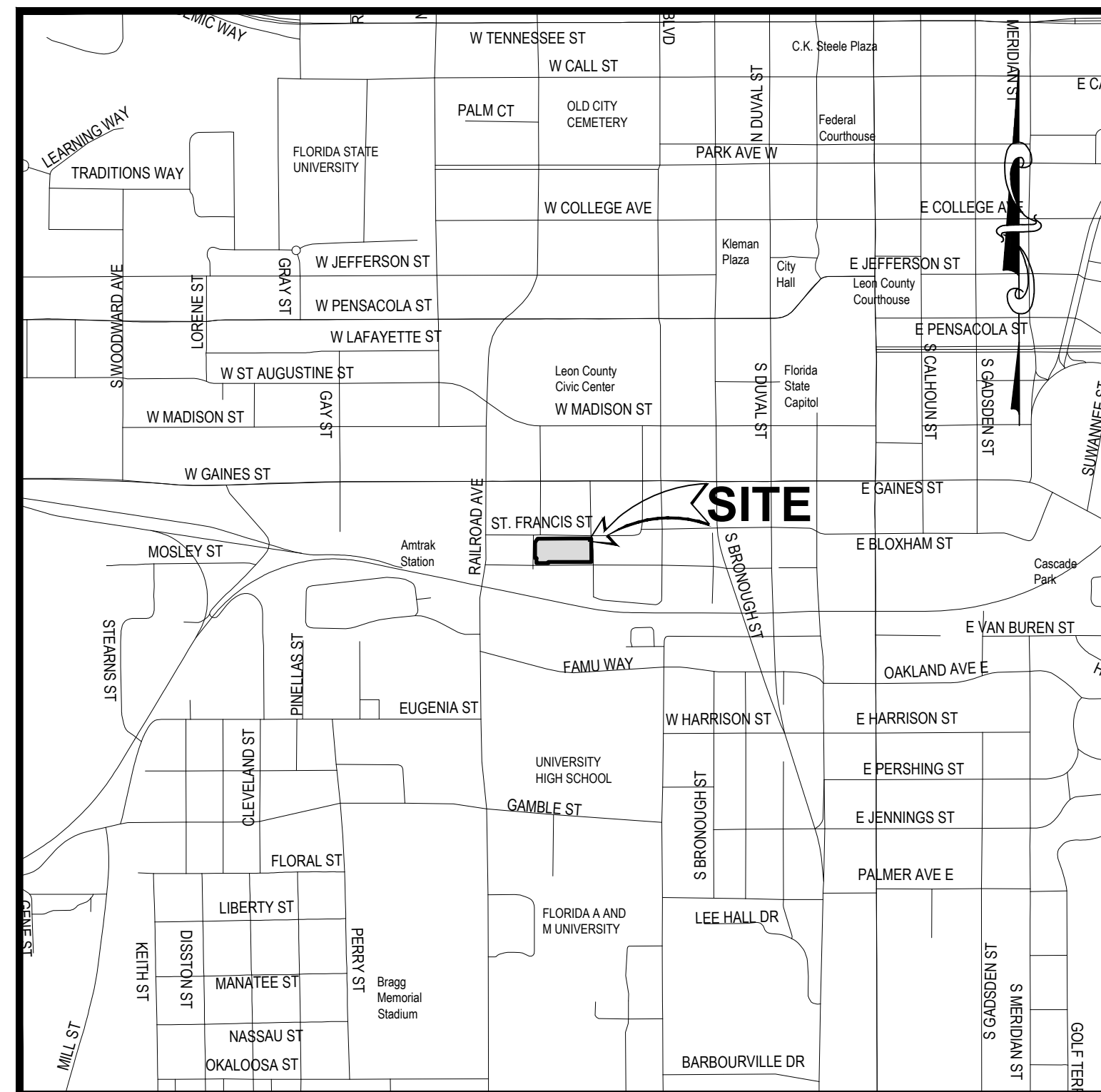


TYPE 'B' SITE PLAN

FOR

908 CIGAR FACTORY

SHEET INDEX	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS
3.0	GEOMETRY PLAN
3.1	SIGHT DISTANCE AND CIRCULATION PLAN
3.2	ARCHITECTURAL BUILDING LEVELS
3.3	SURROUNDING AREA EXHIBIT
4.0	GRADING PLAN
4.1	DRIVEWAY & SIDEWALK PROFILES
5.0	CONCEPTUAL UTILITY SERVICE PLAN
6.0	DETAILS
LS1.0	CONCEPTUAL LANDSCAPE PLAN



LOCATION MAP
SCALE: 1" = 1000'

ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.

DESIGN STANDARDS:

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH F.D.O.T. STANDARD PLANS AND SPECIFICATIONS FY2025-2026 AND THE CURRENT CITY OF TALLAHASSEE MINIMUM STANDARDS, REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FY2025-2026

F.D.O.T. STANDARDS PLANS FOR ROAD CONSTRUCTION, FY2025-2026

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

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD)
CURRENT EDITION

PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), CURRENT EDITION

PROJECT DATA	
TAX I.D. NO.	4101800000330, 4101800000320, 4101800000310 4101800000251, 4101800000260, 410121 0001, 4101210000010, 4101210000020, 4101800000230 4101800000240
PROJECT NAME:	908 CIGAR FACTORY
CLIENT NAME:	908 GROUP HOLDINGS, LLC 2209 E 7TH AVE., SUITE C TAMPA, FLORIDA, 33605
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	BEN HOOD STATE OF FLORIDA, PROFESSIONAL ENGINEER LICENSE No. 69167 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

UTILITY PROVIDERS

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

TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060

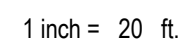
TELECOMMUNICATIONS
CENTURY LINK
PHONE: (850) 599-1444

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





NORTH

1. FIELD DATE: JANUARY 14, 2026.
2. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
3. THE MAPPED FEATURES SHOWN HEREON WERE PRODUCED UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR AND MAPPER.
4. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 [2011 / EPOCH 2010].
5. ELEVATIONS BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK, USING THE FLORIDA DEPARTMENT OF TRANSPORTATION CUSTOM GEOID, FPRNGD18, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
6. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
7. NO SUBSURFACE FOUNDATIONS OF THE BUILDINGS SHOWN HEREON OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. ADDITIONAL CONDITIONS TO THIS SURVEY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. 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. GIS UTILITY LINES SHOWN HEREON WERE NOT LOCATED BY THIS SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATION ONLY. DATA WAS PROVIDED BY THE CITY OF TALLAHASSEE.
10. THE TREE SPECIES SHOWN HEREON WERE DETERMINED BY SURVEY FIELD CREWS TO THE BEST OF THEIR ABILITY. NEITHER THE SIGNING SURVEYOR NOR MOORE BASS MAKE ANY GUARANTEE AS TO THE SPECIES SHOWN HEREON. CONSULT A PROFESSIONAL IF EXACT SPECIES ARE NEEDED.
11. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0291 F, REVISED AUGUST 18, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".
12. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.
13. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

#0000	LICENSED SURVEY BUSINESS NUMBER
(C)	CALCULATED INFORMATION
(D)	DEED INFORMATION
(P)	PLAT INFORMATION
(S)	SURVEY INFORMATION
AR	ARC LENGTH
AC	AIR CONDITIONER
AC	ACRES
CL	CENTERLINE
TV	CABLE TELEVISION
CB	CORNER BEARING AND DISTANCE
CM	CORRUGATED METAL PIPE
C	CONCRETE
CNG	CITY OF TALLAHASSEE
DBP	DEED BOOK AND PAGE
DIP	DUCTILE IRON PIPE
AL	DELTA OR CENTRAL ANGLE
E	EAST
ELEV	ELEVATION
EXC	EXCEPTION
FCM	FOUND 4"X4" CONCRETE MONUMENT
FPE	FINISHED FLOOR ELEVATION
FR	FOUND IRON PIPE (AS LABELED)
FR	FOUND IRON PIPE (AS LABELED)
FR	FOUND IRON PIPE W/ CAP (AS LABELED)
FL	FLOW LINE
FD	FIBER OPTIC
FLC	FOUND NAIL IN CAP (AS LABELED)
FO	FOUND
FO	FOUND PINCHED IRON PIPE (AS LABELED)
PHR	HOME OWNERS ASSOCIATION
HDP	HIGH-DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INT	INVERT

