

TYPE "A" SITE PLAN MAJOR MODIFICATION FOR TSP250009

4841 COMMONWEALTH BLVD

(FORMALLY COMMONWEALTH BOULEVARD WAREHOUSES)

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C-105.1	HYDRANT COVERAGE PLAN
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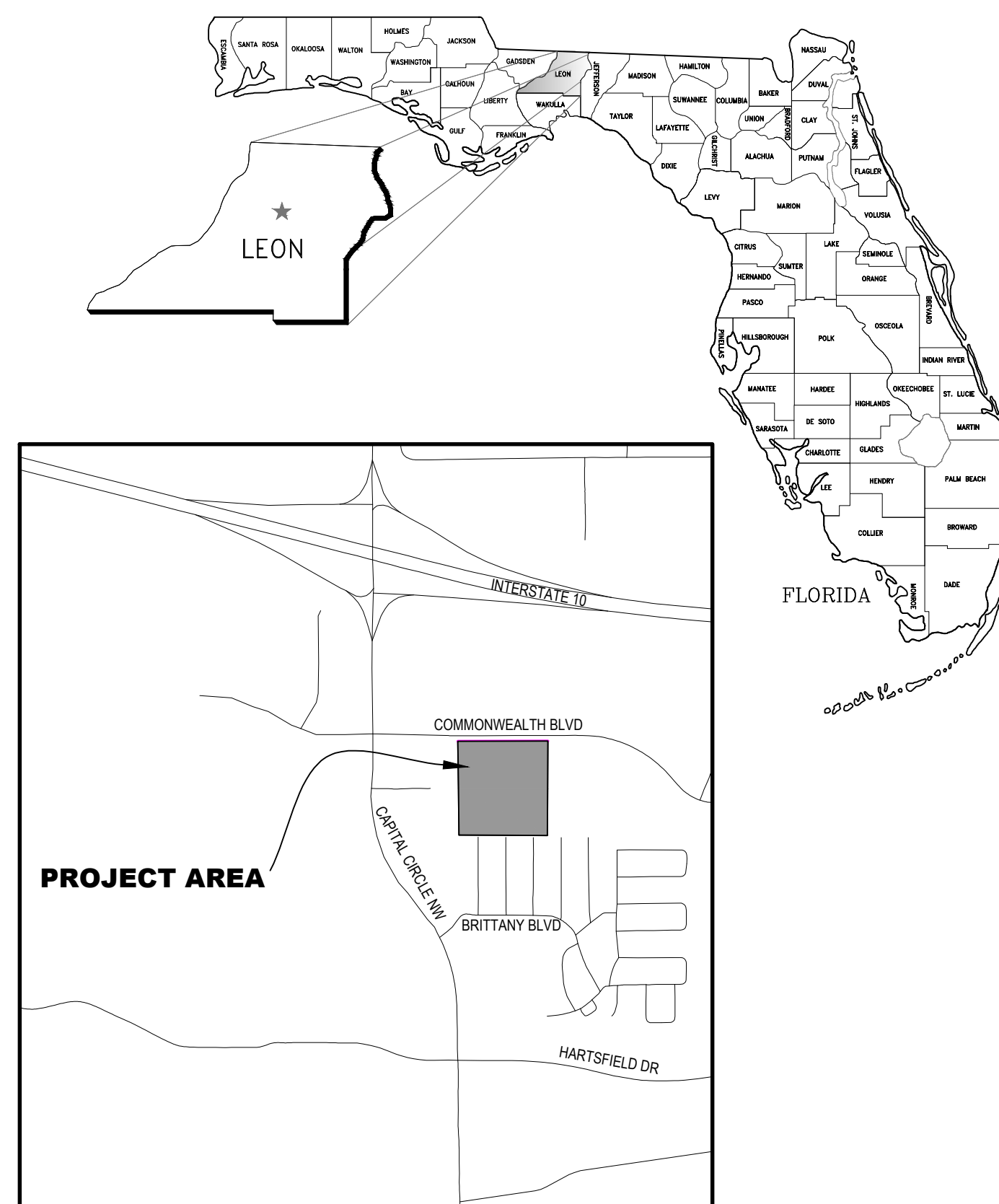
GOVERNING DOCUMENTS:

FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (CURRENT EDITION)
FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION)

ZONING: M-1 - LIGHT INDUSTRIAL
TAX ID: 211930 B0010



URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE, SUITE D
TALLAHASSEE, FLORIDA, 32308
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FL CA 00030572



LOCATION MAP
1" = 1000'

AUGUST 2026

**CITY OF TALLAHASSEE
LEON COUNTY, FLORIDA**

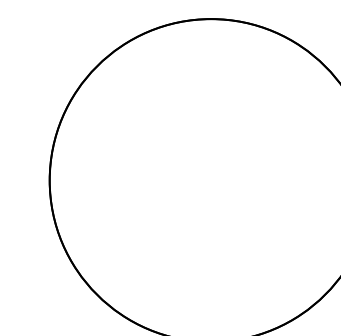
PREPARED FOR:

RUDNICK DEVELOPMENT
2729 FORT KNOX BLVD, STE 1300
TALLAHASSEE, FL 32308

PREPARED BY:

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

ENGINEER OF RECORD:



SEAN K. MARSTON, P.E.
FLORIDA LICENSE No. PE - 55987
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 30572

SEAN K MARSTON
PROFESSIONAL ENGINEER

DATE OF SIGNATURE

URBAN CATALYST CONSULTANTS, INC.
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NO.	DATE	BY	REVISIONS

4841 COMMONWEALTH BLVD

COVER SHEET

FLORIDA

LEON COUNTY

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

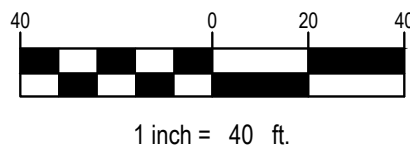
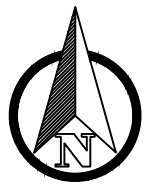
DRAWN BY: D.S.

CHECKED BY: S.K.M.

DATE: 07/28/2026

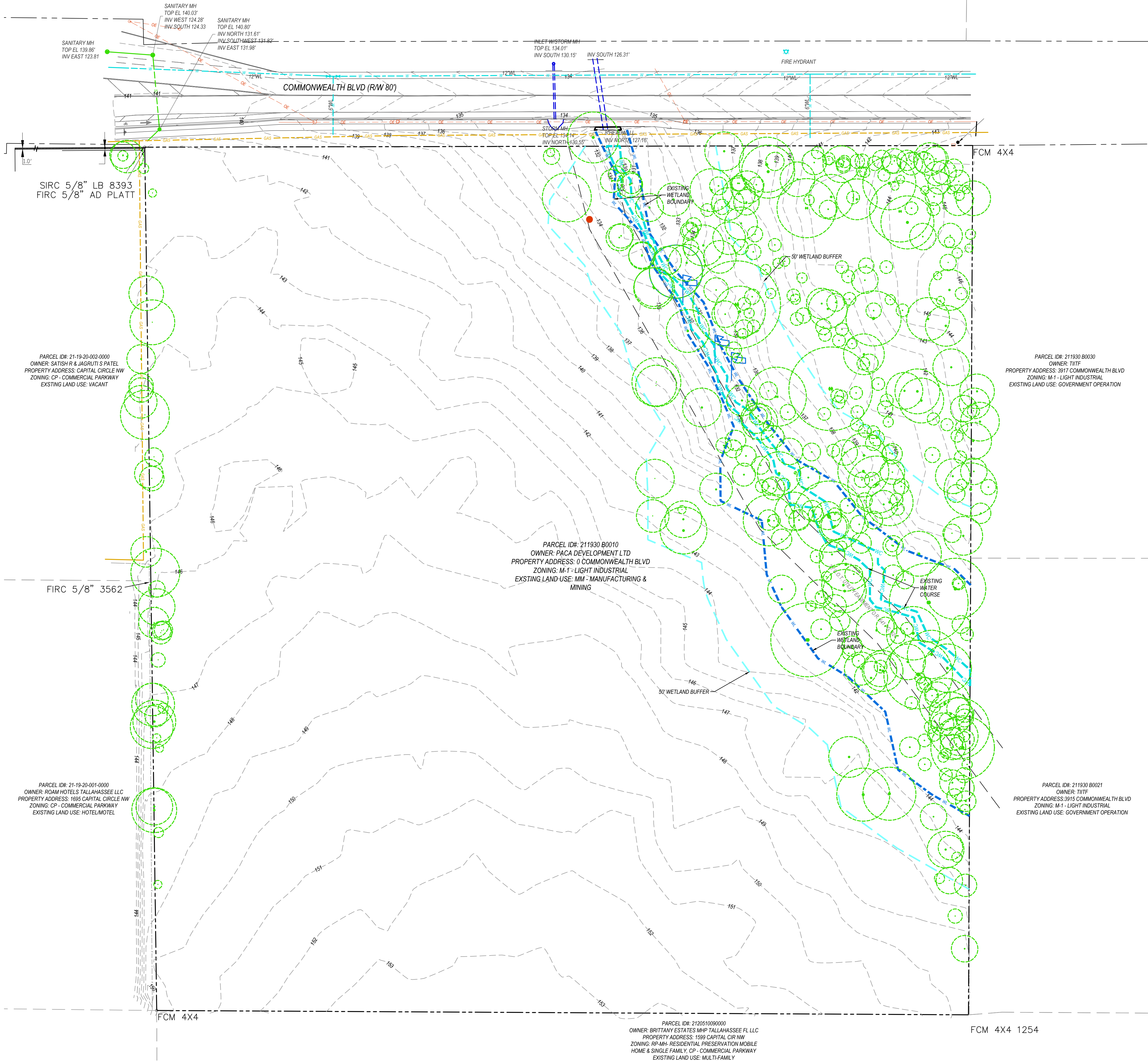
SHEET **C-000**

PROJECT No. 26022.00



LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER COURSE
- EXISTING WETLANDS
- 50' WETLAND BUFFER
- ENDANGERED SPECIES
- EXISTING TREES



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REVISIONS			
NO.	DATE	BY	

4841 COMMONWEALTH BLVD
EXISTING CONDITIONS
LEON COUNTY
FLORIDA

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

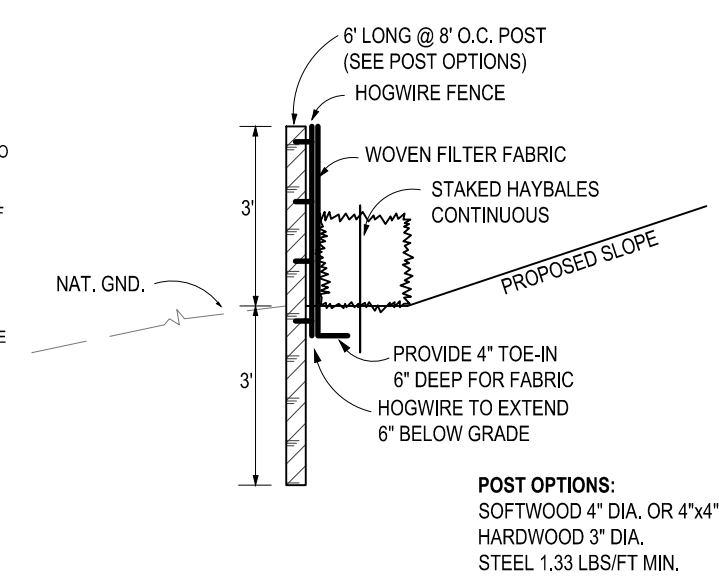
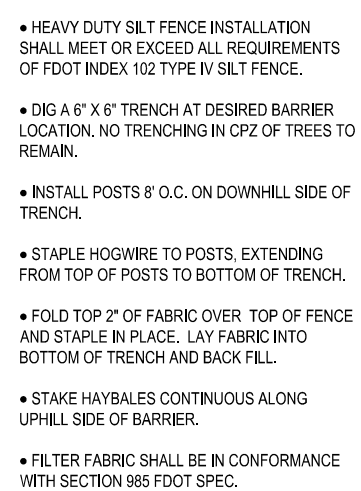
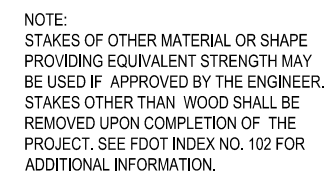
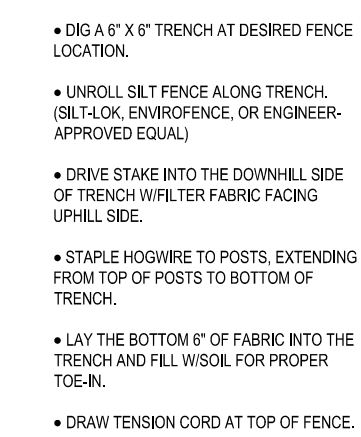
DRAWN BY: D.S.

CHECKED BY: S.K.M.

DATE: 07/28/2026

SHEET C-100

PROJECT No. 26022.00



The diagram illustrates the construction of a D-1 Filter Fabric for a road and bridge. It shows a cross-section of the filter fabric, which is 12 inches thick and made of coarse aggregate. The filter fabric is placed on a slope to drain at a minimum of 1.00%. The diagram also shows the existing roadway and the filter fabric's dimensions: 8 inches wide, 10 inches high, and 15 inches wide. The filter fabric is labeled as 'D-1 FILTER FABRIC AS DESCRIBED BY THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 985, BENEATH COARSE AGGREGATE'.

EXISTING ROADWAY

8" MIN.

10" MIN.

12" MIN. THICKNESS COARSE AGGREGATE (SEE NOTE)

SLOPE TO DRAIN @ 1.00% MIN.

15" WIDE

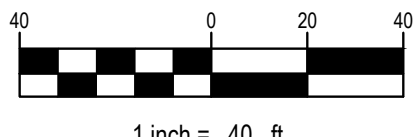
D-1 FILTER FABRIC AS DESCRIBED BY THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 985, BENEATH COARSE AGGREGATE

NOTE:

1. THE DEVELOPER SHALL REPAIR ANY DAMAGE TO THE R.O.W. CAUSED DURING CONSTRUCTION, SUCH AS REPLACE ANY CURB AND GUTTER AND OTHER EXISTING INFRASTRUCTURE THAT IS DAMAGED DUE TO THE DEVELOPMENT CONSTRUCTION. IT IS RECOMMEND PHOTOGRAPHICALLY DOCUMENTING THE PRE-CONSTRUCTION CONDITIONS.
2. ALL CONSTRUCTION WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAT SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARDS.

NOTE:
SUBJECT PROPERTY IS NOT LOCATED
WITHIN AN EXISTING FLOOD ZONE.

4841 COMMONWEALTH BLVD EROSION CONTROL PLAN LEON COUNTY FLORIDA									
SEAN K. MARSTON, P.E. LICENSE NUMBER 55987									
DRAWN BY:					D.S.				
CHECKED BY:					S.K.M.				
DATE:					07/28/2026				
SHEET					C-101				
PROJECT No.					26022.00				



RAMP NOTE:
SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR
RAMP AND HANDRAIL CONSTRUCTION DETAILS.
RAMP AND HANDRAIL DETAILS AND SPECIFICATIONS
SHALL BE PROVIDED AS PART OF THE BUILDING
PERMIT REVIEW.

