

PROJECT DATA
 TAX I.D. NO.: 14-28-20-402-0000
 PROJECT NAME: OX BOTTOM CREST
 OWNER: OX BOTTOM THOMASVILLE LLC
 170 HERITAGE BLVD STE 100
 TALLAHASSEE, FL 32308

SURVEY PREPARED BY: A.D. PLATT & ASSOCIATES, INC.
 459 JOHN KNOX ROAD
 CRAWFORDVILLE, FL 32326
 (850) 585-1036

SITE DATA
 EXISTING ZONING: PUD
 ACREAGE: 53.84
 EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL SUBDIVISION - SINGLE FAMILY DETACHED
 SUBDIVISION TYPE: PUBLIC
 PROPOSED NUMBER OF UNITS: 159 SINGLE FAMILY DETACHED
 PROPOSED DENSITY: 3.05 UNITS PER ACRE
 PROPOSED BUILDING HEIGHT: 2 STORIES (MAX.)
 BUILDING SETBACKS: FRONT: 15'
 SIDE YARD (INTERIOR): 5'
 SIDE CORNER: 15'
 REAR: 5'
 MINIMUM LOT: LOT AREA: 3,750 SF
 LOT WIDTH: 50'
 LOT DEPTH: 80'

STATISTICAL INFORMATION

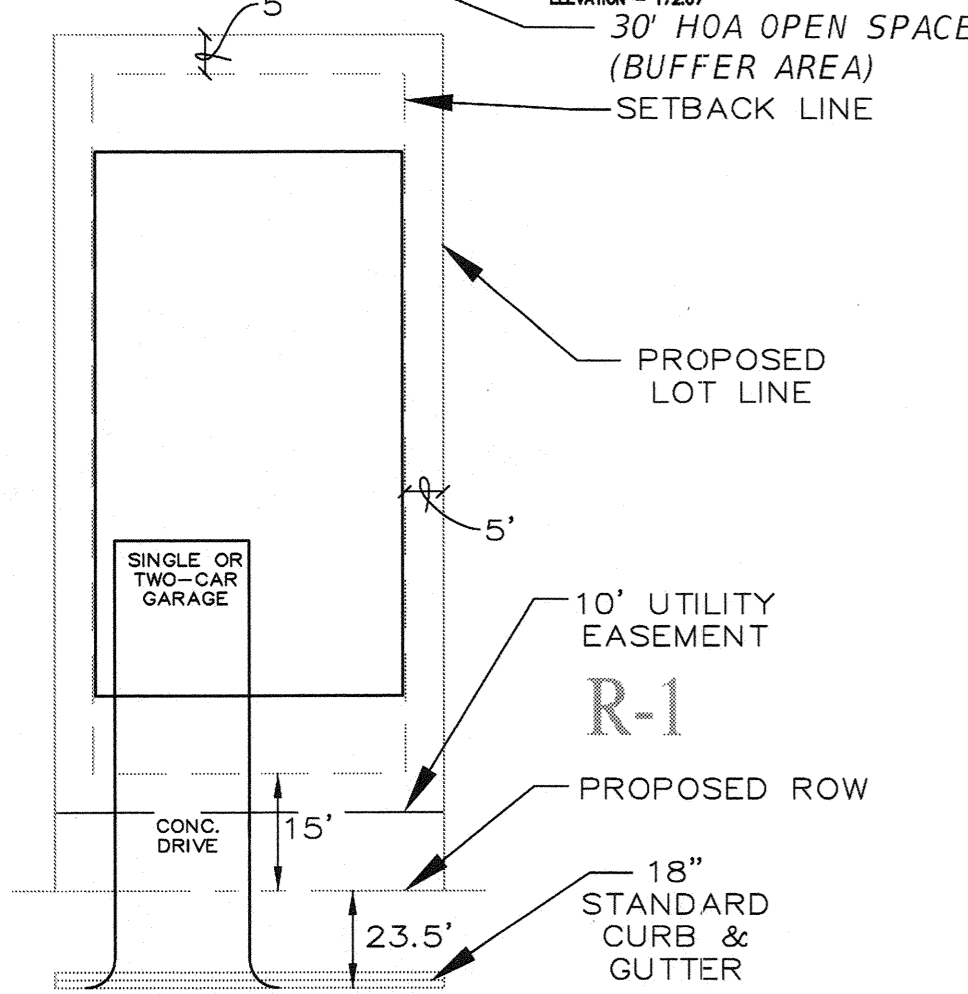
| DESCRIPTION | AREA (SQ FT) | AREA (AC) | % COVERAGE |
|-------------------------------------|--------------|-----------|------------|
| TOTAL ACREAGE OF SITE | 2,345,270 | 53.84 | 100.00 |
| EXISTING IMPERVIOUS AREA (PRE) | 0 | 0 | - |
| ROADWAY IMPERVIOUS AREA (POST) | 249,858 | 5.74 | 10.66 |
| SIDEWALK AND MISC. IMPERVIOUS AREAS | 57,266 | 1.31 | 2.43 |
| IMP. AREA ESTIMATED FOR EACH LOT | 3,400 | .078 | 0.14 |
| IMP. AREA ESTIMATED FOR ALL LOTS | 557,600 | 12.80 | 23.77 |
| TOTAL IMP. AREA POST DEVELOPMENT | 861,704 | 19.78 | 36.74 |
| TOTAL PERVIOUS AREA (GREEN SPACE) | 1,483,566 | 34.06 | 63.26 |
| S.W.M.F. AREA | 65,794 | 1.51 | 2.80 |
| CONSERVATION AREA | 432,622 | 9.92 | 18.45 |
| URBAN FOREST AREA | 234,761 | 5.39 | 10.00 |

