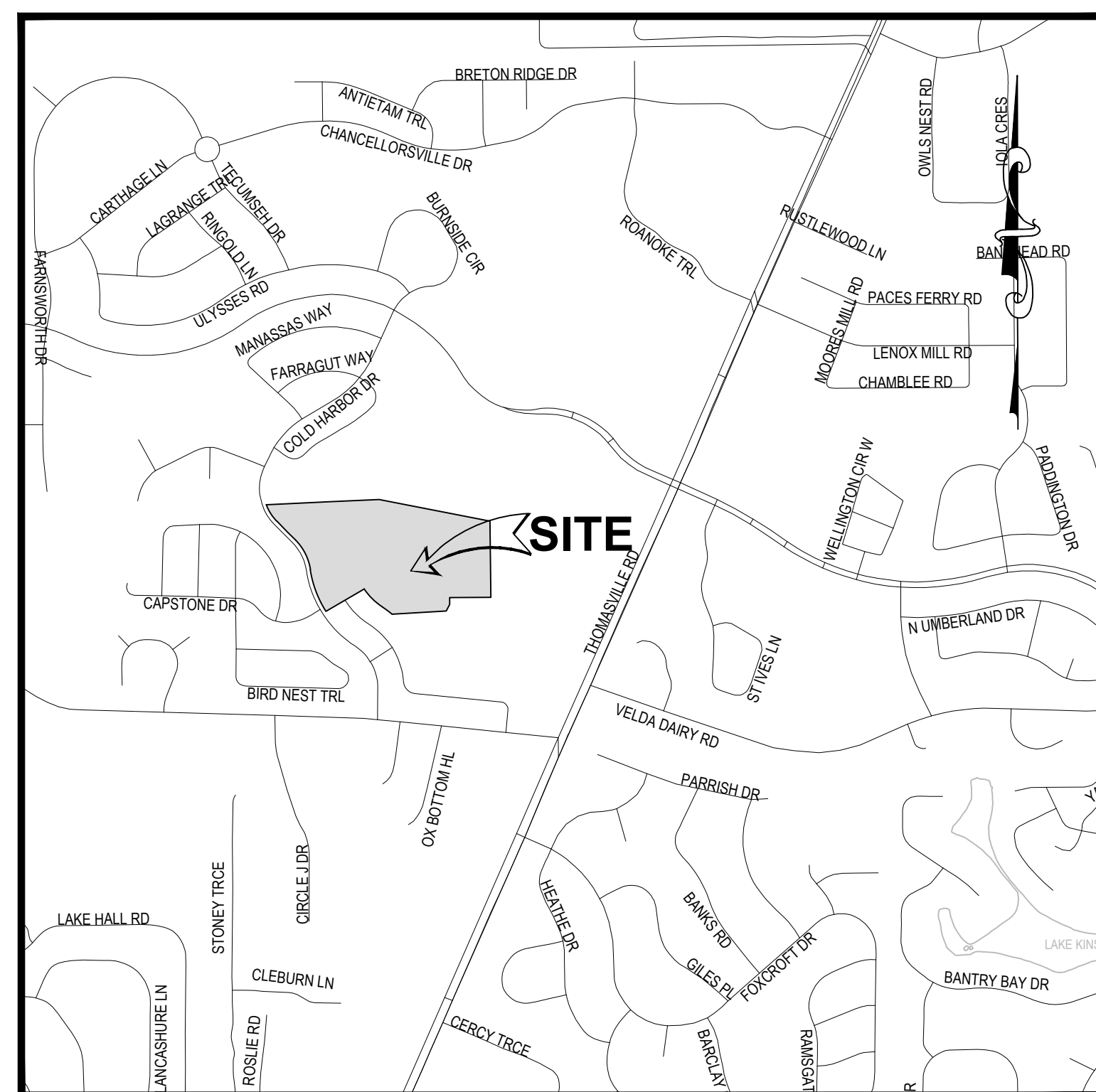


TYPE 'A' SITE PLAN

FOR

ARBOR AT BULL RUN

SHEET INDEX	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS
3.0	GEOMETRY PLAN (OVERALL)
3.1	GEOMETRY PLAN
3.2	GEOMETRY PLAN
3.3	CIRCULATION AND SIGHT DISTANCE PLAN
4.0	GRADING AND DRAINAGE PLAN (OVERALL)
4.1	GRADING AND DRAINAGE PLAN
4.2	GRADING AND DRAINAGE PLAN
5.0	CONCEPTUAL UTILITY PLAN (OVERALL)
5.1	CONCEPTUAL UTILITY PLAN
5.2	CONCEPTUAL UTILITY PLAN
6.0	DETAILS
LS1.0	CONCEPTUAL LANDSCAPE PLAN



LOCATION MAP
SCALE: 1" = 1000'

PROJECT DATA	
TAX I.D. NO.	1428204010000, 1428204120001, 1428204120000
PROJECT NAME:	ARBOR AT BULL RUN
CLIENT NAME:	ARBOR PROPERTIES, INC 4910 N. MONROE STREET TALLAHASSEE, FL, 32303
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	BEN B. HOOD STATE OF FL, PROFESSIONAL ENGINEER, LICENSE No. 69167 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
SURVEYOR OF RECORD:	JAMES T. RODDENBERRY REG FL SURVEYOR No. 4261 P.O. BOX 100 SOPCHOPPY, FLORIDA 32358 (850) 962-2538

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



PROJECT NAME	ARBOR AT BULL RUN											
	ARBOR PROPERTIES, INC 4910 N. MONROE STREET TALLAHASSEE, FL, 32303											
CLIENT NAME												
REVISIONS												
T2675.0016-Cover												
DATE	2026.06.17											
CONTRACT #	T2675.0016											
DRAWN BY	MBC											
The drawings, Specifications and other documents prepared by Moore Bass Consulting Inc. (MBC) for this Project are instruments of MB for use solely with respect to the Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.												
805 N. GADSDEN STREET TALLAHASSEE, FL 32303												
CERTIFICATE OF AUTHORIZATION NO. 0000080000												
SEAL												
Ben B. Hood State of Florida, Professional Engineer, License No. 69167												
PRELIMINARY, NOT FOR CONSTRUCTION												
SHEET TITLE												
COVER SHEET												
SHEET												
1.0												

SITE DATA				
1 PROPERTY TAX ID #:	1428204010000, 1425204120001, 1428204120000			
2 ZONING:	OX BOTTOM MEADOWS PUD & OX BOTTOM TERRACE PUD			
3 PROPOSED UNITS:				
1-BEDROOM UNITS	48 UNITS			
2-BEDROOM UNITS	158 UNITS			
3-BEDROOM UNITS	84 UNITS			
TOTAL	288 UNITS			
4 TOTAL SITE AREA:	1,004,347 SF	23.14+ AC		
5 EXISTING IMPERVIOUS:	23,989 SF	0.55 AC	2.39%	
6 PROPOSED IMPERVIOUS AREAS:				
BUILDINGS (FOOTPRINT)	198,345 SF	4.55 AC	19.75%	
AMENITY AREA	8,827 SF	0.20 AC	0.88%	
VEHICULAR USE AREA (VUA)	168,006 SF	3.86 AC	16.73%	
MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC)	64,630 SF	1.48 AC	6.43%	
TOTAL PROPOSED IMPERVIOUS AREAS:	439,808 SF	10.10 AC	43.79%	
7 EXISTING SWMF AREA:	48,706 SF	1.1 AC	4.85%	
8 OPEN SPACE/ GREEN AREA:	515,841 SF	11.84 AC	51.36%	
9 URBAN FOREST AREA (10% OF SITE)				
REQUIRED:	2.31 AC			
PROVIDED:	2.31 AC			
10 INTERIOR LANDSCAPE ISLANDS (SEE LANDSCAPE PLAN)	REQUIRED: 43 ISLANDS			
	PROVIDED: 42 ISLANDS			
11 REQUIRED PARKING (PER PUD):	696 SPACES			
12 PROPOSED PARKING				
STANDARD SPACES	319 SPACES			
GARAGE AND DRIVEWAY	240 SPACES			
ACCESSIBLE SPACES	15 SPACES			
TOTAL	574 SPACES			
13 BICYCLE PARKING	REQUIRED: 70 SPACES			
	PROVIDED: 70 SPACES			
14 BUILDING SETBACKS (PER PUD):				
OX BOTTOM MEADOWS PUD:	30' PERIMETER			
OX BOTTOM TERRACE PUD:	20' FRONT			
	15' SIDE			
	15' REAR			
15 DENSITY (16 UNITS PER ACRE ALLOWED)	12.5 UNITS/ACRE			

STANDARD GATE NOTES:

- CITY OF TALLAHASSEE FIRE DEPARTMENT AND LEON COUNTY EMS**
- ACCESS GATES SHALL BE PROVIDED WITH A KEYPAD ENTRY SYSTEM, ELECTRONIC TRANSMITTER OR CARD READER.
 - CODED NUMBERS FOR KEYPAD ENTRY SYSTEMS WILL BE DESIGNATED BY THE FIRE CHIEF AND POLICE CHIEF FOR FIRE AND POLICE DEPARTMENT EMERGENCY ACCESS.
 - ALL ACCESS GATES SHALL BE DESIGNED TO PROVIDE AUTOMATIC ENTRY FOR FIRE APPARATUS IN THE FORM OF SIREN ACTIVATION.
 - A SIGN SHALL BE ATTACHED TO THE GATE INDICATING THE PROCEDURE TO OPEN THE GATE WITH THE SOUND OF AN EMERGENCY SIREN.
 - ALL ACCESS GATES SHALL BE DESIGNED TO UNLOCK WITH A READILY ACCESSIBLE MANUAL RELEASING DEVICE.
 - DURING A POWER FAILURE, ALL ACCESS GATES SHALL BE DESIGNED TO FAIL IN THE OPEN POSITION.
 - A KNOX KEY BOX SHALL BE INSTALLED AT ALL GATES.
 - PARKING GATE SHALL NOT OBSTRUCT THE REQUIRED 20' MINIMUM FIRE DEPARTMENT ACCESS ROAD.
 - PLANS MUST SHOW GATES AND DIMENSIONS OF VEHICLE TURN AROUND FOR VEHICLES THAT ARE DENIED ACCESS.

NOTE:
ALL PROPOSED RETAINING WALLS SHALL BE MAINTAINED BY THE PROPERTY OWNER

SHEET 3.1

COLD HARBOR DRIVE (R/W - PAVED)

©Moore Bass Consulting

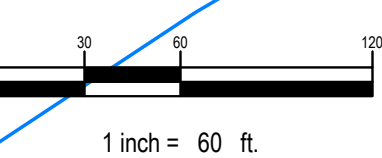
LEGEND

	PROPOSED BUILDING
	PROPOSED STANDARD ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
	CONSERVATION EASEMENT O.R. BOOK 4882, PAGE 1037
	URBAN FOREST AREA
	SHARED USE TRAIL
	PROPOSED VEHICULAR CIRCULATION
	DRAINAGE EASEMENT PER PUD

