

Approved Plans

Date: 11-29-06

Initials: JH

# BRIARWOOD RESIDENTIAL SUBDIVISION



STRUCTURAL/CIVIL ENGINEERS

GTC Design Group  
P.O. Box 187

130 West Howard Street  
Live Oak FL, 32064

Phone: (386) 362-3678

Fax: (386) 362-6133

Chadwick Williams, PE 63144

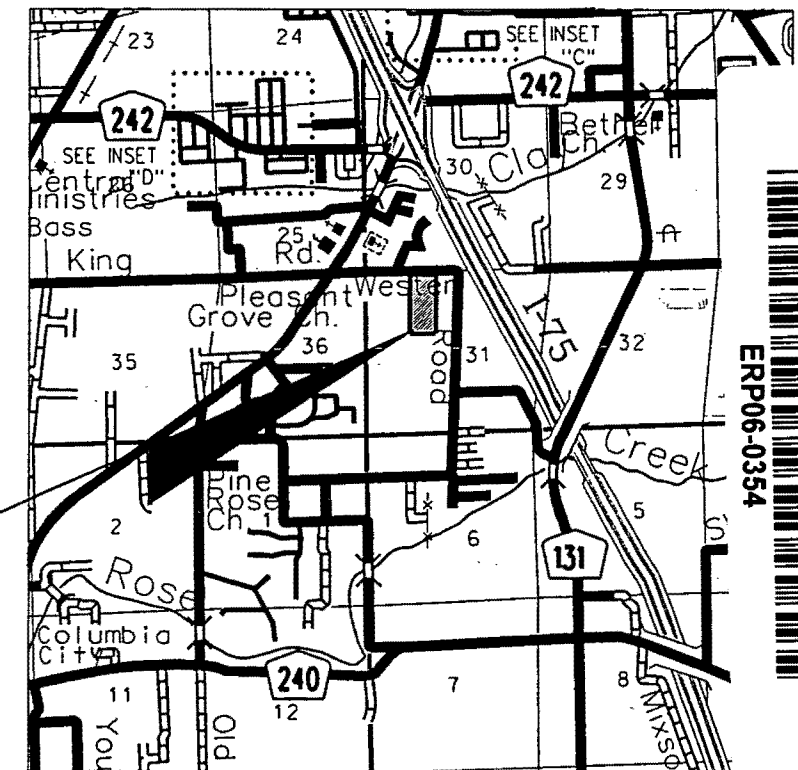
Auth. #: 9461

GTC PROJECT NUMBER:  
PF05-313

REVISIONS:

- 1. 8/16/06 PER COLUMBIA COUNTY
- 2. 10/25/06 PER CLIENT

FOR:  
 KARENA CREWS  
 AMERIPRISE LAND GROUP, LLC.  
 930 SW BAYA AVE.  
 LAKE CITY, FL. 32025  
 OFFICE:386.867.5000



PROJECT LOCATION

### SHEET INDEX

1	GENERAL NOTES AND TYPICAL SECTION
2	EXISTING CONDITIONS
3	SITE AND STORMWATER POLLUTION PREVENTION PLAN
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8-9	MISCELLANEOUS NOTES AND DETAILS
PP1-PP3	PLAN AND PROFILE SHEETS
XS1-XS3	CROSS SECTIONS

### LOCATION MAP

SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST  
 COLUMBIA COUNTY, FLORIDA

RECEIVED  
SRWMD

NOV 22 2006

ERP06-0354

ORIGINAL TO FILE  
COPIES TO

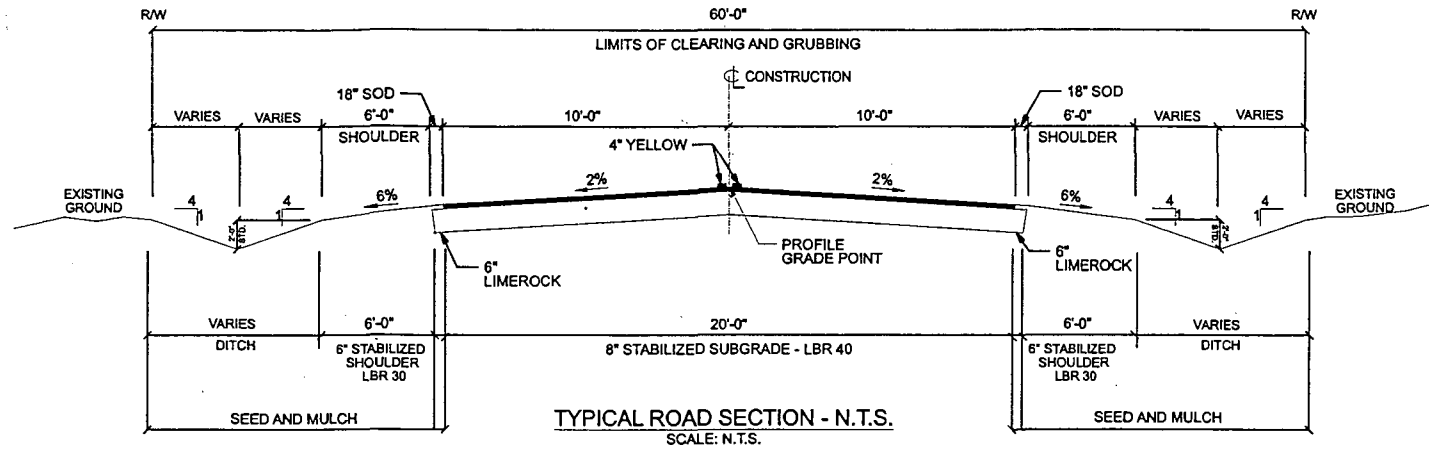
*Handwritten signature and date: 11/21/06*



