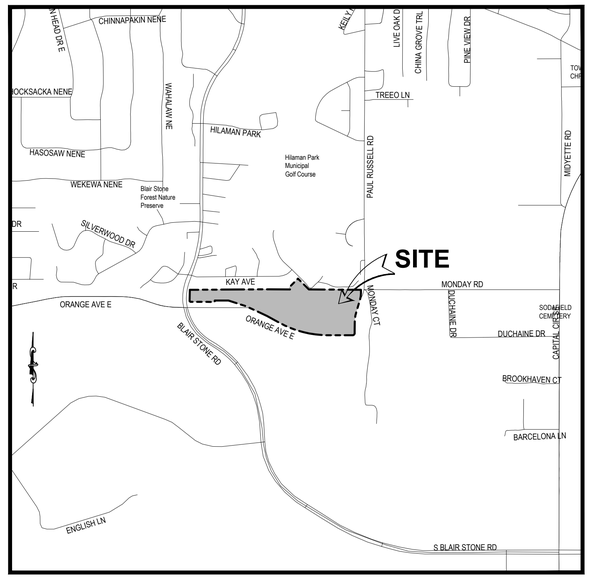
TYPE 'A' SITE PLAN

FOR

ORANGE AVENUE MULTIFAMILY

Sheet List Table

Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	OVERALL EXISTING CONDITIONS
2.1	EXISTING CONDITIONS (EAST)
2.2	EXISTING CONDITIONS (WEST)
3.0	OVERALL GEOMETRY PLAN
3.1	GEOMETRY PLAN (EAST)
3.2	GEOMETRY PLAN (WEST)
3.3	CIRCULATION AND SIGHT DISTANCE (BUS-40)
3.4	CIRCULATION AND SIGHT DISTANCE (SU-30)
4.0	OVERALL GRADING PLAN
4.1	GRADING PLAN (EAST)
4.2	GRADING PLAN (WEST)
5.0	OVERALL STORM SEWER PLAN
5.1	STORM SEWER PLAN (EAST)
5.2	STORM SEWER PLAN (WEST)
6.0	OVERALL CONCEPTUAL UTILITY PLAN
6.1	CONCEPTUAL UTILTIY PLAN (EAST)
6.2	CONCEPTUAL UTILITY PLAN (WEST)
7.0	SWMF PLAN VIEW
7.1	SWMF CROSS SECTIONS & DETAILS
8.0	CONSTRUCTION DETAILS
LS1.0	OVERALL CONCEPTUAL LANSCAPE PLAN
LS1.1	CONCEPTUAL LANSCAPE PLAN (EAST)
LS1.2	CONCEPTUAL LANSCAPE PLAN (WEST)



LOCATION MAP

SCALE: 1" = 1000'

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

PROJECT DATA

TAX I.D. NO.	3108204010000, 3108204020000, 310875 A0161
PROJECT NAME:	ORANGE AVENUE MULTIFAMILY
CLIENT NAME:	CEIBA GROUP, LLC 621 S FEDERAL HWY STE 5 FORT LAUDERDALE, FL 33301
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	LINDSEY H. FENSTERMAKER STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 75432 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
SURVEYOR OF RECORD:	MARK G. LEIST REG FL SURVEYOR No. 5836 4580 STEPHEN CIRCLE NW, SUITE 300 CANTON, OHIO 44718 (800) 787-8397

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

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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621 S FEDERAL HWY STE 5
FORT LAUDERDALE, FL 33301

REVISIONS

T3915.0001-CRV

DATE	2026.08.05
CONTRACT #	T3915.0001
DRAWN BY	MBC

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805 N. GADSDEN STREET
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CERTIFICATE OF AUTHORIZATION NO. 00006103

SEAL

Lindsey H. Fenstermaker
State of Florida, Professional Engineer,
License No. 75432

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET 1.0

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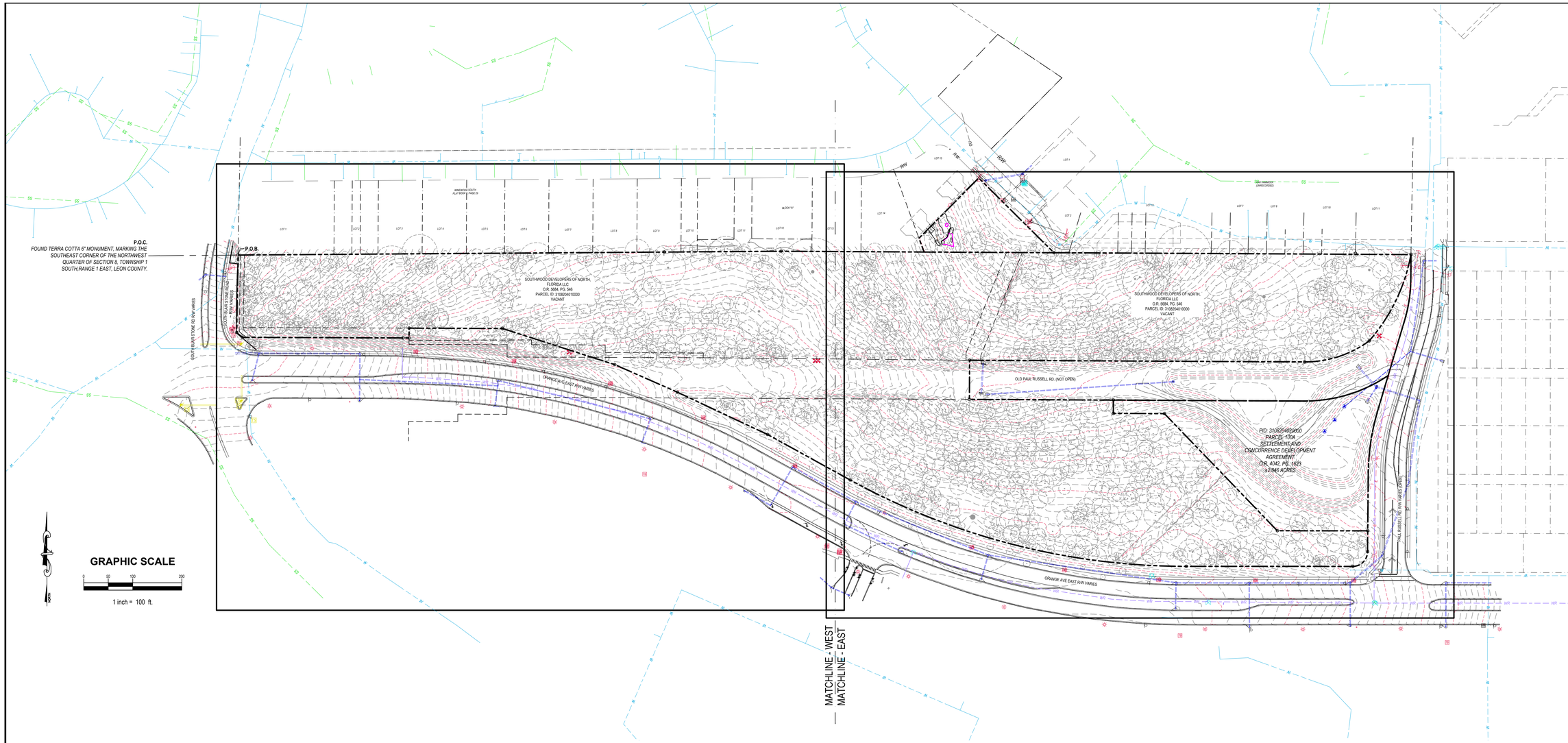

SYMBOL LEGEND

- FOUND IRON ROD (AS LABELED)
- FOUND IRON PIPE
- FOUND CONCRETE MONUMENT (AS LABELED)
- SET 1/2" IRON PIN W/ CAP LB#7245
- UTILITY POLE
- GUY POLE
- GUY WIRE ANCHOR
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- BACKFLOW PREVENTER
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- CATCH BASIN
- STORM MANHOLE
- STORMWATER CLEAN OUT
- TELEPHONE PEDESTAL
- TELEPHONE BOX
- FIBER OPTIC SIGN
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- BOLLARD
- SINGLE SUPPORT SIGN

STANDARD ABBREVIATIONS:

#000	PROFESSIONAL LAND SURVEY CERTIFICATE
(D)	DEED INFORMATION
(P)	PLAT INFORMATION
(S)	SURVEY INFORMATION
A=	ARC LENGTH
A/C	AIR CONDITIONER
AC.	ACRES
CH	CHORD BEARING AND DISTANCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
DIP	DUCTILE IRON PIPE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
EL.	ELEVATION
FCM	FOUND 4"x4" CONCRETE MONUMENT
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H.O.A.	HOME OWNERS ASSOCIATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
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S	SOUTH
SEC.	SECTION
SIRC	SET 1/2" IRON PIN W/ CAP LB#7245
T-	TOWNSHIP
TV	TELEVISION
TYP	TYPICAL
TBM	TEMPORARY BENCHMARK
W	WEST

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. 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.
5. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 12073C 0311 F & 12073C 0292 F, DATED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.)
6. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF TALLAHASSEE,FLORIDA ,LEON COUNTY AND THE APPLICABLE ZONING CODES.

LINE LEGEND:

RIGHT-OF-WAY		OVERHEAD UTILITIES	OU
WOOD FENCE		SECTION BOUNDARY	
WIRE FENCE	X	MATCH LINE	
CHAIN LINK FENCE		EDGE OF WATER	EOW
HANDRAIL		WETLANDS	WET
EXTERIOR BOUNDARY		GIS WATER MAIN	GIS WATER
INTERIOR BOUNDARY		GIS SEWER MAIN	GIS SEWER
ADJACENT BOUNDARY		GIS GAS MAIN	GIS GAS
EASEMENT BOUNDARY		GIS STORM MAIN	GIS STORM
WATER MAIN	W	BURIED ELECTRIC	UE
SEWER MAIN	SS	FLOOD ZONE	ZONE "A" / ZONE "X"
STORM MAIN		CONTOUR	100

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SEAL

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PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL EXISTING CONDITIONS

SHEET

2.0

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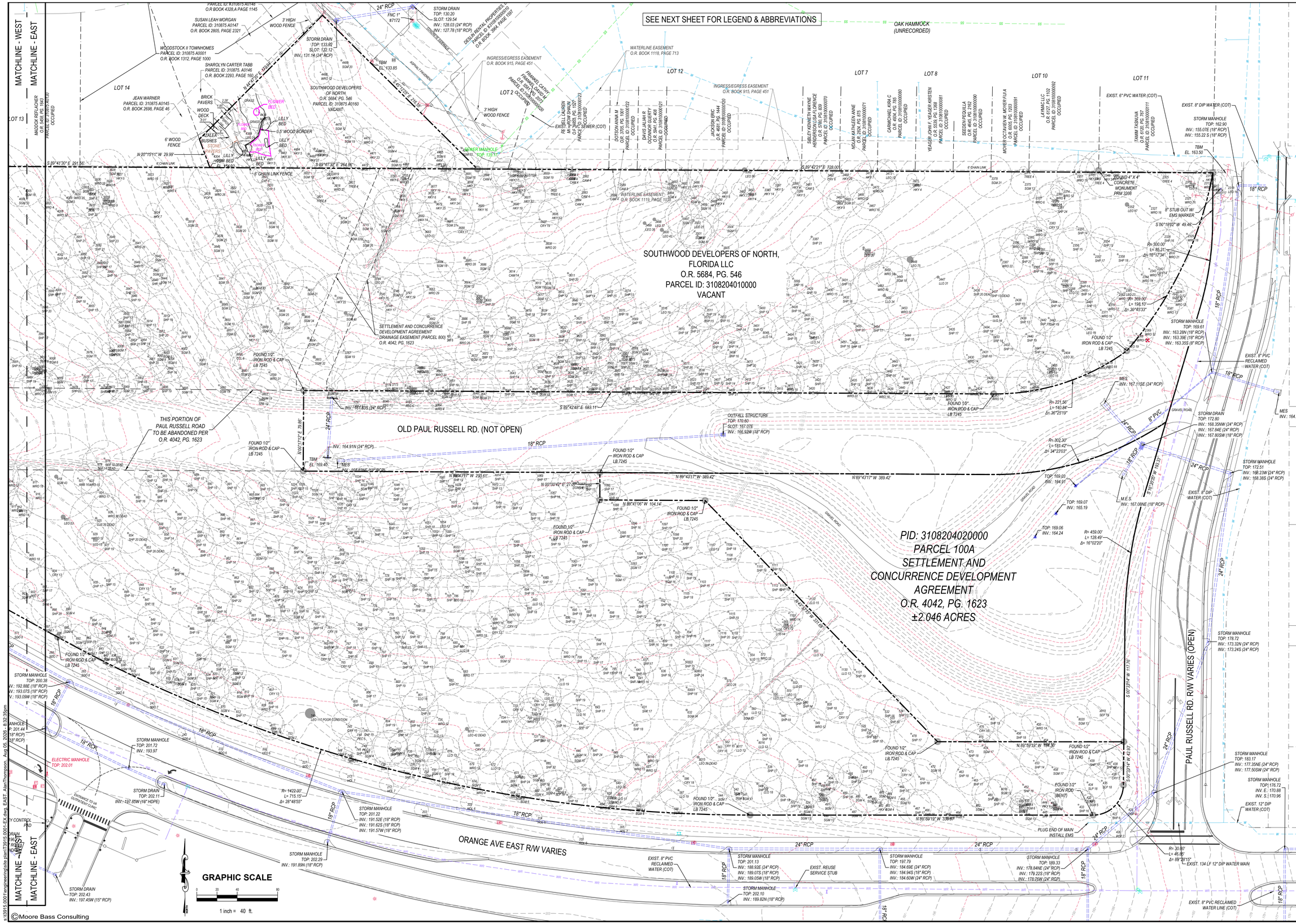

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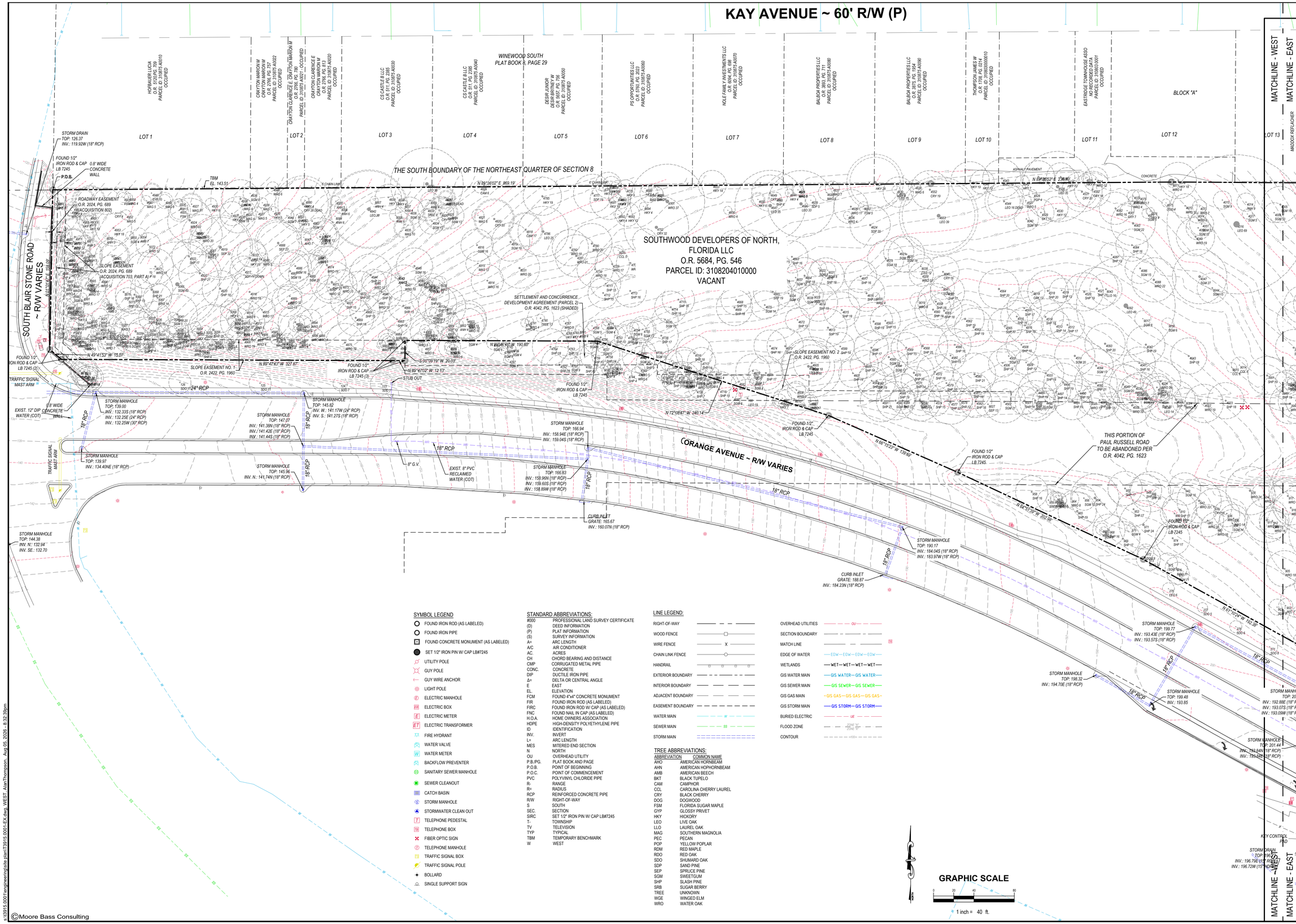
EXISTING CONDITIONS (EAST)

