

TYPE "B" SITE PLAN FOR MOONLIT PLACE

INDEX OF SHEETS

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C-104	GRADING PLAN
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C-107	LANDSCAPE PLAN

GOVERNING DOCUMENTS:

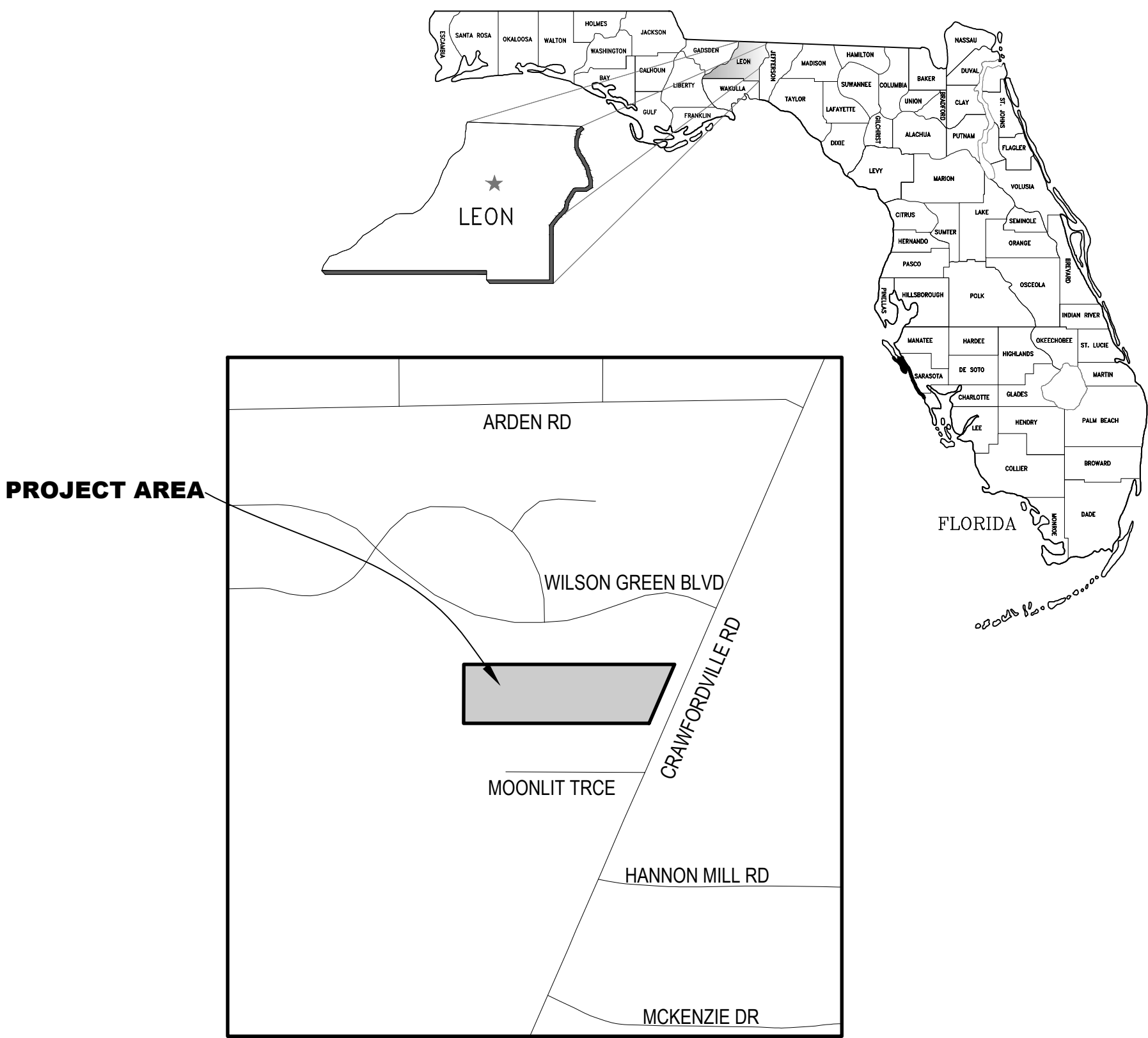
FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (2025 - 2026 EDITION)
FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2025 - 2026 EDITION)

ZONING: OR-2 OFFICE RESIDENTIAL
TAX ID: 4113204320000

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



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



LOCATION MAP
1" = 400'

JUNE 2026

**CITY OF TALLAHASSEE
LEON COUNTY, FLORIDA**

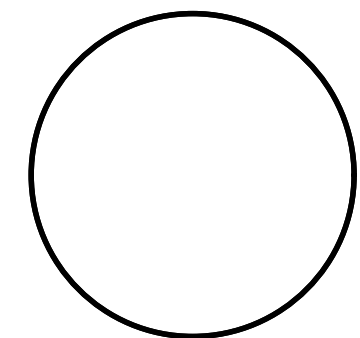
PREPARED FOR:

*SHERENA STRONG
S&S FOUNDATION INC.
P.O. BOX 181334
TALLAHASSEE, FL 32303*

PREPARED BY:

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

ENGINEER OF RECORD:



