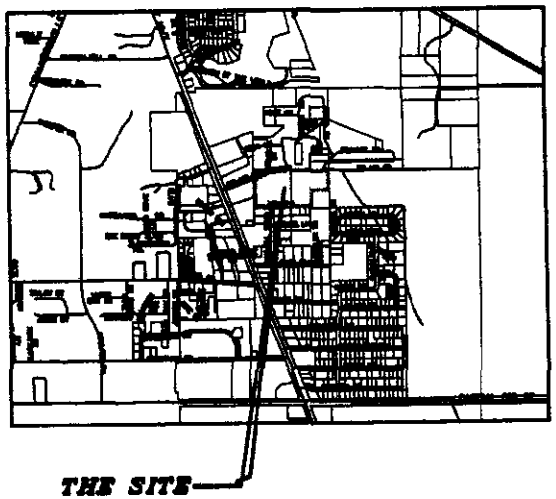
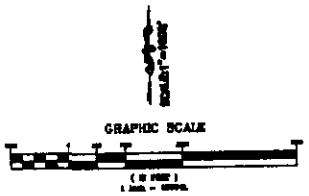
THE WILLIAM LEE COMPANY
MONTEJO PUBLIC SUBDIVISION
PRELIMINARY PLAT SET

DRAWING INDEX

C-0: COVER SHEET
C-1: BOUNDARY SURVEY
C-2: SITE PLAN
C-3: CONCEPTUAL UTILITY PLAN
C-4: DETAILS



LOCATION MAP



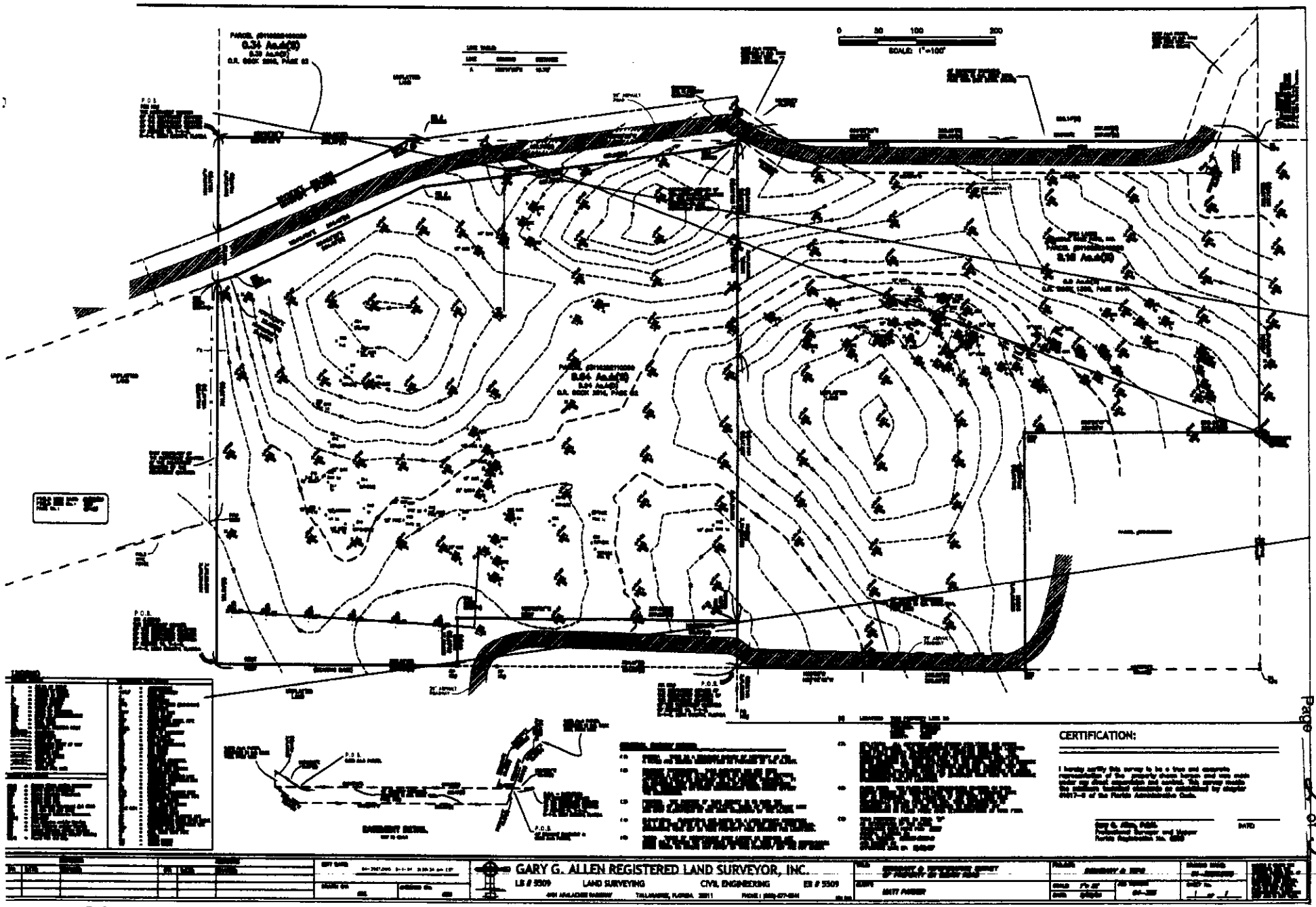
OPTIONEE:
THE WILLIAM LEE COMPANY
P.O. BOX 3701
TALLAHASSEE, FLORIDA 32315
PH: (850) 386-1395 FX: (850) 392-0000