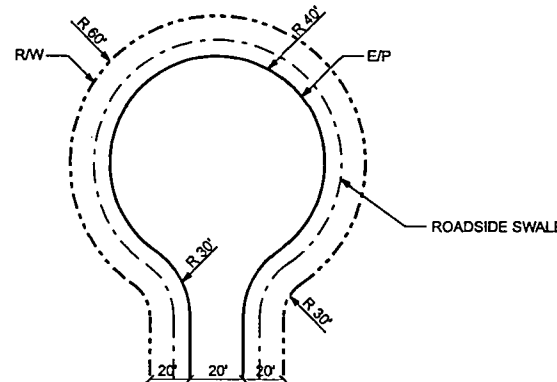
HUNTER'S GLEN SUBDIVISION

**GENERAL NOTES**

- The contractor shall verify all existing conditions and dimensions at the job site to insure that all new work will fit in the manner intended on the plans. Should any conditions exist that are contrary to those shown on the plans, the contractor shall notify the engineer of such differences immediately prior to proceeding with the work.
- The contractor shall maintain the construction site at all times in a secure manner. All open trenches and excavated areas shall be protected from access by the general public.
- Boundary and topographical information shown was obtained from surveys performed by J. Sherman Frier and Associates, Inc., Florida Certificate No. 2245
- Any public land corner within the limits of construction is to be protected. If a corner monument is in danger of being destroyed and has not been properly referenced, the contractor should notify the engineer.
- The site is located in Section 31, Township 4 South, Range 17 East, Columbia County, Florida.
- Contractors shall adhere to the Erosion Control Plan. All erosion control measures shall be implemented prior to construction and be continued until construction is complete.
- The stormwater system is designed in accordance with SRWMD.
- All disturbed areas not sodded shall be seeded with a mixture of long-term vegetation and quick-growing short-term vegetation for the following conditions. For the months from September through March, the mix shall consist of 70 pounds per acre of long-term seed and 20 pounds per acre of winter rye. For the months of April through August, the mix shall consist of 70 pounds per acre of long-term seed and 20 pounds per acre of millet.
- A pad of rubble riprap shall be placed at the bottom of all collection flumes and collection pipe outlets.
- Existing drainage structures within the construction limits shall be removed, unless otherwise specified in the plans.
- The location of the utilities shown in the plans is approximate only. The exact location shall be determined by the contractor during construction.
- The contractor shall waste all excess earth on site as directed by the engineer.
- All site construction shall be in accordance with the Columbia County Land Development Regulations.
- Contractor shall provide an as-built survey meeting the requirements of Chapter 61G17 F.A.C. for the stormwater management systems. Include horizontal and vertical dimensional data so that improvements are located and delineated relative to the boundary. Provide sufficient detailed data to determine whether the improvements were constructed in accordance with the plans. Submit the survey to the engineer on reproducible 20 lb. Vellum.
- Contractor shall review and become familiar with all required utility connections prior to bidding. Contractor shall provide all work and materials required to complete connection to the existing utilities. This includes, but is not limited to, manhole coring, wet taps, pavement repairs and directional boring.
- Contractor shall coordinate all work with other contractors within project limits.
- Contractor shall sod all slopes of 3' horizontal to 1' vertical and staple sod all slopes of 2' horizontal to 1' vertical.
- When establishing a finished floor elevation of a structure, the contractor shall set the minimum finished floor elevation to be a minimum of 6" above the highest point within 25 feet of the building footprint. In addition, on sloping lots the natural drainage shall be directed around structures with swales.
- All construction of armament shown in these plans shall conform to FDOT indexes and specifications.
- All stormwater pipes shall have a minimum cover of 6". Use Limerock backfill if pipe under pavement has less than 12" cover.
- Additional water runoff created by homes and driveways shall be directed into the proposed stormwater system



1.25" Super Pave 9.5 (Virgin Mix) Structural Course  
 0.1 Gal/SY Prime Coat  
 6" Limerock Base Course  
 Design Speed = 25 mph



TYPICAL CUL-DE-SAC - N.T.S.

