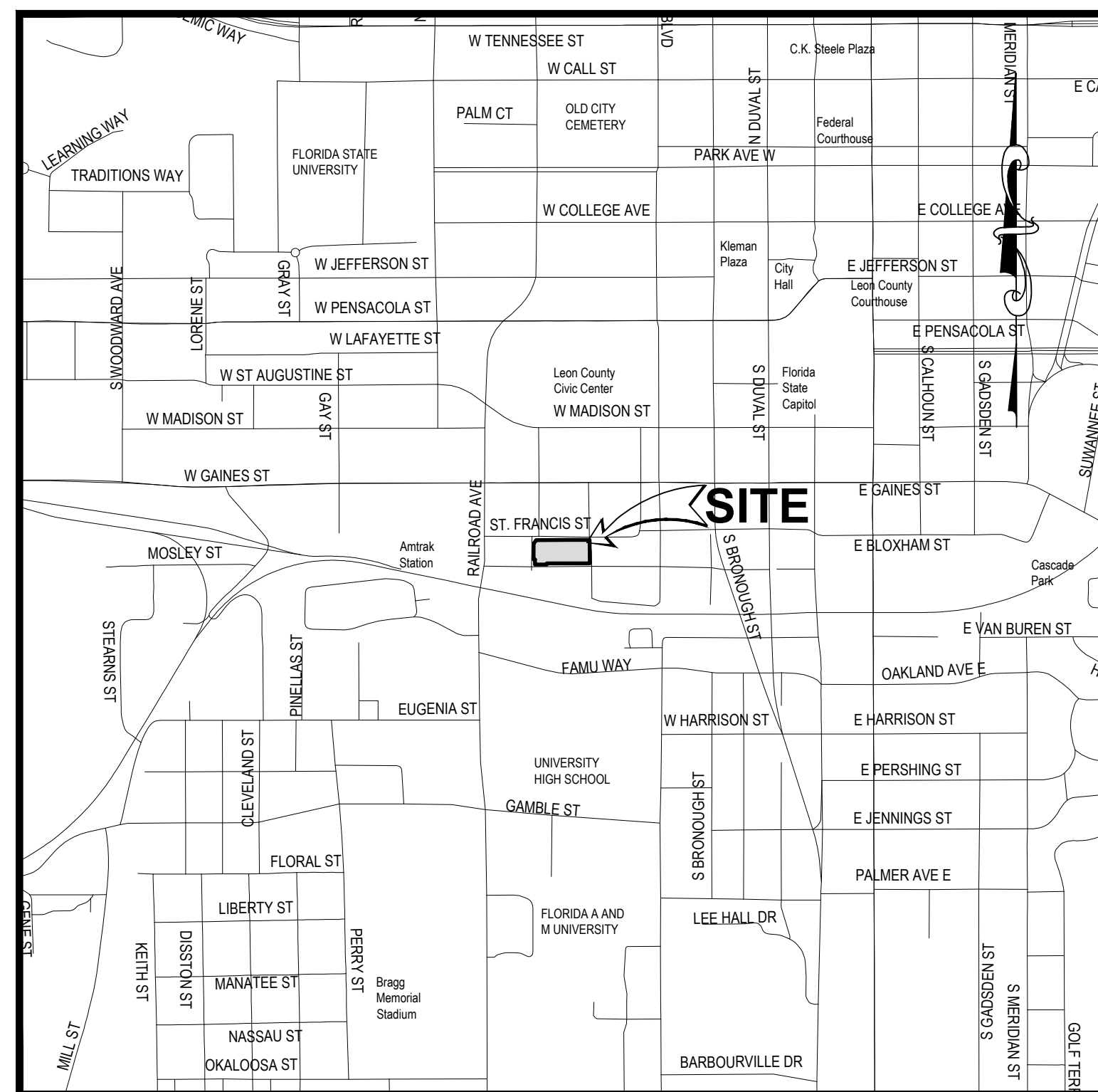


TYPE 'B' SITE PLAN

FOR

908 CIGAR FACTORY

SHEET INDEX	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	EXISTING CONDITIONS
3.0	GEOMETRY PLAN
3.1	SIGHT DISTANCE AND CIRCULATION PLAN
3.2	ARCHITECTURAL BUILDING LEVELS
4.0	GRADING PLAN
4.1	DRIVEWAY & SIDEWALK PROFILES
5.0	CONCEPTUAL UTILITY SERVICE PLAN
6.0	DETAILS
LS1.0	CONCEPTUAL LANDSCAPE PLAN



LOCATION MAP
SCALE: 1" = 1000'

ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.

DESIGN STANDARDS:

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH F.D.O.T. STANDARD PLANS AND SPECIFICATIONS FY2025-2026 AND THE CURRENT CITY OF TALLAHASSEE MINIMUM STANDARDS, REQUIREMENTS AND SUPPLEMENTAL SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD SHALL APPLY.

F.D.O.T. SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FY2025-2026

F.D.O.T. STANDARDS PLANS FOR ROAD CONSTRUCTION, FY2025-2026

F.D.O.T. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS (GREEN BOOK)

CITY OF TALLAHASSEE RIGHT-OF-WAY MANAGEMENT MANUAL, CURRENT EDITION

CITY OF TALLAHASSEE STANDARD SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF
WATER AND WASTEWATER FACILITIES. CURRENT EDITION

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD)
CURRENT EDITION

PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), CURRENT EDITION

PROJECT DATA	
TAX I.D. NO.	4101800000330, 4101800000320, 4101800000310 4101800000251, 4101800000260, 410121 0001, 4101210000010, 4101210000020, 4101800000230 4101800000240
PROJECT NAME:	908 CIGAR FACTORY
CLIENT NAME:	908 GROUP HOLDINGS, LLC 2209 E 7TH AVE., SUITE C TAMPA, FLORIDA, 33605
PREPARED BY:	MOORE BASS CONSULTING, INC. 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
ENGINEER OF RECORD:	BEN HOOD STATE OF FLORIDA, PROFESSIONAL ENGINEER LICENSE No. 69167 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678
SURVEYOR OF RECORD:	LARRY D. DAVIS REG FL SURVEYOR No. 5254 805 NORTH GADSDEN STREET TALLAHASSEE, FLORIDA 32303 (850) 222-5678

UTILITY PROVIDERS

WATER / SANITARY SEWER
CITY OF TALLAHASSEE
PHONE: (850) 694-8007

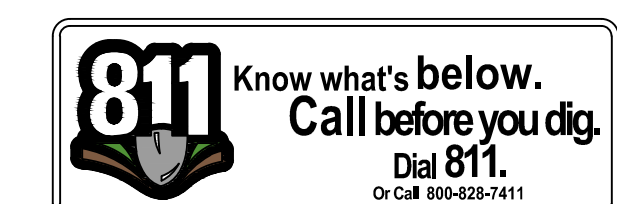
TELECOMMUNICATIONS
COMCAST CABLE
PHONE: (850) 574-4060

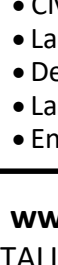
TELECOMMUNICATIONS
CENTURY LINK
PHONE: (850) 599-1444

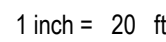
GAS
CITY OF TALLAHASSEE
PHONE: (850) 891-5135

POWER
CITY OF TALLAHASSEE POWER -
DISTRIBUTION
PHONE: (850) 891-5019

TRAFFIC OPERATIONS
CITY OF TALLAHASSEE OPERATIONS
PHONE: (850) 891-2080



	
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805 North Gadsden Street Tallahassee, FL 32303 850.222.5678	
PROJECT NAME 908 CIGAR FACTORY	CLIENT NAME 908 GROUP HOLDINGS, LLC 2208 E 7TH AVE., SUITE C TAMPA, FLORIDA, 33605
REVISIONS	CONTRACT #
T2717.0013-COVER	DATE
DRAWN BY	2026.07.09
805 N. GADSDEN STREET TALLAHASSEE, FL 32303 CERTIFICATE OF AUTHORIZATION NO. 000065105	
SEAL	
Ben B. Hood State of Florida, Professional Engineer, License No. 69167	
PRELIMINARY, NOT FOR CONSTRUCTION	
SHEET TITLE	
COVER SHEET	
SHEET	
1.0	



1 inch = 20 ft

NORTH

1. FIELD DATE: JANUARY 14, 2026.
2. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
3. THE MAPPED FEATURES SHOWN HEREON WERE PRODUCED UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR AND MAPPER.
4. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATellite SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010).
5. ELEVATIONS BASED ON GLOBAL NAVIGATION SATellite SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK, USING THE FLORIDA DEPARTMENT OF TRANSPORTATION CUSTOM GEOID, FPRNGD18, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
6. GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
7. THE TREE SPECIES FOUNDATIONS OF THE SPECIES SHOWN HEREON OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
8. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE, ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD. GIS UTILITY LINES SHOWN HEREON WERE NOT LOCATED BY THIS SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATION ONLY. DATA WAS PROVIDED BY THE CITY OF TALLAHASSEE.
10. THE TREE SPECIES SHOWN HEREON WERE DETERMINED BY SURVEY FIELD CREWS TO THE BEST OF THEIR ABILITY. NEITHER THE SIGNING SURVEYOR NOR MOORE BASS MAKE ANY GUARANTEE AS TO THE SPECIES SHOWN HEREON. CONSULT A PROFESSIONAL IF EXACT SPECIES ARE NEEDED.
11. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 12073C 0291 F, REVISED AUGUST 18, 2009, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X".
12. ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.
13. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

