

PARKING GARAGE
SECOND LEVEL

PARKING GARAGE
FIRST LEVEL

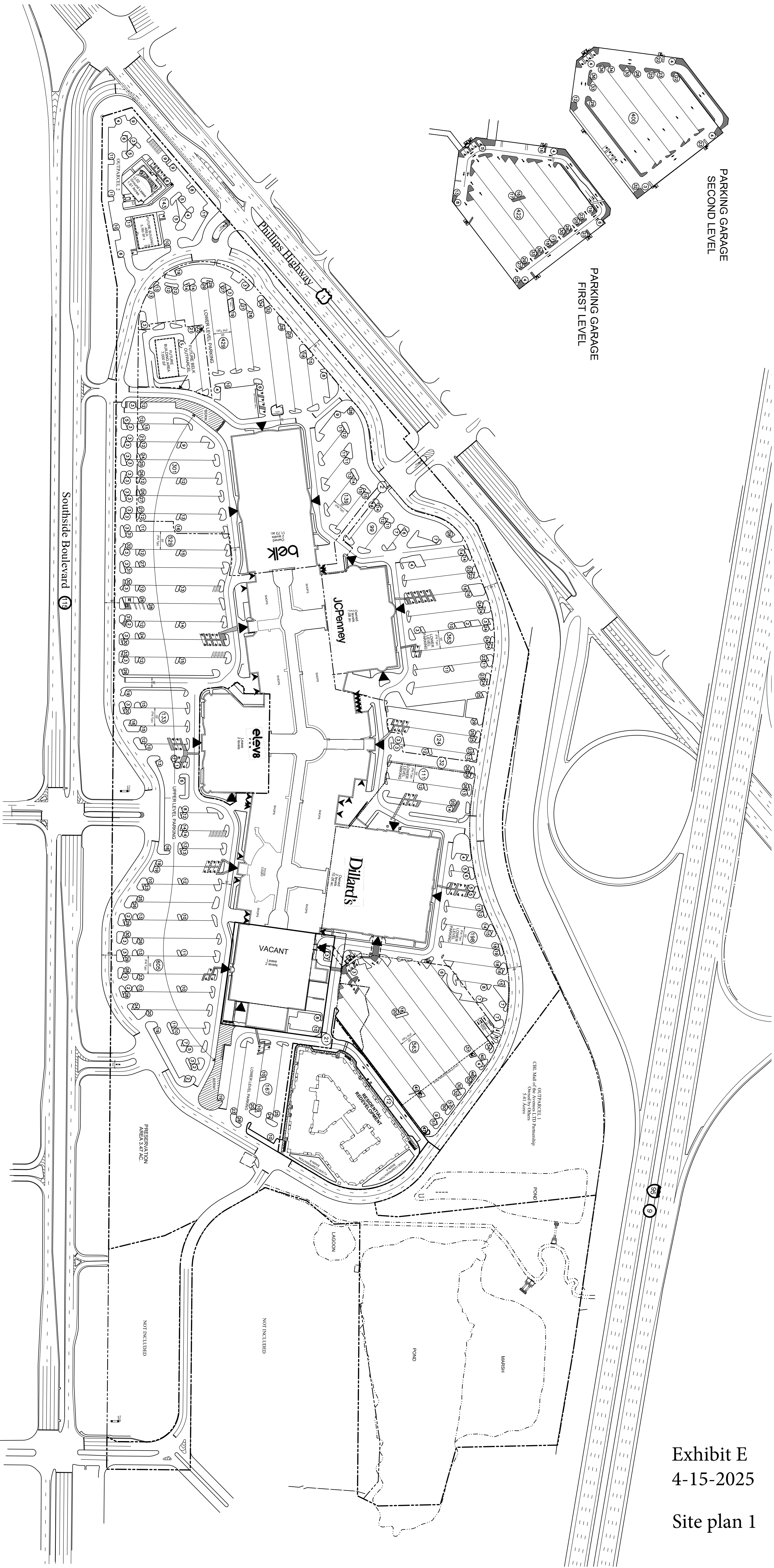
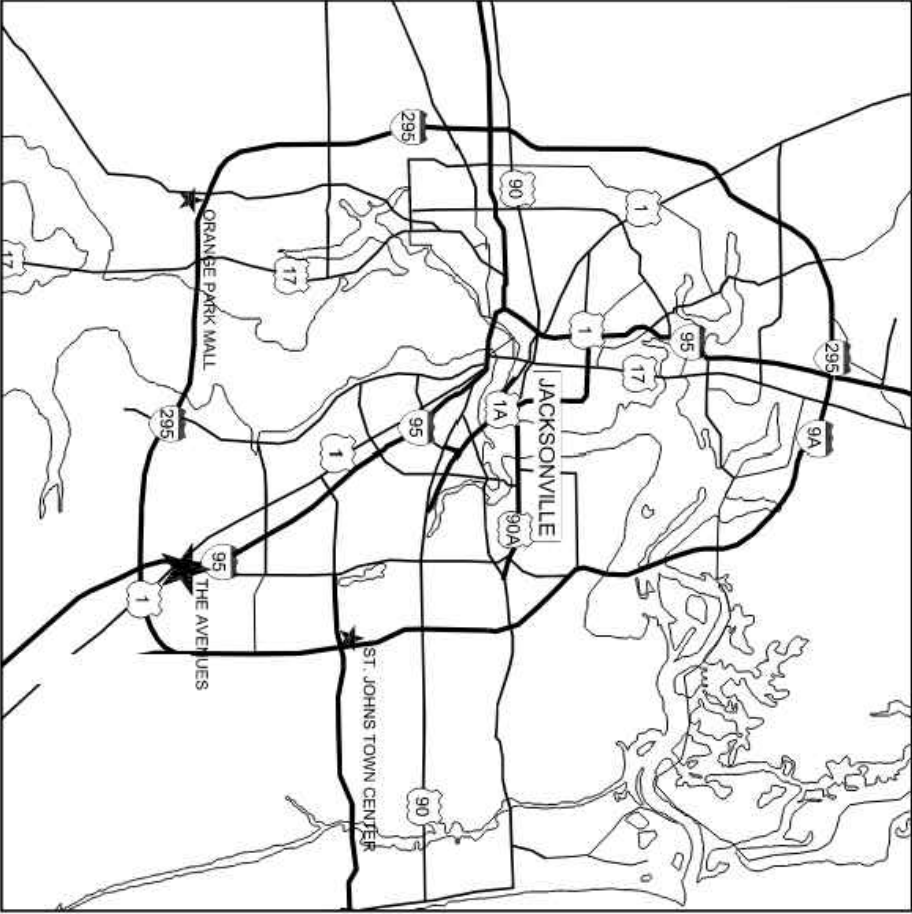


