



**LEGEND**

|  |                          |
|--|--------------------------|
|  | PUBLIC RECREATION AREA   |
|  | PROPOSED WETLAND IMPACTS |

**PUBLIC PARK/RECREATION AREA SUMMARY**

|                  | DEDICATED LAND | ACTIVE REC/PARK AREA |
|------------------|----------------|----------------------|
| US1 FRONTAGE     | 14.36 AC.      | 7.32 AC.             |
| FLOOD POND TRAIL | 1.14 AC.       | 1.14 AC.             |
| TRAIL PARKING    | 0.06 AC.       | 0.06 AC.             |
| TOTAL            | 15.56 AC.      | 8.52 AC.             |

**LAND AREA SUMMARY**

|                        | AREA (SF) | AREA (AC) |
|------------------------|-----------|-----------|
| TOTAL SITE AREA        | 4,423,264 | 101.54    |
| UPLAND AREA            | 3,835,184 | 88.04     |
| WETLAND AREA           | 588,080   | 13.50     |
| TOTAL WETLAND AREA     | 588,080   | 13.50     |
| CONSERVED WETLANDS     | 516,767   | 11.86     |
| WETLANDS IMPACTS       | 71,313    | 1.64      |
| TOTAL DEVELOPMENT AREA | 3,906,497 | 89.68     |
| UPLAND AREA            | 3,835,184 | 88.04     |
| WETLANDS IMPACTS       | 71,313    | 1.64      |

**DEVELOPMENT CRITERIA**

|   |          |
|---|----------|
| MINIMUM LOT AREA (63x135)                       | 7,785 SF |
| MINIMUM LOT DEPTH                               | 125 LF   |
| MINIMUM LOT WIDTH (AT 15' FRONT SETBACK)        | 63 LF    |
| MAXIMUM BUILDING COVERAGE (PER LOT)             | 50%      |
| MAXIMUM BUILDING COVERAGE (OVERALL)             | 25%      |
| MAXIMUM IMPERVIOUS SURFACE AREA RATIO (PER LOT) | 70%      |
| MAXIMUM BUILDING HEIGHT                         | 35 FT    |
| MINIMUM LOT SETBACK TO US 1 R.O.W.              | 50 FT    |
| MINIMUM BUILDING SETBACKS                       |          |
| FRONT (TO FACE OF GARAGE)                       | 20 FT    |
| FRONT (NON-GARAGE PORTION OF HOUSE)             | 15 FT    |
| SIDE  | 5 FT     |
| REAR  | 10 FT    |

**OPEN SPACE SUMMARY**

|                                 | AREA (SF) | AREA (AC) |
|---------------------------------|-----------|-----------|
| TOTAL OPEN SPACE (MIN 25.39 AC) | 1,451,250 | 33.32     |
| CONSERVED WETLANDS              | 516,767   | 11.86     |
| UPLAND BUFFER                   | 66,629    | 1.53      |
| UPLAND CONSERVATION             | 28,149    | 0.65      |
| PERIMETER BUFFER                | 68,568    | 1.57      |
| RAILROAD BUFFER                 | 57,877    | 1.33      |
| UTILITY EASEMENT                | 4,928     | 0.11      |
| DRAINAGE TRACT                  | 65,671    | 1.51      |
| ACTIVE RECREATION AREA          | 475,398   | 10.92     |
| PUBLIC                          | 370,974   | 8.52      |
| PRIVATE                         | 104,424   | 2.40      |
| OTHER OPEN SPACE                | 167,263   | 3.84      |

|   |                                   |  |  |
|---|-----------------------------------|--|--|
| REGISTERED ENGINEER<br>CHRIS L. BUTTERMORE, P.E.<br>CA26265 FL #2621  | REVISIONS<br>NO. DATE DESCRIPTION | DESIGNED BY: CLB<br>DRAWN BY: DTS<br>CHECKED BY: RAM<br>DATE: 04/13/2020<br>JOB NO.: 18269 | <b>MATTHEWS DESIGN GROUP</b><br>P.O. BOX 3126, 7 WALDO STREET<br>ST. AUGUSTINE, FL 32084<br>PHONE: 904.826.1334 • FAX: 904.826.4547<br>INFO@MDGINC.COM |
| RECREATION AREA EXHIBIT<br>ROCK SPRINGS SUBDIVISION<br>ST. JOHNS COUNTY<br>PREPARED FOR<br>ROCK SPRINGS FARM, LLC |                                   |  | SHEET NO.:<br><b>1</b><br>OF 3   |