

TYPE "A" SITE PLAN MINOR MODIFICATION FOR FLORIDA SHERIFFS ASSOCIATION

INDEX OF SHEETS

C-000	COVER SHEET
C-100	EXISTING CONDITIONS
C-101	SITE LAYOUT PLAN
C-102	TRAFFIC MOBILITY PLAN
C-102.1	SITE DISTANCE PLAN
C-103	GRADING PLAN
C-104	UTILITY PLAN
C-105	HYDRANT COVERAGE PLAN
C-106	CONSTRUCTION DETAILS
C-107	LANDSCAPE PLAN

GOVERNING DOCUMENTS:

FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (2024 - 2025 EDITION)
FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2024 - 2025 EDITION)

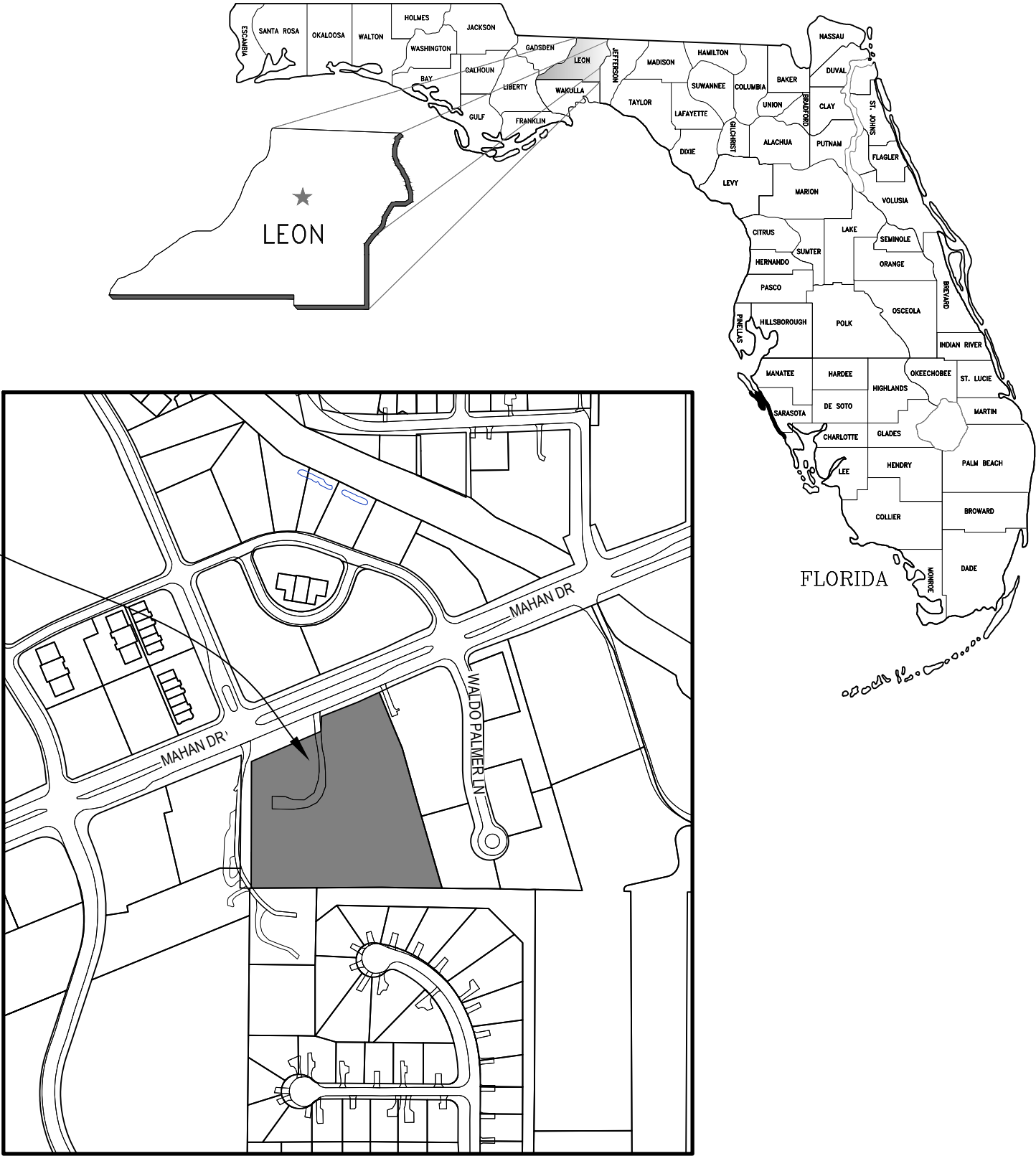
ZONING: OR-3 OFFICE RESIDENTIAL
TAX ID: 112870N0020

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH FDOT STANDARD PLANS AND SPECIFICATIONS FY 25-26 AND THE CURRENT CITY OF TALLAHASSEE MINIMUM STANDARDS, REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY .



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE, SUITE D
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

PROJECT AREA



LOCATION MAP
1" = 400'

JULY 2025

**CITY OF TALLAHASSEE
LEON COUNTY, FLORIDA**

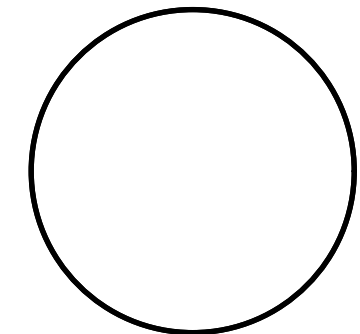
PREPARED FOR:

*CHARLES CASEY
2617 MAHAN DRIVE
TALLAHASSEE, FL 3208*

PREPARED BY:

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

ENGINEER OF RECORD:



SEAN K. MARSTON, P.E.
FLORIDA LICENSE No. PE - 55987
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 5139
DATE OF SIGNATURE

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572



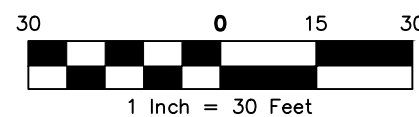
NO.	DATE	BY	REVISIONS

FLORIDA SHERIFFS ASSOCIATION
EXPANSION
COVER SHEET
LEON COUNTY
FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

DRAWN BY: D.I.S.
CHECKED BY: S.K.M.
DATE: 6/25/26

SHEET **C-000**
PROJECT No. 24048.00



MAHAN DRIVE (U.S. 90) (S.R. 10)
RIGHT-OF-WAY VARIES

FOURTH AVENUE
50.0' (P) UNIMPROVED ROAD NAME NOT CARRIED

PARCEL 11-28-28-000-002-0
RIGGS MAHAN LLC
ZONING: C-2 GENERAL COMMERCIAL
EXIST. LAND USE: OFFICE

PARCEL 11-28-20-411-0000 THOMPSON, JENNICE M
ZONING: RP-1 RESIDENTIAL PRESERVATION-1
EXIST. LAND USE: SINGLE FAMILY
DETACHED/MOBILE HOME

LOT 3, BLOCK 'N'
GLENWOOD ESTATES
PLAT BOOK 2, PAGE 11

PARCEL No. 112865000010
SEPC BUILDING LLC
ZONING: C-2 GENERAL COMMERCIAL AND OR-3
OFFICE RESIDENTIAL
EXIST. LAND USE: OFFICE

LOT 1
HAROLD PALMER REPLAT
PLAT BOOK 11, PAGE 1

PARCEL 11-28-83-0001
CENTURY DEVELOPMENT OF TLH INC
ZONING: RP-1 RESIDENTIAL PRESERVATION-1
EXIST. LAND USE: OPEN SPACE RESOURCE
PROTECTION



EXISTING CONDITIONS

PROJECT No. 24048.00



PROJECT NAME: FLORIDA

Total Site Area:	5.2 AC.	226,619 SF	100 %
-------------------------	---------	------------	-------

Existing Impervious Area (To Removed):	34,362 SF	15.2 %
---	-----------	--------

Existing Open Space:	142,198 SF	62.7 %
-----------------------------	------------	--------

Proposed Impervious Area:	80,544 SF	35.5 %
----------------------------------	-----------	--------

Proposed Building Gross SF: 37,114 SF

Total Impervious (Exist to Remain and Prop.)	130,603 SF	57.6 %
---	-------------------	---------------

Proposed Open Space:	96,016 SF	42.4 %
-----------------------------	-----------	--------

Urban Forest Area:

Required:	22,662 SF	10.0%
Provided:	24,311 SF	10.7%

Maximum Allowed Building Height: 3 Stories

Setbacks:

Front	15 FT
Side Interior	15 FT
Rear	10 FT

Landscape Islands:

Landscape Islands Required:	18 Islands
Existing (TEM090082) Landscape Islands:	6 Islands
Proposed Landscape Islands Provided:	12 Islands

Parking:

Total Provided Parking Spaces:	95 Spaces
Total Required Accessible Parking Spaces:	4 Spaces
Total Accessible Parking Spaces Provided:	4 Spaces

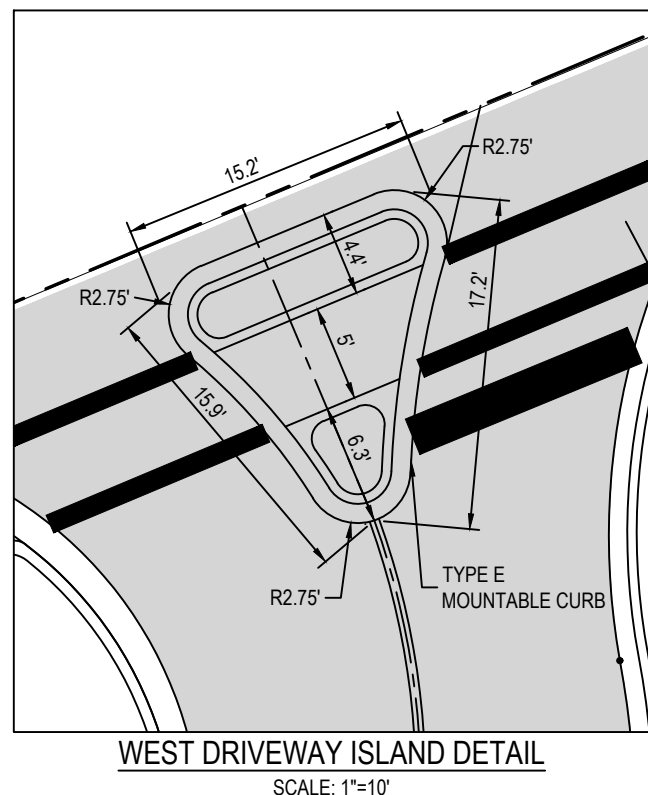
Bicycle Parking:

Total Required Bicycle Parking (.10 per space):	8 Spaces
Total Provided Bicycle Parking:	18 Spaces

Project Density / Intensity:

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BUILDING
	EXISTING LANDSCAPE ISLANDS
	PROPOSED LANDSCAPE ISLANDS
	30' TYPE "D" LANDSCAPE BUFFER
	EXISTING URBAN FOREST
	PLANTED URBAN FOREST
 	DIRECTIONAL TRAFFIC FLOW
	PROPOSED ADA ROUTE
	PROPOSED VUA BUFFER
CR-X	ADA RAMP PER FDOT



NOTES

1. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
2. ALL EXTERIOR LIGHTING SHALL BE TOTAL CUTOFF TYPE (i.e. DIRECTED DOWNWARD AND CAPPED) AND SHALL BE RECESSED OR SHIELDED TO CONCEAL THE LIGHT SOURCE. LIGHT FIXTURES SHALL BE 15 FT. MAXIMUM HEIGHT ABOVE GRADE.
3. ALL PROVISIONS OF THE TALLAHASSEE LDC CHAPTER 7, SIGN CODE, SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
4. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD STANDARDS.
5. CONTACT FOOT MIDWAY OFFICE TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO ANY WORK WITHIN IN FOOT RIGHT OF WAY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FOOT DESIGN STANDARDS.
6. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS WITHIN THE RIGHT OF WAY CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER, AND/OR, OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PHOTOGRAPHICALLY DOCUMENTING ALL EXISTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION ACTIVITY.
8. THE CONTRACTOR IS RESPONSIBLE TO RETURNING ALL EXISTING CONDITIONS WITHIN THE RIGHT OF WAY TO A PRE-CONSTRUCTION CONDITION OR BETTER.
9. THE SITE MUST ABIDE BY SITE LIGHTING STANDARDS IDENTIFIED IN SECTION 10-42.7.

Redevelopment Area Requirements				
		Num.	Square Feet	Percentage
Existing Conditions:	Total Area of Site		226,619	
	Total Existing Impervious Area		84,421	37.3%
	Type II Redevelopment portion of site		142,198	62.7%
	Existing VUA		54971	
Proposed Conditions:	Development Components			
	Total Vehicle Use Area (VUA)		79,587	
	Green Space Components			
	Required Urban Forest and Landscaping Area		56,879	25.1%
	Minimum Preserved Urban Forest Area		14,220	6.3%
	Required VUA Interior Landscape Area		5,210	
	Number of Interior Landscape areas required		14	

URBAN FOREST CALCULATIONS:

EXISTING URBAN FOREST AREA = 9,303 SF
PLANTED URBAN FOREST AREA = 3,965 SF
TYPE D BUFFER AREA = 9,868 SF (CREDITED TO URBAN FOREST)

NOTE

TYPE D BUFFER TREE COUNT REQUIREMENTS ARE HIGHER THAN URBAN FOREST TREE COUNTS. SPECIES DIVERSITY IN THE TYPE D BUFFER MEETS URBAN FOREST REQUIREMENTS.

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572



	01/05/26	DIS	PER COT TRANSFORMER RELOCATION
	06/24/26	DIS	REVISED SIDEWALK IN MEMORIAL GARDEN

FLORIDA SHERIFFS ASSOCIATION EXPANSION

SITE LAYOUT PLAN

LEON COUNTY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

DRAWN BY: D.I.S.

CHECKED BY: S.K.M.

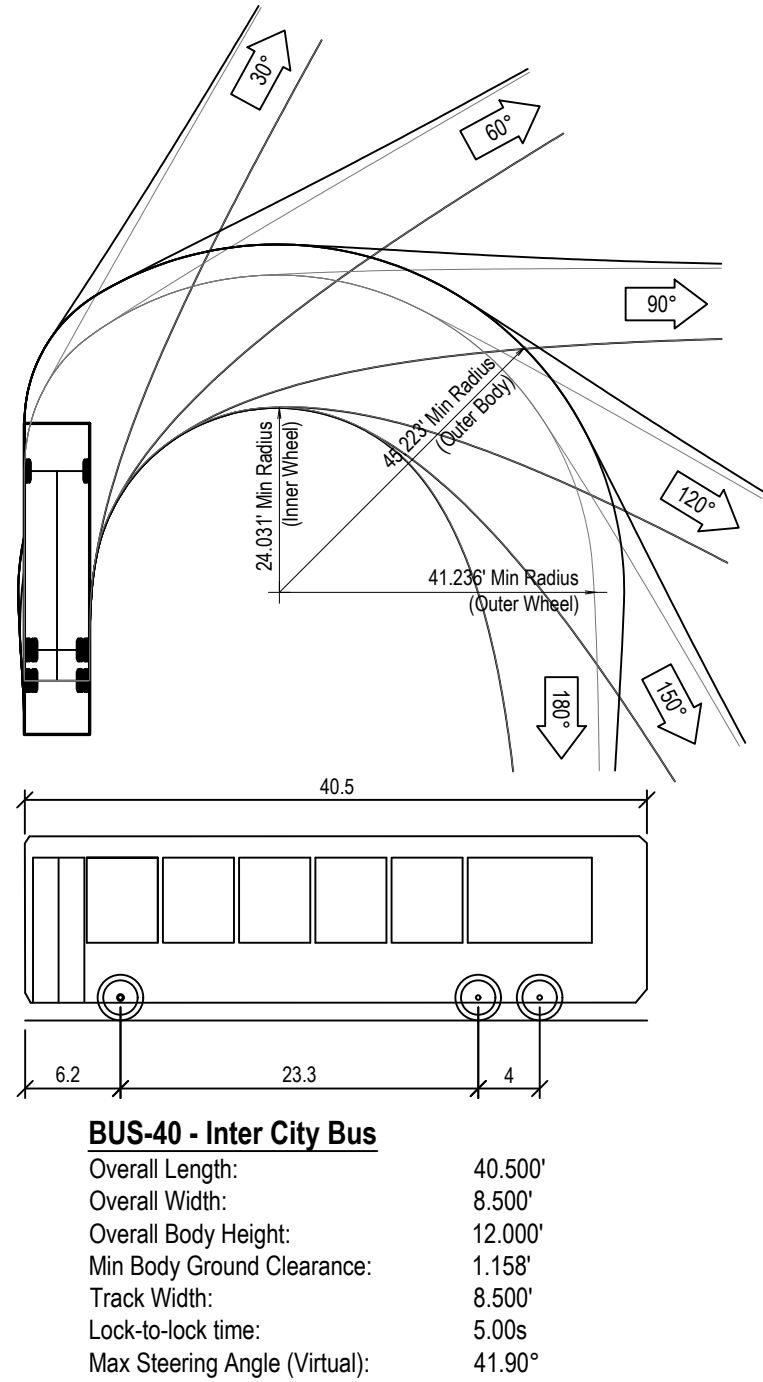
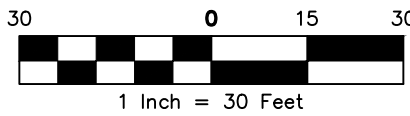
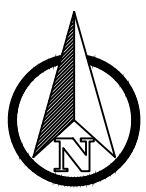
DATE: 6/25/20

