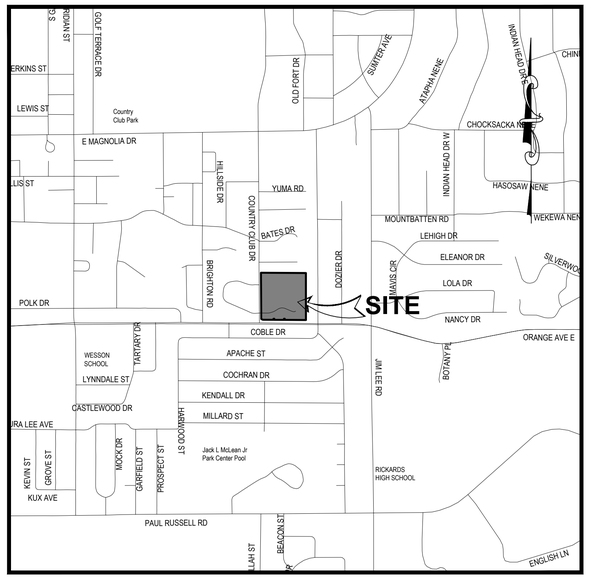
TYPE 'A' SITE PLAN

FOR

MAGNOLIA FAMILY PHASE 3

SHEET LIST TABLE	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS MAP
2.1	TREE TABLES
3.0	GEOMETRY PLAN
3.1	STARMETRO IMPROVEMENTS PLAN
3.2	CIRCULATION PLAN
4.0	GRADING PLAN
4.1	GRADING DETAILS
4.2	GRADING DETAILS
4.3	SWMF DETAILS
5.0	UTILITY PLAN
6.0	LANDSCAPE PLAN



LOCATION MAP

SCALE: 1" = 1000'

PROJECT DATA	
TAX I.D. NO.	31-07-20-045-000-0, 31-07-20-981-000-0, 31-07-20-044-000-0
PROJECT NAME:	MAGNOLIA FAMILY PHASE 3
CLIENT NAME:	COUNTRY CLUB MAGNOLIA
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	TRAVIS O. 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, CURRENT EDITION

F.D.O.T. STANDARDS PLANS FOR ROAD CONSTRUCTION, CURRENT EDITION

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

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-COV

DATE 07.16.2026

CONTRACT # T3131.0006

DRAWN BY CES

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

SEAL

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

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET 1.0

UTILITY PROVIDERS

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

TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060

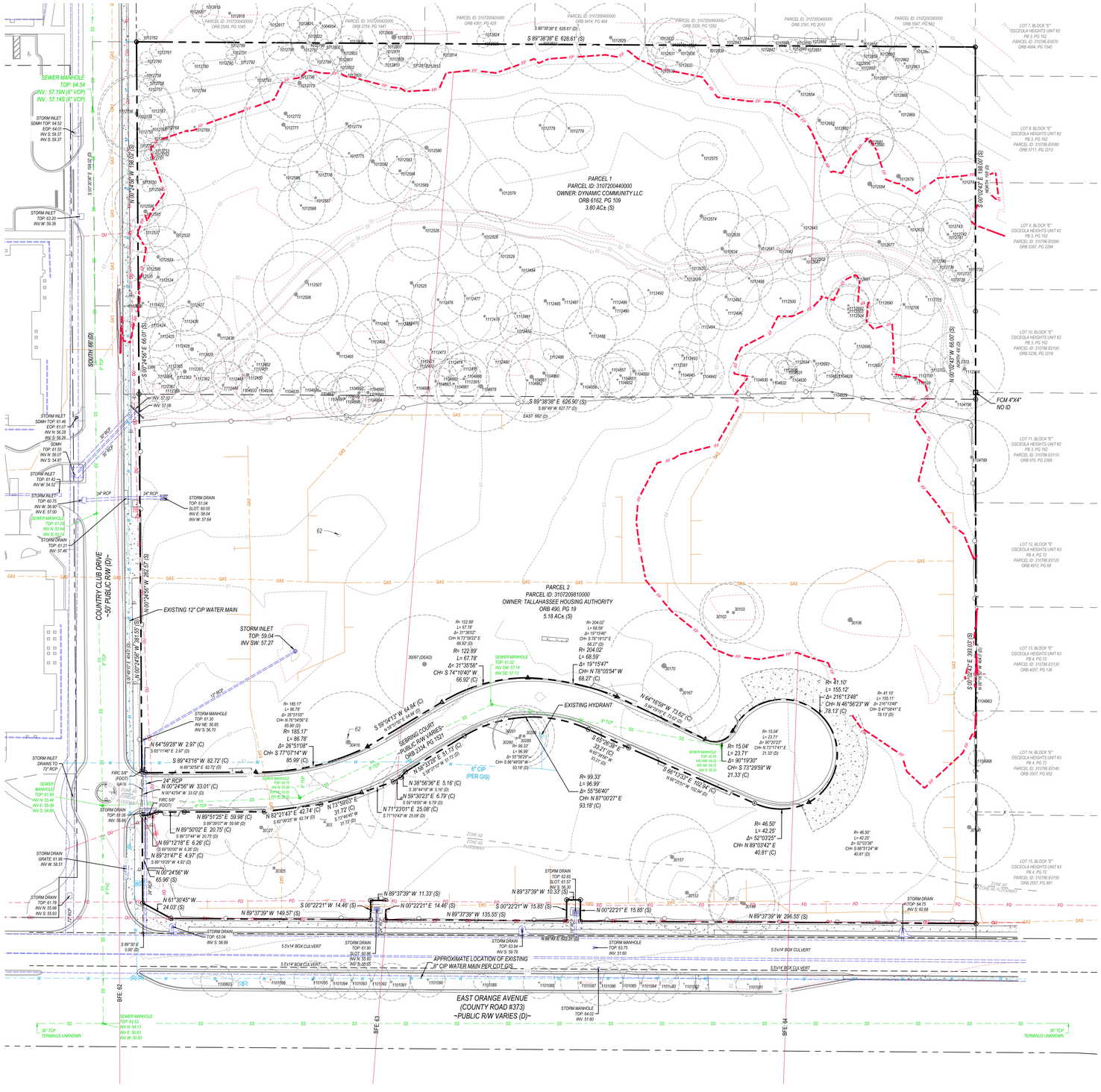
TELECOMMUNICATIONS
CENTURY LINK
PHONE: (850) 599-1444

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

POWER
CITY OF TALLAHASSEE POWER - DISTRIBUTION
PHONE: (850) 891-5019

TRAFFIC OPERATIONS
CITY OF TALLAHASSEE OPERATIONS
PHONE: (850) 891-2080

811 Know what's below. Call before you dig. Dial 811. Or Call 800-828-7411



GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

NORTH

LINE LEGEND:

- FEMA FLOOD ZONE "AE"
- MINOR CONTOUR
- MAJOR CONTOUR
- RIGHT-OF-WAY
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- HANDRAIL
- SOIL TYPE BOUNDARY
- EXTERIOR BOUNDARY
- INTERIOR BOUNDARY
- ADJACENT BOUNDARY
- EASEMENT BOUNDARY
- SEWER MAIN
- STORM MAIN
- OVERHEAD UTILITIES

HATCH LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- BUILDING
- WOOD DECK
- GRAVEL / RIP-RAP
- BRICK PAVERS
- ASPHALT (POOLE)
- 150' NFI EXTENSION

SYMBOL LEGEND:

- FOUND IRON ROD LB#7245
- FOUND IRON PIPE (AS LABELED)
- FOUND CONCRETE MONUMENT (AS LABELED)
- FOUND NAIL AND CAP LB#7245
- FOUND NAIL AND CAP (AS LABELED)
- SET 4"x4" CONCRETE MONUMENT LB#7245
- SET 1/2" IRON ROD AND 2" ALUMINUM CAP LB#7245 PRM
- SET 1/2" IRON ROD AND CAP LB#7245
- SET NAIL AND 1" CAP LB#7245
- UTILITY POLE
- GUY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- SIAMESE CONNECTION
- POST INDICATOR VALVE
- WATER WELL
- WATER SPIGOT
- WATER SERVICE
- SPRINKLER HEAD
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- SANITARY SEWER MANHOLE
- GREASE TRAP MANHOLE
- SEWER VALVE
- AIR RELEASE VALVE
- SEWER SERVICE
- SEWER CLEANOUT
- MANHOLE (TYPE UNKNOWN)
- CATCH BASIN
- STORM MANHOLE
- YARD DRAIN
- STORMWATER CLEAN OUT
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- FIBER OPTIC SIGN
- TELEPHONE MANHOLE
- CABLE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- PEDESTRIAN SIGNAL POLE
- GAS METER
- GAS VALVE
- GAS DROP
- GAS VENT
- BOLLARD
- AIR CONDITIONER UNIT
- PARKING METER
- SINGLE SUPPORT SIGN
- PARKING COUNT
- MAIL BOX

TREE ABBREVIATIONS:

ABBREVIATION	COMMON NAME
AMB	AMERICAN BEECH
BAY	SWEETBAY
BDP	BRADFORD PEAR
BGM	BLACK GUM
BKW	BLACK WALNUT
BWW	BLACK WILLOW
CAB	CHINA BERRY
CALP	CALLERY PEAR
CAM	CAMPHOR
CED	EASTERN RED CEDAR
CET	CHINESE TALLOW
CEM	CRAPE MYRTLE
CHB	CHINABERRY
CNE	CHINESE ELM
CPALM	CABBAGE PALM
CRY	BLACK CHERRY
CSP	CHICKASAW PLUM
CYP	CYPRESS
DDO	DURAND OAK
DOG	DOGWOOD
ENC	EASTERN COTTONWOOD
FSH	FOSTER'S HOLLY
GNH	GREEN ASH
HBY	HACKBERRY
HKY	HICKORY
HOL	AMERICAN HOLLY
HTE	HAWTHORNE
IWD	IRONWOOD
LEO	LIVE OAK
LFP	LONG LEAF PINE
LLO	LAUREL OAK
LYP	LOBLOLLY PINE
MAG	SOUTHERN MAGNOLIA
MMA	MIMOSA
MUL	WHITE MULBERRY
PEC	PECAN
PINE	PINE
POP	YELLOW POPLAR
PPALM	PINDO PALM
PSN	PERSIMMON
PTO	POST OAK
RBD	REDBUD
RDM	RED MAPLE
RDO	RED OAK
RRB	RIVER BIRCH
SAS	SASSAFRAS
SDO	SHUMARD OAK
SDP	SAND PINE
SEB	SPARKLE BERRY
SEP	SPRUCE PINE
SGM	SWEETGUM
SHP	SLASH PINE
SLP	SHORT LEAF PINE
SOP	SAGO PALM
SYC	SYCAMORE
TWT	TALLOWTREE
TGO	TUNG OIL
TYO	TURKEY OAK
WEH	WHITE ASH
WEO	WHITE OAK
WGE	WINGED ELM
WGW	WEEPING WILLOW
WRO	WATER OAK
TREE	UNKNOWN

STANDARD ABBREVIATIONS:

(C)	CALCULATED INFORMATION
(D)	DEED INFORMATION
(P)	PLAT INFORMATION
(S)	SURVEY INFORMATION
AC	AIR CONDITIONER
AC	ACRES
CL	CENTERLINE
CATV	CABLE TELEVISION
CDD	COMMUNITY DEVELOPMENT DISTRICT
CH	CHORD BEARING AND DISTANCE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COT	CITY OF TALLAHASSEE
DB/PG	DEED BOOK AND PAGE
DIP	DUCTILE IRON PIPE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EXC	EXCEPTION
FCM	FOUND 4"X4" CONCRETE MONUMENT (AS LABELED)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE (AS LABELED)
FIR	FOUND IRON ROD (AS LABELED)
FIRC	FOUND IRON ROD AND CAP (AS LABELED)
FL	FLOW LINE
FO	FIBER OPTIC
FNC	FOUND NAIL AND CAP (AS LABELED)
FND	FOUND
FPIP	FOUND PINCHED IRON PIPE (AS LABELED)
FPRN	FLORIDA PERMANENT REFERENCE NETWORK
FTCM	FOUND TERRA COTTA MONUMENT (AS LABELED)
GIS	GEOGRAPHIC INFORMATION SYSTEM
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM
GPS	GLOBAL POSITIONING SYSTEM
HOA	HOME OWNERS ASSOCIATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV	INVERT
L=	ARC LENGTH
LB#	LICENSED BUSINESS NUMBER
LS#	LICENSED SURVEYOR NUMBER
MES	MITERED END SECTION
MH	MANHOLE
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
OE	OVERHEAD ELECTRIC
ORB/PG	OFFICIAL RECORDS BOOK AND PAGE
OT	OVERHEAD TELEPHONE
OTV	OVERHEAD TELEVISION
OU	OVERHEAD UTILITY
PB/PG	PLAT BOOK AND PAGE
PCP	PERMANENT CONTROL POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
R=	RADIUS
RCP	REINFORCED CONCRETE PIPE
RGE	RANGE
RTK	REAL-TIME KINEMATIC
R/W	RIGHT-OF-WAY
S	SOUTH
SCM	SET 4"x4" CONCRETE MONUMENT LB#7245
SEC	SECTION
SF	SQUARE FEET
SIRC	SET 1/2" IRON ROD AND CAP LB#7245
SNC	SET NAIL AND 1" CAP LB#7245
SWMF	STORMWATER MANAGEMENT FACILITY
T=	TANGENT DISTANCE
TCP	TERRA COTTA PIPE
TIITF	THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
TOW	TOP OF WALL
TV	TELEVISION
TWP	TOWNSHIP
TYP	TYPICAL
TBM	TEMPORARY BENCHMARK
VCP	VITRIFIED CLAY PIPE
W	WEST

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON. IMPROVEMENTS SHOWN HEREON IN GRAY PER RECORD AS-BUILT DRAWINGS PROVIDED BY POOLE ENGINEERING & SURVEYING, INC. ARE FOR INFORMATIONAL PURPOSES ONLY.
2. HORIZONTAL DATA BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010), VIA GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
4. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
5. NO CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO COUNTRY CLUB DRIVE AND SEBRING COURT, PUBLICLY DEDICATED AND MAINTAINED RIGHTS-OF-WAY.
7. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
8. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0292 F, REVISED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONES "AE" AND "AE FLOODWAY". FEMA FLOOD ZONES SHOWN HEREON VIA THE FEMA NATIONAL FLOOD HAZARD LAYER VIEWER GIS AND SHOULD ONLY BE CONSIDERED AN APPROXIMATION.
9. THE SURVEYED LAND AREA OF THE SUBJECT PROPERTY IS 8.98 ACRES, MORE OR LESS.
10. SUBJECT PROPERTY ADDRESS: PARCEL ID #3107209810000 - 910 SEBRING COURT, TALLAHASSEE, FL 32301
    PARCEL ID #3107200450000 - NO ADDRESS ASSIGNED
    PARCEL ID #3107200440000 - NO ADDRESS ASSIGNED
11. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.
12. EXISTING GAS EASEMENT (O.R. BK 4613 PG 1608) INCLUDES THE ENTIRETY OF PARCEL ID #31-07-20-981-000-0

Moore Bass Consulting, Inc.

