

LEGEND	
RETAINING WALL	[Symbol]
PROPERTY LINE	[Symbol]
FENCE (CHAINLINK)	[Symbol]
FENCE (WOODEN)	[Symbol]
EASEMENT	[Symbol]
CURB & GUTTER	[Symbol]
CENTERLINE	[Symbol]
LOT LINE	[Symbol]
POND (TOB)	[Symbol]
DITCH (TOB)	[Symbol]
CONCRETE	[Symbol]
PAVEMENT (STANDARD DUTY)	[Symbol]

SITE DEVELOPMENT SUMMARY:

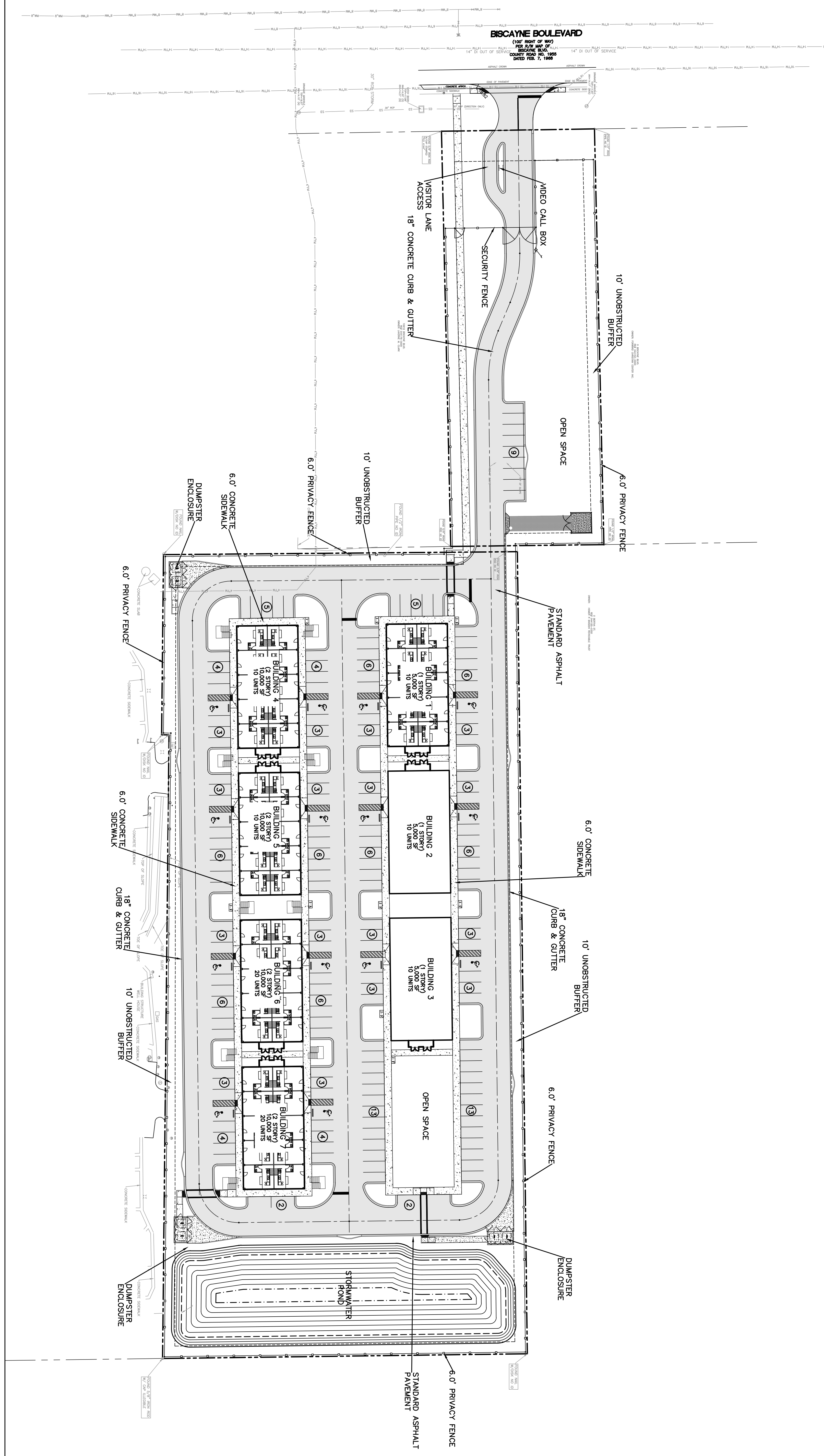
REAL ESTATE No (FE#): 044155 0200, 044176 0050
 SITE AREA = 5.38 ACRES
 DEVELOPMENT AREA = 5.38 ACRES
 LANDUSE = MDR, LDR
 ZONING = RMD-C, RLD-100A,
 LSR = 57% (70% MAX.)
 FLOORING: 50% MAX.
 SETBACKS:
 FRONT = 20 FT
 SIDE = 20 FT
 BACK = 20 FT
 BUILDING HEIGHT = 45 FT (MAX.)
 BUILDING AREA:
 5.38 ACRES X 20 UNITS PER AC = 108,000 SF
 UNITS: BDRM = 78 UNITS
 2 BDRM = 30 UNITS
 TOTAL = 108 UNITS
 OFFICE = 1,000 SF
 POND AREA:
 POND = 16,200 S.F. (7%)
 REQUIRED PARKING:
 1 BDRM - 78 UNITS X 1.5 = 117 SPACES
 2 BDRM - 30 UNITS X 2 = 60 SPACES
 TOTAL = 177 SPACES
 PROVIDING: 181 SPACES
 REGULAR = 14 SPACES
 HANDICAP = 14 SPACES
 TOTAL = 175 SPACES
 BICYCLE = 16 SPACES

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 DUAL 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 DUAL COUNTY, FLORIDA, 4669.5 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 N85°42'02"E A DISTANCE OF 339.36 FEET, THENCE S00°41'22"E A DISTANCE OF 124.96 FEET; THENCE S88°43'14"W A DISTANCE OF 338.92 FEET TO THE EAST LINE OF DUNN AVENUE (NOW BISCAYNE BOULEVARD), THENCE N00°53'26"W A DISTANCE OF 124.83 FEET TO THE POINT OF BEGINNING.

SUBRECTOR'S 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 DUAL COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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CONTAINING 42,355± SQ. FT. OR 0.97± ACRES, MORE OR LESS.



REVISIONS		
No.	Date	Revision
1	10-23	Permit
2	10-17-23	Permit
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BAKER Design Build

219 N. Newnan Street, 2nd Floor, Jacksonville FL 32202
 p 904 356 8520 f 904 559 2666
 C.A No. 32489

NEW MULTI FAMILY HOUSING

BISCAYNE APARTMENTS

0 Biscayne Avenue
 Jacksonville, Florida 32218

Project Number: 23-0025
 Sheet Name: Overall Site Plan
 Sheet Number: C3.0