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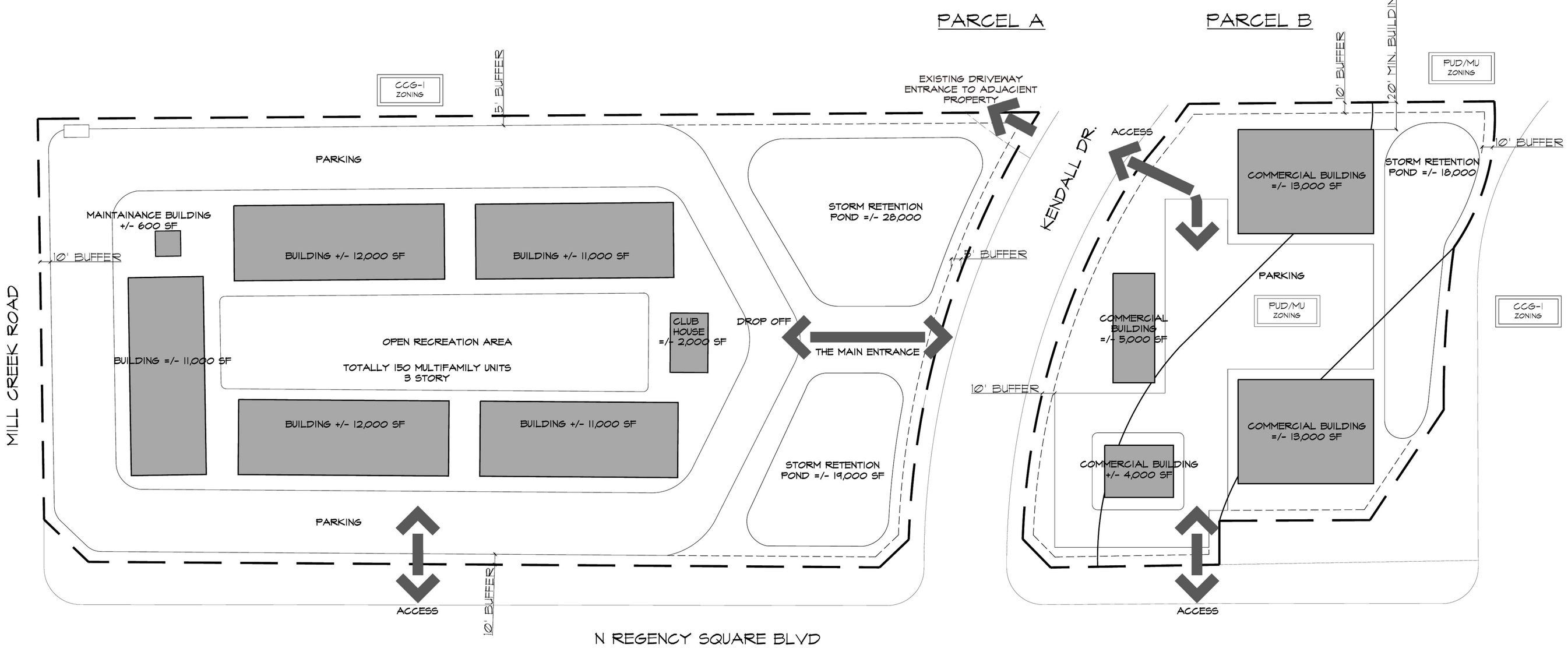
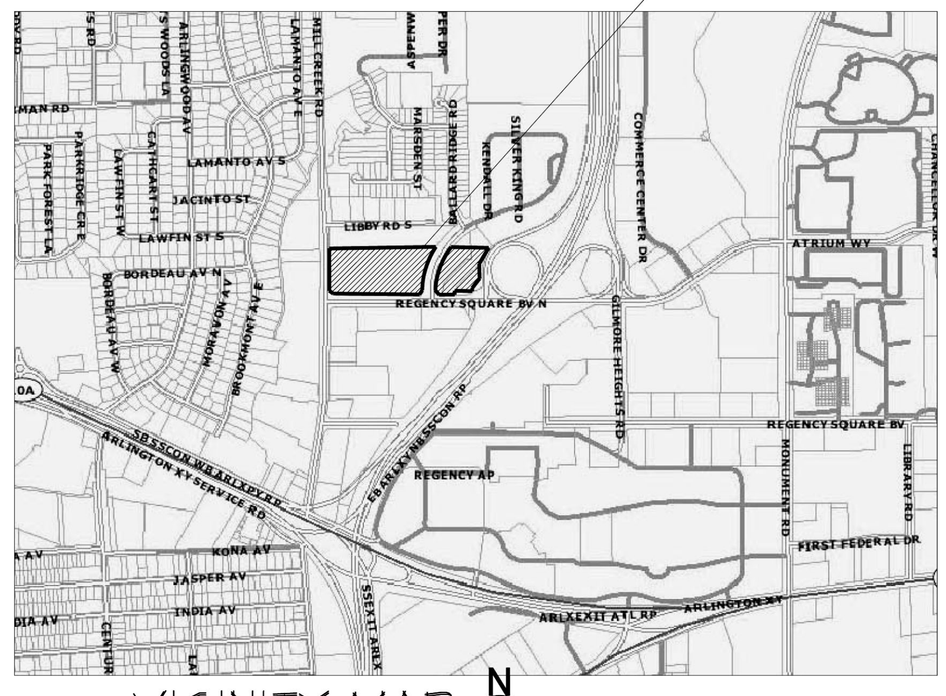