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

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

REVISIONS	
DATE	BY

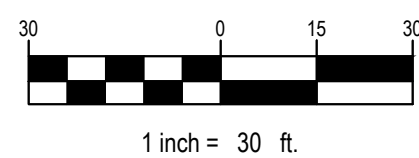
MOONLIT PLACE
COVER SHEET

FLORIDA
LEON COUNTY

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

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 04/29/2026

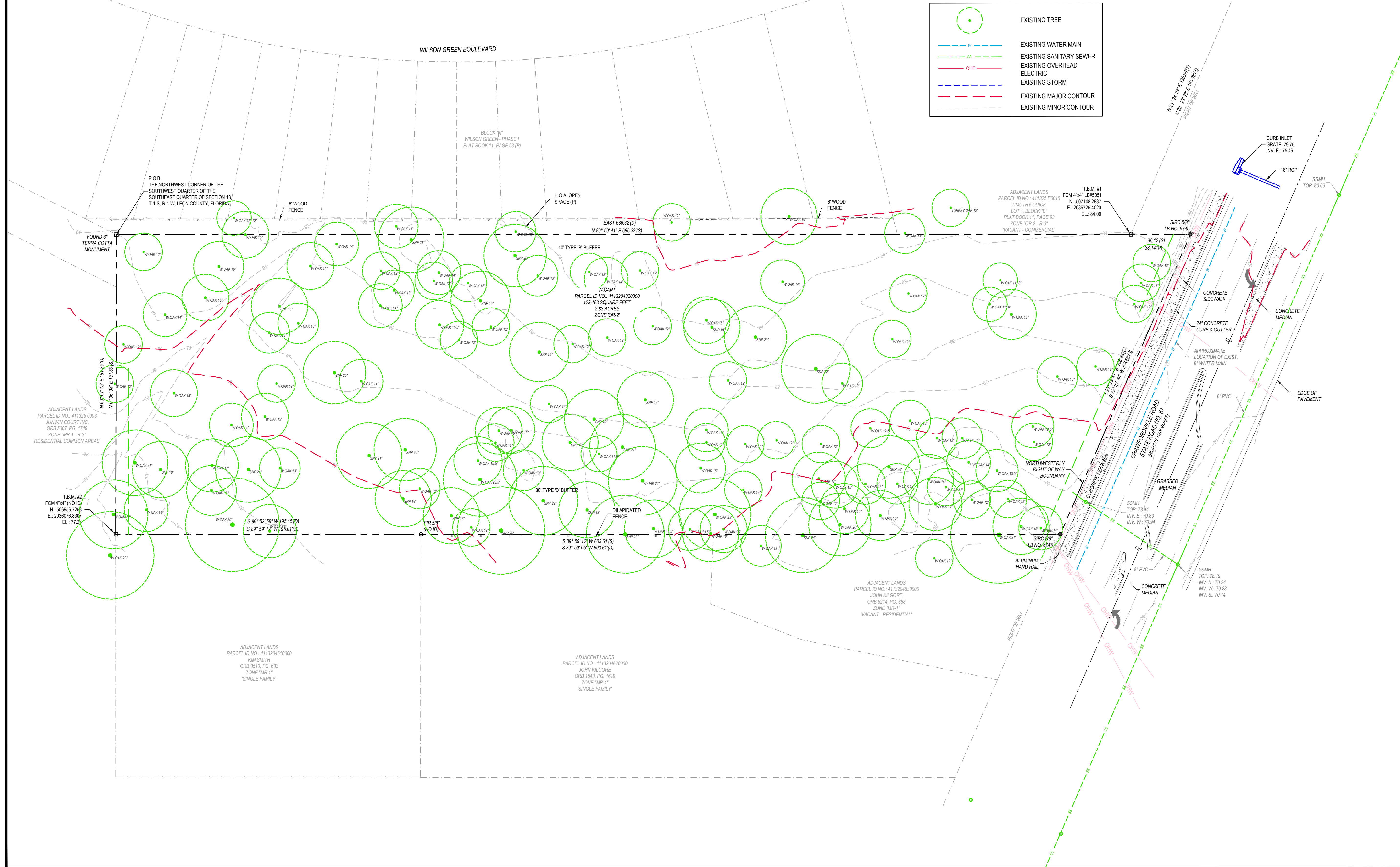
SHEET **C-100**
PROJECT No. 25048.00



2145 DELTA BLVD. ● TALLAHASSEE, FL. 32303 ● (850)386-5117 ● LICENSE NO: 6745
17320 PANAMA CITY BEACH PARKWAY, STE. 111 ● PANAMA CITY BEACH, FL 32413
● WWW.POOLE-ENG.COM ●

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83) AND ARE GRID BEARINGS.
2. NO UNDERGROUND FOOTERS ARE LOCATED BY THIS SURVEY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. MEASUREMENTS SHOWN HEREON ARE U.S. FEET AND HORIZONTAL DISTANCES.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FOOT).
6. FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON FLOOD INSURANCE RATE MAP 2073C 0253F LEON COUNTY, FLORIDA DATED 8-18-2005.
7. THE SOLE PURPOSE OF THE SURVEY SHOWN HEREON IS TO PROVIDE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING IMPROVEMENTS TO AID IN THE DESIGN OF FUTURE IMPROVEMENTS.
8. SURVEY SHOWN HEREON CERTIFIED TO:
 - HOOT OWL, LLC

 EXISTING TREE
 EXISTING WATER MAIN
 EXISTING SANITARY SEWER
 EXISTING OVERHEAD ELECTRIC
 EXISTING STORM
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR



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[illegible]

MOONLIT PLACE

EXISTING CONDITIONS

LEON COUNTY

EL CRIDA

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

DRAWN BY: T.H.W.

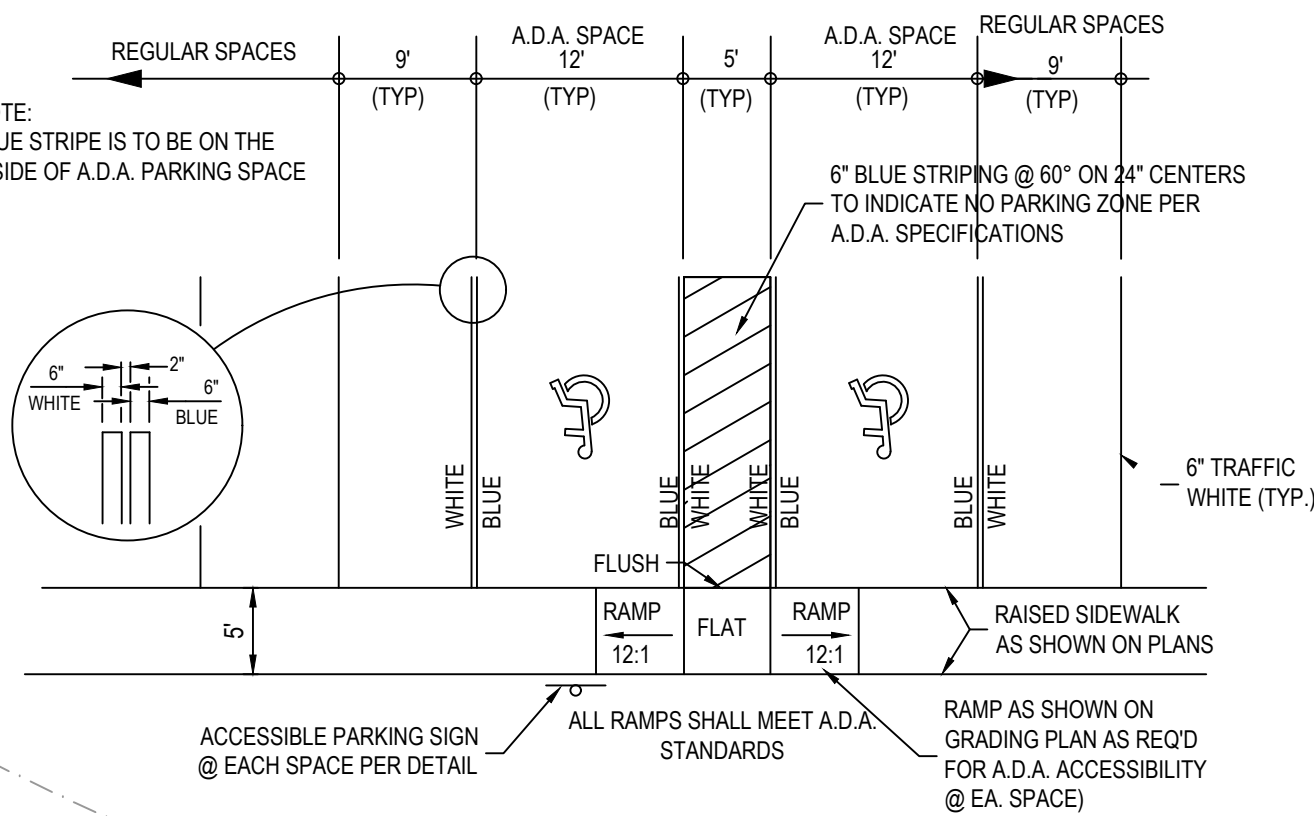
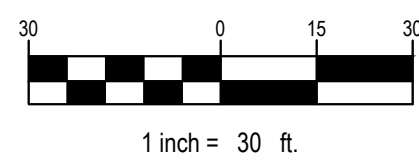
CHECKED BY: S.K.M.

DATE: 04/29/2026

SHEET C-101

PROJECT No.	25048.00
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April 27, 2026 (13:27:29 EST)
F:\25048.00 - CRAWFORDVILLE TOWNHOMES\CADD\SITE PLAN\25048.00 EXISTING.DWG



NOT TO SCALE

1. ALL CONSTRUCTION WORK WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY (R.O.W.) REQUIRES A PUBLIC INFRASTRUCTURE RIGHT-OF-WAY MANAGEMENT PERMIT. CONTACT TERRY HARRISON AT (850) 891-8476 TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO EMO PERMIT ISSUANCE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FOOT DESIGN STANDARDS.

2. NO CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM ST VES LANE. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM THOMASVILLE ROAD OR VELDA DRAIN ROAD.

3. THE STORM WATER CAPACITY FOR PHASE III AND IV WILL REMAIN IN USE BE THE CHURCH UNTIL, SUCH TIME AS TW21020608 IS FULLY CLOSED OUT. THE NEW POND HAS AN APPROVED STORMWATER OPERATING PERMIT, AND A WRITTEN AGREEMENT TO BEWA LIMITED HAS BEEN OBTAINED FROM THE CHURCH THE RELINQUISHING ALL CLAIMS TO CAPACITY IN THE POND EXCEPT TO THE OWNER OF PID: 14293024260000.

