



SITE AREA:	- 41.4 AC
TOTAL SITE AREA	- 270
DEVELOPMENT SUMMARY:	
SINGLE FAMILY TOWNHOME	- 22.0 AC
DEVELOPMENT CRITERIA:	- 5.8 AC
TOWNHOME AVERAGE	- 8.3 AC
ROW ACREAGE	- 1.2 AC
POND ACREAGE	- 0.96 AC
SINGLE FAMILY (SF)	- 5.0 AC
ACTIVE RECREATION (AR)	- 1.14 AC
(MIN 150 SF/UNIT)	- 25%
WETLAND AREA (CA)	- 35'
WETLAND BUFFER (CA)	
OPEN SPACE	
MAX BUILDING HEIGHT	

SETBACKS:
 MINIMUM FRONT YARD: THE OUTSIDE EDGE OF THE 22 FEET FROM THE CURB WHERE THE SIDEWALKS ARE LOCATED ON THAT SIDE OF THE STREET AND 15 FEET TO THE BUILDING FACADE; 22 FEET FROM THE BACK EDGE OF THE CURB WHERE SIDEWALKS ARE NOT LOCATED TO THE GARAGE FACE AND 15 FEET TO THE BUILDING FACADE.
 MINIMUM SIDE YARD: 0 FEET FOR INTERIOR; 8 FEET FOR END UNITS
 MINIMUM REAR YARD: 10 FEET

Kimley»Horn

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SPARTINA COVE SITE PLAN

DUVAL COUNTY