

PARCEL LEGAL DESCRIPTION:

A PART OF THE FRANCIS RICHARD GRANT, SECTION 52, TOWNSHIP 2 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 3 AND LOT 4, A.B. CAMPBELL'S SUBDIVISION OF TIGER HOLE PLANTATION, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

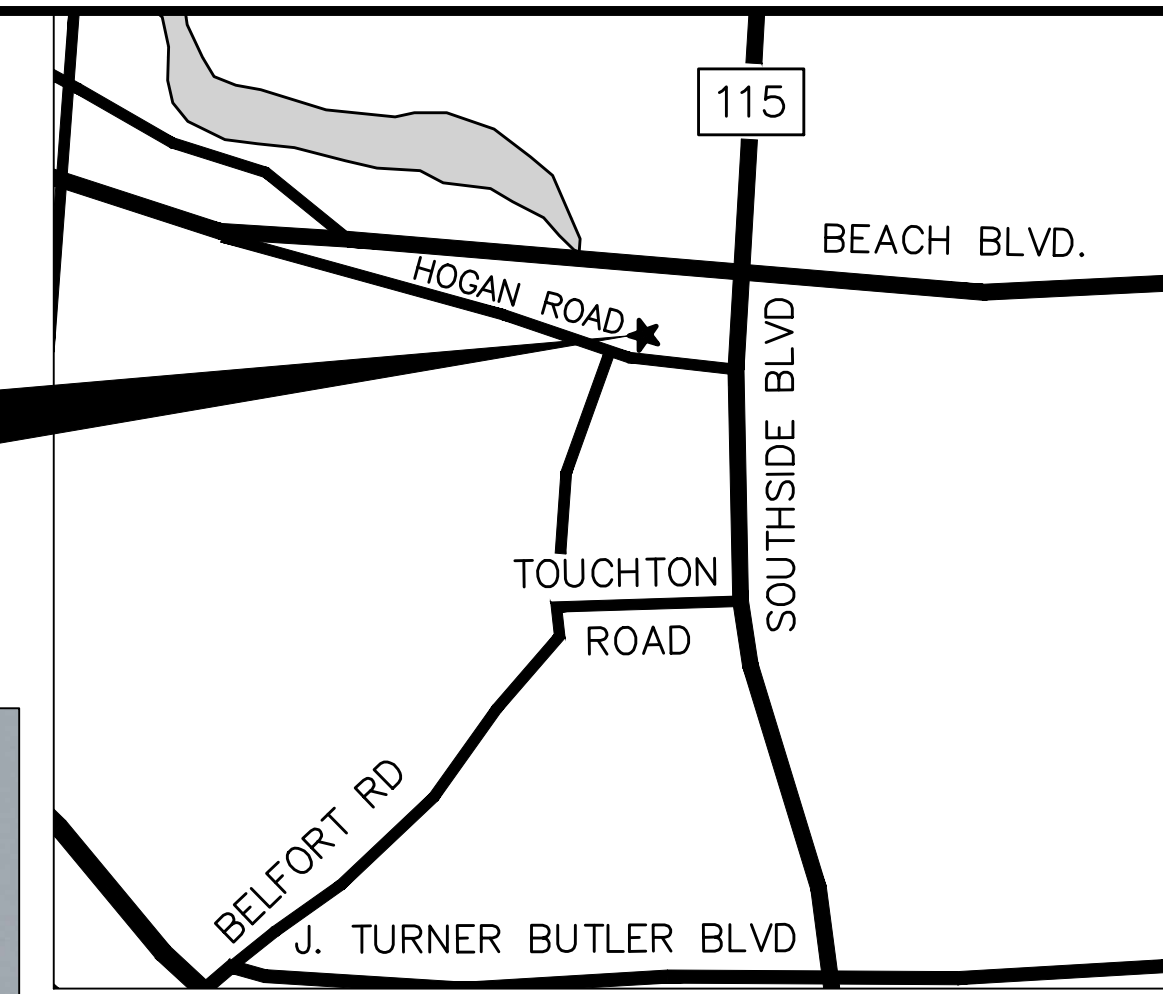
BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HOGAN ROAD (A 60' RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF GRANT OWENS ROAD (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 04°40'39" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 289.16 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7418, PAGE 2269 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°28'30" EAST, ALONG THE SOUTHERLY LINE OF LAST SAID LANDS AND THE EASTERLY PROJECTION THEREOF, A DISTANCE OF 730.32 FEET; THENCE SOUTH 01°31'30" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88°28'30" EAST, A DISTANCE OF 82.33 FEET; THENCE SOUTH 16°09'43" WEST, A DISTANCE OF 27.45 FEET; THENCE SOUTH 46°12'23" WEST, A DISTANCE OF 245.46 FEET; THENCE SOUTH 60°33'15" WEST, A DISTANCE OF 57.97 FEET; THENCE SOUTH 51°39'26" WEST, A DISTANCE OF 63.21 FEET; THENCE SOUTH 45°50'23" WEST, A DISTANCE OF 59.13 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF HOGAN ROAD; THENCE NORTH 69°31'00" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 538.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.42 ACRES MORE OR LESS.

