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# POTTSBURG CREEK APARTMENTS MASTER SITE PLAN

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

**NOTES**  
1. FOR WORK INSIDE THE CURB ROW AND FOOT ROW, SEE MAINTENANCE OF TRAFFIC DETAILS ON SHEET 10.

**PARKING CALCULATIONS:**

PARKING REQUIRED:	12 ONE BEDROOM APTS: 1.75 SPACES PER UNIT
REQUIRED:	21
20 TWO BEDROOM APTS: 2 SPACES PER UNIT	
TOTAL REQUIRED:	61

PARKING PROVIDED:

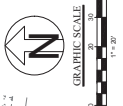
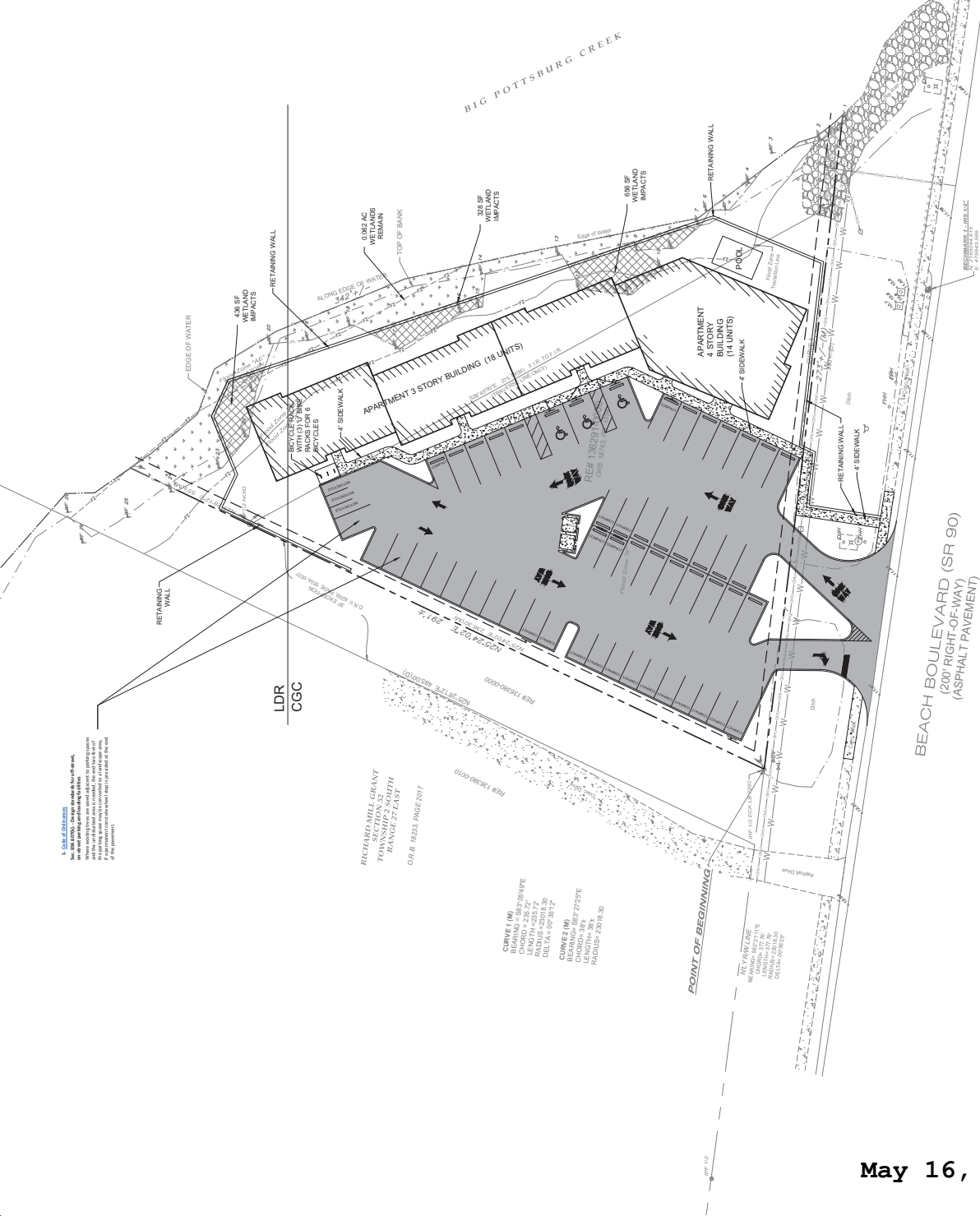
ADA SPACES (VAN ACCESSIBLE):	3
FULL SIZE PARKING SPACES:	32 (C-500)
MOTORCYCLE PARKING SPACES:	3 (C-500)
TOTAL PROVIDED:	56

**BICYCLE:**  
0.25 BIKE PARKING SPACE PER BEDROOM  
= 3 BIKE PARKING SPACES REQUIRED  
= 6 BIKE PARKING 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	136291.000
Apartment Number (RE #)	75, 22, 99
Duval County Soils	CCG-1, LDR-90 / CGC, LDR
Zoning Designation / FLU	N/A
PUD Ordinance Number	12031 C0887 J
FRM - Community - Panel	26
Base Flood Elev. (Show in Plans)	NAVD 88
Vertical Datum Used for Project	IN-PROGRESS
JEPA Availability Number	N/A
<b>SUBDIVISION</b>	
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
<b>NON-SUBDIVISION</b>	
Industry Classification System (IM/CS)	236116
Impervious Area (Sq. Ft.)	25,809



May 16, 2024