

GENERAL NOTES:

- LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
- DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFERS.
- TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
- SIGNAGE SHALL BE ALLOWED BY THE UNIFIED SIGN PLAN AND THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
- STOCKPILE AND WETLAND CREATION LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
- ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
- THIS PROJECT LIES WITHIN FLOOD ZONE "X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12031C05631, REVISED 11/2/2018.
- PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
- NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTING SUCH AS A BLOCK WALL.
- ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION.
- SMFS ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOLOGICAL COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
- DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
- PROJECT IDENTIFICATION SIGNAGE AND MONUMENTATION SHALL COMPLY WITH THE PUD. MONUMENT SIGNS SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL BE LIMITED TO SIGNS AT 150 SQUARE FEET EACH.
- TEMPORARY CONSTRUCTION TRAILER WILL BE PLACED ON SITE AWAY FROM ANY CONSTRUCTION ACTIVITIES. TRAILER MUST BE REMOVED WITHIN 30 DAYS OF ISSUANCE OF CERTIFICATE OF OCCUPATION BY THE COUNTY.
- SOLID WASTE STORAGE DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 6.06.04 B8. DETAILS SHALL BE PROVIDED WITH THE BUILDINGS PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
- ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
- 17.a. STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE ST. JOHNS COUNTY FIRE PREVENTION CODE OF NFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY ST. JOHNS COUNTY FIRE RESCUE.
- 17.b. THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELLRIES, CUPOLAS, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, VENTS OR TOWER SIMILAR STRUCTURES WHICH MAY BE ERRECTED ABOVE THE HEIGHT LIMIT, NOR TO FIRE OR PARAPET WALLS PROVIDING THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD / FRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

NOTE:

ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°43'25" EAST, ALONG THE NORTH LINE OF SAID SECTION 21, 1078.81 FEET; THENCE SOUTH 13°46'07" EAST, 18.16 FEET; THENCE SOUTH 24°48'01" WEST, 101.18 FEET; THENCE SOUTH 61°37'15" WEST, 91.97 FEET; THENCE SOUTH 09°35'39" EAST, 91.81 FEET; THENCE SOUTH 07°01'29" WEST, 119.23 FEET; THENCE SOUTH 15°55'38" WEST, 32.50 FEET; THENCE SOUTH 29°15'45" WEST, 76.89 FEET; THENCE SOUTH 17°42'26" WEST, 50.40 FEET; THENCE SOUTH 58°54'22" WEST, 68.52 FEET; THENCE SOUTH 22°00'21" WEST, 160.43 FEET; THENCE SOUTH 05°55'30" WEST, 75.60 FEET; THENCE SOUTH 24°44'09" WEST, 41.66 FEET; THENCE SOUTH 12°44'17" WEST, 63.40 FEET; THENCE SOUTH 08°17'20" WEST, 80.92 FEET; THENCE SOUTH 40°27'01" WEST, 54.53 FEET; THENCE SOUTH 07°00'22" WEST, 64.92 FEET; THENCE SOUTH 39°58'00" WEST, 56.64 FEET; THENCE SOUTH 46°18'30" WEST, 70.77 FEET; THENCE NORTH 86°39'34" WEST, 60.41 FEET; THENCE SOUTH 75°11'08" WEST, 52.00 FEET; THENCE SOUTH 55°33'17" WEST, 111.62 FEET; THENCE SOUTH 34°13'47" WEST, 54.27 FEET; THENCE SOUTH 11°44'25" WEST, 79.00 FEET; THENCE SOUTH 89°45'25" WEST, 376.00 FEET; THENCE NORTH 00°14'30" WEST, 223.46 FEET; THENCE SOUTH 89°26'54" WEST, 835.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALADDIN ROAD, A 60 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°26'47" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 70.01 FEET; THENCE NORTH 89°26'54" EAST, 834.20 FEET; THENCE NORTH 00°14'30" WEST, 899.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.22 ACRES MORE OR LESS.

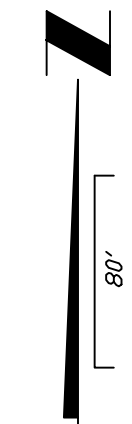
SITE DATA TABLE

A. ZONING DESIGNATION: PUD
 B. PARCEL ID NUM: 158194-0040; 158204-0030; 158204-0000
 C. PUD ORDINANCE NUMBER:
 D. DATA SUMMARY

1. TOTAL PROJECT AREA:	±24.22 Ac.
1.1. PRESERVED WETLANDS:	0.0 Ac.
1.2. BUFFERS:	±0.64 Ac.
1.3. OPEN SPACE:	±0.15 Ac.
1.4. POND AREA (TOB):	±1.68 Ac.
1.5. RIGHT-OF-WAY:	±4.3 Ac.
2. MAX. HEIGHT:	35'
3. MIN. FLOOR AREA RATIO (FAR):	
4. MAX. LOT COVERAGE BY BUILDINGS:	50%
5. SETBACKS (FT)	
5.1. MIN. FRONT YARD SETBACK:	15 FEET
5.2. MIN. SIDE YARD SETBACK:	5 FEET
5.3. MIN. REAR YARD SETBACK:	10 FEET

CROSS CREEK
 PLAT BOOK 66, PAGES 41-44

TAR KLIN ROAD
 (50.0 FOOT PRIVATE RIGHT-OF-WAY)

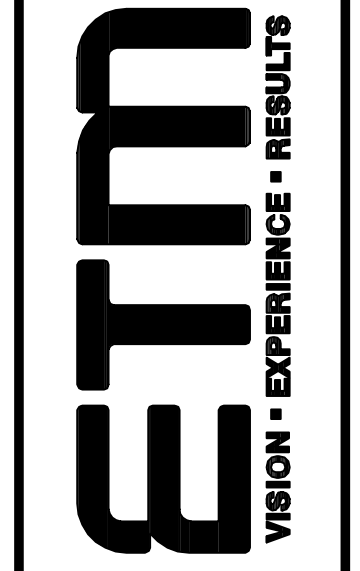


PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

REV. NO.	19-270
DRAWN BY:	MEG
DESIGNED BY:	AMN
CHECKED BY:	BLW
DATE:	09-09-2020

England-Thins & Miller, Inc.
 10000 Road
 Jacksonville, FL 32258
 TEL: (904) 646-8890
 FAX: (904) 646-8485
 REG. #2864 LC 0000316



MASTER DEVELOPMENT PLAN

ALADDIN FOR H. SMITH, INC

DRAWING NUMBER
1 OF 1