Exhibit E
4-15-2025

Site plan 1



VICINITY MAP

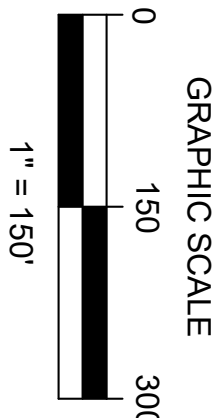
- LOWER LEVEL MALL
- UPPER LEVEL MALL
- PRIMARY ENTRANCE
- SECONDARY ACCESS

PROJECT DATA

BELK	181,460 SF
ELEVA FUN	116,289 SF
UNDER REDEVELOPMENT	125,330 SF
JCPENNEY	123,029 SF
DILLARDS	210,104 SF
TOTAL DEPARTMENT STORE GLA	766,221 SF
LEVEL 01	186,835 SF
LEVEL 02	162,000 SF
TOTAL SMALL SHOPS GLA	348,835 SF
TOTAL GLA	1,105,056 SF
MILLERS ALE HOUSE	7,149 SF
FUTURE	5,780 SF
TOTAL OUTPARCEL GLA	12,929 SF
FUTURE BELK OUTPARCEL	7,000 SF
TOTAL SITE GLA	1,124,985 SF
RESIDENTIAL REDEVELOPMENT	3.34 AC

PARKING COUNT DATA

TOTAL PARKING SPACES	4,845
SPACE/1000 SF OF GLA	4.31
RESIDENTIAL REDEVELOPMENT	3.34 AC
RESIDENTIAL DWELLING UNITS	266
PARKING SPACES	400
ON-STREET PARKING	12
TOTAL PARKING	412
SPACEDWELLING UNIT	1.54



