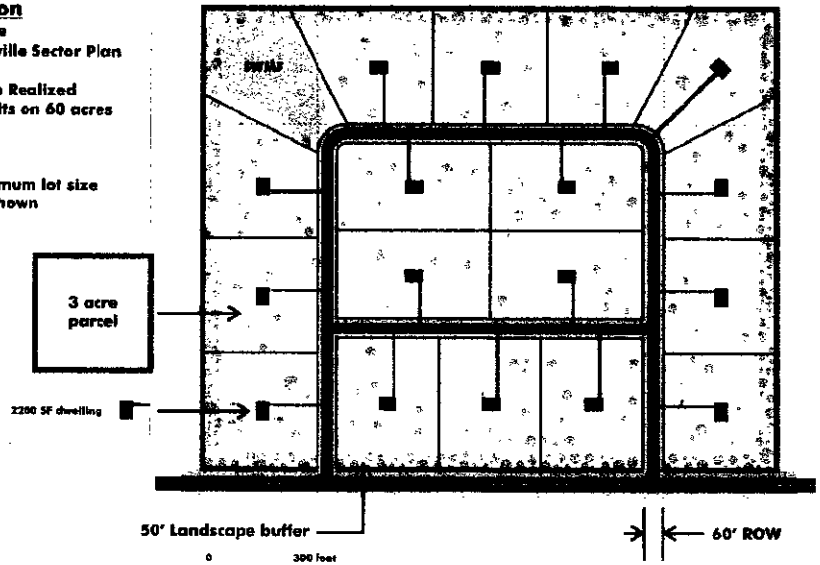
Non-Clustered Subdivision

Urban Fringe
or Bradfordville Sector Plan

17 Maximum Realized Dwelling Units on 60 acres

1 du/3 acres

3 acres minimum lot size
All parcels shown are 3 acres



TLCPD
Tallahassee-Leon County Planning Department

2/24/05

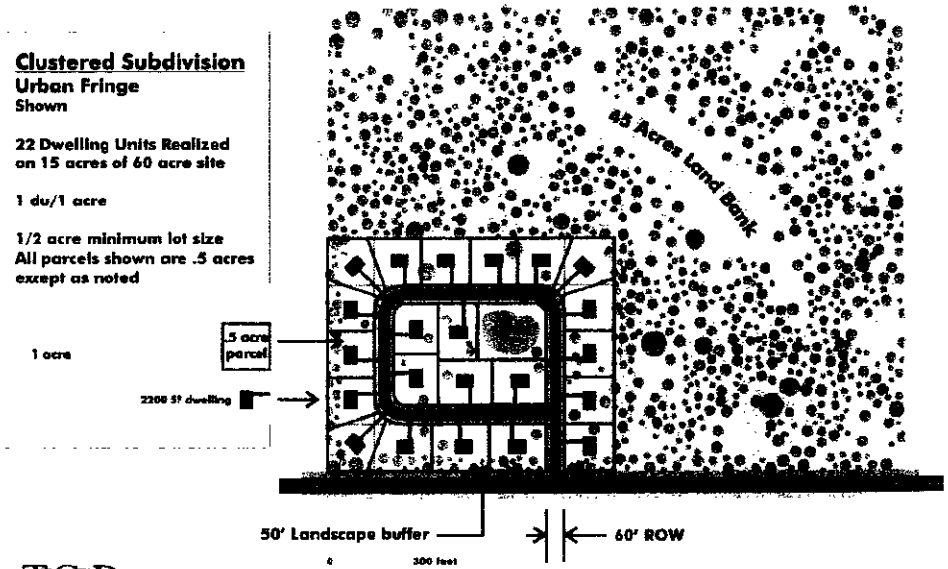
Clustered Subdivision

Urban Fringe
Shown

22 Dwelling Units Realized on 15 acres of 60 acre site