LE	ARC LENGTH
MS	MITERED END SECTION
N	NORTH
OE	OVERHEAD ELECTRIC
ORPG	OFFICIAL RECORDS BOOK AND PAGE
OT	OVERHEAD TELEPHONE
OTU	OVERHEAD TELEVISION
OU	OVERHEAD UTILITY
PRPG	PLANT BOOK AND PAGE
PER	PERMANENT CONTROL POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPM	PARTS PER MILLION
PRF	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RANGE
RE	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
S	SOUTH
SCM	SECTION "C" CONCRETE MONUMENT LB87245
SEC	SECTION
SIRC	SET 1/2" IRON PIN W/ CAP LB87245
SIRC	SET 1/4" IRON PIN W/ CAP LB87245
T	TOWNSHIP
Tc	TANGENT SECTION
TOP	TERRACOTTA PIPE
TWP	TOP OF WALL
TV	TELEVISION
TY	TYPICAL
TBM	TEMPORARY BENCHMARK
VCP	VITRIFIED CLAY PIPE
W	WEST

ABBREVIATION	COMMON NAME
CAM	CAMPHOR
CRY	BLACK CHERRY
LEO	LIVE OAK
LLO	LAUREL OAK
LYP	LOBLOLLY PINE
MAG	SOUTHERN MA
MAM	MAMOSA
PEC	PECAN
RBD	REDBUD
RDM	RED MAPLE
RDO	RED OAK
SDO	SHUMARD OAK
SGM	SWEETGUM
SHP	SLASH PINE
SLP	SHORT LEAF P
WRO	WATER OAK
TREE	UNKNOWN

-  FOUND IRON ROD (AS LABELED)
-  FOUND IRON PIPE (AS LABELED)
-  FOUND CONCRETE MONUMENT (AS LABELED)
-  SET 1/2" IRON ROD AND CAP LB#7245
-  SET NAL. AND 1" CAP LB#7245
-  UTILITY POLE
-  GUY WIRE ANCHOR
-  ELECTRIC MANHOLE
-  ELECTRIC BOX
-  FIRE HYDRANT
-  WATER VALVE
-  WATER METER
-  SANITARY SEWER MANHOLE
-  SEWER CLEANOUT
-  CATCH BASIN
-  STORM MANHOLE
-  FIBER OPTIC SIGN
-  TELEPHONE MANHOLE
-  GAS VALVE
-  BOLLARD
-  AIR CONDITIONER UNIT
-  SINGLE SUPPORT SIGN



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805 North Gadsden Street
Tallahassee, FL 32303
850.222.5678

908 CIGAR FACTORY

PROJECT NAME

CLIENT NAME

REVISIONS					

T2717.0013-EXIST

DATE 2026.08.21

CONTRACT #	T2717.0013
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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 0000610

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

PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

EXISTING CONDITIONS

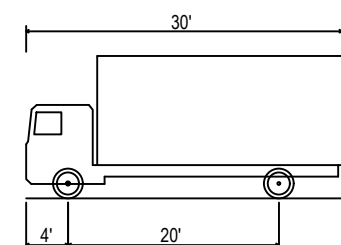
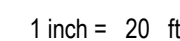
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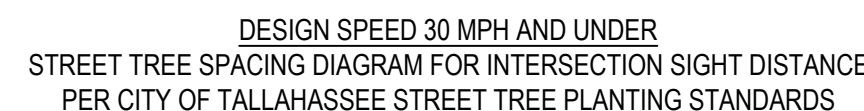
C:\T0747 0012\Engineering\Site Plan\T0747 0012 EYIST.dwg EYIST Aug 24 2006 0:27:10am

© Moore Bass Consulting





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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850.222.5678

908 CIGAR FACTORY

**908 GROUP HOLDINGS, LLC
2209 E 7TH AVE., SUITE C
TAMPA, FLORIDA, 33605**

PROJECT NAME

REVISIONS

2717.0013-ARCH

DATE 2026.08.21

CONTRACT #	T2717.0013
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TALLAHASSEE, FL 32303
RTIFICATE OF AUTHORIZATION NO. 00006108

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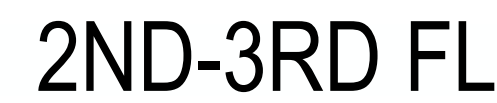
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State of Florida, Professional Engineer,
License No. 69167

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SHEET TITLE

**ARCHITECTURAL
BUILDING LEVELS**

SHEET
3.2



1. ARCH PLANS ARE FOR INTERNAL REFERENCE TO BUILDING ONLY. SEE FINAL ARCH PLANS FOR CONSTRUCTION. SEE CIVIL PLANS FOR IMPROVEMENTS OUTSIDE BUILDING FOOTPRINT.
2. SEE GRADING PLAN FOR ACTUAL FINISHED FLOOR ELEVATIONS (F.F.E.)





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Tallahassee, FL 32303
850.222.5678

908 CIGAR FACTORY

908 GROUP HOLDINGS, LLC
2209 E 7TH AVE., SUITE C
TAMPA, FLORIDA, 33605

PROJECT NAME

CLIENT NAME

[illegible]

2717.0013-300FT

DATE 2026.08.21

CONTRACT #	T2717.0013
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SEAL

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State of Florida, Professional Engineer,
License No. 69167

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FOR CONSTRUCTION

SHEET TITLE

**SURROUNDING AREA
EXHIBIT**

SHEET

3.3

S:\T2717.0013\Engineering\Site Plan\T2717.0013-300FT.dwg, Layout1, ColeFaircloth, Aug 21 2026 - 9:28:07am

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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. Ref: §208.3 & §502.3, FBC-A; & 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) ramping 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 3 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. Ref: §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 include a \$250 fine for illegal use. Install signs a minimum 60 inches from the ground to the bottom of the sign(s). Ref: §502.6 FBC-A and F.S. 553.5041.
7. **CURB RAMPS** shall not exceed 1:12 slope, and curb ramps 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. Ref: §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. Ref: §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. Ref: §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 handrail run 40 inches on an accessible route. Ref: §301.8 & 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. Ref: §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. Ref: §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. Ref: §206.2.2 FBC-A

1. FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
2. INTERNAL SIDEWALKS, EXCEPT AS 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.

	DENOTES ADA ACCESSIBLE ROUTE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING FEATURES
	PROPOSED FEATURES
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	HANDRAIL (SEE GEOMETRY PLAN)
	HIGH SIDE: PROPOSED SPOT ELEVATION
	LOW SIDE: PROPOSED SPOT ELEVATION

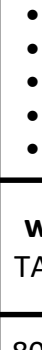
BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD
INSURANCE RATE MAP 12073C 0291 F, REVISED AUGUST 18, 2009
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".

NOTE:
ALL BUILDING ENTRANCE LANDINGS AND CONNECTING
STAIRCASES THAT ARE 30 INCHES ABOVE GROUND
ELEVATION SHALL BE FITTED WITH FALL PROTECTION
GUARDRAILS. SEE GEOMETRY PLAN.

NOTE:
THE LANDINGS OUTSIDE OF
EXTERIOR DOORS SHALL BE THE
SAME AS INTERIOR F.F.E.

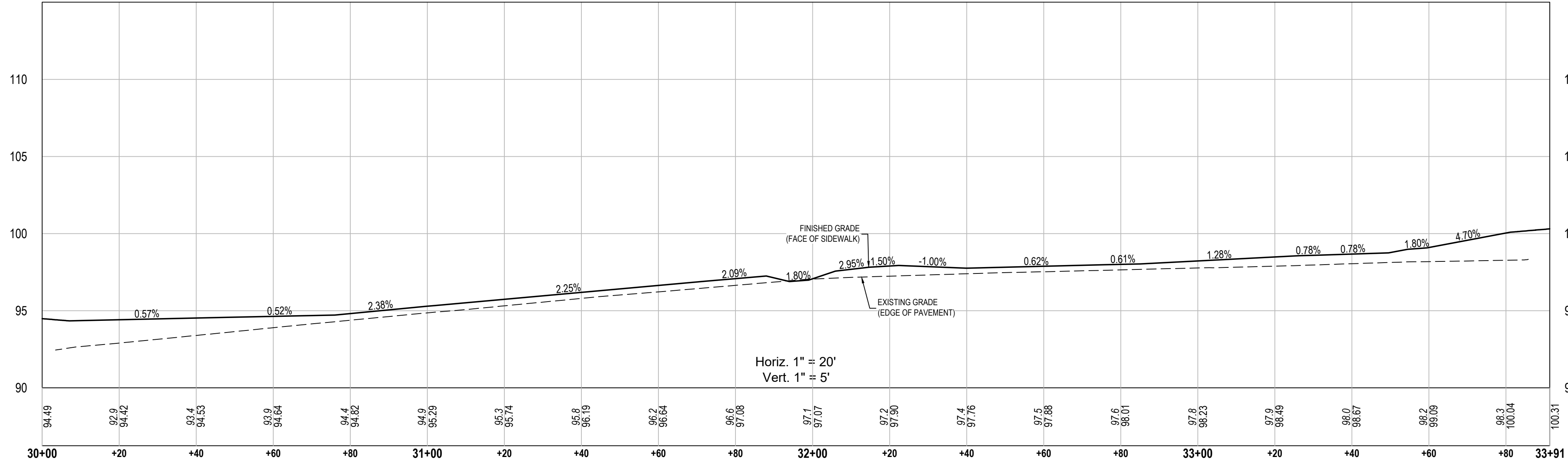
SEE SHEET 4.1 FOR DRIVEWAY &
SIDEWALK PROFILES



