

DESIGN STANDARDS	VR
RESIDENTIAL DENSITY (NET DU/AC) <sup>(3)</sup>	MAX 6
MIN. LOT SIZE SQUARE FOOTAGE + SINGLE FAMILY	4,000
MIN. FLOOR AREA SQUARE FOOTAGE + ACCESSORY APARTMENTS	400
MIN. LOT WIDTH (FEET) - SINGLE FAMILY	40
MAX. LOT COVERAGE - SINGLE FAMILY	55%
MAX. BUILDING HEIGHT <sup>(1)</sup>	45 FT.
MIN. SINGLE FAMILY SETBACKS <sup>(2)</sup>	
FRONT:	
- BUILDING	20'
- PORCH (MIN. HALF OF BLDG. FRONTAGE IS PORCH) <sup>(5)</sup>	10'
- FRONT FACING GARAGE/CARPORT	25'
- ALLEY FRONT YARDS	5'
- STREET SIDE/CORNER LOTS	10'
- OTHER SIDES	5'
- ZERO LOTS (ZERO SIDE/OTHER SIDE)	2'/8"
REAR:	
- PRIMARY STRUCTURE	10'
- REAR GARAGES OR ACCESSORY STRUCTURES	5'

(1) 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 OR NFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE ST. JOHNS COUNTY FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY ST. JOHNS COUNTY FIRE SERVICES.

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 DO CHURCH SPIRES, STEEPLES, BELTRES, GUPOLAS, DOWNS, MONUMENTS, WATER TOWERS, SMOKESTACKS, FLAG POLES, VENTS, OR OTHER SIMILAR STRUCTURES WHICH MAY BE ERECTED 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.

(2) ALL SETBACKS ARE SUBJECT TO DRAINAGE EASEMENTS AND ADJUSTMENTS TO CONFORM TO FIRE AND BUILDING CODES. SETBACKS ARE MEASURED FROM THE OUTSIDE FOUNDATION WALL OF THE STRUCTURE. SINGLE FAMILY ALLEYS SHALL BE MEASURED FROM THE ALLEY FRONT YARD SETBACK SHALL BE MEASURED FROM THE PROPERTY LINE OR EASEMENT LINE FOR THE ALLEY, WHICHEVER IS MORE RESTRICTIVE. SETBACKS FOR POOLS (WITH AND WITHOUT SCREEN ENCLOSURES) AND ACCESSORY STRUCTURES SHALL BE A MINIMUM OF 5 FEET. SETBACKS FOR POOL EQUIPMENT AND AIR CONDITIONING UNITS, ETC. SHALL BE A MINIMUM OF 2 FEET. ACCESSORY USES, INCLUDING, BUT NOT LIMITED TO:

(3) RESIDENTIAL DENSITY (NET DU/AC) IS CALCULATED ON AN ALLOCATED LAND USE BASIS AND INCLUDES THE DEVELOPMENT TRACT OR LOTS AND THE RIGHT-OF-WAY OF LOCAL STREETS DIRECTLY SERVING THE RESIDENTIAL USE. WETLANDS, RETENTION PONDS AND LAKES, PARKS AND OTHER NON-RESIDENTIAL LAND USES ASSOCIATED WITH THE RESIDENTIAL PARCELS IS NOT PART OF THE DENSITY CALCULATION.

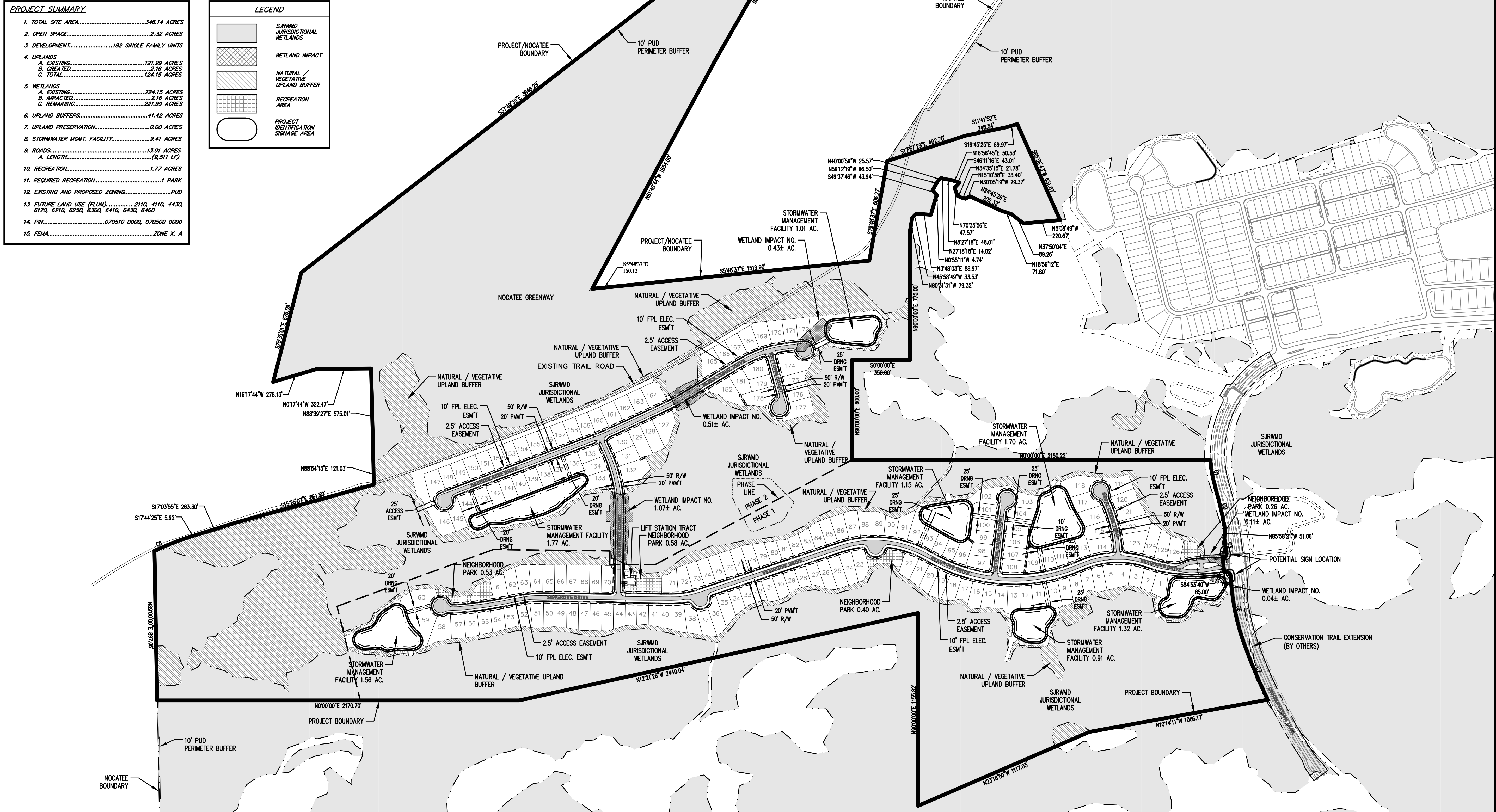
(4) ALL DEFINITIONS TO THE ABOVE DESIGN STANDARDS ARE PROVIDED IN THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE UNLESS NOTED OTHERWISE.

