

C:\Users\lsc\Desktop\Southwood Restaurant & Retail\lsc\Southwood Chipotle-SP.dwg, 1.0, aec_... Sep 21, 2026 - 5:27:05pm

CITY OF TALLAHASSEE
TYPE 'A' SITE PLAN
FOR
SOUTHWOOD CHIPOTLE

TAX PARCEL NO. 31-16-27-A-0110
1950 GAINSBOROUGH DRIVE
TALLAHASSEE, FLORIDA

INDEX OF SHEETS

COVER SHEET.....	1.0
EXISTING CONDITIONS MAP.....	2.0
GEOMETRY PLAN.....	3.0
BUS-40 TURNING MOVEMENT PLAN.....	3.1
GRADING PLAN.....	4.0
CONCEPT UTILITY SERVICES PLAN.....	5.0
CONCEPT LANDSCAPE PLAN.....	6.0

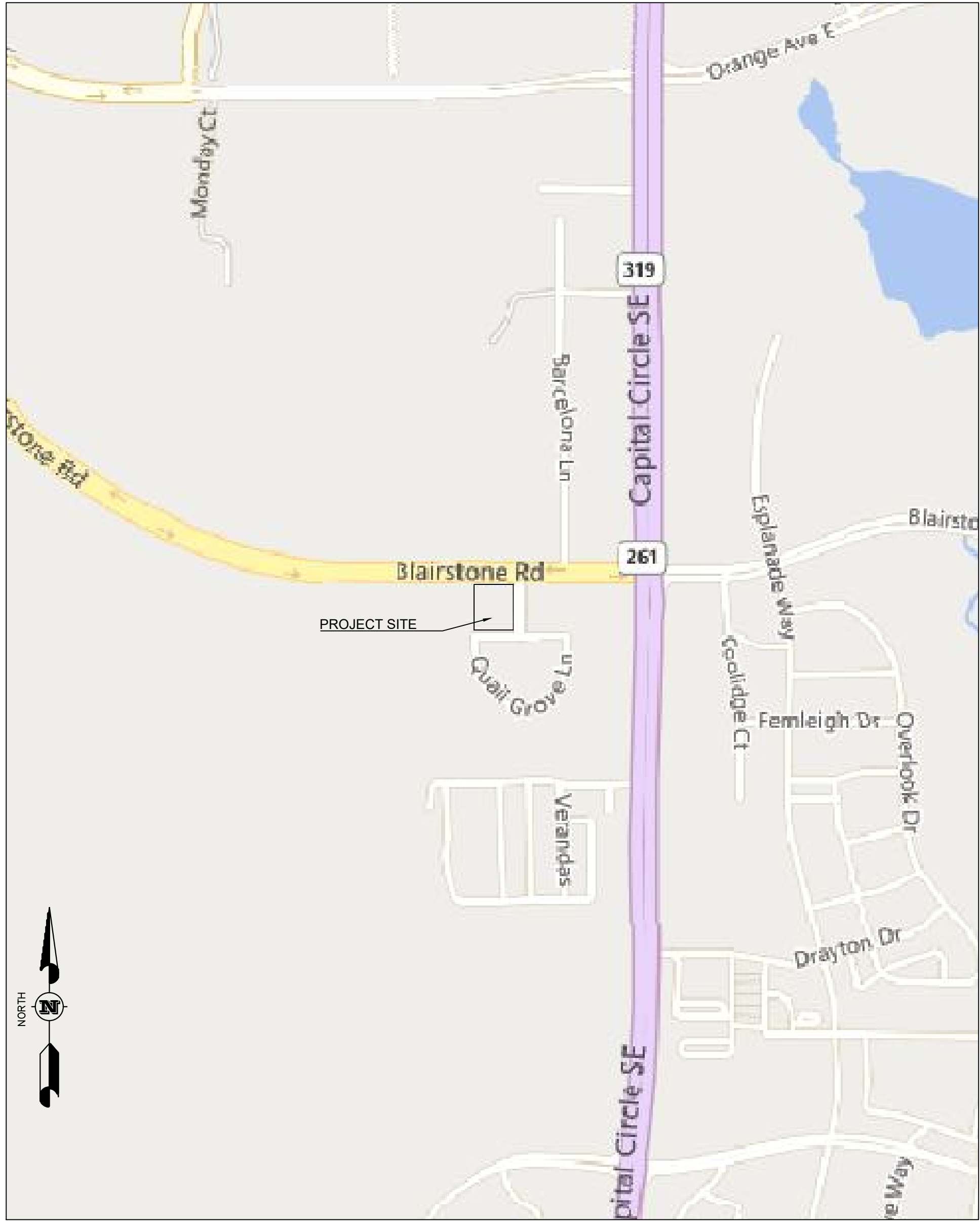
SITE DATA

TAX PARCEL ID #.....	31-16-27-A-0110
SITE AREA.....	1.56 AC
ZONING.....	PUD
FUTURE LAND USE.....	PLANNED UNIT DEVELOPMENT
EXISTING LAND USE.....	VACANT
PROPOSED LAND USE.....	DRIVE THRU RESTAURANTS
SEWER, WATER & ELEC. UTILITY PROVIDER.....	CITY OF TALLAHASSEE
RIGHT OF WAY.....	CITY OF TALLAHASSEE
SWMF.....	OFF SITE, PRIVATELY OWNED & MAINTAINED
ON-SITE SURVEY DATUM.....	NAVD-88

GOVERNING CONSTRUCTION SPECIFICATIONS

CITY OF TALLAHASSEE TECHNICAL SPECIFICATION FOR WATER AND
SEWER CONSTRUCTION - LATEST EDITION

FDOT STANDARD PLANS - FY 2025-26



PROJECT DATA

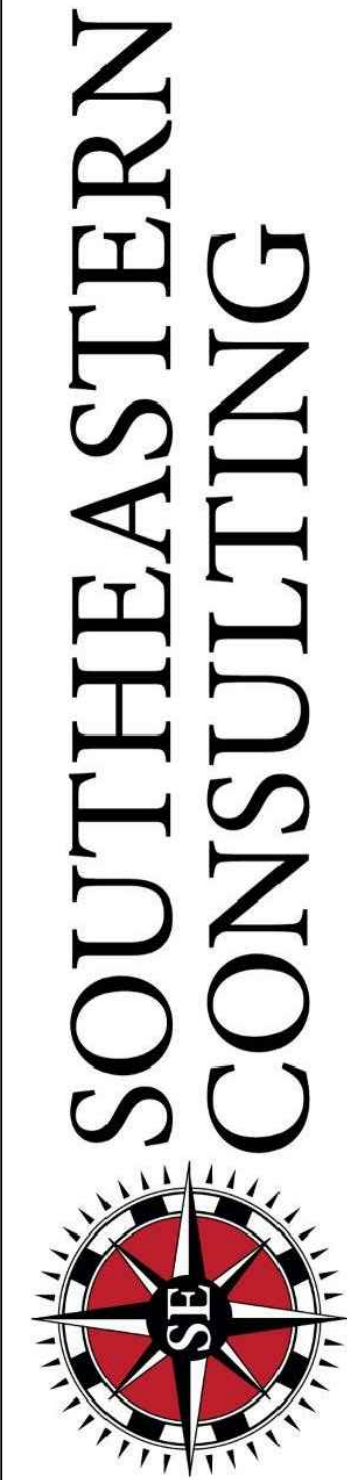
OWNER:
ST. JOE COMPANY
130 RICHARD JACKSON BOULEVARD
SUITE 200
PANAMA CITY BEACH, FLORIDA 32407

