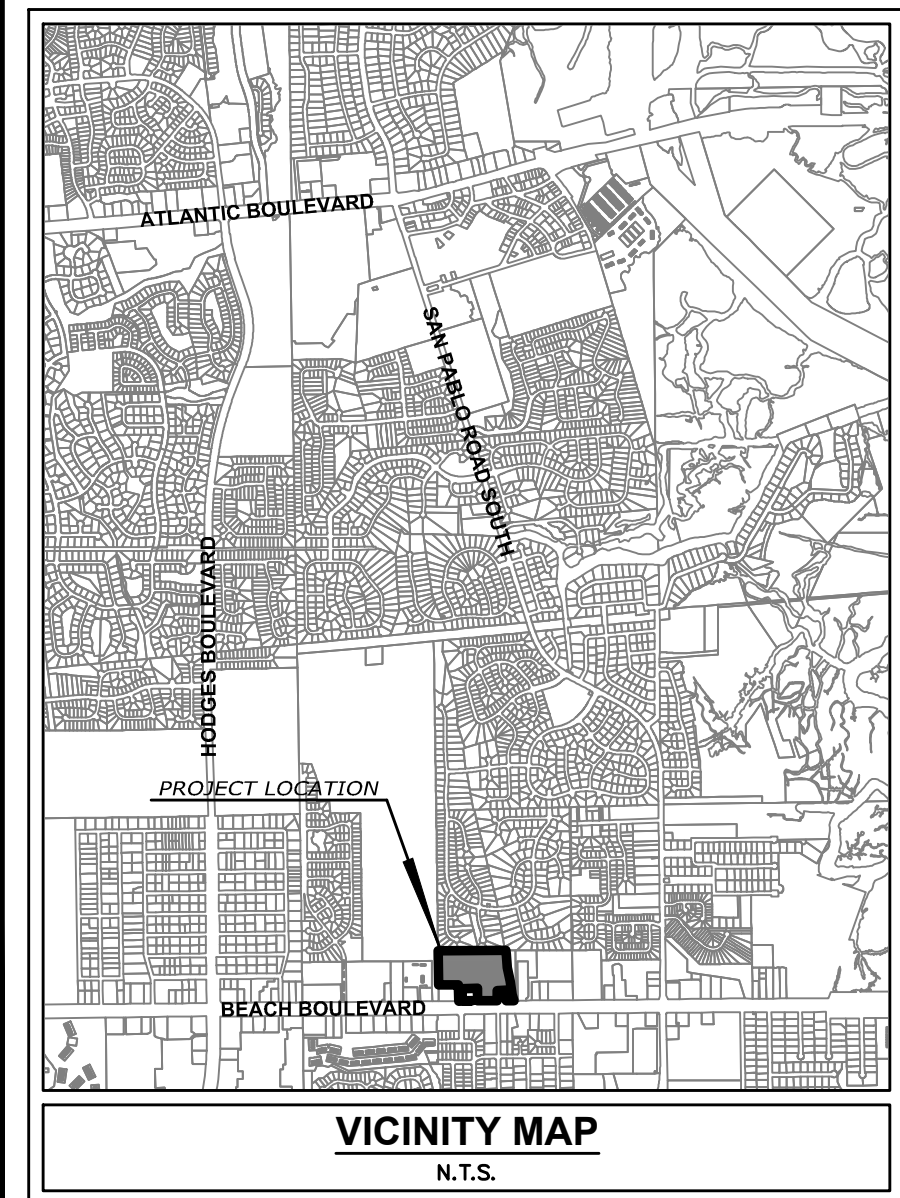
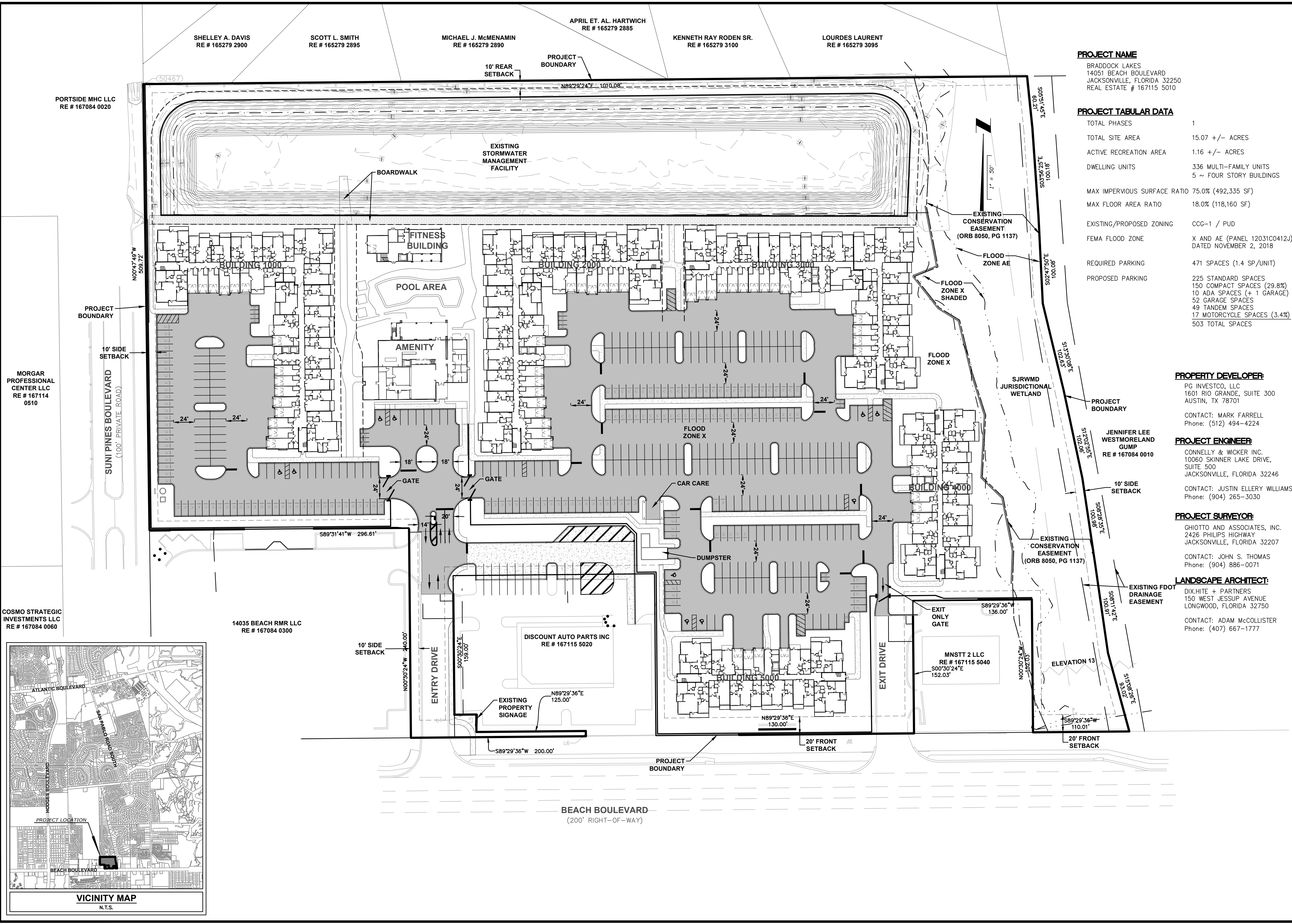