1 du/1 acre

1/2 acre minimum lot size
All parcels shown are .5 acres except as noted



TLCPD
Tallahassee-Leon County Planning Department

2/24/05

Conservation Subdivision

Rural Residential
Bradfordville
Sector Plan

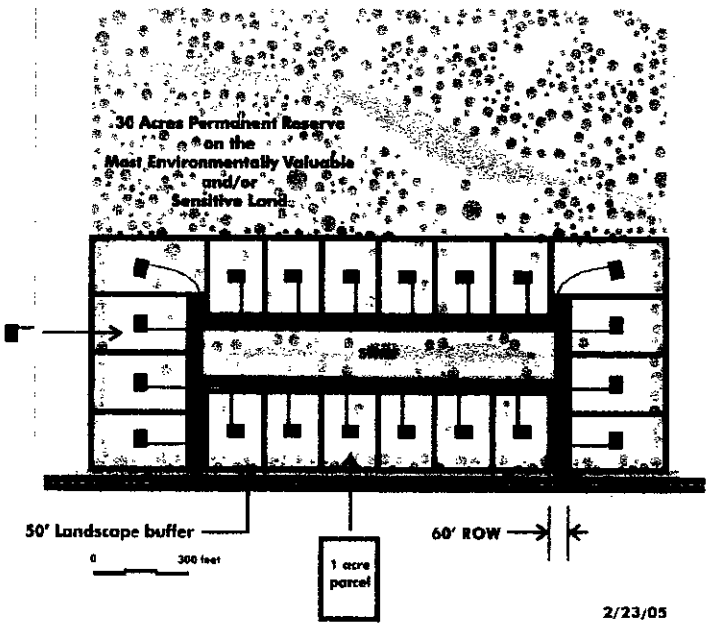
20 lots on
30 acres of 60 acre site

1 du/3 gross acres

1 acre minimum lot size

20 Dwelling Units Realized

Note: 10% density bonus may be applicable



