



GENERAL 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 (FACBC), 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.
- DIMENSIONS SHOWN ARE FROM EDGE OF CURB WHERE APPLICABLE.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH A SILT FENCE / PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
- THE CONTRACTOR SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS UNTIL THE SALE OF THE INDIVIDUAL LOTS, THEN THE RESPONSIBLE PARTY WILL BECOME THE HOME OWNER / HOME BUILDER.
- IF ANY AREA OF THE UPLAND BUFFER REQUIRES ADDITIONAL RESTORATION CONSISTENT WITH SECTION 4.01.06.B.1 OF ST. JOHNS COUNTY LAND DEVELOPMENT CODE THEN A PLAN WILL BE SUBMITTED FOR APPROVAL AT THE TIME OF AS-BUILT CERTIFICATION.

PROJECT SUMMARY

1. TOTAL SITE AREA.....	10.00 ACRES
2. UPLANDS	
A. EXISTING.....	7.59 ACRES
B. CREATED.....	0.00 ACRES
C. TOTAL.....	7.59 ACRES
3. WETLANDS	
A. EXISTING WETLANDS.....	2.41 ACRES
B. WETLANDS IMPACTED.....	0.00 ACRES
C. REMAINING WETLANDS.....	2.41 ACRES
4. STORMWATER MGMT. FACILITIES.....	N/A
7. TOTAL LOTS.....	6 LOTS
8. MINIMUM ZONING CRITERIA (OR)	
A. MINIMUM LOT AREA.....	N/A
B. WIDTH OF BUILDING LINE.....	N/A
C. FRONT YARD REQUIREMENT.....	15 FEET
D. SIDE YARD REQUIREMENT.....	5 FEET
E. REAR YARD REQUIREMENT.....	10 FEET
F. TOTAL BUILDING AREA.....	N/A
G. 1ST FLOOR TOTAL BLDG. AREA.....	N/A
H. MAXIMUM BUILDING HEIGHT.....	40 FEET
9. MAXIMUM IMPERVIOUS SURFACE RATIO	
A. SINGLE FAMILY RESIDENTIAL.....	75%

LEGEND

	PROPERTY LINE
	WETLANDS
	STORMWATER TREATMENT AREA
	DETECTABLE WARNING

Connelly & Wicker Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 203-3030 FAX: (904) 265-3031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision

SITE PLAN

NORTH ROSCOE
ST. JOHNS COUNTY
 PREPARED FOR
DJTT INVESTMENT GROUP, LLC

AUTUMN M. HUBSCH
 P.E. NUMBER: 72539
 Reg. Engineer

Project No.: 22-01-0006
 Designed: AMH Drawn: DCG
 Checked: RCW O.C.: RCW
 Date: JUNE 2023
 Scale: 1" = 40'
 Sheet 4

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.