

DUTCH BROS COFFEE

DUTCH BROS COFFEE – FL3704
2020 APALACHEE PARKWAY, TALLAHASSEE, FLORIDA
PARCEL ID 3105200020000

CIVIL CONSTRUCTION PLANS

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER

CASTO NET LEASE PROPERTIES LLC
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SURVEYOR

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CITY AND STATE CONTACTS

PLANNING

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TALLAHASSEE, FLORIDA 32301
TEL: (850) 891-6400
CONTACT: TAYLOR JONES

TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT 3
17 COMMERCE BOULEVARD
MIDWAY, FLORIDA 32343-6601
TEL: (850) 330-15250

STORMWATER

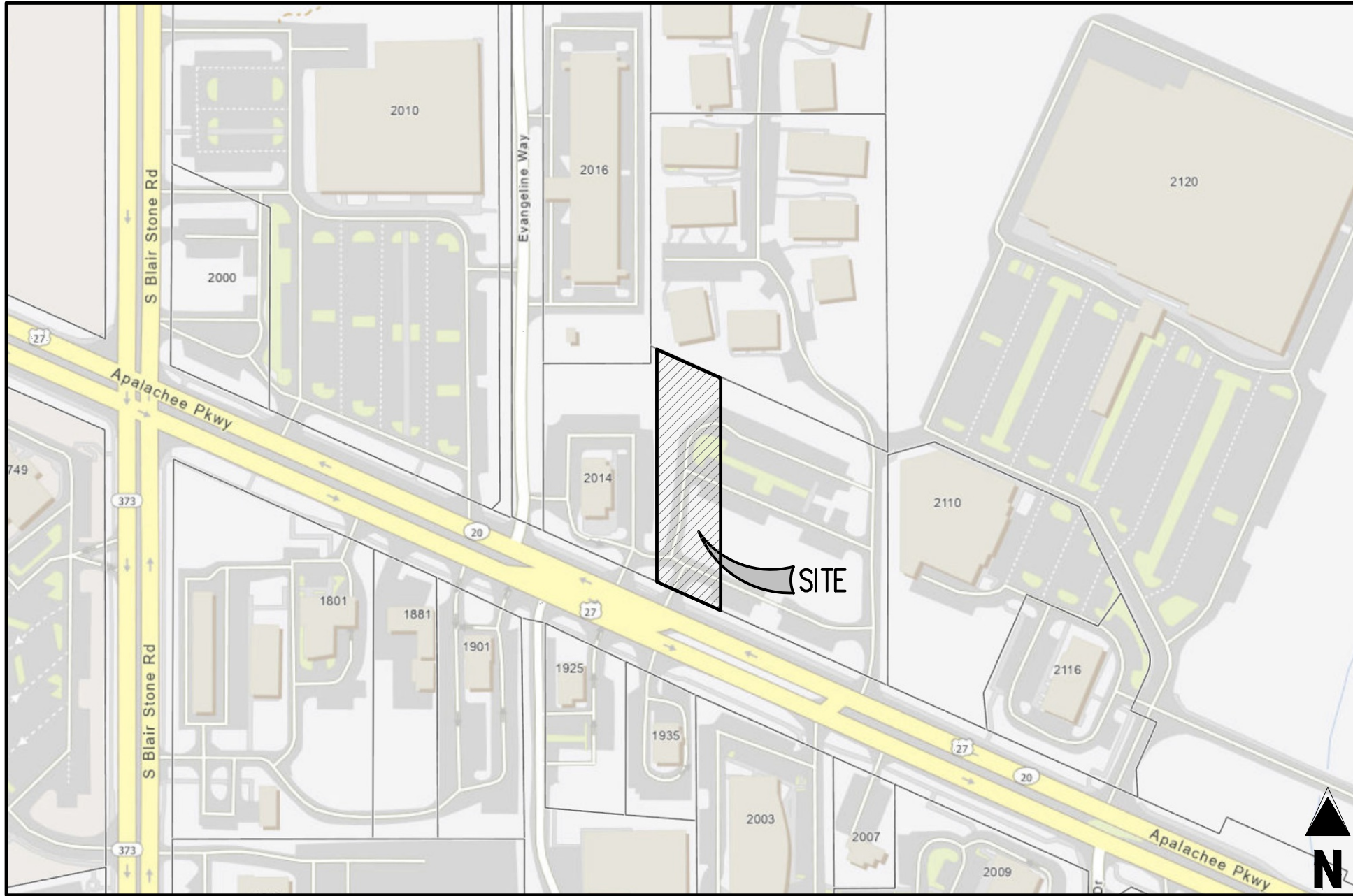
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT
81 WATER MANAGEMENT DRIVE
HAVANA, FLORIDA 32343-4712
TEL: (850) 539-5999

WATER & SANITARY

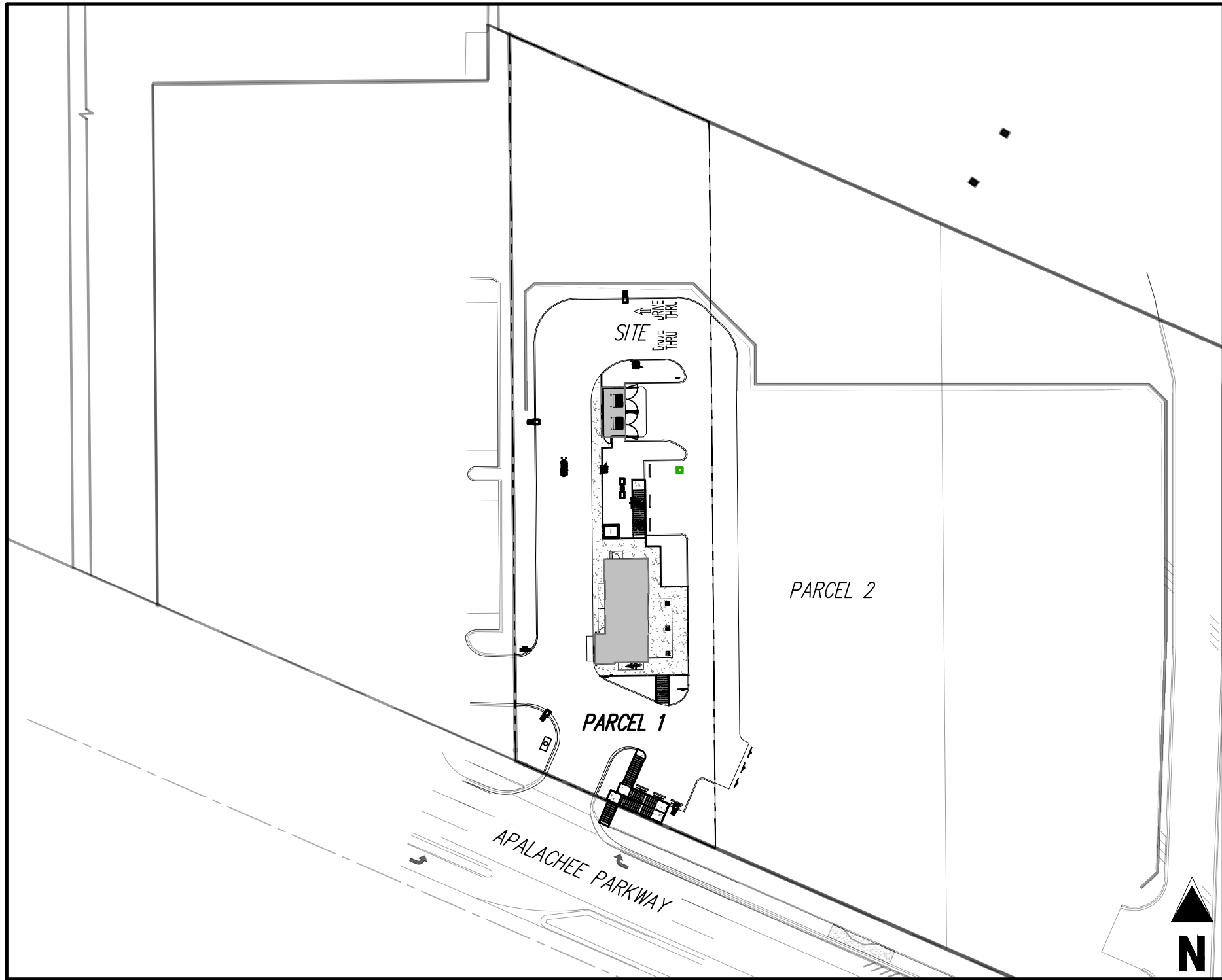
CITY OF TALLAHASSEE UTILITIES
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CONTACT: TINA DROSE



VICINITY MAP
SCALE: 1"=200'



SITE MAP
SCALE: 1"=80'

SITE DATA TABLE			
ZONE DISTRICT: CP – COMMERCIAL PARKWAY			
ITEM	AREA (SQ. FT)	% OF GROSS SITE	
GROSS SITE AREA	32,955	100	
+ BUILDING FOOTPRINT	986	3.0	
+ PARKING / DRIVES / WALKS	18,081	54.8	
+ LANDSCAPE AREA (20% MIN.)	14,874	45.2	
+ TOTAL OPEN SPACE (20% MIN.)	14,874	45.2	
PARKING DATA		REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	4	5	
ACCESSIBLE SPACES	1	1	
TOTAL SPACES	6	6	
PARKING RATIO	1 PER 200 SF	1 PER 200 SF	
BICYCLE PARKING	.25 PER REQ PARKING	2	
BUILDING HEIGHT	4 STORIES	24'-0"	
BUILDING SETBACKS		MINIMUM ALLOWED	PROPOSED
SOUTH (APALACHEE PARKWAY)	25	57.77'	
EAST (SIDE)	0	30.92'	
WEST (SIDE)	0	43.00'	
NORTH (REAR)	10	202.81'	

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWE – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
TYP – TYPICAL
REC – RECEPTION NUMBER
Ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE
REF – REFERENCE

SHEET INDEX			
SHEET NUMBER	SHEET TITLE	REVISION	DATE
C0.0	COVER SHEET		
C0.1	GENERAL NOTES		
C1.0	DEMOLITION AND EROSION CONTROL PLAN		
C1.1	SITE PLAN		
C1.2	HORIZONTAL CONTROL PLAN		
C1.3	SITE DETAILS		
C1.4	SITE DETAILS		
C2.0	GRADING PLAN		
C2.1	ENLARGEMENT GRADING PLAN		
C3.0	EROSION CONTROL PLAN		
C4.0	UTILITY PLAN		
C4.1	UTILITY DETAILS		
C5.0	STORM LINE PLAN		
C5.1	STORM DETAILS		
C6.0	SANITARY LINE PLAN		
LP-1	LANDSCAPE PLAN		
LP-2	LANDSCAPE DETAILS & SPECS		
PP1.0	PHOTOMETRIC PLAN		
PP1.1	PHOTOMETRIC DETAILS SURVEY		

LEGAL DESCRIPTION

A PORTION OF THE FOLLOWING:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND RUN THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS EAST 1015.88 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 20; THENCE ALONG SAID RIGHT OF WAY RUN SOUTH 66 DEGREES 10 MINUTES 50 SECONDS EAST (BEARING BASE) 221.19 FEET TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1021, AT PAGE 1681, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 66 DEGREES 10 MINUTES 50 SECONDS EAST ALONG SAID RIGHT OF WAY 376.14 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 00 DEGREES 14 MINUTES 29 SECONDS WEST 346.12 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 995, AT PAGE 1975, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 66 DEGREES 04 MINUTES 14 SECONDS WEST ALONG SAID PROPERTY LINE 376.46 FEET TO THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1021, AT PAGE 1681, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE EASTERLY PROPERTY LINE OF SAID PROPERTY 346.92 FEET TO THE POINT OF BEGINNING.

BENCHMARK

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION LEO 116, BEING: 185.38 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

BASIS OF BEARING

BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Galloway & Company, LLC

Sarah Culotta
c=US, o=G
DEVELOPMENT
SERVICES,
dnQualifier=A014
10C0000018EC33
C4ED3000A2BC3,
cn=Sarah Culotta
2026.10.06
14:15:40 -04'00'

This Item has been digitally signed and sealed by SARAH CULOTTA on the date adjacent to the seal.

Signature must be verified on any electronic copies.



DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

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Project No: 2026.205
Drawn By: DSH
Checked By: SC
Date: 09/25/2026

COVER SHEET

C0.0

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH ALL UTILITY SERVICE PROVIDERS IN THE AREA. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ACTIVITIES.
2. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND OTHER IMPROVEMENTS AS NOTED ON THE PLANS. THIS INCLUDES FOUNDATIONS, TIMBER, BRUSH, STUMPS, ROOTS, PAVEMENT AND BASE MATERIAL, AND OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
3. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCLUDED IN THE CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
5. THE LOCATION OF ALL EXISTING UTILITIES AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED BASED UPON THE BEST AVAILABLE INFORMATION. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY. ALL UTILITIES, SURFACE IMPROVEMENTS AND TREE LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR.)
8. ALL EROSION CONTROL MEASURES NOTED BELOW AND IN THE PLANS SHOULD BE IN PLACE PRIOR TO THE START OF DEMOLITION.

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, AND/OR CONDITIONAL CHANGES.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.
6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE THE LIMITS OF CONSTRUCTION.
8. CONTRACTOR SHALL BLOCK INTERUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO THE SITE.
9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.
11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.
12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE GOVERNING JURISDICTION OR BY OTHER REGULATORY AGENCIES.
14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES/WATTLES, UNTIL THE UNDERPOCK GRADE IS FINISHED AND PROMED.
15. THE BOTTOM AND SIDE SLOPES OF RETENTION PONDS SHALL BE UNDER EXCAVATED BY ROUGHLY 12 INCHES AT THE BEGINNING OF CONSTRUCTION. THE ENTIRE SIDE IS STABILIZED, THE RETENTION POND SHALL BE EXCAVATED TO THE DESIGN DEPTH AND STABILIZED WITH SEED OR SOD AS SPECIFIED IN THE LANDSCAPING PLANS. NO MUCK GROWN SOD SHALL BE USED.

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND THESE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDITIONS IN THE FIELD AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD AT ONCE.

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
2. SITE LOCATION: 2020, YOUTOWN, FLORIDA 33333.
3. THIS SITE LIES IN FLOOD ZONE X, F.J.R.M. PANEL NO. 12073031F1, LEON COUNTY, FLORIDA, DATED 188, 2009.
4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY ALTMANN SURVEYING, 910 BELLE AVENUE, SUITE 1100 CASSLEBERRY, FLORIDA 32708
5. BENCHMARK-- REFERS TO TOPOGRAPHIC SURVEY BY ALTMANN SURVEYING.
6. LEGAL DESCRIPTION SHOW HEREIN IS FURNISHED BY SURVEYOR, AND IS ASSUMED FOR PERMITTING AND APPROVAL PURPOSES AND IS AS COURTESY FOR THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.
7. SITE GEOLOGICAL INVESTIGATION PERFORMED BY TERRACON, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOLOGICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.
8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE ORDINANCE.
9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS: BRUSH, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH LEON COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION.
13. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. ALL DISTURBED AREAS SHALL BE SODDED.
15. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
 - a. SURVEYED "AS-BUILT" SPECIFICATIONS THE REQUIREMENTS OF THE LOCAL JURISDICTION.
 - b. WASTEWATER AND DENSITY TEST REPORTS, AND
 - c. PRESSURE TESTING AND HYDROLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM Z DEVELOPMENT SERVICES COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE ENGINEER BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

16. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.
17. VEHICLE PARKING SPACES SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.
18. ACCESSIBLE PARKING PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.
19. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.
20. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.
21. ALL BUILDING DIMENSIONS AND TIES ARE TO FACE OF BUILDING. SEE ARCHITECTURAL PLANS.
22. ALL PARKING LOT CURB RETURN RADI ARE 3' UNLESS OTHERWISE NOTED.
23. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN - UNLESS OTHERWISE LOCATED BY DIMENSIONS - REFLECT SPECIFIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS DURING THE CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUIRED COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TALLAHASSEE, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPES FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS UNLESS OTHERWISE NOTED.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-T-99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATION MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE) TUBING, DR9 MINIMUM.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 14 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH THE AASHTO STANDARD SPECIFICATIONS WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C501.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C501, WITH COMPATIBLE PIPE CONNECTIONS.

6. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE BLUE IN COLOR VIA INTEGRAL PIPE COLOR, STRIPING, OR OTHER METHODS.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HOPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE - SMOOTH INSIDE, 4'-60"), AND MP7 (60" TYPE S).

4. BELL/SPOOT GASKET FOR HOPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

5. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D3034, SDR26, WITH PUSH-ON RUBBER GASKET JOINTS.

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE WATER MAIN, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER THAT IS LOCATED BELOW THE OUTSIDE OF THE WATER MAIN) IS LAID, AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".
2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM- TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE PRESSURE-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE) TUBING, DR9 MINIMUM.
2. WATER MAINS SHALL BE PVC ASTM C900, DR 14 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.
3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.
4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.
5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.
6. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

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4. **MATERIALS (STORM)**
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GENERAL CONTRACTOR NOTES:

A COPY OF THIS SHEET CO SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

This Item has been digitally signed and sealed
by SARAH CULOTTA on the date adjacent to
the seal.

Signature must be verified on any electronic copies.

[illegible]

Project No:	DBC000149.20
Drawn By:	DSH
Checked By:	SC
Date:	Submittal Date

GENERAL NOTES

This Item has been digitally signed and sealed
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Signature must be verified on any electronic copies.



DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

[illegible]

Project No: DBC000149.20

Drawn By: _____ DSH

Checked By: _____ DC

Date: _____ Submittal Date _____

DEMOLITION AND EROSION CONTROL PLAN

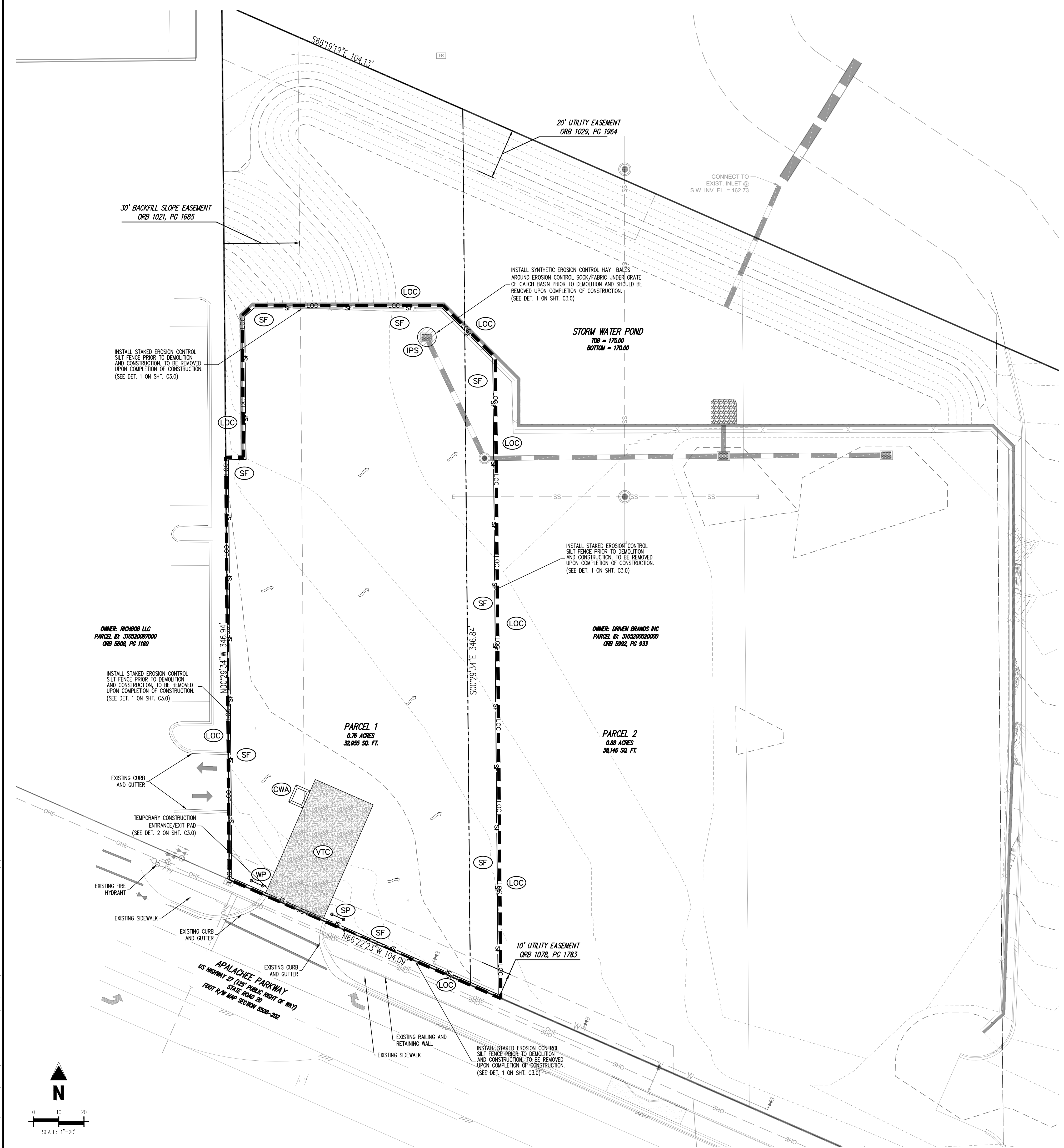
CAUTION – NOTICE TO CONTRACTOR

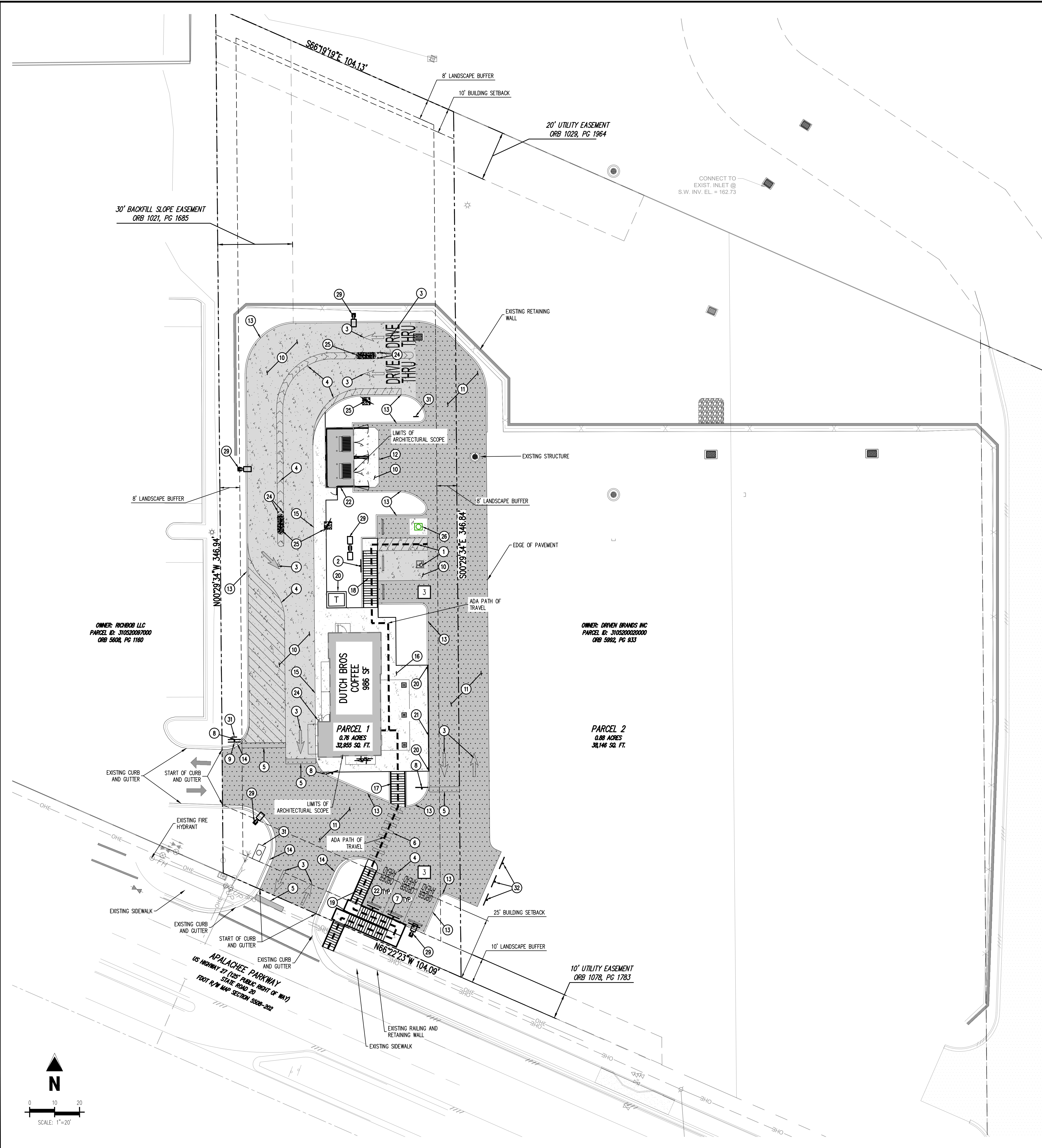
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 
- Know what's below.
Call before you dig.**
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's **below**.
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C1.0





- PAVING LEGEND**
- PROPOSED CONCRETE SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - PROPOSED CONCRETE-HEAVY DUTY
 - EXISTING CONCRETE PAVEMENT
 - PROPOSED ASPHALT-HEAVY DUTY
 - EXISTING ASPHALT-HEAVY DUTY
- SITE SCHEDULE**
- PROPOSED ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE; SEE DET. 1 ON SHT. C1.3
 - PROPOSED ACCESSIBLE PARKING SIGN - (1 SPACE); SEE DET. 2 ON SHT. C1.3
 - PROPOSED PAVEMENT MARKING; SEE DET. 3 ON SHT. C1.3
 - PROPOSED 4" WHITE STRIPING PAINT
 - PROPOSED 24" WHITE STOP BAR;
 - PROPOSED CROSSWALK STRIPING; SEE DET. 3 ON SHT. C1.3
 - PROPOSED ORDER AHEAD SIGN - (3 SPACES); REFER TO SIGNAGE PLANS
 - PROPOSED "STOP" SIGN (R1-1 24") (3 PLACES)
 - PROPOSED "DO NOT ENTER" SIGN (R5-1 24") (1 PLACES)
 - PROPOSED CONCRETE PAVEMENT; SEE DET. 4 ON SHT. C1.3
 - PROPOSED ASPHALT PAVEMENT; SEE DET. 5 ON SHT. C1.3
 - PROPOSED CONCRETE APRON; SEE DET. 6 ON SHT. C1.3
 - PROPOSED 6" CONCRETE CURB; SEE DET. 7 ON SHT. C1.3
 - PROPOSED TYPE "F" CURB AND GUTTER; SEE DET. 8 ON SHT. C1.3
 - PROPOSED MONOLITHIC CURB AND SIDEWALK; SEE DET. 9 ON SHT. C1.3
 - PROPOSED CONCRETE WALK W/ EXPANSION JOINTS; SEE DET. 10 ON SHT. C1.3
 - PROPOSED END RAMP AND AND RAILING; SEE DET. 11 & 14 ON SHT. C1.3
 - PROPOSED CORNER RAMP AND RAILING ; SEE DET. 12 & 14 ON SHT. C1.3
 - PROPOSED SWITCH BACK RAMP; SEE DET. 13 ON SHT. C1.2
 - RAILING; SEE DET. 14 ON SHT. C1.3
 - RETAINING WALL; SEE DET. 1 ON SHT. C1.4
 - WHEEL STOP; SEE DET. 2 ON SHT. C1.4 (6 SPACES)
 - PROPOSED DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL PLANS
 - PROPOSED 6" BOLLARD WITH E022 - BOLLARD COVER (BLUE WITH LOGO) (5 PLACES); SEE DET. 3 ON SHT. C1.4
 - PROPOSED ILLUMINATED MENU SIGN, THE TWO SIGNS IN THE DRIVE AISLE WILL BE MOUNTED ON A 2.5' X 8' X 6" RAISED CONCRETE ISLAND. (REFER TO SIGNAGE PLAN); SEE DET. 3 ON SHT. C1.4
 - PROPOSED SANITARY STRUCTURE
 - PROPOSED BACKFLOW PREVENTER
 - PROPOSED STORM STRUCTURE
 - PROPOSED SITE LIGHTING (REFER TO PHOTOMETRIC SHEET FOR SPECIFICATIONS)
 - PROPOSED TRANSFORMER
 - PROPOSED DUTCH BROS DIRECTIONAL SIGNAGE
 - END OF ROAD WAY SIGNAGE (3 PLACES); SEE DET. 4 ON SHT. C1.4
 - POLE MOUNT SIGN

- SITE LEGEND**
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY BOUNDARY LINE
 - RIGHT OF WAY BOUNDARY LINE
 - ROAD CENTERLINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - BUILDING SETBACK LINE
 - LANDSCAPE SETBACK LINE
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 - PROPOSED SIGN
 - PROPOSED PIPE BOLLARD
 - PROPOSED ADA PARKING SYMBOL
 - PROPOSED WHEEL STOP
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 - PROPOSED PAD MOUNTED TRANSFORMER
 - EXISTING LIGHT POLE
 - PROPOSED SITE LIGHTING
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING STORM SEWER MANHOLE
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED DUTCH BROS COFFEE - FL3704

GEOTECHNICAL ENGINEER: TERRACON

PROJECT NO: 1000024518 DATE: AUGUST 24, 2026

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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811
Know what's below.
Call before you dig.



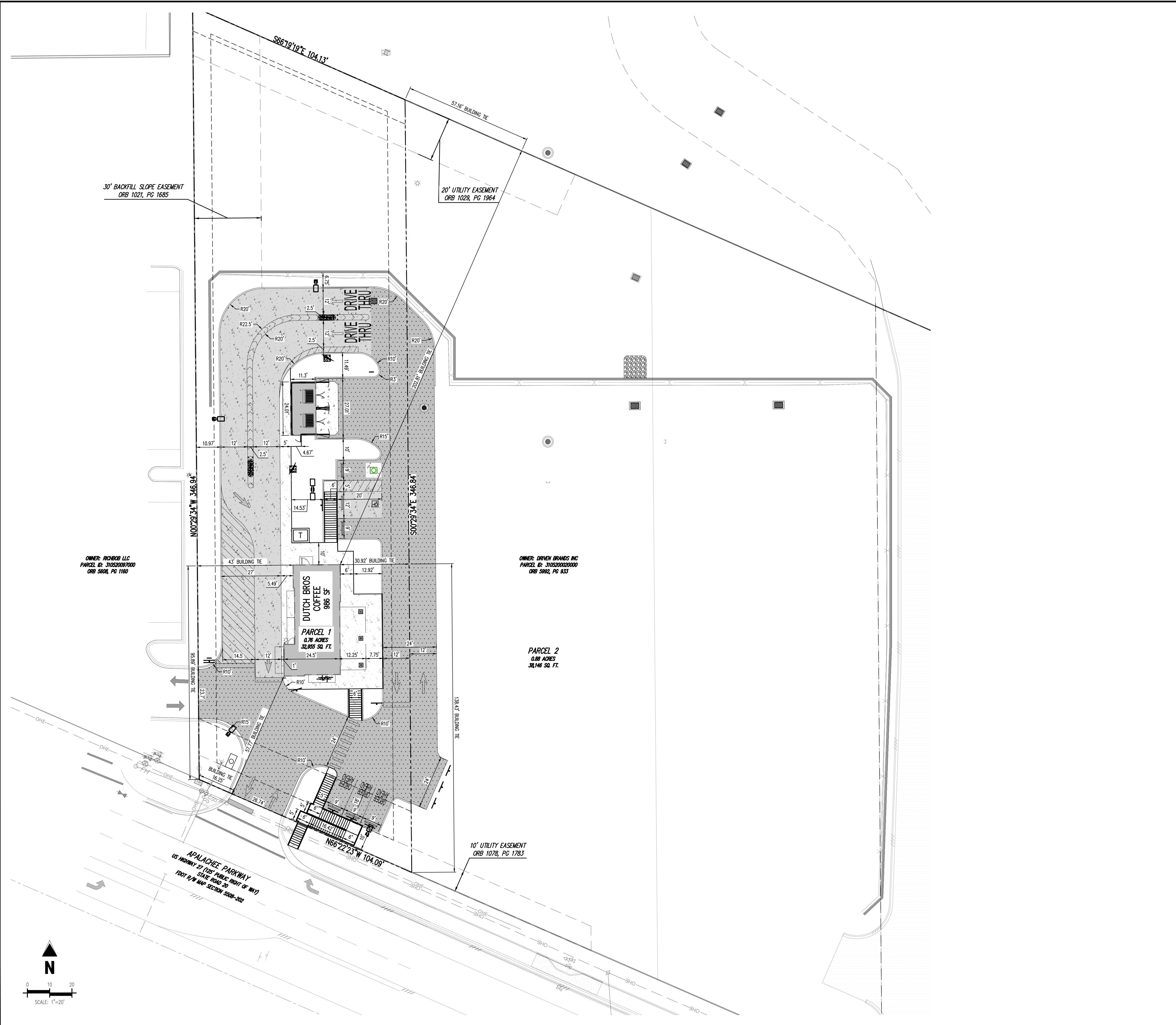
DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

#	Date	Issue / Description	Int.
1	08/24/2026	Issue 1: Initial Design	1
2	08/24/2026	Issue 2: Final Design	2
3	08/24/2026	Issue 3: Construction	3
4	08/24/2026	Issue 4: Final	4
5	08/24/2026	Issue 5: Final	5
6	08/24/2026	Issue 6: Final	6
7	08/24/2026	Issue 7: Final	7
8	08/24/2026	Issue 8: Final	8
9	08/24/2026	Issue 9: Final	9
10	08/24/2026	Issue 10: Final	10
11	08/24/2026	Issue 11: Final	11
12	08/24/2026	Issue 12: Final	12
13	08/24/2026	Issue 13: Final	13
14	08/24/2026	Issue 14: Final	14
15	08/24/2026	Issue 15: Final	15
16	08/24/2026	Issue 16: Final	16
17	08/24/2026	Issue 17: Final	17
18	08/24/2026	Issue 18: Final	18
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94	08/24/2026	Issue 94: Final	94
95	08/24/2026	Issue 95: Final	95
96	08/24/2026	Issue 96: Final	96
97	08/24/2026	Issue 97: Final	97
98	08/24/2026	Issue 98: Final	98
99	08/24/2026	Issue 99: Final	99
100	08/24/2026	Issue 100: Final	100

SITE PLAN

C1.1



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- SIGHT TRIANGLE
- PROPOSED SAWCUT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED EDGE OF ASPHALT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING FENCE TO REMAIN
- EXISTING WALL
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- ADA PATH OF TRAVEL
- PARKING COUNT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED PIPE BOLLARD
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WHEEL STOP
- EXISTING ELECTRICAL PULL BOX
- PROPOSED PAD MOUNTED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT

BENCHMARK

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION LEO 116, BEING: 185.38 FEET, (NAD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

BASIS OF BEARING

BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE UNLESS OTHERWISE NOTED.

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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

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Signature must be verified on any electronic copies.



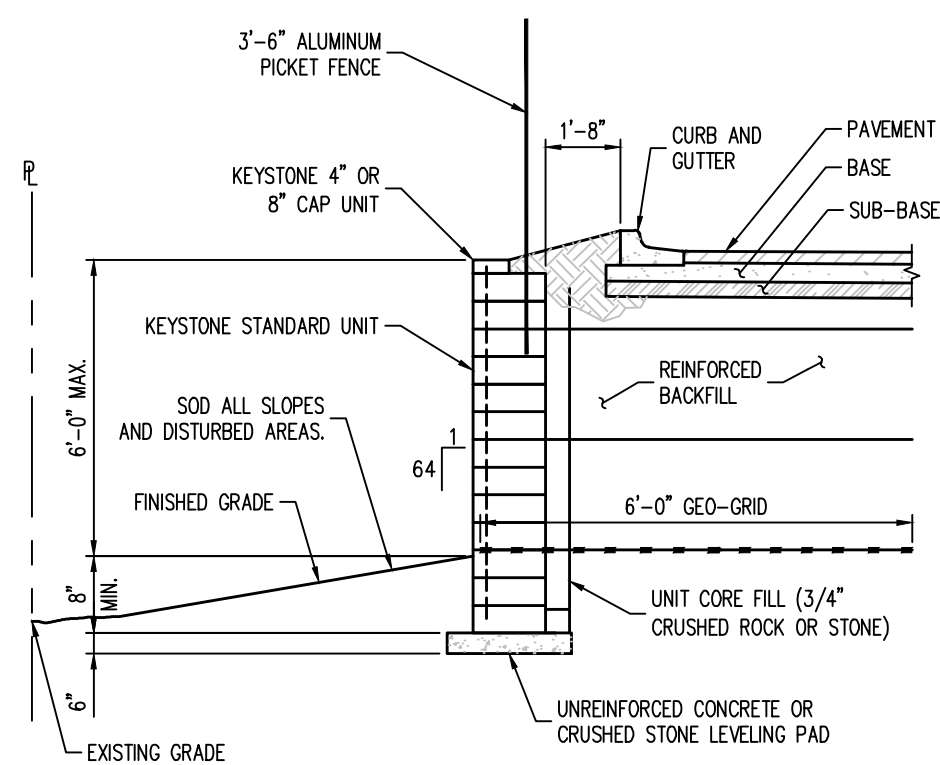
DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

#	Date	Issue / Description	Int.
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Project No: OBC000149.20
Drawn By: DSH
Checked By: SC
Date: Submittal Date

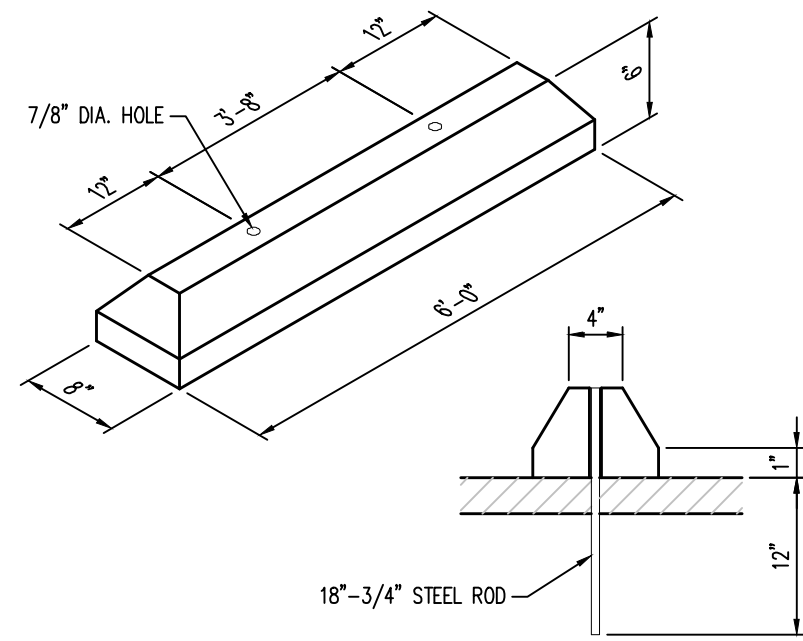
HORIZONTAL CONTROL PLAN



NOTES:

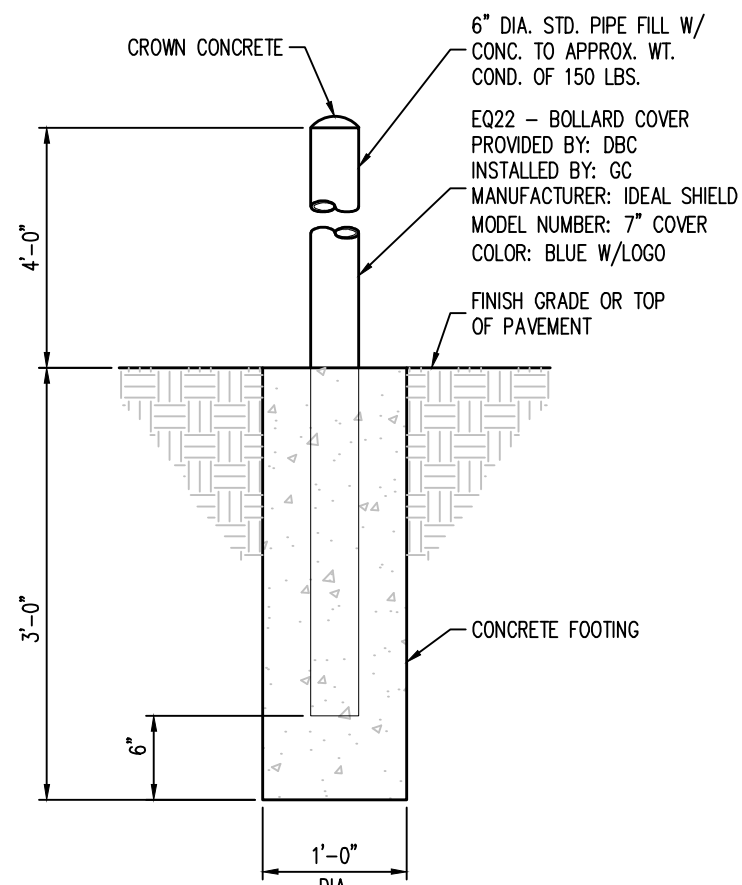
1. FINAL WALL AND GEO GRID TIEBACK DESIGN TO BE PROVIDED BY KEYSTONE MANUFACTURER
2. STANDARD UNIT - NEAR VERTICAL SETBACK

1 REINFORCED KEYSTONE WALL
NOT TO SCALE



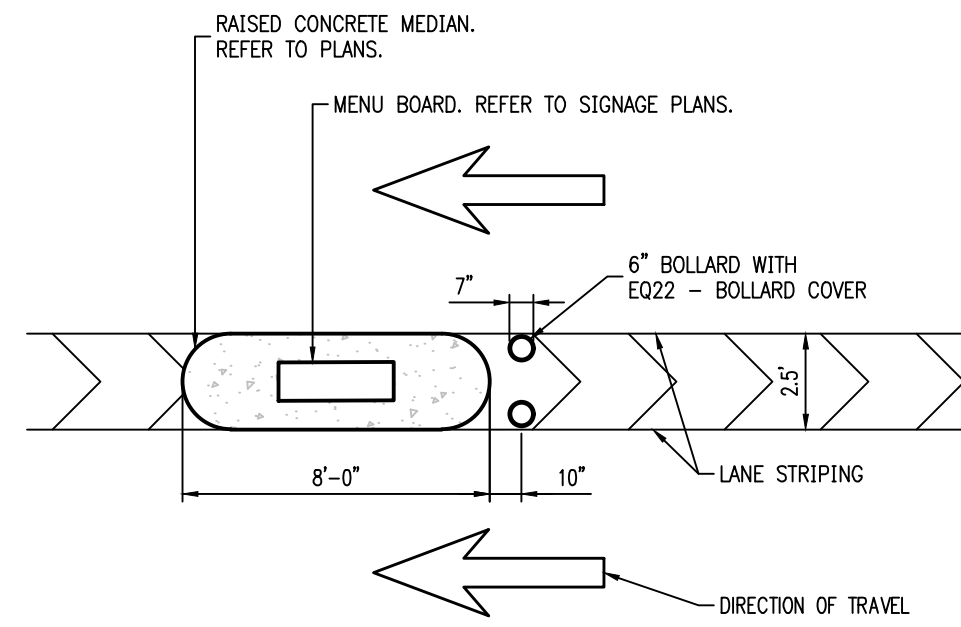
NOTES:
1. CONCRETE SHALL BE 3,500 PSI 28 DAY STRENGTH

② CONCRETE WHEEL STOP DETAIL
NOT TO SCALE

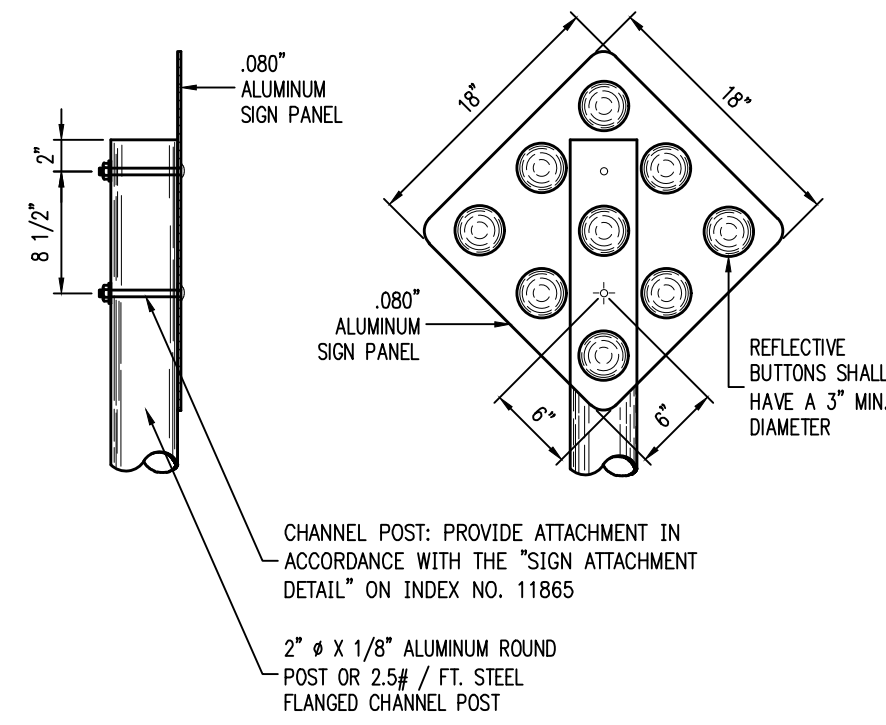


BOLLARD DETAIL

3 BOLLARD AND MENU BOARD LAYOUT
NOT TO SCALE



MENU BOARD LAYOUT



NOTES:

1. ALUMINUM POST: 3/8" Ø ALUMINUM BUTTON HEAD BOLT WITH NUT AND LOCKWASHER OR 5/16" Ø STAINLESS STEEL HEX HEAD BOLT WITH FLAT WASHER UNDER HEAD AND LOCKWASHER UNDER NUT
2. NO CONCRETE FOOTING IS REQUIRED FOR DELINEAR SUPPORTS. SUPPORTS SHALL BE DRIVEN 3' INTO THE GROUND.

④ SIGN PANEL & REFLECTIVE BUTTONS
NOT TO SCALE

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Galloway & Company, LLC

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DUTCH BROS COFFEE - FL3704

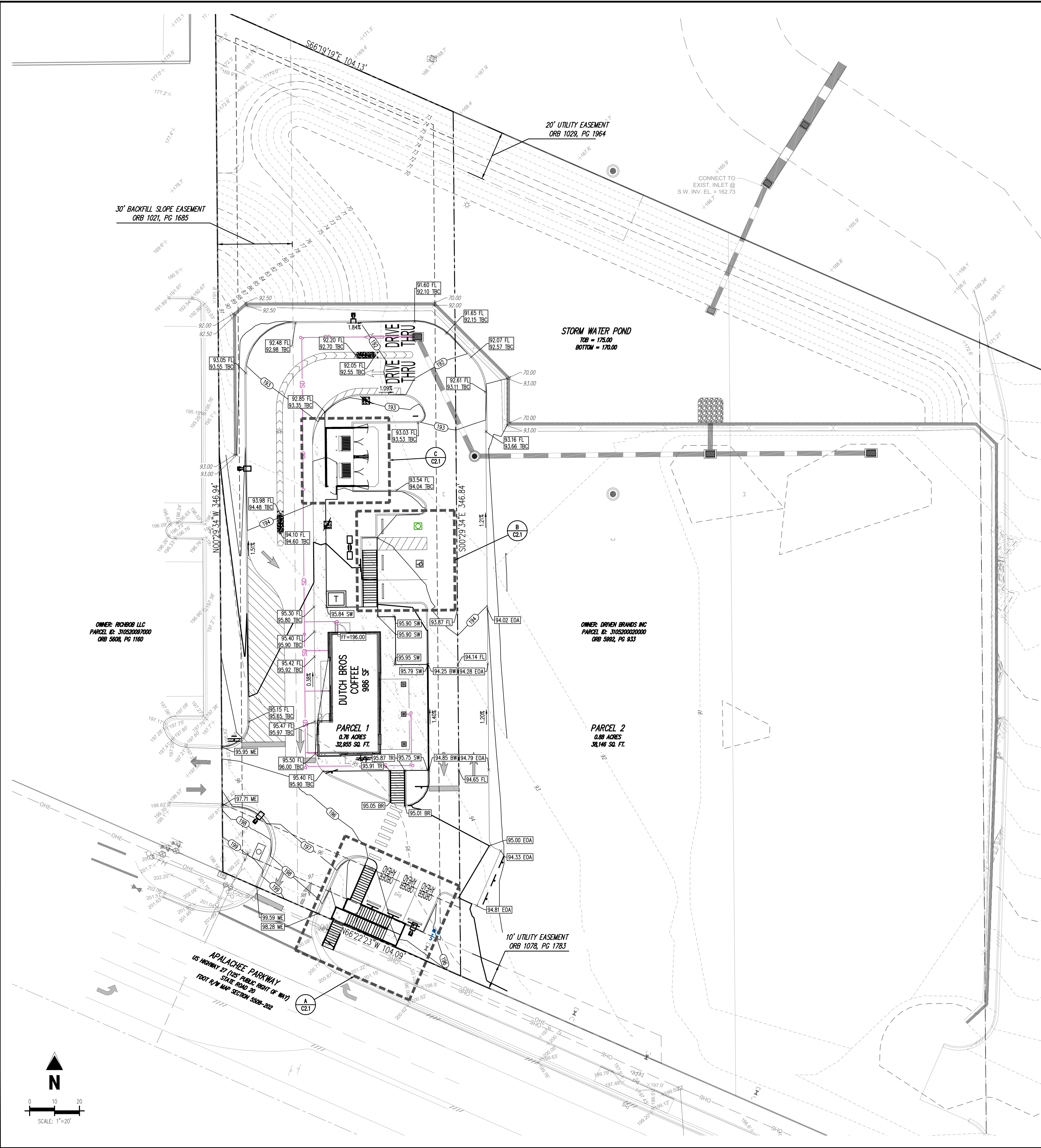
2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

[illegible]

Project No:	DBC000149.2
Drawn By:	DS
Checked By:	S
Date:	Submittal Date

SITE DETAILS

C1.4



GRADING LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" AND LARGER)
	PROPOSED RIDGE LINE
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLOWLINE ELEVATION
	FINISHED FLOOR
	FINISHED GRADE
	TOP OF SIDEWALK
	HIGH POINT
	LOW POINT
	MATCH EXISTING
	BOTTOM OF RAMP
	TOP OF RAMP
	EDGE OF ASPHALT
	TOP BACK OF CURB
	BOTTOM OF WALL

SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	SIGHT TRIANGLE
	PROPOSED SAWCUT LINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED EDGE OF ASPHALT
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING FENCE TO REMAIN
	EXISTING WALL
	PROPOSED WALL
	LIMITS OF ARCHITECTURAL SCOPE
	ADA PATH OF TRAVEL
	PARKING COUNT
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WHEEL STOP
	EXISTING ELECTRICAL PULL BOX
	PROPOSED PAD MOUNTED TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT

BENCHMARK

ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION LED 116, BEING: 185.38 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

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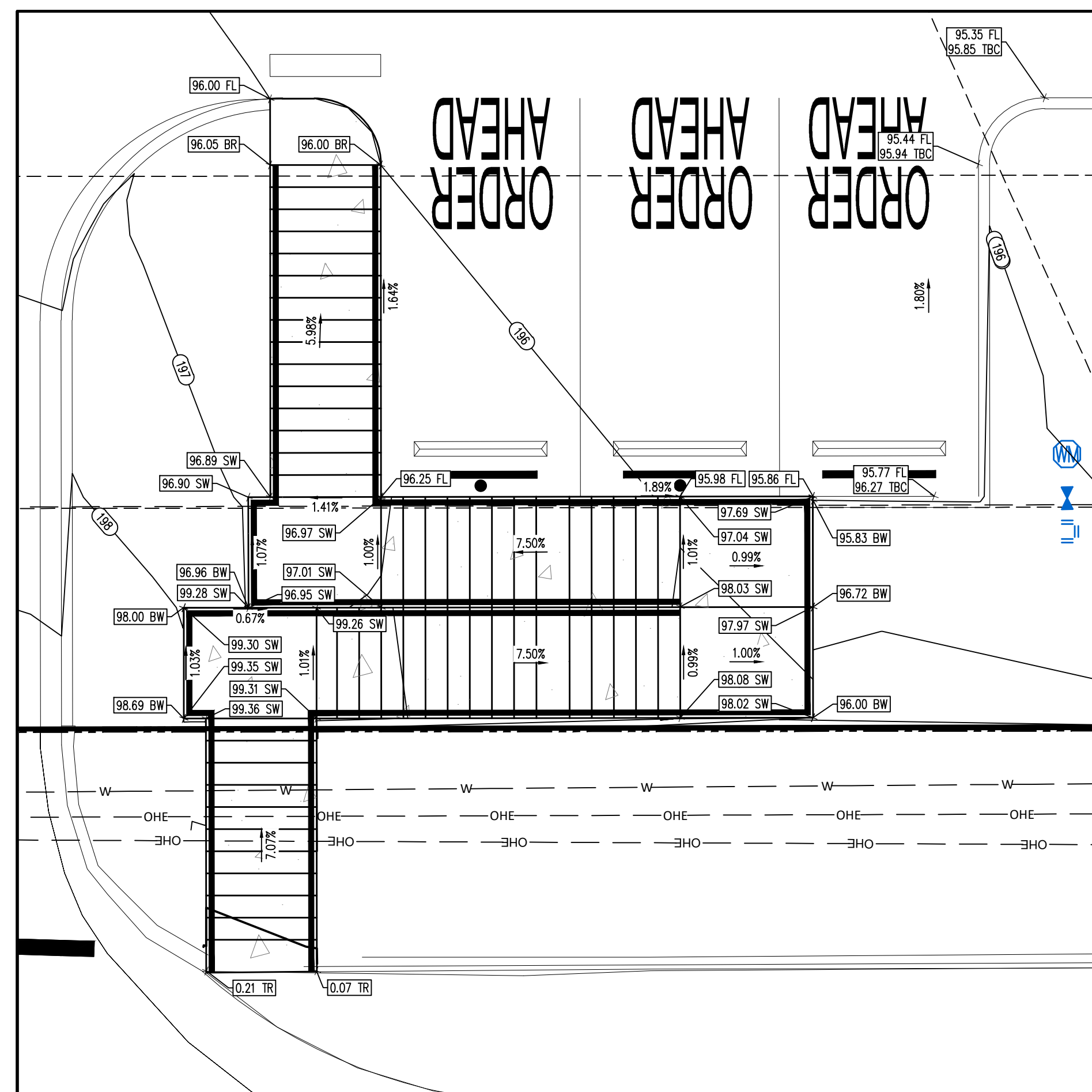
Project No:	DBC000149.20
Drawn By:	DSH
Checked By:	DC
Date:	Submit Date

GRADING PLAN

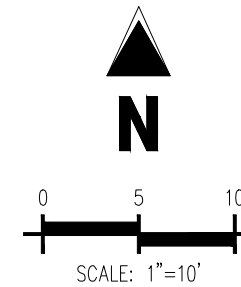
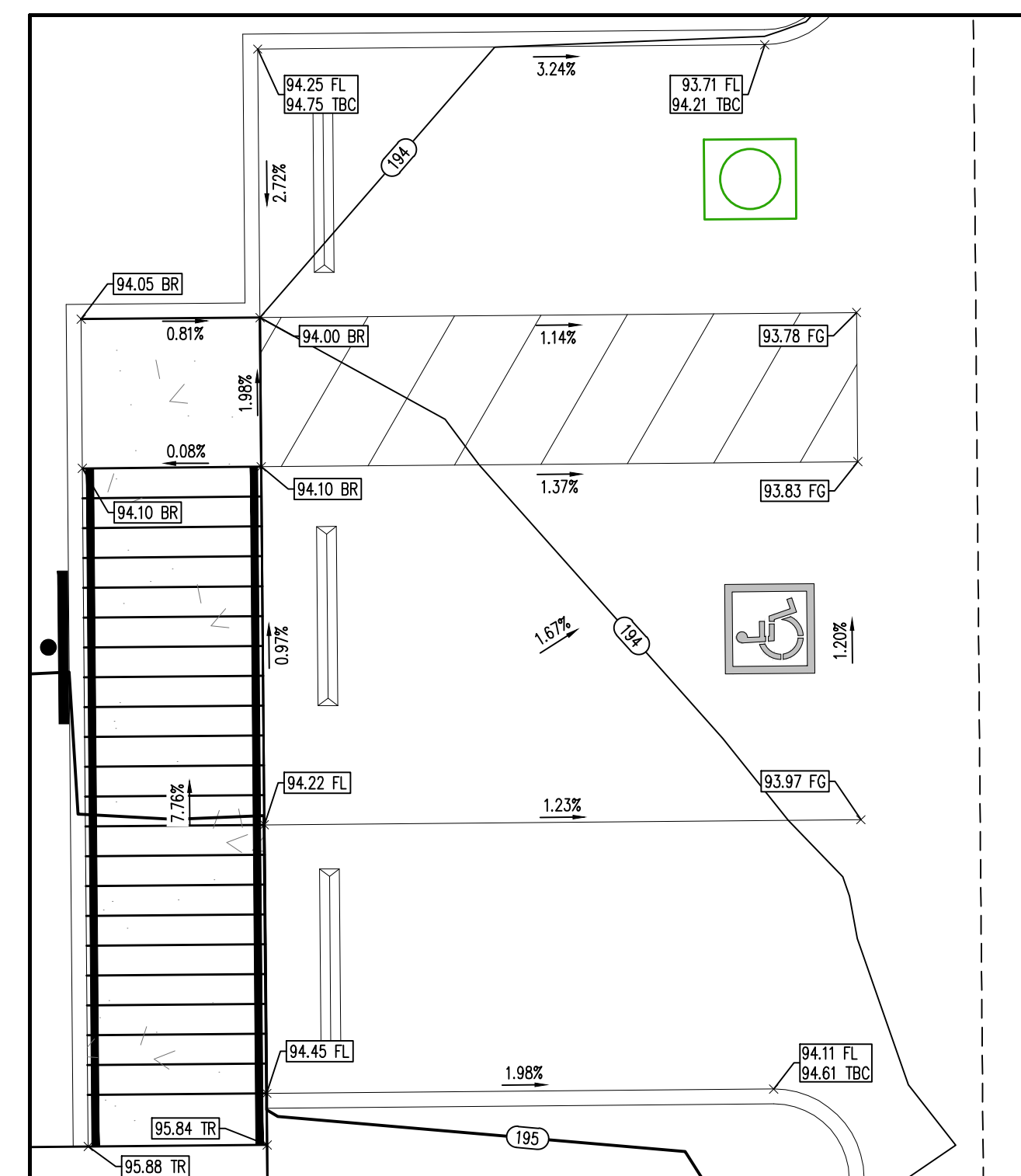
C2.0