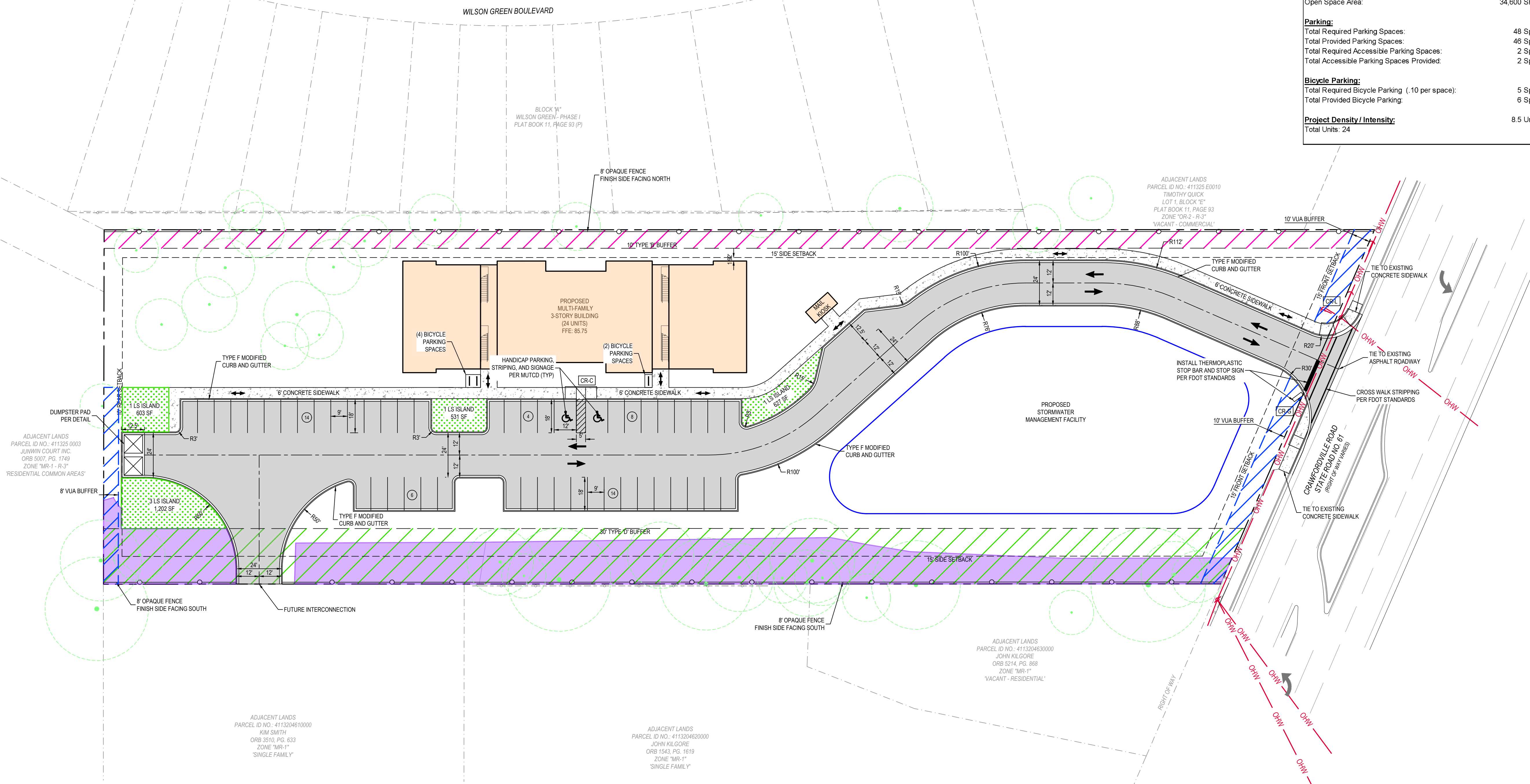
4. ALL CONSTRUCTION WORK WITHIN THE CITY OF TALLAHASSEE RIGHT-OF-WAY (R.O.W.) REQUIRES A PUBLIC INFRASTRUCTURE RIGHT-OF-WAY MANAGEMENT PERMIT. CONTACT TERRY HARRISON AT (850) 891-8476 TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO EMO PERMIT ISSUANCE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FOOT DESIGN STANDARDS.

5. THE DEVELOPER SHALL REPAIR ANY DAMAGE TO THE R.O.W. CAUSED DURING THE CONSTRUCTION, SUCH AS REPLACEMENT OF CUTTED GRASS, OR ANY DAMAGE TO THE R.O.W. THAT IS DAMAGED DUE TO THE DEVELOPER'S CONSTRUCTION. WE RECOMMEND PHOTOGRAPHICALLY DOCUMENTING THE PRE-CONSTRUCTION CONDITIONS.

	PROPOSED BUILDING
	PROPOSED STANDARD ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED INTERIOR VEHICULAR USE LANDSCAPE AREA
	10' TYPE B BUFFER
	30' TYPE D BUFFER
	URBAN FOREST AREA
	VUA BUFFER AS LABELED
	PROPOSED VEHICULAR CIRCULATION
	PROPOSED PEDESTRIAN CIRCULATION
	FDOT ADA RAMP TYPE

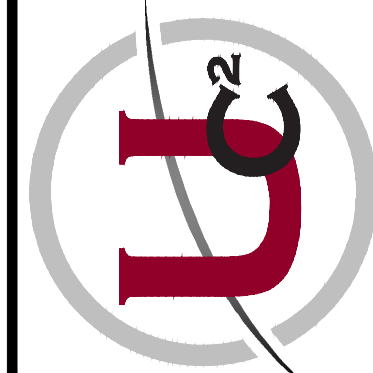
PROJECT NAME: CRAWFORDVILLE TOWNHOMES
ADDRESS: NO ADDRESS
PARCEL ID: 4113204320000
ZONING: OR-2 - OFFICE RESIDENTIAL

<u>Total Site Area:</u>	2.83 AC.	123,483 SF	100 %
<u>Total Existing Impervious Area:</u>		0 SF	0.0 %
<u>Existing Open Space:</u>		123,483 SF	100.0 %
<u>Proposed Impervious Area:</u>		40,722 SF	33.0 %
Building(s) Footprint:		10,586 SF	8.6 %
Vehicle Use Area:		25,846 SF	20.9 %
Misc. Concrete:		4,290 SF	3.5 %
<u>Proposed Open Space:</u>		82,761 SF	67.0 %
<u>Maximum Allowed Building Height:</u>		3 Stories	
<u>Setbacks:</u>			
Front		15 FT	
Side Interior		15 FT	
Rear		10 FT	
<u>Landscape Islands:</u>			
Landscape Islands Required:		6 Islands	
Proposed Landscape Islands Provided:		6 Islands	
<u>Urban Forest Area:</u>			
Required:	12,348 SF	10.0 %	
Proposed:	12,444 SF	10.1 %	
<u>Green Space Total:</u>	50,009 SF	40.5 %	
Urban Forest Area:	12,444 SF	10.1 %	
Landscape Area:	2,965 SF	2.4 %	
Open Space Area:	34,600 SF	28.0 %	
<u>Parking:</u>			
Total Required Parking Spaces:	48 Spaces		
Total Provided Parking Spaces:	46 Spaces		
Total Required Accessible Parking Spaces:	2 Spaces		
Total Accessible Parking Spaces Provided:	2 Spaces		
<u>Bicycle Parking:</u>			
Total Required Bicycle Parking (.10 per space):	5 Spaces		
Total Provided Bicycle Parking:	6 Spaces		
<u>Project Density / Intensity:</u>		8.5 Units/AC	



August 7, 2026 (13:51:40 EST)
 \25048.00 - CRAWFORDVILLE TOWNHOMES/CADD/SITE PLAN/25048.00 OVERALL SITE PLAN.DWG

URBAN CATALYST CONSULTANTS, INC.
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FL CA 00030572

[illegible]

FLORIDA

LEON COUNTY

MOONLIT PLACE
SITE LAYOUT PLAN

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

DRAWN BY: T.H.W.