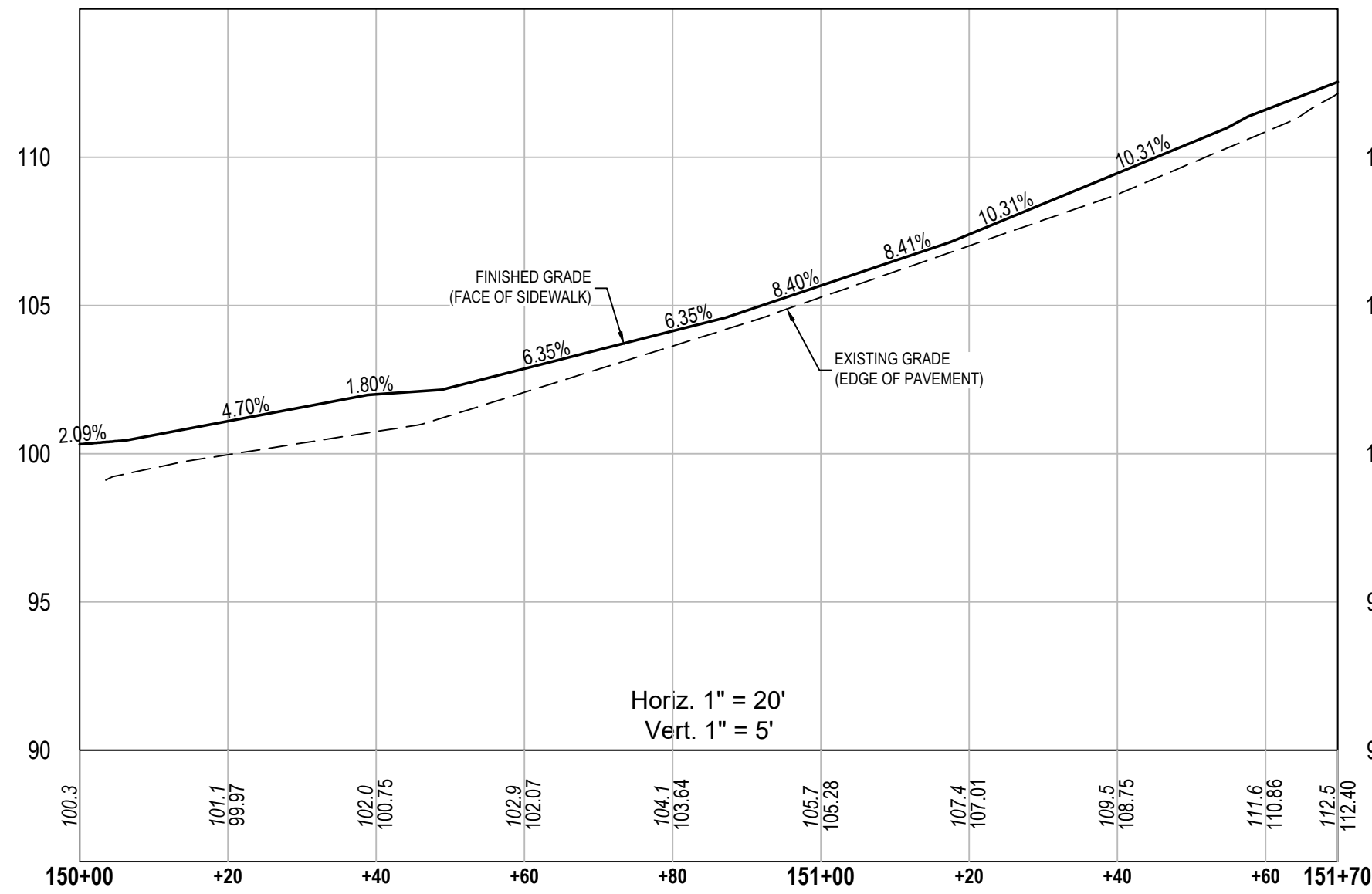
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908 CIGAR FACTORY	908 GROUP HOLDINGS, LLC 2209 E 7TH AVE., SUITE C TAMPA, FLORIDA, 33605								
PROJECT NAME	CLIENT NAME								
REVISIONS									
T 27 17.0013-GRAD									
DATE					2026.08.21				
CONTRACT #					T2717.0013				
DRAWN BY					MBC				
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SEAL									
Ben B. Hood State of Florida, Professional Engineer, License No. 69167									
PRELIMINARY, NOT FOR CONSTRUCTION									
SHEET TITLE									
GRADING PLAN									
SHEET									
4.0									

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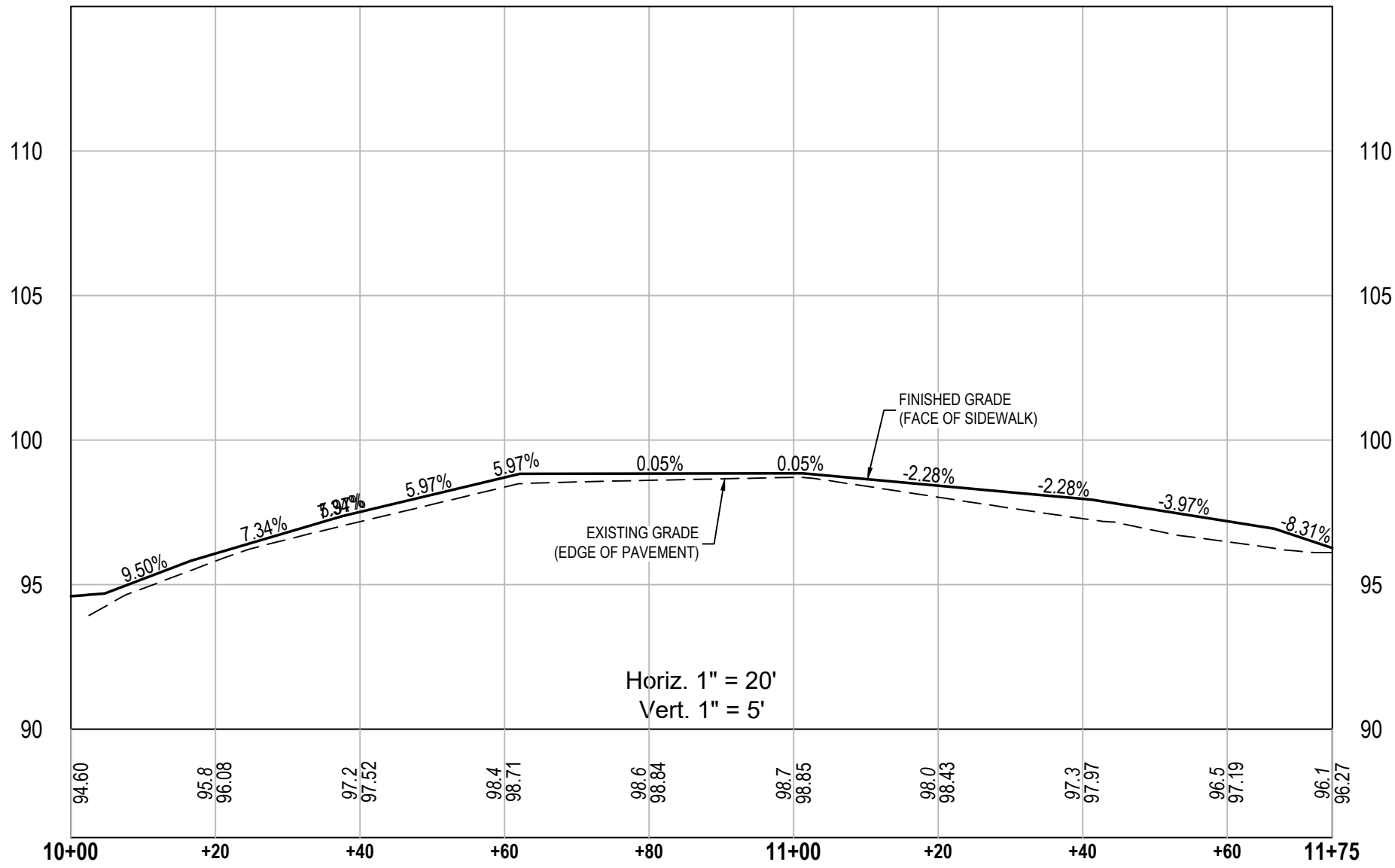
All Saints St. Face Of Sidewalk Profile