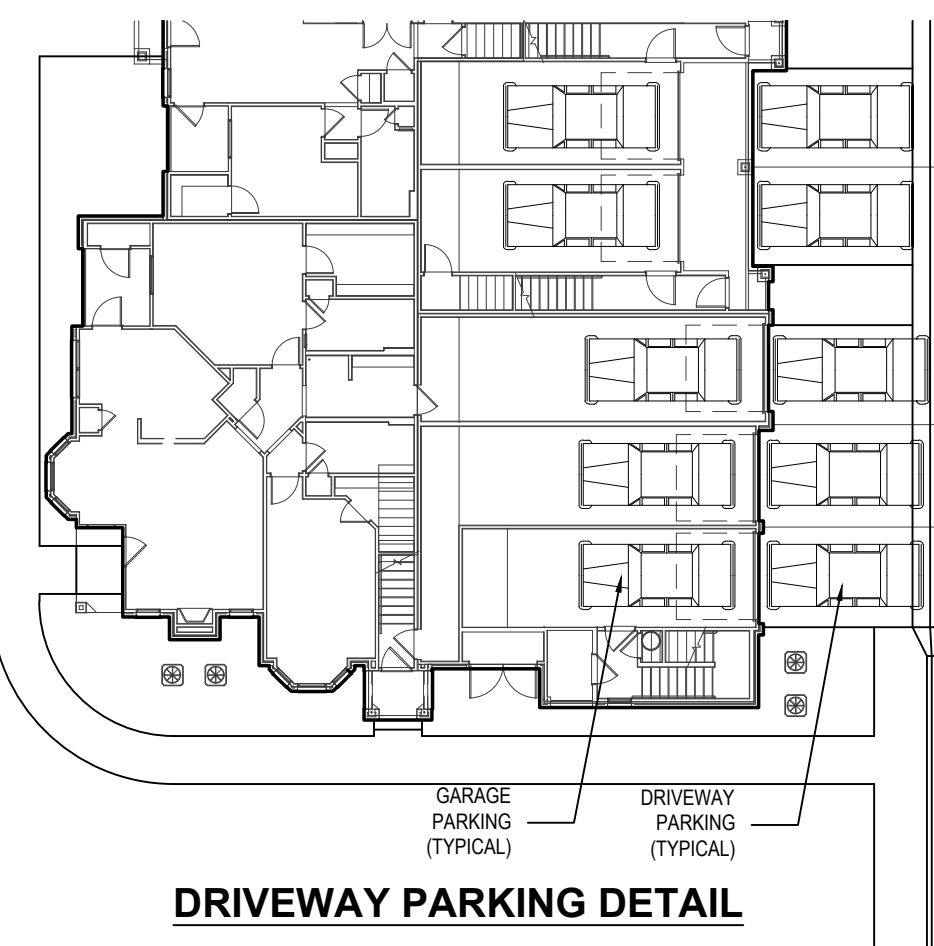
OWNER: BULL RUN UNIT HOMEOWNERS ASSOCIATION
ZONING: BULL RUN PUD
USE: RESIDENTIAL COMMON AREAS/ELEMENTS

NOTE:
DEVELOPER SHALL REPAIR ANY DAMAGE TO THE RIGHT-OF-WAY CAUSED DURING CONSTRUCTION ACTIVITIES. PHOTOGRAPHICAL DOCUMENTATION OF PRE-DEVELOPMENT CONDITION SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

GRAPHIC SCALE



Building Summary			
Description	Units per Bldg.	# Bldg.	# Units
28 unit Breezeway Buildings (4/3 Split)	28	6	168
Big House Buildings	10	12	120
Total Number of Units			288



DRIVEWAY PARKING DETAIL

DUMPSTER FACILITY NOTES:

FRONT LOADING DUMPSTER SPECIFICATIONS:

LOCATION OF THE CONTAINER AND CONSTRUCTION OF AN ENCLOSURE MUST MEET THE FOLLOWING REQUIREMENTS:

- A CONCRETE PAD AND APRON MUST BE PROVIDED FOR ALL GARBAGE AND RECYCLING CONTAINERS. FOR EACH CONTAINER, THERE SHALL BE A 12' WIDE X 12' DEEP PAD WITH A 12' WIDE BY 10' FT DEEP APRON, CONSTRUCTED NOT LESS THAN 6 INCHES THICK AND REINFORCED WITH WELDED WIRE MESH.
- PADS, APRONS, AND ACCESS TO THE CONTAINER SHALL BE CONSTRUCTED WITH NO MORE THAN A 2% SLOPE FROM SIDE TO SIDE AND FRONT TO BACK. PADS MUST DRAIN PROPERLY AND NOT POND WATER INSIDE THE ENCLOSURES. DUMPSTER PADS, APRONS AND THE ACCESS AREA LEADING TO THE DUMPSTER MUST BE AT THE SAME GRADE.
- ENCLOSURES, FOR A SINGLE CONTAINER, SHALL HAVE INSIDE, CLEAR DIMENSIONS OF 12 FT WIDE X 12 FT DEEP. THE GATE OPENING SHALL BE 12FT CLEAR. ENCLOSURES FOR MULTIPLE CONTAINERS SHALL HAVE AN INSIDE, CLEAR DIMENSION OF 12 FT WIDE X 12 FT DEEP FOR EACH CONTAINER.
- THE INTERIOR OF THE ENCLOSURE SHALL HAVE TWO BOLLARDS FOR EACH CONTAINER INSTALLED WITHIN ONE-FOOT CLEARANCES FROM THE INSIDE REAR OF THE ENCLOSURE AND 2 FEET OFF THE CENTER OF THE ENCLOSURE. THE BOLLARDS SHALL BE 6-INCH DIAMETER SCHEDULE 40 (0.28" WALL THICKNESS), FILLED WITH CONCRETE. THE BOLLARDS SHALL BE 8- FEET IN LENGTH, WITH 3- FEET BURIED BELOW GROUND IN AN 18-INCH DIAMETER CONCRETE FILLED HOLE AND 5- FEET ABOVE GROUND. ALL BOLLARDS SHALL BE PAINTED YELLOW.
- GATES MUST BE EQUIPPED WITH STOPS THAT WILL HOLD THE GATES IN AN OPEN POSITION AND MAINTAIN THE 12' CLEAR OPENING WHILE THE CONTAINER IS BEING SERVICED. GATE POLES CANNOT BE LOCATED WITHIN THE REQUIRED DIMENSIONS OF THE PAD.
- SOLID WASTE CONTAINER ENCLOSURES ARE FOR THE EXCLUSIVE USE OF CITY OF TALLAHASSEE APPROVED SOLID WASTE CONTAINER STORAGE. NO OTHER ITEMS INCLUDING BUT NOT LIMITED TO PALLETS, WASTE OIL STORAGE, DRUMS, BOXES, MOP BUCKETS, ETC. SHALL BE STORED WITHIN THE CONTAINER ENCLOSURE. THE CITY OF TALLAHASSEE SHALL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UNAUTHORIZED ITEMS STORED INSIDE THE ENCLOSURE.
- CONTAINERS MUST BE LOCATED SO THAT COLLECTION VEHICLES DO NOT HAVE TO BACK INTO A PUBLIC STREET OR BACK FOR A DISTANCE GREATER THAN 40 FEET. THE LOCATION OF CONTAINERS MUST BE FREE OF ANY OVERHEAD OBSTRUCTIONS SUCH AS ELECTRIC WIRES, BUILDING OVERHANGS, TREE LIMBS, ETC. OVERHEAD CLEARANCE FOR THE PATH OF THE SERVICE VEHICLE SHALL BE A MINIMUM OF 15 FEET. WITHIN 30 FEET OF THE DUMPSTER THE OVERHEAD CLEARANCE MUST BE A MINIMUM OF 21 FEET. DUMPSTER PADS AND THE ACCESS AREA LEADING TO THE DUMPSTER, INCLUDING THE APRON, MUST BE AT THE SAME GRADE.
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PROVIDE PROPER ACCESS FOR SOLID WASTE COLLECTION VEHICLES. PRIVATE ROADWAYS, DRIVEWAYS, PARKING LOTS AND ALLEYS USED BY COLLECTION VEHICLES MUST BE DESIGNED TO ACCOMMODATE THE WEIGHT AND SIZE OF COLLECTION VEHICLES. THE CITY WILL NOT ASSUME ANY MAINTENANCE RESPONSIBILITY FOR PRIVATE ROADWAYS, DRIVEWAYS, PARKING LOTS OR ALLEYS THAT ARE NECESSARILY USED BY COLLECTION VEHICLES.

ROLL-OFF COMPACTOR ENCLOSURES:

- A CONCRETE PAD AND APRON MUST BE PROVIDED FOR ALL ROLL-OFF CONTAINERS. THE PAD AND APRON MUST BE AT LEAST 6 INCHES THICK AND REINFORCED WITH WELDED WIRE MESH. THE APRON MUST EXTEND A MINIMUM OF 8 FT FROM THE PAD. PADS, APRONS, AND THE ACCESS AREA LEADING TO THE CONTAINER, INCLUDING THE APRON, MUST BE AT THE SAME GRADE.
- ROLL-OFF COMPACTOR ENCLOSURE SHALL HAVE INSIDE, CLEAR DIMENSION OF 14FT WIDE AND MUST BE CONSTRUCTED TO ALLOW CLEARANCE OF AT LEAST 3 FT AT THE BACK AND ON BOTH SIDES OF THE COMPACTOR. GATES MUST BE EQUIPPED WITH STOPS THAT WILL HOLD THE GATES IN AN OPEN POSITION WHILE THE CONTAINER IS BEING SERVICED.
- THE INTERIOR OF THE ENCLOSURE SHALL HAVE TWO BOLLARDS FOR THE CONTAINER INSTALLED WITHIN ONE-FOOT CLEARANCE FROM THE INSIDE REAR OF THE ENCLOSURE AND 2 FEET OFF THE CENTER OF THE ENCLOSURE. THE BOLLARDS SHALL BE 6-INCH DIAMETER SCHEDULE 40 (0.28" WALL THICKNESS), FILLED WITH CONCRETE. THE BOLLARDS SHALL BE 8- FEET IN LENGTH, WITH 3- FEET BURIED BELOW GROUND IN AN 18-INCH DIAMETER CONCRETE FILLED HOLE AND 5- FEET ABOVE GROUND. ALL BOLLARDS SHALL BE PAINTED YELLOW.
- PADS AND ENCLOSURES SHALL BE CONSTRUCTED TO DRAIN PROPERLY AND NO POND WATER INSIDE THE ENCLOSURES. THE ENCLOSURE IS FOR STORAGE OF THE COMPACTOR ONLY.

ACCESS FOR COLLECTION VEHICLES:

- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER TO PROVIDE PROPER ACCESS FOR COLLECTION VEHICLES TO PROVIDE SERVICE TO A GIVEN ESTABLISHMENT. PRIVATE ROADWAYS, DRIVEWAYS, PARKING LOTS AND ALLEYS, TO BE USED BY COLLECTION VEHICLES, SHOULD BE DESIGNED TO ACCOMMODATE THE WEIGHT AND SIZE OF COLLECTION VEHICLES. THE CITY WILL NOT ASSUME ANY MAINTENANCE RESPONSIBILITY FOR PRIVATE ROADWAYS, DRIVEWAYS, PARKING LOTS OR ALLEYS THAT ARE NECESSARILY USED BY COLLECTION VEHICLES.
- CONTAINERS SHALL BE LOCATED SO THAT COLLECTION VEHICLES DO NOT HAVE TO BACK INTO A PUBLIC OR PRIVATE STREET, OR, BACK FOR A DISTANCE GREATER THAN THE LENGTH OF THE COLLECTION VEHICLE.
- THE LOCATION OF CONTAINERS MUST BE FREE OF ANY OVERHEAD OBSTRUCTIONS SUCH AS ELECTRIC WIRES, BUILDING OVERHANGS, ETC. CLEARANCE FOR LOADING ANY ROLL-OFF CONTAINER MUST BE A MINIMUM OF 28 FT.
- IF THE COMPACTOR IS LOCATED ON A LOADING DOCK OR RAISED PLATFORM, THE OVERHEAD CLEARANCE MUST BE A MINIMUM OF 19 FT. THE DOCK OR PLATFORM MUST BE NO LOWER THAN 40" AND NO HIGHER THAN 44" AND EQUIPPED WITH A WINCH TO OFFLOAD THE CONTAINER FROM THE SERVICE VEHICLE. THE DOCK OR PLATFORM SHOULD BE EQUIPPED WITH BUMPERS TO PREVENT DAMAGE DURING LOADING AND UNLOADING OF THE CONTAINER. THE CITY WILL NOT ASSUME ANY MAINTENANCE RESPONSIBILITY FOR THE LOADING DOCK OR RAISED PLATFORM.

MISCELLANEOUS PROVISIONS:

- A KEY CARD OR ACCESS CODE MUST BE PROVIDED TO SOLID WASTE OPERATIONS FOR ALL GATED FACILITIES.
- COMPACTORS MUST BE INSTALLED WITH BREAKAWAY HYDRAULIC COUPLINGS AND ELECTRICAL CONNECTIONS.