0000	LICENSED SURVEY BUSINESS NUMBER
AC	CALCULATED INFORMATION
AD	DEED INFORMATION
(P)	PLAT INFORMATION
(S)	SURVEY INFORMATION
AC	AIR LENGTH
AC	AIR CONDITIONER
AC	ACRES
CL	CENTERLINE
CATV	CABLE TELEVISION
CH	CHORD BEARING AND DISTANCE
CM	CORRUGATED METAL PIPE
CONE	CONCRETE
COT	CITY OF TALLAHASSEE
DB/PG	DEED BOOK AND PAGE
D#	DUCTILE IRON PIPE
D#	DELT OR CENTRAL ANGLE
E	EAST
ELEV	ELEVATION
EXC	EXCEPTION
FCM	FOUND 4"x4" CONCRETE MONUMENT
FCE	FINISHED FLOOR ELEVATION
FIR	FOUND IRON PIPE (AS LABELED)
FIR	FOUND IRON ROD (AS LABELED)
FIR	FOUND IRON ROD W/ CAP (AS LABELED)
FL	FLOWLINE
FL	FIBER OPTIC
FL	FOUND NAIL IN CAP (AS LABELED)
FND	FOUND
FNP	FOUND PINCHED IRON PIPE (AS LABELED)
FNP	FOUND OWNERS ASSOCIATION
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
ID	IDENTIFICATION
INV	INVERT

LES	ARC LENGTH
MES	MITERED END SECTION
N	NORTH
OE	OVERHEAD ELECTRIC
ORIG	OFFICIAL RECORDS BOOK AND PAGE
OT	OVERHEAD TELEPHONE
OTV	OVERHEAD TELEVISION
OV	OVERHEAD UTILITY
PBPG	PLAY BOOK AND PAGE
PC	PERMANENT CONTROL POINT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPM	PARTS PER MILLION
PR	PERMANENT REFERENCE MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT-OF-WAY
S	SOUTH
SEC	SET #1-4 CONCRETE MONUMENT LBK78425
SEC	SECTION
SIRC	SET 12" IRON PIPE W/ CAP LBK78425
SNC	SET NAIL, N" CAP LBK78425
T	TOWNSHIP
T=	TANGENT DISTANCE
TEP	TERECAGOTTA PIPE
TOW	TOW
TW	TELEVISION
TYT	TYPICAL
TBM	TEMPORARY BENCHMARK
WCP	WITNESSED GLAY PIPE
W	WEST

ABBREVIATION	COMMON NAME
CAM	CAMPHOR
CRY	LIVE CHERRY
LEO	LIVE OAK
LLO	LAUREL OAK
LYP	LOBLOLLY PIN
MAG	SOUTHERN MAPLE
MAM	MAMOSA
PEC	PECAN
RBD	REDBUD
RDM	RED MAPLE
RDO	RED OAK
SDO	SHUMARD OAK
SGM	SWEETGUM
SHP	SLASH PINE
SLP	SHORT LEAF PINE
WRO	WATER OAK
TREE	UNKNOWN

-  FOUND IRON ROD (AS LABELED)
-  FOUND IRON PIPE (AS LABELED)
-  FOUND CONCRETE MONUMENT (AS LABELED)
-  SET 1/2" IRON ROD AND CAP LB#7245
-  SET NAIL AND 1" CAP LB#7245
-  UTILITY POLE
-  GUY WIRE ANCHOR
-  ELECTRIC MANHOLE
-  ELECTRIC BOX
-  FIRE HYDRANT
-  WATER VALVE
-  WATER METER
-  SANITARY SEWER MANHOLE
-  SEWER CLEANOUT
-  CATCH BASIN
-  STORM MANHOLE
-  FIBER OPTIC SIGN
-  TELEPHONE MANHOLE
-  GAS VALVE
-  BOLLARD
-  AIR CONDITIONER UNIT
-  SINGLE SIGN



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Tallahassee, FL 32303
850.222.5678

908 CIGAR FACTORY

908 GROUP HOLDINGS, LLC
2209 E 7TH AVE., SUITE C
TAMPA, FLORIDA, 33605

PROJECT NAME

CLIENT NAME

[illegible]

T2717.0013-EXIST

DATE 2026.07.09

CONTRACT # T2717.0013

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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108
SEAL

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State of Florida, Professional Engineer,
License No. 69167

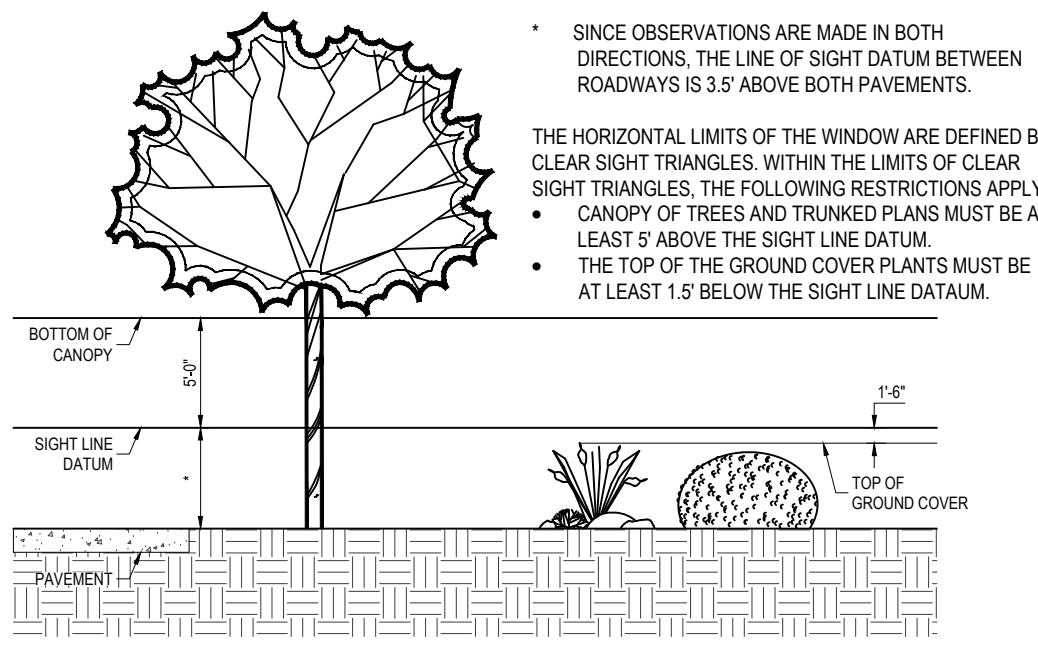
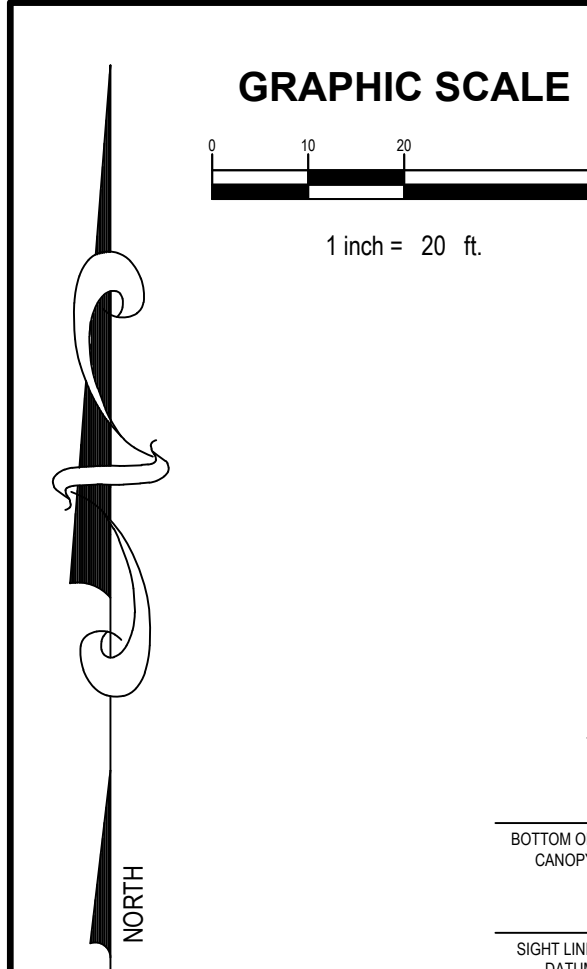
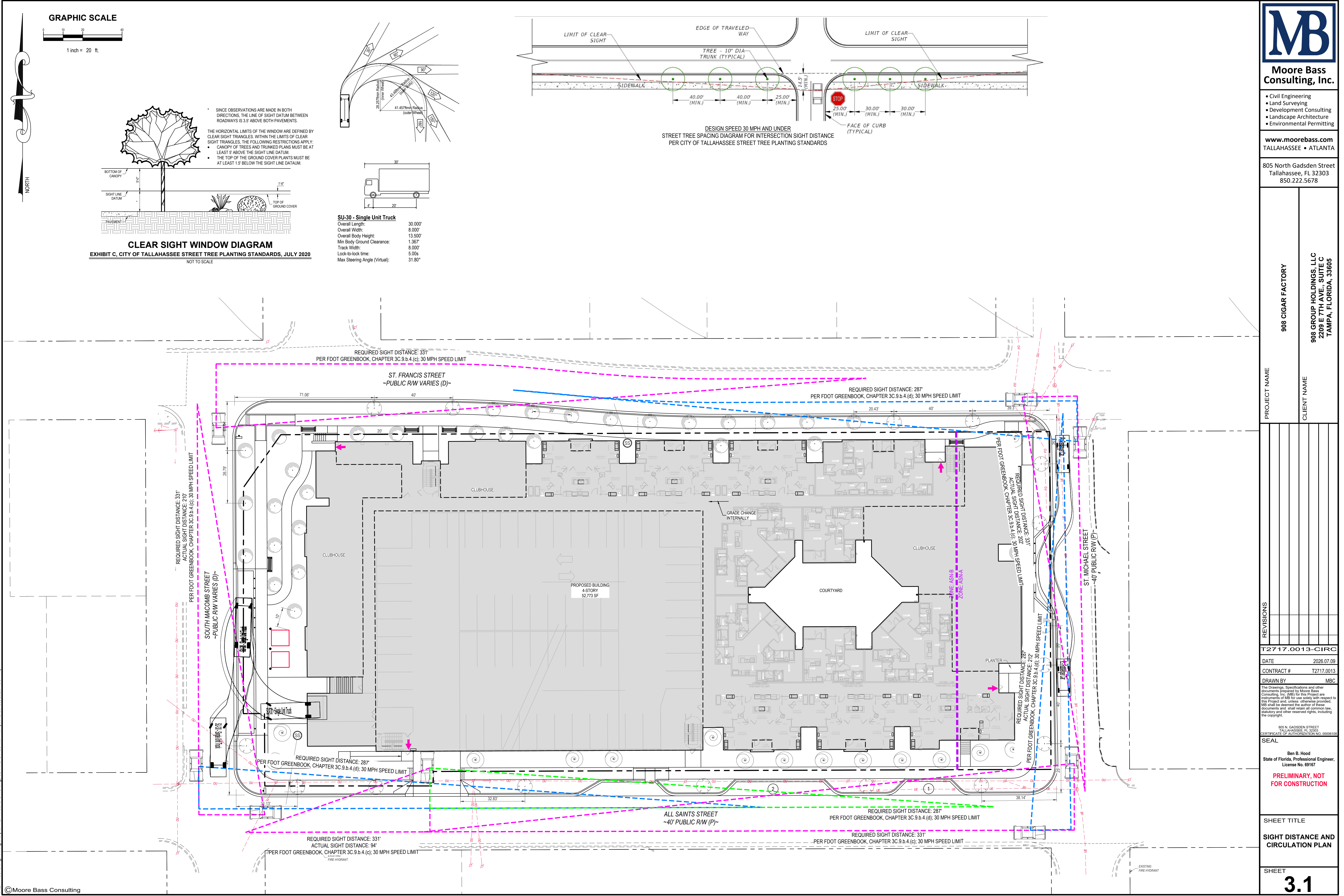
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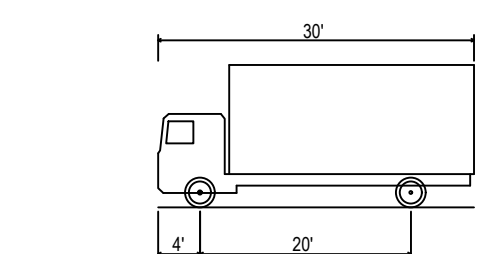
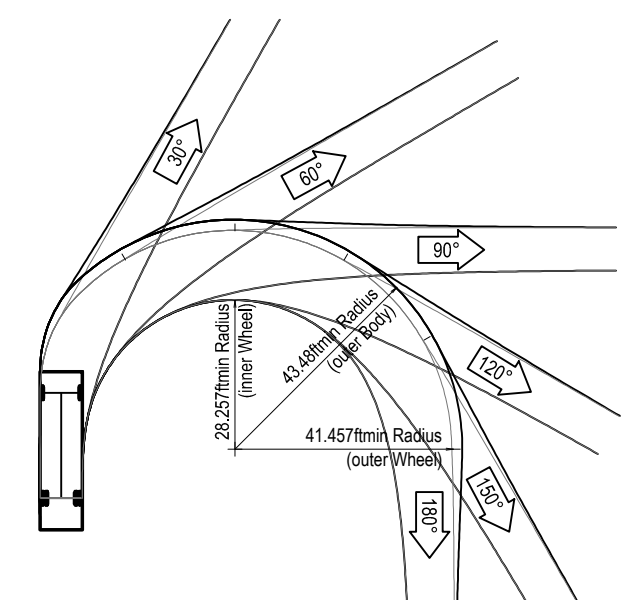
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SHEET