QUEST C-101

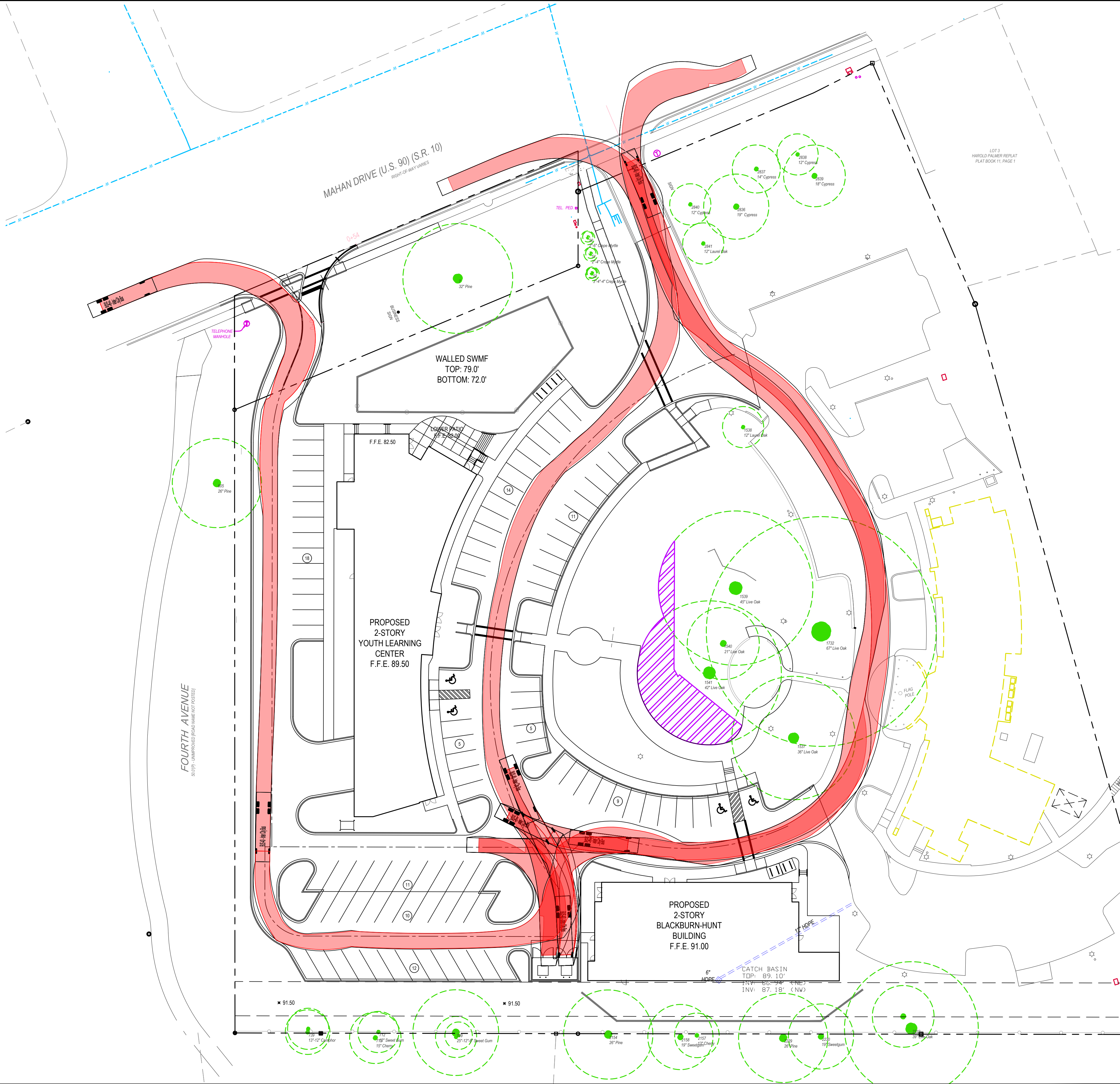
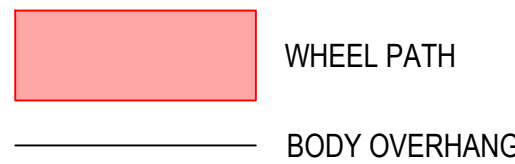
PROJECT No.	24048.00
-------------	----------

June 24, 2026 (15:43:58 EST)
12/24/08.00 - FLORIDA SHERIFFS ASSOC. EXPANSION/CADD/SITE PLAN/MAJOR MODIFICATION/24048.00 OVERALL SITE PLAN REVISED DWG

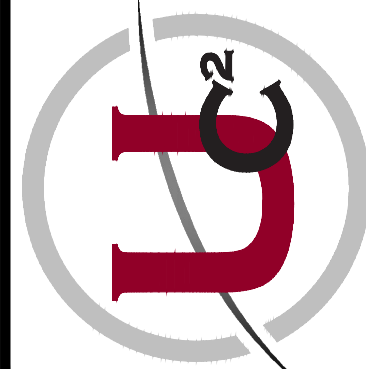
June 24, 2025 (15:44:00 EDT)
F:\24048.00 - FLORIDA SHERIFFS ASSOC. EXPANSION\CADD\SITE PLAN\MAJOR MODIFICATION\040400 TRAFFIC MOBILITY & SITE DISTANCE.DWG