DEVELOPER:
CENTRAL U.S., LLC
6562 UNIVERSITY PARKWAY
SUITE 210
SARASOTA, FLORIDA 34240
(904) 639-6646

PREPARED BY:
SOUTHEASTERN CONSULTING SERVICES LLC
1549 COLONIAL DRIVE
TALLAHASSEE, FLORIDA 32303
(850) 544-6771

ENGINEER OF RECORD:
EDWARD N. BASS, III P.E.
FLORIDA LICENSE NO. 62949
1549 COLONIAL DRIVE
TALLAHASSEE, FLORIDA 32303
(850) 544-6771

SURVEYOR OF RECORD:
STEVEN W. STINSON, P.S.M.
REG. FLORIDA SURVEYOR NO. 5457
S. STINSON & ASSOCIATES, INC.
147 JOHNNY ROAD
LAMONT, FLORIDA 32336
(850) 509-3116

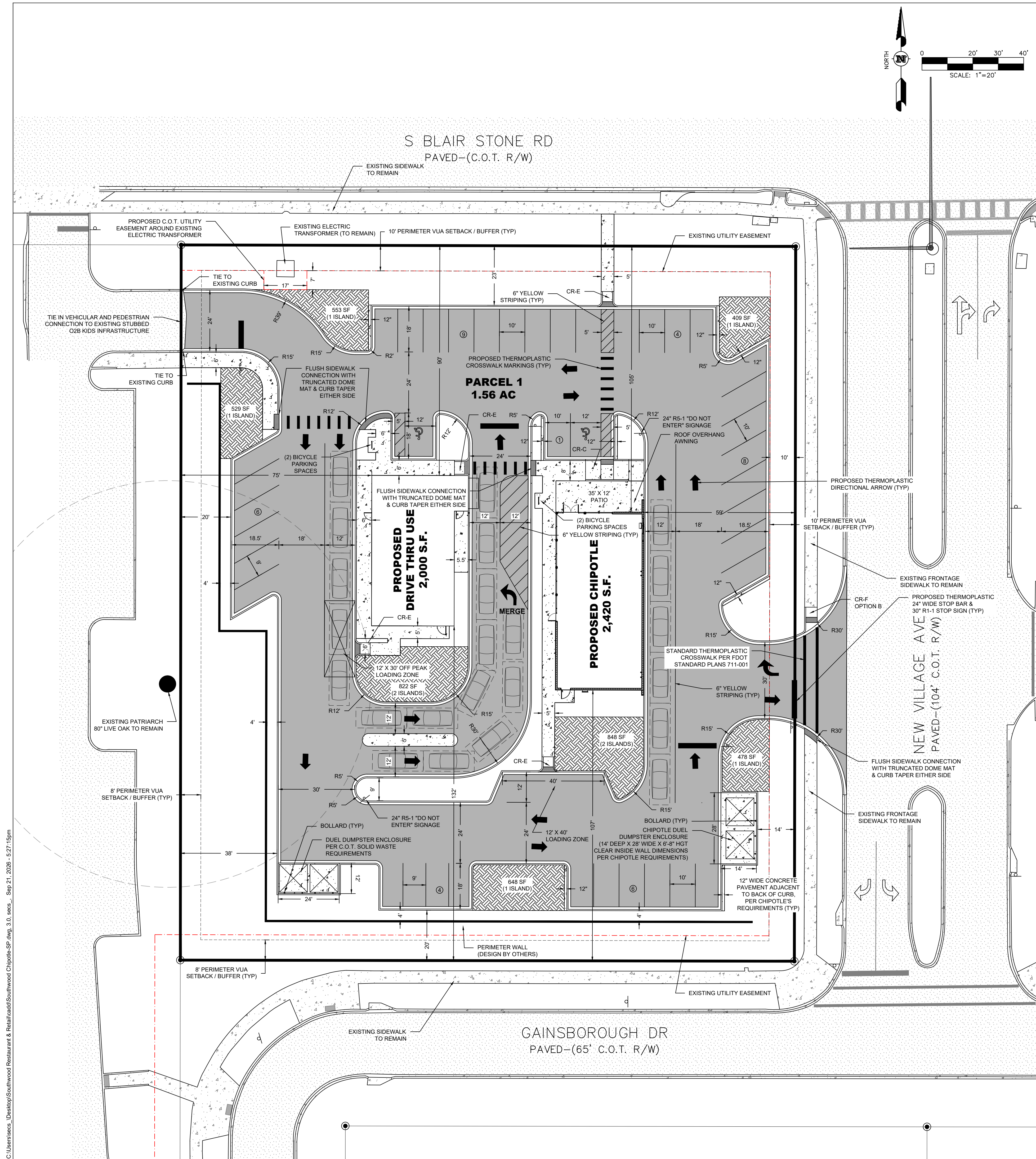


PROJECT NAME
SOUTHWOOD CHIPOTLE
CLIENT NAME
CENTRAL U.S., LLC

REVISIONS					

Southwood Chipotle-SP
DATE 08/31/26
FILE #
CONTRACT #
DRAWN BY
The Drawings, Specifications and other documents prepared by Southeastern Consulting Services (SECS) for this Project are instruments of SECS for use solely with respect to this Project and, unless otherwise provided, SECS shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.
253 PINEWOOD DRIVE
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. CA33182
SEAL
EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949
PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE
COVER
SHEET
SHEET
1.0

