

# Collins Road & I 295

## Mixed Use Development

for:



151 Sawgrass Corners Drive, Suite 202  
Ponte Vedra Beach, Florida 32082

**COVER**

**MIXED USE FOR COLLINS ROAD & I-295**  
**DECEMBER 1, 2021**

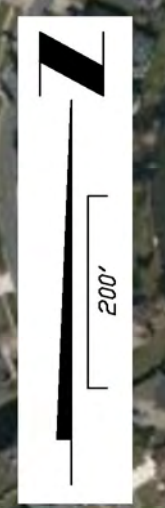
**ETM** **England-Thim & Miller, Inc.**  
14775 Old St. Augustine Road  
JACKSONVILLE, FL 32258  
TEL: (904) 642-8990  
FAX: (904) 646-9485  
REG - 2584 LC - 0000316



**27.82 Ac**  
**PROJECT SITE**



**TAPESTRY  
WESTLAND  
VILLAGE**



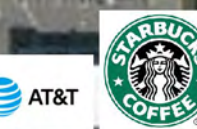
Rampart Rd

Collins Rd

Parramore Rd

Star Rush Dr

**Walmart**



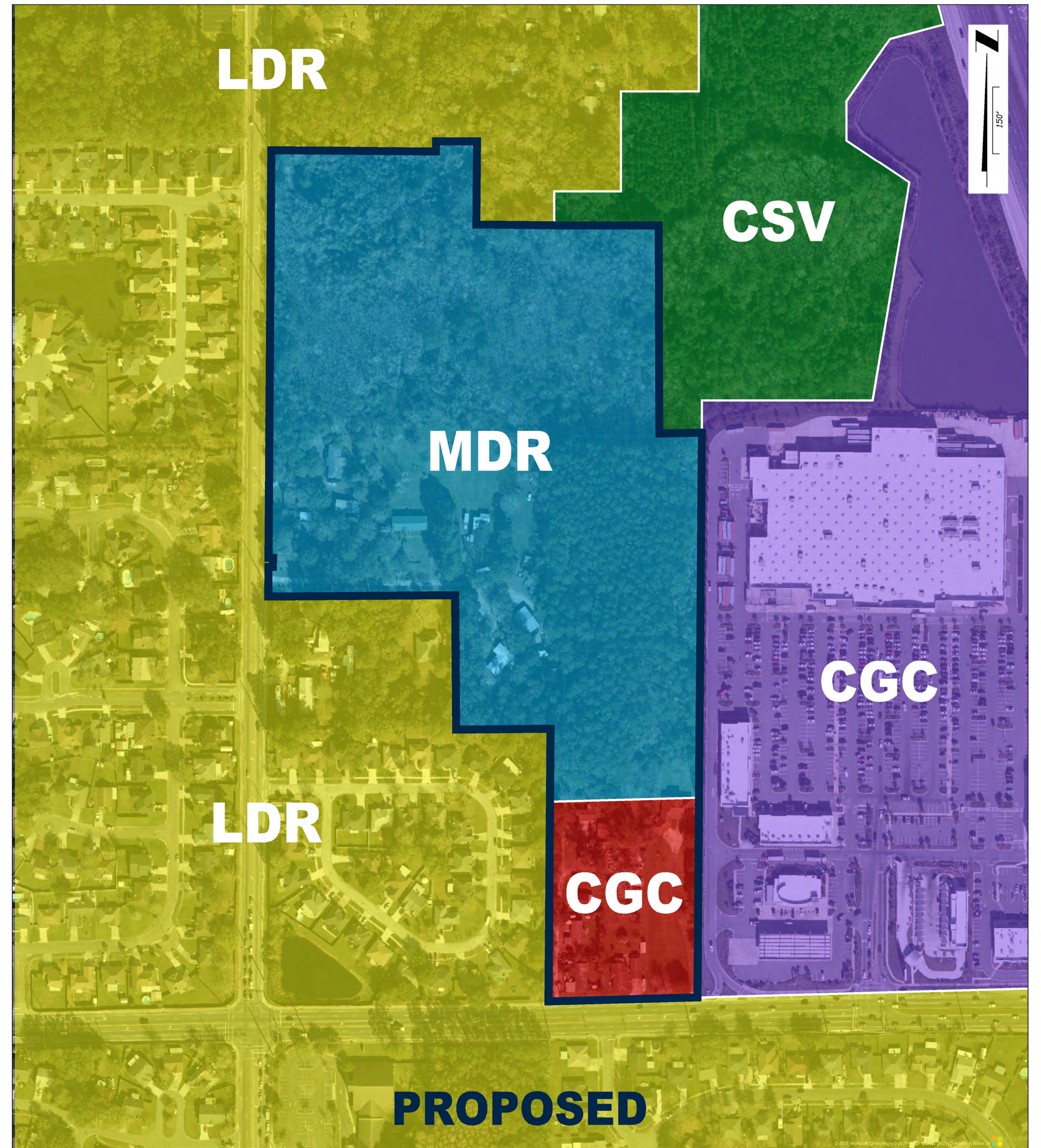
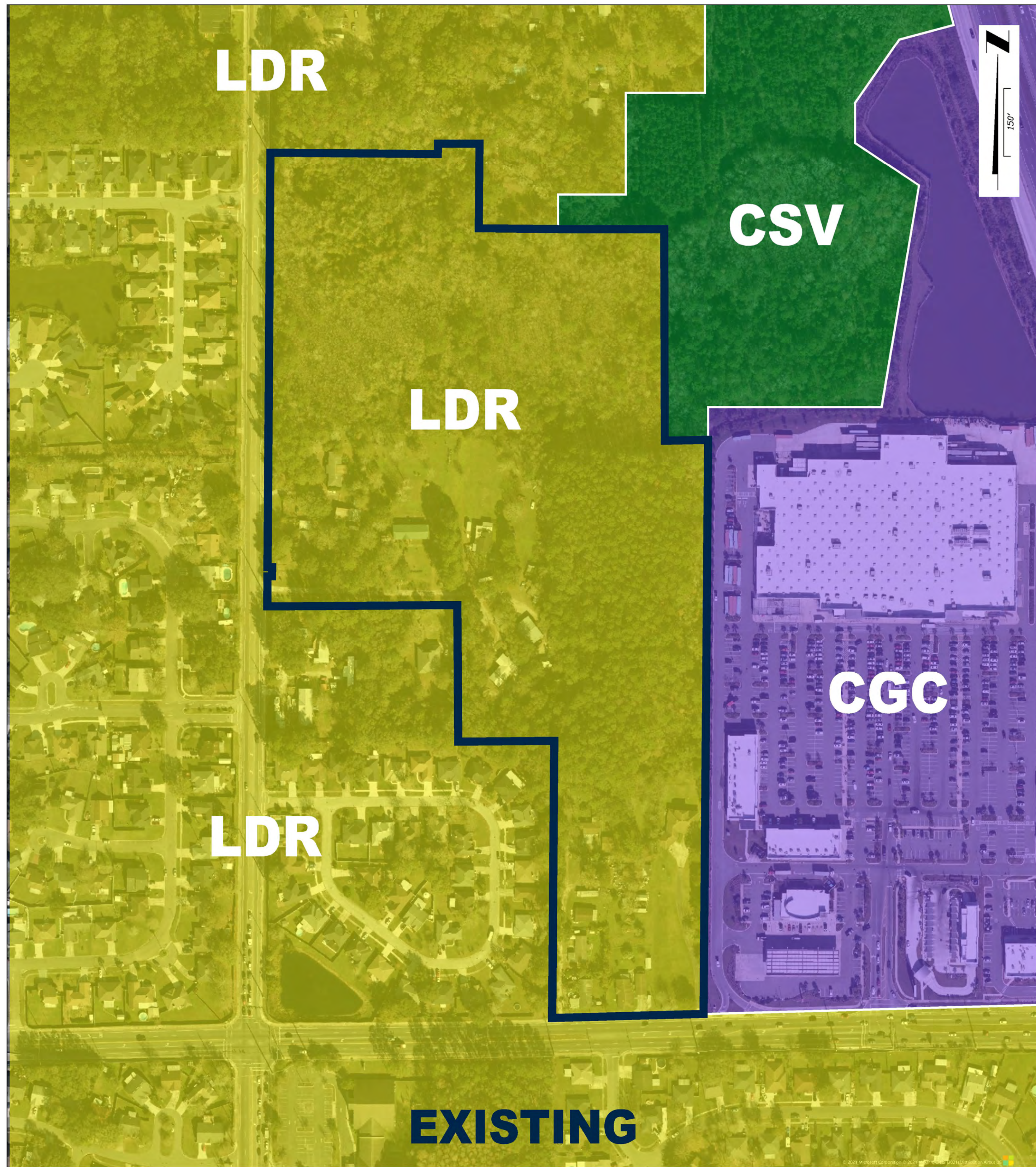
**COSTCO**  
WHOLESALE