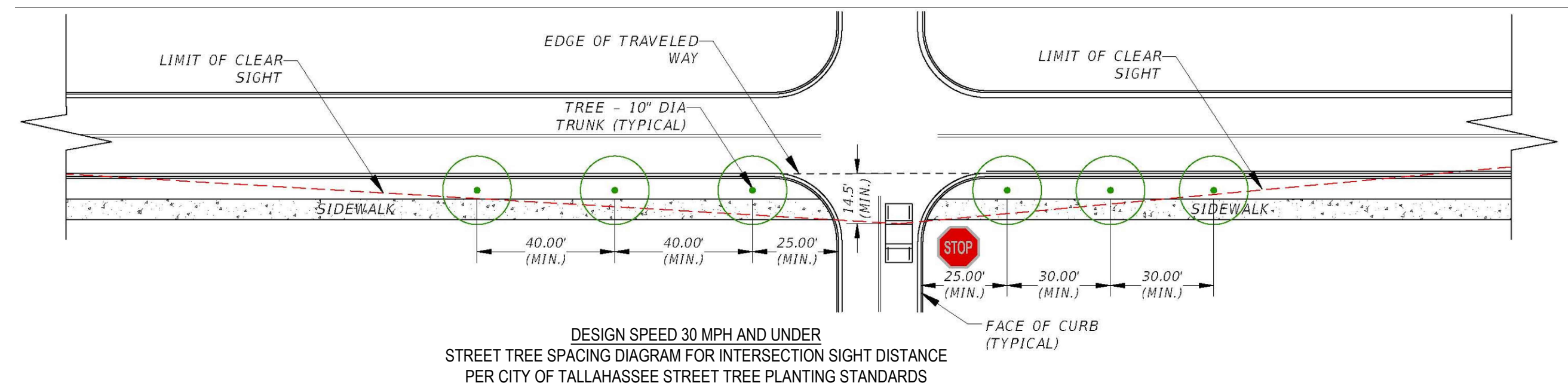
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CLEAR SIGHT WINDOW DIAGRAM
EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020
NOT TO SCALE



SU-30 - Single Unit Truck
Overall Length: 30.00'
Overall Width: 8.00'
Overall Body Height: 13.50'
Min Body Ground Clearance: 1.36'
Track Width: 8.00'
Look-to-look time: 5.00s
Max Steering Angle (Virtual): 31.80°



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CLIENT NAME

REVISIONS	DATE	DESCRIPTION

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DATE: 2026.07.09

CONTRACT # T2717.0013

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License No. 69167

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SHEET TITLE

SIGHT DISTANCE AND CIRCULATION PLAN

SHEET

3.1



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908 GROUP HOLDINGS, LLC
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TAMPA, FLORIDA, 33605

PROJECT NAME

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REVISIONS		

T2717.0013-ARCH

DATE 2026.07.09

CONTRACT #	T2717.0013
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TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION NO. 00006108

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State of Florida, Professional Engineer,
License No. 69167

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**ARCHITECTURAL
BUILDING LEVELS**

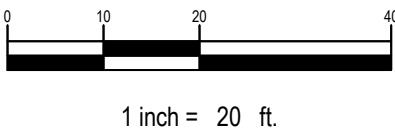
SHEET

3.2



1. ARCH PLANS ARE FOR INTERNAL REFERENCE TO BUILDING ONLY. SEE FINAL ARCH PLANS FOR CONSTRUCTION. SEE CIVIL PLANS FOR IMPROVEMENTS OUTSIDE BUILDING FOOTPRINT.
2. SEE GRADING PLAN FOR ACTUAL FINISHED FLOOR ELEVATIONS (F.F.E.)





The Contractor & Owner will be held accountable during construction for all site improvements. Compliance with Florida Statutes 555.5041 (F.S.), and the 2023 *Florida Building Code, Accessibility, 8th Edition* (FBC-A), is mandatory. If non-compliant at final inspection, contractor will be required to modify construction to comply with F.S. FBC-A & FBC-B. The following items take precedence and supersede other site details on drawings:

1. ACCESSIBLE PARKING spaces shall be located on an accessible route no less than 44" wide so that users will not be compelled to walk or wheel behind parked vehicles except behind his or her own vehicle. Ref: §208.3 & §502.3 FBC-A & F.S. 555.5041-A.
2. ACCESSIBLE PARKING spaces and access aisles serving a particular building shall be located on the shortest accessible route from the accessible route leading to an accessible entrance. §208.3.1 FBC-A & F.S. 555.041-5(b).
3. ACCESSIBLE PARKING spaces shall be 12 ft. wide & outlined with blue paint. §502.2 & §502.6 FBC-A.
4. ACCESS AISLES required adjacent to parking spaces shall be 5 ft wide with diagonal striping. §502.3.1, FBC-A
5. ACCESSIBLE PARKING and access aisles shall be level (not to exceed 1:48) on a stable, firm & slip resistant surface. Ref: §302.1 & §502.4, FBC-A.
6. ACCESSIBLE PARKING IDENTIFICATION signs shall be FDOT approved and shall read "PARKING BY DISABLED PERMIT ONLY" and shall include a \$250 fine for illegal use. Install signs a minimum 60 inches from the ground to the bottom of the sign(s). Ref: §502.6 FBC-A and F.S. 555.5041.
7. CURB RAMPS shall not exceed 1:12 slope, and curb ramp flares shall not exceed 1:10 slope. Curb ramps and flared sides shall not encroach upon parking spaces, access aisles, or vehicular traffic lanes. The counter slope of adjacent road surfaces & gutters shall not exceed 1:20. Ref: §405.2 & §406, FBC-A.
8. CURB RAMPS shall have a landing with a minimum clear length and width of 36" shall be located at the top side of each curb ramp, a clear width at least as wide as the curb ramp (excluding flared sides) leading to it. Exception: for alterations, where there is no landing, curb ramp flares shall be provided, and shall not be steeper than 1:12 slope. Ref: §406.4 FBC-A.
9. ALL RAMPS with a rise greater than 6 inches shall provide grade protection complying with §405.9 FAC-A. Ramps shall have 60 inches min level landings at the top & bottom. Ref: §405.7 FAC-A.
10. ALL RAMPS with a rise greater than 6" shall have handrails on both sides with 12" horizontal extensions at the top & bottom of the ramp. Maximum ramp rise shall be 30 inches on an accessible ramp. Ref: §1012.2 FBC-B (Florida Building Code - Building) and §505.10 FBC-A.
11. ACCESSIBLE ROUTES to "main entry" from an accessible parking space, and from the "public way" shall not exceed 1:20 slope unless ramps with proper handrails & handrail extensions are provided AND with a cross slope not in excess of 1:48. Ref: §306, §402 and §403, FBC-A.
12. *Connect buildings within the same site with an accessible route which shall not exceed 1:20 slope (unless ramps and handrails are provided) and a maximum cross slope of 1:48. Ref: §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. Ref: §206.2.2 FBC-A