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- Landscape Architecture
- Environmental Permitting

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Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-EXC

DATE 07.16.2026

CONTRACT # T3131.0006

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935 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

EXISTING CONDITIONS MAP

SHEET **2.0**

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SURVEYED TREES

Survey #	Tree ID	Max. DBH
30097	LEO	37
30102	SHP	21
30103	SHP	23
30106	WRO	39
30130	WRO	34
30149	SGM	26
30150	WRO	25
30153	SHP	31
30157	SHP	32
30167	SHP	29
30170	LEO	42
30288	WRO	23
30289	WRO	20
30290	SHP	18
30291	SHP	21
30303	SHP	25
30318	LEO	19
30325	SHP	23
30327	SHP	29
30416	SHP	38
1002038	WRO	28
1004954	PEC	16
1012484	SGM	17
1012498	SGM	18
1012502	HKY	14
1012526	SGM	25
1012528	SGM	17
1012529	SGM	14
1012532	MAG	21
1012533	MAG	23
1012535	CRY	6
1012536	BAY	5
1012537	MAG	11
1012574	SGM	28
1012575	SGM	18
1012579	SGM	24
1012580	SGM	33
1012582	SGM	32
1012583	SGM	13
1012584	SGM	24
1012585	LLO	21
1012587	WRO	20
1012588	SGM	18
1012589	MAG	12
1012594	BAY	4
1012595	SGM	31
1012596	SGM	18
1012619	SGM	16
1012620	SGM	12
1012634	SGM	28
1012635	SGM	31
1012641	SGM	23
1012642	SGM	1
1012643	SGM	1
1012647	HKY	17
1012677	SGM	29
1012678	MAG	15
1012679	SHP	36
1012680	CAM	18
1012681	SHP	20
1012682	CAM	13
1012683	SHP	28
1012684	SHP	38
1012735	HKY	12
1012737	HKY	12
1012738	MAG	5
1012739	HKY	5
1012740	HKY	8
1012741	HKY	20
1012742	HKY	9
1012743	SGM	18
1012744	SGM	17
1012750	BAY	4
1012751	TREE	4
1012752	CAM	7
1012753	BAY	4
1012754	HOL	4
1012755	WRO	25
1012756	WRO	29
1012757	HOL	6
1012758	HOL	4
1012759	MUL	8
1012760	CAM	5
1012761	CAM	5
1012762	MUL	4
1012765	CAM	9
1012766	BAY	5
1012767	CAM	9
1012768	HOL	4
1012769	MAG	16
1012771	SGM	32
1012772	SGM	30
1012773	WRO	30
1012774	SGM	25
1012775	SGM	17
1012776	SGM	22
1012778	SGM	20
1012779	SGM	19
1012780	HOL	8
1012784	CAM	8
1012789	CAM	4
1012790	HBY	4
1012791	HBY	4
1012792	TREE	4
1012793	CAM	8
1012795	HOL	10
1012796	BAY	4
1012797	SGM	30
1012798	CAM	14
1012799	BAY	5
1012800	CRY	4
1012801	CRY	6
1012802	WRO	5
1012803	SGM	27
1012805	WRO	4
1012806	BAY	10
1012807	HKY	21
1012808	LEO	40
1012809	BAY	8
1012810	BAY	4
1012811	BAY	4
1012812	HOL	4
1012813	HOL	4
1012814	HOL	5
1012817	HOL	6
1012818	WRO	21
1012819	WRO	10
1012820	WRO	6
1012821	WRO	8
1012822	HOL	8
1012823	HOL	8
1012824	HOL	5
1012825	HOL	5
1012827	WRO	29
1012829	SGM	26
1012831	HOL	6
1012832	HOL	5
1012833	HOL	5
1012834	LLO	18
1012835	SGM	17
1012836	SGM	24
1012837	BAY	8
1012839	HOL	8
1012843	CAM	6
1012844	CAM	14
1012847	HOL	4
1012848	HOL	4
1012849	HOL	5
1012850	HOL	5
1012851	HOL	5
1012852	CAM	5
1012853	HOL	4
1012854	CAM	18
1012855	CAM	14
1012856	HOL	6
1012857	SGM	20
1012858	SGM	22
1012859	HOL	6
1012860	CAM	8
1012862	SGM	16
1012863	SGM	15
1012864	SGM	16
1012868	SGM	12
1012869	SGM	15
1100603	LEO	12
1101081	LEO	9
1101082	MAG	8
1101083	CEM	14
1101084	CEM	14
1101085	CEM	14
1101086	CEM	17
1101087	CEM	15
1101088	MAG	12
1101089	LEO	6
1101090	MAG	13
1101091	CEM	14
1101092	CEM	14
1101093	CEM	14
1101094	CEM	14
1101095	CEM	14
1101096	MAG	8
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1104827	CRY	8
1104828	WRO	4
1104829	HKY	16
1104830	HKY	19
1104831	BAY	7
1104832	WRO	20
1104833	LLO	18
1104842	WRO	17
1104843	WRO	19
1104850	SGM	24
1104851	TREE	19
1104852	WRO	14
1104857	WRO	15
1104858	WRO	21
1104860	WRO	26
1104861	SGM	34
1104862	WRO	16
1104878	WRO	34
1104880	WRO	12
1104881	WRO	19
1104882	HKY	6
1104883	WRO	17
1104886	TREE	10
1104890	WRO	24
1104891	WRO	8
1104892	WRO	20
1104894	TREE	6
1104895	TREE	18
1104896	TREE	16
1104897	TREE	18
1104933	WRO	10
1104934	WRO	12
1104935	TREE	13
1104936	TREE	9
1104937	WRO	15
1104963	MUL	17
1104968	WRO	6
1112361	SGM	31
1112362	WRO	13
1112363	TREE	4
1112364	TREE	4
1112365	HOL	6
1112366	HOL	10
1112367	TREE	14
1112368	HOL	9
1112381	BAY	16
1112391	SGM	19
1112422	HOL	12
1112423	SGM	18
1112424	TREE	4
1112425	HOL	13
1112426	WRO	10
1112427	SGM	25
1112428	SGM	32
1112429	CAM	7
1112430	SGM	29
1112448	SGM	18
1112449	WRO	11
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1112451	WRO	10
1112452	CAM	7
1112465	SGM	29
1112467	SGM	22
1112468	MAG	14
1112469	CRY	19
1112470	WRO	12
1112471	WRO	8
1112472	WRO	5
1112473	SGM	13
1112474	HKY	13
1112475	MAG	10
1112476	SGM	20
1112477	CRY	15
1112478	SGM	18
1112480	CAM	6
1112481	MAG	14
1112482	SGM	12
1112485	SHP	26
1112486	WRO	4
1112487	HKY	22
1112488	MAG	20
1112489	MAG	13
1112490	SGM	24
1112492	WRO	16
1112493	SGM	15
1112494	SGM	15
1112496	HKY	12
1112497	WRO	25
1112500	CRY	15
1112503	SGM	17
1112504	SGM	14
1112506	SGM	32
1112507	SGM	32
1112525	SGM	27
1112534	MAG	23
1112690	CRY	18
1112691	HKY	26
1112692	HKY	16
1112693	SGM	20
1112694	CRY	6
1112695	HKY	5
1112696	HKY	12
1112697	SGM	12
1112698	MAG	13
1112699	HKY	15
1112700	WRO	26
1112702	HKY	4
1112705	CAM	14
1112706	HKY	23

PRESERVED TREES

Survey #	Tree ID	Max. DBH	Category	Credits
1004954	PEC	16	CAT C	10
1012762	MUL	4	CAT A	2
1012789	CAM	4	UNPROT	0
1012800	CRY	4	CAT A	2
1012806	BAY	10	CAT C	8
1012811	BAY	4	CAT C	6
1012814	HOL	5	CAT D	8
1012817	HOL	6	CAT D	8
1012818	WRO	21	CAT A	6
1012819	WRO	10	CAT A	3
1012820	WRO	6	CAT A	2
1012821	WRO	8	CAT A	3
1012822	HOL	8	CAT D	16
1012823	HOL	8	CAT D	16
1012824	HOL	5	CAT D	8
1012825	HOL	5	CAT D	8
1012831	HOL	6	CAT D	8
1012832	HOL	5	CAT D	8
1012837	BAY	8	CAT C	8
1012839	HOL	8	CAT D	16
1012843	CAM	6	UNPROT	0
1012844	CAM	14	UNPROT	0
1012847	HOL	4	CAT D	8
1012848	HOL	4	CAT D	8
1012849	HOL	5	CAT D	8
1012850	HOL	5	CAT D	8
1012851	HOL	5	CAT D	8
1012852	CAM	5	UNPROT	0
1012853	HOL	4	CAT D	8
1012859	HOL	6	CAT D	8
1012860	CAM	8	UNPROT	0
1100603	LEO	12	CAT C	8
1101081	LEO	9	CAT C	8
1101082	MAG	8	CAT C	8
1101083	CEM	14	CAT A	5
1101084	CEM	14	CAT A	5
1101085	CEM	14	CAT A	5
1101086	CEM	17	CAT A	5
1101087	CEM	15	CAT A	5
1101088	MAG	12	CAT C	8
1101089	LEO	6	CAT C	6
1101090	MAG	13	CAT C	10
1101091	CEM	14	CAT A	5
1101092	CEM	14	CAT A	5
1101093	CEM	14	CAT A	5
1101094	CEM	14	CAT A	5
1101095	CEM	14	CAT A	5
1101096	MAG	8	CAT C	8
1104968	WRO	6	CAT A	2
PRESERVED TREE CREDITS				310

REMOVED TREES

Survey #	Tree ID	Max. DBH	Hardwood or Long Leaf Pine	Category	Debits
30097	LEO	37	Y	CAT C	0
30102	SHP	21	N	CAT A	8
30103	SHP	23	N	CAT A	8
30106	WRO	39	Y	CAT A	20
30149	SGM	26	Y	CAT A	10
30150	WRO	25	Y	CAT A	10
30153	SHP	31	N	CAT A	16
30157	SHP	32	N	CAT A	16
30167	SHP	29	N	CAT A	10
30288	WRO	23	Y	CAT A	8
30289	WRO	20	Y	CAT A	8
30290	SHP	18	N	CAT A	6
30291	SHP	21	N	CAT A	8
30303	SHP	25	N	CAT A	10
30318	LEO	19	Y	CAT C	14
30325	SHP	23	N	CAT A	8
30327	SHP	29	N	CAT A	10
30416	SHP	38	N	CAT A	20
1002038	wro	28	Y	CAT A	10
1012484	SGM	17	Y	CAT A	6
1012498	SGM	18	Y	CAT A	6
1012502	HKY	14	Y	CAT C	12
1012526	SGM	25	Y	CAT A	10
1012528	SGM	17	Y	CAT A	6
1012529	SGM	14	Y	CAT A	6
1012532	MAG	21	Y	CAT C	14
1012533	MAG	23	Y	CAT C	14
1012535	CRY	6	Y	UNPROT	0
1012536	BAY	5	Y	UNPROT	0
1012537	MAG	11	Y	UNPROT	0
1012574	SGM	28	Y	CAT A	10
1012575	SGM	18	Y	CAT A	6
1012579	SGM	24	Y	CAT A	8
1012580	SGM	33	Y	CAT A	16
1012582	SGM	32	Y	CAT A	16
1012583	SGM	13	Y	CAT A	6
1012584	SGM	24	Y	CAT A	8
1012585	LLO	21	Y	CAT A	8
1012587	WRO	20	Y	CAT A	8
1012588	SGM	18	Y	CAT A	6
1012589	MAG	12	Y	CAT C	10
1012594	BAY	4	Y	UNPROT	0
1012595	SGM	31	Y	CAT A	16
1012596	SGM	18	Y	CAT A	6
1012619	SGM	16	Y	CAT A	6
1012620	SGM	12	Y	CAT A	4
1012634	SGM	28	Y	CAT A	10
1012635	SGM	31	Y	CAT A	16
1012641	SGM	23	Y	CAT A	8
1012642	SGM	1	Y	UNPROT	0
1012643	SGM	1	Y	UNPROT	0
1012647	HKY	17	Y	CAT C	12
1012677	SGM	29	Y	CAT A	10
1012678	MAG	15	Y	CAT C	12
1012679	SHP	36	N	CAT A	16
1012680	CAM	18	N	UNPROT	0
1012681	SHP	20	N	CAT A	8
1012682	CAM	13	N	UNPROT	0
1012683	SHP	28	N	CAT A	10
1012684	SHP	38	N	CAT A	20
1012735	HKY	12	Y	CAT C	10
1012737	HKY	12	Y	CAT C	10
1012738	MAG	5	Y	UNPROT	0
1012739	HKY	5	Y	UNPROT	0
1012740	HKY	8	Y	UNPROT	0
1012741	HKY	20	Y	CAT C	14
1012742	HKY	9	Y	UNPROT	0
1012743	SGM	18	Y	CAT A	6
1012744	SGM	17	Y	CAT A	6
1012750	BAY	4	Y	UNPROT	0
1012751	TREE	4	N	UNPROT	0
1012752	CAM	7	N	UNPROT	0
1012753	BAY	4	Y	UNPROT	0
1012754	HOL	4	0	UNPROT	0
1012755	WRO	25	Y	CAT A	10
1012756	WRO	29	Y	CAT A	10
1012757	HOL	6	0	UNPROT	0
1012758	HOL	4	0	UNPROT	0
1012759	MUL	8	N	UNPROT	0
1012760	CAM	5	N	UNPROT	0
1012761	CAM	5	N	UNPROT	0
1012765	CAM	9	N	UNPROT	0
1012766	BAY	5	Y	UNPROT	0
1012767	CAM	9	N	UNPROT	0
1012768	HOL	4	0	UNPROT	0
1012769	MAG	16	Y	CAT C	12
1012771	SGM	32	Y	CAT A	16
1012772	SGM	30	Y	CAT A	10
1012773	WRO	30	Y	CAT A	10
1012774	SGM	25	Y	CAT A	10
1012775	SGM	17	Y	CAT A	6
1012776	SGM	22	Y	CAT A	8
1012778	SGM	20	Y	CAT A	8
1012779	SGM	19	Y	CAT A	8
1012780	HOL	8	0	UNPROT	0
1012784	CAM	8	N	UNPROT	0
1012790	HBY	4	Y	UNPROT	0
1012791	HBY	4	Y	UNPROT	0
1012792	TREE	4	N	UNPROT	0
1012793	CAM	8	N	UNPROT	0
1012796	BAY	4	Y	UNPROT	0
1012799	BAY	5	Y	UNPROT	0
1012801	CRY	6	Y	UNPROT	0
1012802	WRO	5	Y	UNPROT	0
1012805	WRO	4	Y	UNPROT	0
1012810	BAY	4	Y	UNPROT	0
1012812	HOL	4	0	UNPROT	0
1012813	HOL	4	0	UNPROT	0
1012833	HOL	5	0	UNPROT	0
1012835	SGM	17	Y	CAT A	6
1012836	SGM	24	Y	CAT A	8
1012854	CAM	18	N	UNPROT	0
1012855	CAM	14	N	UNPROT	0
1012857	SGM	20	Y	CAT A	8
1012862	SGM	16	Y	CAT A	6
1012863	SGM	15	Y	CAT A	6
1012868	SGM	12	Y	CAT A	4
1012869	SGM	15	Y	CAT A	6
1104796	hky	16	Y	CAT C	12
1104827	cry	8	Y	UNPROT	0
1104828	wro	4	Y	UNPROT	0
1104829	hky	16	Y	CAT C	12
1104830	hky	19	Y	CAT C	14
1104831	bay	7	Y	UNPROT	0
1104832	wro	20	Y	CAT A	8
1104833	llo	18	Y	CAT A	6
1104842	wro	17	Y	CAT A	6
1104843	wro	19	Y	CAT A	8
1104850	sgm	24	Y	CAT A	8
1104851	tree	19	N	CAT A	8
1104852	wro	14	Y	CAT A	6
1104857	wro	15	Y	CAT A	6
1104858	wro	21	Y	CAT A	8
1104860	wro	26	Y	CAT A	10
1104861	sgm	34	Y	CAT A	16
1104862	wro	16	Y	CAT A	6
1104878	wro	34	Y	CAT A	16
1104880	wro	12	Y	CAT A	4
1104881	wro	19	Y	CAT A	8
1104882	hky	6	Y	UNPROT	0
1104883	wro	17	Y	CAT A	6
1104886	tree	10	N	UNPROT	0
1104890	wro	24	Y	CAT A	8
1104891	wro	8	Y	UNPROT	0
1104892	wro	20	Y	CAT A	8
1104894	tree	6	N	UNPROT	0
1104895	tree	18	N	CAT A	6
1104896	tree	16	N	UNPROT	0
1104897	tree	18	N	CAT A	6
1104933	wro	10	Y	UNPROT	0
1104934	wro	12	Y	CAT A	4
1104935	tree	13	N	UNPROT	0
1104936	tree	9	N	UNPROT	0
1104937	wro	15	Y	CAT A	6
1112361	SGM	31	Y	CAT A	16
1112362	WRO	13	Y	CAT A	6
1112363	TREE	4	N	UNPROT	0
1112364	TREE	4	N	UNPROT	0
1112365	HOL	6	0	UNPROT	0
1112366	HOL	10	0	UNPROT	0
1112367	TREE	14	N	UNPROT	0
1112368	HOL	9	0	UNPROT	0
1112381	bay	16	Y	CAT C	12
1112391	sgm	19	Y	CAT A	8
1112422	HOL	12	0	CAT D	20
1112423	SGM	18	Y	CAT A	6
1112424	TREE	4	N	UNPROT	0
1112425	HOL	13	0	CAT D	24
1112426	WRO	10	Y	UNPROT	0
1112427	SGM	25	Y	CAT A	10
1112428	SGM	32	Y	CAT A	16
1112429	CAM	7	N	UNPROT	0
1112430	SGM	29	Y	CAT A	10
1112448	SGM	18	Y	CAT A	6
1112449	WRO	11	Y	UNPROT	0
1112450	SGM	27	Y	CAT A	10
1112451	WRO	10	Y	UNPROT	0
1112452	CAM	7	N	UNPROT	0
1112465	SGM	29	Y	CAT A	10
1112467	SGM	22	Y	CAT A	8
1112468	MAG	14	Y	CAT C	12
1112469	CRY	19	Y	CAT A	8
1112470	WRO	12	Y	CAT A	4
1112471	WRO	8	Y	UNPROT	0
1112472	WRO	5	Y	UNPROT	0
1112473	SGM	13	Y	CAT A	6
1112474	HKY	13	Y	CAT C	12
1112475	MAG	10	Y	UNPROT	0
1112476	SGM	20	Y	CAT A	8
1112477	CRY	15	Y	CAT A	6
1112478	SGM	18	Y	CAT A	6
1112480	CAM	6	N	UNPROT	0
1112481	MAG	14	Y	CAT C	12
1112482	SGM	12	Y	CAT A	4
1112485	SHP	26	N	CAT A	10
1112486	WRO	4	Y	UNPROT	0
1112487	HKY	22	Y	CAT C	14
1112488	MAG	20	Y	CAT C	14
1112489	MAG	13	Y	CAT C	12
1112490	SGM	24	Y	CAT A	8
1112492	WRO	16	Y	CAT A	6
1112493	SGM	18	Y	CAT A	6
1112494	SGM	15	Y	CAT A	6
1112496	HKY	12	Y	CAT C	10
1112497	WRO	25	Y	CAT A	10
1112500	CRY	15	Y	CAT A	6
1112503	SGM	17	Y	CAT A	6
1112504	SGM	14	Y	CAT A	6
1112506	SGM	32	Y	CAT A	16
1112507	SGM	32	Y	CAT A	16
1112525	SGM	27	Y	CAT A	10
1112534	MAG	23	Y	CAT C	14
1112690	CRY	18	Y	CAT A	6
1112691	HKY	26	Y	CAT C	30
1112692	HKY	16	Y	CAT C	12
1112693	SGM	20	Y	CAT A	8
1112694	CRY	6	Y	UNPROT	0
1112695	HKY	5	Y	UNPROT	0
1112696	HKY	12	Y	CAT C	10
1112697	SGM	12	Y	CAT A	4
1112698	MAG	13	Y	CAT C	12
1112699	HKY	15	Y	CAT C	12
1112700	WRO	26	Y	CAT A	10
1112702	HKY	4	Y	UNPROT	0
1112705	CAM	14	N	UNPROT	0
1112706	HKY	23	Y	CAT C	14
TOTAL TREE DEBITS					1448

