OWNER/DEVELOPER/
PRIMARY PERMITTEE
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312
CONTACT: MARAH HUDSON
PH: 407–389–9317

WATER & SEWER
CITY OF TALLAHASSEE UU & PI ENGINEERING
408 N. ADAMS ST.
TALLAHASSEE, FL 32301
CONTACT: JOSHUA LOGAN
PH: 850–404–4004

ELECTRIC
CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY
2602 JACKSON BLUFF RD.
TALLAHASSEE, FL 32304
CONTACT: TINA DROSE
PH: 850–891–5016

GAS COMPANY
CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY
2602 JACKSON BLUFF RD.
TALLAHASSEE, FL 32304
CONTACT: PAUL CHANG
PH: 850–891–5108

TRANSPORTATION
CITY OF TALLAHASSEE UU & PI
408 N. ADAMS STREET
TALLAHASSEE, FL 32301
CONTACT: ALLEN SECREAST
PH: 850–891–8273

CIVIL ENGINEER
LJA ENGINEERING, INC.
1701 HERMITAGE BLVD., SUITE 203
TALLAHASSEE, FL 32308
CONTACT: CODY BOOMER
PH: 850–331–7763
E: CBOOMER@LJA.COM

SURVEYORS
NOBLES CONSULTING GROUP, INC.
2844 PABLO AVENUE
TALLAHASSEE, FL 32308
CONTACT: CHAD THURNER
PH: 850–385–1179

PLANNING/ZONING
CITY OF TALLAHASSEE GROWTH MANAGEMENT
435 N. MACOMB STREET
TALLAHASSEE, FL 32301
CONTACT: TAYLOR JONES
PH: 850–891–7001
EM: TAYLOR.JONES@TALGOV.COM

STORMWATER
CITY OF TALLAHASSEE GROWTH MANAGEMENT
435 N. MACOMB STREET
TALLAHASSEE, FL 32301
CONTACT: MATT HENNESSY
PH: 850–891–7169

FIRE DEPARTMENT
CITY OF TALLAHASSEE FIRE DEPT.
STATION #6
435 N. MACOMB STREET
TALLAHASSEE, FL 32301
CONTACT: GARY DONALDSON
PH: 850–891–7179

STATE DOT
FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT 3
1074 HIGHWAY 90
CHIPLEY, FL 32428–0607
PH: 888–638–0250

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTION ACCORDING TO AGENCY INSTRUCTION.
2. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING LANDSCAPING.
3. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER'S CONSTRUCTION MANAGER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO USE ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. CONSTRUCTION MANAGER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE CONTRACTOR'S RESPONSIBILITY FOR PERFORMANCE OF THE ITEM.
4. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT IS NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
5. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION.
6. CONTRACTOR SHALL REVIEW SOIL REPORTS AND BORINGS IF APPLIACBLE PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
7. AT LEAST 72 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER OR WITHOUT AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL USE EACH PLAN IN CONJUNCTION WITH THE ENTIRE SET OF DRAWINGS AND JOB SPECIFICATIONS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL ELECTRICAL, PLUMBING, MECHANICAL, GENERAL TRADES, AND UTILITY COMPANIES AS THEY AFFECT THE OVERALL PROJECT.
9. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
10. NOTICE TO OWNER/ENGINEER. BUILDING PERMITS, ACCESSORY STRUCTURES, OR POOL PERMITS FOR INDIVIDUAL LOTS THAT EXCEED THE IMPERVIOUS AREAS PROVIDED IN THIS DOCUMENT WILL BE DENIED.

PROJECT PLANS DESIGNED IN ACCORDANCE WITH 2026–27 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION (IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.)

STRIPING AND SIGNAGE TO CONFORM WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS 11TH EDITION (DEC. 2023) (MUTCD) AND FDOT.

ALL WATER AND SEWER CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "CITY OF TALLAHASSEE TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION".

ADA STANDARDS TO COMPLY WITH PUBLIC RIGHT–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG).

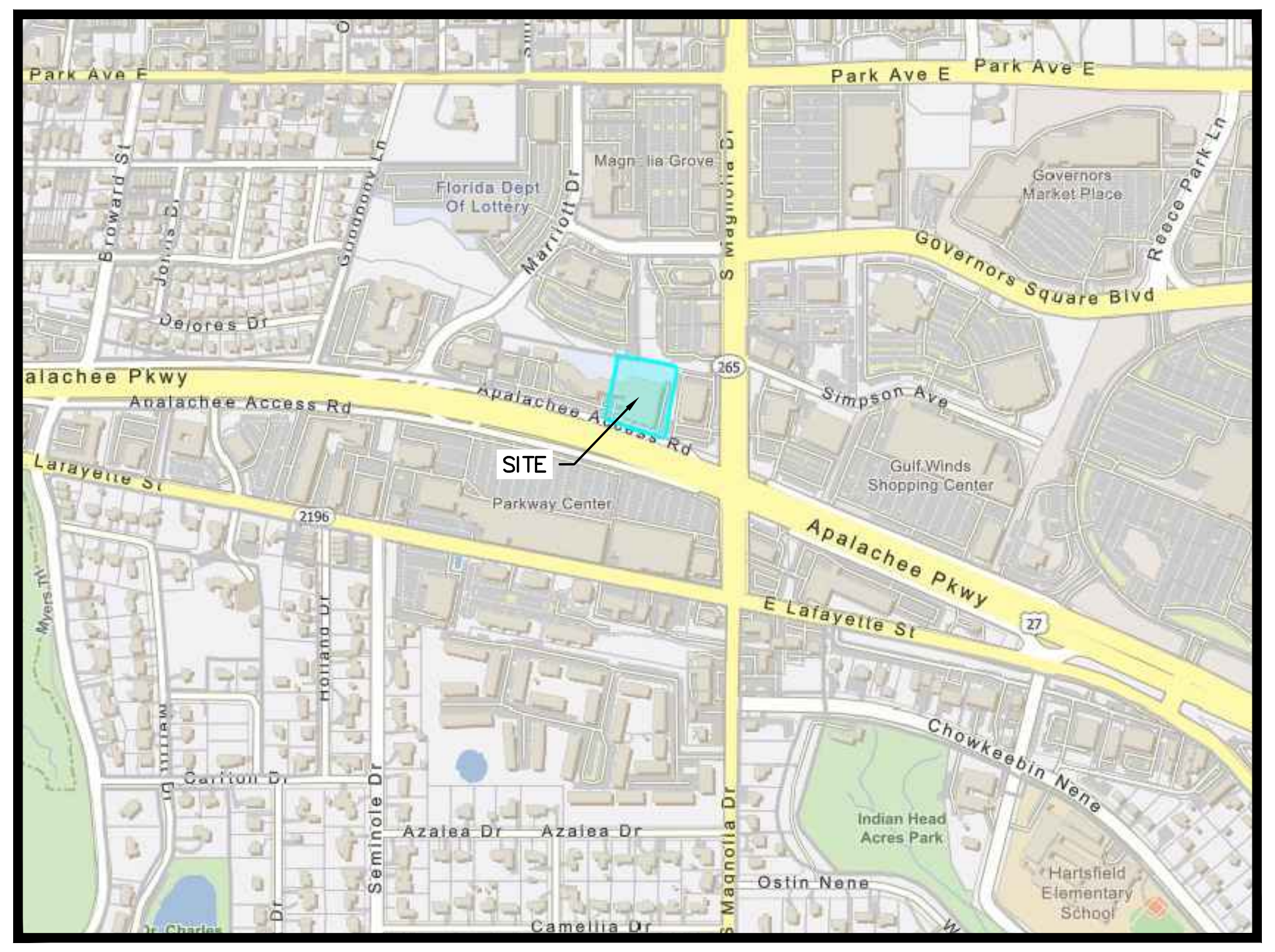
Sunshine811

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

TYPE 'C' SITE DEVELOPMENT PLANS FOR:

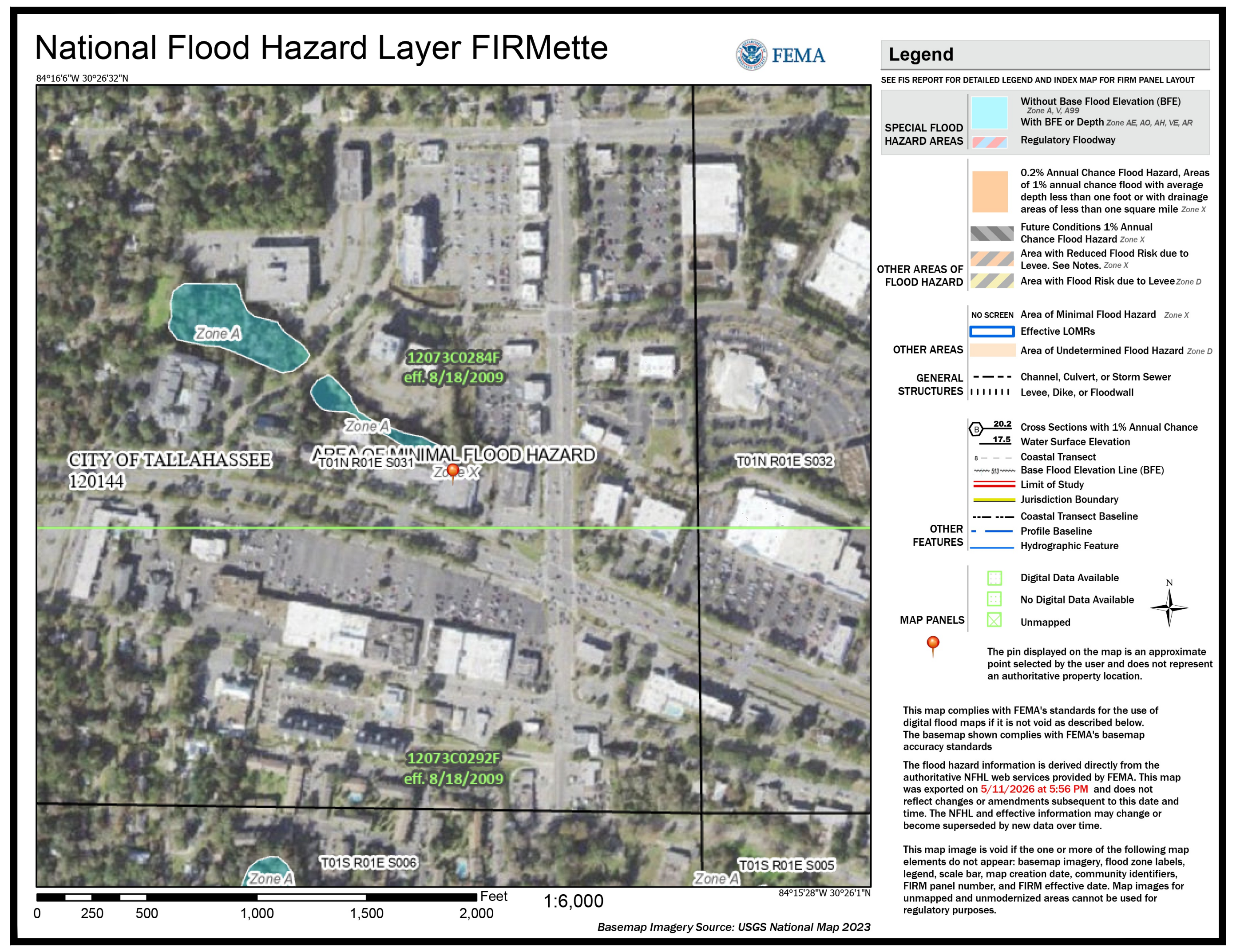
V.O.W N.O.W ACADEMY

SITE ADDRESS:
1230 APALACHEE PKWY.
TALLAHASSEE, FL 32301
PARCEL ID(S): 1131204050000; 1131204040000
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31



VICINITY MAP

N.T.S.


National Flood Hazard Layer FIRMette

FEMA
84°16'6"W 30°26'32"N
Zone A
12073C0284F
eff. 8/18/2009
Zone A
AREA OF MINIMAL FLOOD HAZARD
CITY OF TALLAHASSEE
120144
T01N R01E S031
Zone X
T01N R01E S032
12073C0292F
eff. 8/18/2009
T01S R01E S006
Zone A
Zone A
T01S R01E S005
84°15'28"W 30°26'1"N
0
250
500
1,000
1,500
2,000
Feet
1:6,000
Legend
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation
8
Coastal Transect
513
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/11/2026 at 5:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

FEMA MAP

N.T.S.

ACCORDING TO THE F.I.R.M. OF LEON COUNTY, PANEL NUMBER 12073C0284F DATED (8/18/2009), A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE 'A' BOUNDARY.

24–HOUR CONTACT: MARAH HUDSON 407–389–9317

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
C2.2	CIRCULATION PLAN
C2.3	CIRCULATION PLAN
C2.4	FIRE PROTECTION PLAN
C2.5	SIGHT DISTANCE PLAN
C2.6	SIGHT DISTANCE PLAN
C3	GRADING PLAN
C4	UTILITY PLAN
C5	PAVEMENT SECTIONS
C6	EROSION CONTROL PLAN
C7	EROSION CONTROL DETAILS
C8	CONSTRUCTION DETAILS
C9	CONSTRUCTION DETAILS
C10	CONSTRUCTION DETAILS

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

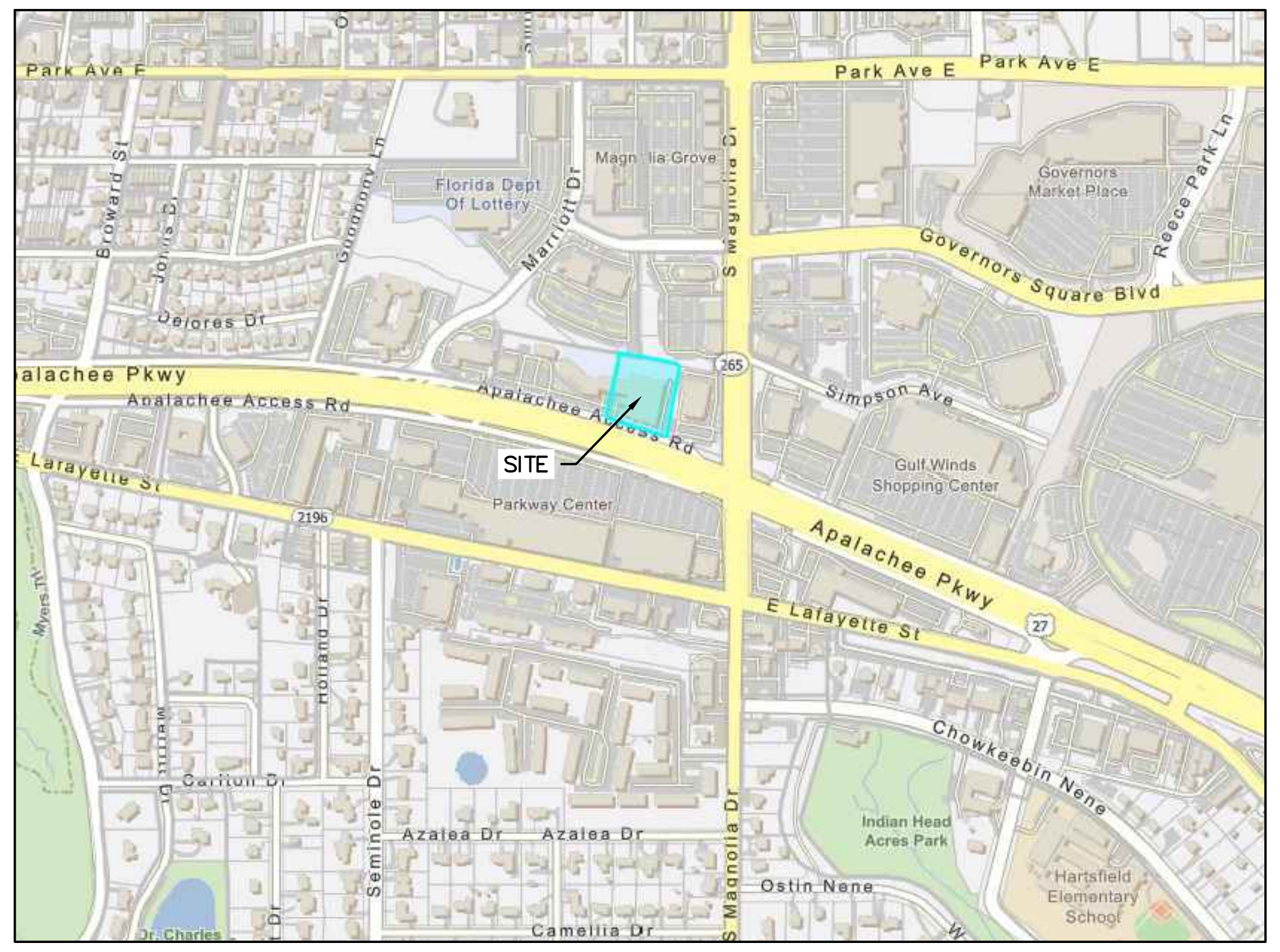
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0



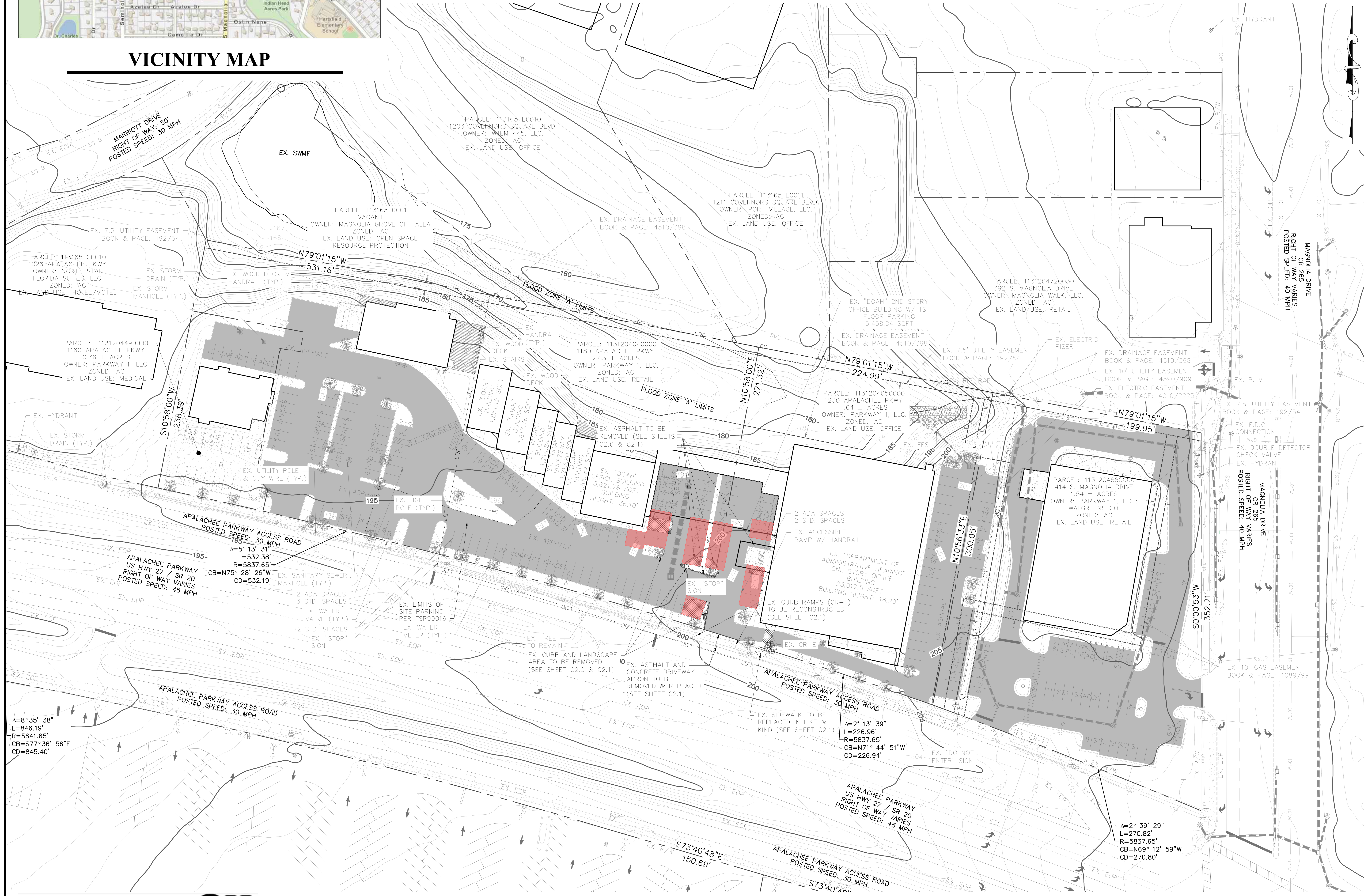
VICINITY MAP

ALL 8 EXISTING DEPARTMENT OF ADMINISTRATIVE HEARING ("DOAH") BUILDINGS TO BE OCCUPIED BY V.O.W N.O.W ACADEMY.
(SEE SHEETS C2.0 & C2.1)

PARKING REDUCTION OF:

5 EX. STANDARD SPACES
14 EX. COMPACT SPACES
3 EX. ACCESSIBLE SPACES

(SEE SHEETS C2.0 & C2.1)



DEMOLTION NOTES

1. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED PER THE PROJECT SPECIFICATIONS, AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
3. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION (CURRENT EDITION), AND COORDINATE WITH THE CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY AT THE CONTRACTOR'S EXPENSE.
4. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE CITY OF TALLAHASSEE UNDERGROUND UTILITIES & PUBLIC INFRASTRUCTURE AND THE CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY.
5. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
6. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. THE DEVELOPER AND OR OWNER SHALL PROVIDE THE EROSION CONTROL PLANS TO THE CONTRACTOR.
7. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
8. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY THE CITY OF TALLAHASSEE WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
11. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.
12. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: EROSION CONTROL PLANS, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
13. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER.
14. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE REPORT OF GEOTECHNICAL INVESTIGATION. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
15. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

LEGEND

EX. PERVIOUS AREA TO BE REMOVED	▨	EX. SIGN	⊸
EX. CONCRETE PAVING	△	EX. LIGHT POLE	○—☼
EX. ASPHALT PAVING	▩	EX. WATER METER	WM ⊗
EX. WOOD DECKING	▤	EX. WATER VALVE	WV ⋈
EX. CONCRETE PAVING TO BE REMOVED	△	EX. ACCESSIBLE PARKING SYMBOL	♿
EX. ASPHALT PAVING TO BE REMOVED	▦	EX. DIRECTIONAL ARROWS	➡
EX. PARKING SPACES TO BE REMOVED	🟥	EX. 24" STOP BAR	▬
EX. PROPERTY LINE	—— – – ——	EX. STORM DRAINS	▥
EX. EASEMENT BOUNDARY	– – – –	EX. STORM MANHOLE	Ⓓ
EX. EDGE OF PAVEMENT	– – – –	EX. SANITARY SEWER MANHOLE	Ⓢ
EX. FEMA FLOOD ZONE 'A' LIMITS	——	EX. FIRE HYDRANT	⊚
EX. MINOR CONTOUR	—201—	EX. UTILITY POLE W/ GUY WIRE	○→
EX. MAJOR CONTOUR	—200—	EX. STRUCTURAL SUPPORT COLUMN	○
EX. STRIPING	— — —	EX. FLARED END SECTION (FES)	⏢
		EX. TREE TO REMAIN	✺
		EX. TREE TO BE REMOVED	✖

Sunshine 811

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

0 25' 50' 75' 100'
SCALE: 1" = 50'

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

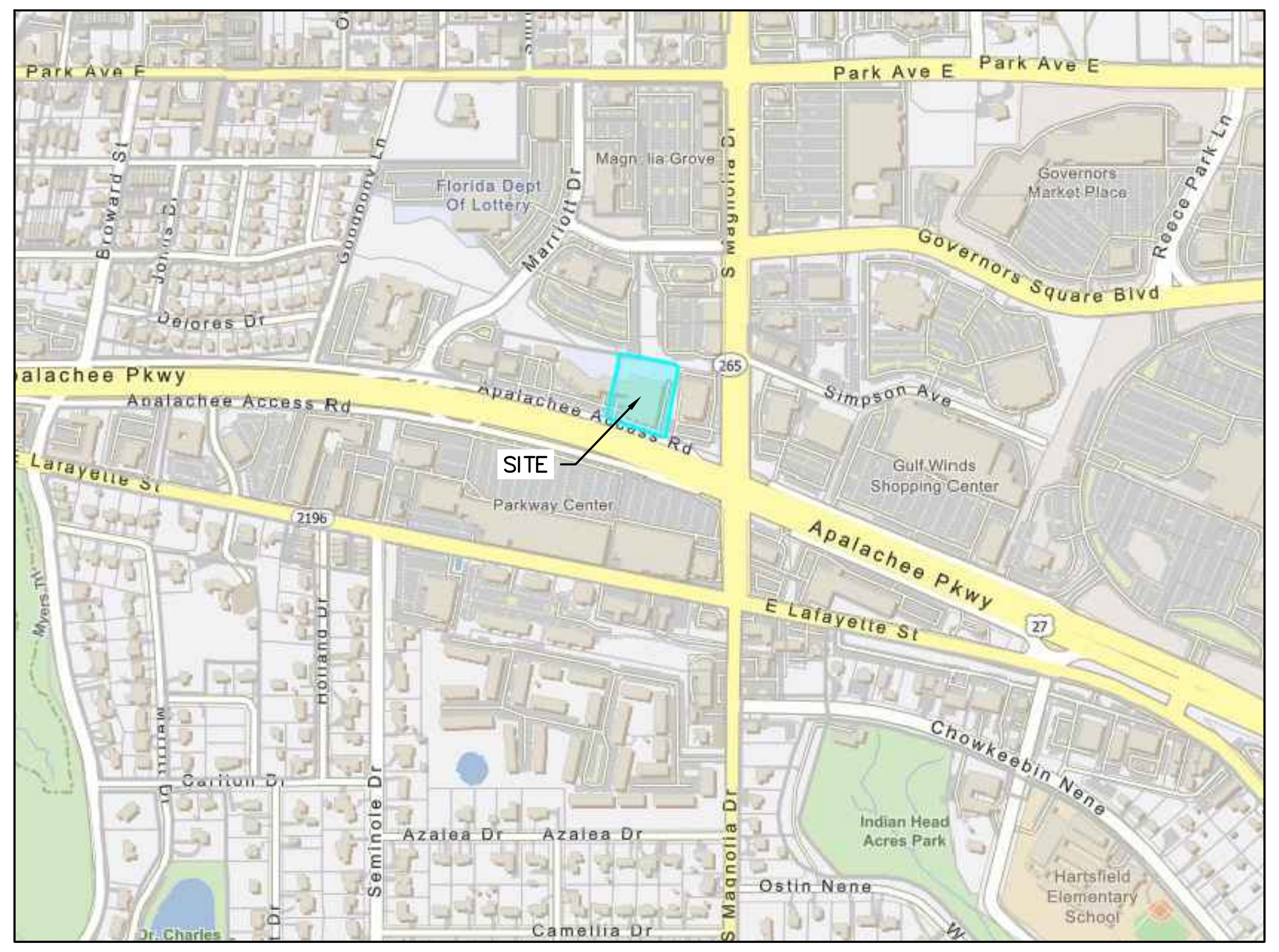
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
EXISTING CONDITIONS

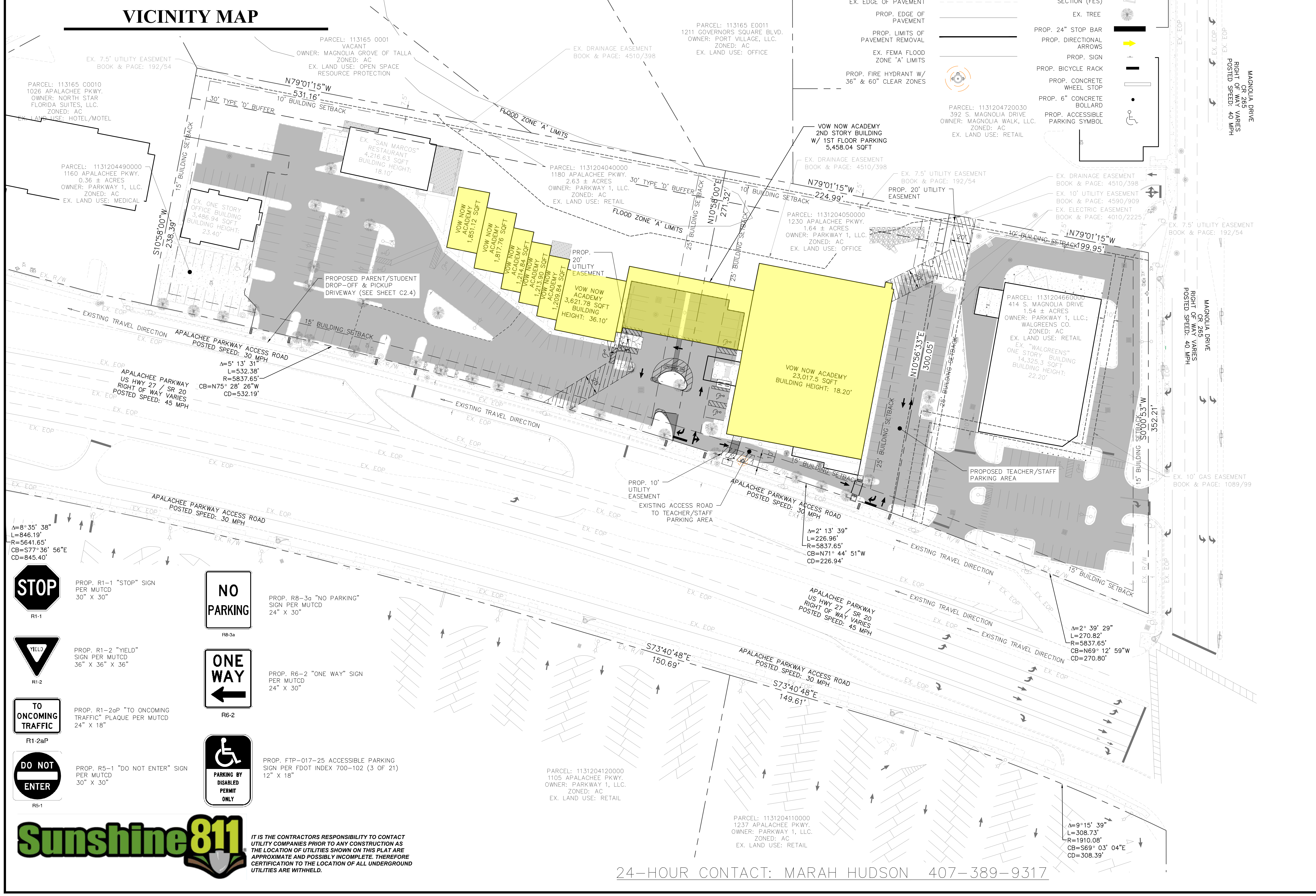
SHEET NUMBER
C1



VICINITY MAP

LEGEND

PROP. UTILITY EASEMENT	▨
EX. CONCRETE PAVING	□
EX. ASPHALT PAVING	▒
EX. WOOD DECKING	▤
PROP. 6" CONCRETE PAVING	□
PROP. COT FLEXIBLE PAVEMENT	▓
PROP. 4" SIDEWALK	░
BUILDINGS INCLUDED IN CHANGE OF USE	🟨
LANDSCAPE STRIP/SETBACK LINE	— — —
EX. PROPERTY LINE	—— - - ——
EX. EASEMENT BOUNDARY	- - - -
PROP. EASEMENT BOUNDARY	— — — —
EX. EDGE OF PAVEMENT	- - - -
PROP. EDGE OF PAVEMENT	——
PROP. LIMITS OF PAVEMENT REMOVAL	━━
EX. FEMA FLOOD ZONE 'A' LIMITS	——
PROP. FIRE HYDRANT W/ 36" & 60" CLEAR ZONES	◎
PROP. LIMITS OF CONSTRUCTION	—— LOC —— LOC ——
EX. STRIPING	— — —
PROP. STRIPING	━━
EX. SIGN	-○-
EX. LIGHT POLE	○—○
EX. WATER METER	WM ⊗
EX. WATER VALVE	WV ⋈
EX. ACCESSIBLE PARKING SYMBOL	♿
EX. DIRECTIONAL ARROWS	➡
EX. 24" STOP BAR	▬
EX. STORM DRAINS	▥
EX. STORM MANHOLE	Ⓓ
EX. SANITARY SEWER MANHOLE	Ⓢ
EX. FIRE HYDRANT	◎
EX. UTILITY POLE W/ GUY WIRE	○→
EX. STRUCTURAL SUPPORT COLUMN	○
EX. FLARED END SECTION (FES)	⏢
EX. TREE	✳
PROP. 24" STOP BAR	▬
PROP. DIRECTIONAL ARROWS	➡
PROP. SIGN	-○-
PROP. BICYCLE RACK	▬
PROP. CONCRETE WHEEL STOP	▭
PROP. 6" CONCRETE BOLLARD	●
PROP. ACCESSIBLE PARKING SYMBOL	♿



PROP. R1-1 "STOP" SIGN
PER MUTCD
30" X 30"

PROP. R1-2 "YIELD"
SIGN PER MUTCD
36" X 36" X 36"

PROP. R1-2aP "TO ONCOMING
TRAFFIC" PLAQUE PER MUTCD
24" X 18"

PROP. R5-1 "DO NOT ENTER" SIGN
PER MUTCD
30" X 30"

PROP. R8-3a "NO PARKING"
SIGN PER MUTCD
24" X 30"

PROP. R6-2 "ONE WAY" SIGN
PER MUTCD
24" X 30"

PROP. FTP-017-25 ACCESSIBLE PARKING
SIGN PER FDOT INDEX 700-102 (3 OF 21)
12" X 18"

Sunshine811

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24-HOUR CONTACT: MARAH HUDSON 407-389-9317

SITE DATA

General Information

Property Tax ID#(s):	1131204040000	1131204050000
Site Address:	1230 APALACHEE PARKWAY TALLAHASSEE, FL 32301	
Zoning:	AC - ACTIVITY CENTER	
Overlay / Transect (if any):		
Setbacks:	MINIMUM	MAXIMUM
Front:	2	15 FT
Rear:	10	N/A FT
Side:	5	25 FT
Corner:	2	15 FT
Building Maximum Height(FT):		50 FT
Existing Use(s)	OFFICE	
Proposed Use(s)	SCHOOL - PRIMARY	
Density/Intensity	0.23 FAR	

Area Data

Total Site Area (SF):	186001.20 SF	100.00 %
Proposed Building Area (GSF):	0.00 SF	0.00 %
Existing Impervious Areas (SF):	123777.81 SF	66.55 %
Building(s) Footprint:	43621.41 SF	23.45 %
VUA:	66959.80 SF	36.00 %
Misc:	13196.60 SF	7.09 %
Pool/Amenities:	0.00 SF	0.00 %
SWMF:	0.00 SF	0.00 %
Proposed Impervious Area (SF):	123555.12 SF	66.43 %
Building(s) Footprint:	43621.41 SF	23.45 %
VUA:	66671.20 SF	35.84 %
Misc:	13262.51 SF	7.13 %
Pool/Amenities:	0.00 SF	0.00 %
SWMF:	0.00 SF	0.00 %

Parking Data

Required Parking Spaces:		
Number of spaces required (if new development):	N/A spaces	
Required ADA spaces (if new development):	N/A spaces	
Total:	N/A spaces	
Redevelopment:		
Existing number of regular spaces:	119 spaces	
Existing ADA spaces at maximum regular spaces:	3 spaces	
Total:	122 spaces	+25%
Minimum number of regular spaces:	36 spaces	
Required ADA spaces at minimum regular spaces:	2 spaces	
Total:	38 spaces	-25%
Proposed Parking Spaces:		
Number of regular spaces provided:	101	
Number of ADA spaces provided:	4	
Total number of spaces provided:	105	
Bicycle Parking Required:		
Required number of bicycle parking spaces:	100	
Proposed Bicycle Parking:	8	

Landscape / Urban Forest Data

Redevelopment statistics:		
Redevelopment or New development?	**Redevelopment**	
Type I area:	186001.20 SF	100.00 %
Type II area:	N/A SF	N/A %
Req'd Landscape Islands:	3333.56 SF	1.79 %
Required Lansdscape Area(SF):	37200.24 SF	20.00 %
Landscape area provided (SF):	62859.82 SF	33.80 %
Required Urban Forest Area(SF)	0 SF	0.00 %
Urban Forest area provided: (SF)	0 SF	0.00 %
Combination of LS area and UF area provided:	62859.82 SF	33.80 %

SITE NOTES

1. ANY EXISTING DRIVEWAY AND/OR STREET CONNECTIONS, WHICH WILL NOT BE USED ON THE SUBJECT SITE, MUST BE REMOVED AND THE RIGHT OF WAY RESTORED TO PRE-CONNECTION CONDITIONS.