J:\2121-01-0008 Regal Beach Blvd Apartments\Design\Drawings\Maps\21-01-0008 PUD Verification Plan.dwg
 COSMO STRATEGIC INVESTMENTS LLC RE # 167084 0060
 MORGAR PROFESSIONAL CENTER LLC RE # 167114 0510
 PORTSIDE MHC LLC RE # 167084 0020
 Printed: Jul 01, 2021 - 4:39pm
 Printed By: Justin



PROJECT NAME
 BRADDOCK LAKES
 14051 BEACH BOULEVARD
 JACKSONVILLE, FLORIDA 32250
 REAL ESTATE # 167115 5010

PROJECT TABULAR DATA

TOTAL PHASES	1
TOTAL SITE AREA	15.07 +/- ACRES
ACTIVE RECREATION AREA	1.16 +/- ACRES
DWELLING UNITS	336 MULTI-FAMILY UNITS 5 ~ FOUR STORY BUILDINGS
MAX IMPERVIOUS SURFACE RATIO	75.0% (492,335 SF)
MAX FLOOR AREA RATIO	18.0% (118,160 SF)
EXISTING/PROPOSED ZONING	CCG-1 / PUD
FEMA FLOOD ZONE	X AND AE (PANEL 12031C0412.), DATED NOVEMBER 2, 2018
REQUIRED PARKING	471 SPACES (1.4 SP/UNIT)
PROPOSED PARKING	225 STANDARD SPACES 150 COMPACT SPACES (29.8%) 10 ADA SPACES (+ 1 GARAGE) 52 GARAGE SPACES 49 TANDEM SPACES 17 MOTORCYCLE SPACES (3.4%) 503 TOTAL SPACES

PROPERTY DEVELOPER:
 PG INVESTCO, LLC
 1601 RIO GRANDE, SUITE 300
 AUSTIN, TX 78701
 CONTACT: MARK FARRELL
 Phone: (512) 494-4224

PROJECT ENGINEER:
 CONNELLY & WICKER INC.
 10060 SKINNER LAKE DRIVE,
 SUITE 500
 JACKSONVILLE, FLORIDA 32246
 CONTACT: JUSTIN ELLERY WILLIAMS
 Phone: (904) 265-3030

PROJECT SURVEYOR:
 GHIOTTO AND ASSOCIATES, INC.
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 CONTACT: JOHN S. THOMAS
 Phone: (904) 886-0071

LANDSCAPE ARCHITECT:
 DIX.HITE + PARTNERS
 150 WEST JESSUP AVENUE
 LONGWOOD, FLORIDA 32750
 CONTACT: ADAM MCCOLLISTER
 Phone: (407) 667-1777

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Project No.: 21-01-0008
 Designed: J.E.W.
 Drawn: DRAWN
 Checked: J.E.W.
 O.C.: R.C.W.
 Date: JULY 2021
 Scale: 1" = 50'
 Sheet 1 OF 1

REGAL APARTMENTS
 DUVAL COUNTY, FLORIDA
 PREPARED FOR
 PG INVESTCO, LLC

CONNELLY & WICKER Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 265-3030 FAX: (904) 265-3031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC260000311