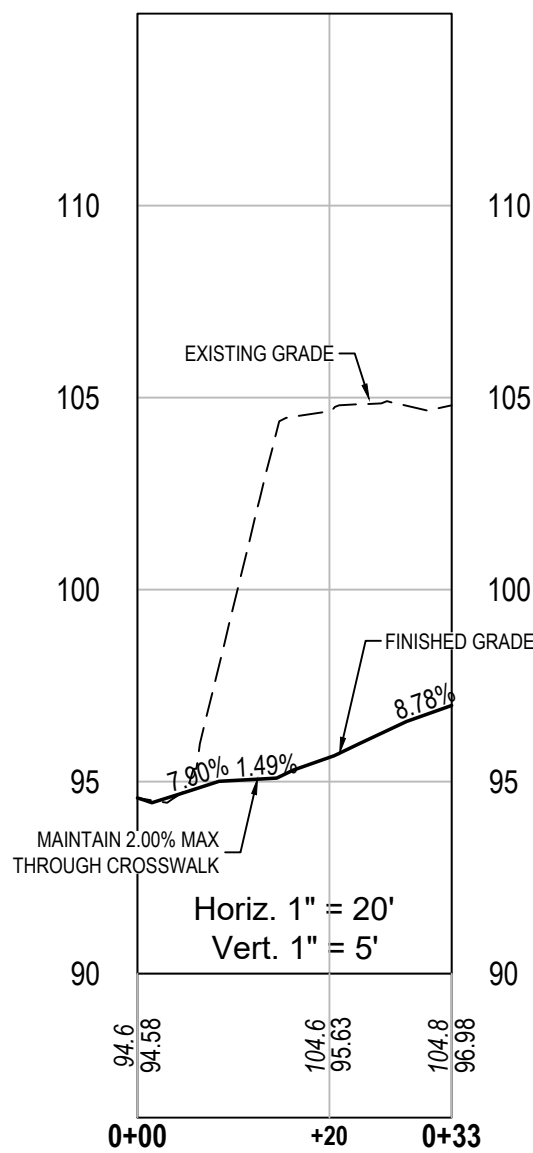
St Michael St. Face Of Sidewalk Profile



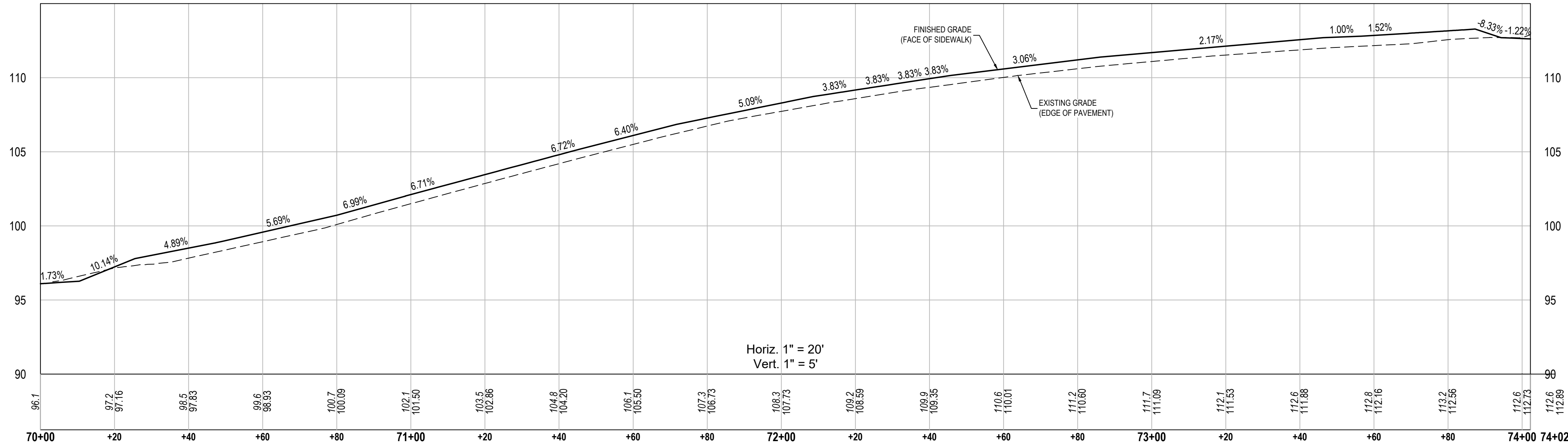
South Macomb St Face Of Sidewalk Profile



All Saints Driveway Profile



St Francis St. Face Of Sidewalk Profile



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Tallahassee, FL 32303
850.222.5678

PROJECT NAME
908 CIGAR FACTORY

CLIENT NAME
908 GROUP HOLDINGS, LLC
2209 E 7TH AVE., SUITE C
TAMPA, FLORIDA, 33605

REVISIONS

T217.0013-PROFILE

DATE 2026.08.21

CONTRACT # T217.0013

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SEAL

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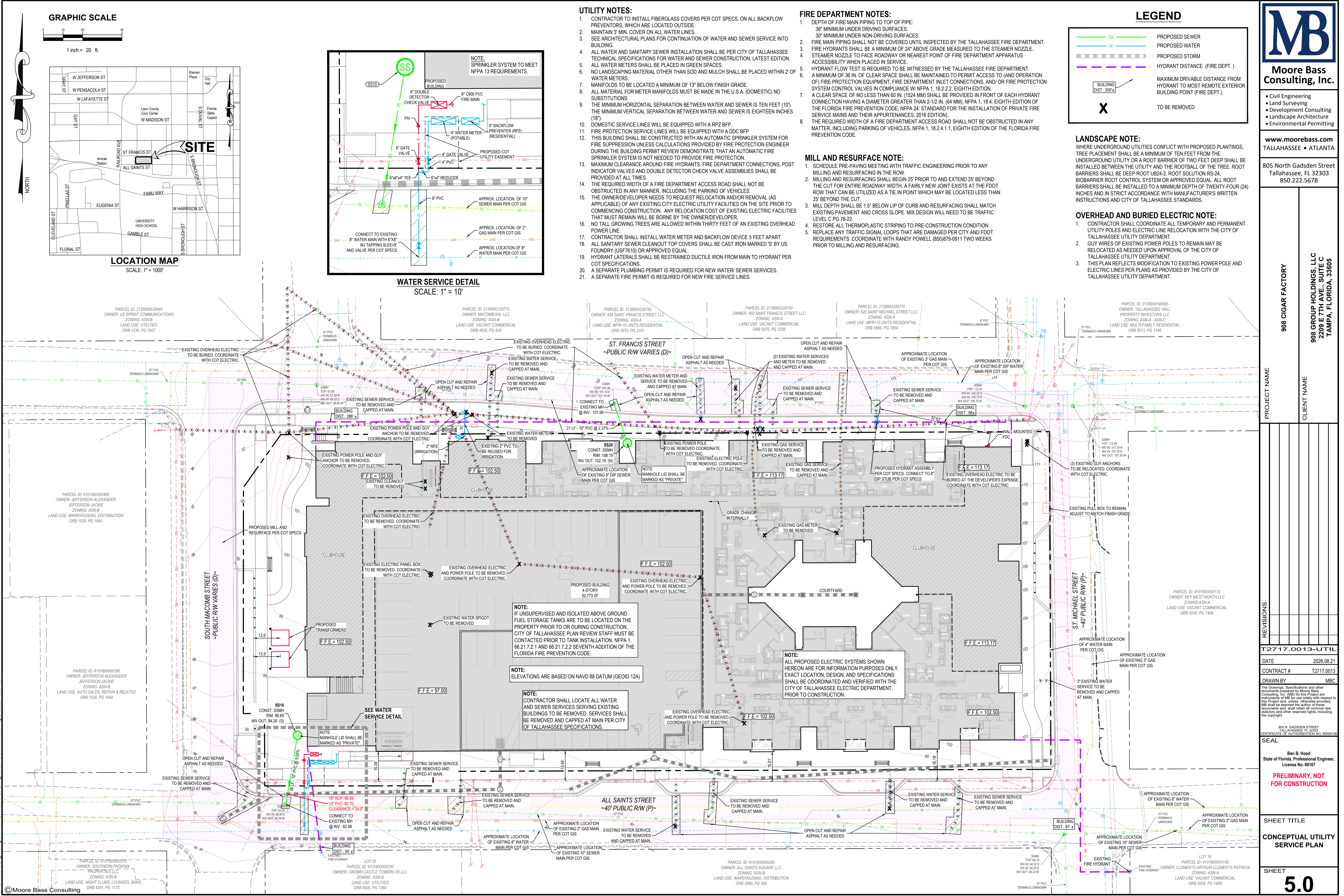
PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