THE AVENUES
10300 SOUTHSIDE BLVD.
JACKSONVILLE, FL 32256

CITY OF JACKSONVILLE

FLORIDA

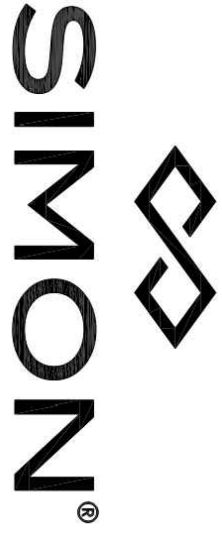
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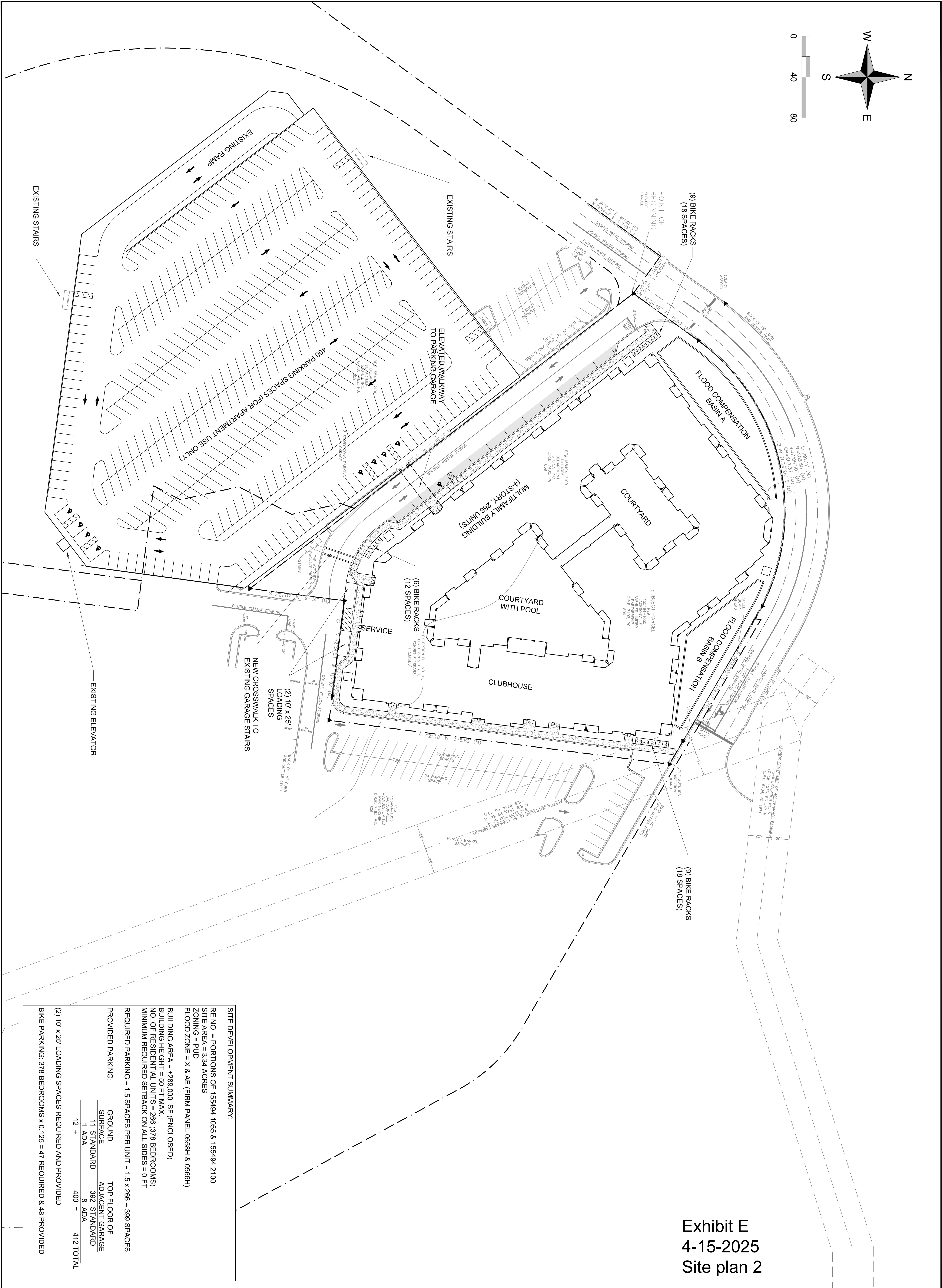
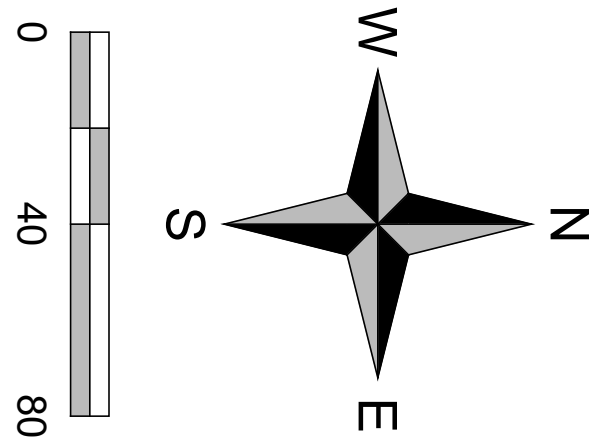
Exhibit 4
Page 1 of 2

PROFESSIONAL SURVEYORS AND MAPPERS - CERTIFICATE NO. 8030
BOARD OF PROFESSIONAL SURVEYING - CERTIFICATE OF AUTHORIZATION NO. 52462

SK33-1
10300 Southside Blvd
Jacksonville, FL 32256
CORP # 8087



PROJECT NO	011399-01-001
DESIGN	DRAWN
DATE	20250415
FILE NO	SITE PLAN
SHEET	SP



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			

Exhibit E
4-15-2025
Site plan 2