2. 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. CONTRACTOR TO PHOTOGRAPHICALLY DOCUMENT THE PRE-CONSTRUCTION CONDITIONS.

3. PROPOSED DRIVEWAY RESURFACING SHALL COMPLY WITH 2026-27 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND 2026 FDOT DESIGN MANUAL SPECIFICATIONS AND REQUIREMENTS.

PROP. PARKING ADDITION OF:
1 STANDARD SPACE
4 ACCESSIBLE SPACES

0 50' 75' 100'
SCALE: 1" = 50'

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY

NOT

FOR

CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

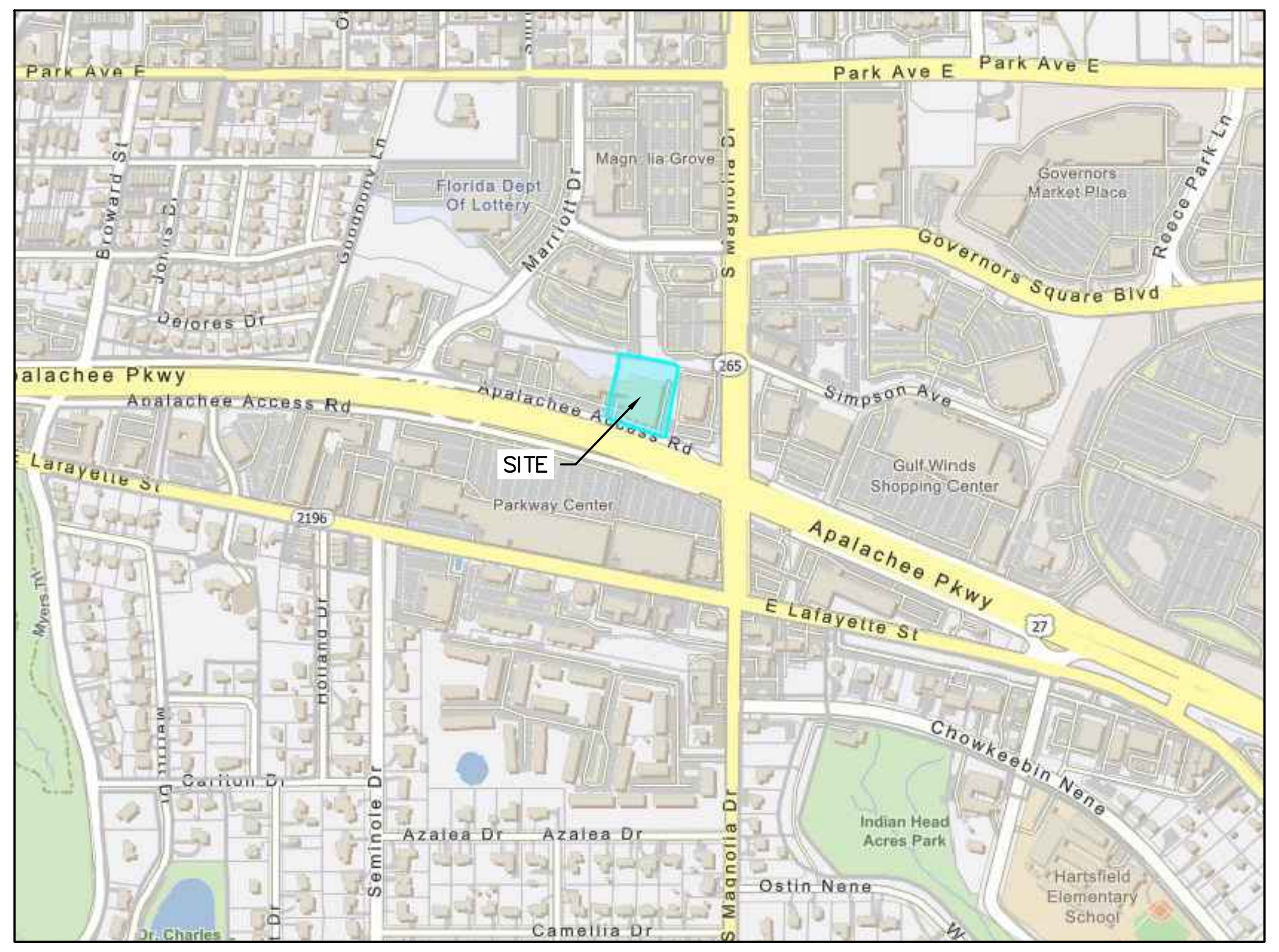
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

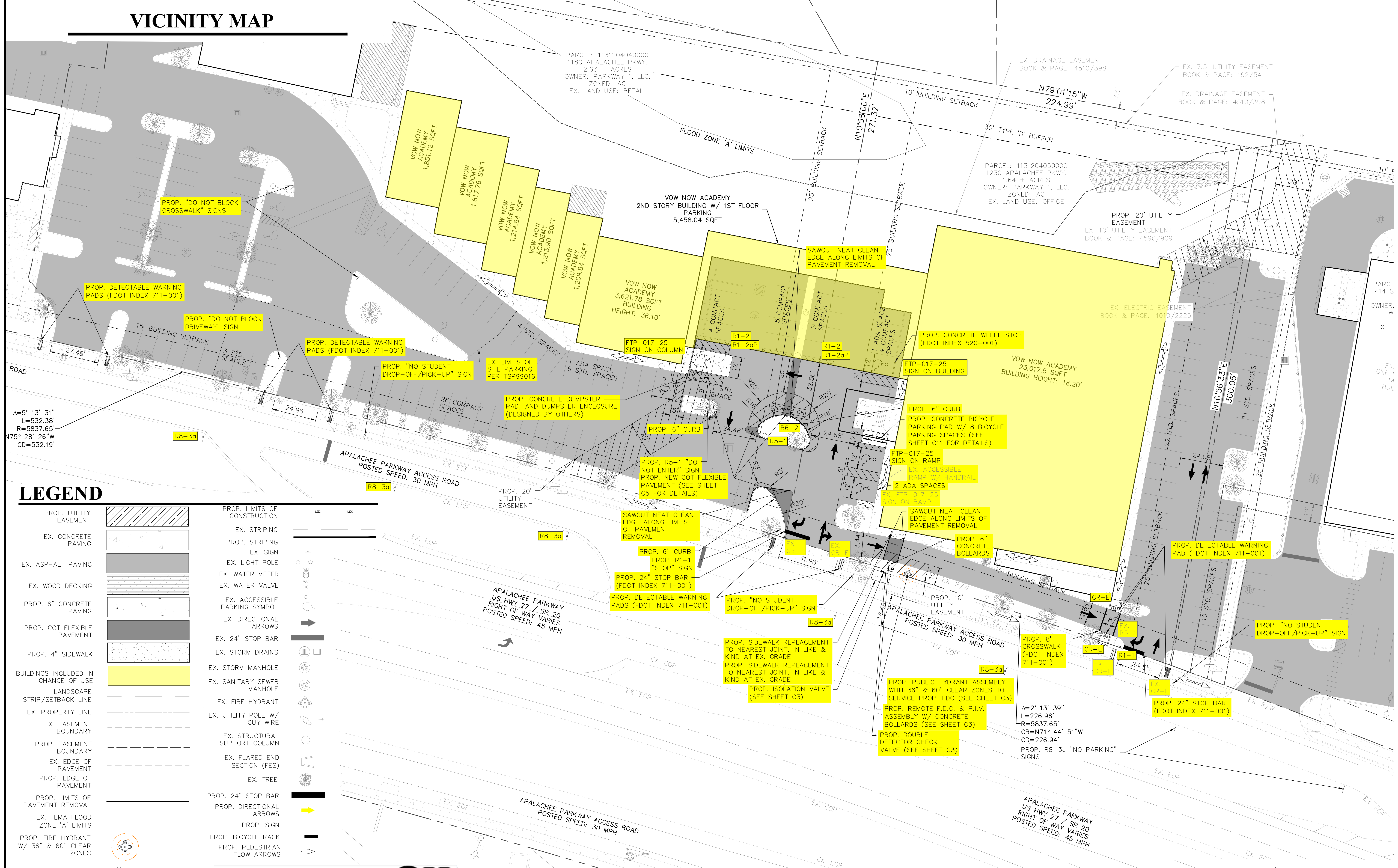
PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
C2.0



VICINITY MAP


PROP. PARKING ADDITION OF:
1 STANDARD SPACE
4 ACCESSIBLE SPACES
PARCEL: 113165 E0011
1211 GOVERNORS SQUARE BLVD.
OWNER: PORT VILLAGE, LLC.
ZONED: AC
EX. LAND USE: OFFICE
EX. DRAINAGE EASEMENT
BOOK & PAGE: 4510/398
FLOOD ZONE 'A' LIMITS
PARCEL: 1131204720030
392 S. MAGNOLIA DRIVE
OWNER: MAGNOLIA WALK, LLC.
ZONED: AC
EX. LAND USE: RETAIL
PARCEL: 1131204040000
1180 APALACHEE PKWY.
2.63 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: RETAIL
EX. DRAINAGE EASEMENT
BOOK & PAGE: 4510/398
EX. 7.5' UTILITY EASEMENT
BOOK & PAGE: 192/54
EX. DRAINAGE EASEMENT
BOOK & PAGE: 4510/398
N79°01'15"W
224.99'
7.5'
10' BUILDING SETBACK
N10°58'00"E
271.32'
30' TYPE 'D' BUFFER
FLOOD ZONE 'A' LIMITS
25' BUILDING SETBACK
25' BUILDING SETBACK
PARCEL: 1131204050000
1230 APALACHEE PKWY.
1.64 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: OFFICE
PROP. 20' UTILITY EASEMENT
EX. 10' UTILITY EASEMENT
BOOK & PAGE: 4590/909
20'
10'
20'
EX. ELECTRIC EASEMENT
BOOK & PAGE: 4010/2225
VOW NOW ACADEMY 1,851.12 SQFT
VOW NOW ACADEMY 1,817.76 SQFT
VOW NOW ACADEMY 1,214.84 SQFT
VOW NOW ACADEMY 1,213.90 SQFT
VOW NOW ACADEMY 1,209.84 SQFT
VOW NOW ACADEMY 3,621.78 SQFT BUILDING HEIGHT: 36.10'
VOW NOW ACADEMY
2ND STORY BUILDING W/ 1ST FLOOR
PARKING
5,458.04 SQFT
VOW NOW ACADEMY 23,017.5 SQFT BUILDING HEIGHT: 18.20'
PROP. "DO NOT BLOCK CROSSWALK" SIGNS
PROP. DETECTABLE WARNING PADS (FDOT INDEX 711-001)
15' BUILDING SETBACK
27.48'
PROP. "DO NOT BLOCK DRIVEWAY" SIGN
3 STD. SPACES
PROP. DETECTABLE WARNING PADS (FDOT INDEX 711-001)
PROP. "NO STUDENT DROP-OFF/PICK-UP" SIGN
EX. LIMITS OF SITE PARKING PER TSP99016
4 STD. SPACES
1 ADA SPACE 6 STD. SPACES
26 COMPACT SPACES
PROP. CONCRETE DUMPSTER PAD, AND DUMPSTER ENCLOSURE (DESIGNED BY OTHERS)
ROAD
24.96'
Δ=5° 13' 31"
L=532.38'
R=5837.65'
N75° 28' 26"W
CD=532.19'
R8-3a
APALACHEE PARKWAY ACCESS ROAD
POSTED SPEED: 30 MPH
R8-3a
EX. EOP
PROP. 20' UTILITY EASEMENT
R8-3a
FTP-017-25 SIGN ON COLUMN
4 COMPACT SPACES
5 COMPACT SPACES
5 COMPACT SPACES
1 ADA SPACE 4 COMPACT SPACES
R1-2
R1-2aP
R1-2
R1-2aP
SAWCUT NEAT CLEAN EDGE ALONG LIMITS OF PAVEMENT REMOVAL
PROP. CONCRETE WHEEL STOP (FDOT INDEX 520-001)
FTP-017-25 SIGN ON BUILDING
12'
20'
32.56'
12'
9'
5'
1 STD. SPACE
20'
R20'
R16'
NO PARKING
R20'
R16'
24.46'
24.68'
R6-2
R5-1
PROP. 6" CURB
PROP. 6" CURB
PROP. CONCRETE BICYCLE PARKING PAD W/ 8 BICYCLE PARKING SPACES (SEE SHEET C11 FOR DETAILS)
14'
7.5'
5'
12'
FTP-017-25 SIGN ON RAMP
EX. ACCESSIBLE RAMP W/ HANDRAIL
2 ADA SPACES
EX. FTP-017-25 SIGN ON RAMP
PROP. R5-1 "DO NOT ENTER" SIGN
PROP. NEW COT FLEXIBLE PAVEMENT (SEE SHEET C5 FOR DETAILS)
R3'
R3'
R30'
SAWCUT NEAT CLEAN EDGE ALONG LIMITS OF PAVEMENT REMOVAL
SAWCUT NEAT CLEAN EDGE ALONG LIMITS OF PAVEMENT REMOVAL
PROP. 6" CONCRETE BOLLARDS
EX. CR-F
EX. CR-F
13.44'
31.98'
PROP. 6" CURB
PROP. R1-1 "STOP" SIGN
PROP. 24" STOP BAR (FDOT INDEX 711-001)
PROP. DETECTABLE WARNING PADS (FDOT INDEX 711-001)
PROP. "NO STUDENT DROP-OFF/PICK-UP" SIGN
R8-3a
APALACHEE PARKWAY
US HWY 27 / SR 20
RIGHT OF WAY VARIES
POSTED SPEED: 45 MPH
PROP. SIDEWALK REPLACEMENT TO NEAREST JOINT, IN LIKE & KIND AT EX. GRADE
PROP. SIDEWALK REPLACEMENT TO NEAREST JOINT, IN LIKE & KIND AT EX. GRADE
PROP. ISOLATION VALVE (SEE SHEET C3)
18.58'
10'
EX. R/W
PROP. 10' UTILITY EASEMENT
15' BUILDING SETBACK
APALACHEE PARKWAY ACCESS ROAD
POSTED SPEED: 30 MPH
R8-3a
PROP. PUBLIC HYDRANT ASSEMBLY WITH 36" & 60" CLEAR ZONES TO SERVICE PROP. FDC (SEE SHEET C3)
PROP. REMOTE F.D.C. & P.I.V. ASSEMBLY W/ CONCRETE BOLLARDS (SEE SHEET C3)
PROP. DOUBLE DETECTOR CHECK VALVE (SEE SHEET C3)
Δ=2° 13' 39"
L=226.96'
R=5837.65'
CB=N71° 44' 51"W
CD=226.94'
PROP. R8-3a "NO PARKING" SIGNS
PROP. 8' CROSSWALK (FDOT INDEX 711-001)
CR-E
12.88'
8'
EX. R5-1
CR-E
R1-1
EX. CR-F
24.5'
EX. CR-F
PROP. 24" STOP BAR (FDOT INDEX 711-001)
PROP. DETECTABLE WARNING PAD (FDOT INDEX 711-001)
22 STD. SPACES
N10°56'33"E
300.05'
11 STD. SPACES
24.08'
25' BUILDING SETBACK
25' BUILDING SETBACK
10 STD. SPACES
10'
10'
PROP. "NO STUDENT DROP-OFF/PICK-UP" SIGN
EX. R/W
EX. EOP
APALACHEE PARKWAY ACCESS ROAD
POSTED SPEED: 30 MPH
APALACHEE PARKWAY
US HWY 27 / SR 20
RIGHT OF WAY VARIES
POSTED SPEED: 45 MPH
EX. EOP

LEGEND

PROP. UTILITY EASEMENT	▨	PROP. LIMITS OF CONSTRUCTION	—— LOC —— LOC ——
EX. CONCRETE PAVING	▭	EX. STRIPING	— — —
EX. ASPHALT PAVING	■	PROP. STRIPING	——
EX. WOOD DECKING	▤	EX. SIGN	⊸
PROP. 6" CONCRETE PAVING	▭	EX. LIGHT POLE	○—⊸
PROP. COT FLEXIBLE PAVEMENT	■	EX. WATER METER	WM ⊗
PROP. 4" SIDEWALK	░	EX. WATER VALVE	WV ⋈
BUILDINGS INCLUDED IN CHANGE OF USE	🟨	EX. ACCESSIBLE PARKING SYMBOL	♿
LANDSCAPE STRIP/SETBACK LINE	— — —	EX. DIRECTIONAL ARROWS	➡
EX. PROPERTY LINE	——-—-——	EX. 24" STOP BAR	▬
EX. EASEMENT BOUNDARY	- - - -	EX. STORM DRAINS	▥
PROP. EASEMENT BOUNDARY	— — — —	EX. STORM MANHOLE	◎
EX. EDGE OF PAVEMENT	- - - -	EX. SANITARY SEWER MANHOLE	◎
PROP. EDGE OF PAVEMENT	——	EX. FIRE HYDRANT	◎
PROP. LIMITS OF PAVEMENT REMOVAL	━━	EX. UTILITY POLE W/ GUY WIRE	○→
EX. FEMA FLOOD ZONE 'A' LIMITS	——	EX. STRUCTURAL SUPPORT COLUMN	○
PROP. FIRE HYDRANT W/ 36" & 60" CLEAR ZONES	◎	EX. FLARED END SECTION (FES)	⏢
PROP. ACCESSIBLE PARKING SYMBOL	♿	EX. TREE	✳
PROP. CONCRETE WHEEL STOP	▭	PROP. 24" STOP BAR	▬
PROP. 6" CONCRETE BOLLARD	●	PROP. DIRECTIONAL ARROWS	➡
		PROP. SIGN	⊸
		PROP. BICYCLE RACK	▬
		PROP. PEDESTRIAN FLOW ARROWS	⇨

SITE NOTES

1. ANY EXISTING DRIVEWAY AND/OR STREET CONNECTIONS, WHICH WILL NOT BE USED ON THE SUBJECT SITE, MUST BE REMOVED AND THE RIGHT OF WAY RESTORED TO PRE-CONNECTION CONDITIONS.

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3. PROPOSED DRIVEWAY RESURFACING SHALL COMPLY WITH 2026-27 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND 2026 FDOT DESIGN MANUAL SPECIFICATIONS AND REQUIREMENTS.

4. ALL PROPOSED RADII ARE MEASURED FROM THE FACE OF CURB, AND SHALL BE 5' UNLESS OTHERWISE NOTED.

SITE DATA

General Information

Property Tax ID#(s):	1131204040000	1131204050000
Site Address:	1230 APALACHEE PARKWAY TALLAHASSEE, FL 32301	
Zoning:	AC - ACTIVITY CENTER	
Overlay / Transect (if any):		
Setbacks:	MINIMUM	MAXIMUM
Front:	2	15 FT
Rear:	10	N/A FT
Side:	5	25 FT
Corner:	2	15 FT
Building Maximum Height(FT):		50 FT
Existing Use(s)	OFFICE	
Proposed Use(s)	SCHOOL - PRIMARY	
Density/Intensity	0.23 FAR	

Area Data

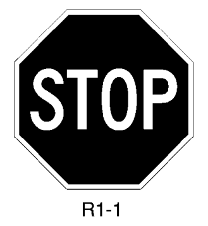
Total Site Area (SF):	186001.20 SF	100.00 %
Proposed Building Area (GSF):	0.00 SF	0.00 %
Existing Impervious Areas (SF):	123777.81 SF	66.55 %
Building(s) Footprint:	43621.41 SF	23.45 %
VUA:	66959.80 SF	36.00 %
Misc:	13196.60 SF	7.09 %
Pool/Amenities:	0.00 SF	0.00 %
SWMF:	0.00 SF	0.00 %
Proposed Impervious Area (SF):	123555.12 SF	66.43 %
Building(s) Footprint:	43621.41 SF	23.45 %
VUA:	66671.20 SF	35.84 %
Misc:	13262.51 SF	7.13 %
Pool/Amenities:	0.00 SF	0.00 %
SWMF:	0.00 SF	0.00 %

Parking Data

Required Parking Spaces:		
Number of spaces required (if new development):	N/A spaces	
Required ADA spaces (if new development):	N/A spaces	
Total:	N/A spaces	
Redevelopment:		
Existing number of regular spaces:	119 spaces	
Existing ADA spaces at maximum regular spaces:	3 spaces	
Total:	122 spaces	+25%
Minimum number of regular spaces:	36 spaces	
Required ADA spaces at minimum regular spaces:	2 spaces	
Total:	38 spaces	-25%
Proposed Parking Spaces:		
Number of regular spaces provided:	101	
Number of ADA spaces provided:	4	
Total number of spaces provided:	105	
Bicycle Parking Required:		
Required number of bicycle parking spaces:	100	
Proposed Bicycle Parking:	8	

Landscape / Urban Forest Data

Redevelopment statistics:		
Redevelopment or New development?	**Redevelopment**	
Type I area:	186001.20 SF	100.00 %
Type II area:	N/A SF	N/A %
Req'd Landscape Islands:	3333.56 SF	1.79 %
Required Lansdscape Area(SF):	37200.24 SF	20.00 %
Landscape area provided (SF):	62859.82 SF	33.80 %
Required Urban Forest Area(SF)	0 SF	0.00 %
Urban Forest area provided: (SF)	0 SF	0.00 %
Combination of LS area and UF area provided:	62859.82 SF	33.80 %



R1-1

PROP. R1-1 "STOP" SIGN
PER MUTCD
30" X 30"

R6-2

PROP. R6-2 "ONE WAY"
SIGN PER MUTCD
24" X 30"

R1-2

PROP. R1-2 "YIELD"
SIGN PER MUTCD
36" X 36" X 36"

PROP. FTP-017-25
ACCESSIBLE PARKING SIGN
PER FDOT INDEX 700-102
(3 OF 21)
12" X 18"

R1-2aP

PROP. R1-2aP "TO ONCOMING
TRAFFIC" PLAQUE PER MUTCD
24" X 18"

R8-3a

PROP. R8-3a "NO PARKING"
SIGN PER MUTCD
24" X 30"

R5-1

PROP. R5-1 "DO NOT ENTER" SIGN
PER MUTCD
30" X 30"

0 30' 45' 60'
SCALE: 1" = 30'

Sunshine811

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
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FOR
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NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

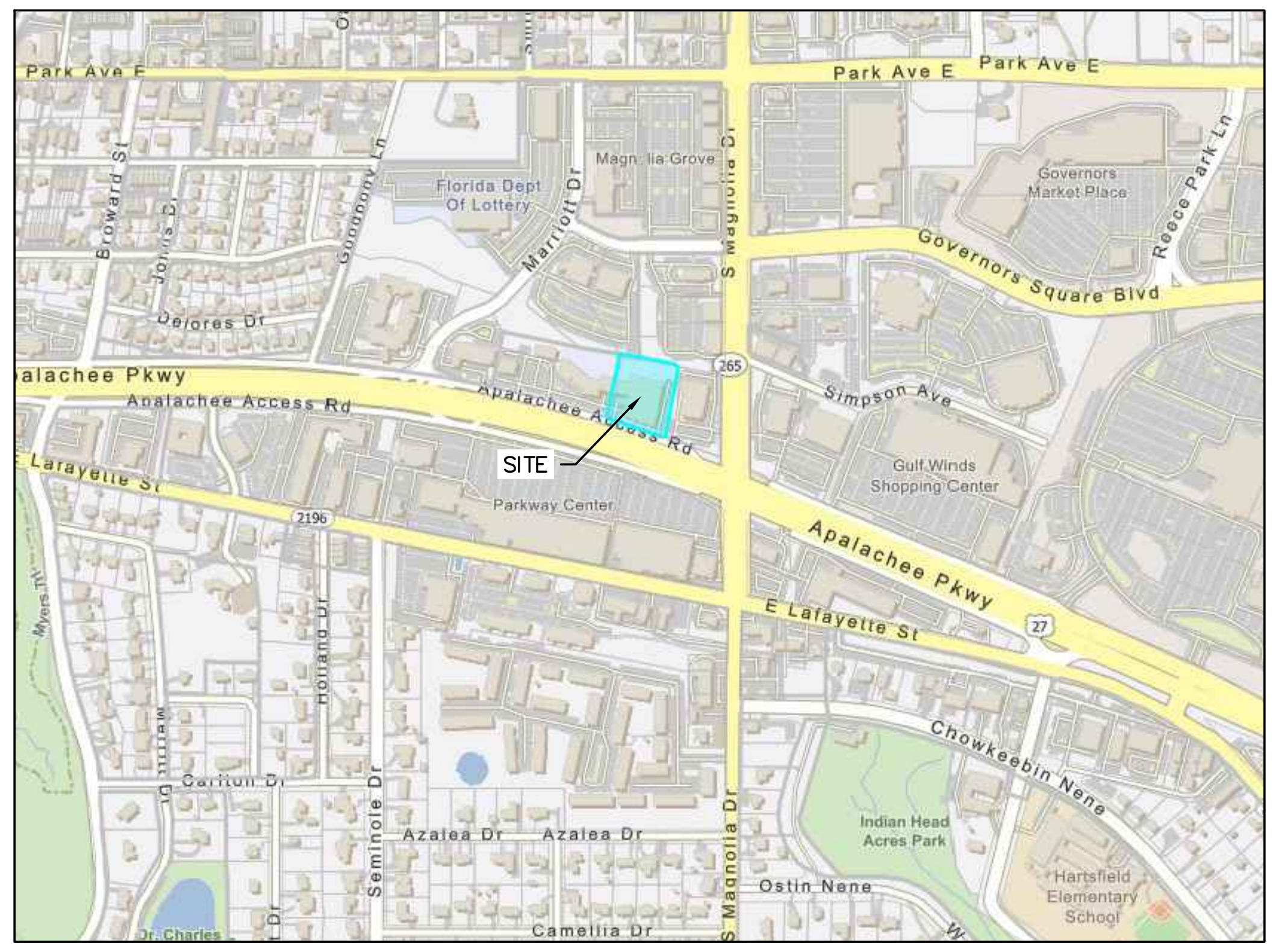
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
SITE PLAN

SHEET NUMBER
C2.1



VICINITY MAP

FIRE PROTECTION NOTES

1. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.

2. PRIOR TO CONSTRUCTION OF BUILDINGS OR FACILITIES, AN APPROVED WATER SUPPLY, CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE ESTABLISHED WHERE HYDRANTS ARE FIRST INSTALLED OR THAT THE DEVELOPMENT IS SERVED BY EXISTING FUNCTIONING HYDRANTS LOCATED WITHIN 500 FEET FROM THE FURTHEST BUILDING CORNER AS THE FIRE TRUCK WOULD DRIVE.

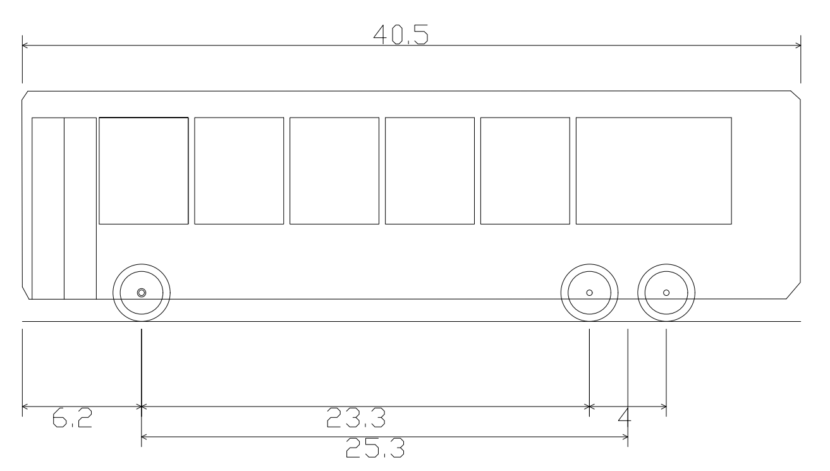
3. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION.

4. EVERY BUILDING CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH, WITH ADEQUATE ROADWAY TURNING RADIUS DESIGNED, MAINTAINED AND CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS (42 TONS) HAVING A MINIMUM CLEARANCE OF 13 FEET, 6 INCHES, ANGLE OF APPROACH AND DEPARTURE NOT EXCEEDING 1 FT. DROP IN 20 FT. (0.3 DROP IN 6 M.) OR THE DESIGN LIMITATIONS OF THE FIRE DEPARTMENT APPARATUS, SUBJECT TO FIRE DEPARTMENT APPROVAL.

5.
- DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
    - 36 IN. MINIMUM UNDER DRIVING SURFACES
    - 30 IN. 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 IN. 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

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.

