

PROJECT CONTACTS

PROPERTY OWNER
 PARKSIDE BREWERY, LLC
 1007 SEABREEZE AVENUE
 JACKSONVILLE BEACH, FL 32250

ATTN: MR. SCREMIN LUCIANO

CIVIL ENGINEERS
 ALMOND ENGINEERING, P.A.
 6277 DUPONT STA. COURT EAST, UNIT 1
 JACKSONVILLE, FL 32217
 (904) 306-0162 PHONE

ATTN: MR. ERIC J. ALMOND, P.E.
 EALMOND@ALMONDENGINEERING.COM

ATTN: MRS. HILLARY L. ALMOND, P.E.
 HALMOND@ALMONDENGINEERING.COM

SURVEYOR
 BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FL 32210
 (904) 241-8550 PHONE

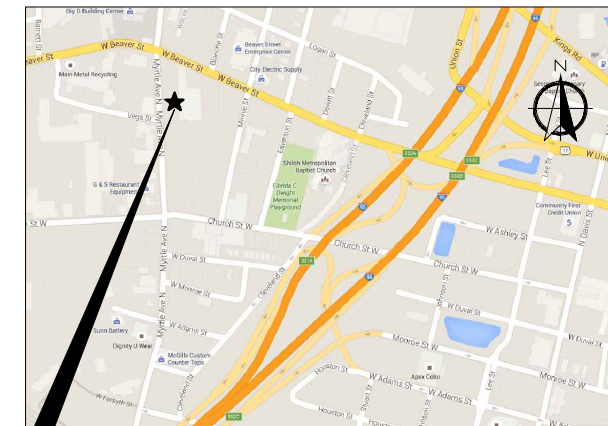
ATTN: MR. DON W. BOATWRIGHT

Engine 15 - PUD

601 & 633 Myrtle Avenue North

(RE# 076628-0000 & 076596-0000)