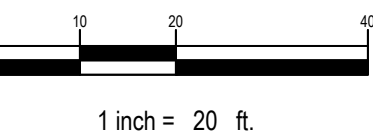
DRIVEWAY &
SIDEWALK PROFILES

SHEET

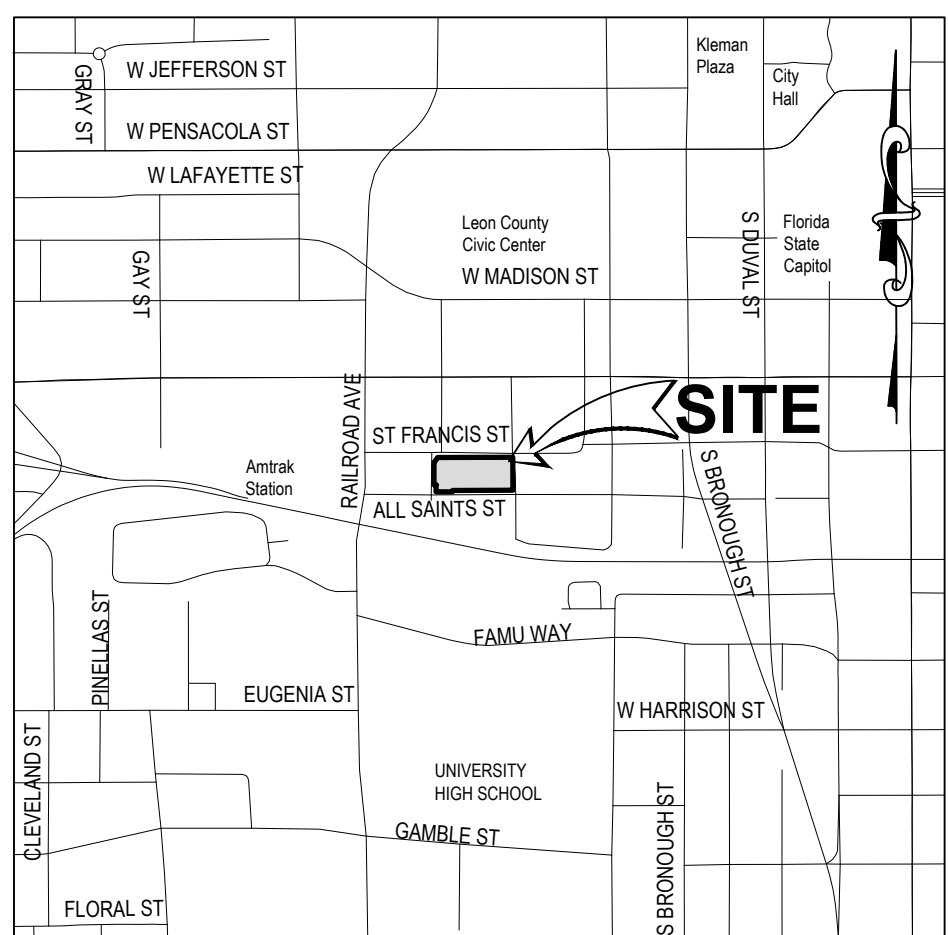
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GRAPHIC SCALE

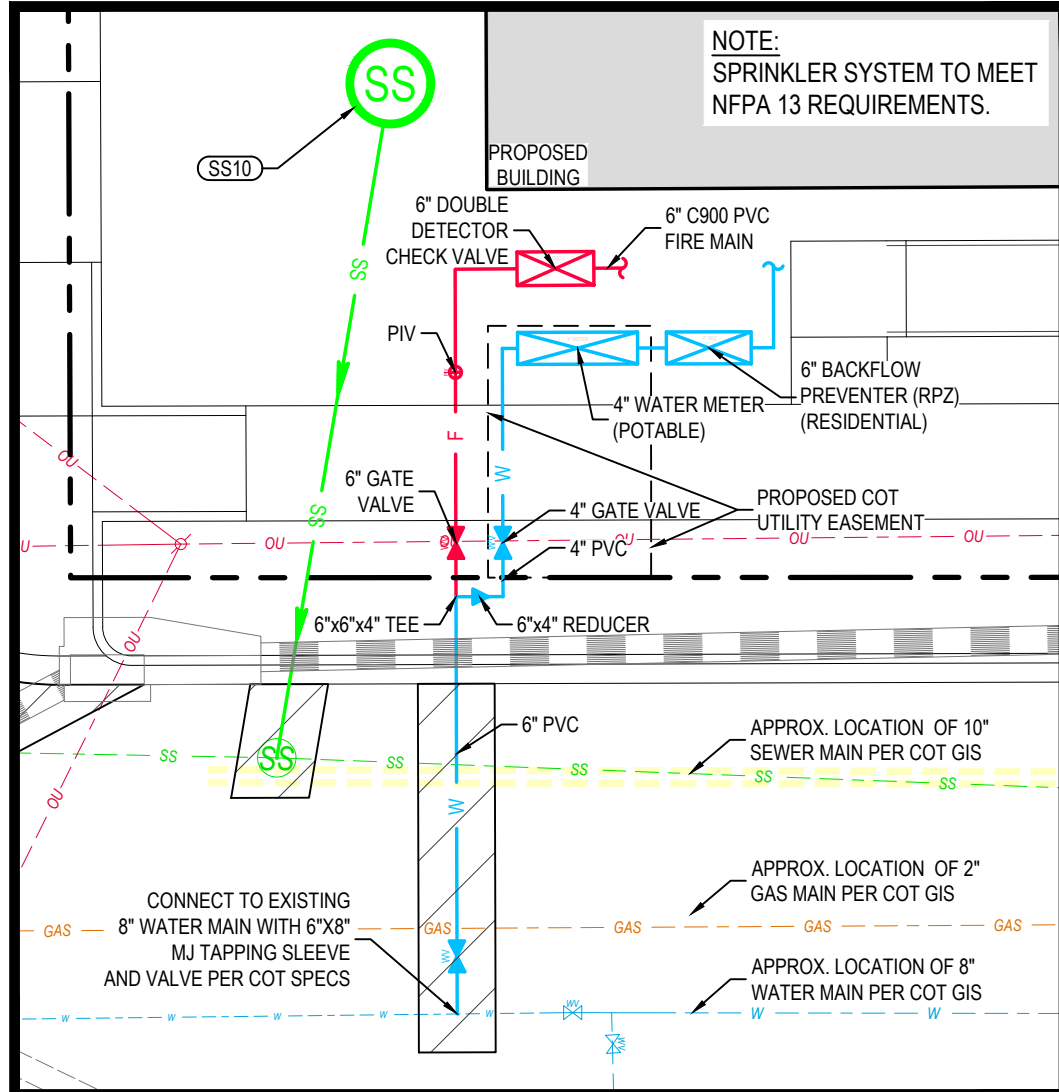


1 inch = 20 ft.



LOCATION MAP

SCALE: 1" = 1000'



WATER SERVICE DETAIL

SCALE: 1" = 10'

UTILITY NOTES:

- 1. CONTRACTOR TO INSTALL FIBERGLASS COVERS PER COT SPECS. ON ALL BACKFLOW PREVENTORS, WHICH ARE LOCATED OUTSIDE.
- 2. MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
- 3. SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
- 4. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE PER CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
- 5. ALL WATER METERS SHALL BE PLACED IN GREEN SPACES.
- 6. NO LANDSCAPING MATERIAL OTHER THAN SOD AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
- 7. MANIFOLDS TO BE LOCATED A MINIMUM OF 13" BELOW FINISH GRADE.
- 8. ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
- 9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (10'), THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (18").
- 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 IS 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. NO TALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
- 17. CONTRACTOR SHALL INSTALL WATER METER AND BACKFLOW DEVICE 5 FEET APART.
- 18. ALL SANITARY SEWER CLEANOUT TOP COVERS SHALL BE CAST IRON MARKED 'S' BY US FOUNDRY (USF7610) OR APPROVED EQUAL.
- 19. HYDRANT LATERALS SHALL BE RESTRAINED DUCTILE IRON FROM MAIN TO HYDRANT PER COT SPECIFICATIONS.
- 20. A SEPARATE PLUMBING PERMIT IS REQUIRED FOR NEW WATER/SEWER SERVICES.
- 21. A SEPARATE FIRE PERMIT IS REQUIRED FOR NEW FIRE SERVICE LINES.