UTILITY PROVIDERS
 POTABLE WATER: CITY OF TALLAHASSEE
 SANITARY SEWER: CITY OF TALLAHASSEE
 ELECTRICITY: CITY OF TALLAHASSEE
 STORMWATER: OFF-CITY CITY SWM#
 SOLID WASTE: CITY OF TALLAHASSEE (ROLL OUT CONTAINERS)

PROP. PUBLIC STREETS

| | |
|-------------------|--------------|
| CAPSTONE DRIVE | = 1,825 L.F. |
| HOLLY FERN TRACE | = 1,830 L.F. |
| ROSN WAY | = 748 L.F. |
| BIRD NEST TRAIL | = 1,870 L.F. |
| CARACARA DRIVE | = 905 L.F. |
| COLD HARBOR DRIVE | = 1,935 L.F. |

30' HOA OPEN SPACE (BUFFER AREA)
 R-1



OX BOTTOM MEADOWS PUD

- TYPE "D" LANDSCAPE BUFFER
- PHASE NUMBER
- PHASE LINE
- DENOTES EXISTING URBAN FOREST AREA USING CPZ METHOD (236,064.87 SF / 10.07% OF SITE)

- NOTES:**
- BEFORE APPLYING FOR A BUILDING PERMIT, BUILDING PLANS MUST BE REVIEWED AND APPROVED BY THE ELECTRIC, SOLID WASTE AND CROSS CONNECTION COORDINATOR.
 - ALL STORMWATER CONVEYANCES INCLUDING BUT NOT LIMITED TO SWALES, INLETS, PIPES, AND DRAINAGE BASINS SHALL BE MAINTAINED, PROTECTED, AND RESTORED BY OWNERS AND THEIR CONTRACTORS BEFORE, DURING, AND AFTER ANY CONSTRUCTION ACTIVITY TO INSURE POSITIVE DRAINAGE AT ALL TIMES.
 - EXISTING VEGETATION SHALL COUNT TOWARDS REQUIRED PLANTINGS IN BUFFER AREAS.
 - LOT GRADING SHALL CONFORM TO SEC. 5-87(5), WHERE THE FFE ELEVATION OF EACH LOT SHALL BE A MINIMUM OF 1' HIGHER THAN THE HIGHEST GRADE WITHIN 10' OF THE BUILDING, PER THE CODE. A VARIANCE IS AVAILABLE UPON DEMONSTRATION OF ACCEPTABLE ALTERNATIVES.

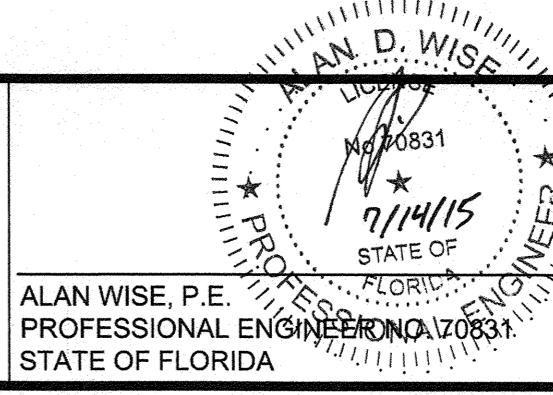
REVISIONS

| DATE | REV. # | DESCRIPTION | DATE | REV. # | DESCRIPTION |
|------|--------|-------------|------|--------|-------------|
| - | 1 | - | - | 5 | - |
| - | 2 | - | - | 6 | - |
| - | 3 | - | - | 7 | - |
| - | 4 | - | - | 8 | - |