1. FINISH GRADE ELEVATION ADJACENT TO BUILDINGS SHALL BE 8" LOWER THAN THE FINISHED FLOOR ELEVATION, EXCEPT WHERE NOTED.
2. INTERNAL SIDEWALKS, EXCEPT AS NOTED, SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20) AND A CROSS SLOPE OF 1.5% (2.00% MAX).
3. MAINTAIN 1.50% (2.00% MAX.) THROUGH ALL CROSSWALKS.
4. CONTRACTOR IS RESPONSIBLE TO COORDINATE SIDEWALK CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO VERIFY ELEVATIONS SHOWN AT BUILDING ENTRIES WITH FINAL ARCHITECTURAL PLANS. ANY DISCREPANCY RESULTING IN CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL EXISTING SIDEWALK/EDGE OF PAVEMENT ELEVATIONS PRIOR TO SIDEWALK AND BUILDING FOUNDATION CONSTRUCTION. ANY DISCREPANCIES WHICH MAY EFFECT ACCESSIBILITY OR DRAINAGE SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. REFER TO PLANS (BY OTHERS) FOR ALL ASPECTS OF RETAINING WALL, RAMP & STAIR DESIGN AND CONSTRUCTION.
6. ALL ROOF DRAINS SHALL BE CONNECTED TO BELOW GRADE DRAIN SYSTEM.

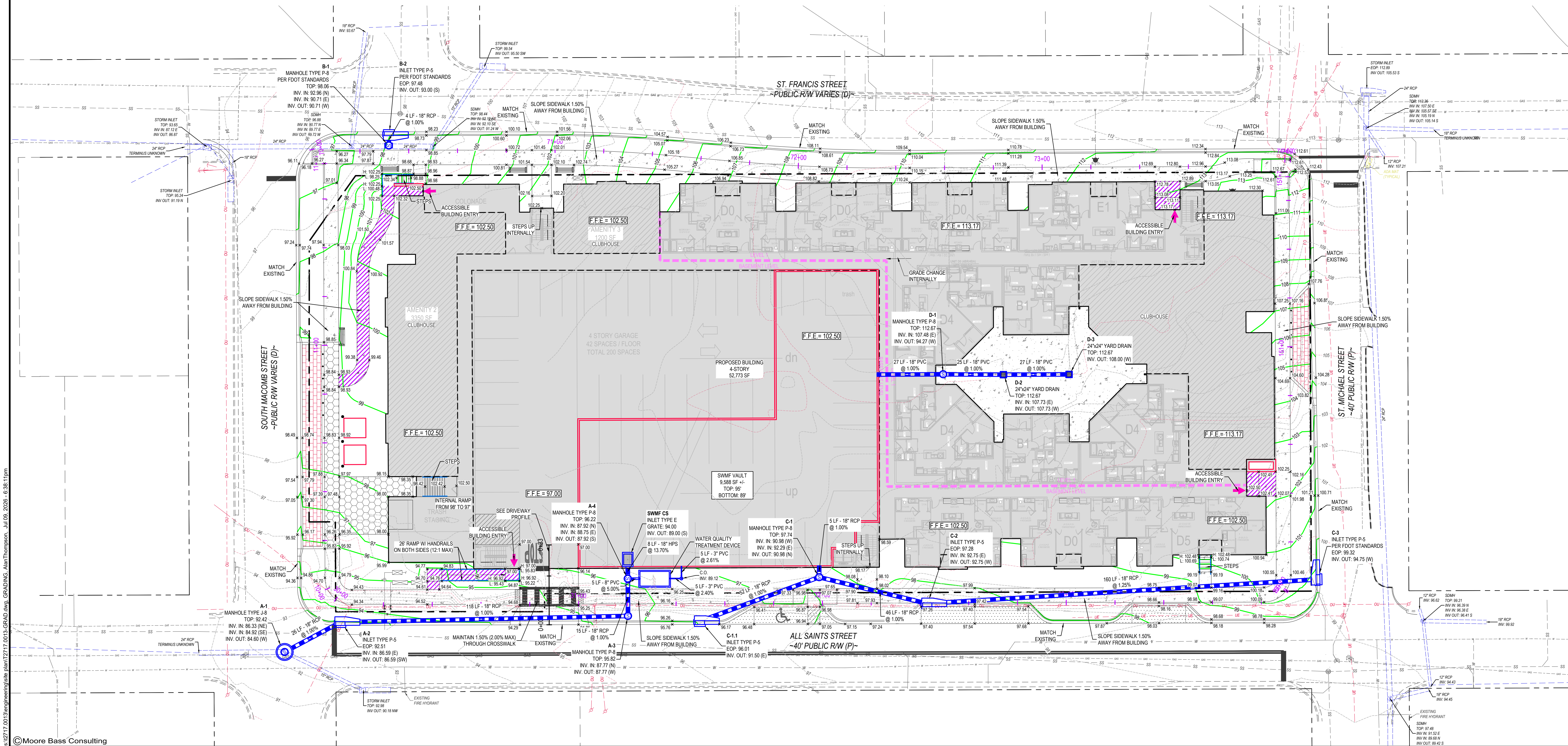
	DENOTES ADA ACCESSIBLE ROUTE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING FEATURES
	PROPOSED FEATURES
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	HANDRAIL (SEE GEOMETRY PLAN)
x/H: 100.00 x/L: 100.00	HIGH SIDE: PROPOSED SPOT ELEVATION LOW SIDE: PROPOSED SPOT ELEVATION

NOTE:
SIDEWALKS ALONG BUILDING SHALL HAVE A MAXIMUM
SLOPE OF 5%. ANY SIDEWALKS STEEPER THAN 5%
SHALL BE DESIGNATED AS A RAMP AND PROVIDED
WITH LANDINGS AND HANDRAILS ON BOTH SIDES.
RAMPS SHALL NOT BE STEEPER THAN 8.33%.

NOTE:
ALL BUILDING ENTRANCE LANDINGS AND CONNECTING
STAIRCASES THAT ARE 30 INCHES ABOVE GROUND
ELEVATION SHALL BE FITTED WITH FALL PROTECTION
GUARDRAILS. SEE GEOMETRY PLAN.

NOTE:
THE LANDINGS OUTSIDE OF
EXTERIOR DOORS SHALL BE THE
SAME AS INTERIOR F.F.E.

SEE SHEET 4.1 FOR DRIVEWAY &
SIDEWALK PROFILES



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CERTIFICATE OF AUTHORIZATION NO. 0000610