SHEET

2.1

KAY AVENUE ~ 60' R/W (P)



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- ADJACENT BOUNDARY
- EASEMENT BOUNDARY
- WATER MAIN
- SEWER MAIN
- STORM MAIN
- OVERHEAD UTILITIES
- SECTION BOUNDARY
- MATCH LINE
- EDGE OF WATER
- WETLANDS
- GIS WATER MAIN
- GIS SEWER MAIN
- GIS GAS MAIN
- GIS STORM MAIN
- BURIED ELECTRIC
- FLOOD ZONE
- CONTOUR

TREE ABBREVIATIONS:

ABBREVIATION	COMMON NAME
AHO	AMERICAN HORNBEAM
AHN	AMERICAN HOPHORNBEAM
AMB	AMERICAN BEECH
BKT	BLACK TUPELO
CAM	CAMPHOR
CCL	CAROLINA CHERRY LAUREL
CRY	BLACK CHERRY
DOG	DOGWOOD
FSM	FLORIDA SUGAR MAPLE
GYP	GLOSSY PRIVET
HKY	HICKORY
LEO	LIVE OAK
LLO	LAUREL OAK
MAG	SOUTHERN MAGNOLIA
PEC	PECAN
POP	YELLOW POPLAR
RDM	RED MAPLE
RDO	RED OAK
SDO	SHUMARD OAK
SDP	SAND PINE
SEP	SPRUCE PINE
SGM	SWEETGUM
SHP	SLASH PINE
SRB	SUGAR BERRY
TREE	UNKNOWN
WGE	WINGED ELM
WRO	WATER OAK

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

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SHEET TITLE: EXISTING CONDITIONS (WEST)

SHEET 2.2

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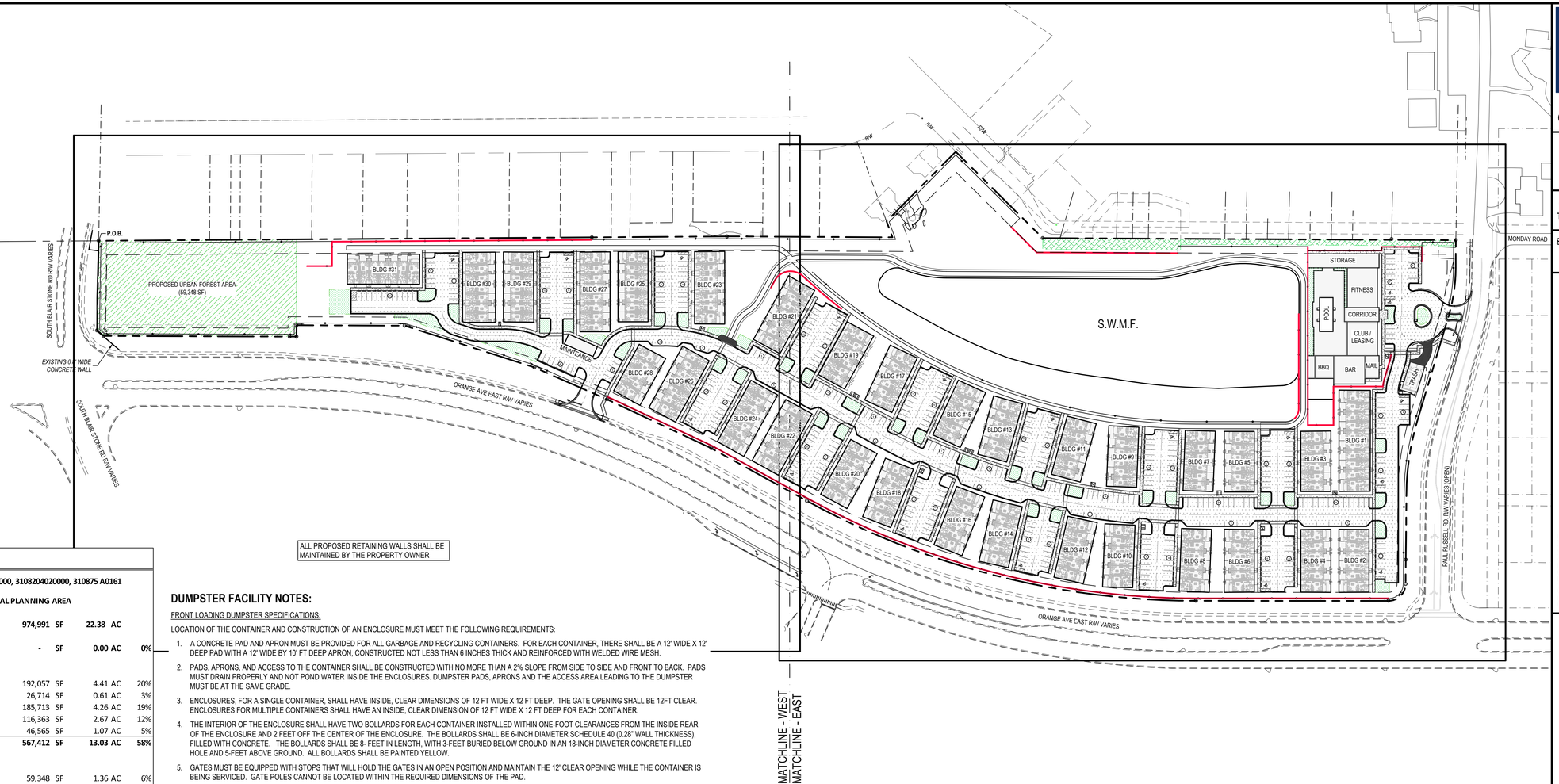
GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.



LEGEND

- SITE BOUNDARY (SURVEYED BY OTHERS)
- PROPOSED BUILDING
- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED URBAN FOREST AREA
- TYPE "B" BUFFER AREA
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- (11) REGULAR PARKING SPACE COUNT

ALL PROPOSED RETAINING WALLS SHALL BE MAINTAINED BY THE PROPERTY OWNER

SITE DATA

1 PROPERTY TAX ID#	3108204010000, 3108204020000, 310875 A0161			
2 ZONING	CPA -CRITICAL PLANNING AREA			
3 TOTAL SITE AREA	974,991	SF	22.38 AC	
4 EXISTING IMPERVIOUS	-	SF	0.00 AC	0%
5 PROPOSED IMPERVIOUS AREAS				
BUILDINGS	192,057	SF	4.41 AC	20%
AMENITIES (CLUBHOUSE, TRASH, STORAGE, ETC)	26,714	SF	0.61 AC	3%
VEHICULAR USE AREA	185,713	SF	4.26 AC	19%
SWMF	116,363	SF	2.67 AC	12%
MISC. CONCRETE (CURB & GUTTER, SIDEWALKS, ETC.)	46,565	SF	1.07 AC	5%
TOTAL POST-DEVELOPMENT IMPERVIOUS AREAS	567,412	SF	13.03 AC	58%
6 PROPOSED PERVIOUS AREAS				
URBAN FOREST AREA*	59,348	SF	1.36 AC	6%
LANDSCAPE TYPE "B" BUFFER	9,708	SF	0.22 AC	1%
INTERIOR LANDSCAPE ISLANDS	20,188	SF	0.46 AC	2%
VUA LANDSCAPE BUFFER	13,701	SF	0.31 AC	1%
OPEN SPACE	304,634	SF	6.99 AC	31%
TOTAL PROPOSED PERVIOUS AREAS	407,579	SF	9.36 AC	42%

7 INTERIOR LANDSCAPE ISLANDS	REQUIRED	PROPOSED
REQUIRED (1 ISLAND / 4,000 SF VUA)	46	46

8 DWELLING UNIT MIX		
3 BR UNITS	154	UNITS
4 BR UNITS	46	UNITS
TOTAL DWELLING UNITS	200	UNITS

9 PARKING SPACES REQUIRED		
RESIDENTS (TWO BEDROOMS+)	2	SPACES / DU
VISITORS	0.5	SPACES / DU
75% - 100% TOTAL PARKING SPACES REQUIRED	375-500	SPACES

10 PARKING SPACES	
STANDARD SPACES	458 SPACES
ADA SPACES	17 SPACES

11 BIKE RACKS	REQUIRED	PROPOSED
REQUIRED (0.10 PER REQUIRED SPACE)	50	50
REQUIRED (50% BIKE PARKING COVERED/SECURED)	25	26

12 DENSITY	8.94	DU/AC
13 LINEAR FEET OF ROAD	4,765	LF

14 BUILDING MAX HEIGHT (2 STORIES)	
CLUB HOUSE	23'
RESIDENTIAL	32'-8"

15 SETBACKS	RESIDENTIAL	LOTS BUILDING
FRONT	15	FT
SIDE	15	FT
REAR	25	FT

** AREA WITHIN THE ENGLISH PUD DOES NOT REQUIRE ONSITE URBAN FOREST. BASED ON THE 10% URBAN FOREST REQUIREMENT, A MINIMUM OF 18,559 SF OF URBAN FOREST AREA SHALL BE*

DUMPSTER FACILITY NOTES:

FRONT LOADING DUMPSTER SPECIFICATIONS:

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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 PAD 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.
8. 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:

1. 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.
2. 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.
3. 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.
4. 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:

1. 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.
2. 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.
3. 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.
4. IF THE COMPACTOR IS LOCATED ON A LOADING DOCK OR RAISED PLATFORM, THE OVERHEAD CLEARANCE MUST BE A MINIMUM OF 18 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:

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

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2. COMPACTORS MUST BE INSTALLED WITH BREAKAWAY HYDRAULIC COUPLINGS AND ELECTRICAL CONNECTIONS.

STANDARD GATE NOTES:

CITY OF TALLAHASSEE FIRE DEPARTMENT AND LEON COUNTY EMS

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

GENERAL NOTES:

1. ALL ROADWAY WIDTH DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB.
2. ALL SIDEWALKS, RAMPS, CROSSINGS, AND REQUIRED ACCESSIBLE ROUTES SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE, ADA STANDARDS, PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), AND FDOT STANDARD PLANS INDEX 522-001.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD, FDOT, AND CITY OF TALLAHASSEE STANDARDS. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CURRENT FDOT STANDARDS. ALL PAVEMENT MARKINGS SHALL BE WHITE, EXCEPT CENTERLINES AND PAINTED CURBS. ACCESSIBLE ACCESS AISLES SHALL BE COLORED BLUE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE, ADA STANDARDS, FDOT STANDARDS, AND OTHER APPLICABLE REQUIREMENTS. ACCESSIBLE PARKING SPACES SHALL BE STRIPED PER FDOT STANDARDS.
4. BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TALLAHASSEE ELECTRIC DEPARTMENT, SOLID WASTE DEPARTMENT, AND CROSS CONNECTION COORDINATOR.
5. THE APPLICANT SHALL OBTAIN A BUILDING PERMIT FOR ALL PROPOSED RETAINING WALLS 24 INCHES OR GREATER IN HEIGHT.
6. THE APPLICANT SHALL OBTAIN A DEMOLITION PERMIT FOR ALL EXISTING DEVELOPMENT PROPOSED FOR REMOVAL.
7. THE APPLICANT SHALL OBTAIN A BUILDING PERMIT FOR THE PROPOSED POOL BY A LICENSED POOL CONTRACTOR.
8. DISCHARGE OF POOL WATER, INCLUDING BACKWASH OR DRAINAGE, INTO THE STORMWATER MANAGEMENT SYSTEM IS PROHIBITED.
9. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE (TLDC) GOVERNING SIGNAGE AND LIGHTING SHALL APPLY. SEPARATE PERMITS SHALL BE OBTAINED FOR ALL PROPOSED SIGNS AS REQUIRED. ALL EXTERIOR LIGHTING SHALL BE FULL CUTOFF AND SHALL NOT EXCEED 25 FEET IN HEIGHT.
10. ALL SIGNAGE AND PAVEMENT MARKINGS WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD, FDOT, AND CITY OF TALLAHASSEE STANDARDS.
11. ANY ON-SITE HAZARDOUS WASTE SHALL BE DISPOSED OF PROPERLY PRIOR TO THE START OF DEVELOPMENT. ALL HAZARDOUS WASTE, INCLUDING BUT NOT LIMITED TO SOLVENTS, PAINTS, PESTICIDES, WASTE OIL, BATTERIES, FLUORESCENT LIGHTS, BALLASTS, AND OTHER MERCURY-CONTAINING DEVICES, SHALL BE REMOVED AND TRANSPORTED OFF-SITE BY A LICENSED CONTRACTOR OR APPROVED HAZARDOUS WASTE TRANSPORTER TO AN APPROVED DISPOSAL OR RECYCLING FACILITY.
12. ANY UNUSED WELL(S) SHALL BE IDENTIFIED, REPORTED TO THE AQUIFER PROTECTION OFFICE, AND PROPERLY ABANDONED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT (NWFWMD) REQUIREMENTS. THE NWFWMD INSPECTION REPORT SHALL BE PROVIDED AS VERIFICATION OF PROPER ABANDONMENT.
13. IF UNSUPERVISED ABOVE-GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, THE CITY OF TALLAHASSEE PLANS REVIEW STAFF SHALL BE CONTACTED PRIOR TO TANK INSTALLATION.
14. STAIRS AND RAILINGS SHALL NOT BE CONSTRUCTED WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY.
15. SOLID WASTE SHALL BE SERVED BY THE PROPOSED COMPACTOR/DUMPSTER ENCLOSURE.
16. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL OR BETTER CONDITION. ITEMS TO BE REPLACED INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE PAVEMENT, BASE, ASPHALT PAVEMENT, SOD, SHRUBBERY, LANDSCAPING, WALLS, SIDEWALKS, CURBS, AND PAVEMENT MARKINGS. ALL REPLACEMENT ITEMS SHALL MATCH THE EXISTING MATERIALS IN TYPE, SIZE, THICKNESS, COLOR, FINISH, AND QUALITY. PHOTOGRAPHIC DOCUMENTATION OF PRE-DEVELOPMENT CONDITIONS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL COORDINATE ALL SITE FENCING WITH THE OWNER AND/OR ARCHITECT.

