



TOTAL SITE AREA: ~111.51 AC

1. LOT DESIGN GUIDELINES
MAX BUILDING HEIGHT = 30 FT
MIN LOT AREA = 4,000 SF
MIN LOT WIDTH = 40 FT
2. ALL LOT WIDTH DIMENSIONS AT SETBACK
FRONT SETBACK = 22'
SIDE SETBACK = 5'
REAR SETBACK = 10'

UNITS AND SIZES

40' X 100':	282
40' X 110':	112
50' X 110':	84
TOTAL:	478

PROPERTY BUFFERS

YELLOW WATER NORTH:

TOTAL:	25'
REAR:	25'
SIDES:	25'

YELLOW WATER SOUTH:

SIDE:	25'
REAR:	10'
NORTH SIDE:	10'
OTHER SIDES:	25'

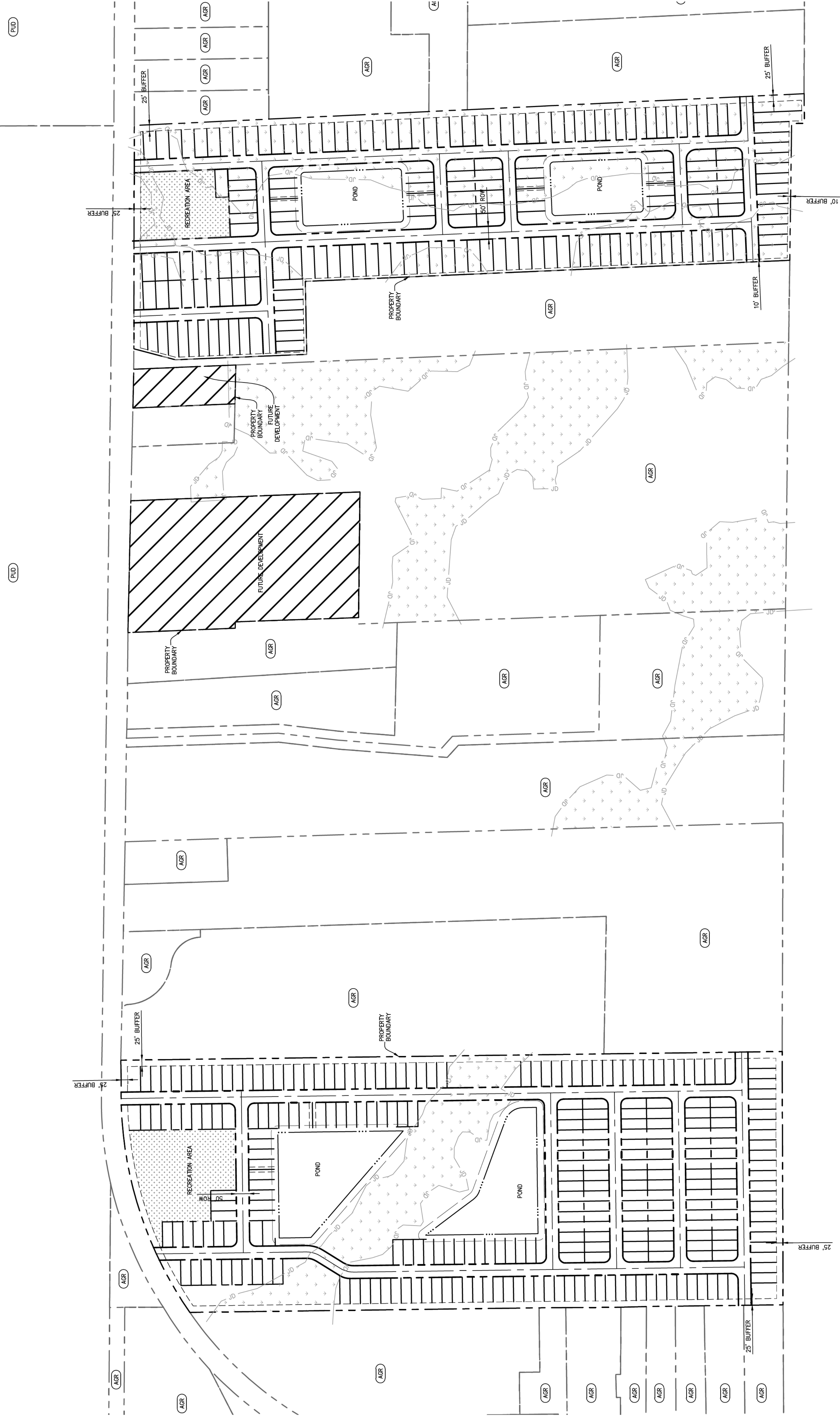
POND AREA

TOTAL ACRES:	12.63
PERCENTAGE:	11.3%

RECREATION AREA

REQUIRED:	5.58 AC
1 AC PER 100 LOTS OR 5% AREA PROVIDED:	5.58 AC

50' INTERNAL RIGHT OF WAYS



YELLOW WATER MASTER SITE PLAN
DUVAL COUNTY, FL



© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900
WWW.KIMLEY-HORN.COM REGISTRY: 35106