TLCPD
Tallahassee-Leon County Planning Department

2/23/05

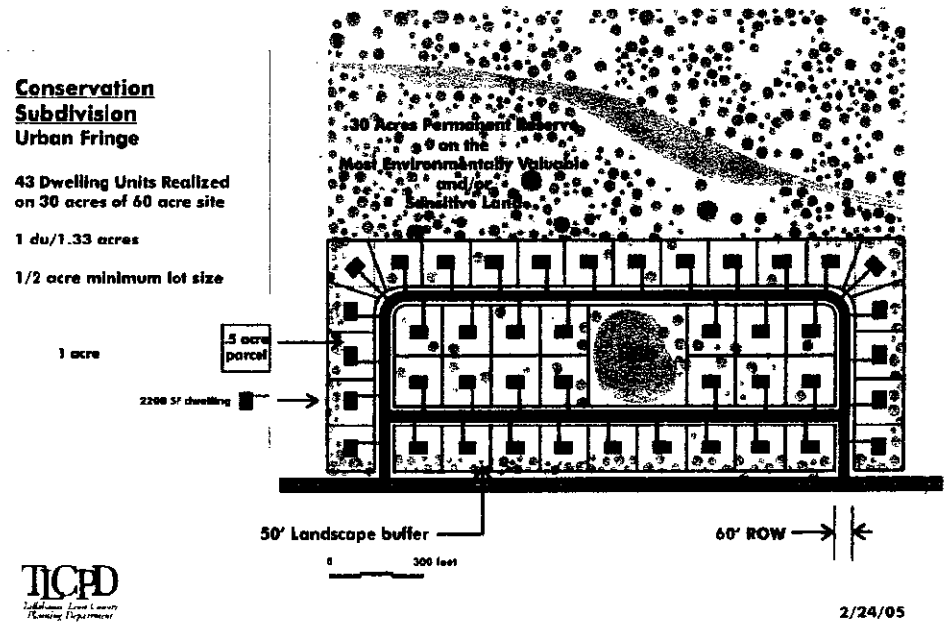
Conservation Subdivision

Urban Fringe

43 Dwelling Units Realized on 30 acres of 60 acre site

1 du/1.33 acres

1/2 acre minimum lot size



TLCPD
Tallahassee-Leon County Planning Department

2/24/05

Non-Clustered Subdivision

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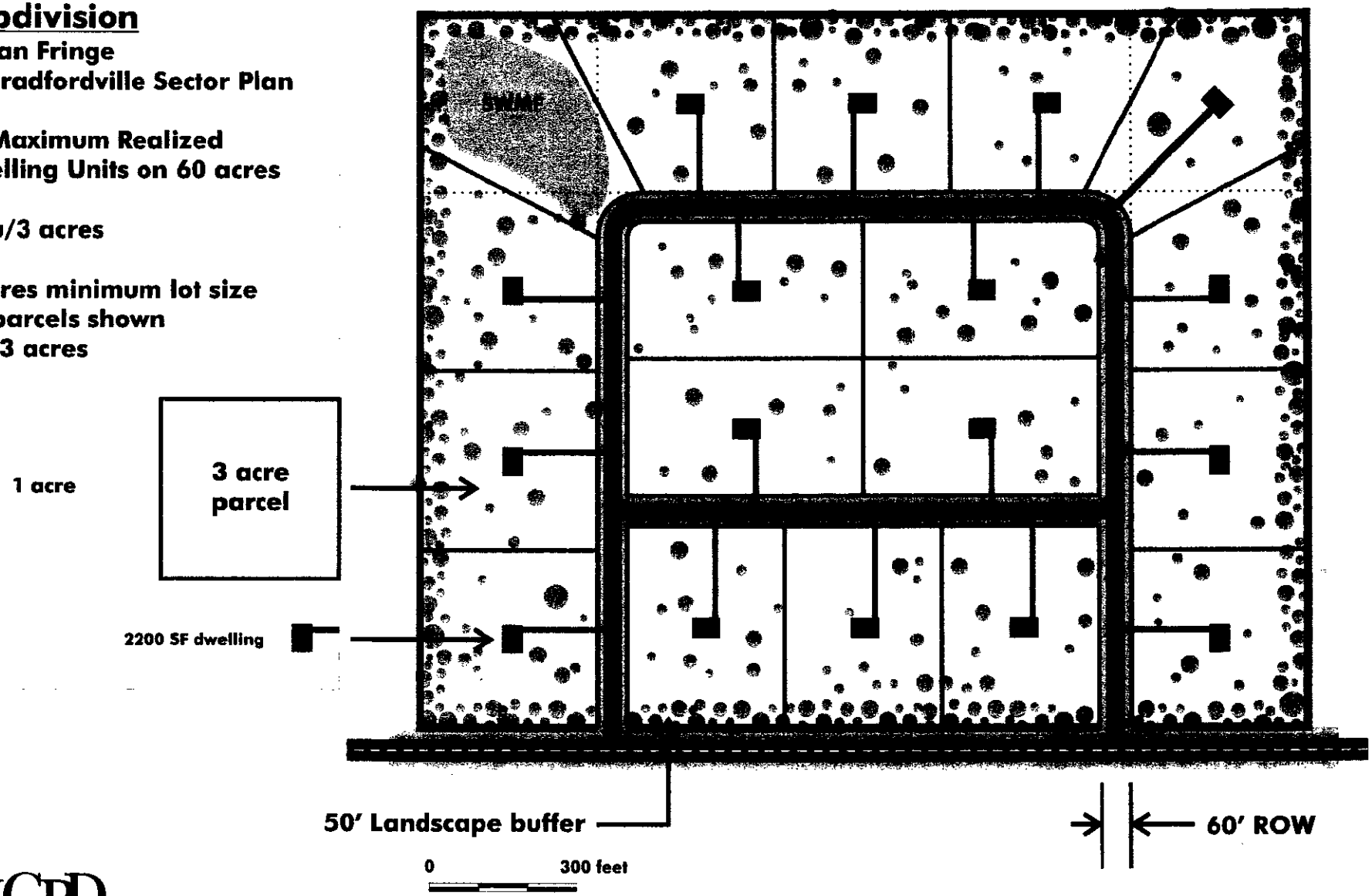

