



NOTES:
 1. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FABC), THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND THE FAIR HOUSING ACT IF APPLICABLE.

Date	Revision

AE JOB NO.:
 DESIGN:
 DRAWN:
 CHECKED:
 START DATE:
 PLOT DATE:

EXHIBIT E
 SITE PLAN
 PUD to PUD REZONING

KEY HYUNDAI
 4660 Southside Boulevard
 Jacksonville, FL 32216

KEY HYUNDAI PUD to PUD REZONING 4660 SOUTHSIDE BOULEVARD JACKSONVILLE, FLORIDA 32216

PROPERTY OWNER
 KEY BUICK COMPANY
 8666 SOUTHSIDE BOULEVARD
 JACKSONVILLE, FL 32216
 ATTN: MAUREEN P. BURNETT, PRESIDENT

CIVIL ENGINEERS
 ALMOND ENGINEERING, P.A.
 6277 DUPONT STATION COURT EAST, UNIT 1
 JACKSONVILLE, FL 32216
 (904) 396-0602 PHONE

ATTN: MR. ERIC J. ALMOND, P.E.
 EALMOND@ALMONDENGINEERING.COM
 ATTN: MRS. HILARY L. ALMOND, P.E.
 HALMOND@ALMONDENGINEERING.COM

ARCHITECT
 KASPER ARCHITECTURE
 10175 FORTUNE PARKWAY #701
 JACKSONVILLE, FL 32256
 (904) 680-0218 PHONE

ATTN: MR. KIRK ELLIS
 KIRK@KASPERARCH.COM
SURVEYOR
 CLARKSON AND ASSOCIATES, INC.
 1640 NALDO AVENUE
 JACKSONVILLE, FL 32207
 (904) 396-2623 PHONE
 ATTN: MR. JOSE A. HILL

SITE DATA SUMMARY	
PROJECT SUMMARY EXISTING CONDITIONS:	
REF #147981-0400	TOTAL SITE AREA: 8.81 ACRES
4660 SOUTHSIDE BLVD. (AUTOMOTIVE SALES AND SERVICE CENTER)	
EXIST. BUILDINGS (GROSS AREA)	
BUILDING 1:	74,109 SF
BUILDING 2:	19,339 SF
BUILDING 3:	1,265 SF
TOTAL EXISTING BUILDING AREA: 94,713 SF	
PROPOSED BUILDINGS	
SERVICE BUILDING:	8,140 SF
CUSTOMER SERVICE WAITING BUILDING:	870 SF
TOTAL PROPOSED BUILDING AREA: 9,010 SF	
TOTAL BUILDING AREA: 103,723 SF	

A PARCEL OF LAND BEING A PART OF AND LING IN SECTION 12 (SECTIONS 11 AND 12 PER DEED), TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTION 11, 12 AND 36, TOWNSHIP AND RANGE, APPOINTMENTED AND RUN SOUTH 04° 17' 00" WEST ALONG THE LINE DIVIDING SECTIONS 12 AND 36, A DISTANCE OF 1,014.4 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 3757, PAGE 1121, OF THE PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 04° 17' 00" WEST, A DISTANCE OF 823.9 FEET TO A POINT, SAID POINT LING ON THE SOUTHERLY RIGHT OF WAY LINE OF THAT CERTAIN EASEMENT PROVIDED FOR JTA ROADWAY PURPOSES I & 100 FOOT RIGHT OF WAY, RUN THENCE NORTH 87° 31' 20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 77.00 FEET TO A POINT FOR THE POINT OF BEGINNING.
 FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN NORTH 87° 31' 20" EAST, A DISTANCE OF 482.53 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 822.98 FEET, A CHORD DISTANCE OF 77.14 FEET TO A POINT OF INTERSECTION OF THE NORTHEASTERLY GATE LANDS COMPANY RIGHT OF WAY LINE AND THE SOUTHERLY JTA RIGHT OF WAY LINE, THE BEARING OF THE APPOINTMENTED CHORD BEING NORTH 83° 58' 22" EAST, RUN THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO COURSES, FIRST COURSE, SOUTH 01° 00' 00" EAST, A DISTANCE OF 87.01 FEET, SECOND COURSE, SOUTHEASTERLY ALONG THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 492.47 FEET, A CHORD DISTANCE OF 203.25 FEET TO A POINT, THE BEARING OF THE APPOINTMENTED CHORD BEING SOUTH 29° 55' 58" EAST, RUN THENCE SOUTH 48° 50' 21" WEST, A DISTANCE OF 739.14 FEET, RUN THENCE NORTH 50° 02' 25" WEST, A DISTANCE OF 204.48 FEET, RUN THENCE NORTH 02° 31' 32" EAST, A DISTANCE OF 608.28 FEET, RUN THENCE NORTH 04° 17' 00" EAST, A DISTANCE OF 84.68 FEET TO THE POINT OF BEGINNING.
 TOGETHER WITH EASEMENT RIGHTS AS CONTAINED IN OFFICIAL RECORDS BOOK 5884, PAGE 745 AND ASSIGNED IN OUT CLAIM ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6248, PAGE 59 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 AND
 TOGETHER WITH EASEMENT RIGHTS AS CONTAINED IN OFFICIAL RECORDS BOOK 5914, PAGE 995 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 THE LAND THUS DESCRIBED CONTAINS 8.815 ACRES, MORE OR LESS.

- GENERAL NOTES:**
1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON 5047700M FOR THE LINE DIVIDING SECTIONS 12 AND 36 PER D.R. 5884, PAGE 725.
 2. THIS IS AN ABOVE SURFACE SURVEY ONLY. UNDERGROUND INFORMATION, EXCEPT STORM DRAINAGE AND SANITARY SEWER, NOT LOCATED OR SHOWN.
 3. THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "1" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120077-2034, DATED JUNE 3, 2013.
 4. SUBJECT PROPERTY ADDRESS: 4660 SOUTHSIDE BOULEVARD, JACKSONVILLE, FL 32216.
 5. SUBJECT PROPERTY CONTAINS A TOTAL OF 858 STRIPPED PARKING SPACES, INCLUDING 4 HANDICAP PARKING SPACES.
 6. BASED ON CITY OF JACKSONVILLE PROPERTY APPRAISER WEBSITE THE CURRENT ZONING OF SUBJECT PROPERTY IS "PUD" WITH THE FOLLOWING BUILDING SETBACKS: FRONT - NONE, SIDE - 20 FEET, REAR - 10 FEET.

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EXHIBIT E