LEGEND



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572



DATE		BY		REVISIONS	

FLORIDA SHERIFFS ASSOCIATION
EXPANSION

TRAFFIC MOBILITY PLAN

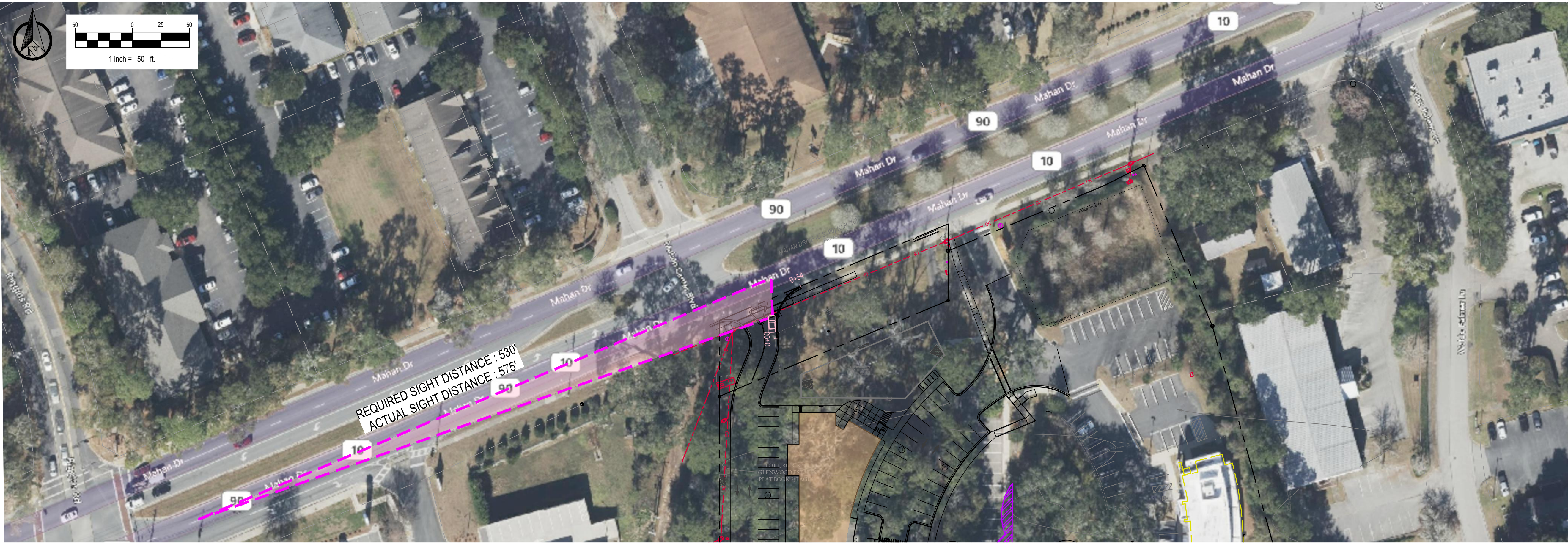
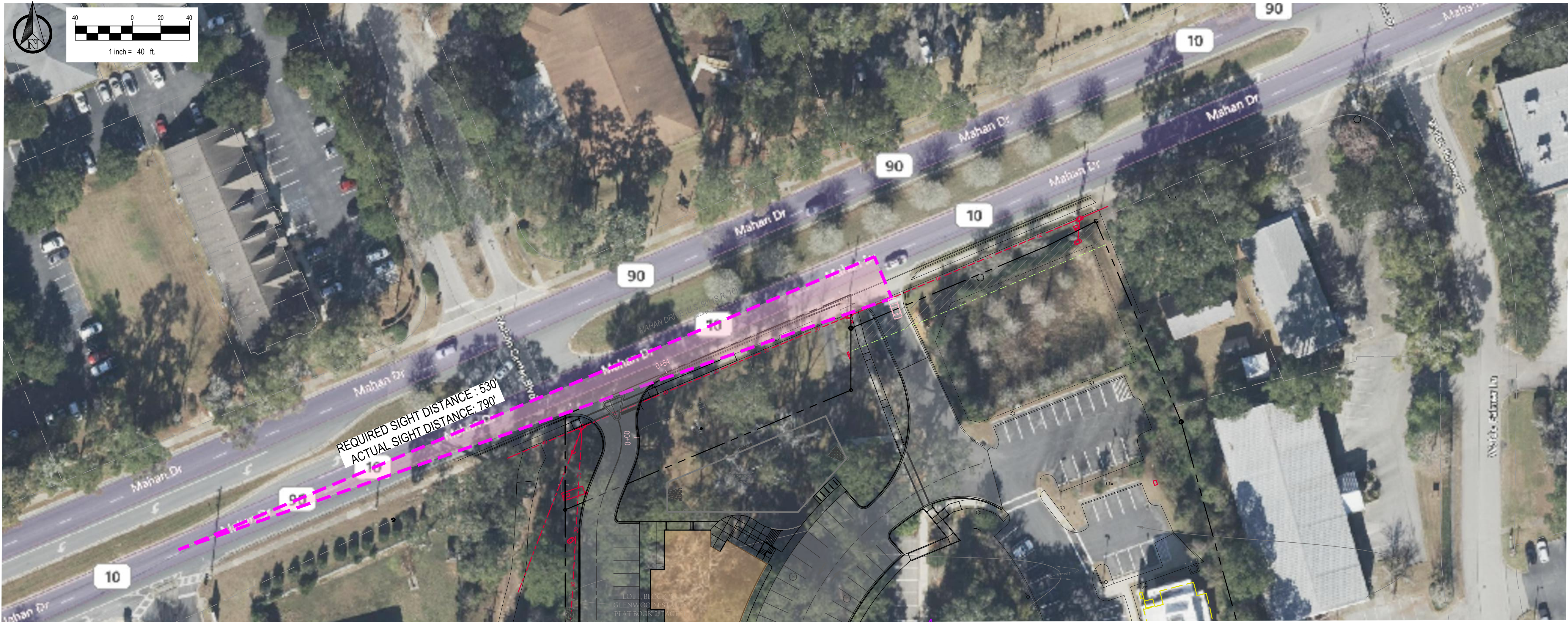
LEON COUNTY FLORIDA

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

DRAWN BY:	D.I.S.
CHECKED BY:	S.K.M.
DATE:	6/25/26

SHEET	C-102
PROJECT No.	24048.00

June 24, 2025 (15:44:00)
F:\2024\00 - FLORIDA SHERIFFS ASSOC. EXPANSION\CADD\SITE PLAN\AUG-01-MODIFICATION\040400 TRAFFIC MOBILITY & SIGHT DISTANCE.DWG



SHEET **C-102.1**
PROJECT No. 24048.00

DRAWN BY: D.I.S.
CHECKED BY: S.K.M.
DATE: 6/25/26

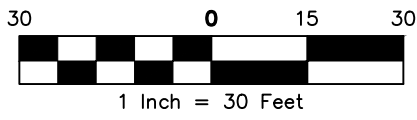
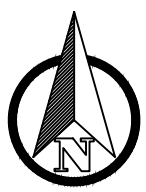
SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

FLORIDA SHERIFFS ASSOCIATION
EXPANSION
SIGHT DISTANCE PLAN
LEON COUNTY FLORIDA

DATE	BY	REVISIONS



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FLCA 00030572

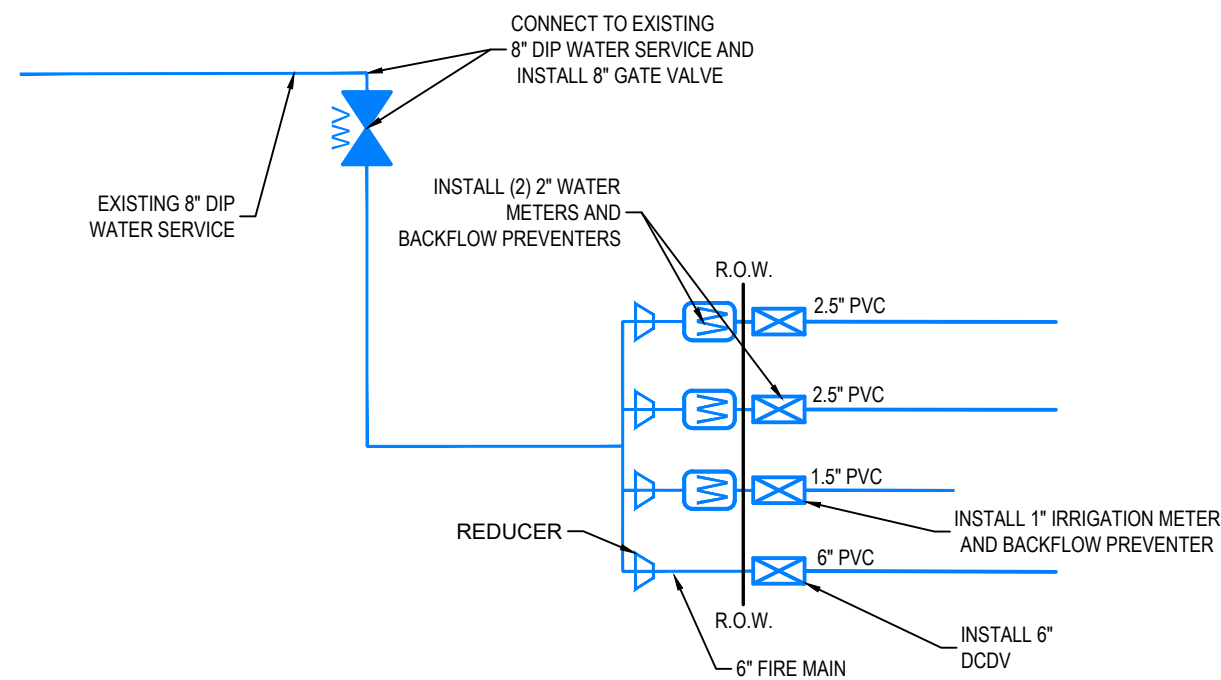


NOTES:

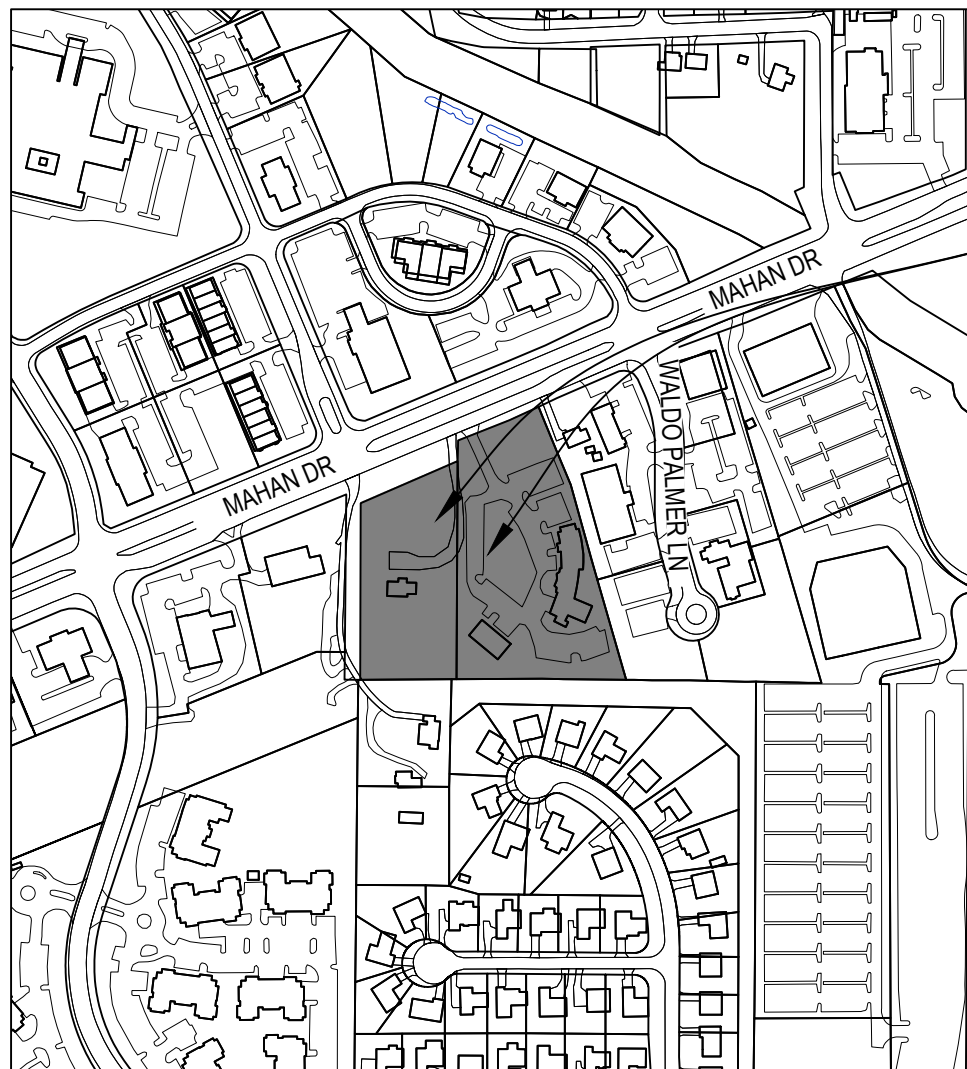
1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
2. ALL WATER AND SEWER CONSTRUCTION MUST CONFORM TO THE CITY OF TALLAHASSEE "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES"; LATEST EDITION.
3. FIRE MAIN SHALL BE INSTALLED WITH MIN. 36" OF COVER UNDER DRIVING SURFACES AND 30" OF COVER UNDER NON-DRIVING SURFACES.
4. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
5. FIRE HYDRANT SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE CENTER OF THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED.
8. WATER METERS SHALL BE LOCATED IN GREEN AREAS AND NOT WITHIN PAVEMENT, SIDEWALKS, DRIVEWAYS, ETC.
9. SELECT FILL IS REQUIRED FOR WATER AND SEWER INFRASTRUCTURE LOCATED BENEATH PAVEMENT/CURB. SUITABLE MATERIAL WILL BE ALLOWED IN ALL OTHER LOCATIONS.
10. A MINIMUM OF 36" OF CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF EQUIPMENT TO PERMIT ACCESS AND OPERATION OF FIRE PROTECTION EQUIPMENT.
11. A SEPARATE PERMIT IS REQUIRED FOR NEW WATER AND SEWER SERVICES.

FIRE DEPARTMENT NOTES:

1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
 - 36" MINIMUM UNDER DRIVING SURFACES
 - 30" MINIMUM UNDER NON-DRIVING SURFACES
2. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
4. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
5. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
6. CLEARANCE OF 3' SHALL BE MAINTAINED TO THE FRONT, SIDES AND REAR OF ALL FIRE APPLIANCES (i.e., HYDRANTS, BACKFLOW PREVENTORS, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS).
7. A CLEAR SPACE OF NOT LESS THAN 5' SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2".
8. ALL FIRE SERVICE PIPING SHALL MEET NFPA 13R CODE.

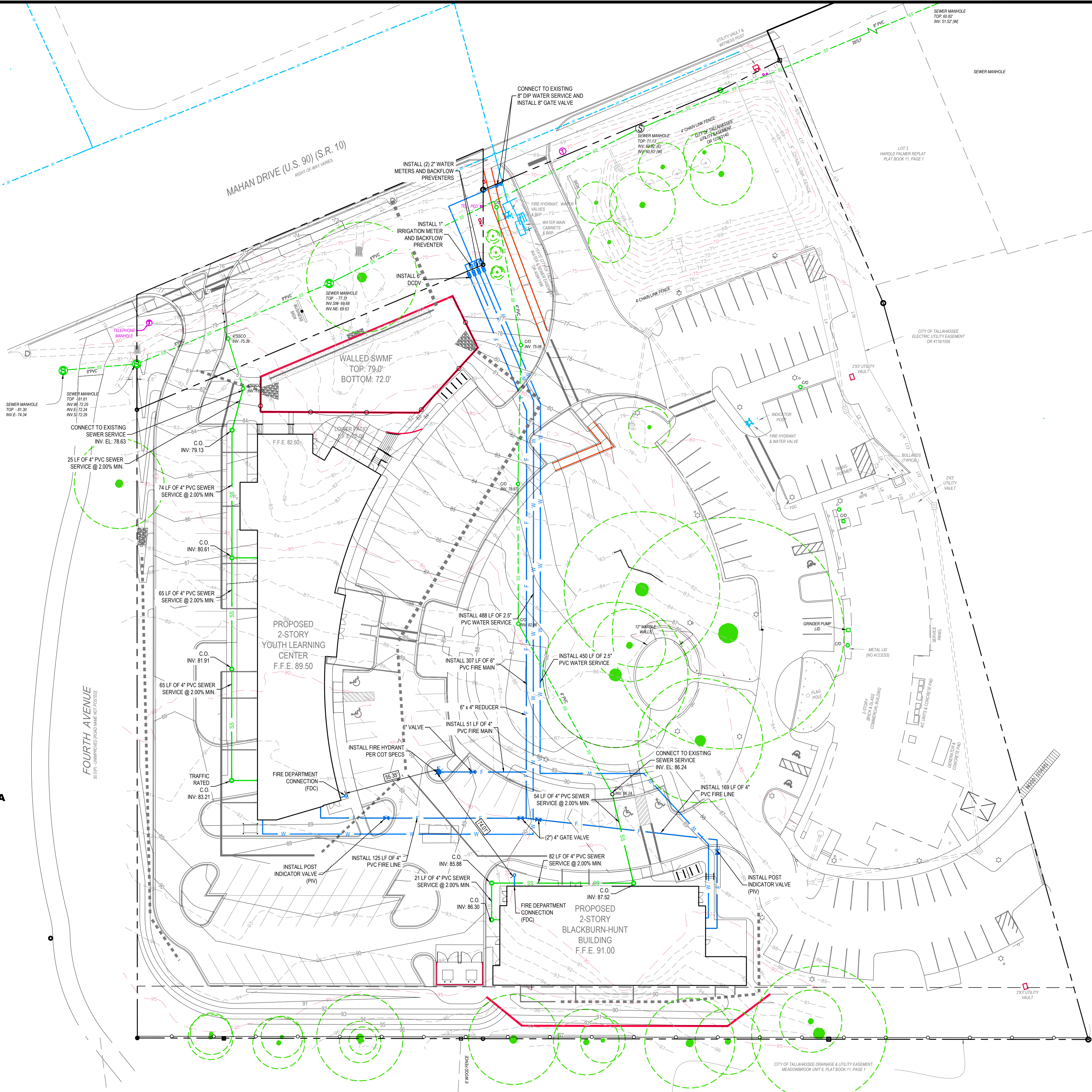


WATER UTILITY CONNECTION



LOCATION MAP
1" = 400'

PROJECT AREA



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572



REVISIONS	DATE	BY

FLORIDA SHERIFFS ASSOCIATION
EXPANSION

UTILITY PLAN

FLORIDA

LEON COUNTY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

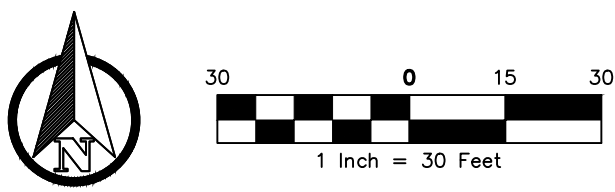
DRAWN BY: D.I.S.