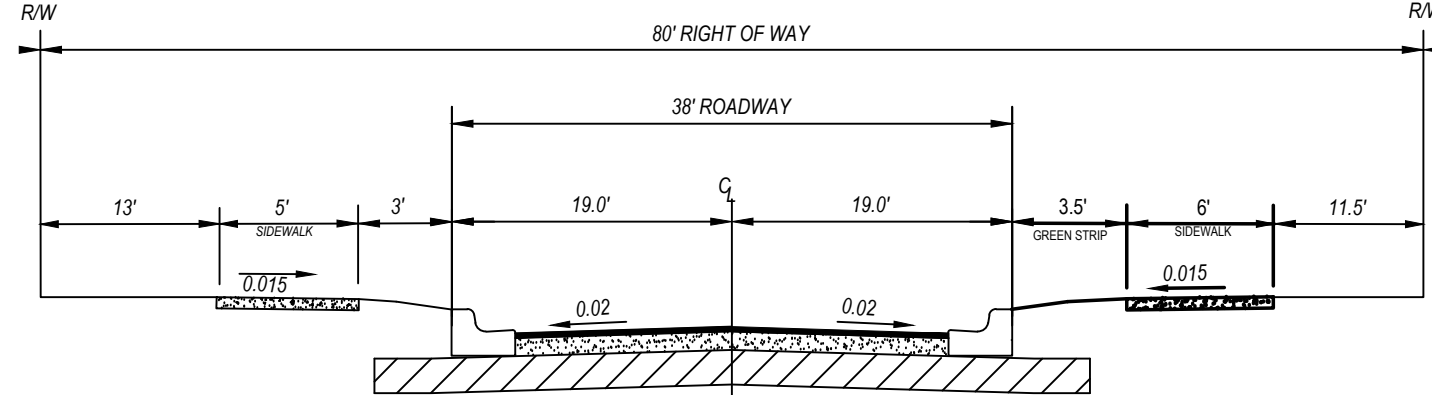
SITE DATA TABLE

PROJECT NAME: 4841 Commonwealth Blvd
ADDRESS: Commonwealth Boulevard
PARCEL ID: 211930 B0010
ZONING: M-1 Light Industrial

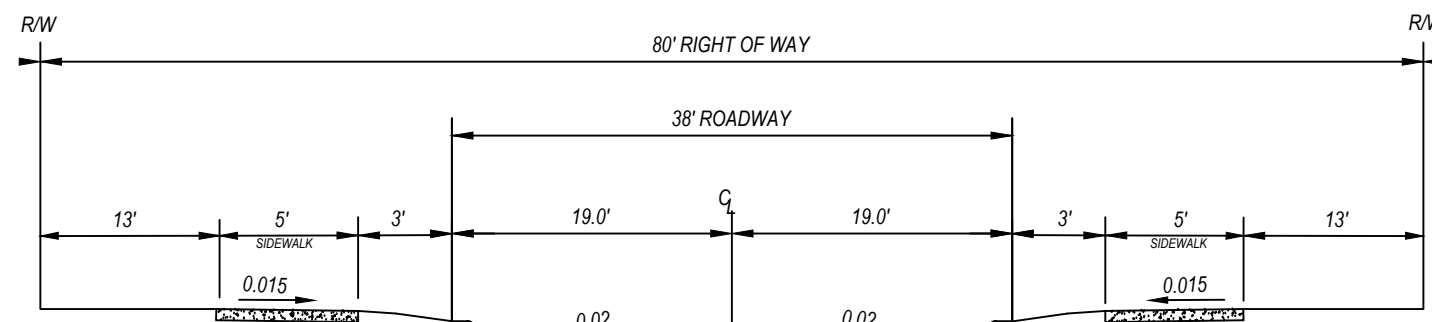
Total Site Area:	10.03 AC.	436,726 SF	100.0%
Existing Impervious Areas:		0 SF	0.0%
Proposed Impervious Area:		152,121 SF	34.8%
Total Building Footprint:		11,570 SF	2.6%
Vehicle Use Area:		138,297 SF	31.7%
Misc Concrete:		2,254 SF	0.5%
Overall Green/Open Space:		284,605 SF	65.2%
Pond 100		23,939 SF	5.5%
Landscape Area		94,468 SF	21.6%
Urban Forest Area		53,058 SF	12.1%
Natural Area		113,140 SF	25.9%
Urban Forest Area:			
Required		43,673 SF	10.0%
Provided		53,058 SF	12.1%
Building Intensity			
Allowable Intensity		50,000 SF/AC	
Proposed Intensity		1,154 SF/AC	
Maximum Building Height		3 Stories	(30 FT Max.)
Parking			
Total Required Parking Spaces:		28 Spaces	
Office (5,518 SF)		22 Spaces	
3 Prep Bays		6 Spaces	
Total Provided Parking Spaces:		28 Spaces	
Total Required Accessible Parking Spaces:		1 Spaces	
Total Provided Accessible Parking Spaces:		1 Spaces	
Bicycle Parking			
Total Required Bicycle Parking		3 Spaces	
Total Provided Bicycle Parking		4 Spaces	
Landscape Islands			
Landscape Islands Required			
1 LS Island per 4,000 sf VUA:		35 Islands	
Landscape Islands Provided:		35 Islands	
Building Setbacks			
Front		25 FT	
Side		0 FT	
Side Corner		25 FT	
Rear		10 FT	

NOTES:

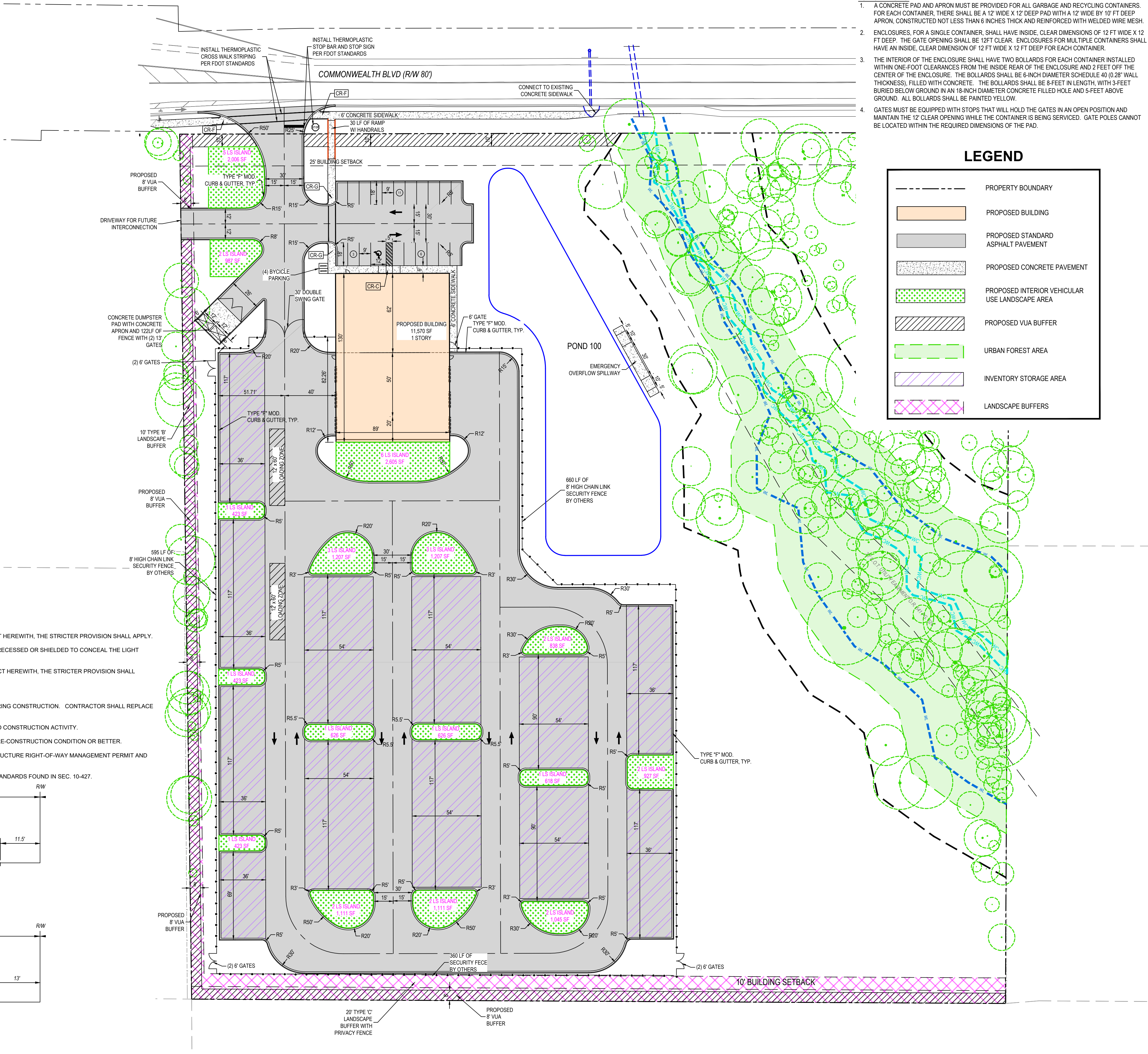
1. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
2. ALL EXTERIOR LIGHTING SHALL BE TOTAL CUTOFF TYPE (I.E. DIRECTED DOWNWARD AND CAPPED) AND SHALL BE RECESSED OR SHIELDED TO CONCEAL THE LIGHT SOURCE. LIGHT FIXTURES SHALL BE 15 FT. MAXIMUM HEIGHT ABOVE GRADE.
3. ALL PROVISIONS OF THE TALLAHASSEE LDC CHAPTER 7, SIGN CODE, SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
4. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD STANDARDS.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS WITHIN THE RIGHT OF WAY CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER, AND/OR, OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR PHOTOGRAPHICALLY DOCUMENTING ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION ACTIVITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL EXISTING CONDITIONS WITHIN TO RIGHT OF WAY TO A PRE-CONSTRUCTION CONDITION OR BETTER.
8. ALL CONSTRUCTION WORK WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY SHALL REQUIRE A PUBLIC INFRASTRUCTURE RIGHT-OF-WAY MANAGEMENT PERMIT AND ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARDS.
9. A PHOTOMETRIC PLAN MUST BE SUBMITTED AT THE TIME OF BUILDING PERMIT. ALL LIGHTING SHALL MEET THE STANDARDS FOUND IN SEC. 10-427.



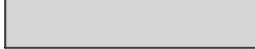
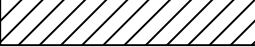
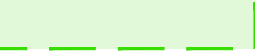
PROPOSED COMMONWEALTH BLVD TYPICAL SECTION
TYPICAL DESIGN SPEED: 30 MPH



EXISTING COMMONWEALTH BLVD TYPICAL SECTION
TYPICAL DESIGN SPEED: 30 MPH



LEGEND

	PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED STANDARD ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
	PROPOSED VUA BUFFER
	URBAN FOREST AREA
	INVENTORY STORAGE AREA
	LANDSCAPE BUFFERS

DUMPSTER NOTES:

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. 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.
3. 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.
4. 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.

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4841 COMMONWEALTH BLVD

SITE PLAN

LEON COUNTY

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

DRAWN BY: D.S.

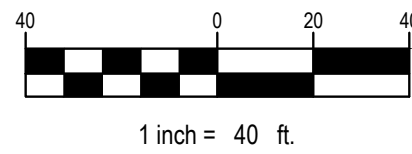
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DATE: 07/28/202

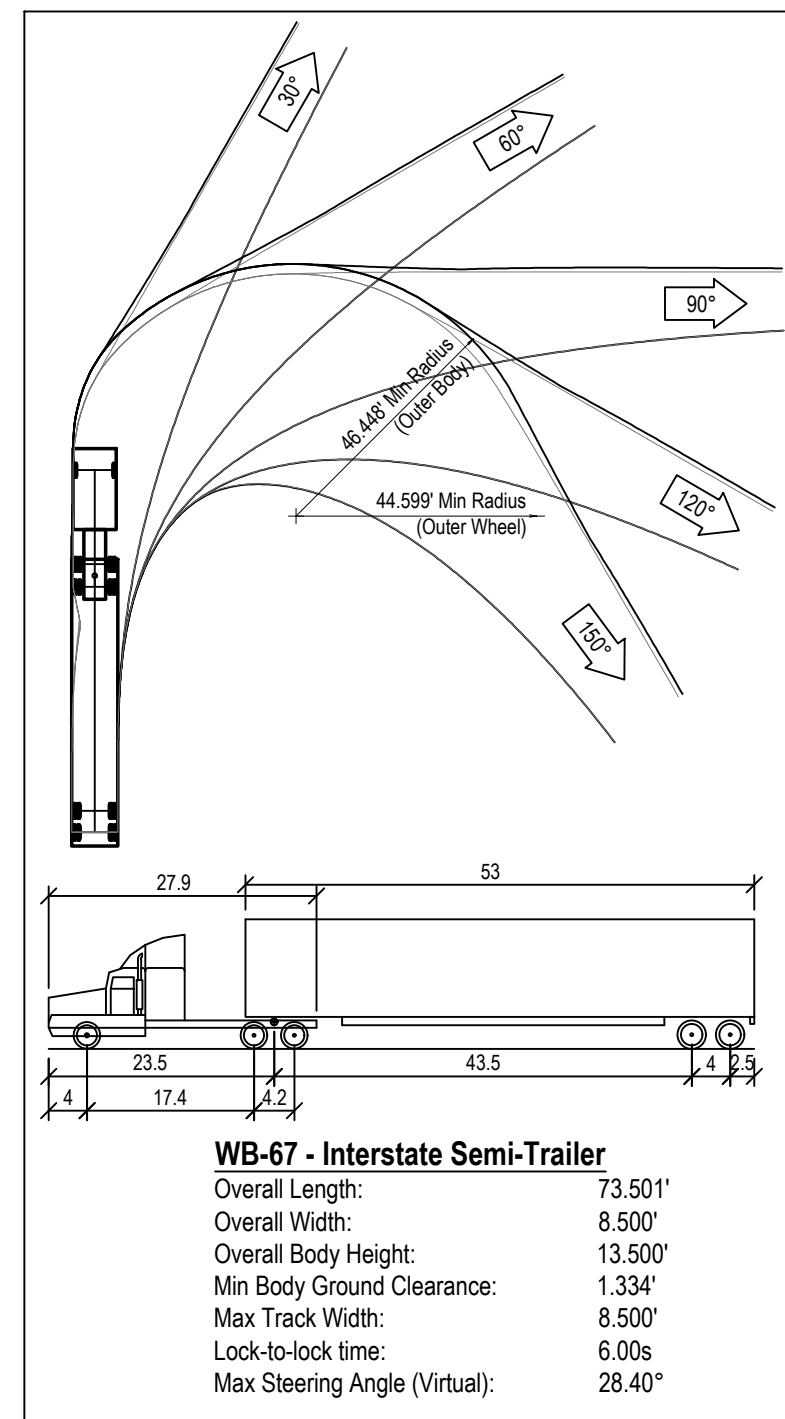
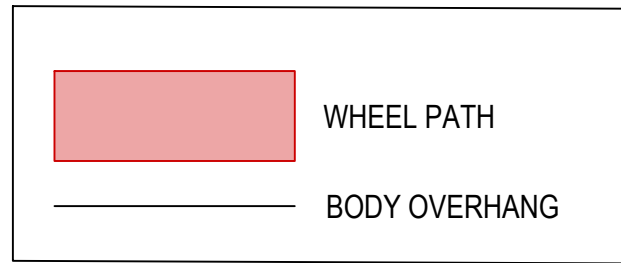
SHEET C-102

PROJECT No. 26022.00

April 27, 2025, 09:54:46 EDT
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LEGEND



10' TYPE 'B'
LANDSCAPE
BUFFER

20' TYPE 'C'
LANDSCAPE
BUFFER WITH
PRIVACY FENCE

COMMONWEALTH BLVD (R/W 80')

PROPOSED BUILDING
11,570 SF
1 STORY

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

DRAWN BY: D.S.

