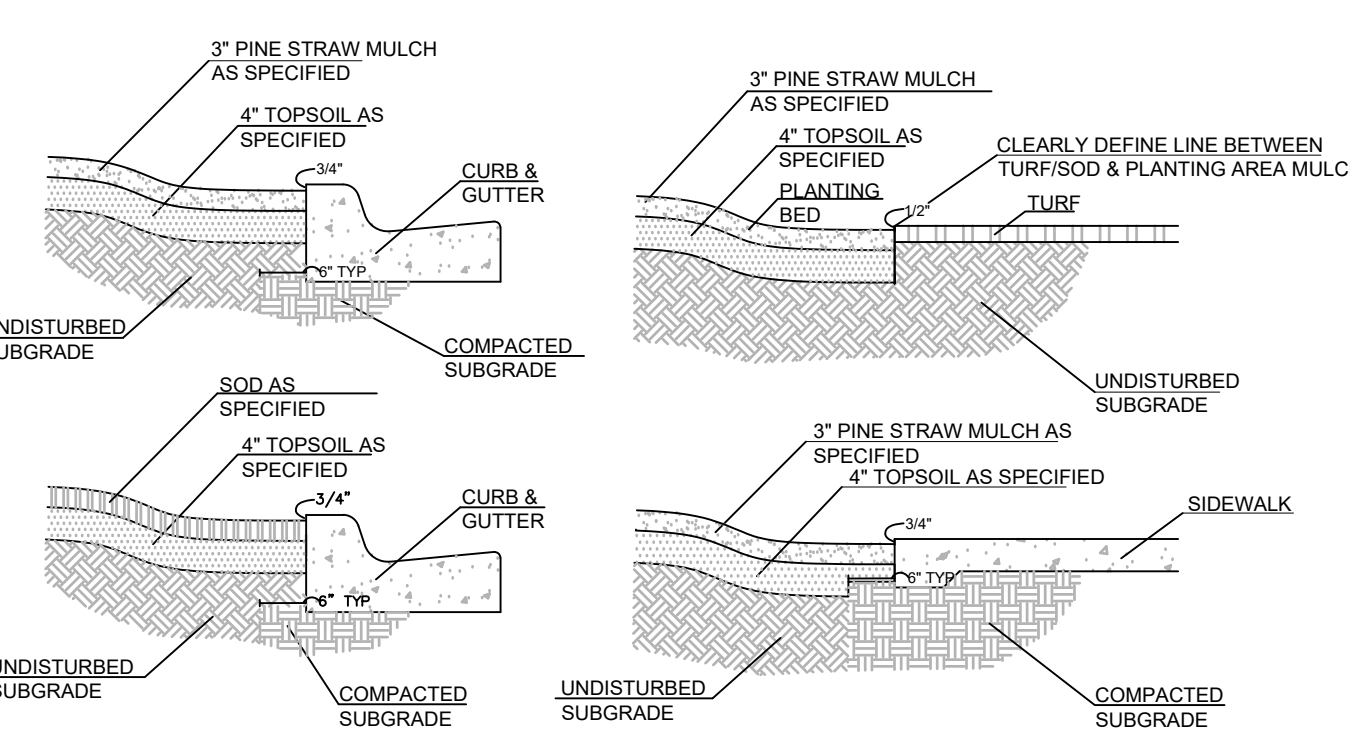
7 SHRUB PLANTING

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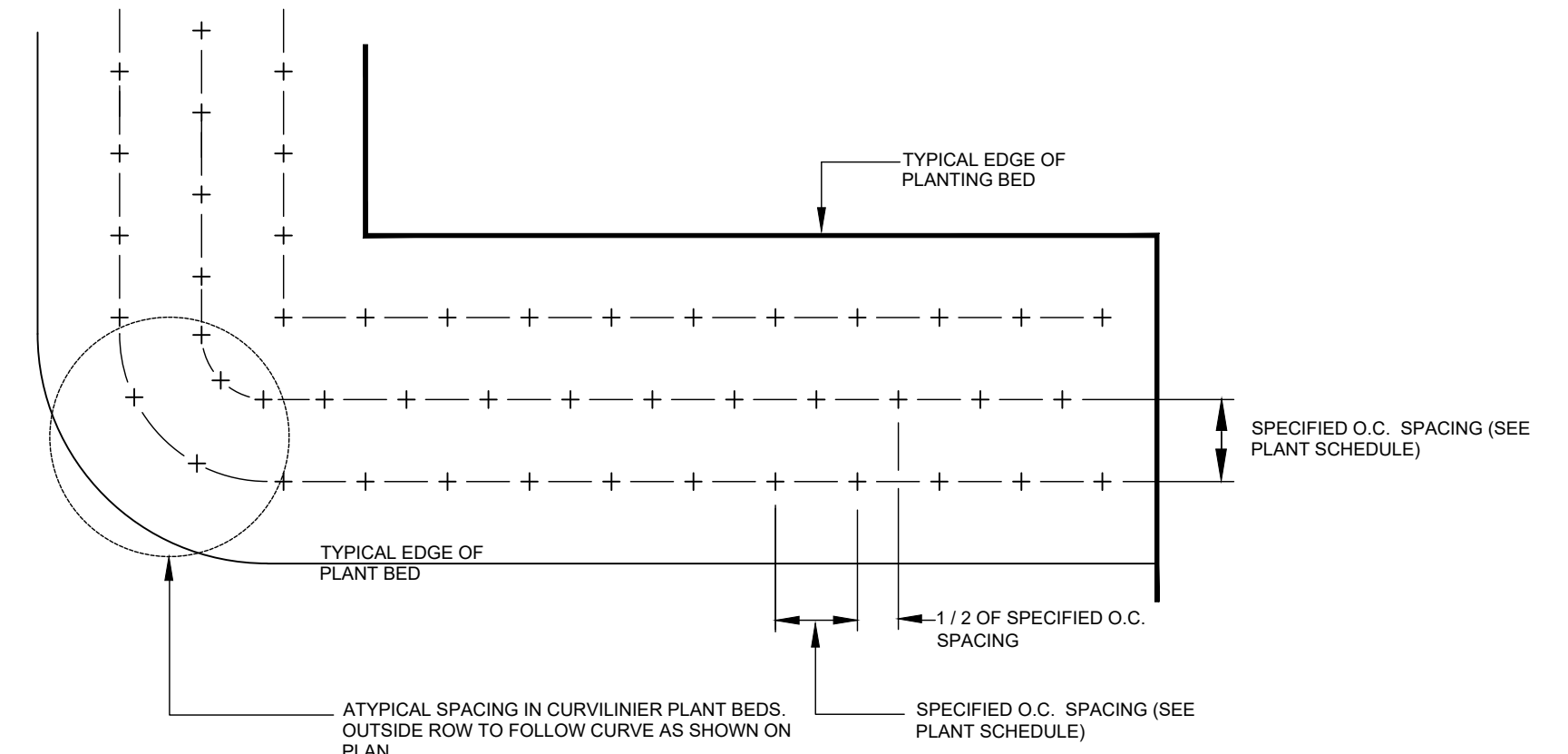
② SHRUB ON SLOPE PLANTING

NTS



② TYPICAL EDGE CONDITIONS

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GROUND COVER SPACING

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