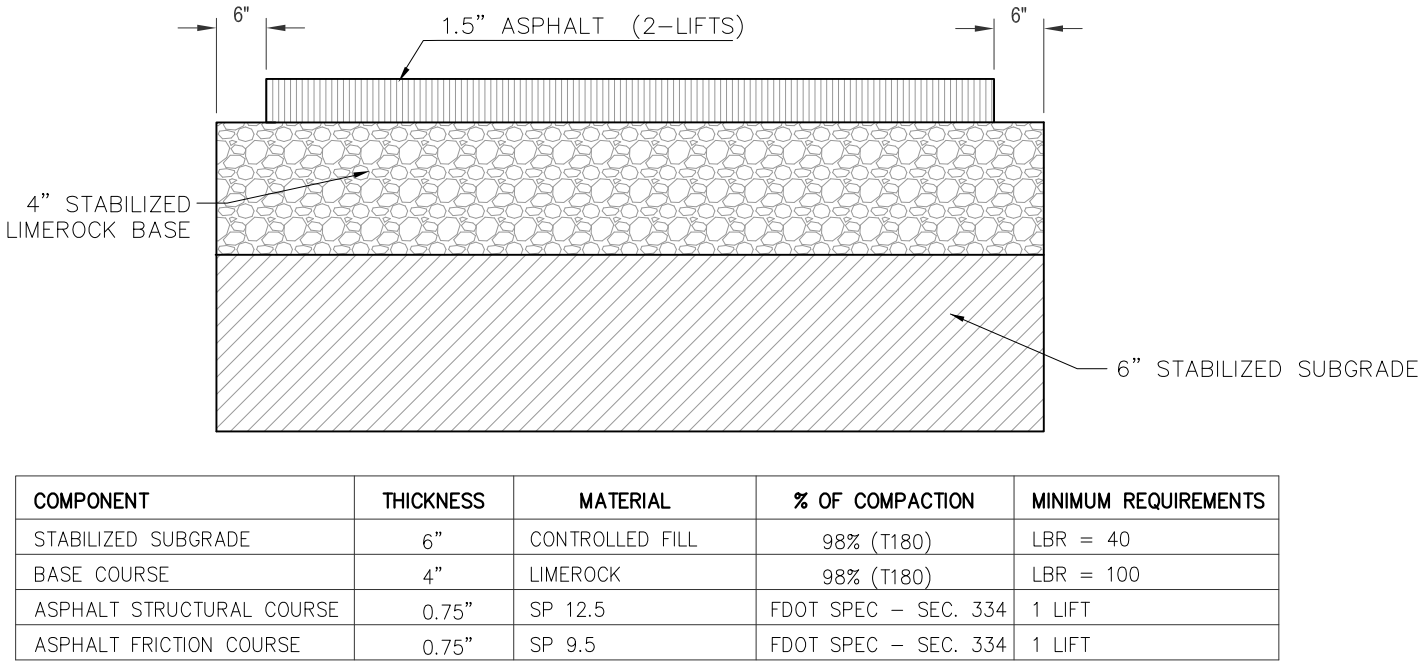


1. ALL PROVISIONS OF THE TALLAHASSEE LAND DEVELOPMENT CODE SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
2. ALL EXTERIOR LIGHTING SHALL BE TOTAL CUTOFF TYPE (i.e. DIRECTED DOWNWARD AND CAPPED) AND SHALL BE RECESSED OR FLUSH TO CONCRETE. LIGHT SOURCE (LIGHT FIXTURE) SHALL BE 15' FT. MAXIMUM HEIGHT ABOVE GRADE.
3. ALL PROVISIONS OF THE TALLAHASSEE LDC CHAPTER 7, SIGN CODE, SHALL BE APPLICABLE, AND WHEN IN CONFLICT HERewith, THE STRICTER PROVISION SHALL APPLY.
4. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD STANDARDS.
5. CONTACT FDOT MIDWAY OFFICE TO OBTAIN THE RIGHT-OF-WAY MANAGEMENT PERMIT PRIOR TO ANY WORK WITHIN FDOT RIGHT OF WAY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT FDOT DESIGN STANDARDS.
6. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS WITHIN THE RIGHT OF WAY CAUSED DURING CONSTRUCTION. CONTRACTOR SHALL REPLACE ANY CURB AND GUTTER, AND/OR, OTHER INFRASTRUCTURE DAMAGED DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR PHOTOGRAPHICALLY DOCUMENTING ALL EXISTING CONDITIONS PRIOR TO AND DURING CONSTRUCTION ACTIVITY.
8. THE CONTRACTOR IS RESPONSIBLE TO RETURNING ALL EXISTING CONDITIONS WITHIN TO RIGHT OF WAY TO A PRE-CONSTRUCTION CONDITION OR BETTER.
9. THE CLUBHOUSE PROVIDES AN INDOOR MAIL ROOM IN PLACE OF A OUTDOOR MAIL KIOSK FOR POSTAL DELIVERIES.

SAW CUT AND REMOVE EXISTING
SHOULDER PAVEMENT, REPLACE WITH FULL
DEPTH BASE PER FDOT PAVEMENT DETAIL



ASPHALT WALKING TRAIL DETAIL



THE POINTE AT PINEY Z

SITE LAYOUT PLAN

LEON COUNTY

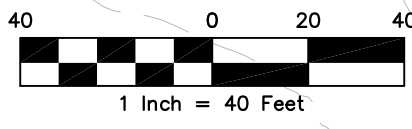
FLORIDA

Digitally signed by James B Begue
DN: c=US,
o=Urban Catalysts Inc.,
ou=Urban Catalysts Inc.,
cn=James B Begue
Date: 2026.10.21 10:00:00
LICENSE NUMBER: 75980001