(5) A REDUCTION OF THE FRONT YARD SETBACK IS PERMITTED ON THOSE SINGLE FAMILY STRUCTURES WHICH HAVE PORCHES THAT ARE AT LEAST ONE HALF (50%) OF THE WIDTH OF THE MAIN STRUCTURE.

POOL ENCLOSURES ARE ALLOWED IN SIDE AND REAR YARDS, EXCEPT FOR THE VILLAGE RESIDENTIAL DISTRICT (VR) AND SRVMD SETBACKS FOR DRIVEWAYS FROM PROPERTY LINES IN ALL OTHER ZONING DISTRICTS. SHALL FOLLOW THE ABOVE SIDE YARD SETBACK REQUIREMENTS. DRIVEWAY SETBACKS FROM PROPERTY LINES FOR VR AND SRVMD ZONING DISTRICTS SHALL FOLLOW THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

PROJECT SUMMARY	
1. TOTAL SITE AREA.....	346.14 ACRES
2. OPEN SPACE.....	2.32 ACRES
3. DEVELOPMENT.....	182 SINGLE FAMILY UNITS
4. UPLANDS.....	
A. EXISTING.....	121.99 ACRES
B. CREATED.....	2.18 ACRES
C. TOTAL.....	124.15 ACRES
5. WETLANDS.....	
A. EXISTING.....	224.15 ACRES
B. IMPACTED.....	2.18 ACRES
C. REMAINING.....	221.99 ACRES
6. UPLAND BUFFERS.....	41.42 ACRES
7. UPLAND PRESERVATION.....	0.00 ACRES
8. STORMWATER MGMT. FACILITY.....	9.41 ACRES
9. ROADS.....	13.01 ACRES
A. LENGTH.....	(9,911 LF)
10. RECREATION.....	1.77 ACRES
11. REQUIRED RECREATION.....	1 PARK
12. EXISTING AND PROPOSED ZONING.....	PUD
13. FUTURE LAND USE (PLUM).....	2110, 4110, 4430, 6170, 6210, 6250, 6300, 6410, 6430, 6460
14. PIN.....	070510 0000, 070500 0000
15. FEMA.....	ZONE X, A

LEGEND	
	SRVMD JURISDICTIONAL WETLANDS
	WETLAND IMPACT
	NATURAL / VEGETATIVE UPLAND BUFFER
	RECREATION AREA
	PROJECT IDENTIFICATION AREA



**NOTES:**

- 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 (FACCS), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- PROJECT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION.
- DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FEET.
- 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. A SALES TRAILER WILL REQUIRE A BUILDING PERMIT.
- SIGNAGE SHALL BE ALLOWED BY THE UNITED SIGN PLAN AND THE LAND DEVELOPMENT CODE.

**W Connelly & Wicker Inc.**  
 Planning · Engineering · Landscape Architecture  
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246  
 (904) 256-3030 FAX: (904) 265-3031 www.cweng.com  
 Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Added Phase	Revision	By
1	10/13			

**MASTER SITE PLAN**

**CORAL RIDGE AT NOCATEE**  
 ST. JOHNS COUNTY  
 PREPARED FOR  
**SONOC COMPANY, LLC**

JUSTIN ELLERY WILLIAMS  
 P.E. NUMBER: 69260  
 Reg. Engineer

Project No.: 21-01-0006	Drawn: DCG
Designed: ATR	C.C.
Checked: JEW	RCW
Date: JANUARY 2021	
Scale: 1" = 300'	

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.