PROJECT NAME: MCMILLAN AVENUE APARTMENTS
PROJECT ADDRESS: 3691 MCMILLAN AVENUE JACKSONVILLE, FL 32208

PROJECT INFORMATION

GENERAL	
Project Site Area (Ac)	5.38
City Development Number	10194.0000
Concurrency Application Number	IN-PROGRESS
Property Appraiser Number (RE #)	027729 0000
Duval County Soils	9, 38, 69
Zoning Designation / FLU	RLD-60 / LDR
PUD Ordinance Number	N/A
FIRM – Community – Panel	12031C 0189 J
Flood Zones (Show in Plans)	X
Base Flood Elev. (Show in Plans)	NA
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	2021-2451
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)	531110
Impervious Area (Sq. Ft.)	93,546

PROJECT CONTACTS

OWNER
CHRISTIANA FOREST FJ LLC
400 E BAY ST #1609
JACKSONVILLE, FL 32202

ENGINEER
AVA ENGINEERS, INC.
HENRY A. VORPE, P.E.
4201 BAYMEADOWS RD, SUITE 3
JACKSONVILLE, FL 32217
(904) 730-3223

SURVEYOR
ALL AMERICAN SURVEYORS
JAMES D. HARRISON, JR
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FL 32257
(904) 279-0088

4 THREE STORY APARTMENT BUILDINGS.

8 DWELLING UNITS/FLOOR
(2 TWO BEDROOM UNITS,
6 ONE BEDROOM UNITS)

24 DWELLING UNITS/BLDG.
(6 TWO BEDROOM UNITS.
18 ONE BEDROOM UNITS.)

96 D.U. TOTAL
(24 TWO BEDROOM UNITS.
72 ONE BEDROOM UNITS.)

20 BEDROOMS/BLDG.
120 B.R. TOTAL

EACH BLDG PAD SF=110' X 45' = 4950 SF
TOTAL BLDG PAD SF=4950 X 6 = 19,800 SF

PARKING CALCULATIONS:

MULTI FAMILY PER SEC 656.604:
1.5 SPACES/ONE BEDROOM UNIT: 1.5x72=108
2 SPACES/TWO BEDROOM UNIT: 2x24= 48

PARKING SPACES REQ'D:	156
PARKING SPACES PROVIDED:	156
ADA SPACES FOR 150/200 SPACES	
ADA SPACES REQUIRED:	6
ADA SPACES PROVIDED:	6
TOTAL PARKING SPACES PROVIDED:	156

BICYCLE:

PER SEC 656.608: MULTI FAMILY DWELLINGS (NO STRUCTURED PARKING):
0.125 SPACES PER BEDROOM
20 BR/BLDG X 6 BLDGS = 120 BR TOTAL
X 0.125 = 15 BIKE SPACES REQUIRED.