NOTE:
A UNITY OF TITLE IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

SHEET 3.2

GENERAL NOTES:

- 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.
- 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.
- 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.
- THE APPLICANT WILL NEED TO APPLY FOR, AND RECEIVE, A DEMOLITION PERMIT FOR ANY AND ALL EXISTING DEVELOPMENT PROPOSED FOR REMOVAL.
- ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE (T.L.D.C.), CHAPTER 7, SIGN CODE SHALL BE APPLICABLE AND SEPARATE PERMITS SHALL BE REQUIRED FOR SIGNS ACCORDINGLY.
- SIDEWALKS WITHIN RIGHT OF WAY OR SIDEWALK EASEMENTS SHALL BE BUILT IN ACCORDANCE WITH FDOT INDEX #622-001.
- 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 PERMITEE'S 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.
- 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 (850/339-5598). THE NWIWM INSPECTION REPORT WILL BE REQUIRED AS PROOF OF PROPER ABANDONMENT.
- 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.
- STAIRS AND RAILINGS SHALL NOT BE CONSTRUCTED WITHIN THE COT RIGHT-OF-WAY.
- SOLID WASTE SHALL BE SERVED BY THE PROPOSED COMPACTOR/DUMPSTER ENCLOSURE. 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.
- CONTRACTOR SHALL COORDINATE SITE FENCING WITH OWNER AND/OR ARCHITECT.



Moore Bass Consulting, Inc.

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

www.moorebass.com
TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME
ARBOR AT BULL RUN

CLIENT NAME

ARBOR PROPERTIES, INC.
4910 N. MONROE STREET
TALLAHASSEE, FL 32303

REVISIONS					

T2675.0016-GEO OVERALL

DATE 2026.06.17

CONTRACT # T2675.0016

DRAWN BY MBC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006169

SEAL
Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

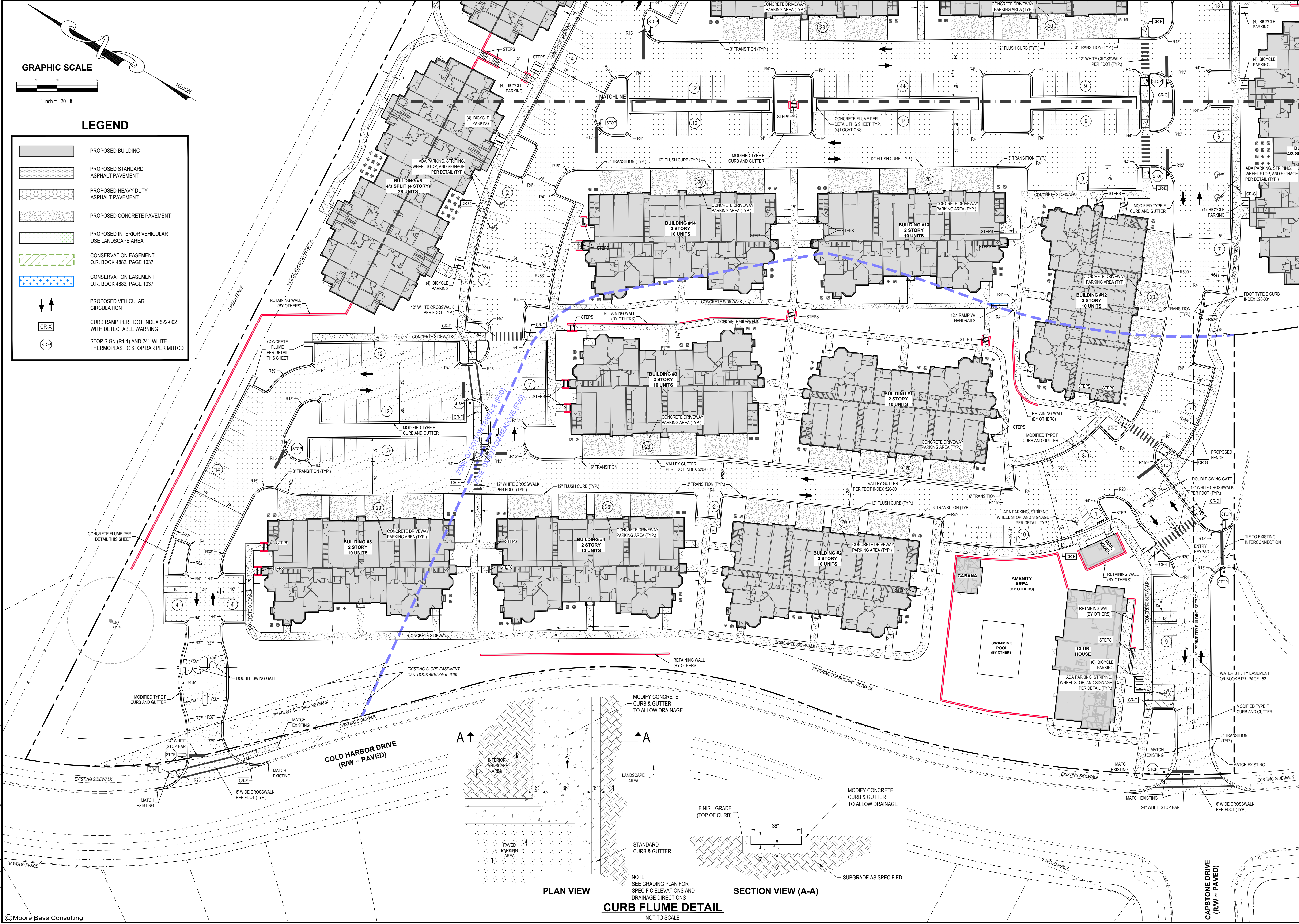
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

GEOMETRY PLAN (OVERALL)

SHEET

3.0



- LEGEND**
- PROPOSED BUILDING
 - PROPOSED STANDARD ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
 - CONSERVATION EASEMENT O.R. BOOK 4882, PAGE 1037
 - CONSERVATION EASEMENT O.R. BOOK 4882, PAGE 1037
 - PROPOSED VEHICULAR CIRCULATION
 - CURB RAMP PER FDOT INDEX 522-002 WITH DETECTABLE WARNING
 - STOP SIGN (R1-1) AND 24" WHITE THERMOPLASTIC STOP BAR PER MUTCD

Moore Bass Consulting, Inc.

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

www.moorebass.com
TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME
ARBOR AT BULL RUN

CLIENT NAME
**ARBOR PROPERTIES, INC.
4910 N. MONROE STREET
TALLAHASSEE, FL 32303**

REVISIONS	DATE	DESCRIPTION

T2675.0016-GE0

DATE: 2026.06.17

CONTRACT #: T2675.0016

DRAWN BY: MBC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

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

SEAL

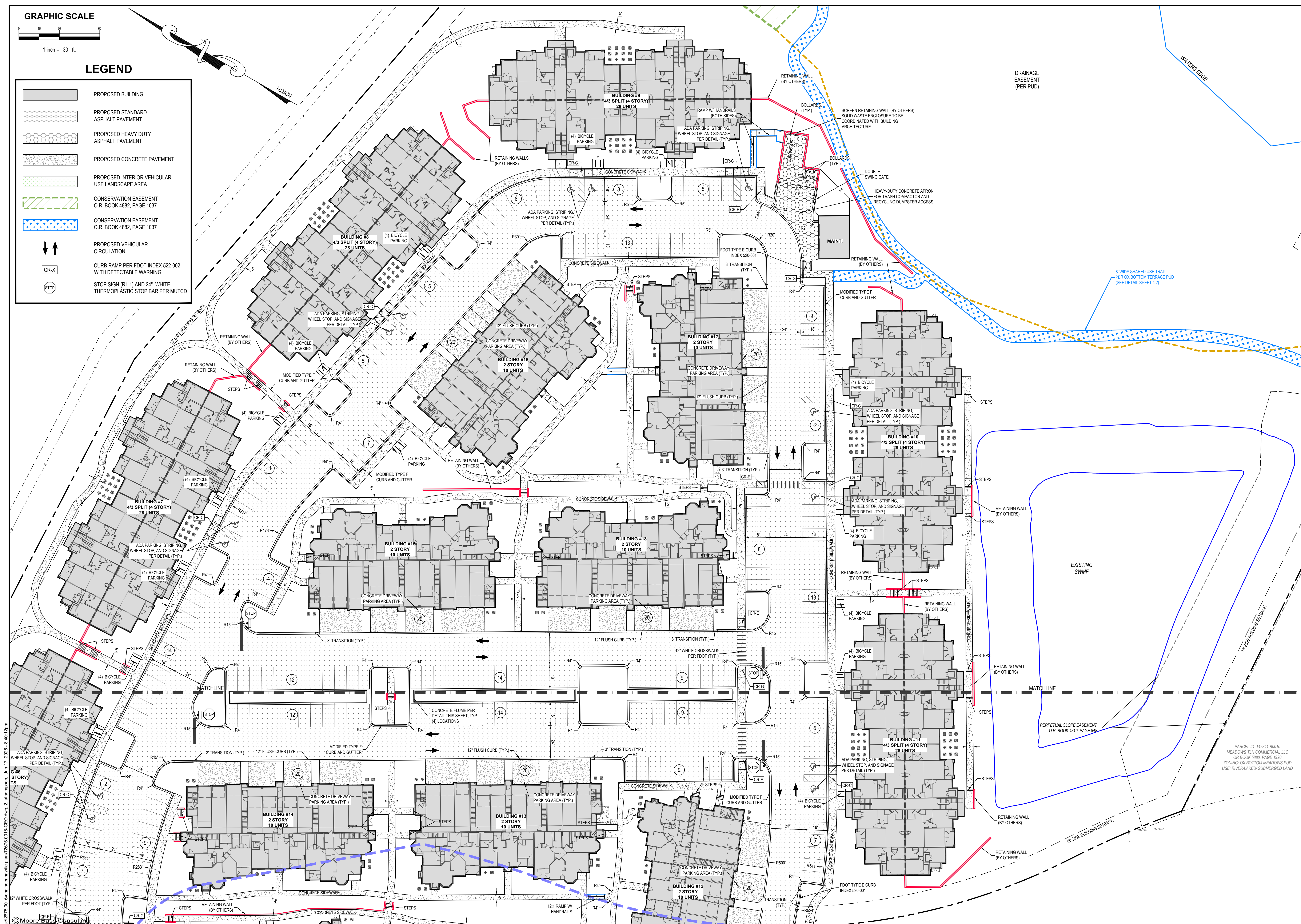
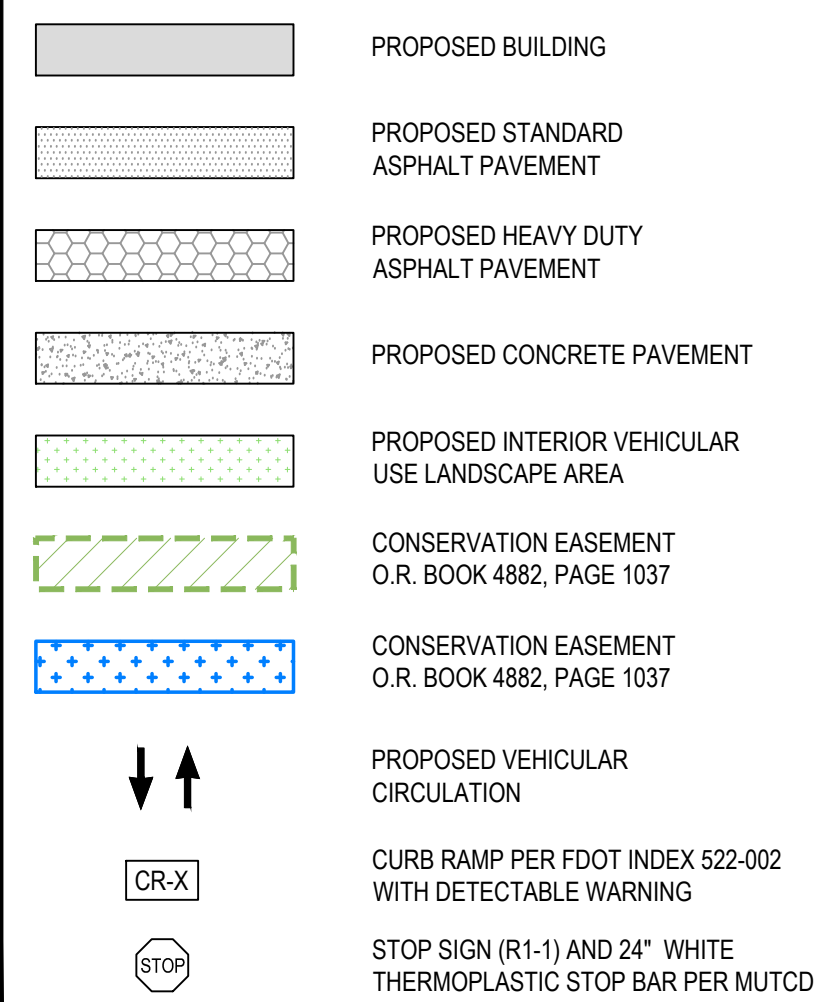
Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
GEOMETRY PLAN