MITIGATED TREES

Survey #	Tree ID	Max. DBH	Hardwood or Long Leaf Pine	Category	Debits
30130	WRO	34	Y	CAT A	*16
30170	LEO	42	Y	CAT C	*40
1012795	HOL	10	0	UNPROT	*0
1012797	SGM	30	Y	CAT A	*10
1012798	CAM	14	N	UNPROT	*0
1012803	SGM	27	Y	CAT A	*10
1012807	HKY	21	Y	CAT C	*14
1012808	LEO	40	Y	CAT C	*40
1012809	BAY	8	Y	UNPROT	*0
1012827	WRO	29	Y	CAT A	*10
1012829	SGM	26	Y	CAT A	*10
1012834	LLO	18	Y	CAT A	*6
1012856	HOL	6	0	UNPROT	*0
1012858	SGM	22	Y	CAT A	*8
1012864	SGM	16	Y	CAT A	*6
1104789	sgm	28	Y	CAT A	*10
1104963	MUL	17	N	UNPROT	*0
1112703	CAM	8	N	UNPROT	*0
1112704	SGM	30	Y	CAT A	*10
*SEE TREE MITIGATION NOTES, THIS SHEET.					

Moore Bass Consulting, Inc.

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

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TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-DEMO

DATE 07.16.2026

CONTRACT # T3131.0006

DRAWN BY CES

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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

GENERAL NOTES

SHEET 1.1

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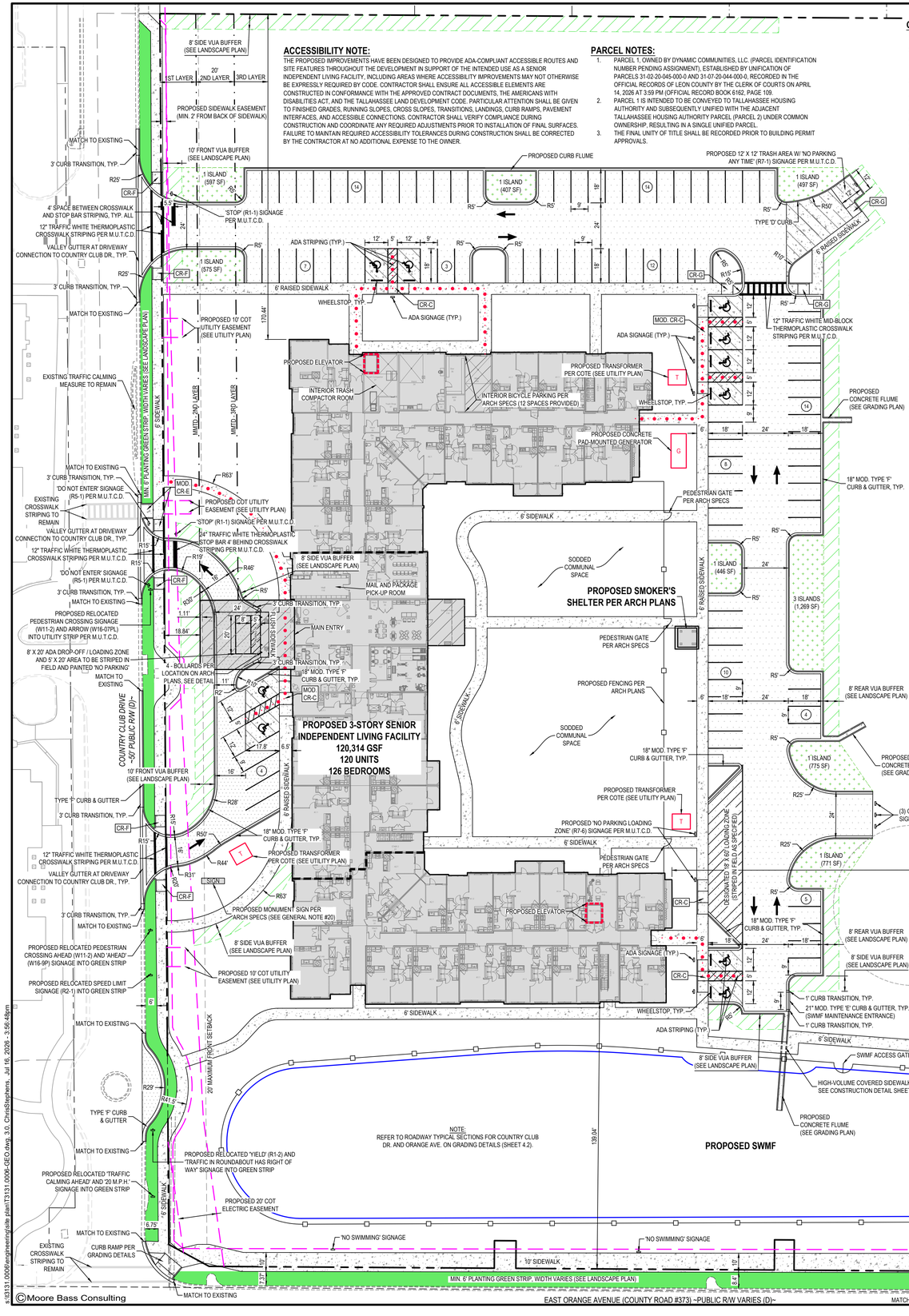


ACCESSIBILITY NOTE:

THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED TO PROVIDE ADA-COMPLIANT ACCESSIBLE ROUTES AND SITE FEATURES THROUGHOUT THE DEVELOPMENT IN SUPPORT OF THE INTENDED USE AS A SENIOR INDEPENDENT LIVING FACILITY, INCLUDING AREAS WHERE ACCESSIBILITY IMPROVEMENTS MAY NOT OTHERWISE BE EXPRESSLY REQUIRED BY CODE. CONTRACTOR SHALL ENSURE ALL ACCESSIBLE ELEMENTS ARE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONTRACT DOCUMENTS, THE AMERICANS WITH DISABILITIES ACT, AND THE TALLAHASSEE LAND DEVELOPMENT CODE. PARTICULAR ATTENTION SHALL BE GIVEN TO FINISHED GRADES, RUNNING SLOPES, CROSS SLOPES, TRANSITIONS, LANDINGS, CURB RAMPS, PAVEMENT INTERFACES, AND ACCESSIBLE CONNECTIONS. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION AND COORDINATE ANY REQUIRED ADJUSTMENTS PRIOR TO INSTALLATION OF FINAL SURFACES. FAILURE TO MAINTAIN REQUIRED ACCESSIBILITY TOLERANCES DURING CONSTRUCTION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

PARCEL NOTES:

1. PARCEL 1, OWNED BY DYNAMIC COMMUNITIES, LLC. (PARCEL IDENTIFICATION NUMBER PENDING ASSIGNMENT), ESTABLISHED BY UNIFICATION OF PARCELS 31-02-20-045-000-0 AND 31-07-20-044-000-0, RECORDED IN THE OFFICIAL RECORDS OF LEON COUNTY BY THE CLERK OF COURTS ON APRIL 14, 2026 AT 3:59 PM (OFFICIAL RECORD BOOK 6162, PAGE 109.
2. PARCEL 1 IS INTENDED TO BE CONVEYED TO TALLAHASSEE HOUSING AUTHORITY AND SUBSEQUENTLY UNIFIED WITH THE ADJACENT TALLAHASSEE HOUSING AUTHORITY PARCEL (PARCEL 2) UNDER COMMON OWNERSHIP, RESULTING IN A SINGLE UNIFIED PARCEL.
3. THE FINAL UNITY OF TITLE SHALL BE RECORDED PRIOR TO BUILDING PERMIT APPROVALS.

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. ALL TRAFFIC CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH M.U.T.C.D., F.D.O.T., AND CITY OF TALLAHASSEE. ALL PAVEMENT MARKINGS, EXCEPT FOR PARKING STALL LINES, SHALL BE THERMOPLASTIC PER CURRENT F.D.O.T. STANDARDS. ALL PAVEMENT MARKINGS SHALL BE WHITE, EXCEPT CENTERLINES AND PAINTED CURBS. DISABLED WHEEL CHAIR ACCESS AISLES SHALL BE COLORED BLUE, PER THE FLORIDA ACCESSIBILITY CODE AND OTHER RELATIVE STANDARDS (ADAAG, FDOT, ETC.). DISABLED PARKING SPACES SHALL BE STRIPED PER FDOT.
3. 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.
4. TACTILE WARNING MATS SHALL BE PROVIDED FOR ALL CURB RAMPS WITHIN CITY RIGHTS-OF-WAY OR SIDEWALK EASEMENTS. TACTILE WARNING MATS ARE NOT REQUIRED INTERIOR TO SITE, UNLESS SHOWN ON SPECIFIED OTHERWISE.
5. ALL PROPOSED FENCING SHALL BE PROVIDED PER ARCH SPECS.
6. THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A DEMOLITION PERMIT FOR ANY AND ALL EXISTING DEVELOPMENT PROPOSED FOR REMOVAL.
7. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE (TLDC), CHAPTER 7, SIGN CODE SHALL BE APPLICABLE AND SEPARATE PERMITS SHALL BE REQUIRED FOR SIGNS ACCORDINGLY.
8. SIDEWALKS WITHIN RIGHT OF WAY OR SIDEWALK EASEMENTS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX #522-001.
9. ANY EXISTING DRIVEWAY AND/OR STREET CONNECTIONS, WHICH WILL NOT BE USED ON THE SITE, MUST BE REMOVED AND THE RIGHT-OF-WAY RESTORED TO PRE-CONNECTION CONDITIONS.
10. PER SECTION 10-284.2(a)(9) OF THE TLDC, FENCES ERECTED AROUND A RESIDENTIAL PROPERTY SHOULD BE LOCATED EITHER EVEN WITH THE BUILDING FACADE OR BEHIND THE FIRST BUILDING OF THE PRINCIPAL FRONTAGE, PERPENDICULAR TO PEDESTRIAN WAYS, SUCH THAT PEDESTRIANS HAVE CONVENIENT AND DIRECT ACCESS TO THE STREET SIDEWALK, AND THE PROPERTY MAINTAINS MORE CONNECTION TO THE STREETSCAPE. FOR SECONDARY FRONTAGES, THE FENCE SHOULD PROVIDE AT LEAST ONE PEDESTRIAN ACCESS POINT PER BUILDING FACING THE SECONDARY FRONTAGE.
11. PER SECTION 10-284.3(A)(3) OF THE TLDC, MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT-OF-WAY AND PLACED IN THE THIRD LAYER (AREA THAT IS 20 FEET AND FURTHER BEHIND THE FRONT FACADE OR ON A ROOF WHERE IT IS SCREENED FROM VIEW.
12. SIDEWALKS WITHIN RIGHT OF WAY OR SIDEWALK EASEMENTS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX #522-001.
13. ANY ON-SITE HAZARDOUS WASTE MUST BE DISPOSED OF PROPERLY PRIOR TO START OF DEVELOPMENT. A DEMOLISHING PERMIT MUST BE OBTAINED WHERE ALL HAZARDOUS WASTE (INCLUDING SOLVENTS, PAINTS, PESTICIDES, WASTE OIL, BATTERIES, FLUORESCENT LIGHTS, BALLASTS, OR OTHER MERCURY CONTAINING DEVICES, ETC.) MUST BE REMOVED AND TRANSPORTED OFF THE SITE BY THE PERMITEES LICENSED CONTRACTOR OR AN APPROVED HAZARDOUS WASTE TRANSPORTER, RECYCLER, TO THE LEON COUNTY HAZARDOUS WASTE CENTER, LOCATED AT THE LEON COUNTY LANDFILL (850-606-1816), OR ANY APPROVED COMPANY THAT HANDLES SUCH WASTE.
14. ANY UNUSED WELL(S) MUST BE IDENTIFIED AND REPORTED TO THE AQUIFER PROTECTION OFFICE AND PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR FOLLOWING NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT GUIDELINES(850)539-5999). THE NWFWMD INSPECTION REPORT WILL BE REQUIRED AS PROOF OF PROPER ABANDONMENT.
15. 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.
16. STAIRS AND RAILINGS SHALL NOT BE CONSTRUCTED WITHIN THE COT RIGHT-OF-WAY.
17. SOLID WASTE SHALL BE SERVED BY THE PROPOSED COMPACTOR/DUMPSTER ENCLOSURE.
18. 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. PHOTOGRAPHICAL DOCUMENTATION OF PRE-DEVELOPMENT CONDITIONS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL COORDINATE SITE FENCING WITH OWNER AND/OR ARCHITECT.
20. MONUMENT SIGN SHOWN SOUTH OF PORTE COCHERE DRIVEWAY CONNECTION SHALL NOT EXCEED 10' IN HEIGHT ABOVE EXISTING GRADE. SIGN AND EQUIPMENT UTILIZED TO CONSTRUCT SIGN SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL DISTANCE AWAY FROM EXISTING OR RELOCATED POWER LINES .