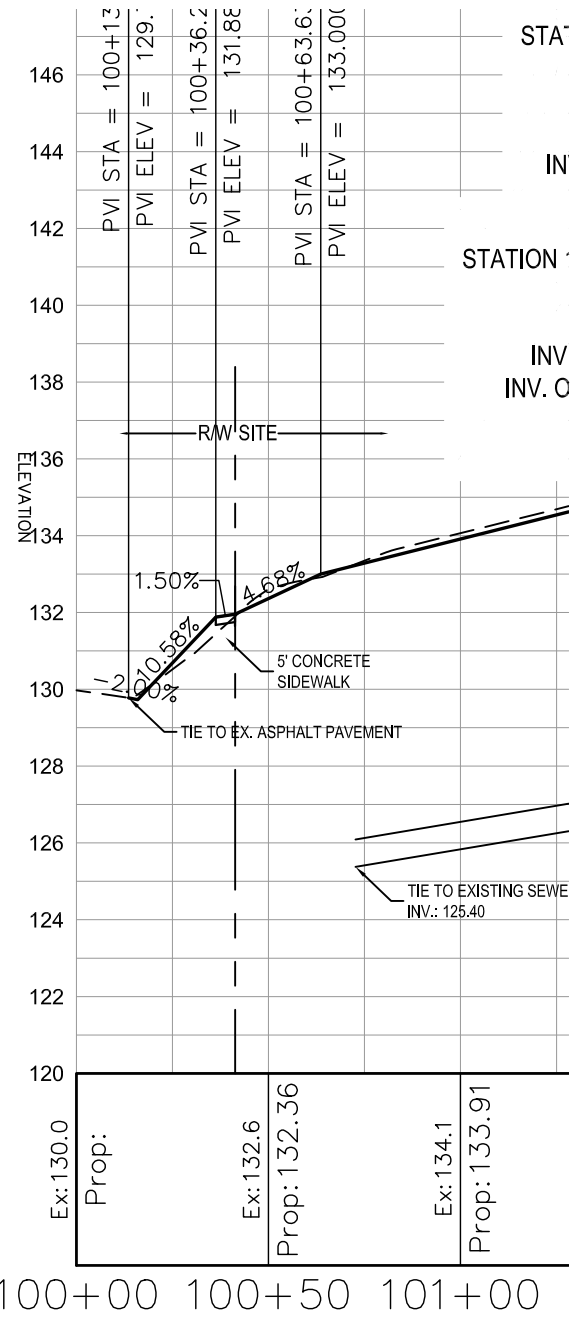
DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/21/2026
HORZ. SCALE:	1"=40'
VERT. SCALE:	

SHEET	C-103
PROJECT No. 23030.00	

04/26/24, 2:08 PM (3:45:02 EST)
F:\23030.00 - THE POINTE AT PINEY.Z\CD\BASE-MOD.2.DWG

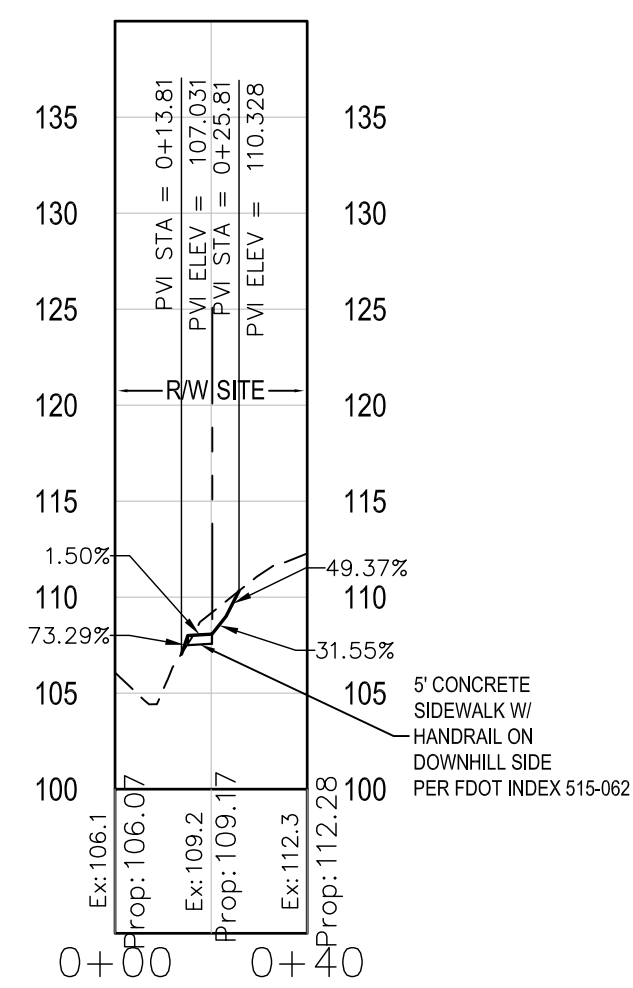


WEST DRIVEWAY PROFILE



HORIZ. 1" = 50'
VERT. 1" = 5'

EAST SIDEWALK PROFILE



HORIZ. 1" = 40'
VERT. 1" = 10'

