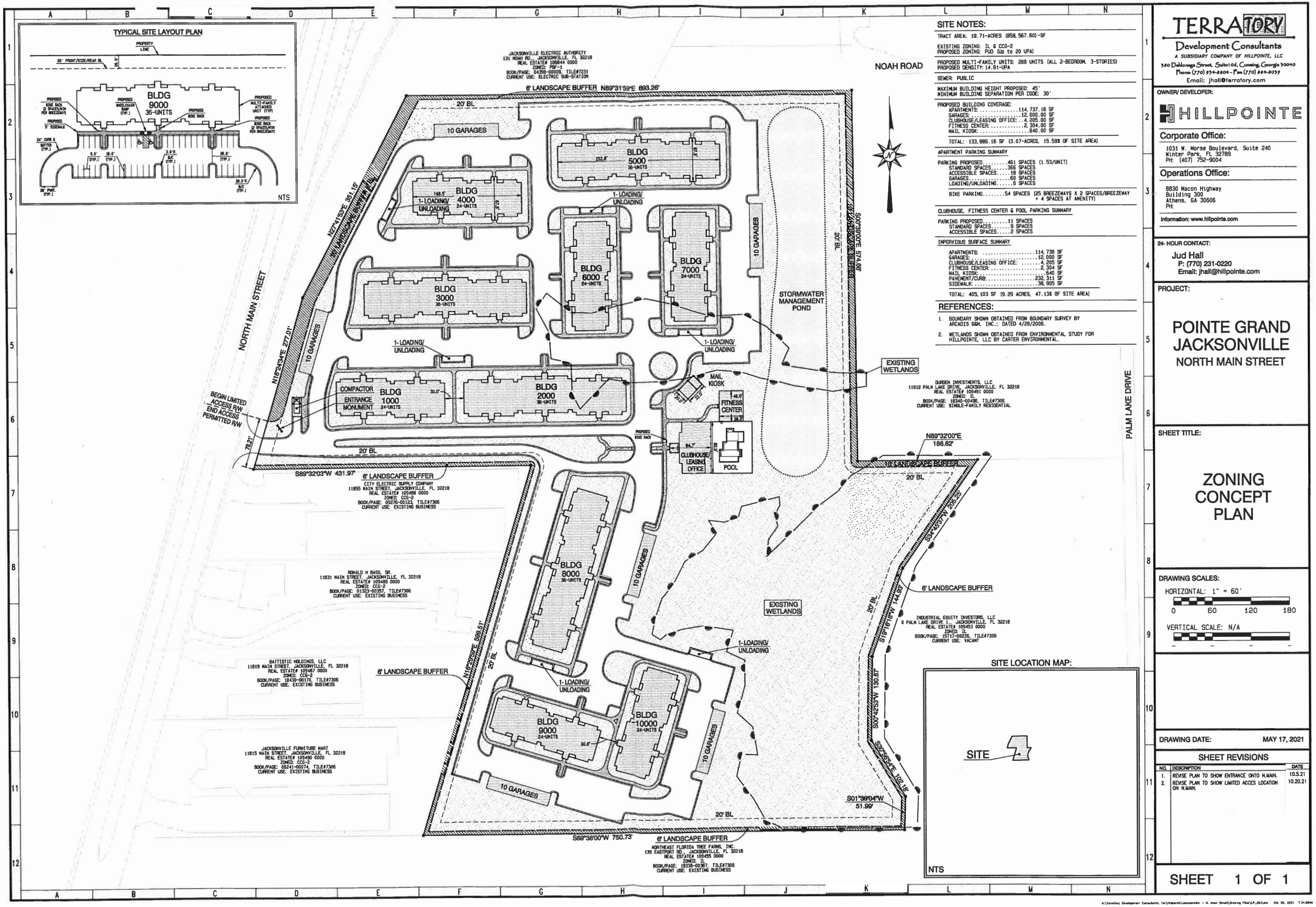

SITE NOTES:

TRACT AREA: 19.71-ACRES (858,567.60)-SF

EXISTING ZONING: IL & CCG-2
PROPOSED ZONING: PUD (Up to 20 UPA)

PROPOSED MULTI-FAMILY UNITS: 288 UNITS (ALL 2-BEDROOM, 3-STORIES)
PROPOSED DENSITY: 14.61-UPA

SEWER: PUBLIC

MAXIMUM BUILDING HEIGHT PROPOSED: 45'
MINIMUM BUILDING SEPARATION PER CODE: 30'

PROPOSED BUILDING COVERAGE:
- APARTMENTS: ..... 114,737.16 SF
- GARAGES: ..... 12,000.00 SF
- CLUBHOUSE/LEASING OFFICE: ..... 4,205.00 SF
- FITNESS CENTER: ..... 2,304.00 SF
- MAIL KIOSK: ..... 640.00 SF

TOTAL: 133,886.16 SF (3.07-ACRES, 15.59% OF SITE AREA)

APARTMENT PARKING SUMMARY

PARKING PROPOSED..... 461 SPACES (1.53/UNIT)
- STANDARD SPACES..... 366 SPACES
- ACCESSIBLE SPACES..... 18 SPACES
- GARAGES..... 60 SPACES
- LOADING/UNLOADING..... 6 SPACES

BIKE PARKING..... 54 SPACES (25 BREEZEWAYS X 2 SPACES/BREEZEWAY + 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: ..... 114,738 SF
- GARAGES: ..... 12,000 SF
- CLUBHOUSE/LEASING OFFICE: ..... 4,205 SF
- FITNESS CENTER: ..... 2,304 SF
- MAIL KIOSK: ..... 640 SF
- PAVEMENT/CURB: ..... 232,311 SF
- SIDEWALK: ..... 38,905 SF

TOTAL: 405,103 SF (9.29 ACRES, 47.13% OF SITE AREA)

REFERENCES:

1. BOUNDARY SHOWN OBTAINED FROM BOUNDARY SURVEY BY ARCADIS G&M, INC.; DATED 4/28/2006.
2. WETLANDS SHOWN OBTAINED FROM ENVIRONMENTAL STUDY FOR HILLPOINTE, LLC BY CARTER ENVIRONMENTAL.

TERRATORY
Development Consultants
A SUBSIDIARY COMPANY OF HILLPOINTE, LLC
380 Dahlonega Street, Suite106, Cumming, Georgia 30040
Phone (770) 934-8804 - Fax (770) 886-6039
Email: jhall@terratory.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'
0 60 120 180
VERTICAL SCALE: N/A

DRAWING DATE: MAY 17, 2021

SHEET REVISIONS

NO.	DESCRIPTION	DATE
1.	REVISE PLAN TO SHOW ENTRANCE ONTO N.MAIN.	10.5.21
2.	REVISE PLAN TO SHOW LIMITED ACCES LOCATION ON N.MAIN.	10.20.21

SHEET 1 OF 1

2021-577

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Revised Exhibit 4
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