FINAL SITE PLAN AND

CONSTRUCTION PLANS

FOR

PARKWAY RESTAURANT

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DEVELOPER

G Dynasty Investments, LLC
4708 Capital Circle NW
Tallahassee, FL 32303
(850) 514-1000

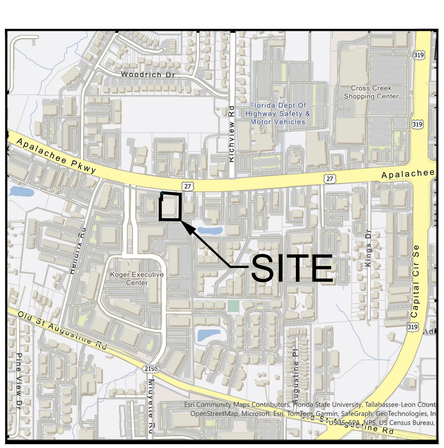
CIVIL ENGINEER

Clifford Lamb & Associates
201 Pinewood Drive
Tallahassee, FL 32303
lambc@cla-civil.com
(850) 385-2800

SURVEYOR
Meridian Surveying & Mapping
3201 Shamrock St S Ste 102,
Tallahassee, FL 32309
(850) 668-7641 LB # 7834
Vertical Datum Used: NAVD 88 Datum

UTILITY PROVIDERS

Water - City of Tallahassee
Sewer - City of Tallahassee
Gas - City of Tallahassee
Power - City of Tallahassee
Solid Waste - City of Tallahassee



LOCATION MAP

SECTION 04, TOWNSHIP 1S, RANGE 1E, LEON COUNTY
TAX I.D.# 31-04-40 B0012
APALACHEE PARKWAY, TALLAHASSEE, FL 32301

CLIFFORD M. LAMB LICENSE NO. 46644 STATE OF FLORIDA PROFESSIONAL ENGINEER

CLIFFORD M LAMB Digitally signed by CLIFFORD M LAMB
Date: 2026.10.26 15:38:25 -04'00'

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FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
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EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

COVER SHEET

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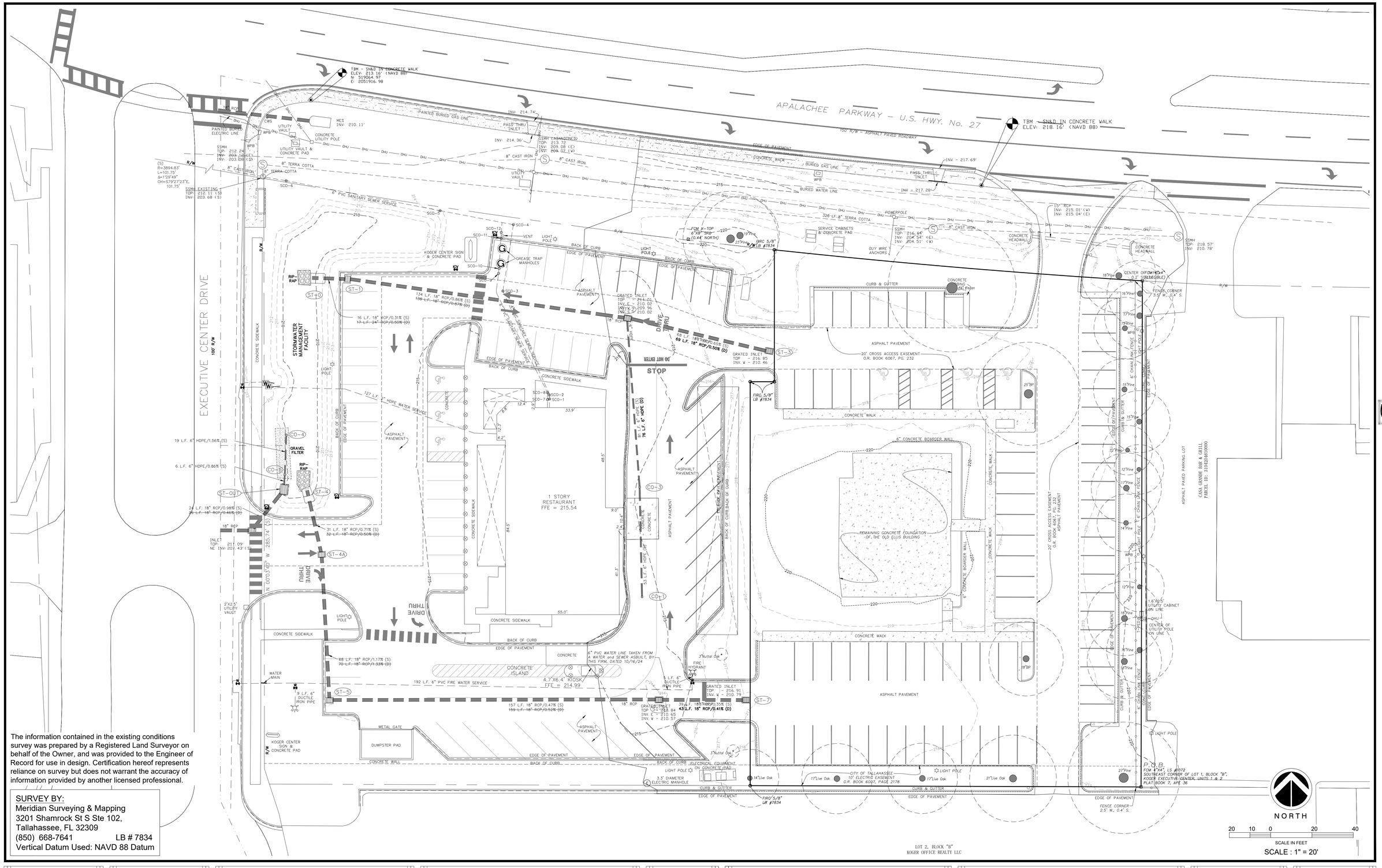
PLOT DATE: 10/26/26

PARKWAY RESTAURANT
CLIFFORD LAMB & ASSOCIATES



The information contained in the existing conditions survey was prepared by a Registered Land Surveyor on behalf of the Owner, and was provided to the Engineer of Record for use in design. Certification hereof represents reliance on survey but does not warrant the accuracy of information provided by another licensed professional.

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PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

EXISTING CONDITIONS PLAN

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CLIFFORD LAMB & ASSOCIATES PARKWAY RESTAURANT

GENERAL SITE DEMOLITION NOTES:

1. CONTRACTOR SHALL PROVIDE A MAINTENANCE OF TRAFFIC PLAN AND SCHEDULE OF SIDEWALK CLOSURE TO THE CITY OF TALLAHASSEE FOR COORDINATION AS NECESSARY TO PROTECT THE PUBLIC AND MAINTAIN PEDESTRIAN AND VEHICLE ACCESS.

2. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT "CALL BEFORE YOU DIG" 1-800-432-4770. UPON DISCOVERY OF ANY UNKNOWN EXISTING UNDERGROUND UTILITY ON THIS SITE, CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANY WHERE APPLICABLE AND NOTIFY THE ENGINEER AND THE PROJECT MANAGER.

3. CONTRACTOR SHALL REPAIR, AT THEIR EXPENSE, ANY EXISTING INFRASTRUCTURE OR ELEMENTS INTENDED TO REMAIN THAT ARE DAMAGED AS A RESULT OF DEMOLITION PROCESSES, INCLUDING IN PUBLIC R/W OR ADJACENT PROPERTIES.

4. REMOVE EXISTING CURB AND GUTTER ALONG THE LIMITS SHOWN ON THE PLAN. SAWCUT AT REMOVAL LIMITS TO PROVIDE CLEAN, STRAIGHT EDGES. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER MATERIAL AND PREPARE AREA FOR PROPOSED IMPROVEMENTS. RESTORE ADJACENT PAVEMENT AND SUBGRADE AS REQUIRED TO MATCH EXISTING CONDITIONS.

5. REMOVE EXISTING CONCRETE SIDEWALK ALONG THE LIMITS SHOWN ON THE PLAN. SAWCUT AT REMOVAL LIMITS TO PROVIDE NEAT, STRAIGHT EDGES PRIOR TO REMOVAL. REMOVE AND DISPOSE OF EXISTING SIDEWALK MATERIAL AND PREPARE SUBGRADE FOR PROPOSED IMPROVEMENTS. RESTORE ADJACENT AREAS TO MATCH EXISTING CONDITIONS.

6. SEE PAVEMENT DETAILS ON SHEET C501.

TREE MITIGATION NOTES:

PRIOR TO COMMENCEMENT OF CONSTRUCTION, PERMITTEE SHALL RETAIN AN ARBORIST TO PREPARE AN ARBORICULTURAL MITIGATION PLAN FOR THE EXISTING TREES MARKED FOR MITIGATION, PROVIDING RECOMMENDATIONS FOR THEIR CARE DURING CONSTRUCTION. THE ARBORICULTURAL MITIGATION TECHNIQUES SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE FOLLOWING:

1. SITE MONITORING. ALL TREES IDENTIFIED FOR MITIGATION SHALL BE MONITORED AND APPROVED THROUGHOUT THE CONSTRUCTION PERIOD BY A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
2. WATERING. ALL TREES IDENTIFIED FOR MITIGATION SHALL BE WATERED BY MECHANICAL IRRIGATION AT A MINIMUM RATE EQUIVALENT TO ONE INCH OF RAINFALL PER WEEK, DEPENDENT UPON SOIL TYPE. WATERING SHALL COMMENCE AS FAR IN ADVANCE AS POSSIBLE, PRIOR TO DEVELOPMENT ACTIVITY, AND SHALL CONTINUE THROUGH THE COMPLETION OF THE PROJECT.
3. ROOT PRUNING. ROOTS SHALL BE CUT WITH A MECHANICAL TRENCHING DEVICE TO A MINIMUM DEPTH OF 18 INCHES. ALL PRUNED/CUT ROOTS SHALL BE COVERED AS SOON AS POSSIBLE WITH TOPSOIL, MULCH, OR OTHER ORGANIC MEDIUM. THE CUTTING OF ALL MAJOR SUPPORT ROOTS OR ROOTS GREATER THAN SIX INCHES DIAMETER OR WITHIN TEN FEET OF THE TRUNK COLLAR, SHALL BE REVIEWED IN THE FIELD BY A CERTIFIED ARBORIST AND THIS INSPECTION SHALL DETERMINE IF A TREE DESIGNATED TO REMAIN, MAY HAVE TO BE REMOVED DUE TO THE SIZE OF THE CUT AND THE POSSIBILITY OF THE TREE BECOMING A FUTURE LIABILITY.
4. FERTILIZATION. FERTILIZATION PRESCRIBED BY ARBORIST, IF INDICATED THROUGH SOIL ANALYSIS, SHALL OCCUR AS FAR IN ADVANCE OF ROOT PRUNING AS POSSIBLE.
5. SOIL AERATION. WHERE SOIL COMPACTION HAS OCCURRED IN THE CRITICAL PROTECTION ZONE (CPZ) WITHIN THE ISLANDS, AN AERATION METHOD, APPROVED BY A CERTIFIED ARBORIST SHALL BE REQUIRED. THE SOIL AERATING METHOD USED SHALL BE APPLIED TO A DEPTH NO LESS THAN EIGHT TO TEN INCHES, BELOW GRADE AND SPACED NO GREATER THAN 24 INCHES, STAGGERED SPACING.
6. PRUNING. PRUNING AND CROWN CLEARING, IF REQUIRED BY ARBORIST, SHALL BE PERFORMED BY A QUALIFIED PERSON OR ENTITY FAMILIAR WITH CURRENTLY ADOPTED ANSI A300 STANDARDS.

DOCUMENTATION DETAILING THE MITIGATION EFFORTS PREPARED BY THE CERTIFIED ARBORIST SHALL BE INCLUDED IN THE LANDSCAPING COMPLIANCE REPORT PREPARED IN ACCORDANCE WITH SECTION 5-64, BY THE PERMITTEE'S LANDSCAPE PROFESSIONAL SEVEN DAYS PRIOR TO REQUESTING A FINAL ENVIRONMENTAL INSPECTION. RECONCILIATION OF THE DEFERRED TREE REPLACEMENT REQUIREMENTS SHALL OCCUR AT TIME OF SUBMITTAL OF THE COMPLIANCE REPORT IN ACCORDANCE WITH SUBSECTION 5-83(J).

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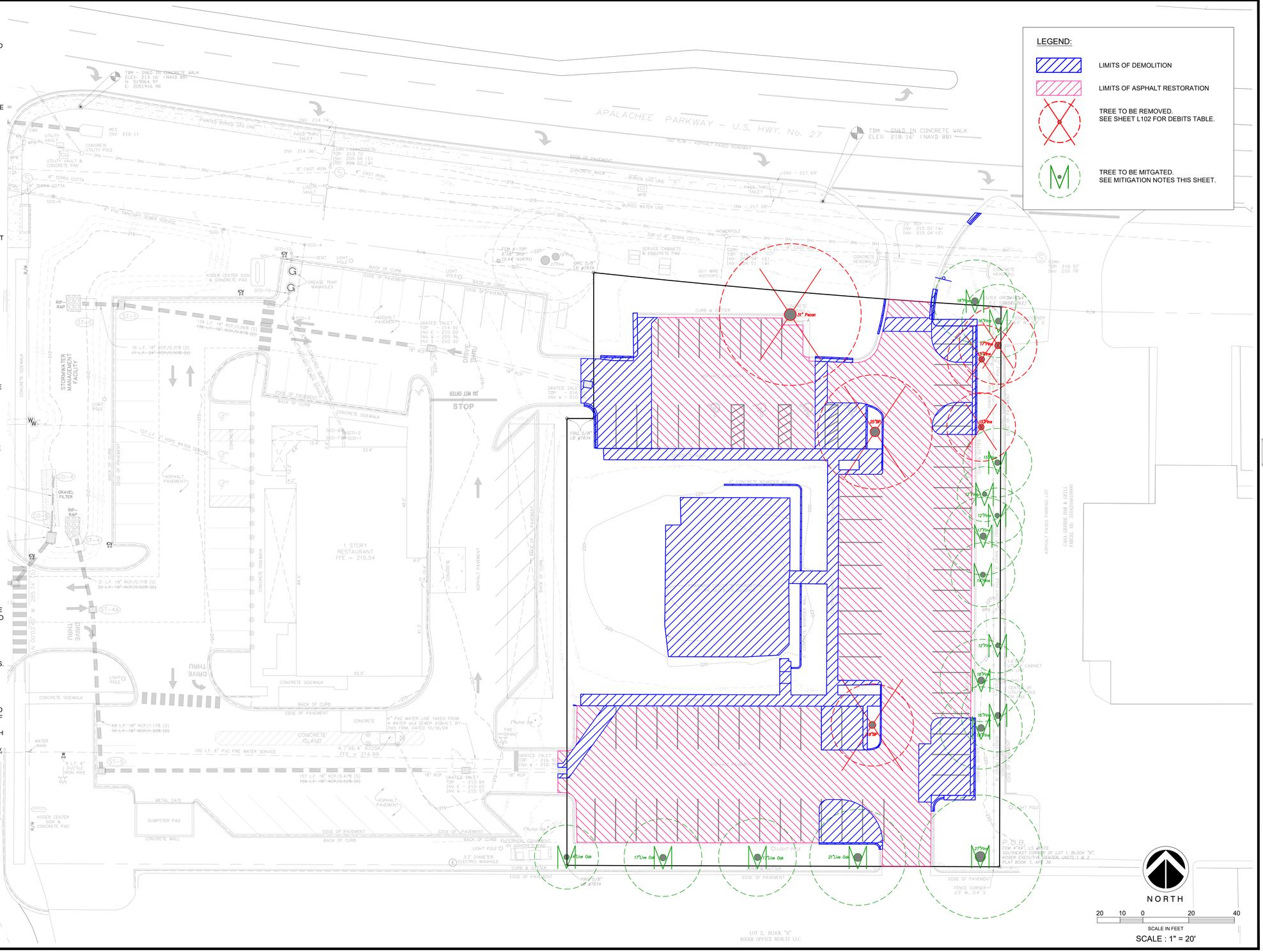