**MARKET AERIAL**  
**MIXED USE FOR COLLINS ROAD & I-295**  
**DECEMBER 1, 2021**

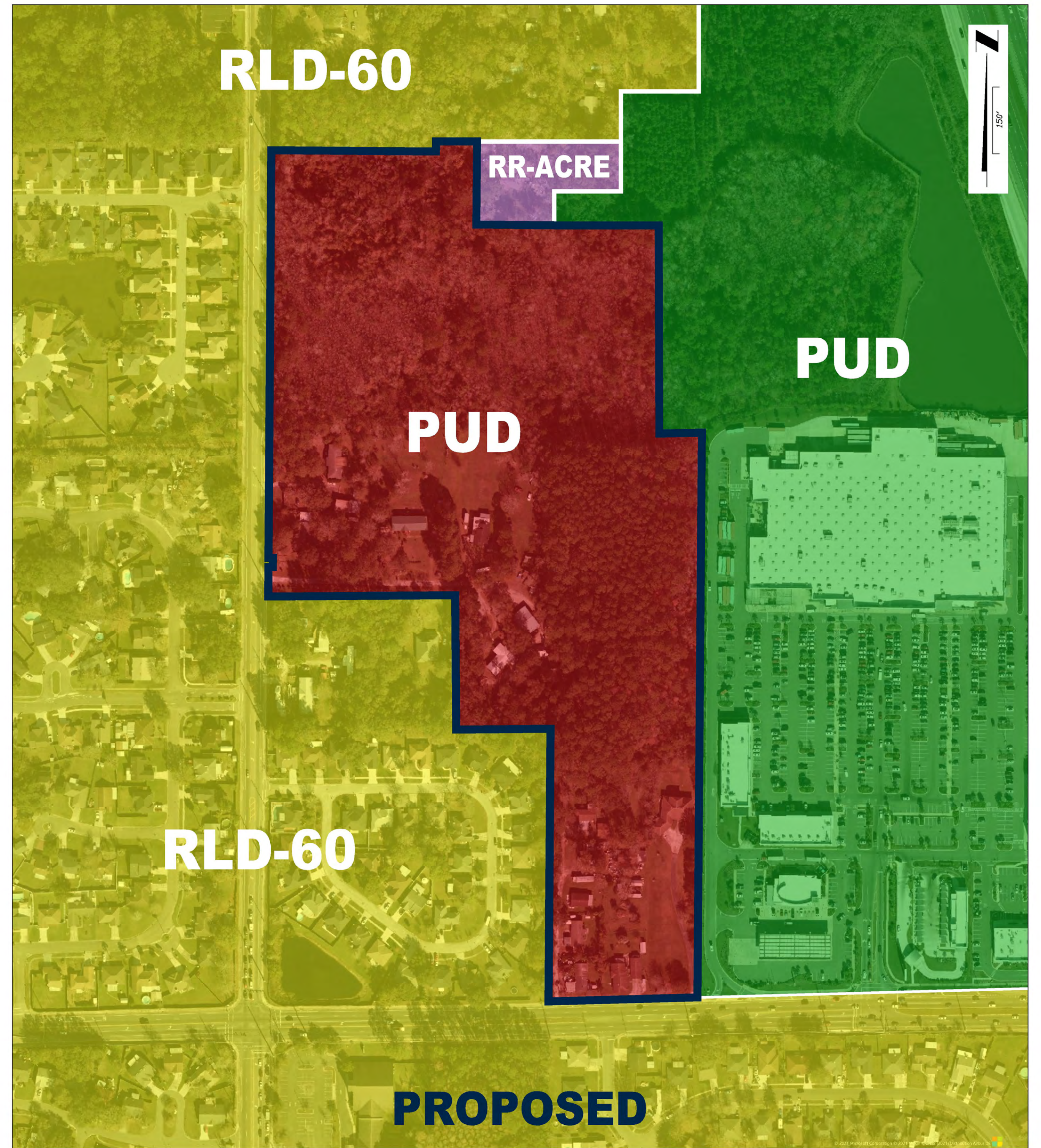
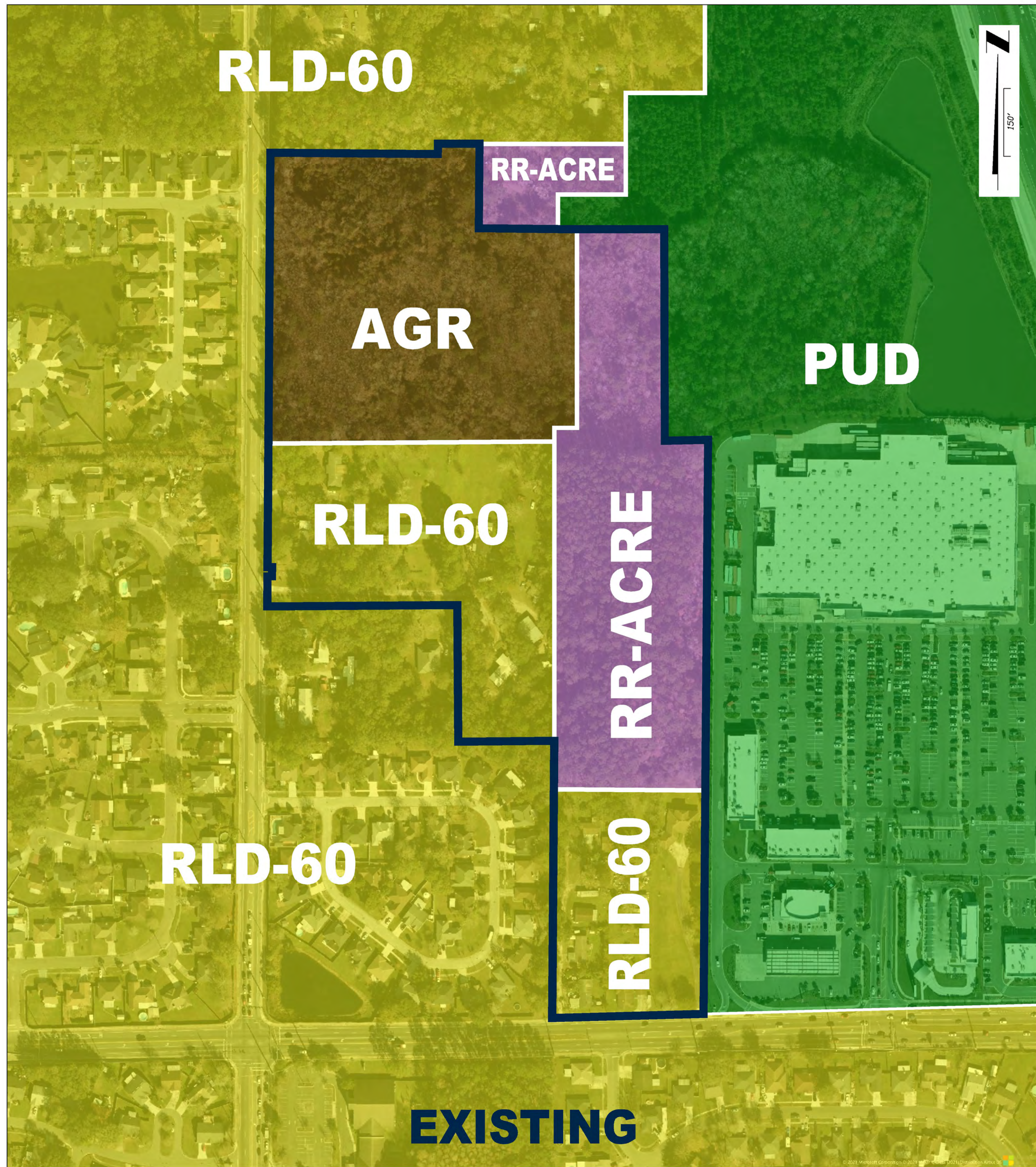
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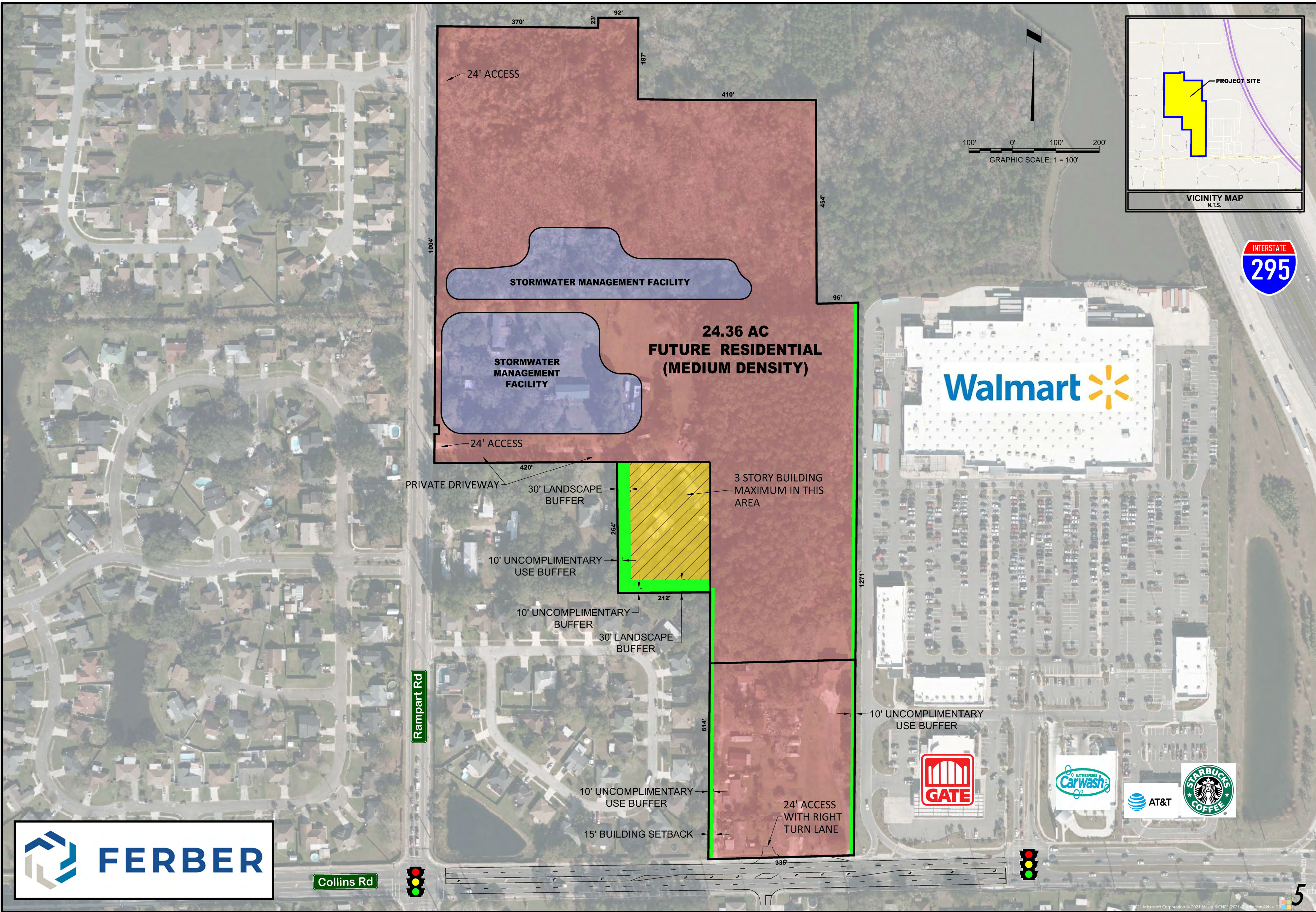
<b>LAND USE</b>	
<b>MIXED USE FOR COLLINS ROAD &amp; I-295</b>	
<b>DECEMBER 1, 2021</b>	
<b>ETM</b> VISION • EXPERIENCE • RESULTS	<b>England-Thim &amp; Miller, Inc.</b> 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316