7. A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN (64 MM).



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°

VEHICLE WHEEL PATH (FORWARD)

VEHICLE ENVELOPE (FORWARD)

VEHICLE WHEEL PATH (REVERSE)

VEHICLE ENVELOPE (REVERSE)

VEHICLE WHEEL PATH (FORWARD)

VEHICLE ENVELOPE (FORWARD)

Sunshine811

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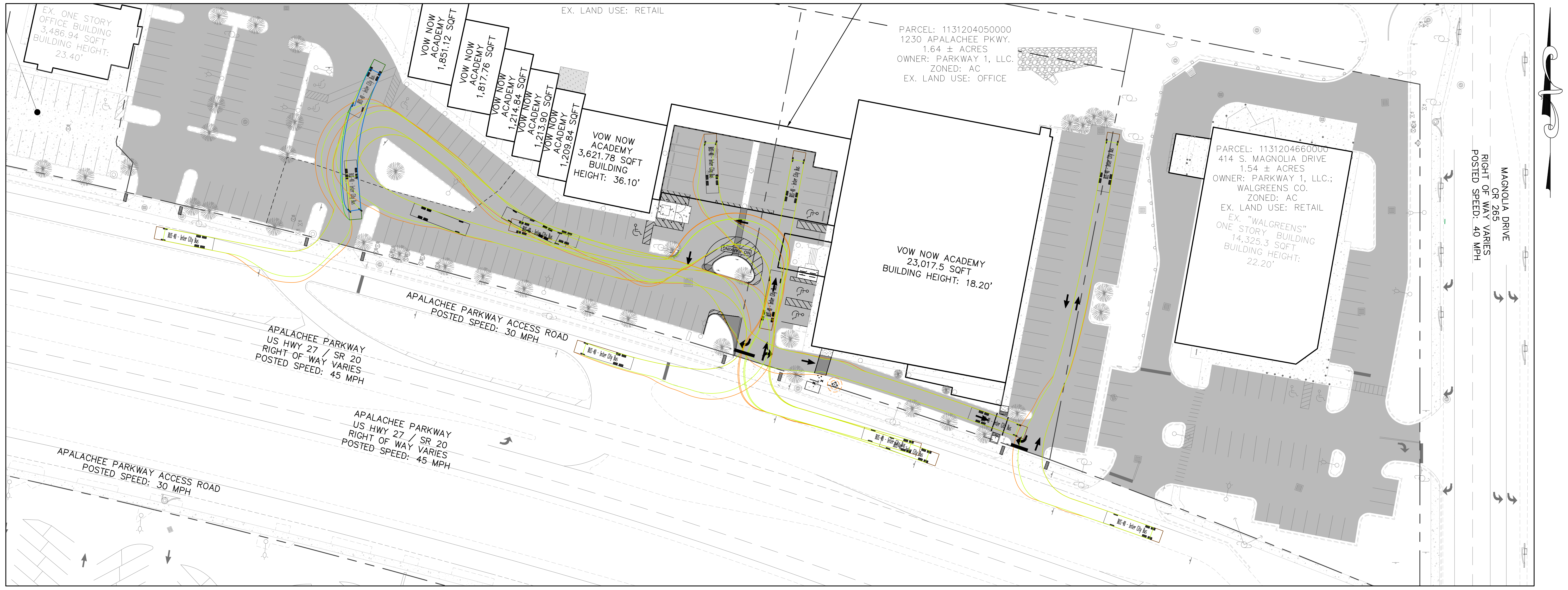
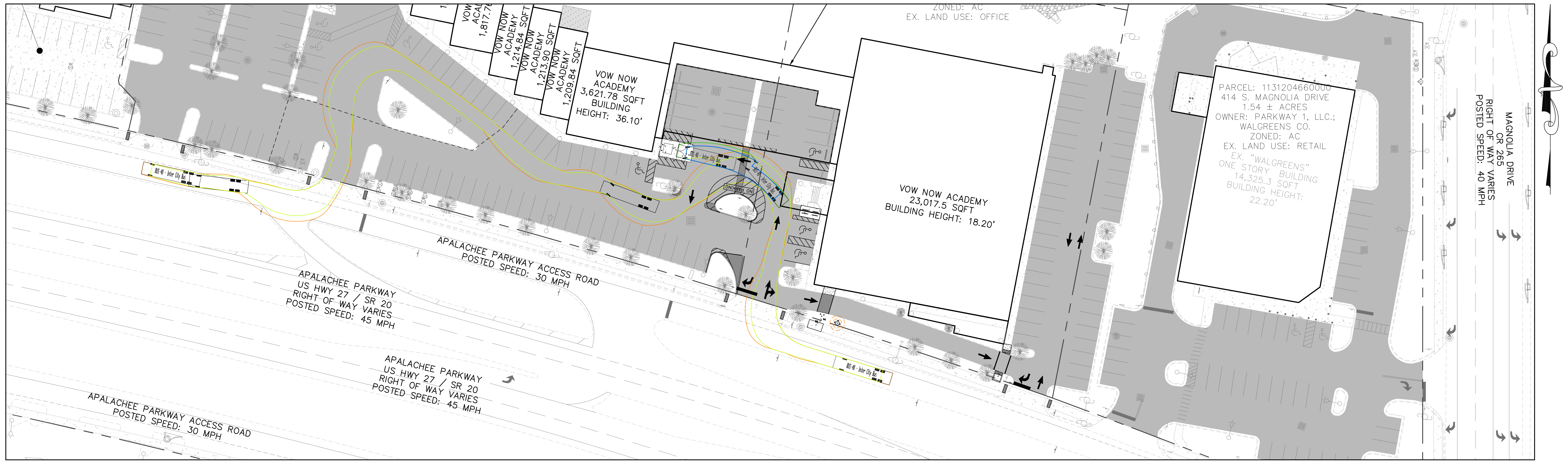
FIRE CIRCULATION


EX. ONE STORY OFFICE BUILDING 3,486.94 SQFT BUILDING HEIGHT: 23.40'
VOW NOW ACADEMY 1,851.12 SQFT
VOW NOW ACADEMY 1,817.76 SQFT
VOW NOW ACADEMY 1,214.84 SQFT
VOW NOW ACADEMY 1,213.90 SQFT
VOW NOW ACADEMY 1,209.84 SQFT
VOW NOW ACADEMY 3,621.78 SQFT BUILDING HEIGHT: 36.10'
EX. LAND USE: RETAIL
PARCEL: 1131204050000 1230 APALACHEE PKWY. 1.64 ± ACRES OWNER: PARKWAY 1, LLC. ZONED: AC EX. LAND USE: OFFICE
VOW NOW ACADEMY 23,017.5 SQFT BUILDING HEIGHT: 18.20'
PARCEL: 1131204660000 414 S. MAGNOLIA DRIVE 1.54 ± ACRES OWNER: PARKWAY 1, LLC.; WALGREENS CO. ZONED: AC EX. LAND USE: RETAIL
EX. "WALGREENS" ONE STORY BUILDING 14,325.3 SQFT BUILDING HEIGHT: 22.20'
MAGNOLIA DRIVE CR 265 RIGHT OF WAY VARIES POSTED SPEED: 40 MPH
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH

SOLID WASTE PICKUP CIRCULATION


ZONED: AC EX. LAND USE: OFFICE
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VOW NOW ACADEMY 1,213.90 SQFT
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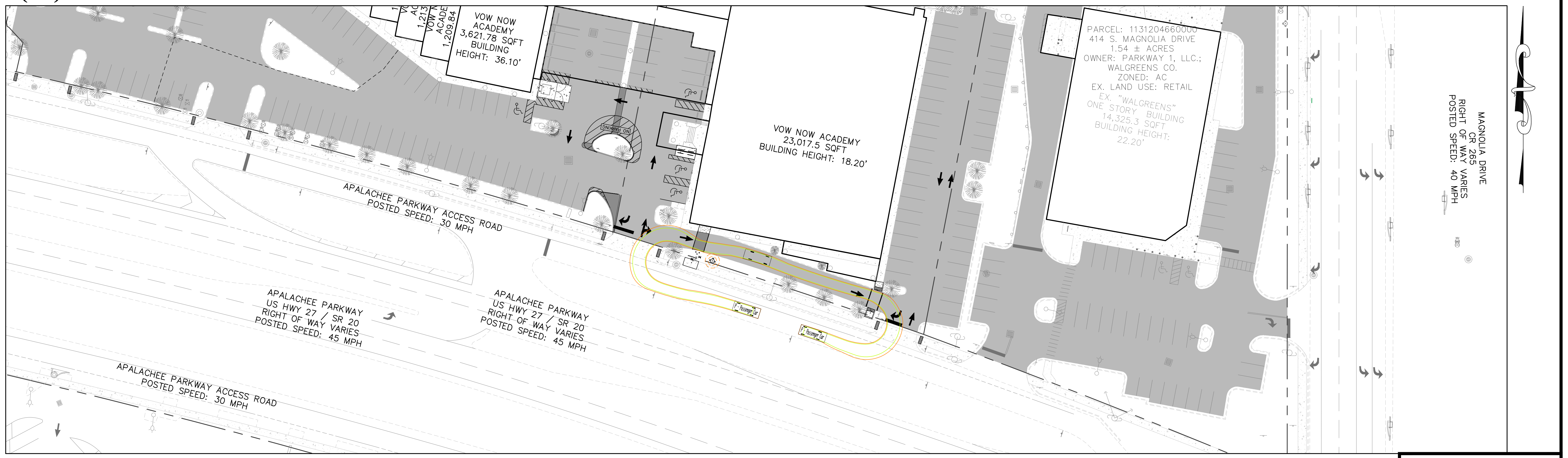
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH

(15) PASSENGER VAN PICK-UP/DROP-OFF CIRCULATION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0 50' 75' 100'
SCALE: 1" = 50'

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NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

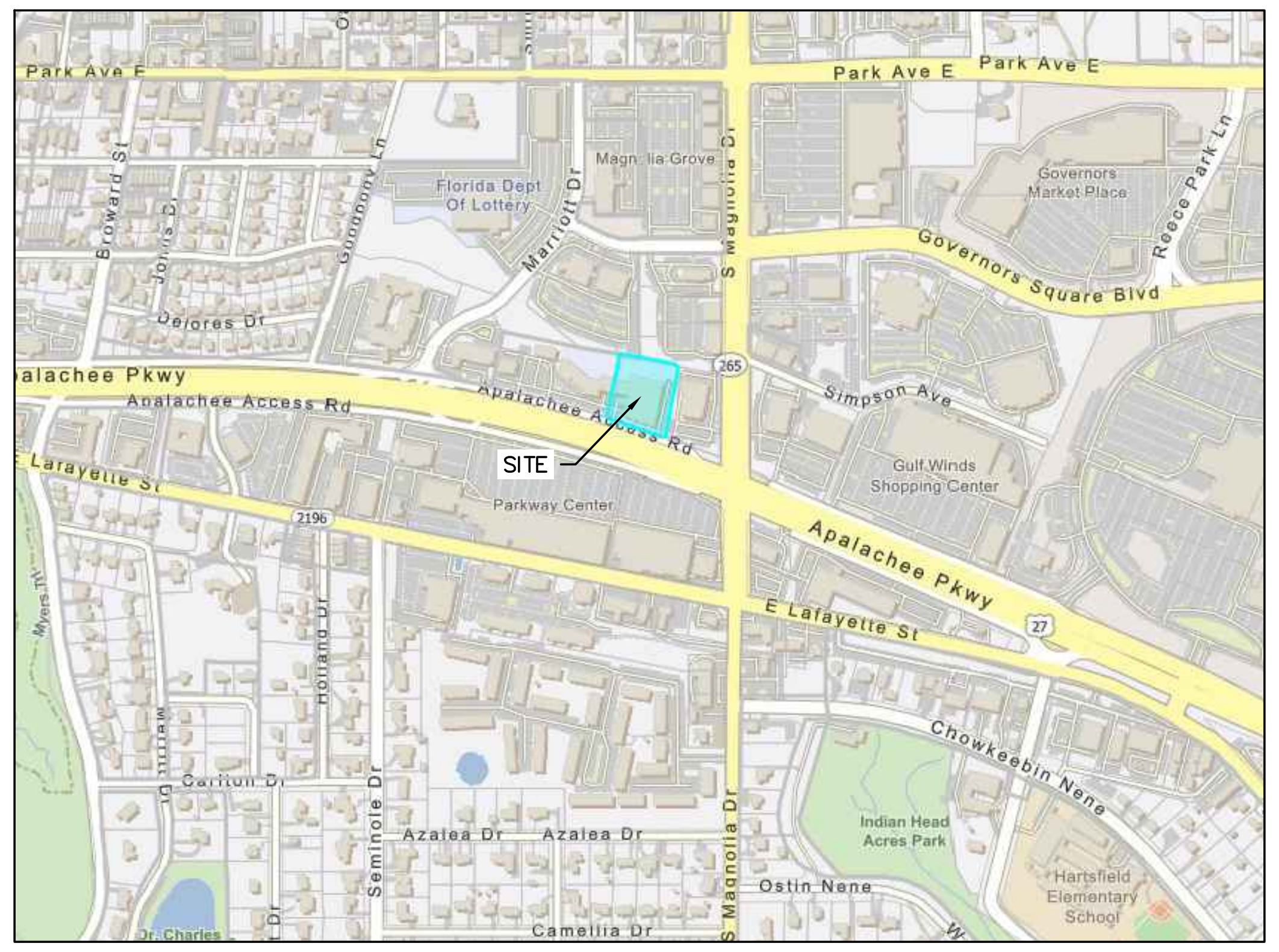
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
CIRCULATION PLAN

SHEET NUMBER
C2.2

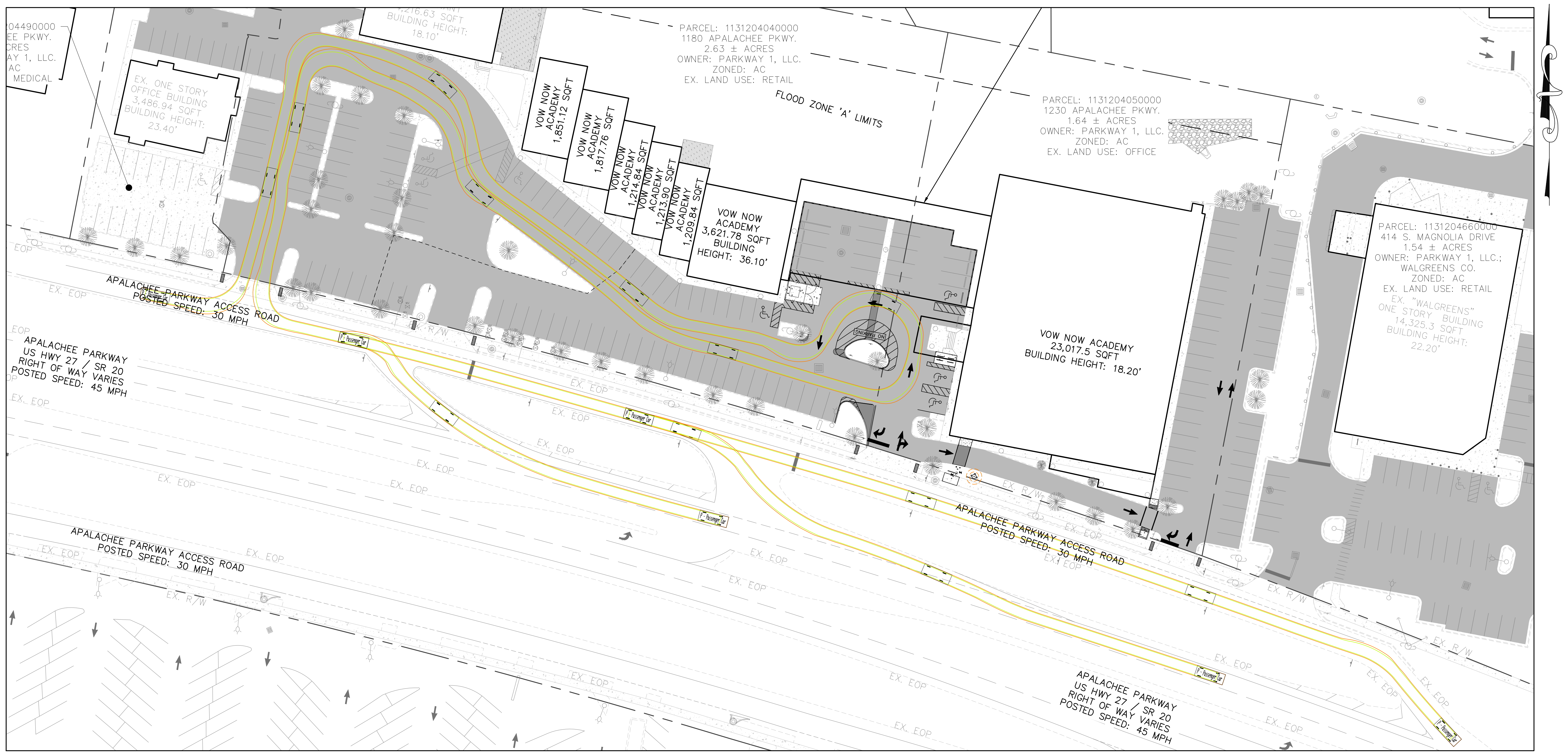


VICINITY MAP

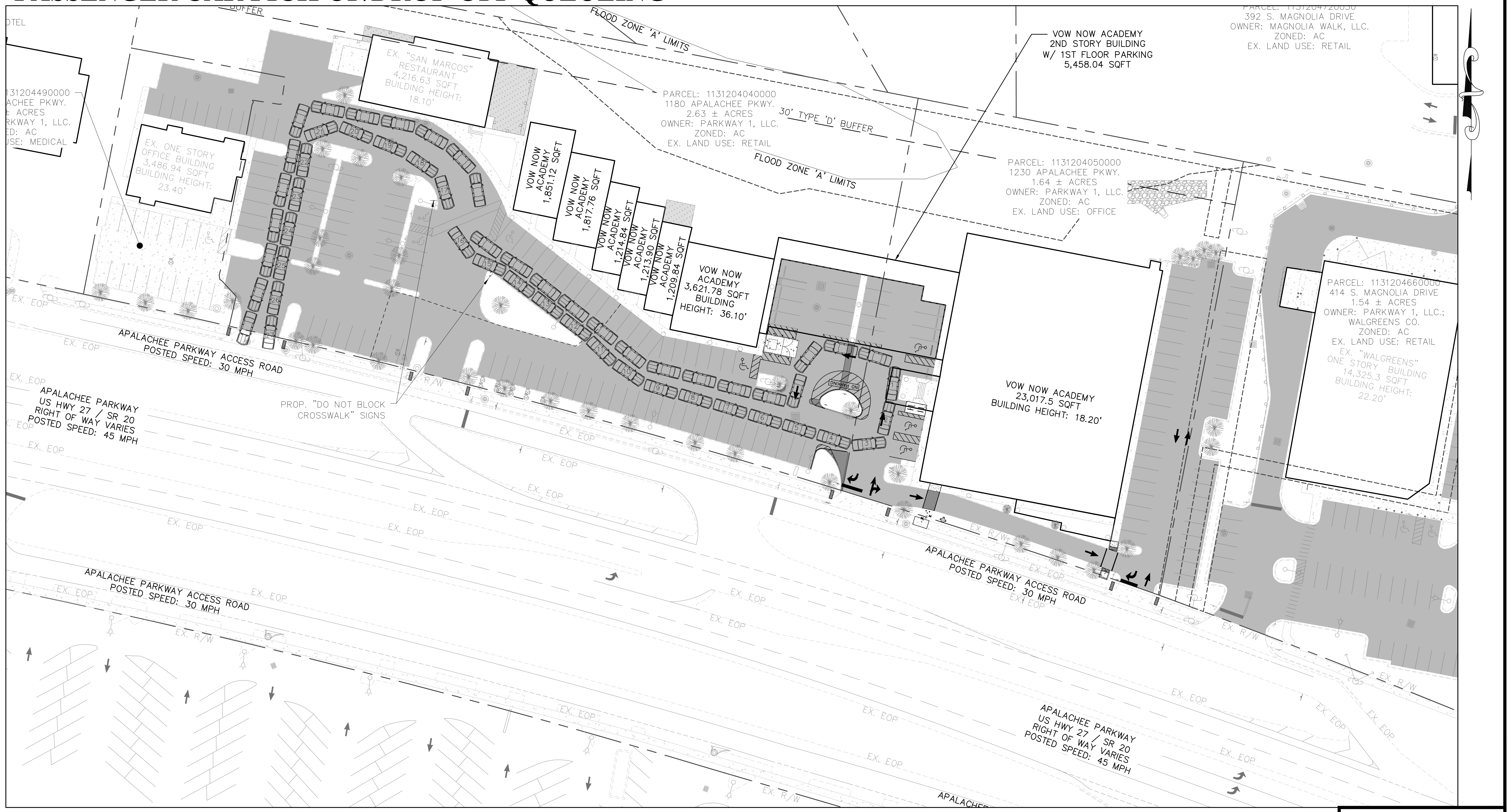
VEHICLE WHEEL PATH (FORWARD)

VEHICLE ENVELOPE (FORWARD)

PASSENGER CAR PICK-UP/DROP-OFF CIRCULATION


EX. ONE STORY OFFICE BUILDING 3,486.94 SQFT BUILDING HEIGHT: 23.40'
4,216.63 SQFT BUILDING HEIGHT: 18.10'
PARCEL: 1131204040000
1180 APALACHEE PKWY.
2.63 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: RETAIL
FLOOD ZONE 'A' LIMITS
VOW NOW ACADEMY 1,851.12 SQFT
VOW NOW ACADEMY 1,817.76 SQFT
VOW NOW ACADEMY 1,214.84 SQFT
VOW NOW ACADEMY 1,213.90 SQFT
VOW NOW ACADEMY 1,209.84 SQFT
VOW NOW ACADEMY 3,621.78 SQFT BUILDING HEIGHT: 36.10'
PARCEL: 1131204050000
1230 APALACHEE PKWY.
1.64 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: OFFICE
VOW NOW ACADEMY 23,017.5 SQFT BUILDING HEIGHT: 18.20'
PARCEL: 1131204660000
414 S. MAGNOLIA DRIVE
1.54 ± ACRES
OWNER: PARKWAY 1, LLC.; WALGREENS CO.
ZONED: AC
EX. LAND USE: RETAIL
EX. "WALGREENS" ONE STORY BUILDING 14,325.3 SQFT BUILDING HEIGHT: 22.20'
NO PARKING
P - Passenger Car
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
EX. EOP
EX. R/W

PASSENGER CAR PICK-UP/DROP-OFF QUEUEING


EX. "SAN MARCOS" RESTAURANT 4,216.63 SQFT BUILDING HEIGHT: 18.10'
EX. ONE STORY OFFICE BUILDING 3,486.94 SQFT BUILDING HEIGHT: 23.40'
PARCEL: 1131204040000
1180 APALACHEE PKWY.
2.63 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: RETAIL
30' TYPE 'D' BUFFER
FLOOD ZONE 'A' LIMITS
VOW NOW ACADEMY 2ND STORY BUILDING W/ 1ST FLOOR PARKING 5,458.04 SQFT
392 S. MAGNOLIA DRIVE
OWNER: MAGNOLIA WALK, LLC.
ZONED: AC
EX. LAND USE: RETAIL
PARCEL: 1131204050000
1230 APALACHEE PKWY.
1.64 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: OFFICE
VOW NOW ACADEMY 1,851.12 SQFT
VOW NOW ACADEMY 1,817.76 SQFT
VOW NOW ACADEMY 1,214.84 SQFT
VOW NOW ACADEMY 1,213.90 SQFT
VOW NOW ACADEMY 1,209.84 SQFT
VOW NOW ACADEMY 3,621.78 SQFT BUILDING HEIGHT: 36.10'
VOW NOW ACADEMY 23,017.5 SQFT BUILDING HEIGHT: 18.20'
PARCEL: 1131204660000
414 S. MAGNOLIA DRIVE
1.54 ± ACRES
OWNER: PARKWAY 1, LLC.; WALGREENS CO.
ZONED: AC
EX. LAND USE: RETAIL
EX. "WALGREENS" ONE STORY BUILDING 14,325.3 SQFT BUILDING HEIGHT: 22.20'
PROP. "DO NOT BLOCK CROSSWALK" SIGNS
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
EX. EOP
EX. R/W

PROP. VEHICLE QUEUE ROUTE (27 PASSENGER VEHICLES)

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

0 50' 75' 100'
SCALE: 1" = 50'

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

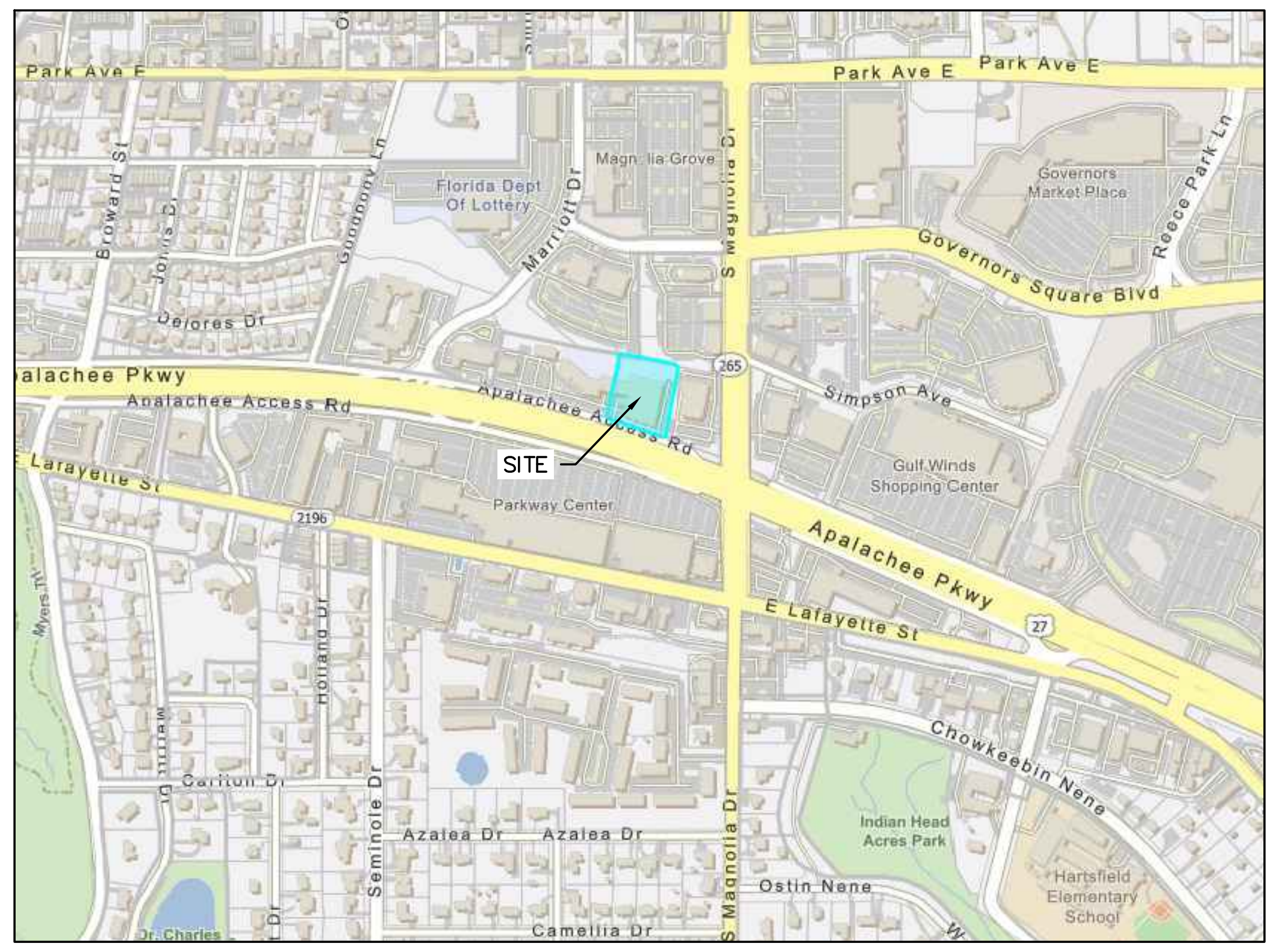
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
CIRCULATION PLAN

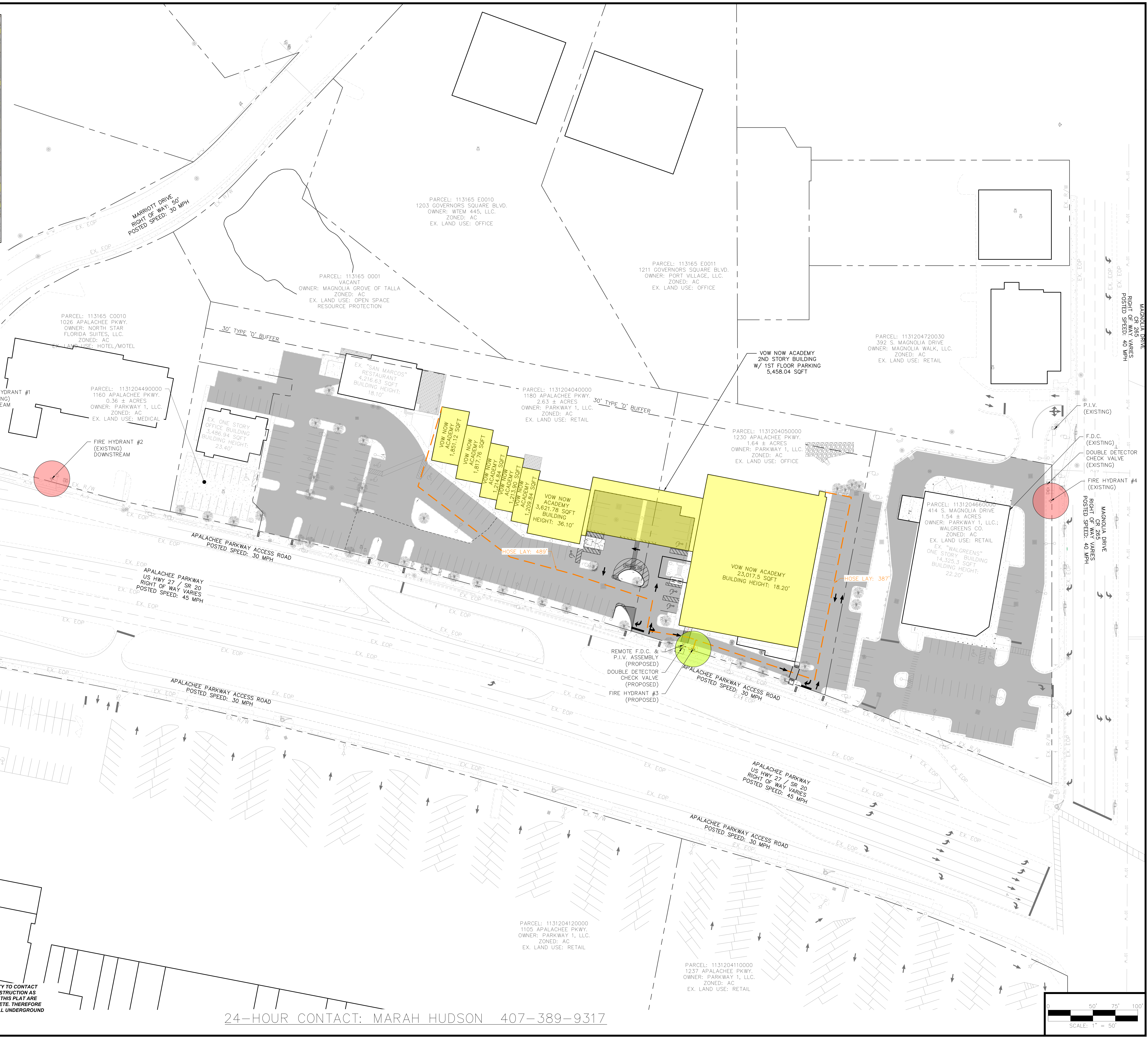
SHEET NUMBER
C2.3



VICINITY MAP

LEGEND

EXISTING FIRE HYDRANT	🔴
PROPOSED FIRE HYDRANT	🟢
PROP. 6" FIRE LINE	— 6"W —
PROP. HOSE LAY	— — —



FIRE PROTECTION NOTES

1. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.

2. PRIOR TO CONSTRUCTION OF BUILDINGS OR FACILITIES, AN APPROVED WATER SUPPLY, CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE ESTABLISHED WHERE HYDRANTS ARE FIRST INSTALLED OR THAT THE DEVELOPMENT IS SERVED BY EXISTING FUNCTIONING HYDRANTS LOCATED WITHIN 500 FEET FROM THE FURTHEST BUILDING CORNER AS THE FIRE TRUCK WOULD DRIVE.

3. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FUEL STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW STAFF MUST BE CONTACTED PRIOR TO TANK INSTALLATION.

4. EVERY BUILDING CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF ACCESS ROADWAYS WITH ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FEET OF UNOBSTRUCTED WIDTH, WITH ADEQUATE ROADWAY TURNING RADIUS DESIGNED, MAINTAINED AND CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS (42 TONS) HAVING A MINIMUM CLEARANCE OF 13 FEET, 6 INCHES, ANGLE OF APPROACH AND DEPARTURE NOT EXCEEDING 1 FT. DROP IN 20 FT. (0.3 DROP IN 6 M.) OR THE DESIGN LIMITATIONS OF THE FIRE DEPARTMENT APPARATUS, SUBJECT TO FIRE DEPARTMENT APPROVAL.

5.
- DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
  - 36 IN. MINIMUM UNDER DRIVING SURFACES
  - 30 IN. 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 IN. 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

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.

