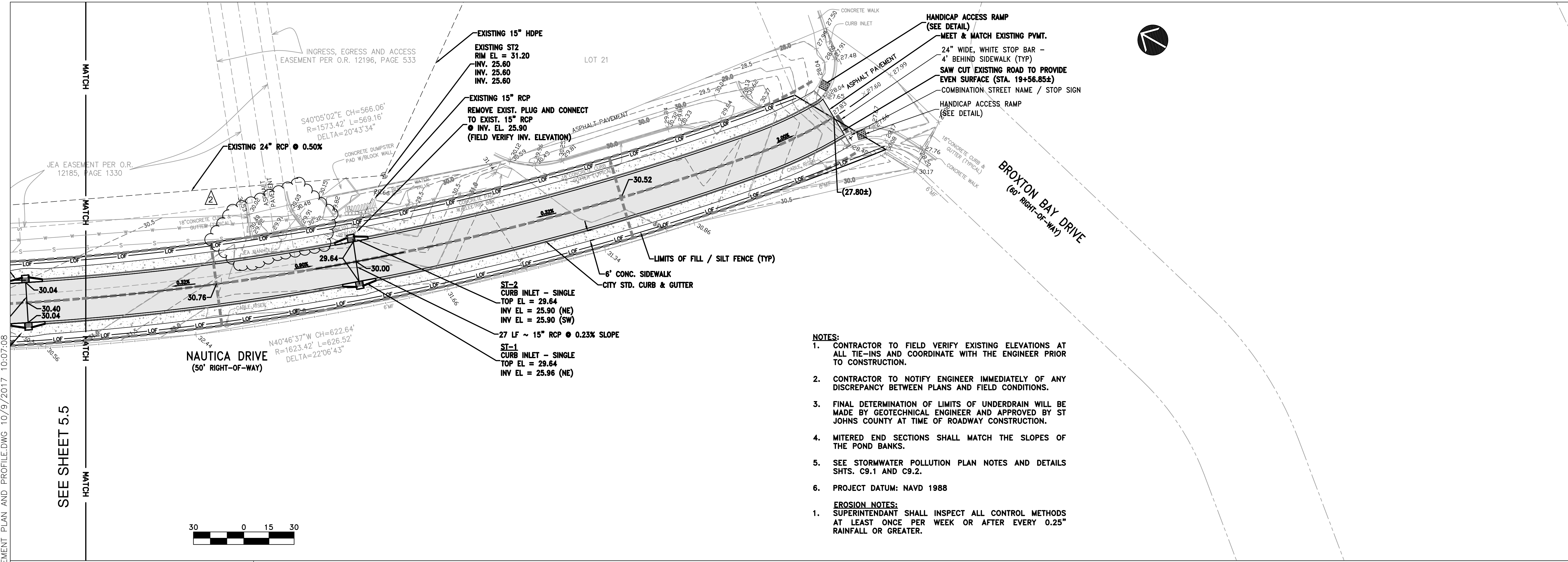


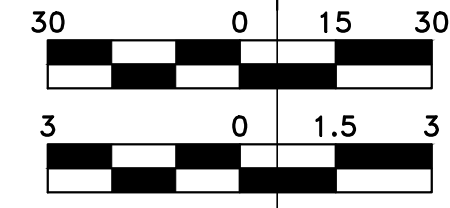
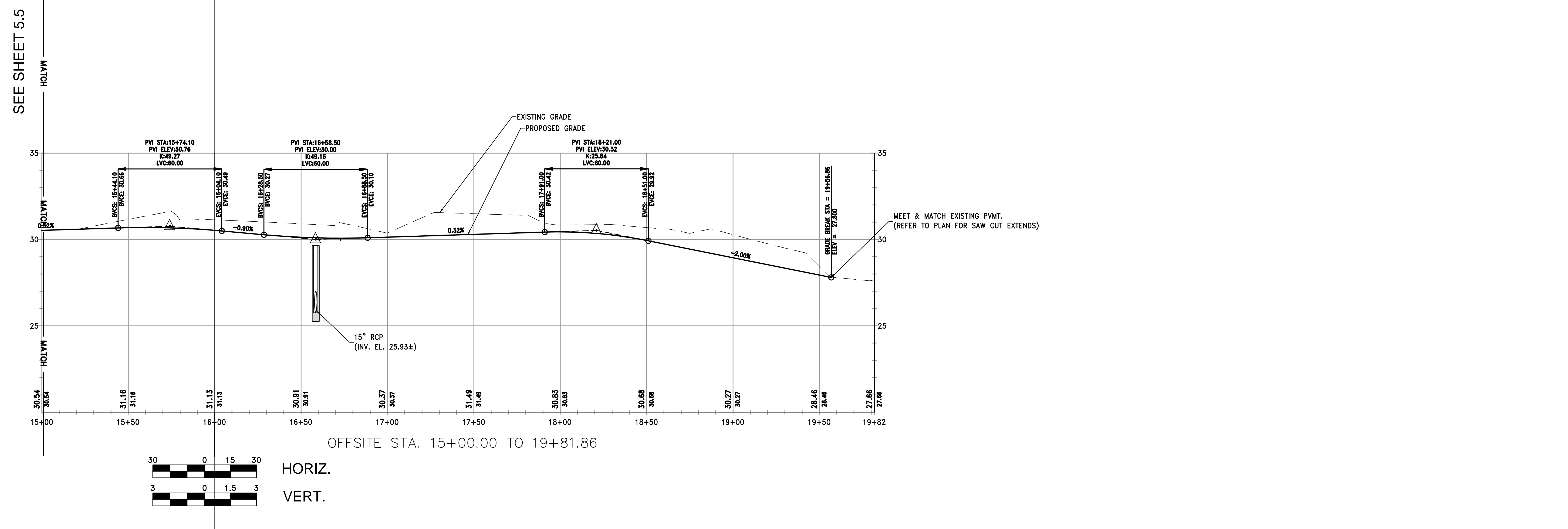
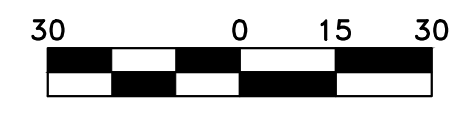
LAKEVIEW AT RIVER
 CITY APARTMENTS

P:\114\114061-01-RIVER CITY MARKETPLACE-MULTI-FAMILY RESIDENTIAL\CADD\CURRENT\SHEETS\C.5.6 OFFSITE ROAD IMPROVEMENT PLAN AND PROFILE.DWG 10/9/2017 10:07:08 AM Milan Borjoc



- NOTES:**
- CONTRACTOR TO FIELD VERIFY EXISTING ELEVATIONS AT ALL TIE-INS AND COORDINATE WITH THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITIONS.
 - FINAL DETERMINATION OF LIMITS OF UNDERDRAIN WILL BE MADE BY GEOTECHNICAL ENGINEER AND APPROVED BY ST JOHNS COUNTY AT TIME OF ROADWAY CONSTRUCTION.
 - MITERED END SECTIONS SHALL MATCH THE SLOPES OF THE POND BANKS.
 - SEE STORMWATER POLLUTION PLAN NOTES AND DETAILS SHTS. C9.1 AND C9.2.
 - PROJECT DATUM: NAVD 1988
- EROSION NOTES:**
- SUPERINTENDANT SHALL INSPECT ALL CONTROL METHODS AT LEAST ONCE PER WEEK OR AFTER EVERY 0.25" RAINFALL OR GREATER.

