

LC Fine Dept

PRELIMINARY PLAN
OF
THE PRESERVE AT LAUREL LAKE
A
PLANNED RESIDENTIAL DEVELOPMENT
IN SECTION 3, T4-S, R16-E
COLUMBIA COUNTY, FLORIDA

In accordance with County Ordinance No. 98-1 which enacted Section 4.18 of the Columbia County Land Development Regulations, the undersigned developers hereby propose and request approval of the Planned Residential Development described herein to be known as THE PRESERVE AT LAUREL LAKE.

STATEMENT OF OBJECTIVES

The development consists of approximately 297 acres located South of SW Deputy Jeff Davis Lane and West of County Road No. 252-B, joining the Southern right of way line of said Deputy Jeff Davis Lane for 325 feet and joining the west right-of-way line of said Road No. 252-B for approximately twelve hundred forty (1240) feet. The development includes 425 lots ranging in size from a minimum of 0.20 acre to 0.95 acre and a common area of approximately ten (10) acres.

The development allows only single family homes and apartment 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 and East by residential, commercial and agricultural land and on the West and South by agricultural land.

1. The EXISTING LAND USE designation on the property is planned residential development (PRD).
2. BUILDING SETBACKS: Building setbacks shall be as follows:
Front - 25 feet.
Side - 10 feet for each side yard.
Rear - 15 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 a corner of the front of the building to the highest point of the roof surface of a flat 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 (3/4) the distance from the ground to the apex of A-frame and dome roofs.
4. ACCESS STREETS: The ARTERIAL streets related to this development are U.S. Highway 90 to the North, Interstate 75 to the North and East and State Road No. 247 (Branford Highway) to the East and South. COLLECTOR streets from which there is direct access to the development are County Road No. 252-B on the East and SW Deputy Jeff Davis Lane on the North. There is one access street into the development from each of these collector streets.
5. COMMON OUTSIDE STORAGE AREAS: There will be no provision made for common outside storage areas. Each lot is large enough that the homeowner 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.
7. ADDITIONAL SETBACK REQUIREMENTS: The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of thirty-five (35) feet from wetlands and fifty (50) feet from all perennial rivers, creeks and streams.

STATISTICAL INFORMATION

1. Total acreage of the site is approximately 297.29 acres.
2. MAXIMUM BUILDING COVERAGE per lot of single-family homes is approximately 25% (depending on the size of the lot), but not to exceed 40%.
3. GROSS RESIDENTIAL DENSITY (Single Family Homes) - 425 homes/297.29 acres - 1.43 units/acre.
4. NET RESIDENTIAL ACREAGE (Single Family Homes): 124.88 acres.
5. Summary of total site acreage of 297.29 acres:

(a) Lots for single family homes	124.88
(b) Retention ponds	23.08
(c) Roads	33.49
(d) Common area	9.93
(e) High Density Residential (16 units per acre)	10.40
(f) Wetlands	95.51

UTILITY SERVICE PLAN

The lots will be served by city water and sewer. The City of Lake City will be granted the necessary easements within the project site to construct the utility facilities. These are to be determined prior to final PRD approval.

BellSouth/AT&T and Florida Power and Light Company will be granted easements within the project site to construct utility facilities. These to be determined prior to final PRD approval.

STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO
PROVIDE FOR MANAGEMENT OF COMMON AREAS

The common areas in the development are privately owned as granted to the association. Title to these areas will be held by a Florida not-for-profit homeowners association, THE PRESERVE AT LAUREL LAKE OWNERS ASSOCIATION, which will own, manage and control said common elements in accordance with Declarations and Restrictions Articles of Incorporation and Bylaws. Each lot owner will be a member of the homeowners association. The association will govern by majority rule and has the authority to assess for maintenance and improvements of the common elements.

The development is limited to single family residences. No mobile homes, campers, motor homes, or similar arrangements can be used for a dwelling.

REFER TO BOUNDARY SURVEY BY BAILEY BISHOP AND LANE, DATED 10/12/04.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, LAKE CITY WEST, FLORIDA, QUADRANGLE.

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	49
2	46
3	43
4	45
5	35
6	38
7	22
8	40
9	30
10	28
11	49
TOTAL	425

APPROVED
Inspection Department
Lake City Fire Dept.
State Fire Inspector
License # 48544
By: *Carsten F. F. F.* Date: 4/19/05

NOT FOR FINAL RECORDING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN ON THIS PRELIMINARY PLAT ARE TRUE AND CORRECT ACCORDING TO SURVEY MADE UNDER MY DIRECTION OF THE LANDS HEREON DESCRIBED.