HOGAN ROAD SUBDIVISION

0 HOGAN ROAD, JACKSONVILLE, FL 32216
 RE# 136260-0000, 154174-0000, & 136324-0500
 KB HOME JACKSONVILLE, LLC

PROJECT LOCATION
 0 HOGAN ROAD



VICINITY PLAN

PROJECT CONTACTS

OWNER

SAMUEL E OWENS
 0 GRANT OWENS ROAD,
 JACKSONVILLE, FL 32216
 (904) 389-7311

DEVELOPER

KB HOME JACKSONVILLE, LLC
 10475 FORTUNE PARKWAY, #100
 JACKSONVILLE, FL 32256
 (904) 596-6800 PHONE
 ATTN: WES HINTON
 WHINTON@KBHOME.COM

CIVIL ENGINEERS

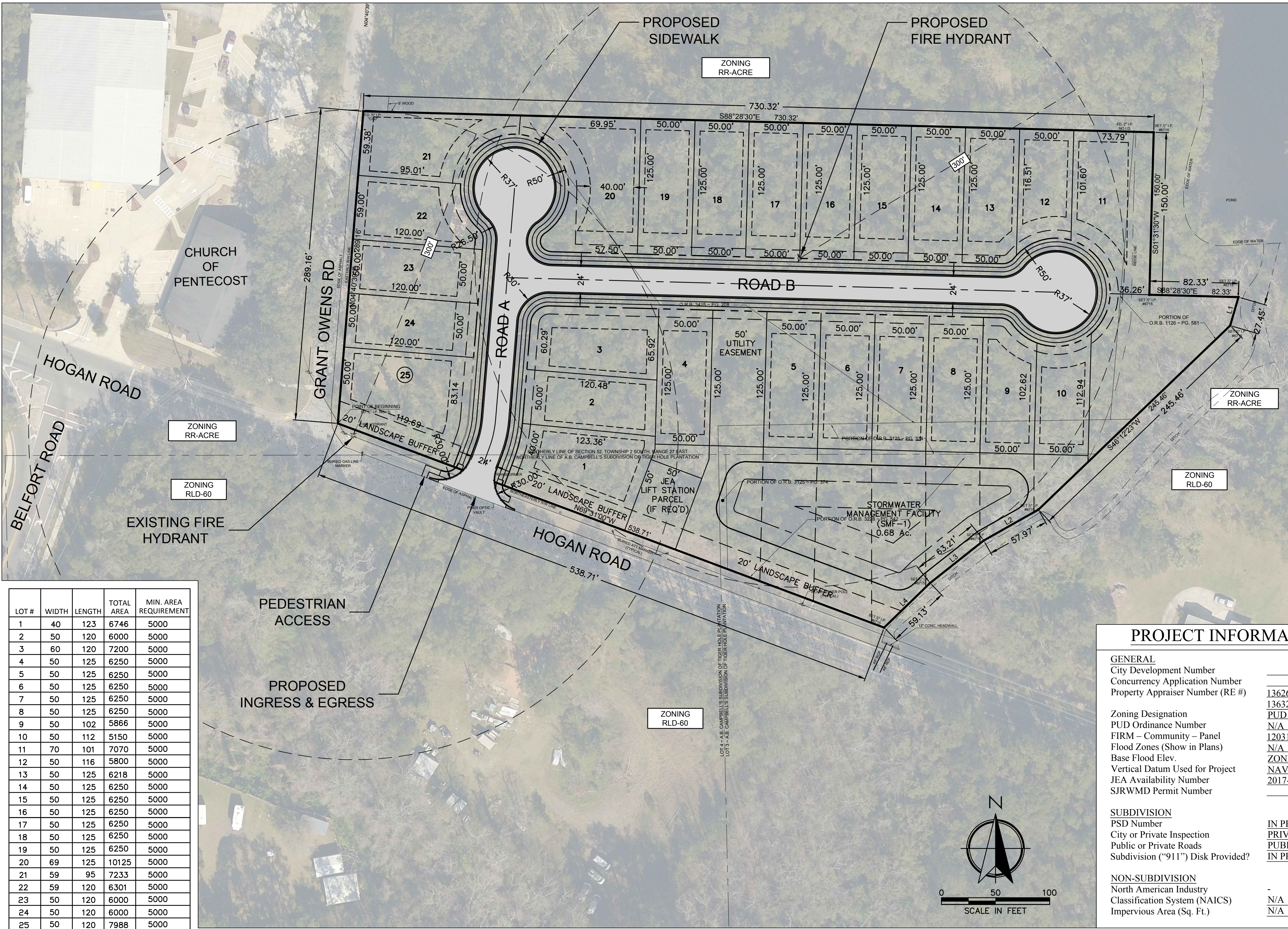
ALMOND ENGINEERING, P.A.
 6277 DUPONT STATION CT. EAST, SUITE 1
 JACKSONVILLE, FL 32217
 (904) 306-0162 PHONE

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

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

SURVEYOR

PERRET AND ASSOCIATES, INC.
 5627 ATLANTIC BOULEVARD, SUITE 6
 JACKSONVILLE, FL 32207
 (904) 805-0030 PHONE



LOT #	WIDTH	LENGTH	TOTAL AREA	MIN. AREA REQUIREMENT
1	40	123	6746	5000
2	50	120	6000	5000
3	60	120	7200	5000
4	50	125	6250	5000
5	50	125	6250	5000
6	50	125	6250	5000
7	50	125	6250	5000
8	50	125	6250	5000
9	50	102	5866	5000
10	50	112	5150	5000
11	70	101	7070	5000
12	50	116	5800	5000
13	50	125	6218	5000
14	50	125	6250	5000
15	50	125	6250	5000
16	50	125	6250	5000
17	50	125	6250	5000
18	50	125	6250	5000
19	50	125	6250	5000
20	69	125	10125	5000
21	59	95	7233	5000
22	59	120	6301	5000
23	50	120	6000	5000
24	50	120	6000	5000
25	50	120	7988	5000