1"=60'-0" 1 CONCEPTUAL SITE PLAN

GRAPHIC SCALE 0 10' 20' 30' 60' 120'

NTS 1 AERIAL VIEW



NTS 1 VICINITY MAP

PROJECT SUMMARY:

PROPERTY ADDRESS:
REGENCY SQUARE BOULEVARD NORTH, (TEMPORARY DESIGNATION)
JACKSONVILLE, FLORIDA
REAL ESTATE NUMBERS:
120820-1750, 120830-0280, 120820-1625, 120820-1510

	PARCEL A	PARCEL B
NUMBER OF ANTICIPATED PHASES	1	3 to 4
TOTAL SITE AREA	8.3 AC+/-	3.18 AC+/-
NUMBER OF UNITS	150 MULTIFAMILY UNITS	4 COMMERCIAL BUILDING
NUMBER OF PROPOSED BUILDINGS	7	UP TO 4
EXISTING ZONING	CCG-1	CCG-1/PUD
PROPOSED ZONING	PUD	PUD
PARKING REQUIREMENTS- SEE NOTE BELOW	2 PER UNIT	1 PER 300 SF
PARKING SPACES (APPROXIMATELY)	+/- 300 SPACES	+/-150 SPACES
PROPOSED BUILDING HEIGHT	55 FEET	60 FEET
SITE AREA DISTRIBUTION		
PERVIOUS AREA:		
BUILDING FOOT PRINT	+/- 60,500 SF	+/- 35,000 SF
VEHICLE USE AREA	+/- 87,000 SF	+/- 55,000 SF
MISC; COURTYARDS, SIDEWALKS, ETC.	+/- 105,000 SF	+/- 34,000 SF
IMPERVIOUS AREA:		
OPEN AREA / LANDSCAPE	+/- 76,500 SF	+/- 8,000 SF
STORM WATER RETENTION	+/- 47,000 SF	+/- 18,000 SF
TOTAL AREAS BUILDING PARCELS	+/- 373,000 SF	+/- 150,000 SF

SETBACKS

PROPOSED UNLESS OTHERWISE NOTED

FRONT: 20 FEET MIN
SIDE: 20 FEET MIN
REAR: 20 FEET MIN

DEVELOPER / OWNER	ARCHITECT
TVG DEVELOPMENT INC. 3050 HARTLEY ROAD, SUITE 310 PH: 904-288-7784 CONTACT: RYAN HOOVER	PQH GROUP INC 4141 SOUTHPOINT DRIVE EAST JACKSONVILLE, FL 32207 PH: 904-224-0001 CONTACT: RICARDO R. QUINONES, AIA

LANDSCAPE ARCHITECT	SURVEYOR	ENGINEER
JANET O PHITMILL, RLA INC. 744 VALE ORCHARD LANE JACKSONVILLE, FL 32207 PH: 904-398-7850 CONTACT: JANET PHITMILL, RLA		ABBEY CIVIL ENGINEERS, INC. 2046 CHEROKEE DRIVE NEPTUN BEACH, FLORIDA 32266 PH: 904-616-4870 CONTACT: GARY A. ABBEY, P.E

NOTE: PER LAND DEVELOPMENT CODE REQUIREMENTS

February 25, 2015

Exhibit 3
Page 1 of 1

PQH GROUP
AA C000946

ARCHITECTURE · INTERIORS
DESIGN · BUILD SERVICES
4141 SOUTHPOINT DR. EAST, SUITE 200
JACKSONVILLE, FL 32216 (904) 224-0001

JOB NO.	00000	DATE	ISSUE/REVISION
DATE	02/25/2015		
DRAWN	SUB		
CHECK	RQ		
ACCEPTED	RQ		

N REGENCY SITE PLAN
PROPOSAL
JACKSONVILLE, FLORIDA

CONCEPTUAL SITE PLAN
PROPOSAL

DRAWING

RICARDO E. QUINONES, AIA