ENGINEER:
PARKER CONSULTING SERVICES
1804 MICCOSUKEE COMMONS DR SUITE 206
TALLAHASSEE FLORIDA 32308
PH: (850) 877-8400 FX: (850) 877-8460

SURVEYOR:
GARY S. ALLEN LAND SURVEYORS
4101 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32311
PH: (850) 877-8041 FX: (850) 877-8041

OCTOBER 2005

PARKER
CONSULTING SERVICES, INC.
CIVIL ENGINEERS
1804 MICCOSUKEE COMMONS DRIVE SUITE 206
TALLAHASSEE, FL 32308 PHONE: (850) 877-8400 FAX: (850) 877-8460
MATTHEW PARKER P.E.# 58724 C.A.# 9603



Attachment # 2
Page 2 of 5

28

ACCESS:
BELAIR ROAD, A LEON COUNTY PUBLIC ACCESS ROADWAY

UTILITIES:

WATER	CITY OF TALLAHASSEE
SEWER	CITY OF TALLAHASSEE
ELECTRIC	CITY OF TALLAHASSEE

DEVELOPMENT DENSITY:

AVERAGE LOT SIZE: [illegible]
LARGEST LOT: [illegible]
SMALLEST LOT: [illegible]
DENSITY: [illegible] = 4.14 LOTS/ACRE

BUILD OUT SCHEDULE:

SITE CONSTRUCTION	JANUARY 2000
HOME CONSTRUCTION	APRIL 2000
FINISH BUILDOUT	APRIL 2007

NO PHASING IS PROPOSED
100% BUILD OUT UPON FINAL APPROVAL

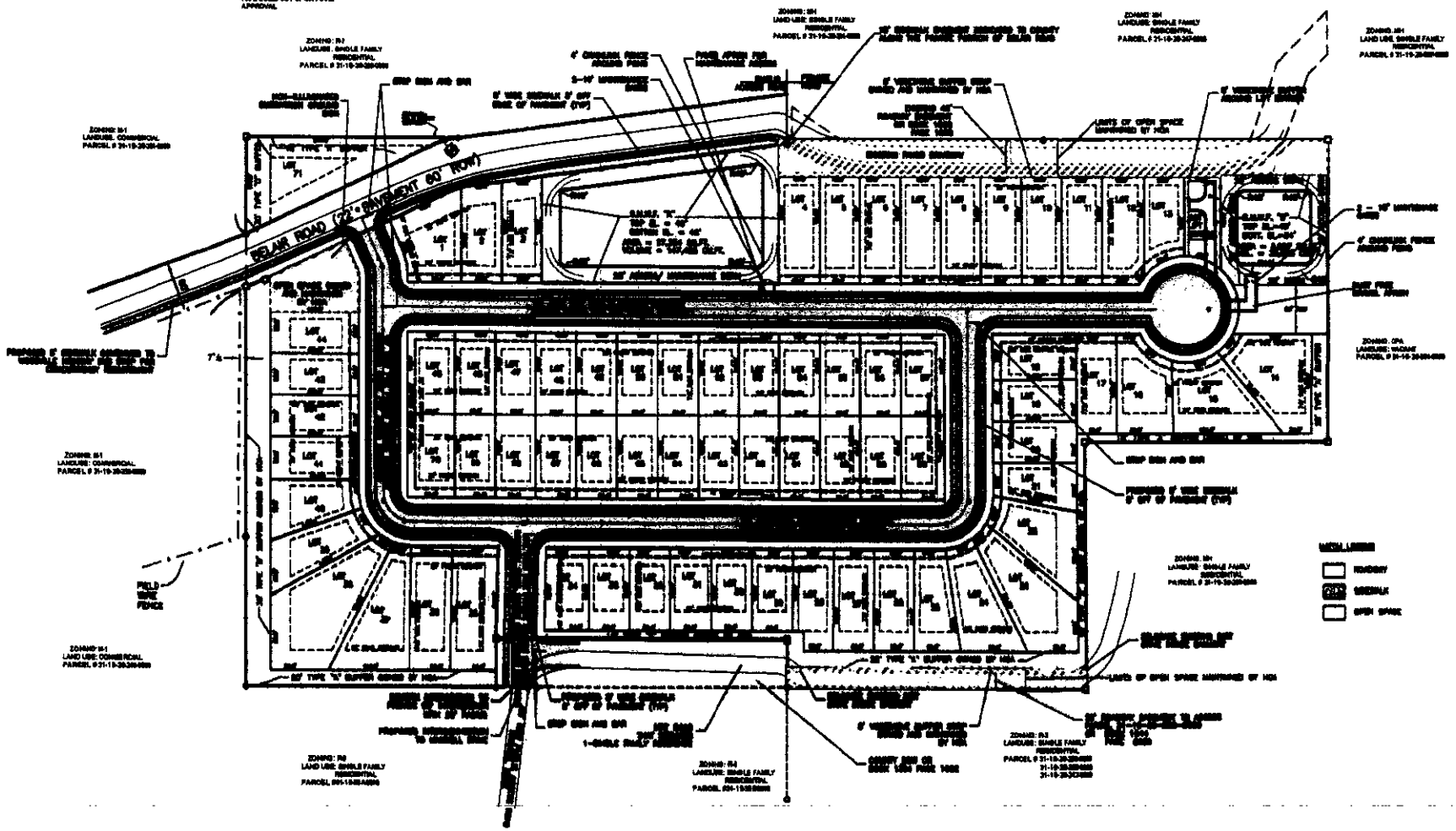
NOTES:

1. THIS IS A PUBLIC SUBDIVISION. THE ROADS, SIDEWALKS AND STORM WATER MANAGEMENT SYSTEM WILL BE DEDICATED TO THE COUNTY FOR OPERATIONS AND MAINTENANCE.
2. ALL WATER, SEWER AND ELECTRIC UTILITY INFRASTRUCTURES WILL BE DEDICATED TO THE CITY OF TALLAHASSEE FOR OPERATIONS AND MAINTENANCE.
3. ALL LANDSCAPING, BUFFERS AND OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOA.
4. NO FENCES OR STRUCTURES TO BE PLACED IN COUNTY MAINTAINED EASEMENTS.
5. NO LOTS SHALL HAVE DOUBLE ACCESS. NO ACCESS FROM BELAIR ROAD OR UNPAVED DRY ROAD.
6. THE FENCE AROUND THE CITY OF TALLAHASSEE LIFT STATION TO BE 6' TALL WOOD FENCE TO PROVIDE 100% OPACITY.
7. A FDEP PERMITS WILL BE REQUIRED FOR THE TRACKING OR THE GOPHER TORTOISE BURROW.

