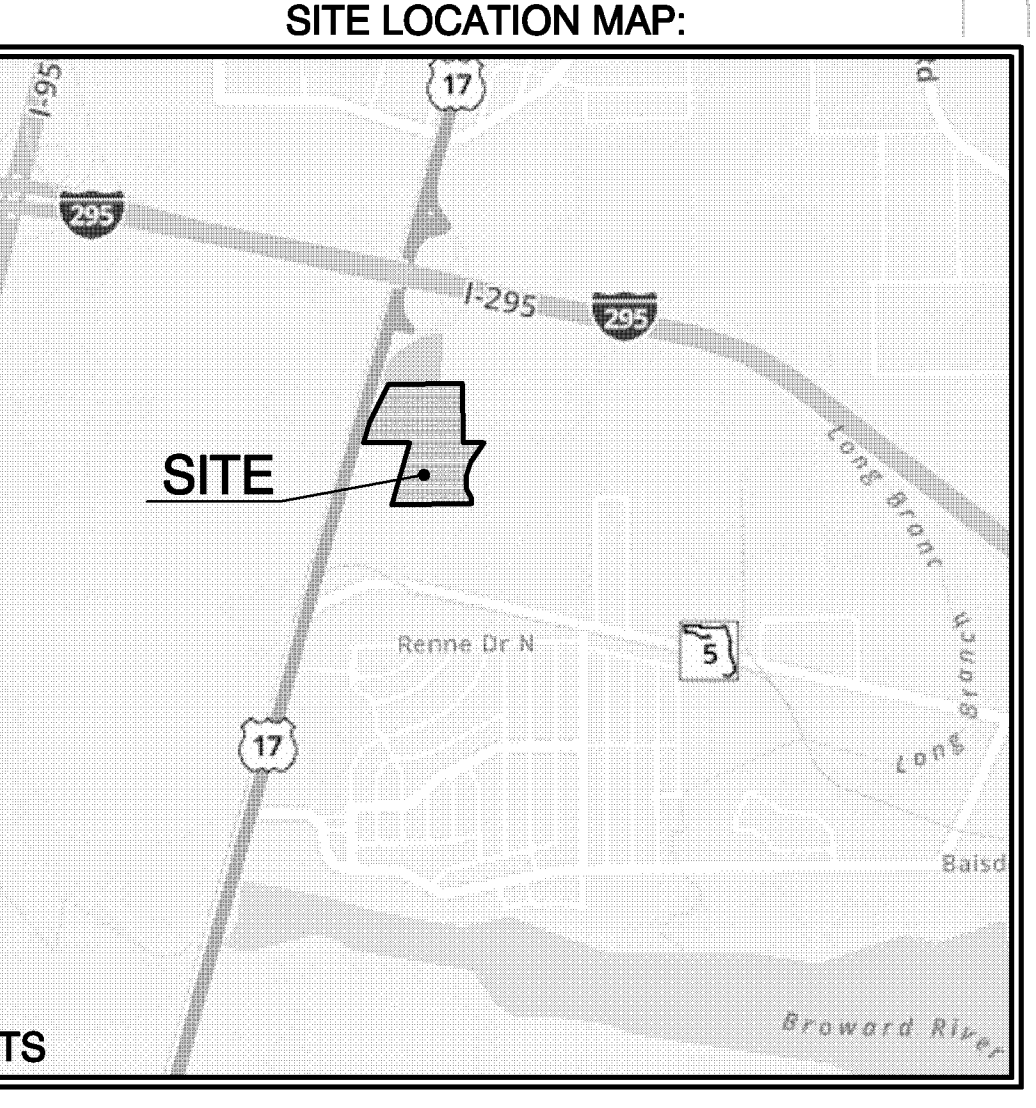


SITE NOTES:
 TRACT AREA: 19.71-ACRES (858,567.60) -SF
 EXISTING ZONING: IL & CC6-2
 PROPOSED ZONING: PUD (Up to 20 UPA)
 PROPOSED MULTI-FAMILY UNITS: 300 UNITS (ALL 2-BEDROOM, 3-STORIES)
 PROPOSED DENSITY: 15.22-UPA
 SEWER: PUBLIC
 MAXIMUM BUILDING HEIGHT PROPOSED: 45'
 MINIMUM BUILDING SEPARATION PER CODE: 30'
 PROPOSED BUILDING COVERAGE: 119,440.91 SF
 APARTMENTS: 12,000.00 SF
 GARAGES: 4,205.00 SF
 CLUBHOUSE/LEASING OFFICE: 2,304.00 SF
 FITNESS CENTER: 2,304.00 SF
 MAIL KIOSK: 640.00 SF
 TOTAL: 138,589.91 SF (3.18-ACRES, 16.13% OF SITE AREA)
 APARTMENT PARKING SUMMARY
 PARKING PROPOSED: 462 SPACES (1.54/UNIT)
 STANDARD SPACES: 378 SPACES
 ACCESSIBLE SPACES: 20 SPACES
 GARAGES: 60 SPACES
 LOADING/UNLOADING: 6 SPACES
 BIKE PARKING: 54 SPACES (25 BREEZWAYS X 2 SPACES/BREEZWAY + 4 SPACES AT AMENITY)
 CLUBHOUSE, FITNESS CENTER & POOL PARKING SUMMARY
 PARKING PROPOSED: 11 SPACES
 STANDARD SPACES: 9 SPACES
 ACCESSIBLE SPACES: 2 SPACES
 IMPERVIOUS SURFACE SUMMARY
 APARTMENTS: 120,000 SF
 GARAGES: 4,205 SF
 CLUBHOUSE/LEASING OFFICE: 4,205 SF
 FITNESS CENTER: 2,304 SF
 MAIL KIOSK: 640 SF
 PAVEMENT/CURB: 241,000 SF
 SIDEWALK: 47,000 SF
 TOTAL: 427,149 SF (9.80 ACRES, 49.72% OF SITE AREA)

REFERENCES:
 1. BOUNDARY SHOWN OBTAINED FROM BOUNDARY SURVEY BY ARCADIS GSM, INC., DATED 4/28/2006.
 2. WETLANDS SHOWN OBTAINED FROM ENVIRONMENTAL STUDY FOR HILLPOINTE, LLC BY CARTER ENVIRONMENTAL.

DURDEN INVESTMENTS, LLC
 11912 PALM LAKE DRIVE, JACKSONVILLE, FL 32218
 REAL ESTATE# 109451 0000
 ZONED: IL
 BOOK/PAGE: 18340-0046, TILE#7306
 CURRENT USE: SINGLE-FAMILY RESIDENTIAL

INDUSTRIAL EQUITY INVESTORS, LLC
 0 PALM LAKE DRIVE 1, JACKSONVILLE, FL 32218
 REAL ESTATE# 109453 0000
 ZONED:
 BOOK/PAGE: 15717-00236, TILE#7306
 CURRENT USE: VACANT



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 Development Consultants
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 Phone (770) 934-8804 - Fax (770) 884-8059
 Email: jhall@territory.com

OWNER/DEVELOPER:
HILLPOINTE
 Corporate Office:
 1031 W. Morse Boulevard, Suite 240
 Winter Park, FL 32789
 PH: (407) 752-9004
 Operations Office:
 8830 Macon Highway
 Building 300
 Athens, GA 30606
 PH:
 Information: www.hillpointe.com

24-HOUR CONTACT:
 Jud Hall
 P: (770) 231-0220
 Email: jhall@hillpointe.com

PROJECT:
POINTE GRAND JACKSONVILLE
 NORTH MAIN STREET

SHEET TITLE:
ZONING CONCEPT PLAN

DRAWING SCALES:
 HORIZONTAL: 1" = 60'
 VERTICAL SCALE: N/A

DRAWING DATE: MAY 17, 2021

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET 1 OF 1