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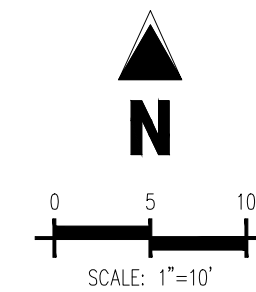
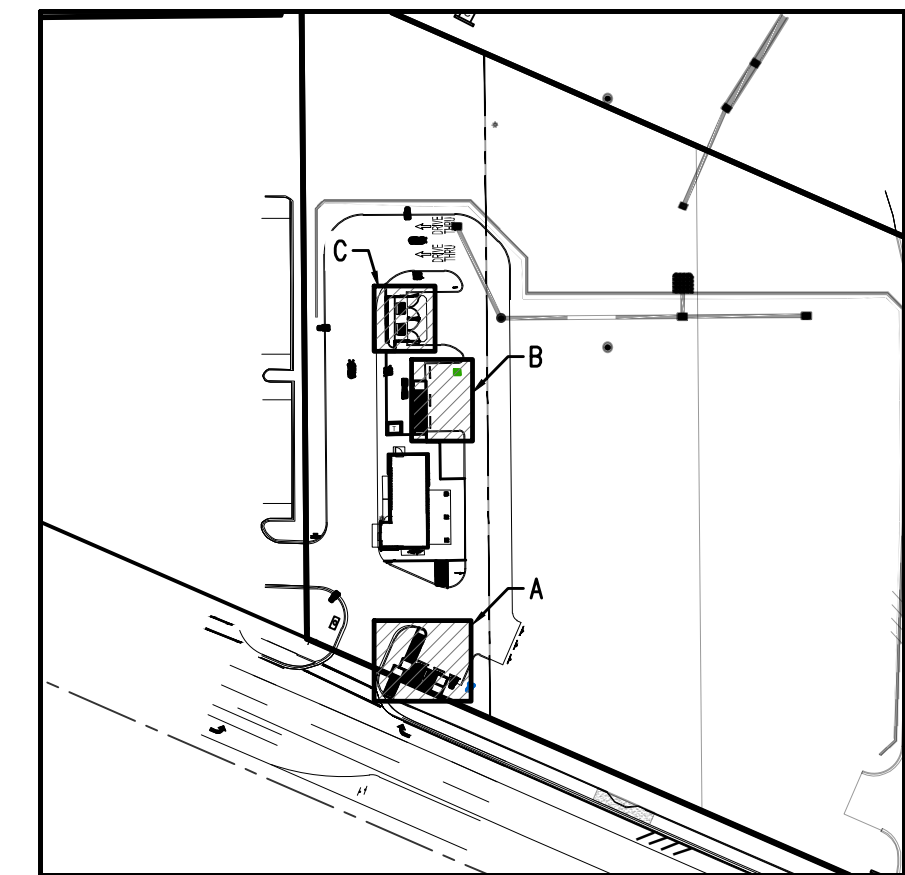
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ADA RAMP – ENLARGEMENT A



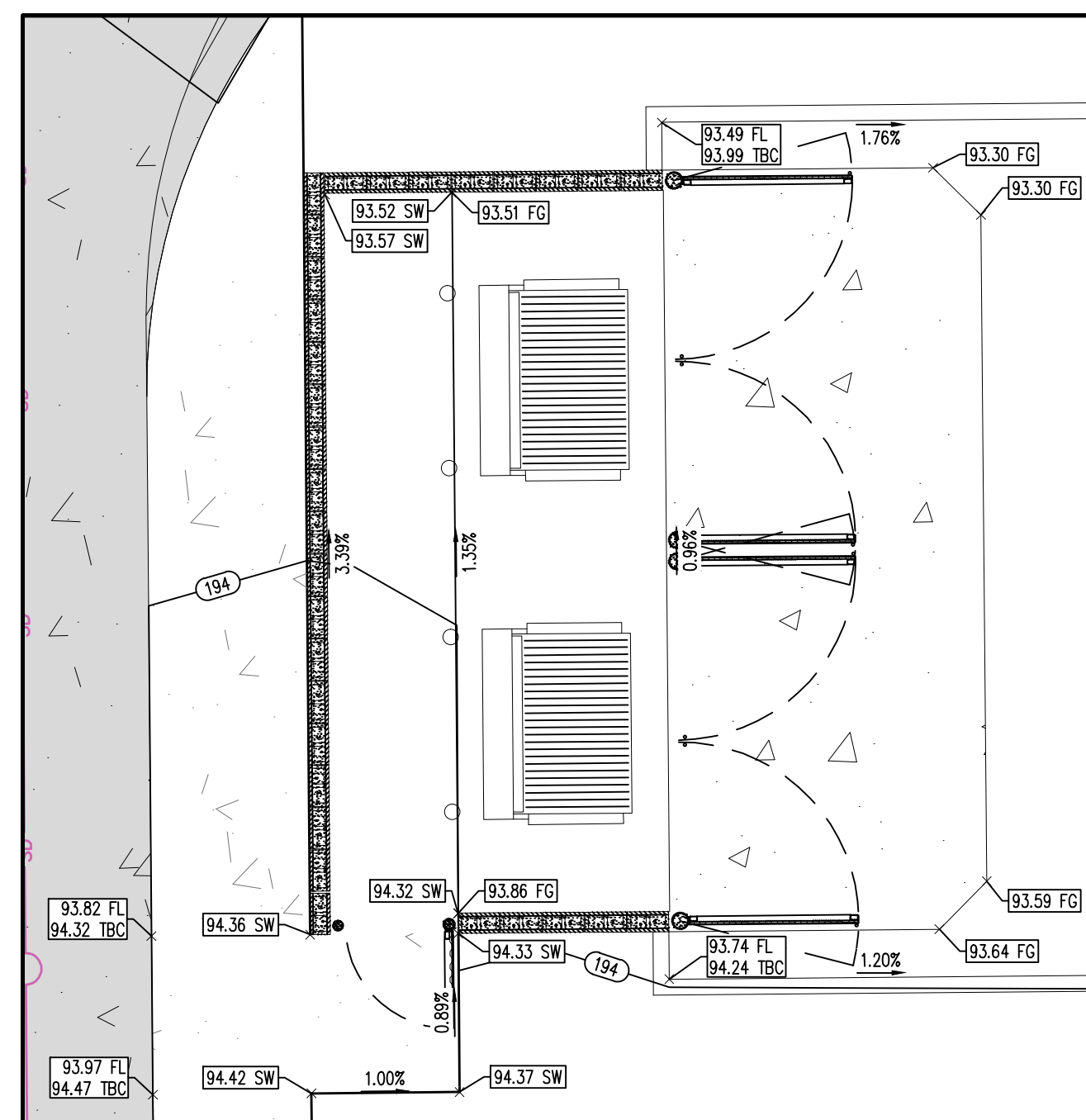
ADA PARKING – ENLARGEMENT B



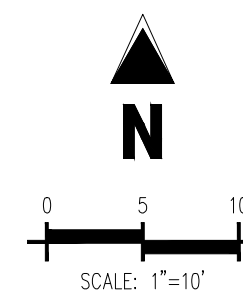
KEYMAP
NOT TO SCALE

GRADING LEGEND

---	5460	---	EXISTING MAJOR CONTOUR
---	52	---	EXISTING MINOR CONTOUR
---	5465	---	PROPOSED MAJOR CONTOUR
---	56	---	PROPOSED MINOR CONTOUR
---	SD	---	EXISTING STORM SEWER (LESS THAN 12")
---	SD	---	EXISTING STORM SEWER (12" AND LARGER)
---	SD	---	PROPOSED STORM SEWER (LESS THAN 12")
---	SD	---	PROPOSED STORM SEWER (12" AND LARGER)
---	---	---	PROPOSED RIDGE LINE
---	15.00	---	PROPOSED SPOT ELEVATION
---	TC	---	PROPOSED TOP OF CURB ELEVATION
---	FL	---	PROPOSED FLOWLINE ELEVATION
---	FF	---	FINISHED FLOOR
---	FG	---	FINISHED GRADE
---	SW	---	TOP OF SIDEWALK
---	HP	---	HIGH POINT
---	LP	---	LOW POINT
---	ME	---	MATCH EXISTING
---	BR	---	BOTTOM OF RAMP
---	TR	---	TOP OF RAMP
---	EOA	---	EDGE OF ASPHALT
---	TBC	---	TOP BACK OF CURB
---	BW	---	BOTTOM OF WALL



DUMPSTER ENCLOSURE – ENLARGEMENT C



BENCHMARK

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DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

[illegible]

Project No: DBC000149.20

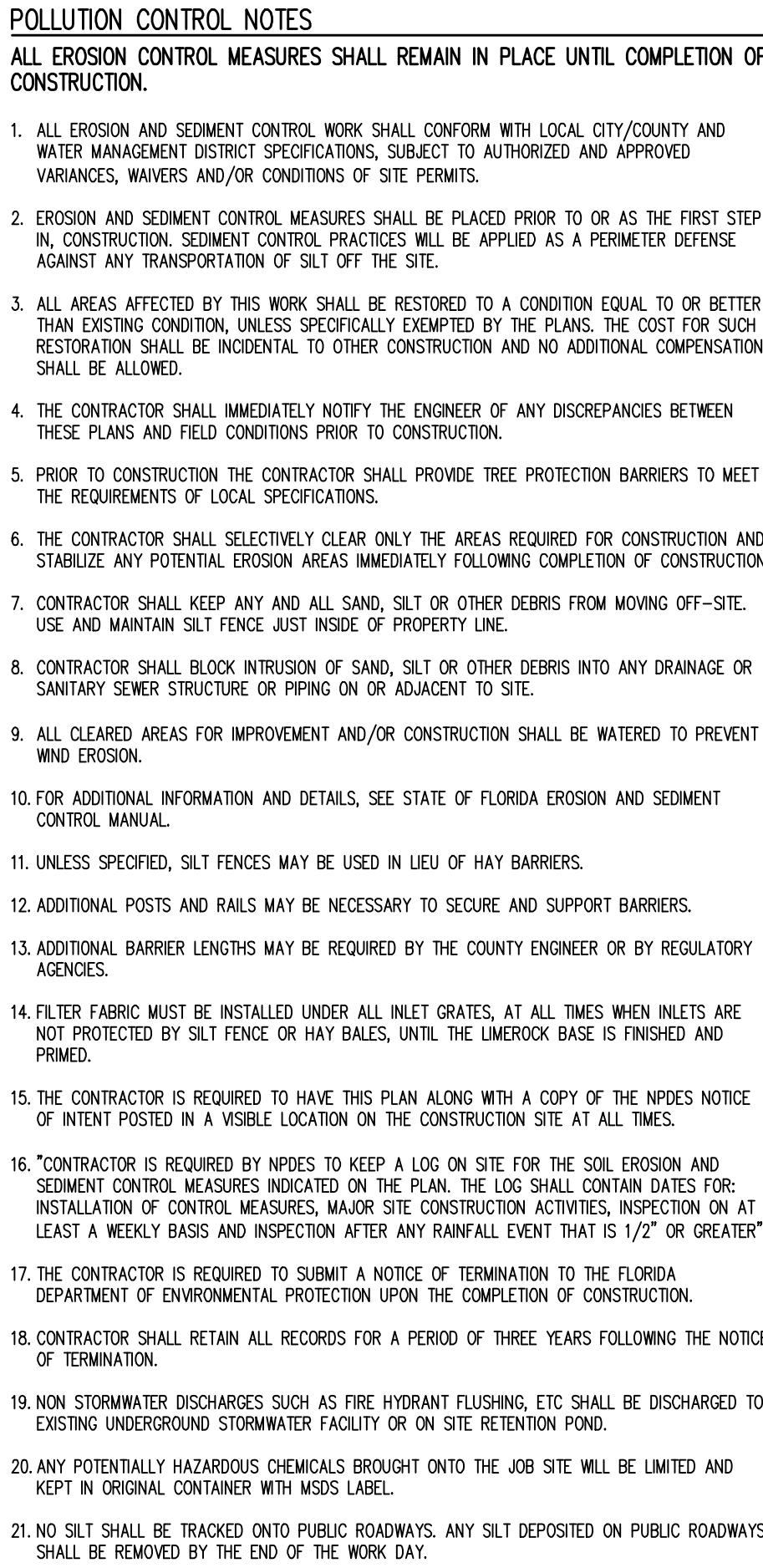
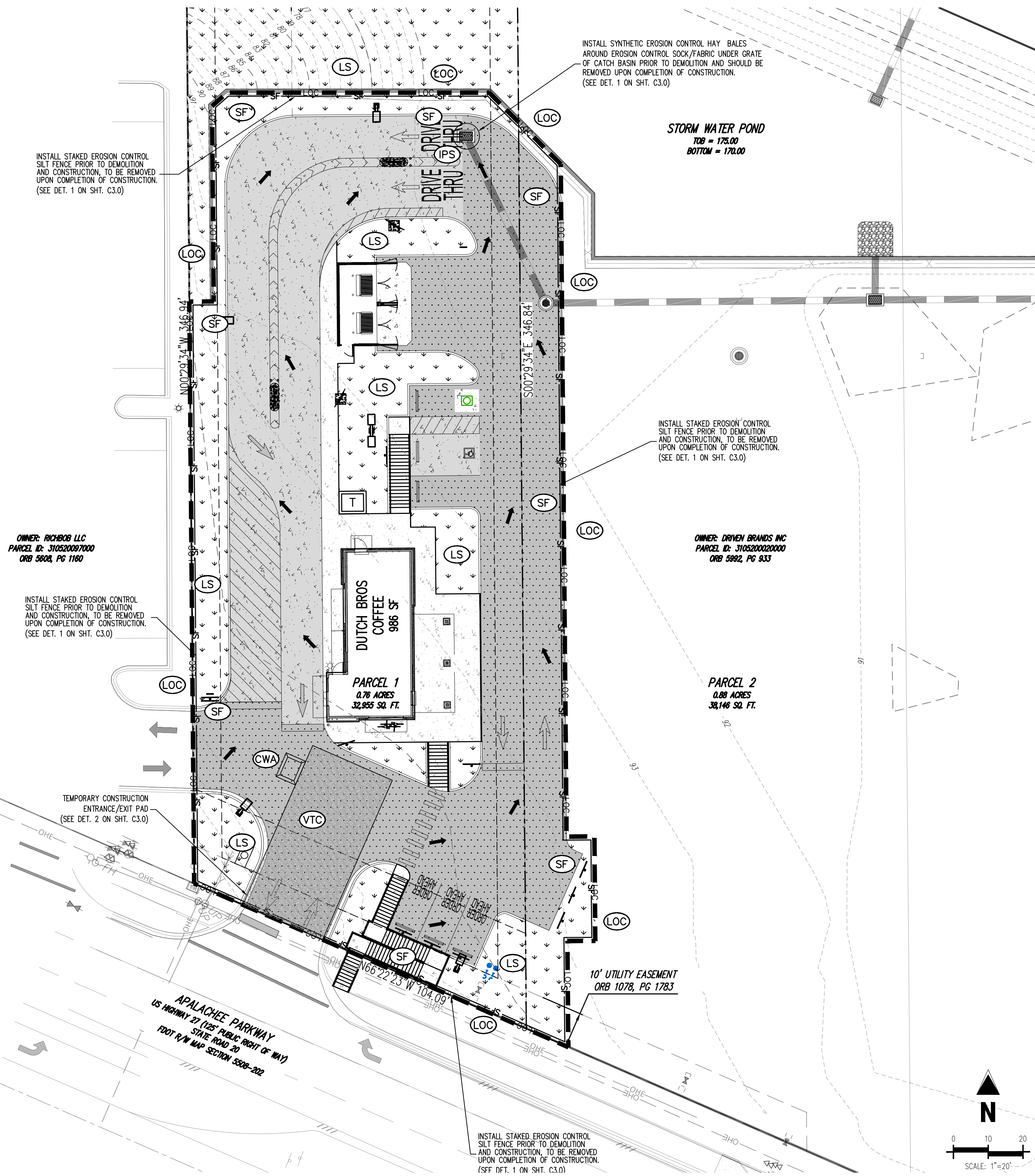
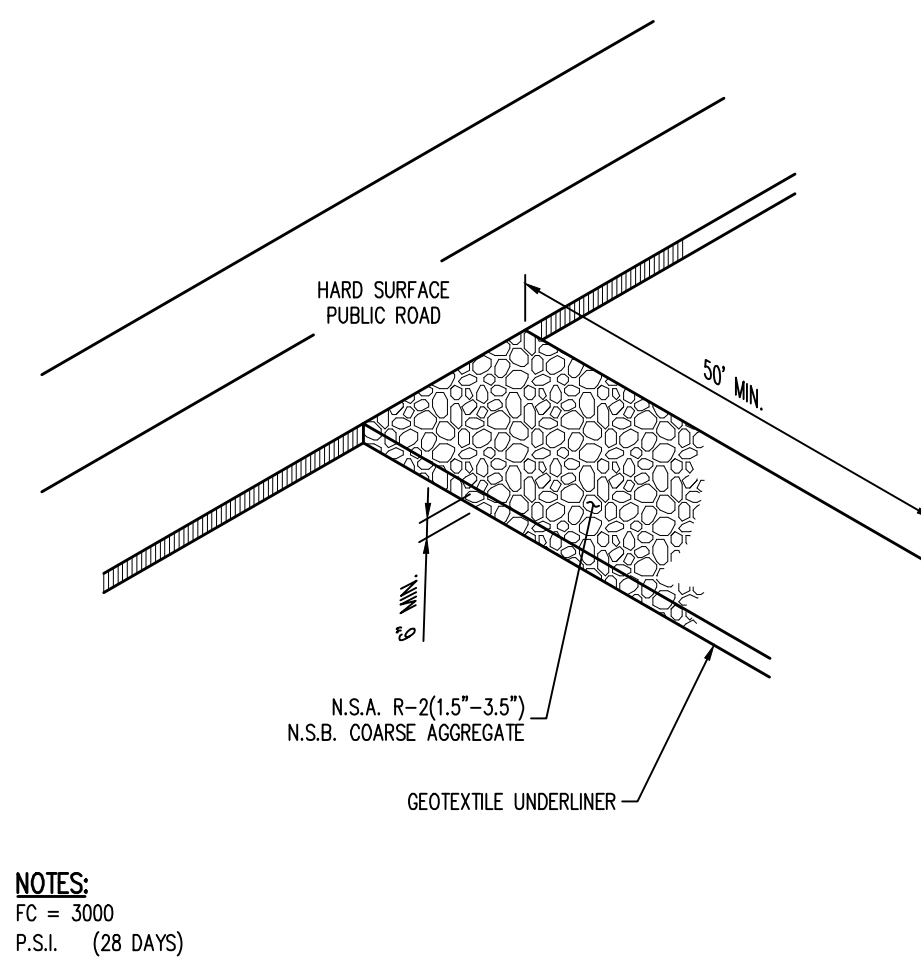
Drawn By: DSH

Checked By: SC

Date: Submittal Date

ENLARGEMENT GRADING PLAN

C2.1



2 CRUSHED STONE CONSTRUCTION EXIT				
NOT TO SCALE				
TOTAL AREA (SF) (AC)	*DISTURBED AREA (SF) AREA (AC)	UNDISTURBED AREA (SF) AREA (AC)	IMPERVIOUS* AREA (SF) AREA (AC)	PERVIOUS* AREA (SF) AREA (AC)
32,955 SF 0.76 AC	26,448 SF 0.60 AC	6,507 SF 0.49 AC	20,781 SF 0.47 AC	5,667 SF 0.13 AC

[illegible]

CONDITION CODE:		
G = GOOD M = MARGINAL, NEEDS MAINTENANCE OR REPLACEMENT SOON		
P = POOR, NEEDS IMMEDIATE MAINTENANCE OR REPLACEMENT C = NEEDS TO BE CLEANED		
0 = OTHER		
CONTROL TYPE CODES		
1. SILT FENCE	10. STORM DRAIN INLET PROTECTION	19. REINFORCED SOIL RETAINING SYSTEM
2. EARTH DIKES	11. VEGETATIVE BARRIER STRIP	20. CASON
3. STRUCTURAL DIVERSION	12. VEGETATIVE PRESERVATION AREA	21. SEDIMENT BASIN
4. SWALE	13. RETENTION POND	22. TEMPORARY SEED / SOD
5. SEDIMENT TRAP	14. CONSTRUCTION ENTRANCE STABILIZATION	23. PERMANENT SEED / SOD
6. CHECK DAM	15. PERMETER DITCH	24. MULCH
7. SUBSURFACE DRAIN	16. CURB AND GUTTER	25. HAY BALES
8. PIPE SLOPE DRAIN	17. PAVED ROAD SURFACE	26. GEOTEXTILE
9. LEVEL SPREADERS	18. ROCK OUTLET PROTECTION	27. RIP-RAP
28. TREE PROTECTION	31. WASTE DISPOSAL/HOUSEKEEPING	33. SAND BAG
29. DETENTION POND	32. DAM	34. OTHER
30. RETENTION POND		

BEFORE YOU DIG!
CALL SUNSHINE STATE ONE CALL OF FLORIDA
 AT LEAST TWO FULL BUSINESS DAYS BEFORE
 DIGGING OR DISTURBING EARTH



**Know what's below.
 Call before you dig.**

GENERAL CONTRACTOR NOTE:
A COPY OF SHEET CO SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS

CONTRACTOR'S NOTE:
CONTRACTOR SHALL PROVIDE A COMPREHENSIVE AS-BUILT SURVEY FOR THE PROJECT AS
REQUIRED BY THE GOVERNING AGENCY. CONTACT THE ENGINEER OF RECORD FOR THE
REQUIREMENTS OF THE AS-BUILT SURVEY.

