

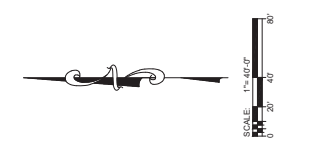
No.	Date	Revision
1	ISSUED	PERMIT
2	ISSUED	PERMIT
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**BISCAYNE APARTMENTS**  
 NEW MULTI-FAMILY HOUSING  
 0 Biscayne Avenue  
 Jacksonville, Florida 32218

Project Number  
 23-0025

Sheet Name  
**Overall Site Plan**

Sheet Number  
**C3.0**



**LEGAL DESCRIPTION**  
 UNDIVIDED ONE-QUARTER (1/4) INTEREST IN:  
 A PART OF LOT 4, OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT IN THE WEST LINE OF LOT 4, OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 4668.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST 15 FEET TO A STAKE IN THE EAST LINE OF DUNN AVENUE, (NOW BISCAYNE BOULEVARD) SOUTH 125 FEET; THENCE EAST 340 FEET; THENCE NORTH 125 FEET; THENCE WEST 340 FEET TO THE POINT OF BEGINNING.

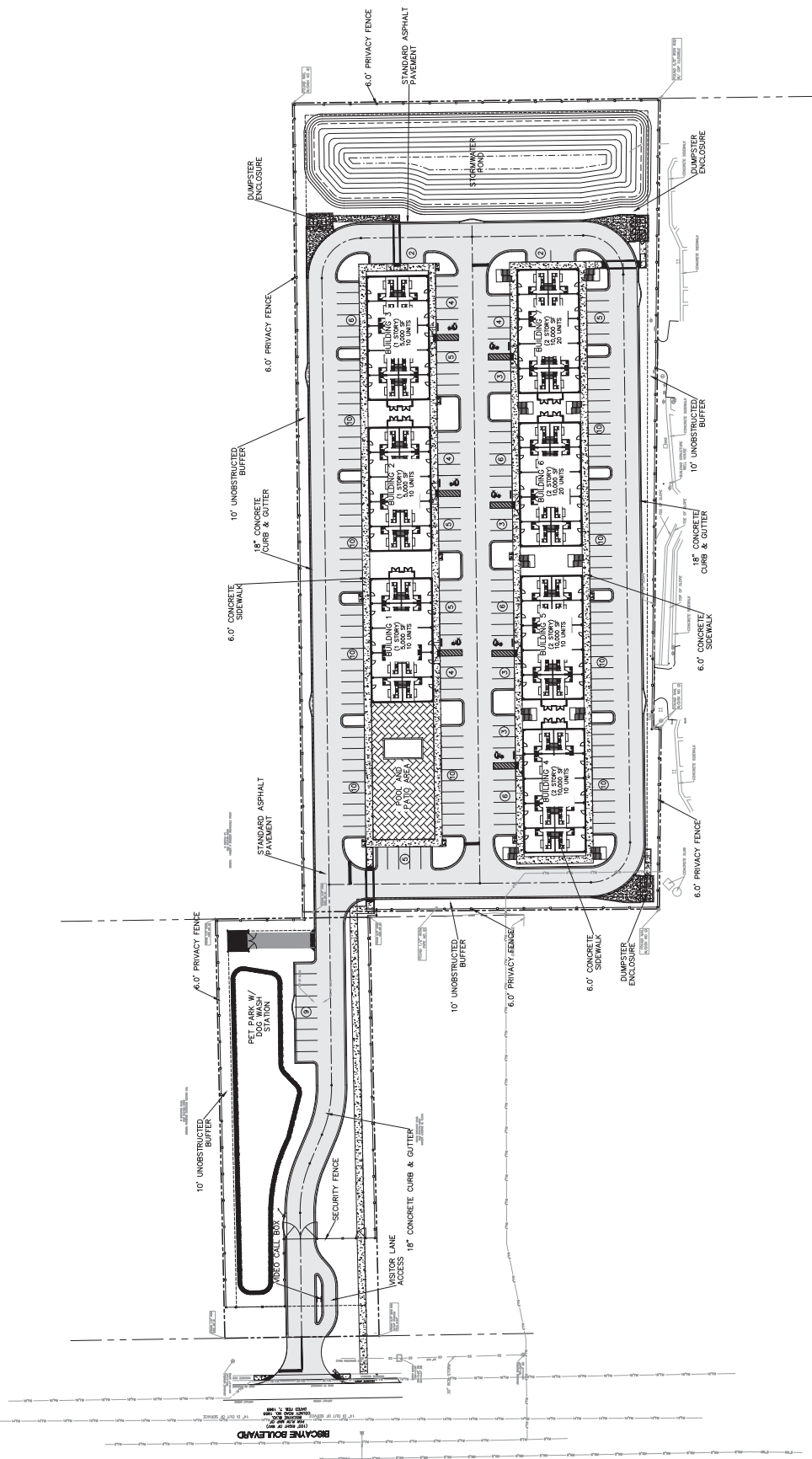
**SUBDIVISION DESCRIPTION**  
 UNDIVIDED ONE-QUARTER (1/4) INTEREST IN:  
 A PART OF LOT 4, OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT A POINT IN THE WEST LINE OF LOT 4, OF A SUBDIVISION OF JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 4668.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST 15 FEET TO A STAKE IN THE EAST LINE OF DUNN AVENUE, (NOW BISCAYNE BOULEVARD) FOR A POINT OF BEGINNING; THENCE NB84°02'E, A DISTANCE OF 339.36 FEET; THENCE N00°43'29"W, A DISTANCE OF 124.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,352± SQ. FT. OR 0.97± ACRES, MORE OR LESS.

**SITE DEVELOPMENT SUMMARY:**  
 REAL ESTATE NO (REF): 044155 0200, 044176 0050  
 DEVELOPMENT AREA = 5.4 ACRES  
 ZONING = MDP, LDR  
 I.S.R. = 57% (70% MAX.)  
 SETBACKS: 3% (50% MAX.)  
 FRONT = 20 FT  
 BUILDING HEIGHT = 45 FT (MAX.)  
 BUILDING 1 = 10,000 S.F. X 7 = 70,000 SF  
 UNITS = 40 UNITS X 20 UNITS PER AC = 108 UNITS  
 TOTAL = 108 UNITS  
 OFFICE = 473 SF (1 UNIT)  
 POND AREA = 108 UNITS  
 REQUIRED = 16,200 S.F. (74)  
 1 BIRM = 78 UNITS X 1.5 = 117 SPACES  
 2 REGULAR = 177 SPACES  
 PROPOSED PARKING = 0.125 X 108 BEDROOMS = 14 SPACES  
 TOTAL = 131 SPACES  
 1 VISITOR LAP = 3 SPACES  
 TOTAL = 180 SPACES  
 BICYCLE = 36 SPACES

**LEGEND**

- RETAINING WALL
- CONCRETE
- FENCE (CHAINLINK)
- FENCE (WOODEN)
- BRK
- EASEMENT
- CURB & GUTTER
- CENTERLINE
- LOT LINE
- POND (TOB)
- DITCH (TOB)
- CONCRETE
- PAVEMENT (STANDARD DUTY)



January 24, 2024

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