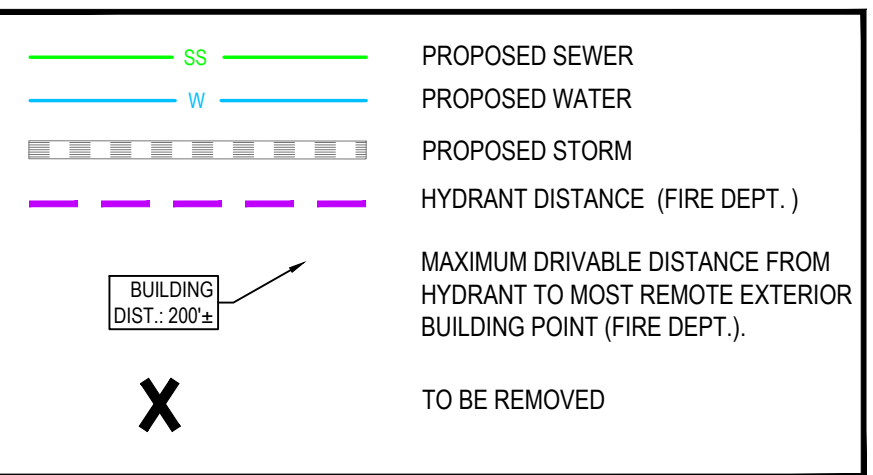
FIRE DEPARTMENT NOTES:

- 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. 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, EIGHTH EDITION.
- 6. 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).
- 7. 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.

MILL AND RESURFACE NOTE:

- 1. SCHEDULE PRE-PAVING MEETING WITH TRAFFIC ENGINEERING PRIOR TO ANY MILLING AND RESURFACING IN THE ROW.
- 2. MILLING AND RESURFACING SHALL BEGIN 25' PRIOR TO AND EXTEND 25' BEYOND THE CUT FOR ENTIRE ROADWAY WIDTH. A FAIRLY NEW JOINT EXISTS AT THE FOOT ROW THAT CAN BE UTILIZED AS A TIE IN POINT WHICH MAY BE LOCATED LESS THAN 25' BEYOND THE CUT.
- 3. MILL DEPTH SHALL BE 1.5" BELOW LIP OF CURB AND RESURFACING SHALL MATCH EXISTING PAVEMENT AND CROSS SLOPE. MIX DESIGN WILL NEED TO BE TRAFFIC LEVEL C PG 76-22.
- 4. RESTORE ALL THERMOPLASTIC STRIPING TO PRE-CONSTRUCTION CONDITION.
- 5. REPLACE ANY TRAFFIC SIGNAL LOOPS THAT ARE DAMAGED PER CITY AND FOOT REQUIREMENTS. COORDINATE WITH RANDY POWELL (850)879-0911 TWO WEEKS PRIOR TO MILLING AND RESURFACING.

LEGEND



LANDSCAPE NOTE:

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.

OVERHEAD AND BURIED ELECTRIC NOTE:

- 1. CONTRACTOR SHALL COORDINATE ALL TEMPORARY AND PERMANENT UTILITY POLES AND ELECTRIC LINE RELOCATION WITH THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.
- 2. GUY WIRES OF EXISTING POWER POLES TO REMAIN MAY BE RELOCATED AS NEEDED UPON APPROVAL OF THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.
- 3. THIS PLAN REFLECTS MODIFICATION TO EXISTING POWER POLE AND ELECTRIC LINES PER PLANS AS PROVIDED BY THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.



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2209 E 7TH AVE., SUITE C
TAMPA, FLORIDA, 33605

PROJECT NAME

CLIENT NAME

REVISIONS

T2717.0013-UTIL

DATE 2026.08.21

CONTRACT # T2717.0013

DRAWN BY MBC

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

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

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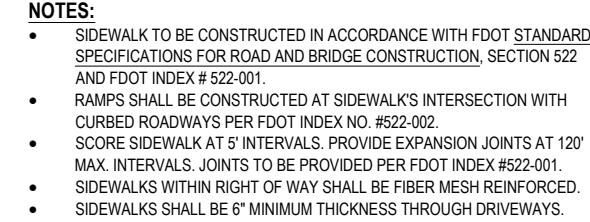
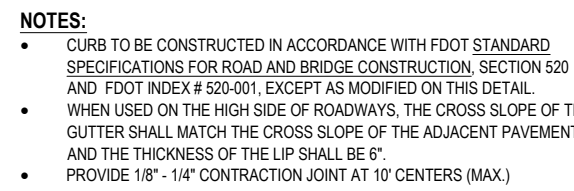
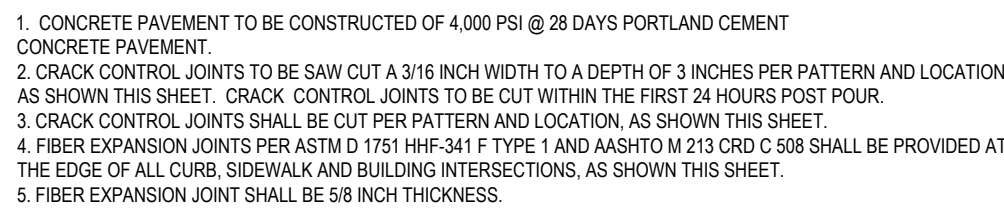
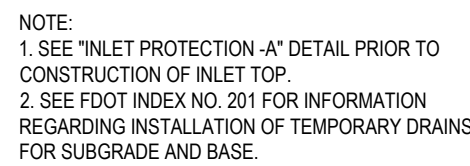
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CONCEPTUAL UTILITY
SERVICE PLAN

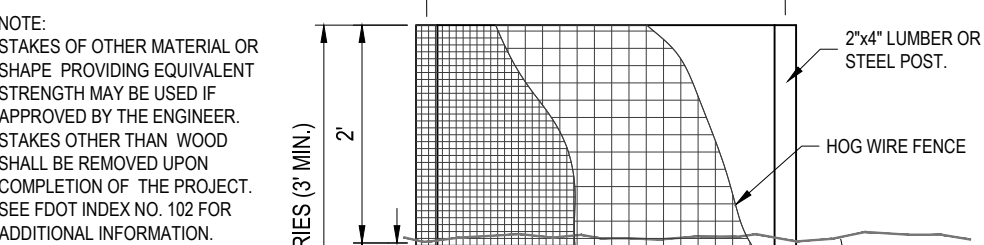
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1. HANDRAIL INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH FBC SECTION 505.5.5
2. TREADS TO BE BROOM FINISHED.
3. THE TREAD WIDTH + 1" MIN. (12" TYP.)
4. THE RISER HEIGHT = 7" MAX. (8" TYP.)
5. GUARDS REQUIRED ON ALL BALCONY, TERRACE, LANDINGS AND RAMPS LOCATED MORE THAN 30" MEASURED VERTICALLY TO BELOW GRADE AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE, PER FLORIDA BUILDING CODE (FBC) SECTION 1015.2
6. GUARDS SHALL BE GUARDRAILS WITH STRENGTH AND ATTACHMENT IN ACCORDANCE WITH FBC SECTION 1607.8
7. GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM THE WALKING SURFACE TO THE REAR OF GUARDRAILS.
8. HANDRAIL SHALL HAVE A MINIMUM STANDOFF FROM GUARD PER FBC-A 505.5 AND COMPLY WITH FBC-A SECTION 505.6.

