

Deer LAKE PRESERVE

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 LAND SURVEYORS
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 DRAWING NO. 267-19-2020

DEER LAKE PRESERVE
 A
 PLANNED RURAL RESIDENTIAL DEVELOPMENT
 IN
 SECTION 14, TOWNSHIP 2 SOUTH, RANGE 14 EAST
 SUWANNEE COUNTY, FLORIDA

IN ACCORDANCE WITH COUNTY ORDINANCE NO. 418.1 WHICH ENACTED SECTION 4.18 OF THE SUWANNEE COUNTY LAND DEVELOPMENT REGULATIONS, THE UNDERSIGNED DEVELOPER HEREBY PROPOSES AND REQUESTS APPROVAL OF THE PLANNED RURAL RESIDENTIAL DEVELOPMENT DESCRIBED HEREIN TO BE KNOWN AS DEER LAKE PRESERVE.

STATEMENT OF OBJECTIVES

THE DEVELOPMENT CONSISTS OF APPROXIMATELY 176.12 ACRES LOCATED ON COUNTY ROAD NO. 136. THE DEVELOPMENT INCLUDES 31 LOTS RANGING IN SIZE FROM A MINIMUM OF 1.00 ACRE TO 1.05 ACRES.

THE DEVELOPMENT ALLOWS ONLY SINGLE FAMILY HOMES AND APERTMENT STRUCTURES. THERE WILL BE AN ATTRACTIVELY LANDSCAPED ENTRANCE. THE ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, DEER LAKE PRESERVE SUBDIVISION OWNERS ASSOCIATION.

THE PROPERTY IS BORDERED ON THE NORTH, WEST AND EAST BY AGRICULTURAL AND RESIDENTIAL LAND.

1. THE EXISTING LAND USE DESIGNATION ON THE PROPERTY IS AGRICULTURAL-1. APPLICATION FOR ZONING CHANGE TO PRPD HAS BEEN SUBMITTED.

2. BUILDING SETBACKS: BUILDING SETBACKS SHALL BE AS FOLLOWS:
 FRONT - 30 FEET
 SIDE - 15 FEET
 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 BENJAMIN ROOF, TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE OR GABLE, HIP, CONE, GAMBEL AND SHED ROOFS, AND TO A HEIGHT THREE-FOURTHS (3/4) THE DISTANCE FROM THE GROUND TO THE PEAK OF A-T-RAME AND DOME ROOFS.

4. ACCESS STREETS: THE ARTERIAL STREETS RELATED TO THIS DEVELOPMENT ARE COUNTY ROAD NO. 136 TO THE SOUTH.

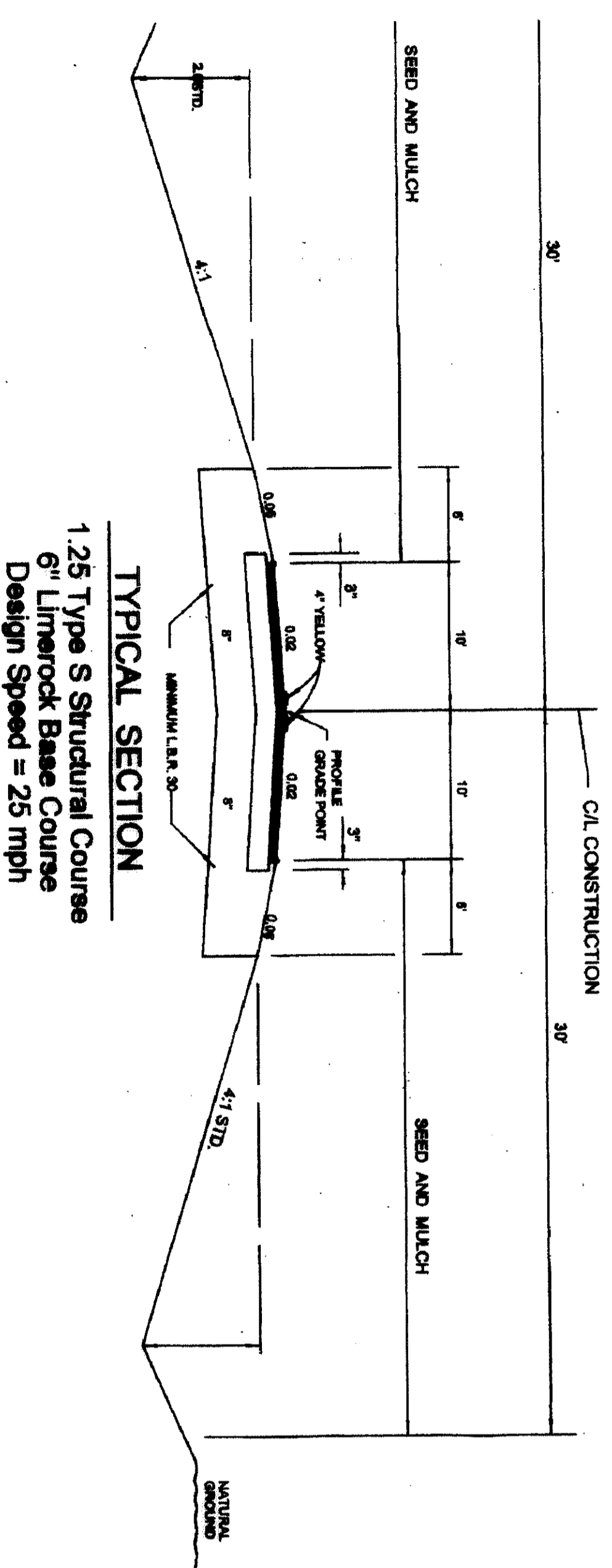
5. COMMON OUTSIDE STORAGE AREAS: THERE WILL BE NO PROVISION MADE FOR COMMON OUTSIDE STORAGE AREAS. EACH LOT IS LARGE ENOUGH THAT THE HOMEOWNER CAN PROVIDE HIS OR HER OWN STORAGE AREA.