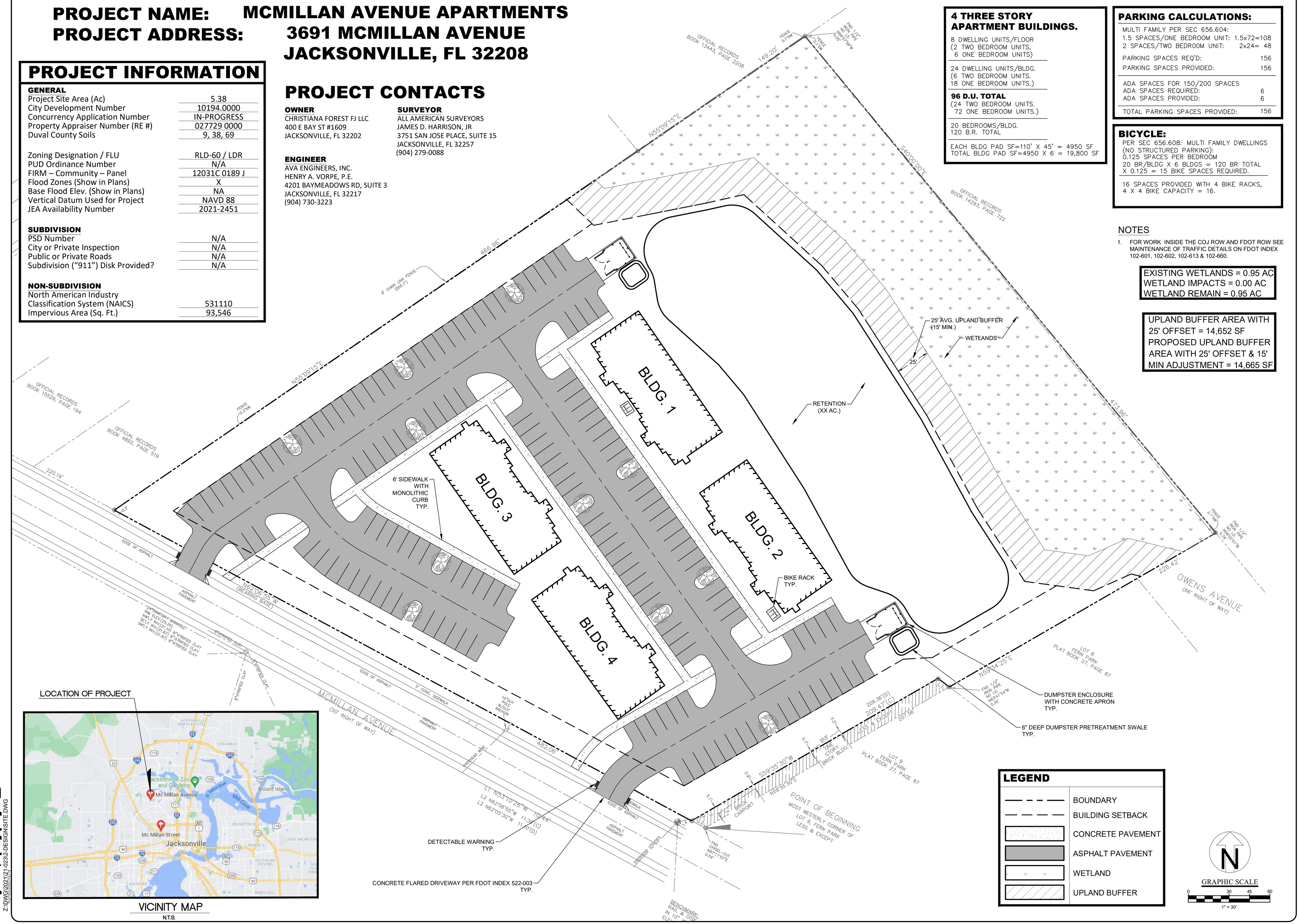
16 SPACES PROVIDED WITH 4 BIKE RACKS,
4 X 4 BIKE CAPACITY = 16.

NOTES

1. FOR WORK INSIDE THE COJ ROW AND FDOT ROW SEE MAINTENANCE OF TRAFFIC DETAILS ON FDOT INDEX 102-601, 102-602, 102-613 & 102-660.

EXISTING WETLANDS = 0.95 AC
WETLAND IMPACTS = 0.00 AC
WETLAND REMAIN = 0.95 AC

UPLAND BUFFER AREA WITH 25' OFFSET = 14,652 SF
PROPOSED UPLAND BUFFER AREA WITH 25' OFFSET & 15' MIN ADJUSTMENT = 14,665 SF



No.	Revisions	By

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008169
4201 BAYMEADOWS RD, SUITE 3 | JACKSONVILLE FLORIDA 32217
Ph. (904) 730-3223 | Fx. (904) 730-3226
Henry A. Vorpe, P.E. No. 63043

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED AGENT OF AVA ENGINEERS, INC., IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE. HOWEVER, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHER AGENCIES HAVE BEEN ADOPTED. NO REPRESENTATION HAS BEEN MADE TO DETERMINE THE FINAL DESIGN FOR ACCEPTABILITY TO THOSE AGENCIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE ADJUSTMENTS TO THE DESIGN THAT MAY BE REQUIRED BY THE AGENCY FOR RETENTION AND TREATMENT OF STORMWATER.

MCMILLAN AVENUE APARTMENTS

MASTER SITE PLAN

DUVAL FLORIDA

Date:	3/18/2025
Designer:	HAV
Job #:	21-023
Drawn:	JES
Scale:	1" = 30'
Sheet:	6 of 15

Exhibit 4
Page 1 of 1

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