CHECKED BY: S.K.M.

DATE: 07/28/2026

SHEET C-103

PROJECT No. 26022.00

4841 COMMONWEALTH BLVD

TRAFFIC MOBILITY PLAN

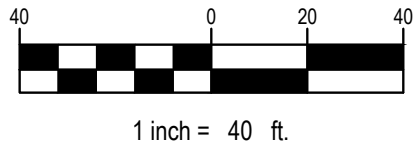
LEON COUNTY

FLORIDA

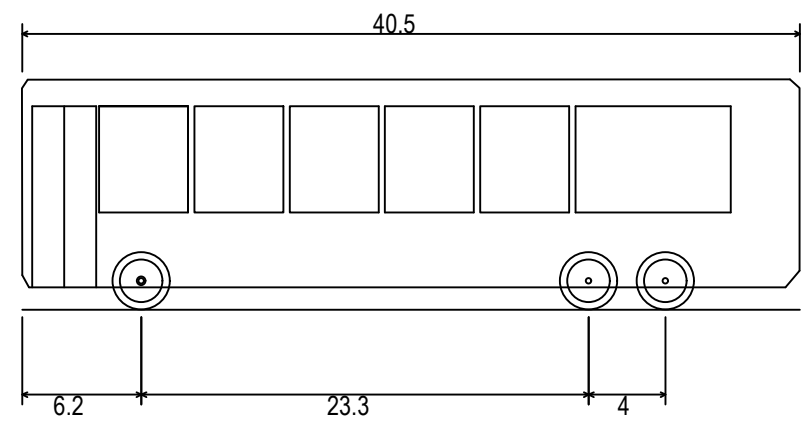
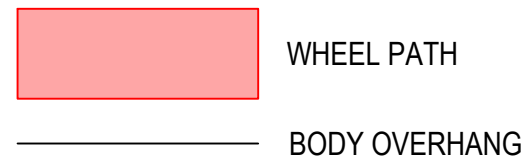
NO.	DATE	BY	REVISIONS



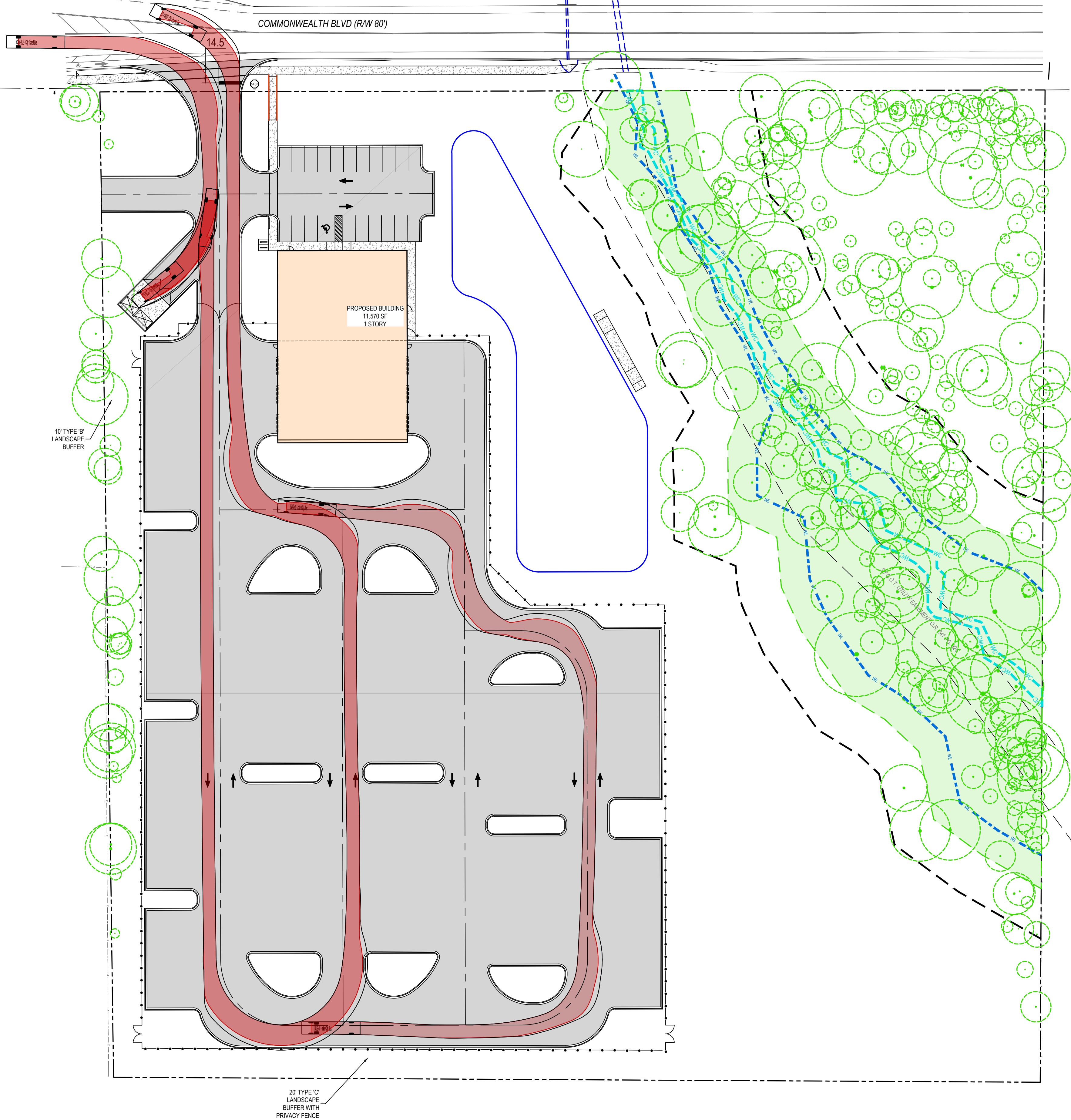
URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
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LEGEND



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°



April 27, 2025 09:24:46 EDT
F:\26022.00 - CARWAM DEVELOPMENT\02 SITE PLAN\02 SITE PLAN.DWG

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4841 COMMONWEALTH BLVD
TRAFFIC MOBILITY PLAN

LEON COUNTY

FLORIDA

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

DRAWN BY: D.S.

CHECKED BY: S.K.M.

DATE: 07/28/2026

SHEET C-103.1

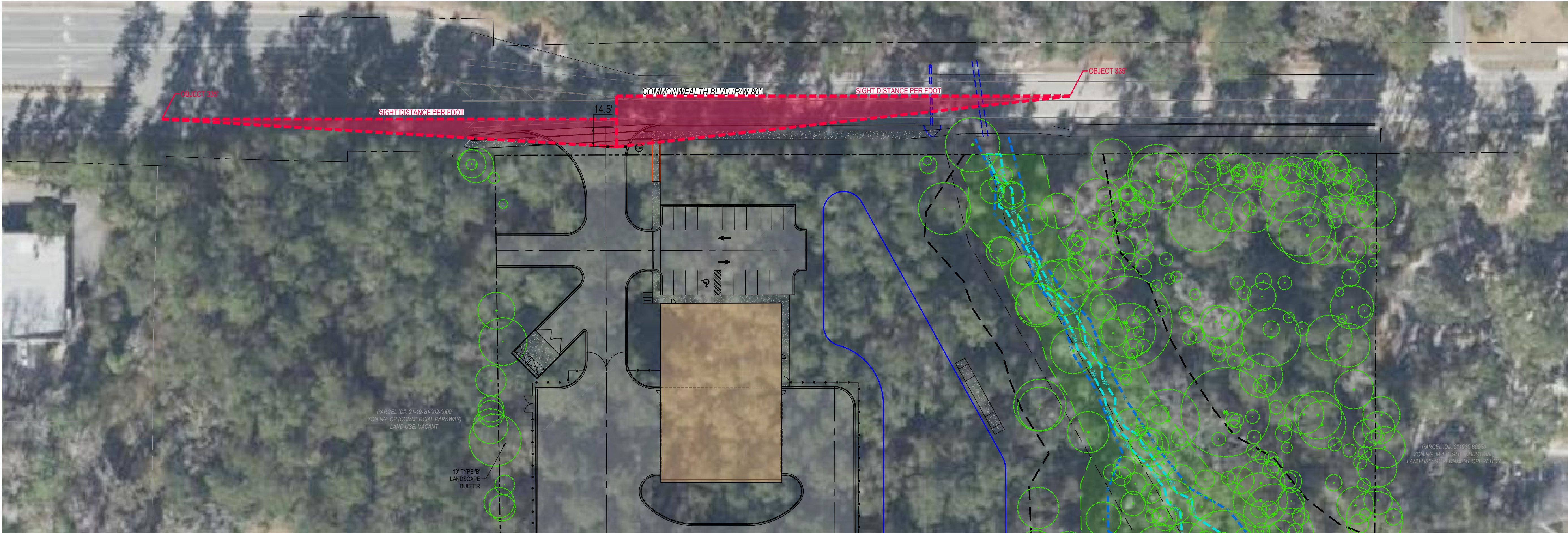
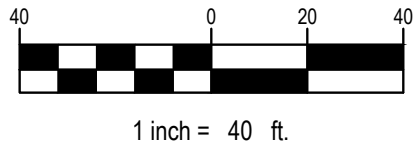
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REVISIONS

DATE

BY

April 07, 2025 09:54:46 EDT
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DATE	BY	REVISIONS

4841 COMMONWEALTH BLVD

SIGHT DISTANCE

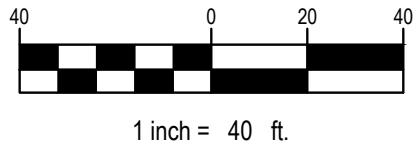
LEON COUNTY

FLORIDA

SEAN K. MARSTON, P.E. LICENSE NUMBER 55997
DRAWN BY: D.S.
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DATE: 07/28/2026
SHEET C-103.2
PROJECT No. 26022.00



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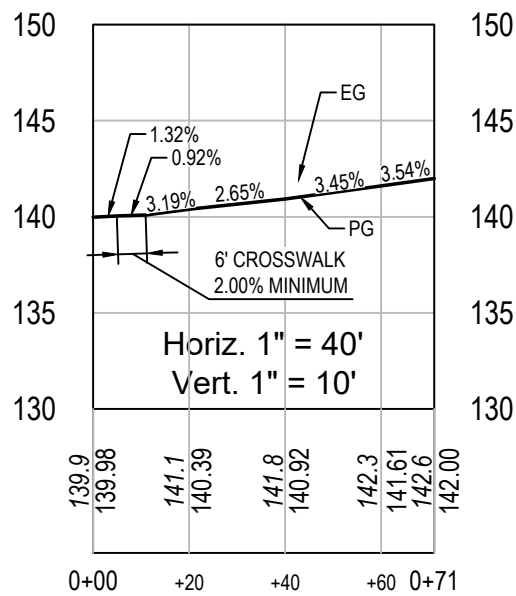


LEGEND

☐ ADA ROUTE

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:

- ## DRIVEWAY Profile



1. THE DEVELOPER SHALL REPAIR ANY DAMAGE TO THE R.O.W. CAUSED DURING CONSTRUCTION, SUCH AS REPLACE ANY CURB AND GUTTER AND OTHER EXISTING INFRASTRUCTURE THAT IS DAMAGED DUE TO THE DEVELOPMENT CONSTRUCTION. IT IS RECOMMEND PHOTOGRAPHICALLY DOCUMENTING THE PRE-CONSTRUCTION CONDITIONS.
2. ALL CONSTRUCTION WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARDS.
3. ALL HANDSLS WITHIN CITY OF TALLAHASSEE RIGHT OF WAY SHALL BE MAINTAINED BY OWNER OF THE PROPERTY IN PERPETUITY.

IT IS THE INTENT OF THE FOLLOWING PLAN TO ALLOW SELECTIVE MANAGEMENT OF THE SITE'S URBAN FOREST AREAS FOR THE PURPOSE OF INTEGRATING THE EXISTING URBAN FOREST INTO THE OVERALL LANDSCAPE DESIGN AND TO MINIMIZE SAFETY HAZARDS. THE URBAN FOREST MANAGEMENT PLAN IS OUTLINED AS FOLLOWS:

1. IT IS THE INTENT OF THIS MANAGEMENT PLAN TO INTEGRATE THE EXISTING URBAN FOREST INTO THE OVERALL LANDSCAPE DESIGN. THIS GOAL IS ACHIEVED BY MAINTAINING AND ENHANCING THE URBAN FOREST IN PLACE. THE PURPOSE OF THIS PLAN IS TO MAINTAIN AND ENHANCE THE OVERALL AESTHETIC QUALITIES OF THE AREA BY MAINTAINING HEALTHY PLANT MATERIAL, BY REMOVING SAFETY HAZARDS AND INVASIVE/ INVASIVE VEGETATION.
2. THE LOCATION AND EXTENT OF THE URBAN FOREST AREA IS DEPICTED ON THE MAP OF THE PLAN.
3. CONTROL OF INVASIVE OR NOXIOUS VEGETATION (THIS IS ANOTHER STATED GOAL OF THE MANAGEMENT PLAN)
 - * A PROFESSIONAL BIOLOGIST, ECOLOGIST, CERTIFIED TREE ARBORIST, HORTICULTURISTS OR OTHER QUALIFIED LANDSCAPE PROFESSIONALS SHALL BE CONSULTED WITH RESPECT TO ANY INVASIVE OR NOXIOUS VEGETATION, AS LISTED BY THE MOST RECENT FLORIDA EXOTIC PEST PLANT COUNCIL AND TO MAKE RECOMMENDATIONS ON THE BEST METHODS / PRACTICES FOR ITS INITIAL REMOVAL & IF NEEDED TO ALSO ENSURE ITS PREVENTION OF RE-ERADICATION.
 - * ALL PLANT MATERIALS THAT ARE CONSIDERED INVASIVE OR NOXIOUS SHALL BE REMOVED. LIST OF THESE PLANT MATERIALS CAN BE FOUND ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEB SITE, OR CAN BE PROVIDED TO YOU BY THE CITY OF TALLAHASSEE ENVIRONMENTAL OFFICE.
 - * THE CITY OF TALLAHASSEE LISTS (5-83(C)) THE CHINESE TALLOW TREE, MIMOSA TREE, TUNG OIL TREE, CHINESE UMBRELLA TREE, CHINA BERRY SHRUB, AND PLANTS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL INVASIVE PLANT LIST (CLASS I AND II SPECIES) OR OTHER ACCEPTED LIST AS PROVIDED BY THEM.
 - * ALL VINES AND MOSSES THAT ARE EXCESSIVELY GROWING ON TREES OR SHRUBS SHALL BE PRUNED BACK AND / OR REMOVED. THESE PLANT MATERIALS COMPETE WITH THE EXISTING TREES AND CAUSE THE TREE TO BE UNHEALTHY OR WILL STUN THE NATURAL GROWTH PATTERNS.
4. SELECTION OF NEW PLANTING OR UNDERGRASS SELECTIVE VEGETATION SHALL BE PERFORMED MAINLY USING SMALL HAND-HELD EQUIPMENT SUCH AS PRUNERS, LOPPERS, PRUNING SAWS, SLING GLADES, ETC. THE USE OF MECHANICAL EQUIPMENT SHALL BE LIMITED TO WEED-MOWERS.
5. TREE TRIMMING AND REMOVAL OF TREES THINKING OF REMOVAL OF UNDERGROUND VEGETATION SHALL BE PERFORMED AS NEEDED TO REMOVE NOXIOUS OR INVASIVE SPECIES AND AS NEEDED TO ENSURE PUBLIC SAFETY IN ACCORDANCE WITH OPTED PRINCIPLES IN CONSULTATION WITH THE TALLAHASSEE POLICE DEPARTMENT. THE REMOVAL OF NATIVE SPECIES, TREES, SHRUBS, AND HERBACEOUS TREES IS PROHIBITED.
6. ANY DEAD OR BROKEN PLANT MATERIALS OR TREE LIMBS SHALL BE PRUNED BACK TO HEALTHY CONDITION OR REMOVED. REMOVAL OF DEAD AND HAZARDOUS TREES OR LIMBS SHALL BE PERFORMED AS NEEDED TO ENSURE PUBLIC SAFETY AND ONLY AS DIRECTED ON SITE OR PERFORMED BY A LICENSED TREE ARBORIST / OR AS DIRECTED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.
7. ANY PLANT MATERIALS THAT ARE DISEASED OR INFESTED WITH PESTS, SCALES, AND / OR MOLDS SHALL BE REMOVED AND REPLACED WITH NEW, HEALTHY VEGETATION OF THE SAME GENUS AND SPECIES.
8. THE MINIMUM PLANTING MATERIALS THAT CAN BE PLANTED MAY BE REQUIRED IF EXISTING PLANT MATERIALS DO NOT MEET CITY REQUIREMENTS FOR URBAN FOREST. ONE TREE PER 324 SQ. FT. OF URBAN FOREST, AND THREE SHRUBS PER ONE TREE. 75% OF FORESTED TREES SHALL BE CANOPY TREES. SEE CONCEPT PLANTING SCHEDULE TABLE 1 FOR MORE DETAILS. OPTIMUM PLANTING MATERIALS CAN BE USED TO IMPROVE URBAN FOREST QUALITY. THE URBAN FOREST, 75% OF ALL PROPOSED PLANTING MATERIALS MUST BE NATIVE TO THE AREA. ANY PROPOSED PLANTING MUST CONSIST OF 5 DIFFERENT SPECIES OF PLANTS. THIS RULE APPLIES TO TREES AND SHRUBS THAT ARE PLANTED IN PLACE OF DIVERSITY IN PLANTING. "BEST" IF ADDITIONAL PLANTINGS ARE DESIRED. IF NEW PLANTINGS SHOULD APPROPRIATE NATIVE SELECTIONS AND SHOULD BE LOCATED IN AREAS WHICH DO NOT CONFLICT OR COMPETE WITH EXISTING VEGETATION OR IN AREAS WHICH ARE DEVOID OF VEGETATION. INSTALLATION OF EXOTIC PLANT MATERIALS IS PROHIBITED.
9. THE PRUNING OF EXISTING TREES AND OTHER VEGETATION IS ALLOWED WHEN PRUNING ADDS VALUE, INCREASES THE BEAUTY, HEALTH, OR SAFETY OF THE TREE OR OTHER VEGETATION. PRUNING SHALL BE DIRECTED AND OR PERFORMED BY A PROFESSIONAL BIOLOGIST, ECOLOGIST, ISA TREE ARBORIST, ENVIRONMENTAL HORTICULTURIST OR OTHER QUALIFIED LANDSCAPE PROFESSIONAL. REMOVAL OF MORE THAN 30% OF THE LIVE PLANT MATERIAL IS PROHIBITED.
10. FERTILIZATION AND PEST CONTROL - THE USE OF FERTILIZERS, HERBICIDES AND PESTICIDES IS DISCOURAGED AND SHOULD BE LIMITED TO APPLICATIONS NECESSARY FOR PROTECTION OF PLANT HEALTH AND SAFETY. WHEN DETERMINED TO BE ESSENTIAL FOR SUCH REASONS, FERTILIZING OR PEST CONTROL SHALL BE PERFORMED BY A FLORIDA LICENSED PEST CONTROL OPERATOR OR OTHER QUALIFIED LANDSCAPE PROFESSIONAL AND SHALL BE LIMITED TO LEAF DROPPAGE, BARK THICKNESS, AND OTHER QUALITY MATTER (DETENTRUS LAYER) SHALL BE MAINTAINED AS MULCH IN THE URBAN FOREST TO THE EXTENT POSSIBLE. IF SUPPLEMENTAL MULCH IS REQUIRED APPLICATIONS SHALL NOT EXCEED THREE INCHES IN DEPTH. MULCH SHALL BE COMPRISED OF NATURAL, ORGANIC MATERIALS SUCH AS PINE NEEDLES, BARK, OR TREX MARK.
11. MULCHING INSIDE URBAN FOREST SHALL BE PERFORMED ON A BIWEEKLY BASIS IN THE SUMMER MONTHS, AND EVERY 4 TO 6 WEEKS IN THE WINTER MONTHS. MOWERS CAN BE SET TO A MAXIMUM HEIGHT OF 6 INCHES, BUT CANNOT BE SHORTER THAN 3 INCHES.
12. THE USE OF UNDESIRABLE SPECIES ENCOUNTERED ON SITE SHALL BE SAVED AND MEASURES TO ENSURE THE EXISTING HABITAT SHALL BE SET IN PLACE. CONSULT EXPERT IN AREA OF FOUND FLORA OR FAUNA. PROVISIONS FOR WILDLIFE SUCH AS BIRD FEEDERS, BAT HOUSES, WATER SOURCES AND MAINTAINING OF EXISTING NATIVE PLANTS OR NEW PLANTINGS OF NATIVE PLANTS WITH PROVISION FOR PROTECTION OF PLANT HEALTH AND SAFETY.
13. PROHIBITIONS - THE USE OF MECHANICAL METHODS, EQUIPMENT OR VEHICLES WHICH COMPACT THE EARTH OR IMPAIR ROOT SYSTEMS WITHIN THE URBAN FOREST AREA ARE PROHIBITED.
14. THE CITY OF TALLAHASSEE GRANTS THE RIGHT TO HAVE TRAILS AND WALKING PATHS THRU URBAN FOREST AS ALLOWED IN THE CITY OF TALLAHASSEE LAND DEVELOPMENT CODE.

1. THE GAUGE SHALL BE INSTALLED IN THE POND BOTTOM OR ANY PERMANENT VERTICAL SURFACE EXTENDING FROM THE POND BOTTOM, AND RISE VERTICALLY TO A HEIGHT EQUAL TO THE TREATMENT VOLUME STAGE ELEVATION, PLUS ONE FOOT;
2. THE GAUGE SHALL BE MARKED IN ONE FOOT FOOT INCREMENTS WITH VERTICAL ELEVATION INDICATED AT ONE FOOT INTERVALS, OR BE MARKED WITH A SIMILAR STYLE APPROVED BY THE DISTRICT. THE ELEVATION REPRESENTING THE TREATMENT VOLUME STAGE SHALL BE CLEARLY INDICATED, AND SHALL BE VERIFIED BY SURVEY; AND
3. THE GAUGE SHALL BE MOUNTED AND STABILIZED TO PREVENT MOVEMENT DUE TO REASONABLY ANTICIPATED CONDITIONS.

NOTE:
SUBJECT PROPERTY IS NOT LOCATED
WITHIN AN EXISTING FLOOD ZONE.

[illegible]

4841 COMMONWEALTH BLVD

GRADING AND DRAINAGE PLAN

EL CRIDA

LEON COUNTY

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

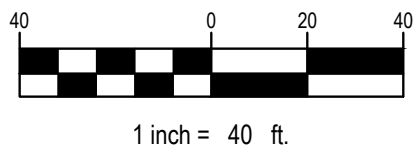
DRAWN BY: D.S.

CHECKED BY: S.K.M.

DATE: 07/28/2026

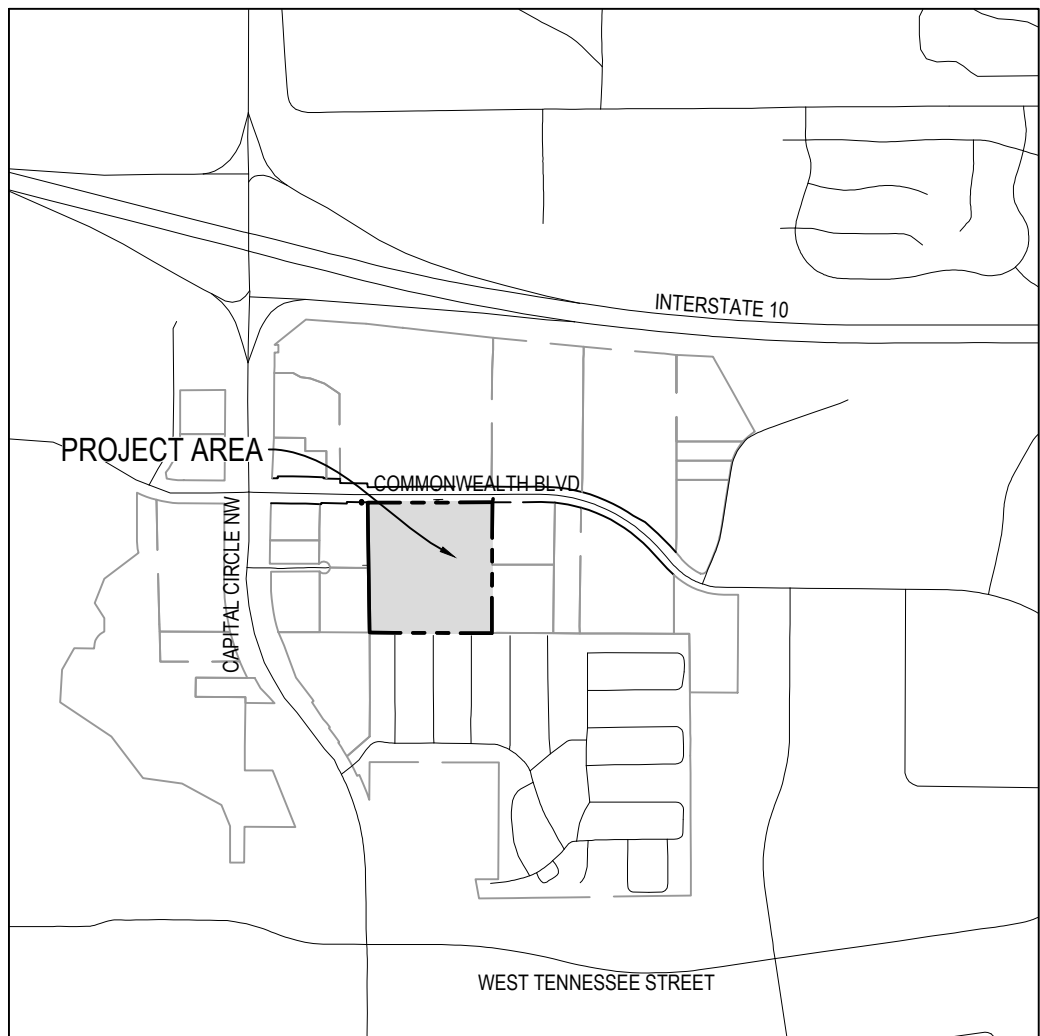
SHEET **C-104**

PROJECT No. 26022.00



LOCATION MAP

1" = 1000'