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850.222.5678

PROJECT NAME: ORANGE AVENUE MULTIFAMILY

CLIENT NAME: CEIBA GROUP, LLC
621 S FEDERAL HWY STE 5
FORT LAUDERDALE, FL 33301

REVISIONS

T3915.0001-GEO

DATE	2026.08.05
CONTRACT #	T3915.0001
DRAWN BY	MBC

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Lindsey H. Fenstermaker
State of Florida, Professional Engineer,
License No. 75432

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL GEOMETRY PLAN

SHEET 3.0

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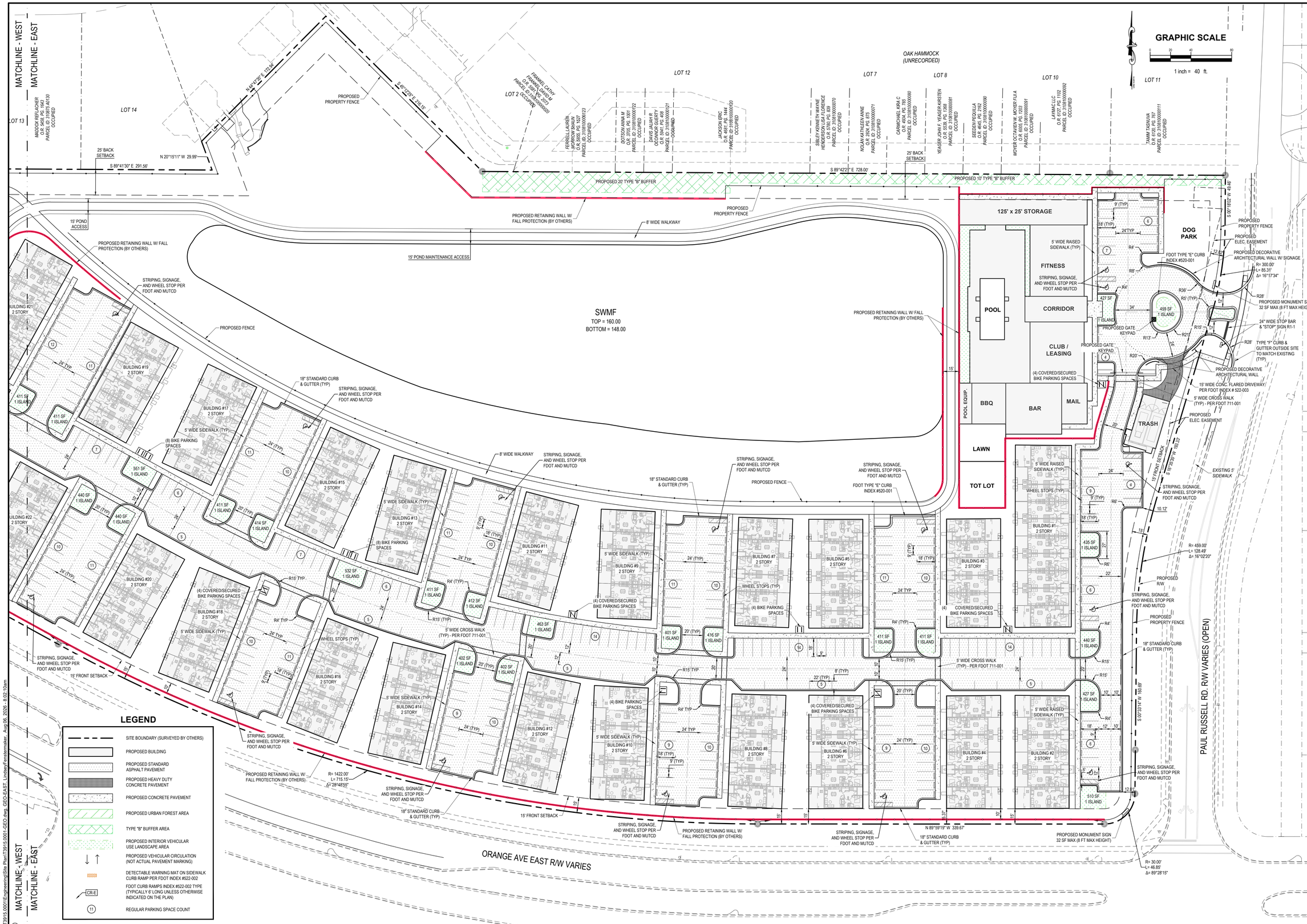

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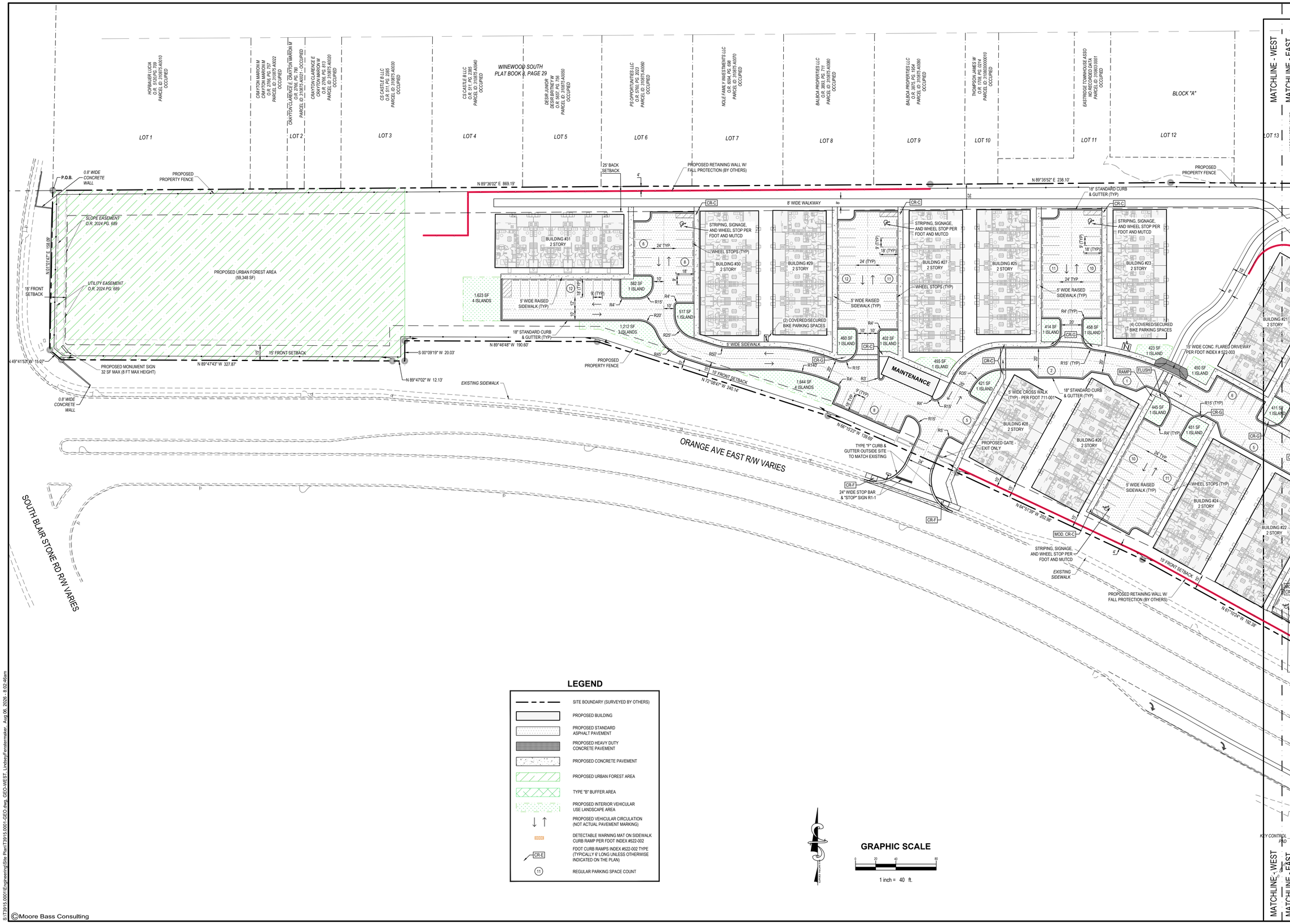
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

GEOMETRY PLAN (EAST)

SHEET

3.1



LEGEND

- SITE BOUNDARY (SURVEYED BY OTHERS)
- PROPOSED BUILDING
- PROPOSED STANDARD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED URBAN FOREST AREA
- TYPE "B" BUFFER AREA
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- PROPOSED VEHICULAR CIRCULATION (NOT ACTUAL PAVEMENT MARKING)
- DETECTABLE WARNING MAT ON SIDEWALK CURB RAMP PER FDOT INDEX #522-002
- CR-E — FDOT CURB RAMPS INDEX #522-002 TYPE (TYPICALLY 6' LONG UNLESS OTHERWISE INDICATED ON THE PLAN)
- 11 — REGULAR PARKING SPACE COUNT

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

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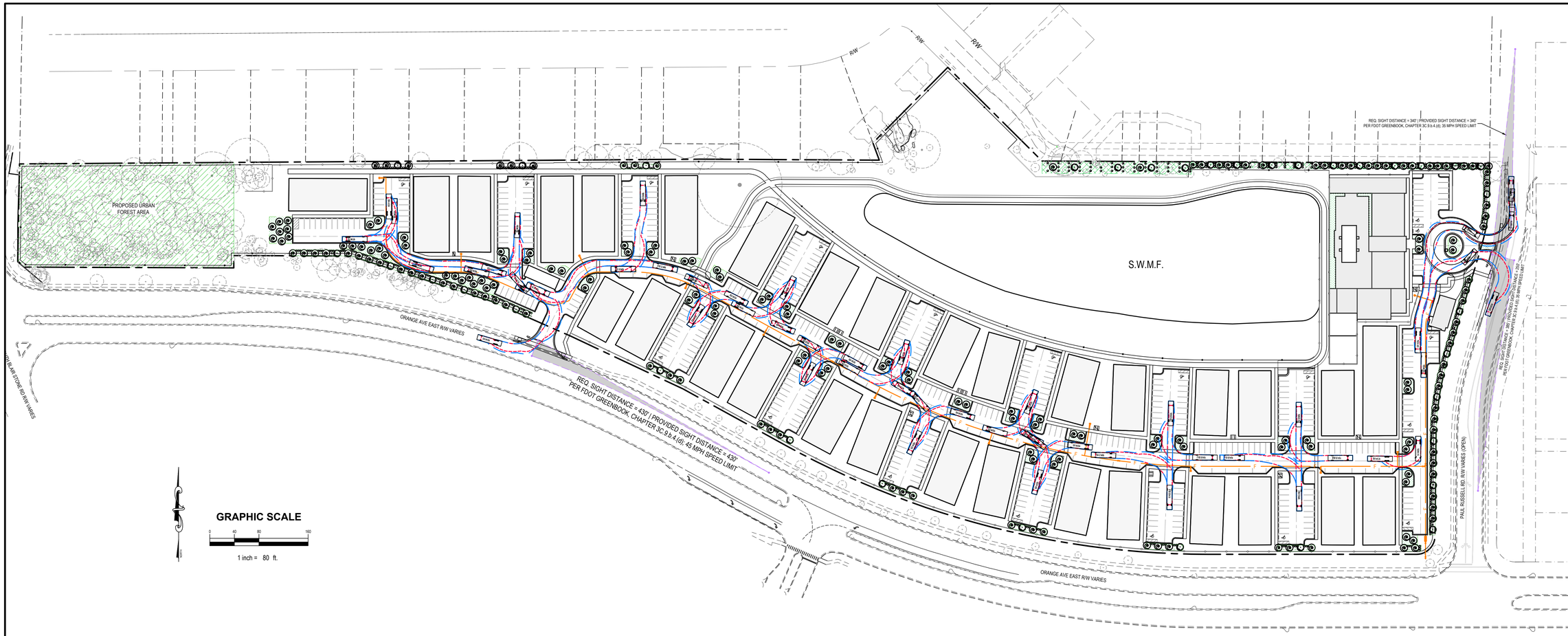
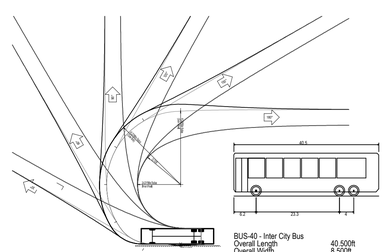
SHEET TITLE

GEOMETRY PLAN (WEST)

SHEET

3.2





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

LEGEND

- VEHICLE BODY
- VEHICLE WHEEL PATH
- PROPOSED FIRE MAIN

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621 S FEDERAL HWY STE 5
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CERTIFICATE OF AUTHORIZATION NO. 00006108

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Lindsey H. Fenstermaker
State of Florida, Professional Engineer,
License No. 75432

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

CIRCULATION AND SIGHT DISTANCE (BUS-40)

SHEET

3.3

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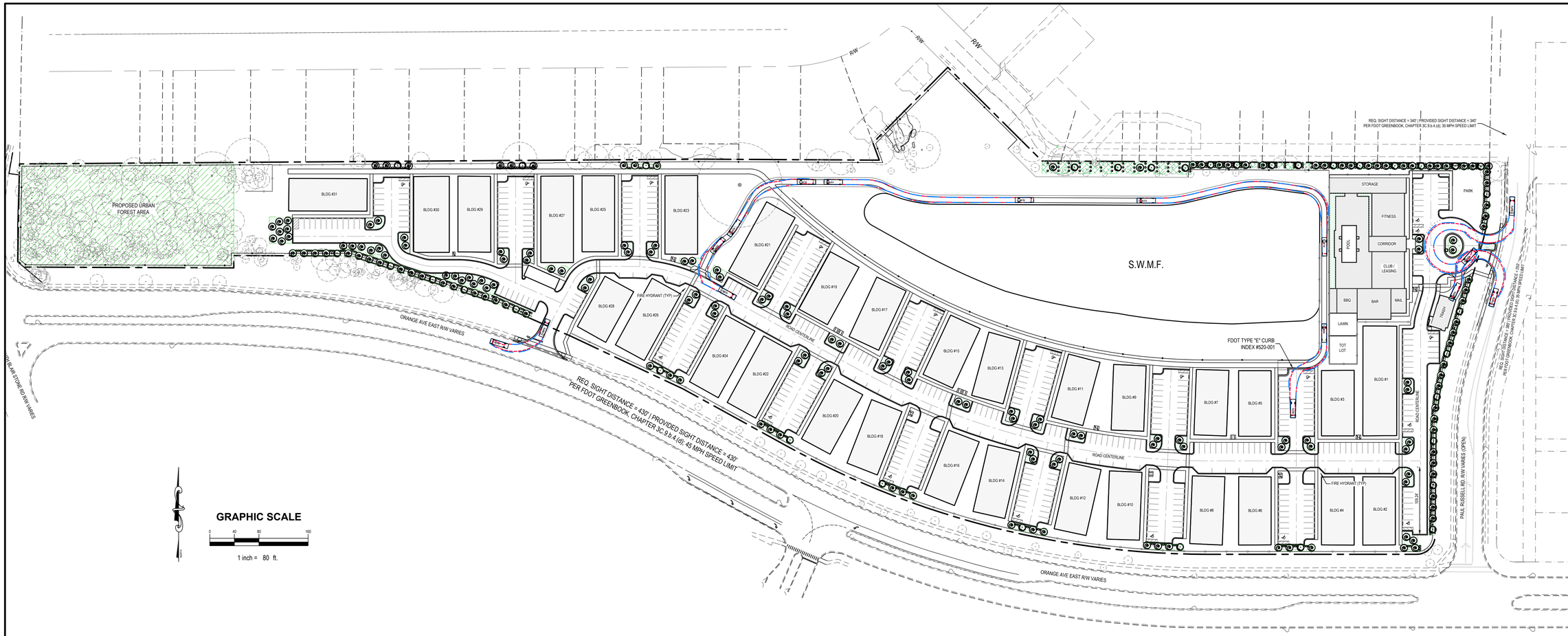

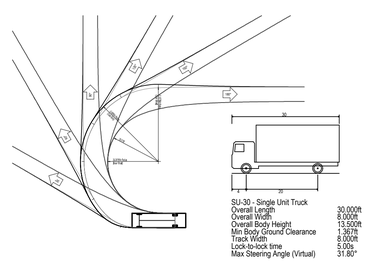

LEGEND

— — — — —	VEHICLE BODY
- - - - - - - -	VEHICLE WHEEL PATH
F	PROPOSED FIRE MAIN

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SHEET TITLE

CIRCULATION AND SIGHT DISTANCE (SU-30)

