



- LEGEND:**
- TOTAL PROPOSED SITE AREA: 16.43 AC
  - PROPOSED MULTIFAMILY SITE AREA: 13.62 AC
  - EXISTING TOWER AREA: 2.61 AC
  - 20% COMMERCIAL (PARCEL B): 3.28 AC
  - EXISTING CELL TOWER: 0.11 AC
  - STORM WATER MANAGEMENT AREA: 1.24 AC
  - NUMBER OF UNITS: 320 UNITS
  - MAX BUILDING HEIGHT: 4 STORY
  - PARKING RATION PER PUD: 1.3 SPACES PER UNIT
  - PARKING PROVIDED: 418 SPACES
  - STANDARD: 271 SPACES
  - COMPACT: 100 SPACES
  - GARAGES: 35 SPACES
  - TOTAL: 418 SPACES

**CORNER LOT**  
DEVELOPMENT GROUP

**BREEZE HOMES**  
SIMPLER.

**CORNER LOT**  
LIVING

GOVERNMENT LOT 2

# CONCEPT PLAN

LOVES SITE PLAN  
DUVAL COUNTY, FLORIDA

DATE: 12-09-2021