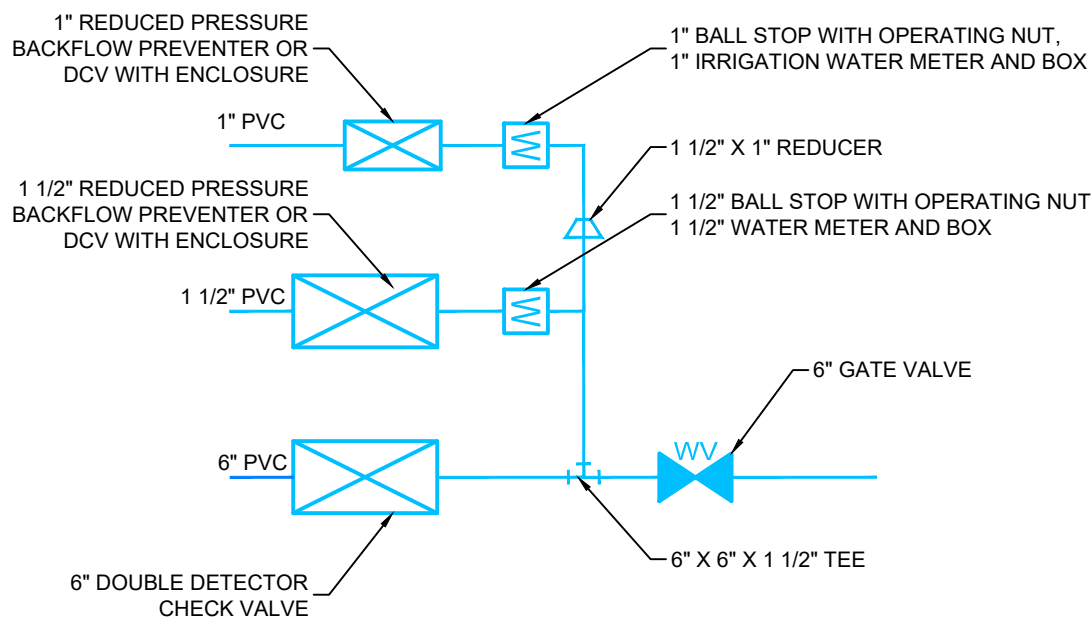


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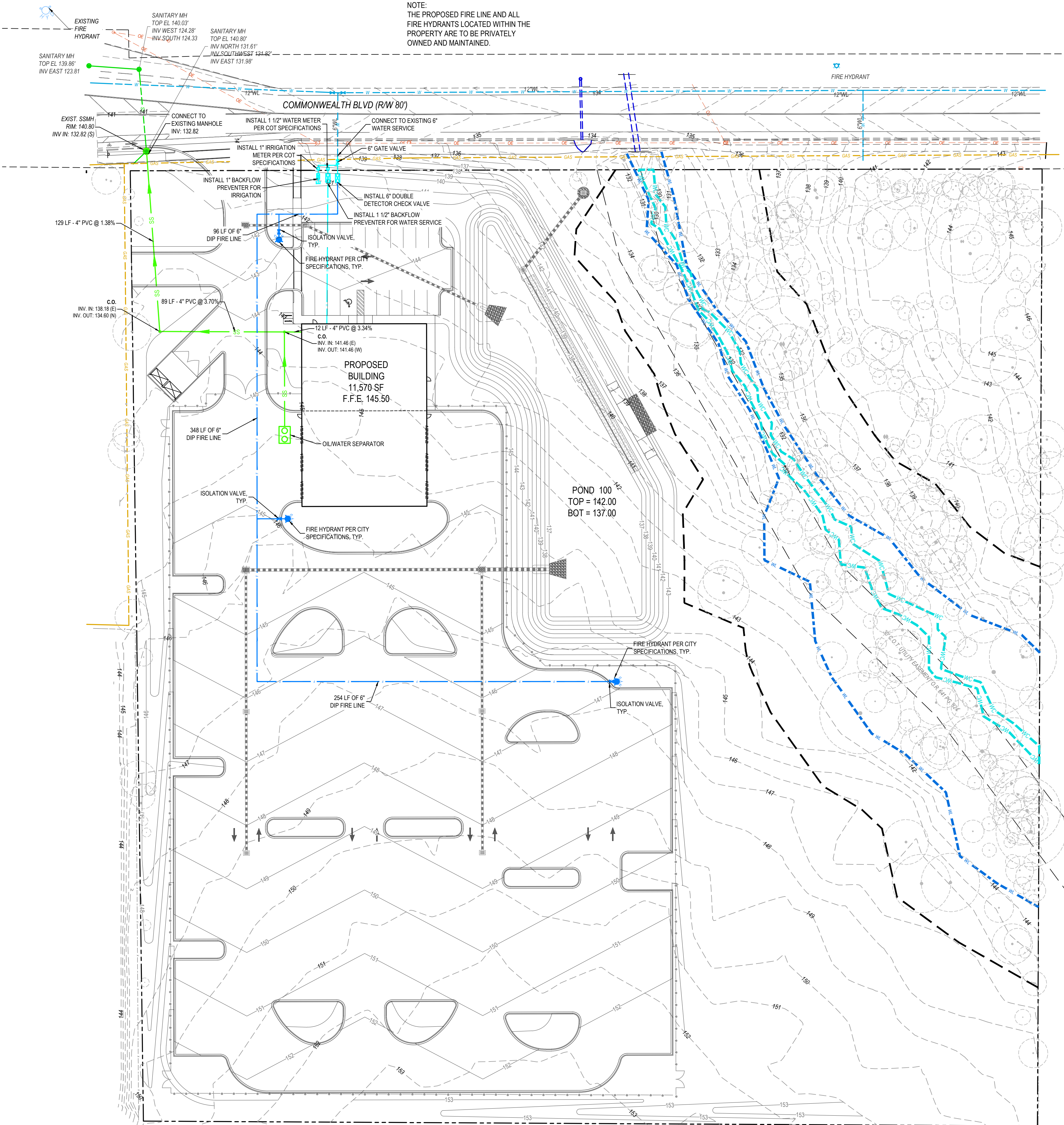
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
- ALL WATER AND SEWER CONSTRUCTION MUST CONFORM TO THE CITY OF TALLAHASSEE "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES", LATEST EDITION.
- FIRE MAIN AND WATER SERVICE SHALL BE INSTALLED WITH MIN. 36" OF COVER UNDER DRIVING SURFACES AND 30" OF COVER UNDER NON-DRIVING SURFACES.
- FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
- FIRE HYDRANT SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE CENTER OF THE STEAMER NOZZLE.
- STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
- 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.
- WATER METERS SHALL BE LOCATED IN GREEN AREAS AND NOT WITHIN PAVEMENT, SIDEWALKS, DRIVEWAYS, ETC.
- SELECT FILL IS REQUIRED FOR WATER AND SEWER INFRASTRUCTURE LOCATED BENEATH PAVEMENT/CURB. SUITABLE MATERIAL WILL BE ALLOWED IN ALL OTHER LOCATIONS.
- A MINIMUM OF 36" OF CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF EQUIPMENT TO PERMIT ACCESS AND OPERATION OF FIRE PROTECTION EQUIPMENT.
- ACCESS GATES SHALL BE PROVIDED WITH A KEYPAD ENTRY SYSTEM, ELECTRONIC TRANSMITTER OR CARD READER.
- CODED NUMBERS FOR KEYPAD ENTRY SYSTEMS WILL BE DESIGNATED BY THE FIRE CHIEF AND POLICE CHIEF FOR FIRE AND POLICE DEPARTMENT EMERGENCY ACCESS.
- ALL ACCESS GATES SHALL BE DESIGNED TO PROVIDE AUTOMATIC ENTRY FOR FIRE APPARATUS IN THE FORM OF SIREN ACTIVATION.
- A SIGN SHALL BE ATTACHED TO THE GATE INDICATING THE PROCEDURE TO OPEN THE GATE WITH THE SOUND OF AN EMERGENCY SIREN.
- ALL ACCESS GATES SHALL BE DESIGNED TO UNLOCK WITH A READILY ACCESSIBLE MANUAL RELEASING DEVICE.
- DURING A POWER FAILURE, ALL ACCESS GATES SHALL BE DESIGNED TO FAIL IN THE OPEN POSITION.
- PARKING GATE SHALL NOT OBSTRUCT THE REQUIRED 20' MINIMUM FIRE DEPARTMENT ACCESS ROAD.
8. PLANS MUST SHOW GATES AND DIMENSIONS OF VEHICLE TURN-AROUND FOR VEHICLES THAT ARE DENIED ENTRY.

FIRE DEPARTMENT NOTES:

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



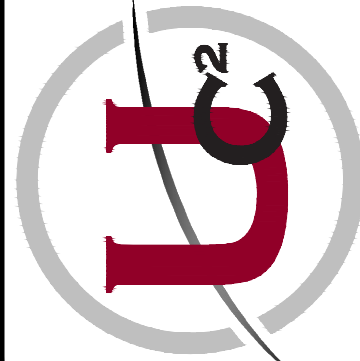
WATER UTILITY CONNECTION AT RIGHT OF WAY
N.T.S.



NOTE:
THE PROPOSED FIRE LINE AND ALL
FIRE HYDRANTS LOCATED WITHIN THE
PROPERTY ARE TO BE PRIVATELY
OWNED AND MAINTAINED.

Amended 07/2025, 08/25/25, 09/25/25
F:\26022.00 - CARWANA DEVELOPMENT\CD SITE PLAN\MOD24\028-BU UTILITY.DWG

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



NO.	DATE	BY	REVISIONS

4841 COMMONWEALTH BLVD

UTILITY PLAN

LEON COUNTY

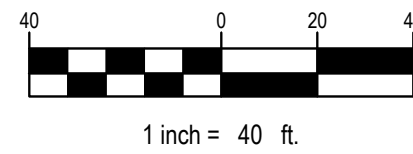
FLORIDA

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

DRAWN BY: D.S.
CHECKED BY: S.K.M.
DATE: 07/28/2026

SHEET C-105
PROJECT No. 26022.00

April 07, 2025, 09:25:41 EST
F:\26022.00 - CARAWA DEVELOPMENT\02 SITE PLAN\0224028-BUILDING.DWG



EXISTING FIRE
HYDRANT

SANITARY MH
TOP EL. 139.86'
INV. EAST 123.81'

SANITARY MH
TOP EL. 140.03'
INV. WEST 124.26'
INV. SOUTH 124.33'

SANITARY MH
TOP EL. 140.80'
INV. NORTH 131.51'
INV. SOUTHWEST 134.82'
INV. EAST 131.98'

COMMONWEALTH BLVD (RW 80')

FIRE HYDRANT

PROPOSED
BUILDING
11,570 SF
F.F.E. 145.50

FIRE HYDRANT HOSE LENGTH = 253 FT

FIRE HYDRANT HOSE LENGTH = 219 FT

FIRE HYDRANT HOSE LENGTH = 270 FT

POND 100
TOP = 142.00
BOT = 137.00

FIRE HYDRANT HOSE LENGTH = 300 FT

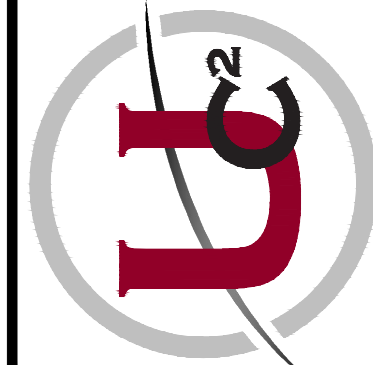
FIRE HYDRANT HOSE LENGTH = 408 FT

FIRE HYDRANT HOSE LENGTH = 288 FT

FIRE HYDRANT HOSE LENGTH = 91 FT

FIRE HYDRANT HOSE LENGTH = 141 FT

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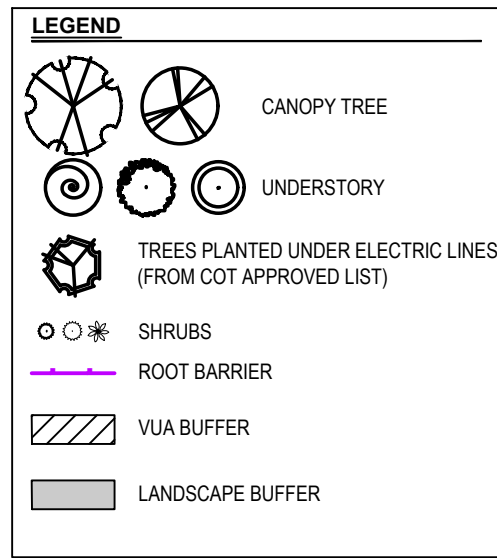
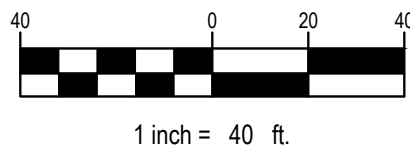
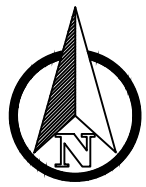
REVISIONS	
DATE	BY

4841 COMMONWEALTH BLVD
HYDRANT COVERAGE PLAN
LEON COUNTY
FLORIDA

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

DRAWN BY: D.S.
CHECKED BY: S.K.M.
DATE: 07/28/2026

SHEET C-105.1
PROJECT No. 26022.00



- NOTE:
- NO TALL GROWING TREES WITH A MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN TEN FEET OF AN EXISTING AND FUTURE PAD MOUNTED ELECTRICAL EQUIPMENT. SHRUBS MUST BE PLANTED TO MAINTAIN THREE-FOOT CLEARANCE ON SIDES AND BACK. TEN FEET AT ALL ACCESS DOORS.
 - NO TALL GROWING TREES WITH A MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.

LANDSCAPE NOTES:

- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE.
- NO TRENCHING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CPZ OF PROTECTED TREES, EXCEPT WHERE DEBITS OR AN ARBORICULTURAL MITIGATION PLAN HAVE BEEN NOTED ON THE PLANS.
- INSTALL ONLY PLANTS GRADED FLORIDA #1 OR BETTER. ALL REVISIONS SHALL MEET OR EXCEED THE SIZES INDICATED HEREIN.
- ALL ORNAMENTAL SIGNS, IRRIGATION FACILITIES AND THE LIKE ARE THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE OWNERS.
- ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-PROPORTIONED, DISEASE FREE, PEST FREE, AND HARDY FOR THE NORTH FLORIDA REGION. ALL PLANTINGS SHALL BE MINIMUM FLORIDA NO. 1 OR BETTER PLANT MATERIAL AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 1963 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE."
- THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1,200 CF WITH A PLANTING WIDTH OF 12" AND A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH NON-COMPACTED "FRABLE" TOPSOIL.
- PROVIDE IRRIGATION TO ALL LANDSCAPED AREAS.
- CONTRACTOR MUST WARRANT ALL LANDSCAPING FOR A TERM OF ONE YEAR AFTER ACCEPTANCE. OWNER IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN PERPETUITY OF THE PROJECT. MAINTAINING ALL THE LANDSCAPING ON-SITE SHALL INCLUDE PROPER WATERING, FERTILIZATION, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OR REPLANTING IF NECESSARY.
- THE OWNER MUST ACCEPT RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE ENVIRONMENTAL PERMIT IN PERPETUITY.
- ALL TREES AND SHRUBS MUST BE PLANTED 3 FEET OFF THE EDGE OF PAVEMENT.
- SOD ALL DISTURBED AREAS INCLUDING SLOPES AND SWALES UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE SODDED IMMEDIATELY AFTER FINISHED GRADE IS ESTABLISHED.
- A 36" CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
- TREES PLANTED IN RIGHT OF WAY SHALL NOT OBSTRUCT THE TRAFFIC VIEW FROM ENTRANCE.
- TALL GROWING TREES SHALL BE PLANTED SUCH THAT UPON REACHING MATURITY THE BRANCHES WILL NOT INTERFERE WITH OVERHEAD ELECTRIC UTILITY FACILITIES. IN ADDITION, LANDSCAPING WITHIN 30' OF OVERHEAD UTILITIES SHALL BE OF A SPECIES THAT REACHES A MAXIMUM HEIGHT OF 15 FEET OR LESS.
- WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10 FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER (DEEPROOT UB 24-2 OR APPROVED EQUAL) MINIMUM TWO FEET DEEP SHALL BE INSTALLED.
- ANY UNOBSTRUCTED CROSS VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE CENTERLINE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED WITHIN THE SIGHT DISTANCE TRIANGLE.
- TREES HAVING LIMBS AND FOLIAGE TRIMMED SO THAT 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.
- SHOULD LANDSCAPING WITHIN ROW BECOME A HAZARD, PUBLIC WORKS HAS THE RIGHT TO REMOVE AND NOT REPLACE.
- A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 INCHES.
- PROPOSED VUA AND MISCELLANEOUS LANDSCAPE AREAS AS SHOWN IN THE HATCH LEGEND SHALL BE SODDED UNLESS SPECIFIED FOR ALTERNATE GROUND COVER/PLANTINGS IN A LANDSCAPE PLAN PREPARED BY A LICENSED ARBORIST.

IRRIGATION NOTES:

- THE OWNER SHALL PROVIDE AN IRRIGATION DESIGN TO THE CITY OF TALLAHASSEE GROWTH MANAGEMENT DEPARTMENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE OWNER IS REQUIRED TO PROVIDE AND AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE FULL COVERAGE TO ALL EXISTING AND PROPOSED LANDSCAPING PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE IRRIGATION PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. THE PURPOSE OF THE REVIEW WOULD BE TO DETERMINE IMPACT TO EXISTING VEGETATION.
- ALL LANDSCAPING AREAS DEPICTED HEREIN SHALL BE IRRIGATED BY AUTOMATIC PERMANENT OR TEMPORARY IRRIGATION SYSTEM. LANDSCAPING AREAS SHALL HAVE HEAD-TO-HEAD COVERAGE. ALL MAIN LINES AND SUB-SYSTEM LATERAL PIPING TO IRRIGATION HEADS SHALL BE INSTALLED SO AS NOT TO IMPACT THE CPZ OF ANY EXISTING TREES. IRRIGATION PIPING MAY BE ABOVE GROUND, SO LONG AS THE SYSTEM ACHIEVES THE OBJECTIVE OF PROVIDING A WATER SOURCE TO LANDSCAPE AREAS AND PLANT MATERIALS, AND DOES NOT CONFLICT WITH PEDESTRIAN OR VEHICLE MAINTENANCE OPERATIONS.
- IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE OWNER.
- ALL SPRINKLERS SHALL BE ADJUSTED TO PRE-VENT OVER SPRAY ONTO ROADWAYS OR SIDEWALKS, WHILE MAINTAINING 100% COVERAGE OF LANDSCAPE PLANTINGS.
- ALL VALVES SHALL BE IN TRAFFIC BEARING BOXES.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM AND LANDSCAPE PLANTINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH INSTRUCTIONS ON OPERATION AND MAINTENANCE. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER OR OWNER WITH A ONE YEAR WARRANTY ON ALL IRRIGATION SYSTEM COMPONENTS.
- PLACEMENT OF ALL IRRIGATION SYSTEM COMPONENTS SHALL BE OUTSIDE THE COUNTY MAINTAINED ROW, SWMF, AND OR EASEMENTS.

LANDSCAPE MAINTENANCE NOTES:

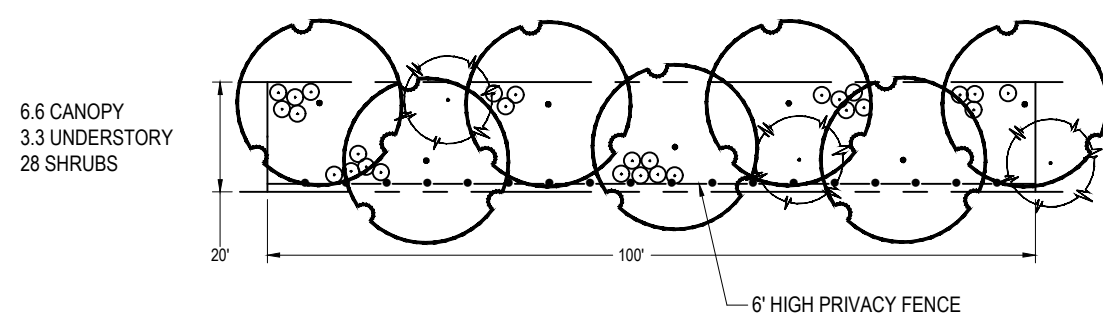
- PRUNING:** PLANTS SHALL BE PRUNED REGULARLY TO REMOVE ALL BROKEN, DEAD AND DISEASED LIMBS, ANY CROSS-RUBBING WOOD, SUCKERS AND WATER SPROUTS. SIGNIFICANT PRUNING SHOULD BE DONE IN LATE WINTER OR SPRING. NEVER REMOVE MORE THAN ONE-QUARTER OF A LIVE TREE CROWN IN A SINGLE YEAR. DO NOT PRUNE WHEN THE FLUSH OF NEW SPRING LEAVES ARE FORMING. DO NOT PRUNE BRANCHES WITH A FLUSH CUT, BUT INSTEAD CUT TO THE OUTSIDE OF THE BRANCH COLLAR. ALL PRUNING CUTS SHALL BE CLEAN AND FREE OF ANY PAINTS OR SEALERS. SPRING FLOWERING SHRUBS SHALL BE PRUNED IMMEDIATELY AFTER SPRING BLOOMING. SUMMER FLOWERING SHRUBS SHALL BE PRUNED IN LATE WINTER. AVOID EXCESSIVE "SHEARING" OF SHRUBS, WHICH PROMOTES UNHEALTHY GROWTH CONDITIONS. PRUNE SHRUBS IN THE SPRING AND SUMMER BY ALTERNATING HEADING BACK AND SHEARING TECHNIQUES. MINIMIZE FALL PRUNING AS THIS ENCOURAGES NEW GROWTH, WHICH IS SUSCEPTIBLE TO COLD DAMAGE. HEDGES SHALL BE TRIMMED SO THAT THE BOTTOM IS WIDER THAN THE TOP. SHRUBS SHALL BE PRUNED NO LESS THAN, BUT NOT LIMITED TO THE REQUIRED HEIGHT OF THE PARTICULAR SITUATION FOR IT IS BEING UTILIZED. I.E. PERIMETER SHRUB AT MINIMUM 30". SIGHT TRIANGLE HEIGHT OF NO HIGHER THAN 3.5 OR 4.25 FEET, OR ANY OTHER VISUAL HEIGHT REQUIREMENTS. MAINTAIN THE SIZE AND PROPORTION OF PLANTS TO ONE ANOTHER AND TO THE LANDSCAPE AS A WHOLE.
- FERTILIZER:** FERTILIZER REQUIREMENTS SHALL BE BASED ON SPECIFIC SITE SOIL ANALYSIS. FERTILIZER MAY BE APPLIED IN THE SPRING AND FALL (USE LOW NITROGEN IN THE FALL). IN THE SPRING BROADCAST 15-5-15 FERTILIZER OVER THE AREA OF ROOT GROWTH AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET. IN THE FALL BROADCAST 15-5-15, 5-5-20, 5-0-15 OR 5-0-20 FERTILIZER OVER THE AREA OF ROOT GROWTH AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET. USE A GRANULAR, NON-BURNING PRODUCT WITH MICRONUTRIENTS AND HALF OF THE NITROGEN IS TO BE IN A SLOW RELEASE FORM. FOR AZALEAS, CAMELLIAS, GARDENIAS, AND DOGWOODS, USE A SPECIFIC, ACID-RICH FORMULA. FOR PALMS USE SPECIAL PALM FERTILIZERS WHICH CONTAIN EQUIVALENT RATES OF NITROGEN AND POTASSIUM, MICRONUTRIENTS AND ADDITIONAL MAGNESIUM. FERTILIZER SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS. NUTRIENT ABSORPTION WILL BE AFFECTED BY SOIL PH. SPECIFIC EVALUATION OF THIS NUTRIENT / PH RELATIONSHIP MAY BE NECESSARY IF PLANT PERFORMANCE IS LOW.
- PEST CONTROL:** PEST CONTROL SHOULD ONLY BE APPLIED AS NECESSARY. AN INTEGRATED PEST MANAGEMENT SYSTEM FOR ESTABLISHING A HEALTHY ENVIRONMENT FOR PROPER GROWTH CONDITIONS IS THE PREFERRED METHOD FOR PEST CONTROL. NON-TOXIC HORTICULTURAL OIL RECOMMENDED. APPLY A BROAD-SPECTRUM FOLIAR HERBICIDE TO MULCHED AREAS AS NEEDED BY SPOT SPRAYING. APPLY PRE EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN LATE WINTER AND POST EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN EARLY SPRING.
- MOWING:** MOW TURF TO A CONSISTENT HEIGHT OF 2-3" FOR CENTIPEDE AND 3-4" FOR ST. AUGUSTINE AT A MINIMUM OF TWO-WEEK INTERVALS DURING GROWING SEASON. USE MULCHING MOWER TO RECYCLE NUTRIENTS. DE-THATCHING AND AERATION MAY BE PERFORMED EVERY 2-3 YEARS OR AS NEEDED.
- WATERING:** THE MINIMUM WATERING SCHEDULE FOR NEWLY PLANTED MATERIAL SHALL BE A MINIMUM OF 1" PER WEEK. WATER SHOULD BE APPLIED IN THE EARLY MORNING HOURS. WATER REGULARLY FOR TWO YEARS OR UNTIL ESTABLISHED. DEEP, INFREQUENT SOAKINGS, WHICH ALLOW THE SOIL MOISTURE TO DRAIN, IS THE WATERING METHOD PREFERRED FOR ESTABLISHED PLANTS. THIS TYPE OF SOAKING WILL ENCOURAGE A DEEP ROOT SYSTEM, WHICH WILL ENABLE THE PLANT TO WITHSTAND PERIODS OF DROUGHT.

FIRE DEPARTMENT NOTES:

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

BUFFER ZONE STANDARDS

PLANT MATERIAL / 100'
(20' WIDTH)

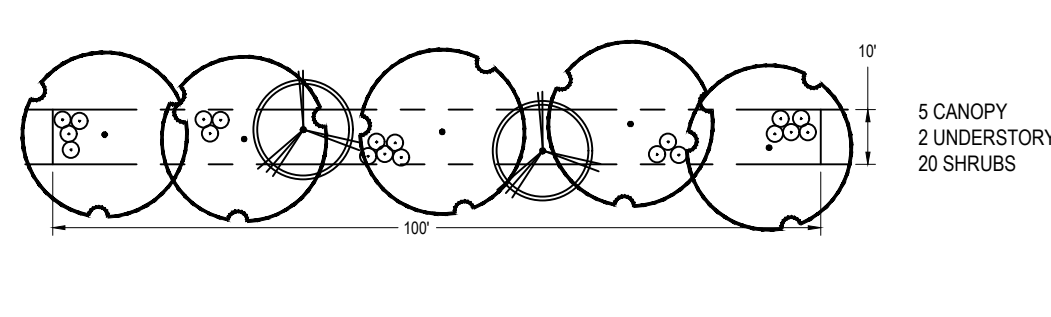


TYPE "C" LANDSCAPE BUFFER DETAIL

NOT TO SCALE

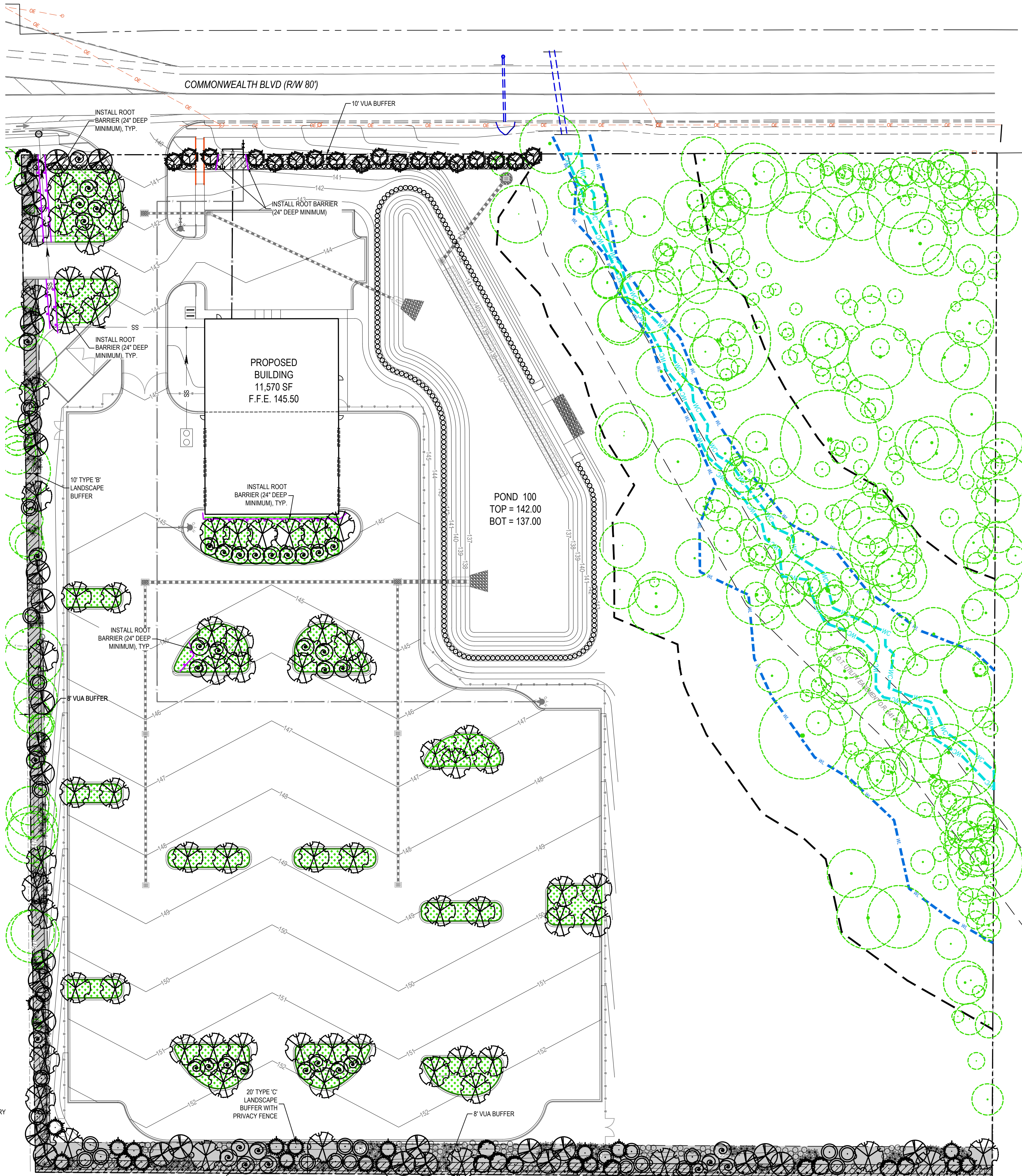
BUFFER ZONE STANDARDS

PLANT MATERIAL / 100'
(10' WIDTH)



TYPE "B" LANDSCAPE BUFFER DETAIL

NOT TO SCALE



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



DATE		BY	REVISIONS	

4841 COMMONWEALTH BLVD

LANDSCAPE PLAN

FLORIDA

LEON COUNTY

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

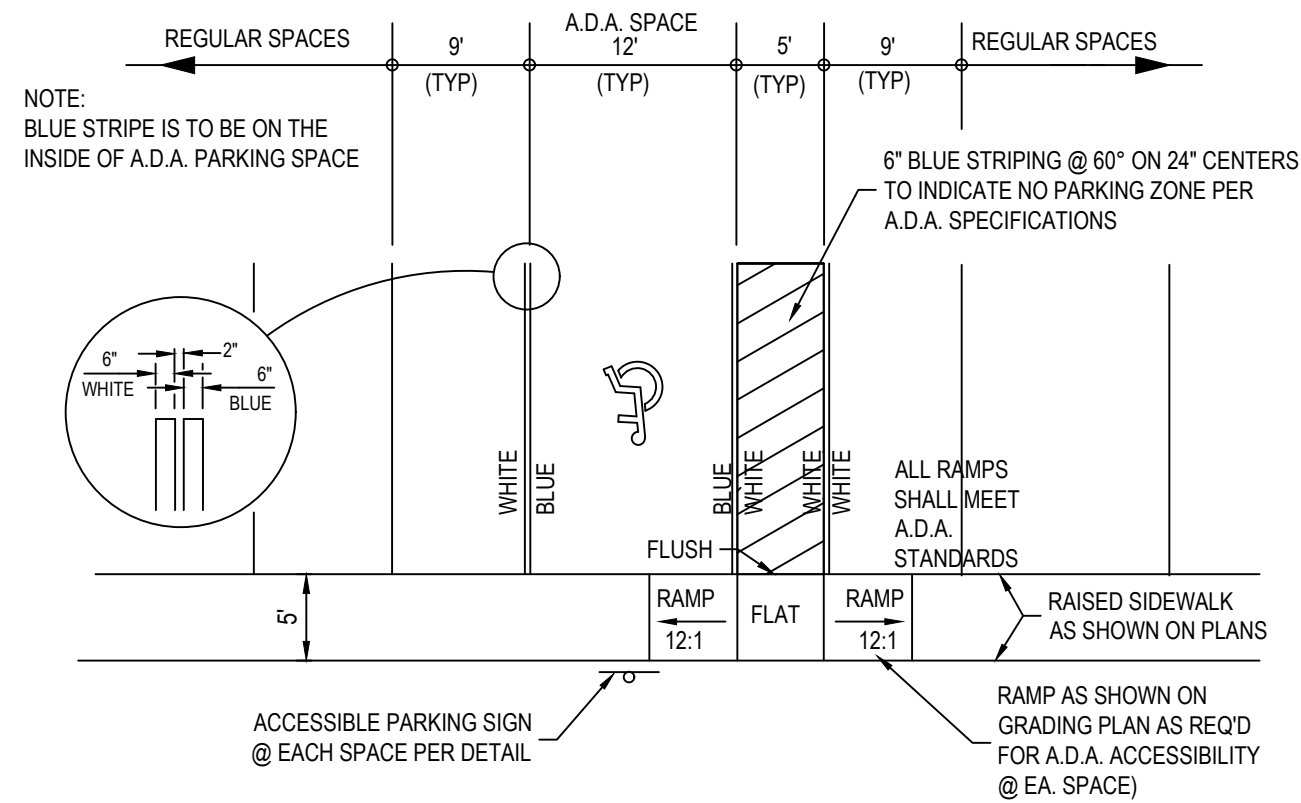
DRAWN BY: D.S.