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CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

DEMOLITION PLAN

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SHEET NO.: C102

FILE NAME: 25-0371/1393
PLOT DATE: 10/26/26

CLIFFORD LAMB & ASSOCIATES
PARKWAY RESTAURANT

EROSION CONTROL NOTES:

1. IT IS THE INTENT OF THIS PLAN THAT THE CONTRACTOR DEVELOP A SEDIMENT AND EROSION CONTROL PLAN TO UTILIZE BEST MANAGEMENT PRACTICES (BMP) TO LIMIT EXPOSURE TO EROSION, INCLUDING BUT NOT LIMITED TO THOSE BMP'S IDENTIFIED IN THE CONSTRUCTION DOCUMENTS, AND IN SO DOING PROVIDE EROSION CONTROL MEASURES ON THE PROJECT WHERE WORK IS ACCOMPLISHED IN CONJUNCTION WITH THE PROJECT, SO AS TO PREVENT POLLUTION OF WATER, DETRIMENTAL EFFECTS TO PUBLIC OR PRIVATE PROPERTY ADJACENT TO THE PROJECT, AND DAMAGE TO WORK ON THE PROJECT. CONSTRUCT AND MAINTAIN TEMPORARY EROSION CONTROL FEATURES OR, WHERE PRACTICAL, CONSTRUCT AND MAINTAIN PERMANENT EROSION CONTROL FEATURES AS MAY BE DIRECTED BY THE ENGINEER, PROJECT MANAGER, OR THE INSPECTORS.

2. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE TAKEN DURING THE DEMOLITION PROCESS TO PREVENT CONTAMINATION OF ADJACENT PROPERTIES AND EXISTING STORMWATER SYSTEM. SEE SEDIMENT AND EROSION CONTROL NOTES AND FDOT SECTION 104.

3. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DISCRETION OF THE INSPECTOR AND OR OWNER/ ENGINEER. IF THE MEASURES DEPLOYED ARE NOT SUFFICIENT.

4. POTENTIAL STAGING AREAS SHALL BE SURROUNDED WITH HAY BALE BARRIERS OR HEAVY DUTY SILT FENCE. FURNISH, INSTALL, MAINTAIN AND REMOVE SILT FENCES IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS, SPECIFICATIONS, DETAIL IN PLANS, DESIGN STANDARDS AND THE E & SC MANUAL.

5. PLEASE SEE NPDES GUIDELINES FOR MINIMUM REQUIREMENTS AND ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES.

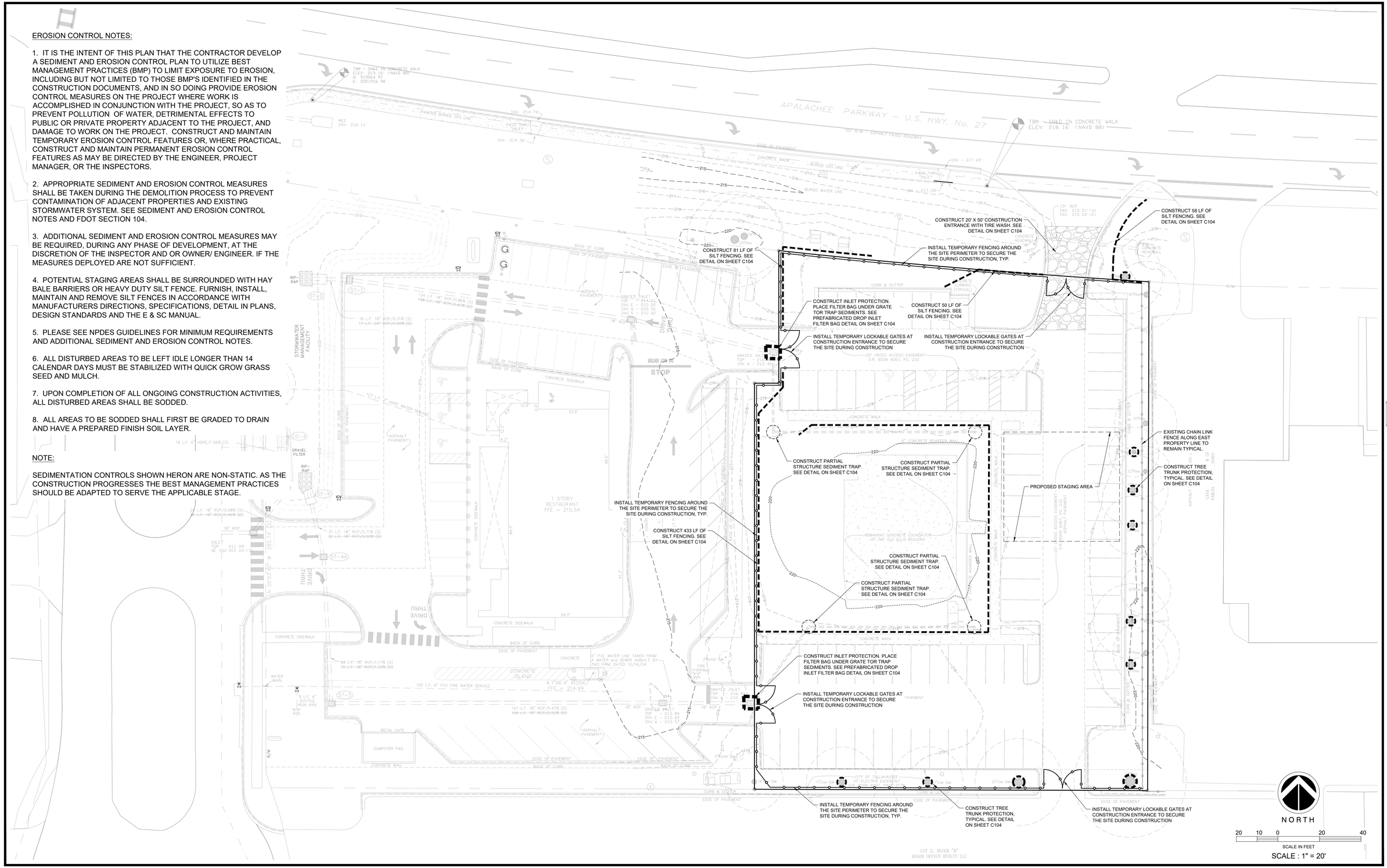
6. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 CALENDAR DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.

7. UPON COMPLETION OF ALL ONGOING CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS SHALL BE SODDED.

8. ALL AREAS TO BE SODDED SHALL FIRST BE GRADED TO DRAIN AND HAVE A PREPARED FINISH SOIL LAYER.

NOTE:

SEDIMENTATION CONTROLS SHOWN HERON ARE NON-STATIC. AS THE CONSTRUCTION PROGRESSES THE BEST MANAGEMENT PRACTICES SHOULD BE ADAPTED TO SERVE THE APPLICABLE STAGE.



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PARKWAY RESTAURANT

G DYNASTY INVESTMENTS LLC

SEDIMENT AND EROSION CONTROL PLAN

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SHEET NO.: C103

FILE NAME : 25-1371/1393
FDOT DATE : 10/20/26

CLIFFORD LAMB & ASSOCIATES

PARKWAY RESTAURANT

GENERIC STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION:

PROJECT NAME: PARKWAY RESTAURANT
ADDRESS: APALACHEE PARKWAY, TALLAHASSEE, FL 32301
LATITUDE: 30°25'35.22"N LONGITUDE: 84°14'4.03"W

PROJECT DESCRIPTION:

DEVELOPER: GDYNASTY INVESTMENTS LLC.
PROJECT AREA: 1.08 AC. (TOTAL SITE) DISTURBED AREA: 0.95 AC
POST DEVELOPMENT SITE RUNOFF COEFFICIENT: 0.76
PREDOMINANT SOIL TYPES: ORANGEBURG FINE SANDY LOAM, ORANGEBURG URBAN LAND COMPLEX
NAME OF RECEIVING WATERS: HANSEN WATERSHED, LAKE LAFAYETTE DRAINAGE BASIN

CONTROLS:

SEDIMENT AND EROSION CONTROLS:

FILTER FENCE - FILTER FENCES SHALL BE PLACED AT A MINIMUM AS SHOWN ON THE PLANS. THE FILTER FENCE SHALL BE INSTALLED USING 2"X2" HARDWOOD STAKES AS SHOWN IN THE SEDIMENTATION DETAIL ON THE PLANS UNLESS SHOWN OTHERWISE.

STAKED HAY BALES - STAKED HAY BALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE PLANS. HAY BALES TO BE REPLACED AS NEEDED. NO HAY BALES ARE TO BE USED IN R/W, OR IN CONVEYANCES WHICH WOULD IMPEDE FUNCTION AND CAUSE BYPASS OF SWALES OR INLETS.

INLET PROTECTION - STAKED AND BRACED FILTER FENCES, STRAW WADDLES, GRAVEL SOCKS, SEDIMENT TRAPS, INLET INSERTS OR SIMILAR SEDIMENT CONTROL METHODS MAY BE USED TO PROTECT INLETS. METHODS SELECTED ARE TO TRAP HEAVY SEDIMENTATION - WITHOUT ALTERING FLOW CAPACITY. INLET PROTECTION METHODS SHALL EVOLVE TO ADAPT TO THE CHANGING CONDITIONS IN REAL TIME AS CONSTRUCTION PROGRESSES.

TEMPORARY STABILIZATION - ANY DISTURBED AREA OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES FOR MORE THAN 10 DAYS WILL BE STABILIZED WITH TEMPORARY QUICK GROW SEED AND MULCH NO LATER THAN 10 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION - ANY DISTURBED PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN (7) CALENDAR DAYS AFTER THE LAST CONSTRUCTION ACTIVITY TAKES PLACE.

STORMWATER MANAGEMENT CONTROLS:

STORMWATER CONVEYANCE FOR THE PROJECT WILL BE PROVIDED VIA SWALES, DIVERSION BERMS, STORM PIPES AND STRUCTURES DISCHARGING TO SEDIMENT TRAPS, THEN CONNECTING TO EXISTING STORMWATER SYSTEM.

OTHER CONTROLS:

SANITARY WASTE - ALL SANITARY WASTE DURING CONSTRUCTION WILL BE COLLECTED FROM THE PORTABLE UNITS BY A SANITARY WASTE MANAGEMENT CONTRACTOR. ONCE THE DEVELOPMENT IS COMPLETE, THE DEVELOPMENT WILL BE SERVED BY EXISTING SEWER SYSTEMS.

OFFSITE VEHICLE TRACKING - A GRAVEL CONSTRUCTION ENTRANCE AND VEHICLE WASH DOWN SHALL BE PROVIDED AS REQUIRED TO REDUCE VEHICLE TRACKING OF SEDIMENTS OFF-SITE.

PETROLEUM PRODUCTS - CONTRACTOR SHALL TAKE APPROPRIATE CARE IN THE FUELING OR SERVICING OPERATIONS SO AS TO AVOID SPILLS, LEAKS, OR OTHERWISE DISCHARGE OF PETROLEUM OR OTHER POLLUTANTS TO THE SURFACE WATERS ON THE SITE.

NON-STORM WATER POLLUTION CONTROLS - NON-STORM WATER RUNOFF FROM TESTING, FLUSHING, TIRE WASHING, OR SIMILAR CONSTRUCTION RELATED ACTIVITIES SHALL BE CONTROLLED AND DIRECTED TO THE STORM WATER MANAGEMENT SYSTEM, OR ALTERNATIVELY CONTROLLED BY MEANS OF SUMPS OR GRAVEL BEDS, AS MAY BE REQUIRED.

INSPECTION & MAINTENANCE PLAN:

1. ALL CONTROLS WILL BE INSPECTED BY CONTRACTOR AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS FOLLOWING ANY RAINFALL EVENT OF 0.25" OR GREATER. NEEDED REPAIRS SHALL BE DOCUMENTED IN OBSERVATION REPORTS.

2. ANY REPAIRS NECESSARY TO COMPLY WITH WATER QUALITY DISCHARGE STANDARDS SHALL BE INITIATED PROMPTLY FOLLOWING DISCOVERY, BARRING PRESENCE OF HAZARDOUS CONDITIONS WHICH MAY CAUSE THREAT TO THE LIFE-SAFETY OF WORKERS.

3. SILT FENCES WILL BE INSPECTED PERIODICALLY TO INSURE THAT THE FABRIC REMAINS INTACT AND ATTACHED SECURELY TO THE POSTS.

4. BUILT-UP SEDIMENT WILL BE REMOVED FROM SUMPS, FILTER FENCE AND HAY BALES REPLACED AS NEEDED TO MAINTAIN QUALITY CONTROL.

5. SEEDED AND SODDED AREAS SHALL BE INSPECTED FOR BARE SPOTS AND WASH OUT AREAS AND MAINTAINED UNTIL THEY REACH A MATURE GROWTH PATTERN OR AS DESIGNATED IN LANDSCAPE SPECIFICATIONS.

6. THE CONTRACTOR SHALL APPOINT PERSONNEL TO BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE AS SET FORTH IN THIS PLAN. THEY WILL BE RESPONSIBLE FOR COMPLETING FIELD REPORTS AFTER EACH INSPECTION..

7. CONTRACTOR MUST KEEP ON-SITE A COPY OF THE STORM WATER CONSTRUCTION PERMITS, THE SWPPP, RECORDS OF WEEKLY OBSERVATION AND REPAIR REPORTS, AND A GENERAL LOG OF CONSTRUCTION CONDITIONS. THESE WEEKLY REPORTS SHALL BE PROVIDED IN DIGITAL FORMAT THE COT ENVIRONMENTAL INSPECTOR, AND TO ANY AGENCY HAVING JURISDICTION OVER THE SUBJECT MATTER WHO MAY REQUEST THE SAME.

8. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DIRECTION OF THE ENVIRONMENTAL INSPECTOR, SEDIMENT CONTROL OFFICER, AND/OR THE ENGINEER OF RECORD.

9. BEST MANAGEMENT PRACTICE MUST EVOLVE TO BEST ACCOMMODATE ALL STAGES OF CONSTRUCTION IN REAL TIME.

10. UPON COMPLETION AND FINAL STABILIZATION OF THE SITE ALL SUMPS, FILTER FENCE, ETC. ARE TO BE REMOVED AND THE SITE CLEANED UP FOR FINAL INSPECTION.

GENERAL NOTES:

1. THE CRITERIA PROVIDED HEREIN IS FOR OWNER'S/CONTRACTOR'S GENERAL GUIDANCE. THE CONTRACTOR SHALL DESIGNATE A STORMWATER CONTROL OFFICER WHO SHALL HAVE DEMONSTRATIVE EROSION AND SEDIMENT CONTROL EXPERIENCE AND SKILL NECESSARY FOR THE DEVELOPMENT OF EFFECTIVE AND PRACTICAL EROSION CONTROL MEASURES, AND WITH TRAINING THROUGH THE FLORIDA SEDIMENT AND EROSION CONTROL PROGRAM. STORMWATER CONTROL OFFICER SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A DETAILED SEDIMENTATION AND EROSION CONTROL PLAN MEETING ALL SWPPP REQUIREMENTS, AND CONSISTENT WITH THE RECOMMENDATIONS AND GUIDANCE CONTAINED IN THE STATE OF FLORIDA SEDIMENTATION AND EROSION CONTROL - DESIGNER AND REVIEWER MANUAL

2. CONTRACTOR'S SEDIMENTATION AND EROSION CONTROL OFFICER SHALL PREPARE A MULTI-PHASED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ADDRESSING PRE-GRADING, GRADING AND POST-GRADING STAGES IN COORDINATION WITH THE CONSTRUCTION SEQUENCE AND CONSISTENT WITH THE MEANS AND METHODS TO BE EMPLOYED BY THE CONTRACTOR TO PREVENT DISCHARGE OF WATER FROM THE PROJECT SITE WITH GREATER THAN 29 NTU's ABOVE BACKGROUND LEVELS.

3. CONTRACTOR'S SEDIMENTATION AND EROSION CONTROL OFFICER SHALL FILE THE NOTIFICATION TO USE THE CONSTRUCTION GENERAL PERMIT (CGP) 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES. PROOF OF FILING SHALL BE PROVIDED TO THE INSPECTOR AND OWNER/OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. CONTRACTOR SHALL BE FAMILIAR WITH THE CONSTRUCTION GENERAL PERMIT (CGP). CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING RECORDS RELATING TO INSPECTIONS, REPAIRS AND OBLIGATIONS OF THE NPDES COVERAGE.

5. CONTRACTOR SHALL PROVIDE COPIES OF THE SWPPP TO ANY SUBCONTRACTOR WHO SHALL BE RESPONSIBLE FOR ANY PORTION OF THE WORK COVERED BY THE NPDES PERMIT. CONTRACTOR SHALL ENSURE THAT SUBCONTRACTORS COMPLY WITH THE REQUIREMENTS OF THE SWPPP BY REVIEW CHECKLIST.

6. CONTRACTOR SHALL PROVIDE ONSITE RAIN GAUGE, MONITOR EFFECTIVENESS OF SEDIMENTATION CONTROLS, MODIFY AS CONDITIONS REQUIRE AND MAINTAIN RECORDS OF EVENTS AND REPAIRS AS REQUIRED BY THE NPDES THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE NOTICE OF TERMINATION IS FILED. AFTER NOTICE OF TERMINATION HAS BEEN FILED, ANY FURTHER CONSTRUCTION ACTIVITIES SHALL REQUIRE A NEW PERMIT.

STORMWATER MANAGEMENT / SEDIMENT & EROSION CONTROL OFFICER:

NOTE:
SEDIMENT AND EROSION CONTROL OFFICER SHALL BE AVAILABLE BY TELEPHONE OR ON SITE AT ALL TIMES DURING ANY CONSTRUCTION ACTIVITIES. SAID PERSON SHALL HAVE AUTHORITY AND CONTROL OVER DAY TO DAY OPERATIONS SO AS TO IMPLEMENT THE SWPPP. SEDIMENT AND EROSION CONTROL OFFICER SHALL PRESENT THE DETAILED SWPPP AT THE PRECONSTRUCTION CONFERENCE. EVIDENCE OF STORMWATER TRAINING PROGRAM CERTIFICATION SHALL BE PROVIDED UPON REQUEST.

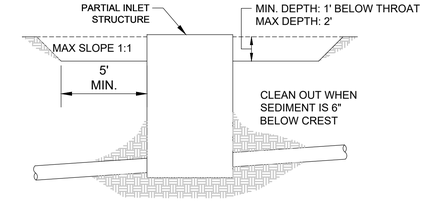
INSTALLATION GUIDE:

1. REMOVE THE GRATE OVER THE CATCH BASIN AND INSERT THE FILTER DEVICE, THEN REPLACE THE GRATE TO HOLD THE DEVICE IN POSITION.

2. WHEN SEDIMENTS HAVE ACCUMULATED TO WITHIN 1 FOOT (30 CM) OF THE GRATE, THE FILTER INSERT MUST BE REMOVED BY A FRONT-END LOADER OR FORKLIFT. THE FILTER MAY BE DISCARDED AND REPLACED, OR IT MAY BE EMPTIED, CLEANED, AND REUSED.

02/ Prefabricated Drop Inlet Internal Filter Bag

Not To Scale



NOTES:

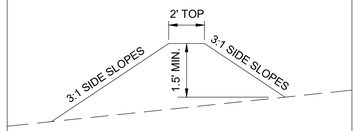
1. 1O CY MINIMUM SUMP CAPACITY PER INLET STRUCUTE SHALL BE PROVIDED AND MAINTAINED THROUGH THE PARTIAL STRUCTURE PHASE.

2. AFTER THROAT IS PLACED AND BEFORE TOP IS PLACED, RING WITH STAKED HAY BALES (SEE DETAIL 3).

3. AFTER PLACING TOP ON CURB INLET, CONTRACTOR SHALL PLACE INLET PROTECTION IN INLET THROAT (SEE DETAIL 5). BASIN UNDERCUT SHALL REMAIN IN FRONT OF INLET UNTIL PLACEMENT OF BASE.

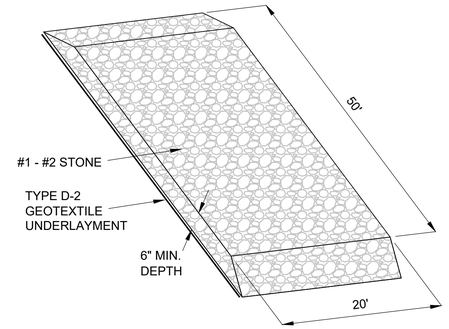
03/ Partial Strucuture Sediment Trap Detail

Not To Scale



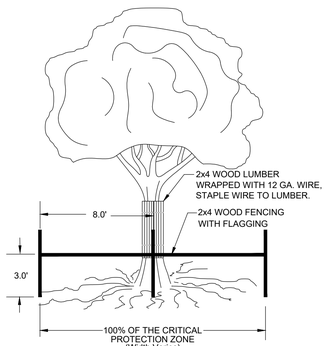
04/ Temporary Diversion Berm

Not To Scale



05/ Construction Entrance

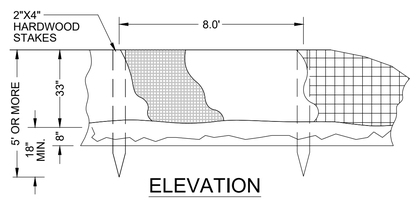
Not To Scale



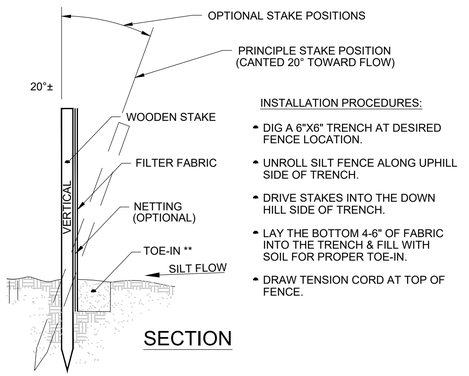
Critical Protection Zone = Area surrounding tree within a circle described by a radius of one foot for each inch of the tree's Diameter at Breast Height (DBH) or as allowed by the site conditions.

01/ Tree Protection

Not To Scale



ELEVATION



SECTION

INSTALLATION PROCEDURES:

- DIG A 6"X6" TRENCH AT DESIRED FENCE LOCATION.
- UNROLL SILT FENCE ALONG UPHILL SIDE OF TRENCH.
- DRIVE STAKES INTO THE DOWN HILL SIDE OF TRENCH.
- LAY THE BOTTOM 4-6" OF FABRIC INTO THE TRENCH & FILL WITH SOIL FOR PROPER TOE-IN.
- DRAW TENSION CORD AT TOP OF FENCE.

** NOTE: 6" X 6" TRENCH FOR FILTER FENCE TOE IN SHALL NOT BE ALLOWED WITHIN THE C.P.Z. OF ANY TREE DESIGNATED TO REMAIN

06/ Silt Fence Detail

Not To Scale

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C104
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein

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SHEET NO.: C104

FILE NAME: 25-1371/1393
PLOT DATE: 10/26/26

CLIFFORD LAMB & ASSOCIATES

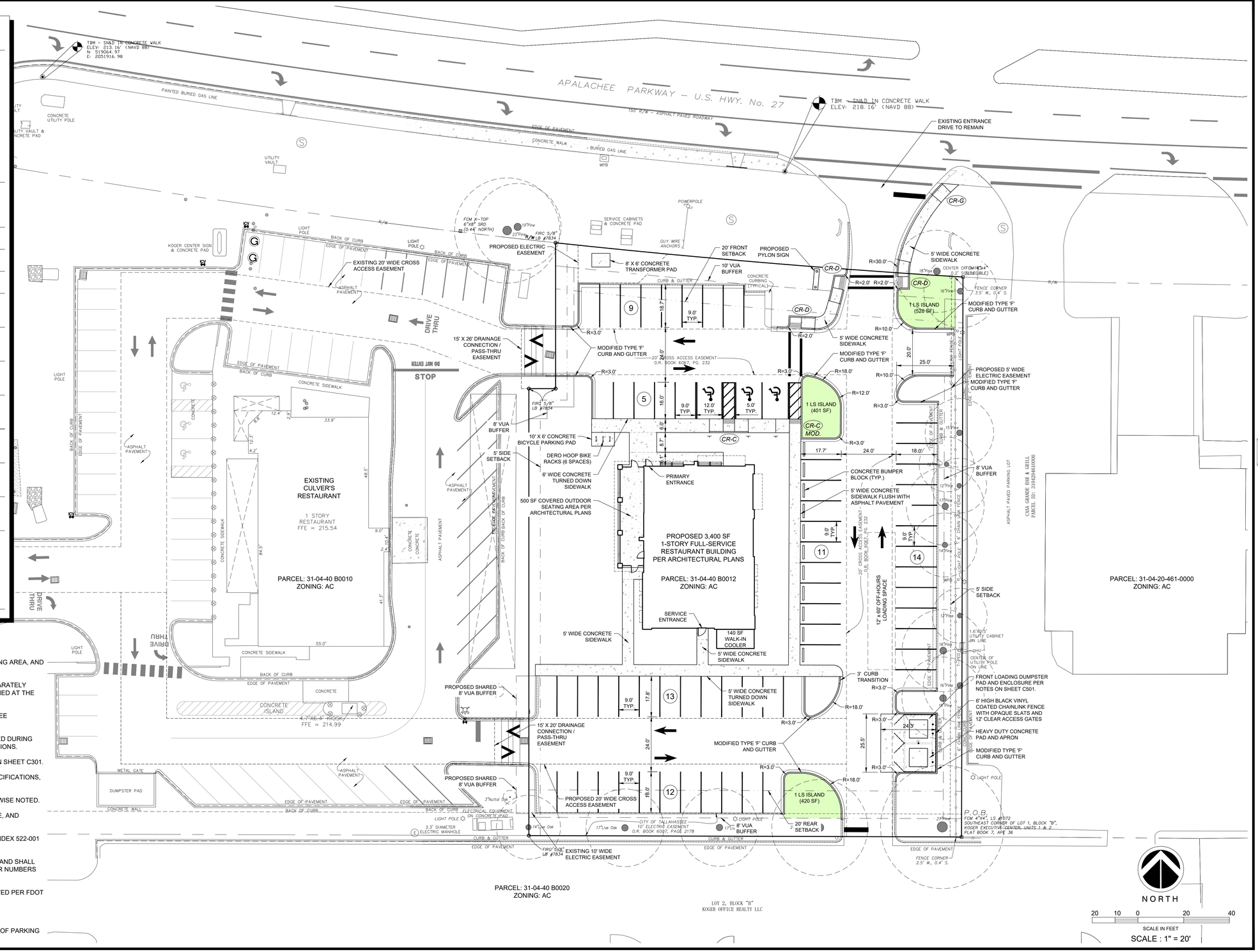
PARKWAY RESTAURANT

SITE DATA TABLE

PROPERTY TAX ID#		31-04-40 B0012
ADDRESS		APALACHEE PARKWAY
ZONING		AC - ACTIVITY CENTER
SETBACKS		
FRONT		20 ft. min.
REAR		20 ft. min.
SIDE INTERIOR		5 ft. min.
BUILDING MAXIMUM HGT.		SEVEN STORIES
PROPOSED BUILDING HGT.		ONE STORY
EXISTING USE		VACANT / PARKING LOT
PROPOSED USE		RESTAURANT
PROPOSED RESTAURANT		3,400 SF
PROPOSED OUTDOOR SEATING		500 SF
PROPOSED WALK-IN COOLER		140 SF
INTENSITY (BUILDING SF/ACRE)		3,741 SF/ACRE
TOTAL SITE AREA	1.08 ACRES	47,005 SF
DISTURBED AREA	0.96 ACRES	41,647 SF
TOTAL EXISTING IMPERVIOUS AREA		31,744 SF
PERCENT OF TOTAL		67.5 %
PROPOSED BUILDING FOOTPRINT		4,040 SF
PERCENT OF TOTAL		8.6 %
MISCELLANEOUS IMPERVIOUS AREA		27,542 SF
PERCENT OF TOTAL		58.6 %
TOTAL POST DEVELOPMENT IMPERVIOUS		31,582 SF
PERCENT OF TOTAL		67.2 %
TOTAL GREEN SPACE/PERVIOUS AREA		15,423 SF
PERCENT OF TOTAL		32.8 %
VEHICULAR USE AREA (VUA)		23,930 SF
PERCENT OF TOTAL		50.9 %
REQUIRED LANDSCAPE ISLANDS (400 SF)		3 ISLANDS
LANDSCAPE ISLANDS PROVIDED		3 ISLANDS
PARKING SPACES REQUIRED		49 SPACES
PARKING SPACES PROVIDED		64 SPACES
ACCESSIBLE SPACES REQUIRED		3 SPACES
ACCESSIBLE SPACES PROVIDED		3 SPACES
BICYCLE SPACES REQUIRED		5
BICYCLE SPACES PROVIDED		6