MULTI-MODAL TRANSPORTATION DISTRICT (MMTD) NOTES:

1. SIGNAGE AND LIGHTING ARE REGULATED PURSUANT TO TLDC SEC. 10-284.6 AND SEC. 10-284.7.
2. HEIGHT OF STORIES SHALL BE A MINIMUM OF 12 FEET WITH A MAXIMUM OF 20 FEET, AS MEASURED FROM FINISHED FLOOR ELEVATION TO FINISHED CEILING FOR COMMERCIAL BUILDINGS AND BUILDINGS WITH GROUND FLOOR COMMERCIAL USE PER MMTD Sec. 10-282.2.
3. STREET TREES SHALL BE PROVIDED ALONG THE PARCEL BOUNDARY FOR ORANGE AVE FRONTAGE PURSUANT TO TLDC SEC. 10-281 SEE LANDSCAPE PLAN FOR LOCATION.
4. PURSUANT TO TLDC SEC. 10-284.3(A)(3), MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT-OF-WAY AND PLACED IN THE THIRD LAYER (AREA THAT IS 20 FEET AND FURTHER BEHIND THE FRONT FACADE) OR ON A ROOF WHERE IT IS SCREENED FROM VIEW.
5. THE SECURED, ENCLOSED, AND COVERED BIKE SPACES ARE TO BE PROVIDED WITHIN BUILDING.
6. PURSUANT TO TLDC SEC 10-284.3(A)(7), OUTDOOR SPACE, PORCHES, STOOPS, BALCONIES, AND TERRACES SHALL BE DESIGNED AS USABLE SPACE, MEANING THE AREA SHALL BE A MINIMUM 4 FEET IN WIDTH AND DEPTH.
7. SIGHT LIGHTING SHALL COMPLY WITH THE TALLAHASSEE LAND DEVELOPMENT CODE SEC. 10-427.
8. SECTION 10-284.2(A)(4) – STORIES MAY NOT EXCEED 14 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING, EXCEPT FOR A FIRST FLOOR COMMERCIAL FUNCTION, WHICH MUST BE A MINIMUM OF 12 FEET WITH A MAXIMUM OF 25 FEET.
9. TRANSPARENCY - PER SECTION 10-284.2(a)(8) OF THE TLDC, ALL BUILDING ELEVATIONS ADJACENT TO PUBLIC RIGHT OF WAY OR PEDESTRIAN WAYS SHALL PROVIDE TRANSPARENCY AT EYE LEVEL - BETWEEN 3 AND 8 FEET ABOVE FINISHED GRADE - IN ACCORDANCE WITH THE FOLLOWING MINIMUM PERCENTAGES (RESIDENTIAL): FRONTAGE ELEVATIONS 30% (COUNTRY CLUB DR); CORNER SIDE ELEVATIONS 15% (ORANGE AVE). IN ALL STRUCTURES, A MINIMUM OF 15% TRANSPARENCY SHALL BE PROVIDED ABOVE THE FIRST STORY OF FACADES ADJACENT TO THE PUBLIC RIGHT OF WAY. REFLECTIVE GLASS IS PROHIBITED.
10. BUILDING HEIGHT - PER SECTION 10-284.2(a)(4) OF THE TLDC, STORIES MAY NOT EXCEED 14 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING, EXCEPT FOR A FIRST FLOOR COMMERCIAL FUNCTION, WHICH MUST BE A MINIMUM OF 12 FEET AND A MAXIMUM OF 25 FEET.

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- MMTD LAYER BOUNDARY AS SPECIFIED
- PROPOSED FENCE AS SPECIFIED
- PROPOSED ADA PATH (SEE GRADING PLAN)
- BUILDING SEPARATION PER ARCH
- PROPOSED BUILDING
- PROPOSED COVERED AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED VUA LANDSCAPE ISLAND
- PROPOSED 6' PLANTING GREEN STRIP
- PROPOSED VUA BUFFER
- PROPOSED 10' URBAN BUFFER II
- PROPOSED SIGNAGE AS SPECIFIED ON PLANS
- CR-X — PROPOSED CURB RAMP *PER FDOT INDEX 522-002*
- # — PROPOSED PARKING STALL ROW COUNT
- PROPOSED DIRECTIONAL VEHICULAR TRAFFIC STRIPING *PER FDOT INDEX 711-001*

PARCEL ID: 310786 E0070 ORB 4994, PG 1545 ZONING: RP-1 - RESIDENTIAL PRESERVA1 EXISTING LAND USE: SINGLE FAMILY DETACHED#

LOT 8, BLOCK "E" OSCEOLA HEIGHTS UNIT #2 PB 3, PG 152 PARCEL ID: 310786 E0080 ORB 5711, PG 2212 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: SINGLE FAMILY DETACHED

LOT 9, BLOCK "E" OSCEOLA HEIGHTS UNIT #2 PB 3, PG 152 PARCEL ID: 310786 E0090 ORB 5397, PG 2294 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: SINGLE FAMILY DETACHED

LOT 10, BLOCK "E" OSCEOLA HEIGHTS UNIT #2 PB 3, PG 152 PARCEL ID: 310786 E0100 ORB 5336, PG 2219 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: SINGLE FAMILY DETACHED

LOT 11, BLOCK "E" OSCEOLA HEIGHTS UNIT #2 PB 3, PG 152 PARCEL ID: 310786 E0110 ORB 970, PG 2389 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: SINGLE FAMILY DETACHED

LOT 12, BLOCK "E" OSCEOLA HEIGHTS UNIT #3 PB 4, PG 72 PARCEL ID: 310786 E0120 ORB 4912, PG 68 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: SINGLE FAMILY DETACHED.

LOT 13, BLOCK "E" OSCEOLA HEIGHTS UNIT #3 PB 4, PG 72 PARCEL ID: 310786 E0130 ORB 4057, PG 136 ZONING: RP-1 - RESIDENTIAL PRESER EXISTING LAND USE: SINGLE FAMILY DETACHE

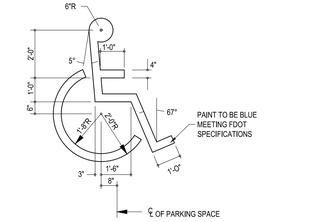
LOT 14, BLOCK "E" OSCEOLA HEIGHTS UNIT #3 PB 4, PG 72 PARCEL ID: 310786 E0140 ORB 3507, PG 652 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: SINGLE FAMILY DETACHED

LOT 15, BLOCK "E" OSCEOLA HEIGHTS UNIT #3 PB 4, PG 72 PARCEL ID: 310786 E0150 ORB 3557, PG 881 ZONING: RP-1 - RESIDENTIAL PRESERVA EXISTING LAND USE: OPEN SPACE RESOURCE

GRAPHIC SCALE

0 15 30 60

1 inch = 30 ft.



ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE

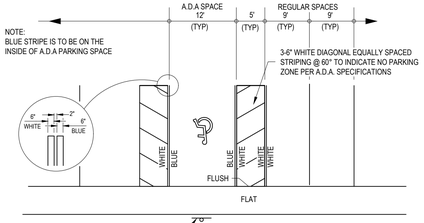
FIGURE "A"

- TOP PORTION OF FIGURE "A" AND "B" SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
- BOTTOM PORTION OF FIGURE "A" AND "B" SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- FIGURE "A" AND "B" MAY BE FABRICATED ON ONE PANEL OR TWO.
- FIGURE A' MAY BE SUBSTITUTED FOR FIGURE "B" IN AREAS WHERE SPACE IS LIMITED.
- SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT.(7 FT. FROM PAVEMENT TO BOTTOM OF SIGN.)

ACCESSIBLE PARKING SIGNAGE

NOT TO SCALE

NOTE: BLUE STRIPE IS TO BE ON THE INSIDE OF A.D.A PARKING SPACE



A.D.A PARKING SIGN @ EACH SPACE PER DETAIL

A.D.A PARKING

NOT TO SCALE

SITE DATA

1	*PROPERTY TAX ID # :				PARCEL 1: 31-07-20-045-000-0 PARCEL 2: 31-07-20-981-000-0 PARCEL 3: 31-07-20-044-000-0
2	ZONING:				CU-18 - CENTRAL URBAN - 18
3	MULTI-MODAL TRANSPORTATION DISTRICT (MMTD)				TRANSECT 4 (T4)
4	**TOTAL PROJECT AREA:	411,439	SF	9.45 AC	-
5	EXISTING IMPERVIOUS AREA:	23,383	SF	0.54 AC	5.68%
6	EXISTING IMPERVIOUS AREA TO BE REMOVED:	23,383	SF	0.54 AC	5.68%
7	PROPOSED IMPERVIOUS AREAS:				
	PROPOSED SENIOR FACILITY (FOOTPRINT)	41,545	SF	0.95 AC	10.10%
	PROPOSED SMOKER'S SHELTER (FOOTPRINT)	100	SF	0.00 AC	0.02%
	PROPOSED COVERED AREA	2,268	SF	0.05 AC	0.55%
	VEHICULAR USE AREA	40,371	SF	0.93 AC	9.81%
	MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC)	25,698	SF	0.59 AC	6.25%
	TOTAL PROPOSED IMPERVIOUS AREA	109,982	SF	2.52 AC	26.7%
8	POST DEVELOPMENT OPEN SPACE / GREEN AREA:				
	SWMF	66,551	SF	1.53 AC	16.2%
	OPEN SPACE / GREEN SPACE (20% REQUIRED)	234,906	SF	5.39 AC	57.1%
9	LANDSCAPE ISLANDS:				
	REQUIRED (1 ISLAND PER 4000 SF VUA)			10	ISLANDS
	PROVIDED			10	ISLANDS
10	VEHICLE PARKING:				
	REQUIRED				
	MAXIMUM REGULAR (1 SPACE PER BEDROOM, 126 BEDROOMS)			126	SPACES
	MINIMUM REGULAR (75% OF MAXIMUM)			95	SPACES
	ADA			4	SPACES
	PROVIDED				
	REGULAR			95	SPACES
	ADA			10	SPACES
	TOTAL PROPOSED SPACES			105	SPACES
11	BICYCLE PARKING:				
	REQUIRED (1 SPACE PER 10 DWELLING UNITS)			12	SPACES
	PROVIDED			12	SPACES
12	BUILDING SETBACKS:			MIN.	MAX.
	FRONT:			6'	20'
	REAR:			10'	-
	SIDE CORNER:			6'	20'
	SIDE INTERIOR:			5'	-
13	DENSITY				
	MAXIMUM ALLOWED INTENSITY:			18	DU / AC
	PROPOSED DENSITY (120 DWELLING UNITS) :			12.70	DU / AC

*PARCELS SHALL BE UNIFIED IN THE FUTURE (REFER TO PARCEL NOTES).
**THE TOTAL PROJECT AREA INCLUDES THE RIGHT-OF-WAY ABANDONMENT AREA.

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-GEO

DATE 07.16.2026

CONTRACT # T3131.0006

DRAWN BY CES

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006103

SEAL

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

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

GEOMETRY PLAN

SHEET 3.0

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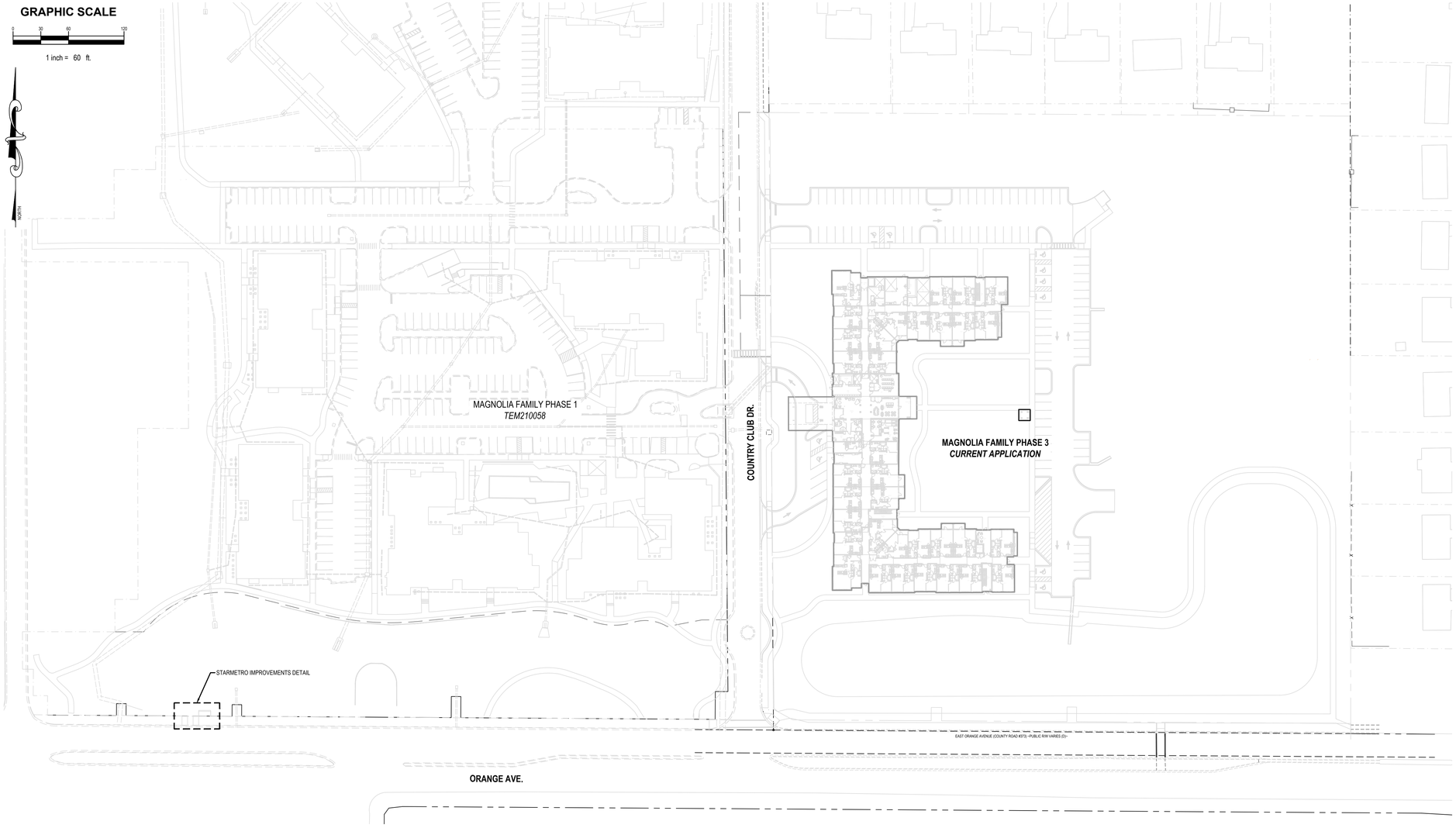
GRAPHIC SCALE

0 30 60 120

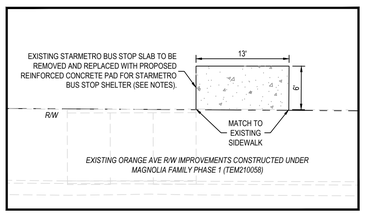
1 inch = 60 ft.

NORTH



IMPROVEMENTS KEY MAP

SCALE: 1" = 60'



STARMETRO IMPROVEMENTS DETAIL

SCALE: 1"= 10'

STARMETRO BUS STOP NOTES:

1. THE PROPOSED STARMETRO BUS STOP SHELTER SHALL BE CONSTRUCTED IN COMPLIANCE WITH TOLAR MANUFACTURING'S SUNSET SHELTER (NO. 12958-12) PER CITY OF TALLAHASSEE SPECIFICATIONS.
2. THE BUS STOP AMENITIES SHALL BE CONSTRUCTED ON A 13' X 6' CONCRETE PAD (FOUNDATION BY OTHERS).
3. THE AMENITIES SHOULD BE COMPLIANT WITH THE AMERICANS WITH DISABILITIES ACT (ADA)
4. THE AMENITIES SHALL INCLUDE A 5' X 13' SOLAR LIGHTED SHELTER, AN 8' BENCH, A 30-GALLON MOUNTED TRASH RECEPTACLE, A STARMETRO BUS STOP SIGN (POLE AND SIGN PROVIDED BY STARMETRO), AND A 5' WIDE CONCRETE BOARDING AND ALIGHTING AREA CONNECTING THE SIDEWALK AND THE CURB AS REQUIRED BY ADA REGULATIONS. CONTRACTOR TO COORDINATE WITH CITY OF TALLAHASSEE - STARMETRO FOR SHELTER STRUCTURE SELECTION AND INSTALLATION.