CHECKED BY: S.K.M.

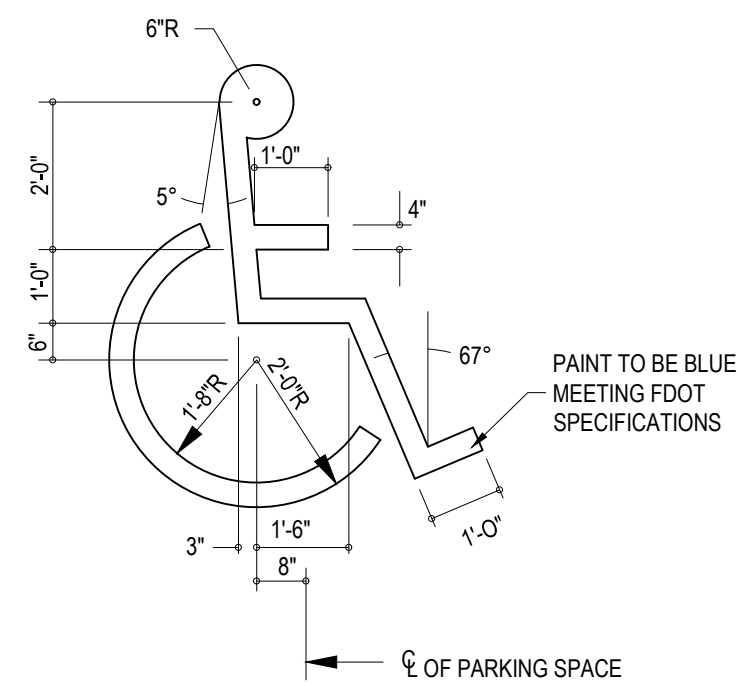
DATE: 07/28/2026

SHEET C-106

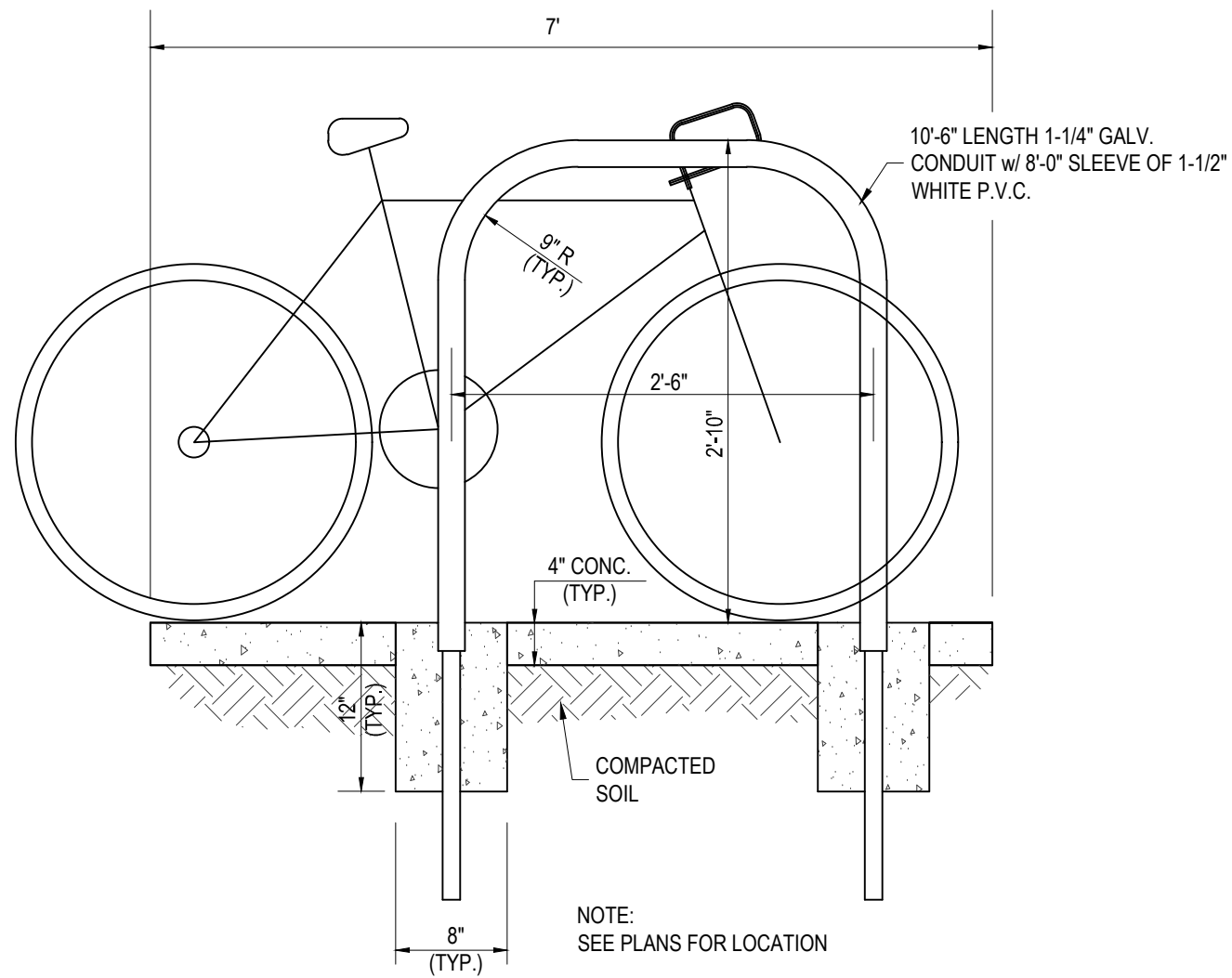
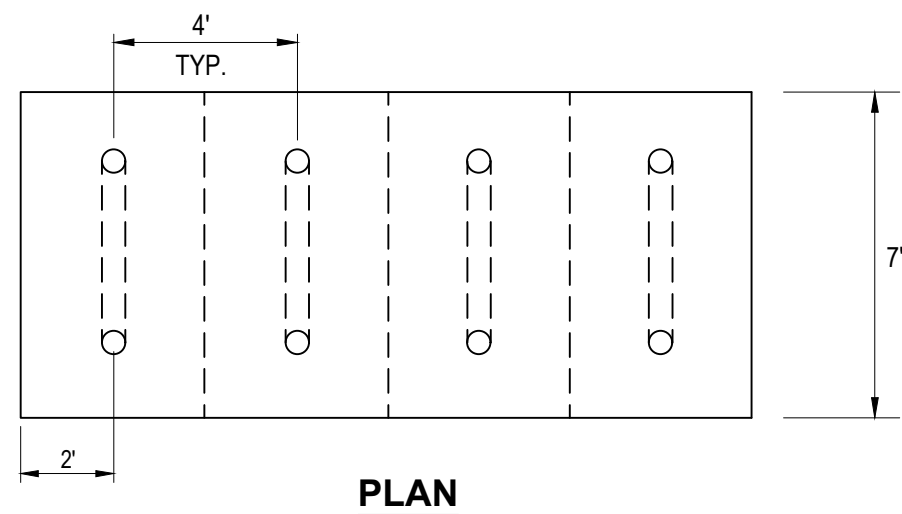
PROJECT No. 26022.00