SITE PLAN NOTES:

1. SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING, OUTDOOR SEATING AREA, AND WALK-IN COOLER CONSTRUCTION.
2. PYLON SIGN CONSTRUCTION BY OTHERS AND SHALL BE PERMITTED SEPARATELY THROUGH THE CITY OF TALLAHASSEE. FINAL LOCATION SHALL BE DETERMINED AT THE TIME OF SIGN PERMIT.
3. SITE LIGHTING BY OTHERS AND SHALL CONFORM TO CITY OF TALLAHASSEE STANDARDS, WHERE APPLICABLE.
4. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE RIGHT-OF-WAY CAUSED DURING CONSTRUCTION AND SHALL PHOTOGRAPH ALL PRE-CONSTRUCTION CONDITIONS.
5. FINISHED FLOOR ELEVATIONS SHALL BE SET PER ELEVATIONS SHOWN ON SHEET C301.
6. SEE SHEETS C501-C503 FOR ADDITIONAL NOTES AND DETAILS, FDOT SPECIFICATIONS, AND SUPPLEMENTAL SPECIFICATIONS.
7. ALL PARKING STALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. SEE SHEET C202 FOR DETAILS AND NOTES ON ASPHALT PAVING, SIGNAGE, AND PAVEMENT MARKINGS.
9. ALL SIDEWALKS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS INDEX 522-001 AND DETAILS ON SHEET C501.
10. ALL CURB RAMPS SHALL INCLUDE YELLOW DETECTABLE WARNING MATS AND SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS INDEX 522-002. REFER TO CR NUMBERS SHOWN ON THIS SHEET.
11. PROPOSED MODIFIED TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS INDEX 520-001 AND DETAILS ON SHEET C501.
12. SEE DUMPSTER PAD AND ENCLOSURE NOTES ON SHEET C502.
13. LOCATE CONCRETE BUMPER BLOCKS NO LESS THAN 16' FROM THE BACK OF PARKING STALLS TO THE FACE OF STOPS.



FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C201
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CUIV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2600
CLIFFORD M. LAMB, P.E. FL REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

SITE PLAN

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SHEET NO.: C201

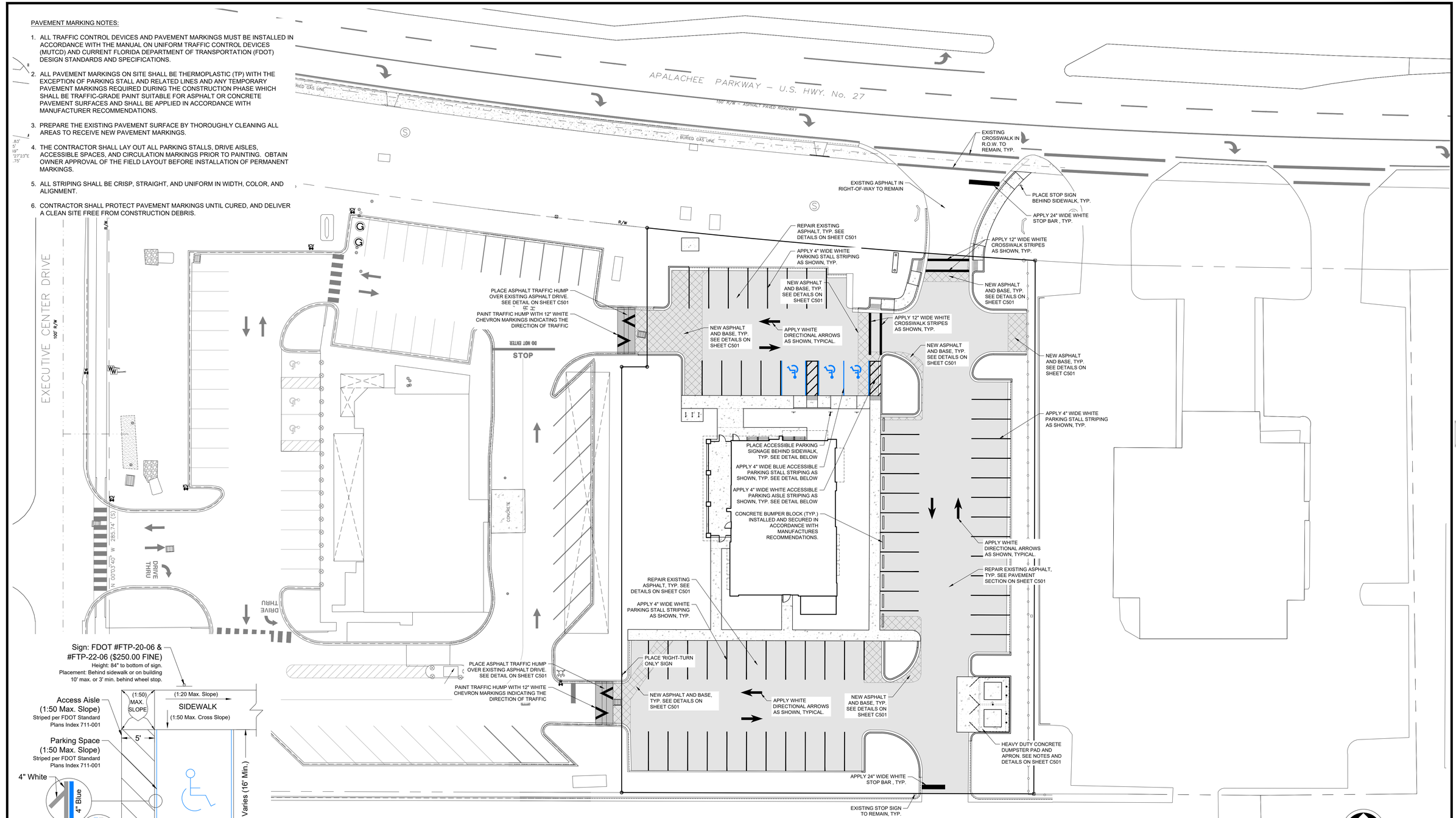
FILE NAME: 25-1371/1393
PLOT DATE: 10/24/26

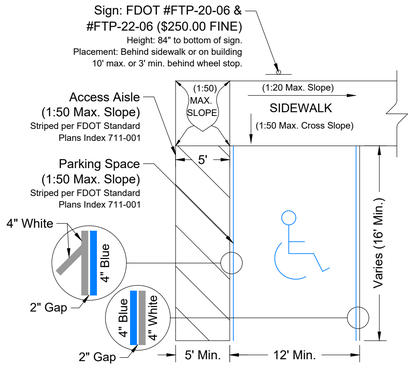
PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

PAVEMENT MARKING NOTES:

1. ALL TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS AND SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS ON SITE SHALL BE THERMOPLASTIC (TP) WITH THE EXCEPTION OF PARKING STALL AND RELATED LINES AND ANY TEMPORARY PAVEMENT MARKINGS REQUIRED DURING THE CONSTRUCTION PHASE WHICH SHALL BE TRAFFIC-GRADE PAINT SUITABLE FOR ASPHALT OR CONCRETE PAVEMENT SURFACES AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
3. PREPARE THE EXISTING PAVEMENT SURFACE BY THOROUGHLY CLEANING ALL AREAS TO RECEIVE NEW PAVEMENT MARKINGS.
4. THE CONTRACTOR SHALL LAY OUT ALL PARKING STALLS, DRIVE AISLES, ACCESSIBLE SPACES, AND CIRCULATION MARKINGS PRIOR TO PAINTING. OBTAIN OWNER APPROVAL OF THE FIELD LAYOUT BEFORE INSTALLATION OF PERMANENT MARKINGS.
5. ALL STRIPING SHALL BE CRISP, STRAIGHT, AND UNIFORM IN WIDTH, COLOR, AND ALIGNMENT.
6. CONTRACTOR SHALL PROTECT PAVEMENT MARKINGS UNTIL CURED, AND DELIVER A CLEAN SITE FREE FROM CONSTRUCTION DEBRIS.





Accessible Parking Detail

Not To Scale

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C202
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2600
CLIFFORD M. LAMB, P.E. FL REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT

G DYNASTY INVESTMENTS LLC

SIGNAGE AND PAVEMENT MARKING PLAN

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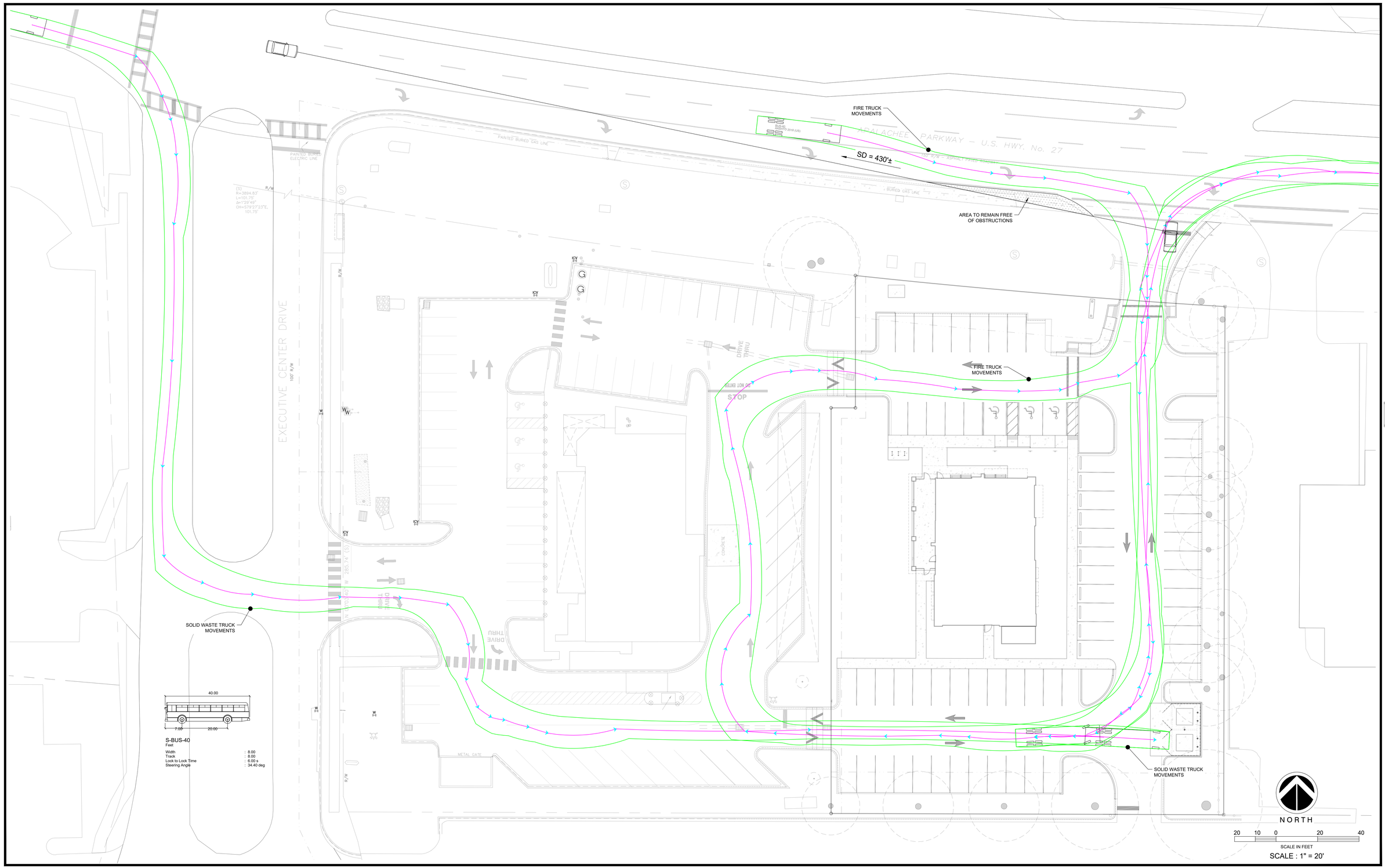
SHEET NO.: C202

FILE NAME: 25-1371/1393
PLOT DATE: 10/24/26

CLIFFORD LAMB & ASSOCIATES

PARKWAY RESTAURANT



FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C203
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

CIRCULATION PLAN

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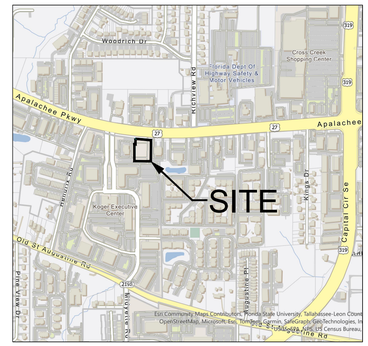
SHEET NO.: C203

FILE NAME: 25-1371/1393
PLOT DATE: 10/26/26

CLIFFORD LAMB & ASSOCIATES

APALACHEE PARKWAY
STATE ROAD 20 (SR 20)



LOCATION MAP

EXISTING PAVEMENT MARKINGS IN THE RIGHT-OF-WAY TO REMAIN, TYP.

EXISTING TYPE F CURB AND GUTTER TO REMAIN

EXISTING PASS-THRU INLET TO REMAIN

APPROXIMATE LOCATION OF PROPOSED GAS SERVICE TIE-IN
CUT AND PATCH EXISTING SIDEWALK ONLY IF NECESSARY. REPLACEMENT SIDEWALK SHALL BE CONSTRUCTED PER FDOT SPECIFICATIONS AND STANDARD PLANS INDEX 522-01

APPROXIMATE LOCATION OF PROPOSED WATER SERVICE TIE-IN

APPROXIMATE LOCATION OF PROPOSED BURIED ELECTRIC AND TELECOMMUNICATION LINES TO TIE INTO EXISTING UTILITY POLE

APPROXIMATE LOCATION OF PROPOSED SANITARY SEWER SERVICE TIE-IN

EXISTING SIDEWALK AND DETECTABLE WARNING STRIP TO REMAIN

EXISTING ENTRANCE DRIVE AND CROSSWALK TO REMAIN

EXISTING SIDEWALK AND DETECTABLE WARNING STRIP TO REMAIN. (NOTE THAT THE EXISTING SIDEWALK IS FLUSH WITH EDGE OF PAVEMENT)

PROPOSED 6' LONG X 5' WIDE (CR-G) CURB RAMP TO TIE INTO EXISTING SIDEWALK PER FDOT STANDARD PLANS INDEX 522-002

PROPOSED 5' WIDE CONCRETE SIDEWALK PER FDOT STANDARD PLANS INDEX 522-001

EXISTING TYPE F CURB AND GUTTER TO REMAIN

EXISTING CONCRETE HEADEWALLS AND 15" RCP CULVERT TO REMAIN, TYP.