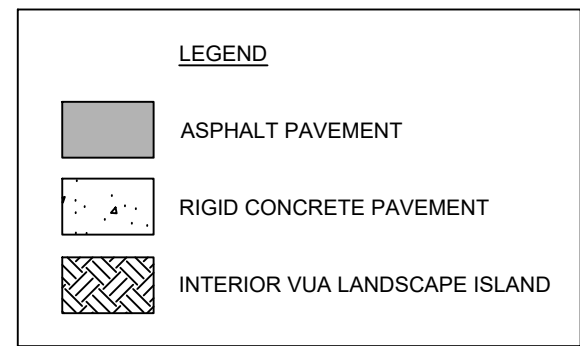
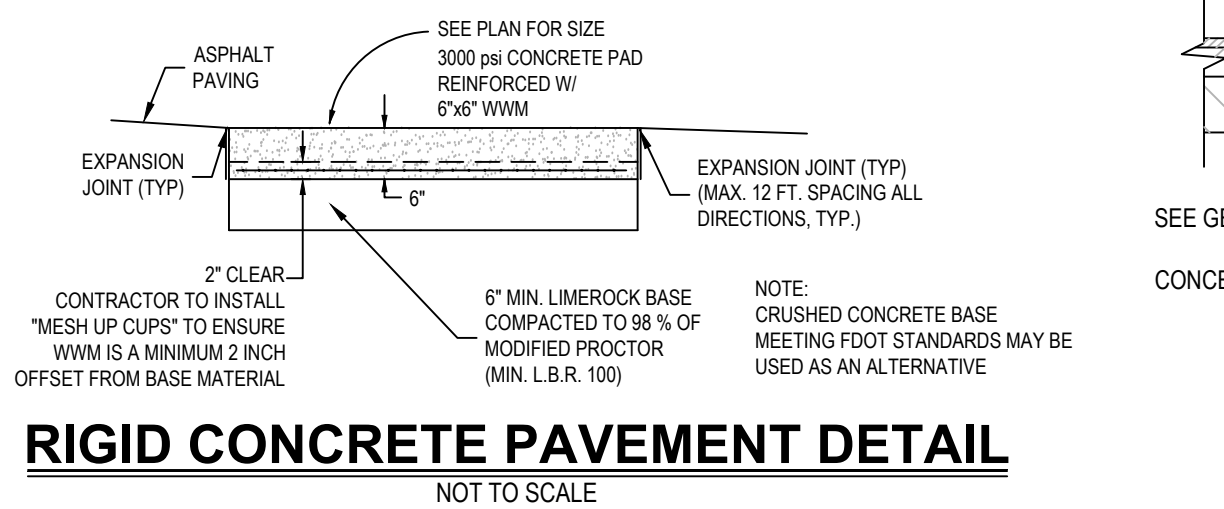
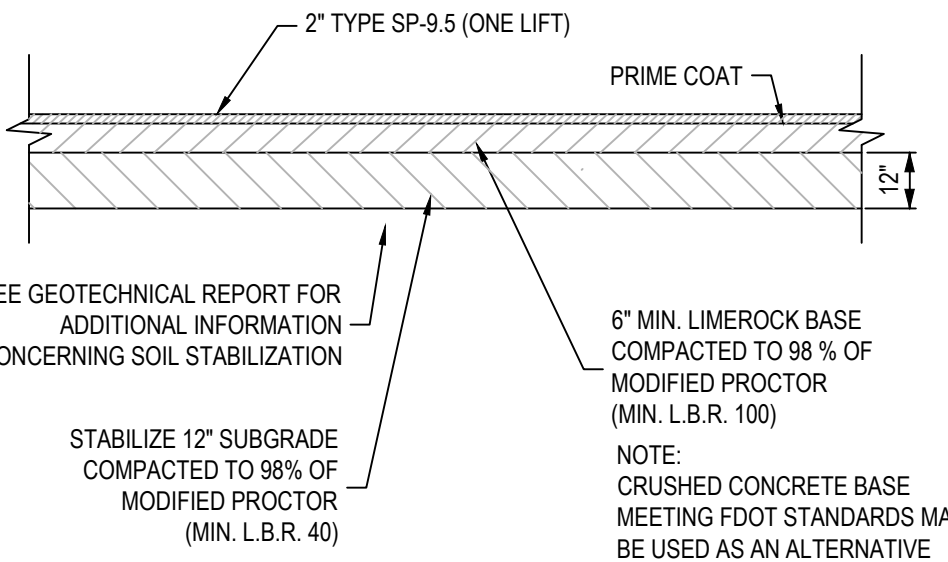
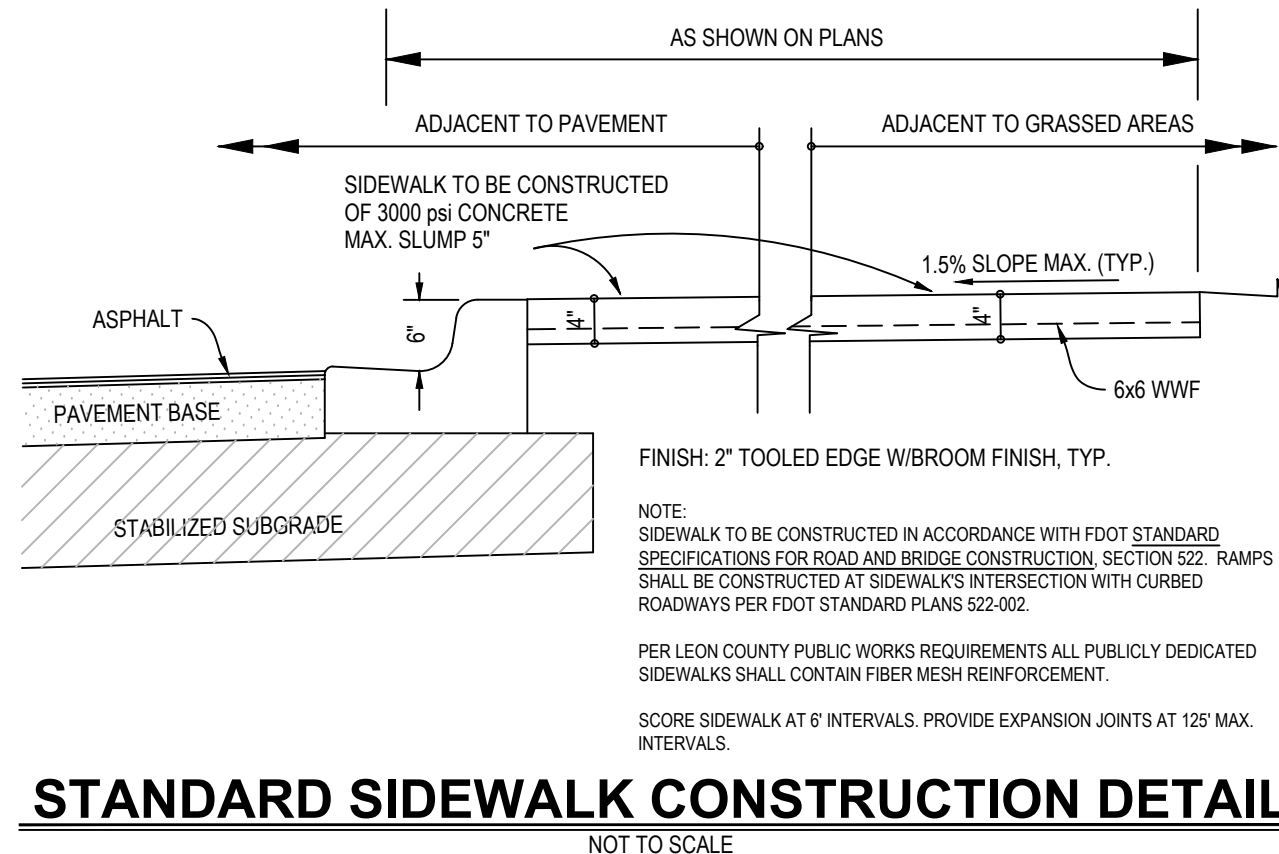