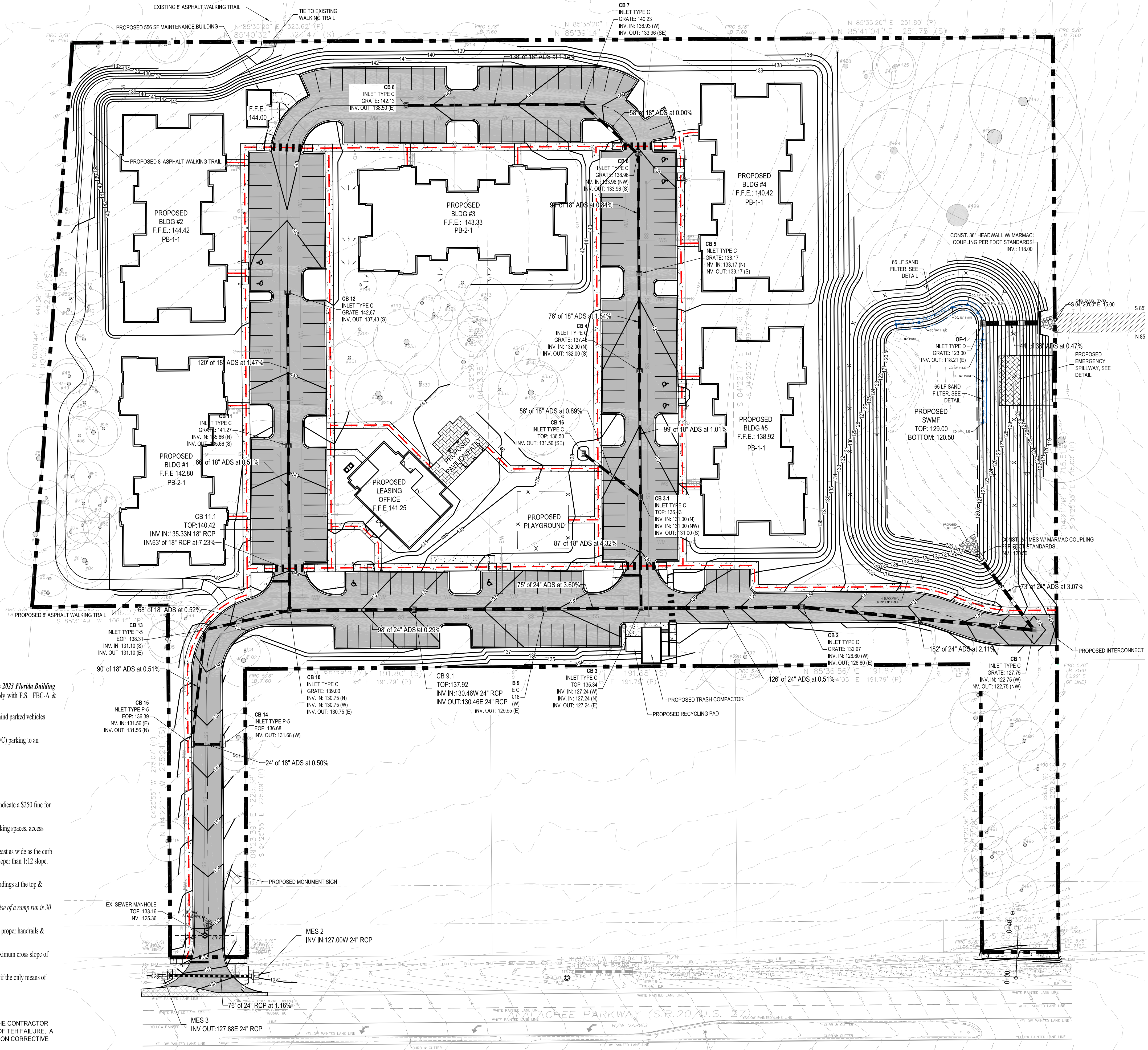
CONTRACTOR NOTICE 2023 (effective December 31, 2023)

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

- ACCESSIBLE PARKING spaces shall be located on an accessible route no less than 44" wide so that users will not be compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Re: §208.3 & §502.3, FBC-A and F.S. 553.5041. -
- ACCESSIBLE PARKING spaces and access aisles serving a particular building shall be located on the shortest accessible route from the accessible (H/C) parking to an accessible entrance. §208.3.1 FBC-A & F.S. 553.5041(5)(b).
- ACCESSIBLE PARKING spaces shall be 12 ft wide & outlined with blue paint. §502.2 & §502.6 FBC-A.
- ACCESS AISLES required adjacent to parking spaces shall be 5 ft wide with diagonal striping. §502.3.1, FBC-A
- ACCESSIBLE PARKING and access aisles shall be level (not to exceed 1/48) on a stable, firm & slip resistant surface. Re: §302.1 & §502.4, FBC-A
- ACCESSIBLE PARKING IDENTIFICATION signs shall be FDOT approved and shall read "PARKING BY DISABLED PERMIT ONLY" and shall indicate a \$250 fine for illegal use. Install signs a *minimum 60 inches* from the ground to the bottom of the sign(s). Re: §502.6 FBC-A and F.S. 553.5041.
- CURB RAMPS shall not exceed 1:12 slope, and curb ramp flares shall not exceed 1:10 slope. Curb ramps and flared sides shall not encroach upon parking spaces, access aisles, or vehicular traffic lanes. The counter slope of adjacent road surfaces & gutters shall not exceed 1:20. Re: §405.2 & §406, FBC-A
- CURB RAMPS shall have a landing with a minimum clear length and width of 36" shall be located at the top side of each curb ramp, a clear width at least as wide as the curb ramp (excluding flared sides) leading to it. Exception: for alterations, where there is no landing, curb ramp flares shall be provided, and shall not be steeper than 1:12 slope. Re: §406.4 FBC-A
- ALL RAMPS with a rise greater than 6 inches shall provide edge protection complying with §405.9 FAC-A. Ramps shall have 60 inches min level landings at the top & bottom. Re: §405.7, FBC-A.
- ALL RAMPS with a rise greater than 6" shall have handrails on both sides with 12" horizontal extensions at the top & bottom of the ramp. *Maximum rise of a ramp run is 30 inches on an accessible route.* Re: §1012.8 FBC-B (Florida Building Code - Building) and §505.10 FBC-A.
- ACCESSIBLE ROUTES to "main entry" from an accessible parking space, and from the "public way", shall not exceed 1:20 slope unless ramps with proper handrails & handrail extensions are provided AND with a cross slope not in excess of 1:48. Re: §206, §402 and §403, FBC-A.
- *Connect buildings within the same site with an accessible route which shall not exceed 1:20 slope (unless ramps and handrails are provided) and a maximum cross slope of 1:48. Re: §206 FBC-A.
- * **EXCEPTION:** An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access. Re: §206.2.2 FBC-A

NOTES:

- THE PROJECT SITE LIES FULLY WITHIN FEMA FLOOD PLAIN ZONE X. THERE IS NO FLOODPLAIN LOCATED ONSITE.
- ELEVATIONS ON BOTH SIDES OF EXTERIOR DOORS SHALL BE THE SAME ELEVATIONS PER FBC-B 1010.1.4.
- THIS SITE IS LOCATED WITHIN A SENSITIVE KARST AREA. SHOULD A STRUCTURAL FAILURE (SINK FEATURE) OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL CEASE ALL WORK IN THE VICINITY OF THE FAILURE. A GEOTECHNICAL ENGINEER WILL BE CONTRACTED TO PERFORM AN INVESTIGATION AND PROVIDE RECOMMENDATIONS ON CORRECTIVE ACTIONS.