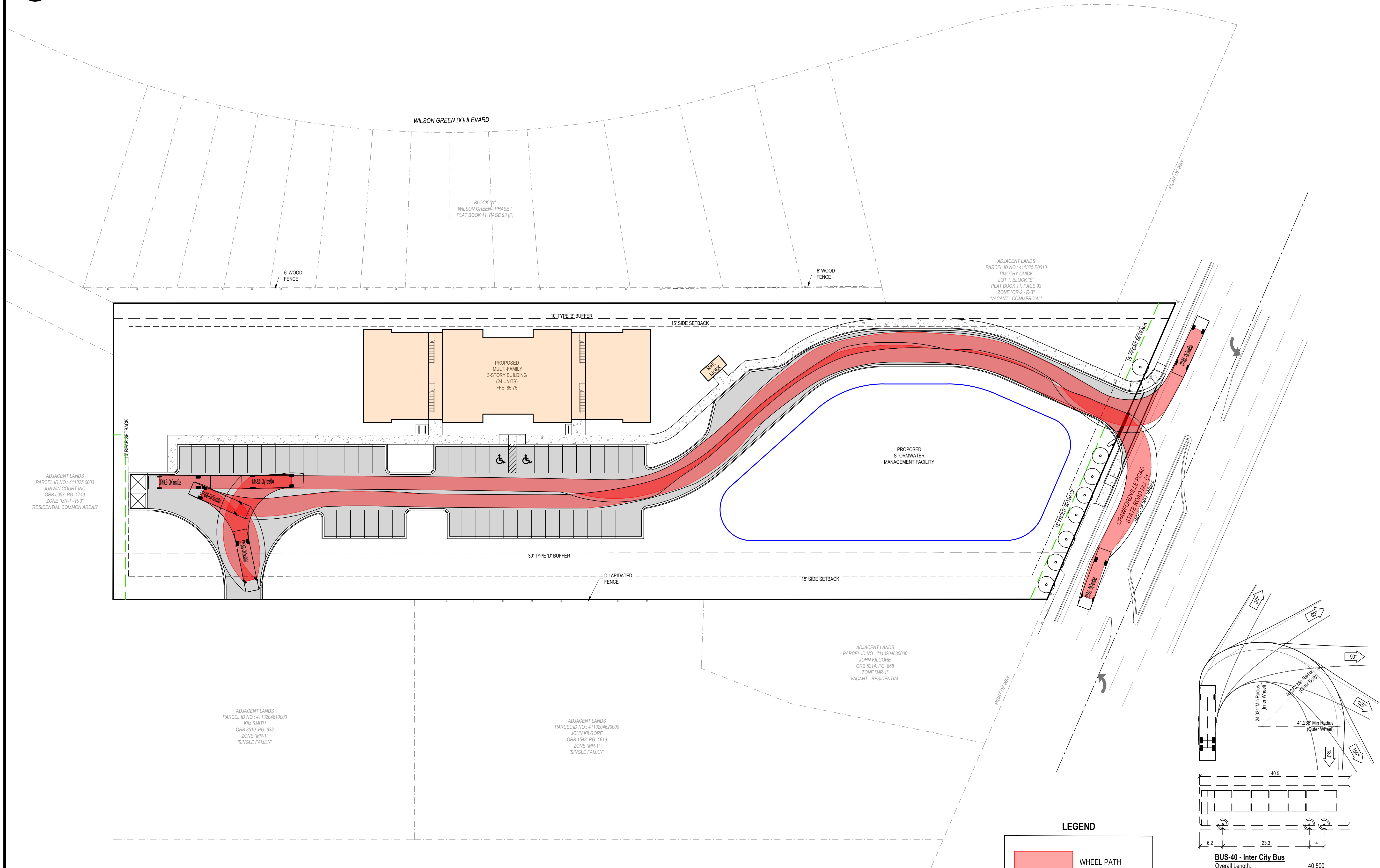
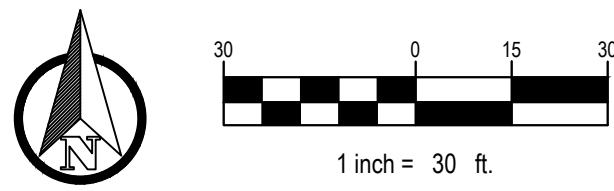
CHECKED BY: S.K.M.

DATE: 04/29/202

SHEET **C-102**

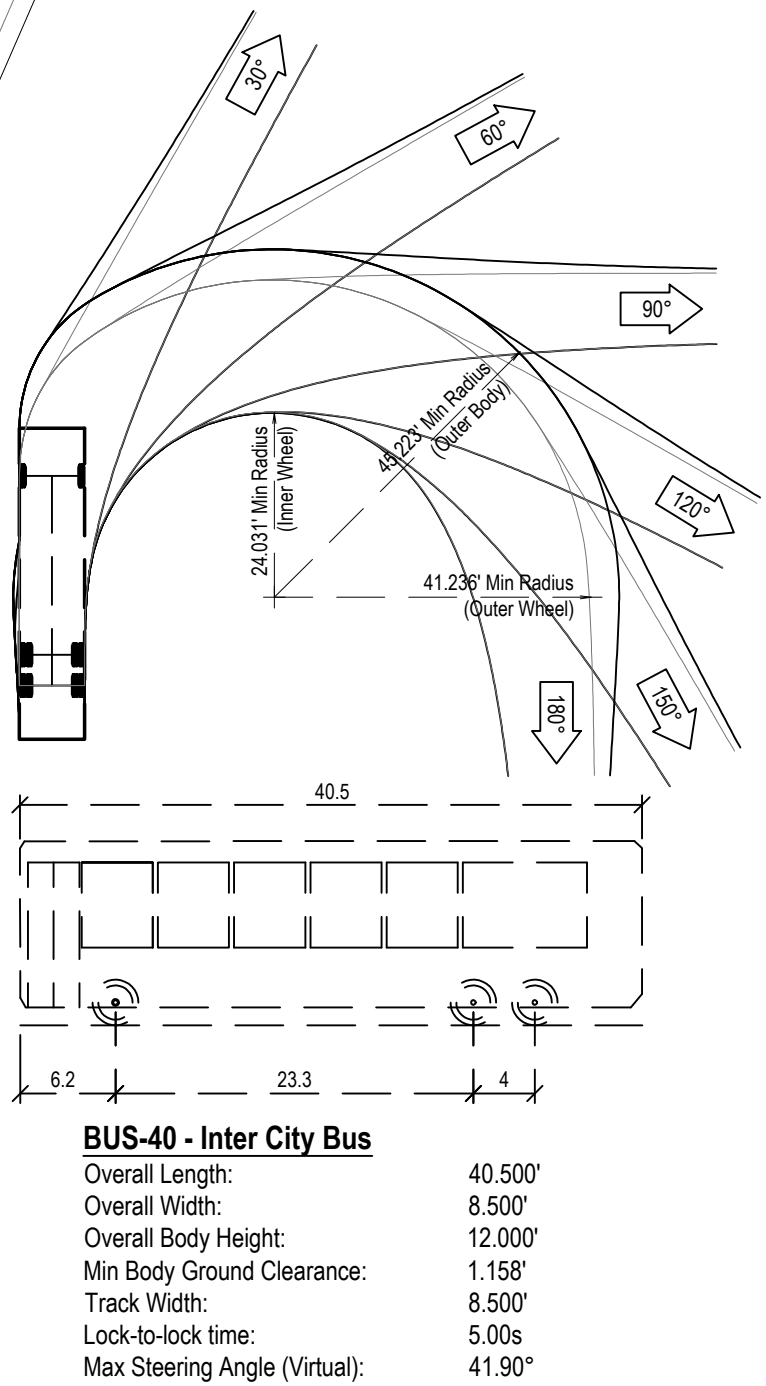
PROJECT No. 25048.00

April 2, 2024 10:34:59 AM
F:\2504800 - CRAWFORDVILLE TOWNHOMES\ADD SITE PLAN\25048.00 TRAFFIC MOBILITY & SITE DISTANCE.DWG