PROPOSED 6' LONG X 5' WIDE (CR-D) CURB RAMP PER FDOT STANDARD PLANS INDEX 522-002

PROPOSED 12" WHITE CROSSWALK MARKINGS PER FDOT STANDARD PLANS INDEX 711-001-1

PROPOSED 6' LONG X 5' WIDE (CR-D) CURB RAMP PER FDOT STANDARD PLANS INDEX 522-002

FDOT RIGHT-OF-WAY

PARCEL TAX ID #
31-04-40 B0012

PROPOSED
3,400 SF
RESTAURANT

KOGER CENTER SIGN & CONCRETE PAD

GREASE TRAP MANHOLES

DO NOT ENTER

STOP

DRIVE THRU

ASPHALT PAVEMENT

CONCRETE

CASA GRANDE BAR & GRILL
PARCEL ID: 310420610000

NORTH

SCALE IN FEET

SCALE : 1" = 20'

FDOT RIGHT-OF-WAY NOTES:

1. ALL WORK WITHIN THE FDOT RIGHT-OF-WAY SHALL COMPLY WITH CURRENT FDOT STANDARDS, SPECIFICATIONS, AND APPLICABLE PERMIT REQUIREMENTS.

EXISTING DRIVEWAY CONNECTION TO REMAIN AND SHALL NOT BE MODIFIED AS PART OF THIS PROJECT.

PROPOSED SIDEWALK SHALL CONNECT TO THE EXISTING SIDEWALK WITHIN THE FDOT RIGHT-OF-WAY AND SHALL COMPLY WITH APPLICABLE FDOT AND ADA REQUIREMENTS.

PROPOSED UTILITY CONNECTIONS WITHIN THE FDOT RIGHT-OF-WAY SHALL COMPLY WITH APPLICABLE FDOT REQUIREMENTS AND APPROVED UTILITY PERMITS.

CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND OTHER FACILITIES PRIOR TO CONSTRUCTION.

ALL EXISTING FDOT FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED IN ACCORDANCE WITH FDOT REQUIREMENTS.

MAINTENANCE OF TRAFFIC AND PEDESTRIAN ACCESS SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE FDOT REQUIREMENTS.

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1329-C201
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

FDOT RIGHT-OF-WAY PLAN

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SHEET NO.: C204

FILE NAME: 25-1371/1393
PLOT DATE: 10/24/26

NOTES:

1. SITE LIES WITHIN FEMA FLOOD ZONE X
PER FIRM MAP NUMBER 12073C0311F,
MAP REVISED AUGUST 18, 2009.

LEGEND

500.00 (exist) EXISTING SPOT ELEVATION

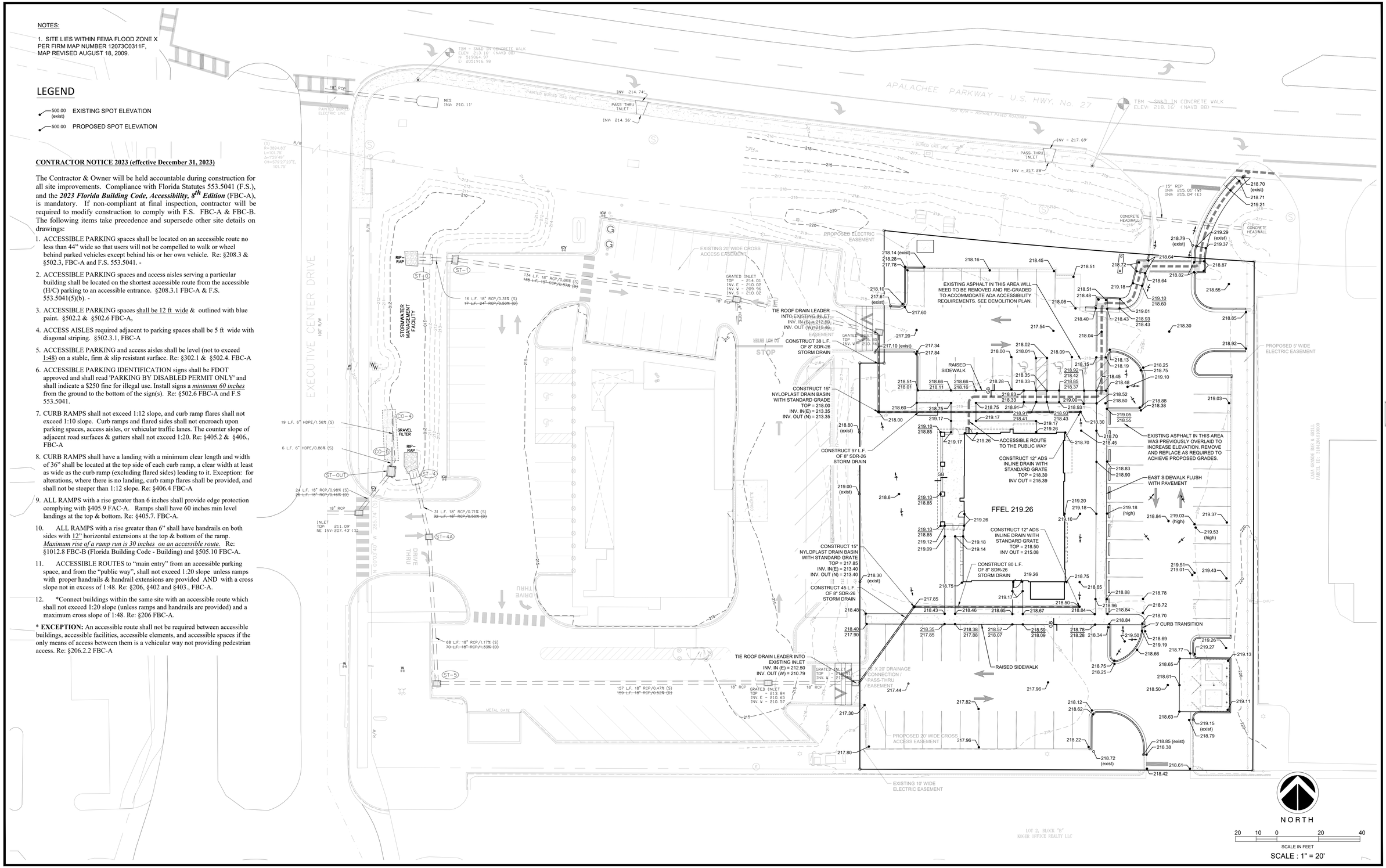
500.00 PROPOSED SPOT ELEVATION

CONTRACTOR NOTICE 2023 (effective December 31, 2023)

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

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

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



CLIFFORD LAMB & ASSOCIATES

PARKWAY RESTAURANT

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C301
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

G DYNASTY INVESTMENTS LLC

GRADING AND DRAINAGE PLAN

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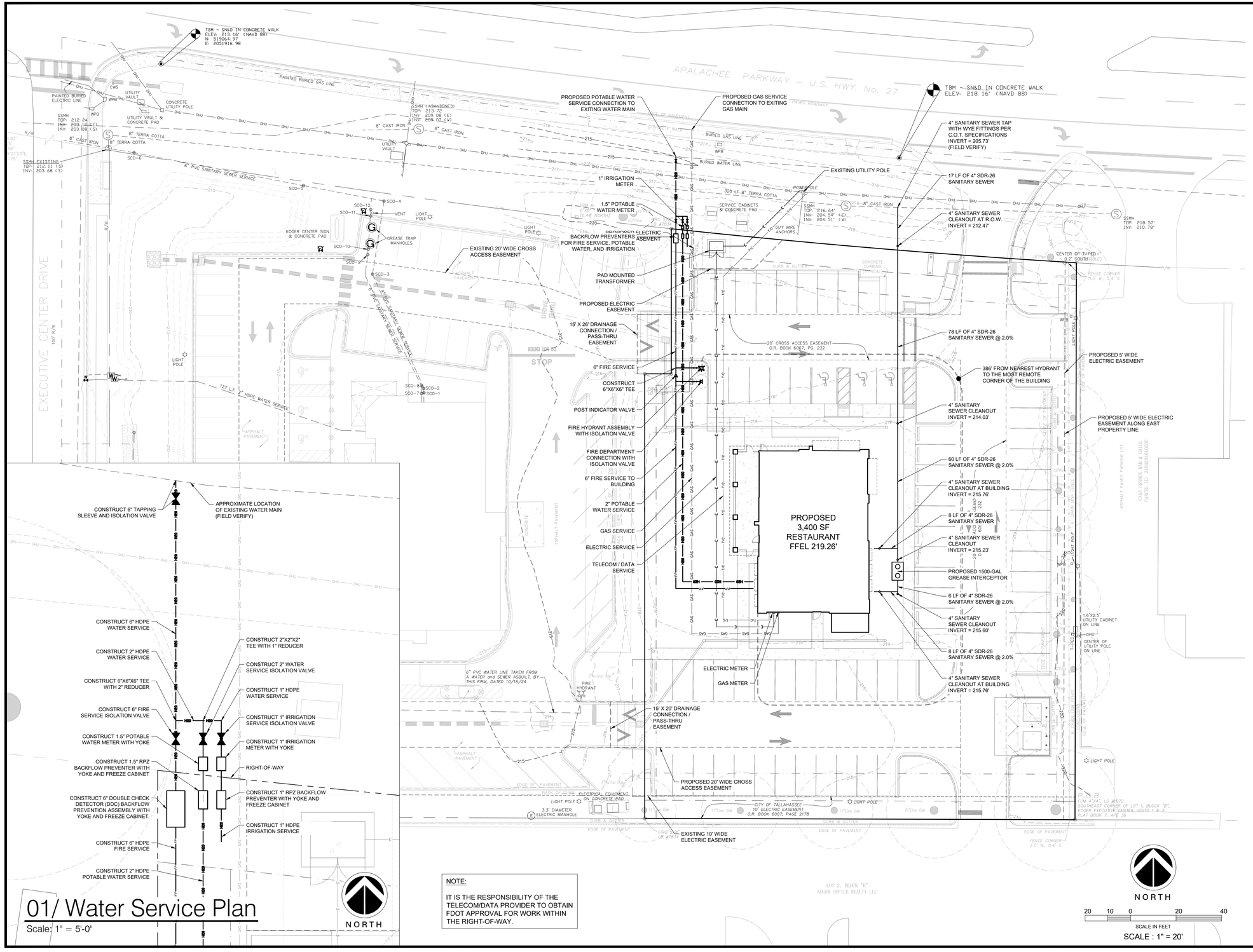
SHEET NO.: C301

FILE NAME: 25-1371/1393
PLOT DATE: 10/20/26

CLIFFORD LAMB & ASSOCIATES
PARKWAY RESTAURANT

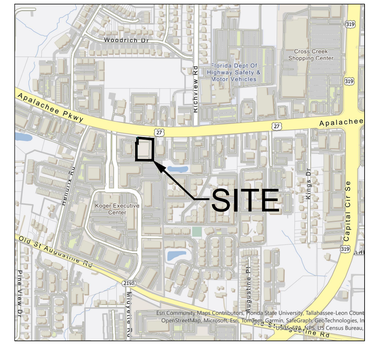


01/ Water Service Plan

Scale: 1" = 5'-0"

NOTE:

IT IS THE RESPONSIBILITY OF THE TELECOM/DATA PROVIDER TO OBTAIN FDOT APPROVAL FOR WORK WITHIN THE RIGHT-OF-WAY.



LOCATION MAP

UTILITY NOTES:

1. ALL EXISTING UTILITIES WERE LOCATED USING BEST AVAILABLE INFORMATION AND SHOULD BE FIELD VERIFIED BEFORE ANY SITE WORK IS STARTED.

2. ALL EXISTING WATER & SEWER SERVICES ENCOUNTERED ON SITE WHICH ARE NOT USED SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF TALLAHASSEE STANDARD SPECIFICATIONS AND PROCEDURES.

3. ALL WATER & SEWER CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF TALLAHASSEE STANDARD SPECIFICATIONS FOR THE DESIGN & CONSTRUCTION OF WATER & WASTEWATER FACILITIES LATEST EDITION, AND APPLICABLE FLORIDA BUILDING CODES.

4. ALL WATER & SEWER SERVICES THROUGH THE SUBJECT SITE WILL BE PRIVATELY OWNED AND MAINTAINED

5. PLUMBER SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS, 29 C.F.R., s. 1926.650, SUBPART P, AND ALL SUBSEQUENT REVISIONS OR UPDATES.

6. ALL COST ASSOCIATED WITH THE RELOCATION OR MODIFICATION OF THE EXISTING ELECTRIC FACILITIES WILL BE BORNE BY THE APPLICANT, INCLUDING, BUT NOT LIMITED TO HOLDING POLES FOR UTILITY INSTALLATION.

7. EASEMENTS WILL BE REQUIRED FOR ALL ELECTRIC FACILITIES EXISTING AND INSTALLED UPON THE DEVELOPER'S PROPERTY. SUCH EASEMENT WILL TYPICALLY BE TWENTY FEET WIDE AND RUN PARALLEL WITH THE POWER LINES. EASEMENTS ADJACENT TO AND PARALLEL WITH THE ROW ARE TYPICAL TEN FEET IN WIDTH.

8. THE LOCATION OF ANY PROPOSED EASEMENTS WILL BE COORDINATED WITH THE APPROPRIATE UTILITY DURING FINAL PERMITTING.

9. A SEPARATE FIRE PERMIT IS REQUIRED FOR NEW FIRE SERVICE LINES.

10. A SEPARATE PLUMBING PERMIT IS REQUIRED FOR NEW WATER/SEWER SERVICES.

BENCHMARK NOTE:

BENCHMARKS SHOWN HERON ARE PROVIDED BY THE SURVEYOR MERIDIAN SURVEYING AND MAPPING INC. AND CERTIFIED TO THE NAVD88 DATUM

FIRE DEPARTMENT NOTES:

1. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. NFPA 1, 18.2.4.1.1, (SEVENTH EDITION OF THE FLORIDA FIRE PREVENTION CODE).

2. 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.

3. 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

4. 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.

FIRE PROTECTION DESIGN NOTE:

FIRE PROTECTION DESIGN SHALL BE PROVIDED BY OTHERS (SPECIALTY ENGINEER). COMPONENTS SHOWN HERON ARE DIAGRAMMATIC ONLY FOR COORDINATION PURPOSES.