THE POINTE AT PINEY Z

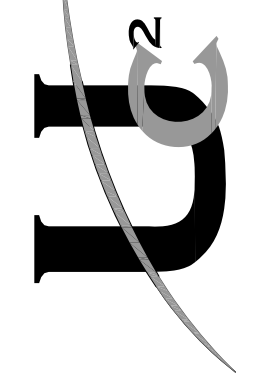
GRADING PLAN

LEON COUNTY

FLORIDA

DATE BY REVISIONS

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



JAMES B. BEQUE, P.E.
LICENSE NUMBER: 73880

DRAWN BY: B.A.L.

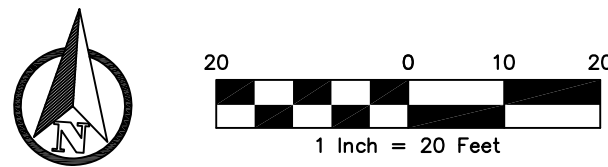
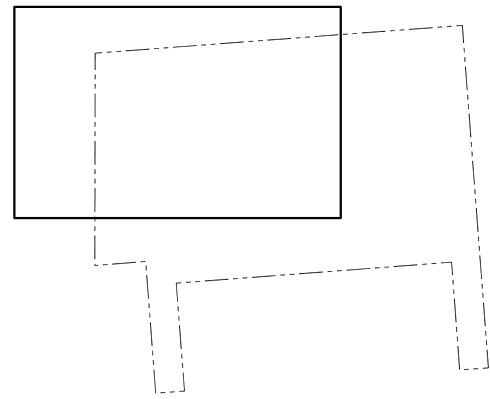
CHECKED BY: S.K.M.

DATE: 10/21/2026

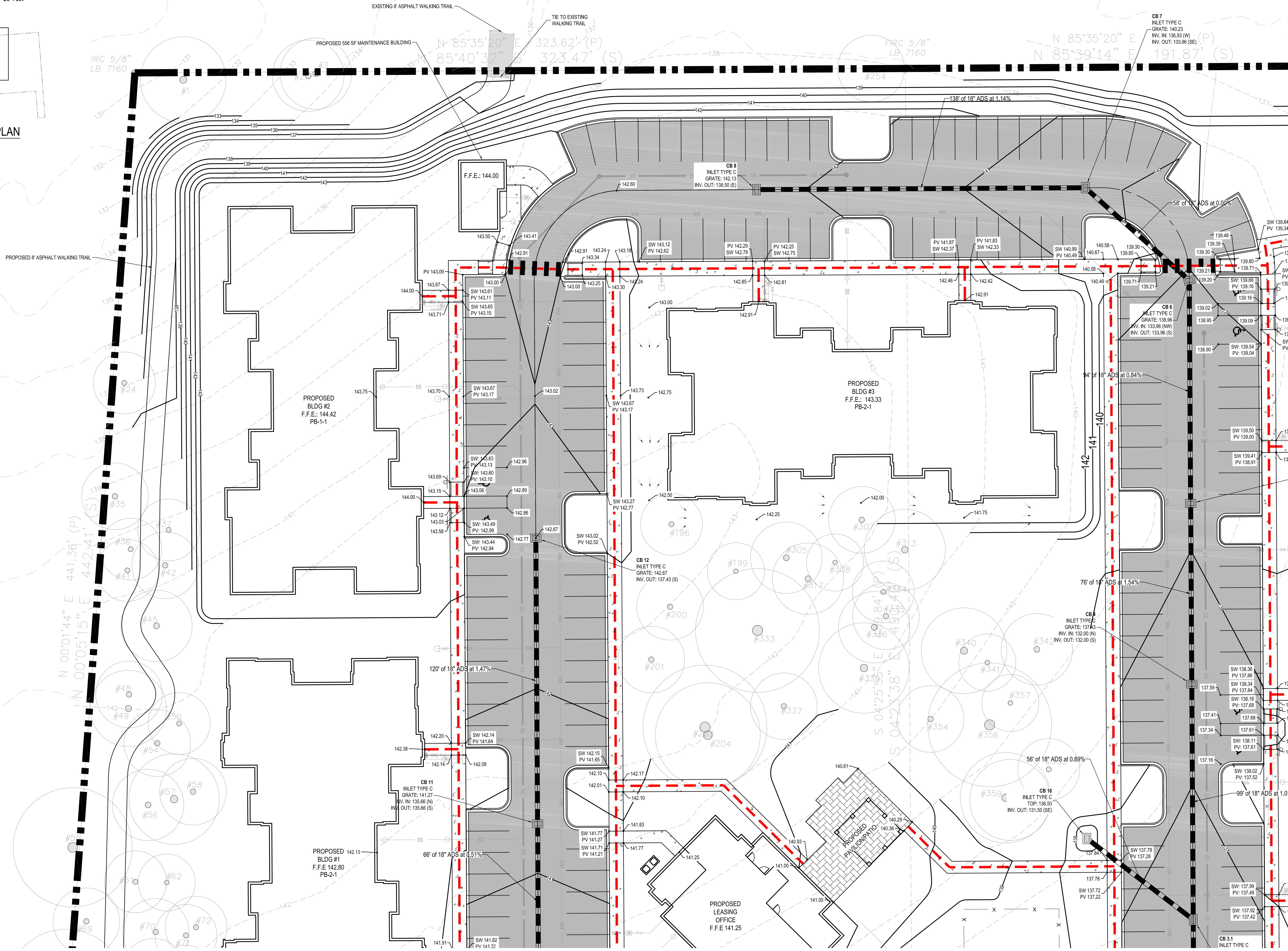
HORIZ. SCALE: 1"=40'
VERT. SCALE:

SHEET **C-105**

PROJECT No. 23030.00

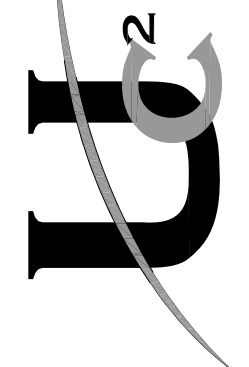


KEY PLAN



October 24, 2026 (13:49:42 EST)
F:\23030.00 - THE POINTE AT PINEY-Z\CD\BASE-MOD 2.DWG

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



REVISIONS		DATE	BY

THE POINTE AT PINEY Z

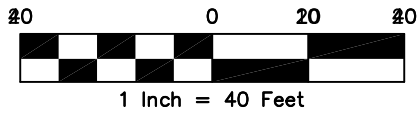
GRADING PLAN

FLORIDA

LEON COUNTY

JAMES B. BEQUE, P.E. LICENSE NUMBER: 73580	
DRAWN BY:	B.A.L.
CHECKED BY:	S.K.M.
DATE:	10/21/2026
HORZ. SCALE:	1"=20'
VERT. SCALE:	
SHEET	C-105.1
PROJECT No.	23030.00

October 24, 2026 (15:45:02 ET)
F:\23030.00 - THE POINTE AT PINEY.Z\CD\BASE-MOD.2.DWG



LANDSCAPE NOTES:

- LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLING LANDSCAPE.
- NO TRENCHING OR EXCAVATION SHALL BE ALLOWED WITHIN THE CPZ OF PROTECTED TREES, EXCEPT WHERE DEBITS OR AN AEROCULTURAL MITIGATION PLAN HAVE BEEN NOTED ON THE PLANS.
- ALL ORNAMENTAL SIGNS, LANDSCAPING, IRRIGATION FACILITIES AND THE LIKE ARE THE PROPERTY AND MAINTENANCE RESPONSIBILITY OF THE OWNERS.
- ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-PROPORTIONED, DISEASE FREE, PEST FREE, AND HARDY FOR THE NORTH FLORIDA REGION. ALL PLANTINGS SHALL BE MINIMUM FLORIDA NO. 1 OR BETTER PLANT MATERIAL AS DESCRIBED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I 1963 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1,200 CF WITH A PLANTING WIDTH OF 12" AND A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH NON-COMPACTED "FRIABLE" TOPSOIL.
- PROVIDE IRRIGATION TO ALL LANDSCAPED AREAS.
- THE OWNER MUST ACCEPT RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING REQUIRED BY THE ENVIRONMENTAL PERMIT IN PERPETUITY.
- ALL TREES AND SHRUBS MUST BE PLANTED 3 FEET OFF THE EDGE OF PAVEMENT.
- SOD ALL DISTURBED AREAS INCLUDING SLOPES AND SWALES UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE SODDED IMMEDIATELY AFTER FINISHED GRADE IS ESTABLISHED.
- A 36" CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
- TREES PLANTED IN RIGHT OF WAY SHALL NOT OBSTRUCT THE TRAFFIC VIEW FROM ENTRANCE.
- TALL GROWING TREES SHALL BE PLANTED SUCH THAT UPON REACHING MATURITY THE BRANCHES WILL NOT INTERFERE WITH OVERHEAD ELECTRIC UTILITY FACILITIES. IN ADDITION, LANDSCAPING WITHIN 30' OF OVERHEAD UTILITIES SHALL BE OF A SPECIES THAT REACHES A MAXIMUM HEIGHT OF 15 FEET OR LESS.
- WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10 FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER (DEEPROOT UB 2-42 OR APPROVED EQUAL) MINIMUM TWO FEET DEEP SHALL BE INSTALLED.
- ANY UNOBSTRUCTED CROSS VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE CENTERLINE OF THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED WITHIN THE SIGHT DISTANCE TRIANGLE.
- TREES HAVING LIMBS AND FOLIAGE TRIMMED SO THAT CROSS VISIBILITY WITHIN THE SIGHT TRIANGLE IS NOT OBSCURED SHALL BE ALLOWED TO OVERHANG THE SIGHT TRIANGLE, PROVIDED THE LOCATION OF ANY TREE DOES NOT CREATE A HAZARD.
- SHOULD LANDSCAPING WITHIN ROW BECOME A HAZARD, PUBLIC WORKS HAS THE RIGHT TO REMOVE AND NOT REPLACE.
- A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 INCHES.
- PROPOSED VUA AND MISCELLANEOUS LANDSCAPE AREAS AS SHOWN IN THE HATCH LEGEND SHALL BE SODDED UNLESS SPECIFIED FOR ALTERNATE GROUND COVER/PLANTINGS IN A LANDSCAPE PLAN PREPARED BY A LICENSED ARBORIST.
- ALL UTILITY CONNECTIONS, METER LOCATIONS, AND TRASH COLLECTION AREAS MUST BE SCREENED WITH MATERIALS FOUND ON THE CLOSEST EXTERIOR WALL OR WITH EVERGREEN LANDSCAPING.

IRRIGATION NOTES:

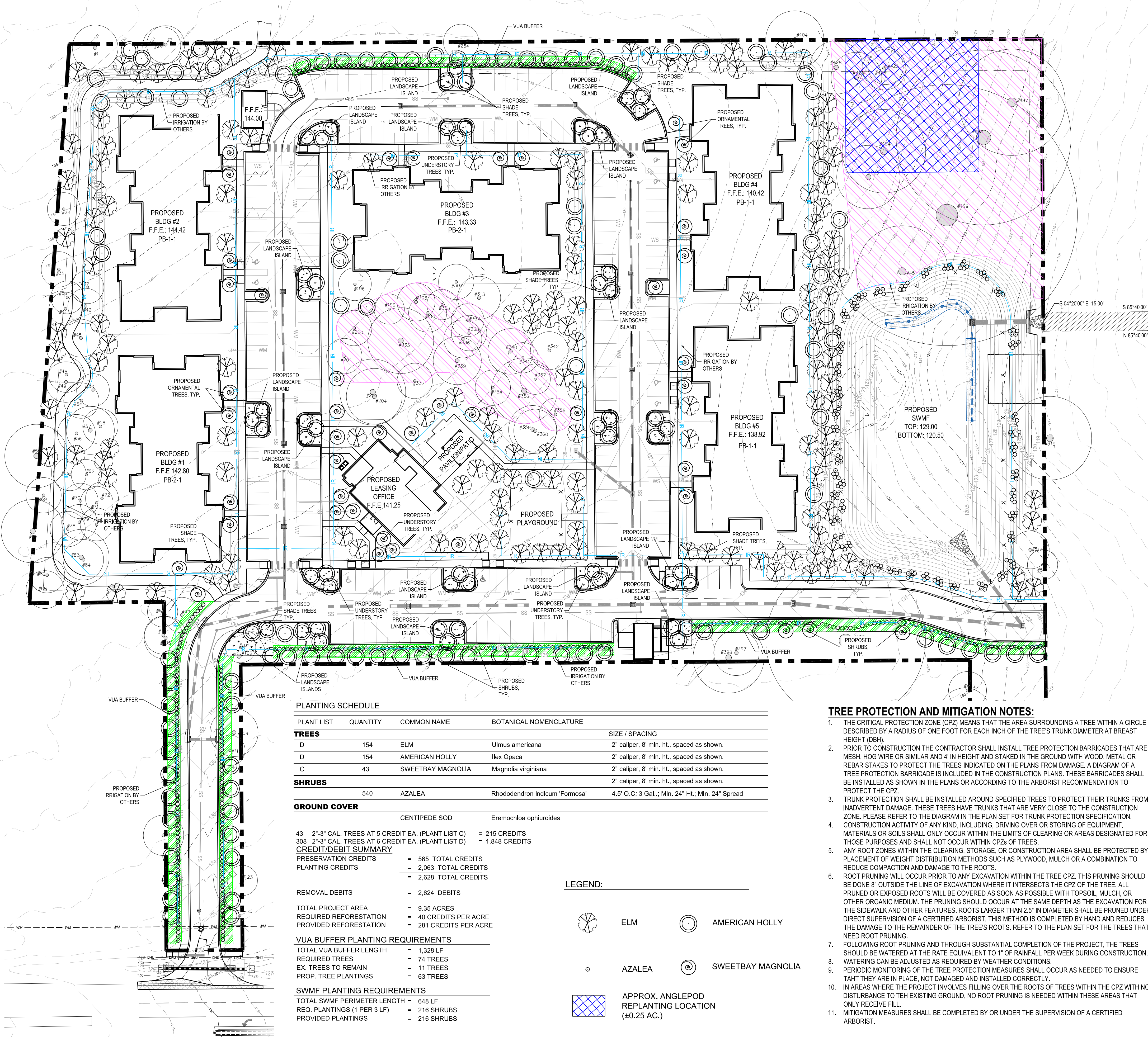
- THE OWNER SHALL PROVIDE AN IRRIGATION DESIGN TO THE CITY OF TALLAHASSEE GROWTH MANAGEMENT DEPARTMENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE OWNER IS REQUIRED TO PROVIDE AND AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE FULL COVERAGE TO ALL EXISTING AND PROPOSED LANDSCAPING PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL PROVIDE IRRIGATION PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. THE PURPOSE OF THE REVIEW WOULD BE TO DETERMINE IMPACT TO EXISTING VEGETATION.
- THE LOCATION OF IRRIGATION MAIN LINES SHOWN ON THIS PLAN IS CONCEPTUAL, AND DENOTES 100% COVERAGE OF ALL PLANTED MATERIALS. MAIN LOCATIONS MAY BE ADJUSTED FOR FULL IRRIGATION COVERAGE.
- ALL LANDSCAPING AREAS DEPICTED HEREIN SHALL BE IRRIGATED BY AUTOMATIC TEMPORARY IRRIGATION SYSTEM. LANDSCAPING AREAS SHALL HAVE HEAD-TO-HEAD COVERAGE. ALL MAIN LINES AND SUB-SYSTEM LATERAL PIPING TO IRRIGATION HEADS SHALL BE INSTALLED SO AS NOT TO IMPACT THE CPZ OF ANY EXISTING TREES. IRRIGATION PIPING MAY BE ABOVE GROUND, SO LONG AS THE SYSTEM ACHIEVES THE OBJECTIVE OF PROVIDING A WATER SOURCE TO LANDSCAPE AREAS AND PLANT MATERIALS, AND DOES NOT CONFLICT WITH PEDESTRIANS OR LEON COUNTY MAINTENANCE OPERATIONS.
- IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE OWNER.
- PIPING SHOWN HEREIN IS DIAGRAMMATIC FOR CLARITY. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICTS WITH DRAINAGE, STRUCTURES, UTILITIES, AND EXISTING TREES AS FIELD CONDITIONS REQUIRE.
- ALL SPRINKLERS SHALL BE ADJUSTED TO PRE-VENT OVER SPRAY ONTO ROADWAYS OR SIDEWALKS, WHILE MAINTAINING 100% COVERAGE OF LANDSCAPE PLANTINGS.
- ALL VALVES SHALL BE IN TRAFFIC BEARING BOXES.
- CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM AND LANDSCAPE PLANTINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH INSTRUCTIONS ON OPERATION AND MAINTENANCE. THE CONTRACTOR SHALL PROVIDE THE DEVELOPER OR OWNER WITH A ONE YEAR WARRANTY ON ALL IRRIGATION SYSTEM COMPONENTS.

