

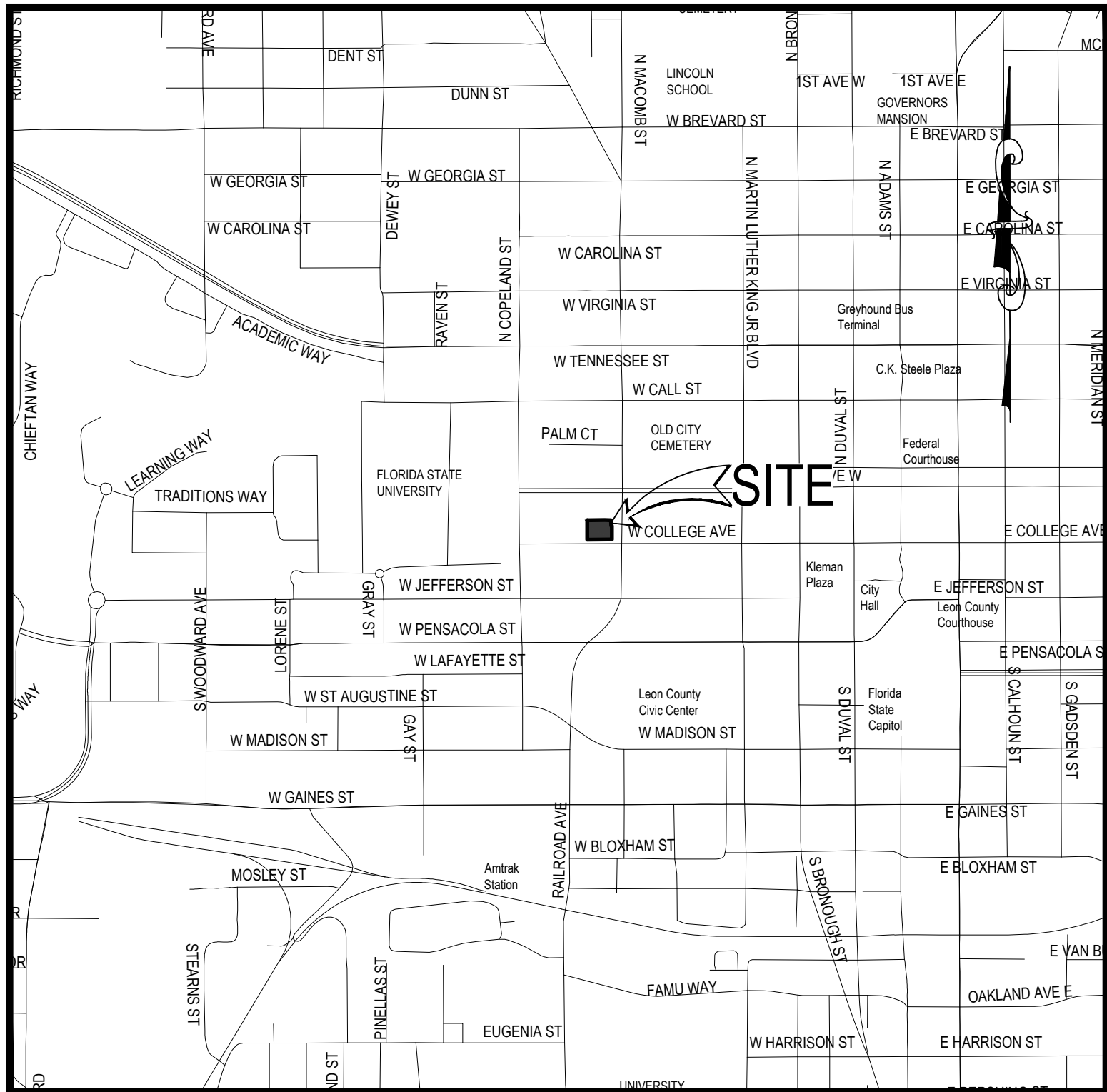
TYPE 'B' SITE PLAN

FOR



ZETA TAU ALPHA

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
4.0	GRADING PLAN
4.1	SIDEWALK AND DRIVEWAY 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.	2136800257425
PROJECT NAME:	ZTA HOUSE
CLIENT NAME:	ZETA TAU ALPHA FRATERNITY HOUSING CORP.
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

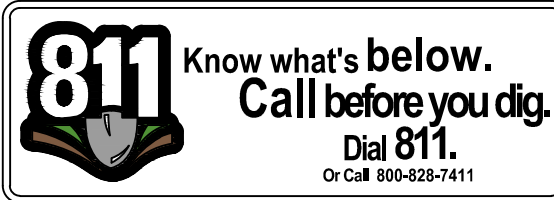
TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060

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



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Tallahassee, FL 32303
850.222.5678

PROJECT NAME
ZTA HOUSE
CLIENT NAME
ZETA TAU ALPHA FRATERNITY HOUSING CORP.

REVISIONS

T3950.0001-COVER

DATE 2026.07.24

CONTRACT # T3950.0001

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

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State of Florida, Professional Engineer,
License No. 69167

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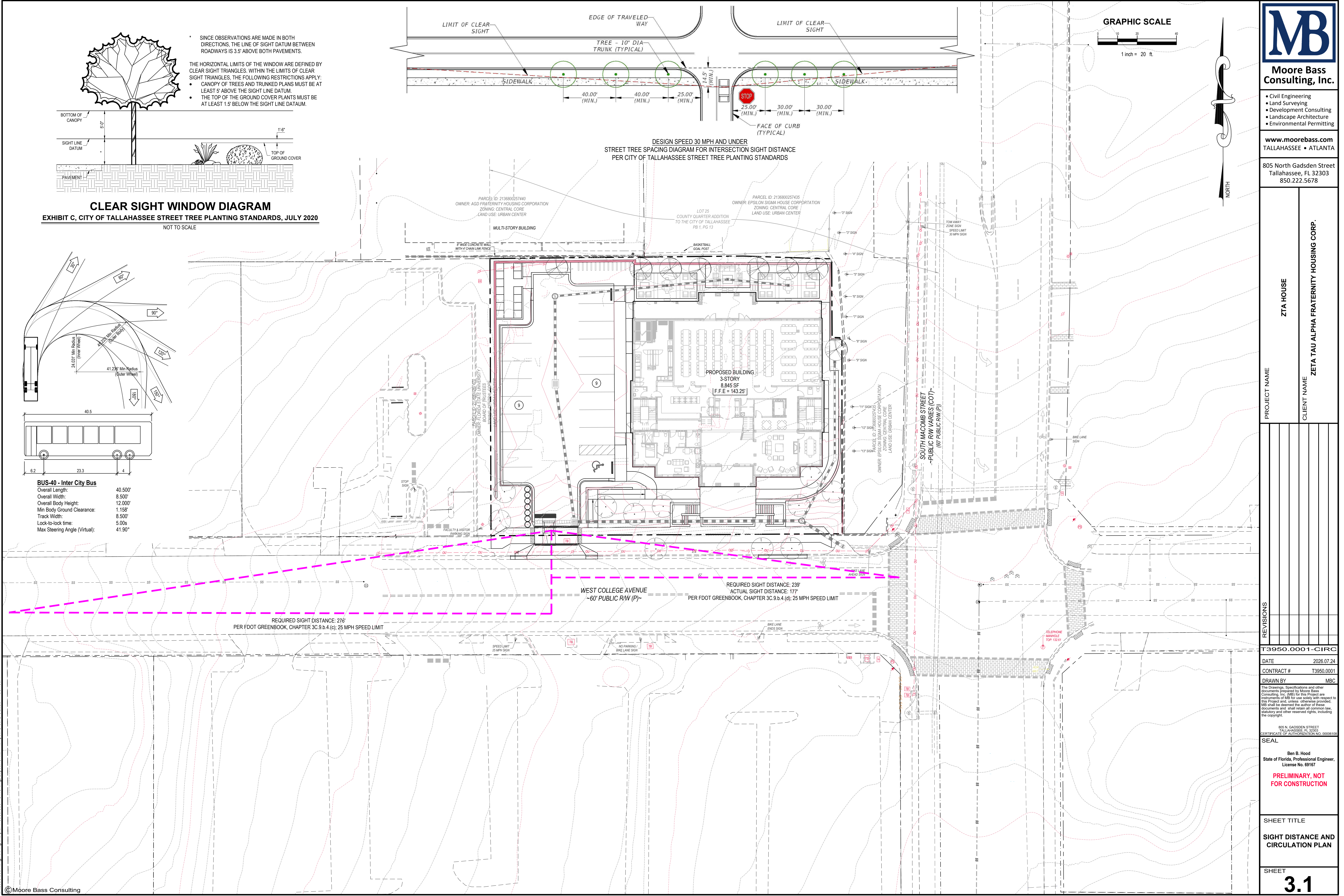
COVER SHEET

SHEET

1.0



3.0



MB 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 <td colspan="2"> PROJECT NAME ZTA HOUSE </td> <td colspan="2"> CLIENT NAME ZETA TAU ALPHA FRATERNITY HOUSING CORP. </td>		PROJECT NAME ZTA HOUSE		CLIENT NAME ZETA TAU ALPHA FRATERNITY HOUSING CORP.																																																																																																					
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PROJECT NAME
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CLIENT NAME
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REVISIONS					

T3950.0001-PROFILE

DATE 2026.07.24

CONTRACT # T3950.0001

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CERTIFICATE OF AUTHORIZATION NO. 00006108

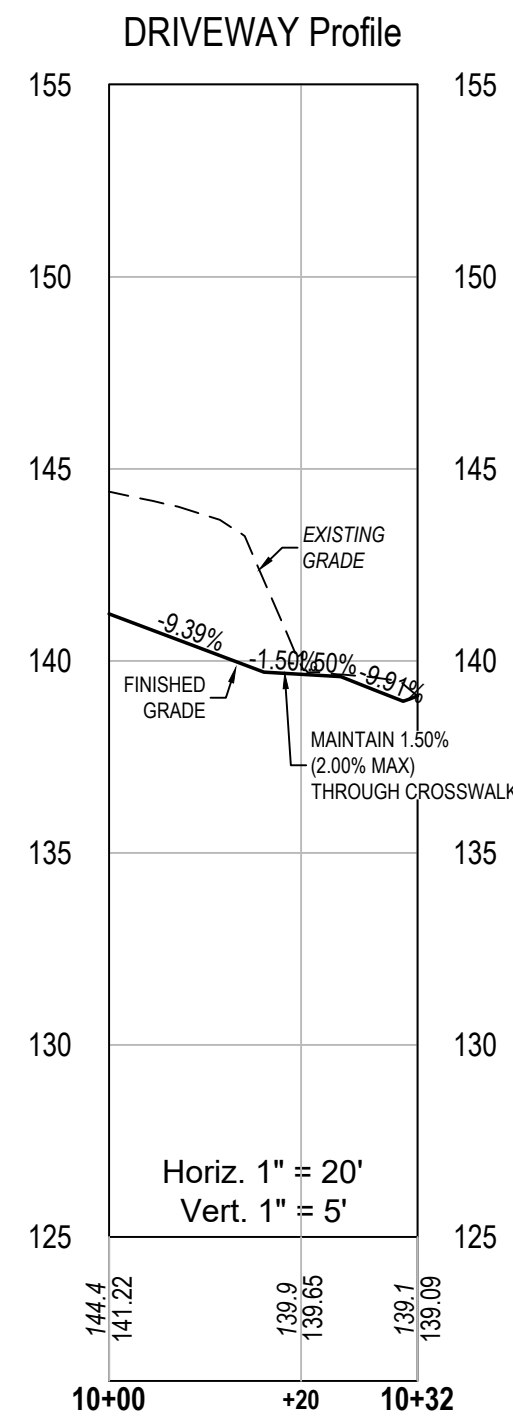
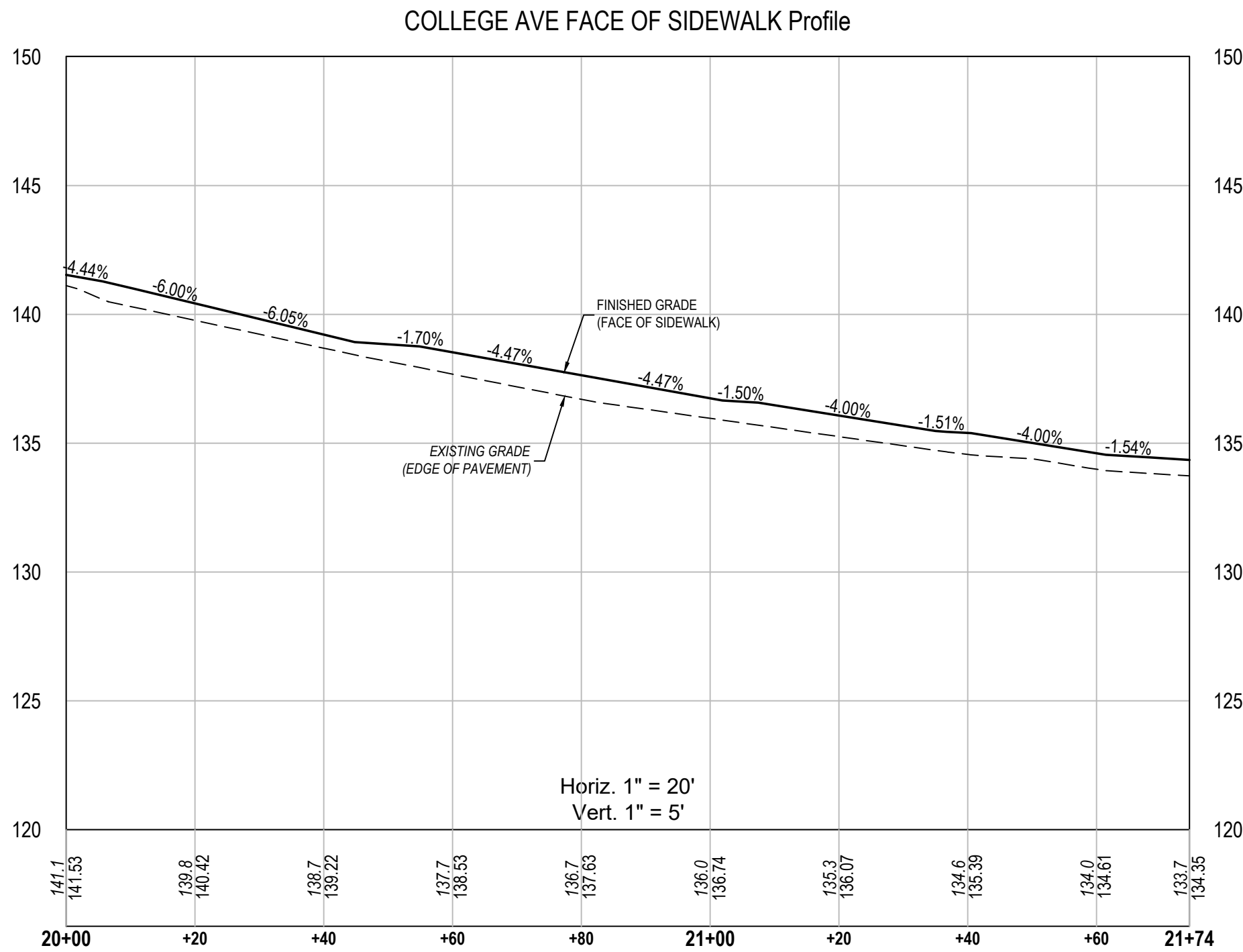
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SHEET TITLE
SIDEWALK AND
DRIVEWAY PROFILES