Ben B. Hood
State of Florida, Professional Engineer,
License No. 69167

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SHEET TITLE

GRADING PLAN

SHEET

10

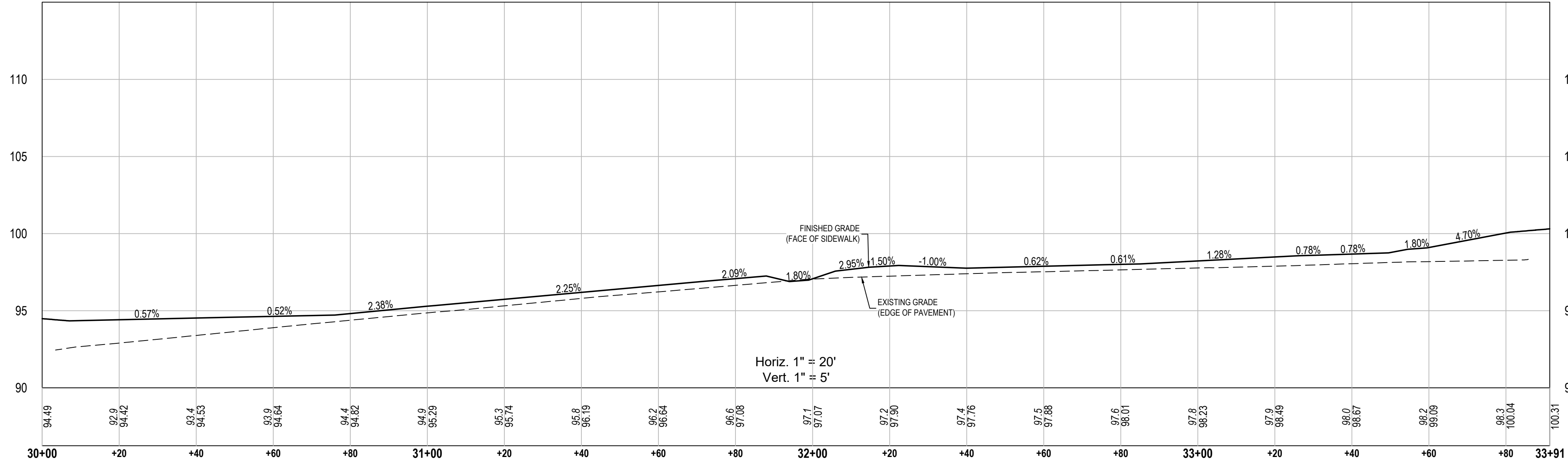
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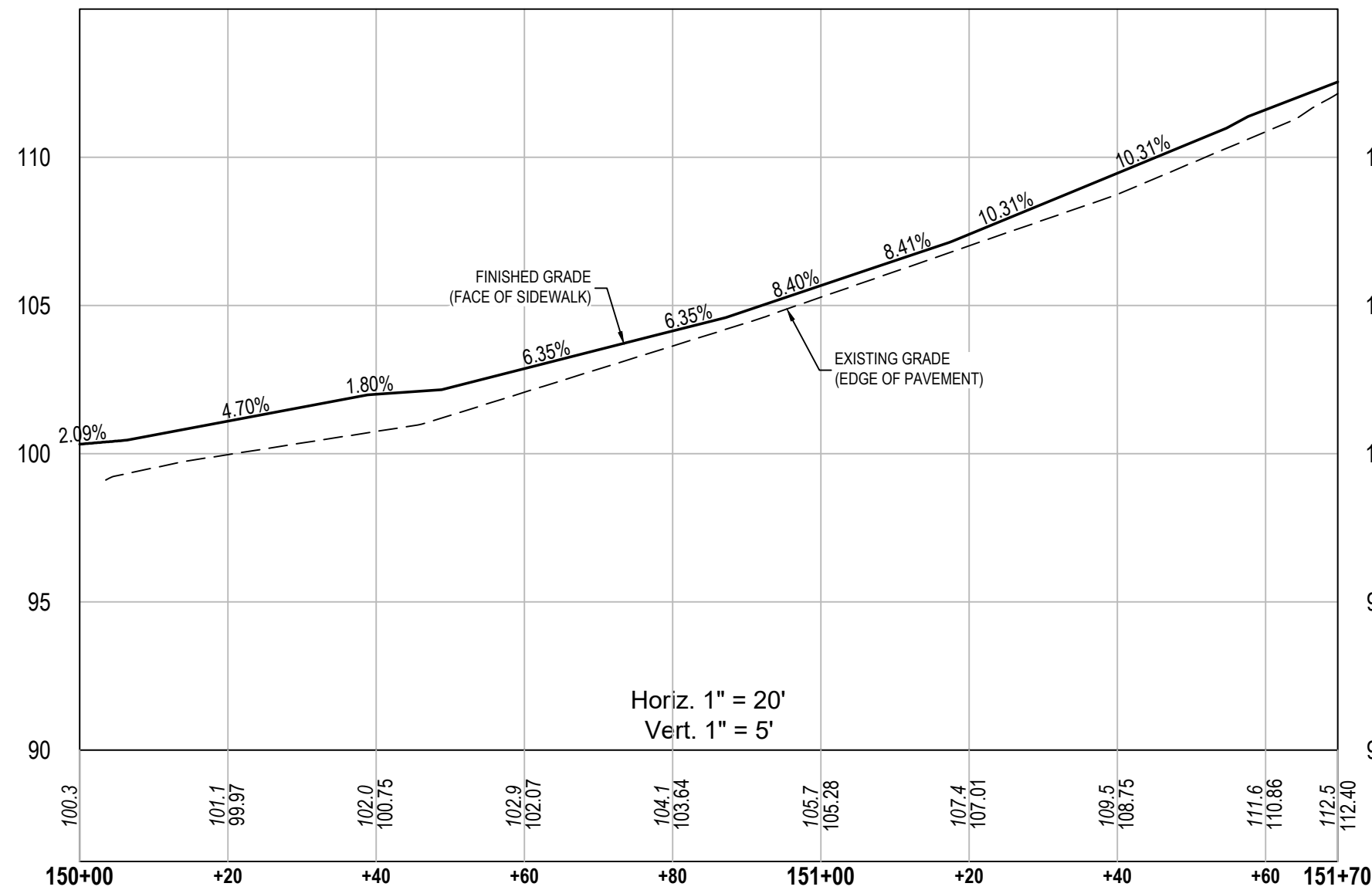
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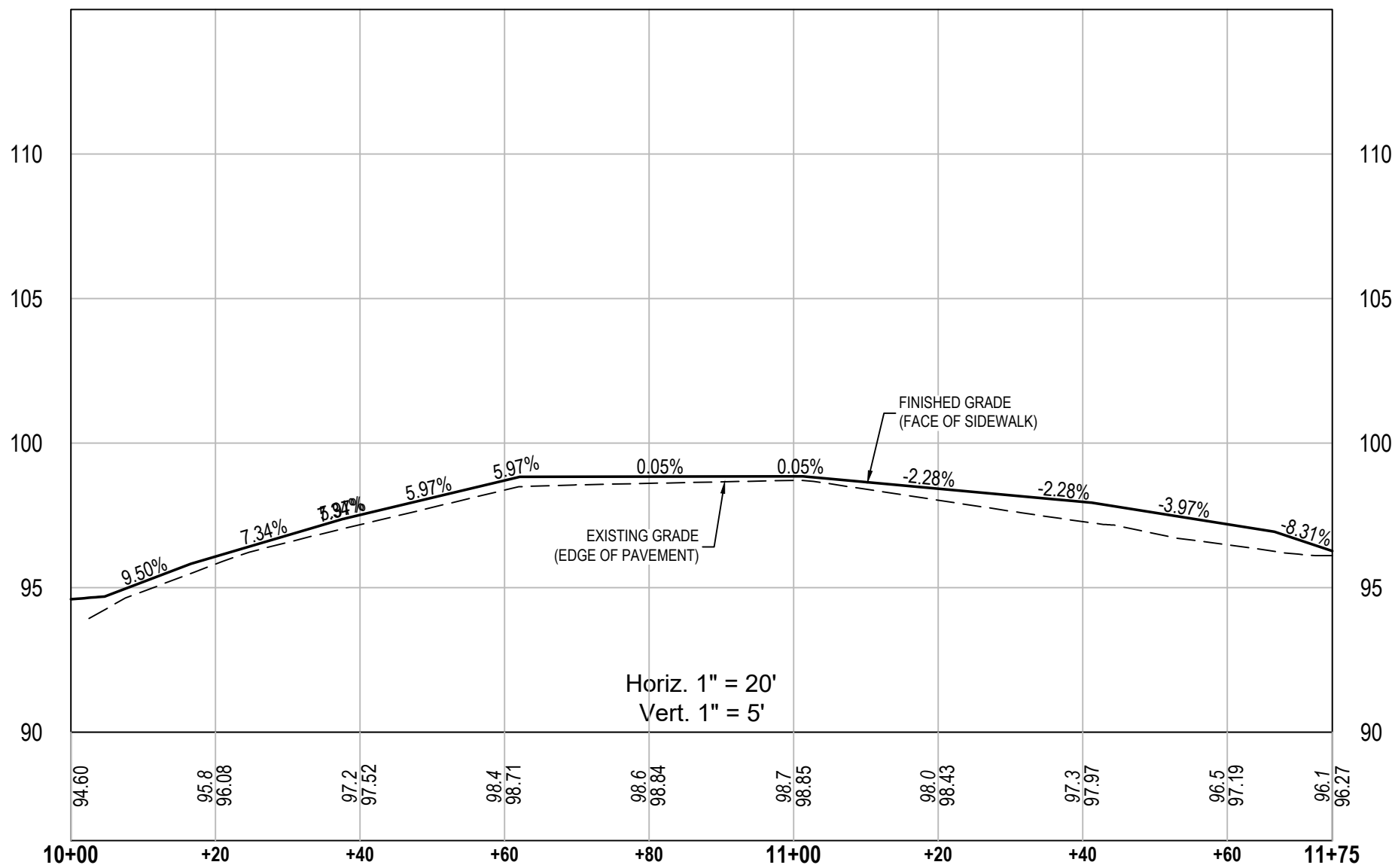
All Saints St. Face Of Sidewalk Profile