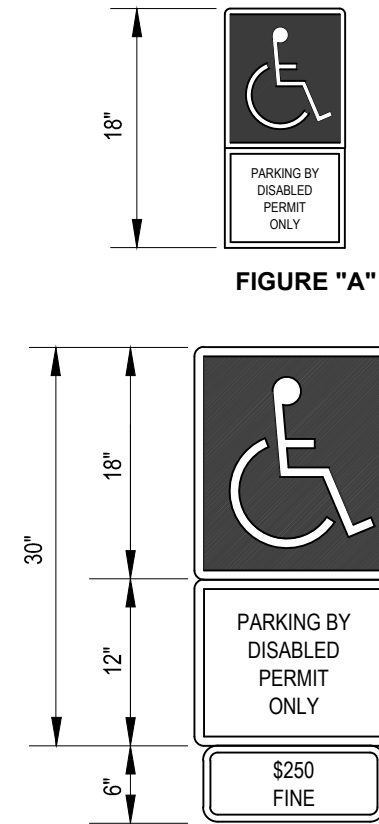
ACCESSIBLE PARKING
NTS



HANDICAPPED SYMBOL DETAIL
NOT TO SCALE

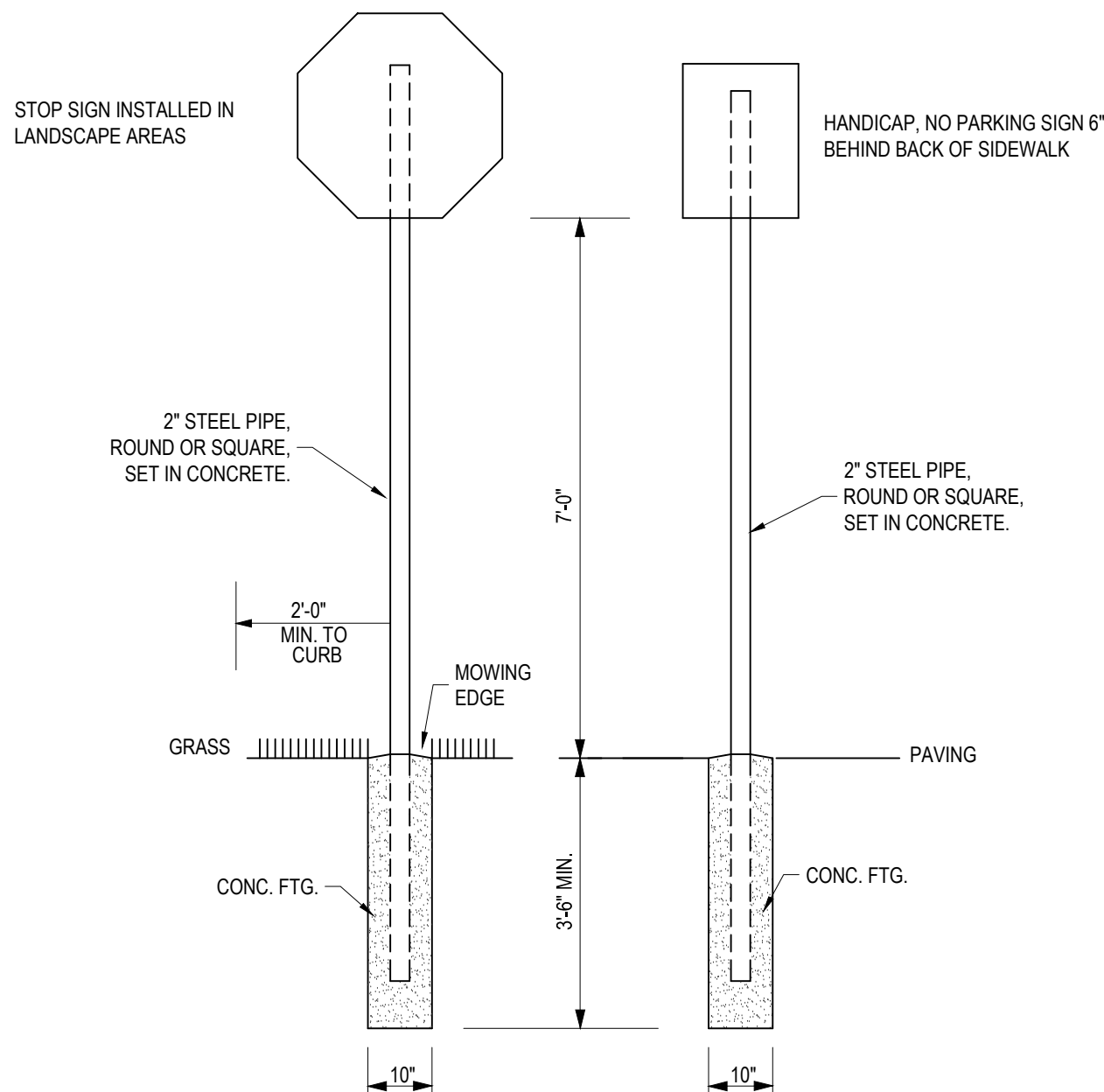


INVERTED "U" BIKE RACK
NTS

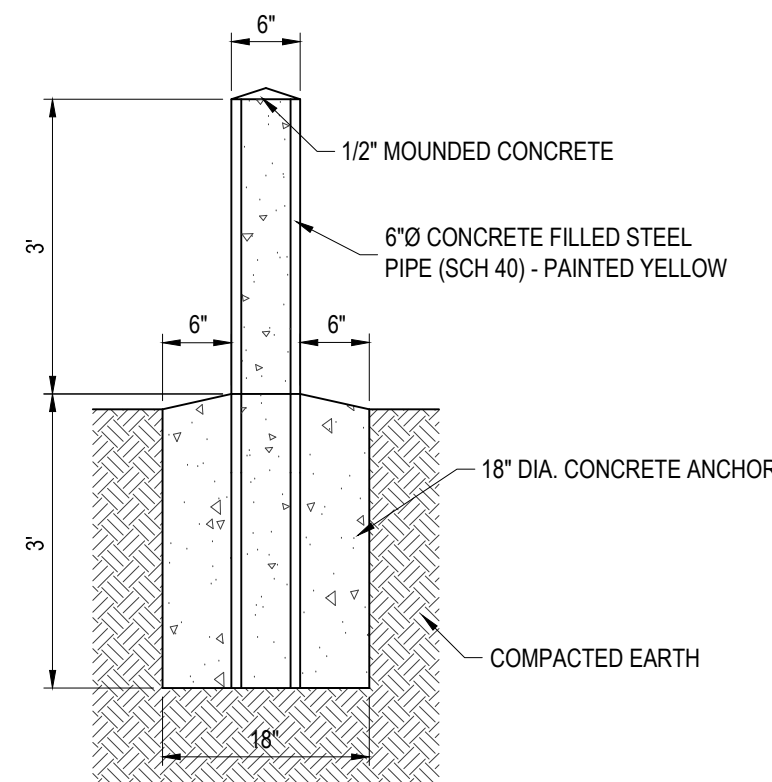


HANDICAPPED PARKING SIGNAGE
NOT TO SCALE

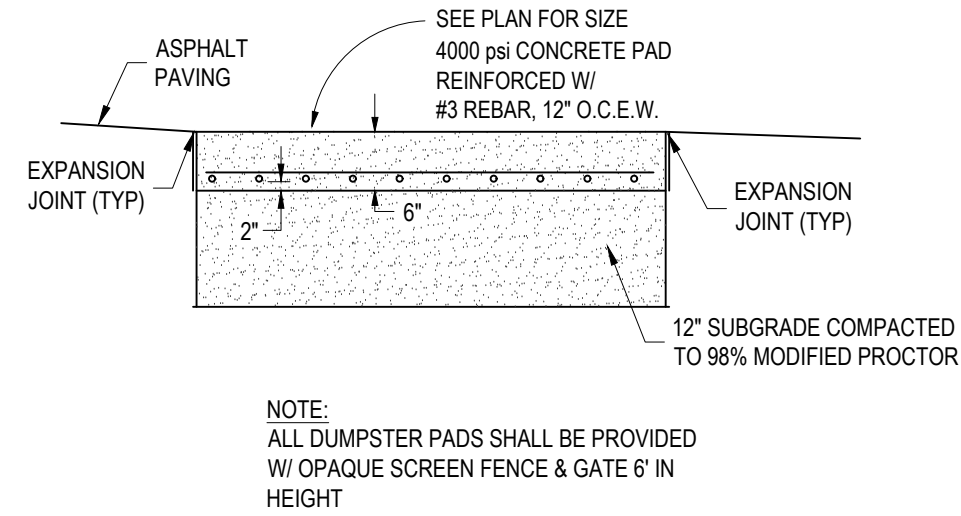
- TOP PORTION OF FIGURE "A" AND "B" SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
- BOTTOM PORTION OF FIGURE "A" AND "B" SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- FIGURE "A" AND "B" MAY BE FABRICATED ON ONE PANEL OR TWO.
- FIGURE "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.)



TRAFFIC SIGNAGE DETAIL
NTS



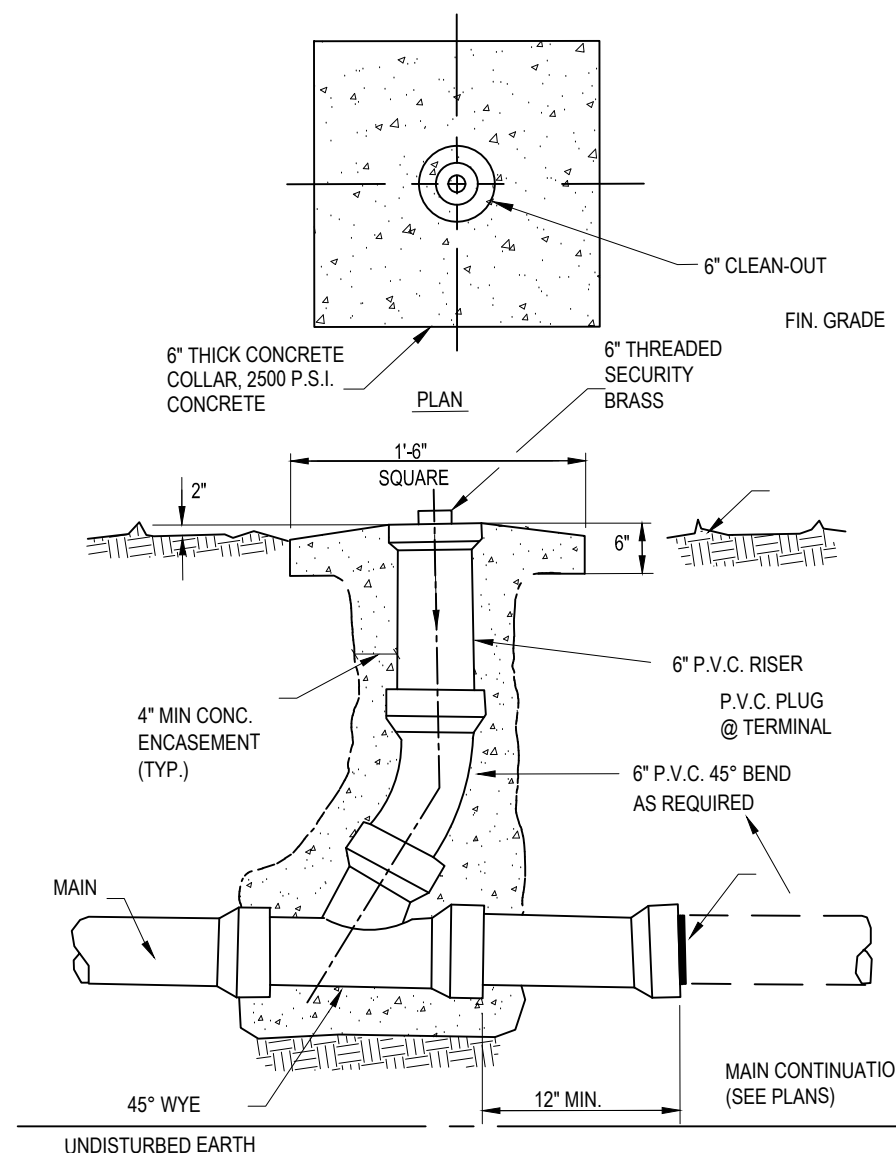
PIPE BOLLARD DETAIL
NTS



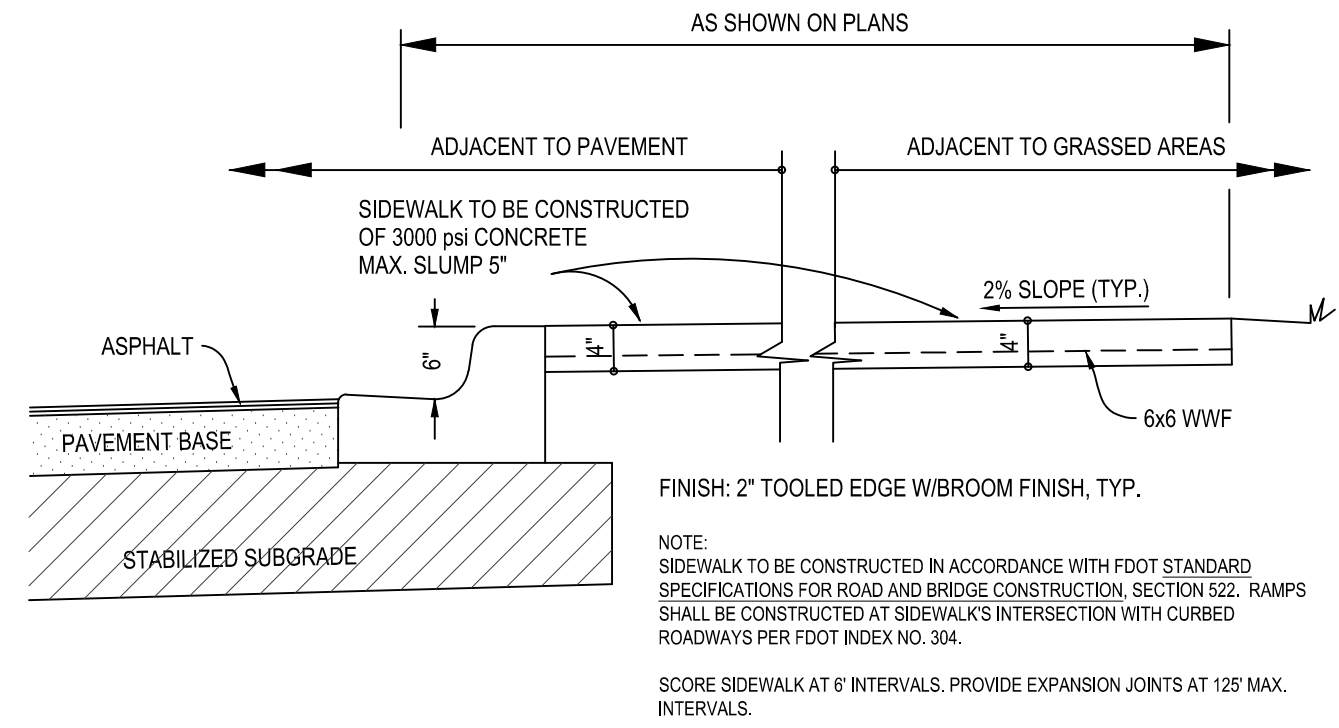
DUMPSTER PAD DETAIL
NOT TO SCALE

1. WHEN USED ON THE HIGH SIDE OF ROADWAYS, 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 IN CITY RIGHT OF WAY SHALL MATCH EXISTING.

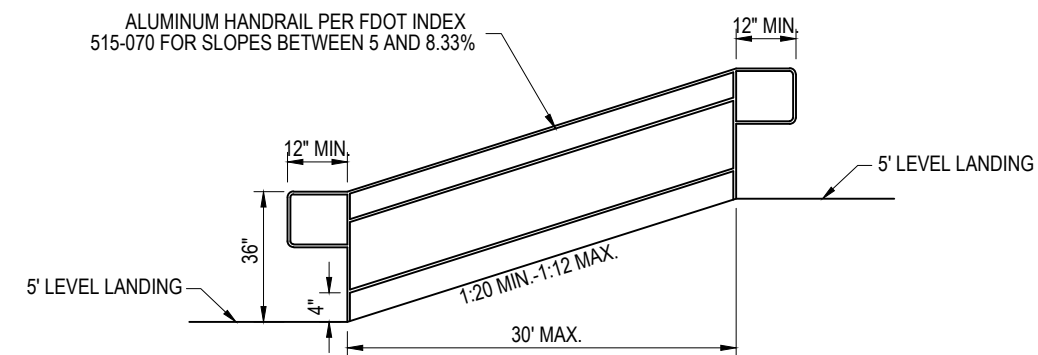
STANDARD CURB AND GUTTER DETAIL
NTS



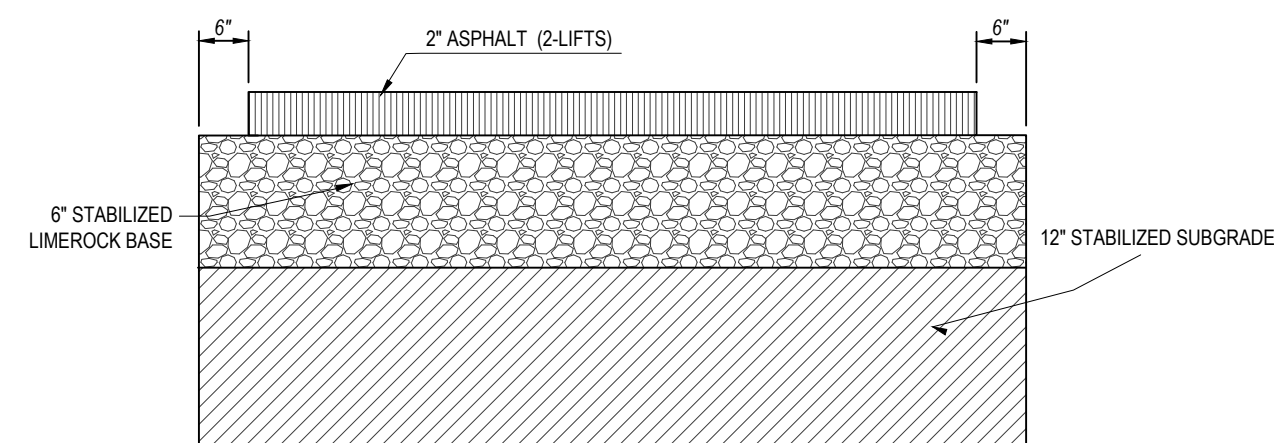
CLEANOUT DETAIL
NTS



STANDARD SIDEWALK CONSTRUCTION DETAIL
NTS



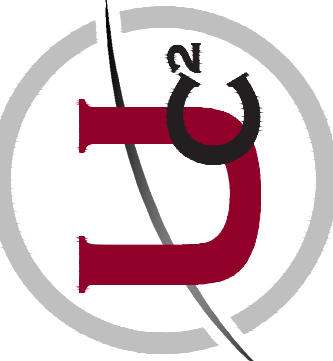
ADA RAMP HANDRAIL DETAIL
NOT TO SCALE



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

1. THE TOP 24-INCHES OF SOIL BENEATH THE BASE COURSE (WHICH COMPRISE, IN DESCENDING ORDER, THE STABILIZED SUBGRADE AND SUBGRADE) SHALL BE AASHTO M145 TYPES A-1, A-3, OR A-2.4. PER FDOT STANDARD PLAN INDEX 120-002.
2. THE TOP 24-INCHES OF SOIL BENEATH THE BASE COURSE (WHICH COMPRISE THE SUBGRADE AND STABILIZED SUBGRADE) MUST BE COMPACTED TO ACHIEVE AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-99) IN THE BOTTOM FOOT AND MINIMUM 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY IN THE TOP FOOT.
3. THE TOP 12-INCHES OF THE 24-INCHES BENEATH THE BASE COURSE (THE STABILIZED SUBGRADE) MUST EXHIBIT A MINIMUM LABORATORY LBR OF 40. LBR TESTING OF THE PROPOSED STABILIZED SUBGRADE SOILS MUST BE PERFORMED WELL IN ADVANCE OF PAVEMENT SECTION CONSTRUCTION. IF NECESSARY TO ACHIEVE LBR=40, PERFORM STABILIZATION IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, SECTION 160, TYPE 8. THIS REQUIRES MIXING THE IN-PLACE MATERIAL, IF SUITABLE, OR WITH STABILIZATION MATERIALS, AS REQUIRED, OR REPLACING THE EXISTING SOILS WITH ACCEPTABLE MATERIALS.
4. LIMEROCK BASE MEETING THE REQUIREMENTS OF FDOT 'STANDARD SPECIFICATIONS', SECTIONS 200 AND 911, PLACED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-99), WITH A MINIMUM LBR VALUE OF 100.

SECTION - STANDARD DUTY PAVING
NTS



DATE	BY	REVISIONS