6. SCREENING, BUFFERING AND LANDSCAPING: SCREENING, BUFFERING AND LANDSCAPE BUFFERED AREAS SHALL BE IN COMPLIANCE WITH CHAPTER 20-A, SUWANNEE COUNTY ZONING REGULATIONS, OR SUCH REGULATIONS IN EFFECT AT THE TIME EACH HOME IS BUILT, WHICHEVER IS LESS RESTRICTIVE.

7. ADDITIONAL SETBACK REQUIREMENTS: THERE IS A MINIMUM SETBACK OF FIFTY (50) FEET OF UNDISTURBED BUFFER FROM ADJACENT PROPERTIES AND A MINIMUM SETBACK OF FIFTY (50) FEET FROM ANY LAKE, POND OR WETLAND.

SUMMARY OF SINGLE FAMILY RESIDENTIAL LOTS BY UNITS

UNIT NO.	NO. OF LOTS
1	31
TOTAL	31



- STATISTICAL INFORMATION**
- TOTAL ACREAGE OF THE SITE IS APPROXIMATELY 176.12 ACRES.
 - GROSS RESIDENTIAL DENSITY (SINGLE FAMILY HOMES) = 31 HOMES/176.12 ACRES = 0.18 UNITS/ACRE.
 - NET RESIDENTIAL ACREAGE (SINGLE FAMILY HOMES): 31.24 ACRES.
 - SUMMARY OF TOTAL SITE ACREAGE OF 176.12 ACRES:

(A) LOTS FOR SINGLE FAMILY HOMES	31.24 ACRES
(B) ROADS	3.18 ACRES
(C) UNDEVELOPED AREAS	141.72 ACRES

UTILITY SERVICE PLAN

THE LOTS WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC.

UTILITY PROVIDERS WILL BE GRANTED EASEMENTS WITHIN THE PROJECT SITE TO CONSTRUCT UTILITY FACILITIES. THESE TO BE DETERMINED PRIOR TO FINAL PRPD APPROVAL.

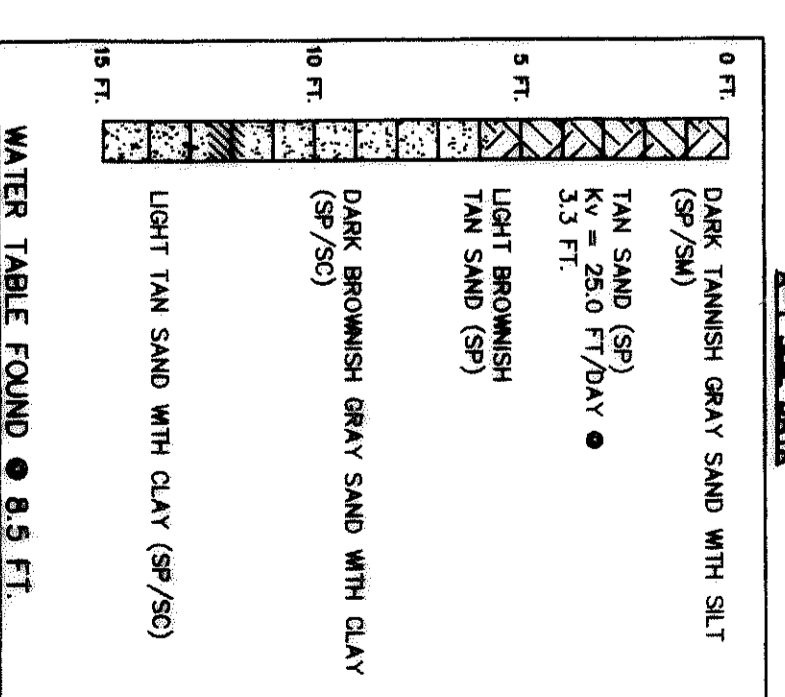
STATEMENT INDICATING TYPE OF LEGAL INSTRUMENT TO PROVIDE FOR MANAGEMENT OF COMMON AREAS

THE RIGHT OF WAY AND RETENTION 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, DEER LAKE PRESERVE SUBDIVISION 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, CAMPER, MOTOR HOMES, OR SIMILAR ARRANGEMENTS CAN BE USED FOR A DWELLING.

REFER TO UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE MAP, LIVE OAK EAST, FLORIDA.

STATEMENT INDICATING RIGHT OF WAY MAINTENANCE

THE RIGHT OF WAY IS TO BE A PRIVATE RIGHT OF WAY AND WILL NOT BE MAINTAINED BY SUWANNEE COUNTY.



SOIL TYPE IS ARRENDONDO FINE SAND SOIL GROUP.

SEE SHEET 4 OF 4 FOR SOIL BORING LOCATION.