GENERAL NOTES:

1. IF UNSUPERVISED AND ISOLATED ABOVE GROUND FLOOR STORAGE TANKS ARE TO BE LOCATED ON THE PROPERTY PRIOR TO OR DURING CONSTRUCTION, CITY OF TALLAHASSEE PLANS REVIEW OFFICE MUST BE CONTACTED PRIOR TO TANK INSTALLATION. NFPA 1, 66.2.1.2.1 AND 66.2.1.2.2, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.
2. A SEPARATE BUILDINGS PERMIT IS REQUIRED FOR ANY RETAINING WALLS 2' HEIGHT AND GREATER.
3. NO GATING OF IMPROVEMENTS IS PROPOSED AT THIS TIME.
4. THE OWNER SHALL BE RESPONSIBLE FOR DAMAGE TO THE ROW CAUSED DURING CONSTRUCTION, SUCH AS REPLACE ANY CURB AND GUTTER AND OTHER EXISTING INFRASTRUCTURE THAT IS DAMAGED DUE TO THE DEVELOPMENT CONSTRUCTION. WE RECOMMEND PHOTOGRAPHICALLY DOCUMENTING THE PRE-CONSTRUCTION CONDITIONS.

FRONT LOADING DUMPSTER PADS, ENCLOSURES & VEHICLE ACCESS:

1. A CONCRETE PAD AND APRON MUST BE PROVIDED FOR ALL DUMPSTERS. THE PAD SHALL BE 12' WIDE BY 12' DEEP. THERE SHALL BE A 12' WIDE X 12' DEEP PAD WITH A 12' WIDE BY 10' FT DEEP APRON, CONSTRUCTED NOT LESS THAN 6 INCHES THICK AND REINFORCED WITH WELDED WIRE MESH.
2. PAD AND APRON 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 ACCESS AREA LEADING TO THE DUMPSTER MUST BE AT THE SAME GRADE.
3. ENCLOSURES, FOR A SINGLE CONTAINER, SHALL HAVE INSIDE, CLEAR DIMENSIONS OF 12' FT WIDE X 12' FT DEEP. ENCLOSURES FOR MULTIPLE CONTAINERS SHALL HAVE AN INSIDE, CLEAR DIMENSION OF 12' FT WIDE X 12' FT DEEP FOR EACH CONTAINER.
4. THE INSIDE OF EACH 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, REINFORCED 40 #3 BARS, 12' LONG, SET 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 PAIR.
5. GATES MUST BE EQUIPPED WITH STOPS THAT WILL HOLD THE GATES IN AN OPEN POSITION AND MAINTAIN THE 12' CLEAR OPENING WITHIN THE CONTAINER ENCLOSURE. THE STOPS SHALL BE LOCATED WITHIN THE REQUIRED DIMENSIONS OF THE PAD.
6. SOLID WASTE CONTAINER ENCLOSURES ARE FOR THE EXCLUSIVE USE OF CITY OF TALLAHASSEE APPROVED SOLID WASTE. CONTAINER STORAGE IS NOT TO BE USED FOR OTHER THAN 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.



SITE DATA

General Information

Property Tax ID #(s):		311627 A0110
Site Address:		1950 Gainsborough Drive
Zoning:		Southwood PUD
Overlay / Transect (if any):		
Building Setbacks:	<u>Required</u>	<u>Provided</u>
Front:	15 FT	90 FT & 105 FT
Rear:	25 FT	107 FT & 132 FT
Side Interior:	0 FT	75 FT
Side Corner:	20 FT	59 FT
Building Maximum Height:		3 Stories
Proposed Building Height:		1 Story
Existing Use(s)		Vacant
Proposed Use(s)		Drive Thru Restaurants
Floor Area Ratio (FAR)		2.834 SF/ACRE

Area Data

Total Site Area (SF):	67,934	SF	
Proposed Drive Thru Use Building Area (GSF):	2,000	SF	3%
Proposed Chipotle Building Area (GSF):	2,420	SF	4%
Total Proposed Building Area (GSF):	4,420	SF	7%
Existing Impervious Area (SF):	0	SF	0%
Proposed Impervious Area (SF):	42,245	SF	62%
Building(s) Footprint:	4,420	SF	7%
VUA:	32,922	SF	48%
Misc:	4,903	SF	7%