SHEET
3.1

s:\2675.0016\engineering\site plan\T2675.0016-GE0.dwg, 1, atthompson, Jun 17, 2026 - 8:40:07pm



**Moore Bass
Consulting, Inc.**

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

www.moorebass.com
TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

ARBOR AT BULL RUN

ARBOR PROPERTIES, INC
4910 N. MONROE STREET
TALLAHASSEE, FL, 32303

PROJECT NAME

CLIENT NAME

[illegible]

T2675.0016-GEO

DATE	2026.06.1
------	-----------

CONTRACT #	T2675.001
------------	-----------

DRAWN BY MB

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

806 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 000061
SEAL

Ben B. Hood
State of Florida, Professional Engineer
License No. 69167

PRELIMINARY, NOT
FOR CONSTRUCTION

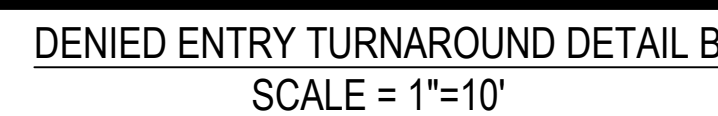
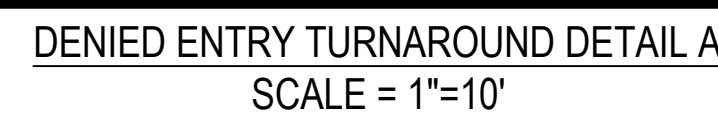
SHEET TITLE

GEOMETRY PLAN

SHEET

3.2

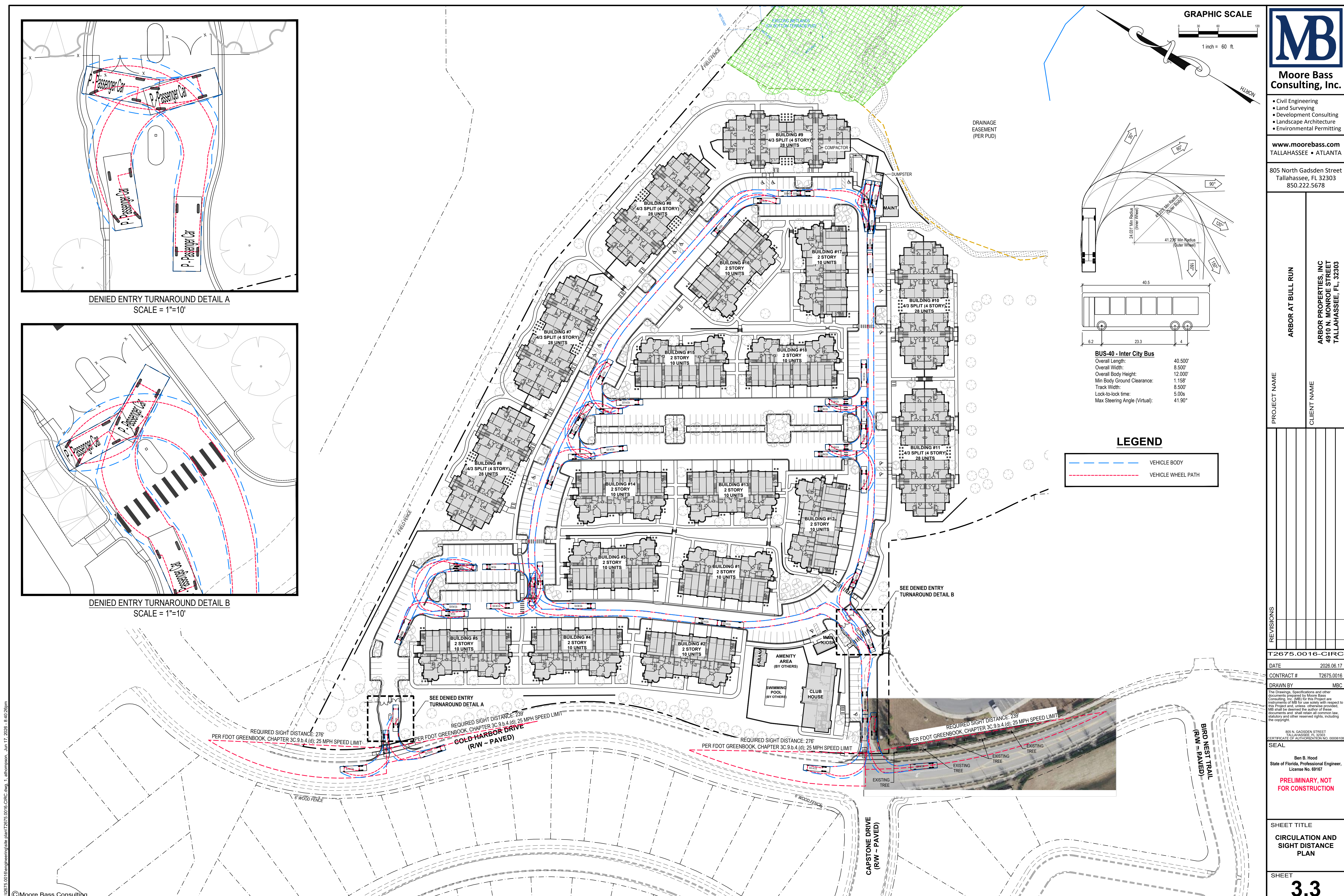
[0016!ccccccc|c|t|o|n\T3G7E](#) 0016 CEO Aug 9 at home Jun 17 2028 9:40:42am

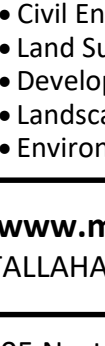


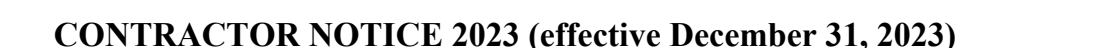
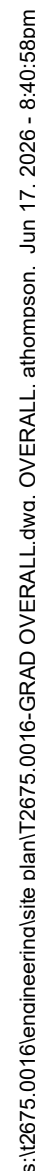
BUS-40 - Inter City Bus	
Overall Length:	40.500'
Overall Width:	8.500'
Overall Body Height:	12.000'
Min Body Ground Clearance:	1.158'
Track Width:	8.500'
Lock-to-lock time:	5.00s
Max Steering Angle (Virtual):	41.90°

LEGEND

- VEHICLE BODY
 VEHICLE WHEEL PATH



	
Moore Bass Consulting, Inc.	
• Civil Engineering • Land Surveying • Development Consulting • Landscape Architecture • Environmental Permitting	
www.moorebass.com TALLAHASSEE • ATLANTA	
805 North Gadsden Street Tallahassee, FL 32303 850.222.5678	
PROJECT NAME ARBOR AT BULL RUN	CLIENT NAME ARBOR PROPERTIES, INC 4910 N. MONROE STREET TALLAHASSEE, FL, 32303
REVISIONS	
T2675.0016-CIRC	
DATE	2026.06.17
CONTRACT #	T2675.016
DRAWN BY	MBC
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MBC for use solely with respect to this Project and, unless otherwise provided, MBC shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.	
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 CERTIFICATE OF AUTHORIZATION NO. 00006108	
SEAL	
Ben B. Hood State of Florida, Professional Engineer, License No. 69167	
PRELIMINARY, NOT FOR CONSTRUCTION	
SHEET TITLE	
CIRCULATION AND SIGHT DISTANCE PLAN	
SHEET	
3.3	



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 1.5:1 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 PROPOSED PLANS AND THAT THE REQUIRED SLOPE COMPACTION AND ELEVATIONS HAVE BEEN ACHIEVED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING COPIES OF THE SOIL MOISTURE/DENSITY TESTS.

NOTE:
FOR ALL WALLS 30" AND HIGHER, CONTRACTOR SHALL PROVIDE FALL PROTECTION IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

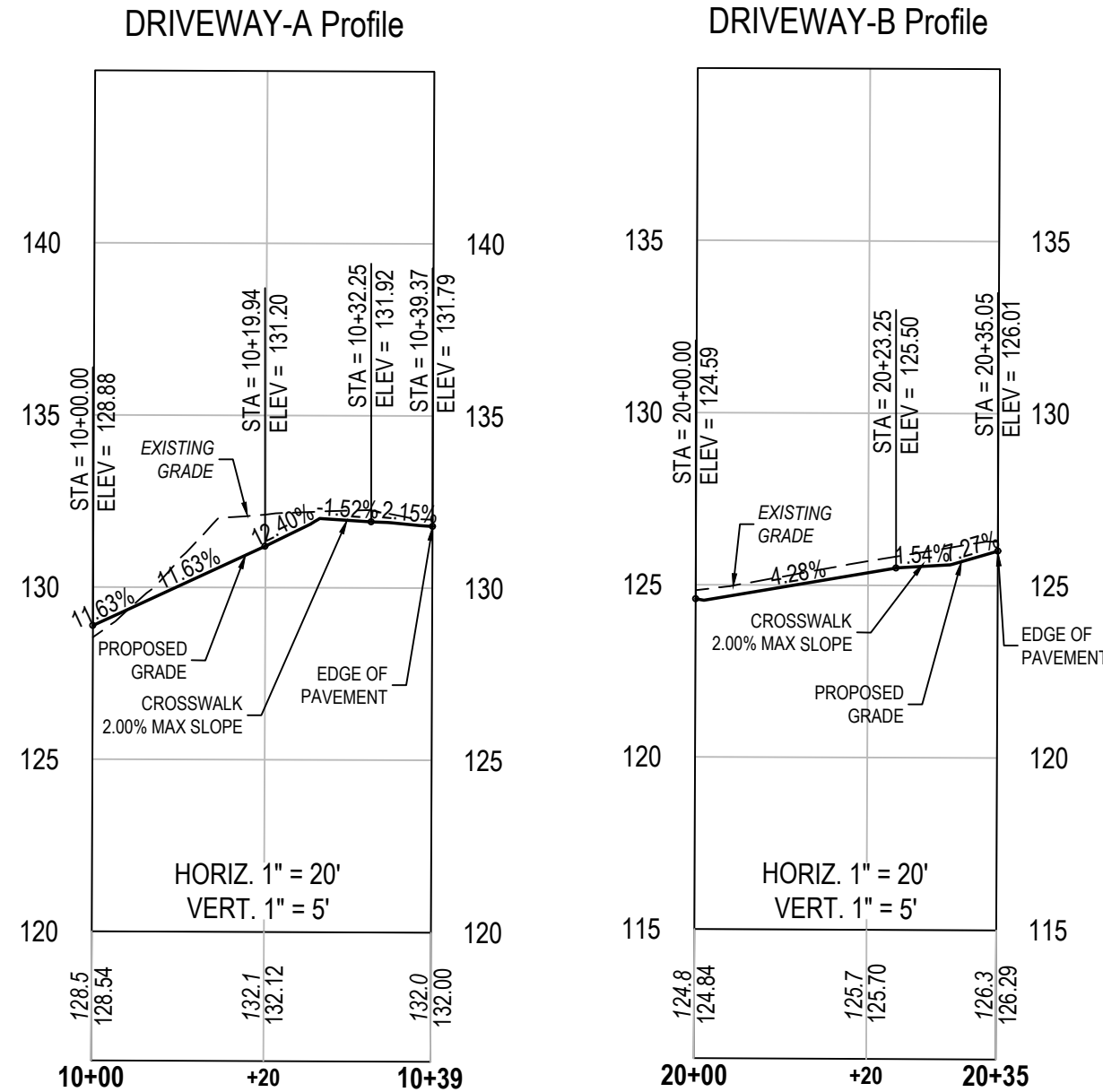
GRADING NOTES:
1. FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.

