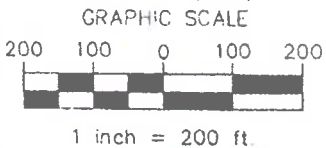


LEGEND	
	WETLAND
	UPLAND BUFFER
MF	MA'S FAMILY
CM	COMMERCIAL OR MEDICAL
M/S/L	MEDICAL OR SENIOR LIVING
L/S/L	LIGHT INDUSTRIAL OR SENIOR LIVING

NOTES

THIS IS A MASTER CONCEPT PLAN. THIS PLAN WAS PRODUCED BASED ON GENERAL ASSUMPTIONS AND WITHOUT THE BENEFIT OF ANY FORMAL SURVEY. ALL ADMEASURES SHOWN HEREON, AS WELL AS THE DIMENSIONS AND GEOMETRY FOR SAME, ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL LAND PLANNING, ENGINEERING, AND PERMITTING BY ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.



**DUVAL OWENS
DEVELOPMENT
COMPANY, LLP**

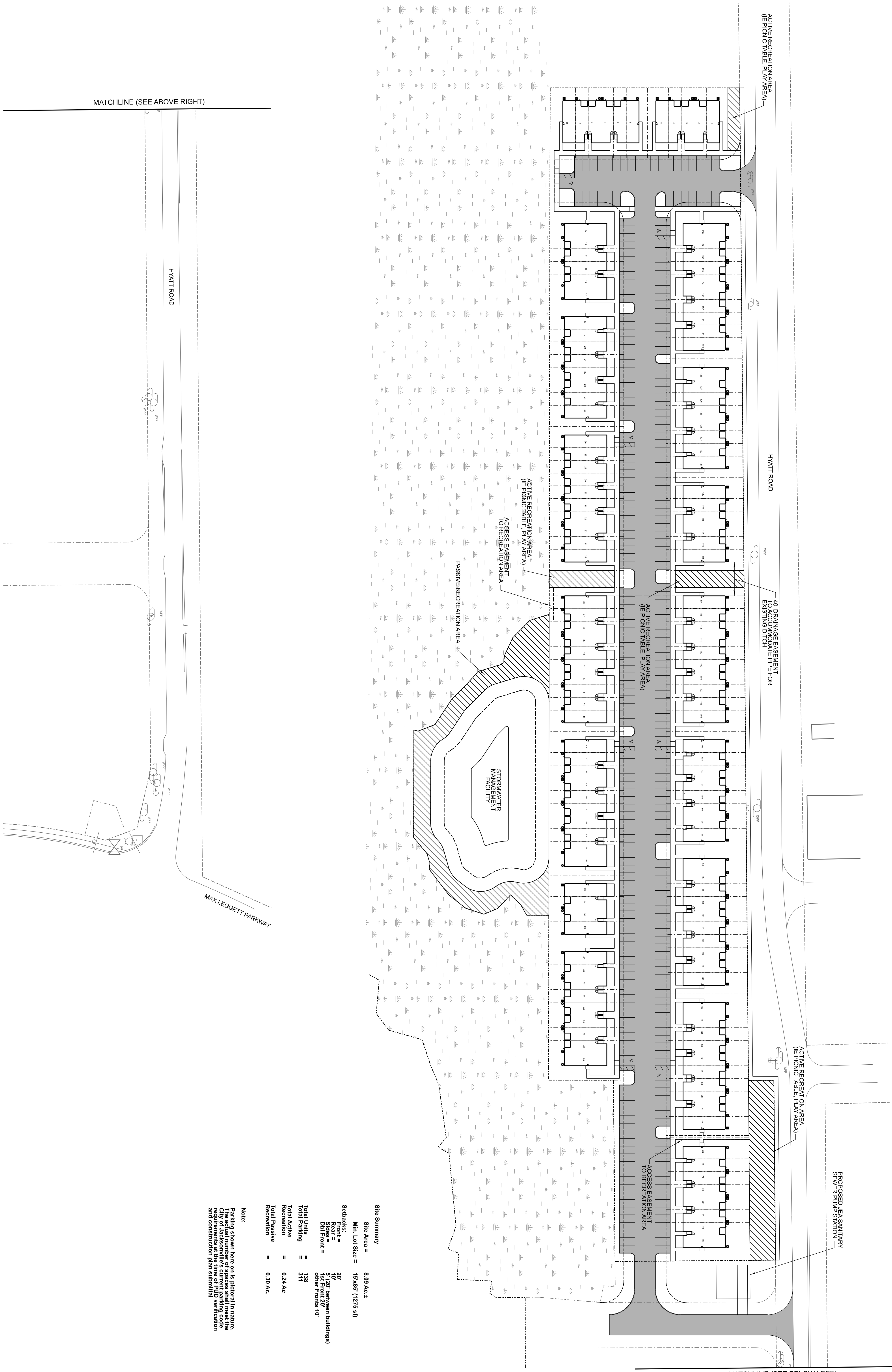
gai consultants
transforming ideas into reality
1301 Avenida Blvd, Suite 800
Jacksonville, FL 32207
904.383.1110
Certificate of Authorization: EB0061

MASTER CONCEPTUAL SITE PLAN

**SIGNATURE MIXED USE CAMPUS
JACKSONVILLE, FLORIDA**

Project No.	S160153.00
Designed By :	T.K.H.
Checked By :	W.J.B.
Drawn By :	T.K.H.
Issue Date:	04/08/16
Drawing No.	

April 20, 2021
Revised Exhibit 4
Page 1 of 2



MATCHLINE (SEE ABOVE RIGHT)

MATCHLINE (SEE BELOW LEFT)

Site Summary

Site Area = 8.09 Ac±
 Min. Lot Size = 15'x85' (1275 sq')
 Setbacks:
 Front = 20'
 Rear = 10' (20' between buildings)
 Dbl Front = 14' Front 20'
 other Fronts 10'

Total Units = 138
 Total Active Recreation = 0.24 Ac
 Total Passive Recreation = 0.30 Ac.

Note:
 Parking shown here on is pictorial in nature. The actual number of spaces shall meet the City of Jacksonville's current parking code and construction plan submitted.

Scale: 1"=50'

Proj. Mgr: G. Taylor
 Designer: T. Ringler
 Drawn by: T. Ringler
 Certificate of Auth: 7298

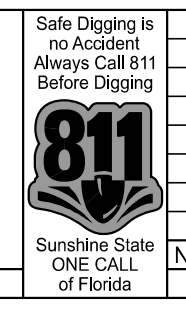


Taylor & White, Inc.
 Civil Design & Consulting Engineers
 9556 Historic Kings Road S., Suite 102
 Jacksonville, Florida 32257
 Tel: (904) 946-0671 F: (904) 346-3051
 www.TaylorandWhite.com

River City Station Phase II

Site Plan

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE



No.	Date	Revised	Description
1	03 Feb 21		

Revised Exhibit 4
 April 20, 2021
 Page 2 of 2