






LEGEND	
	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLANDS
	UNDISTURBED UPLAND BUFFER
	REGIONAL PARK
	PROJECT BOUNDARY
	JURISDICTIONAL WETLAND LINE

PROJECT SUMMARY

1. TOTAL SITE AREA.....	117.2 ACRES
2. OPEN SPACE.....	77.68 ACRES
3. DEVELOPMENT	
A. 69 SINGLE FAMILY UNITS	
B. 252 MULTI-FAMILY UNITS	
4. UPLANDS	
A. EXISTING.....	72.05 ACRES
B. CREATED.....	2.71 ACRES
C. TOTAL.....	74.76 ACRES
5. WETLANDS	
A. EXISTING.....	50.57 ACRES
B. IMPACTED.....	2.71 ACRES
C. REMAINING.....	47.86 ACRES
6. UPLAND BUFFERS.....	4.26 ACRES
7. STORMWATER MGMT. FACILITY.....	4.65 ACRES
8. ROADS	
A. LENGTH.....(8,120 LF).....	3.61 ACRES
9. RECREATION.....	16.57 ACRES
10. EXISTING AND PROPOSED ZONING.....	71 / 71

SINGLE-FAMILY			
ZONING	TRACT 71		
OVERLAY DISTRICT	WILLIAM BURGESS		
FUTURE LAND USE	AGRICULTURAL		
MAJOR FLOOD ZONE	M' (1120890335F, 12/17/2010) M' (1120890335IG, 08/02/2017)		
RESIDENTIAL UNIT COUNT	69		
PROPERTY USE	RESIDENTIAL		
	MINIMUM	MAXIMUM	PROPOSED
TOTAL BUILDING AREA	—	—	—
BUILDING HEIGHT	—	3 STORY	2 STORY
FRONTAGE BUILDOUT	—	50%	—
IMPERVIOUS SURFACE RATIO	—	55%	38%
DENSITY (UN/AC.)	2	5	5
LOT WIDTH	16'	100'	40'
LOT AREA	4,000 SF	—	4,000 SF
SETBACKS:	MINIMUM	MAXIMUM	—
FRONT YARD	15'	20'	—
SIDE STREET	10'	—	—
SIDE YARD	5'	—	—
REAR YARD	10'	—	—
PARKING:	REQUIRED	PROPOSED	—
RESIDENTIAL: 2 SP/UNIT	238	238	—

MULTI-FAMILY			
ZONING	TRACT 71		
OVERLAY DISTRICT	WILLIAM BURGESS		
FUTURE LAND USE	AGRICULTURAL		
FEMA FLOOD ZONE	X' (120890.335F, 12/17/2010)		
RESIDENTIAL UNIT COUNT	252		
PROPERTY USE	RESIDENTIAL		
	MINIMUM	MAXIMUM	PROPOSED
TOTAL BUILDING AREA	-	-	176,500 SF
BUILDING HEIGHT	-	4 STORY	2 STORY
FRONTAGE BUILDOUT	80%	-	7BD
IMPERVIOUS SURFACE RATIO	-	85%	65%
DENSITY (UN/AC.)	8	15	8
LOT WIDTH	16'	-	18'
LOT AREA (INTERIOR)	1,200 SF	-	1,440 SF
LOT AREA (EXTERIOR)	1,800 SF	-	1,840 SF
SETBACKS:	MINIMUM	MAXIMUM	
FRONT YARD	0'	12'	
SIDE STREET	6'	12'	
SIDE YARD	5'	-	
REAR YARD	10'	-	
PARKING:	REQUIRED	PROPOSED	
RESIDENTIAL: 2 SP/UNIT	408	437	

NOTES:

1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING SPACES) MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 353.504, FLORIDA STATUTES, AND BASED UPON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER AND QUALITY OF CURBS AND OTHER SURFACE DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
2. PROJECT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY A FIELD CHANGE ORDER. THE PROJECT PLAN IS IN ACCORDANCE WITH NASSAU COUNTY CRITERIA.
3. DEVELOPER MAY INSTALL PERIMETER FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FEET.
4. 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.
5. NO PERMANENT CONSTRUCTION SHALL BE INSTALLED IN DRAINAGE AREAS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL. ANY SUCH AREAS ARE CONSIDERED VERTICAL ENCROACHMENTS, AND ARE PROHIBITED FROM ENDOACHING INTO DRAINAGE OR UTILITY EASEMENTS.
6. PROPOSED SIGNAGE TO BE DESIGNED AND PERMITTED BY OTHERS.

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 Florida Registry 3650 L.A. Number: LC26000311

MASTER SITE PLAN

LIBERTY COVE PHASE 3
NASSAU COUNTY
PREPARED FOR
LIBERTY COVE NASSAU, LLC

USTIN E. WILLIAMS, P.E.
P.E. NUMBER: 69260
Reg. Engineer

Project No.: 24-01-0049	
Designed: JEW	Drawn: JE
Checked: JEW	O.C.: JE
Date: JULY, 2024	
Scale: 1" = 100'	