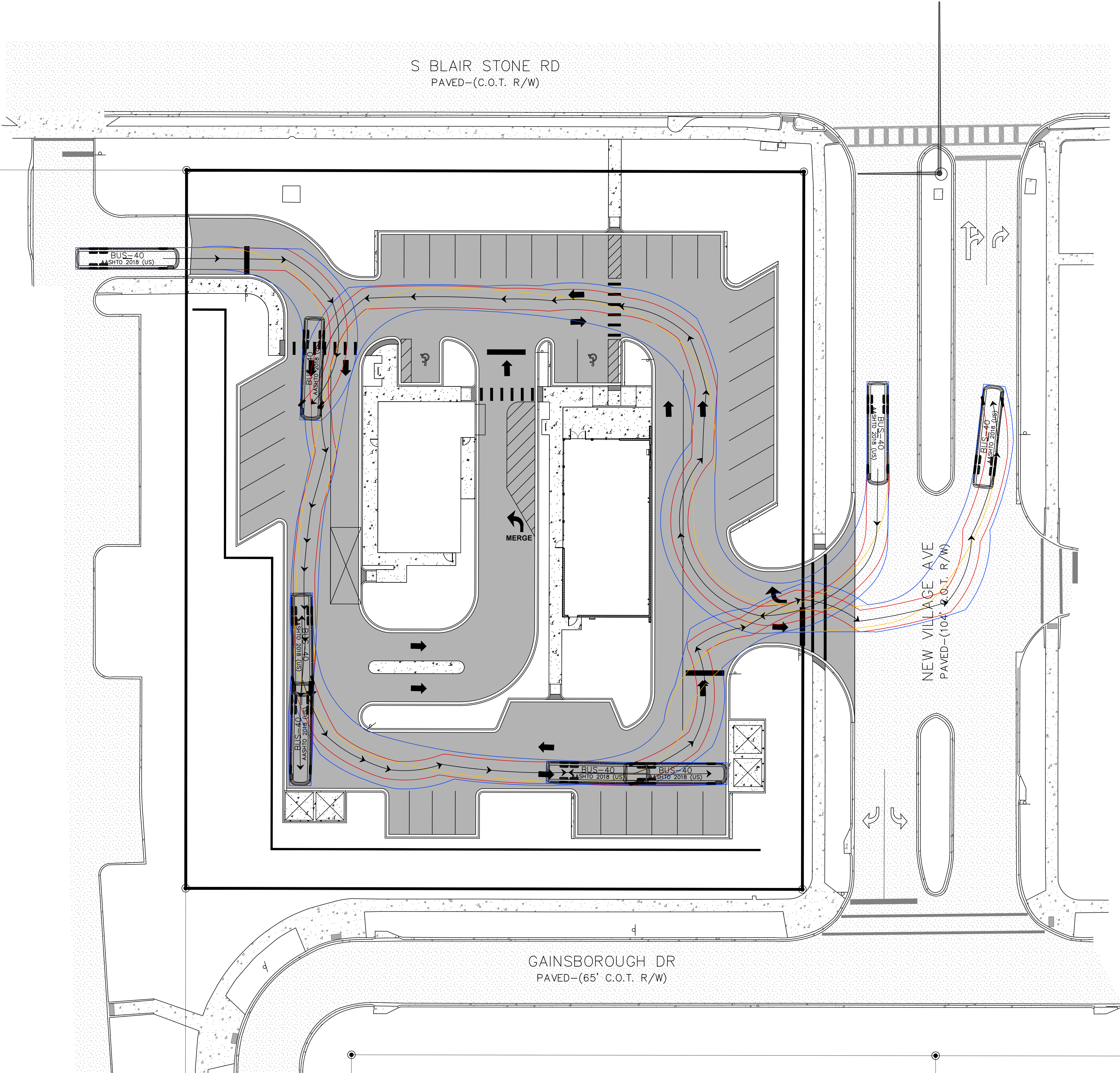
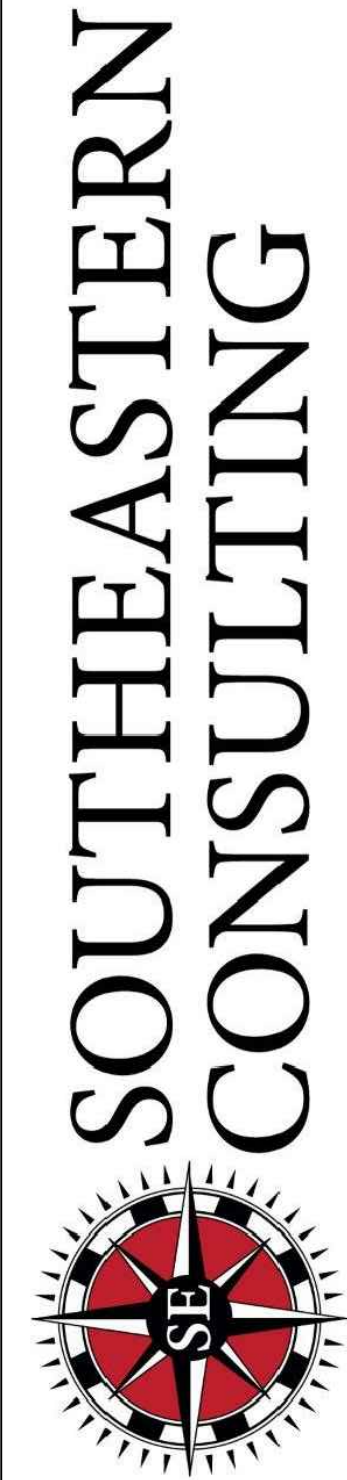
Parking Data

Required Parking Spaces:	
Number of regular spaces required:	33-44 spaces
Number of ADA spaces required:	2 spaces
Number of bicycle parking spaces required:	4 spaces
Total number of spaces required:	35-46 spaces
Proposed Parking Spaces:	
Number of regular spaces provided:	37 spaces
Number of ADA spaces provided:	2 spaces
Number of bicycle parking spaces provided:	4 spaces
Total number of spaces provided:	39 spaces

Landscape / Urban Forest Data

Redevelopment statistics:		
Redevelopment or New development?	New Development	
Type I area:	0 SF	0%
Type II area:	67,934 SF	100%
Interior VUA Landscape Islands required:	9 islands	
Interior VUA Landscape Islands provided:	9 islands	
Landscape Area required (SF):	20,380 SF	30%
Urban Forest Area required (SF):	N/A	
Landscape Area provided (SF):	25,689 SF	38%
Urban Forest Area provided (SF):	N/A	
Total Overall Green Space provided (SF):	25,689 SF	38%

C:\Users\lscs\Desktop\Southwood Restaurant & Retail\lscs\Southwood Chipotle-SP.dwg, 3.1, sec_ Sep 21, 2026 5:27:20pm



PROJECT NAME
SOUTHWOOD CHIPOTLE

CLIENT NAME
CENTRAL U.S., LLC

REVISIONS	

Southwood Chipotle-SP

DATE 08/31/26

FILE #

CONTRACT #

DRAWN BY

The Drawing, Specifications and other documents prepared by Southeastern Consulting Services (SECS) for this Project are instruments of SECS for use solely with respect to this Project and, unless otherwise provided, SECS shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

253 PINEWOOD DRIVE
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. CA33182

SEAL

EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949

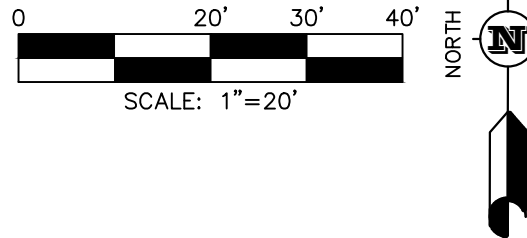
PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

BUS-40
TURNING
MOVEMENT PLAN

SHEET

3.1



SOUTHWOOD CHIPOTLE

CLIENT NAME

CENTRAL U.S., LLC

[illegible]

Southwood Chipotle-SP

DATE 08/31/26

LE #	
CONTRACT #	

DRAWN BY

Drawings, Specifications and other documents prepared by Southeastern Consulting Services (SCS) for this Project are instruments of SECS use solely with respect to this Project and, unless otherwise provided, SECS shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

