

**PUD MAP**

N.T.S.

- NOTES:**
- BUILDING LOCATIONS, SIDEWALKS, LANDSCAPING, DRIVEWAYS AND/OR PARKING AREAS MAY BE MODIFIED, IF NECESSARY, BASED ON FINAL SURVEY, DESIGN AND PERMITTING, OR TO COMPLY WITH LANDSCAPING REQUIREMENTS OR TO IMPROVE OR ADD TO THE AESTHETICS OR FUNCTION OF THE LANDSCAPE OR SITE DESIGN.
  - ALL THE FACILITIES AND ELEMENTS OF THE SITE, INCLUDING ACCESSIBLE ROUTES AND PARKING SPACES SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC) ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FAIR HOUSING ACT, IF APPLICABLE.

LAND USE TABLE		
TOTAL GROSS ACREAGE:	4.33 AC.	100%
SINGLE FAMILY	0 AC.	0%
TOTAL NUMBER OF DWELLING UNITS	0 D.U.	
MULTIPLE FAMILY	0.70 AC.	16%
TOTAL NUMBER OF DWELLING UNITS	35 D.U.	
INDUSTRIAL	0 AC.	0%
OTHER LAND USE (PARCEL A)	2.28 AC.	53%
COMMERCIAL (UP TO 62,000 S.F. PER PUD)		
ACTIVE RECREATION AND/OR OPEN SPACE	0 AC.	0%
PASSIVE OPEN SPACE	1.06 AC.	25%
PUBLIC AND PRIVATE RIGHT-OF-WAY	0 AC.	0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	3.95 AC.	90%*
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES		
PARCEL A = 62,000 S.F. 1.42 AC	32.8%	

\* EXCLUDES PERVIOUS PARKING SPACES ON PARCELS D AND E.

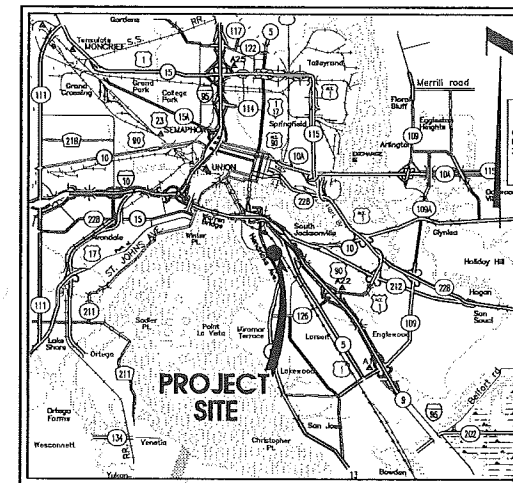
LAND OWNER: EAST SAN MARCO, LLC  
 1 INDEPENDENT DRIVE, SUITE 114  
 JACKSONVILLE, FLORIDA 32202  
 ATTN: CHRIS RUIEN/PATRICK MCKINLEY

DEVELOPER: REGENCY CENTERS  
 1 INDEPENDENT DRIVE, SUITE 114  
 JACKSONVILLE, FLORIDA 32202  
 ATTN: CHRIS RUIEN/PATRICK MCKINLEY

ARCHITECT: TORTI GALLAS & PARTNERS  
 1300 SPRING STREET, 4TH FLOOR  
 SILVER SPRING, MARYLAND 20910  
 (301) 588-4800  
 ATTN: MICHAEL ROLLISON