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1329-C401
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT

G DYNASTY INVESTMENTS LLC

UTILITY SERVICE PLAN

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein

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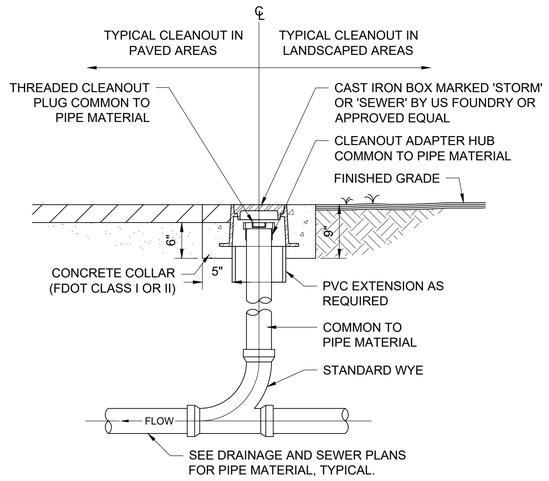
SHEET NO.: C401

FILE NAME: 25-1371.dwg
PLOT DATE: 10/16/26

CLIFFORD LAMB & ASSOCIATES



Typical Cleanout Detail

Not To Scale

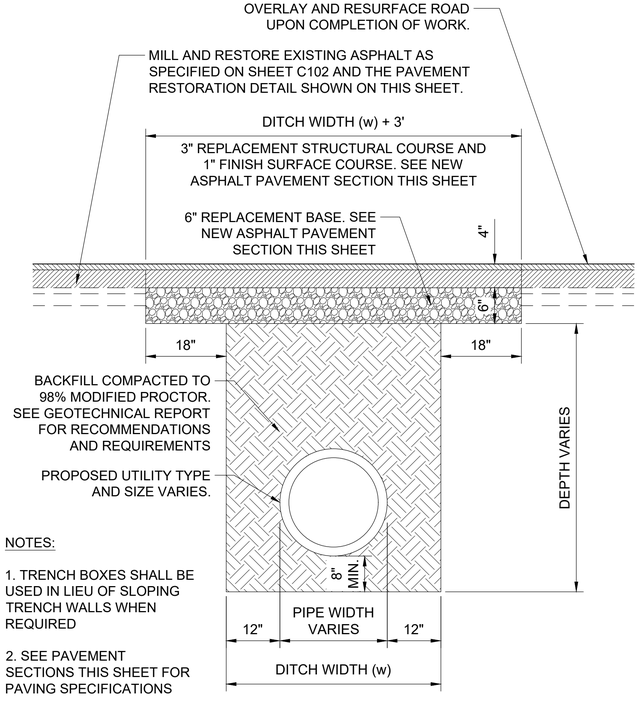
FY 2026-27 EDITION
~~DESIGN STANDARDS~~

F. D. O. T. STANDARD PLANS

General Information - Work Zones	F.D.O.T. SPI 102-600
Pedestrian Control for Closure of Sidewalks	F.D.O.T. SPI 102-660
Embankment Utilization	F.D.O.T. SPI 120-001
Removal of Organic and Plastic Material	F.D.O.T. SPI 120-002
Misc. Utility Details	F.D.O.T. SPI 125-001
Concrete Pavement Joints	F.D.O.T. SPI 350-001
Supplemental Details	F.D.O.T. SPI 425-001
Misc. Drainage Details	F.D.O.T. SPI 430-001
Curb and Curb and Gutter	F.D.O.T. SPI 520-001
Concrete Sidewalk	F.D.O.T. SPI 522-001
Sidewalk Curb Ramps	F.D.O.T. SPI 522-002
Permanent Erosion Control	F.D.O.T. SPI 570-001
Pavement Markings	F.D.O.T. SPI 711-001

NOTE:
SPECIFICATIONS AND STANDARD PLANS INDEXES REFLECTED HEREIN ARE FOR CONTRACTOR CONVENIENCE AND FOR GUIDANCE IN CONSTRUCTION. OTHER SECTIONS WHICH GOVERN THE WORK MAY ALSO APPLY. UNLISTED WORK THAT IS OTHERWISE SHOWN OR CALLED IN THE SITE CONSTRUCTION DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR FROM FULLY EXECUTING THE WORK OF THE CONTRACT DOCUMENTS, OR FROM COMPLYING WITH THE PROJECT SPECIFICATIONS IN THE COMPLETION THEREOF. IN THE EVENT OF A CONFLICT IN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF SIDEWALK CLOSURE PLAN AND OBTAINING CLOSURE PERMIT PRIOR TO INTERRUPTING PEDESTRIAN TRAFFIC IN THE PUBLIC RIGHT-OF-WAY



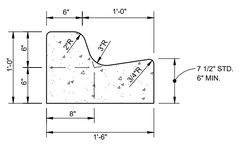
NOTES:

1. TRENCH BOXES SHALL BE USED IN LIEU OF SLOPING TRENCH WALLS WHEN REQUIRED

2. SEE PAVEMENT SECTIONS THIS SHEET FOR PAVING SPECIFICATIONS

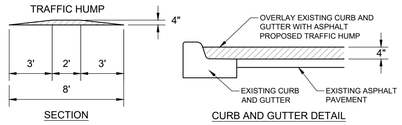
01/ Pavement Cut and Patch Section

Not To Scale



18" Curb and Gutter Detail

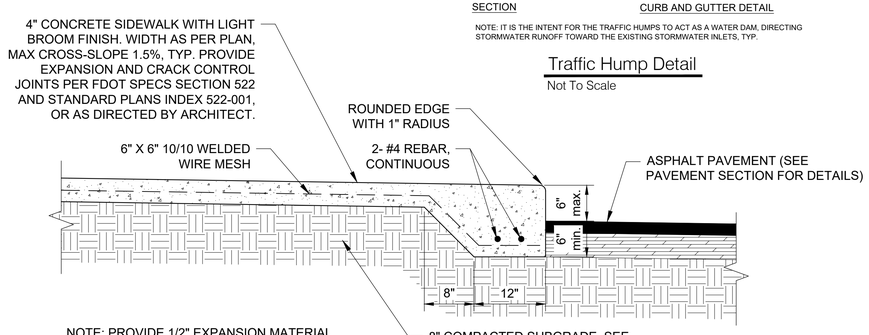
Not To Scale (MODIFIED TYPE F)



NOTE: IT IS THE INTENT FOR THE TRAFFIC HUMPS TO ACT AS A WATER DAM, DIRECTING STORMWATER RUNOFF TOWARD THE EXISTING STORMWATER INLETS, TYP.

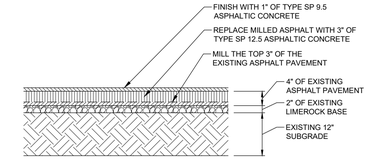
Traffic Hump Detail

Not To Scale



06/ Turned Down Sidewalk Detail

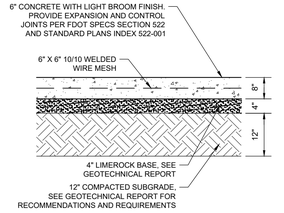
Not To Scale



SHALL MEET ALL REQUIREMENTS (INCLUDING MIXING AND PLACING REQUIREMENTS) AS SET FORTH BY F.D.O.T. FOR ASPHALTIC CONCRETE.

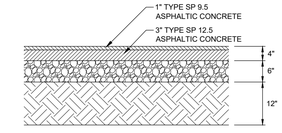
Asphalt Pavement Restoration Section

Not To Scale



Heavy Duty Concrete Section

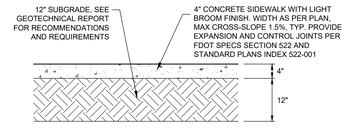
Not To Scale



SHALL MEET ALL REQUIREMENTS (INCLUDING MIXING AND PLACING REQUIREMENTS) AS SET FORTH BY F.D.O.T. FOR ASPHALTIC CONCRETE.

New Asphalt Pavement Section

Not To Scale



NOTE: PROVIDE 1/2" EXPANSION MATERIAL WHERE NEW SIDEWALK ABUTS ANY EXISTING CONCRETE OR BUILDING FOUNDATION

Standard Duty Concrete Section

Not To Scale

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C501
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

NOTES AND DETAILS

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SHEET NO.: C501

FILE NAME: 25-1371/1393
PLOT DATE: 10/26/26

Construction Notes

Scope Related Notes:

1. Specifications: All construction shall be in accordance with F.D.O.T. Standard Specifications for Road and Bridge Construction 2026-2027, F.D.O.T. Standards Plans (Std. Index) FY 2026-2027, Latest edition of the City of Tallahassee Technical Specifications for Water and Sewer Construction, Manual of Uniform Traffic Control Devices, the Ardaman & Associates, Inc. Geotechncial Report dated (10/13/26) or any supplemental recommendations and instruction which may be subsequently issued, Florida Building Code 8th Edition (or most current), ADA Accessibility Guidelines (ADAAG), General Conditions and supplements thereto adopted by reference. In the event that a conflict is identified between these standards and those contained in other contract documents, the more stringent standard will apply.

2. Contractor Responsibilities: Contractor shall maintain a safe perimeter of construction area at all times, including temporary fencing and barricades where necessary, and maintain access and circulation throughout the rest of the site. The contractor is responsible for all layout and dimensions to be confirmed and correlated at the jobsite. Contractor shall be responsible for information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures used to implement the construction. Contractor shall be responsible for the coordination of its Work with that of all other trades and performing all work in a safe and satisfactory manner.

3 Bids: Prior to submittal of a bid, the Contractor shall review all plans and specifications contained or referenced herein and inspect the site. Submittal of a bid will be considered evidence of said inspection and that the bidder is aware of existing conditions on the site to the fullest extent reasonably possible (see Section GSW 100 of the Supplemental Specifications). Bids shall be sufficient to complete all work shown in these plans (see Section GSW 100 of the Supplemental Specifications).

4. Safety: Contractor shall comply with all OSHA requirements including but not limited to OSHA trench safety standards, 29 C.F.R., s. 1926.650, Subpart P, and all subsequent revisions or updates adopted by the Department of Labor and Employment Security, and ensure that trench boxes are wide enough to accommodate compaction and density testing. Submission of a bid and subsequent execution of the contract will be deemed as certification that all trench excavation in excess of 5' in depth will be in compliance with Section 553.62, Florida Statutes. Contractor shall design a trench safety system, and in doing so shall consider all available geotechnical information. Contractor shall consider these and any more stringent trench safety standards as minimum Contract requirements. The Contractor shall provide written assurance of compliance with this Law. The Contractor shall provide a separate cost item identifying the cost of compliance with this requirement.

5. Submittals: The Contractor shall not substitute any article, device, product, material or fixture or any form or type of construction, for that which is indicated in the contract documents without the expressed written approval of the Engineer. Contractor shall provide only complete submittals after having reviewed the documents for dimensions, configurations and compliance with the plans and specifications. All submittals shall be signed by the Contractor as evidence that said review and compliance determination has been rendered by the Contractor. Contractor shall allow sufficient time as would be consistent with sound engineering practices for the review of submittals, said review will be limited to compliance with the general intent of the engineers designs. Notwithstanding review by others, the contractor remains solely responsible for dimensions to be confirmed and correlated at the jobsite as well as information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences, safety and procedures of construction, and for the coordination of the Work with that of all other trades to be accomplished in a satisfactory manner.

6. Inspections and Testing: Contractor shall be responsible for coordination & scheduling of all testing and inspections. Completed records of testing and inspection shall be provided with close-out documentation. Upon substantial completion of grading, but prior final to sodding, Contractor shall coordinate walk-through with Owner and Owners representatives to determine adequate surface drainage has been achieved. Said inspection, however, shall not relieve the Contractor from maintaining positive surface drainage through completion of contract.

7. In the event that a conflict is identified between field conditions and the contract documents, the Contractor shall immediately notify the Engineer of Record in writing. The Engineer will provide the Contractor with a response or an alternative in a timely manner as would be consistent with sound engineering practices.

Environmental Related Notes:

1. Sedimentation controls shall be constructed and maintained to protect property, adjacent downhill properties and receiving surface waters. If sedimentation controls are found to be ineffective or in need of maintenance the contractor shall act in accordance with best management practices, or the Owner, the Owner's representative or the Environmental Inspector may direct installation of additional measures to protect the environment. The Engineer has furnished the Contractor with site information pertaining to the construction, operation and maintenance of erosion and sedimentation control best management practices, per Florida Administrative Code Chapter 62-25.025(7), as a guide during construction. It remains the Contractor's responsibility to establish the means and methods of construction and implement a comprehensive and coordinated stormwater pollution prevention plan and to present the detailed plan at the preconstruction meeting before construction commences.

2. Sod all disturbed areas not paved or landscaped. Datum Elevations numbered on plans herein are to top of sod (not top of prepared soil layer before sod placement).

3. All areas to be sodded shall be fertilized.

4. All disturbed areas which are not paved shall include 4" finished soil layer capable of supporting turf.

5. Contractor shall ensure that a foreman or supervisor who has been certified under Florida Stormwater, Erosion, and Sedimentation Control Inspector Training Program is available in person or by telephone at all times during construction activity.

6. Any disturbed areas where construction activities are suspended for a period of 14 days or longer shall be stabilized with quick growth seed and mulch.

7. Street sweeping shall be required in the event of tracking.

Survey/Layout Related Notes:

1. Construction stakeout shall be the responsibility of the Contractor. Contractor must assume that the only information is that information contained in and reflected on the contract documents. At the discretion of the Engineer of Record a CAD file may be provided, but only after receipt of an executed CAD file indemnification agreement individually executed by the end user.

2. The Contractor is responsible for providing As-Built drawings prepared and certified by a Florida Registered Surveyor, complying with minimum technical survey standards and supplemental specifications (Section 300). As-Built Drawings shall be required prior to Substantial Completion Inspection.

3. Contractor shall be responsible for locating all existing utilities prior to commencement of any work in any existing right-of-ways or easements. (Sunshine One 1-800-432-4770). Contractor shall coordinate onsite utilities and expose for field verification where necessary.

4. Contractor shall identify any modifications to the contract documents on the As-built drawings and shall document the same for the Surveyor to produce accurate post-construciton locations.

5. Location of utilities reflected herein is based on the best available information including site observations, plans review, and survey provided by owner. These utilities have not been verified by the engineer of record. Prior to release of pre-fabricated structures or the construction of underground drainage or utilities, prime contractor shall verify the location and elevation of the known crossings shown herein and where encountered in the field. Should any additional information be discovered that is contrary to or inconsistent with the information provided to the engineer of record as reflected in these drawings, additional design services and modifications may be required. In such instance, the engineer of record will prepare revised construction documents and supplemental instruction, as authorized by the owner, and as quickly as practicable, while remaining consistent with sound engineering procedures and practices.

Survey by:

Meridian Surveying & Mapping, Inc., 3201 Shamrock Street South, Suite 102, Tallahassee, FL 32309, L.B. #7834

Survey was part of the information provided by the Owner for the express purpose of Engineer's use in design. The Engineer of Record has not been retained to verify information certified by other professionals, nor does the Engineer of Record represent accuracy or suitability of the survey for redevelopment purposes. Survey information failing to meet the standards shall not be the responsibility of the Engineer of Record. Notwithstanding, should an inconsistency be identified between the information contained in the survey or in the construction documents from those conditions found to exist in the field, the Engineer of Record shall be notified immediately of the inconsistency as additional design may be required. Any authroized additional design will be performed in a timely manner consistent with sound engineering practice. In the absence of timely notification, the Engineer of Record shall be held harmless from damages incurred from failure to provide adequate notice of the conditions.

