

COLLEGE PARK DRIVE

POINT OF BEGINNING

COUNTY ROAD No. 224

College Drive

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College Drive

PROPOSED BUILDING #1

PROPOSED BUILDING #2

PROPOSED BUILDING #3

SOUTHAMPTON UNIT ONE PLAT BOOK 33, PAGES 11

SITE INFORMATION

OWNER

CONTRADE OF PONTE VERA, INC.
12276 SAN JOSE BOULEVARD
JACKSONVILLE, FLORIDA 32228

AGENT

CDG ENGINEERING & DEVELOPMENT, INC.
425 RIVER BIRCH LAKE
GREEN COVE SPRINGS, FL 32043
PHONE: (904) 758-8530

SITE LOCATION

COLLEGE DRIVE
ORANGE PARK, FLORIDA

SITE AREAS:

PHASE I SITE AREA: 831 ACRES (375,187 S.F.)
BUILDING AREA: 75,000 S.F.
FLOOR AREA RATIO: 20.0%
NEW PAVEMENT AREA: 216,390 S.F.
PERVIOUS AREA: 83,587-SF
& IMPERVIOUS: 77.6%

PARKING REQUIREMENTS:

RETAIL: 45,000 S.F. 225 SPACES
1 SPACE PER 200 S.F.
OFFICE: 105,000 S.F. 420 SPACES
1 SPACE PER 250 S.F.
TOTAL REQUIRED PARKING: 645 SPACES
PROPOSED PARKING: 532 SPACES
TOTAL HANDICAP PARKING: 12 SPACES
TOTAL PARKING PROVIDED: 564 SPACES



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COLLEGE DRIVE COMMONS
PREPARED FOR CONSTRUCTION BY PONTE VERA, INC.

OVERALL PLAN

DATE: 08/11/07
SCALE: 1/8" = 1'-0"
SHEET NO. 5