FOUNDATION NOTES

1. ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY CYLINDER COMPRESSIVE STRENGTH (f_c) OF 3000 PSI.
2. REINFORCING BARS AND #6, #8, #9, #10, #11, #12, #14, #16, #18, #20, #22, #24, #28, #30, #36, #42, #54, #60, #66, #72, #78, #84, #90, #96, #102, #108, #114, #120, #126, #132, #138, #144, #150, #156, #162, #168, #174, #180, #186, #192, #198, #204, #210, #216, #222, #228, #234, #240, #246, #252, #258, #264, #270, #276, #282, #288, #294, #300, #306, #312, #318, #324, #330, #336, #342, #348, #354, #360, #366, #372, #378, #384, #390, #396, #402, #408, #414, #420, #426, #432, #438, #444, #450, #456, #462, #468, #474, #480, #486, #492, #498, #504, #510, #516, #522, #528, #534, #540, #546, #552, #558, #564, #570, #576, #582, #588, #594, #600, #606, #612, #618, #624, #630, #636, #642, #648, #654, #660, #666, #672, #678, #684, #690, #696, #702, #708, #714, #720, #726, #732, #738, #744, #750, #756, #762, #768, #774, #780, #786, #792, #798, #804, #810, #816, #822, #828, #834, #840, #846, #852, #858, #864, #870, #876, #882, #888, #894, #900, #906, #912, #918, #924, #930, #936, #942, #948, #954, #960, #966, #972, #978, #984, #990, #996, #1002, #1008, #1014, #1020, #1026, #1032, #1038, #1044, #1050, #1056, #1062, #1068, #1074, #1080, #1086, #1092, #1098, #1104, #1110, #1116, #1122, #1128, #1134, #1140, #1146, #1152, #1158, #1164, #1170, #1176, #1182, #1188, #1194, #1200, #1206, #1212, #1218, #1224, #1230, #1236, #1242, #1248, #1254, #1260, #1266, #1272, #1278, #1284, #1290, #1296, #1302, #1308, #1314, #1320, #1326, #1332, #1338, #1344, #1350, #1356, #1362, #1368, #1374, #1380, #1386, #1392, #1398, #1404, #1410, #1416, #1422, #1428, #1434, #1440, #1446, #1452, #1458, #1464, #1470, #1476, #1482, #1488, #1494, #1500, #1506, #1512, #1518, #1524, #1530, #1536, #1542, #1548, #1554, #1560, #1566, #1572, #1578, #1584, #1590, #1596, #1602, #1608, #1614, #1620, #1626, #1632, #1638, #1644, #1650, #1656, #1662, #1668, #1674, #1680, #1686, #1692, #1698, #1704, #1710, #1716, #1722, #1728, #1734, #1740, #1746, #1752, #1758, #1764, #1770, #1776, #1782, #1788, #1794, #1800, #1806, #1812, #1818, #1824, #1830, #1836, #1842, #1848, #1854, #1860, #1866, #1872, #1878, #1884, #1890, #1896, #1902, #1908, #1914, #1920, #1926, #1932, #1938, #1944, #1950, #1956, #1962, #1968, #1974, #1980, #1986, #1992, #1998, #2004, #2010, #2016, #2022, #2028, #2034, #2040, #2046, #2052, #2058, #2064, #2070, #2076, #2082, #2088, #2094, #2100, #2106, #2112, #2118, #2124, #2130, #2136, #2142, #2148, #2154, #2160, #2166, #2172, #2178, #2184, #2190, #2196, #2202, #2208, #2214, #2220, #2226, #2232, #2238, #2244, #2250, #2256, #2262, #2268, #2274, #2280, #2286, #2292, #2298, #2304, #2310, #2316, #2322, #2328, #2334, #2340, #2346, #2352, #2358, #2364, #2370, #2376, #2382, #2388, #2394, #2400, #2406, #2412, #2418, #2424, #2430, #2436, #2442, #2448, #2454, #2460, #2466, #2472, #2478, #2484, #2490, #2496, #2502, #2508, #2514, #2520, #2526, #2532, #2538, #2544, #2550, #2556, #2562, #2568, #2574, #2580, #2586, #2592, #2598, #2604, #2610, #2616, #2622, #2628, #2634, #2640, #2646, #2652, #2658, #2664, #2670, #2676, #2682, #2688, #2694, #2700, #2706, #2712, #2718, #2724, #2730, #2736, #2742, #2748, #2754, #2760, #2766, #2772, #2778, #2784, #2790, #2796, #2802, #2808, #2814, #2820, #2826, #2832, #2838, #2844, #2850, #2856, #2862, #2868, #2874, #2880, #2886, #2892, #2898, #2904, #2910, #2916, #2922, #2928, #2934, #2940, #2946, #2952, #2958, #2964, #2970, #2976, #2982, #2988, #2994, #3000, #3006, #3012, #3018, #3024, #3030, #3036, #3042, #3048, #3054, #3060, #3066, #3072, #3078, #3084, #3090, #3096, #3102, #3108, #3114, #3120, #3126, #3132, #3138, #3144, #3150, #3156, #3162, #3168, #3174, #3180, #3186, #3192, #3198, #3204, #3210, #3216, #3222, #3228, #3234, #3240, #3246, #3252, #3258, #3264, #3270, #3276, #3282, #3288, #3294, #3300, #3306, #3312, #3318, #3324, #3330, #3336, #3342, #3348, #3354, #3360, #3366, #3372, #3378, #3384, #3390, #3396, #3402, #3408, #3414, #3420, #3426, #3432, #3438, #3444, #3450, #3456, #3462, #3468, #3474, #3480, #3486, #3492, #3498, #3504, #3510, #3516, #3522, #3528, #3534, #3540, #3546, #3552, #3558, #3564, #3570, #3576, #3582, #3588, #3594, #3600, #3606, #3612, #3618, #3624, #3630, #3636, #3642, #3648, #3654, #3660, #3666, #3672, #3678, #3684, #3690, #3696, #3702, #3708, #3714, #3720, #3726, #3732, #3738, #3744, #3750, #3756, #3762, #3768, #3774, #3780, #3786, #3792, #3798, #3804, #3810, #3816, #3822, #3828, #3834, #3840, #3846, #3852, #3858, #3864, #3870, #3876, #3882, #3888, #3894, #3900, #3906, #3912, #3918, #3924, #3930, #3936, #3942, #3948, #3954, #3960, #3966, #3972, #3978, #3984, #3990, #3996, #4002, #4008, #4014, #4020, #4026, #4032, #4038, #4044, #4050, #4056, #4062, #4068, #4074, #4080, #4086, #4092, #4098, #4104, #4110, #4116, #4122, #4128, #4134, #4140, #4146, #4152, #4158, #4164, #4170, #4176, #4182, #4188, #4194,

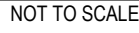
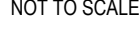
GENERAL CONDITIONS

1. ALL ASTM, AISC, ATTIC, AISI, AND AISC DESIGNATIONS SHALL BE AMENDED TO MOST RECENT DATE.
2. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE ANY WORK SO INVOLVED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA BUILDING CODE AND ALL LOCAL CODE REQUIREMENTS.
4. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
5. IN CASES WHERE LEVEL UP TO 1/4" MAY BE VERTICAL / WITHOUT EDGE TREATMENT / CHANGES IN LEVEL BETWEEN 1/4" & 1/2" SHALL BE VEILED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
6. GROUND & FLOOR SURFACES ALONG ACCESSIBLE WALKS, RAMP STAIRS, & CURB RAMPS SHALL BE STABLE, FIRM, & SLIP RESISTANT.

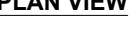
SITE PREPARATION

1. FOUNDATIONS ARE TO BE PLACED IN UNDISTURBED NATURAL GROUND OR PROPERLY COMPACTED FILL.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IF ORGANIC MATERIAL OR EXPANSIVE SOILS ARE ENCOUNTERED BELOW THE PADS.
3. CONTRACTOR SHALL EXCAVATE FOUNDATIONS AND GRADE SITE SO THAT NO WATER IS PERMITTED TO STAND OR POND IN OR NEAR THE FOUNDATIONS DURING OR AFTER CONSTRUCTION IS COMPLETED.

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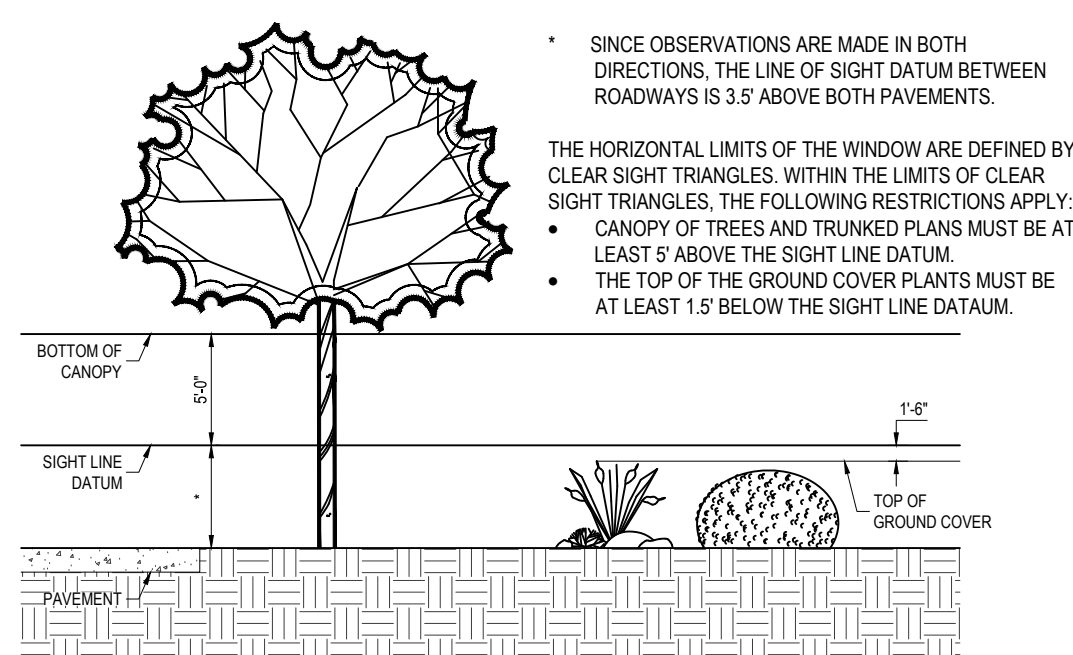
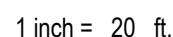