SEE SHEET 5.5



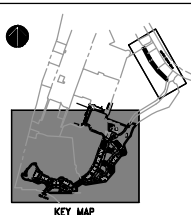
DATE : 02-12-2016
 PROJECT NO. : 114061.01
 DESIGNED BY :
 DRAWN BY :
 SCALE : AS SHOWN

No.	Date	Revision
1	2/19/16	CITY COMMENTS
2	10/09/17	ELIMINATE TURNOUTS

THIS DRAWING NOT RELEASED FOR CONSTRUCTION UNLESS SO NOTED ABOVE

SHEET TITLE
 OFFSITE ROAD IMPROVEMENT PLAN AND PROFILE

C 5.6
 NEAL BROCKMEIER, PE
 54561
 DATE: SHEET



DATE: 2015-12-03
 PROJECT NO.: 114081.01
 DRAWN BY: —
 SCALE: AS NOTED

REV.	DATE	REVISION
1	12-3-15	ISSUED LAYOUT PER OWNER'S REQUEST

THIS DRAWING NOT VALID FOR CONSTRUCTION UNLESS SO NOTED OTHERWISE.
SKETCH PLAN
PSP-1
 SHEET

SITE DATA TABLE

ADDRESS:
 12800 BROXTON BAY DR.
 JACKSONVILLE, FL 32218

RE: 106808-5226

OWNER/DEVELOPER:
 RCM ACQUISITIONS, LLC
 845 MAYPORT ROAD, SUITE 4
 ATLANTIC BEACH, FL 32233
 PHONE: (904) 247-5334 (EXT. 345)

ENGINEER/LANDSCAPE ARCHITECT:
 PROSSER, INC.
 15081 SUTTON PARK DRIVE SOUTH, SUITE 200
 JACKSONVILLE, FL 32224
 PHONE: (904) 739-3455

SURVEYOR:
 CLARSON & ASSOCIATES, INC.
 1845 HALDO AVENUE
 JACKSONVILLE, FL 32207
 PHONE: (904) 396-2623

USE: MULTI-FAMILY
 NUMBER OF UNITS: 324
 NUMBER OF BUILDINGS: 14 RESIDENTIAL BUILDINGS
 10 GARAGE BUILDINGS
 CLUB HOUSE AND MAINTENANCE BUILDING

ZONING: PUD (NO. 2003-1484E)
 LANDUSE: MDR

HEIGHT: MAX HEIGHT 40', OR HEIGHT MAY BE UNLIMITED WHERE ALL REQUIRED YARDS ARE INCREASED BY ONE FOOT FOR EACH THREE FEET OF BUILDING HEIGHT OF FRACTION THEREOF IN EXCESS OF FORTY (40) FEET.

WETLANDS: 0.41 Ac.
 FEMA FLOOD ZONE "X" AND ZONE "AE"
 COMMUNITY PANEL NO. 120077-0182H, DATED JUNE 3, 2013

FRONT SIDE	REAR	BUILDING SETBACK
20'	20'	20'