**LEGEND**

- STORMWATER PIPE -----
- RIGHT-OF-WAY LINE - - - - -
- PROPOSED CENTERLINE - - - - -
- PROPOSED DITCH LINE - - - - -

**INSPECTIONS BY COUNTY ENGINEER OR REPRESENTATIVES**

- Completion of clearing and grubbing. Visual only – no test requirements.
- Rough graded and drainage structures in place. Test results L.B.R. – pipe backfill density.
- Subgrade complete. Test results – density.
- Limerock placed and finished. Test results – thickness, cross-section and density.
- Asphaltic concrete in place. Test results – thickness and density.
- Final inspection for acceptance to be performed by county engineer, public works director and county commissioner (should he/she desire to attend).
- The developer/contractor shall be responsible for notifying the director of public works or county engineer's representative when each construction phase is ready for inspection.

**COLUMBIA COUNTY ROADWAY CONSTRUCTION REQUIREMENTS FOR DEVELOPERS GENERAL REQUIREMENTS**

- The roadway construction plans must be reviewed and approved prior to commencing construction.
- All materials and construction shall conform to the requirements of the FDOT Standard Specifications for Road and Bridge Construction.
- The materials and construction shall be certified by a testing laboratory retained by the developer or contractor. Copies of all test results shall be provided prior to acceptance.
- All traffic control and safety items (striping, stop bars, regulatory signs, etc.) shall be in place. 06-0354
- The temporary grass shall be sufficient to control erosion.
- Final inspection for acceptance to be performed by county engineer, public works director and county commissioner (should he/she desire to attend).

REVISION NOTES	
DATE	

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 Fax: (386) 362-6133



STRUCTURAL/CIVIL ENGINEERS

**BRIARWOOD  
 GENERAL NOTES &  
 TYPICAL SECTION**

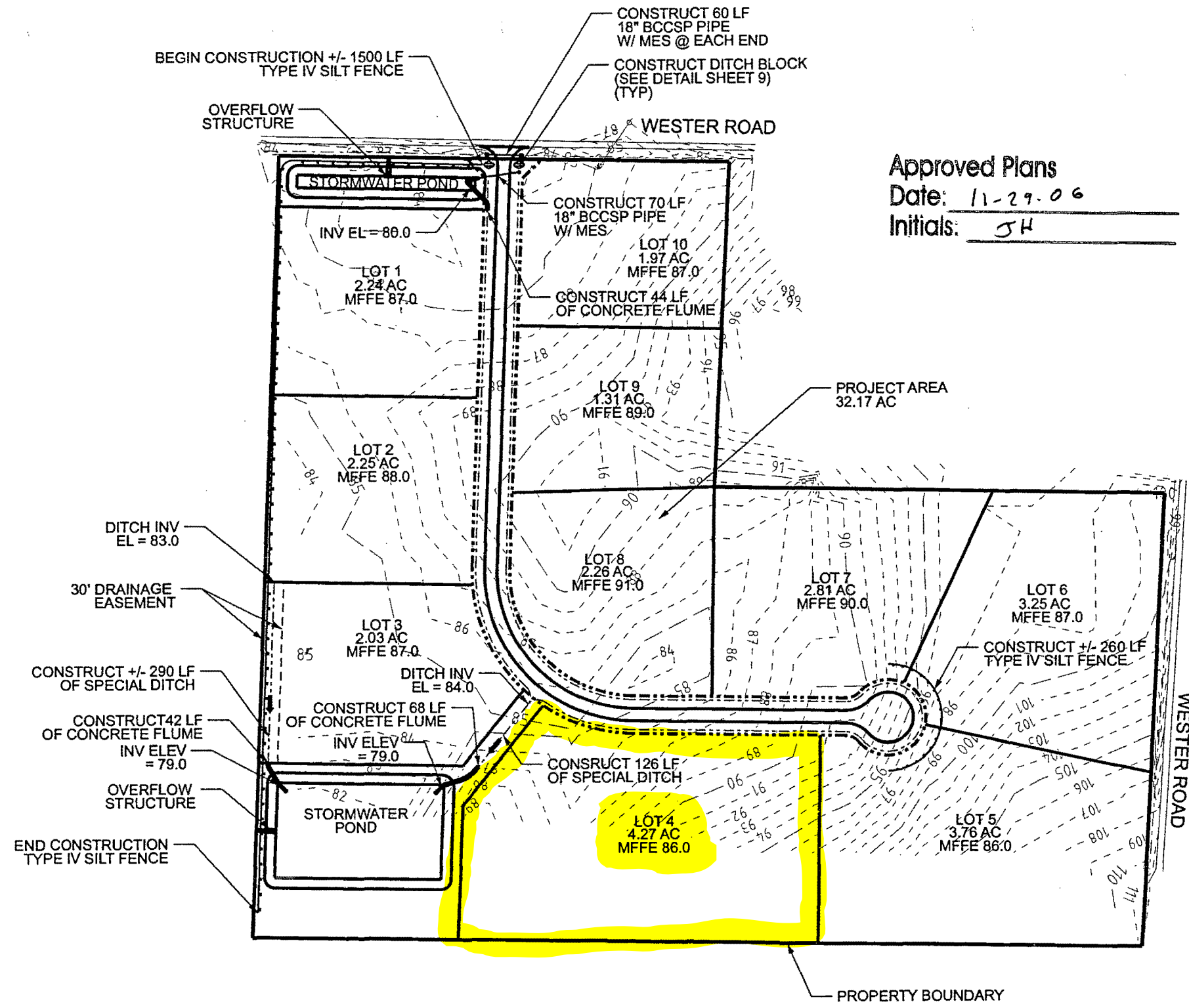
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 NOV 22 2006