[illegible]

CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT IMPLEMENT ANY PART OF THE EROSION/POLLUTION CONTROL MEASURES REQUIRED BY THE NPDES PERMIT SHALL SIGN BELOW:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME	TITLE	COMPANY NAME, ADDRESS & PHONE NUMBER	DATE

ENGINEER'S CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION AND IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

OWNER/AGENT CERTIFICATIONS:

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHOWN HEREON.

OWNER/AUTHORIZED REPRESENTATIVE _____ DATE _____

[illegible]

Project No: DBC000149.20

Drawn By: _____ DSH

Checked By: _____ DC

Date: _____ Submittal Date _____

EROSION CONTROL PLAN

C3.0

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DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

[illegible]

Project No: DBC000149.20

Drawn By: DSH

Checked By: SC

Date: _____ Submittal Date: _____

UTILITY PLAN

SITE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY BOUNDARY LINE
	ROAD CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	LANDSCAPE SETBACK LINE
	SIGHT TRIANGLE
	PROPOSED SAWCUT LINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED EDGE OF ASPHALT
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING FENCE TO REMAIN
	EXISTING WALL
	PROPOSED WALL
	LIMITS OF ARCHITECTURAL SCOPE
	ADA PATH OF TRAVEL
	PARKING COUNT
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED PIPE BOLLARD
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WHEEL STOP
	EXISTING ELECTRICAL PULL BOX
	PROPOSED PAD MOUNTED TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT

UTILITY LEGEND

	— W —	EXISTING WATER LINE
	— W —	PROPOSED WATER LINE
	— SS —	EXISTING SANITARY SEWER
	— SS —	PROPOSED SANITARY SEWER
	— SD —	EXISTING STORM SEWER (LESS THAN 12")
	— SD —	EXISTING STORM SEWER (12" & LARGER)
	— SD —	PROPOSED STORM SEWER (LESS THAN 12")
	— SD —	PROPOSED STORM SEWER (12" & LARGER)
	— UE —	EXISTING UNDERGROUND ELECTRICAL
	— UE —	PROPOSED UNDERGROUND ELECTRICAL
	— UT —	EXISTING UNDERGROUND TELEPHONE
	— UT —	PROPOSED UNDERGROUND TELEPHONE
	— G —	EXISTING GAS LINE
	— G —	PROPOSED GAS LINE
		EXISTING ELECTRIC LIGHT POLE
		PROPOSED SITE LIGHTING
		EXISTING ELECTRIC SWITCH BOX
		EXISTING ELECTRIC VAULT
		EXISTING ELECTRIC BOX
		EXISTING PAD MOUNTED TRANSFORMER
		PROPOSED PAD MOUNTED TRANSFORMER
		EXISTING FIBER OPTIC PEDESTAL
		EXISTING FIBER OPTIC MANHOLE
		EXISTING FIBER OPTIC PULLBOX
		EXISTING TELEPHONE PEDESTAL
		EXISTING TELEPHONE VAULT
		EXISTING GAS VALVE
		EXISTING SANITARY SEWER MANHOLE
		EXISTING SANITARY STORM MANHOLE
		EXISTING WATER VALVE
		EXISTING FIRE HYDRANT
		PROPOSED WATER VALVE
		PROPOSED WATER METER

WATER SCHEDULE

- (M1) CONTRACTOR SHALL CONNECT TO EXISTING CAPPED 6" WATERLINE AND 6" GATE VALVE
 (M2) 6" TO 2" REDUCER AND 2" BLUE PE - 2 LF; ; SEE DET. G02 ON SHT. C4.1
 (M3) 1 1/2" X 1" TEE AND 2" BLUE PE - 4 LF
 (M4) 1" METER AND 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTOR; ; SEE DET. W01,
 W03 ON SHT. C4.1
 (M5) 2" BLUE PE - 130 LF
 (M6) POTABLE WATER POINT OF CONNECTION TO THE BUILDING
 (M7) 1" PURPLE PVC - 2 LF AND 1" 90° BEND; ; SEE DET. G02 ON SHT. C4.1
 (M8) 1" PURPLE PVC - 4 LF AND 1" GATE VALVE
 (M9) 1" METER AND 1 1/2" REDUCED PRESSURE BACKFLOW PREVENTOR; ; SEE DET. W01,
 W02 ON SHT. C4.1
 (M10) 1" IRRIGATION STUBOUT

ELECTRIC, TELEPHONE AND GAS SCHEDULE

- 01 PROPOSED TRANSFORMER PAD (CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR EXACT SIZE, LOCATION AND DETAILS OF PAD)
- 02 CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR EXACT NUMBER, SIZE AND DEPTH OF CONDUIT FOR UNDERGROUND ELECTRICAL SERVICE.
- 03 CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR CONNECTION AND EXACT NUMBER, SIZE AND DEPTH OF CONDUIT FOR UNDERGROUND TELEPHONE SERVICE.
- 04 CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR EXACT SIZE AND DEPTH OF SERVICE TO PROPOSED BUILDING.

UTILITY NOTES

1. CAUTION – UTILITY CROSSING(S) FOR ALL DRY UTILITY AND WET UTILITY CROSSINGS, GC TO COORDINATE WITH DRY UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCES BETWEEN EXISTING, PROPOSED DRY UTILITY AND DRY OR WET UTILITY INSTALLATION. FOR WET UTILITY AND WET UTILITY CROSSINGS, GC TO CONFIRM INVERTS AND MINIMUM 18" VERTICAL CLEARANCE PRIOR TO INSTALLATION.
2. ALL PROPOSED STORM SEWER AND APPURTENANCES SHOWN ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

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TALLAHASSEE, FLORIDA 32301

[illegible]

Project No: DBC000149.20

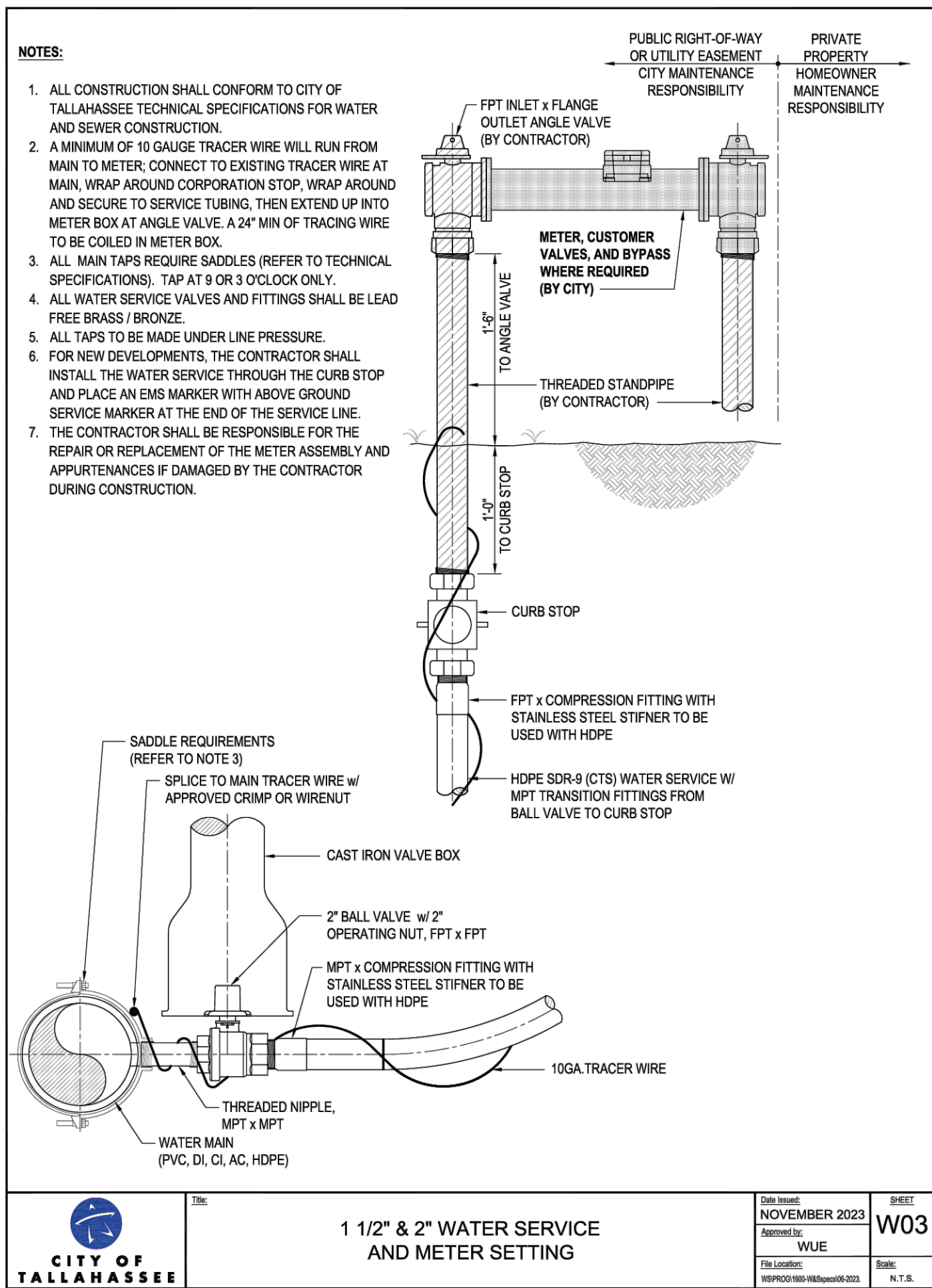
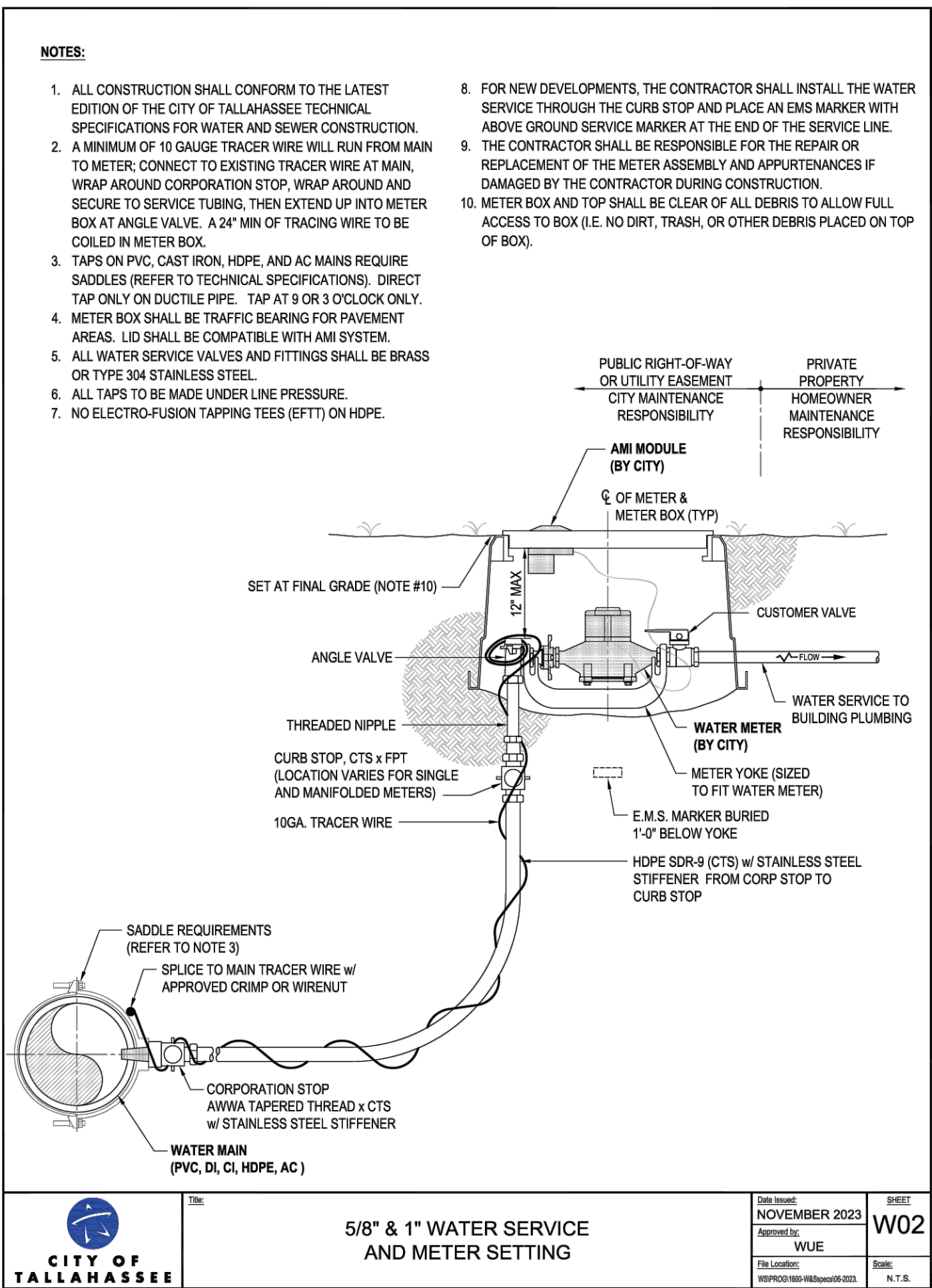
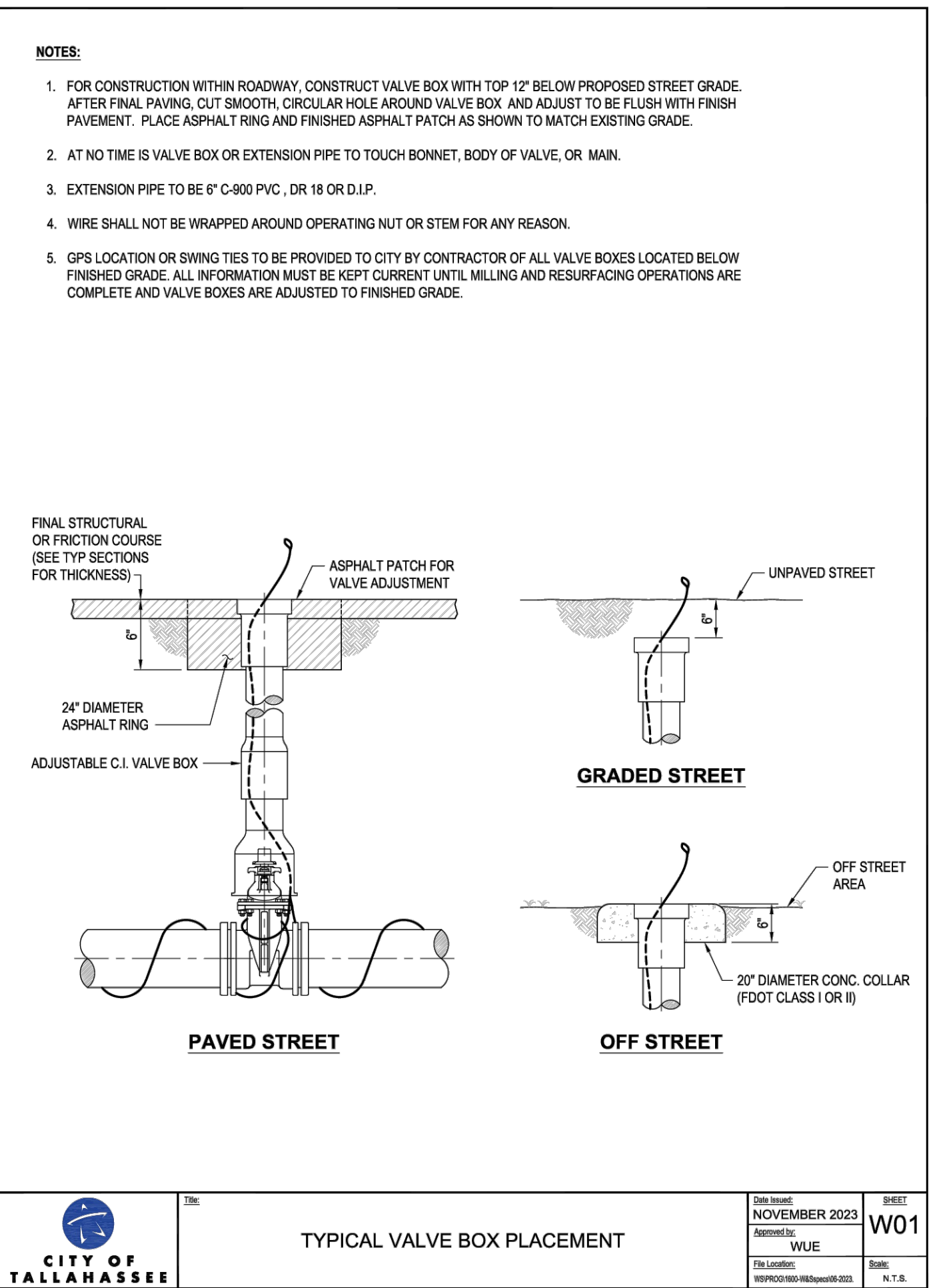
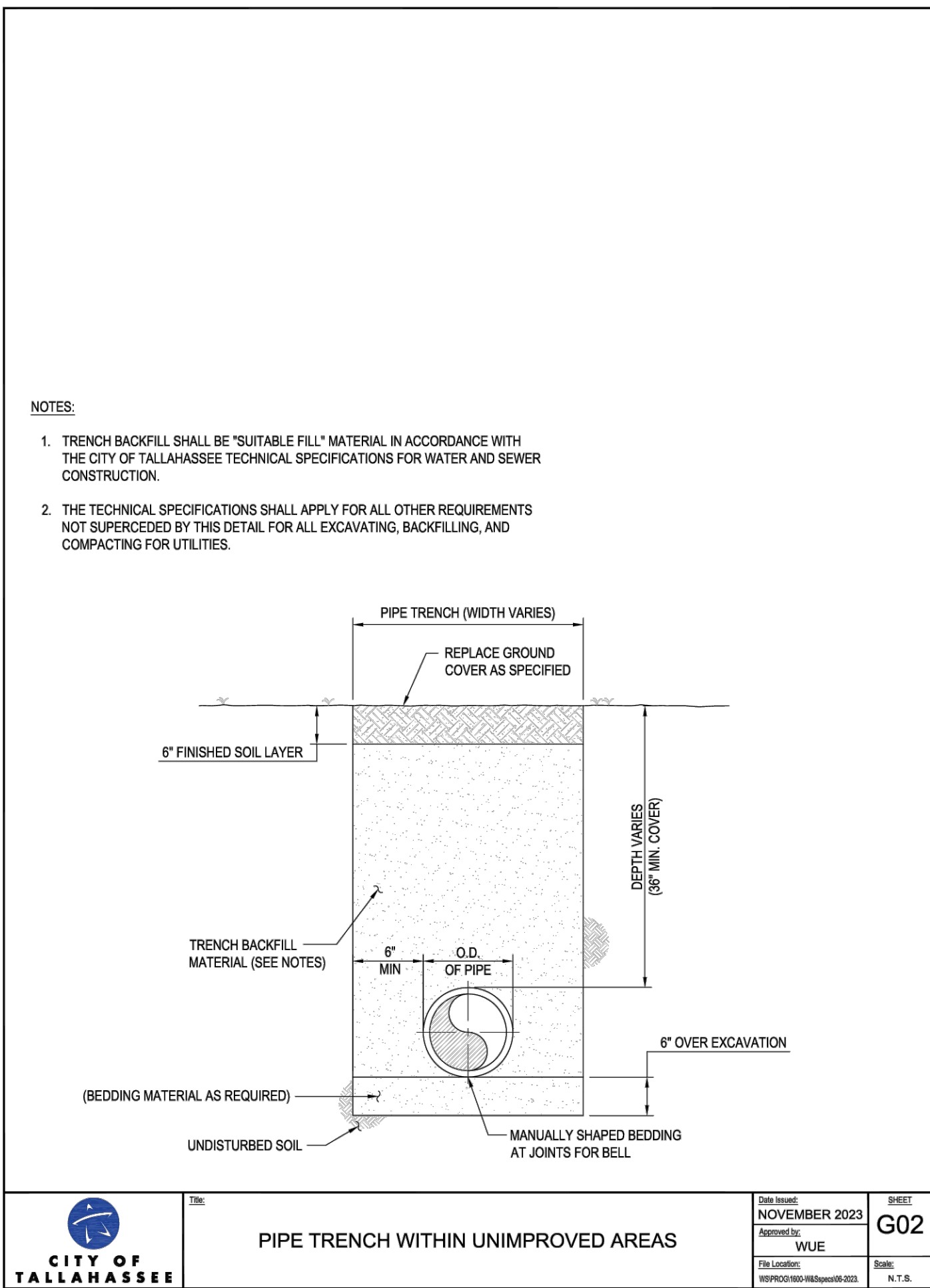
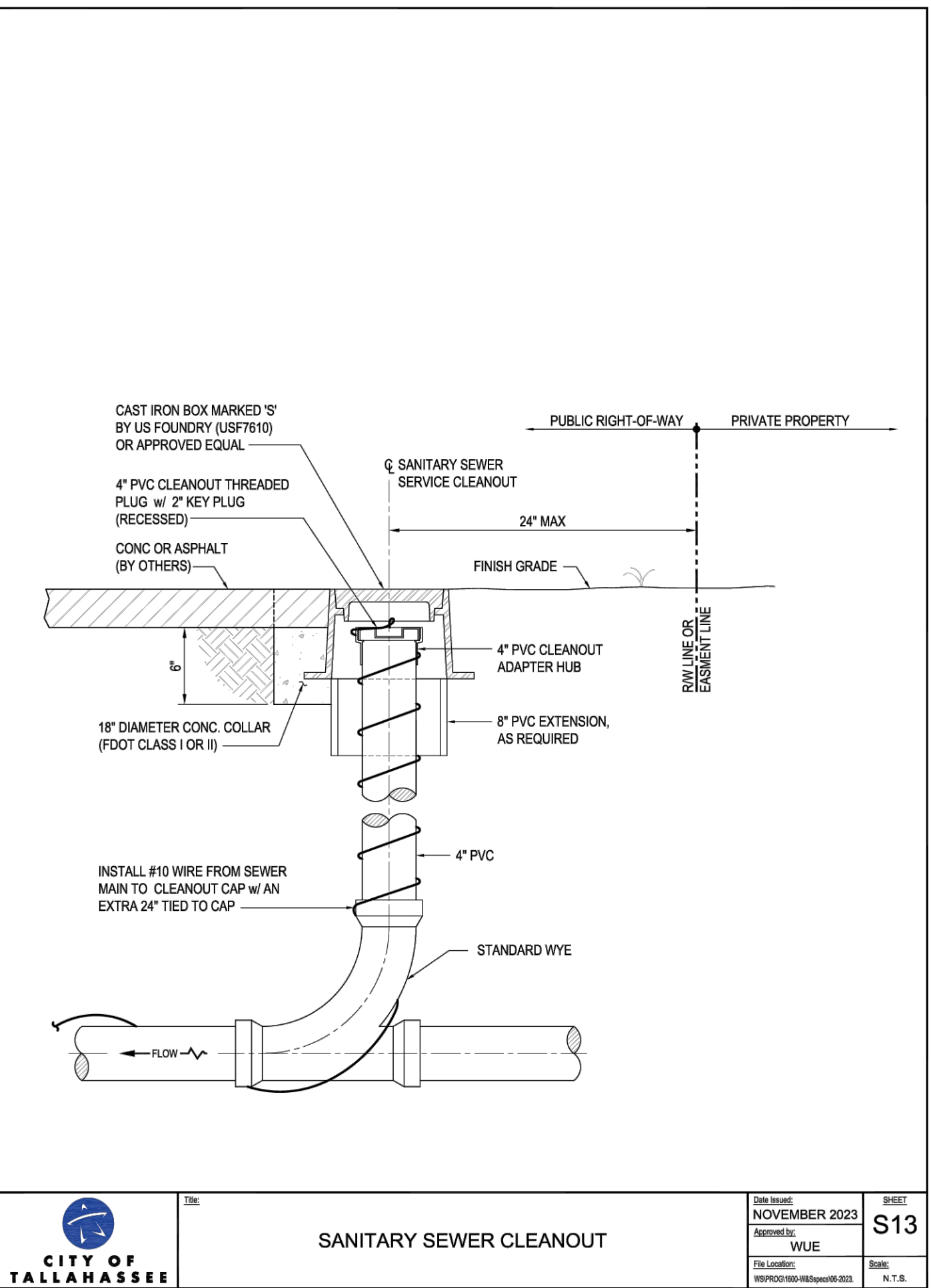
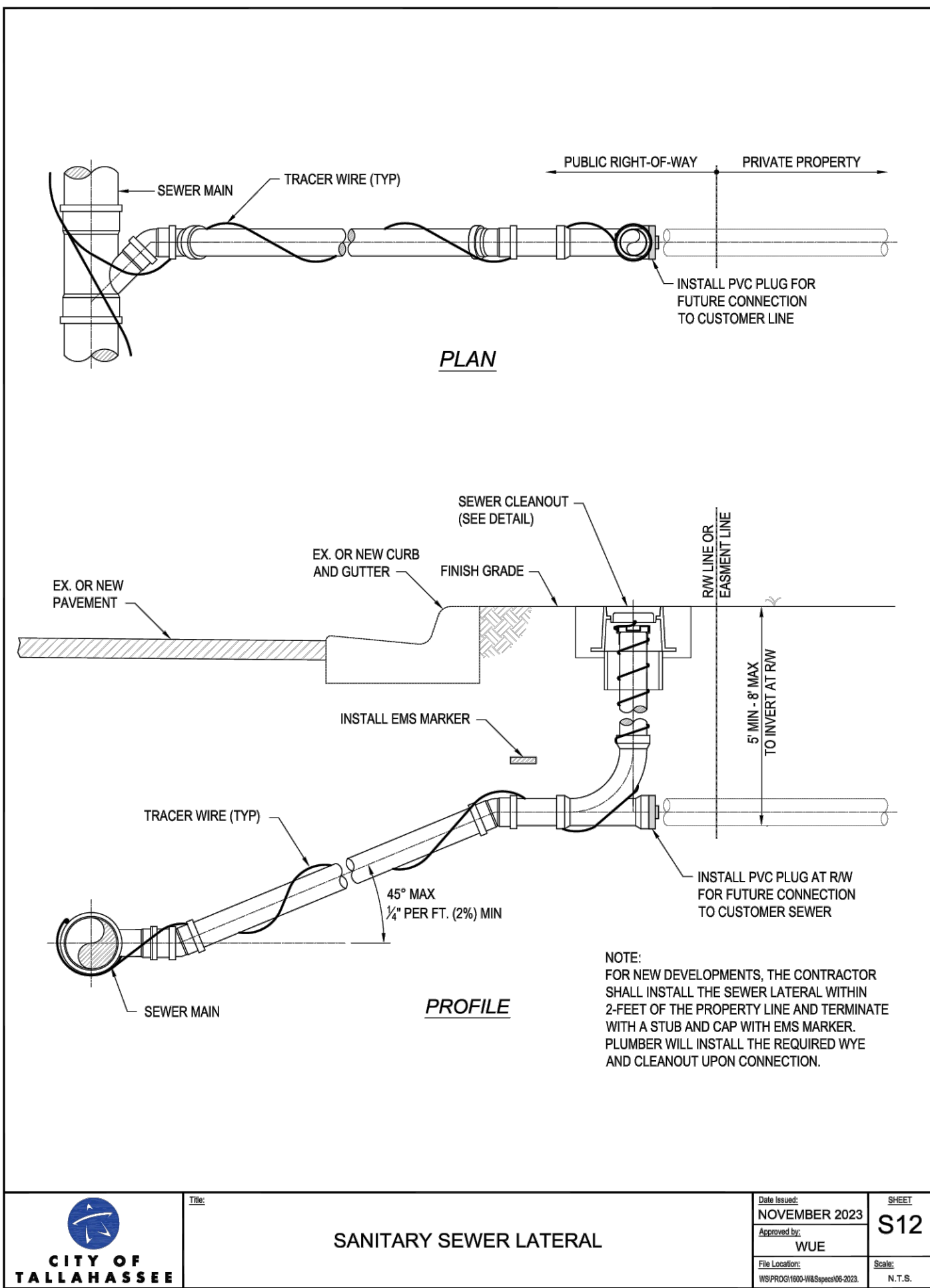
Drawn By: _____ DSH