Accessibility Note:

Contractor shall ensure that all PEDESTRIAN ACCESSIBILITY COMPONENTS comply with FLORIDA ACCESSIBILITY CODES. Any element determined to be non-compliant based on post construction inspection will be rejected and must be brought into compliance prior to project acceptance by Owner (See Contractor Notice).

Construction Sequence

1. Contractor shall prepare a detailed and sequenced SWPPP.

2. MANDATORY Pre-construction Conference to be coordinated and scheduled by Contractor to include Clifford Lamb & Associates and City of Tallahassee Inspectors. Contractor shall present its schedule and construction sequence, utilities and coordination.

3. Secure limits of construction, install construction fencing, provide alternate circulation/ MOT as necessary. Locate all affected utilities within the area of the work. Coordinate with Owner prior to any interruption in utility services (see Architectural, M.E.P.)

4. Construct sedimentation controls to trap sediments and prevent water quality violations prior to disturbance. Construction activity shall not commence until the sediment controls have been inspected and approved by the Stormwater Control Officer and project Inspector.

5. Construct sanitary sewer, stormwater collection system, and water services, as applicable.

6. Prior to substantial completion inspection, Contractor shall submit as-built drawings of storm drain and utilities to Clifford Lamb & Associates identifying any modifications to the contract documents. As-built drawings shall be provided two weeks prior to requesting inspections.

7. Obtain final inspections.

Note: Contractor shall be responsible for the sequencing and the full control of the means and methods of all construction - the sequence outline herein is intended primarily for pre-construction and post-construction procedures and guidance.

General Notes:

1. The contractor shall repair any damage caused during construction, such as replace any sidewalk, curb, and gutter and other existing infrastructure that is damaged due to the construction. Contractor is encouraged to photographically document pre-construction conditions prior to any construction activity, else broken or damaged infrastructure shall be repaired at Contractor's expense.

2. If unsupervised and isolated above ground fuel storage tanks are to be located on the property prior to or during construction, Tallahassee Fire Department must be contacted prior to tank installation. NFPA 1, 66.21.7.2.1 and 66.21.7.2.2, Seventh Edition of the Florida Fire Prevention Code.

3. All construction work within the F.D.O.T. right-of-way (R.O.W.) requires a Right-Of-Way Management Permit. Contractor shall obtain the Right-Of-Way Management Permit prior where applicable. All construction shall be in accordance with the current FDOT Design Standards.

4. The trash enclosure (if masonry construction or is greater than 6 feet in height) is considered a separate structure from the main building, and a multi-building permit application will be required, to provide separate permits for each structure.

5. Construction shall be coordinated with Owner throughout the duration of construction. Contractor shall notify Owner of pending service interruptions or access limitations, which shall both be held to the minimum required. Note: Life safety and emergency access shall be maintained at all times for site facilities which are to remain occupied.

6. The OSHA power line safety rule 1926.1408 requires a minimum working space of ten feet from 12470V overhead electric distribution lines. Note the clearance is not just from buildings or signs, but from the scaffolding and equipment used during construction and maintenance.

7. If a spring or sinkhole is found on site please contact Aquifer Protection at 850-891-1227.

Front Loading Dumpster Pads, Enclosures & Vehicle Access:

- A concrete pad and apron must be provided for all garbage and recycling containers. For each container, there shall be a 12' wide x 12'deep pad with a 12' wide by 10' ft deep apron, constructed not less than 6 inches thick and reinforced with welded wire mesh.
- Pads, aprons, and access to the container shall be constructed with no more than a 2% slope from side to side and front to back. Pads must drain properly and not pond water inside the enclosures. Dumpster pads, aprons and the access area leading to the dumpster must be at the same grade.
- Enclosures, for a single container, shall have inside, clear dimensions of 12 ft wide x 12 ft deep. The gate opening shall be 12ft clear. Enclosures for multiple containers shall have an inside, clear dimension of 12 ft wide x 12 ft deep for each container.
- The interior of the enclosure shall have two bollards for each container installed within one-foot clearances from the inside rear of the enclosure and 2 feet off the center of the enclosure. The bollards shall be 6-inch diameter schedule 40 (0.28" wall thickness), filled with concrete. The bollards shall be 8- feet in length, with 3-feet buried below ground in an 18-inch diameter concrete filled hole and 5-feet above ground. All bollards shall be painted yellow.
- Gates must be equipped with stops that will hold the gates in an open position and maintain the 12' clear opening while the container is being serviced. Gate poles cannot be located within the required dimensions of the pad.
- Solid waste container enclosures are for the exclusive use of City of Tallahassee approved solidwaste container storage. No other items including but not limited to pallets, waste oil storage,drums, boxes, mop buckets, etc. shall be stored within the container enclosure. The City of Tallahassee shall not be responsible for damage to any unauthorized items stored inside the enclosure.

Access for Collection Vehicles:

- Containers must be located so that collection vehicles do not have to back into a public street or back for a distance greater than 40 feet. The location of containers must be free of any overhead obstructions such as electric wires, building overhangs, tree limbs, etc. Overhead clearance for the path of the service vehicle shall be a minimum of 15 feet. Within 30 feet of the dumpster pad the overhead clearance must be a minimum of 21 feet. Dumpster pads and the access area leading to the dumpster, including the apron, must be at the same grade.
- It is the responsibility of the property owner to provide proper access for solid waste collection vehicles. Private roadways,driveways, parking lots and alleys used by collection vehicles must be designed to accommodate the weight and size of collection vehicles. The City will not assume any maintenance responsibility for private roadways, driveways, parking lots or alleys that are necessarily used by collection vehicles. •Should you like assistance or have any questions, please contact Rod Hightower at (850) 891-5399.

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-C502
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2600
CLIFFORD M. LAMB, P.E. FL REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

NOTES AND DETAILS

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SHEET NO.: C502

FILE NAME: 25-1371/1393
PLOT DATE: 10/26/26

PARKWAY RESTAURANT
CLIFFORD LAMB & ASSOCIATES

Supplemental Specifications for Site Work Construction and Improvement
10/2026

The following items are intended to clarify the expectations of the Contractor, and by privity its Sub-Contractors, and to serve as a supplement, or in addition to overall project specifications. In the event of conflicting specifications, the more stringent standard shall apply.

Section GSW 100 - Supplemental General Site Work Requirements

GSW 100.0 - Contractor shall maintain full control over the means and methods of construction and in the implementation of the work contained in the construction documents and project specifications. Contractor shall be responsible for the health, safety and welfare of the public and its employees while executing the work.

GSW 100.1 - Contractor shall review the plans, specifications and bid documents and perform all the pre-bid orientation necessary to, within the degree of reason, submit fully informed and comprehensive bids to complete all site work shown on the plans, in the instructions to bidders, in the supplementary instructions and any addenda as may be applicable.

GSW 100.1.1 - If a schedule of values is provided, Contractor shall determine and provide the total cost of completing all the work shown on the plans, in the instructions to bidders, in the supplementary instructions and any addenda as may be applicable, and shall reflect said cost through the items or categories provided to them.

GSW 100.1.2 - If the work is bid lump sum, then the Contractor shall determine and provide the total cost of completing all the work shown on the plans, in the instructions to bidders, in the supplementary instructions and any addenda as may be applicable, and shall reflect said cost in the lump sum amount.

GSW 100.1.3 - Whether the work is bid lump sum or by unit cost, a full and detailed schedule of values will be required from the Contractor meeting the Owner's approval, prior to award of contract. Schedule of values shall include a detailed identification of the construction units, quantity of units, cost per unit, and which supports the total project cost identified in the bid.

GSW 100.2 - Grading of the site shall include all manipulation of the materials on the site as necessary to accomplish the finished lines and grades contained in the construction documents.

GSW 100.2.1 - Unless expressly identified to the contrary in the construction documents, all materials generated through grading operations shall be the property of the Contractor.

GSW 100.2.2 - Contractor shall perform grading operations in such a manner as to manage suitable site materials for use in and around vehicular use areas, sidewalk areas and building pad areas in substantial accordance with FDOT Index 505, Embankment Utilization.

GSW 100.2.3 - Any materials that must be exported to accomplish the lines and grades in the construction documents shall be included in the cost of grading.

GSW 100.2.4 - Any materials that must be imported to accomplish the lines and grades in the construction documents shall be included in the cost of grading. No materials shall be imported until all suitable materials onsite have been used in substantial accordance with FDOT Standard Plan Index 120-001, Embankment Utilization, and 120-002, Subsoil Exacavation.

GSW 100.2.5 - Unless specifically indicated to the contrary in the Instructions to Bidders, any reference to earthwork measurement in this contract shall be based on struck embankment yardage. The unit cost for removal and replacement of materials shall be embankment yardage, and shall include the total cost of the work reflecting any adjustment factor for expansion, contraction and disposal fees.

GSW 100.2.6 - These earthwork and grading specifications are intended to be supplemental and subordinate to any geotechnical report or recommendations which may include the identification and designation of suitable/unsuitable materials.

GSW 100.3 - Deleted.

GSW 100.4 - No material substitution will be allowed unless approved in writing, in advance, by the Engineer of Record and the Owner.

Section LS 200 - Supplemental Landscape Requirements

LS 200.0 - Landscaping, for the purpose of these specifications, shall mean the installation of chips, bark or mulch, or the planting and establishment of living ground cover for the purpose of permanent soil stabilization including sodding, turf, and permanent grassing (if specifically called). Landscape areas shall mean any and all altered areas of the site (either alteration of the topography or to the vegetative cover, or both) that are not buildings, walks or vehicular use areas.

LS 200.1 - All areas to be landscaped shall first be fine graded and have a prepared finished soil layer.

LS 200.1.1 - Finished soil preparation shall comply, at a minimum, with FDOT Section 162, “Finished Soil Layer”.

LS 200.1.2 - Finished soil layer shall consist of a layer of mixed friable materials favorable for the establishment of landscaping as defined herein, with a minimum thickness of 4”. Overly compacted areas which are unsuitable for the establishment of landscaping shall be manipulated by mixing or harrowing, and supplemented with organic materials where necessary. Finished soil layer shall be free of clods, clumps, rocks or other foreign debris which would not be conducive to the establishment or long term maintenance of the facilities or to the safety of the facility occupants and visitors.

LS 200.1.3 - All areas to be landscaped shall be fine graded to provide uniformity and positive drainage.

LS 200.1.3.1 - Upon completion of the fine grading and preparation of the finished soil layer but prior to the placement of sod (or permanent seeding if specified), Contractor shall inspect the project area to ensure adequate surface drainage has been achieved to inlets and that no puddles of standing water or overly saturated areas will exist upon completion. Finished tops of area drains or yard inlets may require adjustment based on final grading (cost of which shall be included in the drain or yard inlet).

LS 200.1.3.2 - Fine grading activities and landscape installation activities shall be coordinated. In the event finished soil grades need to be lowered to allow for the placement of turf or other landscape materials, these efforts shall be coordinated such that the finished product will maintain positive drainage and produce smooth transitions along edges of buildings, sidewalks curbs and vehicular use areas.

LS 200.2 - Prior to project acceptance, turf and landscaping areas shall be established.

LS 200.2.1 - All disturbed areas that are not buildings, walks, vehicular use areas, or specifically prescribed mulch areas shall be permanently stabilized with centipede sod (unless specifically noted otherwise) meeting, at a minimum, the requirements of FDOT Section 570, “Performance Turf”.

LS 200.2.2 - Deleted

LS 200.2.3 - Deleted

LS 200.2.4 - Turf areas shall be uniformly and positively graded, and shall be vibrant, growing, well rooted and weed free, capable of sustaining foot traffic, at the time of inspection prior to acceptance.

LS 200.2.5 - The finished project will be inspected by the Owner (or Owner's designee) for the criteria specified herein. Any areas not meeting the criteria specified herein will be rejected. Deficiencies shall be corrected by combination of sanding, rolling, and/or removal, re-grading and replacement of landscape materials; whichever may be required to accomplish acceptance criteria.

Section PC 300 - Supplemental Post Construction Requirements

PC 300.1 - Site Work Contractor shall cause to be prepared field-surveyed drainwings of the completed work representing the as-built conditions. As-builts shall be certified by a Registered Surveyor and prepared to meet or exceed minimum technical professional standards.

PC 300.1.1 - All areas of the site which have been modified from the pre-existing conditions shall be surveyed to document the finished conditions through record drawings prepared and certified by a Registered Surveyor. Any unmarked underground utilities encountered during the execution of the work shall be recorded and reflected on the record drawings.

PC 300.1.2 - Record drawings shall be provided in hard copy form, PDF and AutoCAD format for the use of the Owner.

PC 300.1.3 - Record drawings of the work area shall be field surveyed to include and reflect the following;

- Finished floor elevations.
- As-built grades, contours and spot shots representing the post-construction conditions, and which demonstrate compliance with the construction documents, positive drainage as well as any special grading features contained therein.
- Entire stormwater conveyance system (all pipes, leaders, down-spouts, inlets, junctions, clean-outs, gutters, swales and berms) as applicable to this scope and within the area of work, including size, type of material, tops and inverts.
- Record drawings of all sidewalks and vehicle use areas within the area of the work.
- Record drawings of the area of the work shall reflect detailed shots of the accessible ramps and sidewalks and disabled parking facilities to demonstrate compliance with the FDOT Standard Plans 522-002, ADAAG and Florida Accessibility Codes.
- Record drawings of the area of the work shall reflect detailed traffic control devices including signage, signals, flashers, pavement markings, parking stalls, drive aisles (with directional arrows), or other details which may be required to demonstrate compliance with the construction documents.
- Record Drawings of the area of the work shall include the landscaping installed as part of the work, and shall include the number, size, location, species and type of landscape materials installed. Landscape installer shall provide for incorporation into the record drawings, a post-construction tree preservation and replant schedule, tree mitigation report as applicable, or other details which may be required to demonstrate compliance with the construction documents.
- Record drawings of the area of the work shall reflect the irrigation system, including system controls, zones, valves and heads (including areas served by drip) as applicable.
- Any other elements which, in the opinion of the Engineer of Record are required to confirm construction has been completed in a manner consistent with the Contract Documents.

PC 300.1.4 - Record Drawings shall denote any modifications to the natural areas or conservation areas, as applicable. Encroachments shall be identified along with any tree or vegetation removal not authorized by the construction documents.

PC 300.1.5 - Record Drawings shall denote any changes or modifications to the construction documents, whether authorized or un-authorized, which may have occurred during the execution of the work. These changes, as identified by the Contractor, will be evaluated by the Engineer of Record during the preparation of compliance report, prior to inspection and acceptance.

PC 300.1.6 - Record Drawings of sewer and water utilities will be required for all utility construction within the area of the work.