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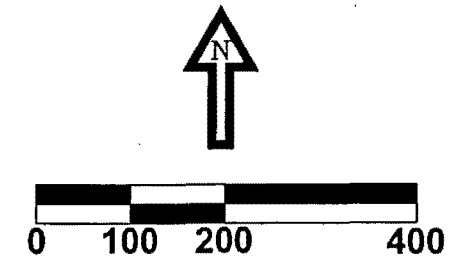
COPIES PROJECT NUMBER

PF05-313

SHEET



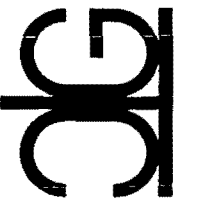
Approved Plans  
 Date: 11-29-06  
 Initials: JH



**NOTE:**  
 CONTRACTOR SHALL CONSTRUCT A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE TO MINIMIZE SEDIMENT LEAVING THE PROJECT SITE

REVISION NOTES	DATE

P.O. Box 187  
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 STRUCTURAL CIVIL ENGINEERS

**BRIARWOOD**  
**SITE PLAN & SWPPP**

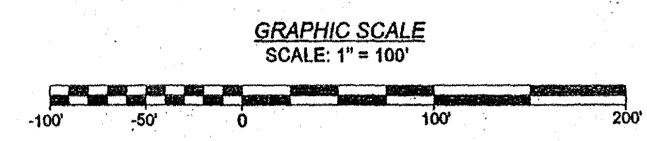
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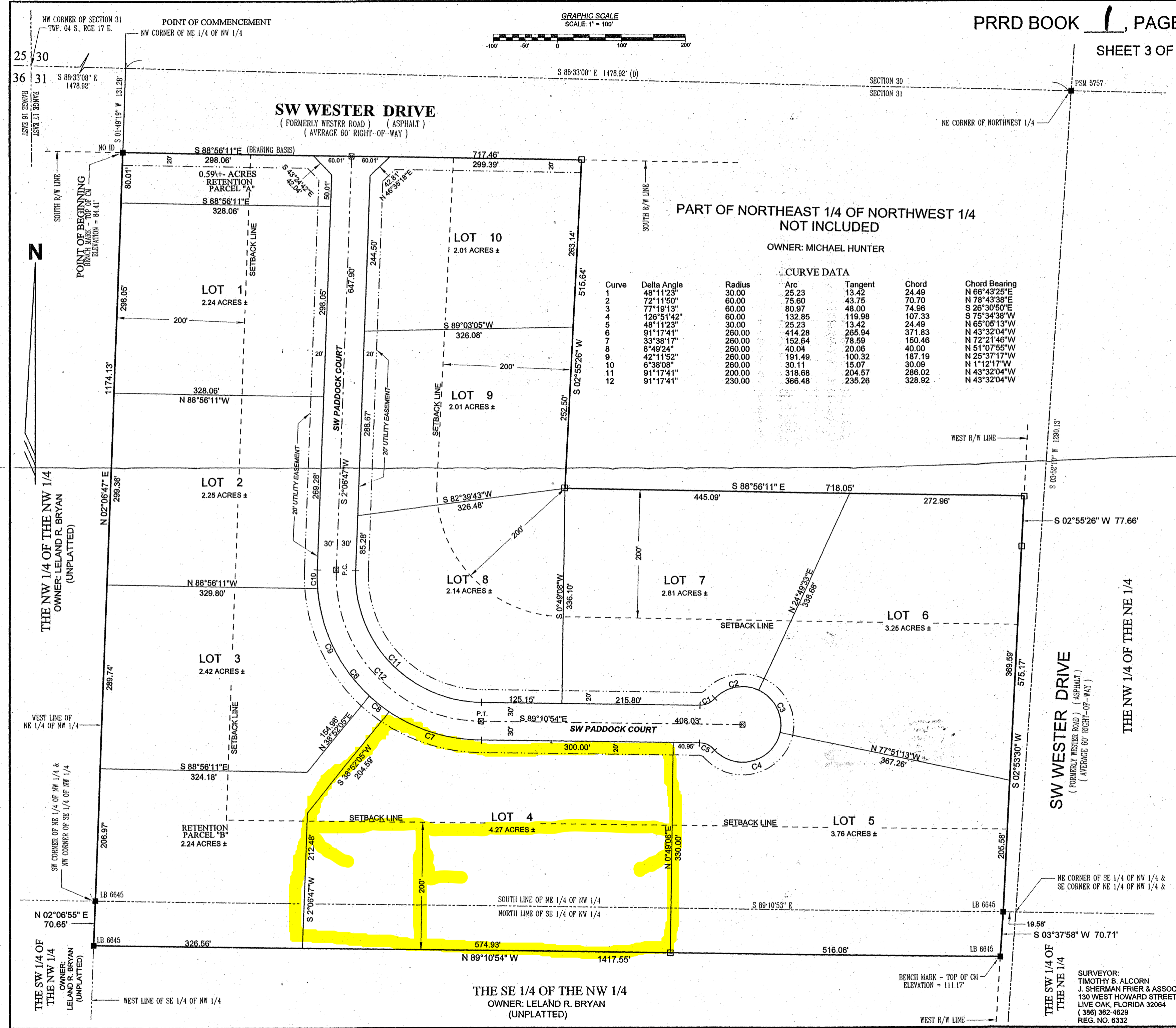
**PF05-313**  
 SHEET