2. INTERNAL SIDEWALKS, UNLESS OTHERWISE NOTED, SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A CROSS SLOPE OF 1.5% (2.00% MAX.).
3. MAINTAIN 1.50% (2.00% MAX.) THROUGH ALL CROSSWALKS.

4. CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK CONSTRUCTION. 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.

5. REFER TO PLANS (BY OTHERS) FOR ALL ASPECTS OF RETAINING WALL, RAMP & STAIR DESIGN AND CONSTRUCTION.

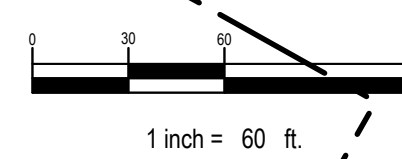
6. ALL ROOF DRAINS SHALL BE CONNECTED TO BELOW GRADE DRAIN SYSTEM.

[illegible]



NOTE:

1. ALL PROPOSED ELECTRIC SYSTEMS SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. EXACT LOCATION, DESIGN, AND SPECIFICATIONS SHALL BE COORDINATED AND VERIFIED WITH THE CITY OF TALLAHASSEE ELECTRIC DEPARTMENT, PRIOR TO CONSTRUCTION.
2. ALL PROPOSED SANITARY SEWER MANHOLES (SSMH) SHALL BE STAMPED "PRIVATE"



FM

SS

W

PROPOSED STORM

PROPOSED C.O.T. UTILITY EASEMENT

HYDRANT DISTANCE (FIRE DEPT.)

MAXIMUM DRIVABLE DISTANCE FROM HYDRANT TO HYDRANT (FIRE DEPT.)

HYDRANT DISTANCE (FIRE DEPT.)

MAXIMUM DRIVABLE DISTANCE FROM HYDRANT TO CLOSEST EXTERIOR BUILDING POINT (FIRE DEPT.)

FDC DISTANCE TO HYDRANT



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

www.moorebass.com
TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

ARBOR AT BULL RUN
ARBOR PROPERTIES, INC.
4910 N. MONROE STREET
TALLAHASSEE, FL, 32303

PROJECT NAME

CLIENT NAME

REVISIONS						

2675.0016-UTILITY OVERALL

DATE 2026.06.17

CONTRACT # T2675.0016

DRAWN BY MBC

Documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including copyright.

806 N. GADSDEN STREET
TALLAHASSEE, FL 32303

SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

**PRELIMINARY, NOT
FOR CONSTRUCTION**

**CONCEPTUAL UTILITY
PLAN (OVERALL)**

SHEET

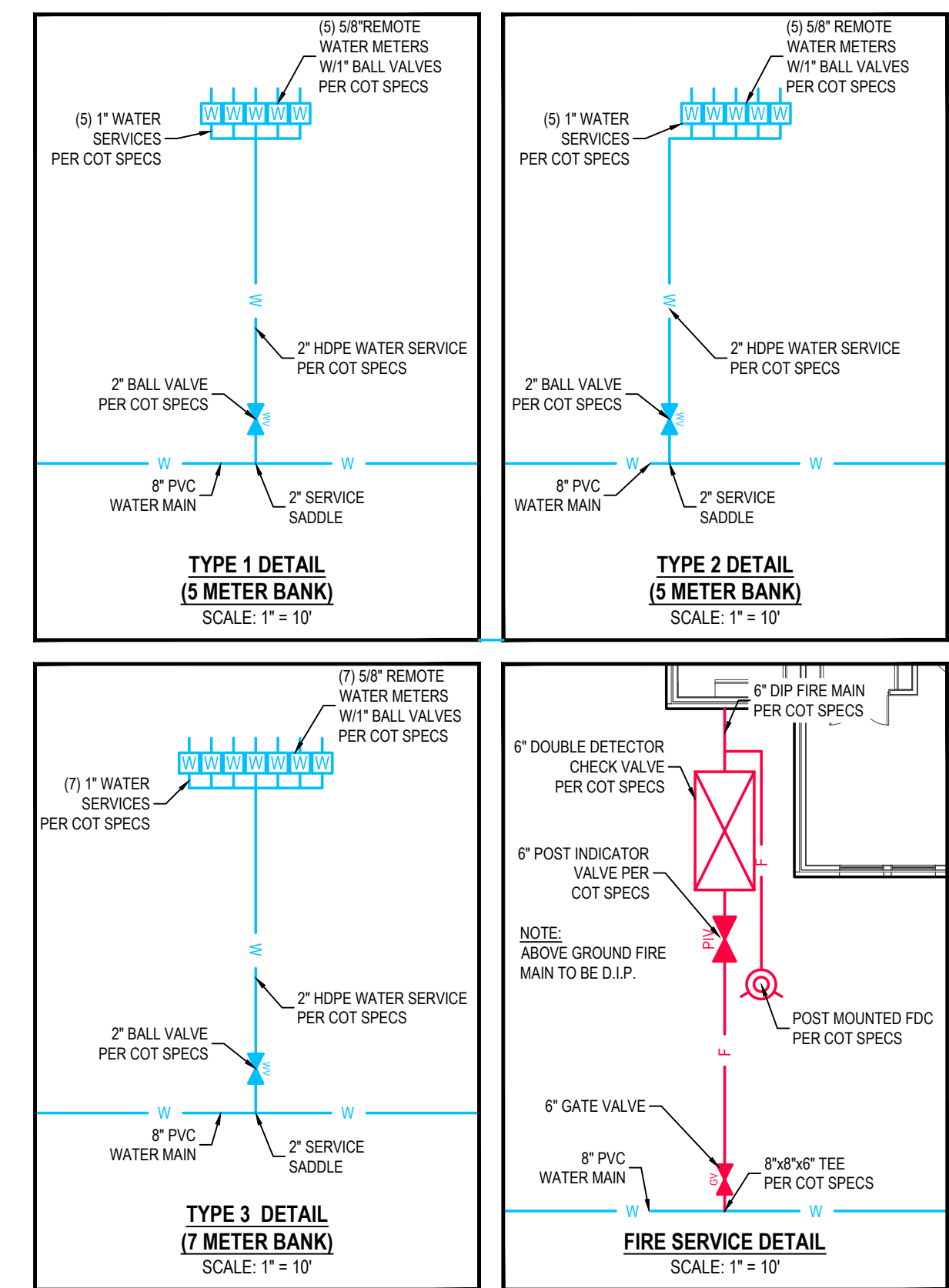
5.0

UTILITY NOTES:

1. MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
2. SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
3. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION.
4. NO LANDSCAPING MATERIAL OTHER THAN SOIL AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
5. MANIFOLDS TO BE LOCATED A MINIMUM OF 13" BELOW FINISH GRADE.
6. ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
7. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (18").
8. MAXIMUM CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES AND DOUBLE CHECK VALVES SHALL BE MAINTAINED AT ALL TIMES.
9. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER INCLUDING THE PARKING OF VEHICLES.
10. NO TALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
11. BENCHMARKS SHOWN ARE BASED ON NAVD 88 DATUM.
12. ALL PVC USED FOR WATER MAIN PIPING SHALL CONFORM TO AWWA C-900.
13. ALL PVC USED FOR SANITARY SEWER PIPING THAT IS LESS THAN 16 FEET DEEP SHALL BE DR26 . THICK WALL PVC SHALL BE USED WHEN 16 FEET DEEP OR GREATER SHALL BE C-900, DR18.
14. SEWER SERVICE SLOPES TO BE 2.00% MIN. SIZE PER PLAN.
15. FDC SHALL BE POST MOUNTED UNLESS SHOWN OTHERWISE.
16. HYDRANT LATERALS SHALL BE RESTRAINED DUCTILE IRON FROM MAIN TO HYDRANT PER COT SPECIFICATIONS.
17. ALL BUILDING SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM

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, EIGHTH EDITION.
7. A CLEAR SPACE OF NO LESS THAN 60 IN. (5'0") SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A 1 1/2" NPT OR 1 1/2" NPS (4.0" I.D.) (6.4" MIN.) NFPA 1, 18.4, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE, NFPA 24 (1524) MODEL FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES. 2016 EDITION.
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 FIRE DEPARTMENT PLANS REVIEW/ STAFF MUST BE CONTRACTED PRIOR TO TANK INSTALLATION (NFPA 1, 66.21.7.2 AND 66.21.7.2, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE).
9. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MATTER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.4.1.1, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
10. ALL GATES AT VEHICULAR ENTRANCES SHALL BE ACCESSIBLE TO THE FIRE DEPT. IN COMPLIANCE W/ NFPA 18.2.2.2, EIGHTH EDITION.
11. ALL FIRE SERVICE PIPING SHALL MET NFPA 13R CODE.

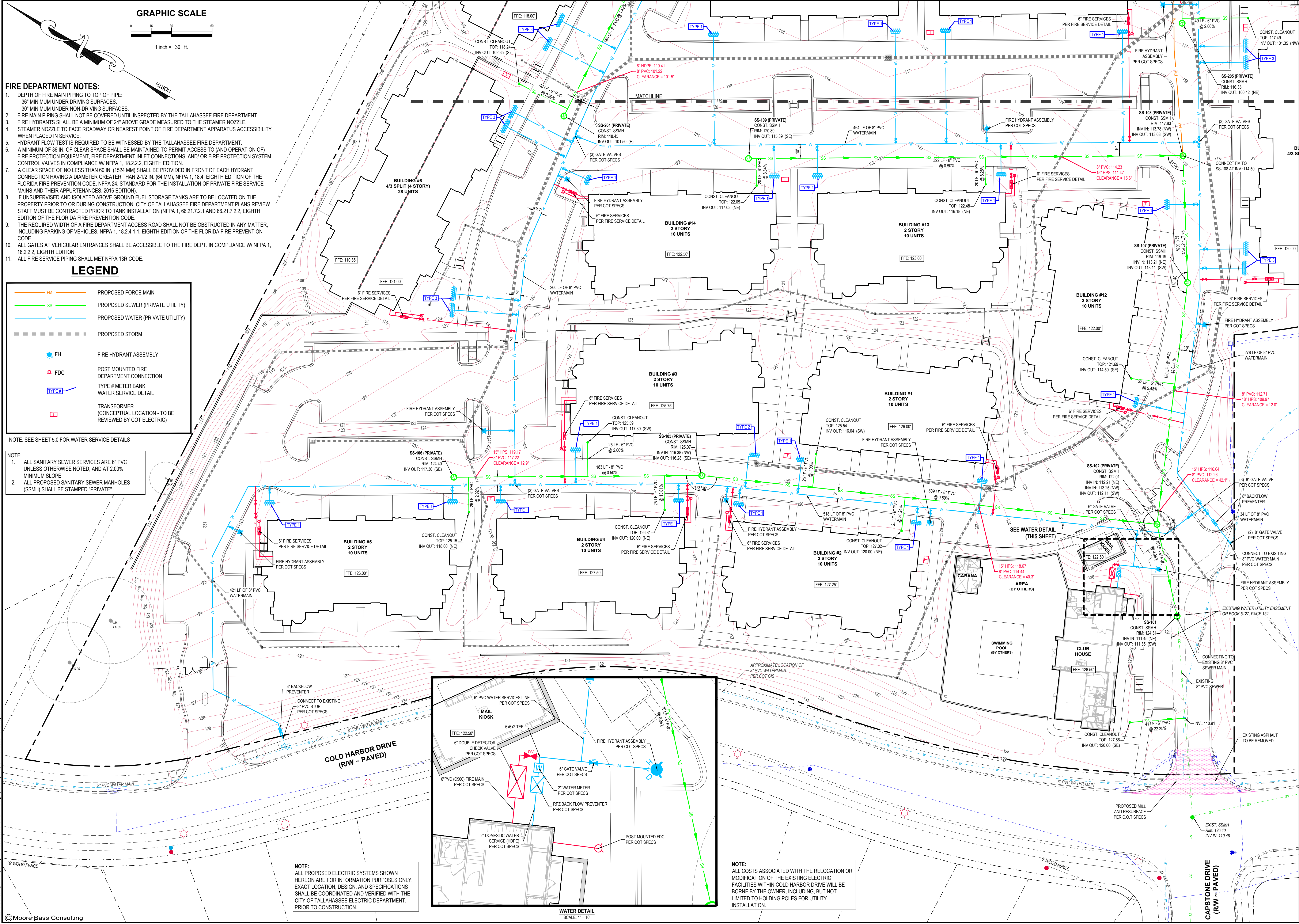


DETAIL NOTE:
REFERENCE COT SPECS. SHEETS
W04 'MANIFOLDS FOR $\frac{5}{8}$ " METER' AND
W05 'FIRELINE W/ METERED SERVICES'
FOR DETAILS.