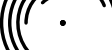
EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," SIXTH EDITION (2002) 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 HEAD, 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 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 "FRABLE" 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. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
10. WHERE TREES ARE PLANTED WITHIN 10' OF AN IMPERVIOUS SURFACE A DEEPOOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE ROOT BARRIER SHALL BE INSTALLED OFF ANY HARDSCAPING, INCLUDING CONCRETE SIDEWALK, ASPHALT, AND OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS.
11. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10' FROM THE UNDERGROUND UTILITY OR A DEEPOOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
12. AN UNOBTSTRUCTED 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. TRIMMING LIMBS AND FOLIAGE TRIMMED SO THAT THE CROSS-VISIBILITY WITHIN THE SIGHT TRIANGLE IS NOT OBSERVED SHALL BE ALLOWED TO OVERHANG THE SIGHT TRIANGLE, PROVIDED THE LOCATION OF ANY TREE DOES NOT CREATE A TRAFFIC HAZARD.
14. SO D ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED
15. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
16. ALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
17. TREES PROPOSED LOCATED WITHIN THIRTY FEET OF ANY EXISTING OR PROPOSED OVERHEAD POWER LINES WILL BE OF A SPECIES CHOSEN FROM THE CITY OF TALLAHASSEE APPROVED LIST FOR THIS CONDITION.
18. A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET AND CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
19. A CLEAR SPACE OF NOT LESS THAN 60 IN. (524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN (64 MM).
20. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS SURFACE.

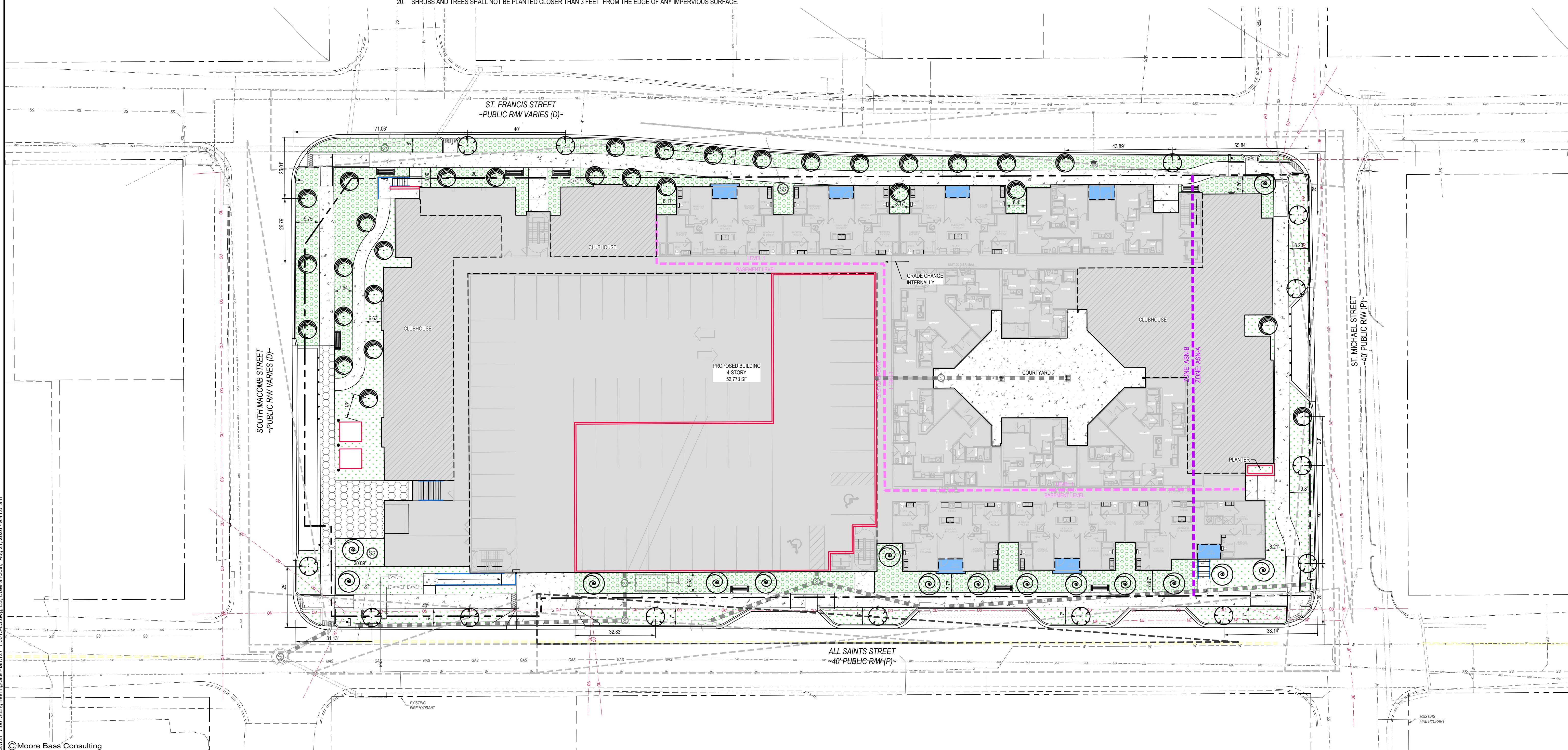
1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES.
30" MINIMUM UNDER NON-DRIVING SURFACES.
2. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
4. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS.
5. ACHIEVE A WHIRLPOOL ACCESS SERVICE
6. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
7. 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.
8. 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 SERVICIALS AND TANKS, 2016 EDITION, 2016 EDITION).
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.

1. REQUIRED TREES PER CODE = 1 TREE PER 20 LF OF FRONTAGE
ALL SAINTS ST. = 400 LF = 20 TREES REQUIRED, 18 TREES PROVIDED
SAINT FRANCIS ST. = 392 LF 20 TREES REQUIRED, 22 TREES PROVIDED
SAINT MICHAEL ST. = 172 LF = 9 TREES REQUIRED, 6 TREES PROVIDED
SOUTH MACOMBS ST. = 179 LF = 9 TREES REQUIRED, 14 TREES PROVIDED
2. A TREE DEBIT FEE IN LIEU OF WILL BE PAID TO THE CITY FOR TREES NOT PLANTED.
3. STREET TREES SHALL BE PROVIDED PURSUANT TO TUDC SEC. 10-28(1a). 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 212.1. SELECT STREET TREES THAT HAVE A MINIMUM CANOPY HEIGHT OF 8 FEET ABOVE THE EDGE OF PAVEMENT AT THE TIME OF PLANTING.
4. STREET TREES SHALL BE SELECTED FROM C.O.T. "THE RIGHT TREE IN THE RIGHT PLACE" GUIDE FOR SELECTING PROPER TREES FOR URBAN SPACES.
5. PROPOSED STREET TREE TO BE SELECTED FROM CITY'S LIST OF TREES APPROVED FOR USE UNDER OVERHEAD UTILITIES, WHEN IN CONFLICT.
6. STREET TREES WITHIN THE SIGHT DISTANCE WINDOW SHALL COMPLY WITH THE CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, DATED, JANUARY 2021.

SYMBOL	TYPE / DESCRIPTION	QTY	CREDITS
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	CAT C STREET TREE	31	155
	CAT C STREET TREE (PERMISSIBLE UNDER OVERHEAD UTILITIES, SEE NOTE 2)	15	75
	CAT A STREET TREE (PERMISSIBLE UNDER OVERHEAD UTILITIES AND WITHIN SIGHT DISTANCE TRIANGLES, SEE NOTE 2)	14	14
		TOTAL	244

1. TREE SPECIES WILL BE PROVIDED AT TIME OF ENVIRONMENT PERMIT.
2. TREES PLANTED WITHIN 30' OF OVERHEAD POWER LINES SHALL NOT EXCEED 14' IN MATURE HEIGHT.



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PROJECT NAME

CLIENT NAME

[illegible]

T2717.0013-LS

DATE	2026.08.21
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CONTRACT #	T2717.0013
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CERTIFICATE OF AUTHORIZATION NO. 00005100

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SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET

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