**3**

ERP06-0354M



**REPLAT OF BRIARWOOD**  
A PLANNED RURAL RESIDENTIAL DEVELOPMENT  
IN SECTION 31  
TOWNSHIP 04 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA.



OFFICIAL RECORDS  
BOOK/204 PAGE 2127

SCALE: 1" = 100'	DATE SURVEYED: 09-08-10	DATE DRAWN: 09-10-10
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION, LB# 7170 130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064 PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270 JOB. NO. 731-05 RP		

SURVEYOR:  
TIMOTHY B. ALCORN  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
REG. NO. 6332

# REPLAT OF BRIARWOOD

A PLANNED RURAL RESIDENTIAL DEVELOPMENT

IN SECTION 31

TOWNSHIP 04 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA.

### CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOWN ALL MEN BY THESE PRESENT THAT AMERIPRISE LAND GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "REPLAT OF BRIARWOOD", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THAT RETENTION AREAS, STORMWATER BASINS AND DRAINAGE EASEMENTS AS SHOWN AND OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION.

OWNER: Charles S. Sparks  
CHARLES S. SPARKS, MANAGING MEMBER  
AMERIPRISE LAND GROUP, LLC  
930 SW BAYA DRIVE  
LAKE CITY, FLORIDA 32025  
(386) 752-8522

WITNESS: Janeth Brown  
WITNESS

### CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR COLUMBIA COUNTY, FLORIDA

EXAMINED ON THIS 4<sup>th</sup> DAY OF November, 2010 AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY  
Marlin Teagle, as County Attorney  
ATTORNEY

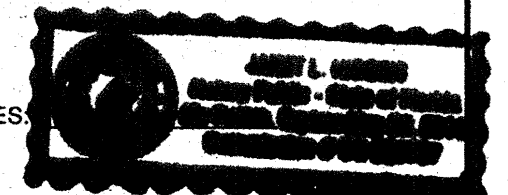
### ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF October, 2010 ON BEHALF OF SAID SUBDIVISION. HE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 18<sup>th</sup> DAY OF October, A.D. 2010

WITNESS: Janet Nissen  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:



### ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IS IN ACCORDANCE WITH COUNTY SPECIFICATIONS OR THAT A PERFORMANCE BOND OR INSTRUMENT IN THE AMOUNT OF \$ 0.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND MAINTENANCE IN CASE OF DEFAULT.

SIGNED: [Signature] DATE: 11/22/10  
DIRECTOR OF PUBLIC WORKS

### DEDICATION OF MORTGAGEE:

KNOWN ALL MEN BY THESE PRESENT THAT COLUMBIA COUNTY BANK, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AS MORTGAGEE, HAS CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "REPLAT OF BRIARWOOD", AND THAT ALL ROADS, STREETS, AND EASEMENTS FOR UTILITIES AS SHOWN AND OR DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. THAT RETENTION AREAS, STORMWATER BASINS AND DRAINAGE EASEMENTS AS SHOWN AND OR DEPICTED HEREON ARE NOT DEDICATED TO THE PUBLIC BUT WILL BE PRIVATELY OWNED AND MAINTAINED BY A PRIVATE OWNER'S ASSOCIATION IN WITNESS WHEREOF COLUMBIA COUNTY BANK, HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, ROGER W. WARD, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS IN ITS NAME AND WITH ITS CORPORATE SEAL AFFIXED THIS 18 DAY OF October, A.D. 2010.

WITNESS: Roger W. Ward  
ROGER W. WARD, SENIOR VICE PRESIDENT

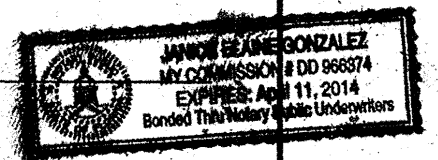
WITNESS: Henry M. Bunch  
WITNESS: Janeth Brown

### STATE OF FLORIDA, COUNTY OF COLUMBIA

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2010, BEFORE ME PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ROGER W. WARD, SENIOR VICE PRESIDENT OF COLUMBIA COUNTY BANK, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE SAME FREELY AND VOLUNTARILY AS THE ACT AND DEED OF SAID CORPORATION WITH THE SEAL OF SAID EXECUTION THEREOF.