SHEET 5.1

SHEET 5.2

© Moore Bass Consulting



Moore Bass Consulting, Inc.

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

www.moorebass.com
TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME

ARBOR AT BULL RUN

CLIENT NAME

ARBOR PROPERTIES, INC
4910 N. MONROE STREET
TALLAHASSEE, FL 32303

REVISIONS	DATE	DESCRIPTION

T2675.0016-UTILITY

DATE: 2026.06.17

CONTRACT # T2675.0016

DRAWN BY: MBC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

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

SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

PRELIMINARY, NOT FOR CONSTRUCTION

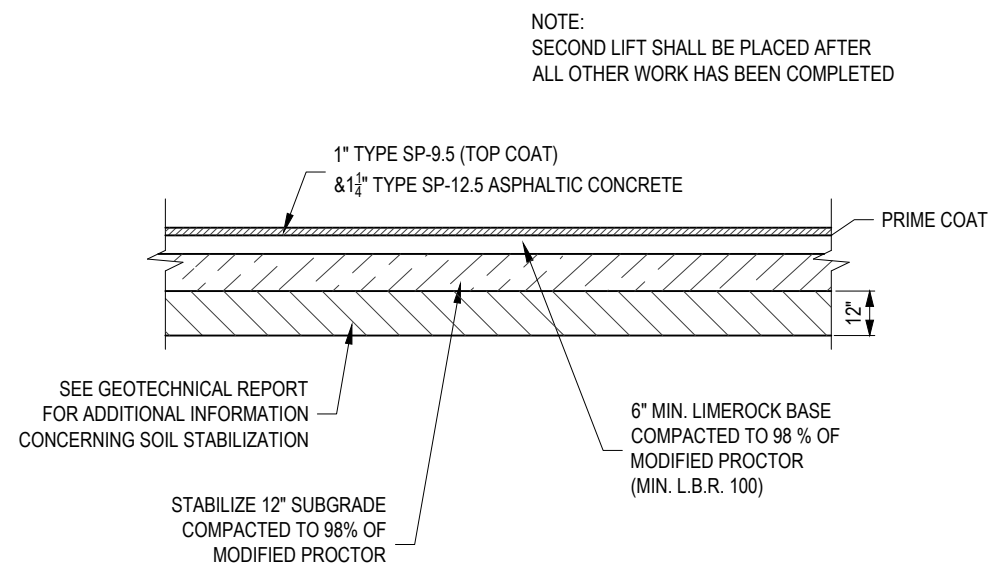
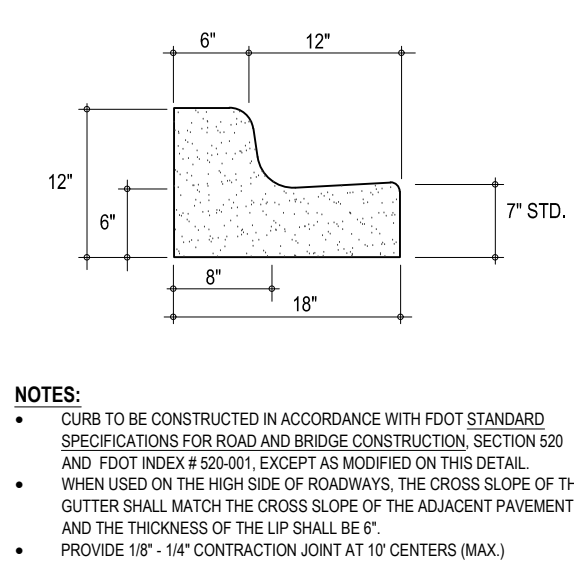
SHEET TITLE

CONCEPTUAL UTILITY PLAN

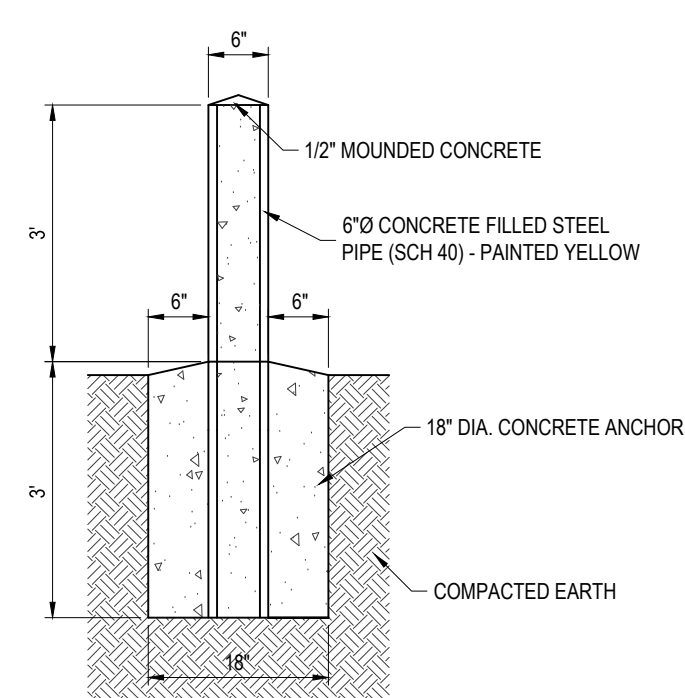
SHEET

5.1

s:\2675.0016\Engineering\site plan\T2675.0016-UTILITY.dwg, 1, shompson, Jun 17, 2026 - 8:42:02pm

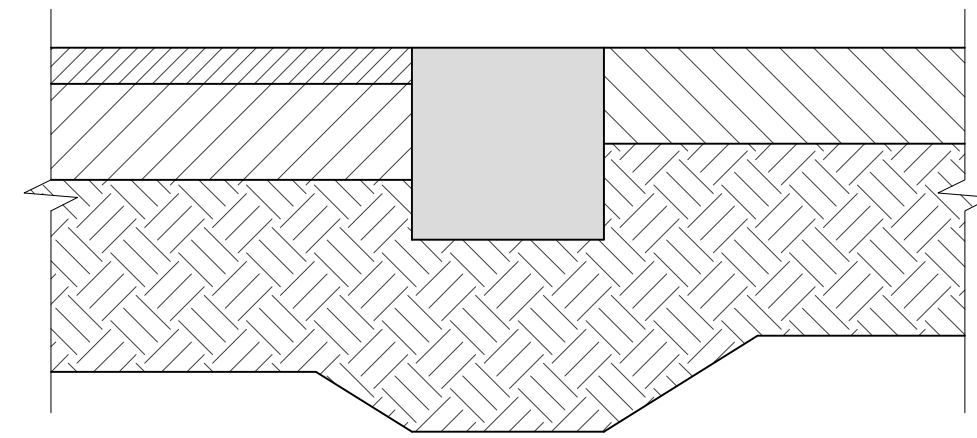


DUMPSTER PAD DETAIL



STANDARD SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



The diagram illustrates a cross-section of a concrete pavement structure. The layers from top to bottom are:

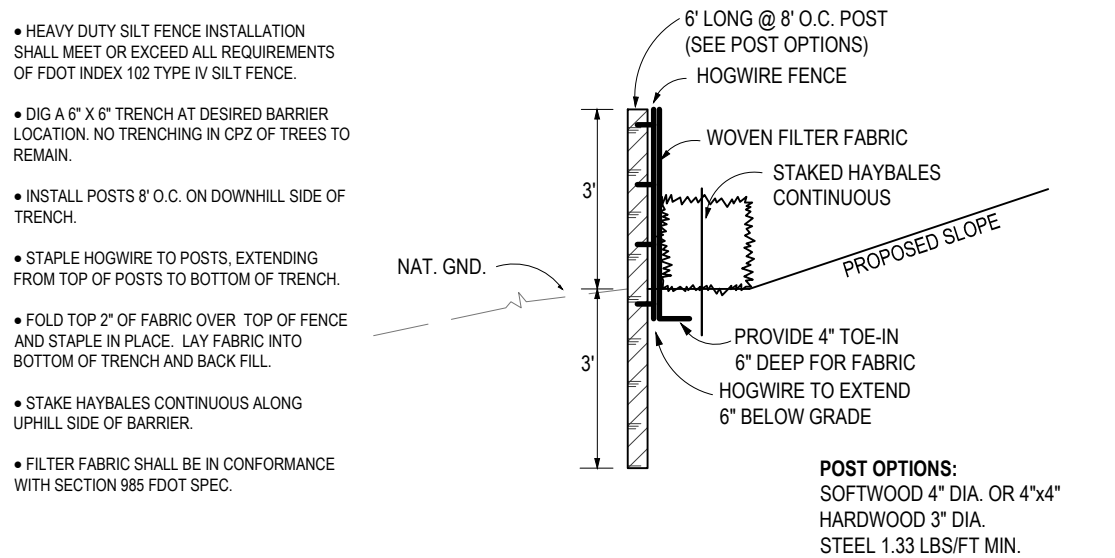
- Concrete (per notes to this detail):** The top layer, shown with a stippled texture.
- 6" Min. Limerock Base Compacted to 88% of Modified Proctor (Min. L.B.R. 100):** A layer below the concrete, also stippled.
- Stabilize 1/2" Subgrade Compacted to 88% of Modified Proctor (Min. L.B.R. 40):** A layer below the limerock base, shown with a horizontal line pattern.
- 4000 psi Concrete Reinforced w/ #4 Rebar, 12" O.C.W.:** The bottom layer, shown with a stippled texture and containing #4 rebar reinforcement spaced at 12 inches on center.