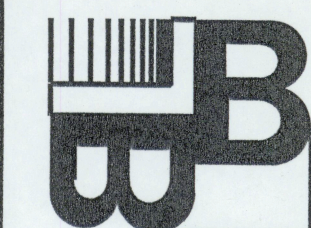
DATE: 3-3-05 SIGNED: *Brian Scott Daniel*
BRIAN SCOTT DANIEL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5449

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT ANY PROPOSED DRAINAGE SYSTEM, IF REQUIRED, WILL BE DESIGNED ACCORDING TO THE REQUIREMENTS OF THE COLUMBIA COUNTY SUBDIVISION ORDINANCE NO. 78-7.

DATE: 3-3-05 SIGNED: *Ann M. Newland*
ANN M. NEWLAND, P.E.
FLORIDA CERT. NO. 59818

BAILEY BISHOP & LANE, INC.
P. O. BOX 3717
LAKE CITY, FL 32056-3717
PH. (386) 752-5640 FAX (386) 755-7771
Eng. Lic. 7362 Survey Lic. LB-0006685



RESIDENTIAL DEVELOPMENT
GROUP, LLC.

REVISIONS

JOB NO.
040302CRA
DATE

SHEET NO.
01

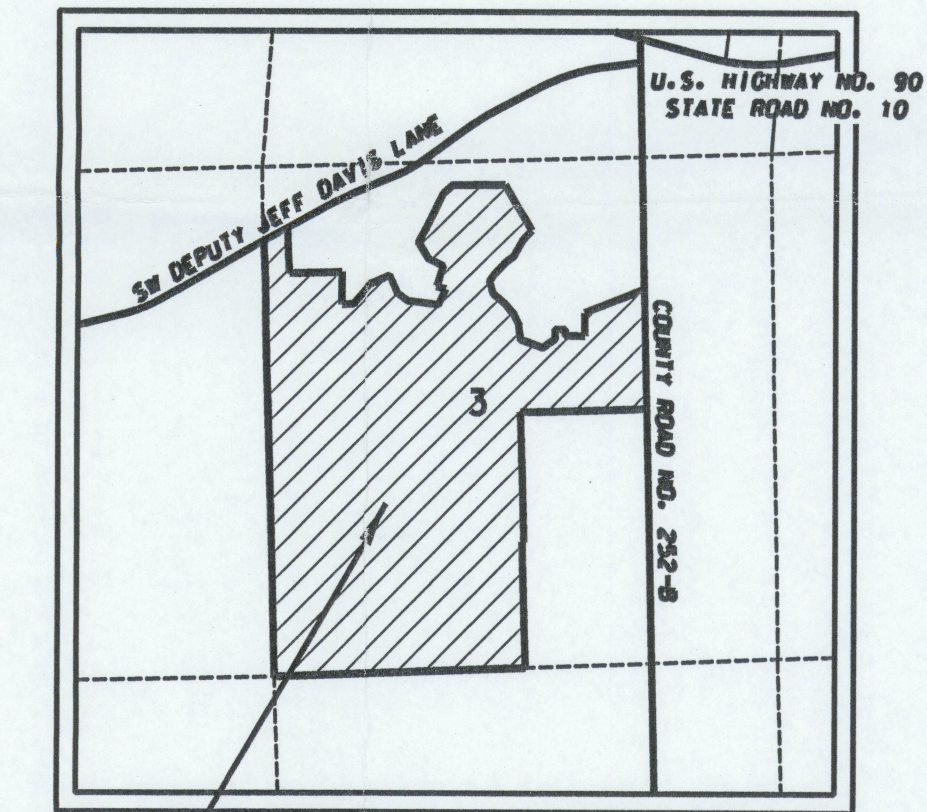
PRELIMINARY PLAN OF THE PRESERVE AT LAUREL LAKE A PLANNED RESIDENTIAL DEVELOPMENT IN SECTION 3, T4-S, R16-E COLUMBIA COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 2 OF 2

DEVELOPER:
RESIDENTIAL DEVELOPMENT GROUP, LLC
2806 WEST U.S. HIGHWAY 90 STE. 101
LAKE CITY, FL. 32055
(386) 755-5110

SURVEYOR:
BRIAN SCOTT DANIEL
P. O. BOX 3717
LAKE CITY, FL. 32056
(386) 752-5640

ENGINEER:
ANN M. NEWLAND
P. O. BOX 3717
LAKE CITY FL. 32056
(386) 752-5640



LOCATION SKETCH
NOT TO SCALE

PROJECT LOCATION

DESCRIPTION:

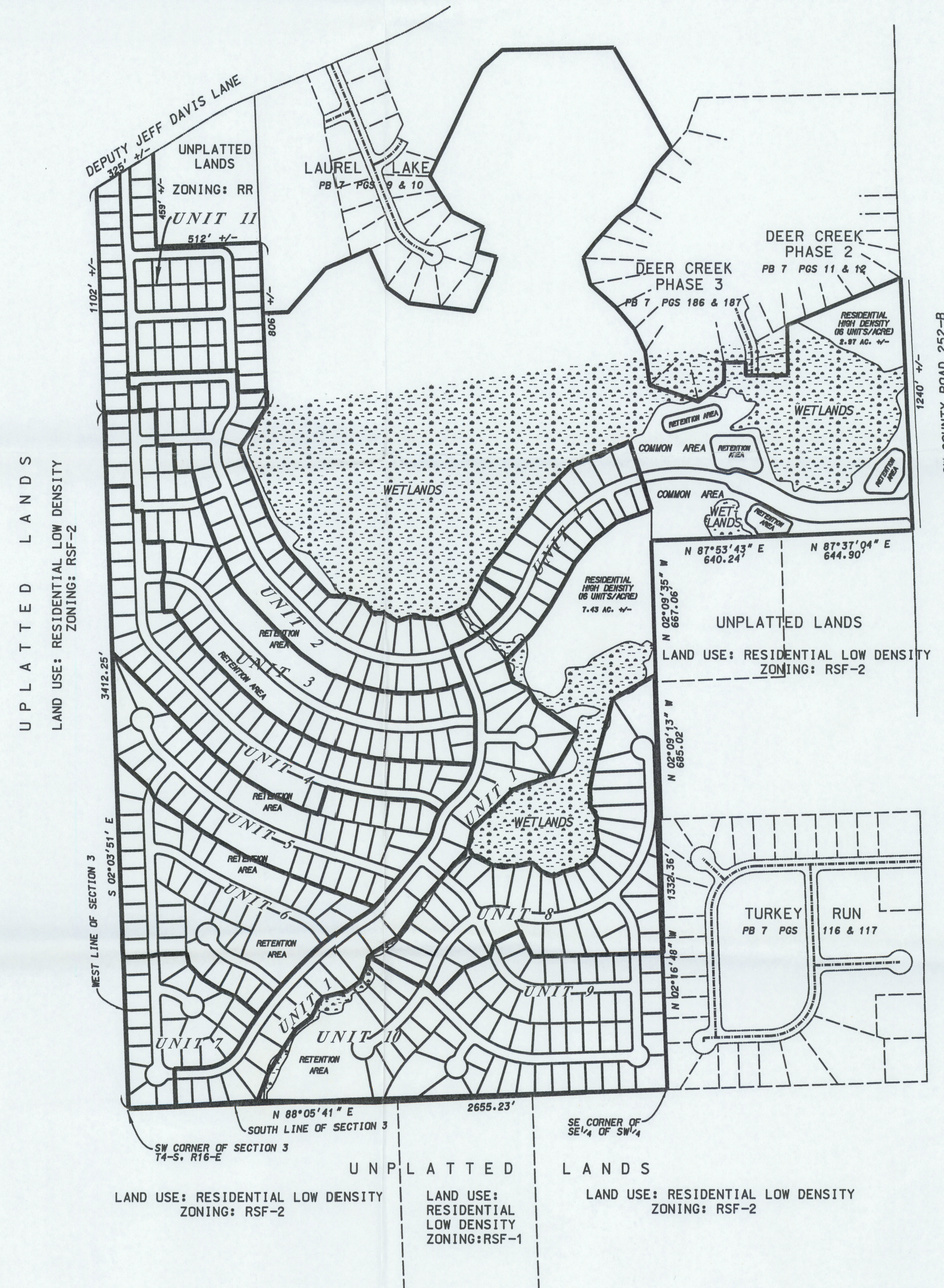
PART OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF DEER CREEK PHASE 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 11 & 12 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 67°34'09" W, ALONG THE SOUTHERLY LINE OF SAID DEER CREEK PHASE 2, 602.64 FEET TO THE EASTERLY LINE OF DEER CREEK PHASE 3, A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 186 & 187 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE BOUNDARY LINES OF SAID DEER CREEK PHASE 3 THE FOLLOWING COURSES: S 01°11'36" E, 244.27 FEET; S 89°51'34" W, 208.29 FEET; N 00°08'26" W, 63.90 FEET; S 89°51'34" W, 106.38 FEET; S 00°08'26" E, 100.00 FEET; S 53°58'46" W, 155.42 FEET; N 71°21'27" W, 252.51 FEET; N 07°38'09" W, 163.76 FEET; N 25°46'55" W, 122.68 FEET; N 40°28'42" W, 138.89 FEET; N 48°16'05" W, 170.74 FEET; N 14°43'36" E, 133.16 FEET; N 36°49'41" E, 96.68 FEET; N 41°21'45" E, 167.43 FEET; N 52°16'24" E, 105.03 FEET; N 28°11'57" E, 200.00 FEET; N 41°28'15" E, 129.87 FEET TO THE END OF SAID COURSES; THENCE N 30°15'22" W, 565.42 FEET; THENCE S 88°52'19" W, 548.53 FEET; THENCE S 47°46'18" W, 135.68 FEET; THENCE S 25°48'51" W, 579.79 FEET TO THE SOUTHEAST CORNER OF LOT 15, LAUREL LAKE, A SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 9 & 10 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY FLORIDA; THENCE RUN ALONG THE EASTERLY LINES OF SAID LAUREL LAKE THE FOLLOWING COURSES: S 31°53'04" E, 204.23 FEET; S 63°20'18" E, 175.97 FEET; S 15°39'53" W, 125.18 FEET TO THE END OF SAID COURSES; THENCE S 74°20'09" E, 100.00 FEET; THENCE S 15°39'53" W, 100.00 FEET; THENCE N 74°20'09" W, 4.58 FEET; THENCE S 24°15'55" W, 187.99 FEET; THENCE N 82°54'19" W, 166.10 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID LAUREL LAKE; THENCE RUN ALONG THE SOUTHERLY LINE OF SAID LAUREL LAKE THE FOLLOWING COURSES: N 82°54'19" W, 156.76 FEET; N 54°33'08" W, 135.00 FEET; N 24°59'21" W, 205.73 FEET TO THE SOUTH LINE OF LOT 6 OF SAID LAUREL LAKE AND THE END OF SAID COURSES; THENCE S 66°18'23" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND ITS WESTERLY EXTENSION THEREOF, 234.08 FEET; THENCE S 40°49'40" W, 279.88 FEET; THENCE S 87°06'25" W, 124.69 FEET; THENCE S 02°23'17" E, 458.47 FEET; THENCE S 88°17'56" E, 799.92 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE S 02°03'51" E, ALONG SAID WEST LINE, 3412.25 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 3; THENCE N 88°05'41" E, ALONG SAID SOUTH LINE, 2655.23 FEET TO THE EAST LINE OF SAID SW 1/4; THENCE N 02°16'48" W, ALONG SAID EAST LINE, 1332.36 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 3; THENCE N 88°20'16" E, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4, 20.42 FEET; THENCE N 02°09'13" W, 685.02 FEET; THENCE N 02°09'35" W, 667.06 FEET; THENCE N 87°53'43" E, 640.24 FEET; THENCE N 87°31'04" E, 644.90 FEET TO THE WEST RIGHT OF WAY OF COUNTY ROAD 252-B AND A POINT ON A CURVE; THENCE RUN NORTHERLY ALONG SAID WEST RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 34337.47 FEET, A DELTA OF 00°45'02", A CHORD BEARING AND DISTANCE OF N 02°40'33" W - 449.84 FEET, AN ARC LENGTH OF 449.85 FEET; THENCE N 03°00'06" W, ALONG SAID WEST RIGHT OF WAY, 791.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 280.12 ACRES, MORE OR LESS.

