Highlighted lots shall be limited to one story in height.
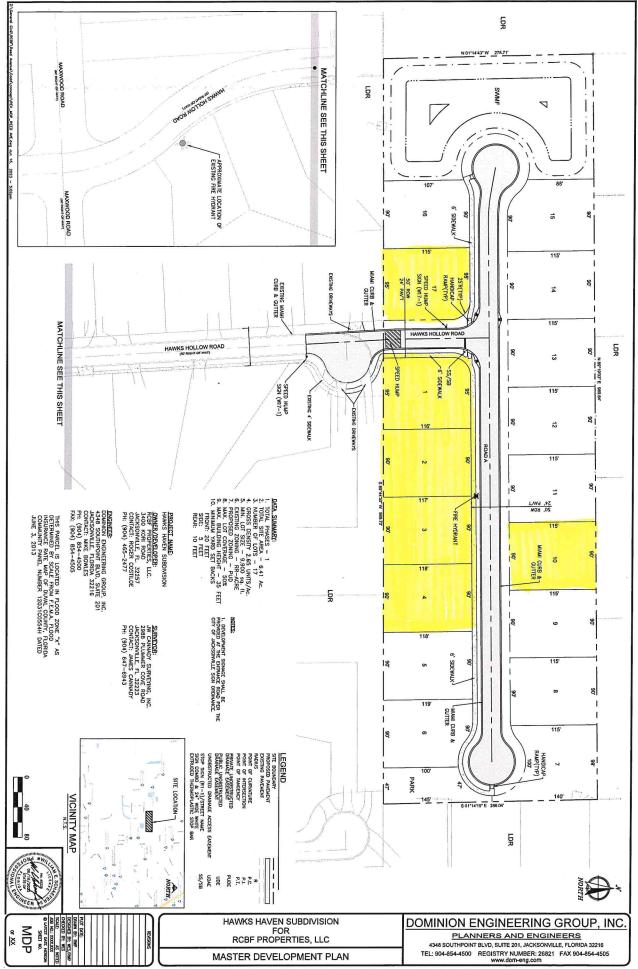
MAXWOOD ROAD (60' RIGHT-OF-WAY)
MAXWOOD ROAD (60' RIGHT-OF-WAY)

HAWKS HOLLOW ROAD (60' RIGHT-OF-WAY)

MATCHLINE SEE THIS SHEET

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT

EXISTING MIAMI CURB & GUTTER

EXISTING DRIVEWAYS

HAWKS HOLLOW ROAD (50' RIGHT-OF-WAY)

SPEED HUMP SIGN (W17-1)

EXISTING 4' SIDEWALK

EXISTING DRIVEWAYS

MATCHLINE SEE THIS SHEET

MIAMI CURB & GUTTER

SPEED HUMP SIGN (W17-1)

HANDICAP RAMP (TYP)

25'R (TYP)

50' ROW
24' PAVT

SPEED HUMP

SS/SB

6' SIDEWALK

HAWKS HOLLOW ROAD

FIRE HYDRANT

50' ROW
24' PAVT

ROAD A

MIAMI CURB & GUTTER

6' SIDEWALK

MIAMI CURB & GUTTER

HANDICAP RAMP (TYP)
100'

PARK

LDR
LDR
LDR
LDR
LDR
LDR

SWMF

N 01°14'43" W 278.71'
N 89°19'03" E 988.84'
N 89°44'30" E 988.70'
S 89°44'30" W 988.70'
S 01°14'15" E 285.04'

Lots: 16, 15, 17, 14, 1, 13, 2, 12, 3, 11, 4, 10, 5, 9, 6, 8, 7

107' 88' 90' 90' 90' 90' 115' 115' 95' 95' 115' 90' 116' 115' 90' 117' 115' 90' 118' 115' 90' 118' 119' 115' 90' 90' 100' 140' 145' 47' 47' 98'

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 – TR-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

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

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.
2986 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

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

VICINITY MAP
N.T.S.

SITE LOCATION

NORTH

0 40 80

WILLIAM E. SCHASE
No. 46273
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/16/2025

HAWKS HAVEN SUBDIVISION
FOR
RCBF PROPERTIES, LLC
MASTER DEVELOPMENT PLAN

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

MDP

PLOT DATE:
DRAWN BY: RMP
DESIGNED BY:
CHECKED BY: WES/RMP
SCALE: AS NOTED
JOB NO: XXXXXXXX
SHEET NO.
LATEST DATE HEREON
REVISIONS

Exhibit 5
Page 1 of 1
June 16, 2023