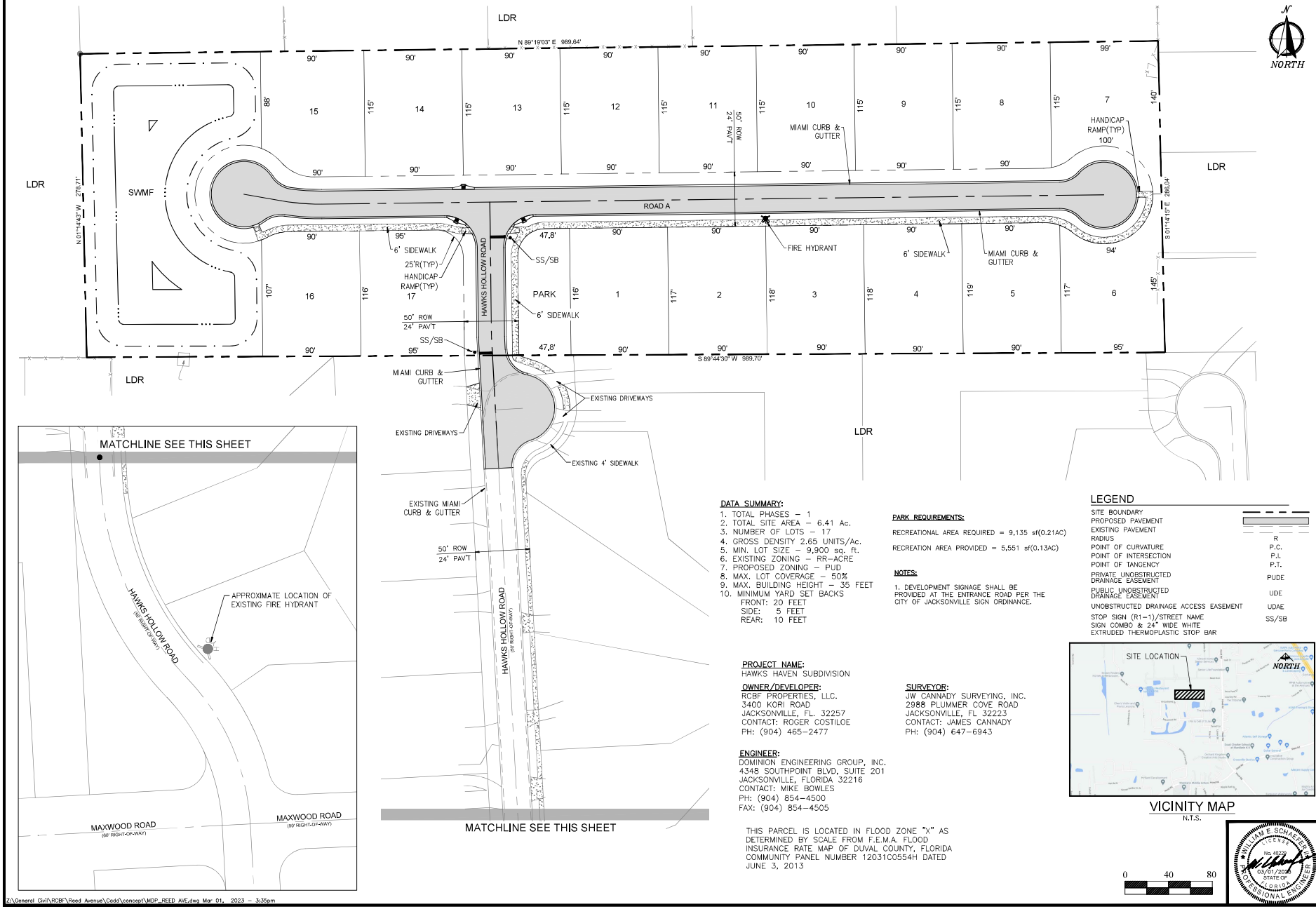

DATA SUMMARY:

1. TOTAL PHASES – 1
2. TOTAL SITE AREA – 6.41 Ac.
3. NUMBER OF LOTS – 17
4. GROSS DENSITY 2.65 UNITS/Ac.
5. MIN. LOT SIZE – 9,900 sq. ft.
6. EXISTING ZONING – RR–ACRE
7. PROPOSED ZONING – PUD
8. MAX. LOT COVERAGE – 50%
9. MAX. BUILDING HEIGHT – 35 FEET
10. MINIMUM YARD SET BACKS
    FRONT: 20 FEET
    SIDE: 5 FEET
    REAR: 10 FEET

PARK REQUIREMENTS:

RECREATIONAL AREA REQUIRED = 9,135 sf(0.21AC)

RECREATION AREA PROVIDED = 5,551 sf(0.13AC)

NOTES:

1. DEVELOPMENT SIGNAGE SHALL BE PROVIDED AT THE ENTRANCE ROAD PER THE CITY OF JACKSONVILLE SIGN ORDINANCE.

LEGEND

SITE BOUNDARY	
PROPOSED PAVEMENT	
EXISTING PAVEMENT	
RADIUS	R
POINT OF CURVATURE	P.C.
POINT OF INTERSECTION	P.I.
POINT OF TANGENCY	P.T.
PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT	PUDE
PUBLIC UNOBSTRUCTED DRAINAGE EASEMENT	UDE
UNOBSTRUCTED DRAINAGE ACCESS EASEMENT	UDAE
STOP SIGN (R1–1)/STREET NAME SIGN COMBO & 24" WIDE WHITE EXTRUDED THERMOPLASTIC STOP BAR	SS/SB

PROJECT NAME:
HAWKS HAVEN SUBDIVISION

OWNER/DEVELOPER:
RCBF PROPERTIES, LLC.
3400 KORI ROAD
JACKSONVILLE, FL. 32257
CONTACT: ROGER COSTILOE
PH: (904) 465–2477

ENGINEER:
DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
CONTACT: MIKE BOWLES
PH: (904) 854–4500
FAX: (904) 854–4505

SURVEYOR:
JW CANNADY SURVEYING, INC.
2988 PLUMMER COVE ROAD
JACKSONVILLE, FL 32223
CONTACT: JAMES CANNADY
PH: (904) 647–6943

THIS PARCEL IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY SCALE FROM F.E.M.A. FLOOD INSURANCE RATE MAP OF DUVAL COUNTY, FLORIDA COMMUNITY PANEL NUMBER 12031C0554H DATED JUNE 3, 2013

VICINITY MAP
N.T.S.

0 40 80

WILLIAM E. SCHAEFER LICENSE No. 48729 STATE OF FLORIDA PROFESSIONAL ENGINEER
03/01/2023

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 REGISTRY NUMBER: 26821 FAX 904-854-4505
www.dom-eng.com

HAWKS HAVEN SUBDIVISION
FOR
RCBF PROPERTIES, LLC

MASTER DEVELOPMENT PLAN

REVISIONS

PLOT DATE:
DRAWN BY: RWP
DESIGNED BY: WES/RWP
CHECKED BY: WES
SCALE: AS NOTED
JOB NO.: XXXX.XX

© LATEST DATE HEREON

SHEET NO.
MDP
OF XX

Z:\General Civil\RCBF\Reed Avenue\Cadd\concept\MDP_REED AVE.dwg Mar 01, 2023 – 3:35pm

Exhibit 4
Page 1 of 1
March 1, 2023