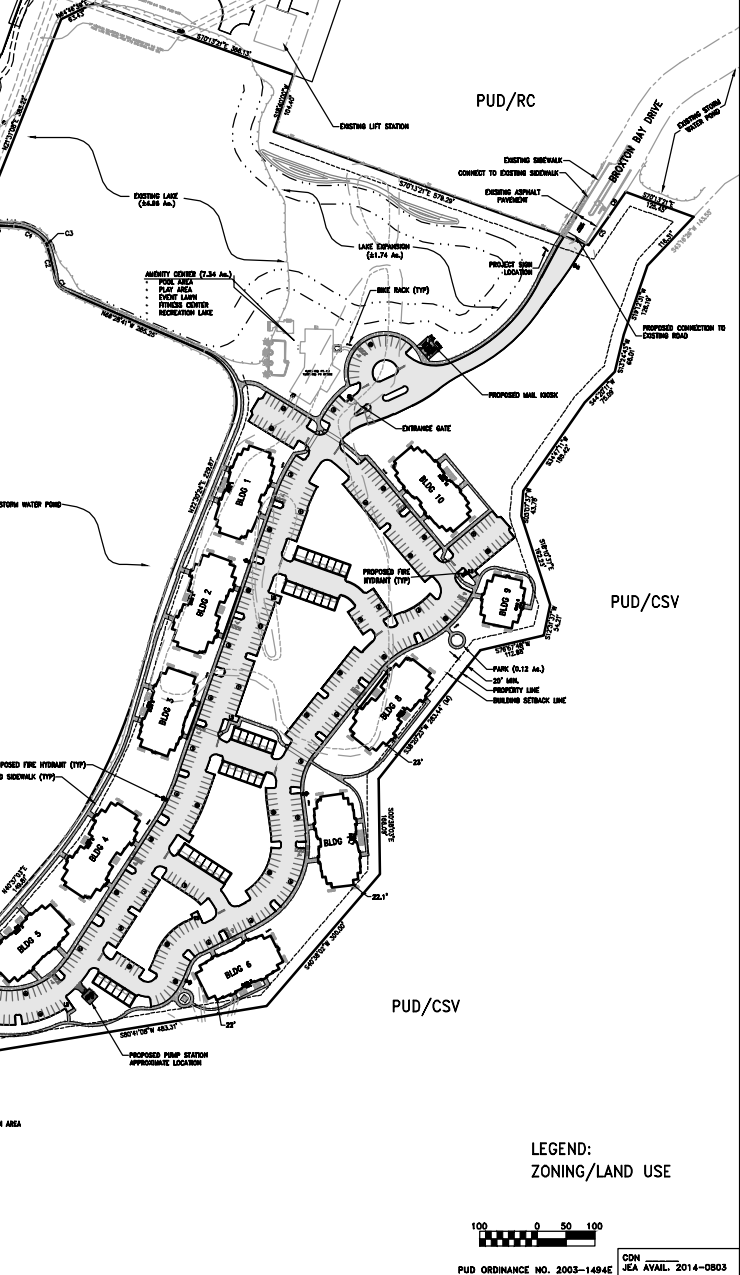
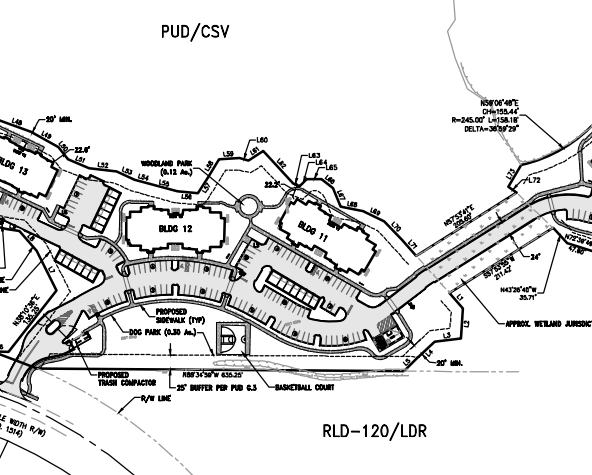
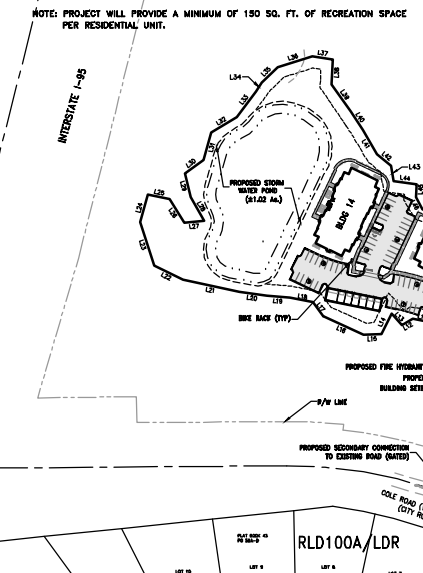
ITEM	TOTAL	TOTAL (%)
PROJECT AREA	33.89 Ac.	100%
BUILDINGS (FOOTPRINT AREA)		
3-STORY RESIDENTIAL	138,232 S.F.	
GARAGES	18,890 S.F.	11%
AMENITY	7,800 S.F.	
RECREATION AREA	348,250 S.F.	35%
IMPERVIOUS AREA	11.83 Ac.	35%
PERVIOUS AREA	14.88 Ac.	42%
POND AREA	7.72 Ac.	23%
MAXIMUM BLDG. COVERAGE		35%

PARKING (MEETS ZONING CODE REQUIREMENTS)	REQUIRED	PROVIDED
STANDARD SPACES (2.0 SPS/RES. UNIT)	648	659
STANDARD SPACES (2.0 SPS/RES. UNIT)	N/A	18
HANDICAP SPACES (2% OF REQUIRED PARKING)	13	18
TOTAL SPACES	661	683
BICYCLE PARKING (2% OF REQUIRED PARKING)	13	13



MAP SHOWING BOUNDARY SURVEY OF
 A TRACT OF LAND BEING A PORTION OF SECTION 6 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1, ON PAGES 7 AND 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	36.47	S47°23'21"E	L30	48.20	N87°10'17"W	L47	33.12	N83°17'17"E	C1	24.38	S37°25'19"W
L2	82.42	S04°03'54"W	L31	88.84	N07°13'27"W	L48	35.87	N03°54'54"E	C2	68.87	N12°02'03"W
L3	46.38	S87°23'21"E	L32	55.12	N87°21'17"W	L49	35.78	N87°21'17"E	C3	8.37	N08°25'20"W
L4	48.84	S47°23'21"E	L33	78.82	N18°21'17"W	L50	16.28	S78°25'20"E	C4	81.24	N87°15'17"W
L5	28.07	S47°23'21"E	L34	49.44	N18°21'17"W	L51	30.86	N107°17'17"E	C5	61.36	S32°28'17"W
L6	28.17	S89°21'17"E	L35	32.64	S78°12'28"E	L52	27.11	S92°31'27"E	C6	60.38	N34°24'32"E
L7	77.23	N38°40'34"E	L36	48.09	S37°23'21"E	L53	11.89	S89°16'37"E			
L8	46.46	N41°02'54"E	L37	34.13	N89°22'48"E	L54	22.92	S82°37'49"W			
L9	22.08	N82°37'49"W	L38	47.86	N29°12'21"E	L55	25.34	N89°18'58"E			
L10	33.02	N77°02'29"W	L39	49.15	N14°08'28"W	L56	26.08	S01°13'44"E			
L11	34.08	N18°43'19"E	L40	40.07	N57°33'09"E	L57	34.44	S21°27'42"E			
L12	21.21	S89°21'17"E	L41	49.20	N15°07'02"E	L58	40.11	S79°22'29"E			
L13	27.46	N18°21'17"E	L42	51.54	N85°20'21"E	L59	40.18	S84°40'25"E			
L14	38.81	S29°14'12"E	L43	56.32	N37°02'21"E	L60	42.18	S43°24'22"E			
L15	30.38	S87°21'17"E	L44	18.36	N10°10'21"E	L61	37.02	S41°32'39"E			
L16	72.02	N89°21'17"E	L45	38.33	N86°02'24"E	L62	17.89	N86°04'42"E			
L17	30.38	N87°23'21"E	L46	42.82	N72°57'27"E	L63	43.86	N82°21'14"E			
L18	41.09	N78°05'29"E	L49	36.24	S97°04'24"E	L64	47.07	S1°44'17"E			
L19	38.82	N87°12'12"E	L50	38.62	S87°12'12"E	L65	38.62	S87°12'12"E			



LEGEND:
 ZONING/LAND USE

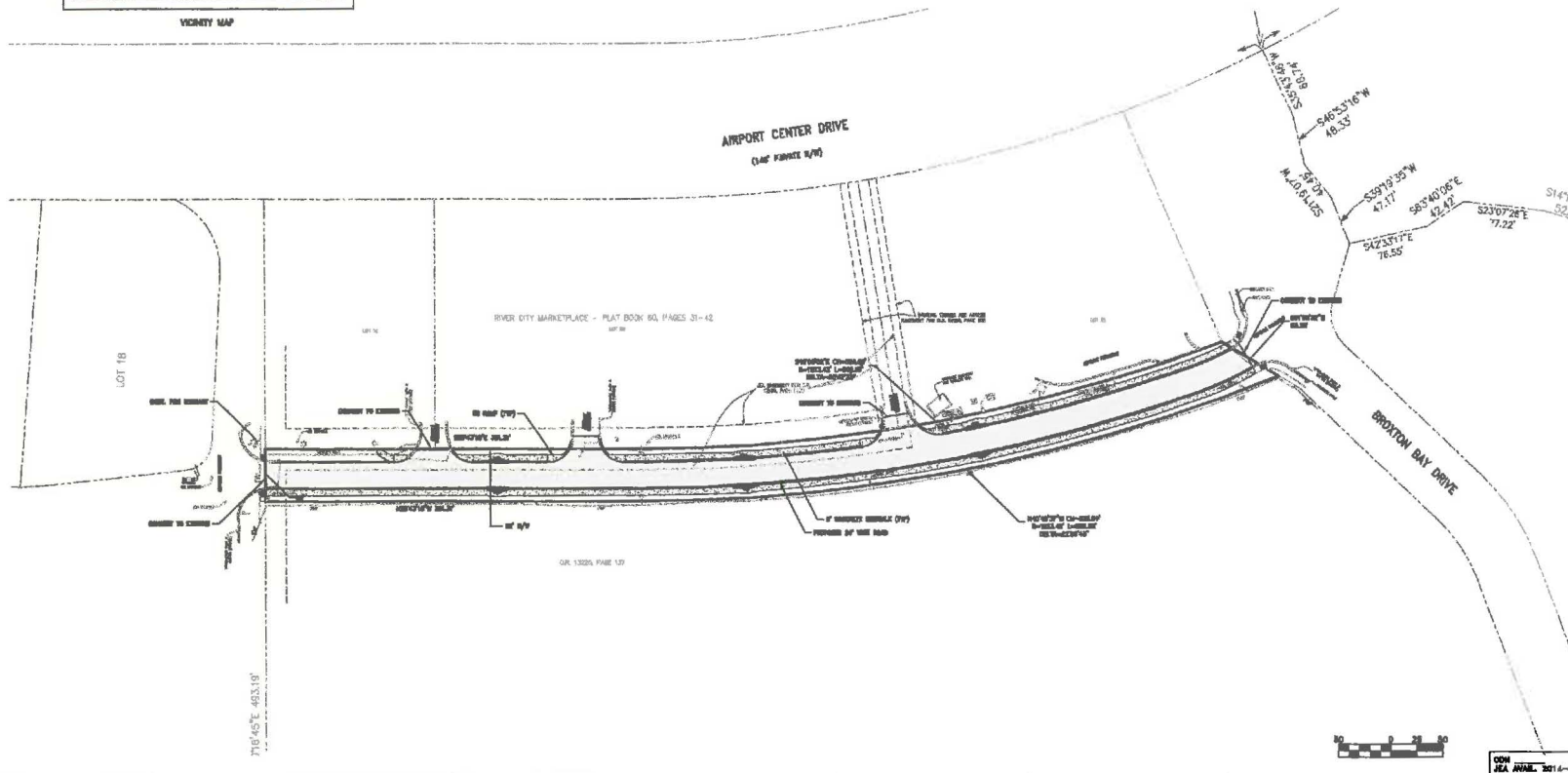
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 PUD ORDINANCE NO. 2003-1484E
 CDN JEA AVAIL. 2014-0803

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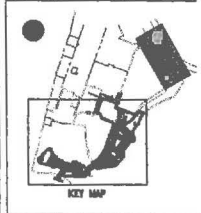


VICINITY MAP



PROSER
 Community - Management - Property - Administration
 13001 Sutton Park Drive, Suite 100
 Jacksonville, FL 32224-0229
 Office: 904.730.3800
 Fax: 904.730.3410
 www.proser.com
 Florida Certificate of Registration
 Number: 11000
 May 23, 2017

**LAKESIDE
 MULTI-FAMILY
 DEVELOPMENT**



DATE: 0618-12-08
 PROJECT NO.: 114081-01
 DRAWING BY: _____
 CHECKED BY: _____
 SCALE: AS SHOWN

No.	Date	Revised

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SKETCH PLAN

PSP-2

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