LANDSCAPE MAINTENANCE NOTES:

- PRUNING:** PLANTS SHALL BE PRUNED REGULARLY TO REMOVE ALL BROKEN, DEAD AND DISEASED LIMBS. ANY CROSS-RUBBING, SWELLING, AND WATER SPROUTS. PRUNING SHOULD BE DONE IN LATE WINTER OR SPRING. NEVER REMOVE MORE THAN ONE-QUARTER OF A LIVE TREE CROWN IN A SINGLE YEAR. DO NOT PRUNE WHEN THE FLUSH OF NEW SPRING LEAVES ARE FORMING. DO NOT PRUNE BRANCHES WITH A FLUSH CUT, BUT INSTEAD CUT TO THE OUTSIDE OF THE BRANCH COLLAR. ALL PRUNING CUTS SHALL BE CLEAN AND FREE OF ANY PAINTS OR SEALERS. SPRING FLOWERING SHRUBS SHALL BE PRUNED IMMEDIATELY AFTER SPRING BLOOMING. SUMMER FLOWERING SHRUBS SHALL BE PRUNED IN LATE WINTER, AVOID EXCESSIVE "SHEARING" OF SHRUBS, WHICH PROMOTES UNHEALTHY GROWTH CONDITIONS. PRUNE SHRUBS IN THE SPRING AND SUMMER BY ALTERNATING HEADING BACK AND SHEARING TECHNIQUES. MINIMIZE FALL PRUNING AS THIS ENCOURAGES NEW GROWTH, WHICH IS SUSCEPTIBLE TO COLD DAMAGE. BE TRIMMED SO THAT THE BOTTOM IS WIDER THAN HALF THE TOP. SHRUBS SHALL BE PRUNED NO LESS THAN, BUT NOT LIMITED TO THE REQUIRED HEIGHT OF THE PARTICULAR SITUATION FOR IT IS BEING UTILIZED: I.E. PERIMETER SHRUB AT MINIMUM 30", SIGHT TRIANGLE HEIGHT OF NO HIGHER THAN 3.5 OR 4.25 FEET, OR ANY OTHER VISUAL HEIGHT REQUIREMENTS. MAINTAIN THE SIZE AND PROPORTION OF PLANTS TO ONE ANOTHER AND TO THE LANDSCAPE AS A WHOLE.
- FERTILIZER:** FERTILIZER REQUIREMENTS SHALL BE BASED ON SPECIFIC SITE SOIL ANALYSIS. FERTILIZER MAY BE APPLIED IN THE SPRING AND FALL (USE LOW NITROGEN IN THE FALL). IN THE SPRING BROADCAST 15-5-15 FERTILIZER OVER THE AREA OF ROOT GROWTH AT A RATE OF SIX (6) POUNDS PER 1,000 SQUARE FEET. IN THE FALL, BROADCAST 15-5-15, 5-5-20, 5-4-15 OR 5-0-20 FERTILIZER OVER THE AREA OF ROOT GROWTH AT A RATE OF TEN (10) POUNDS PER 1,000 SQUARE FEET. USE A GRANULAR, NON-BURNING PRODUCT WITH MICRONUTRIENTS AND HALF OF THE NITROGEN IS TO BE IN A SLOW RELEASE FORM. FOR AZALEAS, CAMELLIAS, GARDENIAS, AND DOGWOODS, USE A SPECIFIC, ACID-RICH FORMULA. FOR PALMS, USE SPECIAL PALM FERTILIZERS WHICH CONTAIN EQUIVALENT RATES OF NITROGEN AND POTASSIUM. MICRONUTRIENTS AND ADDITIONAL MAGNESIUM. FERTILIZER SHALL BE APPLIED PER MANUFACTURERS INSTRUCTIONS. NUTRIENT ABSORPTION WILL BE AFFECTED BY SOIL PH. SPECIFIC EVALUATION OF THIS NUTRIENT / PH RELATIONSHIP MAY BE NECESSARY IF PLANT PERFORMANCE IS LOW.
- PEST CONTROL:** PEST CONTROL SHOULD ONLY BE APPLIED AS NECESSARY. AN INTEGRATED PEST MANAGEMENT SYSTEM FOR ESTABLISHING A HEALTHY ENVIRONMENT FOR PROPER GROWTH CONDITIONS IS THE PREFERRED METHOD FOR PEST CONTROL. NON-TOXIC HORTICULTURAL OIL RECOMMENDED. APPLY A BROAD-SPECTRUM FOLIAR HERBICIDE TO MULCHED AREAS AS NEEDED BY SPOT SPRAYING. APPLY PRE EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN LATE WINTER AND POST EMERGENT FOLIAR HERBICIDE SPRAY TO LAWNS IN EARLY SPRING.
- MOWING:** MOW TURF TO A CONSISTENT HEIGHT OF 2-3" FOR CENTIPEDE AND 3-4" FOR ST. AUGUSTINE AT A MINIMUM OF TWO-WEEK INTERVALS DURING GROWING SEASON. USE MULCHING MOWER TO RECYCLE NUTRIENTS. DE-THATCHING AND AERATION MAY BE PERFORMED EVERY 2-3 YEARS OR AS NEEDED.
- WATERING:** THE MINIMUM WATERING SCHEDULE FOR NEWLY PLANTED MATERIAL SHALL BE A MINIMUM OF 1" PER WEEK. WATER SHOULD BE APPLIED IN THE EARLY MORNING HOURS, WATER REGULARLY FOR TWO YEARS OR UNTIL ESTABLISHED. DEEP, INFREQUENT SOWINGS, WHICH ALLOW THE SOIL MOISTURE TO DRAIN, IS THE WATERING METHOD PREFERRED FOR ESTABLISHED PLANTS. THIS TYPE OF SOAKING WILL ENCOURAGE A DEEP ROOT SYSTEM, WHICH WILL ENABLE THE PLANT TO WITHSTAND PERIODS OF DROUGHT.

FIRE DEPARTMENT NOTES:

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



PLANTING SCHEDULE

PLANT LIST	QUANTITY	COMMON NAME	BOTANICAL NOMENCLATURE	SIZE / SPACING
TREES				
D	154	ELM	Ulmus americana	2" caliper, 8' min. ht., spaced as shown.
D	154	AMERICAN HOLLY	Ilex Opaca	2" caliper, 8' min. ht., spaced as shown.
C	43	SWEETBAY MAGNOLIA	Magnolia virginiana	2" caliper, 8' min. ht., spaced as shown.
SHRUBS				
	540	AZALEA	Rhododendron indicum 'Formosa'	2" caliper, 8' min. ht., spaced as shown.
GROUND COVER				
		CENTIPEDE SOD	Eremochloa ophiuroides	

43 2"-3" CAL. TREES AT 5 CREDIT EA. (PLANT LIST C) = 215 CREDITS
308 2"-3" CAL. TREES AT 6 CREDIT EA. (PLANT LIST D) = 1,848 CREDITS

