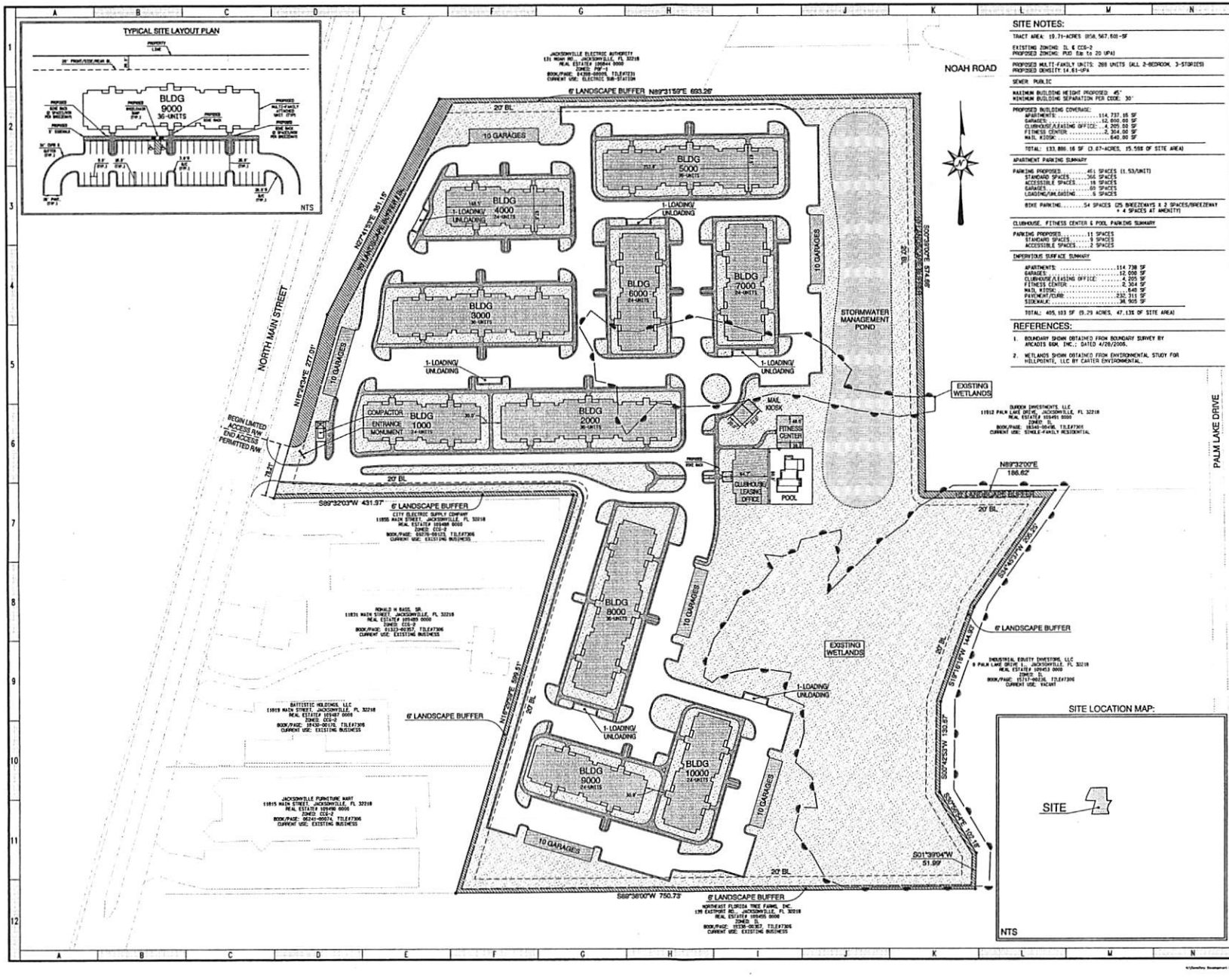
Handout 2021-577



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: 114,737.15 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 GOA, INC.; DATED 4/28/2006.
2. WETLANDS SHOWN OBTAINED FROM ENVIRONMENTAL STUDY FOR HILLPOINTE, LLC BY CARTER ENVIRONMENTAL.

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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

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