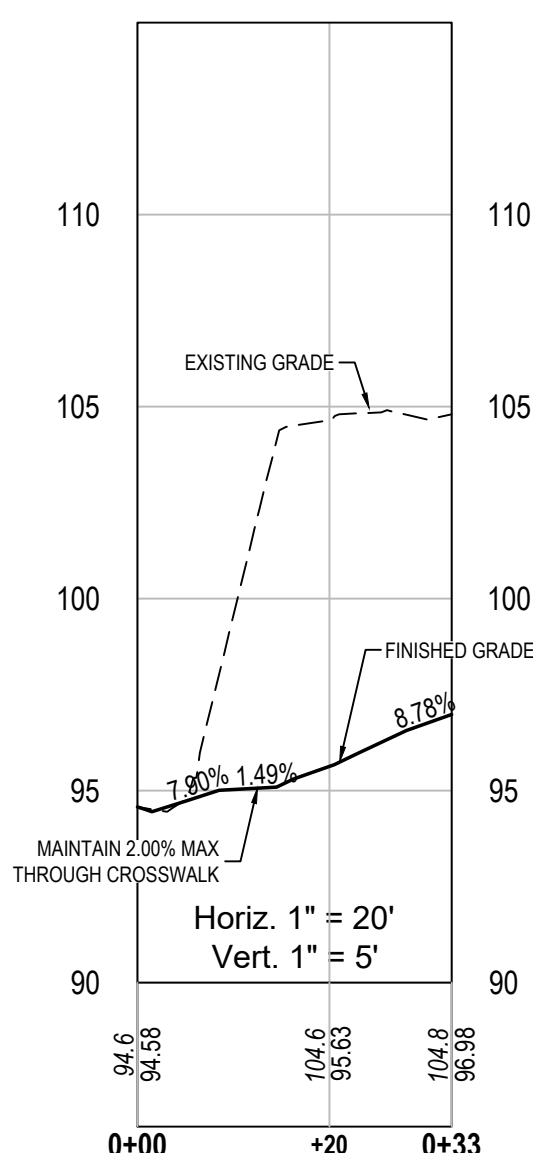
St Michael St. Face Of Sidewalk Profile



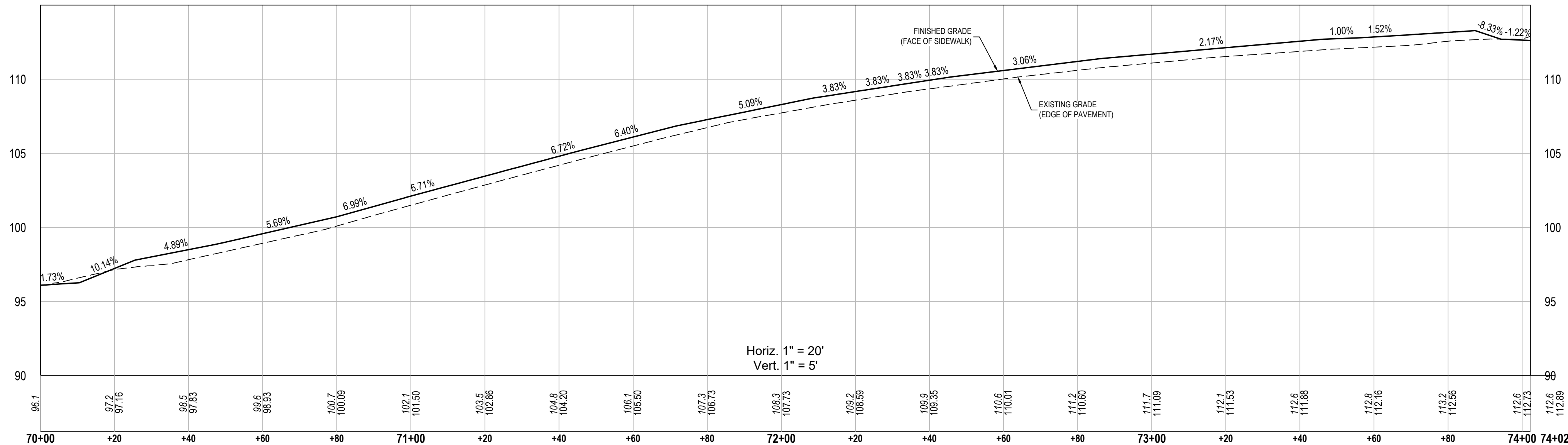
South Macomb St Face Of Sidewalk Profile



All Saints Driveway Profile



St Francis St. Face Of Sidewalk Profile



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REVISIONS

T2717.0013-PROFILE

DATE 2026.07.09

CONTRACT # T2717.0013

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805 N. GADSDEN STREET
TALLAHASSEE, FL 32303

CERTIFICATE OF AUTHORIZATION NO. 00006108

SEAL

Ben B. Hood

State of Florida, Professional Engineer,
License No. 69167

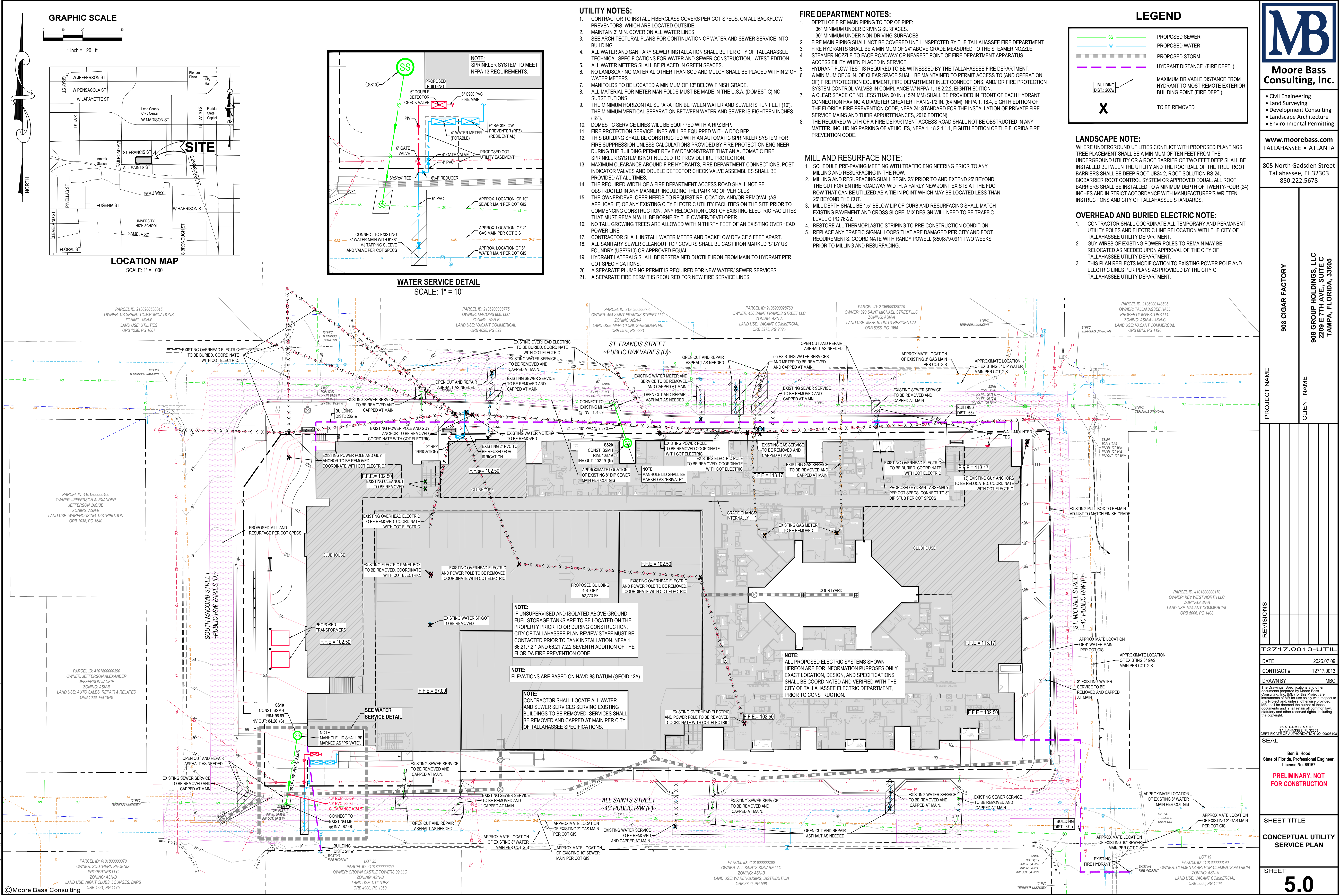
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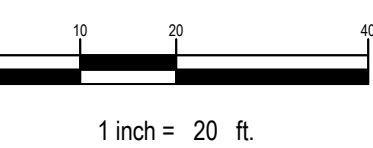
DRIVEWAY &
SIDEWALK PROFILES

SHEET

4.1



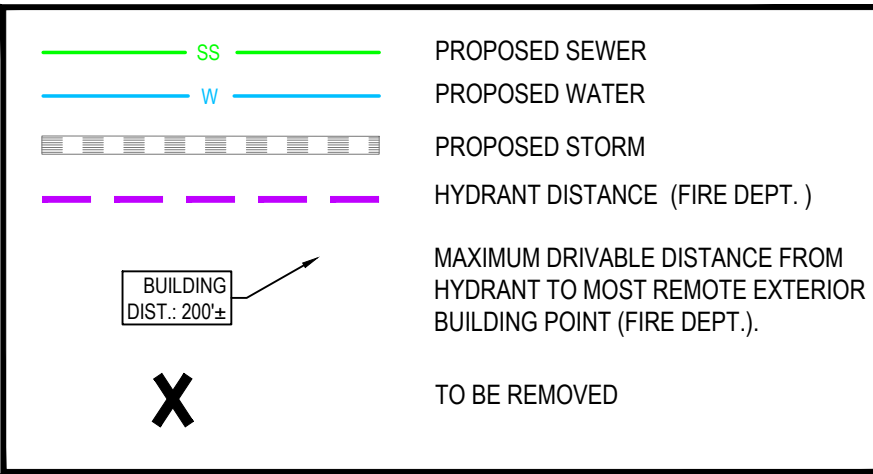
GRAPHIC SCALE



LOCATION MAP

SCALE: 1" = 1000'

LEGEND



LANDSCAPE NOTE:

WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED BETWEEN THE UTILITY AND THE ROOTBALL OF THE TREE. ROOT BARRIERS SHALL BE DEEP ROOT UB24-2, ROOT SOLUTION RS-24, BIOBARRIER ROOT CONTROL SYSTEM OR APPROVED EQUAL. ALL ROOT BARRIERS SHALL BE INSTALLED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES AND IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND CITY OF TALLAHASSEE STANDARDS.

OVERHEAD AND BURIED ELECTRIC NOTE:

- CONTRACTOR SHALL COORDINATE ALL TEMPORARY AND PERMANENT UTILITY POLES AND ELECTRIC LINE RELOCATION WITH THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.
- GUY WIRES OF EXISTING POWER POLES TO REMAIN MAY BE RELOCATED AS NEEDED UPON APPROVAL OF THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.
- THIS PLAN REFLECTS MODIFICATION TO EXISTING POWER POLE AND ELECTRIC LINES PER PLANS AS PROVIDED BY THE CITY OF TALLAHASSEE UTILITY DEPARTMENT.