WITNESS MY HAND AND SEAL AT LAKE CITY, STATE OF FLORIDA, THIS 18<sup>th</sup> DAY OF October, A.D. 2010  
Janeth Brown  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES:



### CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON THE 7<sup>th</sup> DAY OF October, 2010, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, FLORIDA.

CHAIRMAN: [Signature]  
ATTEST: [Signature]

### CLERK'S CERTIFICATE

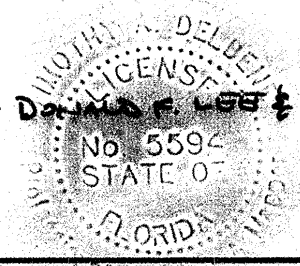
THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 17 DAY OF November, 2010, IN PLAT BOOK 1, PAGES 35-37

SIGNED: [Signature]  
CLERK OF CIRCUIT COURT

### CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THIS 27<sup>th</sup> DAY OF October, 2010 REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 472, FLORIDA STATUTES; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 472, AS AMENDED.

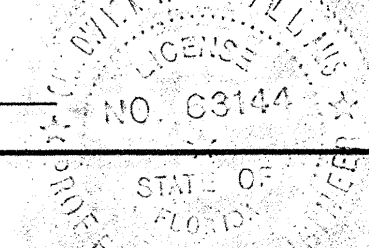
NAME: Timothy A. Alcorn  
DATE: 10/27/2010  
REGISTRATION NO. 5594



### CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY THAT ON THIS 10 OF SEPT, 2010, CHADWICK WARD WILLIAMS, REGISTERED FLORIDA ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 63144, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND IF APPLICABLE, ANY SUBMITTED "AS-BUILT" BLUEPRINTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

Chad Ward  
REGISTERED FLORIDA ENGINEER



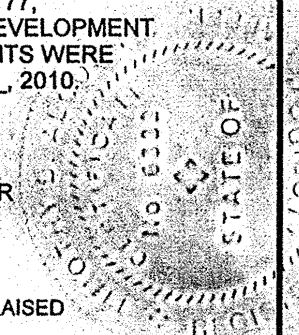
### CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE COLUMBIA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED AS OF THE 10 DAY OF SEPT, 2010.

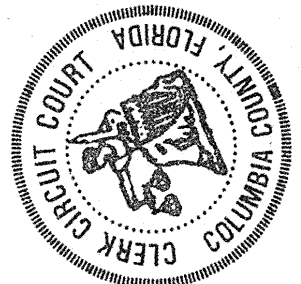
Timothy B. Alcorn  
TIMOTHY B. ALCORN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLA. CERT. NO. 6332  
DATE: SEPTEMBER 10, 2010  
JOB. NO. 731-05 RP

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

SCALE: 1" = 100'	DATE SURVEYED: 09-08-10	DATE DRAWN: 09-10-10
REVISED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b> LAND SURVEYORS CERTIFICATE OF AUTHORIZATION, LBN# 7170 130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064 PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270		



OFFICIAL RECORDS  
 BOOK 1204 PAGE 2127  
 FILE NUMBER 201012018314  
 FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA  
 11/12, 10:19 AT 3:18 O'CLOCK P.M.  
 RECORDED & VERIFIED  
 P. DEWITT GASON  
 CLERK OF COURTS  
 CO. COLUMBIA COUNTY, FLORIDA  
 BY: [Signature] D.C.



# REPLAT OF BRIARWOOD

A PLANNED RURAL RESIDENTIAL DEVELOPMENT

IN  
SECTION 31

TOWNSHIP 04 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA.

## LEGEND AND NOTES:

- DENOTES P.R.M. ( PERMANENT REFERENCE MONUMENT ) SET, 4" x 4" x 24" CONCRETE MONUMENT, LB # 7170
- DENOTES P.R.M. ( PERMANENT REFERENCE MONUMENT ), FOUND CONCRETE MONUMENT, IDENTIFICATION NOTED
- DENOTES REBAR / IRON PIPE, FOUND, NUMBER NOTED.
- ☒ DENOTES P.C.P. ( PERMANENT CONTROL POINT ) ALUMINUM PLATE ( STAMPED L.B. # 7170 ) SET.

- 1) BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SW WESTER DRIVE ( S 88°56'11"E )
- 2) CLOSURE EXCEEDS 1:10,000
- 3) THE PROPERTY AS SURVEYED FALLS WITHIN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 120700 0175B.
- 4) A BUFFER ZONE OF 200 FEET HAS BEEN ESTABLISHED ALONG A PORTION OF THE SUBDIVISION BOUNDARY AFFECTING ALL LOTS IN WHICH NO BUILDINGS CAN BE PLACED OR CONSTRUCTED.
- 5) 5/8" x 20" REBAR ( WITH CAP STAMPED L.B. # 7170 ) ON ALL LOT LINES EXCEPT AS SHOWN.

### DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 04 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN SOUTH 01°49'19" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 131.28 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WESTER ROAD AND THE POINT OF BEGINNING; THENCE RUN SOUTH 88°56'11" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 717.46 FEET; THENCE RUN SOUTH 02°55'26" WEST, A DISTANCE OF 515.64 FEET; THENCE RUN SOUTH 88°56'11" EAST, A DISTANCE OF 718.05 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF WESTER ROAD; THENCE RUN SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: SOUTH 02°55'26" WEST, 77.66 FEET; SOUTH 02°53'30" WEST, 575.17 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 03°37'58" WEST, 70.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 89°10'54" WEST, A DISTANCE OF 1417.55 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN NORTH 02°08'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 70.65 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE RUN NORTH 02°08'47" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1174.13 FEET TO THE POINT OF BEGINNING. CONTAINING 32.17 ACRES MORE OR LESS.

### STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONTAINS APPROXIMATELY 32.17 ACRES LOCATED AT SW WESTER DRIVE. THE DEVELOPMENT INCLUDES 10 LOTS RANGING IN SIZE FROM 1.93± ACRES TO 4.27± ACRES AND 2 RETENTION PARCELS RANGING IN SIZE FROM 0.59± ACES TO 2.24± ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APPERTINENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE COUNTY.

THE PROPERTY IS BORDERED ON THE NORTH BY SW WESTER DRIVE; ON THE EAST BY AGRICULTURAL LAND AND SW WESTER DRIVE; ON THE AGRICULTURAL LANDS; ON THE SOUTH BY AGRICULTURAL LANDS. THE EXISTING LAND USE DESIGNATION OF THE PROPERTY IS PLANEED RURAL RESIDENTIAL DEVELOPMENT (PRRD).

- 1) LAND USE: RESIDENTIAL SINGLE FAMILY WITH ONE RESIDENCE PER LOT, EXCEPT AS PROVIDED BY SECTION 14.9 ENTITLED SPECIAL FAMILY LOT PERMIT OF THE COUNTY'S LAND DEVELOPMENT REGULATIONS, AS AMENDED.
- 2) BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS:
  - A. SIDE AND REAR OF PROPERTY LINES - 25 FEET
  - B. FRONT ALONG STREETS - 30 FEET
- 3) MAXIMUM HEIGHT OF BUILDINGS: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE 35 FEET. HEIGHT OF BUILDING IS THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE AT CORNER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE OF A FLAT TOP ROOF, TO THE DECK LINE OF A MANSARD OR BERMUDA ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OF GABLE, HIP, CONE, GAMBREL, AND SHED ROOFS, AND TO A HEIGHT THREE- FOURTHS THE DISTANCE FROM THE GROUND TO THE APEX OF A-FRAME AND DOME ROOFS.
- 4) ARTERIAL STREET: THE ONLY ARTERIAL STREET INVOLVED IN THIS DEVELOPMENT IS SW WESTER ROAD. THE LOCAL ACCESS STREET IS STATE ROAD NO. 47 TO THE NORTHWEST, BUT THERE IS NO DIRECT ACCESS TO THE DEVELOPMENT FROM STATE ROAD NO. 47.
- 5) COMMON OUTSIDE STORAGE AREA: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE OWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.
- 6) SCREENING, BUFFERING AND LANDSCAPING: SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, COLUMBIA COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.

### STATEMENT CONCERNING PROPOSED FLOOR AREA RATIOS

THE MAXIMUM FLOOR AREA SHALL NOT EXCEED 20% AND THE MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 40% OF THE TOTAL DEVELOPED AREA OF EACH LOT AS SHOWN ON SHEET NO. 3 OF THE PRRD PLAN.