SHEET **3.4**

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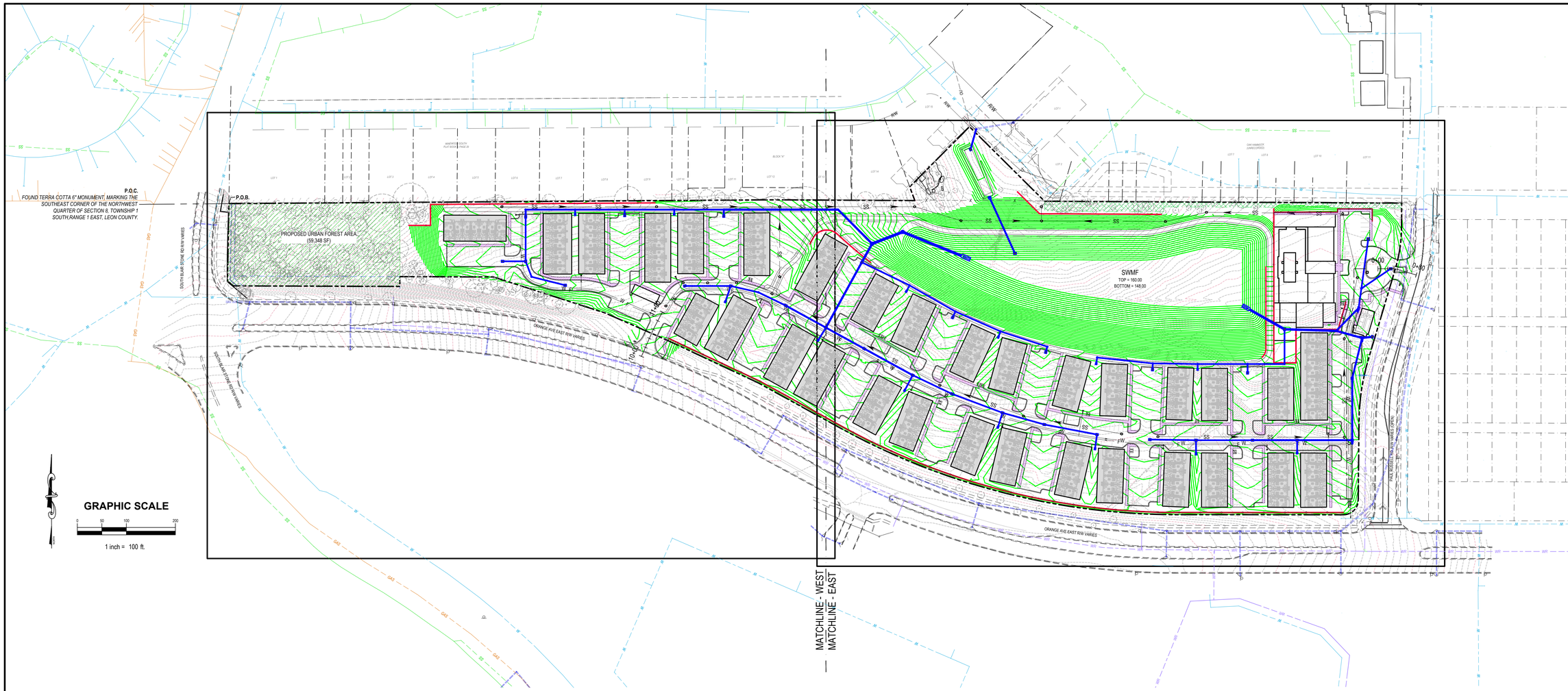

CONTRACTOR NOTICE 2023 (effective December 31, 2023)

The Contractor & Owner will be held accountable during construction for all site improvements. Compliance with Florida Statutes 553.5041 (F.S.), and the ***2023 Florida Building Code, Accessibility, 8th Edition*** (FBC-A), is mandatory. If non-compliant at final inspection, contractor will be required to modify construction to comply with F.S. FBC-A & FBC-B. The following items take precedence and supersede other site details on drawings:

1. ACCESSIBLE PARKING spaces shall be located on an accessible route no less than 44" wide so that users will not be compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Re: §208.3 & §502.3, FBC-A and F.S. 553.5041.
2. ACCESSIBLE PARKING spaces and access aisles serving a particular building shall be located on the shortest accessible route from the accessible (H/C) parking to an accessible entrance. §208.3.1 FBC-A & F.S. 553.5041(5)(b).
3. ACCESSIBLE PARKING spaces shall be 12 ft wide & outlined with blue paint. §502.2 & §502.6 FBC-A,
4. ACCESS AISLES required adjacent to parking spaces shall be 5 ft wide with diagonal striping. §502.3.1, FBC-A
5. ACCESSIBLE PARKING and access aisles shall be level (not to exceed 1:48) on a stable, firm & slip resistant surface. Re: §302.1 & §502.4. FBC-A
6. ACCESSIBLE PARKING IDENTIFICATION signs shall be FDOT approved and shall read 'PARKING BY DISABLED PERMIT ONLY' and shall indicate a $250 fine for illegal use. Install signs a *minimum 60 inches* from the ground to the bottom of the sign(s). Re: §502.6 FBC-A and F.S 553.5041.
7. CURB RAMPS shall not exceed 1:12 slope, and curb ramp flares shall not exceed 1:10 slope. Curb ramps and flared sides shall not encroach upon parking spaces, access aisles, or vehicular traffic lanes. The counter slope of adjacent road surfaces & gutters shall not exceed 1:20. Re: §405.2 & §406., FBC-A
8. CURB RAMPS shall have a landing with a minimum clear length and width of 36" shall be located at the top side of each curb ramp, a clear width at least as wide as the curb ramp (excluding flared sides) leading to it. Exception: for alterations, where there is no landing, curb ramp flares shall be provided, and shall not be steeper than 1:12 slope. Re: §406.4 FBC-A
9. ALL RAMPS with a rise greater than 6 inches shall provide edge protection complying with §405.9 FAC-A. Ramps shall have 60 inches min level landings at the top & bottom. Re: §405.7. FBC-A.
10. ALL RAMPS with a rise greater than 6" shall have handrails on both sides with 12" horizontal extensions at the top & bottom of the ramp. *Maximum rise of a ramp run is 30 inches on an accessible route.* Re: §1012.8 FBC-B (Florida Building Code - Building) and §505.10 FBC-A.
11. ACCESSIBLE ROUTES to "main entry" from an accessible parking space, and from the "public way", shall not exceed 1:20 slope unless ramps with proper handrails & handrail extensions are provided AND with a cross slope not in excess of 1:48. Re: §206, §402 and §403., FBC-A.
12. *Connect buildings within the same site with an accessible route which shall not exceed 1:20 slope (unless ramps and handrails are provided) and a maximum cross slope of 1:48. Re: §206 FBC-A.

* **EXCEPTION:** An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access. Re: §206.2.2 FBC-A

GRADING NOTES:

1. FINISHED GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8 INCHES LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
2. 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 CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING SIDEWALK AND EDGE OF PAVEMENT ELEVATIONS PRIOR TO SIDEWALK AND BUILDING FOUNDATION CONSTRUCTION. ANY DISCREPANCIES WHICH MAY AFFECT ACCESSIBILITY OR DRAINAGE SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. REFER TO PLANS (BY OTHERS) FOR ALL ASPECTS OF RETAINING WALL, RAMP, AND STAIR DESIGN AND CONSTRUCTION.
4. ALL ROOF DRAINS SHALL BE CONNECTED TO THE BELOW-GRADE DRAIN SYSTEM.

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 SHALL BE CLASSIFIED AS A-3 OR A-2-4 SOILS ACCORDING TO THE AASHTO CLASSIFICATION SYSTEM. REFER TO THE GRADING NOTES FOR ADDITIONAL COMPACTION REQUIREMENTS.
2. FOR FILL SLOPES GREATER THAN 3:1 AND CUT SLOPES GREATER THAN 2:1, THE CONTRACTOR SHALL CONTACT A REGISTERED GEOTECHNICAL ENGINEER TO INSPECT THE SLOPES DURING CONSTRUCTION. UPON COMPLETION, THE CONTRACTOR SHALL OBTAIN A LETTER OF CERTIFICATION FROM THE GEOTECHNICAL ENGINEER CERTIFYING THAT THE SLOPES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THAT THE REQUIRED COMPACTION AND ELEVATIONS HAVE BEEN ACHIEVED. THE CONTRACTOR SHALL ALSO PROVIDE COPIES OF ALL SOIL MOISTURE/DENSITY TEST RESULTS.

GENERAL NOTES:

1. FINISHED GRADE ON BUILDINGS, AS DEPICTED ON THESE PLANS, SHALL BE ESTABLISHED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. CONTRACTOR SHALL ENSURE THAT ALL BUILDINGS HAVE POSITIVE DRAINAGE TO THE STREET OR TO REAR OR SIDE SWALES. CONSTRUCTED GRADES SHALL NOT DIRECT STORM WATER RUNOFF TO ADJACENT BUILDINGS.
3. THIS SITE IS LOCATED WITHIN A SENSITIVE KARST AREA. SHOULD A STRUCTURAL FAILURE (SINK FEATURE) OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL CEASE ALL WORK IN THE VICINITY OF THE FAILURE. A GEOTECHNICAL ENGINEER WILL BE CONTRACTED TO PERFORM AN INVESTIGATION AND PROVIDE RECOMMENDATIONS ON CORRECTIVE ACTIONS.
4. DISCHARGE OF POOL WATER, INCLUDING BACKWASH OR DRAINAGE, INTO THE STORMWATER FACILITIES OR STORM DRAIN SYSTEM IS STRICTLY PROHIBITED.
5. ALL PEDESTRIAN WALKWAYS, INCLUDING THOSE WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL COMPLY WITH ADA REQUIREMENTS. SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A CROSS SLOPE OF 1.5% (2.00% MAX.). ANY SIDEWALK STEEPER THAN 5% SHALL BE DESIGNATED AS A RAMP AND PROVIDED WITH LANDINGS AND HANDRAILS ON BOTH SIDES. RAMPS SHALL NOT EXCEED AN 8.33% SLOPE. MAINTAIN A 1.5% CROSS SLOPE (2.00% MAX.) THROUGH ALL CROSSWALKS.
6. FOR ALL WALLS 30 INCHES AND HIGHER, CONTRACTOR SHALL PROVIDE FALL PROTECTION IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.

LEGEND

100	EXISTING CONTOUR
100	PROPOSED CONTOUR
	EXISTING FEATURES
	PROPOSED FEATURES
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED ADA PATH

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850.222.5678

PROJECT NAME: ORANGE AVENUE MULTIFAMILY

CLIENT NAME: CEIBA GROUP, LLC
621 S FEDERAL HWY STE 5
FORT LAUDERDALE, FL 33301

REVISIONS

T3915.0001-GRD

DATE	2026.08.05
CONTRACT #	T3915.0001
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CERTIFICATE OF AUTHORIZATION NO. 00006105

SEAL

Lindsey H. Fenstermaker
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PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL GRADING PLAN

SHEET

4.0

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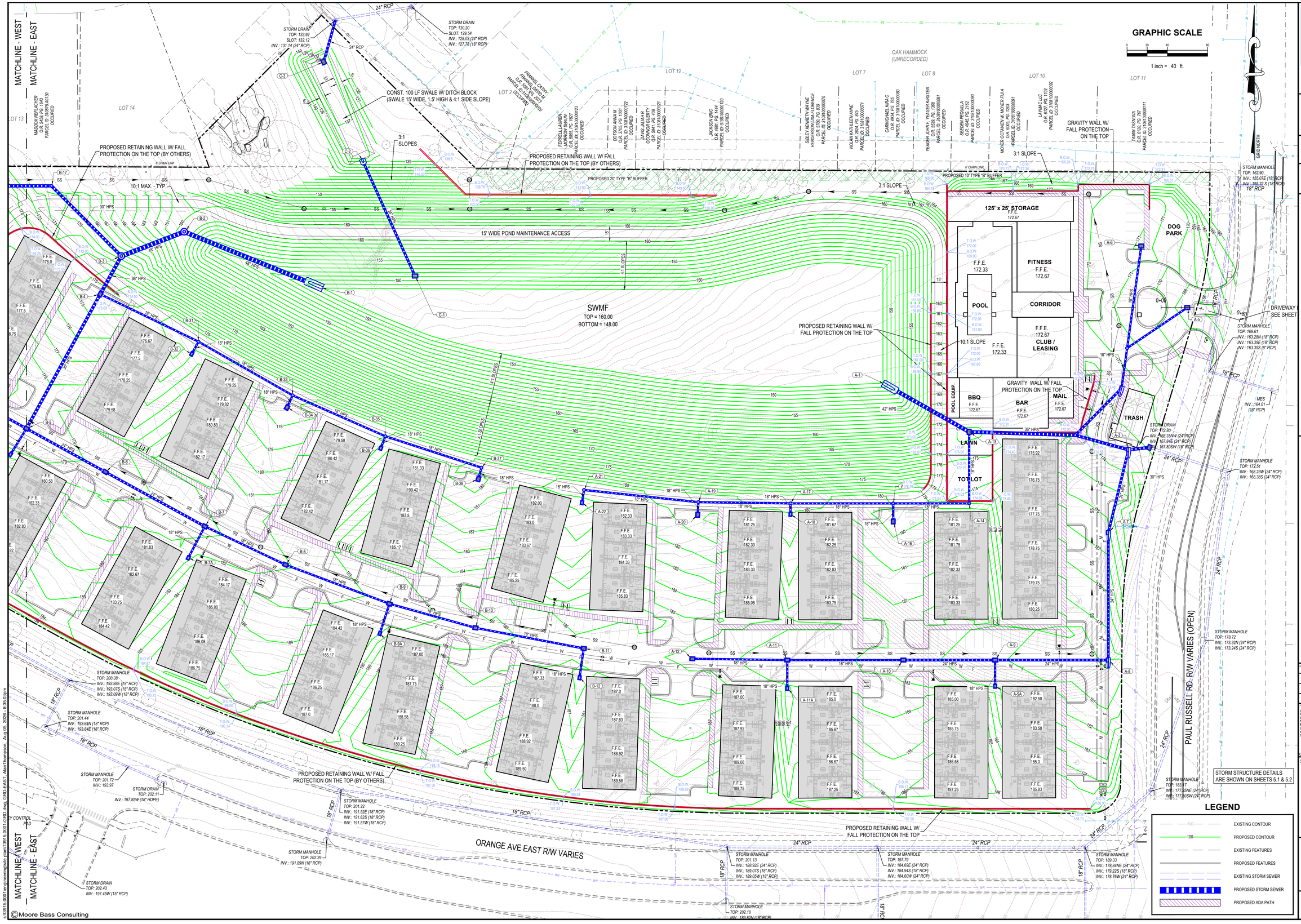

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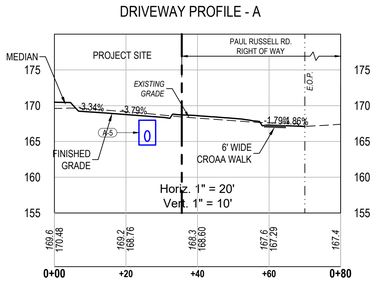
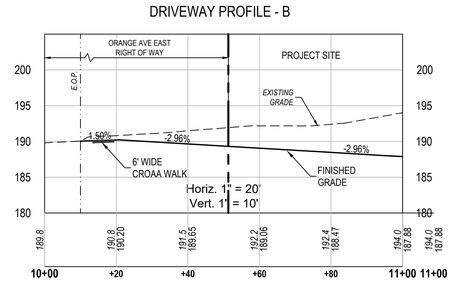
SHEET TITLE

GRADING PLAN (EAST)

SHEET

4.1





LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FEATURES
- PROPOSED FEATURES
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED ADA PATH

GRAPHIC SCALE

1 inch = 40 ft.