<b>ZONING</b>	
MIXED USE FOR COLLINS ROAD & I-295 DECEMBER 1, 2021	
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Collins Rd

Rampart Rd

370' 23' 92' 187' 410' 454' 96' 1004'

24' ACCESS

STORMWATER MANAGEMENT FACILITY

24.36 AC FUTURE RESIDENTIAL (MEDIUM DENSITY)

STORMWATER MANAGEMENT FACILITY

24' ACCESS

PRIVATE DRIVEWAY 420'

30' LANDSCAPE BUFFER

3 STORY BUILDING MAXIMUM IN THIS AREA

10' UNCOMPLIMENTARY USE BUFFER

264'

10' UNCOMPLIMENTARY BUFFER

212'

30' LANDSCAPE BUFFER

614'

10' UNCOMPLIMENTARY USE BUFFER

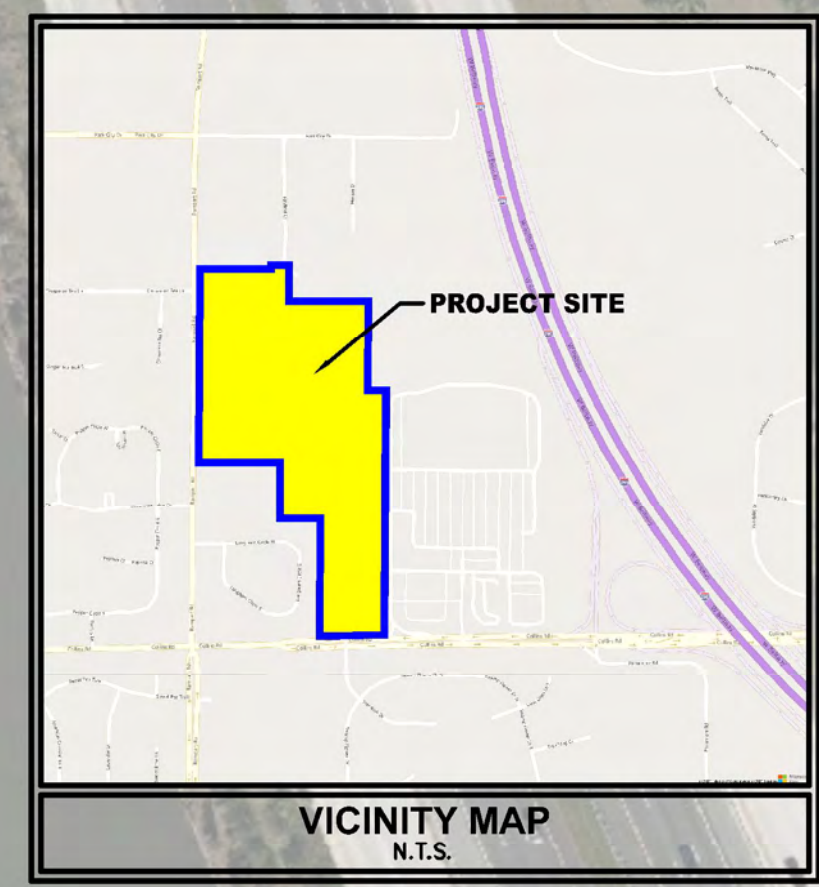
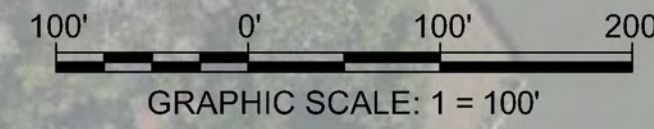
15' BUILDING SETBACK

24' ACCESS WITH RIGHT TURN LANE

335'

1271'