### UTILITY SERVICE PLAN

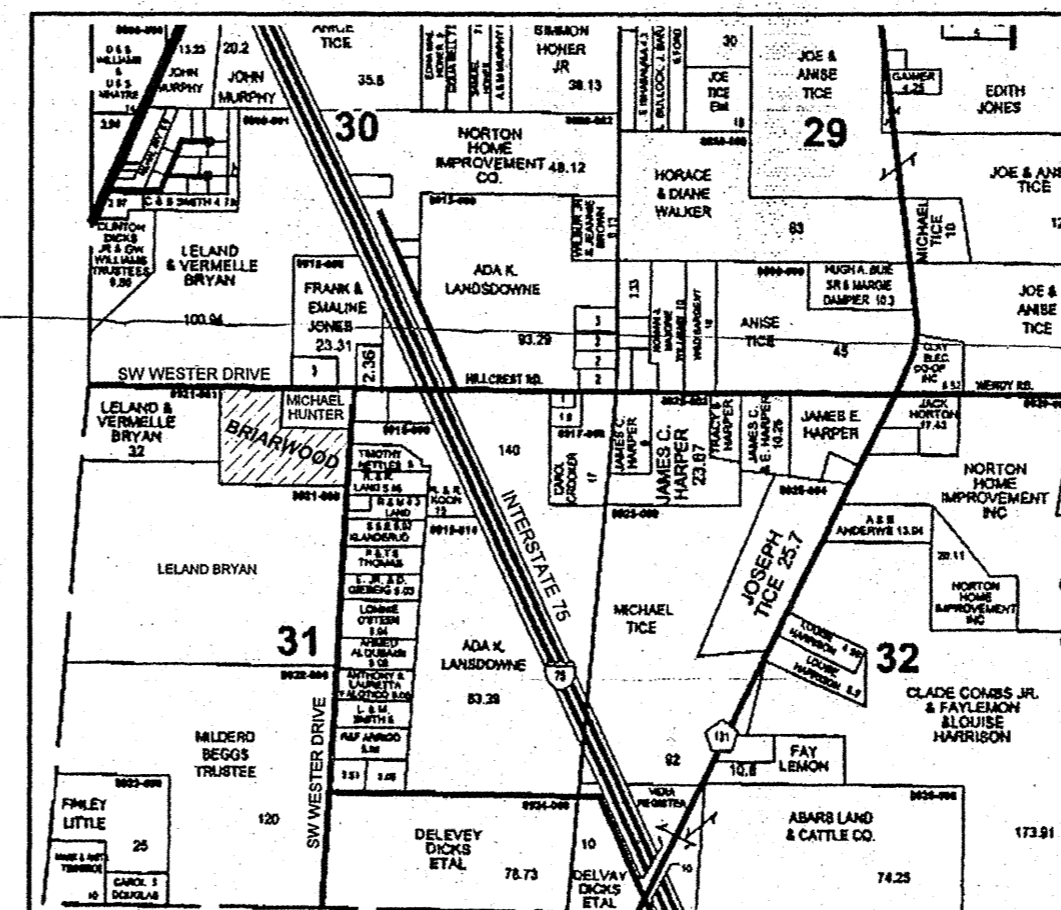
THIS AREA IS NOT SERVED BY A PUBLIC WATER OR SEWER SYSTEM. EACH LOT WILL RECEIVE WATER FROM ITS' OWN PRIVATE WELL AND EACH RESIDENCE WILL HAVE ITS' OWN SEPTIC TANK.

UTILITY COMPANIES WILL BE GRANTED EASEMENTS WITHIN THE DEVELOPMENT TO CONSTRUCT UTILITY FACILITIES.

### LAND USE

TOTAL LOT ACREAGE ( RESIDENTIAL ) -	27.16 ±
TOTAL RETENTION ACREAGE -	2.83±
TOTAL RIGHT-OF-WAY ACREAGE -	2.18±
TOTAL ACREAGE -	32.17 ±

VICINITY MAP  
NOT TO SCALE



### ABBREVIATIONS

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- CONC. - CONCRETE
- STY - STORY
- I.P. - IRON PIPE
- REB. - REBAR
- ST. - STREET
- AVE. - AVENUE
- NO ID. - NO IDENTIFICATION
- FD. - FOUND
- CM. - CONCRETE MONUMENT
- ± - MORE OR LESS
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE (S)
- (P) - PLAT
- (D) - DEED
- (C) - CALCULATED
- (A) - ACTUAL
- (R) - RECORD
- OFF - OFFSET
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.I. - POINT OF INTERSECTION
- P.R.C. - POINT OF REVERSE CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- R - RADIUS
- R/W - RIGHT-OF-WAY
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- E/P - EDGE OF PAVE
- E/G - EDGE OF GRADE
- C/G - CURB AND GUTTER
- ST. MH - STORM MANHOLE
- SS. MH - SANITARY SEWER MANHOLE
- ELEV. - ELEVATION
- B.M. - BENCHMARK
- C - CENTERLINE
- Twp - TOWNSHIP
- Rge - RANGE
- LB - LICENSED BUSINESS

NOTICE:  
THIS PLAT, AS RECORDED IN ITS' GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:  
ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

SURVEYOR:  
TIMOTHY B. ALCORN  
J. SHERMAN FRIER & ASSOCIATES, INC.  
130 WEST HOWARD STREET  
LIVE OAK, FLORIDA 32064  
(386) 362-4629  
REG. NO. 6532

SCALE: 1" = 100'	DATE SURVEYED: 09-08-10	DATE DRAWN: 09-10-10
REVISED:	APPROVED BY:	DRAWN BY: SH
<b>J. SHERMAN FRIER &amp; ASSOCIATES, INC.</b> <b>LAND SURVEYORS</b> CERTIFICATE OF AUTHORIZATION, LB# 7170 130 WEST HOWARD STREET, P.O. BOX 580, LIVE OAK, FLORIDA 32064 PHONE: 386 - 362 - 4629 FAX: 386 - 362 - 5270		

OFFICIAL RECORDS

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