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SHEET TITLE

GRADING PLAN (WEST)

SHEET 4.2

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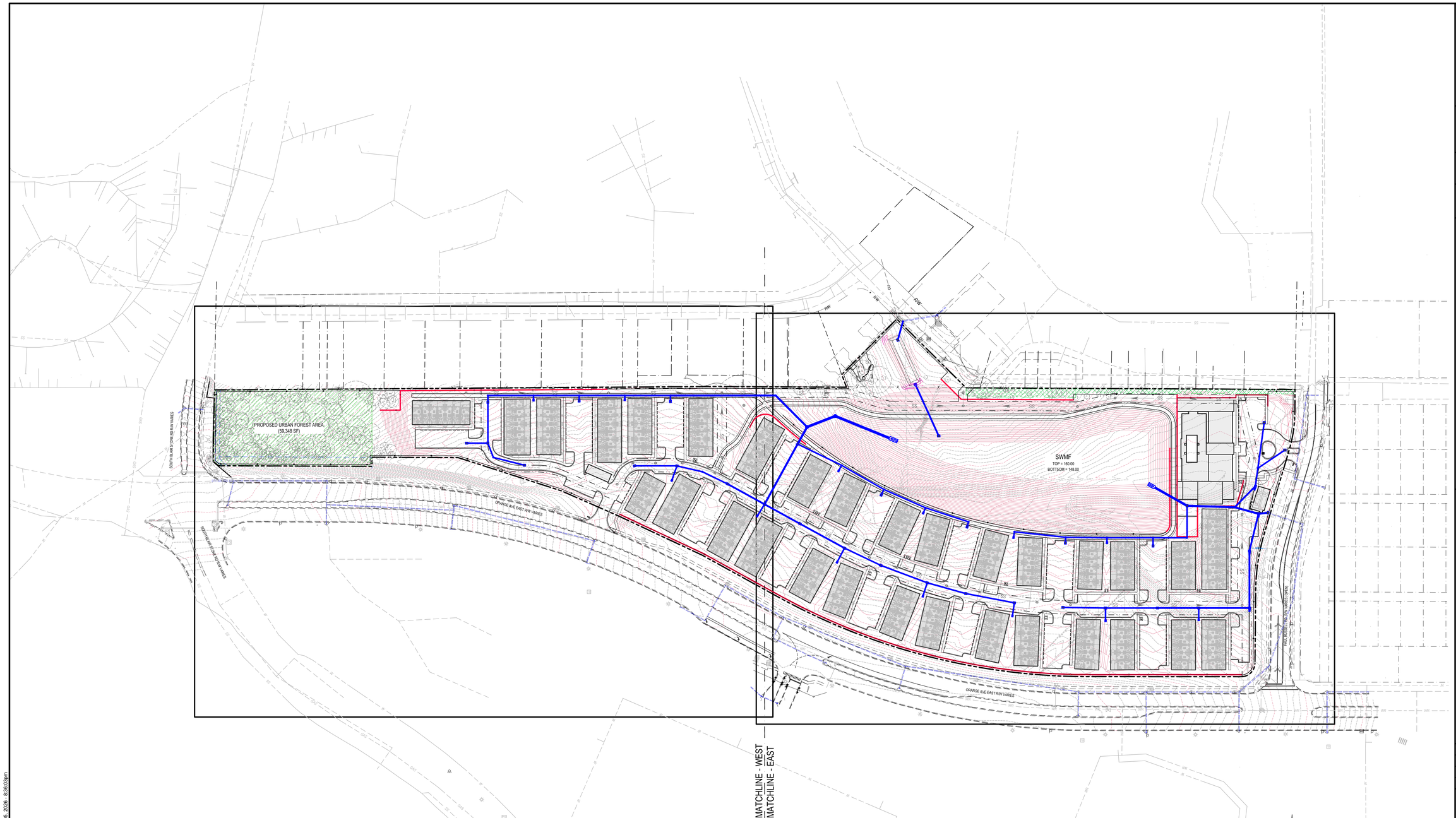

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

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REVISIONS

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SEAL

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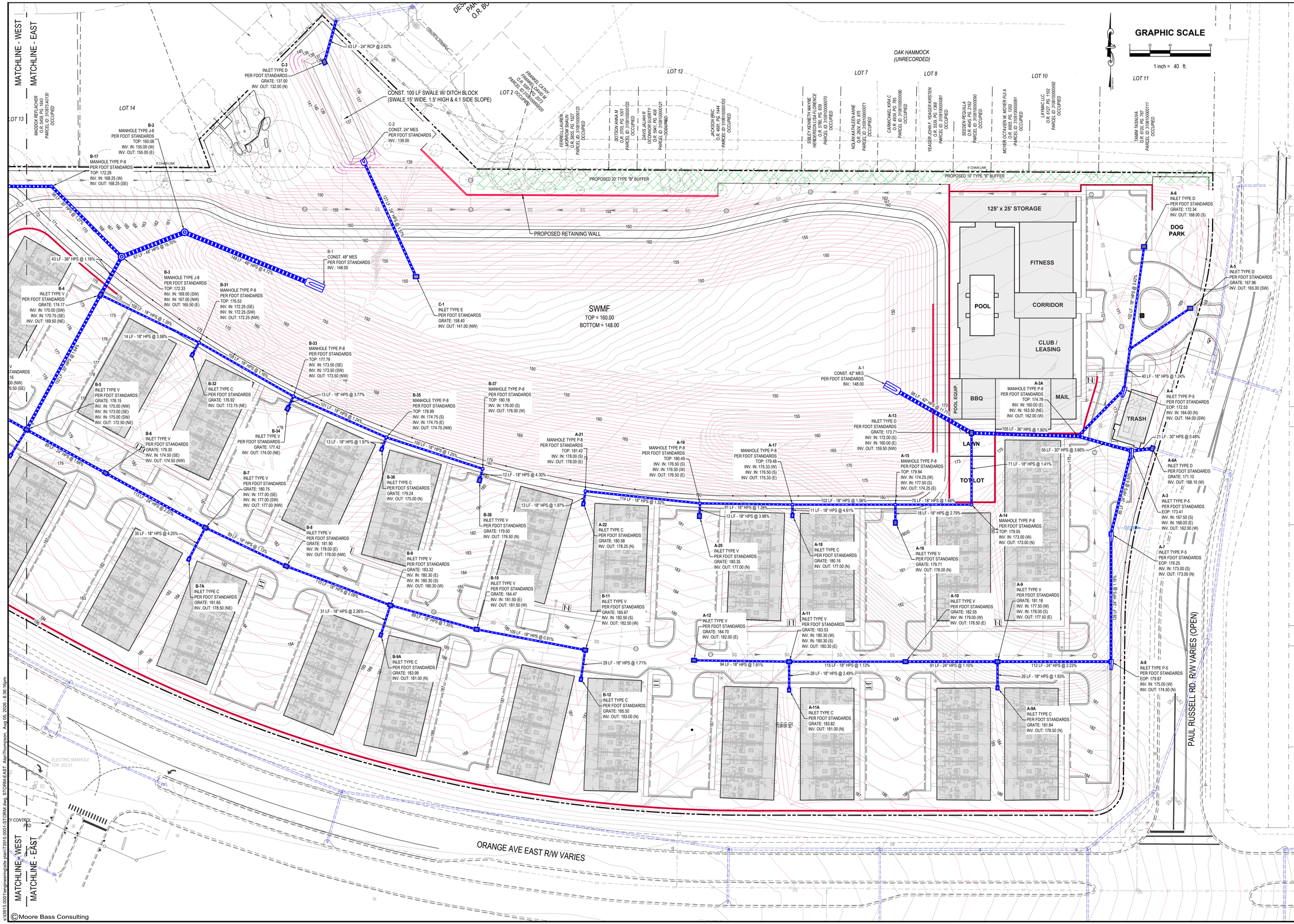
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL STORM SEWER PLAN

SHEET

5.0



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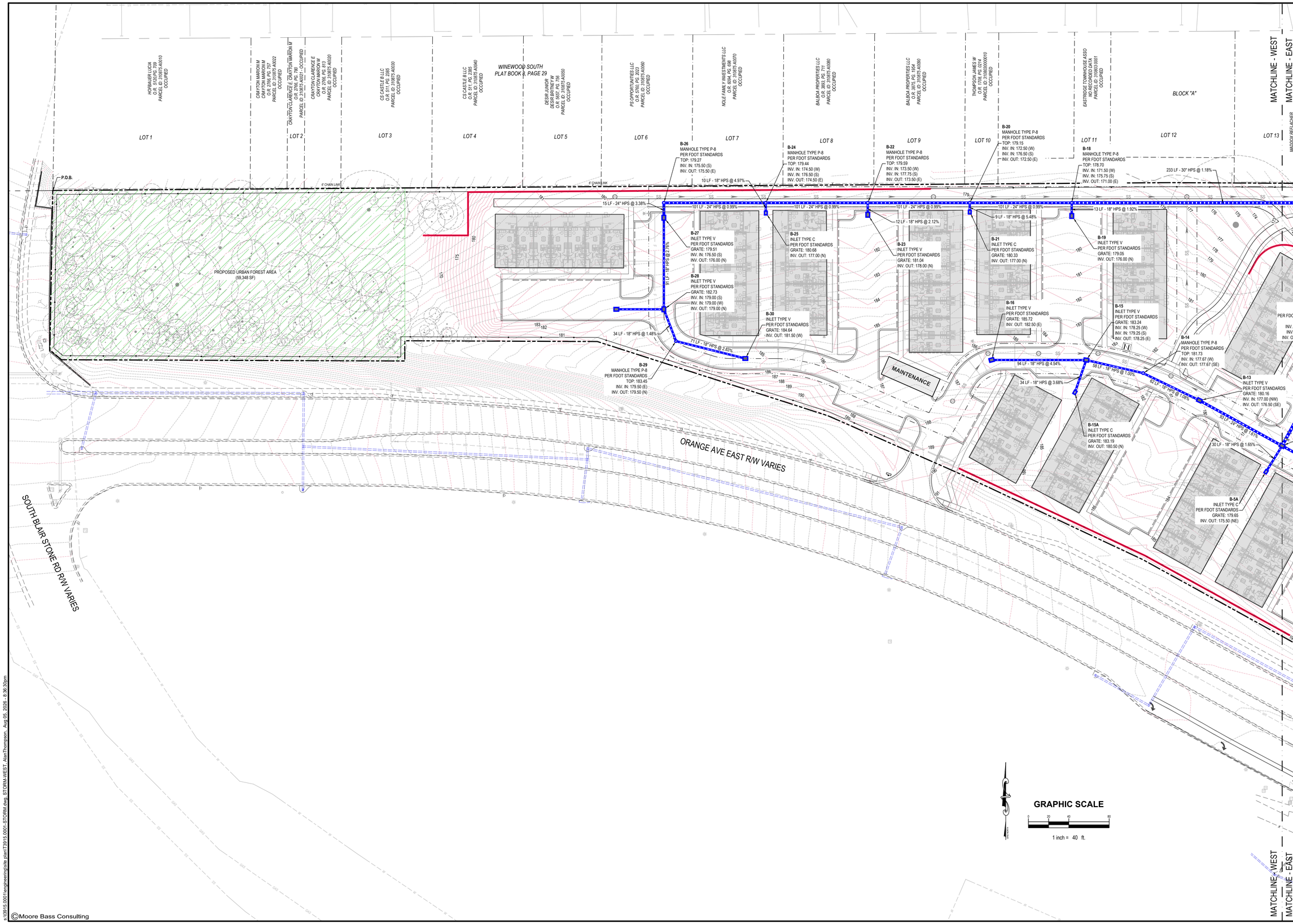
SHEET TITLE

STORM SEWER PLAN (EAST)

SHEET

5.1



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SHEET TITLE

STORM SEWER PLAN (WEST)

SHEET

5.2

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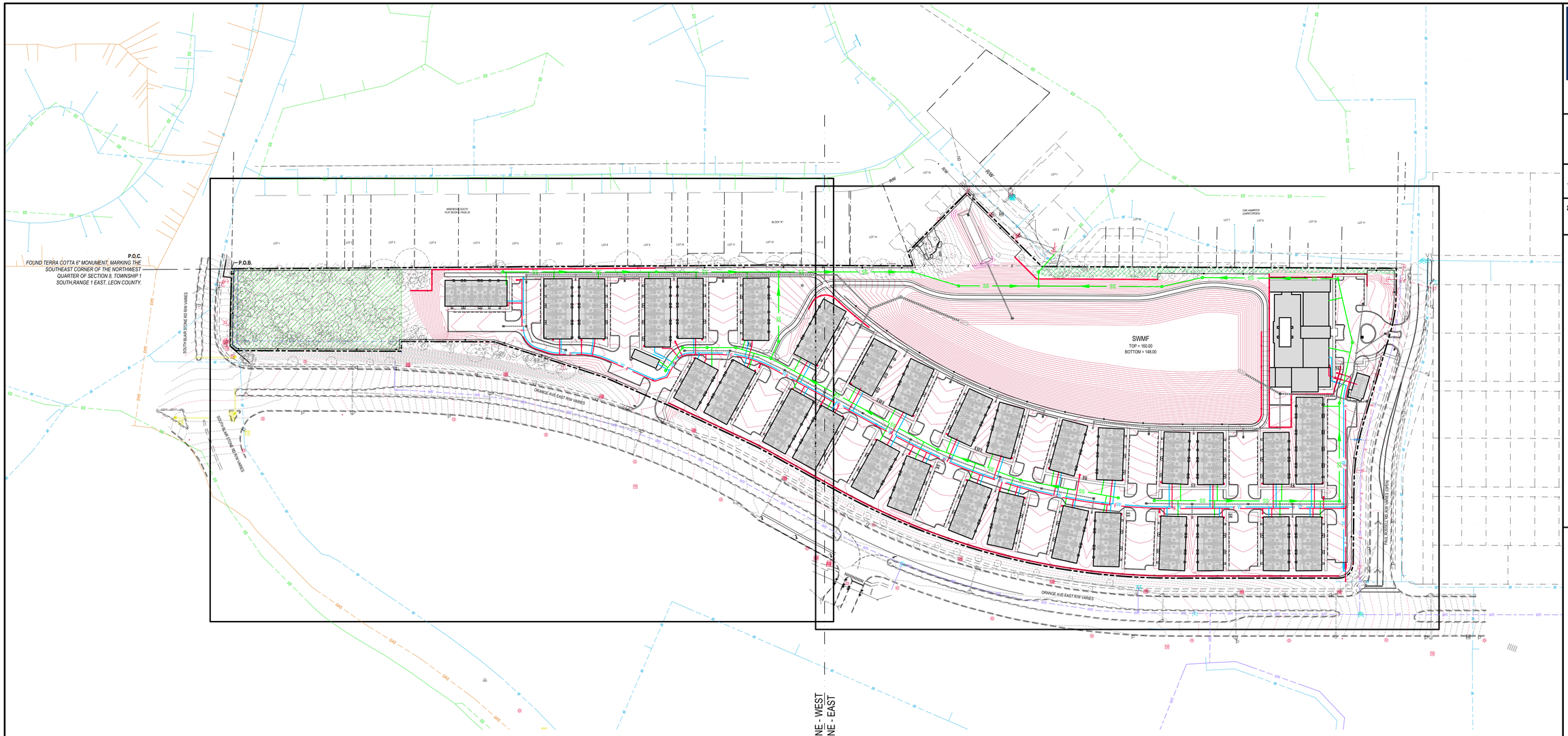

UTILITY NOTES:

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 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "CITY OF TALLAHASSEE SPECIFICATION FOR WATER AND SEWER CONSTRUCTION".
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. BUILDINGS ARE NOT PROPOSED TO BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM.
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 WITH A MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
17. THERE IS AN EXISTING OVERHEAD POWER LINE ALONG THE WESTSIDE OF OLD BAINBRIDGE ROAD AND THE SOUTHSIDE OF BETHEL THARPE STREET. THE OSHA POWER LINE SAFETY RULE 1926.1408 REQUIRES A MINIMUM WORKING SPACE OF TWENTY-FIVE FEET FROM 230KV OVERHEAD ELECTRIC TRANSMISSION LINES AND TEN FEET FROM 12470V OVERHEAD ELECTRIC DISTRIBUTION LINES. THE CLEARANCE IS NOT JUST FROM THE BUILDING OR SIGN, BUT FROM THE SCAFFOLDING AND EQUIPMENT USED DURING CONSTRUCTION AND MAINTENANCE.
18. ROOT BARRIERS ARE REQUIRED WHEN ANY STREET TREE IS PROPOSED TO BE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY OR HARDSCAPE, INCLUDING CONCRETE SIDEWALK, ASPHALT, AND OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS. REVISE PLANS TO NOTE THESE REQUIREMENTS.
19. HYDRANT LATERALS SHALL BE RESTRAINED DUCTILE IRON FROM MAIL TO HYDRANT PER COT SPECIFICATIONS.
20. A SEPARATE PLUMBING PERMIT IS REQUIRED FOR NEW WATER/ SEWER SERVICES.
21. 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.
6. CLEARANCE OF 3' MIN. 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.
9. THE WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
10. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL TANKS ARE TO BE LOCATE ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION.