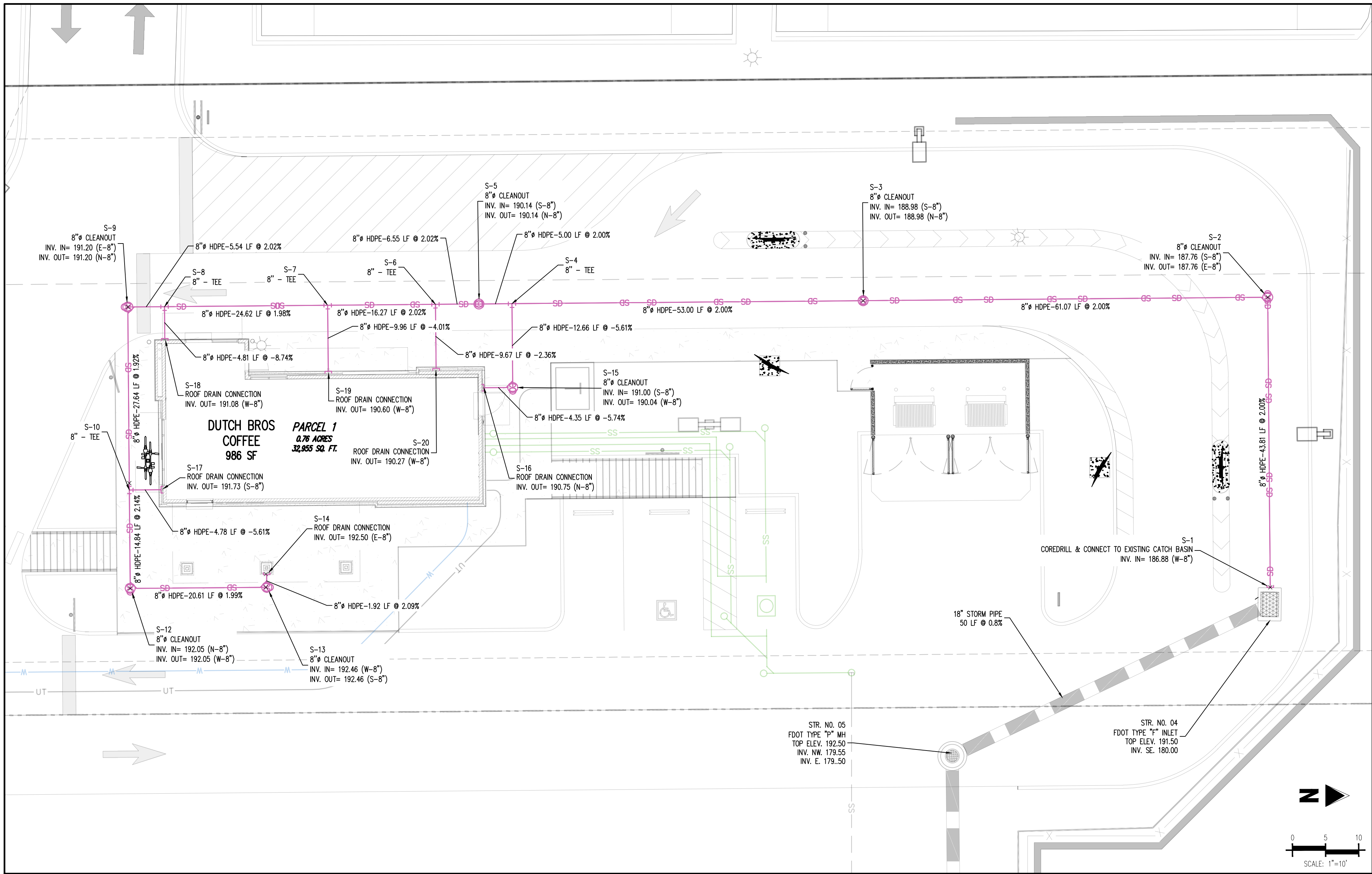
Checked By: _____ SC

Date: _____ Submittal Date: _____

UTILITY DETAILS

C4.1





STORM SEWER PLAN: LINE A
SCALE: 1"=10'

UTILITY LEGEND	
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER (LESS THAN 12")
---	EXISTING STORM SEWER (12" AND LARGER)
---	PROPOSED STORM SEWER (LESS THAN 12")
---	PROPOSED STORM SEWER (12" AND LARGER)
---	EXISTING UNDERGROUND ELECTRICAL
---	PROPOSED UNDERGROUND ELECTRICAL
---	EXISTING UNDERGROUND TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING ELECTRIC LIGHT POLE
---	PROPOSED SITE LIGHTING
---	EXISTING ELECTRIC SWITCH BOX
---	EXISTING ELECTRIC VAULT
---	EXISTING ELECTRIC BOX
---	EXISTING PAD MOUNTED TRANSFORMER
---	PROPOSED PAD MOUNTED TRANSFORMER
---	EXISTING FIBER OPTIC PEDESTAL
---	EXISTING FIBER OPTIC MANHOLE
---	EXISTING FIBER OPTIC PULLBOX
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TELEPHONE VAULT
---	EXISTING GAS VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY STORM MANHOLE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	PROPOSED WATER VALVE
---	PROPOSED WATER METER

SITE LEGEND	
---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	RIGHT OF WAY BOUNDARY LINE
---	ROAD CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
---	LANDSCAPE SETBACK LINE
---	SIGHT TRIANGLE
---	PROPOSED SAWCUT LINE
---	EXISTING TO REMAIN
---	PROPOSED NEW
---	PROPOSED EDGE OF ASPHALT
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING FENCE TO REMAIN
---	EXISTING WALL
---	PROPOSED WALL
---	LIMITS OF ARCHITECTURAL SCOPE
---	ADA PATH OF TRAVEL
---	PARKING COUNT
---	EXISTING SIGN
---	PROPOSED SIGN
---	PROPOSED PIPE BOLLARD
---	PROPOSED ADA PARKING SYMBOL
---	PROPOSED WHEEL STOP
---	EXISTING ELECTRICAL PULL BOX
---	PROPOSED PAD MOUNTED TRANSFORMER
---	EXISTING LIGHT POLE
---	PROPOSED SITE LIGHTING
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM SEWER MANHOLE
---	EXISTING WATER METER
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Galloway & Company, LLC

This Item has been digitally signed and sealed by SARAH CULOTTA on the date adjacent to the seal.
Signature must be verified on any electronic copies.



DUTCH BROS COFFEE - FL3704

2020 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32301

#	Date	Issue / Description	Int.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	DBC000149.20
Drawn By:	DSH
Checked By:	SC
Date:	Submital Date

STORM LINE PLAN

UTILITY NOTES

- CAUTION - UTILITY CROSSING FOR ALL DRY UTILITY AND WET UTILITY CROSSINGS, GC TO COORDINATE WITH DRY UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED DRY UTILITY AND DRY OR WET UTILITY INSTALLATION. FOR WET UTILITY AND WET UTILITY CROSSINGS, GC TO CONFIRM INVERTS AND MINIMUM 18" VERTICAL CLEARANCE PRIOR TO INSTALLATION.
- ALL PROPOSED STORM SEWER AND APPURTENANCES SHOWN ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