10' UNCOMPLIMENTARY USE BUFFER



PLANS PREPARED UNDER THE DIRECTION OF:		REVISIONS:	
ETM NO. 20-339		ETM NO. 20-339	
DRAWN BY:		DESIGNED BY:	
CHECKED BY:		DATE: DECEMBER 1, 2021	
<b>England-Thins &amp; Miller, Inc.</b> 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8890 FAX: (904) 646-9485 REG-2384 LC-0000316		<b>ETM</b> VISION • EXPERIENCE • RESULTS	
REVISED PUD SITE PLAN		DRAWING NUMBER	
MIXED USE FOR COLLINS ROAD & I-295 FOR THE FERBER COMPANY		<b>PUD</b>	
5		P.E. NUMBER:	



CINNAMON TEA LANE

CINNAMON LAKES DRIVE

RAMPART ROAD

COLLINS ROAD



Walmart



REVISED CONCEPTUAL SITE PLAN  
MIXED USE DEVELOPMENT AT  
COLLINS ROAD & I-295 - DECEMBER 1, 2021

**ETM** England-Thom & Miller, Inc.  
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Jacksonville, FL 32258  
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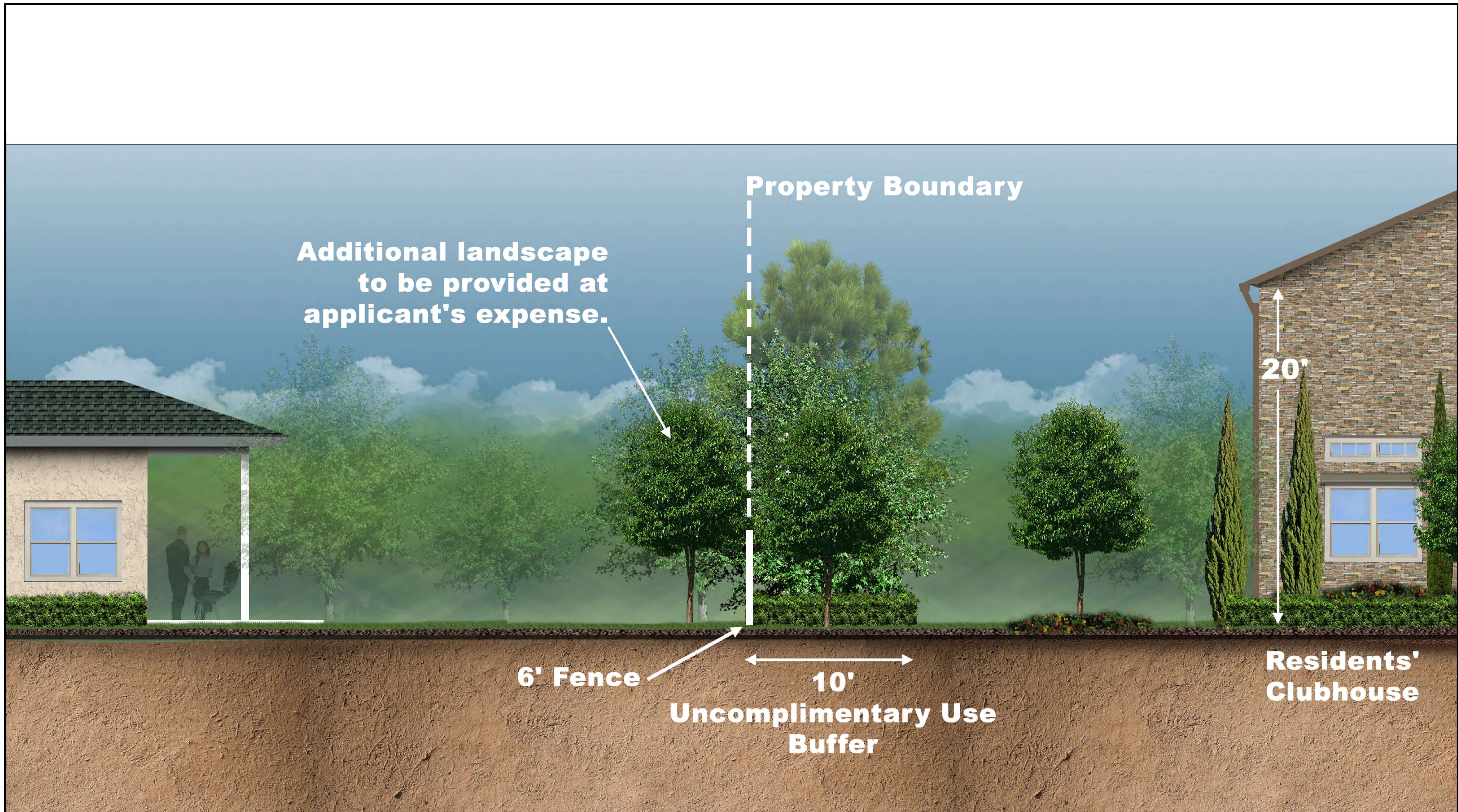
- HDR LAND USE WILL BE REMOVED FROM THE APPLICATION. ONLY MDR AND CGC LAND USES
- POOL CLUB HOUSE HOURS OPEN NO LATER THAN 11 PM FRIDAY & SATURDAY. 10 PM SUNDAY-THURSDAY
- NO AMPLIFIED MUSIC ON THE POOL DECK
- CLUB HOUSE WILL BE SINGLE STORY, 20' TALL FROM FINISHED FLOOR TO BOTTOM OF ROOF EAVES
- WE WILL BUILD A 6' VINYL FENCE WITHIN THE 10' UNCOMPLIMENTARY USE BUFFER AND AGREE TO ENHANCED LANDSCAPING ALONG THE NORTH/SOUTH BOUNDARY LINES ALONG LONGHORN ESTATES NEIGHBORHOOD
- WE WILL LANDSCAPE INSIDE THE FENCES OF THE LONGHORN ESTATE HOMES ALONG OUR WESTERN BOUNDARY LINE IF THE RESIDENTS WILL ALLOW, OR PAY THE CASH EQUIVALENT OF \$1,000.00
- NO BUILDING SIGN WILL BE ALLOWED ON THE WESTERN BUILDING FACADE OF THE COMMERCIAL BUILDING CLOSEST TO LONGHORN ESTATES
- NO DELIVERIES ON THE COMMERCIAL OUTPARCELS PAST 10 PM

