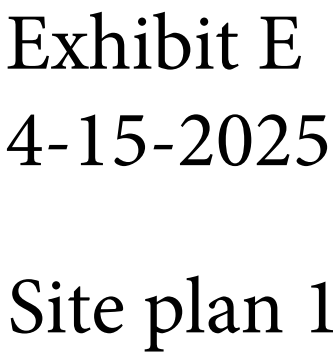




PARKING COUNT DATA

TOTAL PARKING SPACES	4,845
SPACE/1000 SF OF GLA	4.31
RESIDENTIAL REDEVELOPMENT RESIDENTIAL DWELLING UNITS	3,34 A
PARKING SPACES	266
PARKING GARAGE SECOND LEVEL	400
ON-STREET PARKING	12
TOTAL PARKING	412
SPACE/DWELLING UNIT	1.54

GRAPHIC SCALE

0 150 300

1" = 150'



SIMON®

PROJECT NO
011399-01-001

THE AVENUES
10300 SOUTHSIDE BLVD.
JACKSONVILLE, FL 32256

CITY OF JACKSONVILLE

FLORIDA

Bowman Consulting Group, Ltd., Inc.

301 SE Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowman.com
© Bowman Consulting Group, Ltd.

Bowman
Exhibit 4
PROFESSIONAL SURVEYORS AND MAPPERS CERTIFICATE NO. 8030
BOARD OF PROFESSIONAL SURVEYORS CERTIFICATE OF AUTHORIZATION NO. 30862
Page 52

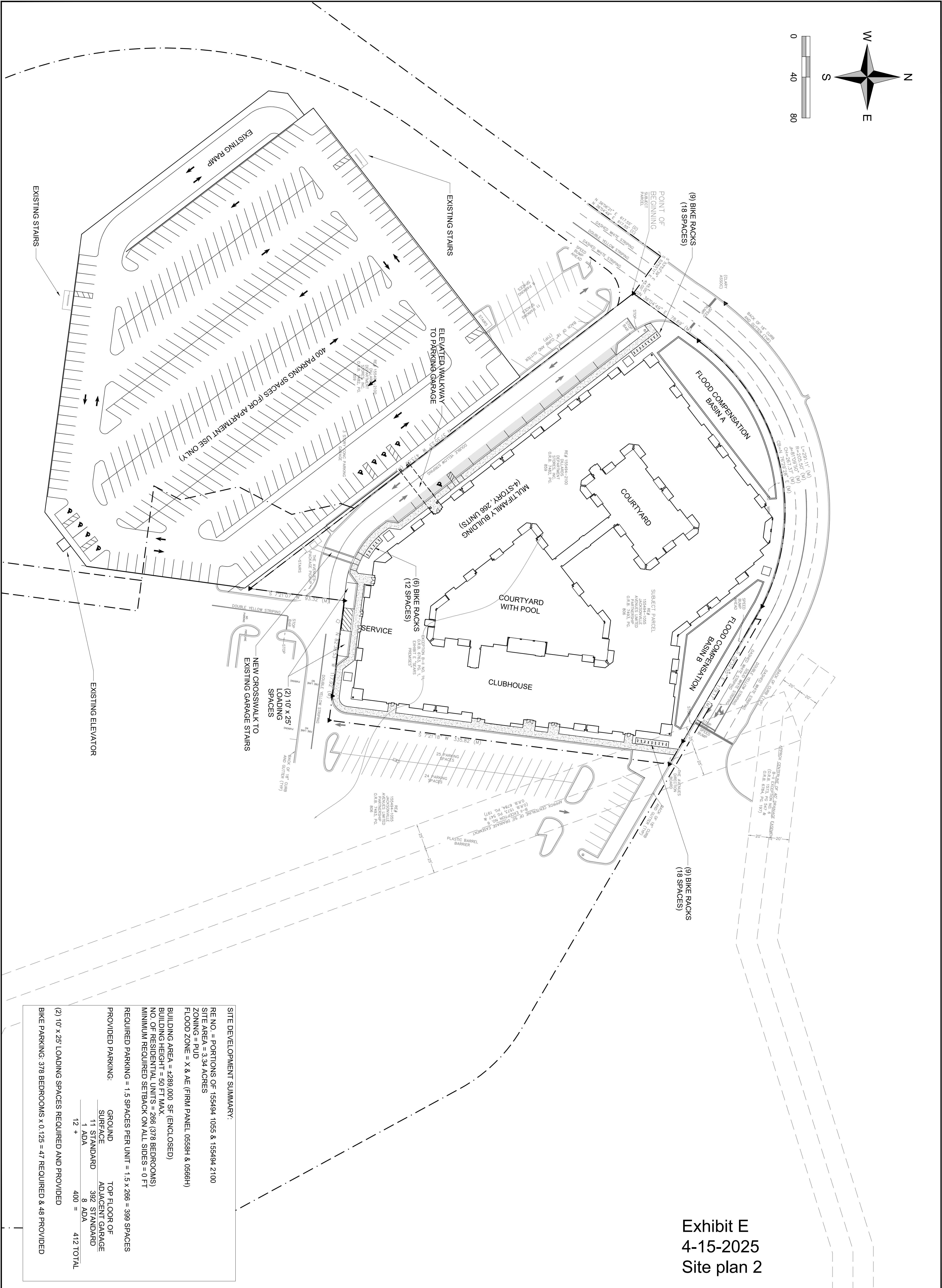
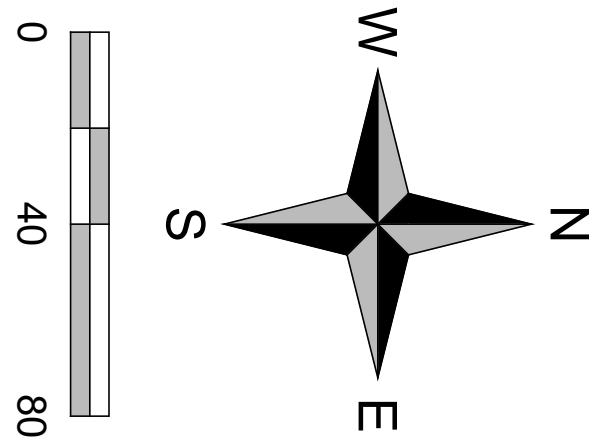


Exhibit E
4-15-2025
Site plan 2

SITE DEVELOPMENT SUMMARY:			
RE NO. = PORTIONS OF 155494 1055 & 155494 2100			
SITE AREA = 3.34 ACRES			
ZONING = PUD			
FLOOD ZONE = X & AE (FIRM PANEL 0558H & 0566H)			
BUILDING AREA = 4289,000 SF (ENCLOSED)			
BUILDING HEIGHT = 50 FT MAX.			
NO. OF RESIDENTIAL UNITS = 266 (378 BEDROOMS)			
MINIMUM REQUIRED SETBACK ON ALL SIDES = 0 FT			
REQUIRED PARKING = 1.5 SPACES PER UNIT = 1.5 x 266 = 399 SPACES			
PROVIDED PARKING:	GROUND SURFACE	TOP FLOOR OF ADJACENT GARAGE	
	11 STANDARD	392 STANDARD	
	1 ADA	8 ADA	
	12 +	400 =	412 TOTAL
(2) 10' x 25' LOADING SPACES REQUIRED AND PROVIDED			
BIKE PARKING: 378 BEDROOMS x 0.125 = 47 REQUIRED & 48 PROVIDED			