GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. SIGNAGE SHALL BE ALLOWED BY THE UNIFIED SIGN PLAN AND THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
5. STOCKPILE AND WETLAND CREATION LOCATIONS WILL BE DEPICTED ON CONSTRUCTION PLANS.
6. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
7. THIS PROJECT LIES WITHIN FLOOD ZONE "X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12031C0563J, REVISED 11/2/2018.
8. PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
9. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EASEMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.
10. ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION.
11. SMFs ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOLOGICAL COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
12. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
13. 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
14. 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.
15. 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.
16. ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
17.
    - 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, BELFRIES, CUPOLAS, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, VENTS OR TOWER 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.

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 / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

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°01'28" 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, 63.48 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

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.

CROSS CREEK
PLAT BOOK 66, PAGES 41-44

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

N
80'

PUD BOUNDARY
6' PRIVACY FENCE
BUILDING SETBACK
JEA UTILITY TRACT
JEA PUMP STATION
50' ROW
UPLAND BUFFER
MAIL KIOSK LOCATION
35' ACCESS EASEMENT
POND
WATERWAY COURT
ALADDIN ROAD
(60.0 FOOT RIGHT-OF-WAY)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56

RE# 158194-0000
OR 15224/696

RE# 158198-0030
OR 16506/1070

RE No. 158195-0000
OFFICIAL RECORD BOOK 12949,PAGE 106
OFFICIAL RECORDS VOLUME 7643, PAGE 341

RE No. 158198-0020
OFFICIAL RECORDS VOLUME 6195, PAGE 2215

20.0' EASEMENT BY OFFICAL RECORD BOOK 15188, PAGE 944
20.0' EASEMENT BY OFFICAL RECORD BOOK 6958, PAGE 1994

20.0' EASEMENT BY OFFICAL RECORDS VOLUME BOOK 6958 PAGE 1994

20.0' EASEMENT BY OFFICAL RECORDS VOLUME BOOK 5024, PAGE 921

60.0' EASEMENT BY OFFICAL RECORD BOOK 4755, PAGE 789

OFFICIAL RECORD BOOK 4105, PAGE 210

WOOD POWER POLE
GUY POLE

May 13, 2020
Exhibit 4
Page 1 of 1

PLANS PREPARED UNDER THE DIRECTION OF:

PLOTTED: May 13, 2020 – 1:39 PM, BY: Matthew Guilbeault

REVISIONS:

ETM NO. 19-270	DRAWN BY: MBG	DESIGNED BY: AMN	CHECKED BY: BLW	DATE: --/--/--

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2564 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

MASTER DEVELOPMENT PLAN

ALADDIN
FOR
H. SMITH, INC

DRAWING NUMBER
1 OF 1

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