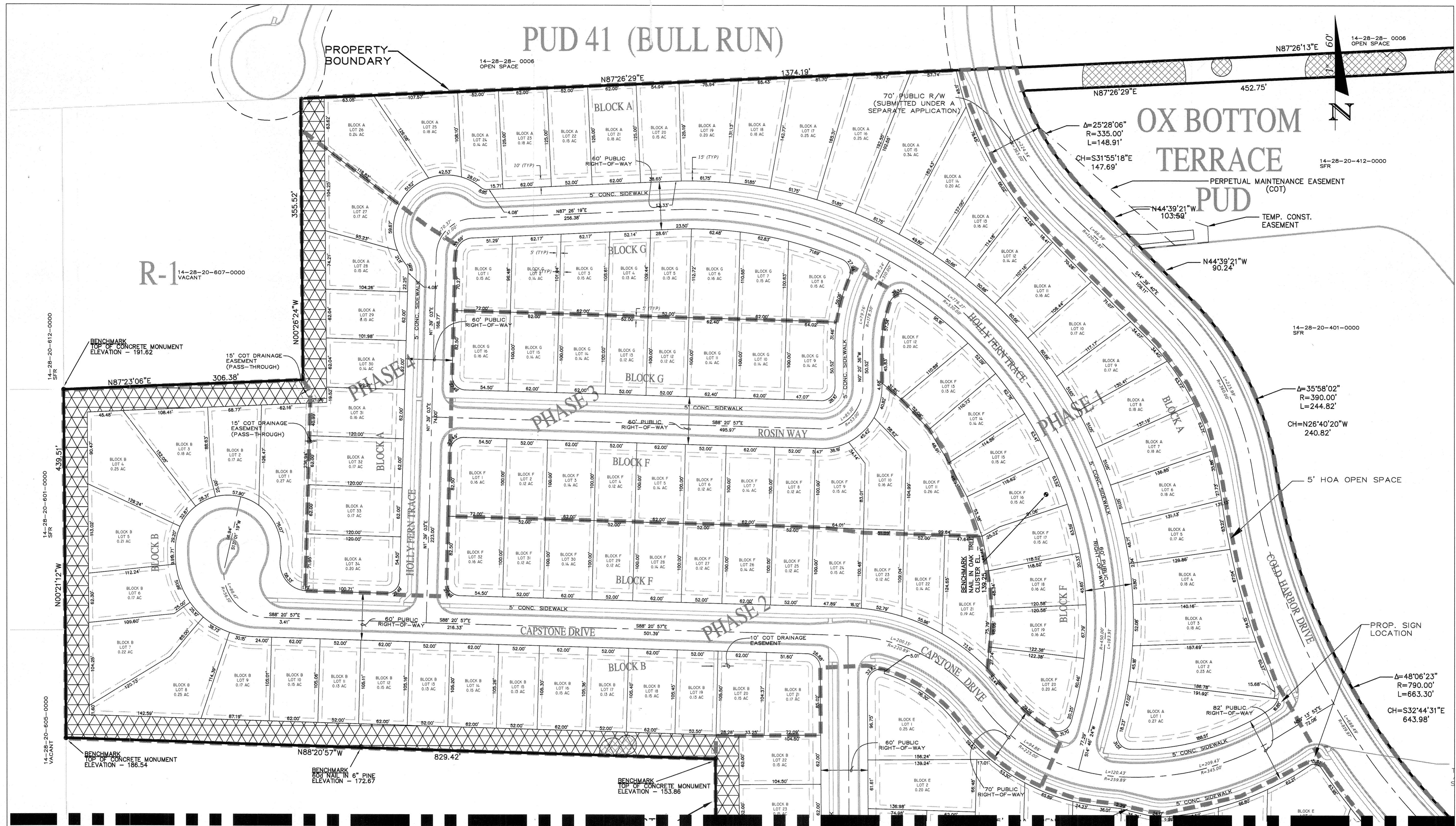
PRELIMINARY PLAT

OX BOTTOM THOMASVILLE, LLC.
 OX BOTTOM CREST
 LEON COUNTY, FLORIDA
 CHECKED BY: AW DRAWN BY: QNM DATE: 7/13/15

GPI
 Greenman-Pedersen, Inc.
 1590 VILLAGE SQUARE BLVD
 TALLAHASSEE, FLORIDA 32309
 PH: 850-297-2922 FAX: 850-668-3106
 CERTIFICATE NUMBER 27260



PROJECT NO.: 2014108.00
 PHASE: 1
 SECTION: 28
 TOWNSHIP: 1
 RANGE: 1
 SHEET: 03



PUD 41 (BULL RUN)

MATCHLINE SOUTH SITE PLAN

| REV. | | REVISIONS | | REV. | |
|------|---|-------------|------|------|-------------|
| DATE | # | DESCRIPTION | DATE | # | DESCRIPTION |
| - | 1 | - | - | 5 | - |
| - | 2 | - | - | 6 | - |
| - | 3 | - | - | 7 | - |
| - | 4 | - | - | 8 | - |

NORTH SITE PLAN

OX BOTTOM THOMASVILLE, LLC.
 OX BOTTOM CREST
 LEON COUNTY, FLORIDA
 CHECKED BY: AW DRAWN BY: QNM DATE: 7/13/15

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ALAN WISE, P.E.
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 7/11/15

PROJECT NO.: 2014108.00
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