7. A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN (64 MM).

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

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TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

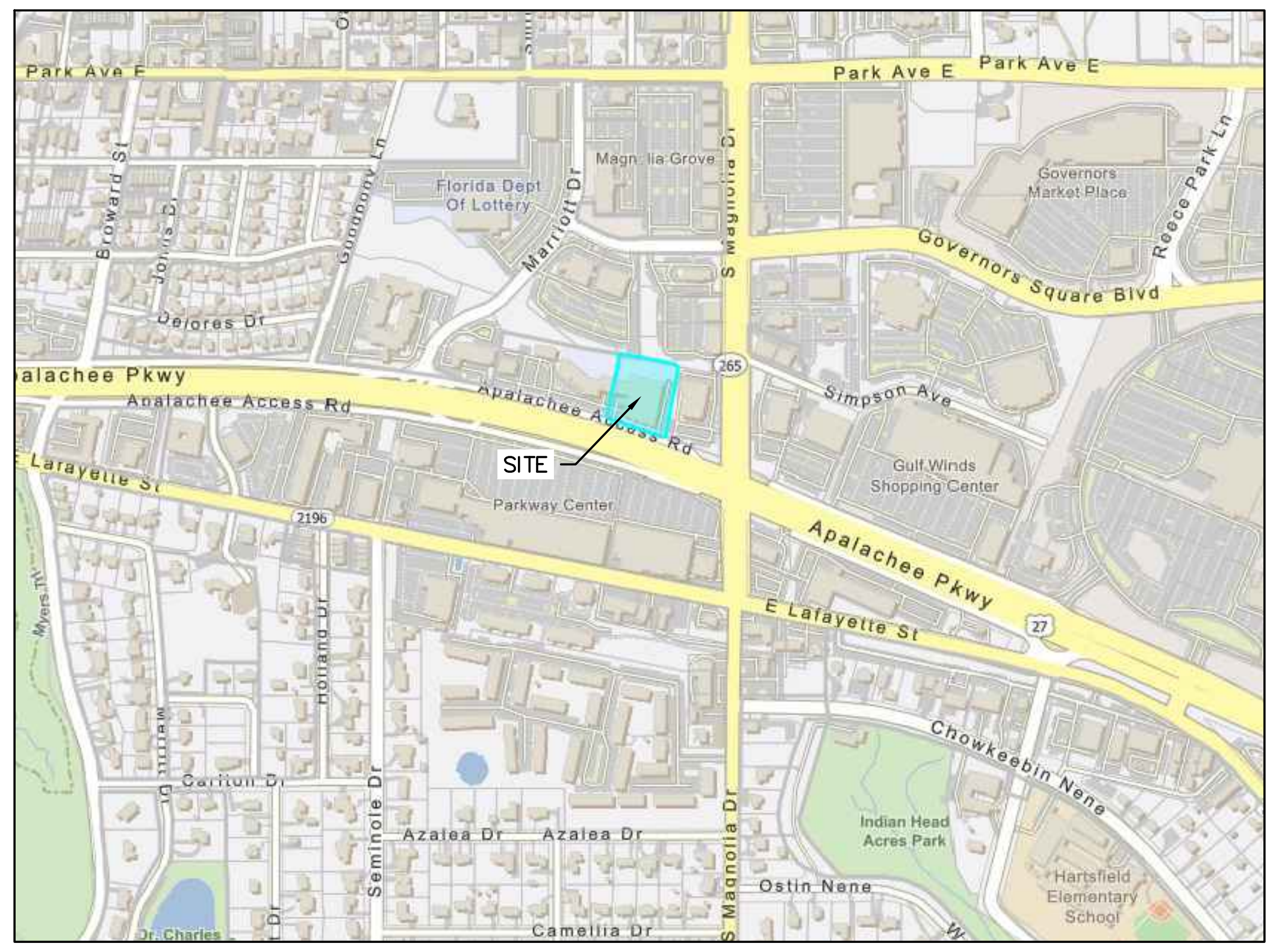
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

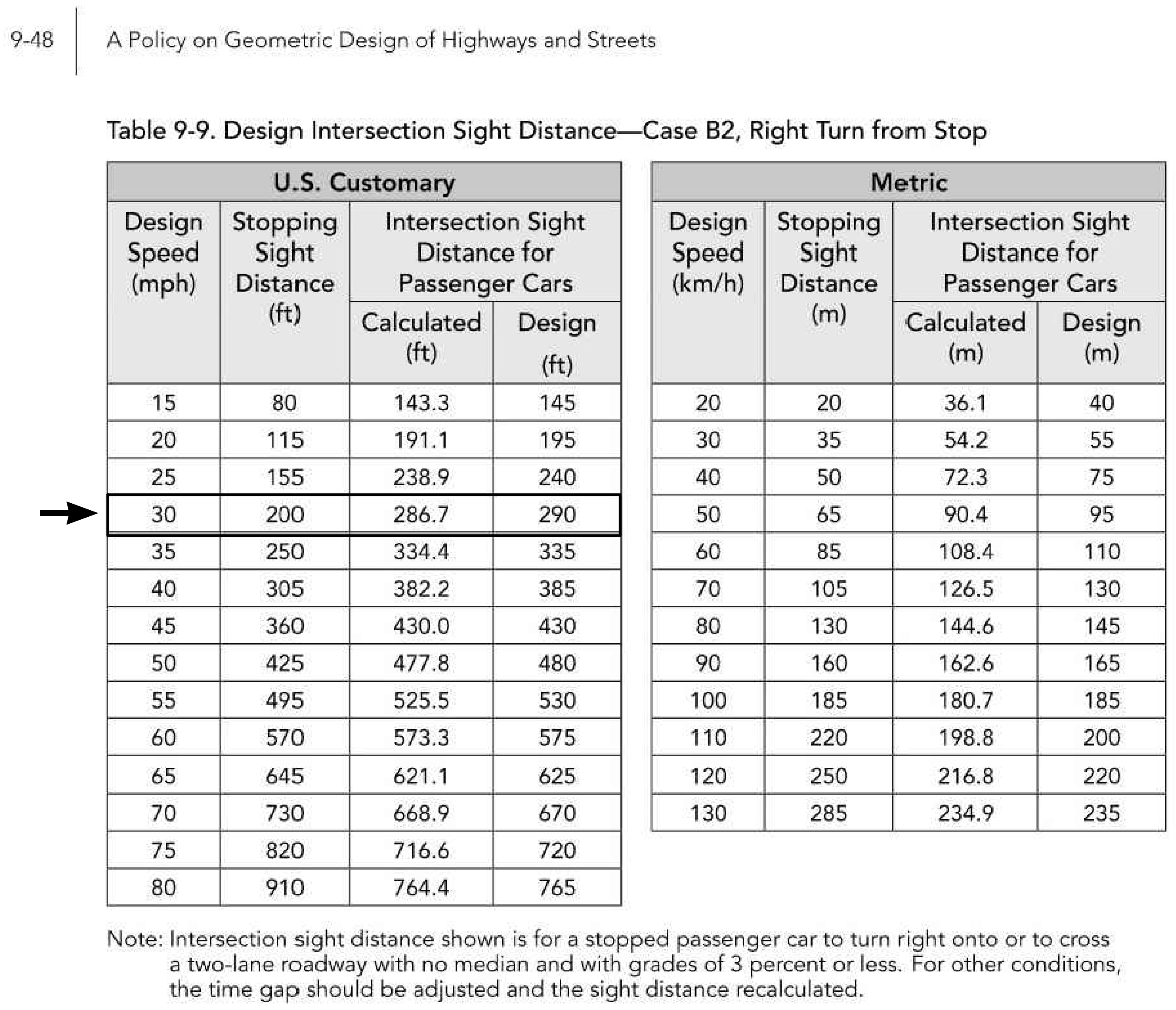
PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
FIRE PROTECTION PLAN

SHEET NUMBER
C2.4



VICINITY MAP

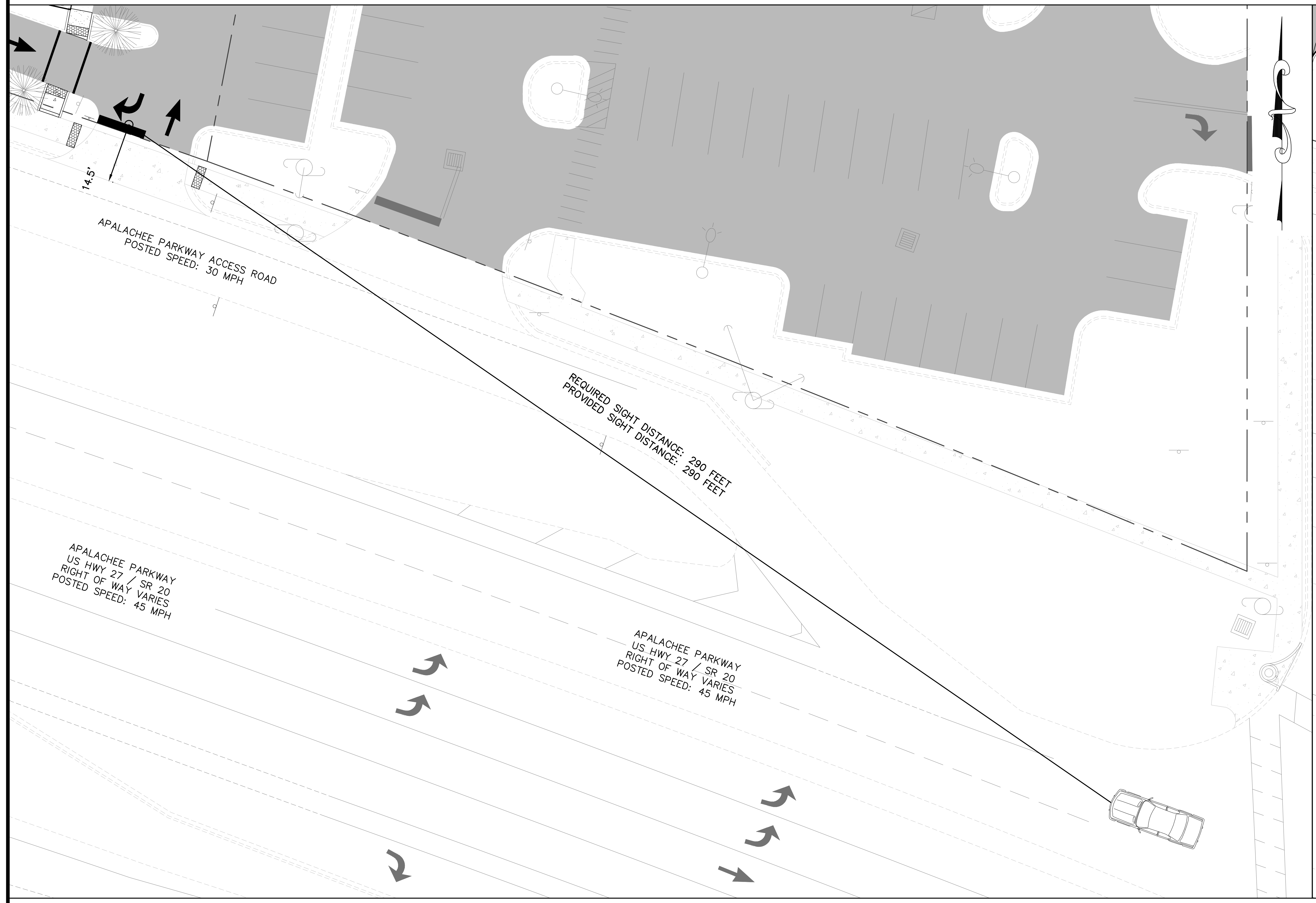


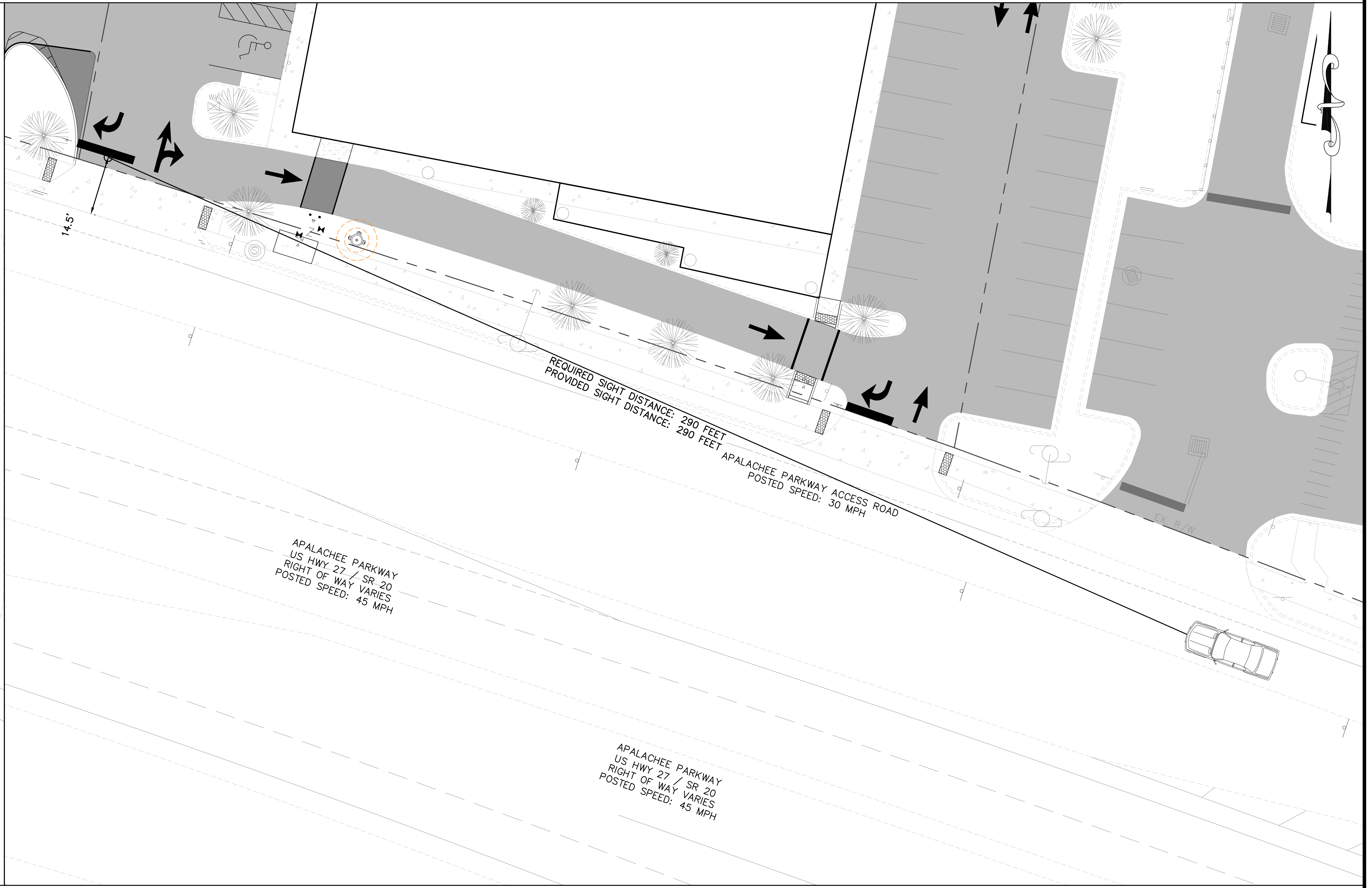
9-48 | A Policy on Geometric Design of Highways and Streets

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	143.3	145	20	20	36.1	40
20	115	191.1	195	30	35	54.2	55
25	155	238.9	240	40	50	72.3	75
→ 30	200	286.7	290	50	65	90.4	95
35	250	334.4	335	60	85	108.4	110
40	305	382.2	385	70	105	126.5	130
45	360	430.0	430	80	130	144.6	145
50	425	477.8	480	90	160	162.6	165
55	495	525.5	530	100	185	180.7	185
60	570	573.3	575	110	220	198.8	200
65	645	621.1	625	120	250	216.8	220
70	730	668.9	670	130	285	234.9	235
75	820	716.6	720				
80	910	764.4	765				

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.





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24–HOUR CONTACT: MARAH HUDSON 407–389–9317

0 20' 30' 40'
SCALE: 1" = 20'

1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

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TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

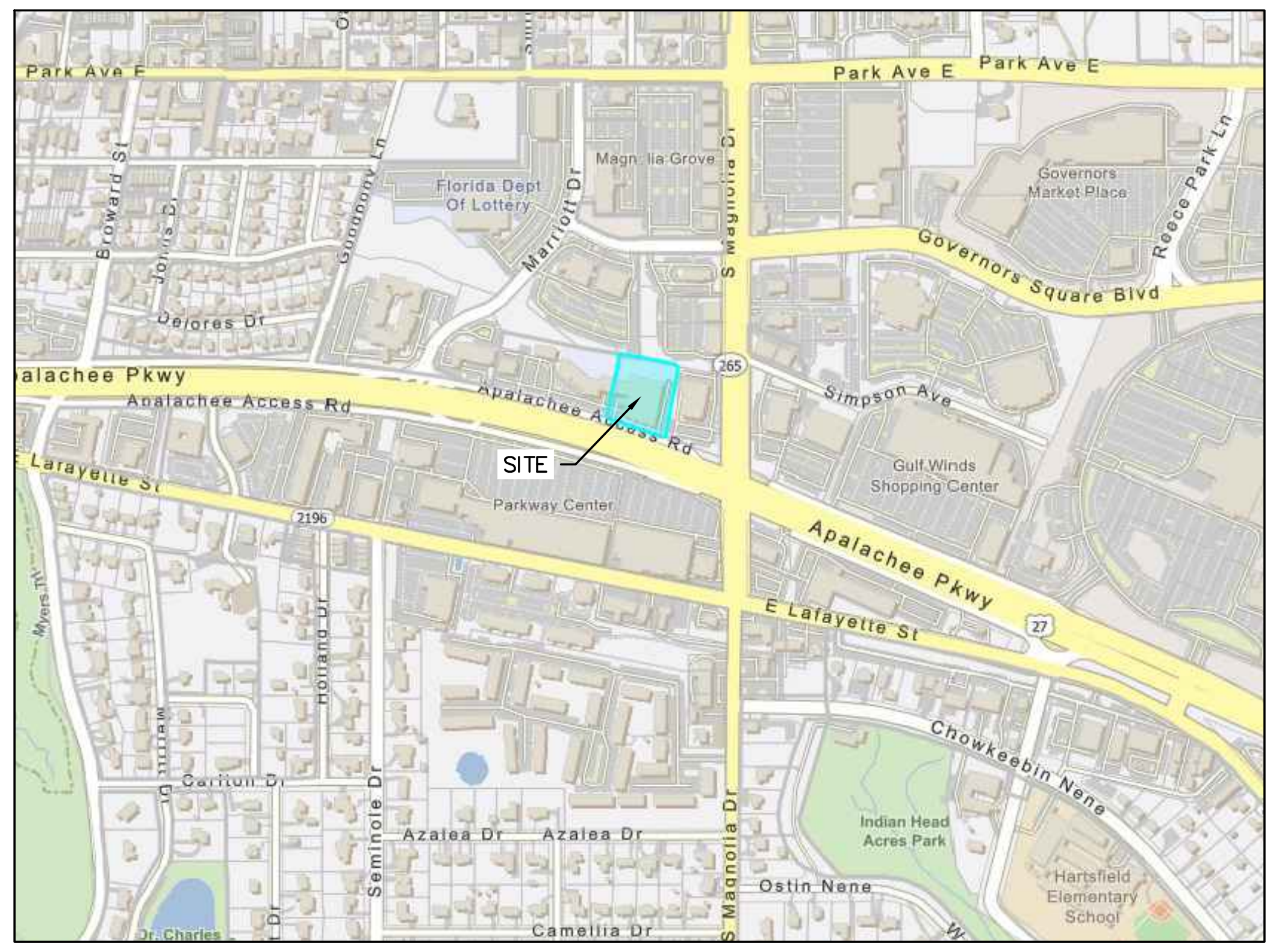
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

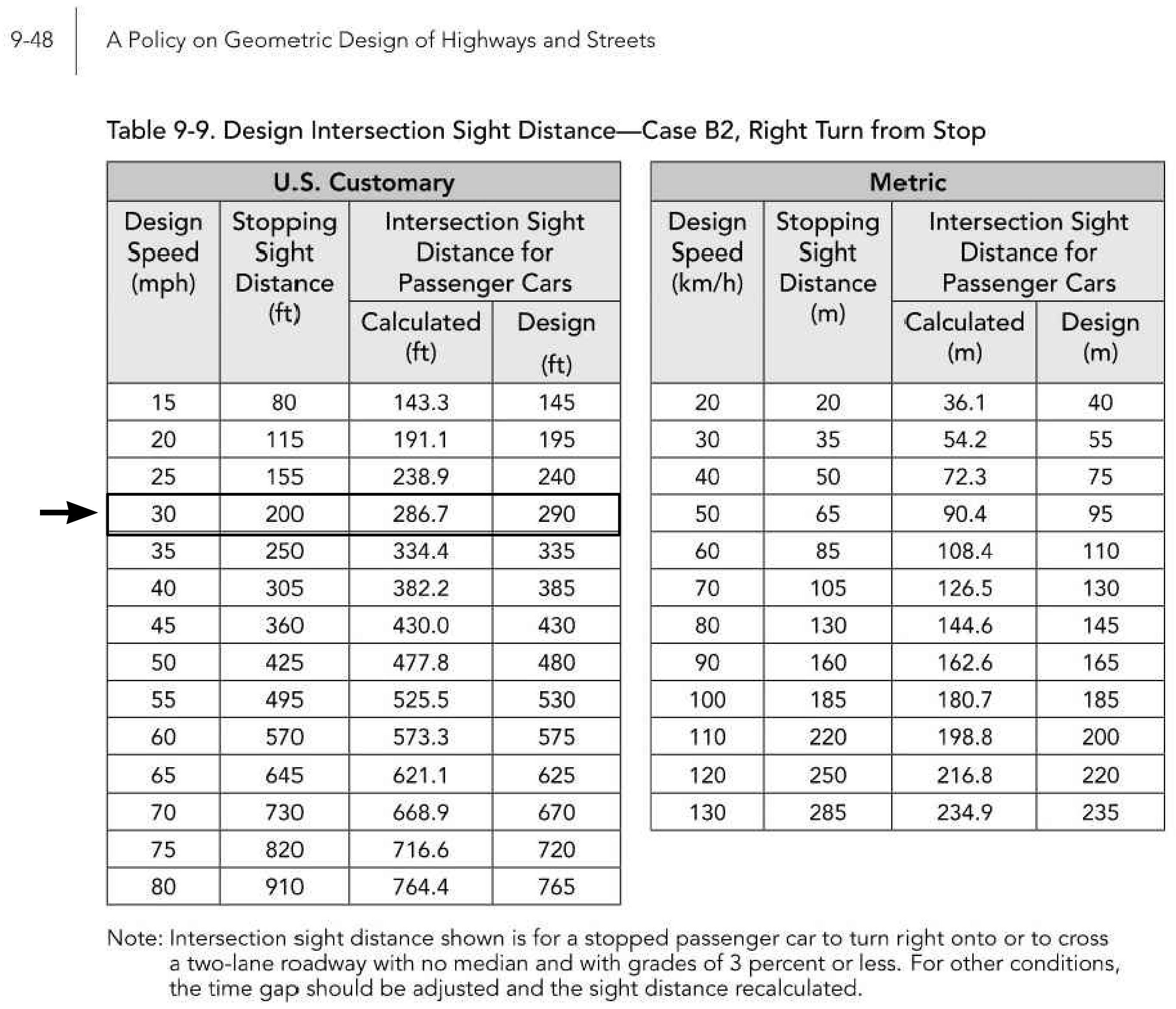
PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
SIGHT DISTANCE PLAN

SHEET NUMBER
C2.5



VICINITY MAP



9-48 | A Policy on Geometric Design of Highways and Streets

Table 9-9. Design Intersection Sight Distance—Case B2, Right Turn from Stop

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55	495	525.5	530
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70	730	668.9	670
75	820	716.6	720
80	910	764.4	765

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Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (m)	Design (m)
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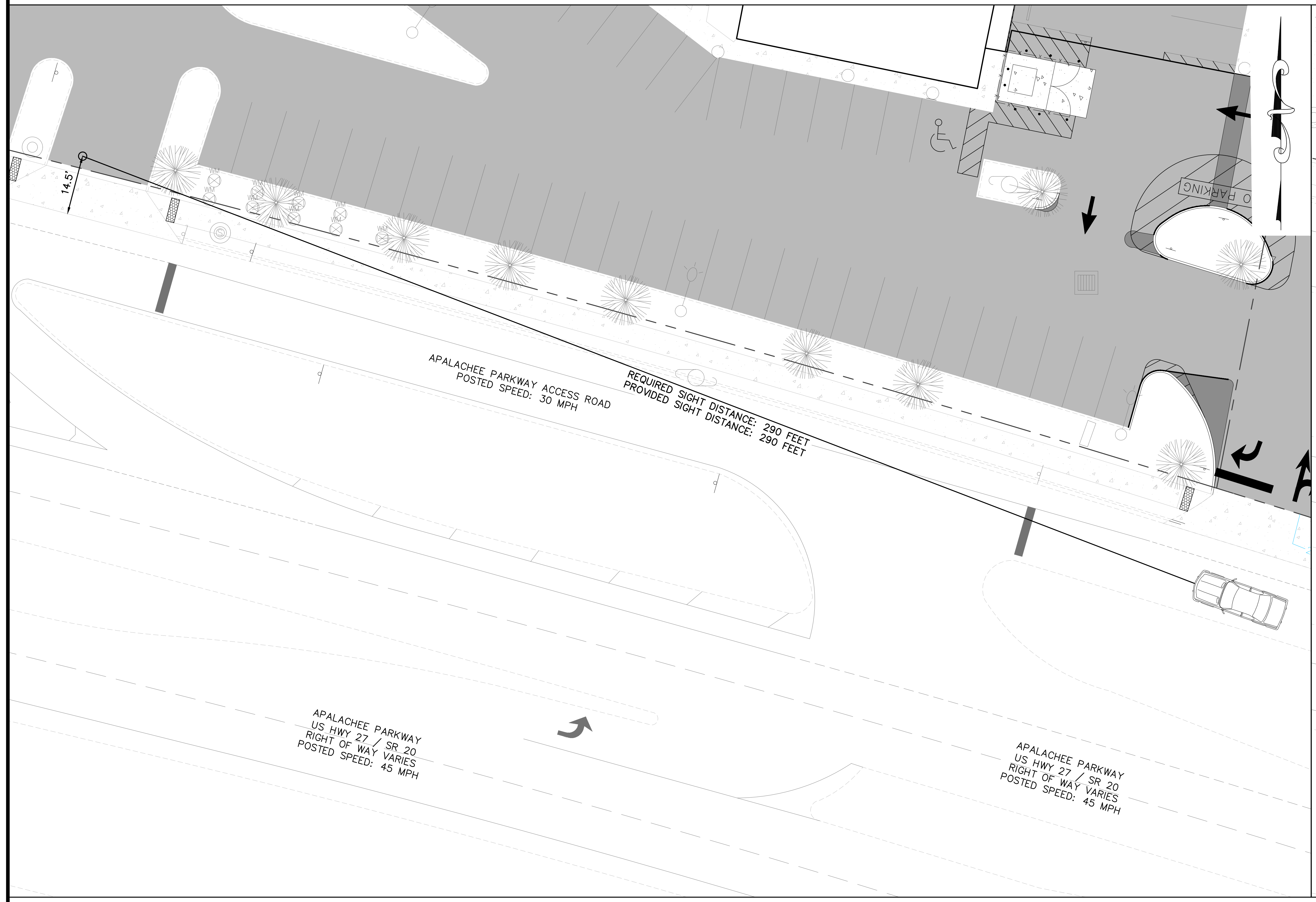
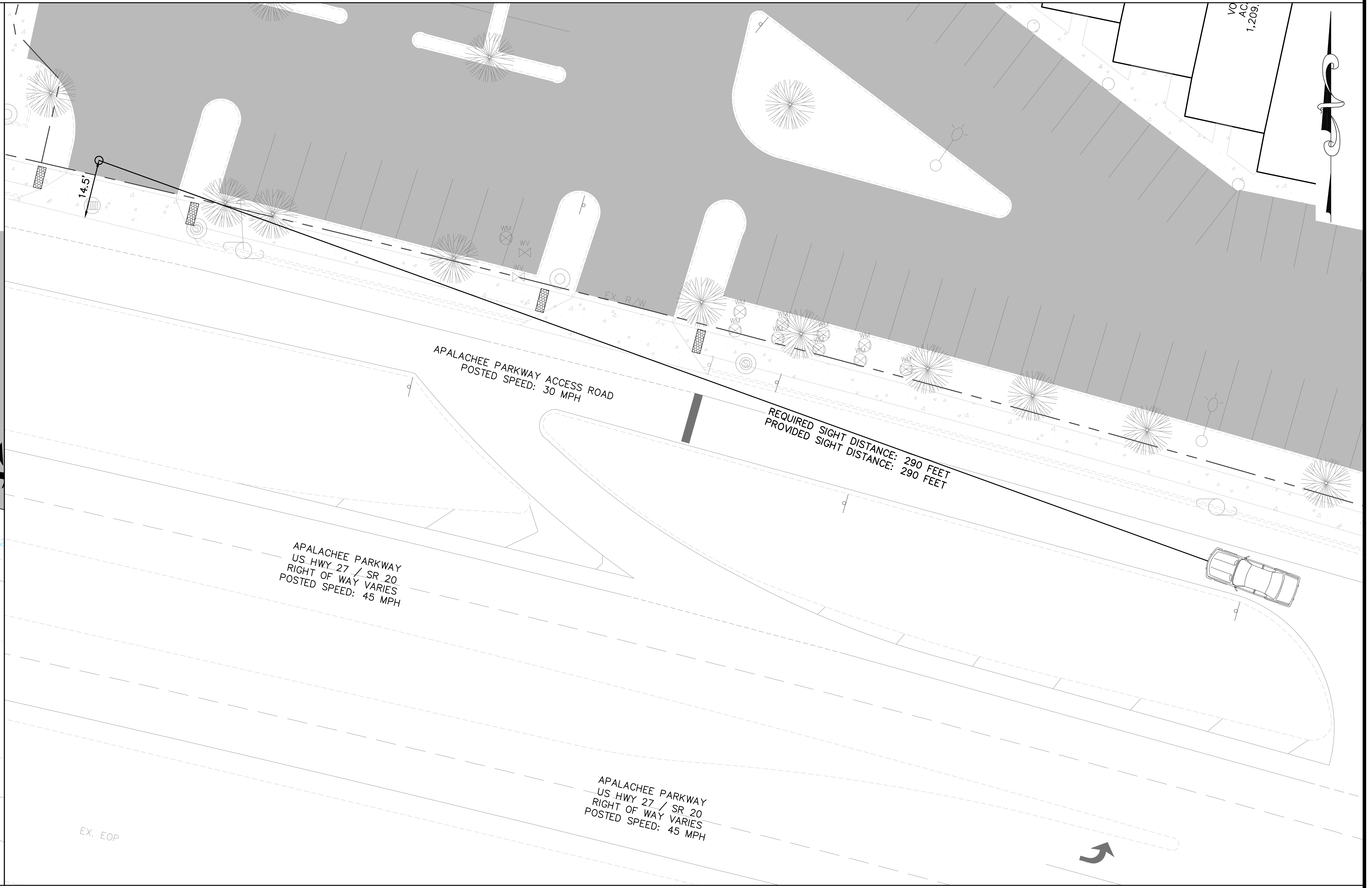
30	35	54.2	55
40	50	72.3	75
50	65	90.4	95
60	85	108.4	110
70	105	126.5	130
80	130	144.6	145
90	160	162.6	165
100	185	180.7	185
110	220	198.8	200
120	250	216.8	220
130	285	234.9	235

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane roadway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.