CHECKED BY: S.K.M.

DATE: 6/25/26

SHEET C-104

PROJECT No. 24048.00



FIRE DEPARTMENT NOTES:

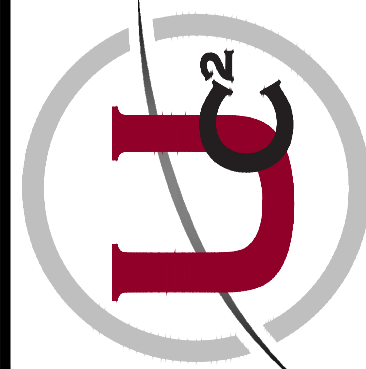
1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES
30" MINIMUM UNDER NON-DRIVING SURFACES
2. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
4. 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.



**FLORIDA SHERIFFS ASSOCIATION
EXPANSION**

HYDRANT COVERAGE PLAN

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572



REVISIONS		DATE	BY

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

DRAWN BY: D.I.S.

CHECKED BY: S.K.M.

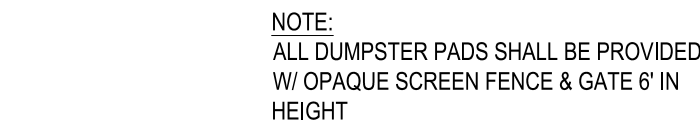
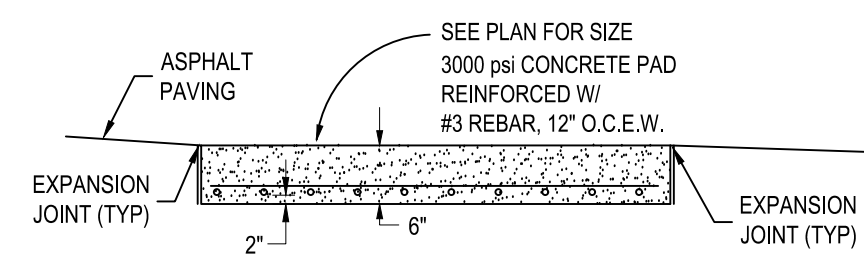
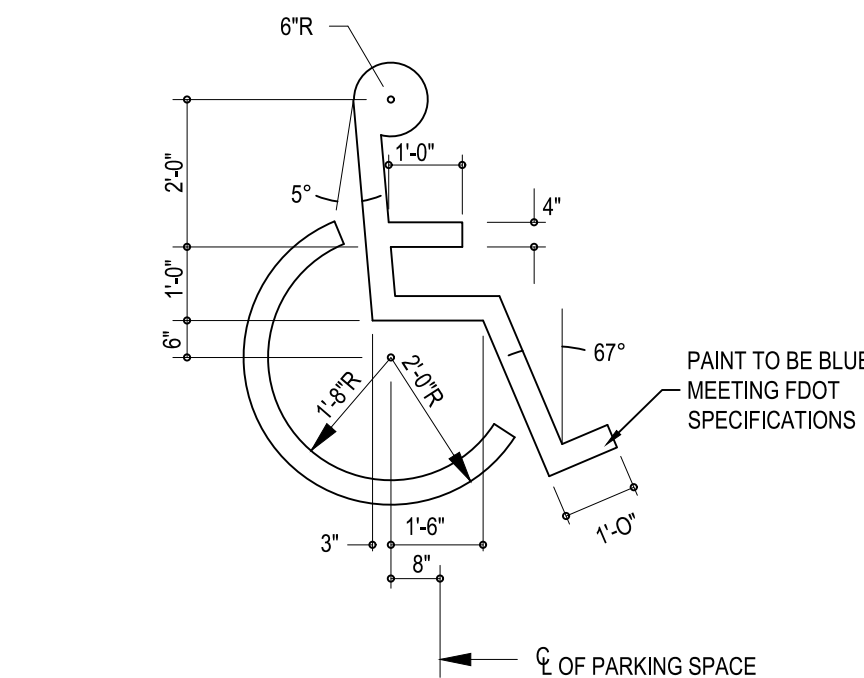
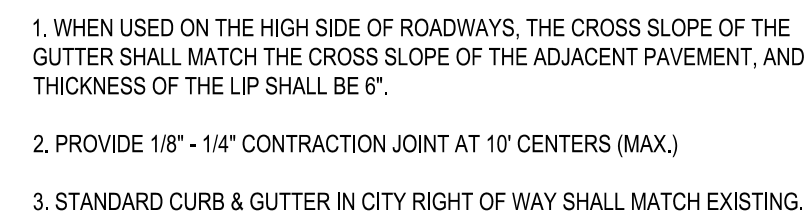
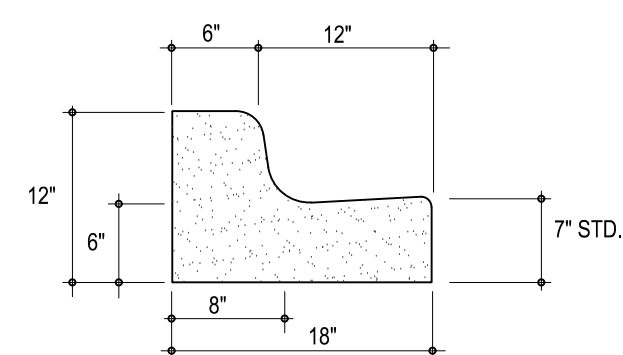
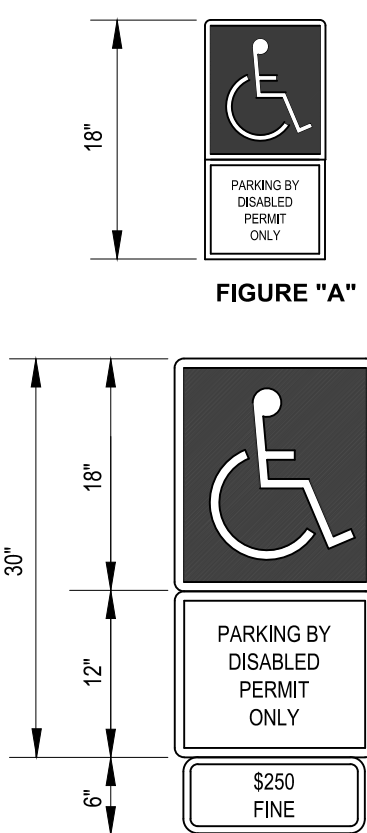
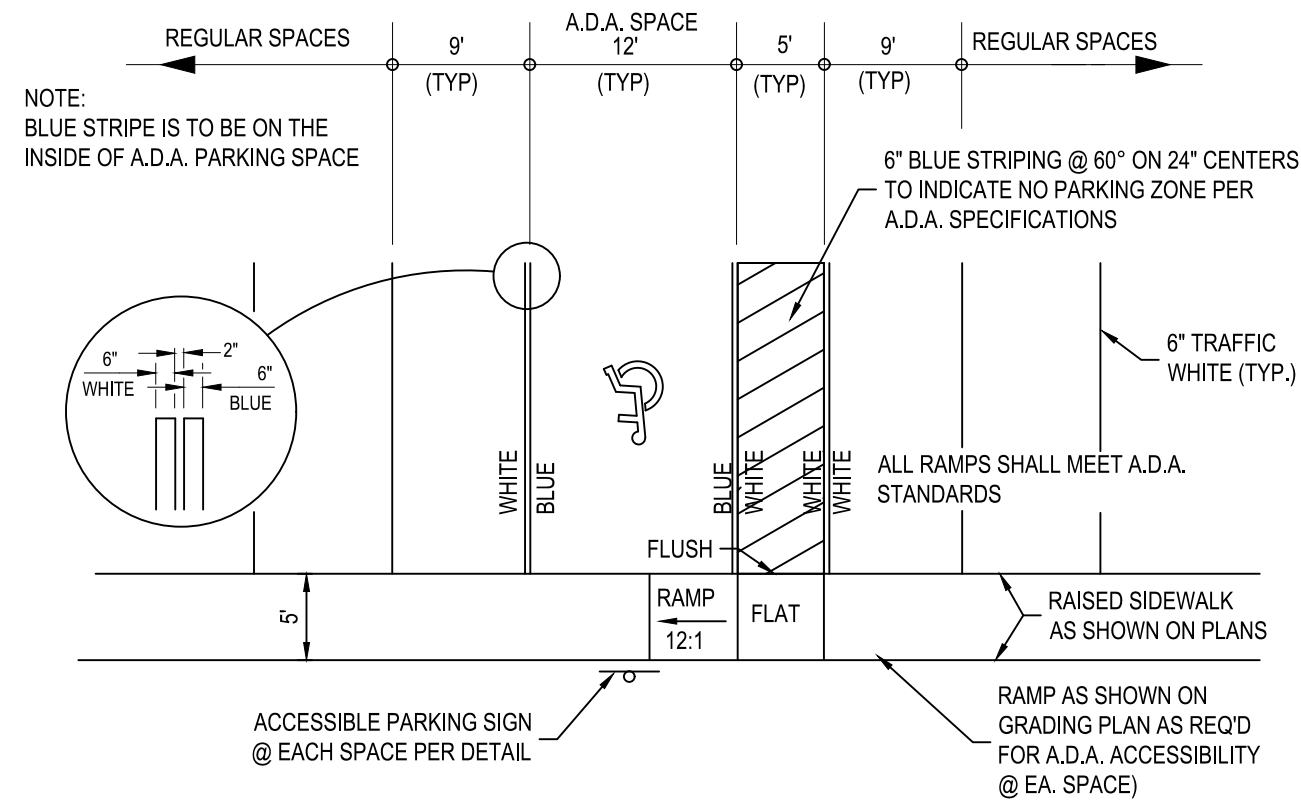
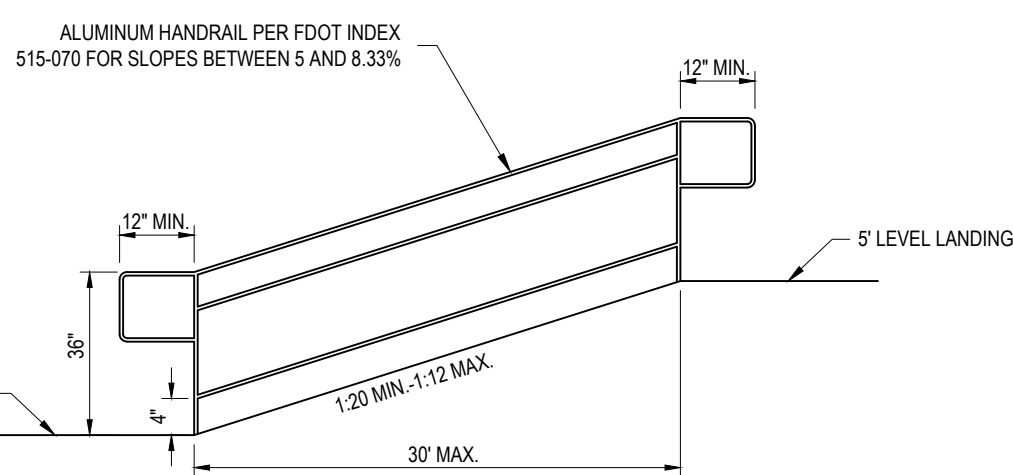
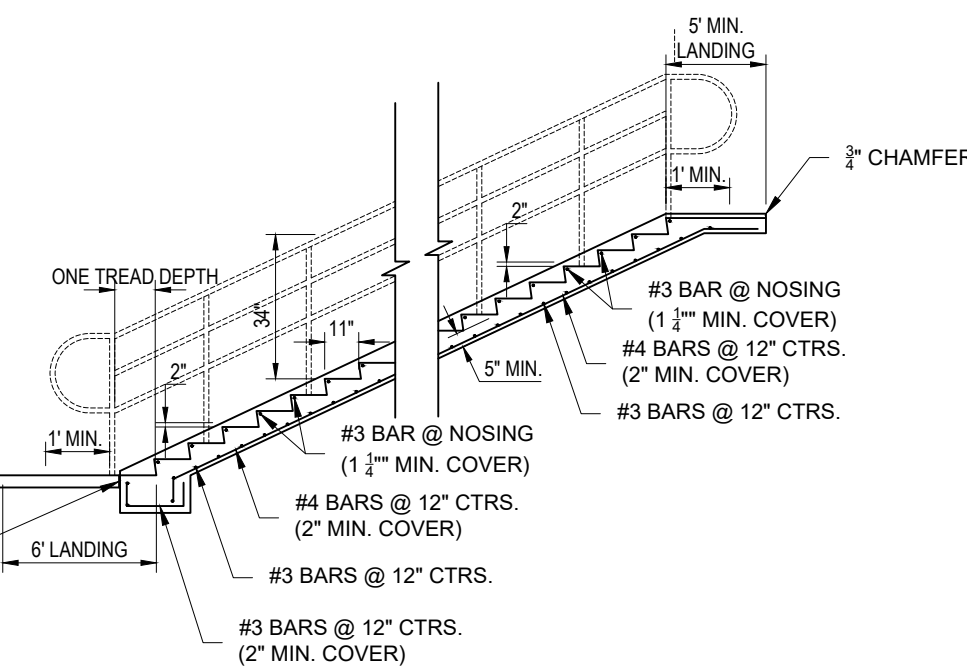
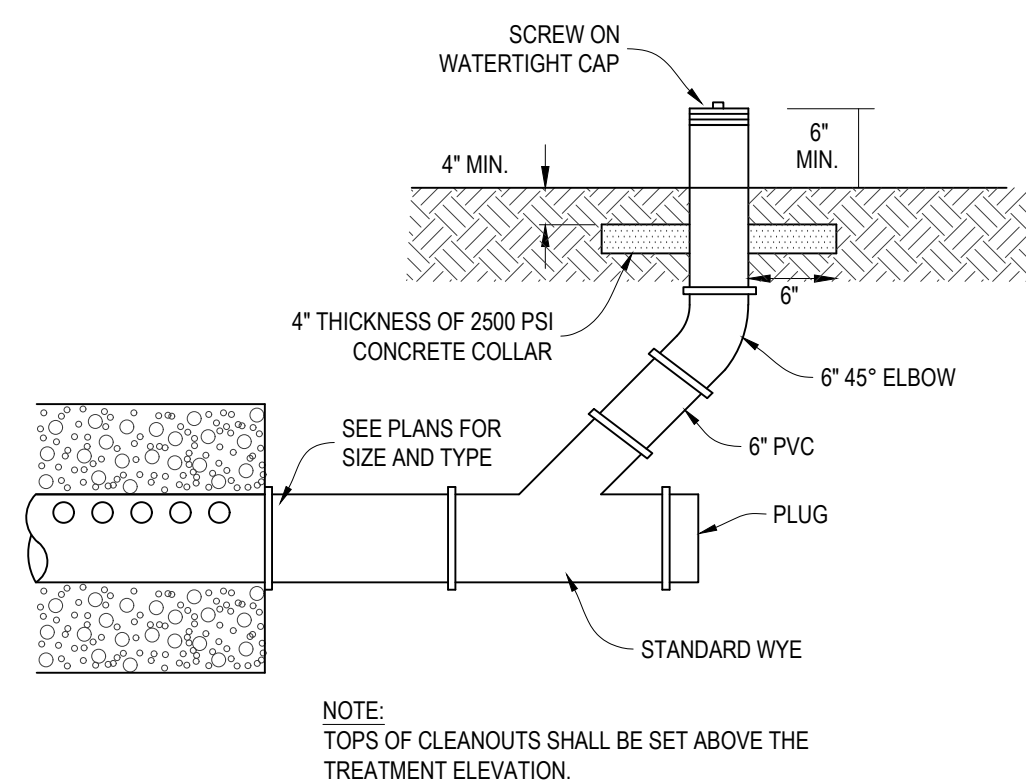
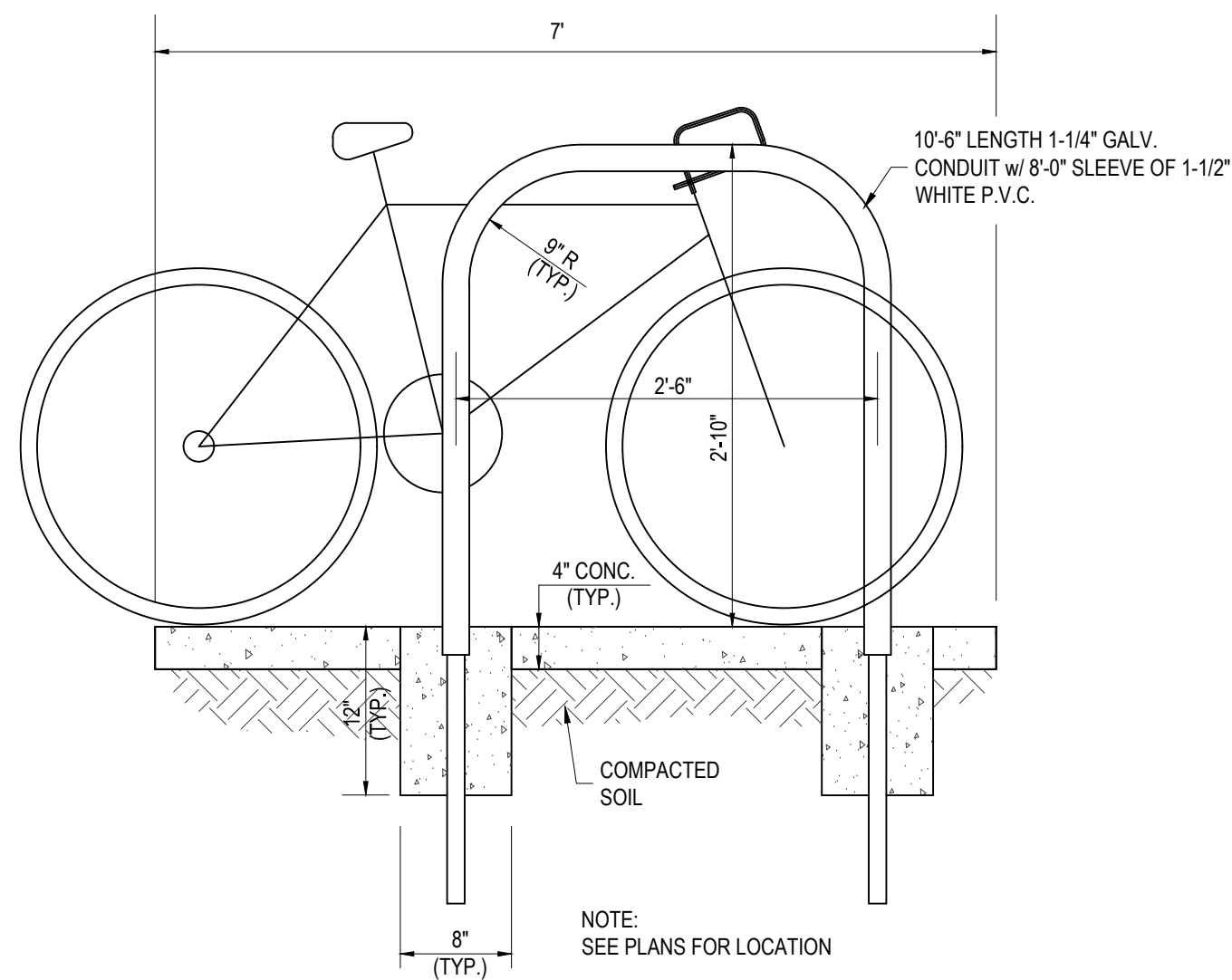
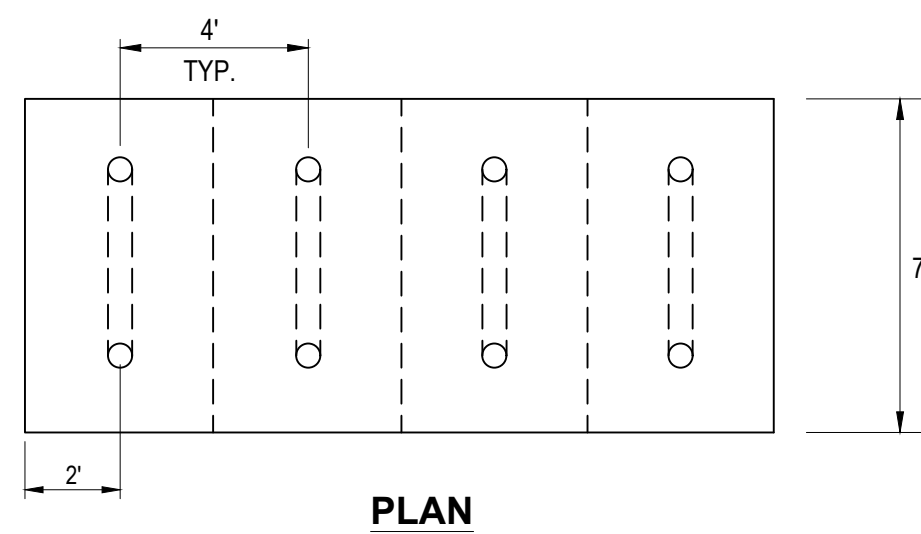
DATE: 6/25/26