UTILITY NOTES:

- CONTRACTOR TO INSTALL FIBERGLASS COVERS PER COT SPECS. ON ALL BACKFLOW PREVENTORS, WHICH ARE LOCATED OUTSIDE.
- MAINTAIN 3' MIN. COVER ON ALL WATER LINES.
- SEE ARCHITECTURAL PLANS FOR CONTINUATION OF WATER AND SEWER SERVICE INTO BUILDING.
- ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE PER CITY OF TALLAHASSEE TECHNICAL SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
- ALL WATER METERS SHALL BE PLACED IN GREEN SPACES.
- NO LANDSCAPING MATERIAL OTHER THAN SOD AND MULCH SHALL BE PLACED WITHIN 2' OF WATER METERS.
- MANIFOLDS TO BE LOCATED A MINIMUM OF 13' BELOW FINISH GRADE.
- ALL MATERIAL FOR METER MANIFOLDS MUST BE MADE IN THE U.S.A. (DOMESTIC) NO SUBSTITUTIONS.
- THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER IS TEN FEET (10'), THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER IS EIGHTEEN INCHES (18').
- DOMESTIC SERVICE LINES WILL BE EQUIPPED WITH A RPZ BFP.
- FIRE PROTECTION SERVICE LINES WILL BE EQUIPPED WITH A DDC BFP.
- THIS BUILDING SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM FOR FIRE SUPPRESSION UNLESS CALCULATIONS PROVIDED BY FIRE PROTECTION ENGINEER DURING THE BUILDING PERMIT REVIEW DEMONSTRATE THAT AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT NEEDED TO PROVIDE FIRE PROTECTION.
- MAXIMUM CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, POST INDICATOR VALVES AND DOUBLE DETECTOR CHECK VALVE ASSEMBLIES SHALL BE PROVIDED AT ALL TIMES.
- THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES.
- THE OWNER/DEVELOPER NEEDS TO REQUEST RELOCATION AND/OR REMOVAL (AS APPLICABLE) OF ANY EXISTING CITY ELECTRIC UTILITY FACILITIES ON THE SITE PRIOR TO COMMENCING CONSTRUCTION. ANY RELOCATION COST OF EXISTING ELECTRIC FACILITIES THAT MUST REMAIN WILL BE BORNE BY THE OWNER/DEVELOPER.
- NO TALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.
- CONTRACTOR SHALL INSTALL WATER METER AND BACKFLOW DEVICE 5 FEET APART.
- ALL SANITARY SEWER CLEANOUT TOP COVERS SHALL BE CAST IRON MARKED 'S' BY US FOUNDRY (USF7610) OR APPROVED EQUAL.
- HYDRANT LATERALS SHALL BE RESTRAINED DUCTILE IRON FROM MAIN TO HYDRANT PER COT SPECIFICATIONS.
- A SEPARATE PLUMBING PERMIT IS REQUIRED FOR NEW WATER/SEWER SERVICES.
- A SEPARATE FIRE PERMIT IS REQUIRED FOR NEW FIRE SERVICE LINES.

FIRE DEPARTMENT NOTES:

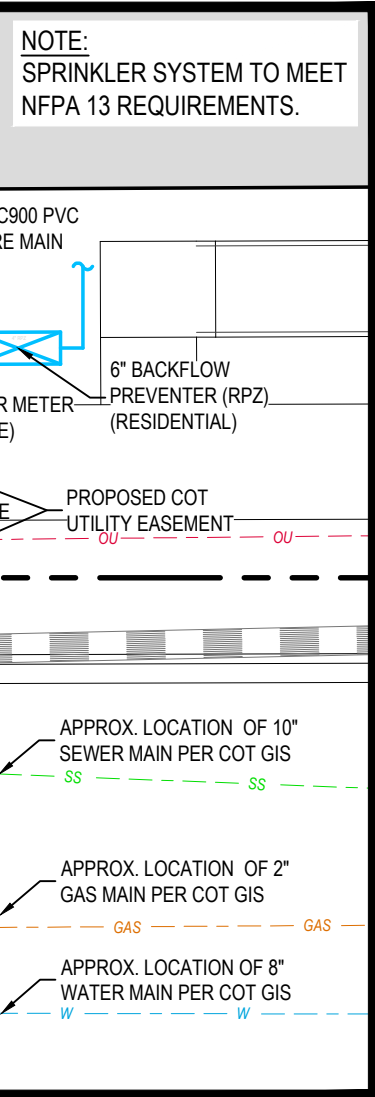
- DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES.
30" MINIMUM UNDER NON-DRIVING SURFACES.
- FIRE MAIN PIPING SHALL NOT BE COVERED UNTIL INSPECTED BY THE TALLAHASSEE FIRE DEPARTMENT.
- FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
- STEAMER 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.
- A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES IN COMPLIANCE W/ NFPA 1, 18.2.2, EIGHTH EDITION.
- A CLEAR SPACE OF NO LESS THAN 60 IN. (5'0" MIN.) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2-1/2 IN. (64 MM), NFPA 1, 18.4, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE, NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION).
- THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MATTER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.4.1.1, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.

MILL AND RESURFACE NOTE:

- SCHEDULE PRE-PAVING MEETING WITH TRAFFIC ENGINEERING PRIOR TO ANY MILLING AND RESURFACING IN THE ROW.
- MILLING AND RESURFACING SHALL BEGIN 25' PRIOR TO AND EXTEND 25' BEYOND THE CUT FOR ENTIRE ROADWAY WIDTH. A FAIRLY NEW JOINT EXISTS AT THE FDOT ROW THAT CAN BE UTILIZED AS A TIE IN POINT WHICH MAY BE LOCATED LESS THAN 25' BEYOND THE CUT.
- MILL DEPTH SHALL BE 1.5' BELOW LIP OF CURB AND RESURFACING SHALL MATCH EXISTING PAVEMENT AND CROSS SLOPE. MIX DESIGN WILL NEED TO BE TRAFFIC LEVEL C PG 76-22.
- RESTORE ALL THERMOPLASTIC STRIPING TO PRE-CONSTRUCTION CONDITION.
- REPLACE ANY TRAFFIC SIGNAL LOOPS THAT ARE DAMAGED PER CITY AND FDOT REQUIREMENTS. COORDINATE WITH RANDY POWELL (850)879-0911 TWO WEEKS PRIOR TO MILLING AND RESURFACING.

WATER SERVICE DETAIL

SCALE: 1" = 10'



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PROJECT NAME

CLIENT NAME

REVISIONS

T2717.0013-UTIL

DATE 2026.07.09

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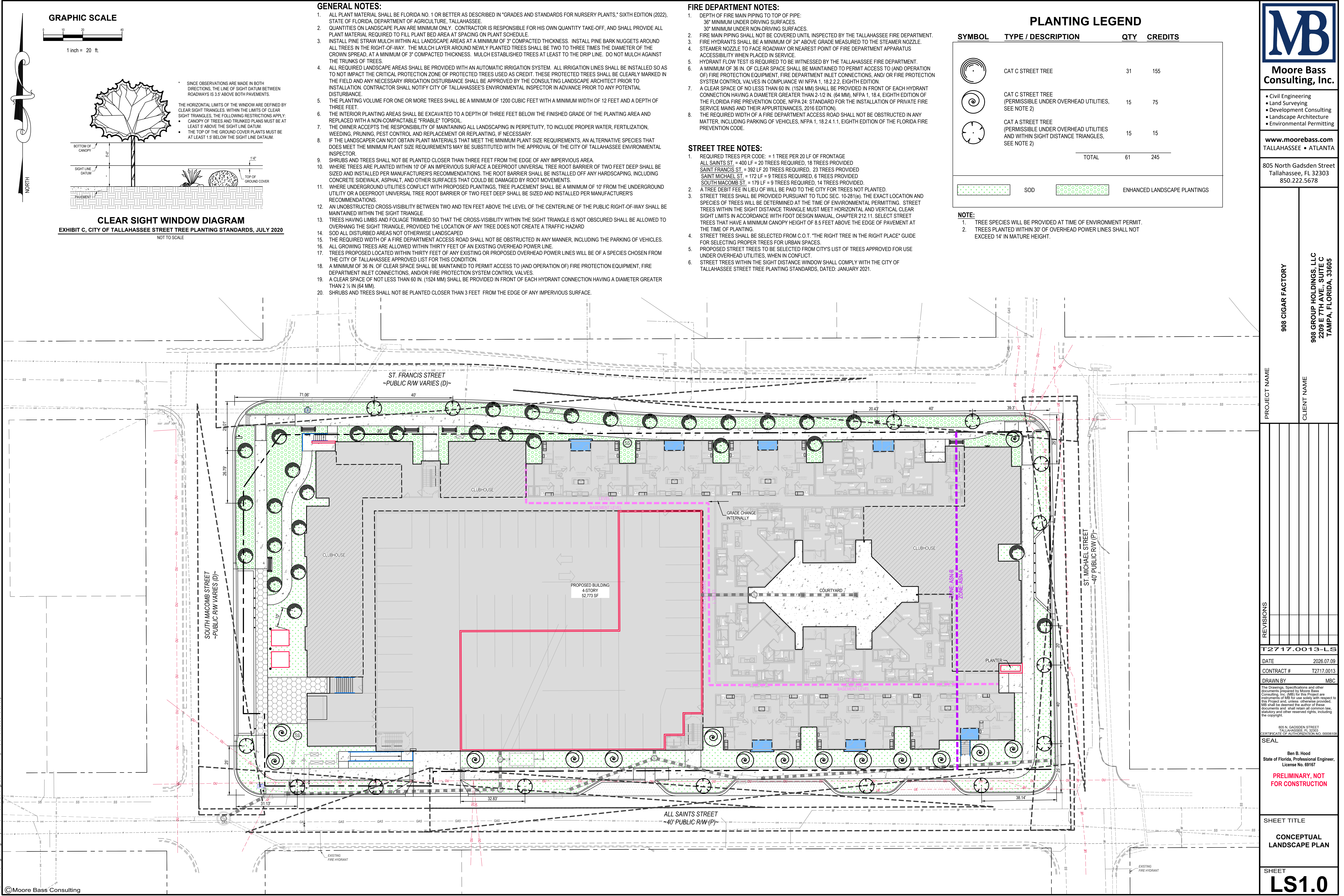
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SHEET TITLE

CONCEPTUAL UTILITY
SERVICE PLAN

SHEET

5.0



GRAPHIC SCALE

1 inch = 20 ft.