LEGEND

	WHEEL PATH
	BODY OVERHANG



URBAN CATALYST CONSULTANTS, INC.
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REVISIONS	
DATE	BY

MOONLIT PLACE
TRAFFIC MOBILITY PLAN

FLORIDA
LEON COUNTY

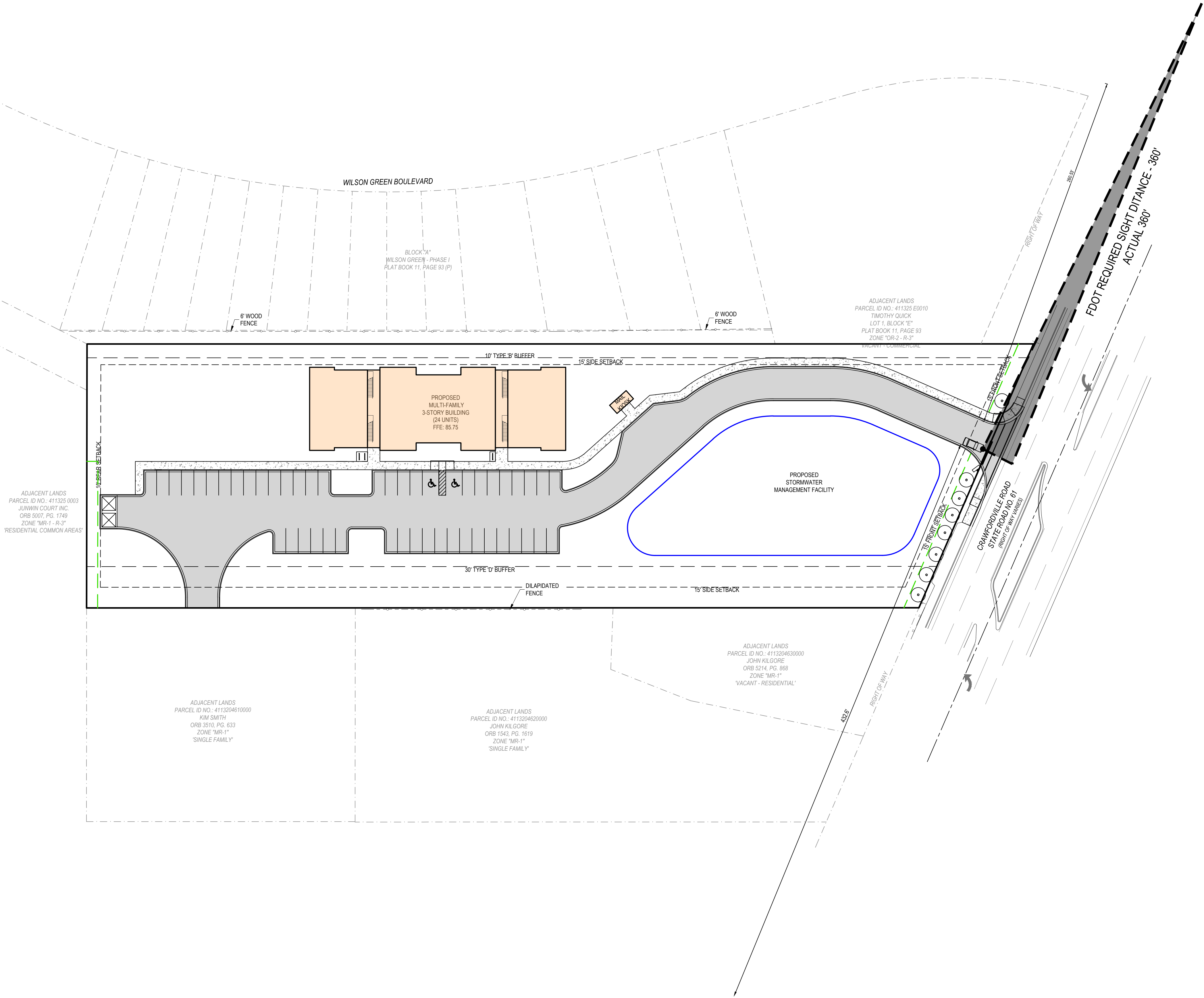
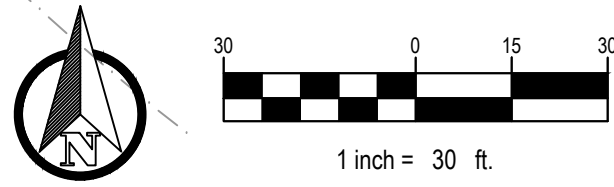
SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 04/29/2026

SHEET
PROJECT No.

C-103
25048.00

April 2, 2026 10:54:49 AM
F:\25048.00 - CRAWFORDVILLE TOWNHOMES\00 SITE PLAN\25048.00 TRAFFIC MOBILITY & SITE DISTANCE.DWG



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PHONE: (850) 999-4241
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FL CA 00030572

REVISIONS	
DATE	BY

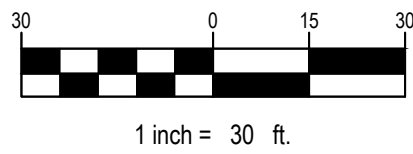
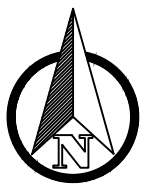
MOONLIT PLACE
SITE DISTANCE PLAN

LEON COUNTY
FLORIDA

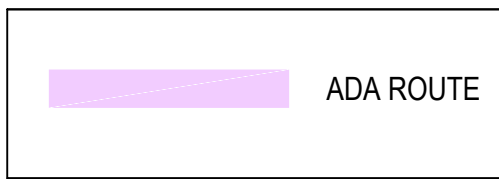
SEAN K. MARSTON, P.E.
LICENSE NUMBER 55997

DRAWN BY:	T.H.W.
CHECKED BY:	S.K.M.
DATE:	04/29/2026

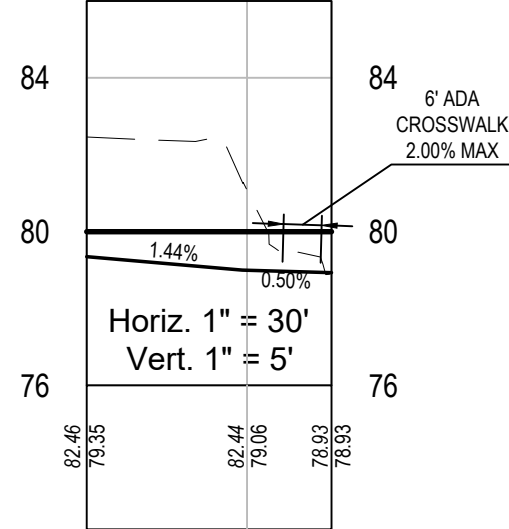
SHEET	C-103.1
PROJECT No.	25048.00



LEGEND



DRIVEWAY PROFILE



NOTE:
THIS PROPERTY IS NOT LOCATED
WITHIN A FLOOD ZONE.

NOTICE:

ALL CONSTRUCTION WORK WITHIN THE CITY OF
TALLAHASSEE ROW REQUIRES A PUBLIC
INFRASTRUCTURE RIGHT-OF-WAY MANAGEMENT PERMIT.
CONTACT TYLER HARRISON AT 891-8476 TO OBTAIN THE
RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO EMO
PERMIT ISSUANCE. CONSTRUCTION SHALL BE IN
ACCORDANCE WITH THE CURRENT FDOT DESIGN
STANDARDS.

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. WE RECOMMEND
PHOTOGRAPHICALLY DOCUMENTING THE
PRE-CONSTRUCTION CONDITIONS.

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

WILSON GREEN BOULEVARD

BLOCK "A"
WILSON GREEN - PHASE I
PLAT BOOK 11, PAGE 93 (P)

ADJACENT LANDS
PARCEL ID NO.: 411325 E0010
TIMOTHY QUICK
LOT 1, BLOCK "E"
PLAT BOOK 11, PAGE 93
ZONE "OR-2, R-3"
"VACANT - COMMERCIAL"

ADJACENT LANDS
PARCEL ID NO.: 4113204630000
JOHN KILGORE
ORB 5214, PG. 868
ZONE "MR-1"
"VACANT - RESIDENTIAL"

ADJACENT LANDS
PARCEL ID NO.: 4113204610000
KIM SMITH
ORB 3510, PG. 633
ZONE "MR-1"
"SINGLE FAMILY"

ADJACENT LANDS
PARCEL ID NO.: 4113204620000
JOHN KILGORE
ORB 1543, PG. 1619
ZONE "MR-1"
"SINGLE FAMILY"