NOTES:

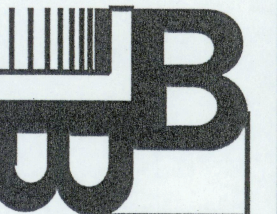
1. BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST WITH A BEARING OF N 88°05'41" E.
2. SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AN AREA OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND ZONE "A", AN AREA INSIDE OF THE 100-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 0175 B, LAST REVISION DATE JANUARY 6, 1988. FLOOD ZONE LINES, IF ANY, ARE SCALED FROM FLOOD INSURANCE RATE MAPS PROVIDED BY FEMA.
3. CLOSURE EXCEEDS 1:10,000.
4. SEE SHEET NO. 1 FOR NUMBER OF LOTS IN EACH UNIT.
5. REFER TO BOUNDARY SURVEY BY BAILEY BISHOP AND LANE, DATED 10/12/04.
6. UNIT NO. 11 NOT INCLUDED IN BOUNDARY SURVEY REFERRED TO IN NOTE NO.5. AREA OF UNIT NO. 11 IS APPROXIMATELY 17.17 ACRES.



0 200 400 800
SCALE: 1" = 400'

NOT FOR FINAL RECORDING

BAILEY BISHOP & LANE, INC.
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LAKE CITY, FL 32056-3717
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Eng. Lic. 7362 Survey Lic. LB-0006685



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