SHEET **C-105**

PROJECT No. 24048.00

FLORIDA

LEON COUNTY



COMPONENT	THICKNESS	MATERIAL	% OF COMPACTION	MINIMUM REQUIREMENTS
STABILIZED SUBGRADE	12"	CONTROLLED FILL	98% (T180)	LBR = 40
BASE COURSE	6"	LIMEROCK	98% (T180)	LBR = 100
ASPHALT STRUCTURAL COURSE	1.5"	SP 12.5	FDOT SPEC - SEC. 334	1 LIFT
ASPHALT FRICTION COURSE	1"	SP 9.5	FDOT SPEC - SEC. 334	1 LIFT

1. THE 24-INCHES SOLI BENEATH THE BASE COURSE (WHICH COMPRISE, IN DESCENDING ORDER, THE STABILIZED SUBGRADE AND SUBGRADE) SHALL BE AASHTO M15 TYPES A-1, A-3, A-2, OR A-2.5 PER FDOT STANDARD PLAN JUNE 120-002.
2. THE 24-INCHES SOLI BENEATH THE BASE COURSE (WHICH COMPRISE THE SUBGRADE AND STABILIZED SUBGRADE) MUST BE COMPACTED TO ACHIEVE AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-99) IN THE BOTTOM FOOT AND MINIMUM 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY IN THE TOP FOOT.
3. THE 12-INCHES OF THE 24-INCHES BENEATH THE BASE COURSE (THE STABILIZED SUBGRADE) MUST ACHIEVE A MINIMUM LABORATORY LB OF 4,000. TESTING OF THE PROPOSED STABILIZED SUBGRADE SOLS MUST BE PERFORMED WELL IN ADVANCE OF PRESENTING EXISTENT CONSTRUCTION IF NECESSARY TO ALLOW FOR PERFORMANCE OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY TEST (AASHTO T-99) AND FOR A-1, A-3, A-2, OR A-2.5 CONSTRUCTION. LATEST EDITION OF SECTION 160, TYPE B. THIS REQUIRES MIXING THE IN-PLACE MATERIAL, IF SUITABLE, OR WITH STABILIZATION MATERIALS, AS REQUIRED, OR REPLACING THE EXISTING SOLS WITH ACCEPTABLE MATERIALS.
- UNLESS BASE MEETING THE REQUIREMENTS OF FDOT "STANDARD SPECIFICATIONS", SECTIONS 200 AND 911, PLANNED IN ACCORDANCE WITH SECTION 200 OF FDOT STANDARD SPECIFICATIONS, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-99), WITH A MINIMUM LB OF 10,000.

[illegible]

FLORIDA SHERIFFS ASSOCIATION EXPANSION

CONSTRUCTION DETAILS

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
PHONE: (850) 999-4241
WWW.UCCENG.COM
FL CA 00030572

SEAN K. MARSTON, P.E.
LICENSE NUMBER 55987

DRAWN BY: D.I.S.

CHECKED BY: S.K.M.

DATE: 6/25/26

SHEET C-108

PROJECT No.	24048.00
-------------	----------