GENERAL NOTES:

1. THIS SITE IS LOCATED WITHIN A SENSITIVE KARST AREA. SHOULD A STRUCTURAL FAILURE (SINK FEATURE) OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL CEASE ALL WORK IN THE VICINITY OF THE FAILURE. A GEOTECHNICAL ENGINEER WILL BE CONTRACTED TO PERFORM AN INVESTIGATION AND PROVIDE RECOMMENDATIONS ON CORRECTIVE ACTIONS.
2. DISCHARGE OF POOL WATER, INCLUDING BACKWASH OR DRAINAGE, INTO THE STORMWATER FACILITIES OR STORM DRAIN SYSTEM IS STRICTLY PROHIBITED.

STANDARD GATE NOTES:

CITY OF TALLAHASSEE FIRE DEPARTMENT AND LEON COUNTY EMS

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

LEGEND

SS	PROPOSED SEWER MAIN LINE
	PROPOSED STORM
W	PROPOSED WATER MAIN LINE
F	PROPOSED FIRE MAIN LINE
E	EXISTING ELECTRICAL/POWER POLE LINE
SS	EXISTING GIS SANITARY SEWER LINE
WR	EXISTING GIS RECLAIMED WATER LINE
W	EXISTING GIS WATER MAIN LINE
	EXISTING SURVEYED STORM
GAS	EXISTING GIS GAS LINE

GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

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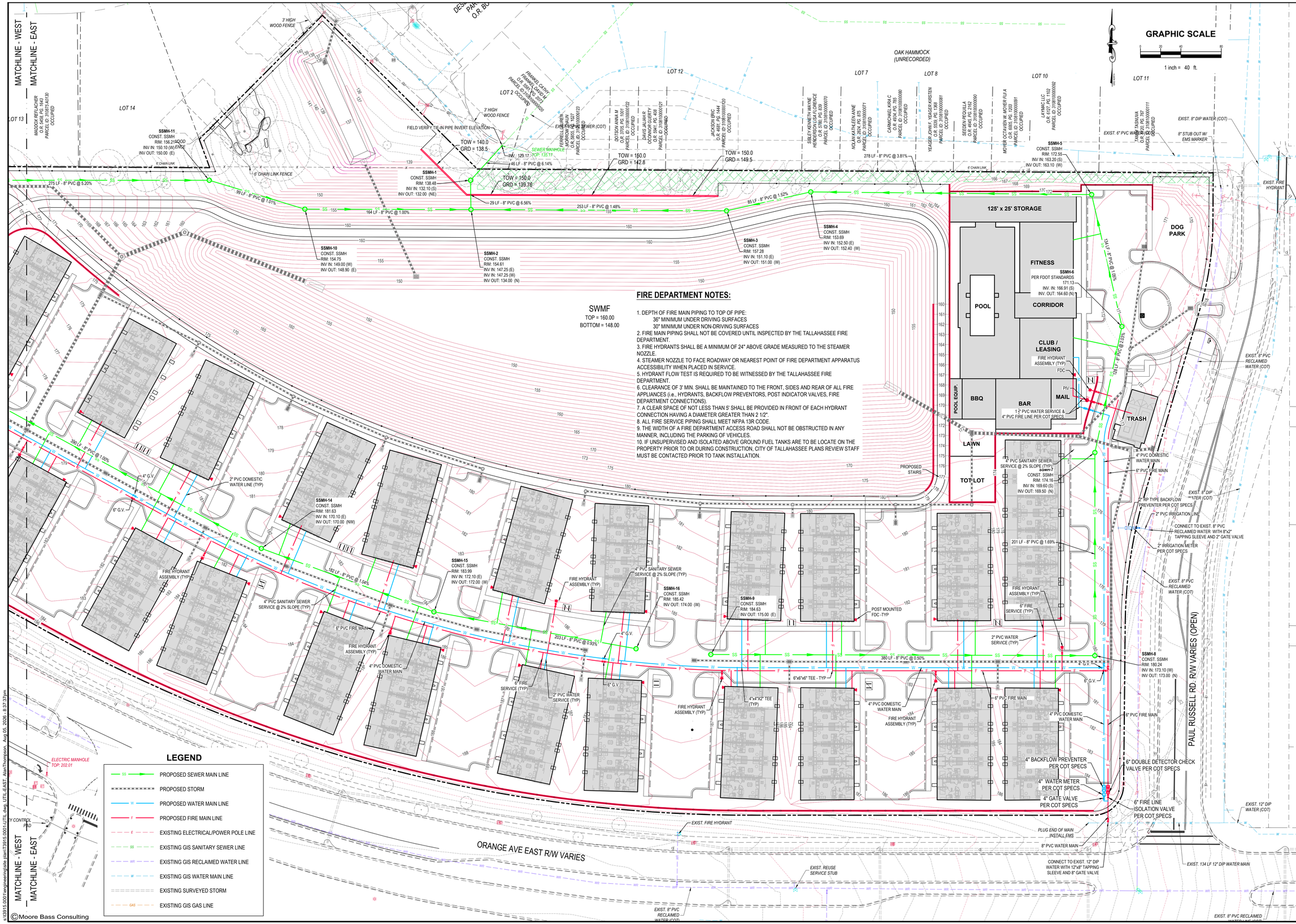
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL CONCEPTUAL UTILITY PLAN

SHEET

6.0



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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.
9. THE WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
10. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL TANKS ARE TO BE LOCATE ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION.

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805 North Gadsden Street
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850.222.5678

PROJECT NAME: ORANGE AVENUE MULTIFAMILY

CLIENT NAME: CEIBA GROUP, LLC
621 S FEDERAL HWY STE 5
FORT LAUDERDALE, FL 33301

REVISIONS

T3915.0001-UTIL

DATE	2026.08.05
CONTRACT #	T3915.0001
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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

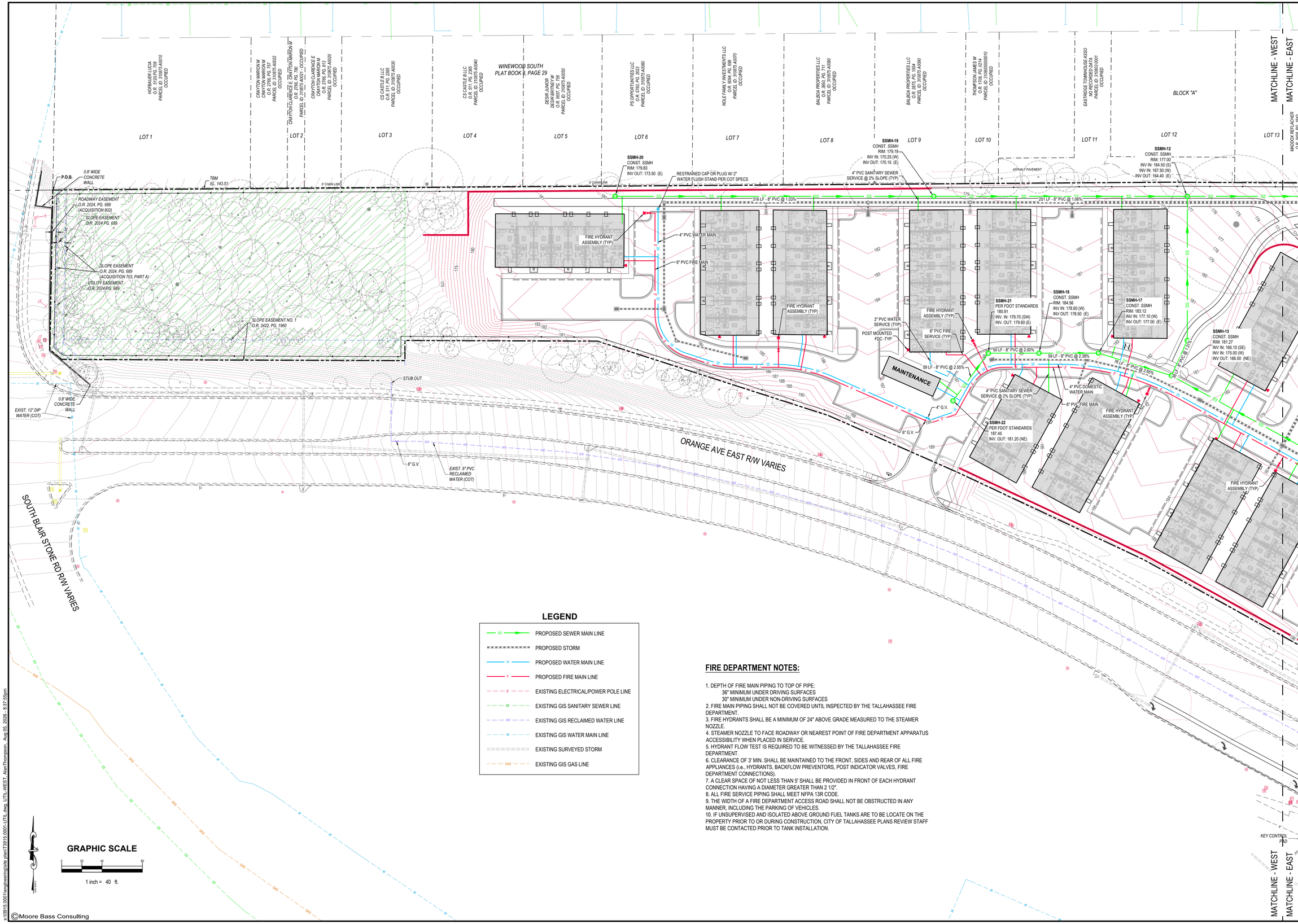
SEAL

Lindsey H. Fenstermaker
State of Florida, Professional Engineer,
License No. 75432

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL UTILTIY PLAN (EAST)

SHEET
6.1



LEGEND

- PROPOSED SEWER MAIN LINE
- PROPOSED STORM
- PROPOSED WATER MAIN LINE
- PROPOSED FIRE MAIN LINE
- EXISTING ELECTRICAL/POWER POLE LINE
- EXISTING GIS SANITARY SEWER LINE
- EXISTING GIS RECLAIMED WATER LINE
- EXISTING GIS WATER MAIN LINE
- EXISTING SURVEYED STORM
- EXISTING GIS GAS LINE

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' MIN. 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.
9. THE WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
10. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL TANKS ARE TO BE LOCATE ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION.

GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

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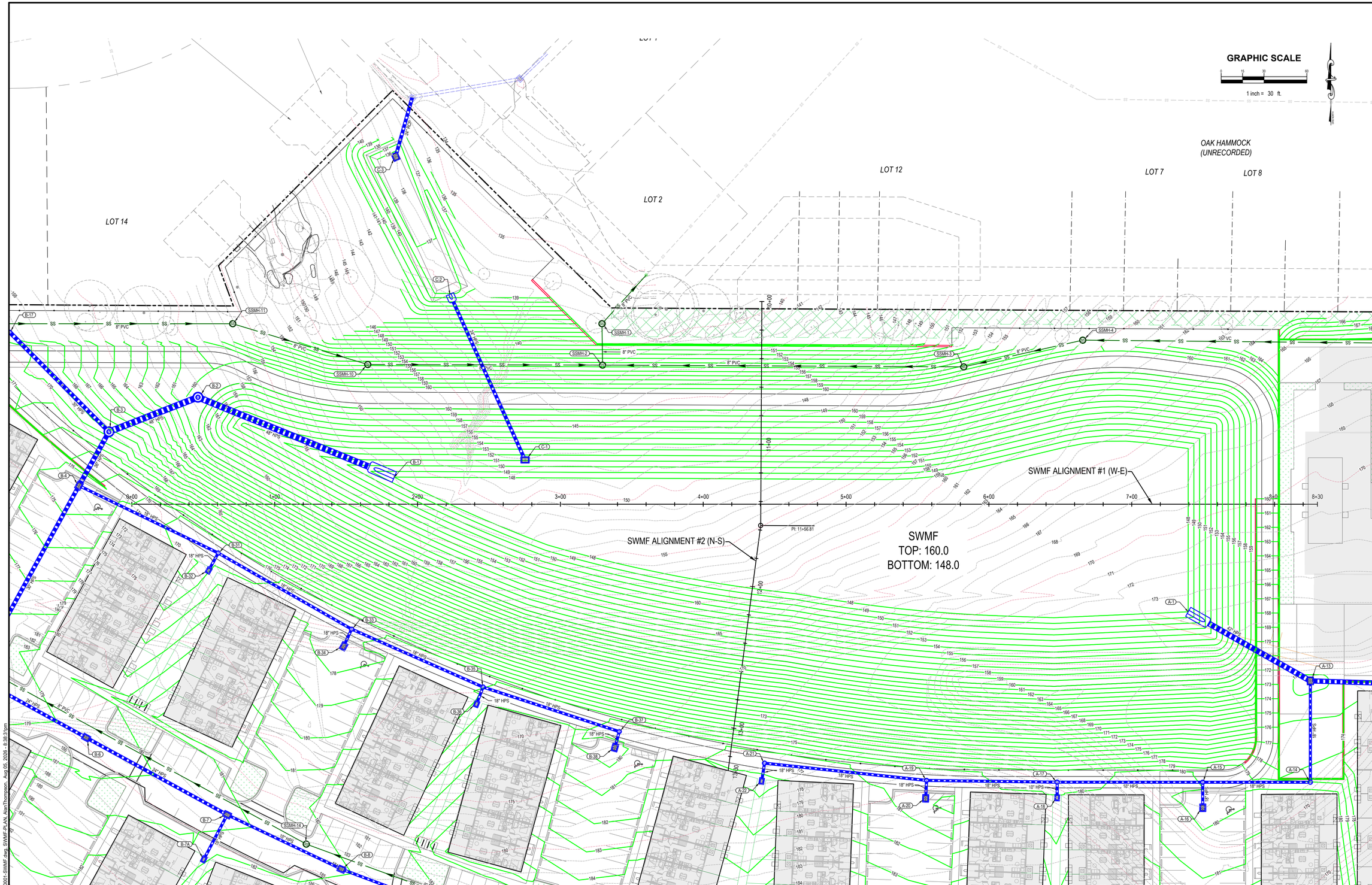
SHEET TITLE

CONCEPTUAL UTILITY PLAN (WEST)

SHEET

6.2



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ORANGE AVENUE MULTIFAMILY

CLIENT NAME
CEIBA GROUP, LLC
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T3915.0001-SWMF