Dimensions and other notes include:

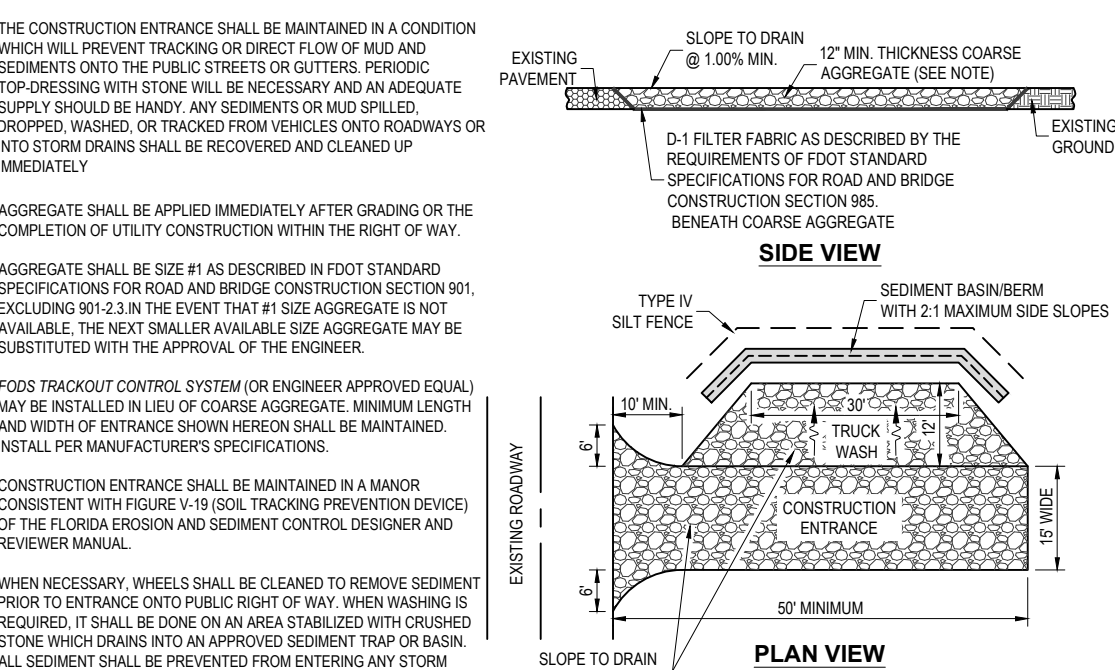
- 5' from finished grade to top of rebar matting:** Indicated by a vertical dimension line on the left.
- 4000 psi concrete reinforced w/ #4 rebar, 12" o.c.w.:** Labeled on the left side of the bottom layer.
- CONCRETE (PER NOTES TO THIS DETAIL):** Labeled on the right side of the top layer.
- 6" MIN. LIMEROCK BASE COMPACTED TO 88% OF MODIFIED PROCTOR (MIN. L.B.R. 100):** Labeled on the right side of the second layer.
- STABILIZE 1/2" SUBGRADE COMPACTED TO 88% OF MODIFIED PROCTOR (MIN. L.B.R. 40):** Labeled on the right side of the third layer.