SHEET
4.1



SS PROPOSED SEWER
 W PROPOSED WATER
 PROPOSED STORM
 HYDRANT DISTANCE (FIRE DEPT.)
 MAXIMUM DRIVABLE DISTANCE FROM
 HYDRANT TO MOST REMOTE EXTERIOR
 BUILDING POINT (FIRE DEPT.).
 BUILDING
 DIST.: 200±

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.

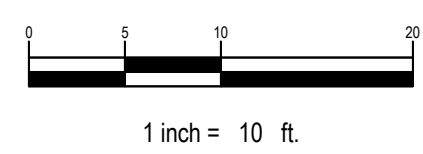
WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED BETWEEN THE UTILITY AND THE ROOTBALL OF THE TREE. ROOT BARRIERS SHALL BE DEEP ROOT UB24-2, ROOT SOLUTION RS-24, 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.

1. CONTRACTOR TO INSTALL FIBERGLASS COVERS PER LOT 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 RP2 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 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 "3" BY US FOUNDRY (USF7610) OR APPROVED EQUAL.
19. HYDRANT LATERALS SHALL BE RESTRAINED DUCTILE IRON FROM MAIN TO HYDRANT PER LOT SPECIFICATIONS.
20. ALL WATER AND SEWER CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION".

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 BE 6" AWAY OR NEARBY POINT OF FIRE PROTECTION APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
5. HYDRAULIC 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 UNSERVICED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, THE TALLAHASSEE FIRE DEPARTMENT PLANS REVIEW STAFF MUST BE CONTRACTED PRIOR TO TANK INSTALLATION (NFPA 1, 66.2.17.2 AND 66.217.2.2, 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 FIRE SERVICE PIPING SHALL MET NFPA 13R CODE.



SCALE: 1" = 1000



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850.222.5678

ZTA HOUSE

ZETA TAU ALPHA FRATERNITY HOUSING CORP.

PROJECT NAME

CLIENT NAME

[illegible]

T3950.0001-UTIL

DATE	2026.07.24
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CONTRACT #	T3950.0001
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State of Florida, Professional Engineer,
License No. 69167

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Figure 1

1000

SHEET TITLE

CONCEPTUAL UTILITY

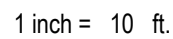
SERVICE PLAN

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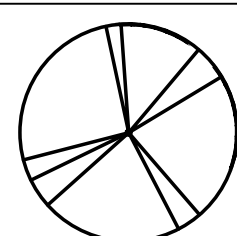
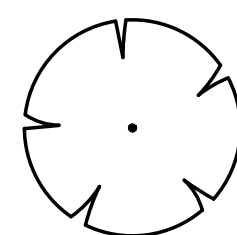
NORTH

1. ALL LANDSCAPE AREAS AND BUFFER STRIPS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION METHODS USED SHALL BE INSTALLED SO AS NOT TO IMPACT THE CRITICAL PROTECTION ZONE (CPZ) OF EXISTING TREES, NO TRENCING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CPZ OF PROTECTED TREES UNLESS NOTED ON THE PLANS.
2. IRRIGATION AS SHOWN IS DIAGRAMATIC IN NATURE. IRRIGATION WILL BE FIELD ADJUSTED TO ENSURE ALL LANDSCAPE AREAS ARE COVERED.
3. IRRIGATION CONTRACTOR SHALL PROVIDE IRRIGATION PLAN THAT INCLUDES LINE SIZE, ZONE DELINEATION, AND HEAD LOCATIONS PRIOR TO IRRIGATION INSTALLATION.

ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN RIGHT OF WAY WITHIN 10 FEET OF IMPERVIOUS SURFACE. ROOT BARRIERS SHALL ALSO BE INSTALLED ANYWHERE UNDERGROUND UTILITIES ARE WITHIN 10 FEET OF PROPOSED PLANTINGS. ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED BETWEEN THE UTILITY/IMPERVIOUS SURFACE AND THE ROOTBALL OF THE TREE. ROOT BARRIERS SHALL BE DEEP ROOT UB242, 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.

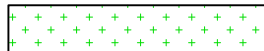
1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES.
30" MINIMUM UNDER NON-DRIVING SURFACES.
2. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
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 ANY INSTALLATION (NFPA 1, 18.2.1.1.7.1 AND 18.2.1.1.7.2, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE).
9. THE REQUIRED WIDTH OF ANY FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.1.1.1, 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.

SYMBOL	TYPE / DESCRIPTION	QTY	CREDITS
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	CAT A TREE	8	8
	CAT C STREET TREE (PERMISSIBLE UNDER OVERHEAD UTILITIES, SEE NOTE 2)	11	55
		TOTAL	19 63

NOTE:

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.



SOD

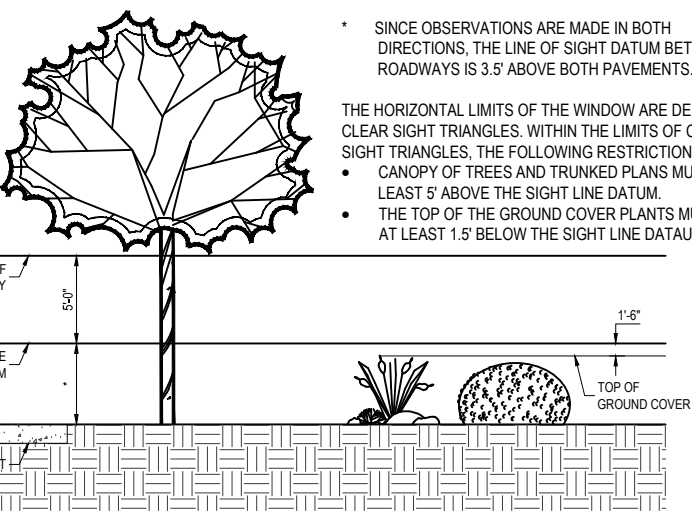


YAUPOON HOLLY

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.

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 BAW 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 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 "ERABLE" 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 LANDSCAPE PLAN 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 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.
11. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A DEEPTOOR UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
12. 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

1. REQUIRED TREES PER CORD = 1 TREE PER 20 LF OF FRONTAGE
WEST COLLEGE AVENUE = 179 LF = 23 TREES REQUIRED, 11 TREES PROVIDED, 1 EXISTING
A TREE DEBIT FEE IN LIEU OF WILL BE PAID TO THE CITY FOR TREES NOT PLANTED.
2. STREET TREES SHALL BE PROVIDED PURSUANT TO TLOEC SEC. 10-291(h). 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.
3. STREET TREES SHALL BE SELECTED FROM C.O.T. "THE RIGHT TREE IN THE RIGHT PLACE" GUIDE FOR SELECTING PROPER TREES FOR URBAN SPACES.
4. OVERHEAD STREET TREES TO BE SELECTED FROM CITY'S LIST OF TREES APPROVED FOR USE UNDER OVERHEAD UTILITIES, WHEN IN CONFLICT.
5. STREET TREES WITHIN THE SIGHT DISTANCE WINDOW SHALL COMPLY WITH THE CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, DATED, JANUARY 2021.



CLEAR SIGHT WINDOW DIAGRAM
EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020



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PROJECT NAME	ZETA HOUSE
CLIENT NAME	ZETA TAU ALPHA FRATERNITY HOUSING CORP.

[illegible]

T3950.00001-LS

DATE 2026.07.24

CONTRACT # T3950.0001

DRAWN BY _____ MBC _____

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