Jacksonville, Fl 32204



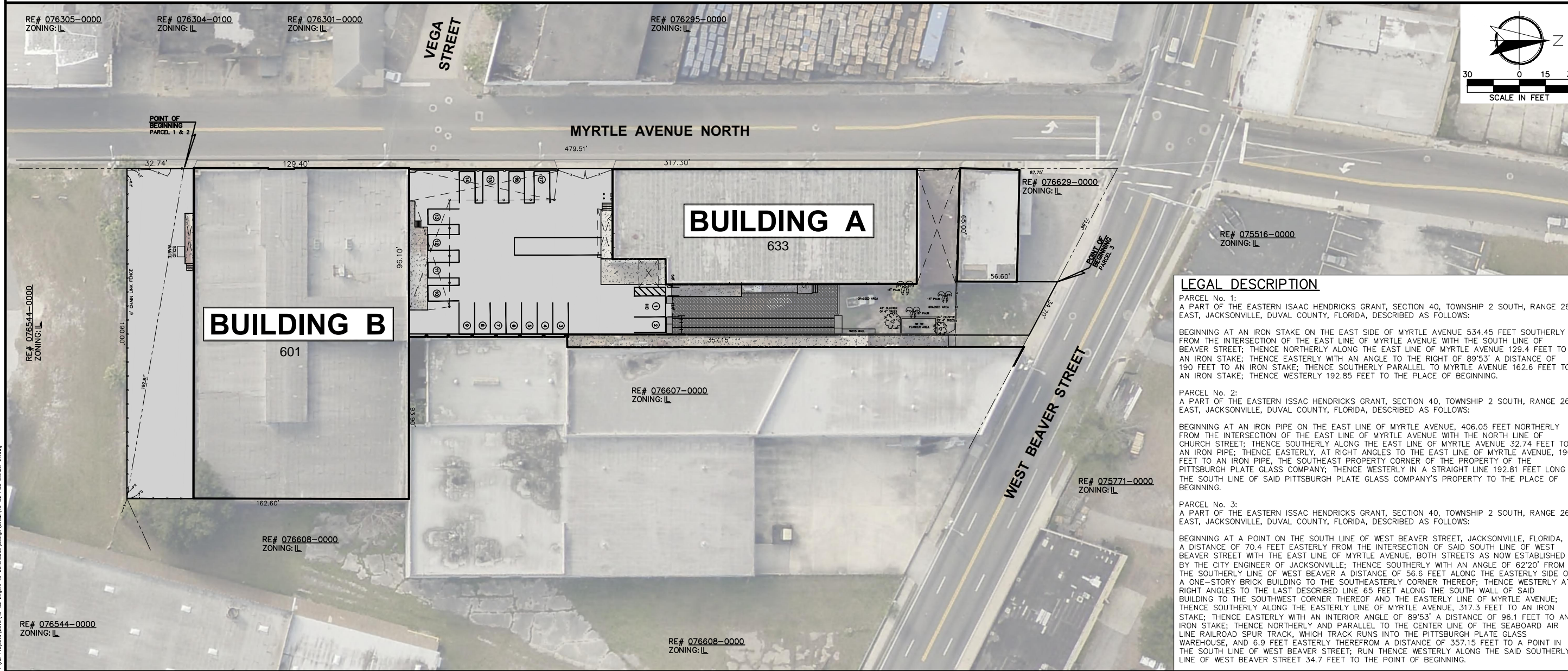
PROJECT LOCATION **VICINITY PLAN**

Date	Revision

1/08/16

EXHIBIT-E
MASTER SITE PLAN

ENGINE 15
PUD
 FOR
ENGINE 15
 633 Myrtle Avenue North
 Jacksonville, Fl. 32204



LEGAL DESCRIPTION

PARCEL No. 1:
 A PART OF THE EASTERN ISSAC HENDRICKS GRANT, SECTION 40, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON STAKE ON THE EAST SIDE OF MYRTLE AVENUE 534.45 FEET SOUTHERLY FROM THE INTERSECTION OF THE EAST LINE OF MYRTLE AVENUE WITH THE SOUTH LINE OF BEAVER STREET; THENCE NORTHERLY ALONG THE EAST LINE OF MYRTLE AVENUE 129.4 FEET TO AN IRON STAKE; THENCE EASTERLY WITH AN ANGLE TO THE RIGHT OF 89°53' A DISTANCE OF 190 FEET TO AN IRON STAKE; THENCE SOUTHERLY PARALLEL TO MYRTLE AVENUE 162.6 FEET TO AN IRON STAKE; THENCE WESTERLY 192.85 FEET TO THE PLACE OF BEGINNING.

