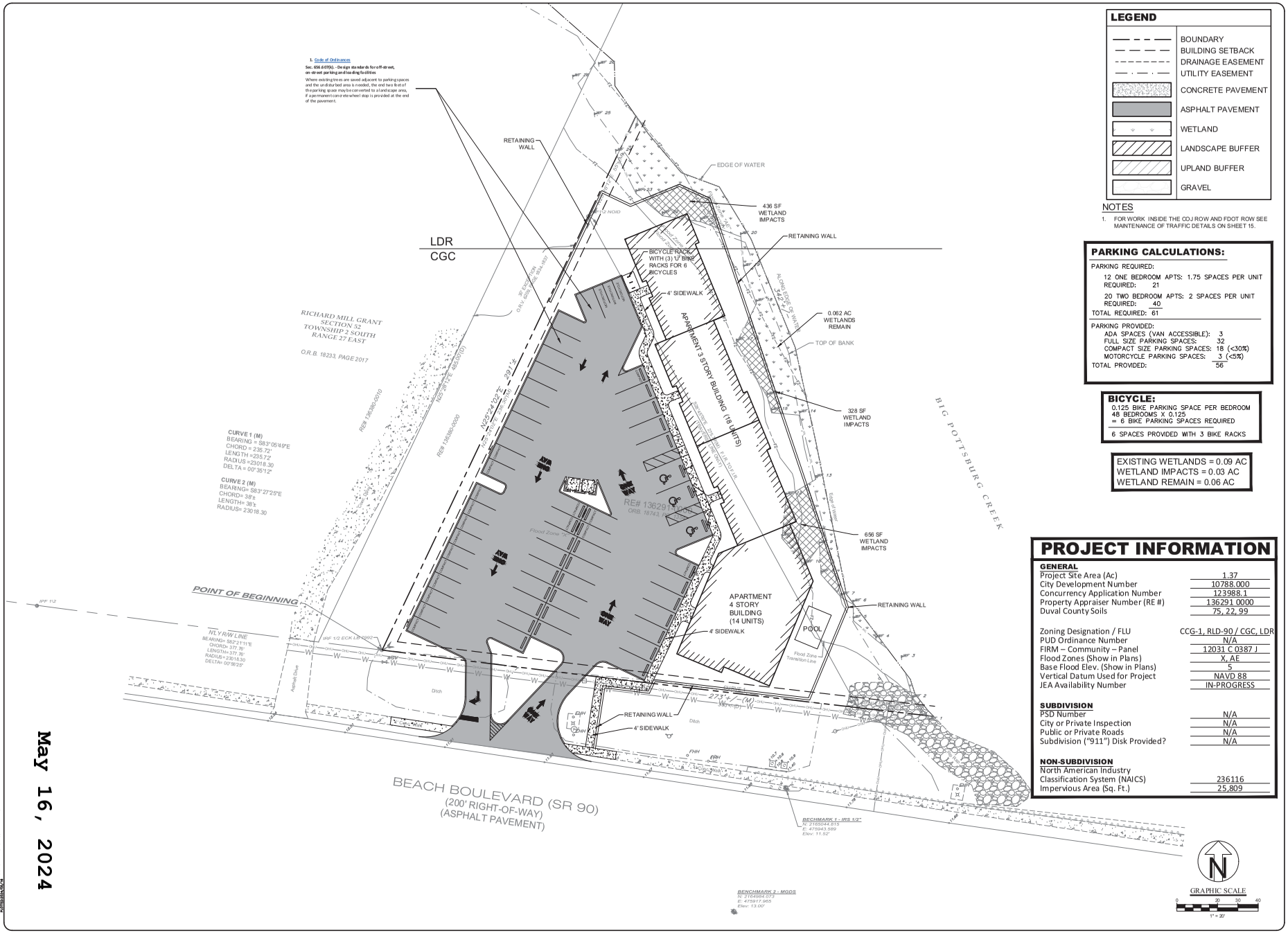

LEGEND

- BOUNDARY
- BUILDING SETBACK
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- WETLAND
- LANDSCAPE BUFFER
- UPLAND BUFFER
- GRAVEL

NOTES

1. FOR WORK INSIDE THE COJ ROW AND FDOT ROW SEE MAINTENANCE OF TRAFFIC DETAILS ON SHEET 15.

PARKING CALCULATIONS:

PARKING REQUIRED:

12 ONE BEDROOM APTS: 1.75 SPACES PER UNIT
REQUIRED: 21

20 TWO BEDROOM APTS: 2 SPACES PER UNIT
REQUIRED: 40

TOTAL REQUIRED: 61

PARKING PROVIDED:

ADA SPACES (VAN ACCESSIBLE):	3
FULL SIZE PARKING SPACES:	32
COMPACT SIZE PARKING SPACES:	18 (<30%)
MOTORCYCLE PARKING SPACES:	3 (<5%)
TOTAL PROVIDED:	56

BICYCLE:

0.125 BIKE PARKING SPACE PER BEDROOM
48 BEDROOMS X 0.125
= 6 BIKE PARKING SPACES REQUIRED

6 SPACES PROVIDED WITH 3 BIKE RACKS

EXISTING WETLANDS = 0.09 AC
WETLAND IMPACTS = 0.03 AC
WETLAND REMAIN = 0.06 AC

PROJECT INFORMATION

GENERAL	
Project Site Area (Ac)	1.37
City Development Number	10788.000
Concurrency Application Number	123988.1
Property Appraiser Number (RE #)	136291 0000
Duval County Soils	75, 22, 99
Zoning Designation / FLU	CCG-1, RLD-90 / CGC, LDR
PUD Ordinance Number	N/A
FIRM – Community – Panel	12031 C 0387 J
Flood Zones (Show in Plans)	X, AE
Base Flood Elev. (Show in Plans)	5
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	IN-PROGRESS
SUBDIVISION	
PSD Number	N/A
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	236116
Impervious Area (Sq. Ft.)	25,809

No	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0000861
4200 BAYMEADOWS RD, SUITE 1 JACKSONVILLE, FLORIDA 32207
Ph. (904) 733-3223 | Fx. (904) 733-3275
Henry A. Varga Jr. No. 45043

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POTTSBURG CREEK APARTMENTS

MASTER SITE PLAN

DUVAL FLORIDA

Date:	5/16/2024
Designer:	HAV
Job #:	23-032
Drawn:	MRP
Scale:	1" = 20'
Sheet:	6 of 15

May 16, 2024

Exhibit 4

Page 1 of 1