CREDIT/DEBIT SUMMARY

PRESERVATION CREDITS	= 565 TOTAL CREDITS
PLANTING CREDITS	= 2,063 TOTAL CREDITS
	= 2,628 TOTAL CREDITS

REMOVAL DEBITS = 2,624 DEBITS

TOTAL PROJECT AREA	= 9.35 ACRES
REQUIRED REFORESTATION	= 40 CREDITS PER ACRE
PROVIDED REFORESTATION	= 281 CREDITS PER ACRE

VUA BUFFER PLANTING REQUIREMENTS

TOTAL VUA BUFFER LENGTH	= 1,328 LF
REQUIRED TREES	= 74 TREES
EX. TREES TO REMAIN	= 11 TREES
PROP. TREE PLANTINGS	= 63 TREES

SWMF PLANTING REQUIREMENTS

TOTAL SWMF PERIMETER LENGTH	= 648 LF
REQ. PLANTINGS (1 PER 3 LF)	= 216 SHRUBS
PROVIDED PLANTINGS	= 216 SHRUBS

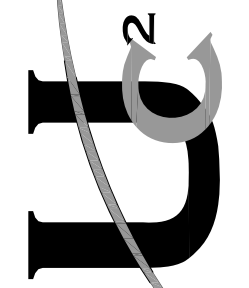
LEGEND:

	ELM		AMERICAN HOLLY
	AZALEA		SWEETBAY MAGNOLIA
	APPROX. ANGLEPOD REPLANTING LOCATION (±0.25 AC.)		

TREE PROTECTION AND MITIGATION NOTES:

- THE CRITICAL PROTECTION ZONE (CPZ) MEANS THAT THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE'S TRUNK DIAMETER AT BREAST HEIGHT (DBH).
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSTALL TREE PROTECTION BARRICADES THAT ARE MESH, HOG WIRE OR SIMILAR AND 4" IN HEIGHT AND STAKED IN THE GROUND WITH WOOD, METAL OR REBAR STAKES TO PROTECT THE TREES INDICATED ON THE PLANS FROM DAMAGE. A DIAGRAM OF A TREE PROTECTION BARRICADE IS INCLUDED IN THE CONSTRUCTION PLANS. THESE BARRICADES SHALL BE INSTALLED AS SHOWN IN THE PLANS OR ACCORDING TO THE ARBORIST RECOMMENDATION TO PROTECT THE CPZ.
- TRUNK PROTECTION SHALL BE INSTALLED AROUND SPECIFIED TREES TO PROTECT THEIR TRUNKS FROM UNADVERTENT DAMAGE. THESE TREES HAVE TRUNKS THAT ARE VERY CLOSE TO THE CONSTRUCTION ZONE. PLEASE REFER TO THE DIAGRAM IN THE PLAN SET FOR TRUNK PROTECTION SPECIFICATION.
- CONSTRUCTION ACTIVITY OF ANY KIND, INCLUDING, DRIVING OVER OR STORING OF EQUIPMENT, MATERIALS OR SOILS SHALL ONLY OCCUR WITHIN THE LIMITS OF CLEARING OR AREAS DESIGNATED FOR THOSE PURPOSES AND SHALL NOT OCCUR WITHIN CPZs OF TREES.
- ANY ROOT ZONES WITHIN THE CLEARING, STORAGE, OR CONSTRUCTION AREA SHALL BE PROTECTED BY PLACEMENT OF WEIGHT DISTRIBUTION METHODS SUCH AS PLYWOOD, MULCH OR A COMBINATION TO REDUCE COMPACTION AND DAMAGE TO THE ROOTS.
- ROOT PRUNING WILL OCCUR PRIOR TO ANY EXCAVATION WITHIN THE TREE CPZ. THIS PRUNING SHOULD BE DONE 8" OUTSIDE THE LINE OF EXCAVATION WHERE IT INTERSECTS THE CPZ OF THE TREE. ALL PRUNED OR EXPOSED ROOTS WILL BE COVERED AS SOON AS POSSIBLE WITH TOPSOIL, MULCH, OR OTHER ORGANIC MEDIUM. THE PRUNING SHOULD OCCUR AT THE SAME DEPTH AS THE EXCAVATION FOR THE SIDEWALK AND OTHER FEATURES. ROOTS LARGER THAN 2.5" IN DIAMETER SHALL BE PRUNED UNDER DIRECT SUPERVISION OF A CERTIFIED ARBORIST. THIS METHOD IS COMPLETED BY HAND AND REDUCES THE DAMAGE TO THE REMAINDER OF THE TREE'S ROOTS. REFER TO THE PLAN SET FOR THE TREES THAT NEED ROOT PRUNING.
- FOLLOWING ROOT PRUNING AND THROUGH SUBSTANTIAL COMPLETION OF THE PROJECT, THE TREES SHOULD BE WATERED AT THE RATE EQUIVALENT TO 1" OF RAINFALL PER WEEK DURING CONSTRUCTION.
- WATERING CAN BE ADJUSTED AS REQUIRED BY WEATHER CONDITIONS.
- PERIODIC MONITORING OF THE TREE PROTECTION MEASURES SHALL OCCUR AS NEEDED TO ENSURE THAT THEY ARE IN PLACE, NOT DAMAGED AND INSTALLED CORRECTLY.
- IN AREAS WHERE THE PROJECT INVOLVES FILLING OVER THE ROOTS OF TREES WITHIN THE CPZ WITH NO DISTURBANCE TO THE EXISTING GROUND, NO ROOT PRUNING IS NEEDED WITHIN THESE AREAS THAT ONLY RECEIVE FILL.
- MITIGATION MEASURES SHALL BE COMPLETED BY OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

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



THE POINTE AT PINEY Z

LANDSCAPE PLAN

LEON COUNTY

REVISIONS

DATE

BY

FLORIDA

DRAWN BY: B.A.L.

CHECKED BY: S.K.M.

DATE: 12/5/25

HORZ. SCALE: 1"=40'
VERT. SCALE:

SHEET C-108

PROJECT No. 23030.00