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SHEET TITLE

SWMF PLAN VIEW

SHEET
7.0

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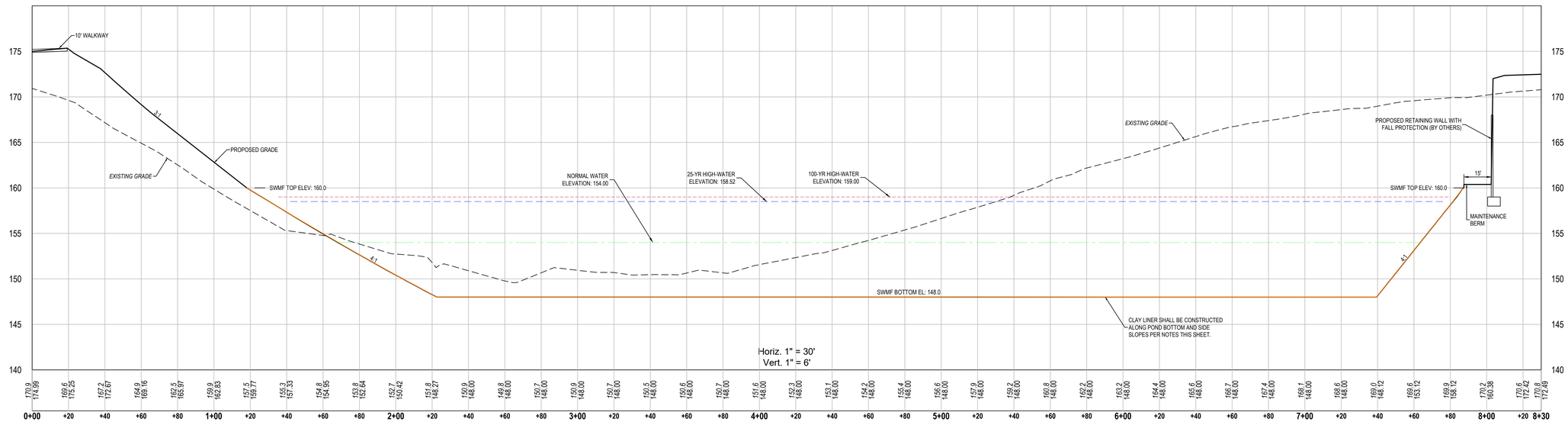
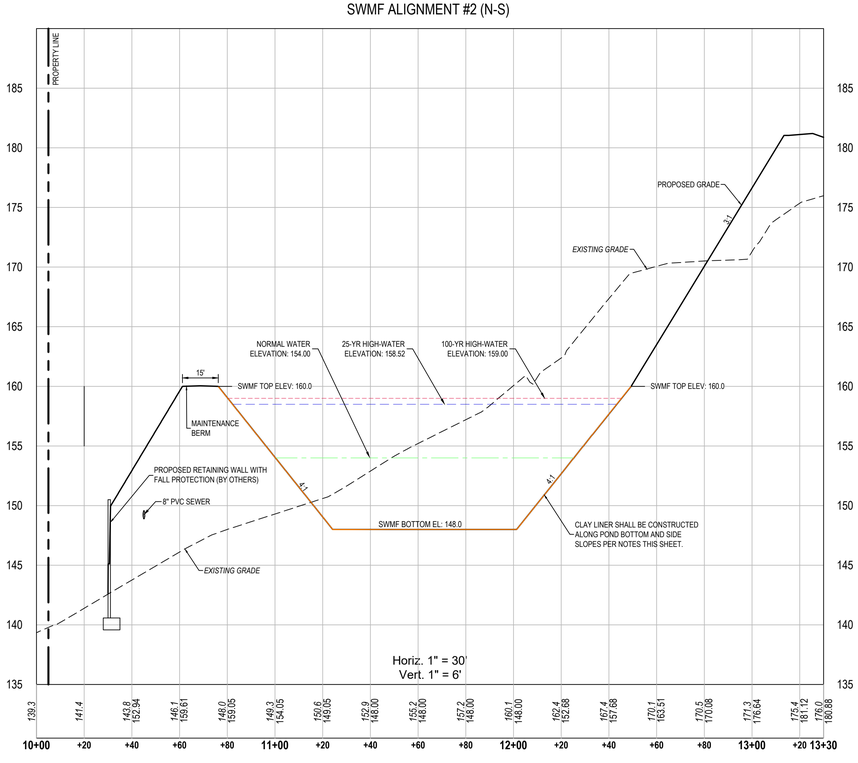
SWMF ALIGNMENT #1 (W-E)

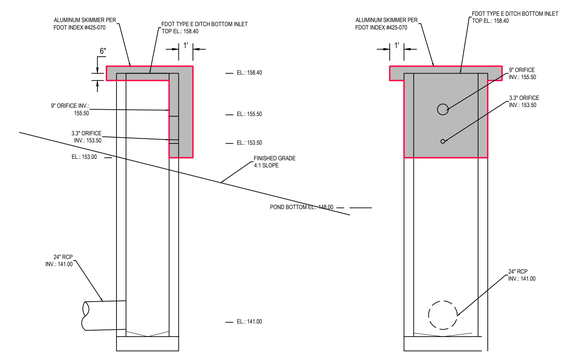


SWMF ALIGNMENT #2 (N-S)



CLAY LINER SWMF CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPACT POND BOTTOM TO 92% OF THE MODIFIED PROCTOR TO REDUCE NATURAL INFILTRATION.
2. CONTRACTOR SHALL LINE THE BOTTOM AND SIDESLOPES OF THE POND. LINER SHALL CONSIST OF CLAYEY FINE TO CLAYEY SAND (SC/A-2-6/A-6).
3. CLAY LINER TO BE COMPACTED IN LIFTS NOT TO EXCEED 9 INCHES OF LOOSE SOIL.



SWMF OUTFALL C-1 DETAIL

SCALE 1" = 5'

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SHEET TITLE

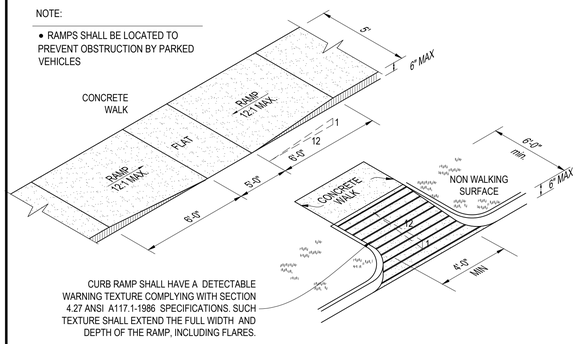
SWMF CROSS SECTIONS & DETAILS

SHEET

7.1

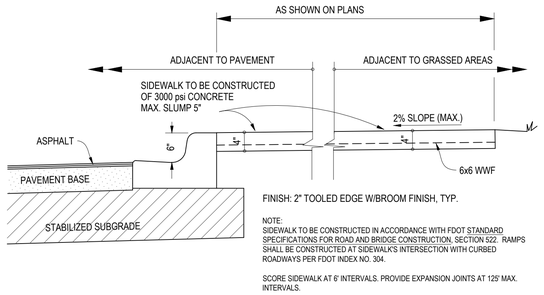
NOTE:

- RAMPS SHALL BE LOCATED TO PREVENT OBSTRUCTION BY PARKED VEHICLES



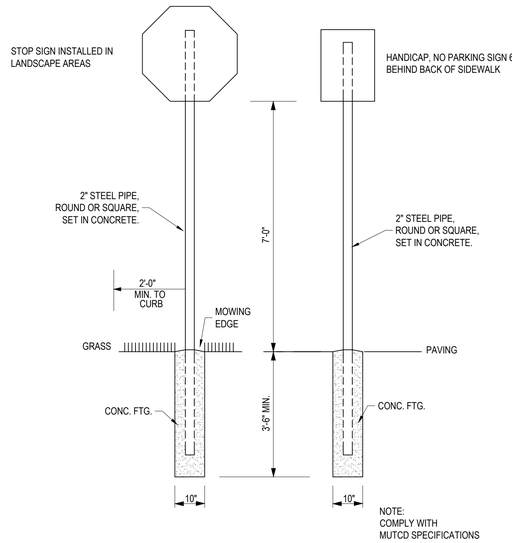
CURB RAMP DETAIL

NOT TO SCALE



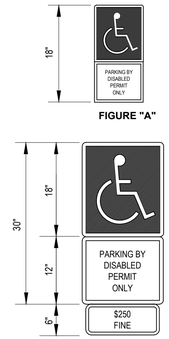
STANDARD SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



TRAFFIC SIGNAGE DETAIL

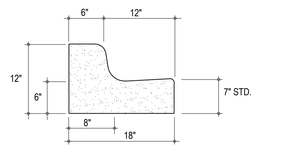
NOT TO SCALE



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

PARKING FOR THE DISABLED SIGNAGE

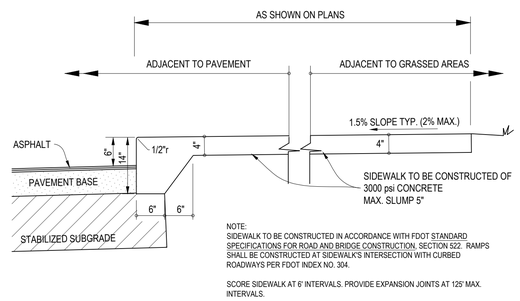
NOT TO SCALE



1. WHEN USED ON THE HIGH SIDE OF ROADWAYS OR PARKING AREAS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT, AND THE THICKNESS OF THE LIP SHALL BE 6".
2. PROVIDE 1/8" - 1/4" CONTRACTION JOINT AT 10' CENTERS (MAX.)
3. STANDARD CURB & GUTTER USE INTERIOR TO SITE ONLY, NOT APPLICABLE WITHIN FDOT RIGHT OF WAY.
4. CURB & GUTTER WITHIN CITY RIGHT OF WAY SHALL MATCH EXISTING.
5. COMPLY WITH FDOT SPECS FOR TYPE F CURB & GUTTER.

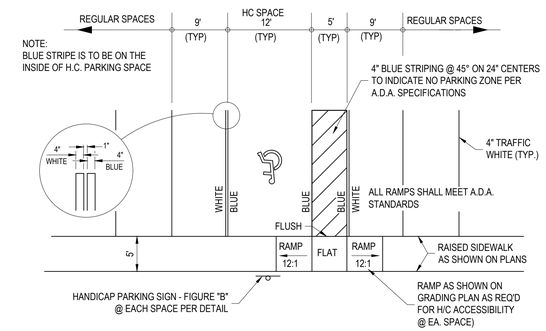
18" STANDARD CURB AND GUTTER (MODIFIED FDOT TYPE F CURB & GUTTER) DETAIL

NOT TO SCALE



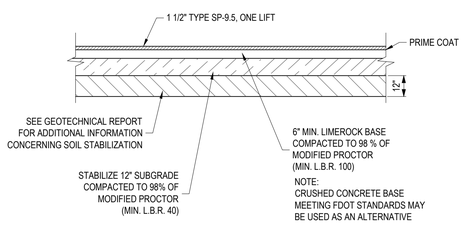
RAISED SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



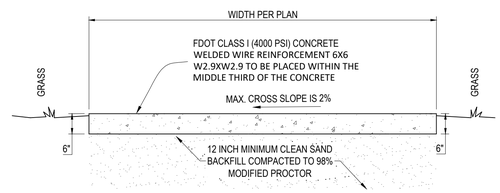
HANDICAPPED PARKING

NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT SECTION

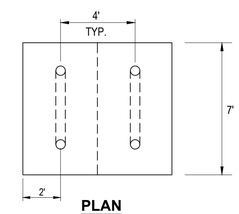
NOT TO SCALE



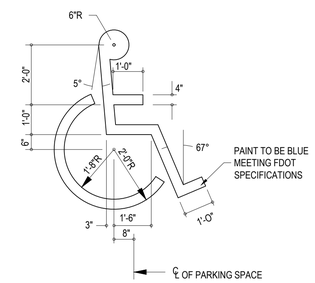
NOTES:
1. SIDEWALK TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 522.
2. PROVIDE EXPANSION JOINTS AT 125' MAX. INTERVALS AND AT INTERSECTIONS WITH EXISTING PAVEMENTS OR SIDEWALKS.
3. JOINT PATTERN TO BE PROVIDED ON ARCHITECTURAL PLAN, BUT CONTRACTION JOINTS SHALL BE PROVIDED EVERY 5 FEET FOR LINEAR POURS AND MAY BE FORMED OR SAWED.
4. MATCH FINISHED TEXTURE OF EXISTING CONCRETE.
5. FIBERMESH MAY BE SUBSTITUTED FOR WELDED REINFORCEMENT.

STANDARD CONCRETE SIDEWALK/PAVEMENT DETAIL

NOT TO SCALE

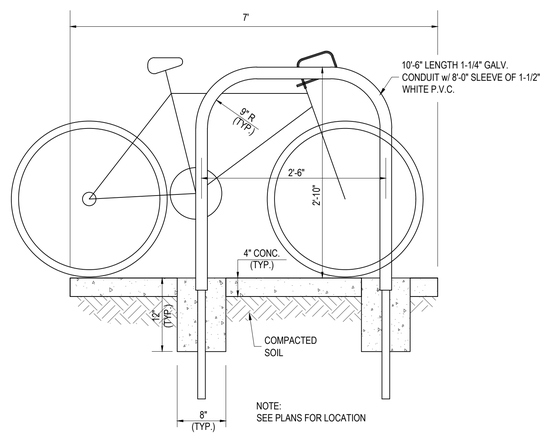


PLAN



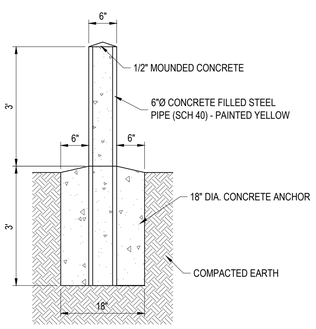
DISABLED PARKING SYMBOL DETAIL

NOT TO SCALE



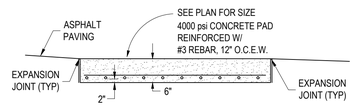
INVERTED "U" BIKE RACK

NOT TO SCALE



PIPE BOLLARD DETAIL

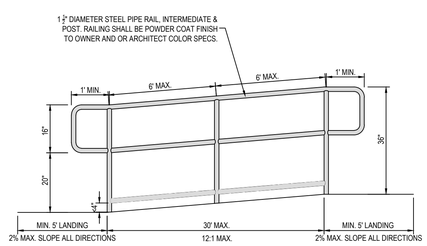
NOT TO SCALE



NOTE:
ALL DUMPSTER PADS SHALL BE PROVIDED W/ OPAQUE SCREEN FENCE & GATE 6' IN HEIGHT. SEE GEO PLAN SHEET 5.0 FOR DIMENSIONS.

CONCRETE TRASH PAD DETAIL

NOT TO SCALE



ACCESSIBLE RAMP HANDRAIL DETAIL

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FORT LAUDERDALE, FL 33301

REVISIONS

1.	2/10/25	ASHERP-003 (ADDED SPEED HUMP & ON-GRADE PAVING DETAILS)

T3915.0001-DET

DATE	2026.08.05
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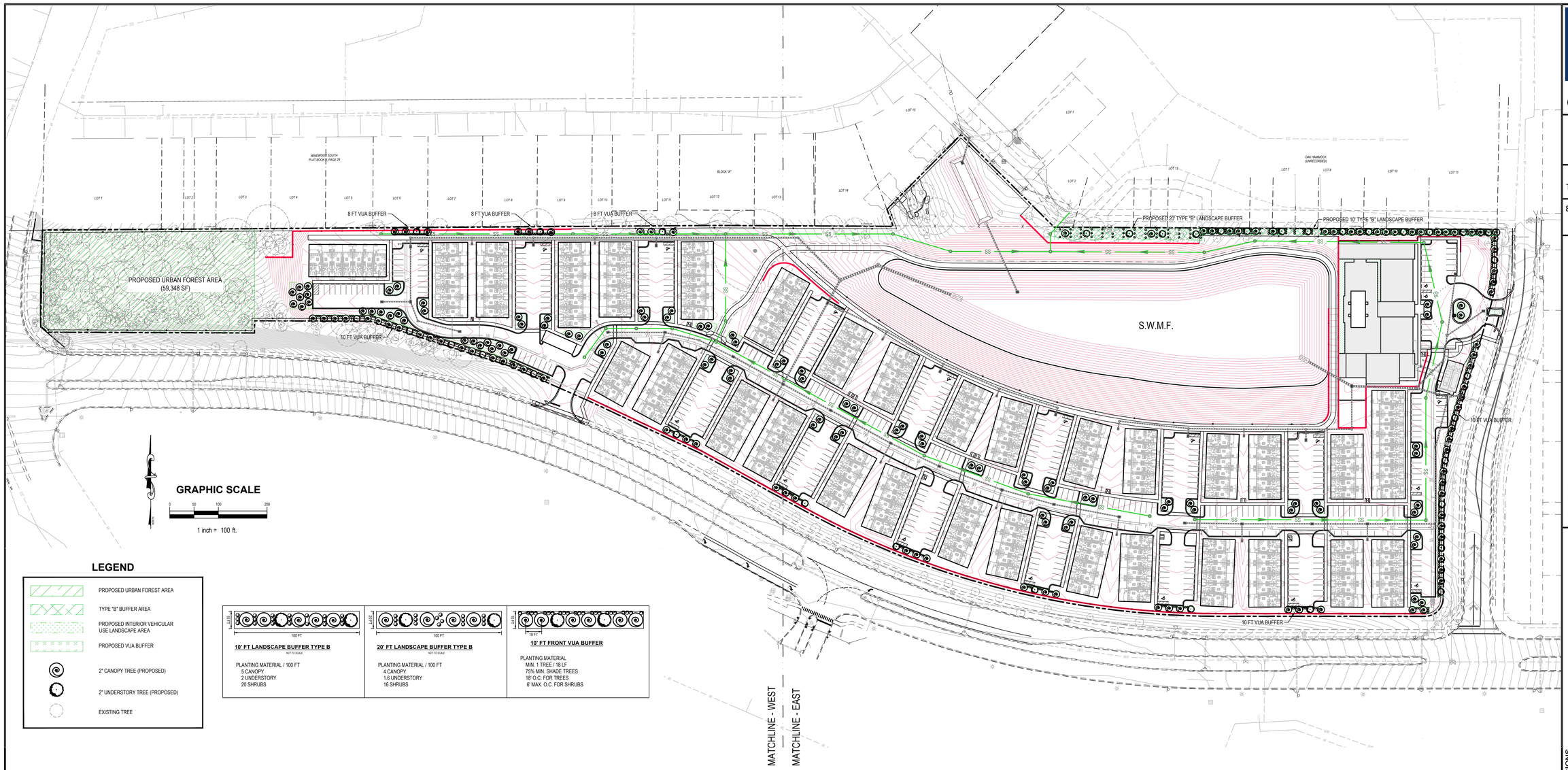
SHEET TITLE

CONSTRUCTION DETAILS

SHEET

8.0



GRAPHIC SCALE

0 50 100 200

1 inch = 100 ft.

