

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

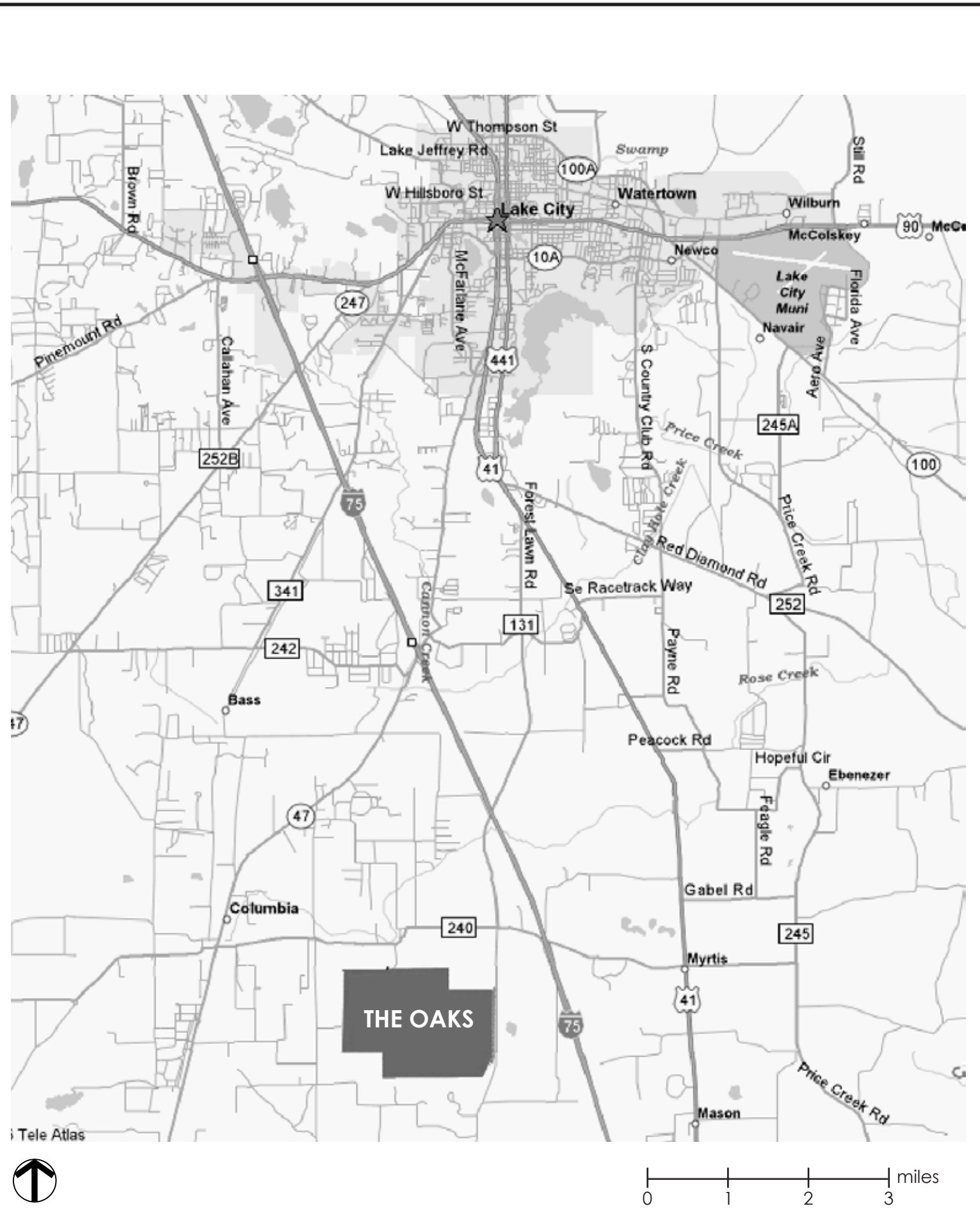
MINIMUM TECHNICAL STANDARDS:

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	Acreage in Non-Agricultural Development	
Residential	242	822.0	115.4	
Equestrian	N/A	66.0	10	
Commercial	N/A	2.0	3	
Roads w/row	N/A	68.3	* 41	
Park Areas	N/A	263.7		
Total Acreage	1222.00			
Total Acreage in Non-Agricultural Development			169.4	
Percent Acreage in Non-Agricultural Development			13.9%	
Percent Open Space and Parks			86.1%	
* Acreage of Paved Surface				
Table 1.2. Residential Density Matrix				
Type of Lots	# Lots	Acres	Non-Agricultural Development Envelope (sq. ft.)	Acreage in Non-Agricultural Development
1 Acre Lots	66	66.8	10,000	15.2
2 Acre Lots	31	64.0	15,000	10.7
4.5 Acre Lots	90	407.5	25,000	51.7
5.0 Acre Lots	43	206.0	28,000	27.6
5.5 Acre Lots	12	77.7	30,000	8.3
Total	242	822.0		115.4
Total Acreage	1222.0		Acres	
Gross Density Du/Ac	0.2			

Notes

- Maximum building heights are 45'
- A Homeowners Association will be formed to manage the common areas, private drives, parking areas and the equestrian center.
- All road construction and grading plans shall be approved by the County Engineer prior to roadway construction.
- 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, Club-house 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