253 PINWOOD DRIVE
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. CA33182

EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949

PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

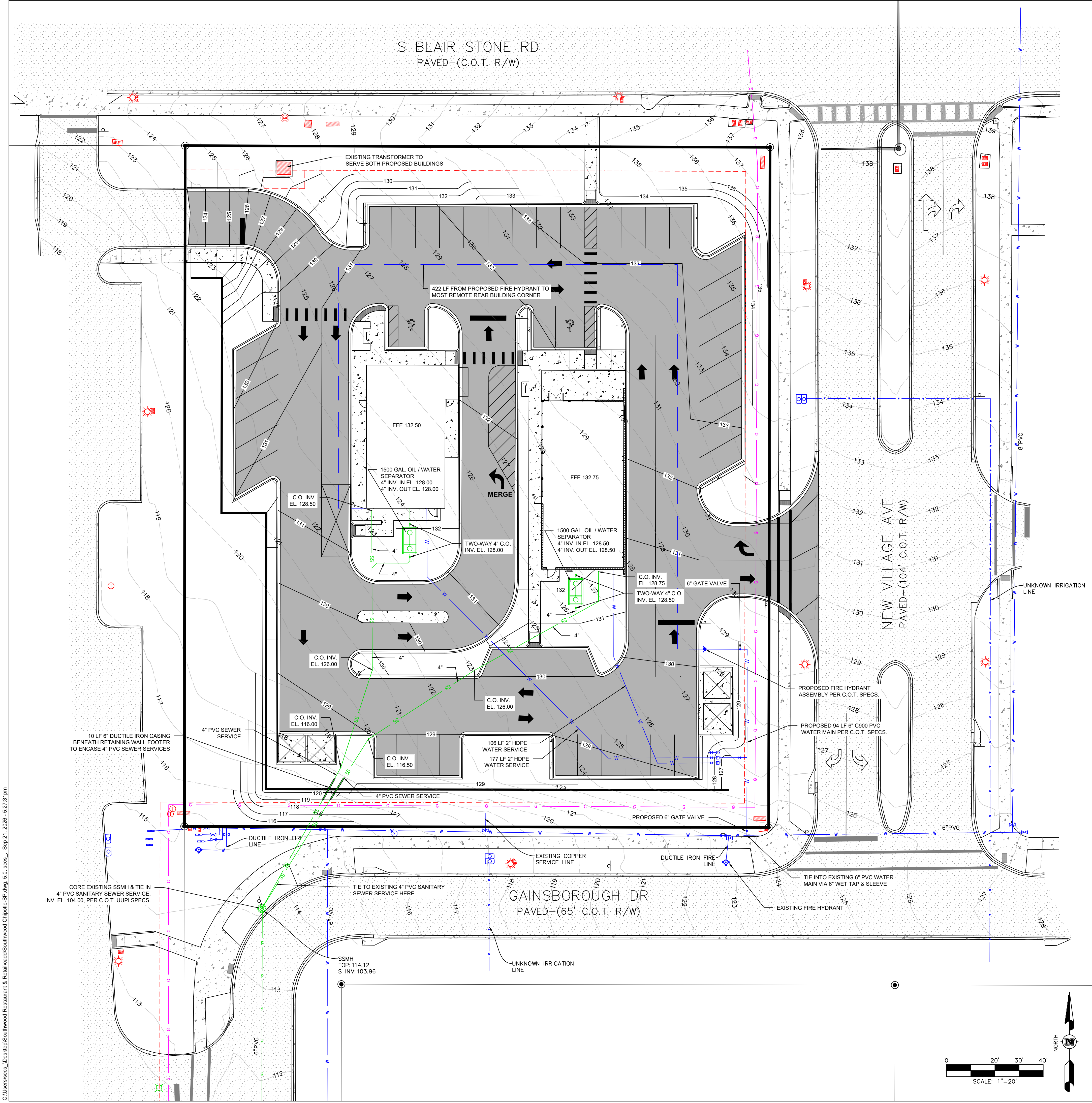
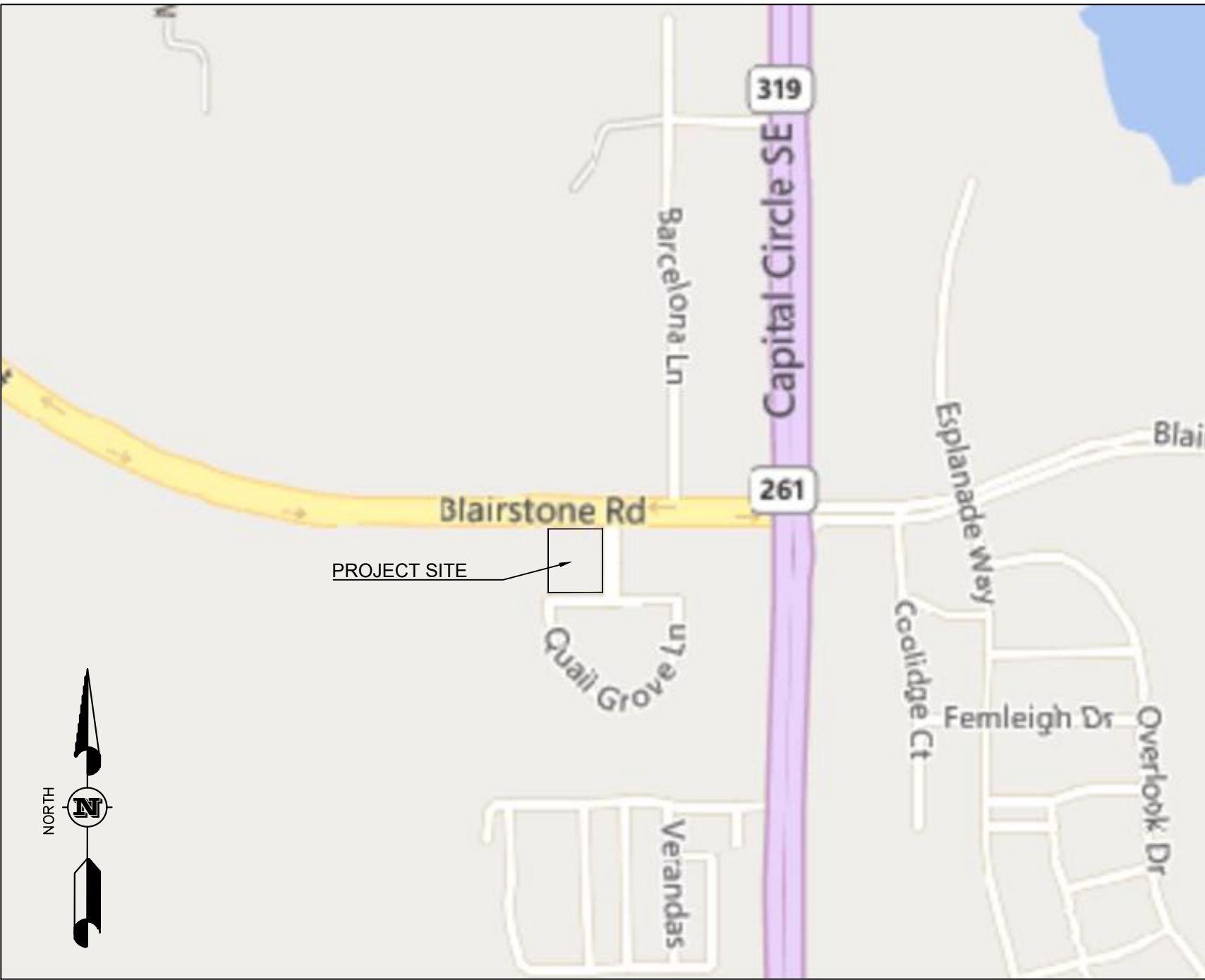
GRADING PLAN