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PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-GEO

DATE 07.16.2026

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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

STARMETRO IMPROVEMENTS PLAN

SHEET

3.1

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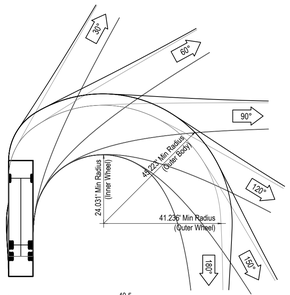
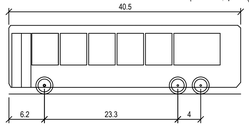
LEGEND

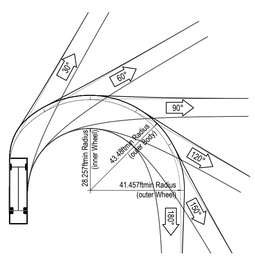
- PROPOSED BUMPER PATH
- PROPOSED WHEEL PATH
- PROPOSED SIGHT DISTANCE
- PROPOSED WORST CASE SIGHT DISTANCE
- PROPOSED ORANGE AVE SIGHT DISTANCE

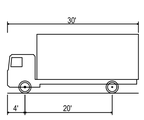




BUS-40 - Inter City Bus

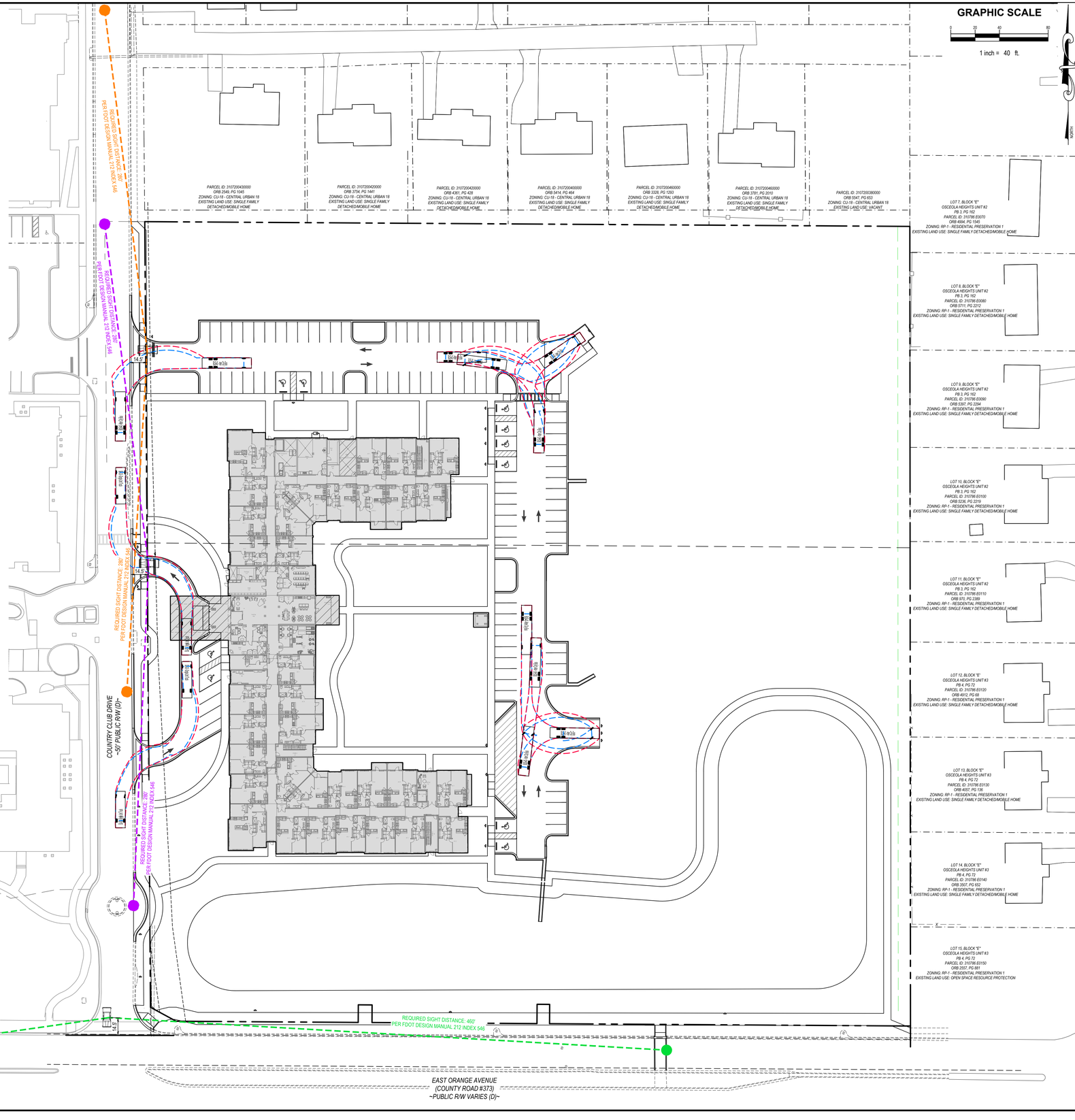
Overall Length:	40.500'
Overall Width:	8.500'
Overall Body Height:	12.000'
Min Body Ground Clearance:	1.158'
Track Width:	8.500'
Lock-to-lock time:	5.00s
Max Steering Angle (Virtual):	41.90°





SU-30 - Single Unit Truck

Overall Length:	30.000'
Overall Width:	8.000'
Overall Body Height:	13.500'
Min Body Ground Clearance:	1.367'
Track Width:	8.000'
Lock-to-lock time:	5.00s
Max Steering Angle (Virtual):	31.80°



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PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-CIRC

DATE 07.16.2026

CONTRACT # T3131.0006

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SEAL

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State of Florida, Professional Engineer,
License No. 94272

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

CIRCULATION PLAN

SHEET 3.2

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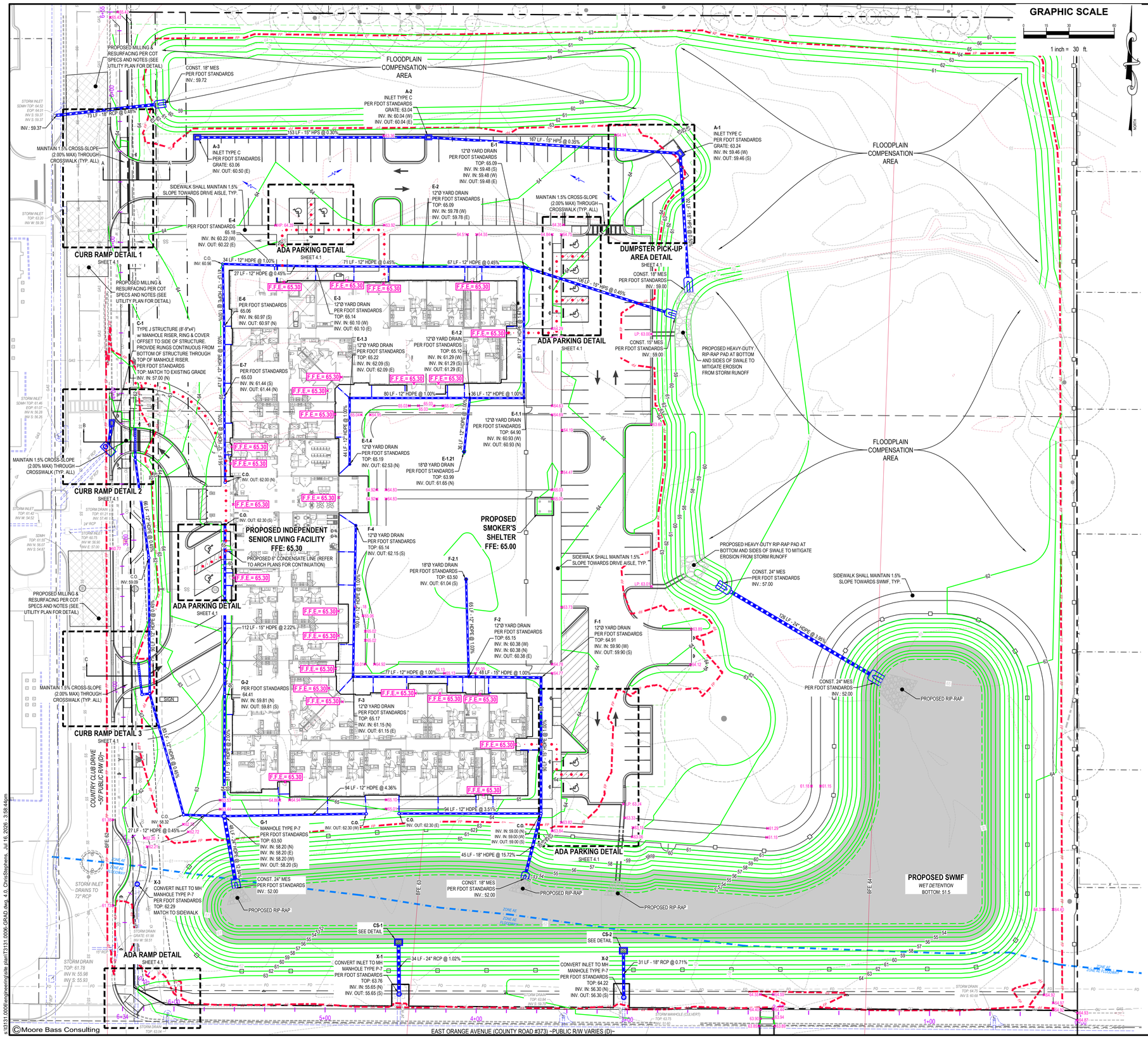

CONSTRUCTION SEQUENCE NOTE:

THE PROJECT AREA RECEIVES OFFSITE RUNOFF FROM EXISTING IMPROVEMENTS LOCATED TO THE NORTH AND EAST OF THE SITE. THE OFFSITE RUNOFF HAS BEEN PROPOSED TO BE CAPTURED IN THE PROPOSED CONVEYANCE NETWORK OF SWALES AND PIPES TO CONVEY THE FLOW INTO THE ONSITE STORMWATER MANAGEMENT FACILITY (SWMF) AND THE EXISTING STORMWATER CONVEYANCE NETWORK IN THE COUNTRY CLUB DRIVE RIGHT-OF-WAY. TO MAINTAIN POSITIVE DRAINAGE AND AVOIDANCE OF PONDING OR FLOODING THROUGHOUT VARIOUS STAGES OF SITE DEVELOPMENT, THE CONTRACTOR SHALL ENSURE THAT THE BELOW STORMWATER IMPROVEMENTS ARE CONSTRUCTED FIRST AND IN THE ORDER THEY ARE LISTED. REFER TO FULL CONSTRUCTION SEQUENCE ON SHEET 1.1.

1. CONSTRUCT ONSITE STORMWATER MANAGEMENT FACILITY (SWMF)
2. CONSTRUCT EAST SWALE AND PIPE TO ENSURE FLOW OUTFALLS INTO SWMF.
3. CONSTUCT NORTH SWALE AND PIPE CONNECTION TO EXISTING PIPE NETWORK WITHIN COUNTRY CLUB DRIVE RIGHT-OF-WAY TO CONVEY FLOW INTO DRAINAGE NETWORK.

ROOF DRAINAGE NOTE:

1. ROOF DOWNSPOUTS ARE PROVIDED AND LOCATED PER ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF DOWNSPOUTS FOR POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION. DOWNPOUTS SHALL CONNECT TO THE PROPOSED STORMWATER CONVEYANCE NETWORK VIA 6-INCH PVC PIPING WITH TEE CONNECTIONS, ROUTED AS SHOWN ON THE PLANS TO ENSURE POSITIVE DRAINAGE.

FLOOD NOTE:

1. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12073C 0292 F, DATED AUGUST 18, 2009, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "AE" AND ZONE "X"
2. THE BASE FLOOD ELEVATION VARIES FROM ELEVATION 62 ON THE WEST END OF THE SITE TO ELEVATION 64 ON THE EAST END.
3. THE MAX STAGE OF THE FLOODPLAIN IS APPROXIMATELY 63.3 WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURE. THE PROPOSED FFE OF THE STRUCTURE IS 2' ABOVE THE FLOODPLAIN AT 65.3.

GENERAL NOTES:

1. MAINTAIN 1.50% (2.00% MAX) THROUGH ALL CROSSWALKS.
2. RAISED SIDEWALKS SLOPE TOWARDS PARKING AT 1.50%, TYP.
3. SOD ALL SLOPES IMMEDIATELY UPON CONSTRUCTION
4. SEE ARCHITECTURAL PLAN FOR EXACT SIZE AND LOCATION OF DOWNSPOUTS AND ROOF DRAIN CONNECTIONS.
5. IN THE EVENT THAT A STRUCTURAL FAILURE (SINK FEATURE) OCCURS DURING CONSTRUCTION, ALL CONSTRUCTION ACTIVITY SHALL CEASE AND A FLORIDA REGISTERED GEOTECHNICAL ENGINEER SHALL BE CONTACTED IMMEDIATELY. A CORRECTIVE MEASURES PLAN MUST BE APPROVED BY THE NWFWMD AND IMPLEMENTED PRIOR TO RESUMING CONSTRUCTION.
6. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE TO VERIFY ELEVATIONS SHOWN AT BUILDING ENTRIES WITH FINAL ARCHITECTURAL PLANS. ANY DISCREPANCY RESULTING IN CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING SIDEWALK/EDGE OF PAVEMENT ELEVATIONS PRIOR TO SIDEWALK AND BUILDING FOUNDATION CONSTRUCTION. ANY DISCREPANCIES WHICH MAY EFFECT ACCESSIBILITY OR DRAINAGE SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
9. 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. REFER TO THE GRADING NOTES ON THE GENERAL NOTES SHEET FOR ADDITIONAL COMPACTION REQUIREMENTS.
10. FOR FILL SLOPES GREATER THAN 2:1 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 CONSISTENT 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.

CONTRACTOR NOTICE 2023 (EFFECTIVE DECEMBER 31, 2023):

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE ***2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION*** (FBC-A), IS MANDATORY. IF NON-COMPLIANT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. FBC-A & FBC-B. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. RE: §208.3 & §502.3, FBC-A AND F.S. 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FBC-A & F.S. 553.5041(5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12 FT WIDE & OUTLINED WITH BLUE PAINT. §502.2 & §502.6 FBC-A,
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5 FT WIDE WITH DIAGONAL STRIPING. §502.3.1, FBC-A
5. ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1 & §502.4. FBC-A
6. ACCESSIBLE PARKING IDENTIFICATION SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A *MINIMUM 60 INCHES* FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6 FBC-A AND F.S 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES & GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2 & §406., FBC-A
8. CURB RAMPS SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH AND WIDTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP. A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406.4 FBC-A
9. ALL RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FAC-A. RAMPS SHALL HAVE 60 INCHES MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7. FBC-A.
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH *12"* HORIZONTAL EXTENSIONS AT THE TOP & BOTTOM OF THE RAMP. *MAXIMUM RISE OF A RAMP RUN IS 30 INCHES ON AN ACCESSIBLE ROUTE.* RE: §1012.8 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FBC-A.
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE UNLESS RAMPS WITH PROPER HANDRAILS & HANDRAIL EXTENSIONS ARE PROVIDED AND WITH A CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FBC-A.
12. *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206 FBC-A.