**CONCEPTUAL SITE PLAN NOTES**

**MIXED USE FOR COLLINS ROAD & I-295  
DECEMBER 1, 2021**

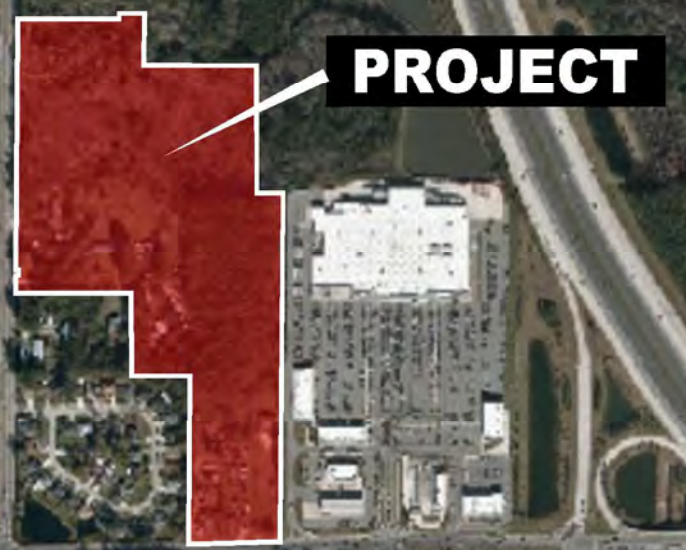
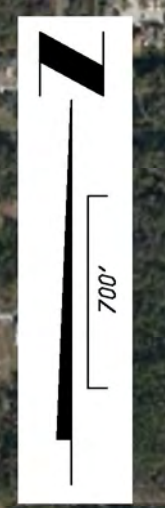
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VISION • EXPERIENCE • RESULTS





<b>CROSS SECTION</b>	
MIXED USE FOR COLLINS ROAD & I-295 DECEMBER 1, 2021	
<b>ETM</b> VISION • EXPERIENCE • RESULTS	<b>England-Thim &amp; Miller, Inc.</b> 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 REG - 2584 LC - 0000316





**COJ COLLINS ROAD WIDENING COMPLETE FROM OLD MIDDLEBURG ROAD TO SHINDLER DRIVE**

**COJ COLLINS ROAD WIDENING UNDER CONSTRUCTION FROM SHINDLER DRIVE TO RAMPART ROAD, APPROXIMATE COMPLETION DATE: MARCH 2022**

Old Middleburg Rd

Shindler Dr

Collins Rd

Rampart Rd

Argyle Forest Blvd



**COLLINS ROAD WIDENING**  
MIXED USE FOR COLLINS ROAD & I-295  
DECEMBER 1, 2021

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PROJECT



Collins Rd

Star Rush Dr

Rampart Rd



Parramore Rd



PARRAMORE ROAD CURRENTLY UNDER CONSTRUCTION FROM COLLINS ROAD TO YOUNGERMAN CIRCLE, APPROXIMATE COMPLETION DATE: MAY 2022