TLCPD
Tallahassee-Leon County Planning Department

2/24/05

Clustered Subdivision

Urban Fringe
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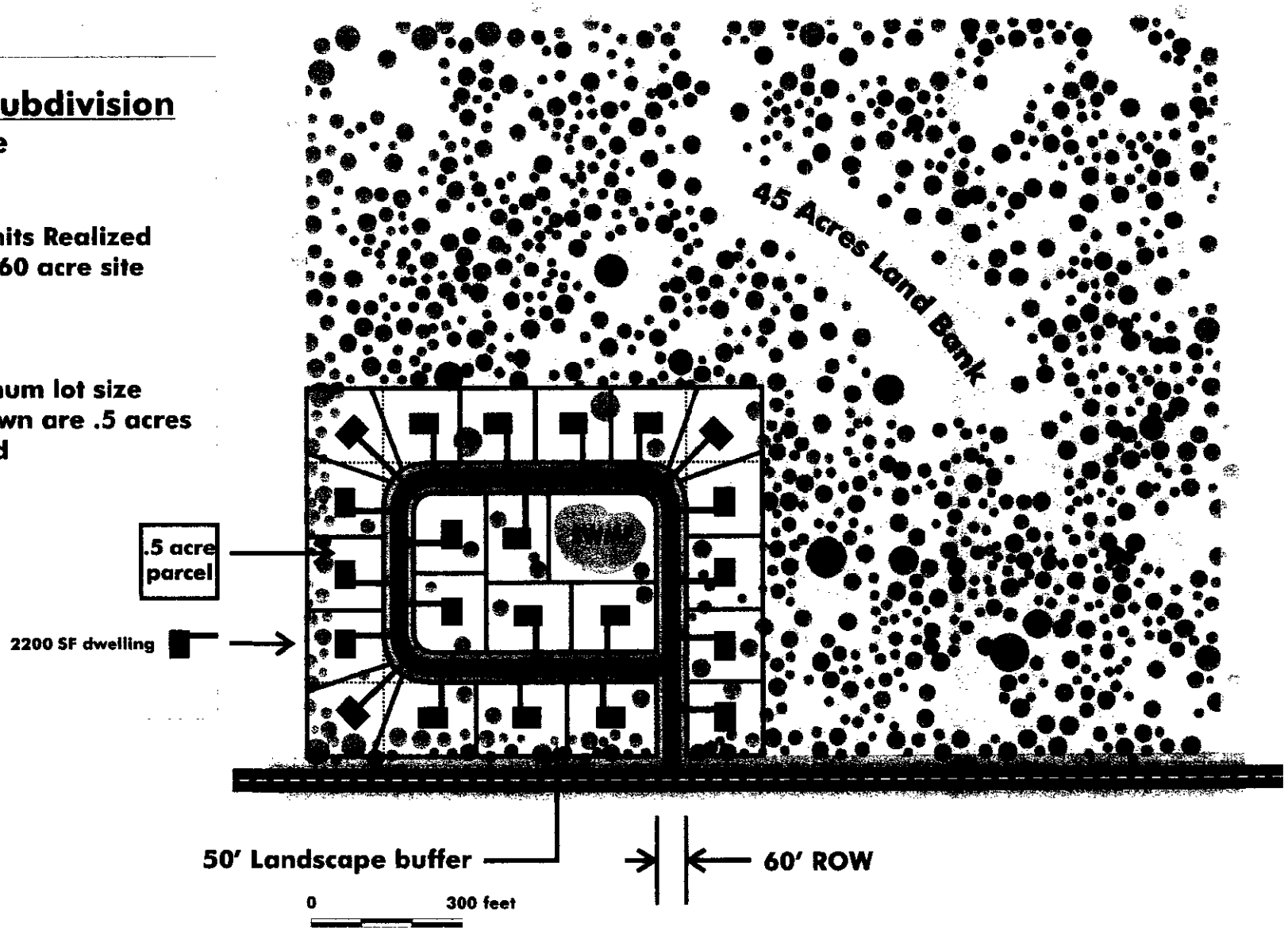