TABULATION OF SITE DATA

TYPE	PROPOSED (SF)	% OF SITE
TOTAL BUILDING AREA (SF)	108,500	14
VEHICULAR USE AREA (SF)	102,904	14
MISC SIDEWALKS, ETC., AREA (SF)	23,913	3
TOTAL IMPERVIOUS AREA (SF)	233,317	31
S.W.M.F. AREA (SF)	35,411	5
PROPOSED GREEN SPACE	477,435	64
TOTAL SITE AREA (SF)	746,165	100

GRAPHIC SCALE



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CIVIL ENGINEERS

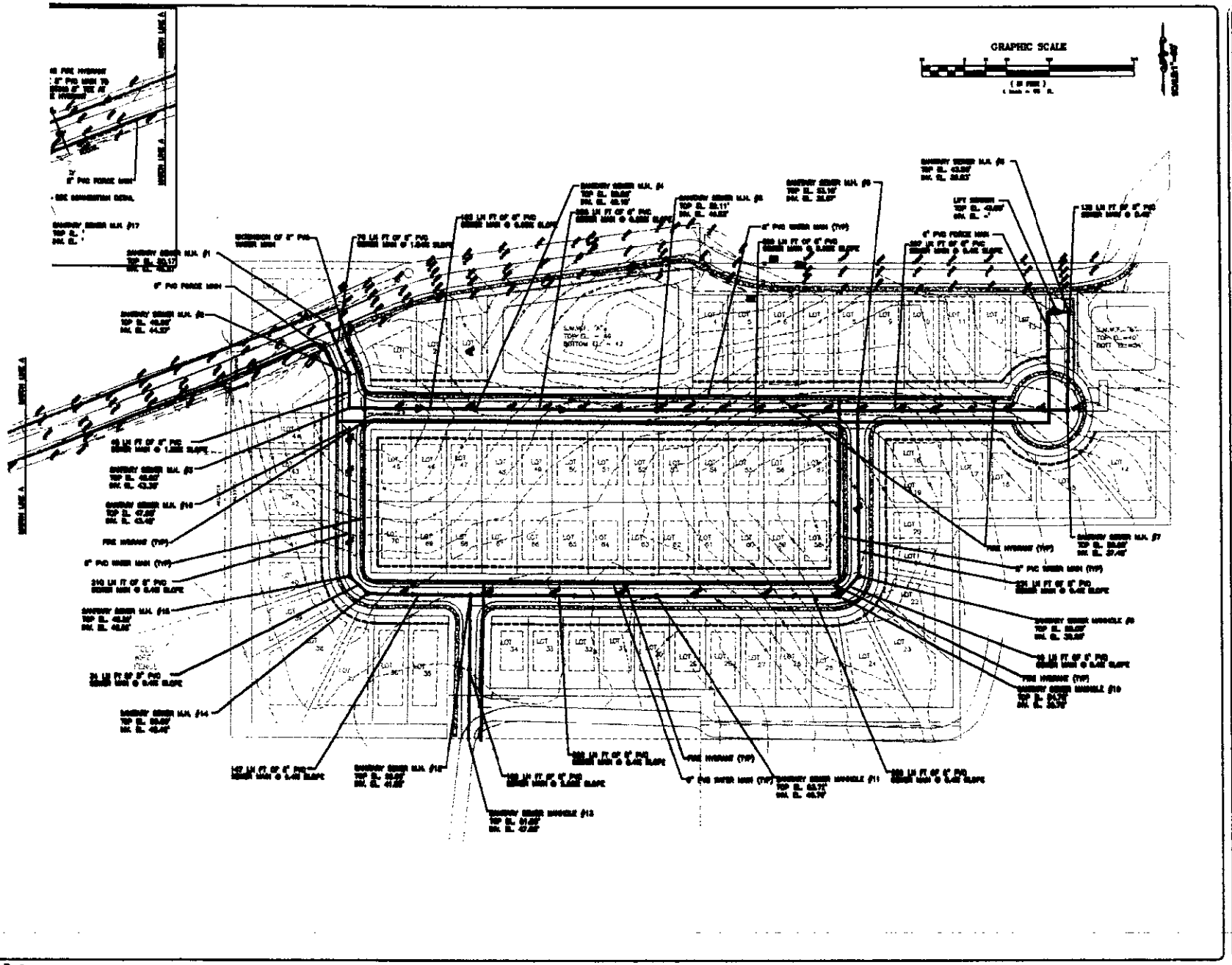
MONTEJO SUBDIVISION

THE WILLIAM LEE COMPANY

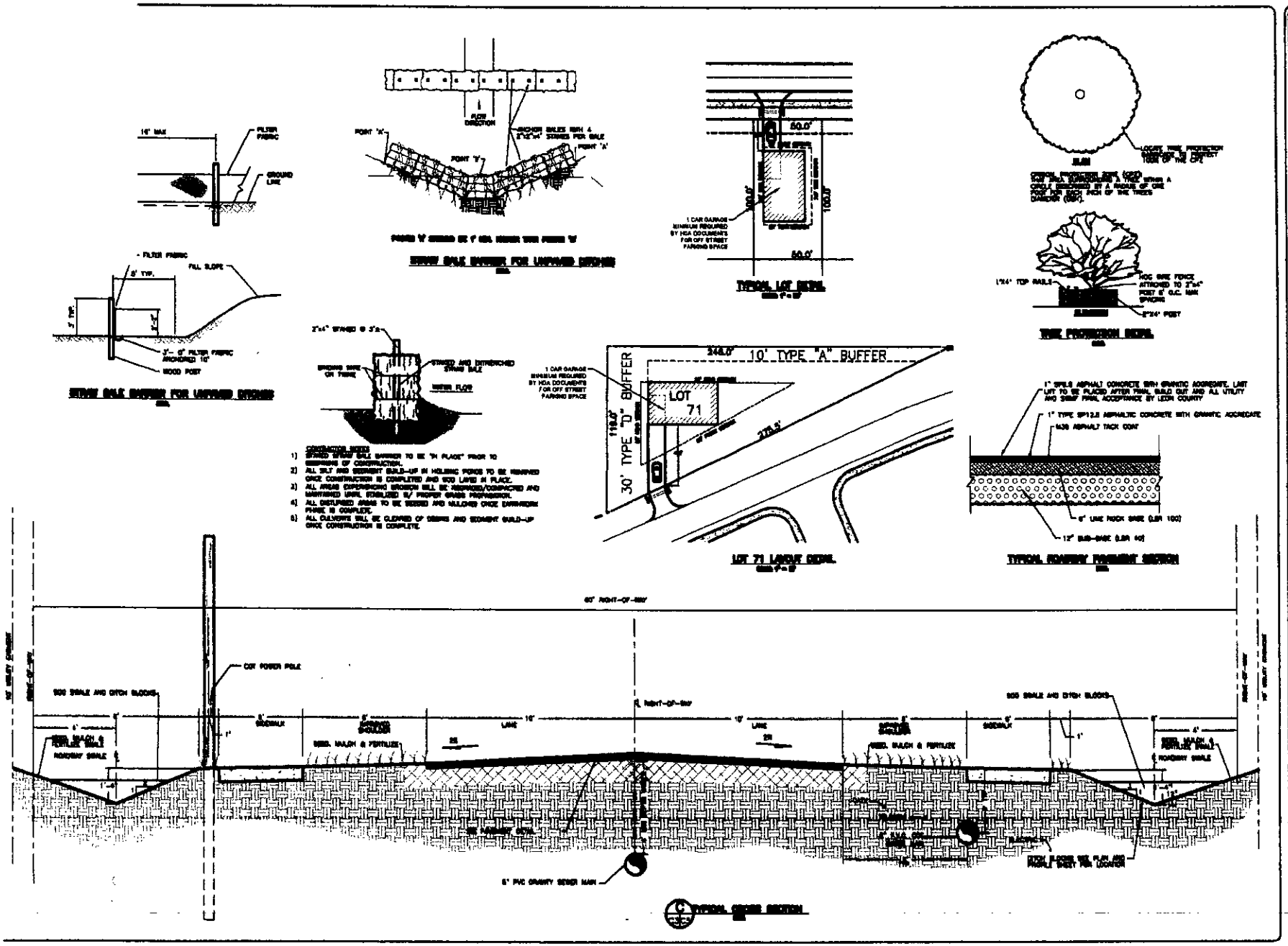
SITE PLAN

C-2

Attachment # 2
Page 3 of 3



Attachment # 2
Page 4 of 5



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DETAILS

C-4

Attachment # 2
Page 5 of 5