* **EXCEPTION:** AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FBC-A

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3
CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-GRAD

DATE 07.16.2026
CONTRACT # T3131.0006
DRAWN BY CES

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO.: 00006108

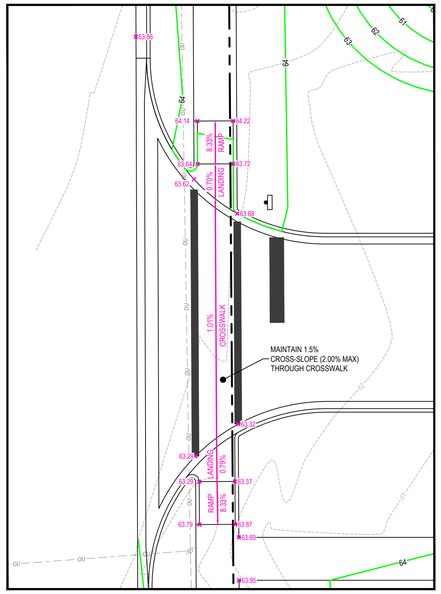
SEAL

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

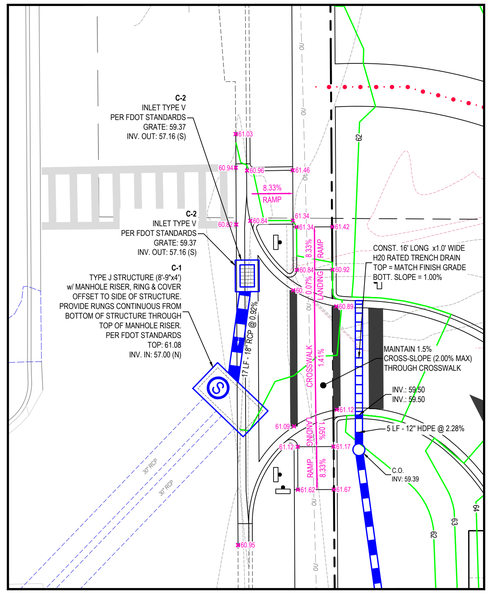
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
GRADING PLAN

SHEET 4.0



CURB RAMP DETAIL 1
SCALE: 1" = 10'



CURB RAMP DETAIL 2
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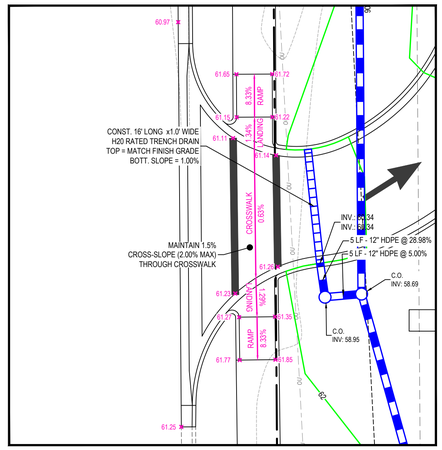

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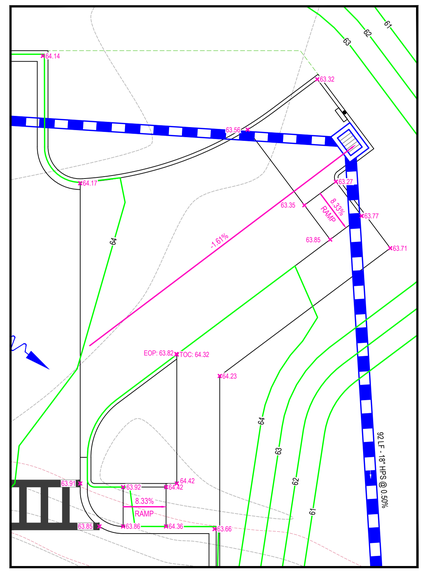

DUMPSTER PICK-UP AREA GRADING DETAIL
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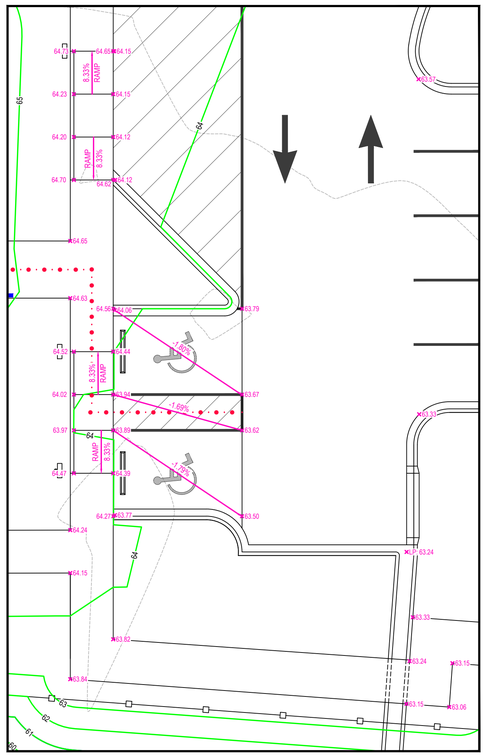

ADA PARKING GRADING DETAIL
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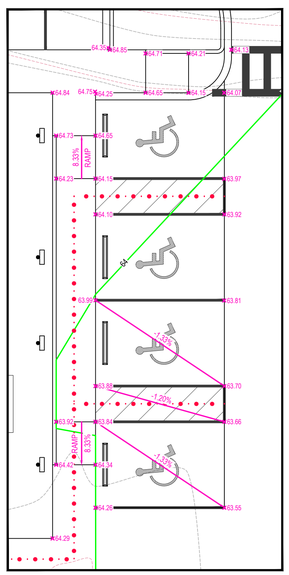

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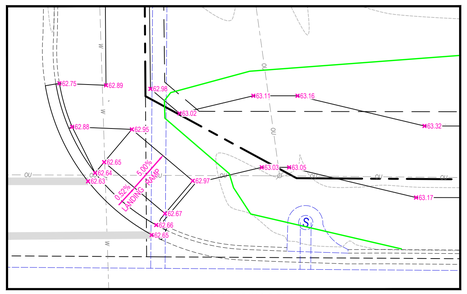

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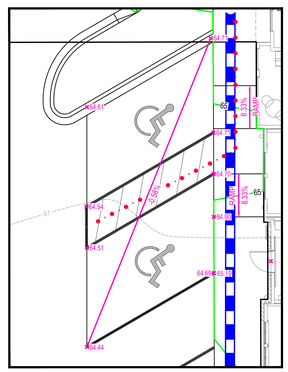

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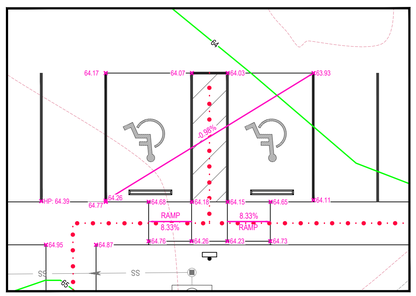
SCALE: 1" = 10'



ADA PARKING GRADING DETAIL
SCALE: 1" = 10'

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SHEET TITLE

GRADING DETAILS

SHEET

4.1

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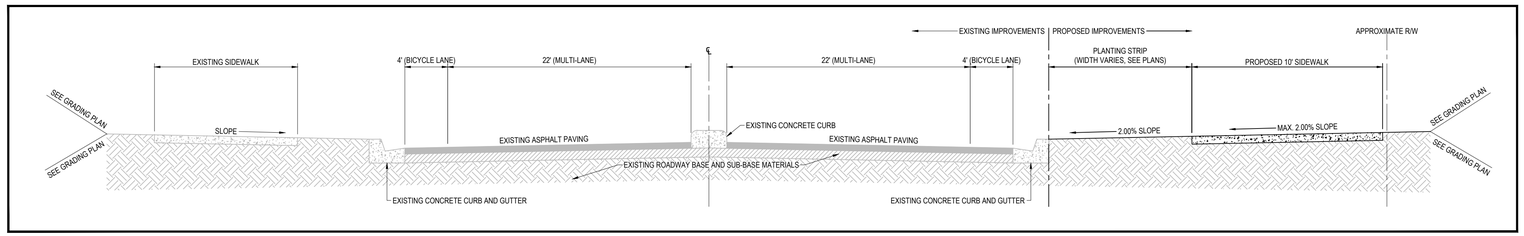
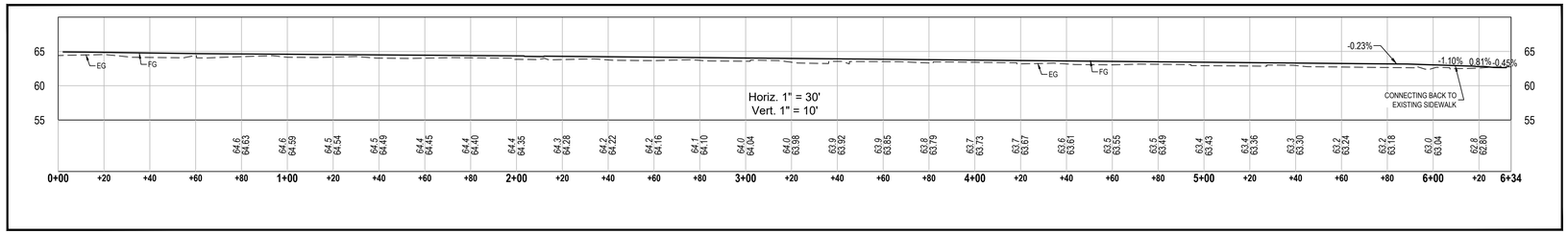


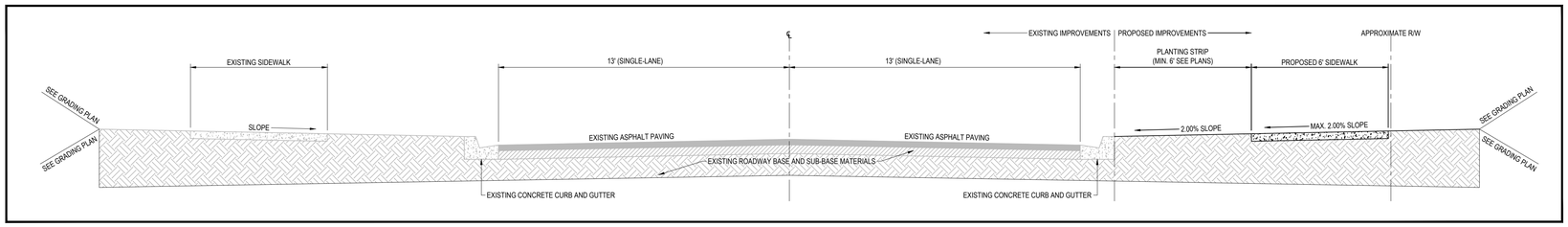
TYP. SECTION - ORANGE AVENUE

N.T.S.



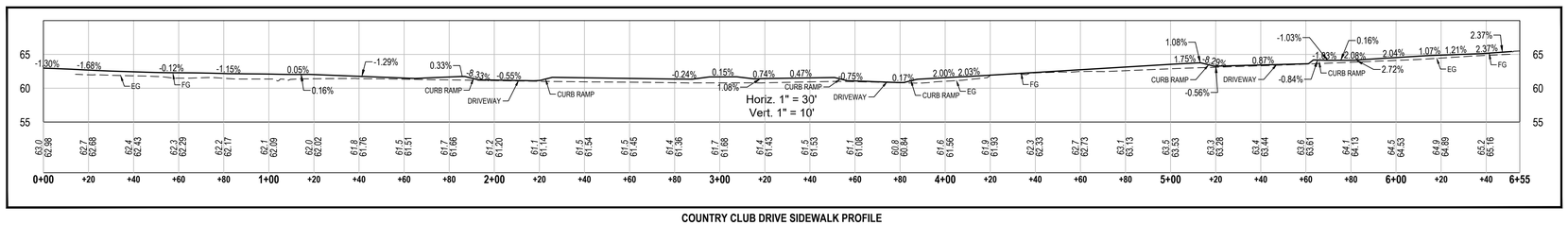
ORANGE AVENUE SIDEWALK PROFILE

SCALE: 1" = 30'



TYP. SECTION - COUNTRY CLUB DRIVE

N.T.S.



COUNTRY CLUB DRIVE SIDEWALK PROFILE

SCALE: 1" = 30'

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SHEET TITLE

GRADING DETAILS

SHEET

4.2

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CONTRACTOR NOTICE 2023 (EFFECTIVE DECEMBER 31, 2023):

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE ***2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH EDITION*** (FBC-A), IS MANDATORY. IF NON-COMPLIANT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. FBC-A & FBC-B. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. RE: §208.3 & §502.3, FBC-A AND F.S. 553.5041. -
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FBC-A & F.S. 553.5041(5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12 FT. WIDE & OUTLINED WITH BLUE PAINT. §502.2 & §502.6 FBC-A.
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5 FT WIDE WITH DIAGONAL STRIPING. §502.3.1, FBC-A
5. ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL (NOT TO EXCEED 1:48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1 & §502.4. FBC-A
6. ACCESSIBLE PARKING IDENTIFICATION SIGNS SHALL BE FDOT APPROVED AND SHALL READ "PARKING BY DISABLED PERMIT ONLY" AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A *MINIMUM 60 INCHES* FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6 FBC-A AND F.S 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES. THE COUNTER SLOPE OF ADJACENT ROAD SURFACES & GUTTERS SHALL NOT EXCEED 1:20. RE: §405.2 & §406., FBC-A
8. CURB RAMPS SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH AND WIDTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP, A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS, WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406.4 FBC-A
9. ALL RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FAC-A. RAMPS SHALL HAVE 60 INCHES MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7. FBC-A.
10. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP & BOTTOM OF THE RAMP. *MAXIMUM RISE OF A RAMP RUN IS 30 INCHES ON AN ACCESSIBLE ROUTE.* RE: §1012.8 FBC-B (FLORIDA BUILDING CODE - BUILDING) AND §505.10 FBC-A.
11. ACCESSIBLE ROUTES TO "MAIN ENTRY" FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE UNLESS RAMPS WITH PROPER HANDRAILS & HANDRAIL EXTENSIONS ARE PROVIDED AND WITH A CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403., FBC-A.
12. *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND A MAXIMUM CROSS SLOPE OF 1:48. RE: §206 FBC-A.

* **EXCEPTION:** AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FBC-A

GENERAL NOTES:

1. MAINTAIN 1.50% (2.00% MAX) THROUGH ALL CROSSWALKS.
2. RAISED SIDEWALKS SLOPE TOWARDS PARKING AT 1.50%, TYP.
3. SOD ALL SLOPES IMMEDIATELY UPON CONSTRUCTION.
4. ALL EXTERIOR DOORS SHALL HAVE LANDINGS ON THE EXTERIOR SIDE OF THE DOOR. ALL LANDINGS AT EXTERIOR DOORS SHALL BE A MAXIMUM OF 1/2" DIFFERENCE FROM INTERIOR F.F.E.
5. DOWNSPOUTS TO BE LOCATED PER ARCHITECTURAL PLANS AND CONNECTED TO SURROUNDING ROOF DRAIN COLLECTOR SYSTEM. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION.
6. SEE ARCHITECTURAL PLAN FOR EXACT SIZE AND LOCATION OF DOWNSPOUTS AND ROOF DRAIN CONNECTIONS.
7. IN THE EVENT THAT A STRUCTURAL FAILURE (SINK FEATURE) OCCURS DURING CONSTRUCTION, ALL CONSTRUCTION ACTIVITY SHALL CEASE AND A FLORIDA REGISTERED GEOTECHNICAL ENGINEER SHALL BE CONTACTED IMMEDIATELY. A CORRECTIVE MEASURES PLAN MUST BE APPROVED BY THE NWFWMD AND IMPLEMENTED PRIOR TO RESUMING CONSTRUCTION.
8. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE TO VERIFY ELEVATIONS SHOWN AT BUILDING ENTRIES WITH FINAL ARCHITECTURAL PLANS. ANY DISCREPANCY RESULTING IN CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING SIDEWALK/EDGE OF PAVEMENT ELEVATIONS PRIOR TO SIDEWALK AND BUILDING FOUNDATION CONSTRUCTION. ANY DISCREPANCIES WHICH MAY EFFECT ACCESSIBILITY OR DRAINAGE SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
10. FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
11. 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. REFER TO THE GRADING NOTES ON THE GENERAL NOTES SHEET FOR ADDITIONAL COMPACTION REQUIREMENTS.
12. 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.

WET DETENTION POND NOTE:

1. THE PROPOSED STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED AS A WET DETENTION FACILITY IN ACCORDANCE WITH THE CITY OF TALLAHASSEE LAND DEVELOPMENT CODE (TLDC) AND THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT (NWFWMD) REQUIREMENTS AND STANDARDS. HOWEVER, DUE TO FIELD SOIL PERMEABILITY AND GROUNDWATER CONDITIONS DURING EXTENDED DRY-WEATHER CONDITIONS, THE FACILITY MAY FULLY OR PARTIALLY INFILTRATE AND MAY NOT CONSISTENTLY MAINTAIN STANDING WATER ABSENT INSTALLATION OF A CLAY LINER OR ADEQUATE SEEPAGE CONTROL MEASURE. THE PRESENCE OF A CLAY LINER DOES NOT AFFECT THE INTENDED STORMWATER TREATMENT OR ATTENUATION FUNCTIONALITY OF THE SYSTEM AND IS NOT REQUIRED FOR REGULATORY COMPLIANCE. IF MAINTENANCE OF A PERMANENT OR EXTENDED-DURATION WATER SURFACE IS DESIRED FOR AESTHETIC PURPOSES, A CLAY LINER MAY BE NECESSARY. CONTRACTOR SHALL COORDINATE WITH OWNER REGARDING DESIRED POND APPEARANCE AND ANY REQUESTED SEEPAGE CONTROL MEASURE PRIOR TO POND CONSTRUCTION.

DISCLAIMER:

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.