SINCE OBSERVATIONS ARE MADE IN BOTH DIRECTIONS, THE LINE OF SIGHT DATUM BETWEEN ROADWAYS IS 3.5' ABOVE BOTH PAVEMENTS.

THE HORIZONTAL LIMITS OF THE WINDOW ARE DEFINED BY CLEAR SIGHT TRIANGLES. WITHIN THE LIMITS OF CLEAR SIGHT TRIANGLES, THE FOLLOWING RESTRICTIONS APPLY:

- CANOPY OF TREES AND TRUNKED PLANTS MUST BE AT LEAST 5' ABOVE THE SIGHT LINE DATUM.
- THE TOP OF THE GROUND COVER PLANTS MUST BE AT LEAST 1.5' BELOW THE SIGHT LINE DATUM.

CLEAR SIGHT WINDOW DIAGRAM

EXHIBIT C, CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, JULY 2020

NOT TO SCALE

- GENERAL NOTES:
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," SIXTH EDITION (2022), STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE.

2. QUANTITIES ON LANDSCAPE PLAN ARE MINIMUM ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITY TAKE-OFF, AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL PLANT BED AREA AT SPACING ON PLANT SCHEDULE.

3. INSTALL PINE STRAW MULCH WITHIN ALL LANDSCAPE AREAS AT A MINIMUM OF 3" COMPACTED THICKNESS. INSTALL PINE BARK NUGGETS AROUND ALL TREES IN THE RIGHT-OF-WAY. THE MULCH LAYER AROUND NEWLY PLANTED TREES SHALL BE TWO TO THREE TIMES THE DIAMETER OF THE CROWN SPREAD, AT A MINIMUM OF 3" COMPACTED THICKNESS. MULCH ESTABLISHED TREES AT LEAST TO THE DRIP LINE. DO NOT MULCH AGAINST THE TRUNKS OF TREES.

4. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL IRRIGATION LINES SHALL BE INSTALLED SO AS TO NOT IMPACT THE CRITICAL PROTECTION ZONE OF PROTECTED TREES USED AS CREDIT. THESE PROTECTED TREES SHALL BE CLEARLY MARKED IN THE FIELD AND ANY NECESSARY IRRIGATION DISTURBANCE SHALL BE APPROVED BY THE CONSULTING LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY CITY OF TALLAHASSEE'S ENVIRONMENTAL INSPECTOR IN ADVANCE PRIOR TO ANY POTENTIAL DISTURBANCE.

5. THE PLANTING VOLUME FOR ONE OR MORE TREES SHALL BE A MINIMUM OF 1200 CUBIC FEET WITH A MINIMUM WIDTH OF 12 FEET AND A DEPTH OF THREE FEET.

6. THE INTERIOR PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH OF THREE FEET BELOW THE FINISHED GRADE OF THE PLANTING AREA AND REPLACED WITH A NON-COMPACTABLE "FRIABLE" TOPSOIL.

7. THE OWNER ACCEPTS THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPING IN PERPETUITY, TO INCLUDE PROPER WATER, FERTILIZATION, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OR REPLANTING, IF NECESSARY.

8. IF THE LANDSCAPER CAN NOT OBTAIN PLANT MATERIALS THAT MEET THE MINIMUM PLANT SIZE REQUIREMENTS, AN ALTERNATIVE SPECIES THAT DOES MEET THE MINIMUM PLANT SIZE REQUIREMENTS MAY BE SUBSTITUTED WITH THE APPROVAL OF THE CITY OF TALLAHASSEE ENVIRONMENTAL INSPECTOR.

9. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN THREE FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.

10. WHERE TREES ARE PLANTED WITHIN 10' OF AN IMPERVIOUS SURFACE A DEEPROOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. THE ROOT BARRIER SHALL BE INSTALLED OFF ANY HARDSCAPING, INCLUDING CONCRETE SIDEWALK, ASPHALT, AND OTHER SURFACES THAT COULD BE DAMAGED BY ROOT MOVEMENTS.

11. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF 10' FROM THE UNDERGROUND UTILITY OR A DEEPROOT UNIVERSAL TREE ROOT BARRIER OF TWO FEET DEEP SHALL BE SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

12. AN UNOBSTRUCTED CROSS-VISIBILITY BETWEEN TWO AND TEN FEET ABOVE THE LEVEL OF THE CENTERLINE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED WITHIN THE SIGHT TRIANGLE.

13. TREES HAVING LIMBS AND FOLIAGE TRIMMED SO THAT THE 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 TRAFFIC HAZARD.

14. SOD ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED.

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

16. ALL GROWING TREES ARE ALLOWED WITHIN THIRTY FEET OF AN EXISTING OVERHEAD POWER LINE.

17. TREES PROPOSED LOCATED WITHIN THIRTY FEET OF ANY EXISTING OR PROPOSED OVERHEAD POWER LINES WILL BE OF A SPECIES CHOSEN FROM THE CITY OF TALLAHASSEE APPROVED LIST FOR THIS CONDITION.

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

19. A CLEAR SPACE OF NOT LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/4 IN (64 MM).

20. SHRUBS AND TREES SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS SURFACE.

FIRE DEPARTMENT NOTES:

1. DEPTH OF FIRE MAIN PIPING TO TOP OF PIPE:
36" MINIMUM UNDER DRIVING SURFACES.
30" MINIMUM UNDER NON-DRIVING SURFACES.

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

3. FIRE HYDRANTS SHALL BE A MINIMUM OF 24" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.

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

5. HYDRANT FLOW TEST IS REQUIRED TO BE WITNESSED BY THE TALLAHASSEE FIRE DEPARTMENT.

6. A MINIMUM OF 36 IN. OF CLEAR SPACE SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES IN COMPLIANCE W/ NFPA 1, 18.2.2.2, EIGHTH EDITION.

7. A CLEAR SPACE OF NO LESS THAN 60 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 1/2 IN. (64 MM), NFPA 1, 18.4, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE, NFPA 24: STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2016 EDITION).

8. THE REQUIRED WIDTH OF A FIRE DEPARTMENT ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MATTER, INCLUDING PARKING OF VEHICLES, NFPA 1, 18.2.4.1.1, EIGHTH EDITION OF THE FLORIDA FIRE PREVENTION CODE.

STREET TREE NOTES:

1. REQUIRED TREES PER CODE: = 1 TREE PER 20 LF OF FRONTAGE
ALL SAINTS ST. = 400 LF = 20 TREES REQUIRED, 18 TREES PROVIDED
SAINT FRANCIS ST. = 392 LF = 20 TREES REQUIRED, 23 TREES PROVIDED
SAINT MICHAEL ST. = 172 LF = 9 TREES REQUIRED, 6 TREES PROVIDED
SOUTH MACOMB ST. = 179 LF = 9 TREES REQUIRED, 14 TREES PROVIDED.

2. A TREE DEBIT FEE IN LIEU OF WILL BE PAID TO THE CITY FOR TREES NOT PLANTED.

3. STREET TREES SHALL BE PROVIDED PURSUANT TO TLDC SEC. 10-281(e). THE EXACT LOCATION AND SPECIES OF TREES WILL BE DETERMINED AT THE TIME OF ENVIRONMENTAL PERMITTING. STREET TREES WITHIN THE SIGHT DISTANCE TRIANGLE MUST MEET HORIZONTAL AND VERTICAL CLEAR SIGHT LIMITS IN ACCORDANCE WITH FDOT DESIGN MANUAL, CHAPTER 212.11. SELECT STREET TREES THAT HAVE A MINIMUM CANOPY HEIGHT OF 8.5 FEET ABOVE THE EDGE OF PAVEMENT AT THE TIME OF PLANTING.

4. STREET TREES SHALL BE SELECTED FROM C.O.T. "THE RIGHT TREE IN THE RIGHT PLACE" GUIDE FOR SELECTING PROPER TREES FOR URBAN SPACES.

5. PROPOSED STREET TREES TO BE SELECTED FROM CITY'S LIST OF TREES APPROVED FOR USE UNDER OVERHEAD UTILITIES, WHEN IN CONFLICT.

6. STREET TREES WITHIN THE SIGHT DISTANCE WINDOW SHALL COMPLY WITH THE CITY OF TALLAHASSEE STREET TREE PLANTING STANDARDS, DATED: JANUARY 2021.

PLANTING LEGEND

SYMBOL	TYPE / DESCRIPTION	QTY	CREDITS
	CAT C STREET TREE	31	155
	CAT C STREET TREE (PERMISSIBLE UNDER OVERHEAD UTILITIES, SEE NOTE 2)	15	75
	CAT A STREET TREE (PERMISSIBLE UNDER OVERHEAD UTILITIES AND WITHIN SIGHT DISTANCE TRIANGLES, SEE NOTE 2)	15	15
TOTAL		61	245

SOD

ENHANCED LANDSCAPE PLANTINGS

NOTE:

1. TREE SPECIES WILL BE PROVIDED AT TIME OF ENVIRONMENT PERMIT.

2. TREES PLANTED WITHIN 30' OF OVERHEAD POWER LINES SHALL NOT EXCEED 14' IN MATURE HEIGHT.

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PROJECT NAME

908 CIGAR FACTORY

CLIENT NAME

908 GROUP HOLDINGS, LLC
2209 E 7TH AVE., SUITE C
TAMPA, FLORIDA, 33605

REVISIONS

NO.	DESCRIPTION	DATE

T2717.0013-LS

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