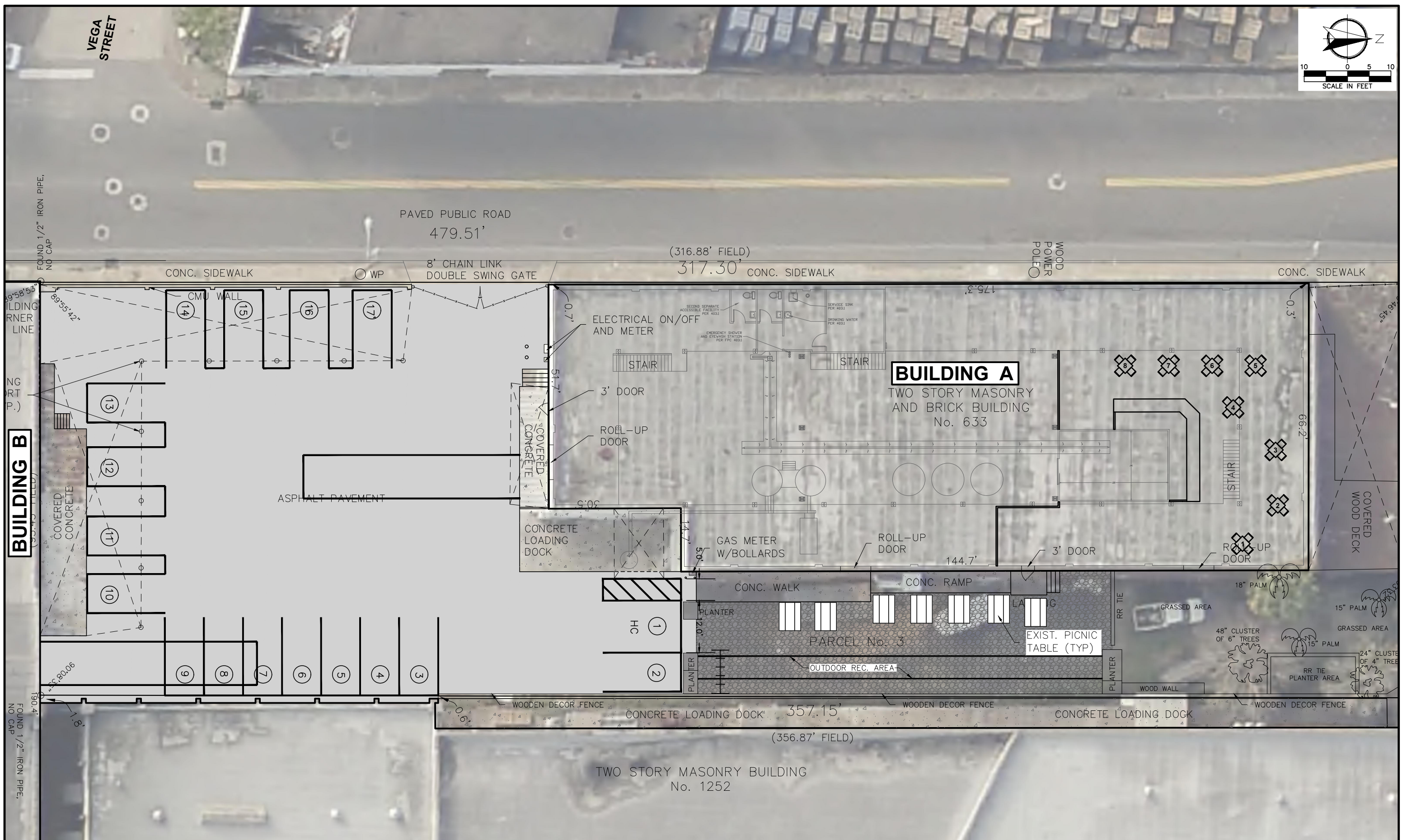
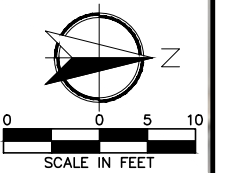
PARCEL No. 2:
 A PART OF THE EASTERN ISSAC HENDRICKS GRANT, SECTION 40, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON PIPE ON THE EAST LINE OF MYRTLE AVENUE, 406.05 FEET NORTHERLY FROM THE INTERSECTION OF THE EAST LINE OF MYRTLE AVENUE WITH THE NORTH LINE OF CHURCH STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF MYRTLE AVENUE 32.74 FEET TO AN IRON PIPE; THENCE EASTERLY, AT RIGHT ANGLES TO THE EAST LINE OF MYRTLE AVENUE, 190 FEET TO AN IRON PIPE, THE SOUTHEAST PROPERTY CORNER OF THE PROPERTY OF THE PITTSBURGH PLATE GLASS COMPANY; THENCE WESTERLY IN A STRAIGHT LINE 192.81 FEET LONG THE SOUTH LINE OF SAID PITTSBURGH PLATE GLASS COMPANY'S PROPERTY TO THE PLACE OF BEGINNING.