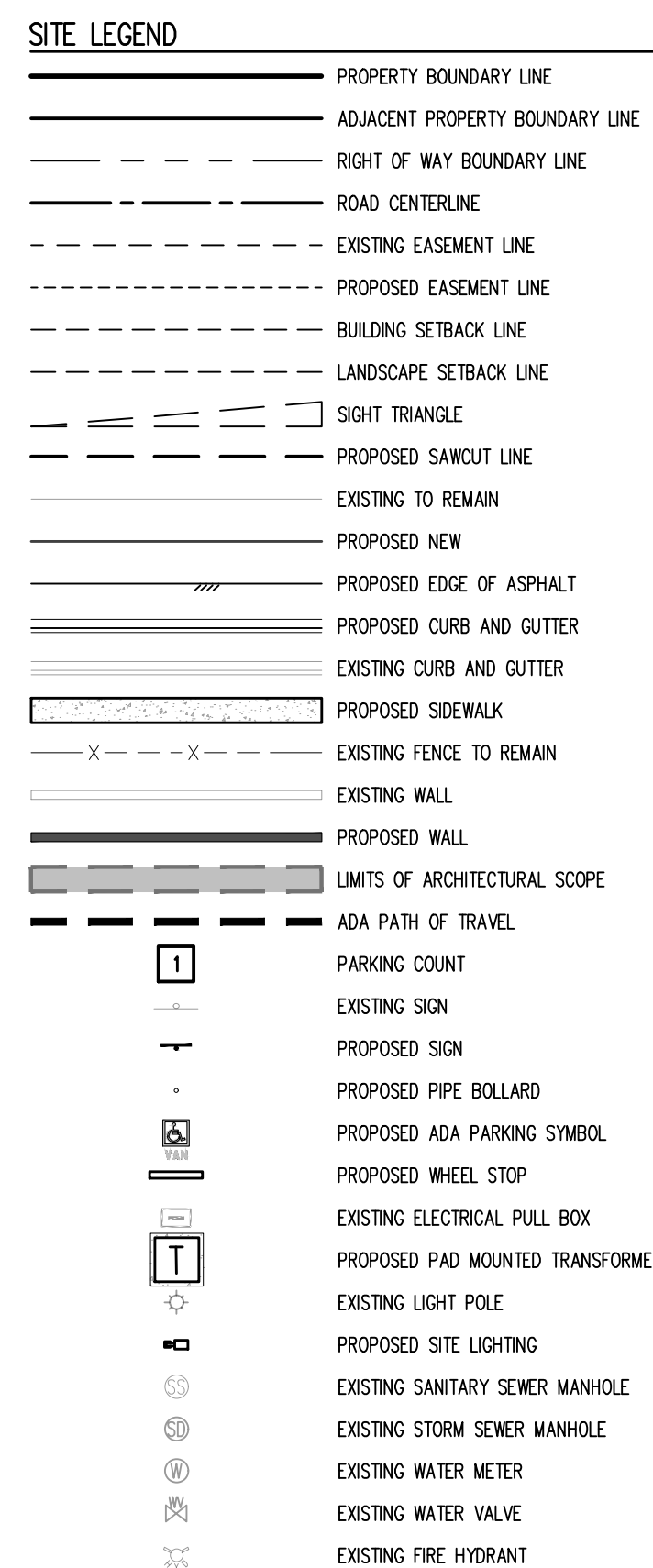
CAUTION - NOTICE TO CONTRACTOR

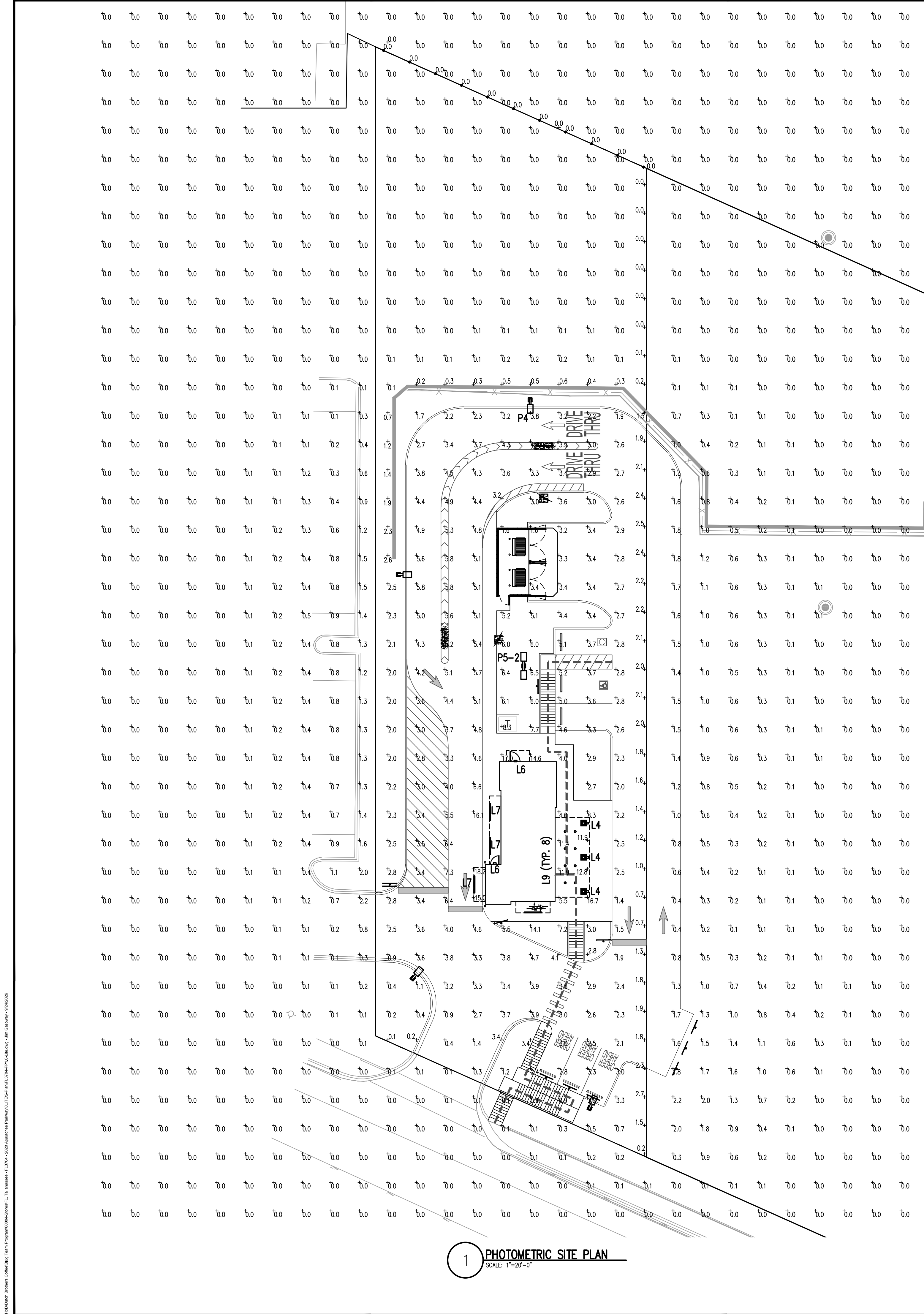
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLDING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

C5.0

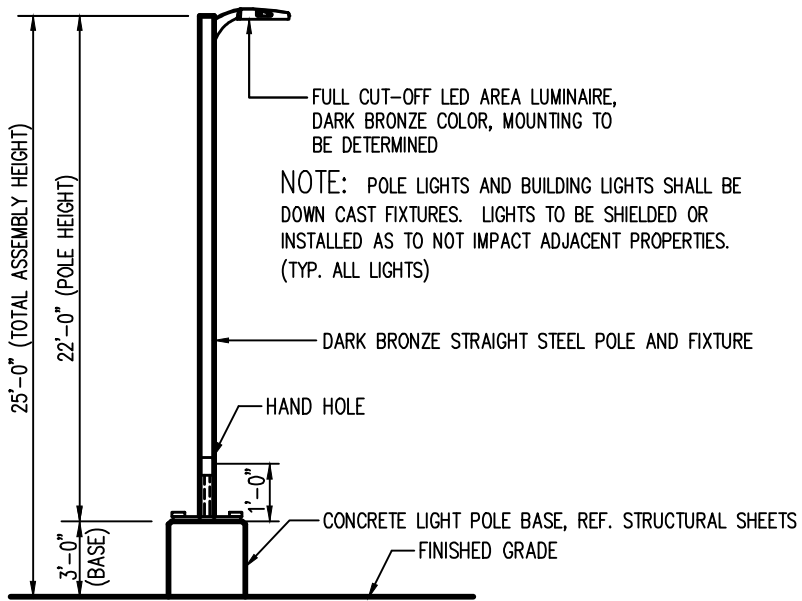




LEGEND:
1.0 FOOT-CANDLE READING ON ADJACENT RESIDENTIAL PROPERTY AT 6' ABOVE GRADE
2.3 FOOT-CANDLE READING ON 10' x 10' GRID AT GRADE

LUMINAIRE SCHEDULE									
MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	MODEL #	DESCRIPTION
L4		3	LED	8'-0" WALL	1.0	2,214	28.6	UMT-31416-DBNA/14/14W-N-W40-02-120/277V-BL	LIGMAN LIGHTING, MATRIX 3 SURFACE LUMINAIRE, WIDE UP, NARROW DOWN LAMP, 4000K, DARK GREY COLOR, BLUE FILTER LENS
L6		2	LED	8'-0" WALL	1.0	3,851	28.7	WPLED-26-Y/ESP MV, NON-DIM	RAB LIGHTING, WP DECORATIVE WALL LUMINAIRE, 26 WATTS, 3000K, WITH EMERGENCY BATTERY BACK-UP, BRONZE COLOR
L7		4	LED	10'-6" SOFFIT	1.0	6,300	60	CROWN-70-40K-110-S-SSP	SELF ELECTRONICS, CROWN SERIES COVE LIGHTING, LINKABLE BATTEN STRIP, 4000K, WHITE COLOR
L9		8	LED	10'-6" CANOPY	1.0	1,104	12	DR0554R-10-9-35-(DRIVE)	DMF LIGHTING, 4' ROUND CANOPY DOWNLIGHT, 3500K, WHITE FINISH
P4		4	LED	25'-0" POLE	1.0	11,436	156	NV-1-14-48L-1-40K8-UNV-ASA-BRZ-HSS	NLS LIGHTING, NV-1 AREA/SITE LUMINAIRE, TYPE 4 DISTRIBUTION, SINGLE HEAD, 48 LED'S, 4000K, DARK BRONZE COLOR, WITH REAR SHIELD
P5-2		1	LED	25'-0" POLE	1.0	19,344	156	(2) NV-1-15-48L-1-40K-UNV-ASA-BRZ	NLS LIGHTING, NV-1 AREA/SITE LUMINAIRE, TYPE 5 DISTRIBUTION, DOUBLE HEAD, 48 LED'S, 4000K, DARK BRONZE COLOR

CONTRACTOR TO VERIFY ALL EQUIPMENT WITH OWNER AND ARCHITECT BEFORE PROCEEDING
FIXTURES P4 MOUNTED ON 22' POLE (SSSP-22-45-11G-12BC-SOL-BRZ-136) ON 3'-0" CONCRETE BASE. TOTAL ASSEMBLY HEIGHT 25'-0"
FIXTURES P5-2 MOUNTED ON 22' POLE (SSSP-22-45-11G-12BC-D180-BRZ-136) ON 3'-0" CONCRETE BASE. TOTAL ASSEMBLY HEIGHT 25'-0"
POLES RATED TO 160 MPH WIND VELOCITY BASED ON .75 FIXTURE EPA



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



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Project No: FL3704
DUTCH BROS COFFEE
NEW FREESTANDING STORE

2020 APALACHEE PARKWAY
TALLAHASSEE, FL 32301

#	Date	Issue / Description	Init.

Project No: FL3704
Drawn By: _____
Checked By: _____
Date: September 2026
PHOTOMETRIC PLAN

WLED26Y



Color: Bronze

Weight: 7.1 lbs

Project:

Prepared By:

Type:
L6

Date:

Driver Info

Type	Constant Current
120V	0.22A
200V	0.13A
240V	0.11A
277V	0.10A
Input Watts	25.1W

LED Info

Watts	26W
Color Temp	3000K (Warm)
Color Accuracy	70 CRI
L70 lifespan	100,000 Hours
Lumens	3,749 lm
Efficiency	126.8 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IP Rating:

Ingress protection rating of IP66 for dust and water

DLC Listed:

This product is listed by Smart Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements.

DLC Product Code: P00001750

Performance

Lifespan:

100,000 Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Warranty Equivalency:

Equivalent to 150W Metal Halide

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.22A, 200V: 0.13A, 240V: 0.11A, 277V 0.10A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimm down to 10%.

THD:

10.77% at 120V, 11.79% at 277V

Power Factor:

98.2% at 120V, 95.6% at 277V

Construction

Finish:

Formulated for high durability and long-lasting color

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

Color Constancy:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Project Name:

Type:

P4 & P5-2 Poles

SSSP ORDERING GUIDE

Cat#	Height	Pole Dimension	Gauge	Base Pattern
Square Straight Steel Pole (SSSP)	10' (10) 12' (12) 14' (14) 16' (16) 18' (18) 20' (20) 22' (22) 24' (24) 25' (25) 26' (26) 28' (28) 30' (30) 36' (36)	4" Square (4S) 5" Square (5S) 6" Square (6S)	120 Wall Thickness (116) 180 Wall Thickness (70)	(10'-20') 9" to 3/8" Bolt Circle (BIC) (22'-36') 11 1/2" - 14" Bolt Circle (128C) Custom Bolt Circle (CBC) <i>* Consult Factory</i>
Mounting	Color	Bolts	Options	
Single (SGL) P-4 Double (D-4) (10'-18' P5-2) Triple (T-9) Quad (Q4) No Drill (ND) <i>* Factory Option</i>	Normal Textured (NXT) White Textured (WXT) Smooth White (SWT) Silver (SVL) Green Textured (GNX) Hunter Green Textured (HGX) Black Textured (BLX) Smooth Black Gloss (SNG) Graphite Textured (GNP) Gray Textured (GRY) Custom (CST)	3/4" x 3/8" (3430) 1" x 3/8" (138) Less Anchor Bolts (LAB)	GF1-USA (GF120A) <i>30 Amp</i> Weather Proof Footcandle (WPF) Precision Only (PROV) Galvanized (GLV) Galvanized Under Powder (GUP) 1/2" Coupling (COPU) * Specialty Location Vibration Damper (VD) Extra Tapped Hole (XTH) * Specialty Location Marine Grade Finish (MGT)	
Tension 2 3/8" Round (T20) 3" Round (T30) 3 1/2" Round (T312R) 4 1/2" Round (T412R) 3 1/2" Square (T312S) 4 1/2" Square (T412S) 5 1/2" Square (T512S)				

NLS
 LIGHTING

701 Kingshill Place, Clermont, CA 90746
 Call Us Today (916) 341-2037

nslighting.com

UMT-21416

Matrix 3 Surface

LIGMAN
LIGHTING USA

PROJECT				DATE	
QUANTITY		TYPE	L4	NOTE	

ORDERING EXAMPLE || UMT - 31416 - 14/14w - W30 - 02 - 120/277v - Options

UMT-31416					
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
14/14w COB 1028 Lumens Down 1208 Lumens Up	N - Narrow 20° M - Medium 25° W - Wide 38° VW - Very Wide 54°	W27 - 2700K W30 - 3000K W35 - 3500K TW0 - 5000K	01 - BLACK RAL 9011 02 - DARK GRAY RAL 7045 03 - WHITE RAL 9005 04 - METALLIC SILVER RAL 9006 05 - MATT SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	
<p>INSPIRED BY NATURE FINISHES</p> <p>SW1 - OAK FINISH SW2 - WALNUT FINISH SW3 - PINE FINISH DP - DOUGLAS FIR FINISH CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH SU02 - SCOTSLAKE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH</p> <p>IS THERE AN ADDITIONAL COST FOR THESE FINISHES</p>					

ADDITIONAL OPTIONS		

NAT - Natsatorium Retailed
F - Frosted Lens
A2 - Mounting Bracket for 4" Junction Box
DIM - 0-10v Dimming

COLORLED DICHROIC FILTERS
RD - Red Lens
BL - Blue Lens
GR - Green Lens
AM - Amber Lens
[Specify Other Color]

More Custom Finishes Available Upon Request

Contact factory for pricing and lead times

Ligman Lighting reserves the right to change specifications without prior notice, please contact us for latest information. Due to the conflict regarding LED technology data and components may differ without notice.

CEC

Outdoor Cove Lighting CROWN

Type: L7

- Quick connection
- Dimmable, 1-10V dimming to 10%-100%
- Unbreakable, max. linkable length: 7'7" @ 120VAC, 156' @ 277VAC
- Lockable, precision dimming adjustment
- 85° vertical rotation
- IP rating: IP64 (for wet locations)
- Lifetime: 50,000hrs (Ta=93°F, 35°C)
- Tc: 13°F ~ 125°F (-20°C ~ 50°C)
- 10W/ft, 1050lm/ft
- Material: Aluminum alloy
- Other color temp available

Dimensions: inches, (mm)

How to order using our catalog numbers
Example: CROWN-1230K105S

Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN	12 - 11.8\"/>				

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous Flux (TYP@4000K/3m)
CROWN-1230K105S	CROWN-L24-277V	120-277	90	10	1050
CROWN-1230K1105S					
CROWN-1240K1105S					
CROWN-4730K1105S	CROWN-L90-277V	120-277	90	40	4200
CROWN-4730K1105S					
CROWN-4740K1105S					
CROWN-7030K1105S	CROWN-L144-277V	120-277	90	60	6300
CROWN-7035K1105S					
*CROWN-7050K1105S					

* Included: 1 pc LED fixture, 2pcs screws.

Photometrics

Luminous Intensity: cd
 — CROWN-11P
 — CROWN-10P

<h1>DRD5S & SurfaceFrame</h1> <h2>Surface Mount LED Downlight</h2> <p>New Construction DRDHNJO Octagonal Junction Box</p> 	<table border="1"> <tr> <td>Type:</td><td>L9</td></tr> <tr> <td>Product Code:</td><td>Date:</td></tr> </table> <p style="text-align: right;">V120122</p> <ul style="list-style-type: none"> • Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight • Features multiple ratings to meet the demands of a wide range of situations • Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used <table border="1"> <tr> <td data-bbox="1468 1461 1718 1500"> Application New Construction </td><td data-bbox="1718 1461 1965 1500"> Aperture 4" Octagonal Junction Box </td></tr> <tr> <td data-bbox="1468 1500 1718 1537"> Delivered Lumens 750 lm (8.0W), 1000 lm (12.0W) </td><td data-bbox="1718 1500 1965 1537"> Color Quality 90+ CRI, < 3-step SDCM </td></tr> <tr> <td data-bbox="1468 1537 1718 1608"> Color Temperature  2700K  3000K  3500K </td><td data-bbox="1718 1537 1965 1608"> Optics  General </td></tr> <tr> <td data-bbox="1468 1608 1599 1661"> Input Voltage 120V only (TRIAC/ELV), 120/277V (0-10V) </td><td data-bbox="1599 1608 1718 1661"> Dimming TRIAC/ELV 5% 0-10V 1% </td><td data-bbox="1718 1608 1965 1661"> Emergency Lighting Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure </td></tr> <tr> <td data-bbox="1468 1661 1718 1700"> Shape Round, Square </td><td data-bbox="1718 1661 1864 1700"> Finish White </td><td data-bbox="1864 1661 1965 1700"> Module Ratings  UL Closest Rating Compliant (950 lm only) </td></tr> <tr> <td colspan="3" data-bbox="1468 1700 1965 1761"> Housing Ratings <div>  ASTM E93 Certified Air Tight  IC (Insulation Contact) Rated  UL Listed for Wet Location </div> <div>  Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours  Sound Rated </div> </td></tr> <tr> <td data-bbox="1468 1761 1629 1817"> Standards    </td><td data-bbox="1629 1761 1797 1817"> Guarantee 50,000 hrs 5 years </td><td data-bbox="1797 1761 1965 1817"> Additional Options  Non-Conductive Dead Front </td></tr> </table>	Type:	L9	Product Code:	Date:	Application New Construction	Aperture 4" Octagonal Junction Box	Delivered Lumens 750 lm (8.0W), 1000 lm (12.0W)	Color Quality 90+ CRI, < 3-step SDCM	Color Temperature  2700K  3000K  3500K	Optics  General	Input Voltage 120V only (TRIAC/ELV), 120/277V (0-10V)	Dimming TRIAC/ELV 5% 0-10V 1%	Emergency Lighting Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure	Shape Round, Square	Finish White	Module Ratings  UL Closest Rating Compliant (950 lm only)	Housing Ratings <div>  ASTM E93 Certified Air Tight  IC (Insulation Contact) Rated  UL Listed for Wet Location </div> <div>  Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours  Sound Rated </div>			Standards   	Guarantee 50,000 hrs 5 years	Additional Options  Non-Conductive Dead Front
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Standards   	Guarantee 50,000 hrs 5 years	Additional Options  Non-Conductive Dead Front																					

dmrlighting.com

dmf



DRD5S & SurfaceFrame

Surface Mount LED Downlight

General New Construction

DRDHUO Octagonal Junction Box

PRODUCT BUILDER

CHOOSING

PRODUCT CODE	APPLICATION	APERTURE	OPTION
DRDH Housing	N New Construction	JO SurfaceFrame Octagonal Junction Box	[Blank] Integrated Driver
			70SEM EM Driver ¹ , 0-10V, 750 lm
			100SEM EM Driver ¹ , 0-10V, 1000 lm

LED MODULE

PRODUCT CODE	APERTURE	SHAPE	LUMENS	CRI	CCT	DRIVER
DRDS Module	A 1" Aperture	R Round	07 750 lm	9 90+ CRI	27 2700K	TBD
		S Square	10 1000 lm		30 3000K	O Integrated 0-10V, 120V/277V
					BF 3500K	TDF Integrated TRIAC/ELV, 120V only, Non-Conductive ²
						ODF Integrated 0-10V, 120V/277V, Non-Conductive ²
						EM Emergency w/ Test Switch

¹ EM option (boosting) and Emergency driver (boosting) must be selected together

² Only available for Round shapes, 750 lm, 2700K or 3000K CCT

ANNIHILATOR-A1

[illegible]

Project No:	FL3704
Drawn By:	
Checked By:	
Date:	September 2026

PHOTOMETRIC DETAILS

PP1.1

ALTA/NSPS LAND TITLE SURVEY

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTHERLY R/W LINE OF APALACHEE PARKWAY, BEING N66°10'50"W.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12073C0311F, COMMUNITY NO. 120144, CITY OF TALLAHASSEE, LEON COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF AUGUST 18, 2009.
5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. NACS260423, EFFECTIVE: APRIL 28, 2026, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
7. THIS **"BOUNDARY AND TOPOGRAPHIC SURVEY"** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
9. THE PROPERTY IS CONTIGUOUS WITH APALACHEE PARKWAY, A PAVED PUBLIC RIGHT-OF-WAY.
10. OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.
12. NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION LEO 116, BEING: 185.38 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETIC SURVEY.
14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS:

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

ZONING INFORMATION:

ZONING INFORMATION NOT PROVIDED AT TIME OF SURVEY.