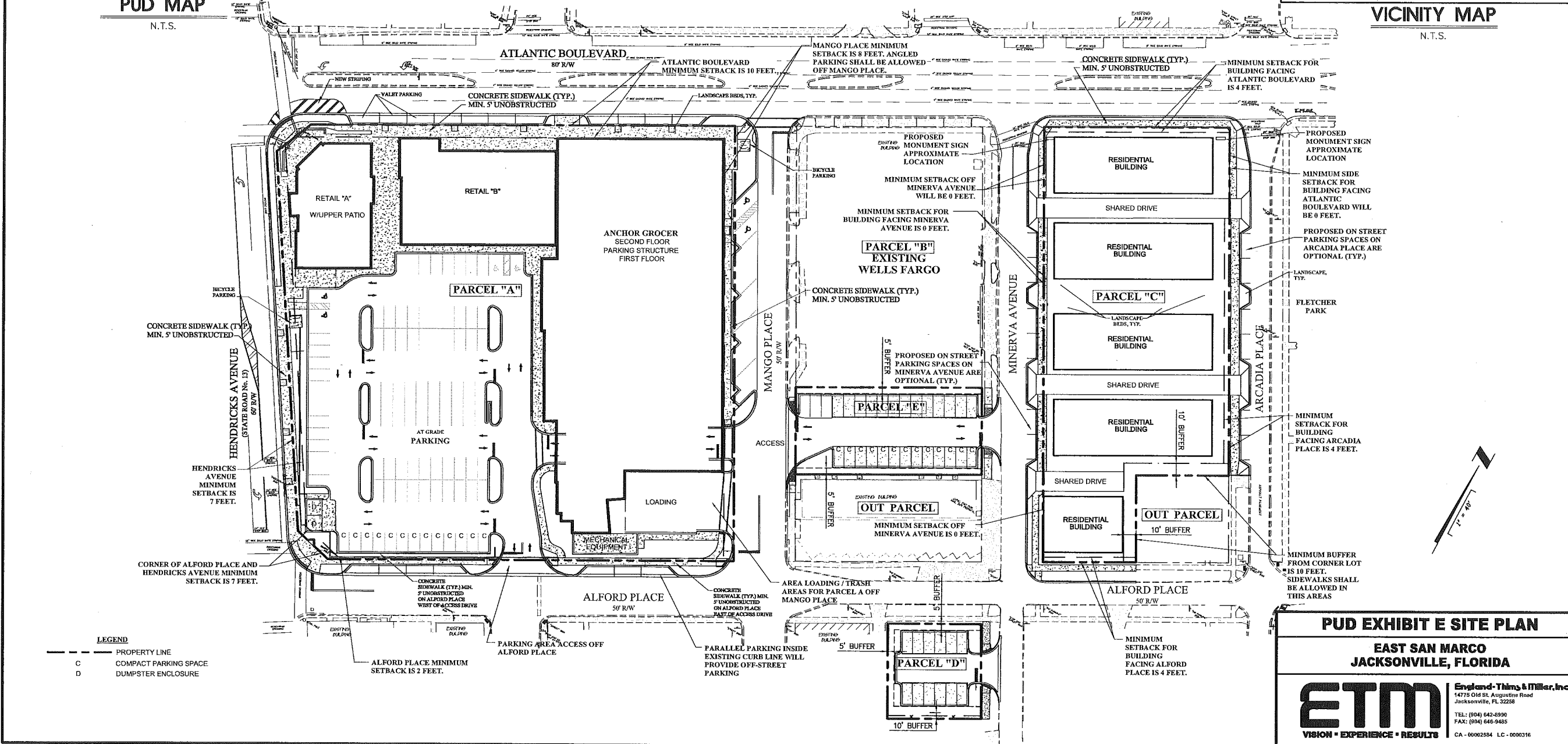
ENGINEER: ENGLAND-THIMS & MILLER, INC.  
 14775 OLD ST. AUGUSTINE RD.  
 JACKSONVILLE, FL 32258  
 (904) 642-8990  
 ATTN: RAY SPOFFORD/  
 LIONEL J. PEREZ

SURVEYOR: A & J LAND SURVEYORS, INC.  
 5847 LUELLA STREET  
 JACKSONVILLE, FLORIDA 32207  
 (904) 346-1733



**VICINITY MAP**

N.T.S.



- LEGEND**
- PROPERTY LINE
  - C COMPACT PARKING SPACE
  - D DUMPSTER ENCLOSURE

**PUD EXHIBIT E SITE PLAN**

**EAST SAN MARCO  
 JACKSONVILLE, FLORIDA**

**ETM** England-Thims & Miller, Inc.  
 14775 Old St. Augustine Road  
 Jacksonville, FL 32258  
 TEL: (904) 642-8990  
 FAX: (904) 646-9455  
 CA - 00002584 LC - 0000316

PLOTTED: September 27, 2019 - 10:44 AM. BY: Lionel J. Perez  
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