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24–HOUR CONTACT: MARAH HUDSON 407–389–9317

0 20' 30' 40'
SCALE: 1" = 20'

1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY

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1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

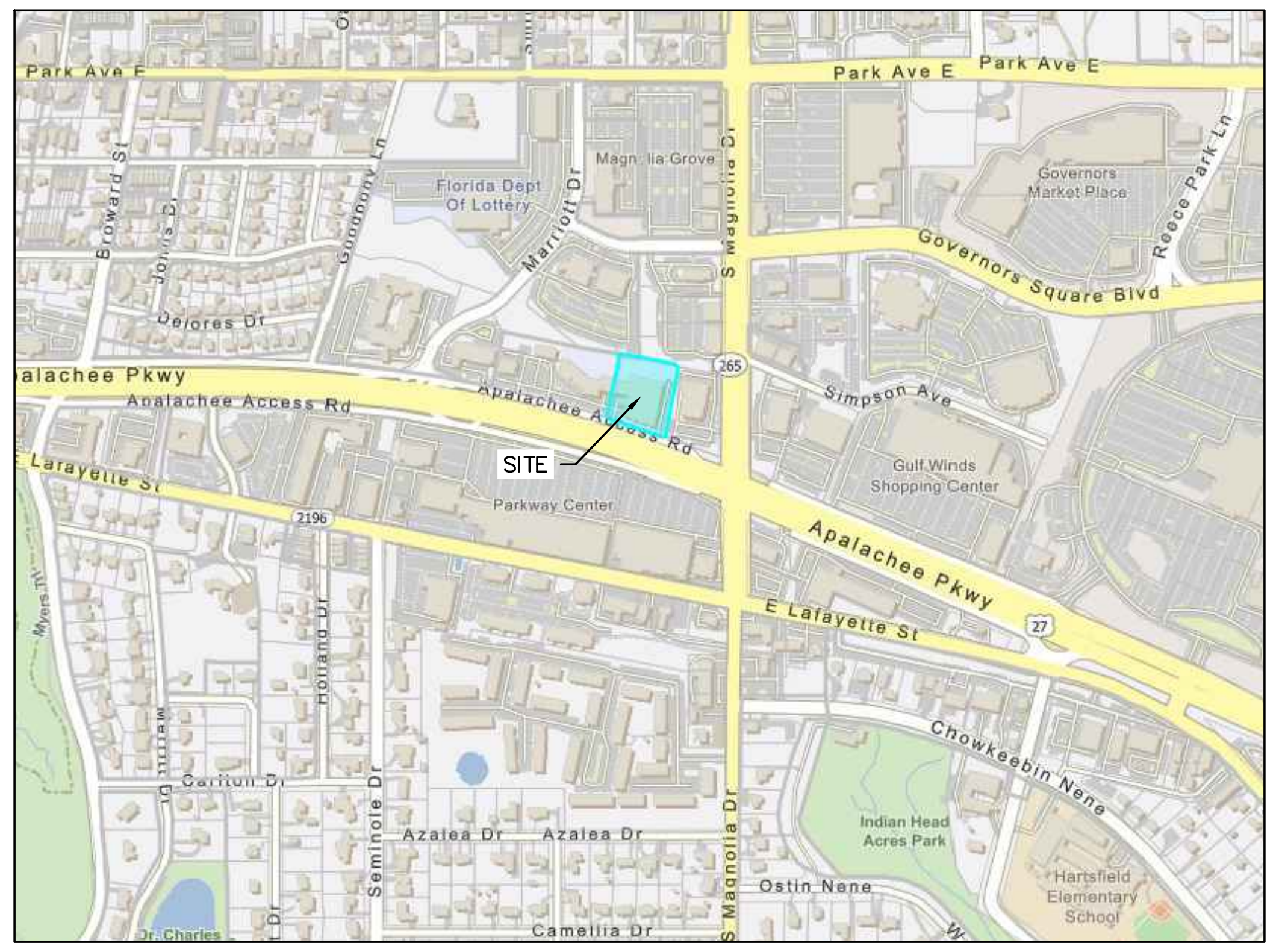
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

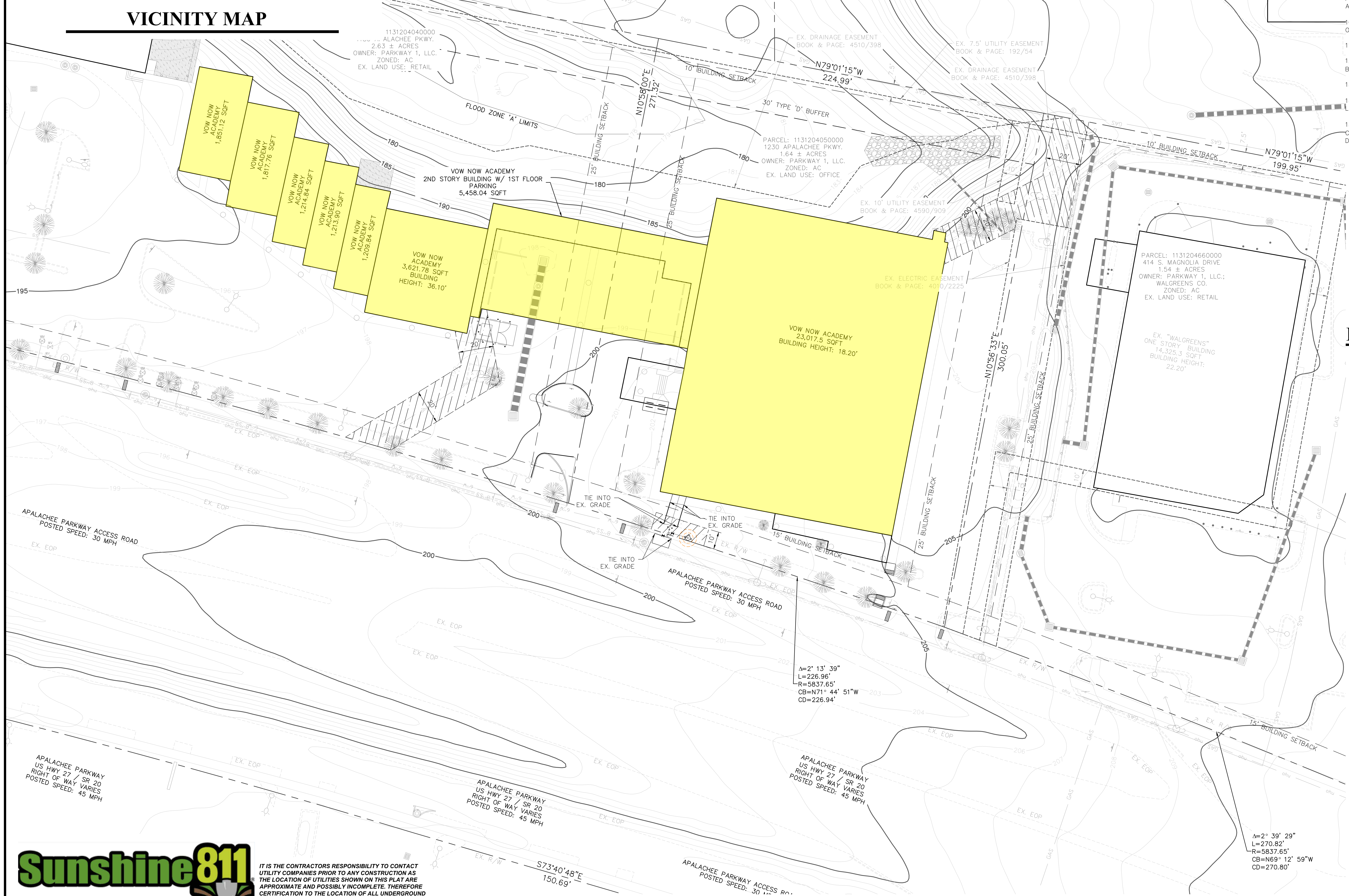
PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
SIGHT DISTANCE PLAN

SHEET NUMBER
C2.6



VICINITY MAP



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24-HOUR CONTACT: MARAH HUDSON 407-389-9317

0' 20' 30' 40'
SCALE: 1" = 20'

GRADING NOTES

1. INFORMATION CONCERNING SITE SOIL CONDITIONS WILL BE PROVIDED BY THE OWNER.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER AND ENGINEER.

3. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY AND SUBMIT IT TO THE OWNER FOR REVIEW.

4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO; SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

6. IN ALL AREAS WHERE NEW CURB AND GUTTER ARE INSTALLED REMOVE ALL OLD CURB AND GUTTER AND SAW CUT A NEAT CLEAN STRAIGHT EDGE ALONG ASPHALT.

7. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.

8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

9. ALL SLOPES AND DISTURBED AREAS NOT COVERED BY BUILDING OR PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND MULCHED, FERTILIZED AND WATERED TO PROVIDE A HEARTY MOWABLE STAND OF GRASS. SMALL ROCKS MUST BE REMOVED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

10. SPOIL FROM FOOTINGS IS THE SITE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR IS TO USE THE SOIL ON SITE OR REMOVE IT FROM SITE, AS APPLICABLE.

11. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS.

12. ANY FILL USED TO INCREASE THE ELEVATION OF THE FLOOR SLAB OR ANY FILL TO BE USED AS BACKFILL, SHALL BE "SELECT" STRUCTURAL FILL.

13. ALL PROPOSED SIDEWALKS SHALL MAINTAIN A MINIMUM CROSS SLOPE OF 1.5% NOT TO EXCEED 2%.

14. EXISTING ELEVATION DATA TAKEN FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) LiDAR NAVD88.

15. CONTRACTOR TO ENSURE DRIVEWAYS PROVIDE ADA COMPLIANCE (MINIMUM 1.5% NOT TO EXCEED 2% CROSS-SLOPE, AND LESS THAN 5% LONGITUDINAL SLOPE). ENGINEER TO BE NOTIFIED IF FIELD CONDITIONS DO NOT MEET THESE CONDITIONS.

LEGEND

PROP. UTILITY EASEMENT	▨
BUILDINGS INCLUDED IN CHANGE OF USE	🟨
LANDSCAPE STRIP/SETBACK LINE	— —— —
EX. PROPERTY LINE	——‑‑——‑‑——
EX. EASEMENT BOUNDARY	- - - - - -
PROP. EASEMENT BOUNDARY	— — — — —
EX. EDGE OF PAVEMENT	- - - - - -
PROP. EDGE OF PAVEMENT	———
PROP. SAW CUT LIMITS	━━━
EX. FEMA FLOOD ZONE 'A' LIMITS	———
EX. STRIPING	— —— —
EX. OVERHEAD UTILITY LINE	—— ohu ——
EX. GAS MAIN	—— GAS ——
EX. GAS SERVICE LINE	—— G ——
EX. WATER MAIN	—— 6"W ——
EX. WATER SERVICE LINE	—— W ——
EX. SANITARY SEWER MAIN	—— 8"SS ——
EX. SANITARY SEWER SERVICE LINE	—— 4"SS ——

PROP. 6" D.I.P. FIRE LINE	—— 6"W ——
EX. MINOR CONTOUR	—— 201 ——
EX. MAJOR CONTOUR	—— 200 ——
EX. SIGN	⊸
EX. LIGHT POLE	○—⊸
EX. WATER METER	WM ⊗
EX. WATER VALVE	WV ⋈
EX. STORM DRAINS	▦ ▦
EX. STORM MANHOLE	Ⓓ
EX. SANITARY SEWER MANHOLE	Ⓢ
EX. FIRE HYDRANT	⊕
EX. UTILITY POLE W/ GUY WIRE	⊸→
EX. STRUCTURAL SUPPORT COLUMN	○
EX. FLARED END SECTION (FES)	⏢
EX. TREE	✳
PROP. SIGN	⊸
PROP. BICYCLE RACK	▬
PROP. FIRE HYDRANT W/ 36" & 60" CLEAR ZONES	◎
PROP. 6" CONCRETE BOLLARD	●
PROP. CONCRETE WHEEL STOP	▭

1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

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TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

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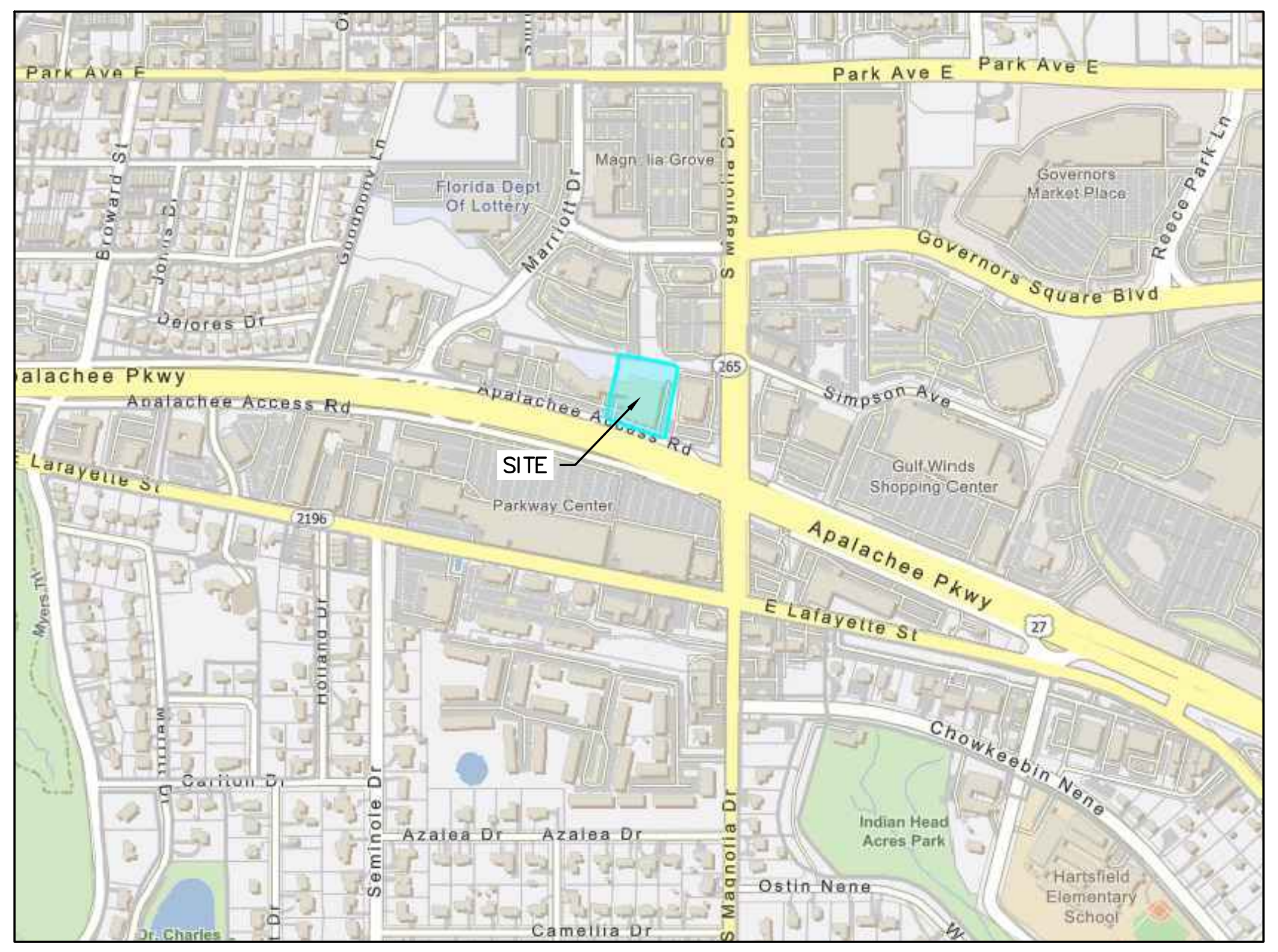
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

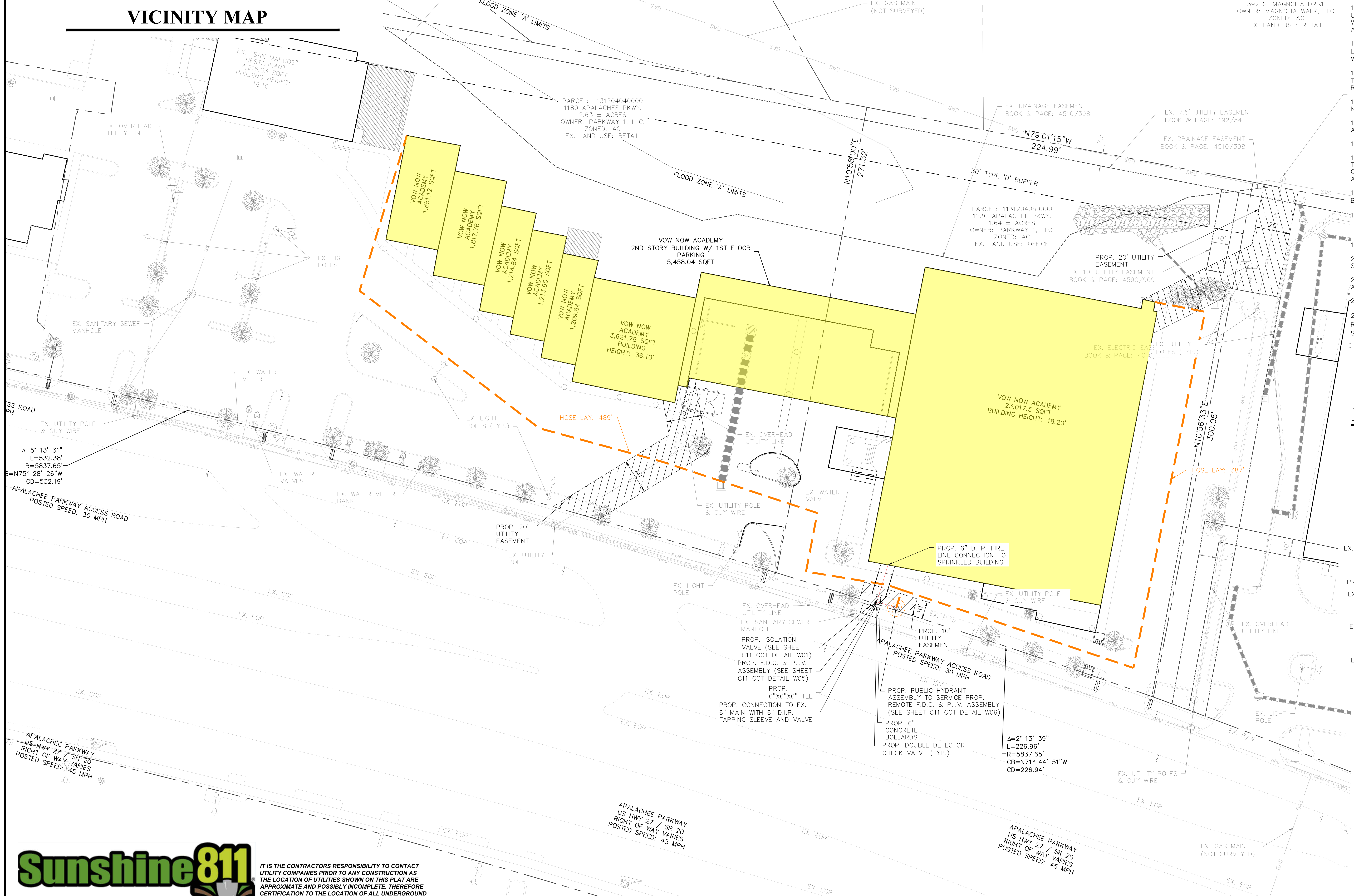
PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C3



VICINITY MAP


PARCEL: 113165 E0010
GOVERNORS SQUARE BLVD.
OWNER: WTEM 445, LLC.
ZONED: AC
EX. LAND USE: OFFICE
PARCEL: 113165 E0011
1211 GOVERNORS SQUARE BLVD.
OWNER: PORT VILLAGE, LLC.
ZONED: AC
EX. LAND USE: OFFICE
EX. DRAINAGE EASEMENT BOOK & PAGE: 4510/398
FLOOD ZONE 'A' LIMITS
EX. GAS MAIN (NOT SURVEYED)
GAS
PARCEL: 1131204720030
392 S. MAGNOLIA DRIVE
OWNER: MAGNOLIA WALK, LLC.
ZONED: AC
EX. LAND USE: RETAIL
EX. "SAN MARCOS" RESTAURANT
4,216.63 SQFT
BUILDING HEIGHT: 18.10'
PARCEL: 1131204040000
1180 APALACHEE PKWY.
2.63 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: RETAIL
FLOOD ZONE 'A' LIMITS
N10°58'00"E
271.32'
EX. DRAINAGE EASEMENT BOOK & PAGE: 4510/398
N79°01'15"W
224.99'
7.5'
EX. 7.5' UTILITY EASEMENT BOOK & PAGE: 192/54
EX. DRAINAGE EASEMENT BOOK & PAGE: 4510/398
30' TYPE 'D' BUFFER
PARCEL: 1131204050000
1230 APALACHEE PKWY.
1.64 ± ACRES
OWNER: PARKWAY 1, LLC.
ZONED: AC
EX. LAND USE: OFFICE
PROP. 20' UTILITY EASEMENT
EX. 10' UTILITY EASEMENT BOOK & PAGE: 4590/909
20'
10'
20'
EX. ELECTRIC EASE BOOK & PAGE: 4010
EX. UTILITY POLES (TYP.)
EX. OVERHEAD UTILITY LINE
VOW NOW ACADEMY 1,851.12 SQFT
VOW NOW ACADEMY 1,817.76 SQFT
VOW NOW ACADEMY 1,214.84 SQFT
VOW NOW ACADEMY 1,213.90 SQFT
VOW NOW ACADEMY 1,209.84 SQFT
VOW NOW ACADEMY 2ND STORY BUILDING W/ 1ST FLOOR PARKING 5,458.04 SQFT
VOW NOW ACADEMY 3,621.78 SQFT BUILDING HEIGHT: 36.10'
VOW NOW ACADEMY 23,017.5 SQFT BUILDING HEIGHT: 18.20'
EX. LIGHT POLES
EX. SANITARY SEWER MANHOLE
EX. WATER METER
EX. UTILITY POLE & GUY WIRE
EX. WATER VALVES
EX. WATER METER BANK
EX. LIGHT POLES (TYP.)
HOSE LAY: 489'
HOSE LAY: 387'
N10°56'33"E
300.05'
EX. OVERHEAD UTILITY LINE
EX. UTILITY POLE & GUY WIRE
EX. WATER VALVE
PROP. 20' UTILITY EASEMENT
EX. UTILITY POLE
EX. LIGHT POLE
PROP. 6" D.I.P. FIRE LINE CONNECTION TO SPRINKLED BUILDING
EX. UTILITY POLE & GUY WIRE
EX. OVERHEAD UTILITY LINE
EX. SANITARY SEWER MANHOLE
PROP. ISOLATION VALVE (SEE SHEET C11 COT DETAIL W01)
PROP. F.D.C. & P.I.V. ASSEMBLY (SEE SHEET C11 COT DETAIL W05)
PROP. 6"X6"X6" TEE
PROP. CONNECTION TO EX. 6" MAIN WITH 6" D.I.P. TAPPING SLEEVE AND VALVE
PROP. 10' UTILITY EASEMENT
10'
EX. R/W
PROP. PUBLIC HYDRANT ASSEMBLY TO SERVICE PROP. REMOTE F.D.C. & P.I.V. ASSEMBLY (SEE SHEET C11 COT DETAIL W06)
PROP. 6" CONCRETE BOLLARDS
PROP. DOUBLE DETECTOR CHECK VALVE (TYP.)
Δ=2° 13' 39"
L=226.96'
R=5837.65'
CB=N71° 44' 51"W
CD=226.94'
Δ=5° 13' 31"
L=532.38'
R=5837.65'
CB=N75° 28' 26"W
CD=532.19'
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
EX. OVERHEAD UTILITY LINE
EX. LIGHT POLE
EX. UTILITY POLES & GUY WIRE
EX. GAS MAIN (NOT SURVEYED)
EX. EOP
EX. R/W
ohu
SS
GAS
0
20'
30'
40'
SCALE: 1" = 20'

UTILITY NOTES

1. THE CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION (CURRENT EDITION) SHALL GOVERN ALL WATER AND SANITARY SEWER MAIN CONSTRUCTION.

2. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL TRANSFORMER PADS FROM THE CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY AND PROVIDING SERVICE FROM THE TRANSFORMER TO THE BUILDING.

3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.

4. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS AND/OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

5. SANITARY SEWER PIPE SHALL HAVE A MINIMUM COVER DEPTH OF 4' FEET. PERCENTAGE OF GRADES LISTED FOR SANITARY SEWER LINES WERE CALCULATED FROM THE CENTERLINE OF ONE MANHOLE TO THE CENTERLINE OF THE NEXT MANHOLE.

6. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS, ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION. SEWER SERVICE LATERALS ARE TO BE PERMANENTLY MARKED ON THE CURB.

7. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING LIDS. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS MUST MATCH FINISHED GRADE (UNLESS OTHERWISE NOTED). ALL EXISTING MANHOLES & UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.

8. ALL FIRE HYDRANT LEADS AND FIRE SUPPRESSION MAINS SHALL BE 6" DUCTILE IRON PIPE (D.I.P.) WITH ISOLATION VALVES.

9. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' OF COVER OVER ALL WATER LINES.

10. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH THE CITY OF TALLAHASSEE UU & PI. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PURCHASE AND/OR FEES ASSOCIATED WITH ALL APPARATUS INCLUDING: WATER METERS, BACK FLOW PREVENTERS, POST INDICATOR VALVES, AND ENCLOSURES.

11. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS (6') SIX FEET. THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS (18") EIGHTEEN INCHES.

12. ALL FIRE HYDRANTS SHALL CONFORM TO THE CITY OF TALLAHASSEE FIRE DEPARTMENT AND CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION (CURRENT EDITION) REQUIREMENTS.

13. EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.

14. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY SPECIFICATIONS.

15. CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS WORK.

16. PRIMARY ELECTRIC SERVICE IS PROVIDED BY THE CITY OF TALLAHASSEE ELECTRIC & GAS UTILITY. THIS DOES NOT INCLUDE THE TRANSFORMER AND PAD, TRENCHING, BACKFILL AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND FEES ASSOCIATED WITH POWER SERVICE AS WELL AS SECONDARY SERVICE.

17. ALL COSTS ASSOCIATED WITH THE RELOCATION OF THE EXISTING ELECTRIC FACILITIES WILL BE BORNE BY THE OWNER/DEVELOPER.

18. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
    (I) 36 IN. MINIMUM UNDER DRIVING SURFACES
    (II) 30 IN. MINIMUM UNDER NON-DRIVING SURFACES

19. FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.

20. FIRE HYDRANTS SHALL BE A MINIMUM OF 24 IN. ABOVE GRADE MEASURED TO THE CENTER OF THE STEAMER NOZZLE.

21. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.

22. ALL PROPOSED UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE CITY OF TALLAHASSEE.

23. EXISTING WATER AND SEWER SERVICES MUST BE USED IF POSSIBLE. IF NEW SERVICES (TAPS) ARE REQUIRED, THE OWNER/DEVELOPER WILL BE REQUIRED TO PAY ALL COSTS ASSOCIATED FOR THE NEW SERVICE.

LEGEND

PROP. UTILITY EASEMENT	▨	PROP. 6" D.I.P. FIRE LINE	—— 6"W ——
BUILDINGS INCLUDED IN CHANGE OF USE	🟨	EX. SIGN	
LANDSCAPE STRIP/SETBACK LINE	— —— —	EX. LIGHT POLE	
EX. PROPERTY LINE	——‑‑——	EX. WATER METER	WM ⊗
EX. EASEMENT BOUNDARY	- - - -	EX. WATER VALVE	WV ⋈
PROP. EASEMENT BOUNDARY	— — — —	EX. STORM DRAINS	
EX. EDGE OF PAVEMENT	- - - -	EX. STORM MANHOLE	Ⓓ
PROP. EDGE OF PAVEMENT	——	EX. SANITARY SEWER MANHOLE	Ⓢ
PROP. SAW CUT LIMITS	━━	EX. FIRE HYDRANT	
EX. FEMA FLOOD ZONE 'A' LIMITS	——	EX. UTILITY POLE W/ GUY WIRE	
EX. STRIPING	— —— —	EX. STRUCTURAL SUPPORT COLUMN	○
EX. OVERHEAD UTILITY LINE	—— ohu ——	EX. FLARED END SECTION (FES)	
EX. GAS MAIN	—— GAS ——	EX. TREE	
EX. GAS SERVICE LINE	—— G ——	PROP. SIGN	
EX. WATER MAIN	—— 6"W ——	PROP. BICYCLE RACK	▬
EX. WATER SERVICE LINE	—— W ——	PROP. FIRE HYDRANT W/ 36" & 60" CLEAR ZONES	
EX. SANITARY SEWER MAIN	—— 8"SS ——	PROP. 6" CONCRETE BOLLARD	●
EX. SANITARY SEWER SERVICE LINE	—— 4"SS ——	PROP. CONCRETE WHEEL STOP	▭

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
UTILITY
PLAN

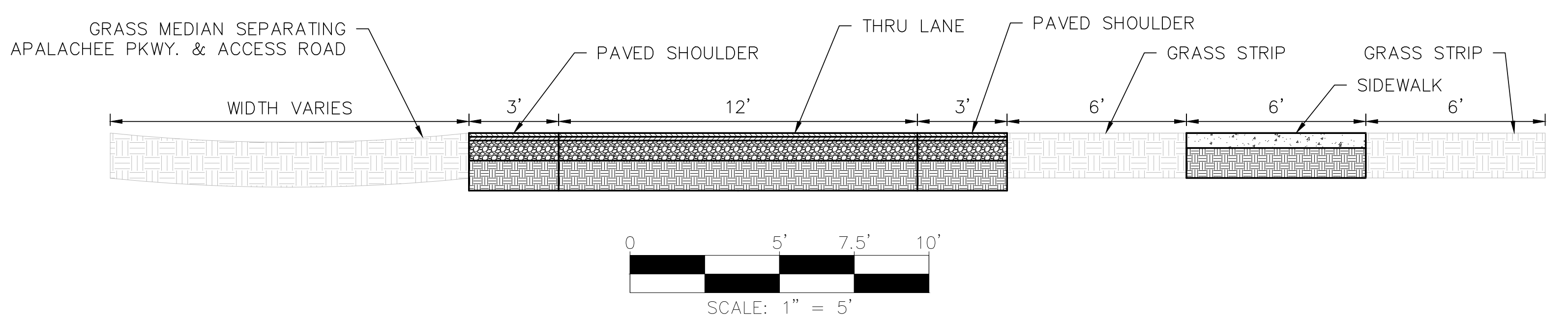
SHEET NUMBER
C4

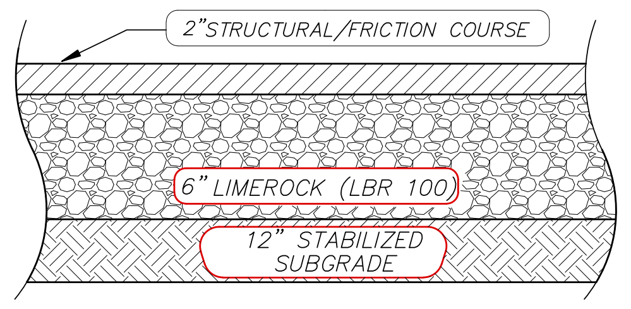
Sunshine811

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

APALACHEE PARKWAY ACCESS ROAD TYPICAL SECTION





COT FLEXIBLE PAVEMENT

N.T.S.

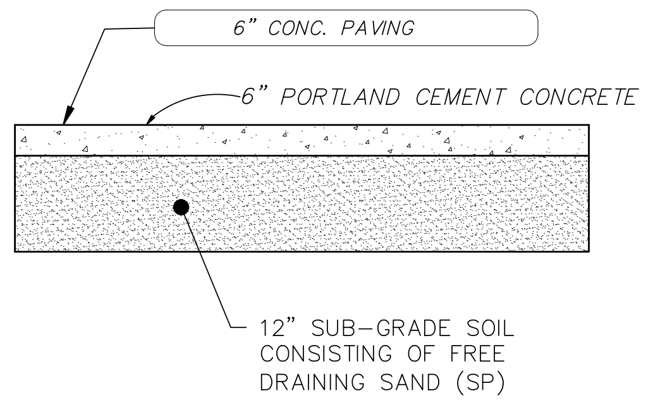
AFTER COMPLETING THE CLEARING/STRIPPING OPERATIONS IN THE PAVEMENT AREAS, ANY UNDERLYING CLAYEY SANDS AND SANDY CLAYES THAT ARE WITHIN 1 FOOT OF THE BOTTOM OF THE PAVEMENT BASE SHOULD BE OVER–EXCAVATED FROM WITHIN THE PAVEMENT AREAS.

CRUSHED STONE AGGREGATE SHOULD MEET OR EXCEED REQUIREMENTS OF SECTION 200 OF THE STATE OF FLORDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2026–27.

ASPHALT BINDER COURSE SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 916 FOR BITUMINOUS BITUMINOUS MATERIAL OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2026–27.

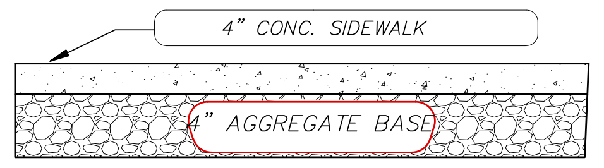
ASPHALT SURFACE COURSE SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 334 FOR SUPERPAVE ASPHALTIC CONCRETE SURFACE MIX OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2026–27.

S12



STANDARD DUTY CONCRETE PAVING

N.T.S.



NON VEHICULAR SIDEWALK

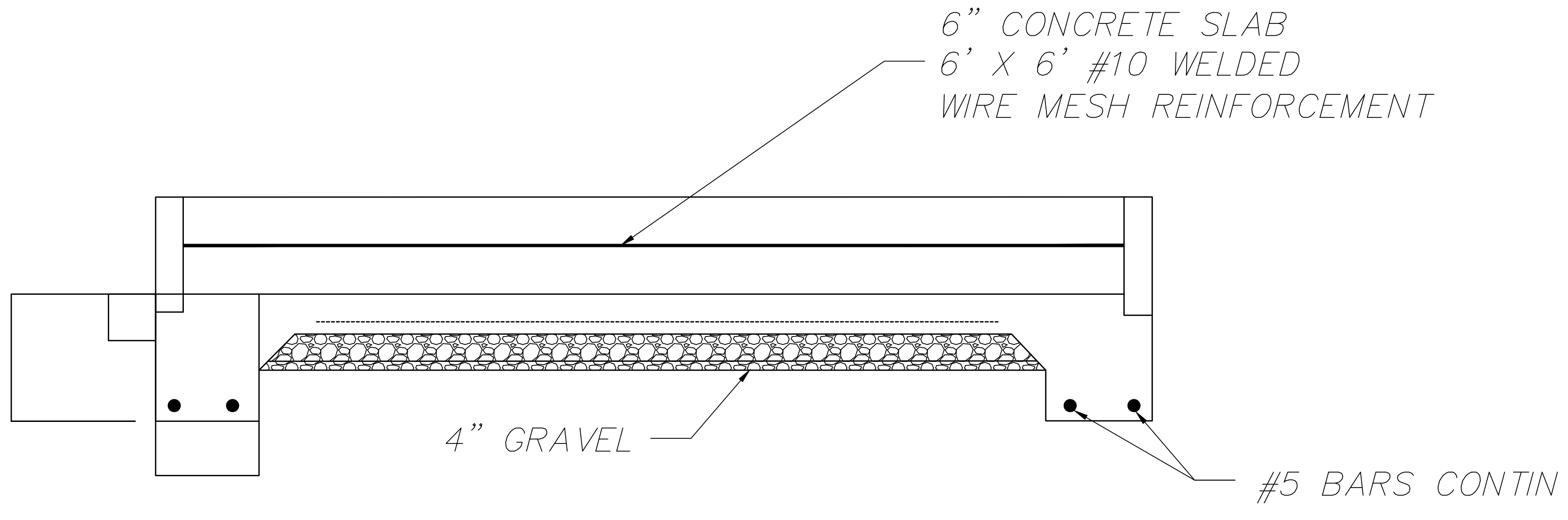
N.T.S.