SCHEDULE B-2 EXCEPTIONS NOTES:

6. RESERVATION OF EASEMENT AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 995, PAGE 1975. (ON SUBJECT PROPERTY-SHOWN HEREON)
7. NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF RIDGEWOOD II, LTD., RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 944. (ON SUBJECT PROPERTY-SHOWN HEREON)
8. EASEMENT FOR A BACKFILL SLOPE IN FAVOR OF SHONEY'S, INC., RECORDED IN OFFICIAL RECORDS BOOK 1021, PAGE 1685. (ON SUBJECT PROPERTY-SHOWN HEREON)
9. UTILITY EASEMENT IN FAVOR OF THE CITY OF TALLAHASSEE RECORDED IN OFFICIAL RECORDS BOOK 1029, PAGE 1964. (ON SUBJECT PROPERTY-SHOWN HEREON)
10. DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1044, PAGE 1133. (ON SUBJECT PROPERTY-SHOWN HEREON)
11. EASEMENT IN FAVOR OF THE CITY OF TALLAHASSEE RECORDED IN OFFICIAL RECORDS BOOK 1078, PAGE 1783. (ON SUBJECT PROPERTY-SHOWN HEREON)
12. CONFIRMATION OF EASEMENT RIGHTS, RECORDED IN OFFICIAL RECORDS BOOK 1230, PAGE 1009. (ON SUBJECT PROPERTY-SHOWN HEREON)
13. HOTEL/MOTEL BULK SERVICE AND INSTALLATION AGREEMENT GRANTED TO COMCAST OF TALLAHASSEE, INC., RECORDED IN OFFICIAL RECORDS BOOK 3451, PAGE 1893. (ON SUBJECT PROPERTY-BLANKET IN NATURE)

UTILITY LIST
TICKET NO. 112603147 DATED: 04/22/2026

Service Area	Utility Type(s)	Contact	Alternate Contact	Emergency Contact
CENTURYLINK CNTL01	FIBER, TELEPHONE	BILL MCCLOUD (850) 815-3144		CABLE PROTECTION CENTER (877) 366-8344 x3
COMCAST COMMUNICATIONS/ LK CNTY CBLV LCA395	CATV	ANDREW SWEENEY (904) 738-6898		HFC HELP DESK (855) 962-8525
METRO FIBERNET LLC MF2332	FIBER	KORIE NELLIS (812) 213-1050	MANAGER ON DUTY (883) 220-7311	USIC DISPATCH CENTER (800) 778-9140
CROWN CASTLE NG NN1882	FIBER	FIBER DIG TEAM (800) 654-3110		CROWN CASTLE FIBER NOC (855) 933-4237 x1
UNITI FIBER LLC SL2333	FIBER	CHARLIE CROFT (251) 214-7059		NOC UNITI FIBER (877) 652-2321
CITY OF TALLAHASSEE TRAFFIC TALTRF	TRAFFIC SIGNALS	JOHN MCFADDEN (850) 891-2080	RANDY POWELL (850) 891-5359	DOUG HOLIFIELD (850) 879-0916
CITY OF TALLAHASSEE TALLWSG	ELECTRIC, GAS, SEWER, WATER	WILLIAM TOLAR (850) 556-5873	WILLIAM TOLAR (850) 556-5873	WILLIAM TOLAR (850) 556-5873
VERIZON WIRELESS VW2324	FIBER	MONICA HUTTO	STAKE CENTER LOCATING DISPATCHER** (801) 364-1063	NATIONAL FACILITY LOCATE CENTER (800) 624-9675

SIGNIFICANT OBSERVATIONS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING SIGNIFICANT OBSERVATIONS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST:

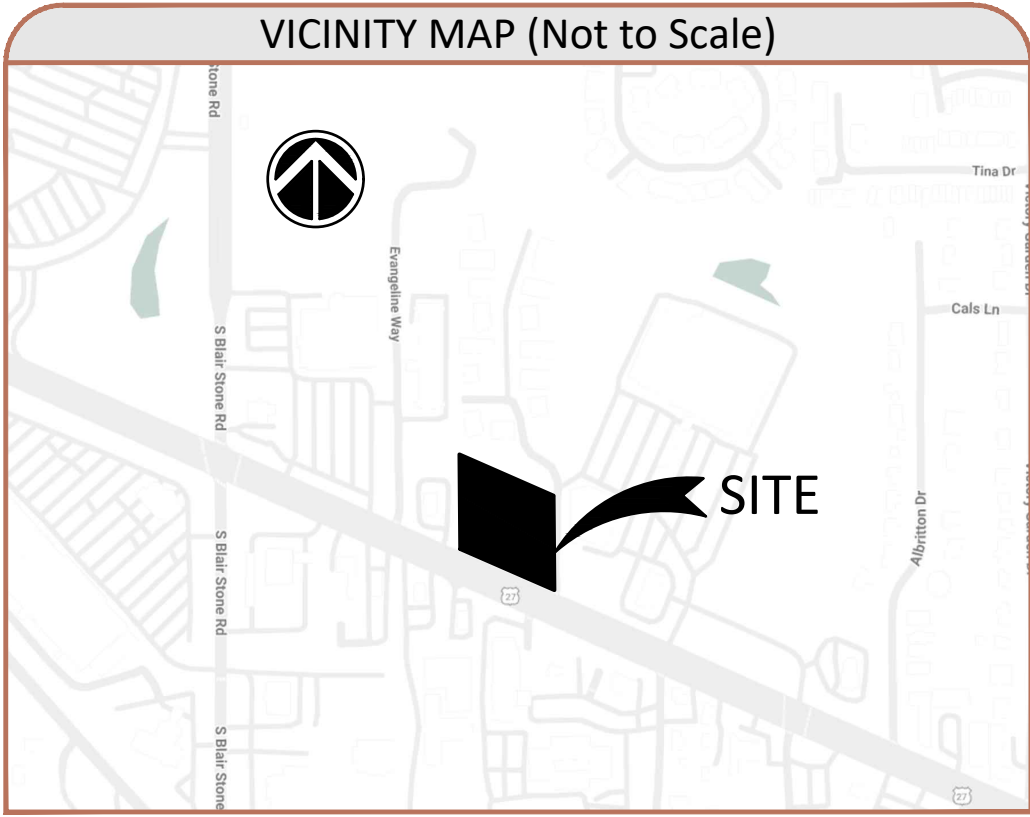
NONE APPARENT

PARKING COUNT:

REGULAR SPACES: XX
HANDICAP SPACES: XX
TOTAL SPACES: XX

LAND AREA:

XXXXX SQUARE FEET
XXXXX ACRES
MORE OR LESS.



DESCRIPTION:

A PORTION OF THE FOLLOWING:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST, LEON COUNTY, FLORIDA AND RUN THENCE SOUTH 00 DEGREES 18 MINUTES 49 SECONDS EAST 1015.98 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 20; THENCE ALONG SAID RIGHT OF WAY RUN SOUTH 66 DEGREES 10 MINUTES 50 SECONDS EAST (BEARING BASE) 221.19 FEET TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1021, AT PAGE 1681, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 66 DEGREES 10 MINUTES 50 SECONDS EAST ALONG SAID RIGHT OF WAY 376.14 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 00 DEGREES 14 MINUTES 29 SECONDS WEST 346.12 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 995, AT PAGE 1975, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 66 DEGREES 04 MINUTES 14 SECONDS WEST ALONG SAID PROPERTY LINE 376.46 FEET TO THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1021, AT PAGE 1681, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE EASTERLY PROPERTY LINE OF SAID PROPERTY 346.92 FEET TO THE POINT OF BEGINNING.

DUTCH BROS. PARCEL:
TO BE DETERMINED

LEGEND

- AC - AIR CONDITIONER
- BB- - BOTTOM OF BANK
- BHM - BUILDING HEIGHT MEASUREMENT
- ➔ - BACKFLOW PREVENTER
- ⬮ - BENCHMARK
- ⊙ - BOLLARD
- E- - BURIED ELECTRIC LINE
- C- - BURIED CABLE TELEVISION LINE
- CALC - CALCULATED
- CBM & - CALCULATED & MEASURED
- Δ - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CCR - CERTIFIED CORNER RECORD
- CF - CONCRETE FLUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- +CD - CLEAN CUT
- CONC - CONCRETE
- COVD - COVERED
- CP - CONCRETE PAD
- CS - CONCRETE PAD
- CS - CURB INLET
- CW - CONCRETE WALKWAY
- D - BURIED STORM/RAIN LINE
- (D) - DESCRIBED
- DB - DEED BOOK
- DBH - DIAMETERS AT BREAST HEIGHT
- DE - DRAINAGE EASEMENT
- DI - DITCH
- DI - DITCH INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EN - EASEMENT NUMBER
- EB - ELECTRIC BOX
- EM - ELECTRICAL METER
- EL - ELEVATION
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- FPRN - FLORIDA PERMANENT REFERENCE NETWORK
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- FM - BURIED FORCE MAIN LINE
- FND - FOUND
- FO - BURIED FIBER OPTIC CABLE LINE
- FO - FIBER OPTIC CABLE BOX
- FP - FLAG POLE
- FG - BURIED GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GTM - GREASE TRAP MANHOLE
- Y - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- INST - RECORD INSTRUMENT
- INV - INVERT ELEVATION
- IR - IRON PIPE
- IR - IRON ROD
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LS - LIGHT POLE
- LS - LICENSED SURVEYOR
- LSA - LANDSCAPED AREA
- MF - METAL FENCE
- MS - METAL SHED
- MS - MITERED END SECTION
- MON - MONITORING WELL
- NAD - NAD 83
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NT - NOT TANGENT
- NTS - NOT TO SCALE
- ORB - OFFICIAL RECORDS BOOK
- OW- - OVERHEAD WIRE
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PP - PER PLANS
- PG - PAGE
- PI - POINT OF INTERSECTION
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- #PS - PARKING SPACES
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- FSP - PEDESTRIAN SIGNAL POLE
- PT - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE PIPE
- R - CURVE RADIUS
- RCP - REINFORCED CONCRETE PIPE
- RU - REUSE WATER LINE
- RW - REUSE WATER METER
- S- - REUSE WATER VALVE
- RP - RAMP
- R/W - RIGHT OF WAY
- SM - SANITARY MANHOLE
- S - BURIED SANITARY LINE
- S - SURVEY
- SF - SQUARE FEET
- SP - STATE PLANE
- SDO - SHOW/DO NOT SHOW DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- SV - SEWER VALVE
- X00.00 - SPOT ELEVATION
- SM - STORM MANHOLE
- T - BURIED TELECOMMUNICATIONS LINE
- TD - TELECOMMUNICATIONS MANHOLE
- TI - STORM INLET
- TB - TOP OF BANK
- CTP - TRAFFIC SIGNAL POLE
- TS - TRAFFIC SIGN
- TT - TRANSFORMER/JUNCTION BOX
- TI - TELEPHONE RISER
- TSB - TRAFFIC SIGNAL BOX
- TD - TELEVISION BOX
- TSW - TRAFFIC SIGNAL WIRE
- TYP - TYPICAL
- U - UNKNOWN UTILITY
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- UM - UTILITY MARKER
- VCP - VITRIFIED CLAY PIPE
- VF - VINYL FENCE
- W - BURIED WATER LINE
- WF - WOOD FENCE
- WS - WOOD SHED
- WV - WATER VALVE
- WM - WATER METER
- WD - WARD DRAW

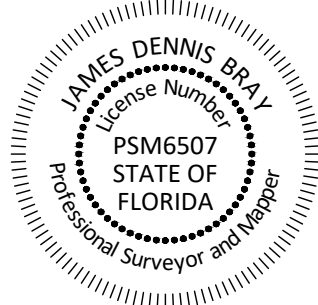
ALTA/NSPS Land Title Survey Certification

To: DUTCH BROS LLC, AN OREGON LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 16, and 17 of Table A thereof. The field work was completed on 05/14/2026.

Date: 05/14/2026

JAMES D. BRAY PSM 6507



ADDRESS:

2020 APALACHEE PARKWAY
TALLAHASSEE, FL 32301

Job Information

JOB NO. 907385
CF NO. LEO-5-1-1
FIELD DATE: 5/14/2026
DRAWN BY: GLT

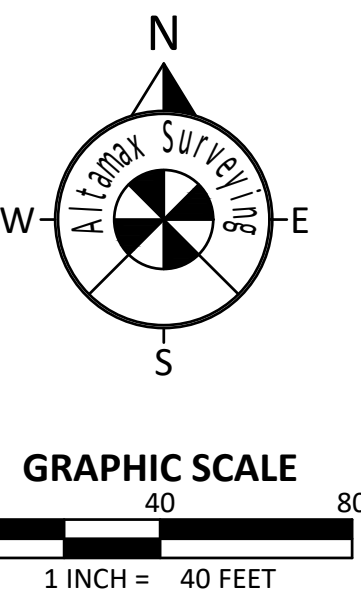
Revisions

DATE:	DESCRIPTION:	BY:

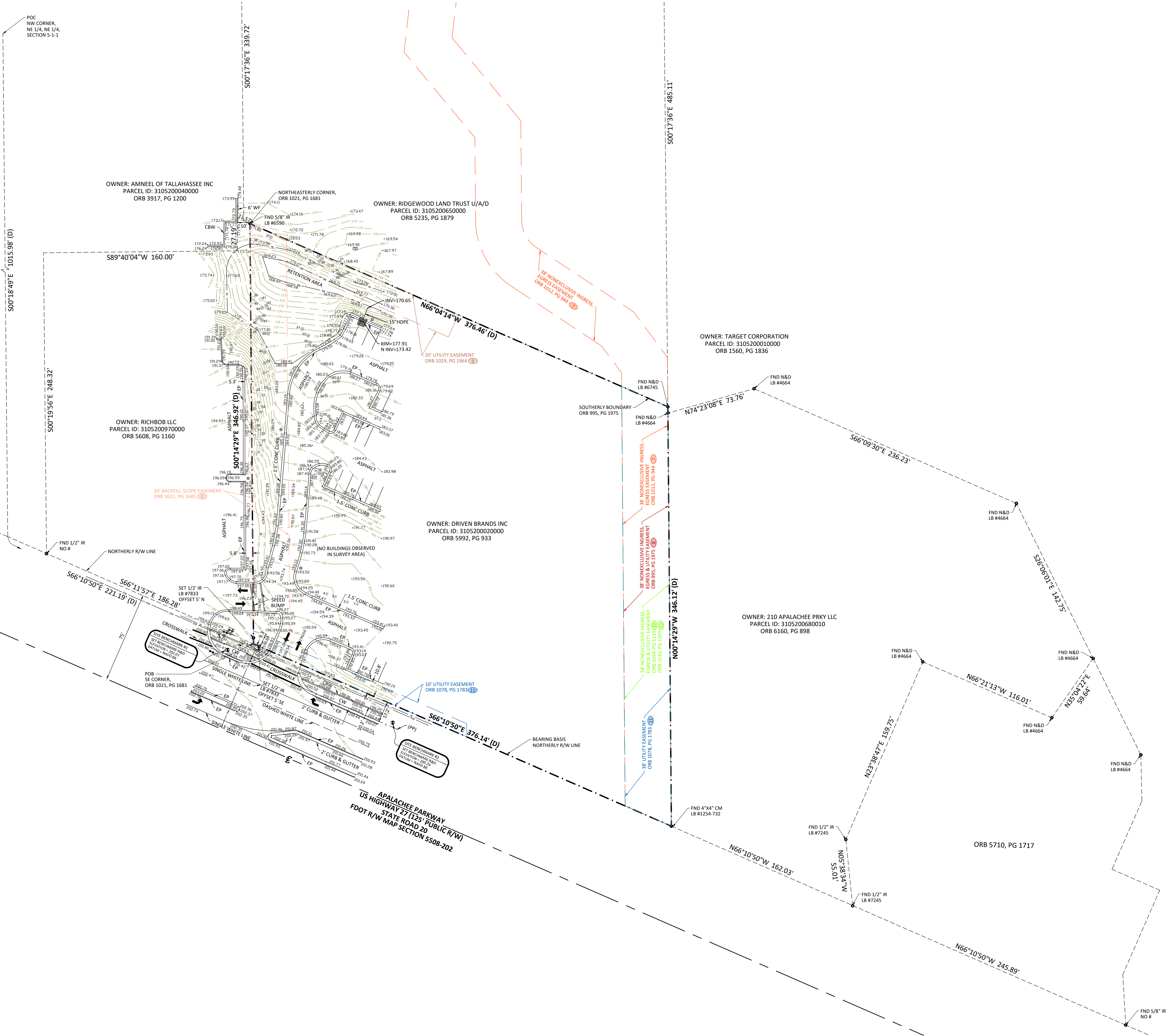
Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com



ALTA/NSPS LAND TITLE SURVEY



Tree ID#	DBH Size	Tree Type
1	15"	PALM
2	13"	PALM
3	13"	PALM
4	13"	PALM
5	16"	PALM
6	26"	OAK
7	26"	OAK
8	3"	OAK
9	2"	OAK
10	4"	OAK
11	6"	OAK
12	2"	OAK
13	2"	OAK
14	4"	OAK
15	20"	OAK
16	2"	OAK
17	6"	OAK
18	6"	OAK
19	6"	OAK
20	4"	OAK
21	4"	OAK
22	6"	OAK
23	15"	BASSWOOD
24	6"	BASSWOOD
25	4"	BASSWOOD
26	16"	SWEETGUM
27	15"	BASSWOOD
28	8"	BASSWOOD
29	7"	BASSWOOD
30	8"	BASSWOOD
31	12"	BASSWOOD
32	5"	BASSWOOD
33	33"	SWEETGUM
34	5"	BASSWOOD
35	4"	BASSWOOD
36	8"	BASSWOOD
37	12"	SWEETGUM
38	7"	LAUREL
39	6"	LAUREL
40	5"	LAUREL
41	2"	LAUREL
42	5"	BASSWOOD
43	5"	BASSWOOD
44	5"	BASSWOOD
45	22"	SWEETGUM
46	20"	SWEETGUM
47	15"	SWEETGUM
48	6"	BASSWOOD
49	5"	BASSWOOD
50	20"	SWEETGUM
51	22"	SWEETGUM
52	18"	BASSWOOD
53	3"	CREPE MYRTLE
54	3"	CREPE MYRTLE
55	3"	CREPE MYRTLE
56	6"	CREPE MYRTLE
57	15"	PALM



LEGEND	
AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BHM	BUILDING HEIGHT MEASUREMENT
BP	BACK FLOW PREVENTER
B	BENCHMARK
B	BOLLARD
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CF	CONCRETE FLOVE
CHW	CONCRETE HEADWALL
CL	CHAIN LINE FENCE
C	CENTERLINE
CM	CONCRETE MONUMENT
CMF	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COVD	COVERED
CP	CONCRETE PAD
CRB	CURB INLET
CRW	CONCRETE WALKWAY
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FND	FOUND
FO	BURIED FIBER OPTIC CABLE LINE
FOC	FIBER OPTIC CABLE BOX
FP	FLAG POLE
G	BURIED GAS LINE
GAS	GAS METER
GV	GAS VALVE
GT	GREASE TRAP MANHOLE
GUY	GUY WIRE ANCHOR
H	HANDICAP PARKING
HDP	HIGH DENSITY POLYETHYLENE PIPE
INST	RECORD INSTRUMENT#
INVT	INVERT ELEVATION
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IR	IRON ROD
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LS	LICENSED SURVEYOR
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RS	REUSE WATER METER
RS	REUSE WATER VALVE
RP	RAMP
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S	SANITARY MANHOLE
S	BURIED SANITARY LINE
S	SURVEY
SF	SQUARE FEET
SP	STATE PLANE
SOD	SHOWN FOR DIRECTION ONLY
SN	SIGN
SWF	STOCK WIRE FENCE
SV	SEWER VALVE
XX00.00	SPOT ELEVATION
TM	STORM MANHOLE
T	BURIED TELECOMMUNICATIONS LINE
T	TELECOMMUNICATIONS MANHOLE
TI	STORM INLET
TI	TOP OF BANK
TIPT	TRAFFIC SIGNAL POLE
TI	TRAFFIC SIGN
TI	TRANSFORMER/JUNCTION BOX
TI	TELEPHONE RISER
TI	TRAFFIC SIGNAL BOX
TI	TELEVISION BOX
TI	TRAFFIC SIGNAL WIRE
TI	TYPICAL
TI	UNKNOWN UTILITY
TI	UTILITY EASEMENT
TI	UTILITY POLE
TI	UTILITY MARKER
TI	VITRIFIED CLAY PIPE
TI	VINYL FENCE
TI	BURIED WATER LINE
TI	WOOD FENCE
TI	WOOD SHED
TI	WATER VALVE
TI	WATER METER
TI	YARD DRAIN

ADDRESS:
2020 APALACHEE PARKWAY
TALLAHASSEE, FL 32301

Job Information
JOB NO: 907385
CF NO. LEO-5-1-1
FIELD DATE: 5/14/2026
DRAWN BY: GLT

Revisions		
DATE:	DESCRIPTION:	BY: