

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
JANUARY 10, 2022

ETM **England-Thims & 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

Star Rush Dr

Collins Rd

Parramore Rd

Walmart

MINI GATE

Carwash

AT&T

STARBUCKS COFFEE

Centex

Comfort INN

COSTCO WHOLESALE

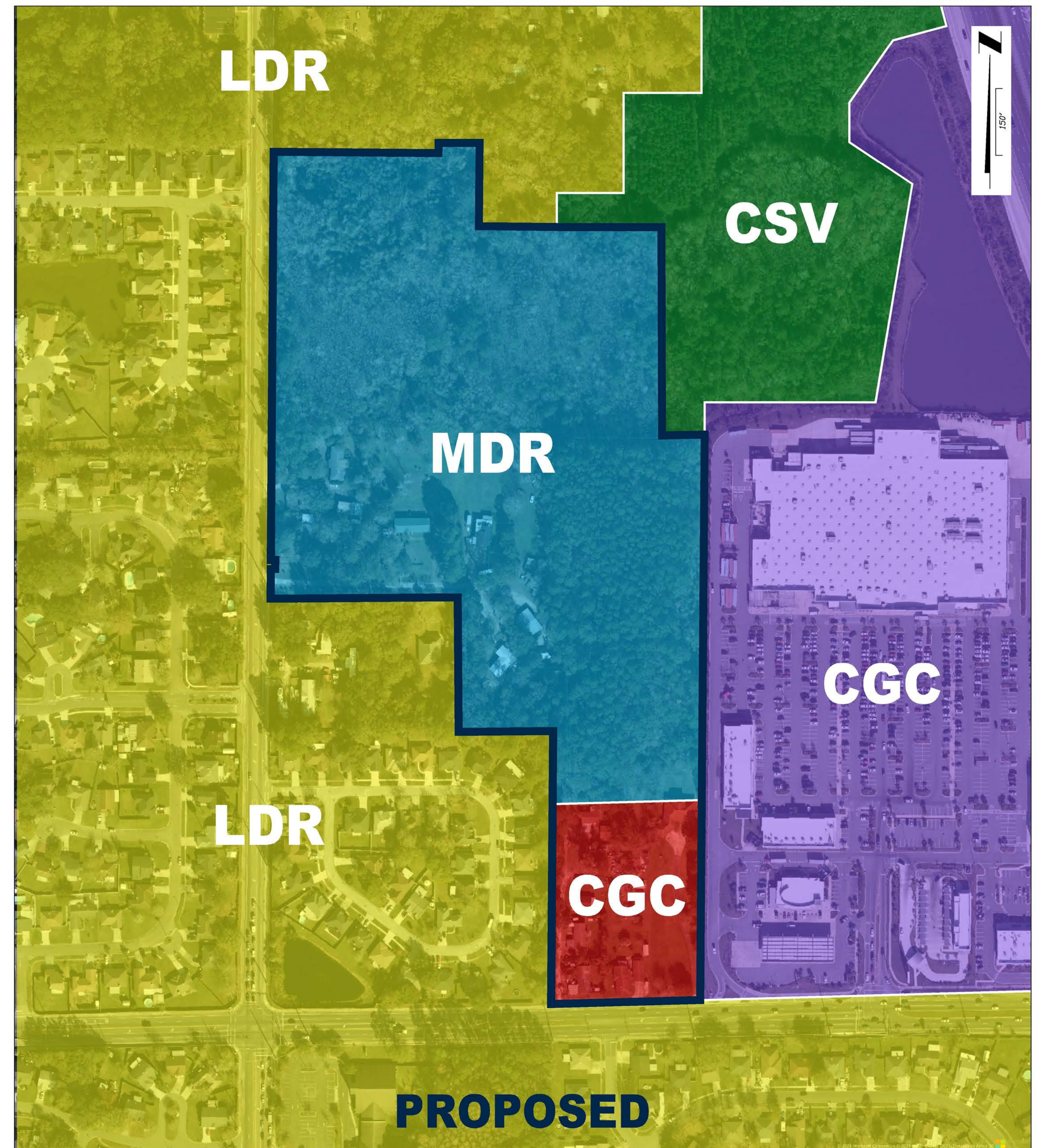
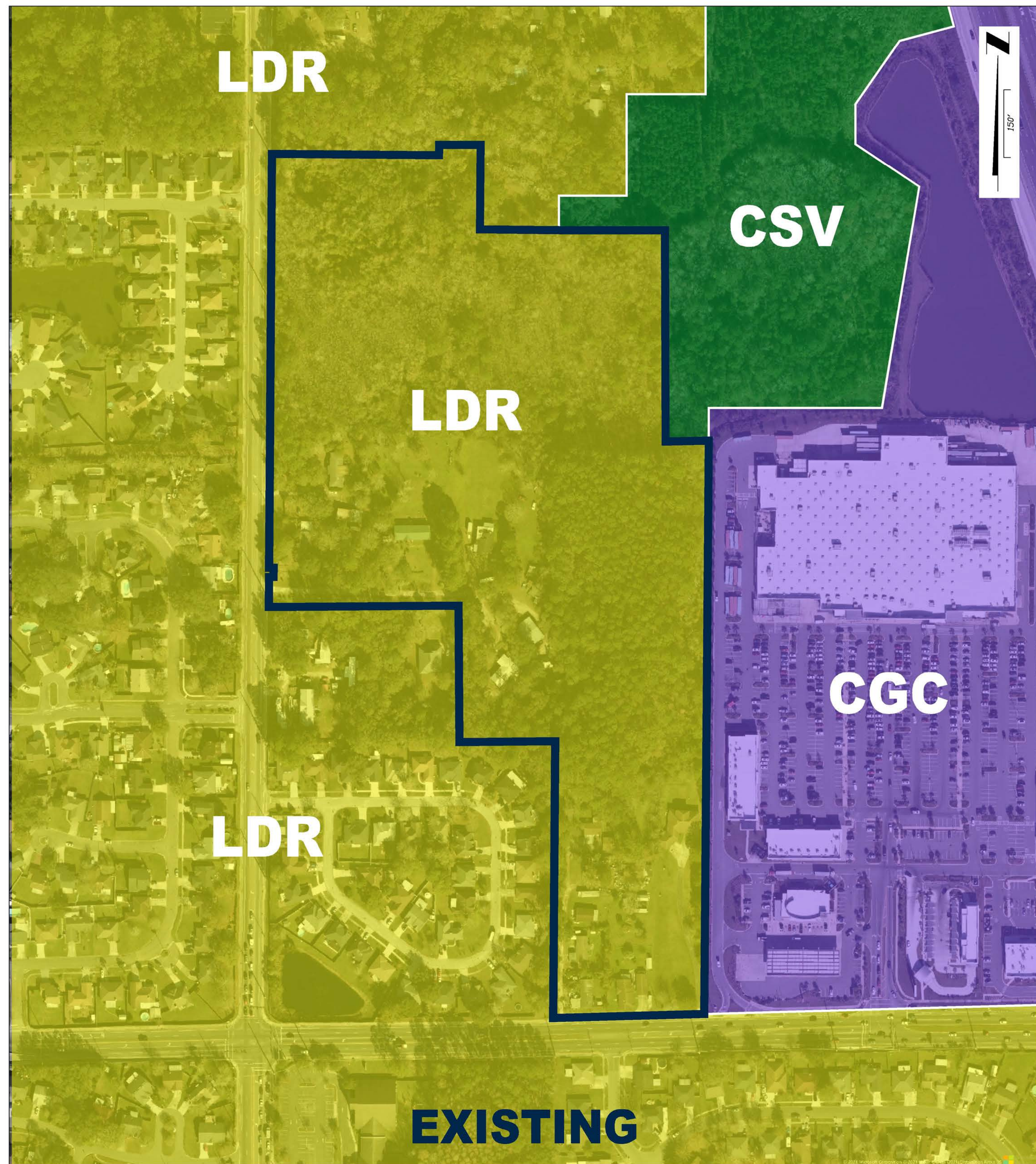
Ascension

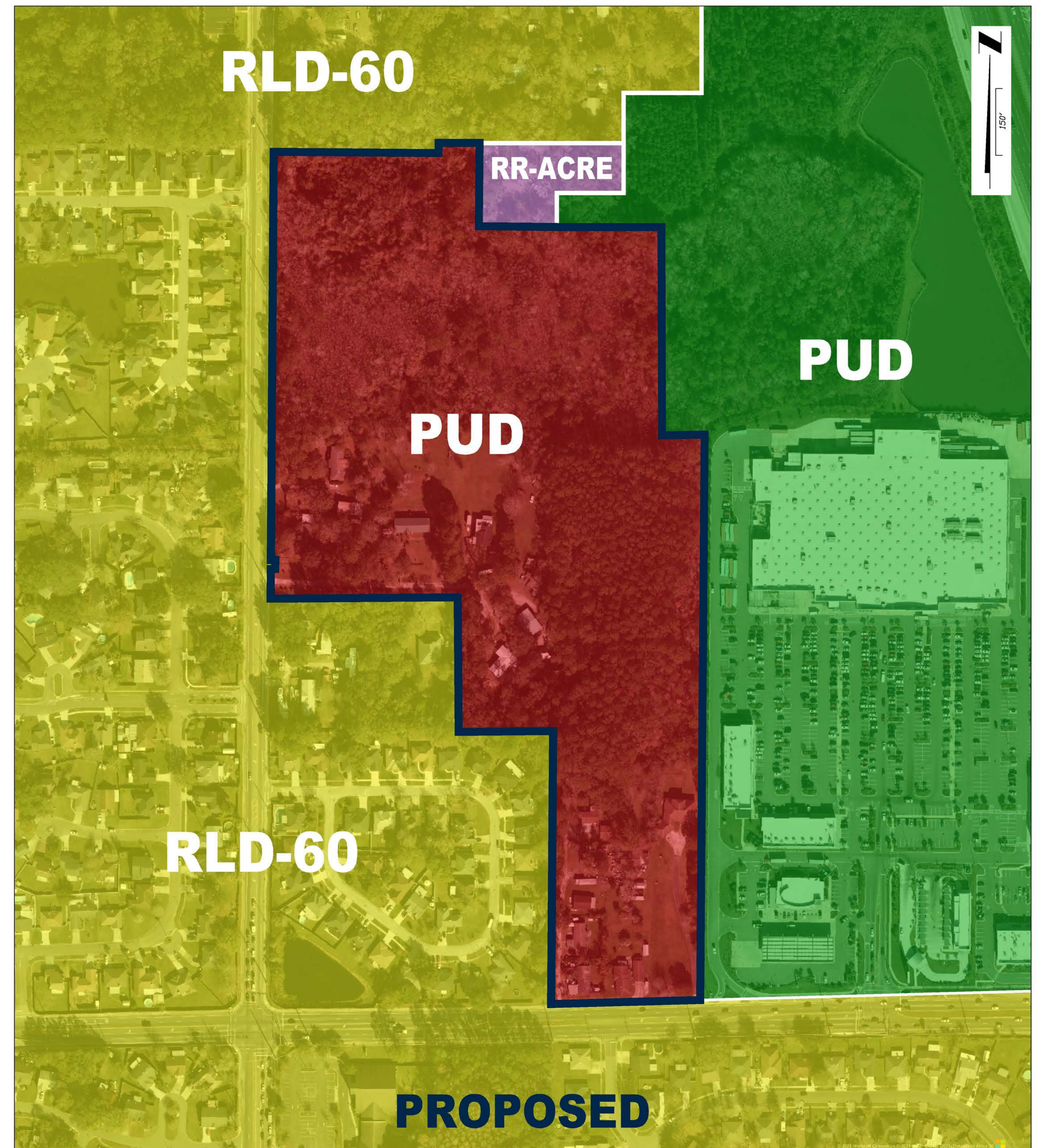
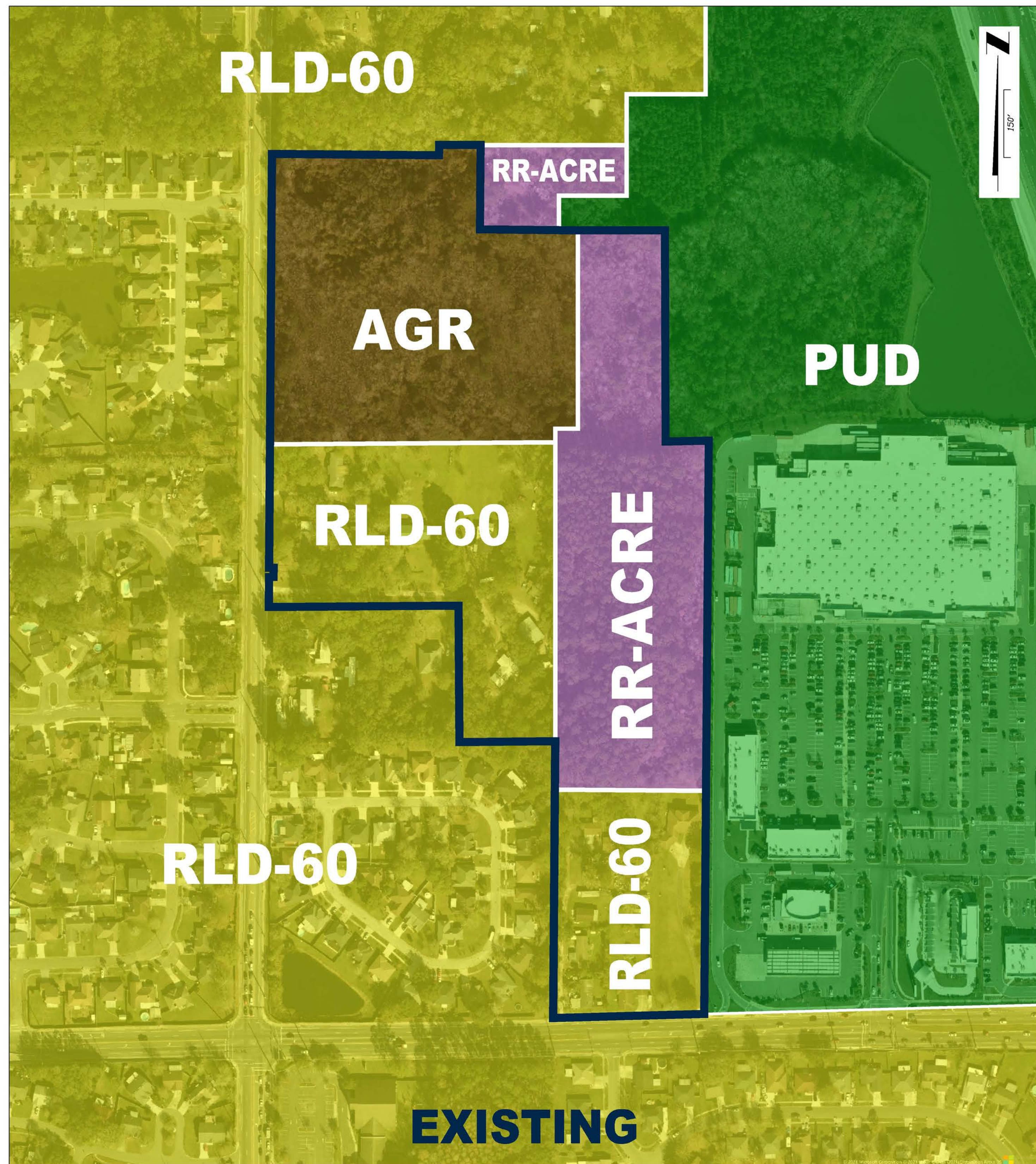
INTERSTATE 295



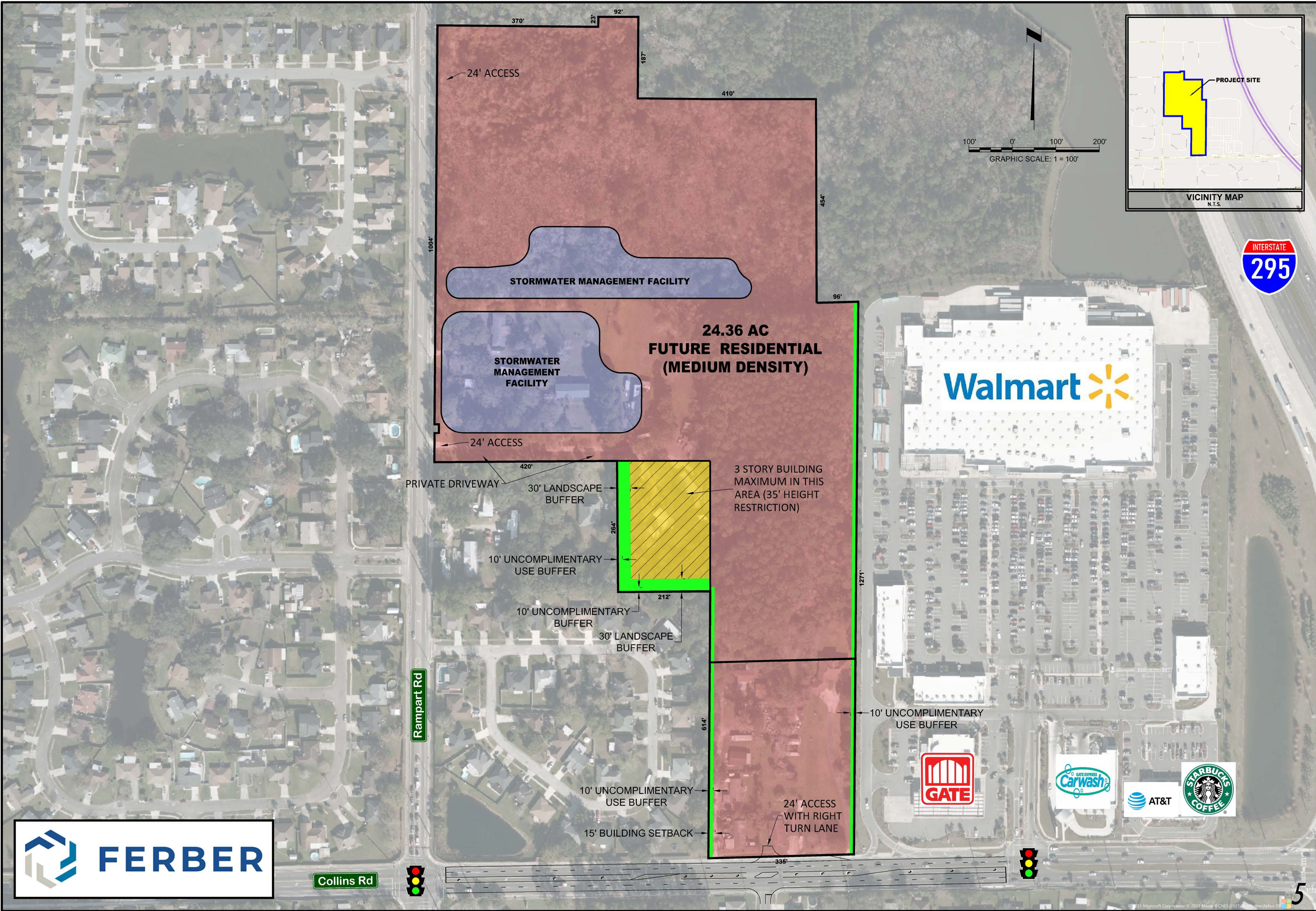
MARKET AERIAL	
MIXED USE FOR COLLINS ROAD & I-295 JANUARY 10, 2022	
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ZONING	
MIXED USE FOR COLLINS ROAD & I-295 JANUARY 10, 2022	
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PLANS PREPARED UNDER THE DIRECTION OF:		P.E. NUMBER:	
REVISIONS:		DATE: JANUARY 10, 2022	
ETM NO. 20-339	DRAWN BY:	DESIGNED BY:	CHECKED BY:
England-Thins & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8890 FAX: (904) 646-9485 REG. -2384 LC - 0000316		VISION • EXPERIENCE • RESULTS	
REVISED PUD SITE PLAN		DRAWING NUMBER	
MIXED USE FOR COLLINS ROAD & I-295		PUD	
FOR THE FERBER COMPANY		5	

CONCESSION MADE: DECEMBER 1, 2021

- 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
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VISION • EXPERIENCE • RESULTS

ADDITIONAL CONCESSIONS

- WE WILL REDUCE THE NUMBER OF APARTMENT UNITS FROM 400 TO 315 UNITS.
- OUTSIDE OF THE 3 STORY / 35 FOOT HEIGHT ZONE, WE WILL AGREE TO RESTRICT THE HEIGHT OF THE APARTMENTS FROM 60 FEET TO 45 FEET TALL, MEASURED FROM THE FINSHED FLOOR ELEVATION TO THE BOTTOM OF THE ROOF EAVES.
- THE APARTMENTS WILL BE GATED SO THAT COLLINS ROAD GATE IS INGRESS ONLY (ENTRANCE ONLY). INGRESS AND EGRESS WILL BE ALLOWED TO RAMPART ROAD.
- WE WILL AGREE TO BUILD AN 8 FOOT VINYL FENCE ALONG OUR WESTERN BOUNDARY LINE TO FURTHER BUFFER LONG HORN ESTATES NEIGHBORHOOD.

ADD CONCESSIONS

**MIXED USE FOR COLLINS ROAD & I-295
JANUARY 10, 2022**

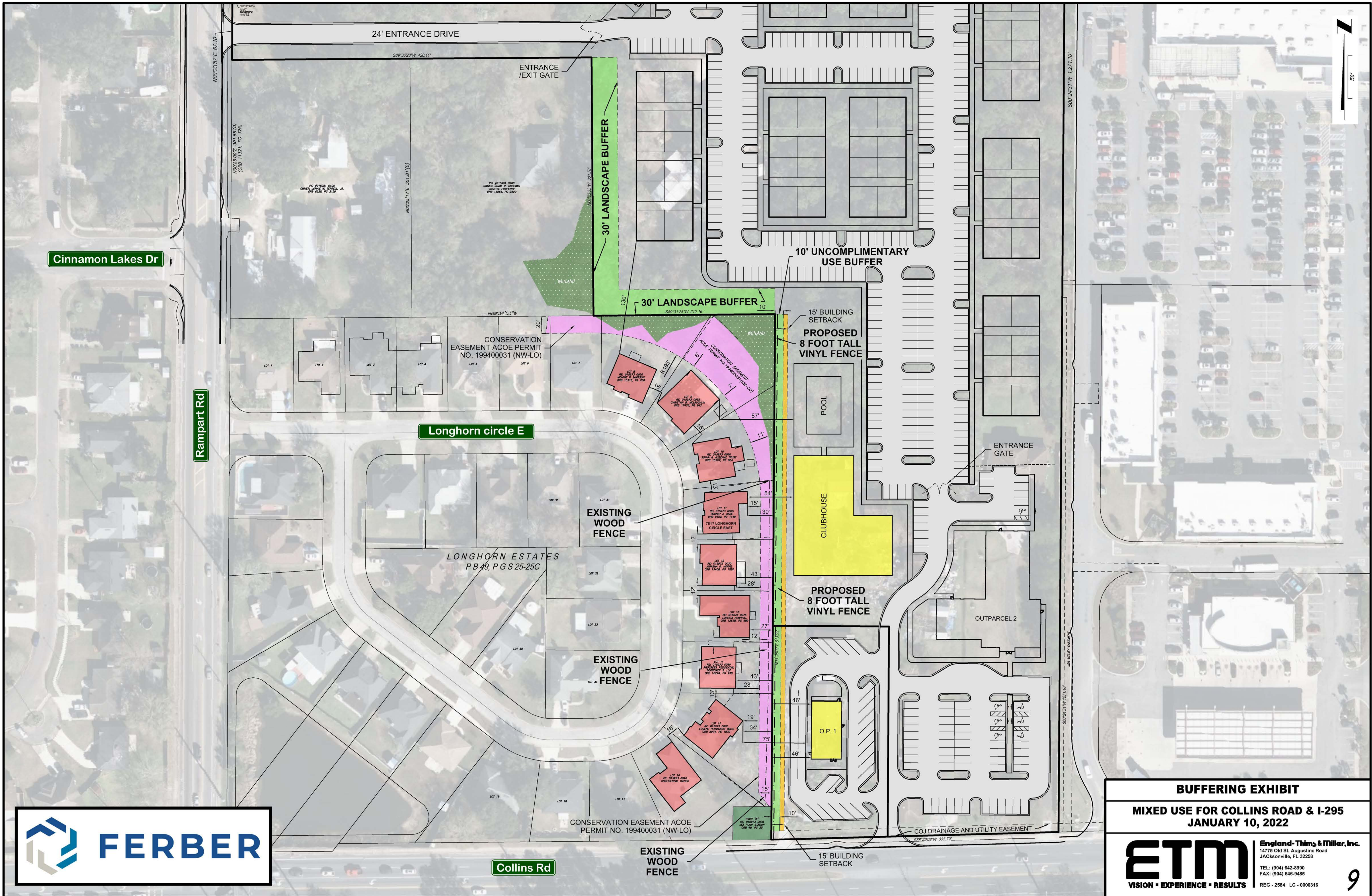


REVISED CONCEPTUAL SITE PLAN
MIXED USE DEVELOPMENT AT
COLLINS ROAD & I-295 - JANUARY 10, 2022

**ETM**
VISION • EXPERIENCE • RESULTS

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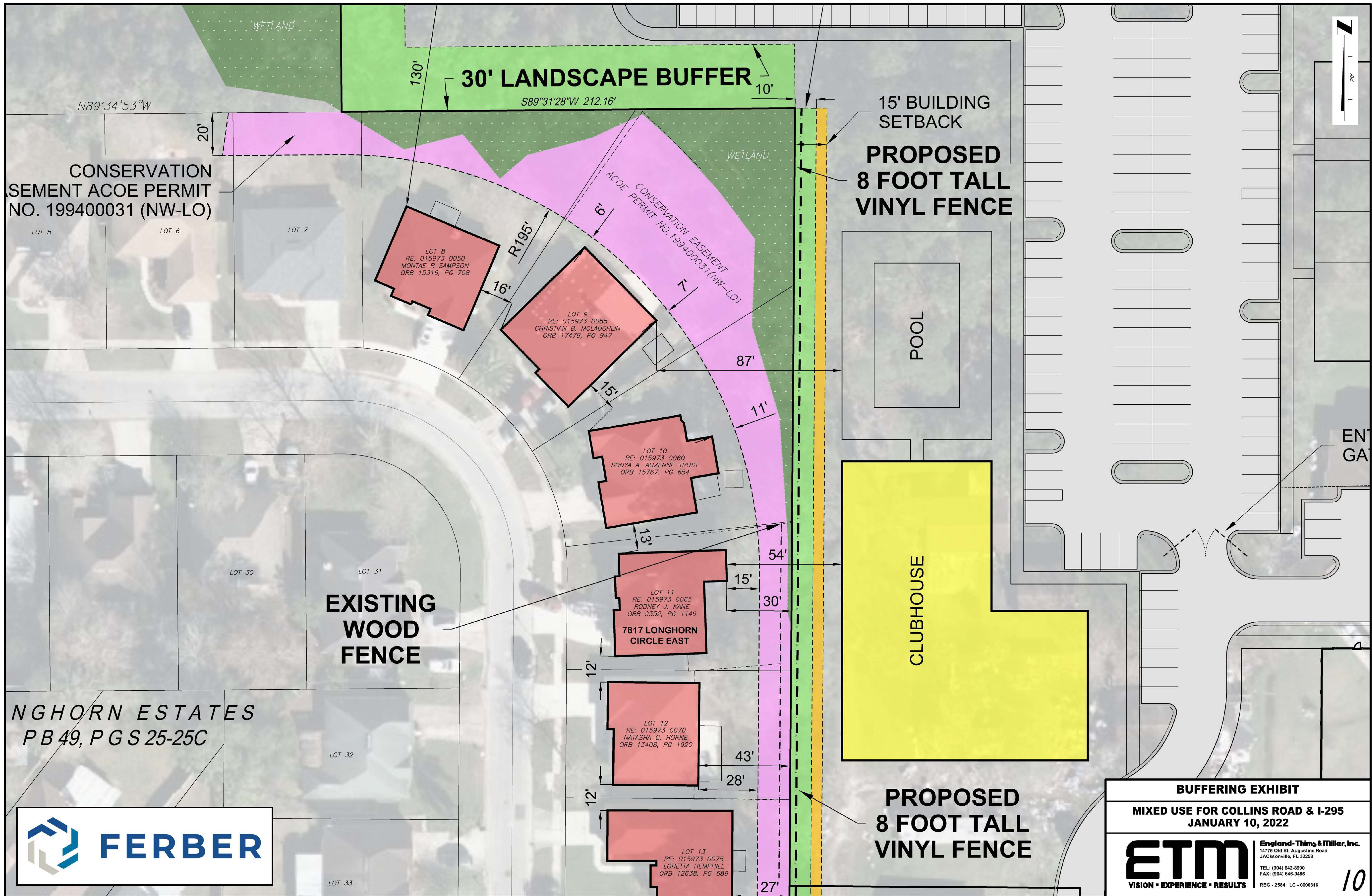


BUFFERING EXHIBIT
MIXED USE FOR COLLINS ROAD & I-295
JANUARY 10, 2022

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WOOD FENCE

RN ESTATES
PGS 25-25C

LOT 32

LOT 33

LOT 35

LOT 34

EXISTING
WOOD
FENCE

LOT 18

LOT 17

CONSERVATION EASE
PERMIT NO. 19940

EXISTING WOOD FENCE

EXISTING WOOD FENCE

**PROPOSED
8 FOOT TALL
VINYL FENCE**

OUTPARCEL 2

40'

COJ DRAINAGE AND UTILITY EASEMENT

$S88^{\circ}29'08''$

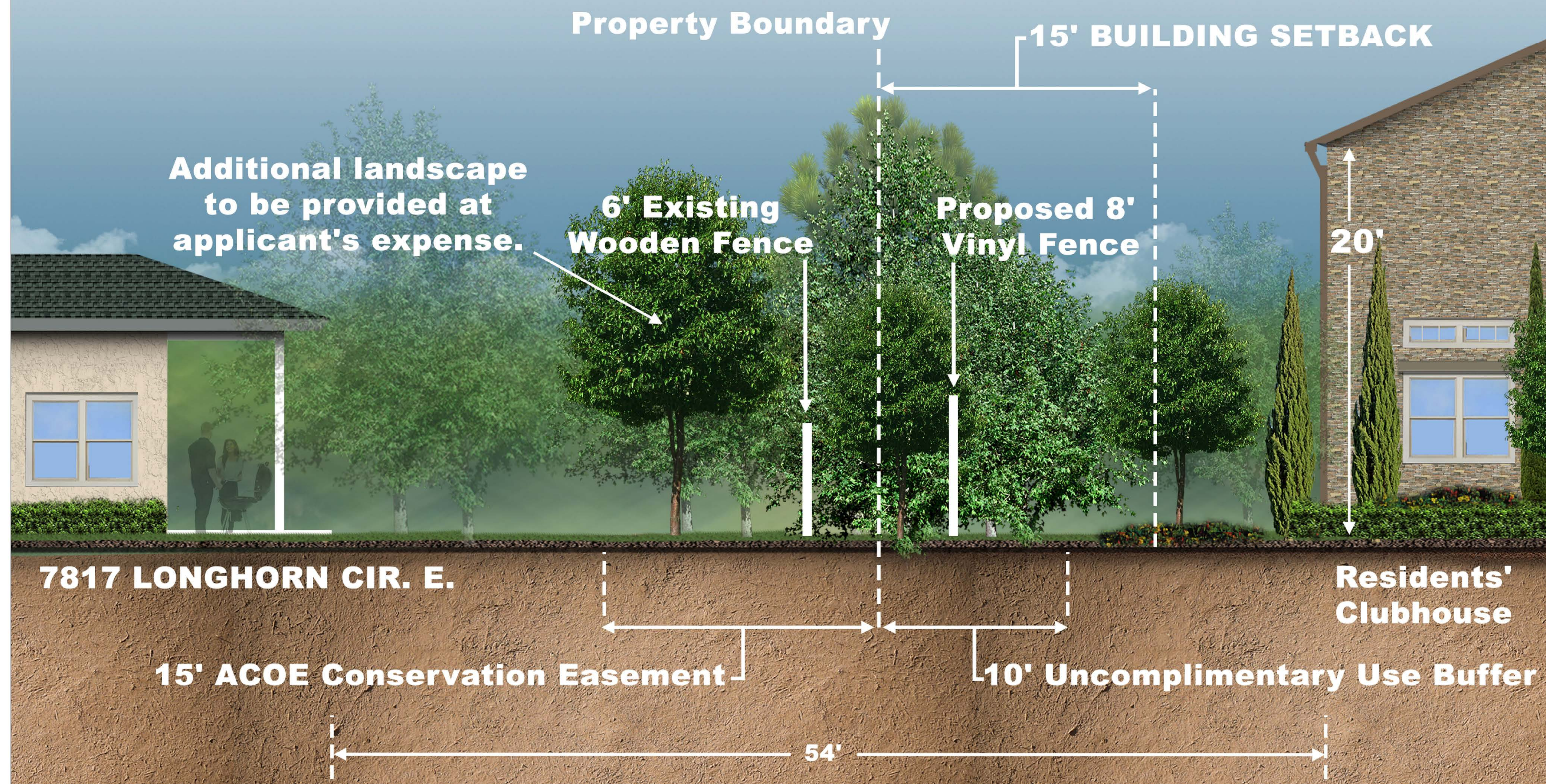
BUFFERING EXHIBIT

15' BUILDING
SETBACK

BUFFERING EXHIBIT

MIXED USE FOR COLLINS ROAD & I-295 JANUARY 10, 2022





CROSS SECTION	
MIXED USE FOR COLLINS ROAD & I-295 JANUARY 10, 2022	
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Rampart Rd

Collins Rd

Star Rush Dr

3.46 AC
RESIDENTIAL /
NON-RESIDENTIAL
(CGC)

RIGHT TURN /
DECEL LANE

PROPOSED RAISED
TRAFFIC SEPARATOR

PROPOSED LEFT
TURN LANE

PROPOSED RAISED
TRAFFIC SEPARATOR

PROPOSED 1' CONCRETE RAISED
TRAFFIC SEPARATOR WITH
REFLECTIVE TUBULAR MARKERS

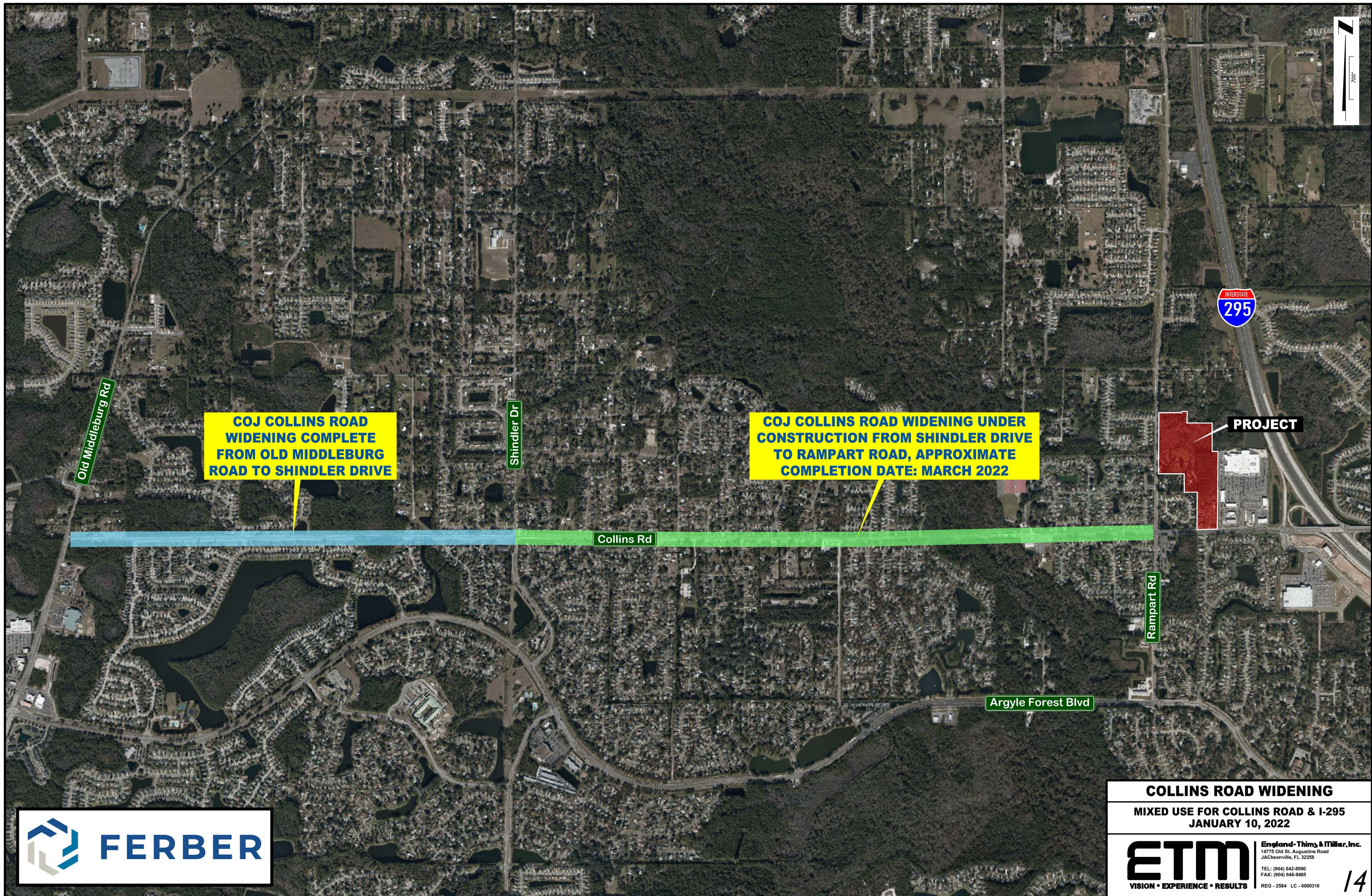


TRAFFIC MANAGEMENT PLAN

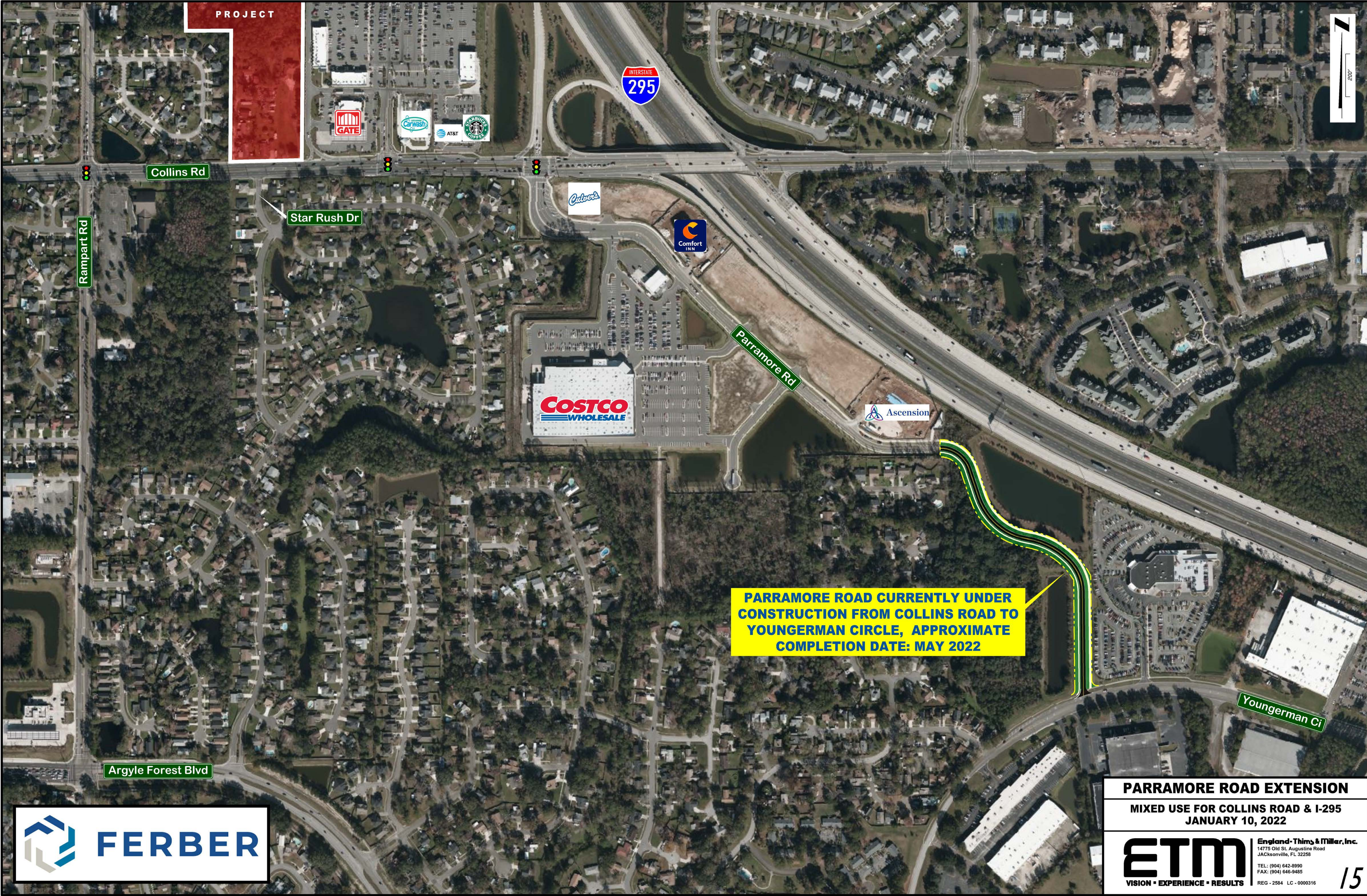
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COLLINS ROAD WIDENING	
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PROJECT

Collins Rd

Star Rush Dr

Rampart Rd

Argyle Forest Blvd

Parramore Rd

Youngerman Ci

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

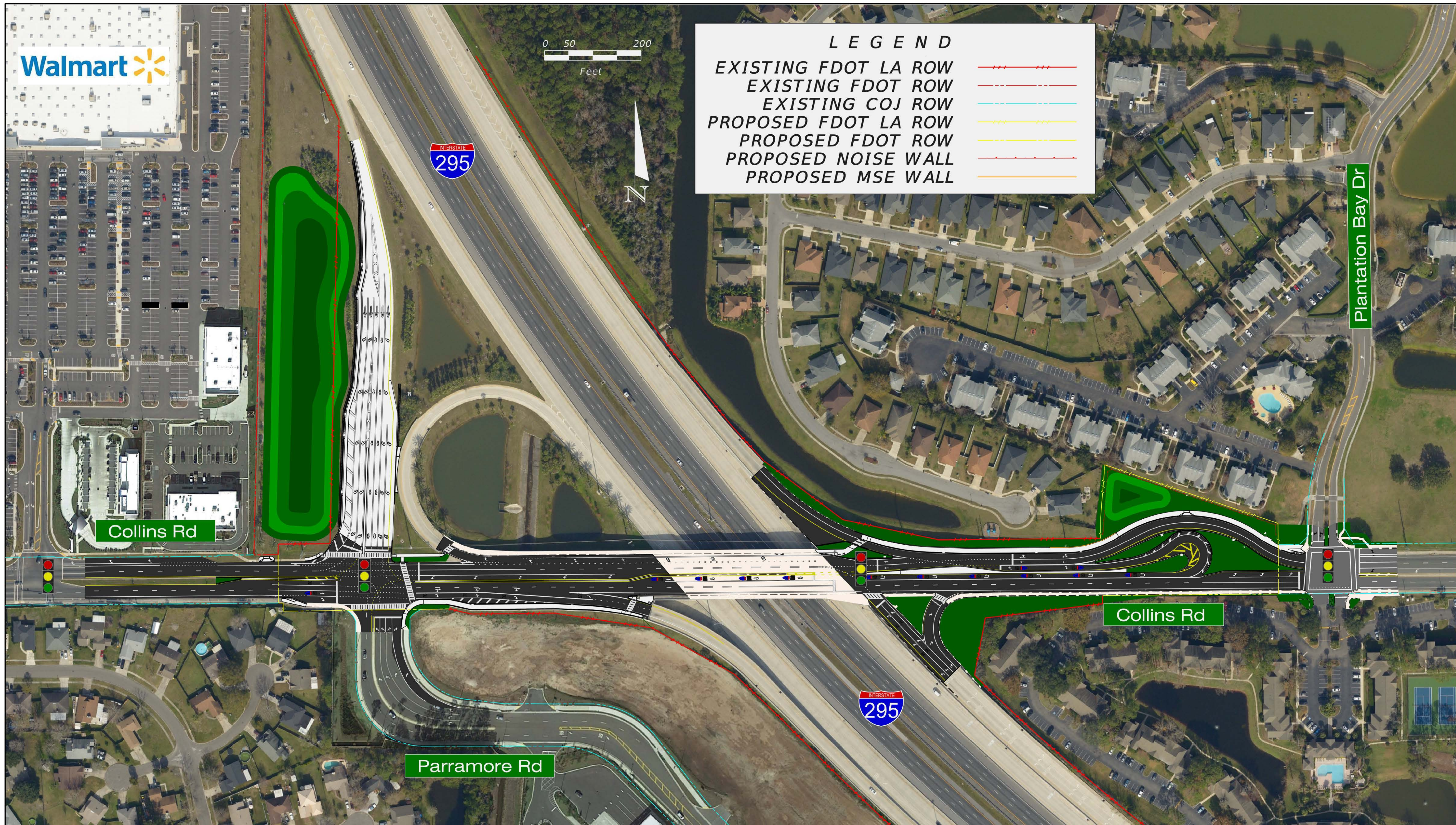
PARRAMORE ROAD EXTENSION

MIXED USE FOR COLLINS ROAD & I-295
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Collins Rd

Star Rush Dr

FULL MOTION ACCESS

Swamp Flower Dr

Eagles Perch Dr

Knots Landing Dr E

Rampart Rd



Parramore Rd

FULL MOTION ACCESS

FULL MOTION ACCESS

Argyle Forest Blvd



CYPRESS POINT EXISTING ACCESS POINTS

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