LEGEND

- PROPOSED URBAN FOREST AREA
- TYPE "B" BUFFER AREA
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- PROPOSED VUA BUFFER
- 2" CANOPY TREE (PROPOSED)
- 2" UNDERSTORY TREE (PROPOSED)
- EXISTING TREE

10' FT LANDSCAPE BUFFER TYPE B
NOT TO SCALE

PLANTING MATERIAL / 100 FT
5 CANOPY
2 UNDERSTORY
20 SHRUBS

20' FT LANDSCAPE BUFFER TYPE B
NOT TO SCALE

PLANTING MATERIAL / 100 FT
4 CANOPY
1.6 UNDERSTORY
16 SHRUBS

10' FT FRONT VUA BUFFER

PLANTING MATERIAL
MIN. 1 TREE / 18 LF
75% MIN. SHADE TREES
18' O.C. FOR TREES
6' MAX. O.C. FOR SHRUBS

GENERAL NOTES:

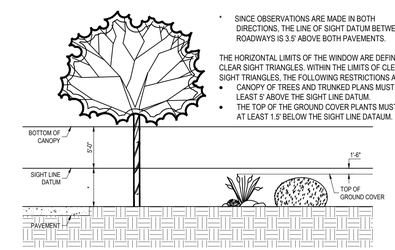
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," FIFTH EDITION (2015), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE.
2. QUANTITIES ON LANDSCAPE PLAN ARE MINIMUM ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITY TAKE-OFF, 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 SO AS TO NOT IMPACT THE CRITICAL PROTECTION ZONE OF PROTECTED TREES USED AS CREDIT. THESE PROTECTED TREES SHALL BE CLEARLY MARKED IN THE FIELD AND ANY NECESSARY IRRIGATION DISTURBANCE SHALL BE APPROVED BY THE CONSULTING LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY CITY OF TALLAHASSEE'S ENVIRONMENTAL INSPECTOR IN ADVANCE PRIOR TO ANY POTENTIAL DISTURBANCE.
5. THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1200 CUBIC FEET WITH A MINIMUM WIDTH OF 12 FEET AND A DEPTH OF THREE FEET.
6. THE INTERIOR PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH A NON-COMPACTABLE "FRIABLE" TOPSOIL.
7. THE OWNER ACCEPTS THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING IN PERPETUITY, TO INCLUDE PROPER WATER, FERTILIZATION, WEEDING, PRUNING, PEST CONTROL 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.
10. IRRIGATION CONTRACTOR SHALL PROVIDE IRRIGATION PLAN THAT INCLUDES LINE SIZE, ZONE DELINEATION AND HEAD LOCATIONS PRIOR TO IRRIGATION INSTALLATION.
11. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
12. 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.
13. 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.
14. 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.
15. 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
16. SOD ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED

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.

TREE ABBREVIATIONS:

ABBREVIATION	COMMON NAME
AHO	AMERICAN HORNBEAM
AHN	AMERICAN HOPHORNBEAM
AMB	AMERICAN BEECH
BKT	BLACK TUPELO
CAM	CAMPHOR
CCL	CAROLINA CHERRY LAUREL
CRY	BLACK CHERRY
DOG	DOGWOOD
FSM	FLORIDA SUGAR MAPLE
GYP	GLOSSY PRIVET
HKY	HICKORY
LEO	LIVE OAK
LLO	LAUREL OAK
MAG	SOUTHERN MAGNOLIA
PEC	PECAN
POP	YELLOW POPLAR
RDM	RED MAPLE
RDO	RED OAK
SDO	SHUMARD OAK
SDP	SAND PINE
SEP	SPRUCE PINE
SGM	SWEETGUM
SHP	SLASH PINE
SRB	SUGAR BERRY
TREE	UNKNOWN
WGE	WINGED ELM
WRO	WATER OAK



* SINCE OBSERVATIONS ARE MADE IN BOTH DIRECTIONS, THE LINE OF SIGHT DATUM BETWEEN ROADWAYS IS 3.5' ABOVE BOTH PAVEMENTS.

THE HORIZONTAL LIMITS OF THE WINDOW ARE DEFINED BY CLEAR SIGHT TRIANGLES. WITHIN THE LIMITS OF CLEAR SIGHT TRIANGLES, THE FOLLOWING RESTRICTIONS APPLY:

- CANOPY OF TREES AND TRUNKED PLANS MUST BE AT LEAST 5' ABOVE THE SIGHT LINE DATUM.
- THE TOP OF THE GROUND COVER PLANTS MUST BE AT LEAST 1.5' BELOW THE SIGHT LINE DATUM.

CLEAR SIGHT WINDOW DIAGRAM

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

NOT TO SCALE

LANDSCAPE NOTES:

1. TREES SHALL BE IN ACCORDANCE WITH CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS. THIS INCLUDES THE STREET TREES THAT LIE WITHIN THE SIGHT DISTANCE.
2. 24" ROOT BARRIERS ARE REQUIRED FOR ANY TREES PLANTED WITHIN 10' OF ANY IMPERVIOUS AREA WITHIN THE RIGHT-OF-WAY.

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PROJECT NAME: ORANGE AVENUE MULTIFAMILY

CLIENT NAME: CEIBA GROUP, LLC
621 S FEDERAL HWY STE 5
FORT LAUDERDALE, FL 33301

REVISIONS

T3915.0001-LS

DATE	2026.08.05
CONTRACT #	T3915.0001
DRAWN BY	MBC

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CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Lindsey H. Fenstermaker
State of Florida, Professional Engineer,
License No. 75432

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

OVERALL CONCEPTUAL LANSCAPE PLAN

SHEET

LS1.0

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FIRE DEPARTMENT NOTES:

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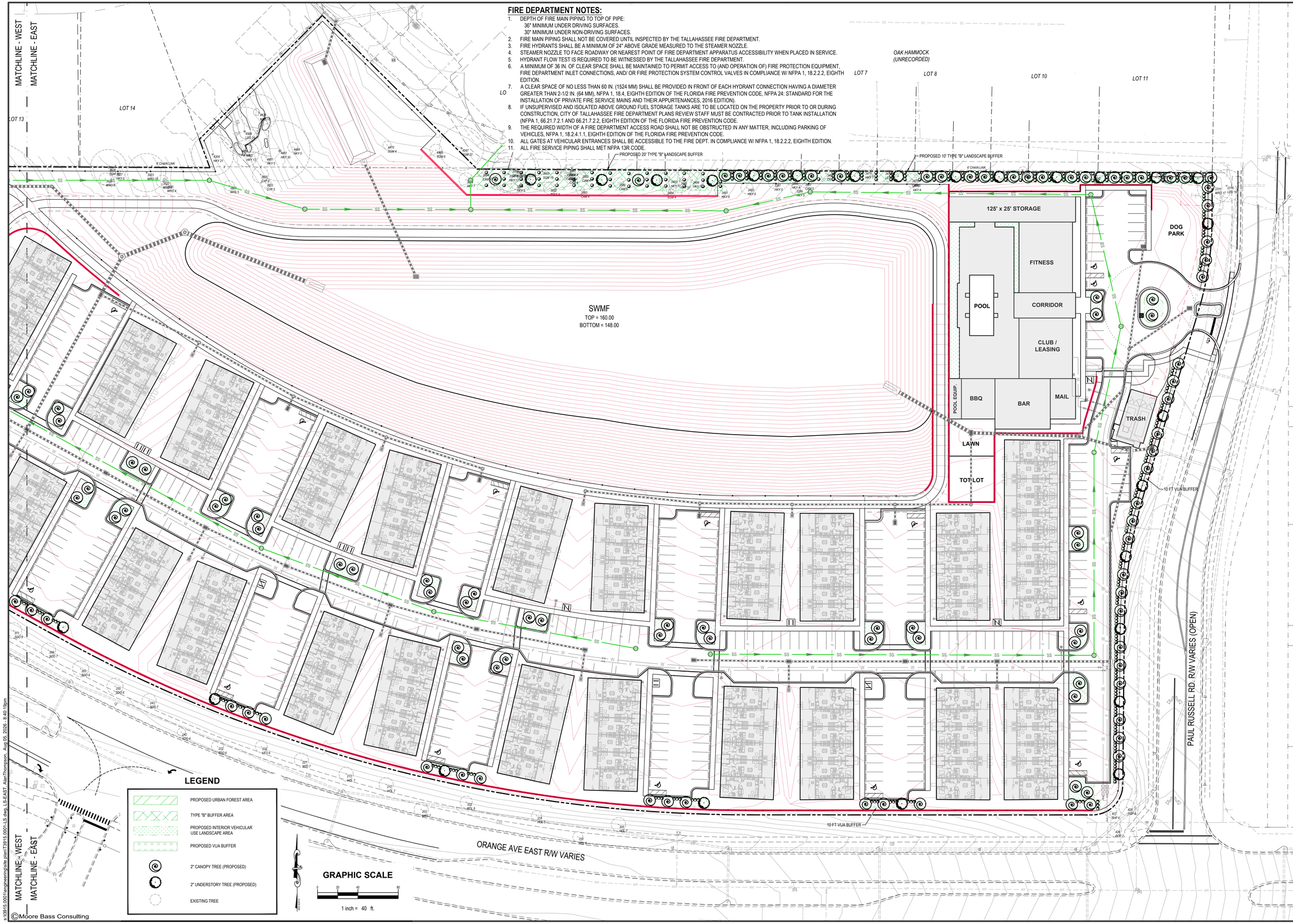

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CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Lindsey H. Fenstermaker
State of Florida, Professional Engineer,
License No. 75432

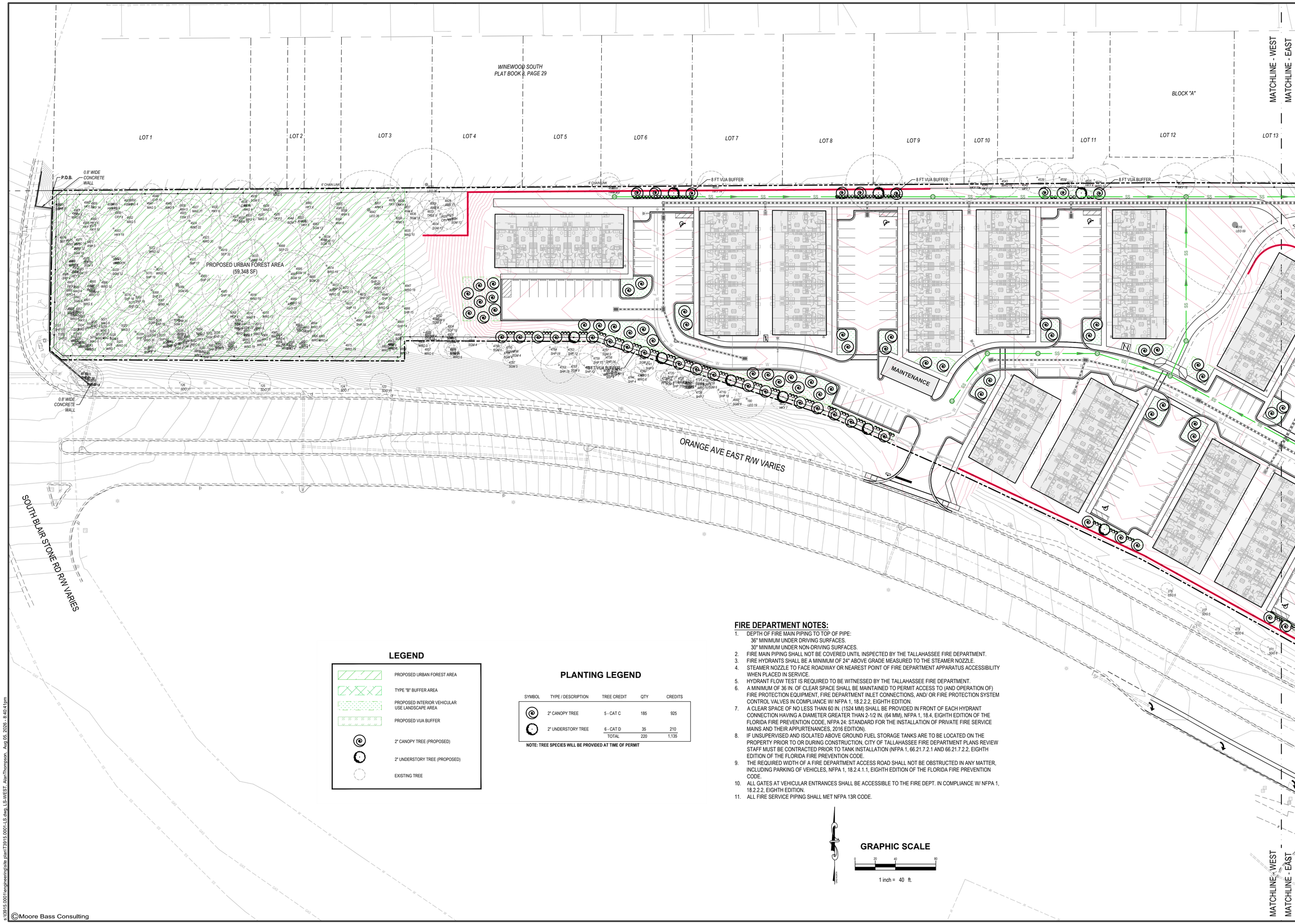
PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

CONCEPTUAL LANSCAPE PLAN (EAST)

SHEET

LS1.1



LEGEND

- PROPOSED URBAN FOREST AREA
- TYPE "B" BUFFER AREA
- PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
- PROPOSED VUA BUFFER
- 2" CANOPY TREE (PROPOSED)
- 2" UNDERSTORY TREE (PROPOSED)
- EXISTING TREE

PLANTING LEGEND

SYMBOL	TYPE / DESCRIPTION	TREE CREDIT	QTY	CREDITS
	2" CANOPY TREE	5 - CAT C	185	925
	2" UNDERSTORY TREE	6 - CAT D	35	210
		TOTAL	220	1,135

NOTE: TREE SPECIES WILL BE PROVIDED AT TIME OF PERMIT

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GRAPHIC SCALE

0 20 40 80

1 inch = 40 ft.

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SEAL

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SHEET TITLE
CONCEPTUAL LANSCAPE PLAN (WEST)

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LS1.2

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