November 3, 2023

CDN: 9991.0
RCV: 11/6/2020 8:31

MAP OF SURVEY

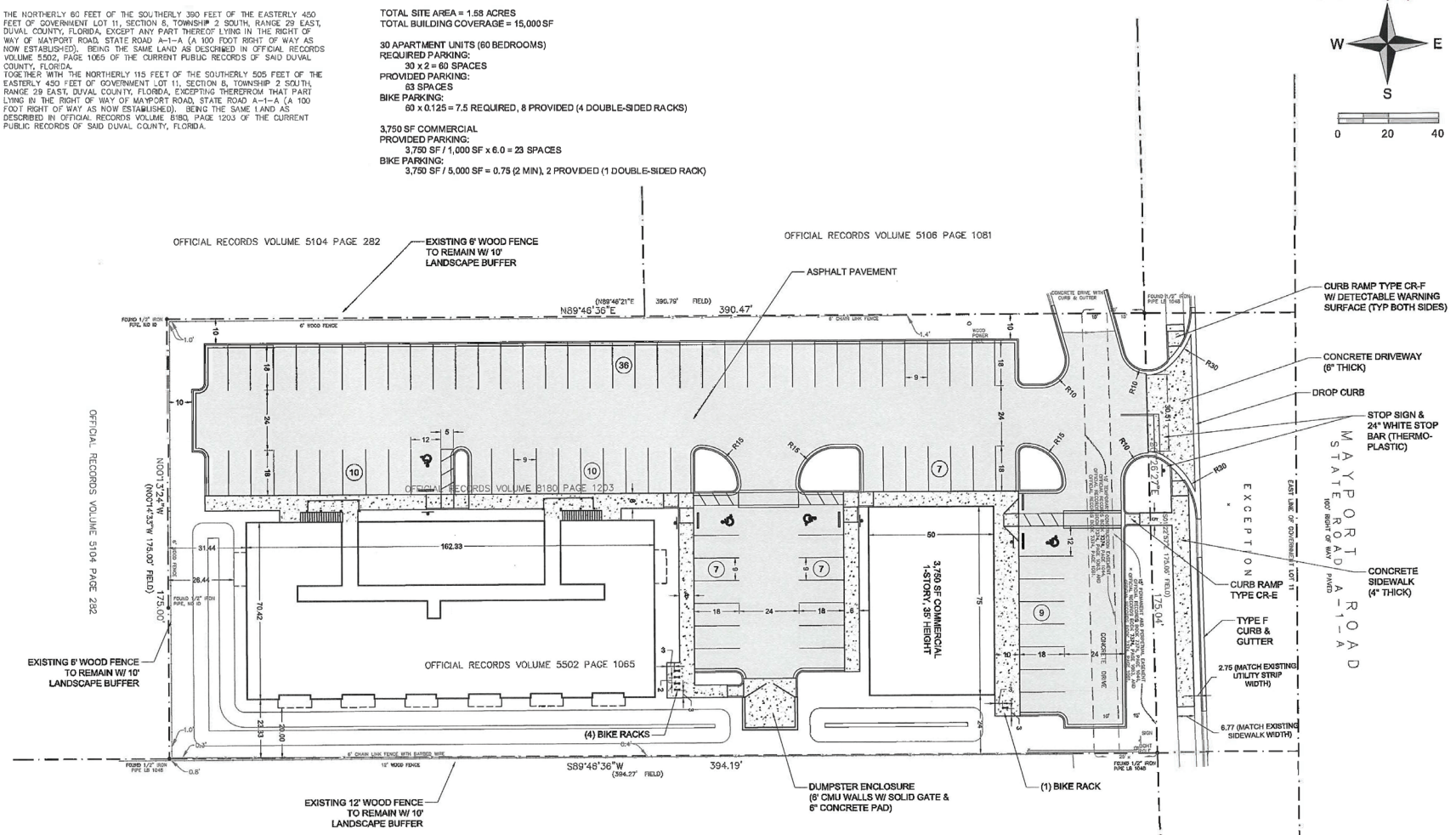
THE NORTHERLY 60 FEET OF THE SOUTHERLY 390 FEET OF THE EASTERLY 450 FEET OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, EXCEPT ANY PART THEREOF LYING IN THE RIGHT OF WAY OF MAYPORT ROAD, STATE ROAD A-1-A (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED). BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5502, PAGE 1065 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.
TOGETHER WITH THE NORTHERLY 115 FEET OF THE SOUTHERLY 505 FEET OF THE EASTERLY 450 FEET OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART LYING IN THE RIGHT OF WAY OF MAYPORT ROAD, STATE ROAD A-1-A (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED). BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8180, PAGE 1203 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

DEVELOPMENT SUMMARY:

TOTAL SITE AREA = 1.58 ACRES
TOTAL BUILDING COVERAGE = 15,000 SF

30 APARTMENT UNITS (60 BEDROOMS)
REQUIRED PARKING:
30 x 2 = 60 SPACES
PROVIDED PARKING:
63 SPACES
BIKE PARKING:
60 x 0.125 = 7.5 REQUIRED, 8 PROVIDED (4 DOUBLE-SIDED RACKS)

3,750 SF COMMERCIAL
PROVIDED PARKING:
3,750 SF / 1,000 SF x 6.0 = 23 SPACES
BIKE PARKING:
3,750 SF / 5,000 SF = 0.75 (2 MIN), 2 PROVIDED (1 DOUBLE-SIDED RACK)



THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0406J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

NOTES
1. THIS IS A TOPOGRAPHIC SURVEY.
2. BENCH MARK USED IS A FOUND MAGNAIL & DISK (LB3572) NEAR THE NORTHEAST PROPERTY CORNER AS SHOWN HEREON. ELEVATION ESTABLISHED BY GPS OBSERVATIONS USING SPECTRA PRECISION EPOCH 80 RUNNING TRIMBLE VRS SOFTWARE.
ELEVATION = 14.98 N.A.V.D. 1988
3. BOUNDARY DATA SHOWN HEREON AS PER SURVEY BY THIS FIRM UNDER WORK ORDER 2016-0128, DATED FEBRUARY 11, 2016.

ERVISION DESIGN + ENGINEERING
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www.ervisionplusjax.com
CA Lic. No. 29581

Mayport Apartments & Office

Jacksonville, Florida

ISSUE/DESCRIPTION	DATE
PUD Verification	07/17/2020
Permit	09/17/2020
Permit	11/6/2020

Site Geometry Plan

C-2.0

Revised Exhibit 4
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