LEGEND

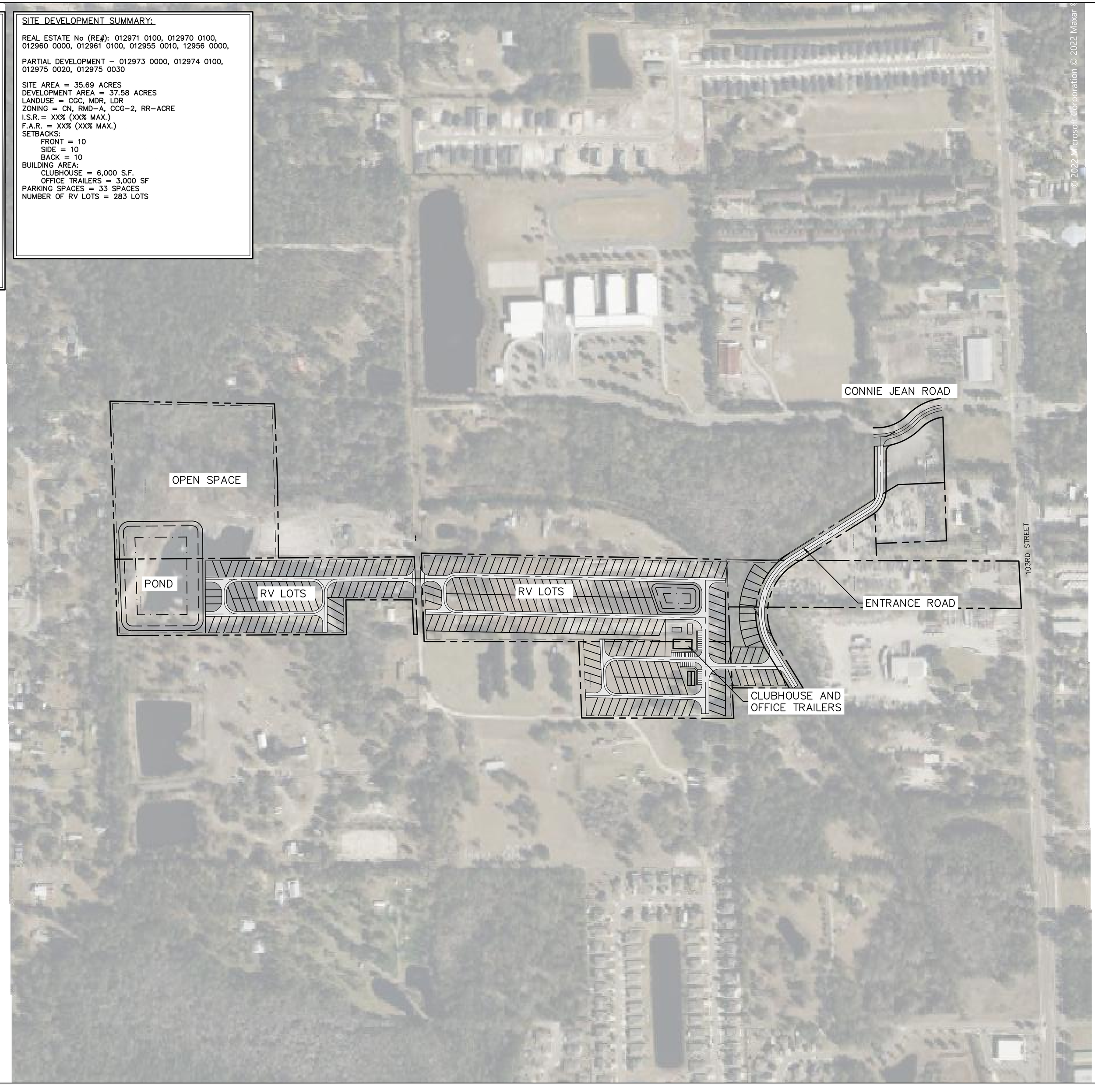
- RETAINING WALL
- PROPERTY LINE
- FENCE (CHAINLINK) — X — X — X —
- FENCE (WOODEN) —o—o—o—
- BRL
- EASEMENT
- CURB & GUTTER
- CENTERLINE
- LOT LINE
- POND (TOB) — TOB —
- DITCH (TOB)
- BUFFER
- CONCRETE
- PAVEMENT (STANDARD DUTY)

SITE DEVELOPMENT SUMMARY:

REAL ESTATE No (RE#): 012971 0100, 012970 0100, 012960 0000, 012961 0100, 012955 0010, 12956 0000,

PARTIAL DEVELOPMENT – 012973 0000, 012974 0100, 012975 0020, 012975 0030

SITE AREA = 35.69 ACRES
DEVELOPMENT AREA = 37.58 ACRES
LANDUSE = CGC, MDR, LDR
ZONING = CN, RMD-A, CCG-2, RR-ACRE
I.S.R.= XX% (XX% MAX.)
F.A.R. = XX% (XX% MAX.)
SETBACKS:
FRONT = 10
SIDE = 10
BACK = 10
BUILDING AREA:
CLUBHOUSE = 6,000 S.F.
OFFICE TRAILERS = 3,000 SF
PARKING SPACES = 33 SPACES
NUMBER OF RV LOTS = 283 LOTS



© 2022 Microsoft Corporation © 2022 Maxar ©

SCALE: 1" = 200'-0"
0 100' 200' 400'

DESIGNER EXPRESSLY RESERVES THE COPYRIGHT AND OTHER PROPERTY RIGHTS WITHIN THESE DRAWINGS. THESE PLANS, DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT OF BAKER DESIGN BUILD, LLC. THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN CONSENT.

BAKER Design Build
219 N. Newman Street, 2nd Floor, Jacksonville, FL 32202
p 904 356 8520 f 904 356 8521 bakerdesign.us
C.A No. 32489

Kyle F. Davis, P.E.
FL Reg. 63071

REVISIONS

No.	Date	Revision
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Site development for:

Westside 103rd RV Park

103rd Blvd
Jacksonville, Florida 32210

Project Number
22-0279

Sheet Name
Overall Site Plan

Sheet Number
C3.0

May 26, 2023