Youngerman Ci

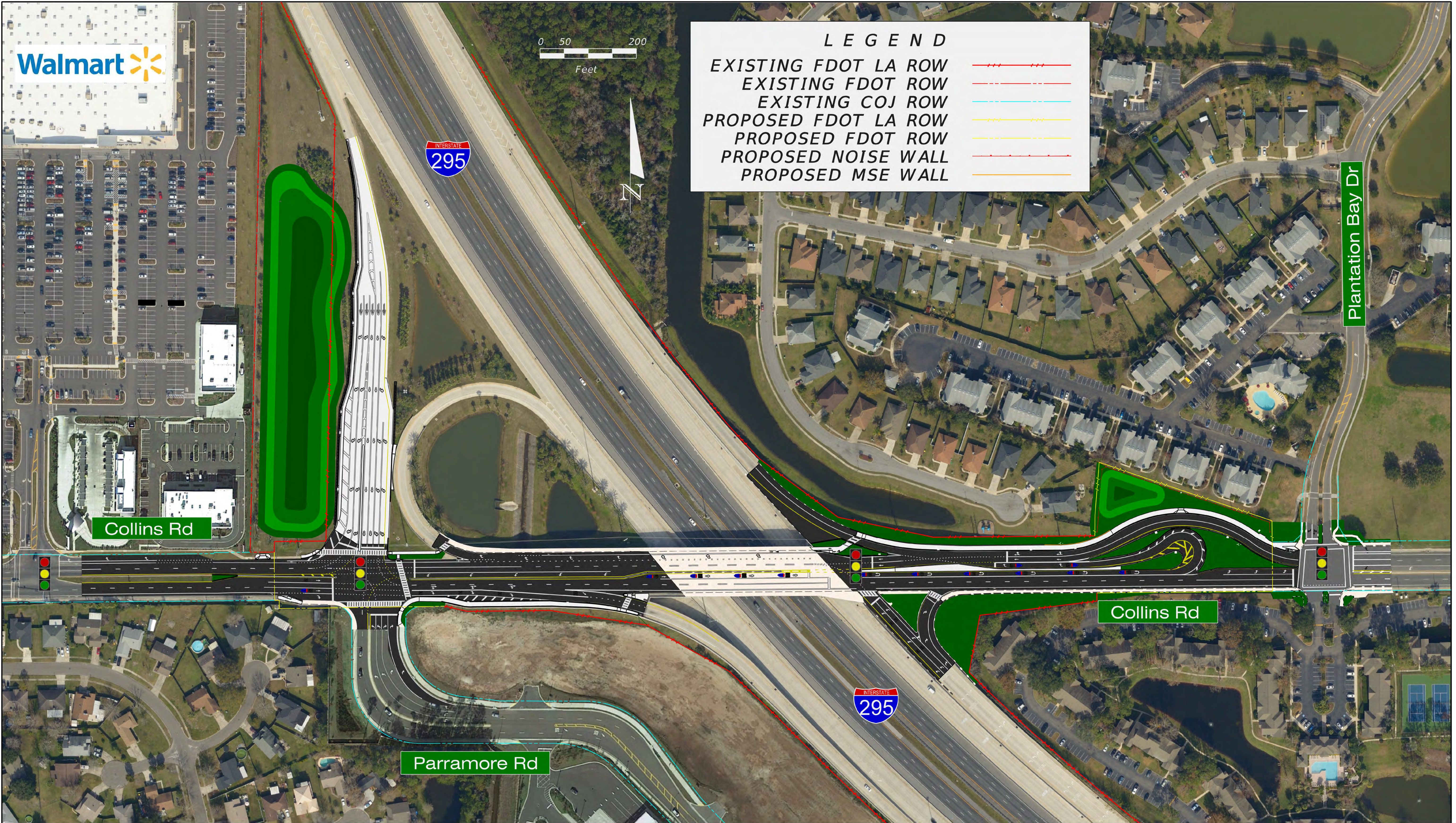
Argyle Forest Blvd



PARRAMORE ROAD EXTENSION  
MIXED USE FOR COLLINS ROAD & I-295  
DECEMBER 1, 2021

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**LEGEND**

EXISTING FDOT LA ROW	
EXISTING FDOT ROW	
EXISTING COJ ROW	
PROPOSED FDOT LA ROW	
PROPOSED FDOT ROW	
PROPOSED NOISE WALL	
PROPOSED MSE WALL	





Rampart Rd

Collins Rd

Star Rush Dr

3.46 AC  
RESIDENTIAL /  
NON-RESIDENTIAL  
(CGC)



PROPOSED RAISED  
TRAFFIC SEPARATOR

PROPOSED LEFT  
TURN LANE

PROPOSED RAISED  
TRAFFIC SEPARATOR



**TRAFFIC MANAGEMENT PLAN**  
MIXED USE FOR COLLINS ROAD & I-295  
DECEMBER 1, 2021

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Collins Rd

Star Rush Dr

FULL MOTION ACCESS

Swamp Flower Dr

Rampart Rd



Parramore Rd

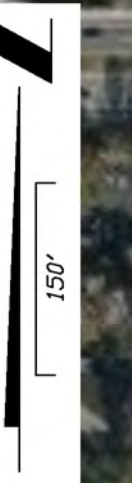
FULL MOTION ACCESS

Eagles Perch Dr

Knots Landing Dr E

FULL MOTION ACCESS

Argyle Forest Blvd



CYPRESS POINT EXISTING ACCESS POINTS

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