TLCPD
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2/24/05

Attachment # 3
Page 3 of 5

Conservation Subdivision
Urban Fringe

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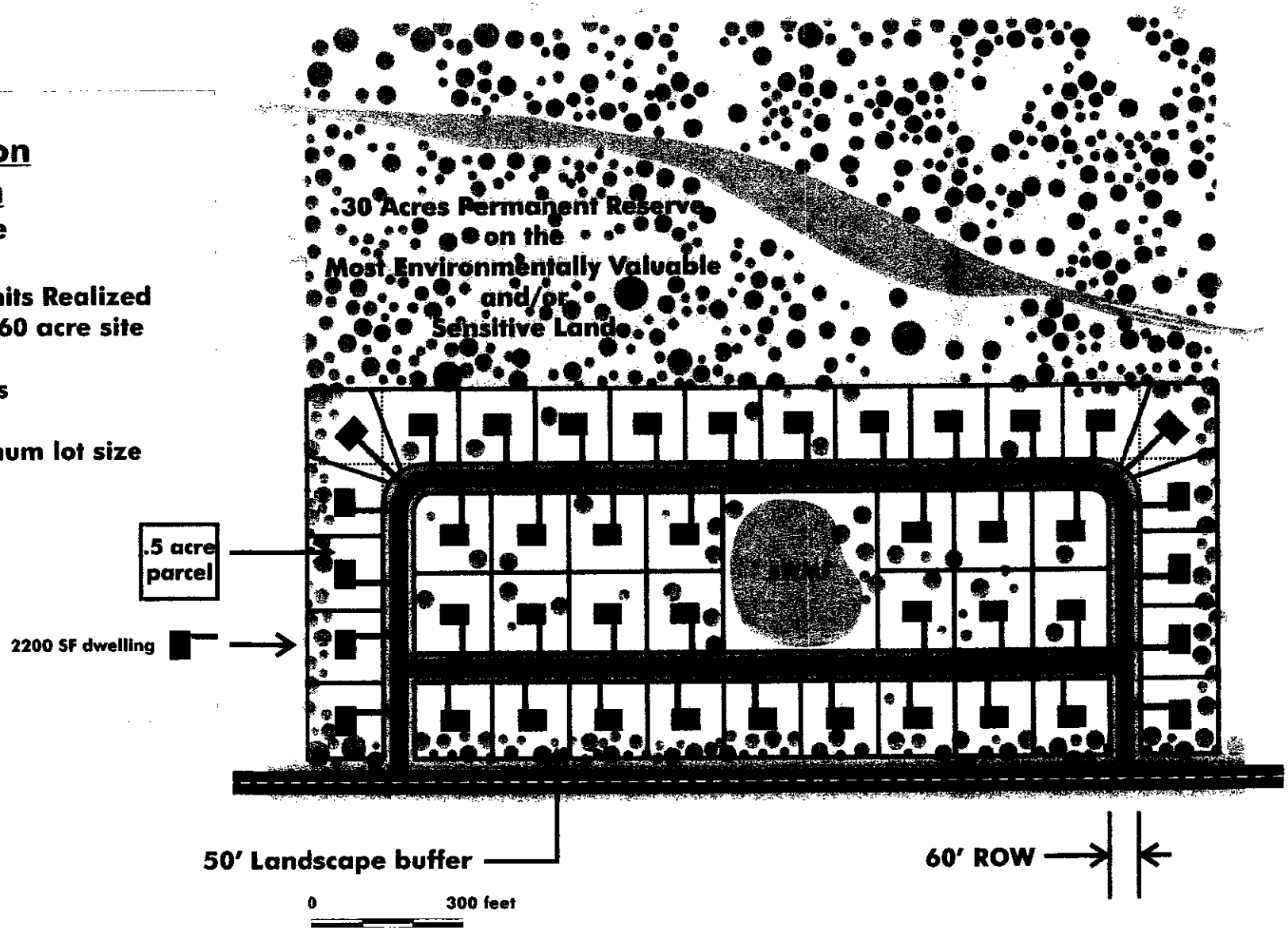