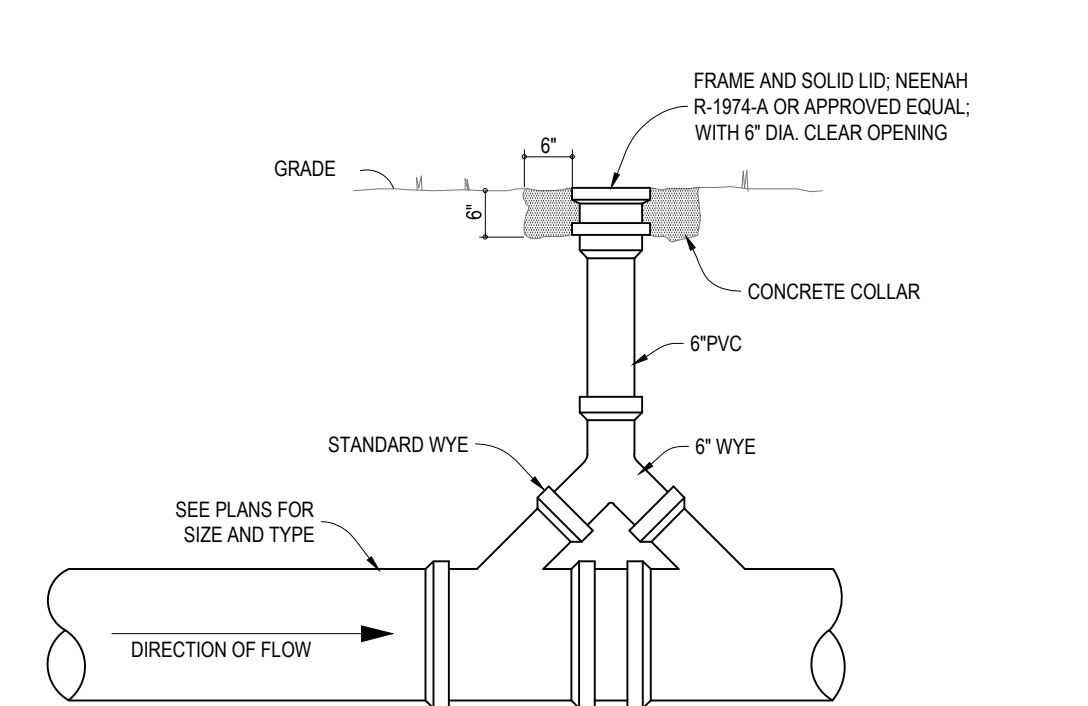
INLET PROTECTION - B
NOT TO SCALE



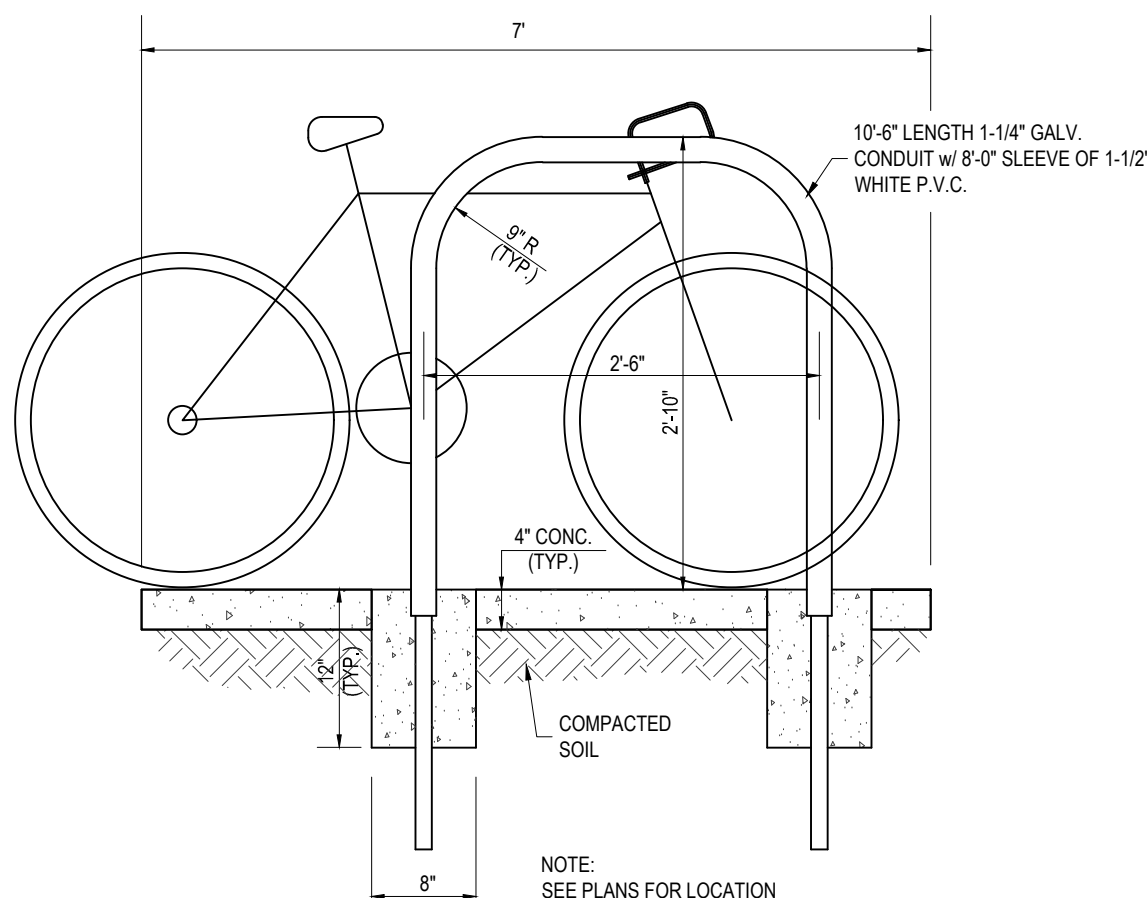
HEAVY DUTY SILT BARRIER SEDIMENTATION & EROSION CONTROL



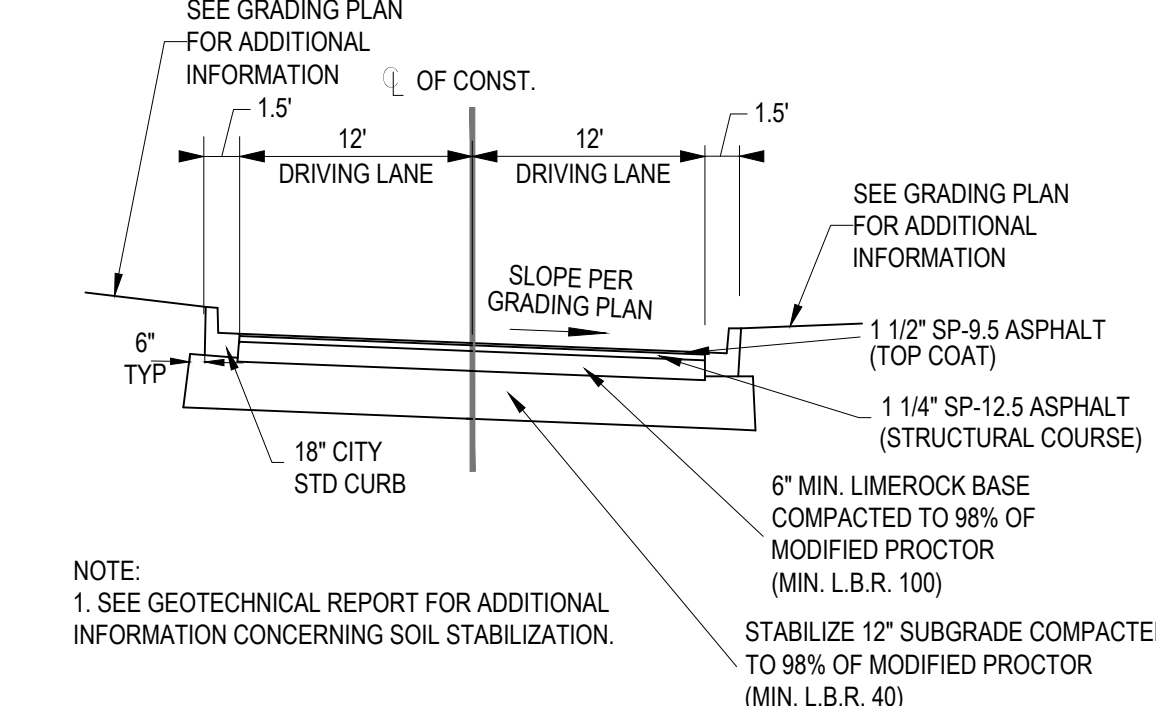
DOWNSPOUT CONNECTOR



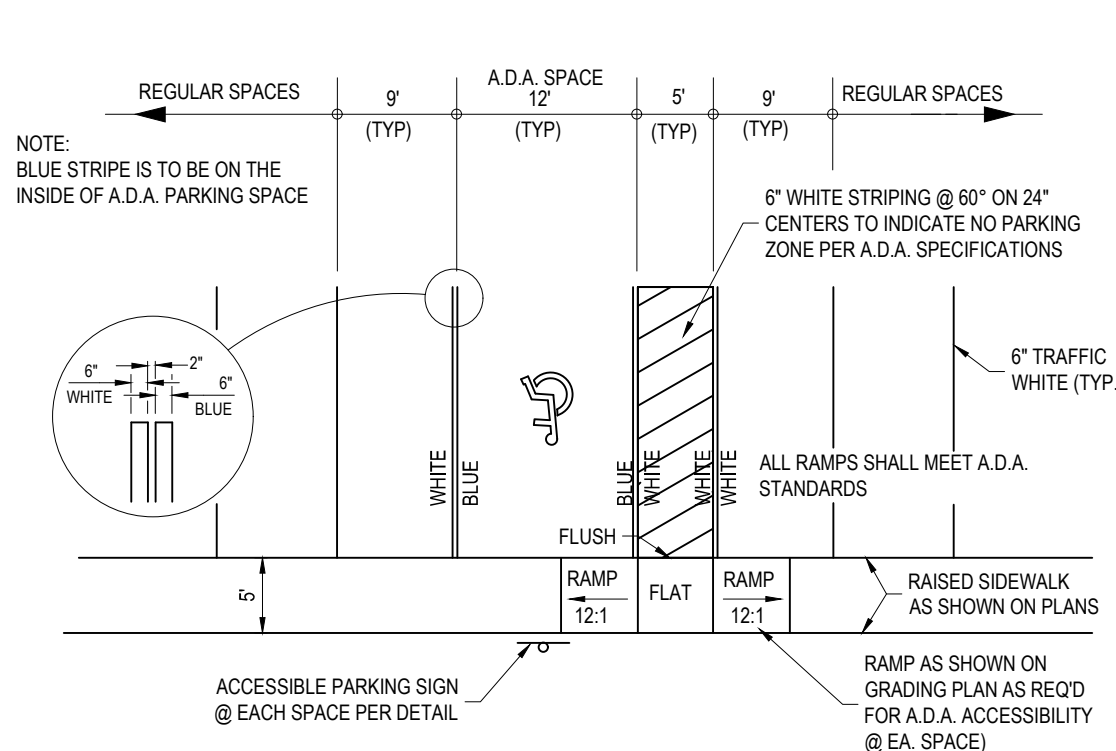
INVERTED "U" BIKE RACK



TRAFFIC SIGNAGE DETAIL

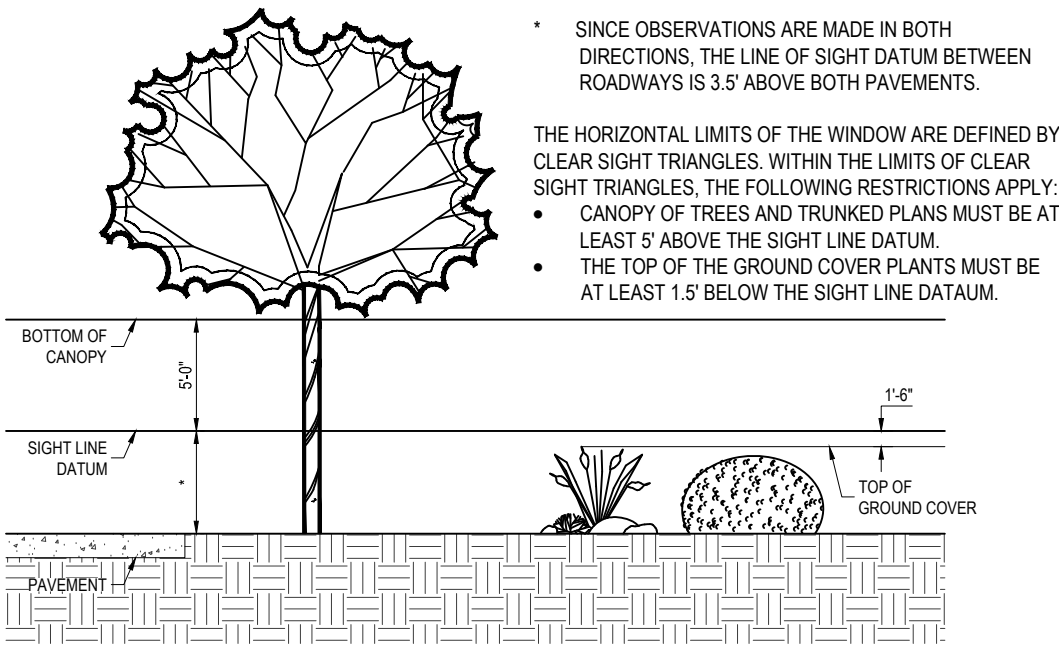


ACCESSIBLE PARKING SIGNAGE



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, EIGHTH 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 2-1/2 IN. (64 MM), NFPA 1, 18.4, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE, NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION).
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 FIRE DEPARTMENT PLANS REVIEW STAFF MUST BE CONTRACTED PRIOR TO TANK INSTALLATION (NFPA 1, 66.21.7.2.1 AND 66.21.7.2.2, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE).
9. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MATTER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.4.1.1, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
10. ALL GATES AT VEHICULAR ENTRANCES SHALL BE ACCESSIBLE TO THE FIRE DEPT. IN COMPLIANCE W/ NFPA 1, 18.2.2.2, EIGHTH EDITION.
11. ALL FIRE SERVICE PIPING SHALL MET NFPA 13R CODE.



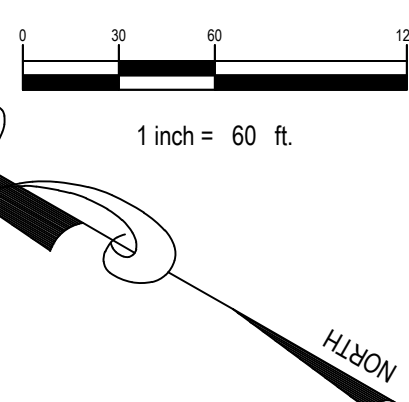
CLEAR SIGHT WINDOW DIAGRAM

EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020

NOT TO SCALE

TREE ABBREVIATIONS:	
ABBREVIATION	COMMON NAME
BAY	SWEETBAY
CRY	BLACK CHERRY
HOL	AMERICAN HOLLY
LFP	LIVE OAK
LFP	LONG LEAF PINE
MAG	SOUTHERN MAGNOLIA
PINE	PINE
SGM	SWEETGUM
GUM	GUM SPECIES
HARD	HARDWOOD SPECIES
OAK	OAK SPECIES
PALM	PALM SPECIES
TREE	UNKNOWN

GRAPHIC SCALE



STREET TREE NOTES:

1. STREET TREES SHALL BE PROVIDED PURSUANT TO TLDG SEC. 10-281(e). THE EXACT LOCATION AND SPECIES OF TREES WILL BE DETERMINED AT THE TIME OF ENVIRONMENTAL PERMITTING. STREET TREES WITHIN THE SIGHT DISTANCE TRIANGLE MUST MEET HORIZONTAL AND VERTICAL CLEAR SIGHT LIMITS IN ACCORDANCE WITH FDOT DESIGN MANUAL, CHAPTER 212.11. SELECT STREET TREES THAT HAVE A MINIMUM CANOPY HEIGHT OF 8.5 FEET ABOVE THE EDGE OF PAVEMENT AT THE TIME OF PLANTING.
2. STREET TREES SHALL BE SELECTED FROM C.O.T. "THE RIGHT TREE IN THE RIGHT PLACE" GUIDE FOR SELECTING PROPER TREES FOR URBAN SPACES.
3. PROPOSED STREET TREES TO BE SELECTED FROM CITY'S LIST OF TREES APPROVED FOR USE UNDER OVERHEAD UTILITIES, WHEN IN CONFLICT.

PLANTING LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/REMARKS	TREE CREDIT	QTY	CREDITS	SYMBOL
	MAGNOLIA GRANDIFLORA	MAGNOLIA	8' HT. X 4-5' SPR., 3" CAL.	5 - CAT C	47	235	MG
	ILEX OPACA	AMERICAN HOLLY	8' HT. X 4-5' SPR., 2" CAL.	6 - CAT D	185	1110	IO
	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HT. X 4-5' SPR., 3" CAL.	5 - CAT C	29	145	TP
	QUERCUS VIRGINIANA	LIVE OAK	8' HT. X 4-5' SPR., 3" CAL.	5 - CAT C	18	90	QV
	TAXODIUM ASCENDENS	POND CYPRESS	8' HT. X 4-5' SPR., 2" CAL.	5 - CAT C	39	195	TA
	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' HT. X 4-5' SPR., 2" CAL.	6 - CAT D	137	822	JV
	AESCULUS PAVIA	RED BUCKEYE	8' HT. X 4-5' SPR., 2" CAL.	6 - CAT D	12	72	AP
	CHIRONANTHUS VIRGINICUS	FRINGE TREE	8' HT. X 4-5' SPR., 2" CAL.	6 - CAT D	17	102	CV
TOTAL					484	2771	

- LIGUSTRUM SINENSE SUNSHINE LIGUSTRUM
 - RHAPHIOLEPIS INDICA INDIAN HAWTHORN
 - GARDENIA JASMINOIDES GARDENIA
- URBAN FOREST AREA REQUIRED: 2.31 AC
PROVIDED: 2.31 AC
- DESIGNATED INTERIOR VEHICULAR USE LANDSCAPE AREA
- SOD ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED

TREE CREDITS

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

Grand Total	
Preservation Credits	0
Replant Credits	2770

TREE DEBITS

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

Grand Total	
Debits	2770

REPLANT FORMULA (DEBITS - CREDITS) = 2770

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

Required Trees	Credits Per Acre	Acres of Developed Area	Required Tree Credits
40	X	23.1	= 924

TOTAL TREE CREDITS TO BE PLANTED (Reforestation Trees + Replant Trees) 2770

PROPOSED TREE CREDITS

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

Diameter of Tree (Inches DBH)	Category A Credits	Category B Credits	Category C Credits	Category D Credits	Category A Credits	Category B Credits	Category C Credits	Category D Credits
7-12	0	0	0	6	0	0	8	0
4-6	0	0	0	5	0	0	6	0
2-3	1	0	0	3	0	0	5	0
Planted Totals:	0	0	0	133	0	0	665	0
Grand Total Planted Credits:	2771							

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," FIFTH EDITION (2015), 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 3" COMPACTED THICKNESS. INSTALL PINE BARK NUGGETS AROUND ALL TREES IN THE RIGHT-OF-WAY. 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. DO NOT MULCH AGAINST THE TRUNKS OF TREES.
4. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL IRRIGATION LINES SHALL BE INSTALLED 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 "FRIBLE" TOPSOIL.
7. THE OWNER ACCEPTS THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING IN PERPETUITY, TO INCLUDE PROPER WATER, FERTILIZATION, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OR REPLANTING, IF NECESSARY.
8. 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.
9. IRRIGATION, AS SHOWN, IS DIAGRAMATIC IN NATURE. IRRIGATION SHALL BE FIELD ADJUSTED TO ENSURE ALL LANDSCAPE AREAS ARE COVERED. IRRIGATION CONTRACTOR SHALL PROVIDE IRRIGATION PLAN THAT INCLUDES LINE SIZE, ZONE DELINEATION AND HEAD LOCATIONS PRIOR TO IRRIGATION INSTALLATION.
10. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
11. WHERE TREES ARE PLANTED WITHIN 6" OF AN IMPERVIOUS SURFACE A TWO FOOT DEEP ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE ROOT BARRIER SHALL BE INSTALLED AT LEAST 10 FT. ON EITHER SIDE OF THE CENTER OF THE TREE AGAINST THE IMPERVIOUS SURFACE.
12. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A DEEPROOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. AN UNOBSTRUCTED CROSS-VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE LEVEL OF THE CENTERLINE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED WITHIN THE SIGHT TRIANGLE.
13. TREES HAVING LIMBS AND FOLIAGE TRIMMED SO THAT THE CROSS-VISIBILITY WITHIN THE SIGHT TRIANGLE IS NOT OBSCURED SHALL BE ALLOWED TO OVERHANG THE SIGHT TRIANGLE, PROVIDED THE LOCATION OF ANY TREE DOES NOT CREATE A TRAFFIC HAZARD.
14. SOD ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED.



Moore Bass Consulting, Inc.

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

www.moorebass.com
TALLAHASSEE • ATLANTA

805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

PROJECT NAME
ARBOR AT BULL RUN

CLIENT NAME
ARBOR PROPERTIES, INC
4910 N. MONROE STREET
TALLAHASSEE, FL 32303

REVISIONS

T2675.0016-LS OVERALL

DATE 2026.06.17

CONTRACT # T2675.0016

DRAWN BY MBC

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

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

SEAL

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

CONCEPTUAL
LANDSCAPE PLAN

SHEET

LS1.0