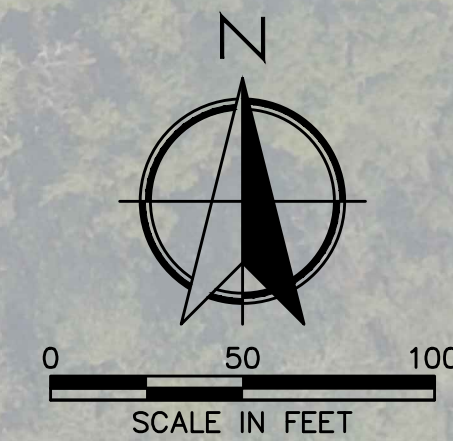
PROJECT INFORMATION

GENERAL
 City Development Number _____
 Concurrency Application Number _____
 Property Appraiser Number (RE #) 136260-0000, 154174-0000, 136324-0500
 Zoning Designation PUD
 PUD Ordinance Number N/A
 FIRM - Community - Panel 12031C03989H
 Flood Zones (Show in Plans) N/A
 Base Flood Elev. ZONE "X"
 Vertical Datum Used for Project NAVD 88
 JEA Availability Number 2017-1875
 SJRWMD Permit Number _____

SUBDIVISION
 PSD Number _____ IN PROGRESS
 City or Private Inspection PRIVATE
 Public or Private Roads PUBLIC
 Subdivision ("911") Disk Provided? IN PROGRESS

NON-SUBDIVISION
 North American Industry Classification System (NAICS) N/A
 Impervious Area (Sq. Ft.) N/A

SITE DATA SUMMARY	
TOTAL SITE AREA:	6.42 Ac.
TOTAL NUMBER OF LOTS:	25
EXISTING ZONING:	RR-ACRE RLD-60
EXISTING LAND USE:	LDR
PROPOSED LAND USE:	LDR
PROPOSED ZONING:	PUD
CITY OF JACKSONVILLE ZONING REQUIREMENTS	
MINIMUM LOT REQUIREMENTS - PUD	
WIDTH =	50'
AREA =	5,000 SF
MAXIMUM LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES = 50%	
MINIMUM YARD REQUIREMENTS	
FRONT =	20'
SIDE =	5'
REAR =	10'
MAXIMUM HEIGHT OF STRUCTURE	
	35'
PARKING REQUIREMENT FOR RESIDENTIAL USES	
SINGLE FAMILY DWELLING	
2 SPACES PER DWELLING	
25 LOTS x 2 SPACES =	
50 PARKING SPACES REQUIRED	
50 PARKING SPACES PROVIDED*	
*PARKING PROVIDED WITH INTERNAL GARAGES AND/OR PARKING ON INTERNAL LOT DRIVEWAYS	



10-24-17
 ERIC J. ALMOND, P.E.
 FL# 59246

Date	Revision

AE JOB NO.: 17-88
 DESIGN: EJA
 DRAWN: EJA/LDM
 CHECKED: EJA
 START DATE: -
 PLOT DATE: 10-24-2017



PRELIMINARY
 SITE PLAN

HOGAN ROAD
 SUBDIVISION
 FOR
 KB HOME
 JACKSONVILLE, LLC

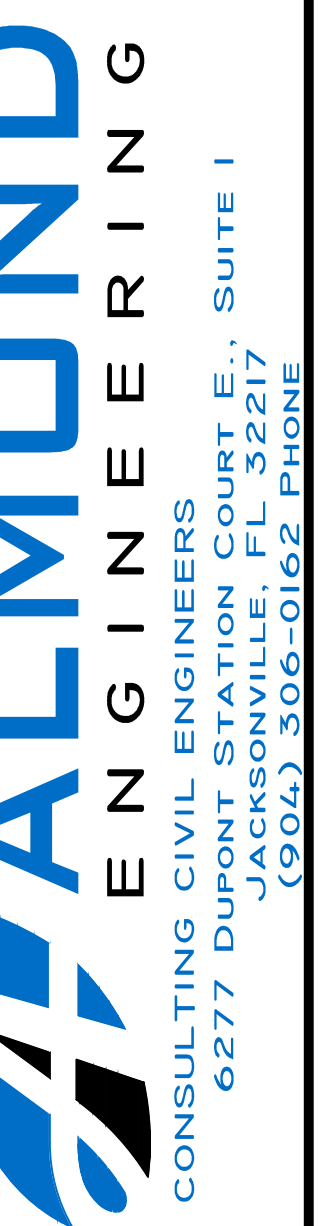


EXHIBIT
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