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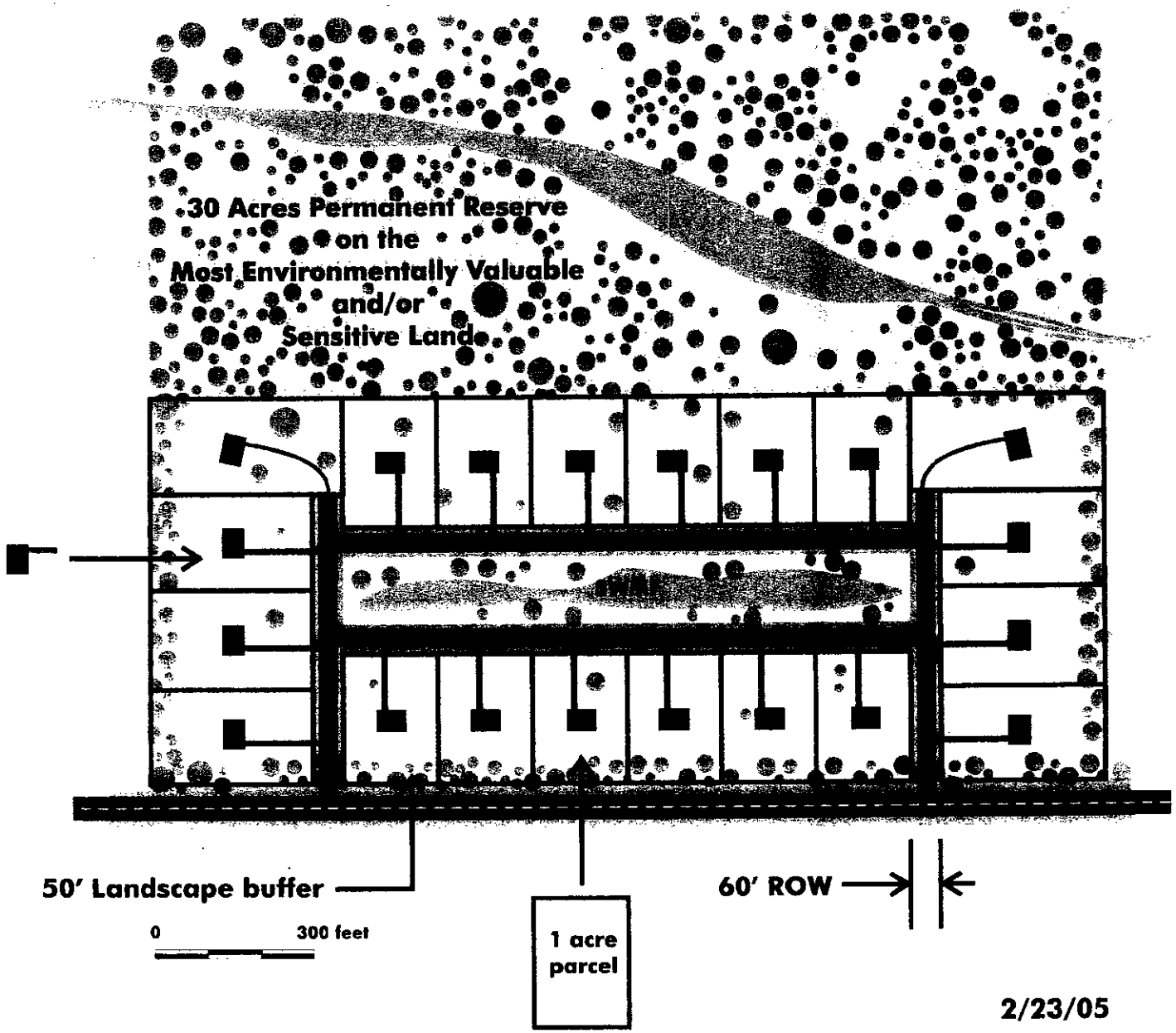

TLCPD
Tallahassee-Leon County Planning Department

2/23/05