**SIDEWALK WIDTH WHERE VEHICULAR TRAFFIC IS EXPECTED SHALL BE INCREASED TO 6" IN THICKNESS*

FREE DRAINING SAND (SP) COMPACTED TO AT LEAST 98% MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D1557) WITHOUT ADDITIONAL STABILIZATION WITH THE FOLLOWING STIPULATIONS:

1. SUB–GRADE SOILS MUST BE COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D1557) TO A DEPTH OF AT LEAST 1 FOOT PRIOR TO PLACEMENT OF CONCRETE.
2. THE SURFACE OF THE SUB–GRADE SOILS MUST BE SMOOTH, AND ANY DISTURBANCES OR WHEEL RUTTING CORRECTED PRIOR TO PLACEMENT OF CONCRETE.
3. THE SUB–GRADE SOILS MUST BE MOISTENED PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE PAVEMENT THICKNESS SHOULD BE UNIFORM THROUGHOUT, WITH THE EXCEPTION TO THICKENED EDGES (CURB OR FOOTING).

S12



DUMPSTER SLAB FOUNDATION

N.T.S

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LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

**PRELIMINARY
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CONSTRUCTION**

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

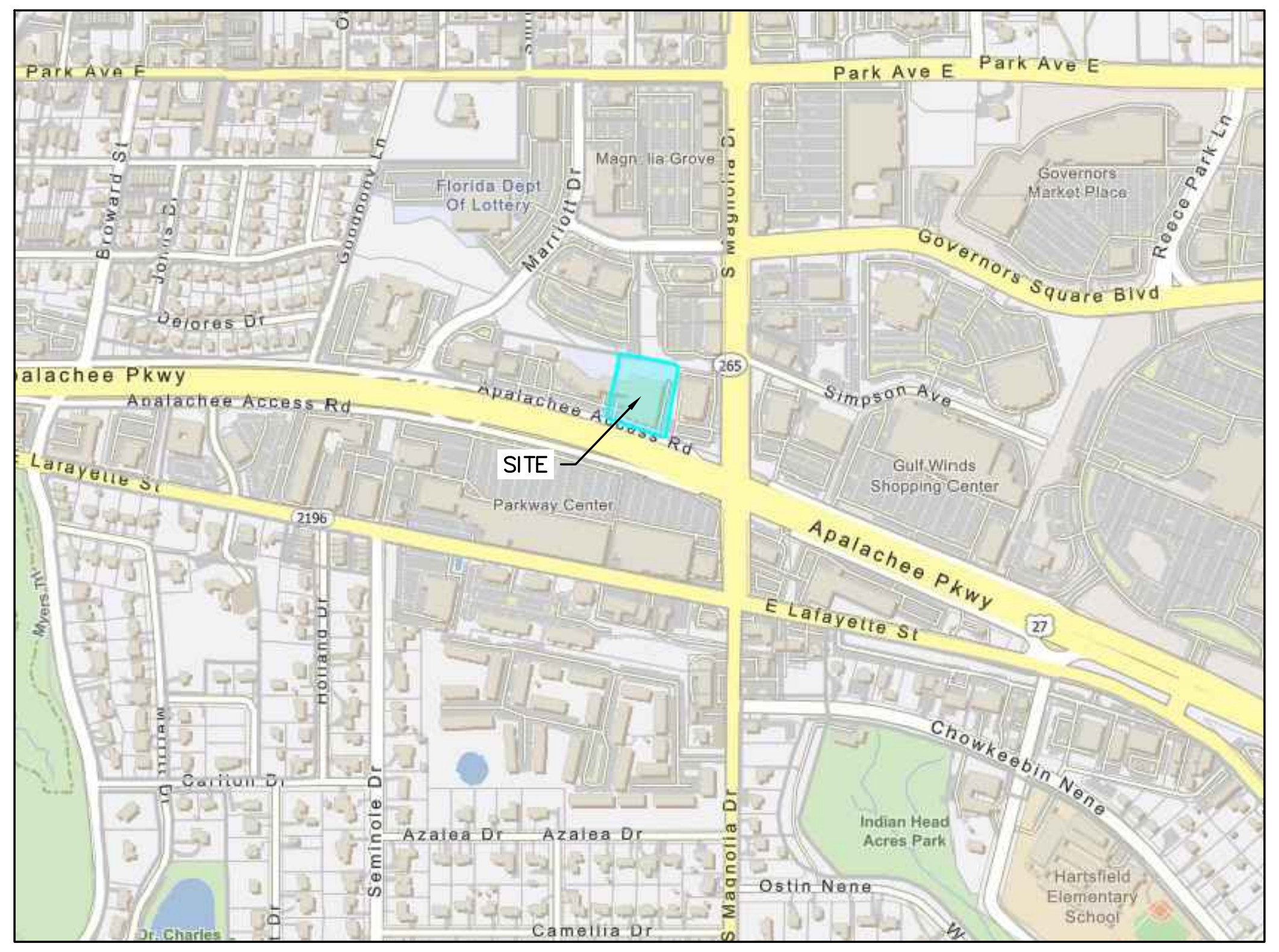
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/19/2026

PROJECT NUMBER
FL8582-2026-08

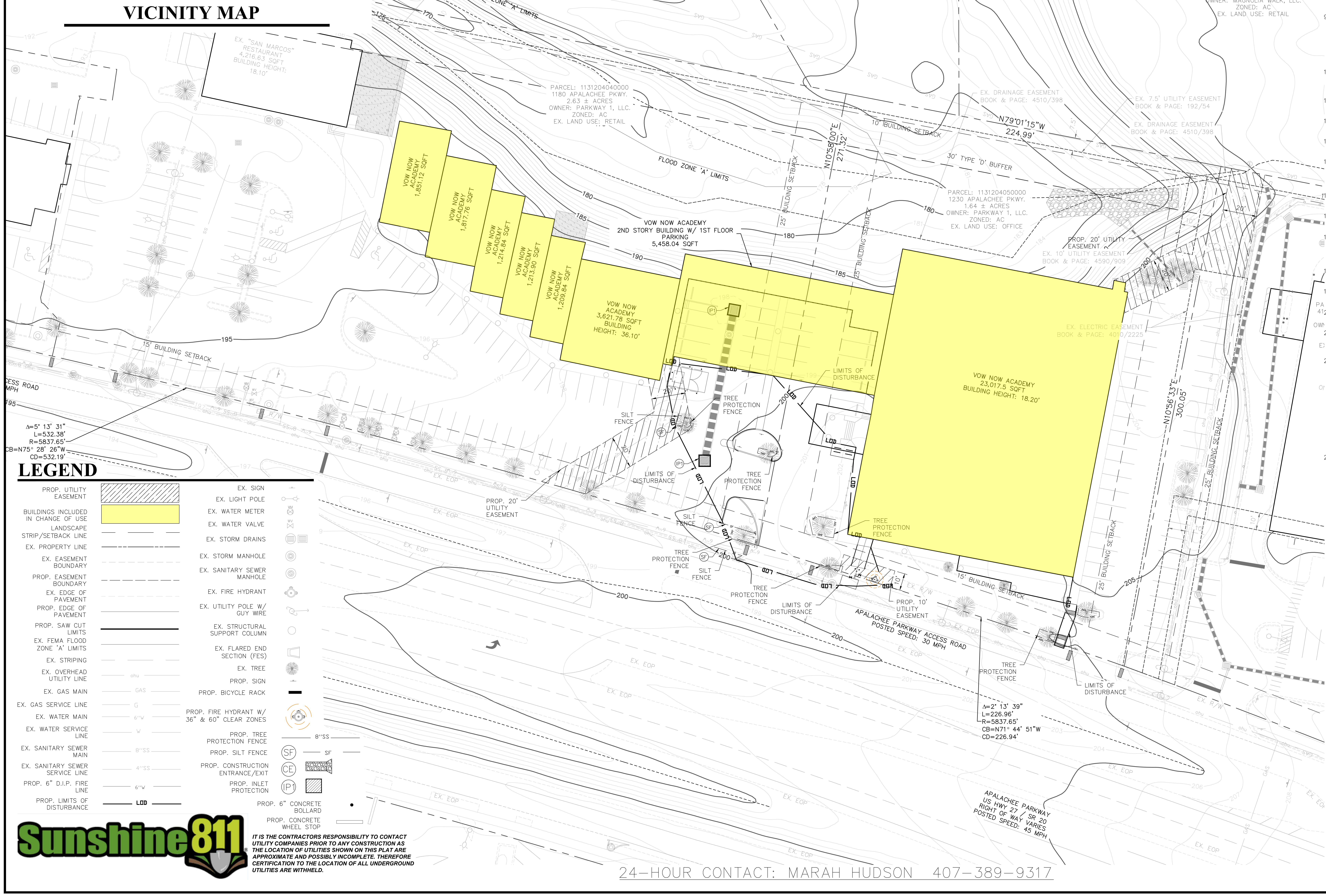
SHEET TITLE
PAVEMENT SECTIONS

SHEET NUMBER
C5



VICINITY MAP

TOTAL SITE AREA: 4.27 ACRES
TOTAL DISTURBED AREA: 0.23 ACRES
TOTAL ON SITE DISTURBED AREA: 0.21 ACRES
TOTAL OFF SITE DISTURBED AREA: 0.02 ACRES


PARCEL: 113165 E0011
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ZONED: AC
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EX. 7.5' UTILITY EASEMENT BOOK & PAGE: 192/54
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10' BUILDING SETBACK
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VOW NOW ACADEMY 23,017.5 SQFT BUILDING HEIGHT: 18.20'
LIMITS OF DISTURBANCE
TREE PROTECTION FENCE
SILT FENCE
LOD
IP1
SF
Δ=5° 13' 31"
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CB=N71° 44' 51"W
CD=226.94'
APALACHEE PARKWAY ACCESS ROAD POSTED SPEED: 30 MPH
APALACHEE PARKWAY US HWY 27 / SR 20 RIGHT OF WAY VARIES POSTED SPEED: 45 MPH
EX. EOP
170
175
180
185
190
195
200
205

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

LEGEND

PROP. UTILITY EASEMENT	▨	EX. SIGN	
BUILDINGS INCLUDED IN CHANGE OF USE	🟨	EX. LIGHT POLE	
LANDSCAPE STRIP/SETBACK LINE		EX. WATER METER	WM
EX. PROPERTY LINE		EX. WATER VALVE	WV
EX. EASEMENT BOUNDARY		EX. STORM DRAINS	
PROP. EASEMENT BOUNDARY		EX. STORM MANHOLE	D
EX. EDGE OF PAVEMENT		EX. SANITARY SEWER MANHOLE	S
PROP. EDGE OF PAVEMENT		EX. FIRE HYDRANT	
PROP. SAW CUT LIMITS		EX. UTILITY POLE W/ GUY WIRE	
EX. FEMA FLOOD ZONE 'A' LIMITS		EX. STRUCTURAL SUPPORT COLUMN	○
EX. STRIPING		EX. FLARED END SECTION (FES)	
EX. OVERHEAD UTILITY LINE	ohu	EX. TREE	
EX. GAS MAIN	GAS	PROP. SIGN	
EX. GAS SERVICE LINE	G	PROP. BICYCLE RACK	▬
EX. WATER MAIN	6"W	PROP. FIRE HYDRANT W/ 36" & 60" CLEAR ZONES	
EX. WATER SERVICE LINE	W	PROP. TREE PROTECTION FENCE	8"SS
EX. SANITARY SEWER MAIN	8"SS	PROP. SILT FENCE	SF — SF
EX. SANITARY SEWER SERVICE LINE	4"SS	PROP. CONSTRUCTION ENTRANCE/EXIT	CE
PROP. 6" D.I.P. FIRE LINE	6"W	PROP. INLET PROTECTION	IP1 ▨
PROP. LIMITS OF DISTURBANCE	LOD	PROP. 6" CONCRETE BOLLARD	●
		PROP. CONCRETE WHEEL STOP	▭

Sunshine811

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE OF FLORIDA (DEP) AND THE CITY OF TALLAHASSEE.

2. EROSION CONTROL MEASURES TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.

3. SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (CURRENT EDITION) OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.

4. PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE/EXIT TO THE SITE SHALL BE CONSTRUCTED. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED WITH A SOIL TRACKING PREVENTION DEVICE WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.

5. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

7. OWNER AGREES TO PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

9. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

10. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT PONDS WHEN SEDIMENT HAS BUILT UP TO 18" OF THE AT THE OUTFALL STRUCTURE.

11. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.

12. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.

13. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.

14. ALL OPEN SWALES MUST BE GRASSED AND RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION AND SEDIMENT. A MINIMUM OF 4.5 SQUARE YARDS OF 50-LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.

115. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

16. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.

17. EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE OF FLORIDA. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.

18. CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.

19. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

20. DETENTION POND OR SEDIMENT BASIN/STORAGE AND ROCK FILTER DAM SHALL BE INSTALLED AND FUNCTIONING BEFORE ANY MAJOR GRADING OR IMPERVIOUS SURFACES ARE CONSTRUCTED.

21. ALL EROSION CONTROLS AND TREE BARRICADES MUST BE INSPECTED BY THE COT ENVIRONMENTAL INSPECTOR PRIOR TO CLEARING AND GRUBBING OF THE SITE. A 10' WIDE STRIP CAN BE CLEARED FOR THE INSTALLATION OF THE EROSION CONTROLS AND TREE BARRICADES.

22. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, STONE TOOLS, METAL IMPLEMENTS, DUGOUT CANOES OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH THE NATIVE AMERICAN CULTURES OR EARLY COLONIAL OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE IMMEDIATE VICINITY OF SUCH DISCOVERIES. THE PERMITTEE OR DESIGNATED REPRESENTATIVE SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, REVIEW AND COMPLIANCE SECTION, AT (850) 245-6333 OR (800) 847-7278, AS WELL (AS APPROPRIATE) LEON COUNTY ENVIRONMENTAL SERVICES/THE CITY OF TALLAHASSEE GROWTH MANAGEMENT DEPARTMENT. PROJECT ACTIVITIES SHOULD NOT RESUME WITHOUT A WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY, AND THE PROPOSED AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

23. THE CONTRACTOR SHALL DOCUMENT THE EXISTING CONDITIONS OF DOWNSTREAM DRAINAGE CONVEYANCES PRIOR TO CONSTRUCTION ACTIVITIES. THE CONTRACTOR WILL BE REMOVING ANY SEDIMENTS IN THE DOWNSTREAM CONVEYANCE CAUSED BY THESE CONSTRUCTION ACTIVITIES.

ANTICIPATED ACTIVITY SCHEDULE

	ACTIVITY	SEP 2026	OCT 2026	NOV 2026	DEC 2026	JAN 2027	FEB 2027
	INSTALL SEDIMENT CONTROLS AND DETENTION FACILITIES	■					
2	CLEARING AND GRADING	■	■				
3	STORM DRAIN INSTALLATION		■				
4	SANITARY SEWER INSTALLATION		■				
5	GRASS (TEMP.) (PERM.)	■		■	■		
6	UTILITY INSTALLATION	■	■				
7	MAINTAIN EROSION CONTROL	■	■	■	■	■	■
8	BLDG. CONST. AND PAVING		■	■	■	■	
9	FINAL LANDSCAPING						■
10	CLEAN UP						■

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CE	CONSTRUCTION EXIT		CE	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
IP1	INLET SEDIMENT TRAP		▨	A temporary SCS inserted into the inlet to capture larger sediments from runoff water.
SF	SILT FENCE SEDIMENT BARRIER		SF — SF (FDOT TYPE III)	A barrier to prevent sediment from leaving the construction site. Consists of sediment barrier fabric held in place with wood or steel posts 12" into ground and 24" above ground.

0 20' 30' 40'
SCALE: 1" = 20'

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
EROSION CONTROL PLAN

SHEET NUMBER
C6

STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL; LATEST EDITION: JULY 2013

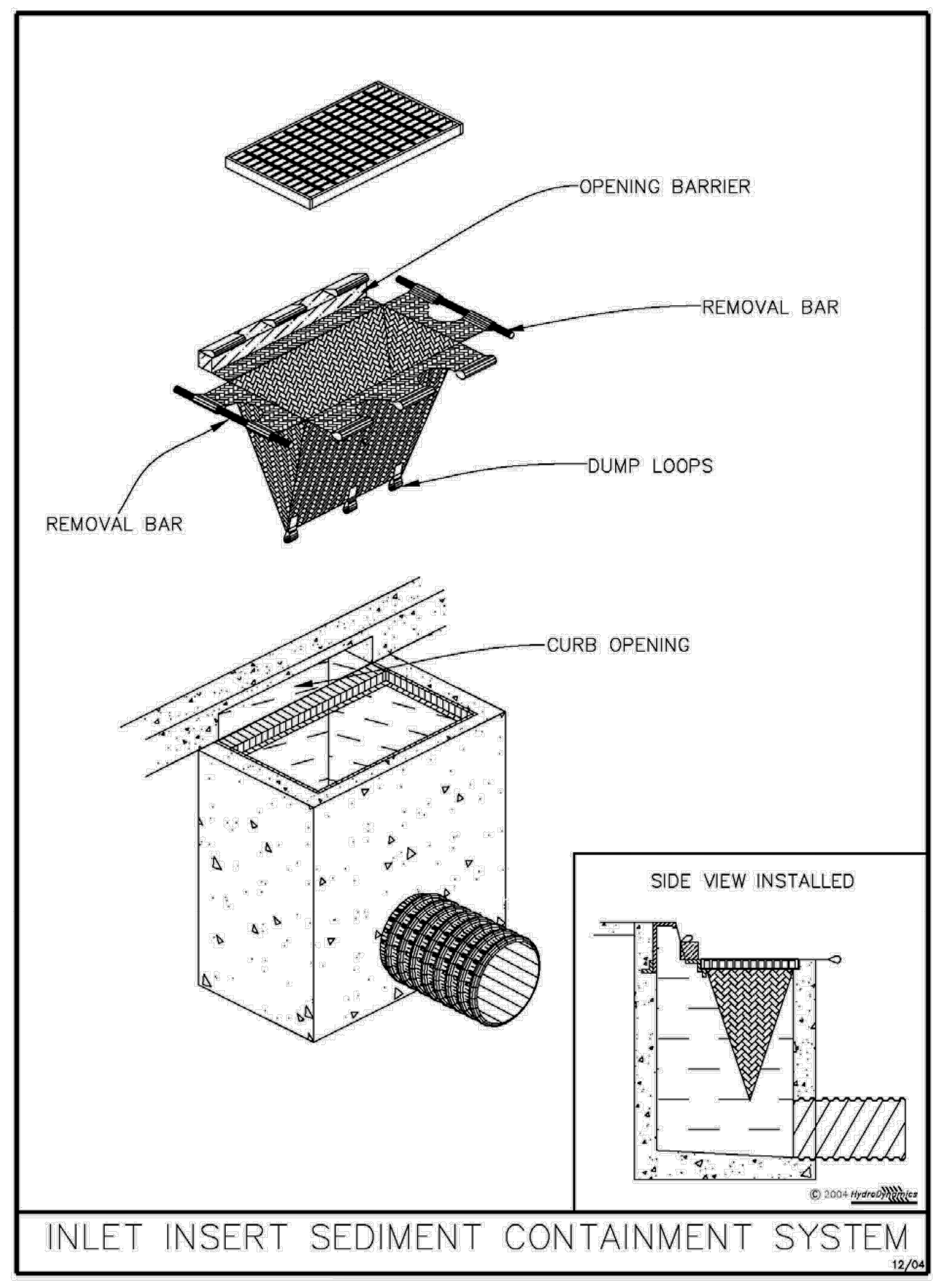

Figure V-18: **Illustration of an Inlet Insert Sediment Containment System**

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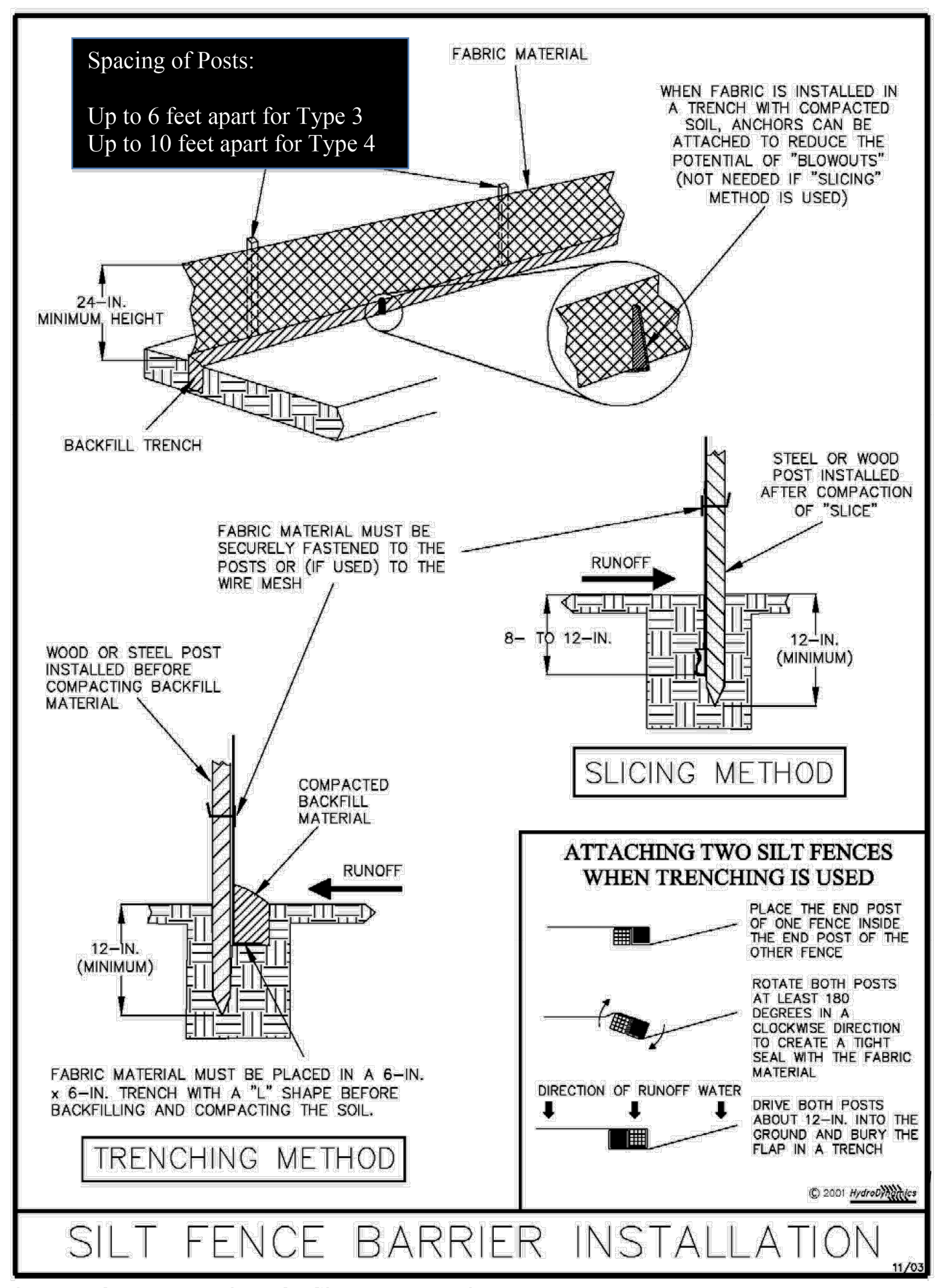
V-42

STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL; LATEST EDITION: JULY 2013


Spacing of Posts:

Up to 6 feet apart for Type 3
Up to 10 feet apart for Type 4

FABRIC MATERIAL
WHEN FABRIC IS INSTALLED IN A TRENCH WITH COMPACTED SOIL, ANCHORS CAN BE ATTACHED TO REDUCE THE POTENTIAL OF "BLOWOUTS" (NOT NEEDED IF "SLICING" METHOD IS USED)
24–IN. MINIMUM HEIGHT
BACKFILL TRENCH
STEEL OR WOOD POST INSTALLED AFTER COMPACTION OF "SLICE"
FABRIC MATERIAL MUST BE SECURELY FASTENED TO THE POSTS OR (IF USED) TO THE WIRE MESH
RUNOFF
8– TO 12–IN.
12–IN. (MINIMUM)
SLICING METHOD
WOOD OR STEEL POST INSTALLED BEFORE COMPACTING BACKFILL MATERIAL
COMPACTED BACKFILL MATERIAL
RUNOFF
12–IN. (MINIMUM)
FABRIC MATERIAL MUST BE PLACED IN A 6–IN. x 6–IN. TRENCH WITH A "L" SHAPE BEFORE BACKFILLING AND COMPACTING THE SOIL.
TRENCHING METHOD
ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED
PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE
ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL
DIRECTION OF RUNOFF WATER
DRIVE BOTH POSTS ABOUT 12–IN. INTO THE GROUND AND BURY THE FLAP IN A TRENCH
© 2001 HydroDynamics
SILT FENCE BARRIER INSTALLATION
11/03

Figure V-2: **Illustration of a Silt Fence Barrier**

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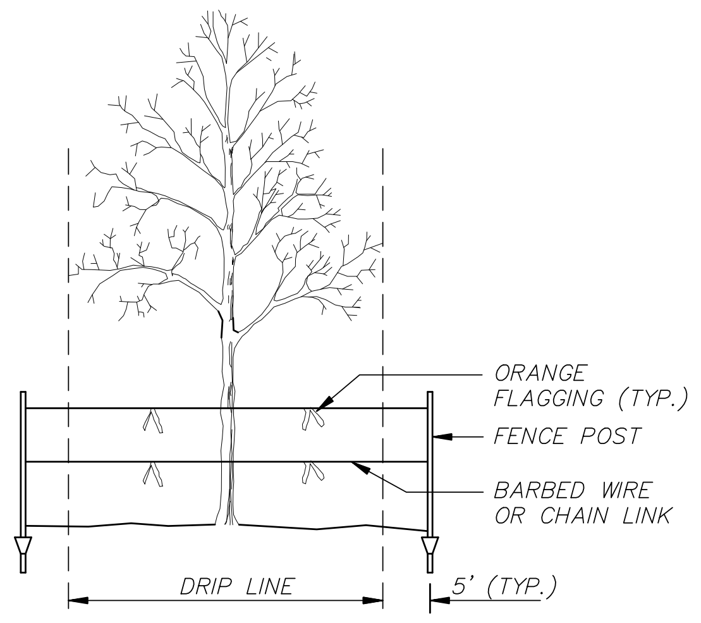
V-7

TREE PROTECTION NOTES:

1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES; SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION BY CONTRACTOR. PROJECT IN ORDER TO PREVENT THE FOLLOWING:
    A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
    B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
    C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
    D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
    A. WHERE PERMEABLE PAVING IS TO BE INSTALLED: ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
    B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING: ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED–ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA. NO ROOT OVER 1 INCH DIAMETER WILL BE CUT.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
11. NO CONDUIT OR UTILITIES CAN BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. GRADING LIMITED TO 3 INCH CUT.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST AND SHALL BE APPROVED AND SUPERVISED BY OWNERS REPRESENTATIVE OR PROJECT URBAN FORESTER.
15. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.



TREE PROTECTION
N.T.S.

LTH

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24–HOUR CONTACT: MARAH HUDSON 407–389–9317

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

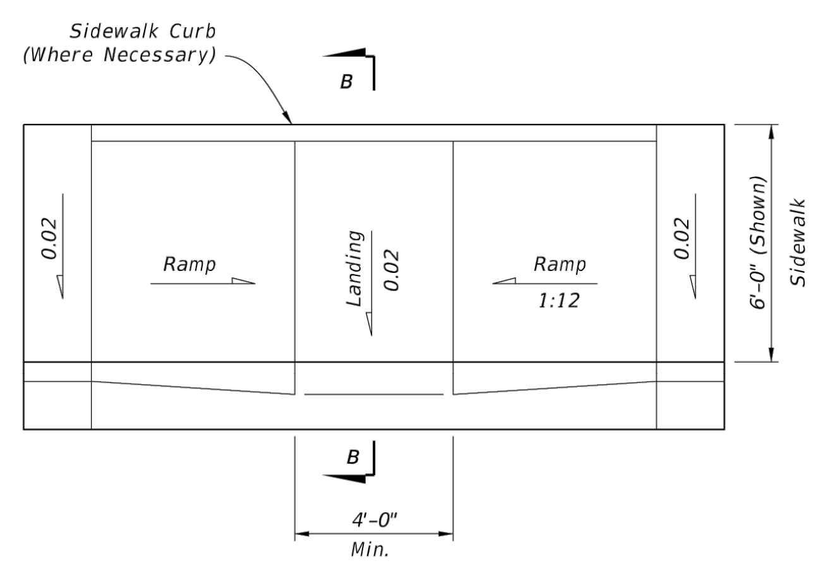
ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

SHEET TITLE
EROSION CONTROL DETAILS

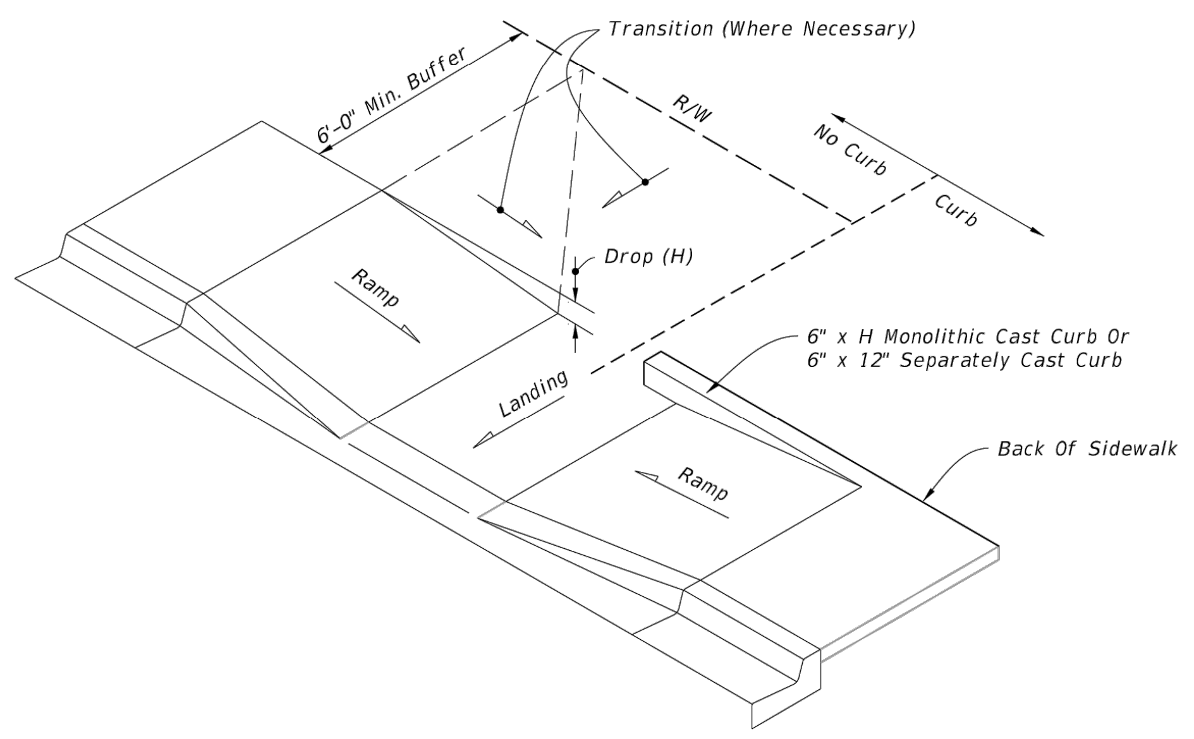
SHEET NUMBER
C7

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.



