

# The Oaks of Lake City

Columbia County, Florida

**Existing Conditions Plan  
Final Development Plan**  
August 23, 2006

**Prepared for:**  
**Mr. Bradley M. Dicks - Dicks Realty**  
1286 West Highway 90  
P.O. Box 1  
Lake City, Florida 32056

**Prepared by:**  
**Field Sport Concepts, Ltd. and McKee Carson**  
301 East High Street  
Charlottesville, VA 22902  
434.979.7522

in association with  
**Equestrian Services, LLC**  
233 Douglas Ave  
Charlottesville, VA 22902  
877.467.7307

## Site Data

**OWNER / DEVELOPER:** Dicks Realty  
Bradley M. Dicks  
1286 West Highway 90  
P.O. Box 1  
Lake City, Florida 32056

**ZONING:** A3 : Agriculture

**ACREAGE:** 1222.62

**TAX MAP / PARCEL:** 03599-000  
03608-000  
09157-000  
09280-000  
09278-000

**SETBACKS:** 25' FROM STREETS  
15' FROM SIDE & REAR LOT LINES

### OUTBUILDINGS AND BARNs:

100' FROM STREETS  
35' FROM SIDE & REAR LOT LINES

## Survey Information

**MAP of TOPOGRAPHIC SURVEY:**  
Site near Lake City FL  
Located South of Lake City, Columbia County Florida  
Survey Date: September 10, 2005

**DATA SOURCES:**  
The area to be mapped was defined by the client. The control survey was furnished by:

Donald F. Lee & Associates, Inc.  
140 NW Ridgewood Ave.  
Lake City, Fl. 32055

The survey is in the Florida State Plane Coordinate System, North American Datum of 1983 (NAD 83) and National Geodetic Vertical Datum of 1988 (NGVD 88).

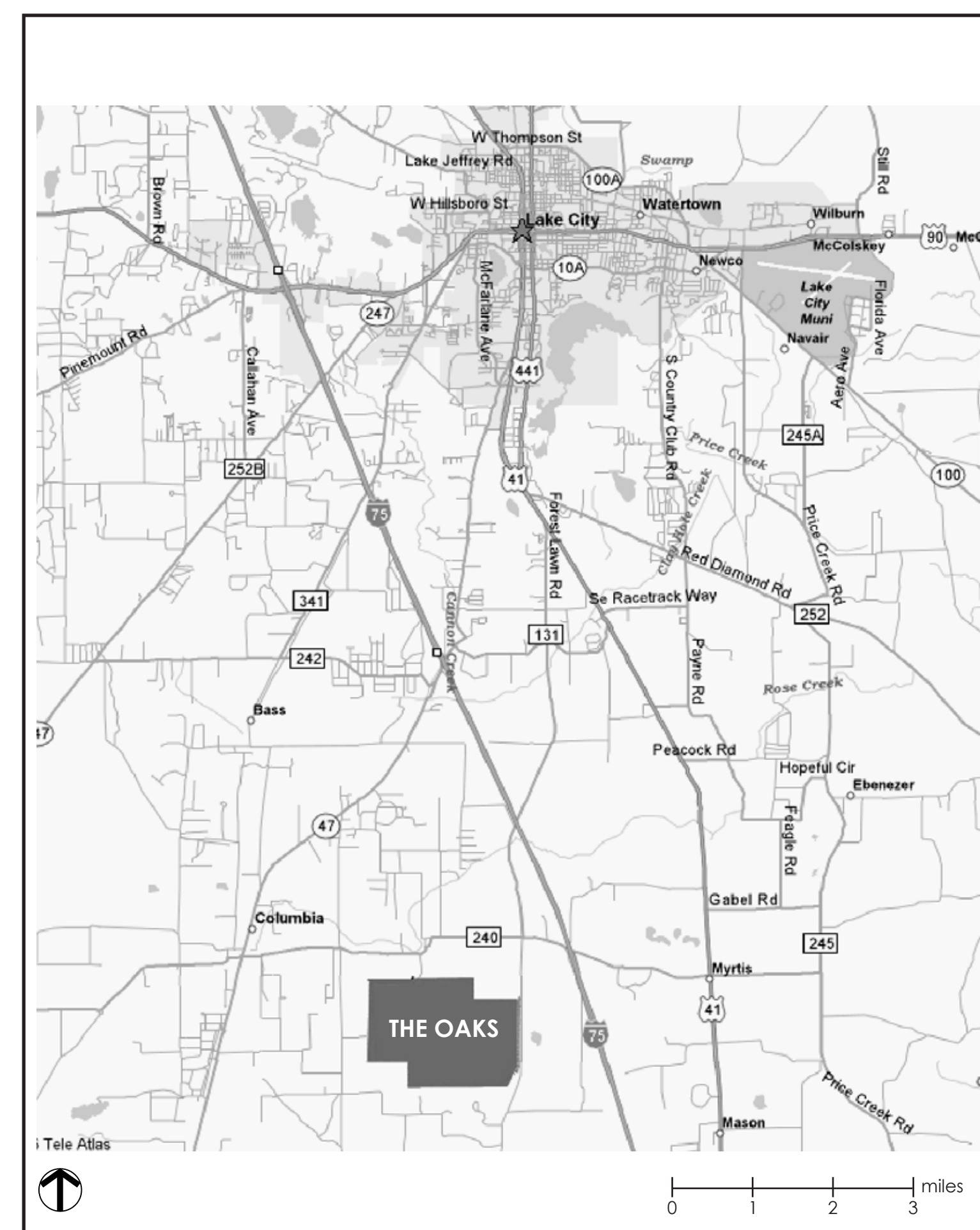
**AERIAL PHOTOGRAPHY:**  
Provided on September 9, 2005 by:

Southern Resources Mapping Corporation  
2808-4 Highway 82 West  
Northport, Alabama 35476

**MINIMUM TECHNICAL STANDARDS:**  
This survey meets all applicable requirements of the Florida Minimum Technical Standards as contained in Chapter 61G17-6 FAC.

**SURVEYOR and MAPPER in RESPONSIBLE CHARGE:**  
John H. Matthews, Jr. #5425  
3903 Gaineswood Lane  
Tuscaloosa, Alabama 35406

## Location Map



## Development Summary

THE OAKS of Lake City			
Development Summary			
22-Aug-06			

Table 1.1. Land Use Summary			
Use	# Lots	Acres	Acres in Non-Agricultural Development
Residential	242	822.0	115.4
Equestrian	N/A	66.8	10
Commercial	N/A	2.0	3
Roads w/Row	N/A	68.3	* 41
Park Areas	N/A	263.7	
<b>Total Acreage</b>		<b>1222.00</b>	
<b>Total Acreage in Non-Agricultural Development</b>			<b>169.4</b>
<b>Percent Acreage in Non-Agricultural Development</b>			<b>13.9%</b>
<b>Percent Open Space and Parks</b>			<b>86.1%</b>

Table 1.2. Residential Density Matrix			
Type of Lots	# Lots	Acres	Acres in Non-Agricultural Development (Enclave (sq. ft.))
1 Acre Lots	66	66.8	10,000
2 Acre Lots	31	64.0	15,000
4.5 Acre Lots	90	407.5	26,000
5.0 Acre Lots	43	206.0	28,000
5.5 Acre Lots	12	77.7	30,000
<b>Total</b>	<b>242</b>	<b>822.0</b>	<b>115.4</b>
<b>Total Acreage</b>		<b>1222.0</b>	<b>Acres</b>
<b>Gross Density Du/Ac</b>		<b>0.2</b>	

## Notes

1. Maximum building heights are 45'
2. A Homeowners Association will be formed to manage the common areas, private drives, parking areas and the equestrian center.
3. All road construction and grading plans shall be approved by the County Engineer prior to roadway construction.
4. All legal documents including the Homeowners Association and deed restrictions shall be approved by the County Attorney prior to the recording of any phase of this plan

## Legend

	SITE BOUNDARY
	COUNTY ROAD
	EXISTING DIRT ROAD
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	EXISTING TREE LINE
	AT&T EASEMENT
	WETLAND AREA / POND
	PROPOSED ROAD WITH 60' R.O.W.
	GREENWAYS
	DOG PARK
	EQUESTRIAN RECREATION AREA
	PROPERTY LINE
	UTILITY EASEMENT
	APPROXIMATE EQUESTRIAN CENTER BUILDING ENVELOPE
	EQUESTRIAN CENTER Tack Shop, Clubhouse with Snack Bar and Kitchen, Horse Boarding, Equine Husbandry, Educational Programs (lessons and seminars), Equestrian Events, Community Events (picnics, movies, etc.), General Management Offices, Living Quarters for Barn Manager, Horse Lay-up/Quarantine Areas, Equine Health Services