August 2, 2024 10:52:29 AM
F:\2504800 - CRAWFORDVILLE TOWNHOMES\00 SITE PLAN\25048.00 GRADING PLAN.DWG

URBAN CATALYST CONSULTANTS, INC.
2851 REMINGTON GREEN CIRCLE
TALLAHASSEE, FLORIDA, 32308
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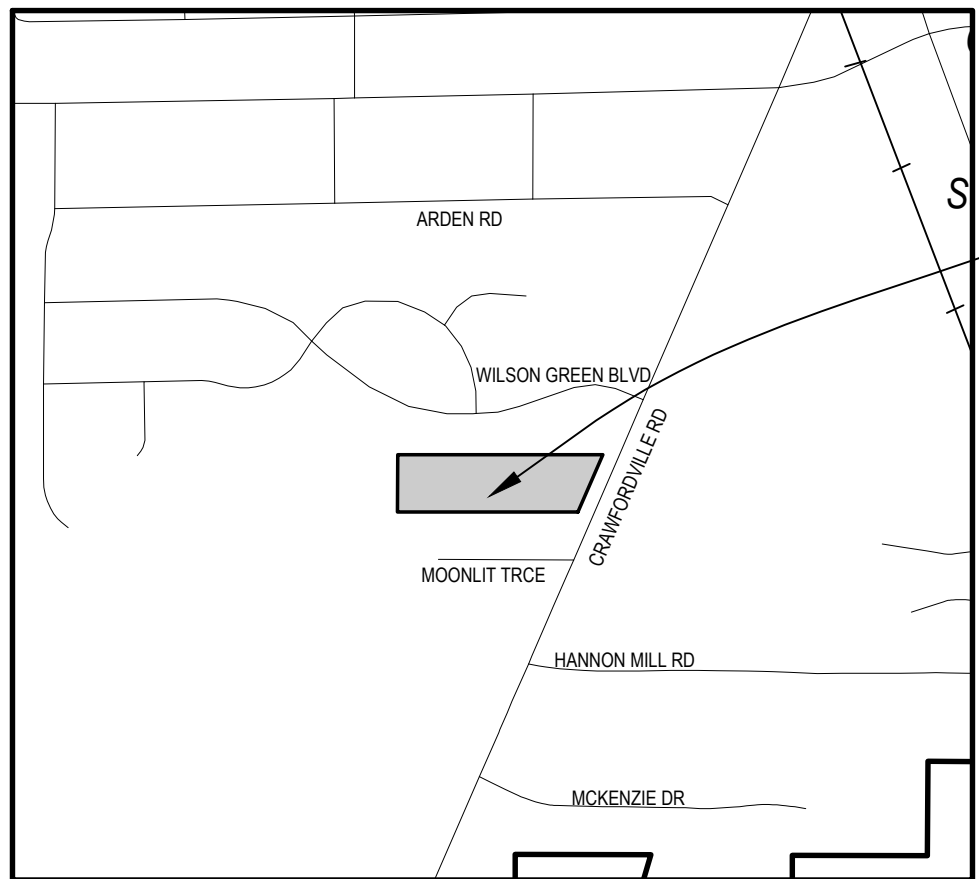
DATE	BY	REVISIONS

MOONLIT PLACE
GRADING PLAN

FLORIDA
LEON COUNTY

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 04/29/2026

SHEET C-104
PROJECT No. 25048.00



LOCATION MAP

1" = 400'

WILSON GREEN BOULEVARD

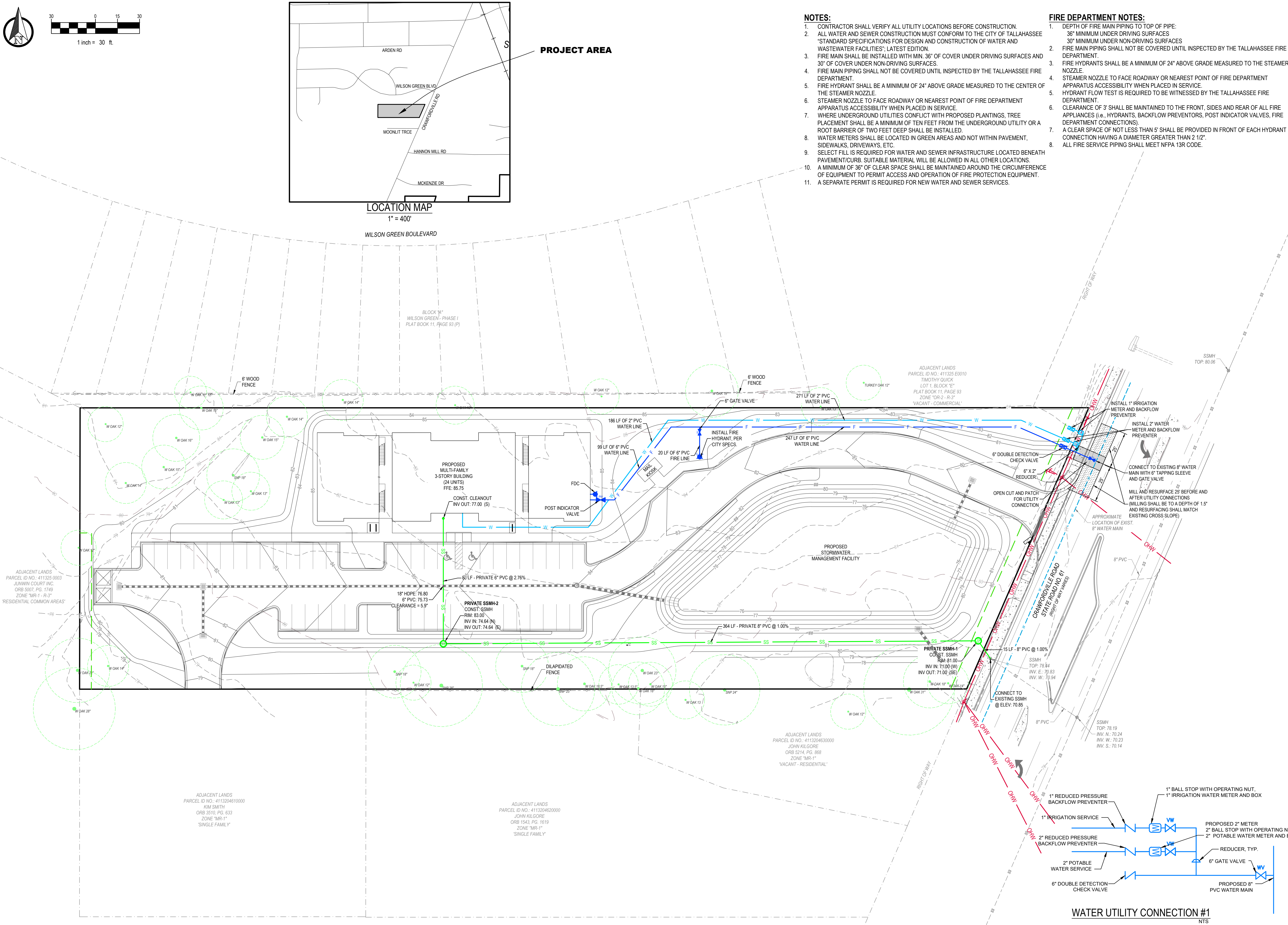
PROJECT AREA

NOTES:

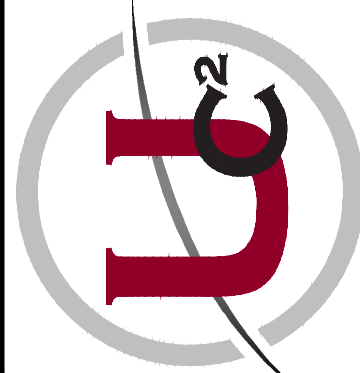
1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION.
2. ALL WATER AND SEWER CONSTRUCTION MUST CONFORM TO THE CITY OF TALLAHASSEE "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES"; LATEST EDITION.
3. FIRE MAIN SHALL BE INSTALLED WITH MIN. 36" OF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

FIRE DEPARTMENT NOTES:

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



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FLCA 00030572

[illegible]

MOONLIT PLACE

UTILITY PLAN

LEON COUNTY

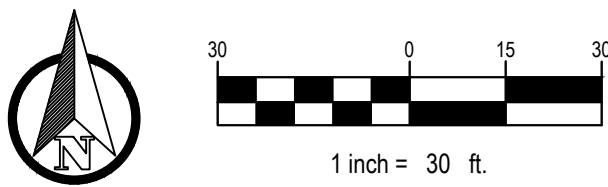
SEAN K. MARSTON, P.E.
LICENSE NUMBER 5598

CHECKED BY: S.K.M.