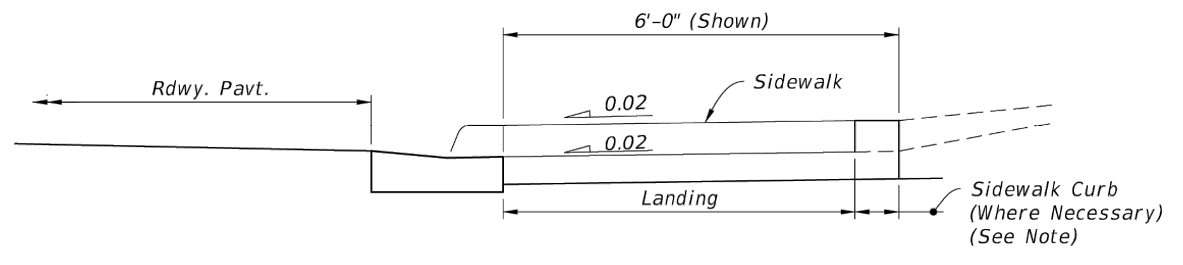
PLAN VIEW

CR-C



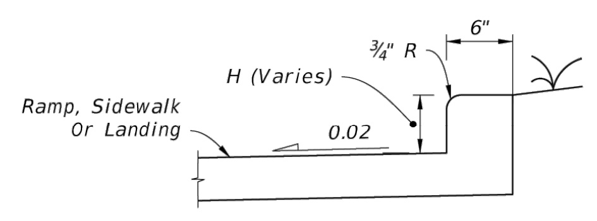
6'-0" Min. Buffer
Transition (Where Necessary)
R/W
No Curb
Curb
Drop (H)
Ramp
Landing
Ramp
6" x H Monolithic Cast Curb Or
6" x 12" Separately Cast Curb
Back Of Sidewalk

CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS

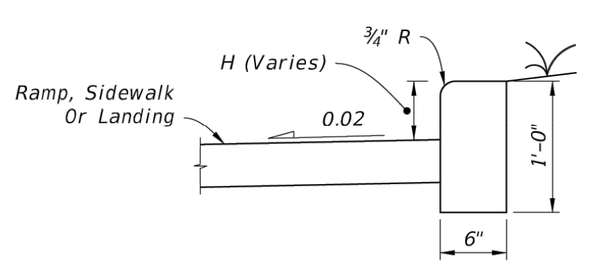


NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.

SECTION B-B



MONOLITHIC CAST CURB



SEPARATELY CAST CURB

SIDEWALK CURB OPTIONS

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/20						522-002	3 of 7

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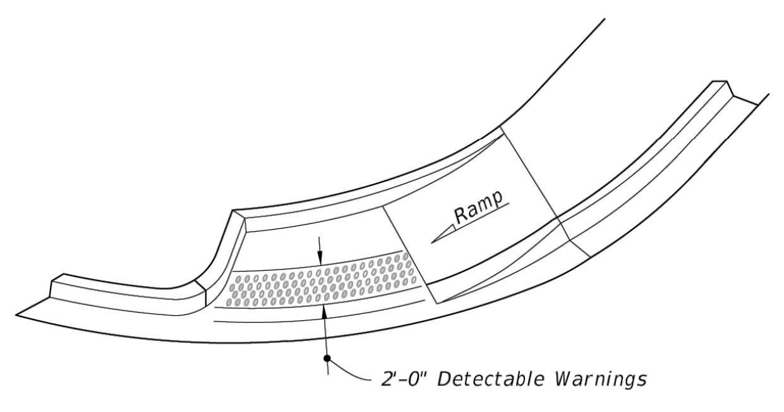
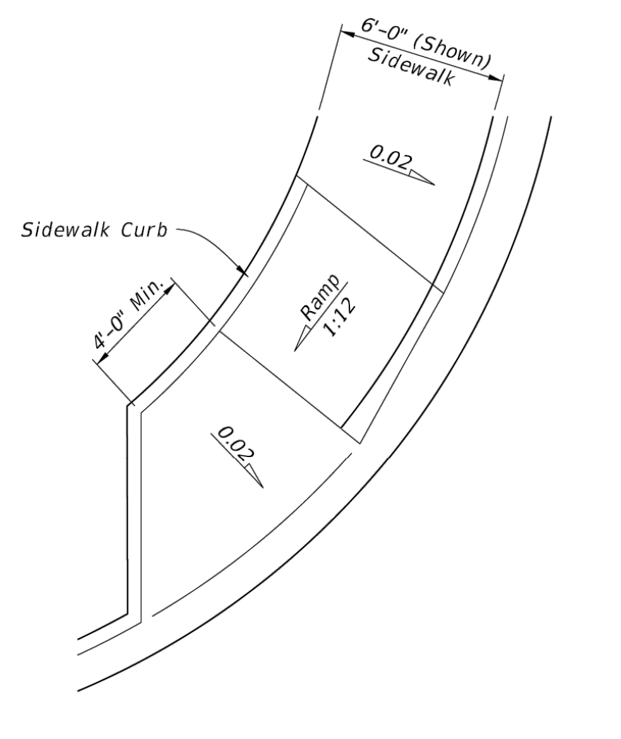
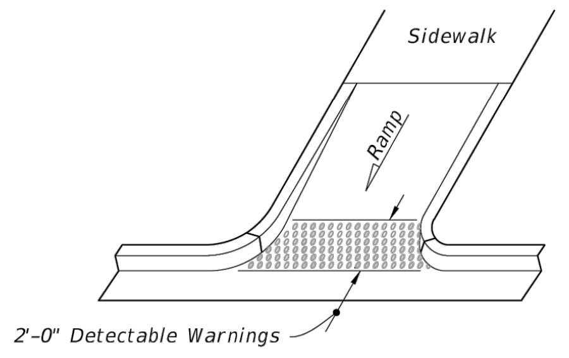


ISOMETRIC VIEW

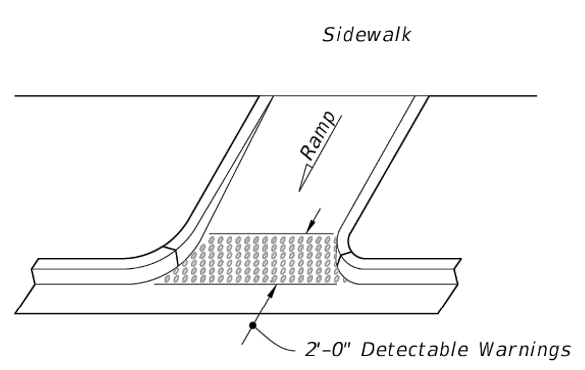


PLAN VIEW

CR-D

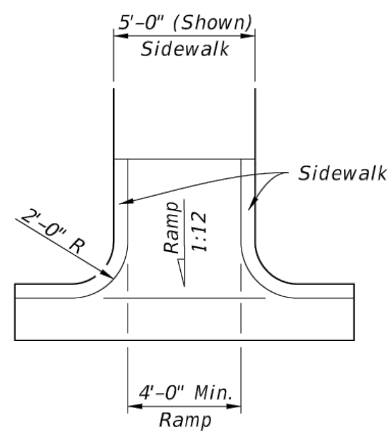


OPTION A



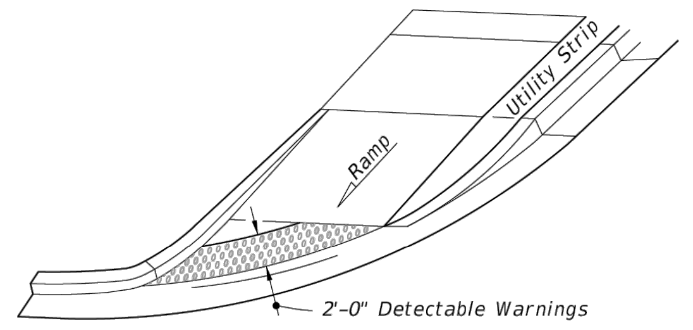
OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-E



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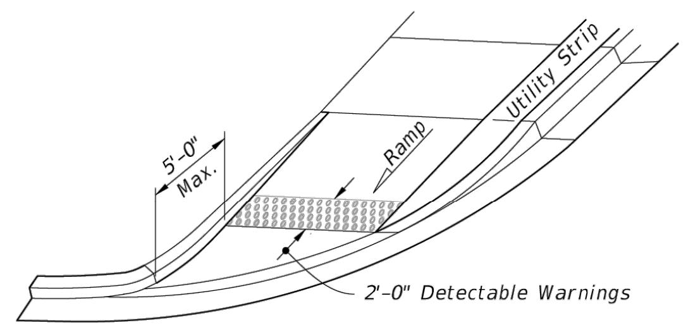
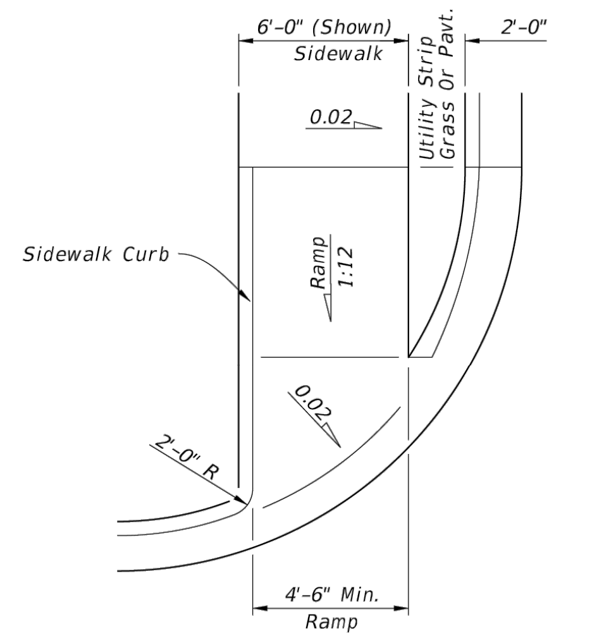


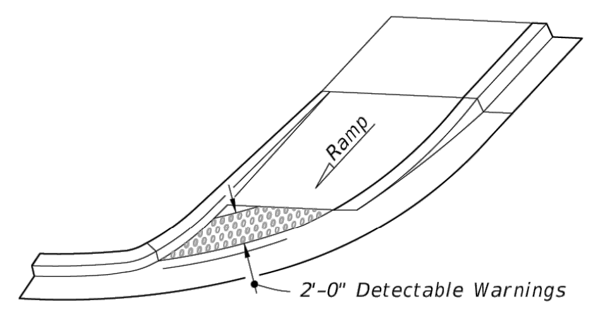
OPTION B

ISOMETRIC VIEW

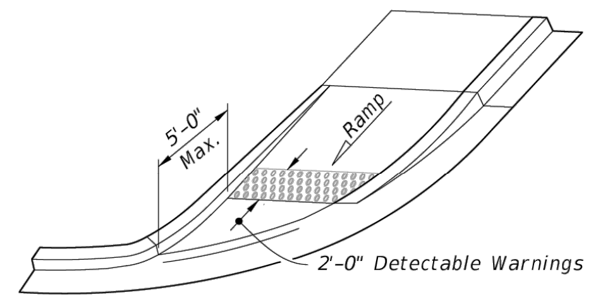


PLAN VIEW

CR-F

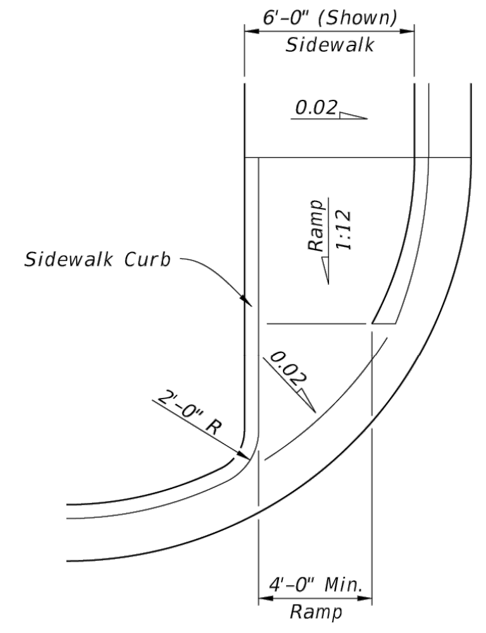


OPTION A



OPTION B

ISOMETRIC VIEW



PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21						522-002	4 of 7

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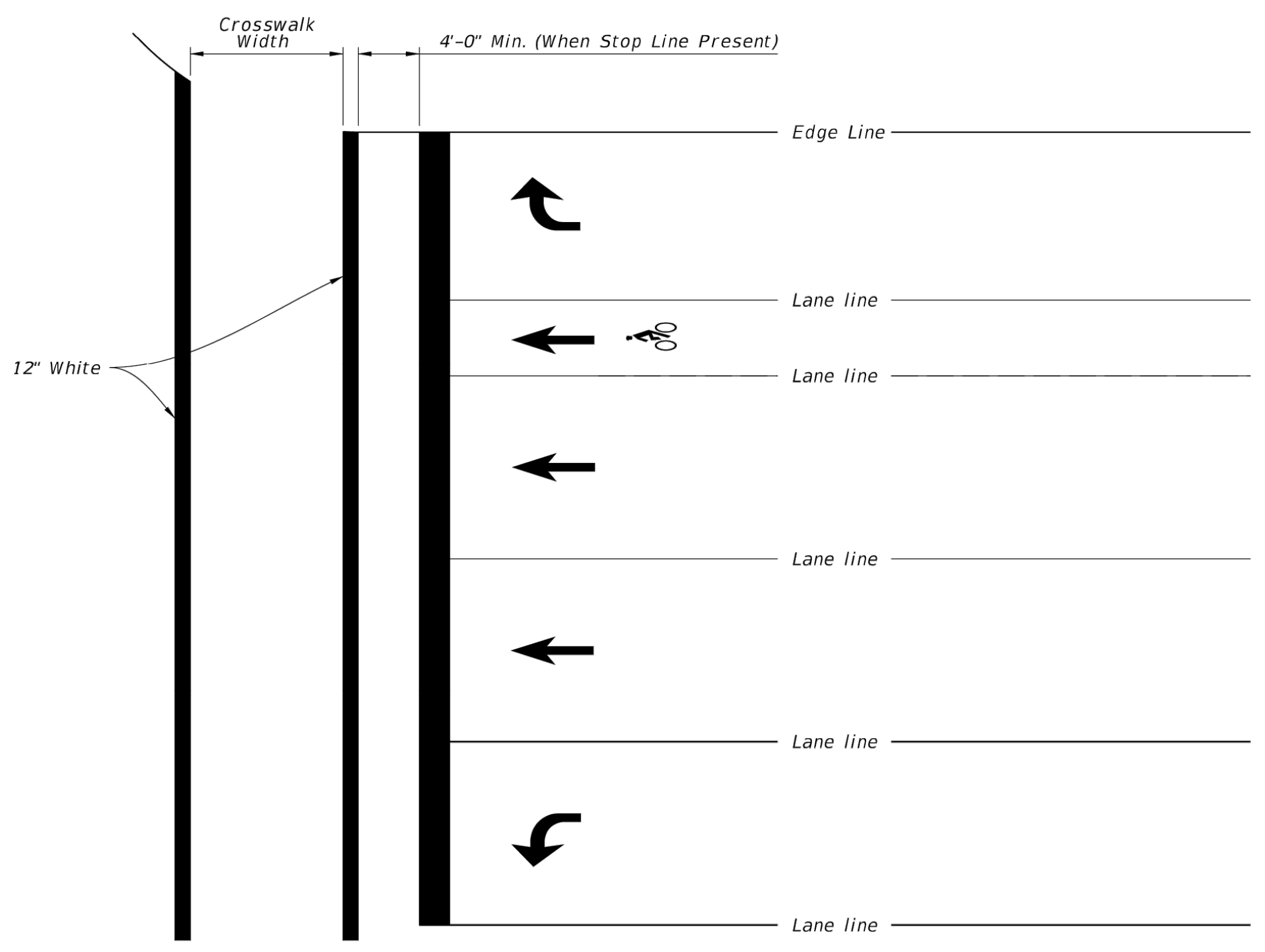
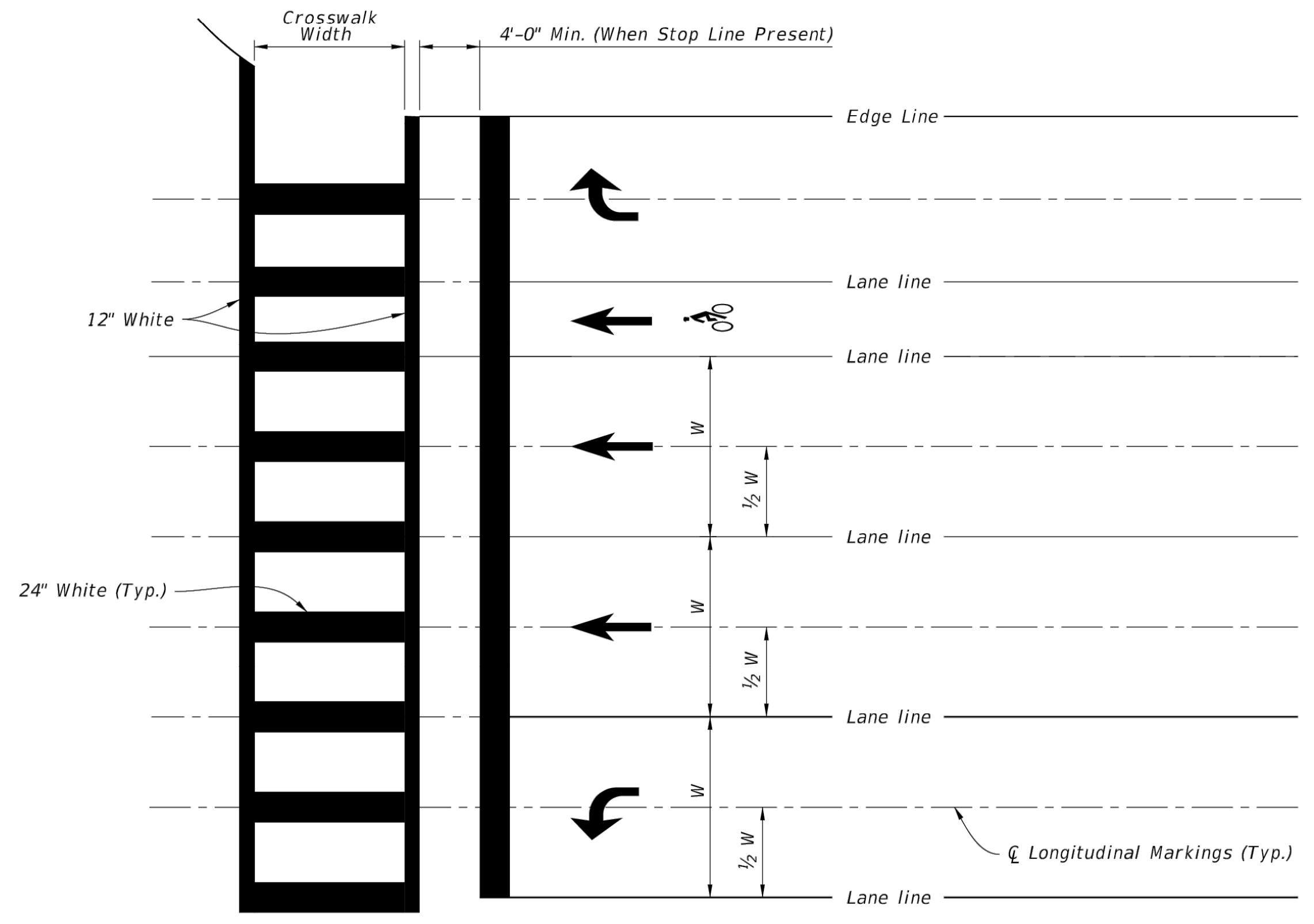


STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/21						711-001	9 of 13

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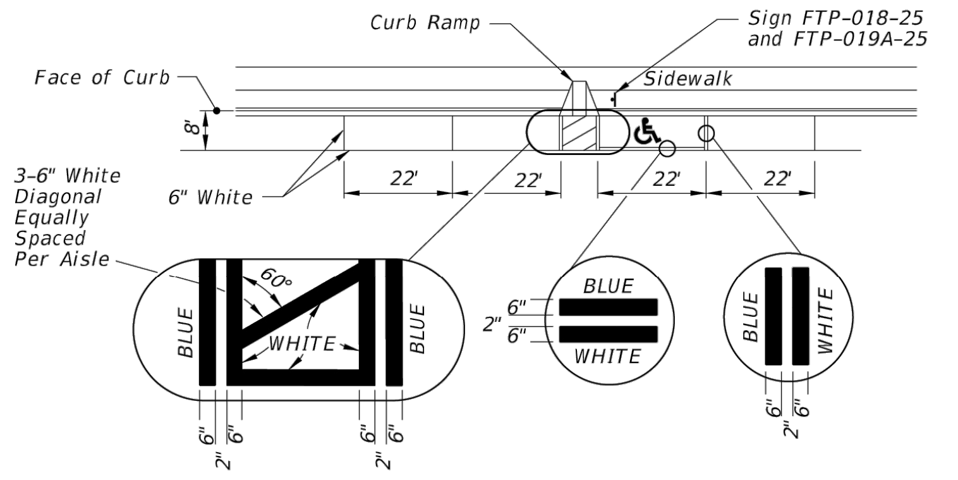
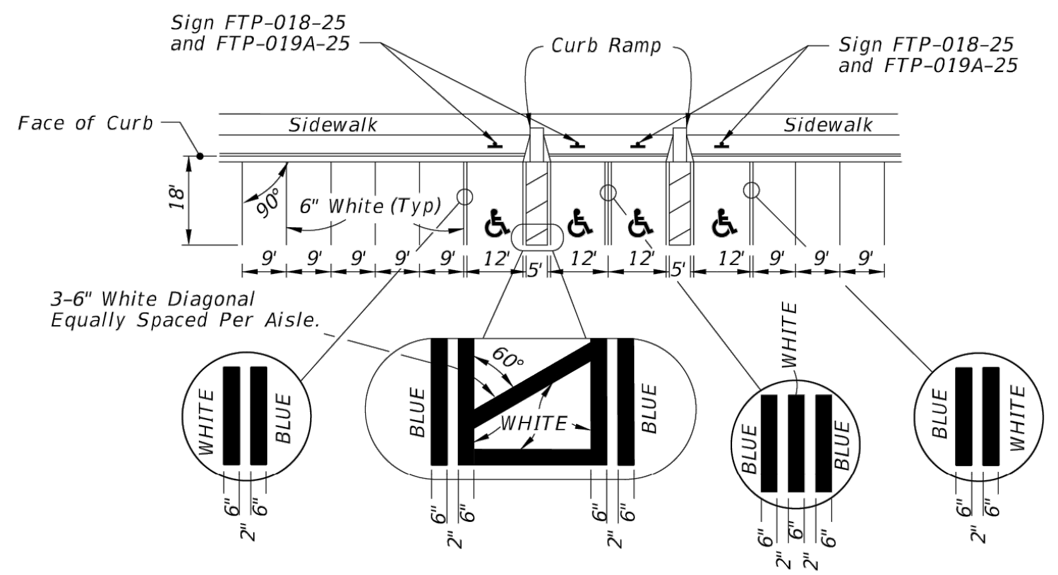
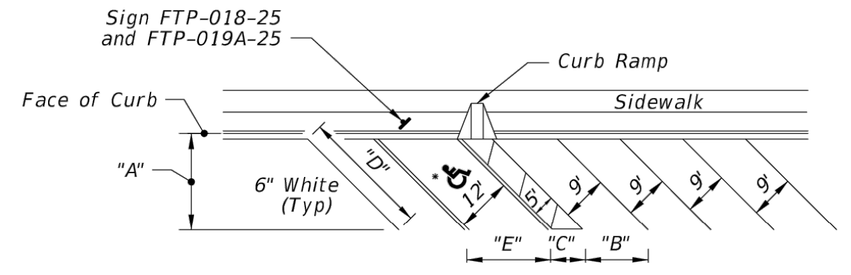
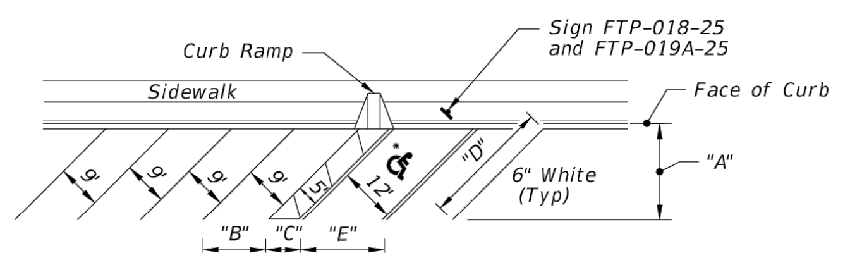




TYPICAL



FORWARD-IN PARKING

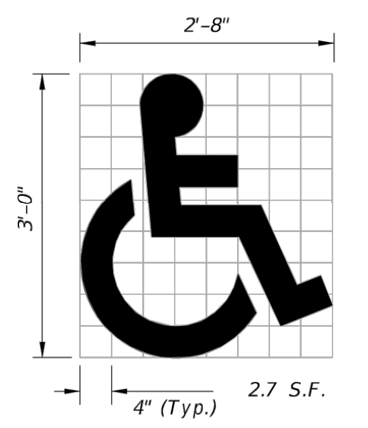


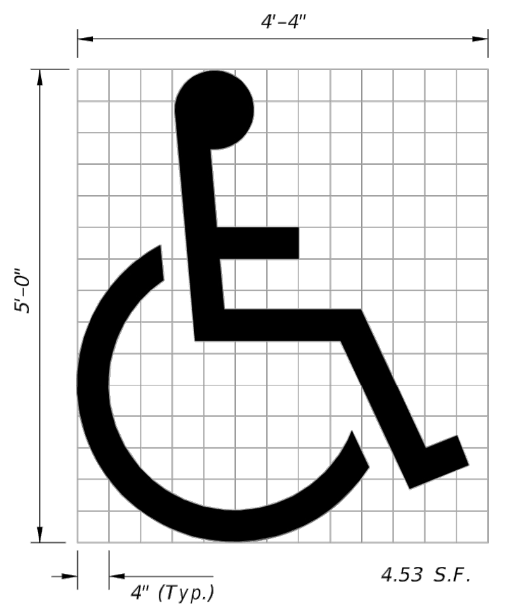
REVERSE-IN PARKING

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∡ ϑ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING





(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-019A-25 sign below the FTP-018-25 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2026-27 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
11/01/25						711-001	11 of 13

10/15/2025 3:38:03 PM

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

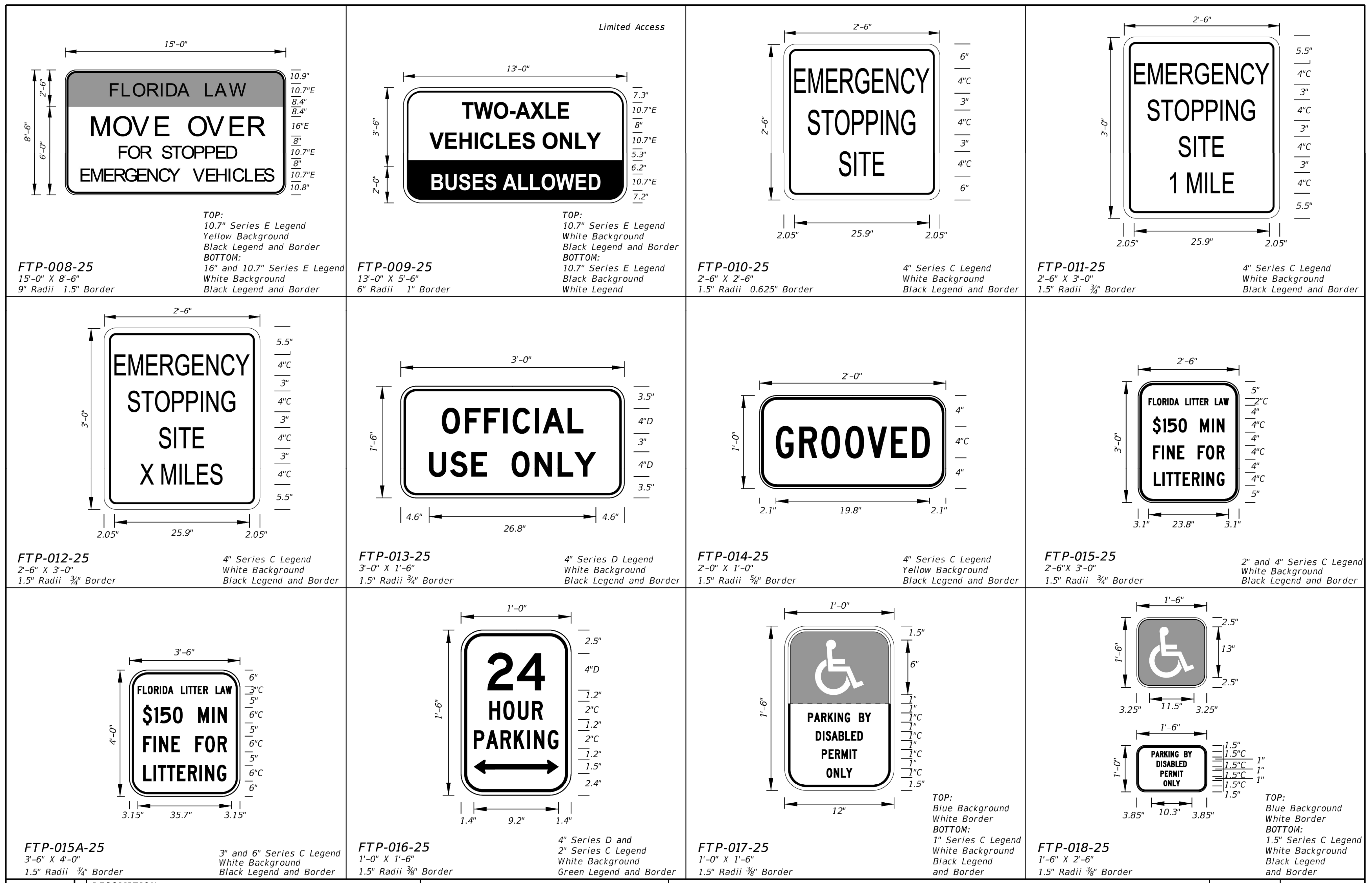
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

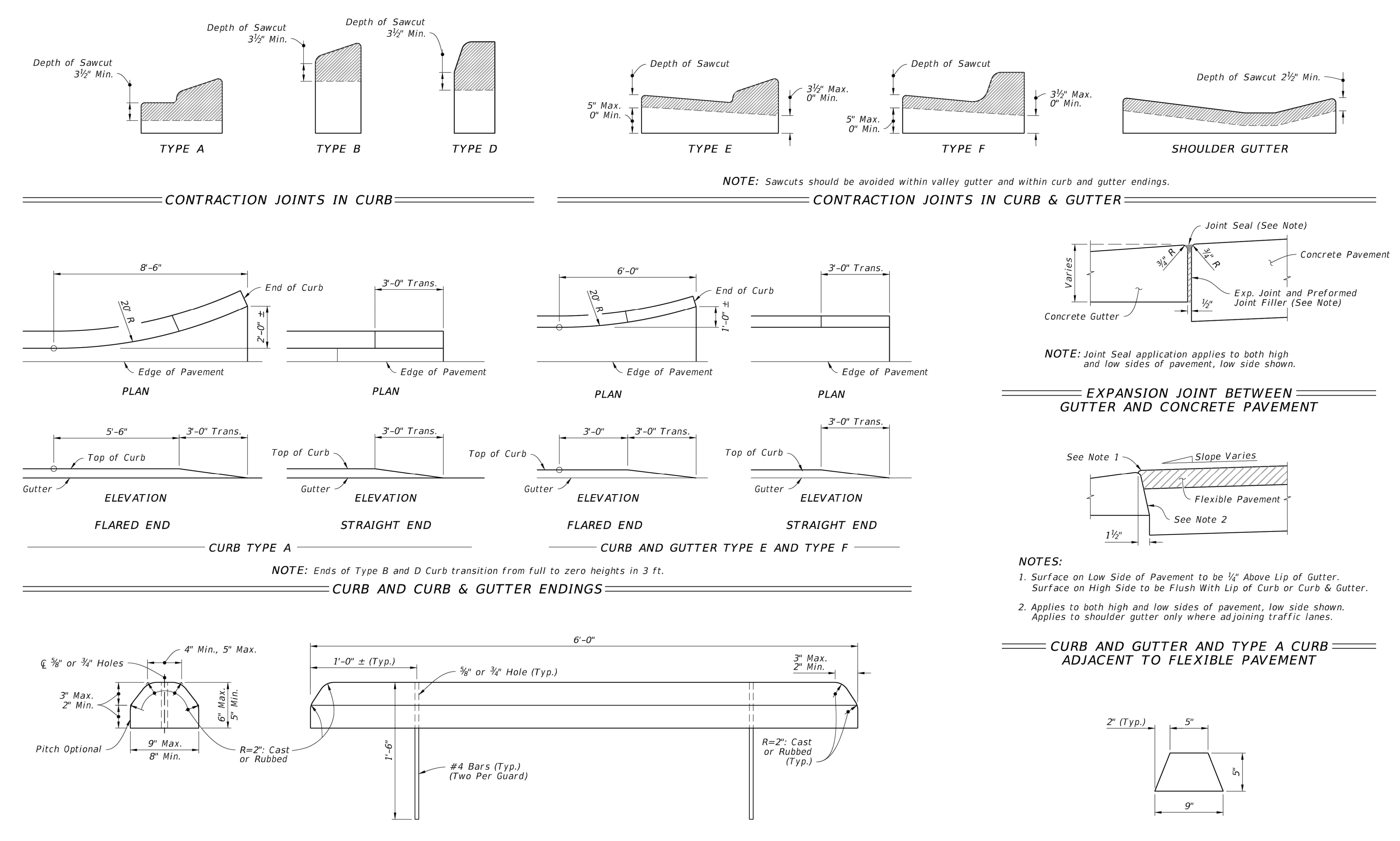
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C8