PC 300.1.7 - Any revisions to the record drawings necessitated by non-compliance with these requirements shall be the responsibility of the Contractor.

PC 300.2 - Upon substantial completion, post construction documentation shall be submitted for review by the Owner.

PC 300.2.1 - Deleted

PC 300.2.2 - Deleted

PC 300.2.3 - Upon completion of the work, Contractor shall cause the drainage system to be inspected. Inspection of mains shall be by Pipeline Observation System Management (POSM). A digital video recording and printed report of the storm drain system shall be prepared and provided for the Owner's review. Drainage components to be inspected include all trunk lines, courtyard drainage and roof drain collectors (individual roof drains are not included). Video shall include stationing for location purposes and shall be inspected for line, grade, joints, deflection, ovality, cleanliness and workmanship, and to verify that the system is undamaged and ready to be placed in service. The Contractor shall provide testing equipment and test supervision.

END SUPPLEMENTARY SPECIFICATIONS FOR SITE WORK CONSTRUCTION AND IMPROVEMENT

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

SUPPLEMENTAL SPECIFICATIONS

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SHEET NO.:
C503

FILE NAME: 25-1371/1393
PLOT DATE: 10/20/26

LANDSCAPE NOTES:

1. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE MINIMUM REQUIREMENTS OF CHAPTER 5-85 OF THE LAND DEVELOPMENT CODE. SHOULD THE SPECIFIED SPECIES BE FOUND TO BE UNAVAILABLE AT THE TIME OF DEVELOPMENT, SUBSTITUTIONS MAY BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW OF EQUIVALENT CREDITS AND QUALIFICATIONS, TO ENSURE THE MINIMUM STANDARDS WILL BE MET.

2. PERIMETER LANDSCAPING FOR SCREENING OF THE VEHICULAR USE AREA (VUA) SHALL MEET THE REQUIREMENTS OF SEC. 5-85 OF THE LAND DEVELOPMENT CODE. TREES SHALL BE 2" IN CALIPER MIN. WITH ONE TREE FOR EVERY 18 LF OF PERIMETER. SHRUBS SHALL BE SPACED A MINIMUM OF 3' TO A MAXIMUM OF 6' ON CENTER OR AS SHOWN.

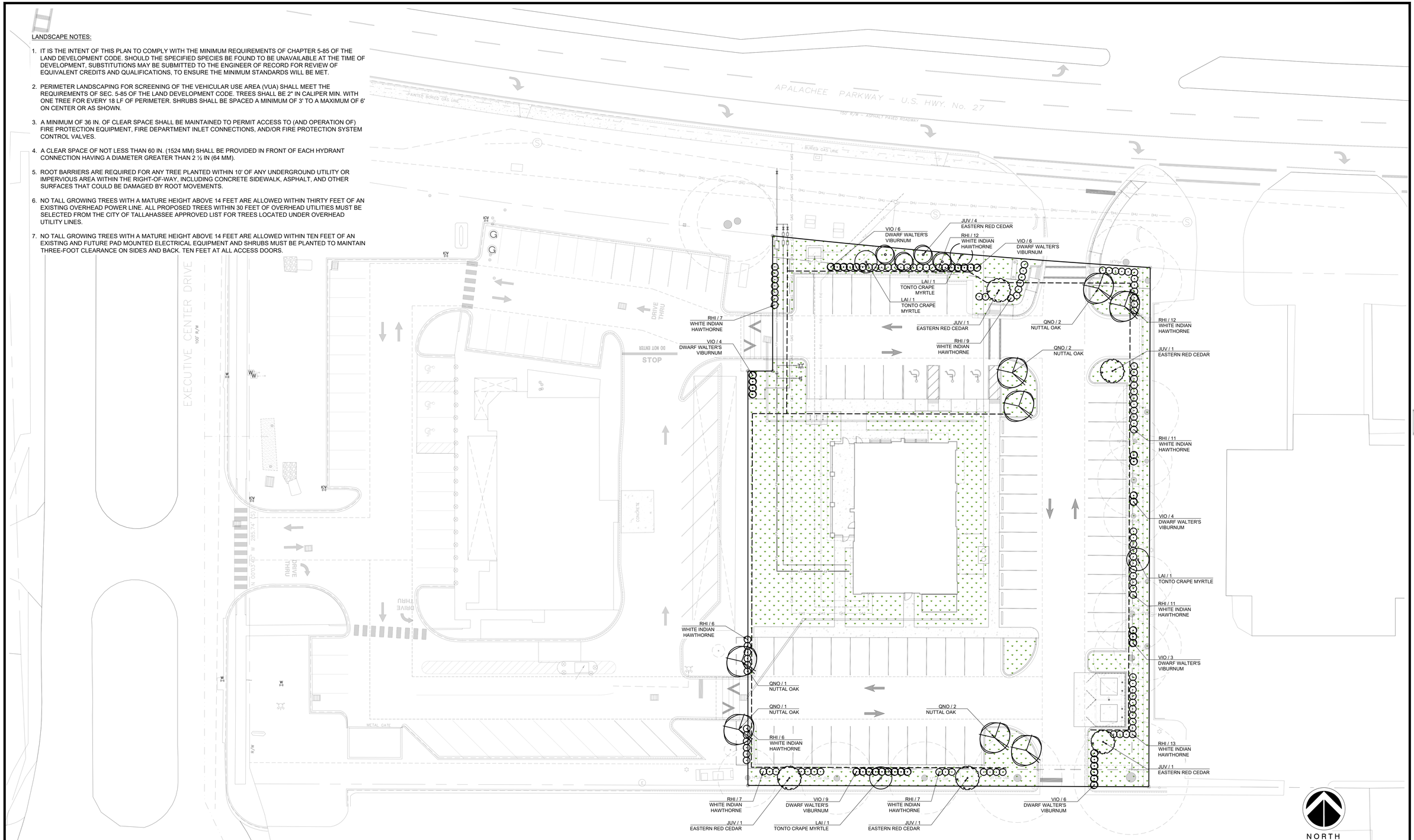
3. A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.

4. 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).

5. ROOT BARRIERS ARE REQUIRED FOR ANY TREE PLANTED WITHIN 10' OF ANY UNDERGROUND UTILITY OR IMPERVIOUS AREA WITHIN THE RIGHT-OF-WAY, INCLUDING CONCRETE SIDEWALK, ASPHALT, AND OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS.

6. NO TALL GROWING TREES WITH A MATURE HEIGHT ABOVE 14 FEET ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE. ALL PROPOSED TREES WITHIN 30 FEET OF OVERHEAD UTILITIES MUST BE SELECTED FROM THE CITY OF TALLAHASSEE APPROVED LIST FOR TREES LOCATED UNDER OVERHEAD UTILITY LINES.

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



PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-L101
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2600
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
CERTIFICATE OF AUTHORIZATION NO. 8876

PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

LANDSCAPE PLAN

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

SHEET NO.: L101

FILE NAME: 25-1371/1393
PLOT DATE: 10/24/26

Planting Schedule

TREES

GRAPHIC SYMBOL	ALPHA SYMBOL	QTY	BOTANICAL NOMENCLATURE	COMMON NAME	SIZE / REMARKS AND SPACING **	PLANT LIST CATEGORY	TREE PLANTING CREDITS
	ULP	8	QUERCUS NUTTALLII	NUTTAL OAK	3" CAL. MIN. SINGLE LEADER SPACED AS SHOWN	C	40
	JUV	5	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL. MIN. FULL TO BASE SPACED AS SHOWN	C	25
	LAI	4	LAGERSTROEMIA INDICA X FAURIEI 'TONTO'	TONTO CRAPE MYRTLE	2" CAL. MIN. SINGLE LEADER SPACED AS SHOWN	A	4
	ILN	4	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL. MIN. SINGLE LEADER SPACED AS SHOWN	A	4

** TREE SIZE NOTE - THE MINIMUM SIZES OF ALL TREES ARE GOVERNED BY LOCAL CODE. THEREFORE, ALL TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT FEET AND MINIMUM CALIPER OF TWO INCHES AT THE TIME OF PLANTING PER TLDC SECTION 5-85(M) (6)

73 CREDITS

SHRUBS

GRAPHIC SYMBOL	ALPHA SYMBOL	QTY	BOTANICAL NOMENCLATURE	COMMON NAME	SIZE / REMARKS AND SPACING
	VIO	38	VIBURNUM OBAVATUM 'DENSA'	DWARF WALTER'S VIBURNUM	3 GALLON AT 3' O.C 18" TALL AT TIME OF PLANTING.
	RHI	101	RHAPHIOLEPSIS INDICA 'ALBA'	WHITE INDIAN HAWTHORNE	3 GALLON AT 3' O.C 18" TALL AT TIME OF PLANTING.

Sod Note:

All disturbed areas which are not otherwise planted with trees, shrubs or mulched, shall be sodded solidly. Sod shall be laid solidly with closely abutting joints. Contractor shall verify quantity required per the plan and provide a SF price with bid.

REFORESTATION REQUIREMENT (40 CREDITS PER ACRE):	
TOTAL AREA OF SITE:	1.08 ACRES
TOTAL CREDITS REQUIRED:	44 CREDITS
TOTAL PRESERVATION CREDITS PROVIDED:	0 CREDITS
TOTAL PLANTING CREDITS PROVIDED:	73 CREDITS

TREE DEBIT TABLE				
SIZE	SPECIES	CATEGORY	STATUS	DEBITS
15"	PINE	A	REMOVED	6
15"	PINE	A	REMOVED	6
17"	PINE	A	REMOVED	6
18"	BRADFORD PEAR	A	REMOVED	6
24"	BRADFORD PEAR	A	REMOVED	10
31"	PECAN	C	REMOVED	36
TOTAL DEBITS				70

General Notes and Requirements:

1. The contractor is responsible for obtaining any other permits or approvals from the Federal, State or Local Government required for the work included in this contract and on these drawings.
2. Irrigation shall be provided to all existing and proposed landscaping on site. Irrigation shall be installed in a manner that does not impact the existing tree root structures.
3. Locate all underground utilities, electrical wiring, water, sewer, telephone, cable tv, etc., prior to landscape or irrigation installation.
4. Stake out all tree & large shrub locations for engineer and owners review and approval prior to excavation or planting. Plan locations are subject to field adjustment by the engineer of record.
5. Install only plants graded Florida No.1 or better as set forth in the Florida Department of Agriculture 'grades and standards for nursery plants" second edition Feb. 1998 including revisions and which meet or exceed the sizes indicated in the planting schedule and details.
6. Plant shrubs in circular pits with a diameter 16" greater than rootball or container. Plant trees in circular pits with a diameter 36" greater than rootball or container. Place plants with best "face" forward.
7. Mulch planting beds to a minimum 2 1/2" compacted thickness with pine straw, free of weeds.
8. Sod all disturbed areas which do not have shrub or groundcover plantings indicated with solid sod laid with closely abutting joints. Fertilize after installation with a slow-release formula.
9. Verify all quantities in the planting schedule and install all plants and materials as indicated in the plan. Provide composite unit prices for each plant, which include all other incidental materials, (i.e. mulch, fertilizer, topsoil, labor, etc.)
10. Notify the owner and engineer of record of any unforeseen conditions, i.e., compacted soil / subgrade, poor drainage, unconsolidated soil, erosion, utility conflicts, prior to proceeding with landscape installation.
11. Guarantee all plants for one year.
12. All plants, materials and workmanship are subject to the approval of the owner and inspector.
13. Do not make substitutions or revisions, any revision or modifications to the landscape plan must have prior approval of the owner and the inspector.
14. Maintain all planting including watering, mowing, mulching, weed, pest control, etc. until final acceptance by the owner.

Permit Required Notes:

1. Planting Volume
When plantings are within proposed clearing limits, the planting volume for one or more trees shall be a minimum of 1,200 cubic feet with a minimum width of 12 feet and a depth of three feet. Construction-grade fill material within planting areas shall be excavated to a depth of three feet below the finished grade of the planting area and replaced with existing site soil or a non-compacted "friable" topsoil.

2. Shrubs and Hedges
Meet the following criteria except where a greater requirement is otherwise specified: Shrubs shall be a minimum height of 18 inches and have a minimum spread of 15 inches at the time of planting and shall achieve a minimum height of 30 inches at maturity.

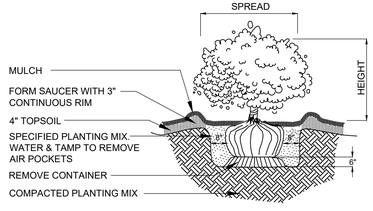
3. Trees and Shrubs
Shall not be planted closer than three feet from the edge of any impervious area.

4. Fire Equipment Clearance
All tree and shrub planting has been designed to provide the recommended clearance from the fire hydrant & fire department connections required by the city of Tallahassee fire department. 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.

5. Hydrant Clearance
A 36 in. (814 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved

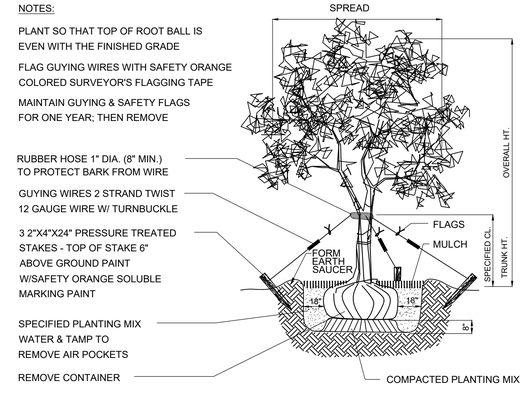
Root Barrier Notes:

1. Where underground utilities conflict with proposed plantings, tree placement shall be a minimum of ten feet from the underground utility or a Root Barrier of two feet deep shall be installed, per TLDC Section 5-85(m)(14)
2. Install Root Barriers per Manufacture's recommendations and specifications.



Shrub Planting Detail

Not To Scale



Tree Planting Detail 2" - 4" Caliper Size

Not To Scale

PARKWAY RESTAURANT

CLIFFORD LAMB & ASSOCIATES

FILE NUMBER:	25-1371
WORK ORDER:	1393
DATE:	10/14/2026
SCALE:	SHOWN
FILE NAME:	1393-L102
DESIGNED BY:	CML
DRAWN BY:	MMD

EXTERNAL REFS: 1393-PLAN.DWG, 1393-SRND.DWG, 1393-ARCH.DWG, 1393-CULV.DWG

REVISIONS: DATE:

CLIFFORD LAMB & ASSOCIATES
201 PINEWOOD DRIVE TALLAHASSEE, FLORIDA 32303
TELEPHONE (850) 385-2800
CLIFFORD M. LAMB, P.E. FL. REG. NO. 46644
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PARKWAY RESTAURANT
G DYNASTY INVESTMENTS LLC

LANDSCAPE NOTES AND DETAILS

This item has been digitally signed and sealed by Clifford M. Lamb, P.E. on the date indicated herein
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SHEET NO.: L102

FILE NAME: 25-1371-1393
PLOT DATE: 10/26/26