DATE: 04/29/202

SHEET C-105

PROJECT No.	25048.00
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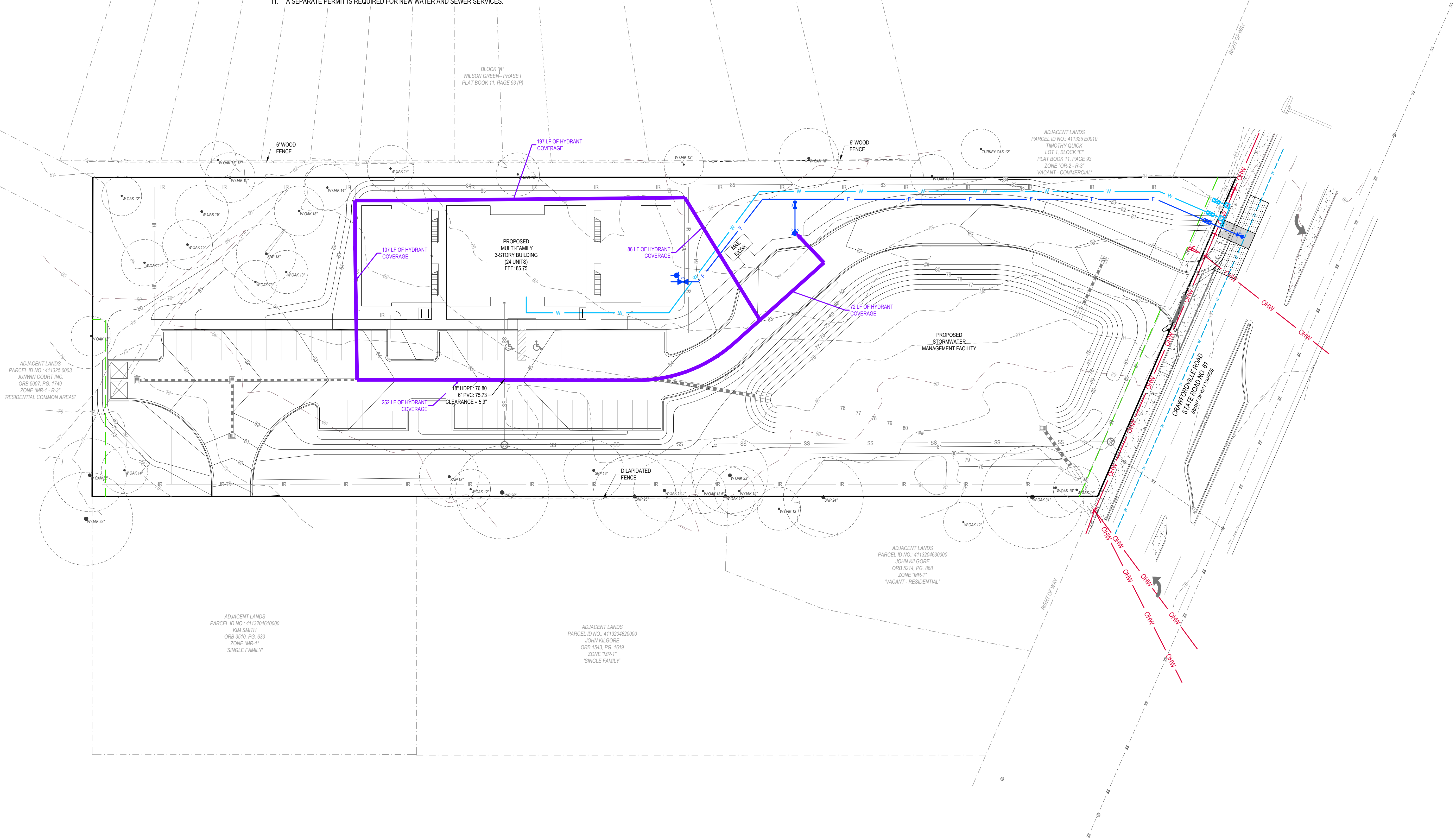


NOTES:

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

FIRE DEPARTMENT NOTES:

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



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REVISIONS	
DATE	BY

MOONLIT PLACE
HYDRANT COVERAGE PLAN
LEON COUNTY
FLORIDA

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

DRAWN BY: T.H.W.
CHECKED BY: S.K.M.
DATE: 04/29/2026

SHEET C-106
PROJECT No. 25048.00



- 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.
TALL ONLY PLANTS GREATER THAN FLORIDA #1 OR BETTER. ALL REVISIONS SHALL MEET OR EXCEED THE SIZES INDICATED HEREIN.
ALL ORNAMENTAL SIGNS, LANDSCAPING, 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 GRADDES AND STANDARDS FOR NURSERY PLANTS, PART 1 TAB 303 AND 304, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, DIVISION OF FORESTRY.
THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1,200 CF WITH A PLANTING VOLUME OF 12" AND A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH NON-COMPACTED "FRIBLE" 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 GRADED 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 GRASS 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 (DEEPTOUP UN 24-2 OR APPROVED EQUAL) MINIMUM TWO FEET DEEP SHALL BE INSTALLED.
ANY EXISTING CROSS VISIBILITY BETWEEN TWO 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.
IN CASE OF A 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 GUA AND MISCELLANEOUS LANDSCAPE AREAS AS SHOWN IN THE HATCH LEGEND SHALL BE SODDED UNLESS SPECIFIED FOR ALTERNATE GRASS 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 IRRIGATION TO ALL EXISTING AND PROPOSED LANDSCAPING PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO AN 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 TO PROVIDE THE CITY WITH THE ABILITY TO MAINTAIN EXISTING TREES. IRRIGATION PIPING MAY BE ABOVE GROUND, SO LONG AS THE SYSTEM ACHIEVES THE OBJECTIVE OF PROVIDING A WATER SOURCE TO LANDSCAPING AREAS AND PLANT MATERIALS, AND DOES NOT CONFLICT WITH PEDESTRIANS OR CITY OF TALLAHASSEE MAINTENANCE OPERATIONS.
- IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE OWNER.
- ALL VALVES SHALL BE ADJUSTED TO PRE-VENT OVER SPRAY ONTO ROADWAYS OR SIDEWALKS, WHILE MAINTAINING 100% COVERAGE OF LANDSCAPING PLANTS.
- 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 ROAD, SWMF, AND OR EASEMENTS.

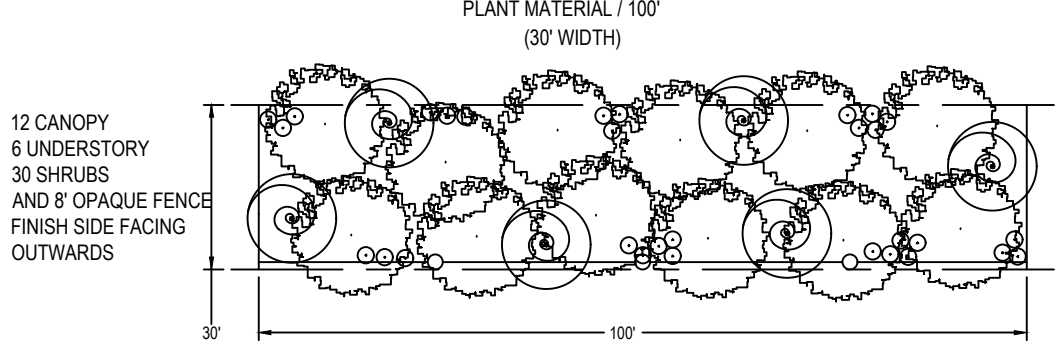
LANDSCAPE MAINTENANCE NOTES:

- 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 TREE TRUNK DURING A SINGLE YEAR. DO NOT PRUNE NEAR THE FLUSH OF NEW GROWTH. FORMING OR FLUSHING BRANCHES SHOULD BE PRUNED AT THE FLUSH BUT NOT BE 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 TO ALTERNATING HEADING BACK AND SHEARING TECHNIQUES. MINIMIZE PLANT PRUNING AS THIS ENCOURAGES NEW GROWTH, WHICH IS SUSCEPTIBLE TO DISEASE. SHEARING SHOULD BE LIMITED TO THE TOP OF THE PLANT. PRUNING SHOULD BE 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.
2. **FERTILIZER:** FERTILIZER REQUIREMENTS SHALL BE BASED ON SPECIFIC SOIL ANALYSIS. FERTILIZER MAY BE APPLIED THE SPRING AND FALL (USE 15-5-10 FERTILIZER) WHICH WILL PROVIDE NUTRIENTS THROUGHOUT THE YEAR. SPRING FERTILIZER 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, CAMELIAS, GARDENIAS, AND DOGWOODS, USE A SPECIFIC, ACID-RICH FORMULA. FOR PALMS USE SPECIAL PALM FERTILIZER WHICH IS SPECIFICALLY FORMULATED FOR PALMS. PLANTS WITH A HIGH FLUORIDE AND CALCIUM STATUS, MICRONUTRIENTS AND ADDITIONAL NITROGEN FERTILIZER SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS. NUTRIENT ABSORPTION WILL BE AFFECTED BY SOIL PH. SPECIFIC EVALUATION OF THIS NUTRIENT / PH RELATIONSHIP MAY BE NECESSARY IF PLANT PERFORMANCE IS LOW.
3. **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 PESTICIDE FOR HORTICULTURAL OILS AND INSECTICIDES WHICH ARE SPECIFICALLY FORMULATED FOR PLANTS. HERBICIDE APPLICATION SHALL BE LIMITED TO PRE-EMERGENT FOR LAWNS. HERBICIDE SPRAY TO LAWNS IN LATE WINTER AND POST-EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN EARLY SPRING.
4. **MOWING:** MOW TURF TO A CONSISTENT HEIGHT OF 2-3" FOR CENTPEDEE 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.
5. **WATERING:** THE MINIMUM WATER SCHEDULE FOR NEWLY ESTABLISHED MATERIAL SHALL BE A MINIMUM OF 1" PER WEEK WATERING SHALL BE APPLIED IN THE MORNING. WATERING SHOULD BE REGULAR FOR THE FIRST YEAR. ESTABLISHED PLANTS SHOULD BE WATERED FREQUENTLY DURING WHICH ALLOW THE SOIL MOISTURE TO DRAIN. IN 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:

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. HYDRANT SHALL BE LOCATED ON SIDEWALK OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
5. FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.
6. CLEARANCE OF 3' SHALL BE MAINTAINED TO THE FRONT, SIDES, AND REAR OF ALL FIRE APPLIANCES (i.e., HYDRANTS, BACKFLOW PREVENTORS, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS).
7. A CLEAR SPACE OF NOT LESS THAN 8' SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2".
8. ALL FIRE SERVICE PIPING SHALL MET NPSA 13R CODE.

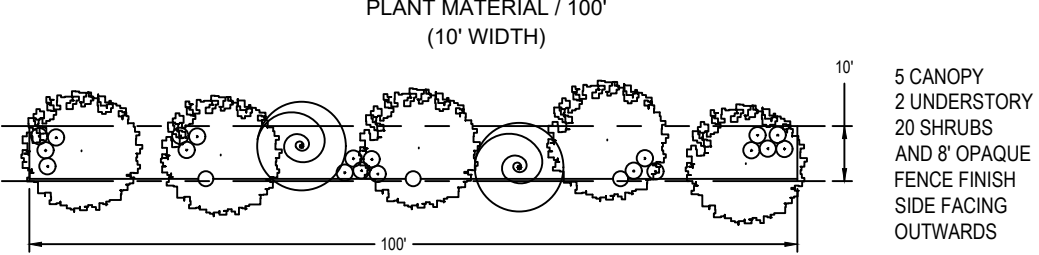
BUFFER ZONE STANDARDS



TYPE "D" LANDSCAPE BUFFER DETAIL

NOT TO SCALE

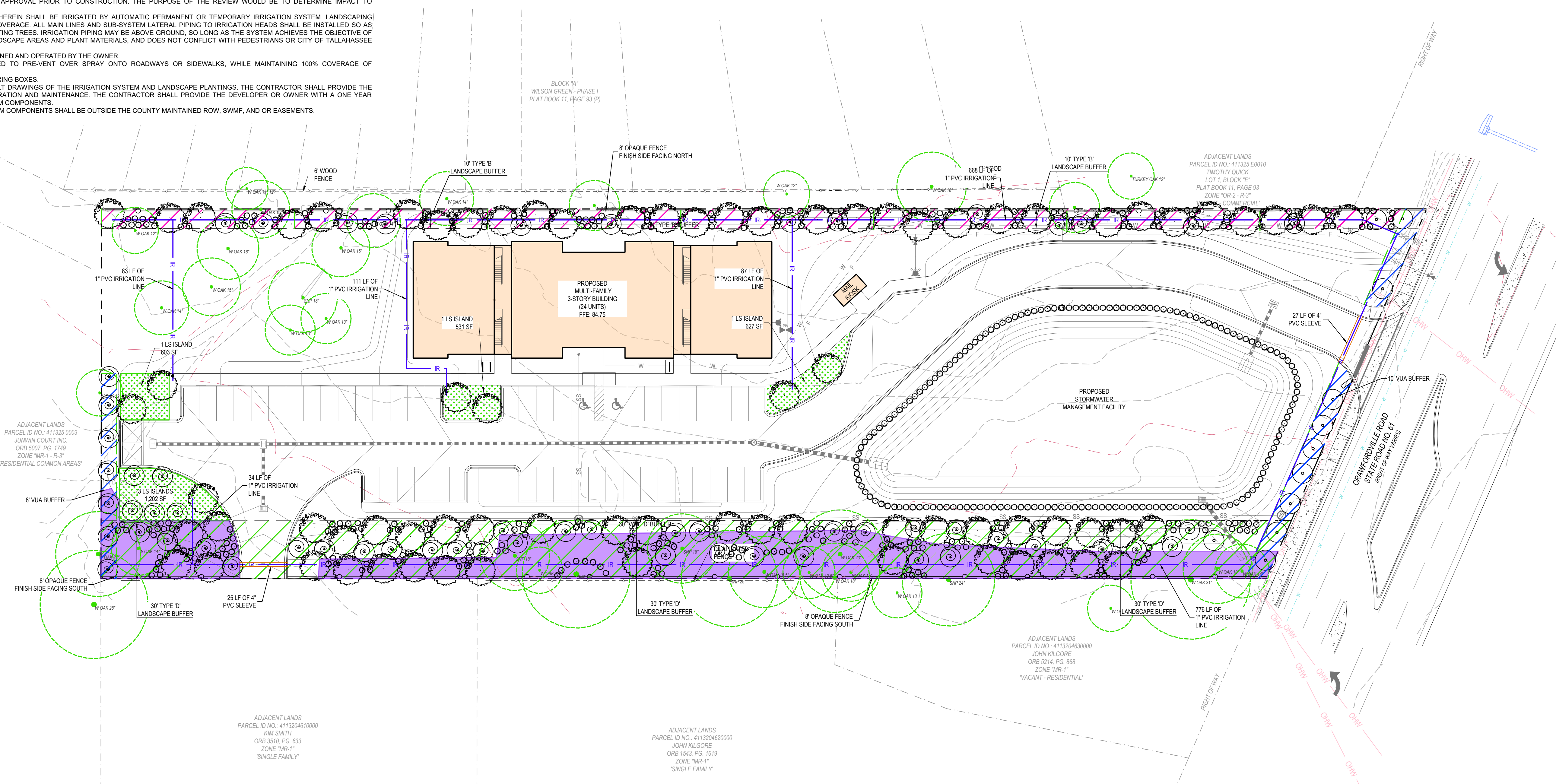
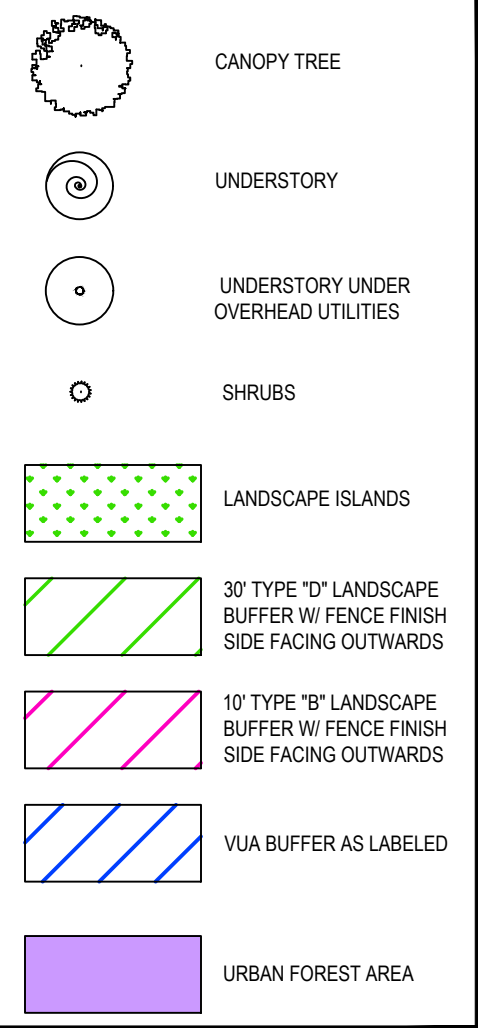
BUFFER ZONE STANDARDS



TYPE "B" LANDSCAPE BUFFER DETAIL

NOT TO SCALE

LEGEND



August 7, 2026 (13:35:13 EST)
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MOONLIT PLACE

LANDSCAPE PLAN

FLORIDA

LEON COUNTY

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

DRAWN BY: T.H.W

CHECKED BY: S.K.M.

DATE: 04/29/2026

SHEET C-107

PROJECT No. 25048.00