PLAN

SHEET

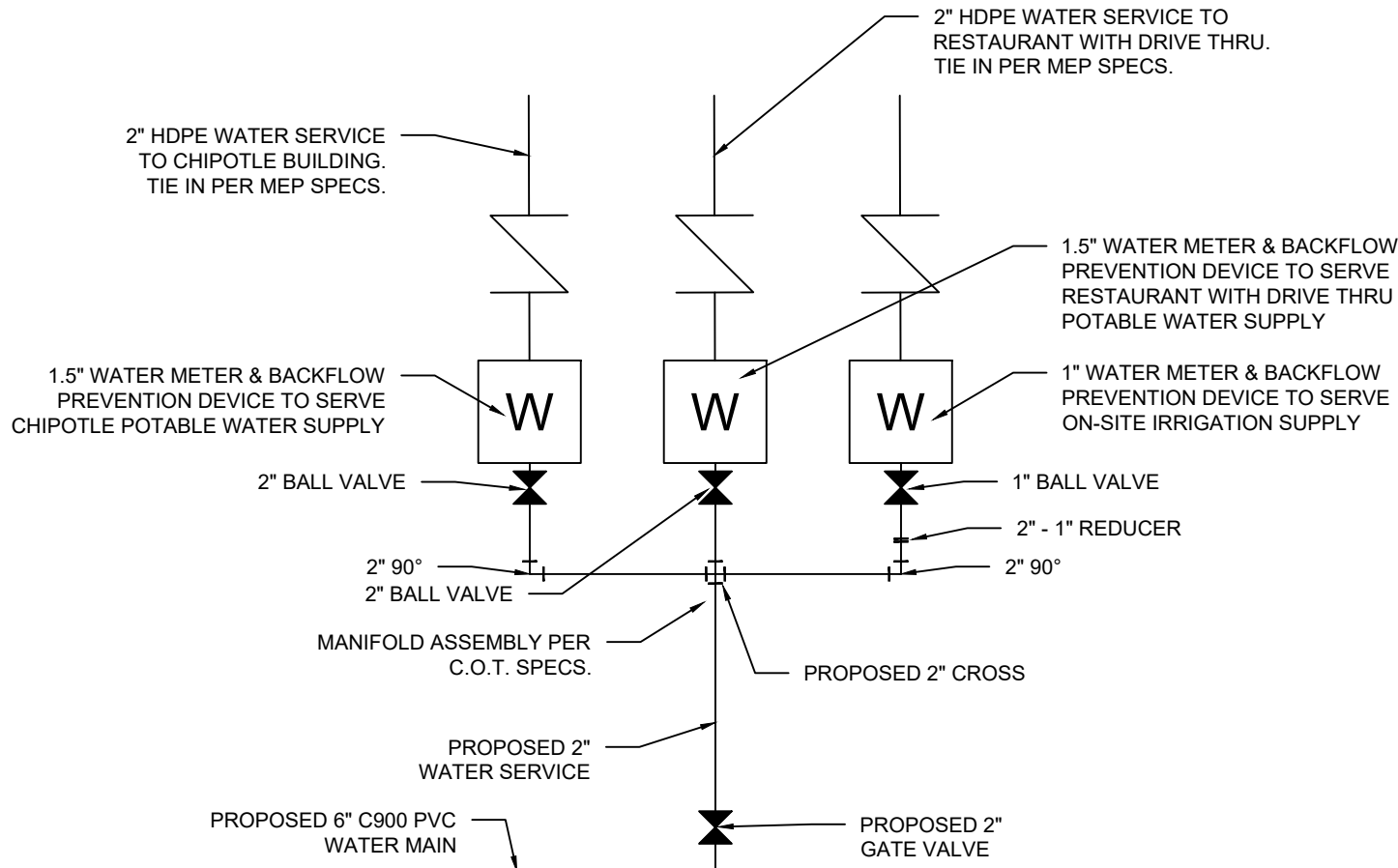
4.0

C:\Users\secs \Desktop\Southwood Restaurant & Retail\cadd\Southwood Chipotle-SP.dwg, 4 0, secs , Sep 21, 2026 - 5:27:25pm



GENERAL NOTES:

- A MINIMUM 36 INCHES OF CLEAR SPACE IS REQUIRED TO ACCESS AND OPERATE FIRE PROTECTION EQUIPMENT. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION SYSTEM CONTROL VALVES.
- A CLEAR SPACE OF NO LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES.
- DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE): 36 INCHES MINIMUM UNDER DRIVING SURFACES; 30 INCHES 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 INCHES 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.
- DEVELOPER SHALL REPAIR ANY DAMAGE TO EXISTING INFRASTRUCTURE WITHIN PUBLIC R.O.W CAUSED DURING CONSTRUCTION.
- 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'.