COMPACTION REQUIREMENTS:

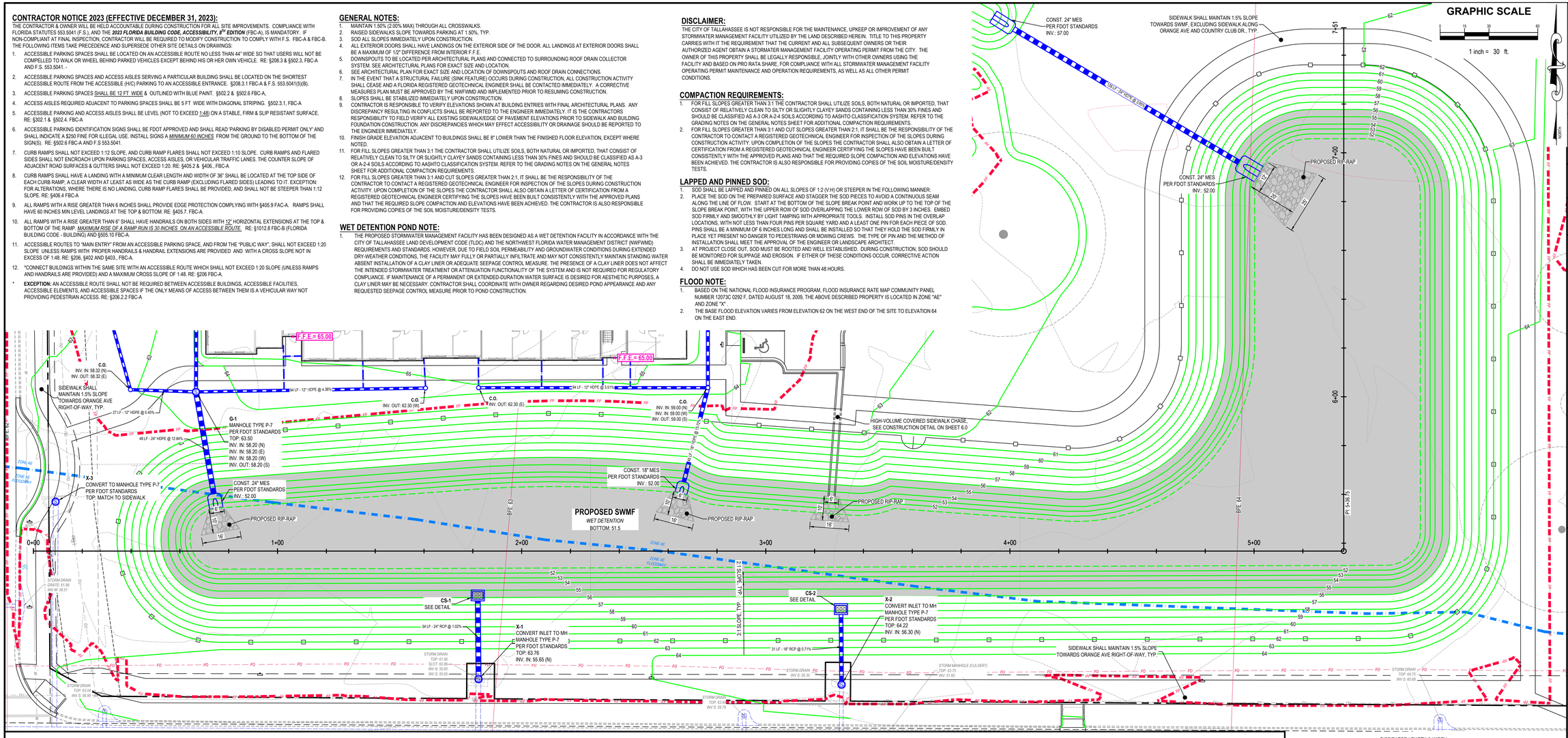
1. FOR FILL SLOPES GREATER THAN 3:1 THE CONTRACTOR SHALL UTILIZE SOILS, BOTH NATURAL OR IMPORTED, THAT CONSIST OF RELATIVELY CLEAN TO SILTY OR SLIGHTLY CLAYEY SANDS CONTAINING LESS THAN 30% FINES AND SHOULD BE CLASSIFIED AS A-3 OR A-2-4 SOILS ACCORDING TO AASHTO CLASSIFICATION SYSTEM. REFER TO THE GRADING NOTES ON THE GENERAL NOTES SHEET FOR ADDITIONAL COMPACTION REQUIREMENTS.
2. 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.

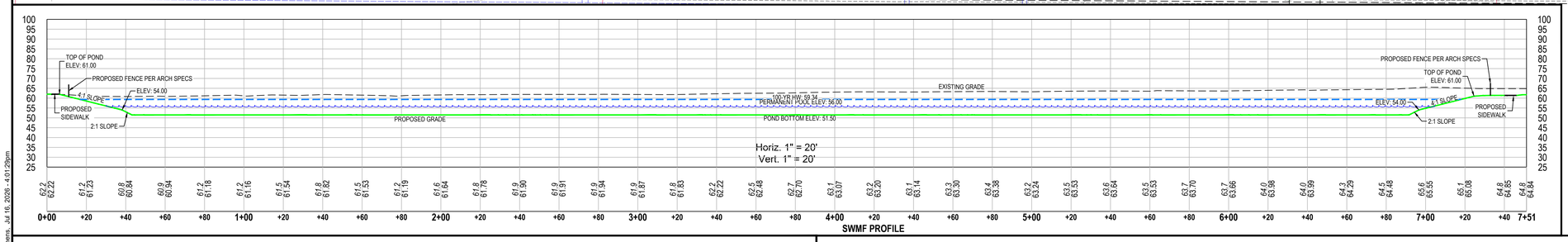
LAPPED AND PINNED SOD:

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 A 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. 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.
4. DO NOT USE SOD WHICH HAS BEEN CUT FOR MORE THAN 48 HOURS.

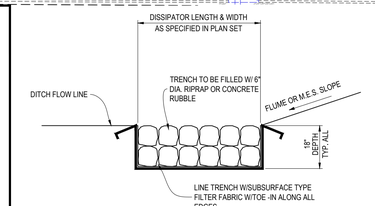
FLOOD NOTE:

1. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12073C 0292 F, DATED AUGUST 18, 2009, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "AE" AND ZONE "X".
2. THE BASE FLOOD ELEVATION VARIES FROM ELEVATION 62 ON THE WEST END OF THE SITE TO ELEVATION 64 ON THE EAST END.



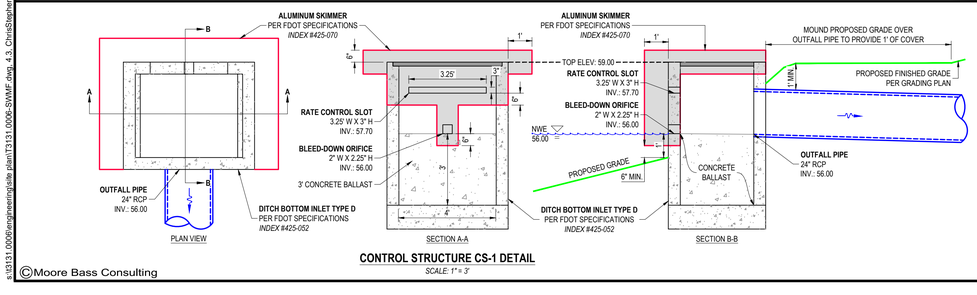


SWMF PROFILE



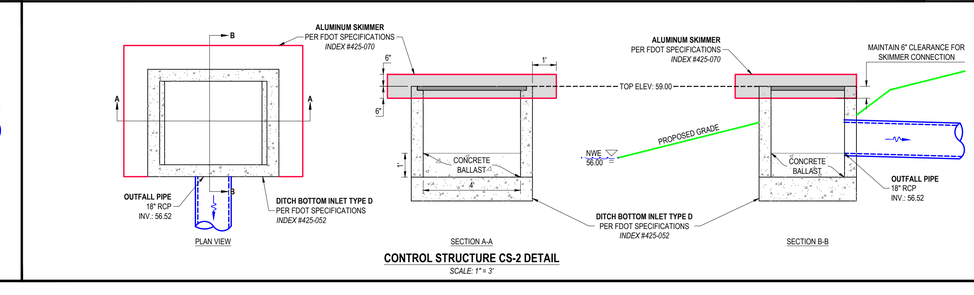
TYPICAL ENERGY DISSIPATOR SECTION

NOT TO SCALE



CONTROL STRUCTURE CS-1 DETAIL

SCALE: 1" = 3'



CONTROL STRUCTURE CS-2 DETAIL

SCALE: 1" = 3'

LEGEND

- PROPERTY BOUNDARY
- 100 EXISTING MINOR CONTOUR
- 100 EXISTING MAJOR CONTOUR
- 100 PROPOSED CONTOUR
- FP POST-DEV FEMA FLOOD ZONE "AE"
- PERMANENT POOL WITHIN SWMF
- EXISTING STORM SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED ROOF DRAIN PIPE
- PROPOSED FLOW ARROW

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-SWMF

DATE 07.16.2026

CONTRACT # T3131.0006

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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

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SHEET TITLE: SWMF DETAILS

SHEET 4.3

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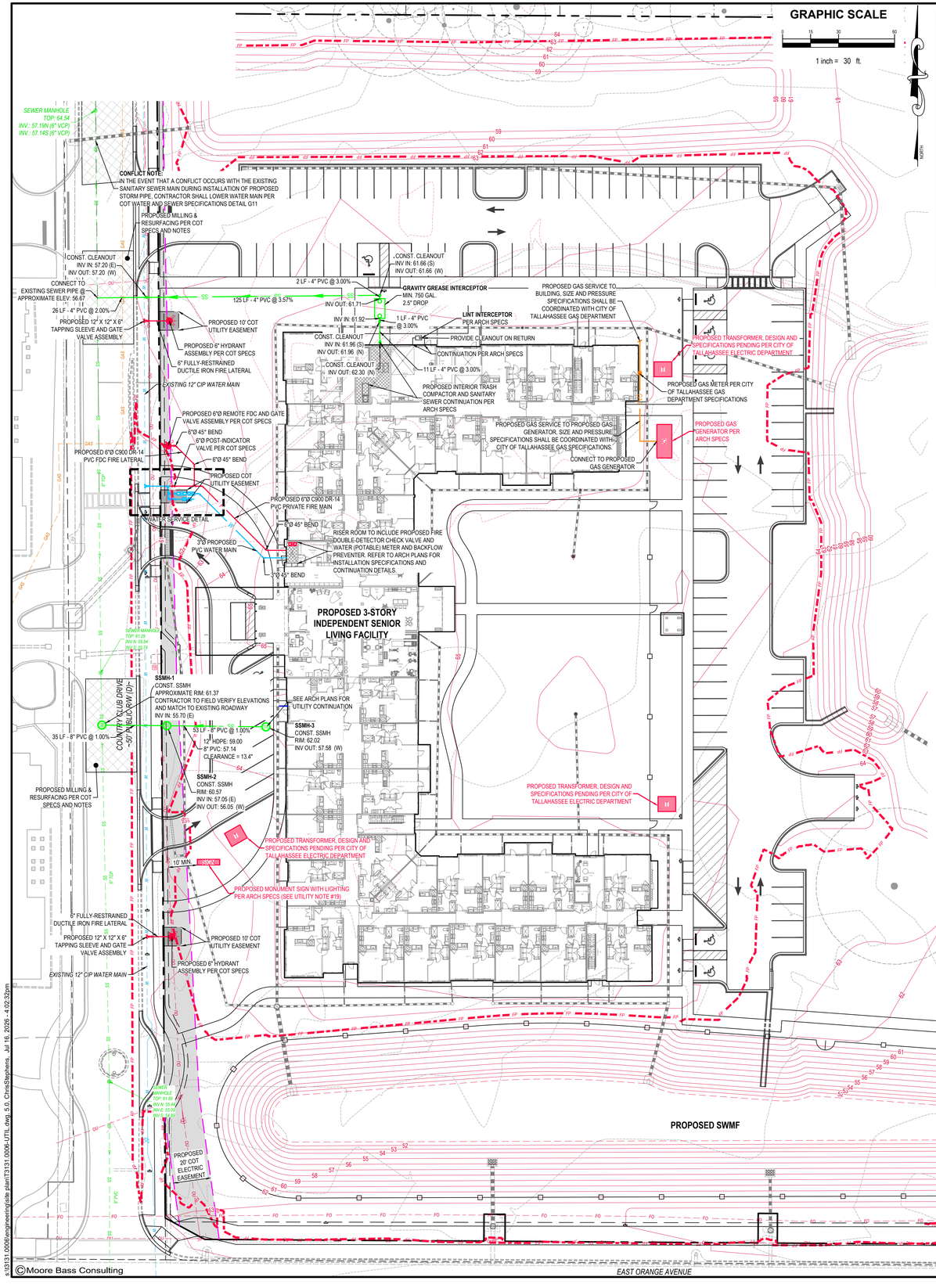
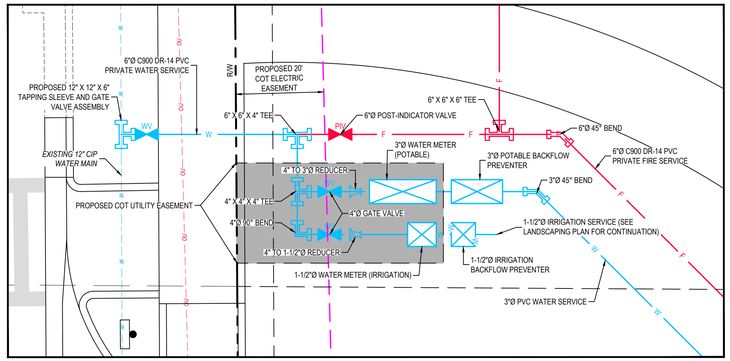
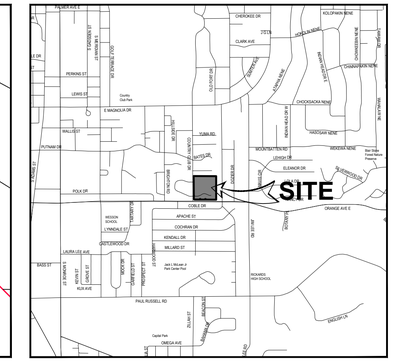




WATER SERVICE DETAIL

SCALE: 1" = 5'



LOCATION MAP

SCALE: 1" = 2000'

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 2-1 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 COT FIRE DEPARTMENT AT (850) 891-7196 IN FIRE PLANS REVIEW FOR ADDITIONAL INFORMATION.
10. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED.
11. FIRE MAIN TO BE 8", 10", OR 12" C-900 DR-14 PVC OR DUCTILE IRON PIPE, AS NOTED ON THE PLANS.
12. WATER MAIN TO BE 6" C-900 DR-18 PVC.
13. ALL FIRE SERVICE PIPING SHALL MEET NFPA 24 AND NFPA 13R CODE.
14. ALL FIRE MAIN PIPING AND ATTACHED APPARATUS SUBJECT TO SYSTEM WORKING PRESURE SHALL BE HYDROSTATICALLY AT 200 PSI AND SHALL MAINTAIN THAT PRESSURE AT +- 5 PSI FOR 2 HOURS (NFPA 24-10.10.2.2.1).

WATER SERVICE NOTES:

1. WATER SERVICES WITHIN EACH WATER CLOSET SHALL PROVIDE THE FOLLOWING:
   - A. A FIRE LINE SHALL INCLUDE A DOUBLE DETECTOR CHECK VALVE AND POST INDICATOR VALVE. SEE UTILITY DETAILS FOR SIZES.
   - B. THE POTABLE WATER LINE SHALL INCLUDE A WATER METER AND BACKFLOW PREVENTOR (RPZ). SEE UTILITY DETAILS FOR SIZES.
2. SEE ARCH SPECS FOR WATER AND FIRE SERVICE CONFIGURATION WITHIN EACH FIRE RISER ROOM.
3. SEE COT "RULES AND REGULATIONS FOR BACKFLOW PREVENTION AND CROSS-CONNECTION" FOR FOR INTERIOR INSTALLATION REQUIREMENTS

LEGEND

- PROPERTY BOUNDARY
- FP — POST-DEV FEMA FLOOD ZONE "AE"
- 100 — EXISTING MINOR CONTOUR
- 100 — EXISTING MAJOR CONTOUR
- 100 — PROPOSED CONTOUR
- SS — EXISTING SEWER MAIN
- SS — PROPOSED SEWER MAIN
- GAS — EXISTING GAS MAIN
- GAS — PROPOSED GAS MAIN
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- OU — EXISTING OVERHEAD UTILITIES
- E — PROPOSED ELECTRIC
- FO — EXISTING FIBER OPTIC
- PROPOSED COT UTILITY EASEMENT
- PROPOSED 20' COT ELECTRIC EASEMENT

MILLING AND RESURFACING NOTES:

1. MILLING AND RESURFACING WILL BE REQUIRED FOR UTILITY CUTS AND/OR UTILITY TRENCH CUTS THAT MEET ANY OF THE FOLLOWING REQUIREMENTS (CONTACT TYLER HARRISON (850) 891-8476 FOR MORE INFORMATION):
   - 1.A. IF THE TOTAL PATCH AREA IS GREATER THAN 400 SF, EITHER MEASURED FOR A SINGLE PATCH OR A GROUP OF PATCHES IN CLOSE PROXIMITY.
   - 1.B. IF THE LENGTH OF A UTILITY TRENCH CUT EXTENDS MORE THAN 50' LONGITUDINALLY.
   - 1.C. IF THE UTILITY TRENCH CUT EXTENDS BEYOND THE CENTERLINE OR LANE LINE.
2. MILLING SHALL BEGIN 25 FEET PRIOR TO AND EXTEND 25 FEET BEYOND THE OPEN CUT REQUIRED FOR WATER INSTALLATIONS.
3. MILLING SHALL BE A MINIMUM OF 1.5-INCHES BELOW LIP OF CURB AND RESURFACING SHALL MATCH EXISTING CROSS SLOPE.
4. ANY STRIPING SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION.
5. ASPHALT MIX DESIGN SHALL BE TL-C PG76-22.