PARCEL No. 3:
 A PART OF THE EASTERN ISSAC HENDRICKS GRANT, SECTION 40, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF WEST BEAVER STREET, JACKSONVILLE, FLORIDA, A DISTANCE OF 70.4 FEET EASTERLY FROM THE INTERSECTION OF SAID SOUTH LINE OF WEST BEAVER STREET WITH THE EAST LINE OF MYRTLE AVENUE, BOTH STREETS AS NOW ESTABLISHED BY THE CITY ENGINEER OF JACKSONVILLE; THENCE SOUTHERLY WITH AN ANGLE OF 62°20' FROM THE SOUTHERLY LINE OF WEST BEAVER A DISTANCE OF 56.6 FEET ALONG THE EASTERLY SIDE OF A ONE-STORY BRICK BUILDING TO THE SOUTHEASTELY CORNER THEREOF; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 65 FEET ALONG THE SOUTH WALL OF SAID BUILDING TO THE SOUTHWEST CORNER THEREOF AND THE EASTERLY LINE OF MYRTLE AVENUE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF MYRTLE AVENUE, 317.3 FEET TO AN IRON STAKE; THENCE EASTERLY WITH AN INTERIOR ANGLE OF 89°53' A DISTANCE OF 96.1 FEET TO AN IRON STAKE; THENCE NORTHERLY AND PARALLEL TO THE CENTER LINE OF THE SEABOARD AIR LINE RAILROAD SPUR TRACK, WHICH TRACK RUNS INTO THE PITTSBURGH PLATE GLASS WAREHOUSE, AND 6.9 FEET EASTERLY THEREFROM A DISTANCE OF 357.15 FEET TO A POINT IN THE SOUTH LINE OF WEST BEAVER STREET; RUN THENCE WESTERLY ALONG THE SAID SOUTHERLY LINE OF WEST BEAVER STREET 34.7 FEET TO THE POINT OF BEGINNING.



PUD
EXHIBIT-E
1 OF 4

VEGA STREET



Date	Revision	Description

AE JOB NO.:	15-32
DESIGN:	EJA
DRAWN:	jgk
CHECKED:	EJA
DATE:	

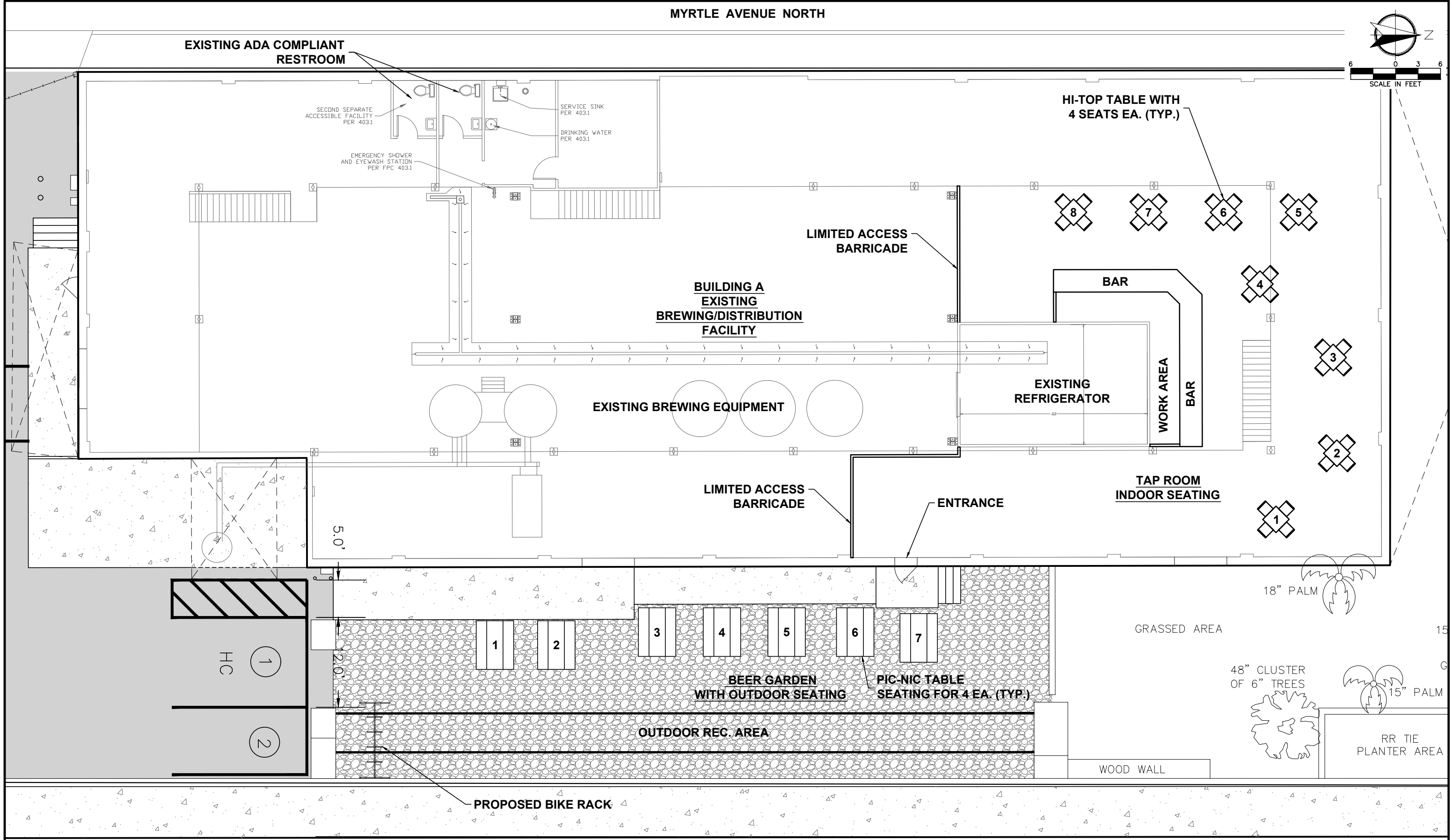
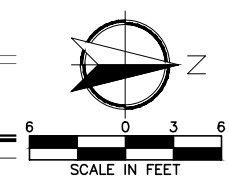
ALMOND ENGINEERING
 CONSULTING CIVIL ENGINEERS
 3609 HENDRICKS AVENUE JACKSONVILLE, FL 32207
 (904) 306-0162 PHONE (904) 306-2185 FAX

ENGINE 15
 PUD
 FOR
 ENGINE 15
 633 Myrtle Avenue North
 Jacksonville, FL 32204

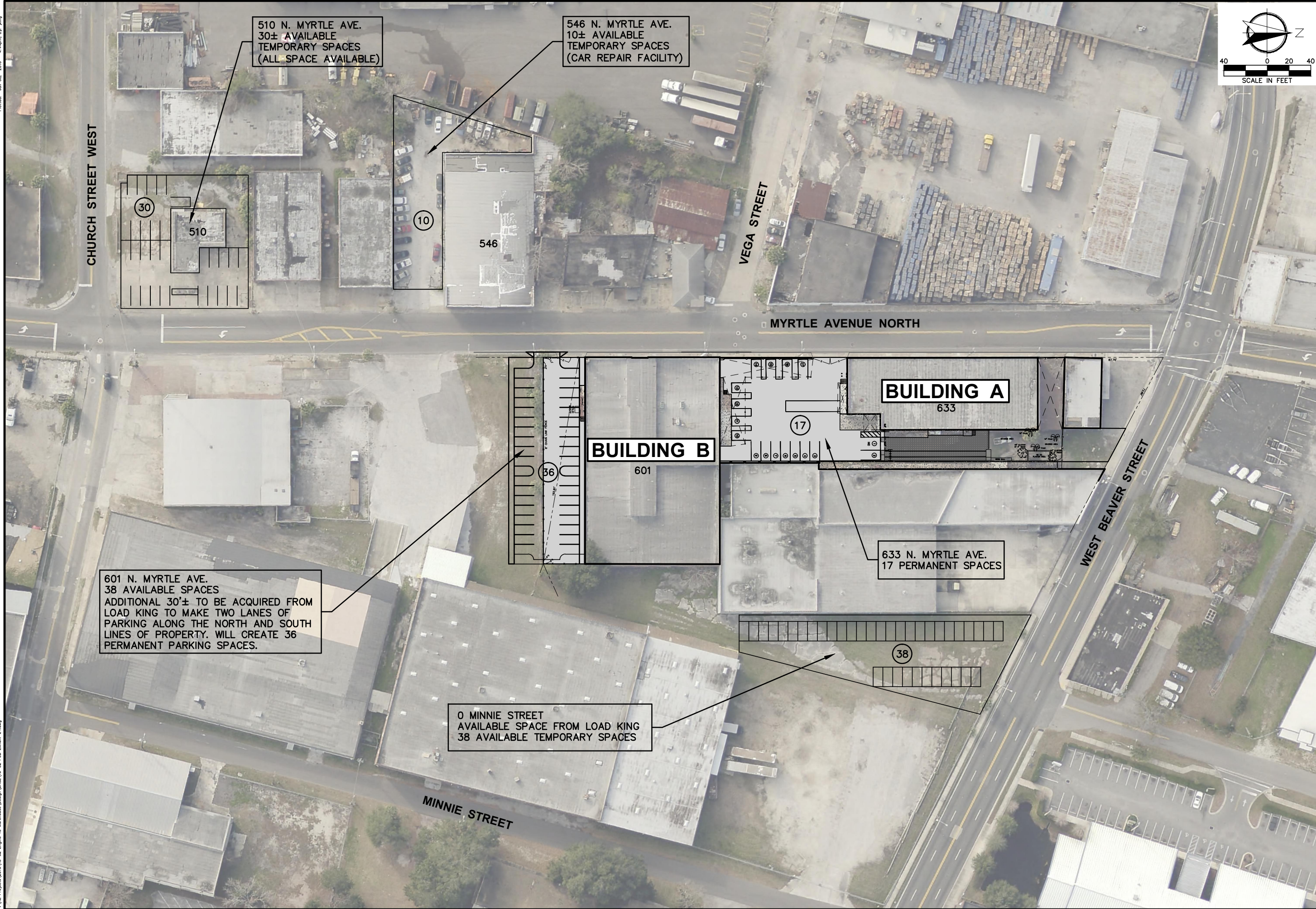
EXHIBIT-E
 633 SITE PLAN

PLANS PREPARED UNDER
 THE DIRECTION OF:
 ERIC J. ALMOND, P.E.
 FL# 59246

PUD
EXHIBIT-E
 2 OF 4



Date	Revision	Description	AE JOB NO.:	15-32	<p>CONSULTING CIVIL ENGINEERS 3609 HENDRICKS AVENUE JACKSONVILLE, FL 32207 (904) 306-0162 PHONE (904) 306-2185 FAX</p>	ENGINE 15	<p>EXHIBIT-E 633 ENLARGED PLAN</p>	PLANS PREPARED UNDER THE DIRECTION OF:	<p>PUD EXHIBIT-E 3 OF 4</p>	
			DESIGN:	EJA		FOR				ERIC J. ALMOND, P.E.
			DRAWN:	jgk		ENGINE 15				FL# 59246
			CHECKED:	EJA		633 Myrtle Avenue North				
			DATE:			Jacksonville, FL. 32204				



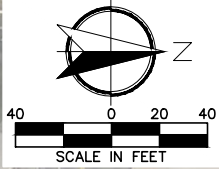
510 N. MYRTLE AVE.
30± AVAILABLE
TEMPORARY SPACES
(ALL SPACE AVAILABLE)

546 N. MYRTLE AVE.
10± AVAILABLE
TEMPORARY SPACES
(CAR REPAIR FACILITY)

601 N. MYRTLE AVE.
38 AVAILABLE SPACES
ADDITIONAL 30± TO BE ACQUIRED FROM
LOAD KING TO MAKE TWO LANES OF
PARKING ALONG THE NORTH AND SOUTH
LINES OF PROPERTY. WILL CREATE 36
PERMANENT PARKING SPACES.

0 MINNIE STREET
AVAILABLE SPACE FROM LOAD KING
38 AVAILABLE TEMPORARY SPACES

633 N. MYRTLE AVE.
17 PERMANENT SPACES



Date	Revision

EXHIBIT-E
AVAILABLE OFF-SITE
TEMPORARY PARKING

ENGINE 15
PUD
FOR
ENGINE 15
633 Myrtle Avenue North
Jacksonville, FL 32204

AALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
6277 DUPONT STATION COURT E., SUITE 1
JACKSONVILLE, FL 32207
(904) 306-0162 PHONE (904) 306-2185 FAX