Limited Access
FLORIDA LAW
MOVE OVER
FOR STOPPED
EMERGENCY VEHICLES
FTP-008-25
15'-0" X 8'-6"
9" Radii 1.5" Border
TOP: 10.7" Series E Legend Yellow Background Black Legend and Border
BOTTOM: 16" and 10.7" Series E Legend White Background Black Legend and Border
TWO-AXLE
VEHICLES ONLY
BUSES ALLOWED
FTP-009-25
13'-0" X 5'-6"
6" Radii 1" Border
TOP: 10.7" Series E Legend White Background Black Legend and Border
BOTTOM: 10.7" Series E Legend Black Background White Legend
EMERGENCY
STOPPING
SITE
FTP-010-25
2'-6" X 2'-6"
1.5" Radii 0.625" Border
4" Series C Legend White Background Black Legend and Border
EMERGENCY
STOPPING
SITE
1 MILE
FTP-011-25
2'-6" X 3'-0"
1.5" Radii ⅜" Border
4" Series C Legend White Background Black Legend and Border
EMERGENCY
STOPPING
SITE
X MILES
FTP-012-25
2'-6" X 3'-0"
1.5" Radii ⅜" Border
4" Series C Legend White Background Black Legend and Border
OFFICIAL
USE ONLY
FTP-013-25
3'-0" X 1'-6"
1.5" Radii ⅜" Border
4" Series D Legend White Background Black Legend and Border
GROOVED
FTP-014-25
2'-0" X 1'-0"
1.5" Radii ⅜" Border
4" Series C Legend Yellow Background Black Legend and Border
FLORIDA LITTER LAW
$150 MIN
FINE FOR
LITTERING
FTP-015-25
2'-6" X 3'-0"
1.5" Radii ⅜" Border
2" and 4" Series C Legend White Background Black Legend and Border
FLORIDA LITTER LAW
$150 MIN
FINE FOR
LITTERING
FTP-015A-25
3'-6" X 4'-0"
1.5" Radii ¾" Border
3" and 6" Series C Legend White Background Black Legend and Border
24
HOUR
PARKING
FTP-016-25
1'-0" X 1'-6"
1.5" Radii ⅜" Border
4" Series D and 2" Series C Legend White Background Green Legend and Border
PARKING BY
DISABLED
PERMIT
ONLY
FTP-017-25
1'-0" X 1'-6"
1.5" Radii ⅜" Border
TOP: Blue Background White Border
BOTTOM: 1" Series C Legend White Background Black Legend and Border
PARKING BY DISABLED PERMIT ONLY
FTP-018-25
1'-6" X 2'-6"
1.5" Radii ⅜" Border
TOP: Blue Background White Border
BOTTOM: 1.5" Series C Legend White Background Black Legend and Border

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/25			FDOT FY 2026-27 STANDARD PLANS	SPECIAL SIGN DETAILS	700-102	3 of 21



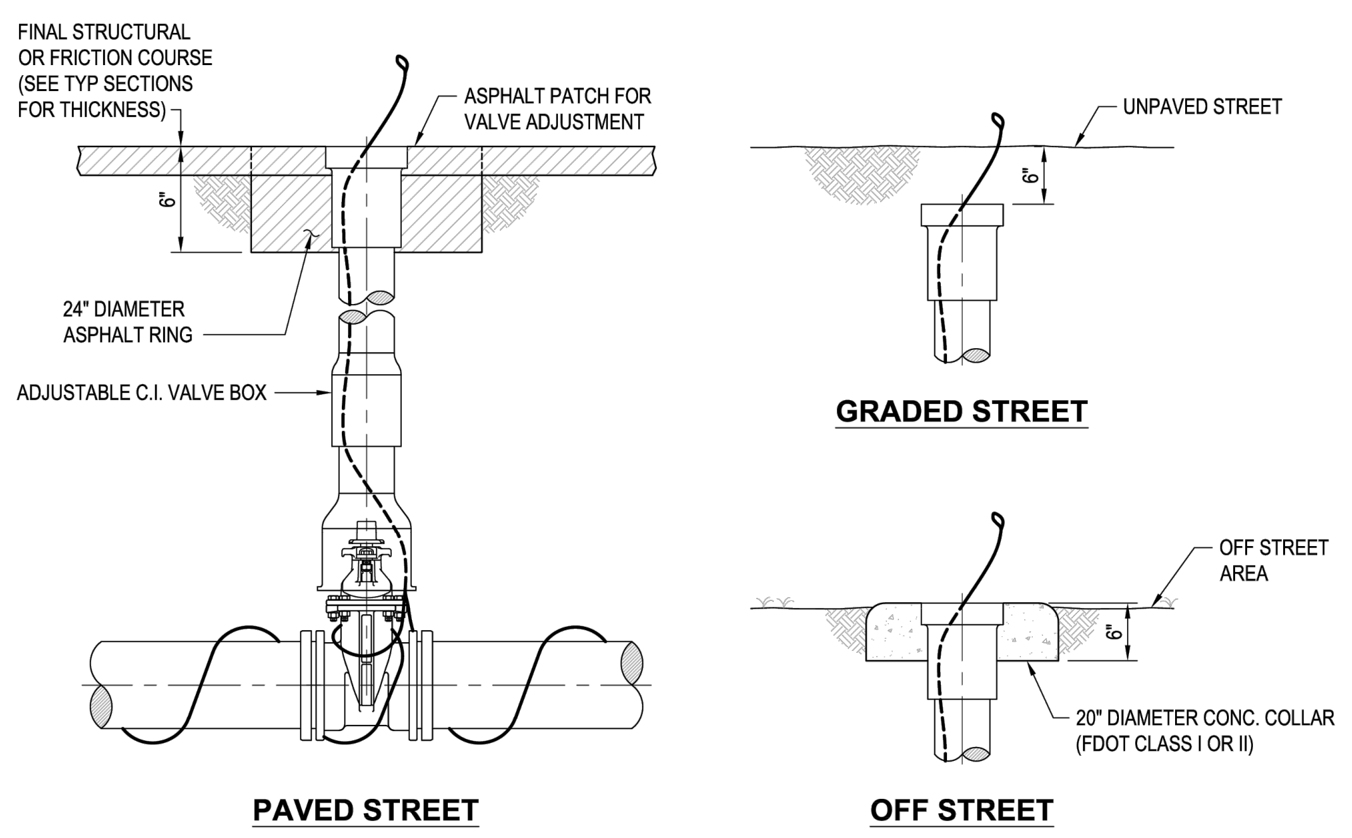
Depth of Sawcut 3½" Min.
TYPE A
TYPE B
TYPE D
TYPE E
TYPE F
SHOULDER GUTTER
Depth of Sawcut 2½" Min.
NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.
CONTRACTION JOINTS IN CURB
CONTRACTION JOINTS IN CURB & GUTTER
Joint Seal (See Note)
Concrete Pavement
Concrete Gutter
Exp. Joint and Preformed Joint Filler (See Note)
NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.
EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT
End of Curb
3'-0" Trans.
Edge of Pavement
PLAN
Top of Curb
Gutter
ELEVATION
FLARED END
STRAIGHT END
CURB TYPE A
CURB AND GUTTER TYPE E AND TYPE F
NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.
CURB AND CURB & GUTTER ENDINGS
See Note 1
Slope Varies
Flexible Pavement
See Note 2
NOTES:
1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.
CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT
⅝" or ¾" Holes
4" Min., 5" Max.
Pitch Optional
R=2" Cast or Rubbed
#4 Bars (Typ.) (Two Per Guard)
6'-0"
CONCRETE BUMPER GUARD
ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

LAST REVISION	REVISION	DESCRIPTION:			INDEX	SHEET
11/01/21			FDOT FY 2026-27 STANDARD PLANS	CURB AND GUTTER	520-001	3 of 3

NOTES:

1. FOR CONSTRUCTION WITHIN ROADWAY, CONSTRUCT VALVE BOX WITH TOP 12" BELOW PROPOSED STREET GRADE. AFTER FINAL PAVING, CUT SMOOTH, CIRCULAR HOLE AROUND VALVE BOX AND ADJUST TO BE FLUSH WITH FINISH PAVEMENT. PLACE ASPHALT RING AND FINISHED ASPHALT PATCH AS SHOWN TO MATCH EXISTING GRADE.
2. AT NO TIME IS VALVE BOX OR EXTENSION PIPE TO TOUCH BONNET, BODY OF VALVE, OR MAIN.
3. EXTENSION PIPE TO BE 6" C-900 PVC , DR 18 OR D.I.P.
4. WIRE SHALL NOT BE WRAPPED AROUND OPERATING NUT OR STEM FOR ANY REASON.
5. GPS LOCATION OR SWING TIES TO BE PROVIDED TO CITY BY CONTRACTOR OF ALL VALVE BOXES LOCATED BELOW FINISHED GRADE. ALL INFORMATION MUST BE KEPT CURRENT UNTIL MILLING AND RESURFACING OPERATIONS ARE COMPLETE AND VALVE BOXES ARE ADJUSTED TO FINISHED GRADE.

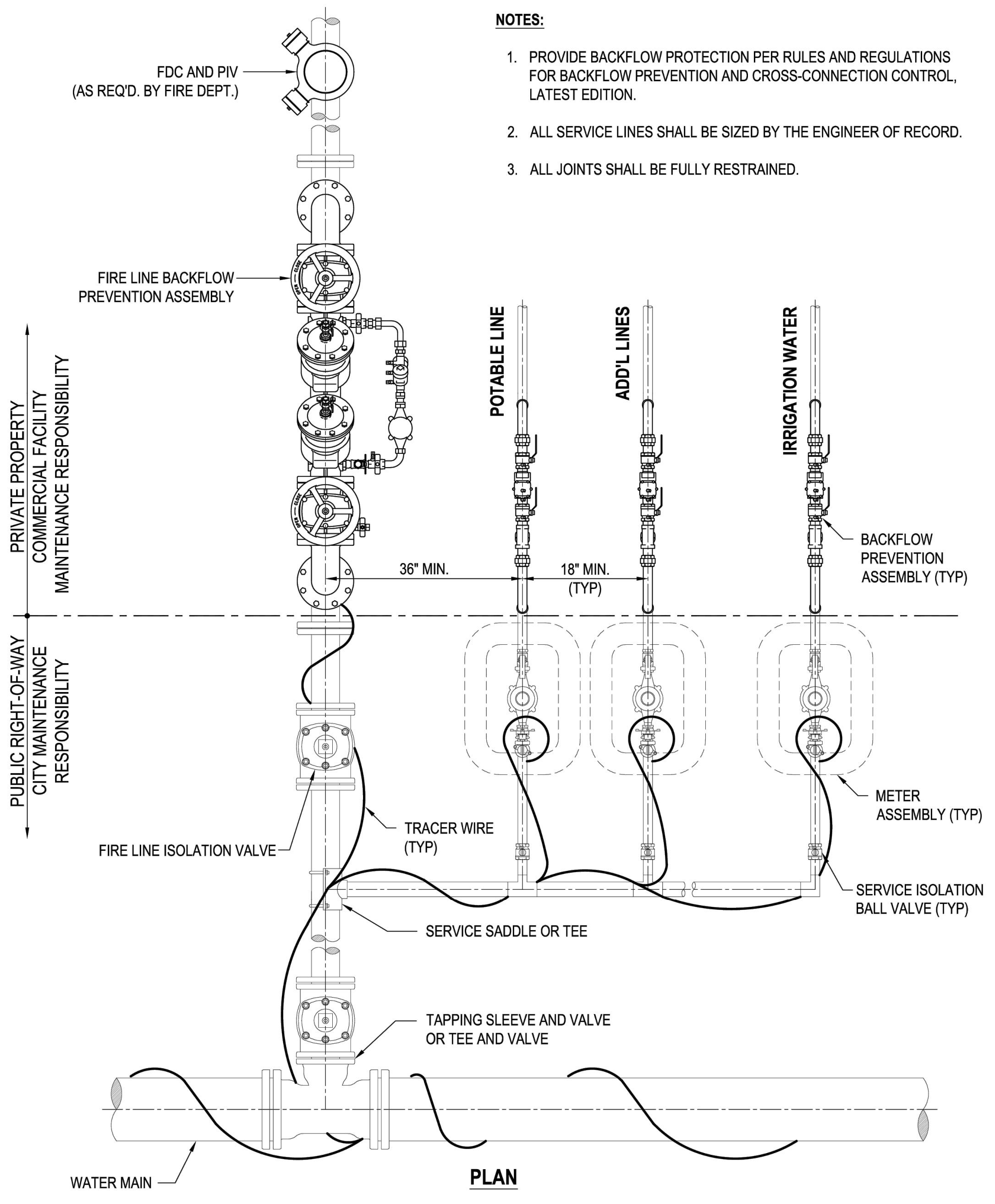


FINAL STRUCTURAL OR FRICTION COURSE (SEE TYP SECTIONS FOR THICKNESS)
ASPHALT PATCH FOR VALVE ADJUSTMENT
24" DIAMETER ASPHALT RING
ADJUSTABLE C.I. VALVE BOX
UNPAVED STREET
GRADED STREET
OFF STREET AREA
20" DIAMETER CONC. COLLAR (FDOT CLASS I OR II)
PAVED STREET
OFF STREET

	Title:	Date Issued:	SHEET
CITY OF TALLAHASSEE	TYPICAL VALVE BOX PLACEMENT	NOVEMBER 2023 Approved by: WUE File Location: WS\PROG\1600-W&Sspecs\06-2023. Scale: N.T.S.	W01

NOTES:

1. PROVIDE BACKFLOW PROTECTION PER RULES AND REGULATIONS FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL, LATEST EDITION.
2. ALL SERVICE LINES SHALL BE SIZED BY THE ENGINEER OF RECORD.
3. ALL JOINTS SHALL BE FULLY RESTRAINED.

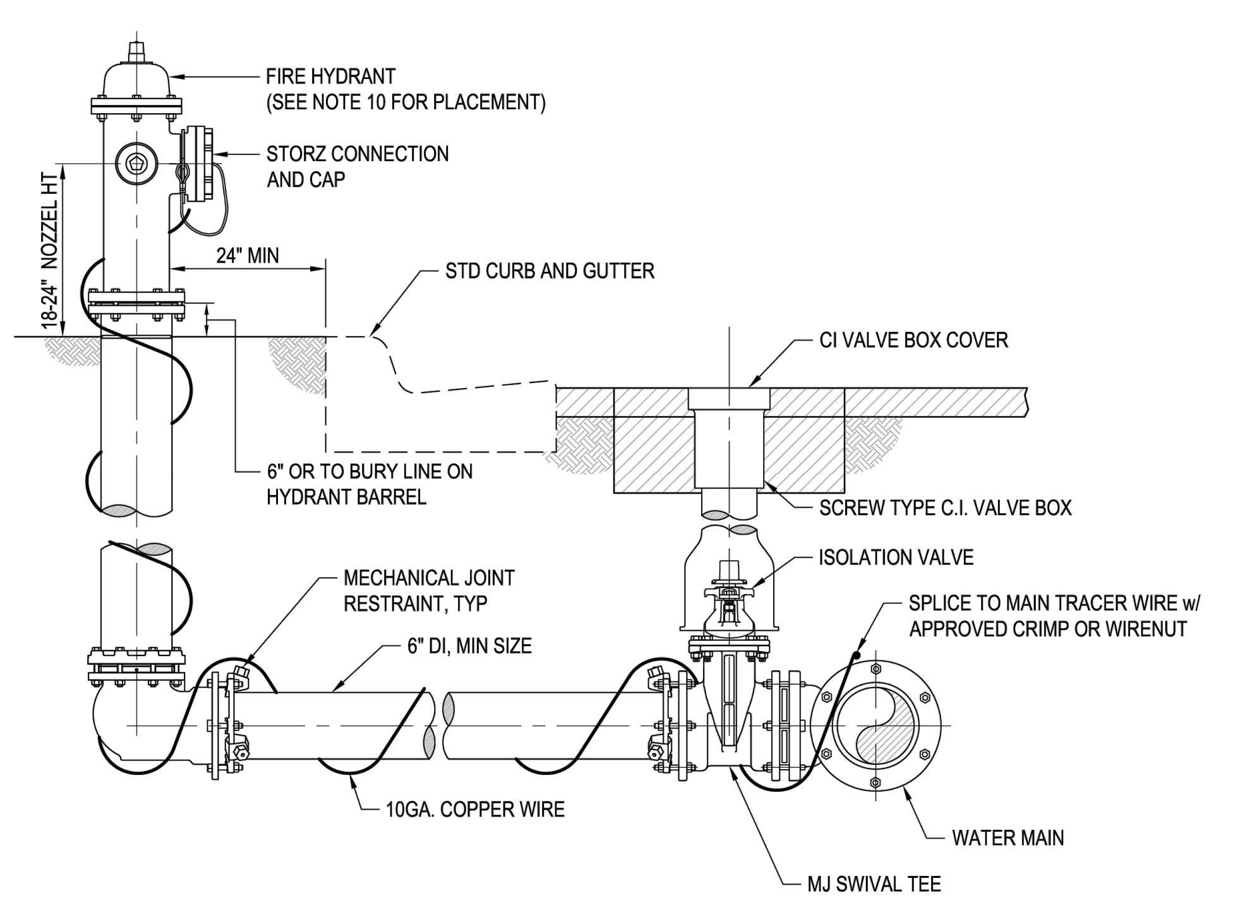


FDC AND PIV (AS REQ'D. BY FIRE DEPT.)
FIRE LINE BACKFLOW PREVENTION ASSEMBLY
PRIVATE PROPERTY COMMERCIAL FACILITY MAINTENANCE RESPONSIBILITY
PUBLIC RIGHT-OF-WAY CITY MAINTENANCE RESPONSIBILITY
POTABLE LINE
ADD'L LINES
IRRIGATION WATER
36" MIN.
18" MIN. (TYP)
BACKFLOW PREVENTION ASSEMBLY (TYP)
METER ASSEMBLY (TYP)
TRACER WIRE (TYP)
FIRE LINE ISOLATION VALVE
SERVICE ISOLATION BALL VALVE (TYP)
SERVICE SADDLE OR TEE
TAPPING SLEEVE AND VALVE OR TEE AND VALVE
WATER MAIN
PLAN

	Title:	Date Issued:	SHEET
CITY OF TALLAHASSEE	FIRELINE w/ METERED SERVICE	NOVEMBER 2023 Approved by: WUE File Location: WS\PROG\1600-W&Sspecs\06-2023. Scale: N.T.S.	W05

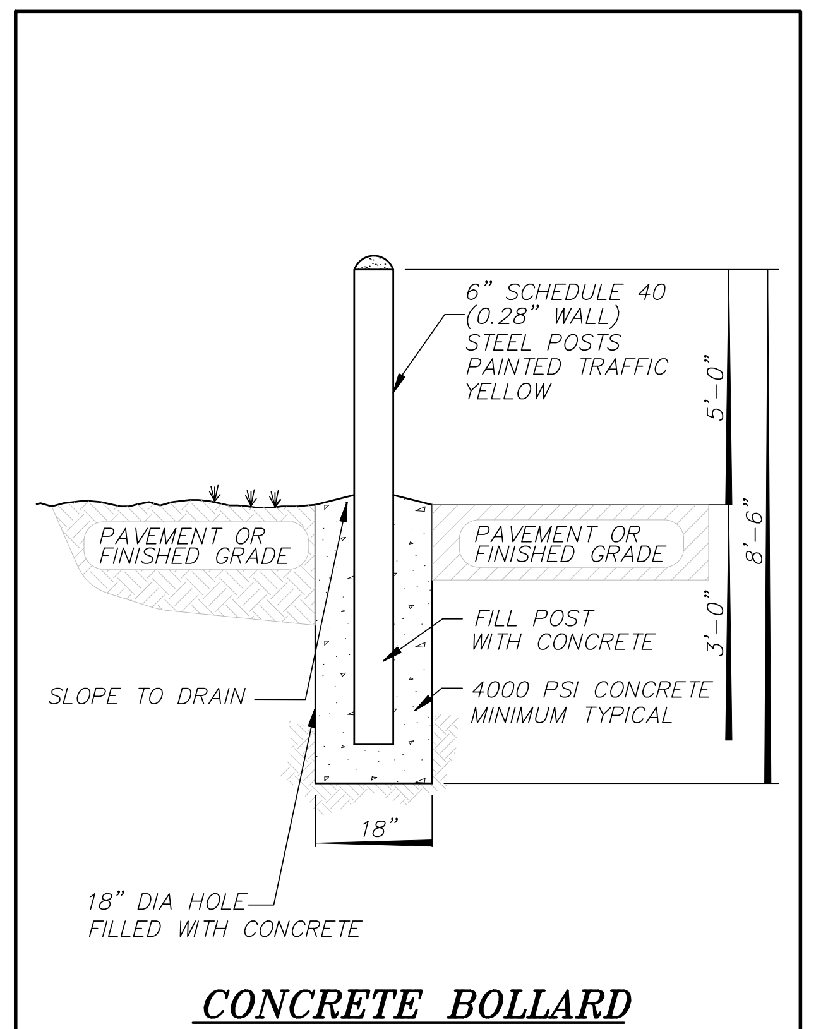
NOTES:

1. HYDRANT TO BE PLACED WITH PUMPER NOZZLE FACING STREET.
2. VALVE OPENING 5 1/4" MINIMUM.
3. SIX INCH MJ CONNECTION TO MAIN.
4. HOSE NOZZLES: NATIONAL STANDARD THREADS WITH TWO 2 1/2" HOSE NOZZLES AND ONE STEAMER NOZZLE WITH 5" OPENING AND STORZ CONNECTION WITH CAP ON NOZZLE.
5. ALL PIPE FROM MAIN TO HYDRANT SHALL BE RESTRAINED DUCTILE IRON w/o FITTINGS.
6. COMPACTION WILL BE 100% STANDARD PROCTOR.
7. DEPTH OF PIPE TO HAVE 36" MINIMUM COVER.
8. HYDRANTS PAINT SHALL BE COMEX (U-10: HIGH SOLIDS, GLOSS POLYURETHANE) OVER (M-10: UNIVERSAL PRIMER) OR APPROVED EQUAL.
9. HYDRANTS COLOR:
   - *SAFETY YELLOW* - HYDRANTS PLACED ON CITY WATER MAINS.
   - *RED* - HYDRANTS PLACED ON PRIVATE WATER MAINS.
   - *OFF WHITE* - HYDRANT PRIMER.
10. HYDRANT PLACEMENT:
    CURB AND GUTTER STREET - AS NOTED PER PLANS
    OPEN DITCH STREET - TOP OF BACKSLOPE OF DITCH, ON THE R/W LINE AND OR PROPERTY CORNER.
    (MAX. 10' FROM DRIVING SURFACE)
11. CLEARANCES OF SEVEN AND ONE HALF FEET IN FRONT OF AND TO EACH SIDE OF HYDRANT WITH FOUR FOOT TO THE REAR SHALL BE MAINTAINED.



FIRE HYDRANT (SEE NOTE 10 FOR PLACEMENT)
STORZ CONNECTION AND CAP
18"-24" NOZZEL HT.
24" MIN
STD CURB AND GUTTER
CI VALVE BOX COVER
6" OR TO BURY LINE ON HYDRANT BARREL
SCREW TYPE C.I. VALVE BOX
ISOLATION VALVE
MECHANICAL JOINT RESTRAINT, TYP
6" DI, MIN SIZE
SPLICE TO MAIN TRACER WIRE w/ APPROVED CRIMP OR WIRENUT
10GA. COPPER WIRE
WATER MAIN
MJ SWIVAL TEE

	Title:	Date Issued:	SHEET
CITY OF TALLAHASSEE	FIRE HYDRANT CONNECTION	NOVEMBER 2023 Approved by: WUE File Location: WS\PROG\1600-W&Sspecs\06-2023. Scale: N.T.S.	W06



6" SCHEDULE 40 (0.28" WALL) STEEL POSTS PAINTED TRAFFIC YELLOW
5'-0"
PAVEMENT OR FINISHED GRADE
8'-6"
3'-0"
FILL POST WITH CONCRETE
SLOPE TO DRAIN
4000 PSI CONCRETE MINIMUM TYPICAL
18"
18" DIA HOLE FILLED WITH CONCRETE
S24

CONCRETE BOLLARD

N.T.S.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

24-HOUR CONTACT: MARAH HUDSON 407-389-9317

LJA
1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
850-331-7763

PRELIMINARY
NOT
FOR
CONSTRUCTION

NO.	DATE	DESCRIPTION

CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"
1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

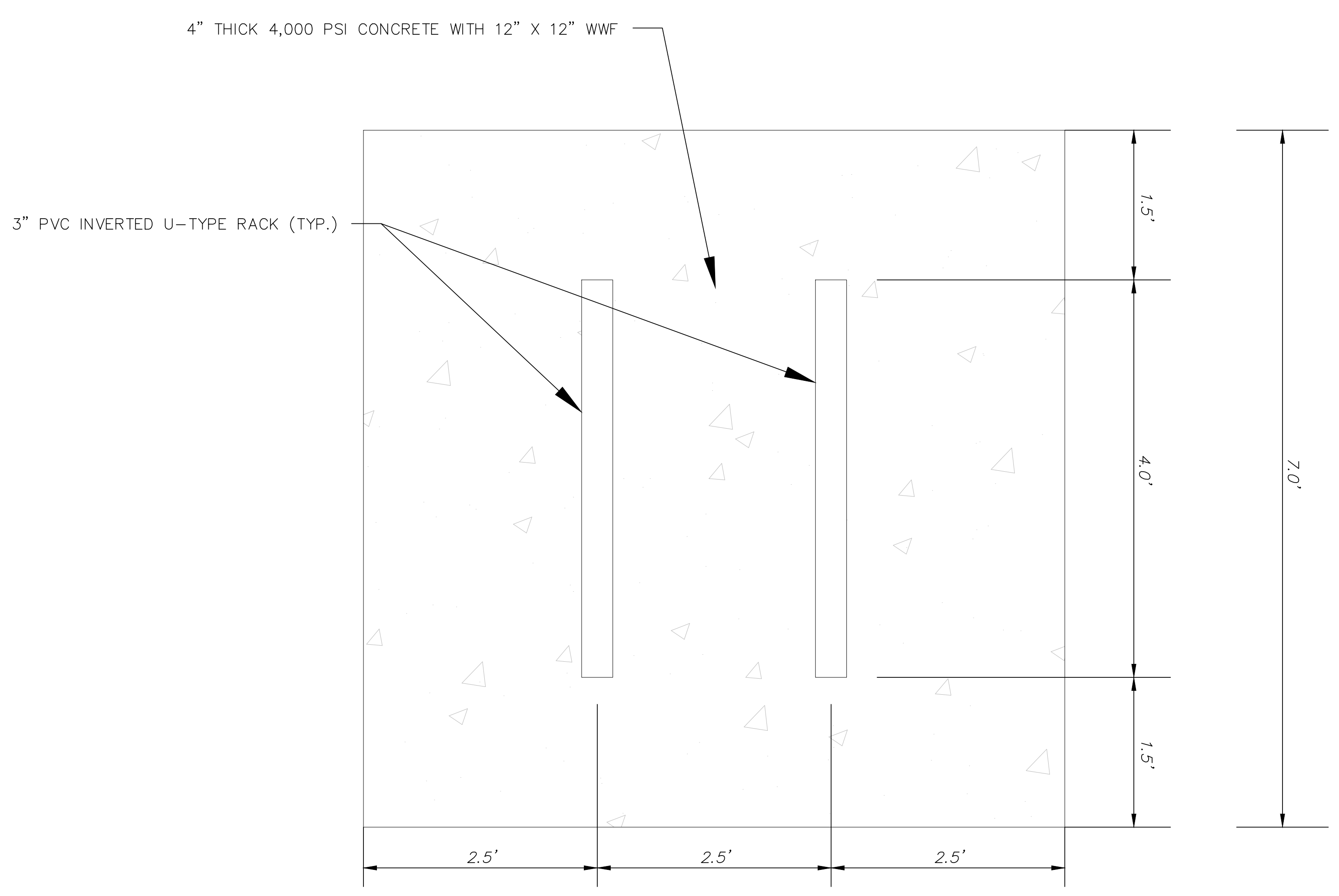
V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

PROJECT NUMBER
FL8582-2026-08

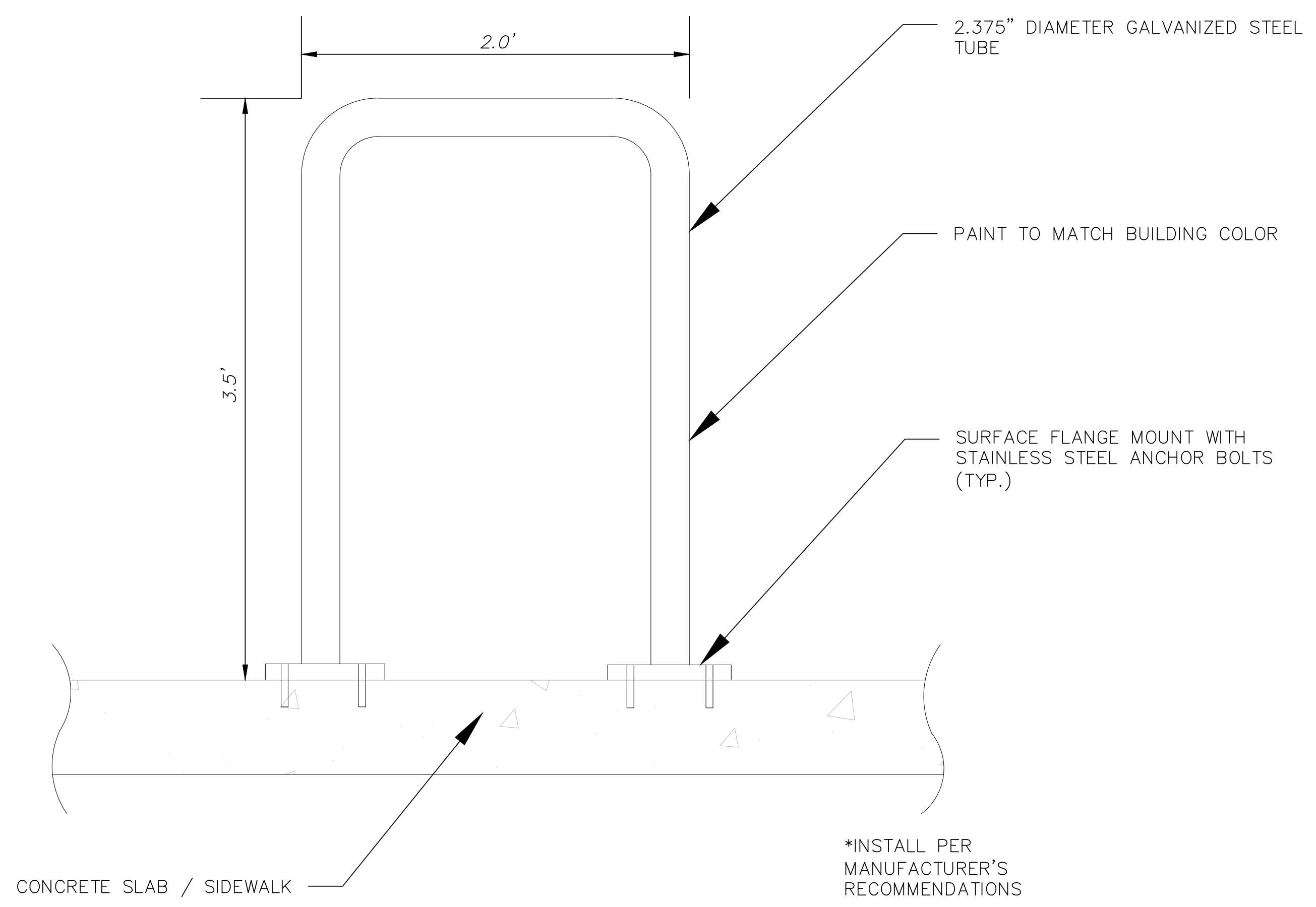
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C9


4" THICK 4,000 PSI CONCRETE WITH 12" X 12" WWF
3" PVC INVERTED U-TYPE RACK (TYP.)
1.5'
4.0'
1.5'
7.0'
2.5'
2.5'
2.5'

BIKE RACK PAD DETAIL

N.T.S.


2.0'
3.5'
2.375" DIAMETER GALVANIZED STEEL TUBE
PAINT TO MATCH BUILDING COLOR
SURFACE FLANGE MOUNT WITH STAINLESS STEEL ANCHOR BOLTS (TYP.)
CONCRETE SLAB / SIDEWALK
*INSTALL PER MANUFACTURER'S RECOMMENDATIONS

BIKE RACK DETAIL

N.T.S.

Sunshine811

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LJA

1701 HERMITAGE BLVD.
SUITE 203
TALLAHASSEE, FL 32308
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CIVIL PLANS FOR "V.O.W N.O.W ACADEMY"

1230 APALACHEE PKWY., TALLAHASSEE, FL 32301
TOWNSHIP: 01N, RANGE: 01E, SECTION: 31
PARCEL ID(S): 1131204050000; 1131204040000

V.O.W N.O.W ACADEMY
2810 SHARER RD.
TALLAHASSEE, FL 32312

ISSUE DATE
8/20/2026

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SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C10