PROJECT NAME
SOUTHWOOD CHIPOTLE

CLIENT NAME
CENTRAL U.S., LLC

REVISIONS					

Southwood Chipotle-SP

DATE 08/31/26

FILE #

CONTRACT #

DRAWN BY

The Drawing, Specifications and other documents prepared by Southeastern Consulting Services (SECS) for this Project are instruments of SECS. It is to be used only with respect to this Project and, unless otherwise provided, SECS shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

253 PINEWOOD DRIVE
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. CA33182

SEAL

EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949

PRELIMINARY, NOT FOR CONSTRUCTION

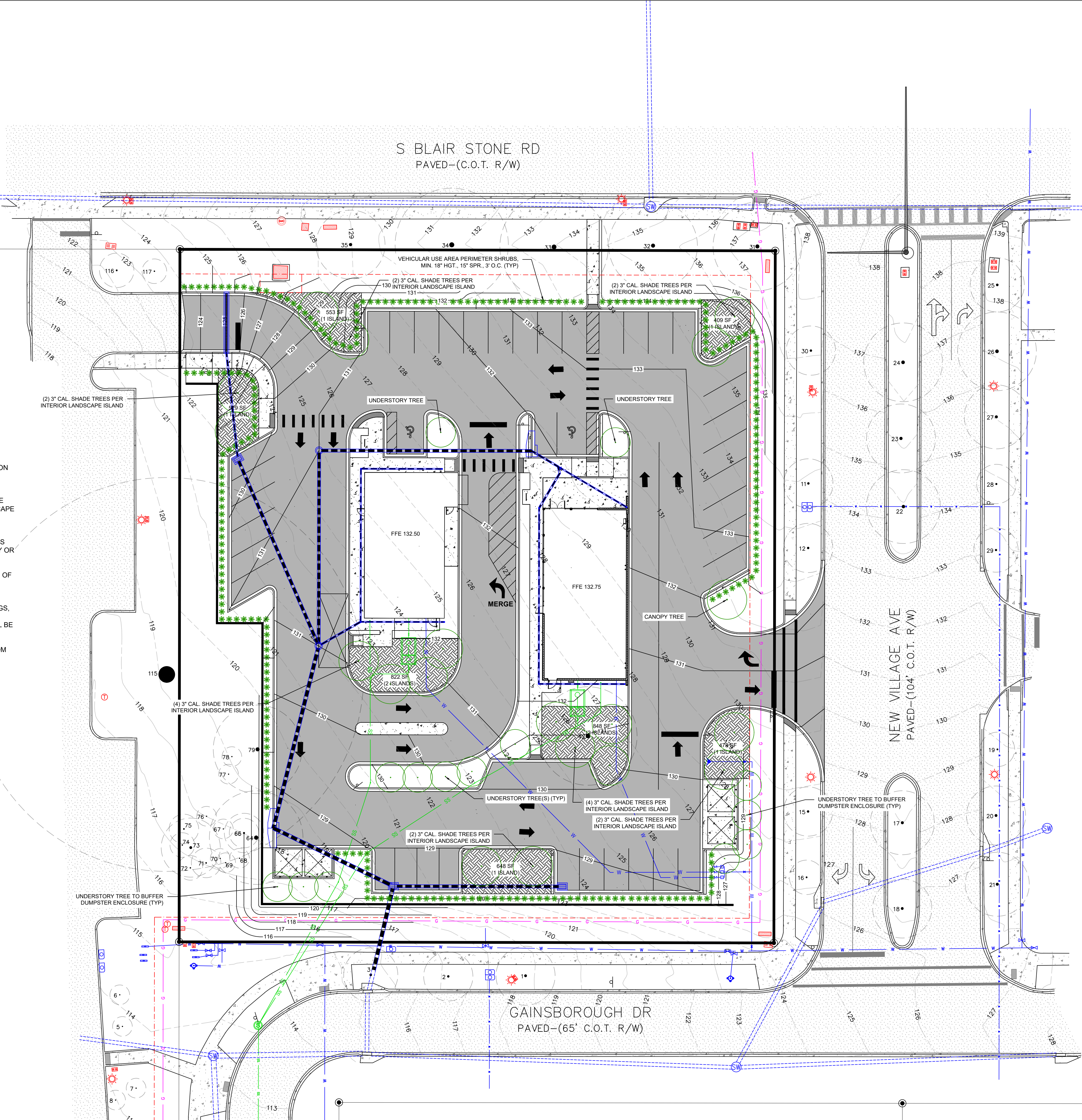
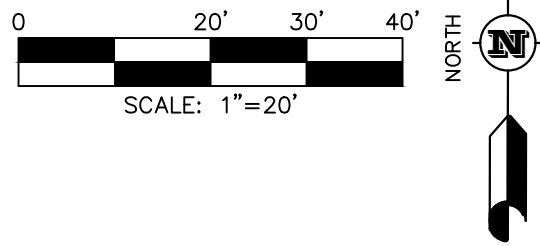
SHEET TITLE
CONCEPT UTILITY SERVICES PLAN

SHEET
5.0

C:\Users\lsc\Desktop\Southwood Restaurant & Retail\lsc\Southwood Chipotle-SP.dwg, 6.0, aec_ Sep 21, 2026 5:27:35pm

GENERAL NOTES:

1. A MINIMUM 36 INCHES OF CLEAR SPACE IS REQUIRED TO ACCESS AND OPERATE FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION SYSTEM CONTROL VALVES.
2. A CLEAR SPACE OF NO LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES.
3. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "CITY OF TALLAHASSEE TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION".
4. A MINIMUM OF (3) 2" CALIPER SHADE TREES, OR (2) 3" CALIPER, SHALL BE PLANTED WITHIN EACH DESIGNATED INTERIOR VEHICULAR USE LANDSCAPE ISLAND.
5. PERIMETER VUA BUFFERING AS SHOWN INCLUDES SHRUBS 3 FEET ON CENTER, AND 75/25 CANOPY / UNDERSTORY TREES ON 18 FEET CENTERS AVERAGE. EXISTING PRESERVED VEGETATION, WHETHER UNDERSTORY OR CANOPY TREES, SHALL ACT TO OFFSET REQUIRED PLANTINGS ACCORDINGLY. FINAL COORDINATION WITH C.O.T. ENVIRONMENTAL INSPECTOR AND ENGINEER OF RECORD SHALL BE CONDUCTED AT TIME OF PLANTINGS TO DETERMINE QUANTITIES, SPECIES AND LOCATIONS REQUIRED, BASED ON PRESERVED EXISTING VEGETATION.
6. 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).
7. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM EDGE OF ANY IMPERVIOUS AREA, PER TLDC SECTION 5-85(M).



PROJECT NAME
SOUTHWOOD CHIPOTLE

CLIENT NAME
CENTRAL U.S., LLC

REVISIONS					

Southwood Chipotle-SP

DATE 08/31/26

FILE #

CONTRACT #

DRAWN BY

The Drawings, Specifications and other documents prepared by Southeastern Consulting Services (SECS) for this Project are instruments of SECS and shall be used only for the Project and, unless otherwise provided, SECS shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

253 PINEWOOD DRIVE
TALLAHASSEE, FL 32303

CERTIFICATE OF AUTHORIZATION NO. CA33182

SEAL
EDWARD N. BASS, III, P.E.
FL. REG. NO. 62949

**PRELIMINARY, NOT
FOR CONSTRUCTION**

SHEET TITLE
**CONCEPT
LANDSCAPE
PLAN**

SHEET
6.0