MAINTENANCE-OF-TRAFFIC NOTES:

1. CONTRACTOR SHALL SUBMIT MAINTENANCE-OF-TRAFFIC PLAN TO THE COT TRAFFIC MOBILITY GROUP FOR APPROVAL PRIOR TO ANY WORK WITHIN THE RIGHT-OF-WAY.
2. CONTRACTOR SHALL NOTIFY COT TRAFFIC MOBILITY GROUP AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE START OF ANY CONSTRUCTION WITHIN COUNTRY CLUB DRIVE R/W.
3. CONTRACTOR SHALL ENSURE EXISTING DRIVEWAYS ALONG COUNTRY CLUB DRIVE REMAIN UNOBSTRUCTED THROUGHOUT CONSTRUCTION.

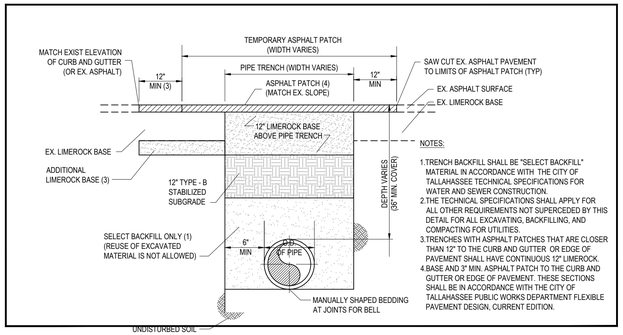
UTILITY PROVIDERS:

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

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

POWER
CITY OF TALLAHASSEE POWER - DISTRIBUTION
PHONE: (850) 891-5019

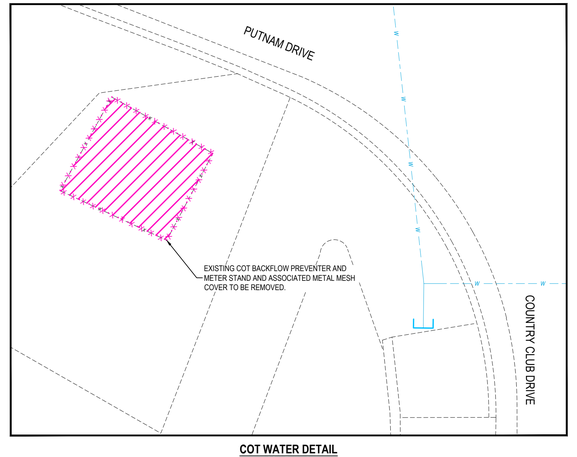
TRAFFIC OPERATIONS
CITY OF TALLAHASSEE OPERATIONS
PHONE: (850) 891-2080



PIPE TRENCH AND ASPHALT PATCH

WITHIN PUBLIC R/W

NOT TO SCALE



COT WATER DETAIL

SCALE: 1" = 5'

GENERAL 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 (6'). THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (12").
10. DOMESTIC SERVICE LINES WILL BE EQUIPPED WITH A RPZ BFP.
11. FIRE PROTECTION SERVICE LINES WILL BE EQUIPPED WITH A DDC BFP.
12. THIS BUILDING SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM FOR FIRE SUPPRESSION UNLESS CALCULATIONS PROVIDED BY FIRE PROTECTION ENGINEER DURING THE BUILDING PERMIT REVIEW DEMONSTRATE THAT AN AUTOMATIC FIRE SPRINKLER SYSTEM IN NOT NEEDED TO PROVIDE FIRE PROTECTION.
13. MAXIMUM CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES AND DOUBLE DETECTOR CHECK VALVE ASSEMBLIES SHALL BE PROVIDED AT ALL TIMES.
14. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
15. THE OWNER/DEVELOPER NEEDS TO REQUEST RELOCATION AND/OR REMOVAL (AS APPLICABLE) OF ANY EXISTING CITY ELECTRIC UTILITY FACILITIES ON THE SITE PRIOR TO COMMENCING CONSTRUCTION. ANY RELOCATION COST OF EXISTING ELECTRIC FACILITIES THAT MUST REMAIN WILL BE BORNE BY THE OWNER/DEVELOPER.
16. ALL SEWER OUTSIDE THE PUBLIC RIGHT-OF-WAY IS PRIVATE SEWER.
17. CITY OF TALLAHASSEE ELECTRIC EASEMENTS WILL BE GRANTED OVER ALL UTILITY OWNED ELECTRICAL EQUIPMENT AND ELECTRIC LINES LOCATED ON PRIVATE PROPERTY. ALL REQUIRED EASEMENTS WILL BE DEDICATED IN ACCORDANCE WITH THE UTILITY'S STANDARDS FOR EASEMENT SIZE AND ORIENTATION ONCE THE EXACT LOCATION OF ELECTRIC EQUIPMENT HAS BEEN ESTABLISHED.
18. 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.
19. MONUMENT SIGN SHOWN SOUTH OF PORTE COCHERE DRIVEWAY CONNECTION SHALL NOT EXCEED 10' IN HEIGHT ABOVE EXISTING GRADE. SIGN AND EQUIPMENT UTILIZED TO CONSTRUCT SIGN SHALL MAINTAIN A MINIMUM OF 10' HORIZONTAL DISTANCE AWAY FROM EXISTING OR RELOCATED POWER LINES.
20. ALL WATER AND SEWER CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "CITY OF TALLAHASSEE TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION".

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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME: MAGNOLIA FAMILY PHASE 3

CLIENT NAME: COUNTRY CLUB MAGNOLIA

REVISIONS

T3131.0006-UTIL

DATE	07.16.2026
CONTRACT #	T3131.0006
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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006103

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

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SHEET TITLE

UTILITY PLAN

SHEET 5.0

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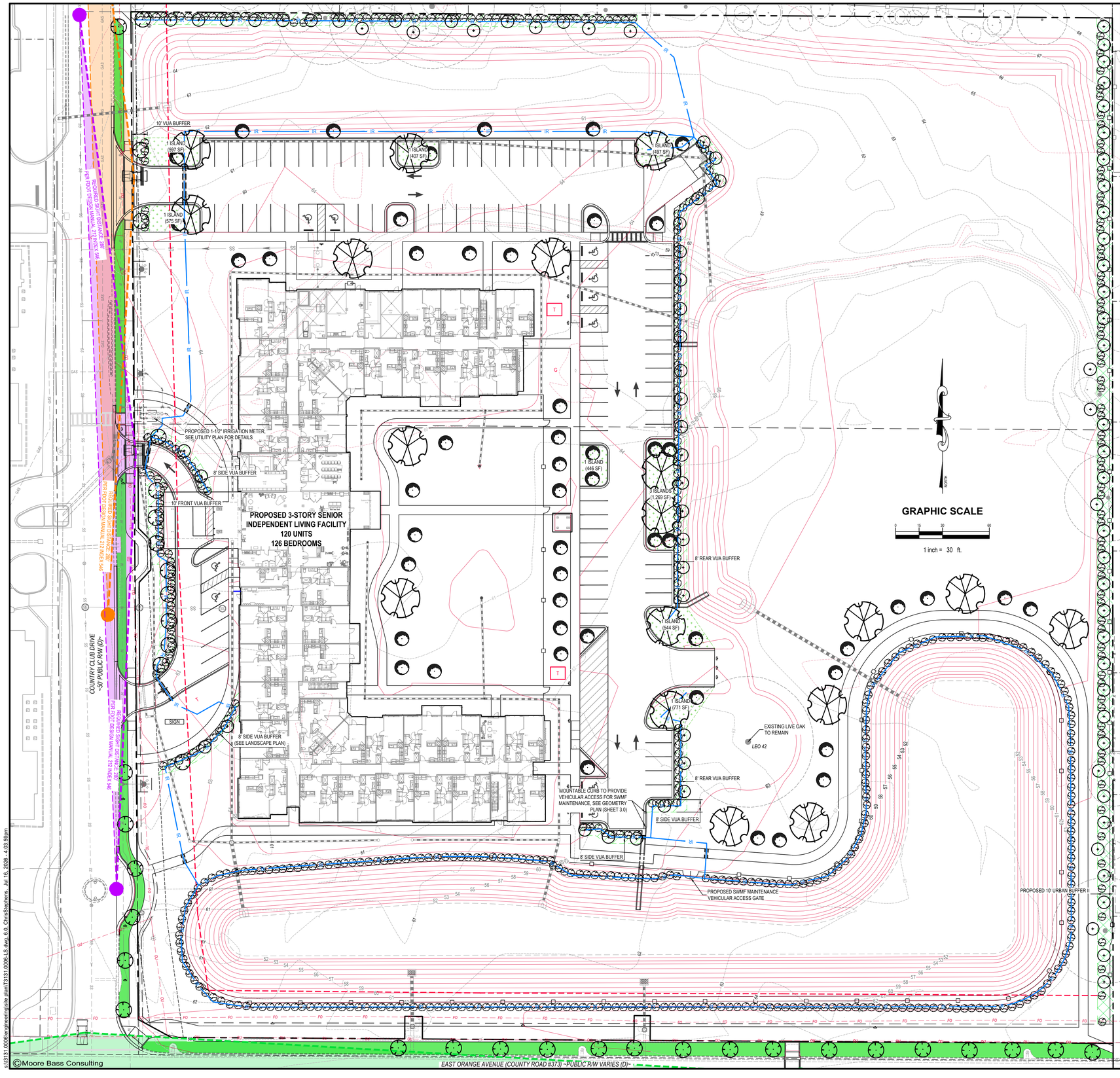

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LEGEND

- PROPERTY BOUNDARY
- 100 SURVEYED MINOR CONTOUR
- 100 SURVEYED MAJOR CONTOUR
- 100 PROPOSED CONTOUR
- 30' OVERHEAD UTILITY PLANTING ZONE BOUNDARY
- IR DIAGRAMMATIC IRRIGATION MAIN
- DIAGRAMMATIC IRRIGATION SLEEVE
- PROPOSED VUA LANDSCAPE ISLAND
- PROPOSED VUA BUFFER
- PROPOSED 10' URBAN BUFFER II
- PROPOSED PLANTING GREEN STRIP (MIN. 6')

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.

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. STREET TREES WITHIN SIGHT DISTANCE WINDOW MUST MEET THE VERTICAL CLEAR SIGHT LIMITS, AT TIME OF PLANTING, IN ACCORDANCE WITH FDOT
9. DESIGN MANUAL 212.11.6.1.
10. 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.
11. IRRIGATION, AS SHOWN, IS DIAGRAMMATIC IN NATURE. IRRIGATION SHALL BE FIELD ADJUSTED TO ENSURE ALL LANDSCAPE AREAS ARE COVERED.
12. IRRIGATION CONTRACTOR SHALL PROVIDE IRRIGATION PLAN THAT INCLUDES LINE SIZE, ZONE DELINEATION AND HEAD LOCATIONS PRIOR TO
13. IRRIGATION INSTALLATION.
14. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
15. 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. THE NORTHERN STREET TREE PLANTING STRIP SHALL HAVE A 2' DEEP ROOT BARRIER (SEE UB24-2 DETAIL THIS SHEET).
16. ALL PLANT MATERIALS ON PRIVATE PROPERTY SHALL BE GUARANTEED WITH A WARRANTY FOR A PERIOD OF ONE YEAR. 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. ALL LANDSCAPE AREAS AND BUFFER STRIPS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION METHODS USED SHALL BE INSTALLED SO AS NOT TO IMPACT THE CRITICAL PROTECTION ZONE (CPZ) OF EXISTING TREES. NO TRENCHING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CPZ OF PROTECTED TREES UNLESS NOTED ON THE PLANS.
17. ALL DISTURBED AREAS NOT PAVED, SODDED OR OTHERWISE LANDSCAPED SHALL BE SEEDED, FERTILIZED AND MULCHED PER FDOT SPECIFICATIONS, SECTION 570. SEEDING RATE AND MIX SHALL COMPLY WITH THE SEEDING RATE TABLE OF FDOT STANDARD PLANS INDEX #570-010.
18. ROOT BARRIER SHALL BE PROVIDED WITHIN ALL GREEN SPACE UTILITY STRIPS AT EDGE OF IMPERVIOUS AREA.
19. NO TALL GROWING TREES WITH A MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN TEN FEET OF AN EXISTING AND FUTURE PAD MOUNTED ELECTRICAL EQUIPMENT AND SHRUBS MUST BE PLANTED TO MAINTAIN THREE-FOOT CLEARANCE ON SIDES AND BACK. TEN FEET AT ALL ACCESS DOORS.
20. ALL LANDSCAPING AND PROPOSED PLANTINGS ALONG PROJECT FRONTAGE (ORANGE AVE) MUST COMPLY WITH THE COT STREET TREE PLANTING STANDARDS.

SHRUB AND GROUNDCOVER PLANTING SCHEDULE

SYMBOL	QTY.	ABR.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
	553	VO	WALTER'S VIBURNUM	*VIBURNUM OBOVATUM*	18" X 18", 3 GAL., 5' O.C.
	-	*EO*	*CENTIPEDE GRASS*	*EREMOCHLOA OPHIUROIDES*	SOD ALL DISTURBED AREAS NOT OTHERWISE PAVED OR LANDSCAPED

TREE PLANTING SCHEDULE

SYMBOL	ABR.	QTY.	COMMON NAME	BOTANICAL NAME	CATEGORY	SIZE/REMARKS
	IA	52	AMERICAN HOLLY (EVERGREEN TREE)	*ILEX OPACA*	CAT D	8' HT. X 5-6' SPR., 3" CAL
	QV	18	LIVE OAK (EVERGREEN TREE)	*QUERCUS VIRGINIANA*	CAT C	8' HT. X 5-6' SPR., 4" CAL.
	CV	36	FRINGE TREE (DECIDUOUS TREE)	*CHIONANTHUS VIRGINICUS*	CAT D	SINGLE-STEM, UNDERSTORY (MAX 14' HEIGHT) 8' HT. X 5-6' SPR., 2" CAL
	JV	84	EASTERN RED CEDAR (EVERGREEN TREE)	*JUNIPERUS VIRGINIANA*	CAT C	8' HT. X 5-6' SPR., 4" CAL

TREE CREDITS (Summary)

*See Tree List for Individual Tree Information

Grand Total Preservation Credits: 310

TREE DEBITS (Summary)

*See Tree List for Individual Tree Information

Grand Total Debits: 1448

REPLANT FORMULA (DEBITS - CREDITS)= 1138

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

Required Trees Credits Per Acre	Acres of Developed Area		Required Tree Credits	Reforestation Credits to be Planted
40	9.45	=	378	68

TOTAL CREDITS (Preservation Trees + Replant Trees) 1450

PROPOSED TREE CREDITS (PER LANDSCAPE PLAN)

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

Diameter of Tree Planted (Inches DBH*)=	Category A Tree Credits	Category A Tree Planted	Calculated Credits for Category A Trees Planted	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
7-12	3	0	0	6	0	0	8	0	0	16	0	0
4-6	2	0	0	5	0	0	6	102	612	8	0	0
2-3	1	0	0	3	0	0	5	0	0	6	88	528
		Planted Totals:	0		Planted Totals:	0		Planted Totals:	612		Planted Totals:	528

Grand Total Planted Credits: 1140

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006109

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