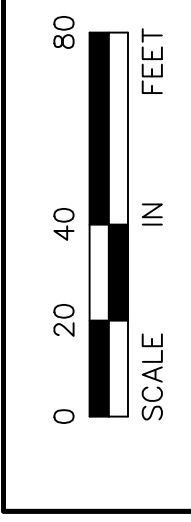
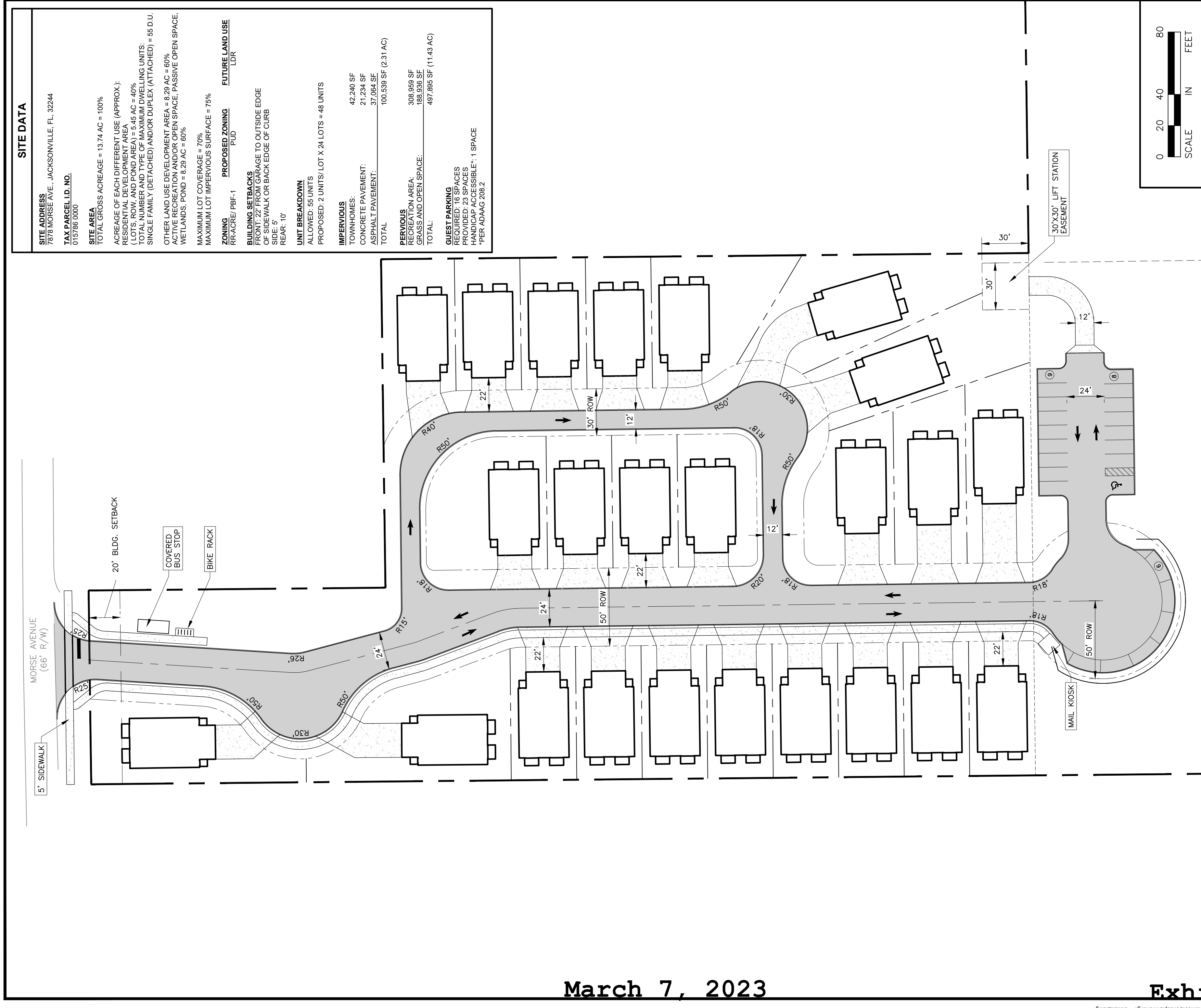


PROJECT MANAGER: JRS
 DRAWN BY: KSM
 DATE: 2023-03-07

EXHIBIT E



SITE DATA

SITE ADDRESS
 7878 MORSE AVE., JACKSONVILLE, FL 32244

TAX PARCEL I.D. NO.
 015758-0000

SITE AREA
 TOTAL GROSS ACREAGE = 13.74 AC = 100%
 ACREAGE OF EACH DIFFERENT USE (APPROX.):
 RESIDENTIAL DEVELOPMENT AREA = 11.45 AC = 83%
 WETLANDS = 2.29 AC = 17%
 TOTAL NUMBER AND TYPE OF MAXIMUM DWELLING UNITS:
 SINGLE FAMILY (DETACHED) AND/OR DUPLEX (ATTACHED) = 56 DU.
 OTHER LAND USES (BLOWNUP AREA = 0.25 AC = 2%;
 ACTIVE RECREATION AND/OR OPEN SPACE = 1.75 AC = 13%;
 WETLANDS POND = 0.28 AC = 2%
 MAXIMUM LOT COVERAGE = 70%
 MAXIMUM LOT IMPERVIOUS SURFACE = 75%

ZONING
 RR-ACRE/ PBF-1 PROPOSED ZONING PUD FUTURE LAND USE LDR

BUILDING SETBACKS
 FRONT: 22' FROM GARAGE TO OUTSIDE EDGE OF SIDEWALK OR BACK EDGE OF CURB
 SIDE: 5'
 REAR: 10'

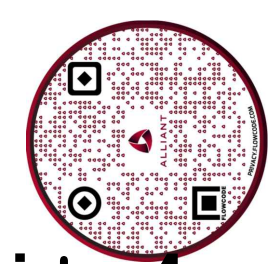
UNIT BREAKDOWN
 ALLOWED: 55 UNITS
 PROPOSED: 2 UNITS/ LOT X 24 LOTS = 48 UNITS

IMPERVIOUS
 TOWNHOMES: 42,240 SF
 CONCRETE PAVEMENT: 21,234 SF
 ASPHALT PAVEMENT: 37,064 SF
 TOTAL: 100,538 SF (2.31 AC)

PERVIOUS
 RECREATION AREA: 308,359 SF
 GRASS AND OPEN SPACE: 186,936 SF
 TOTAL: 497,895 SF (11.43 AC)

QUEST PARKING
 REQUIRED: 16 SPACES
 PROVIDED: 23 SPACES
 HANDICAP ACCESSIBLE*: 1 SPACE
 *PER ADA/AG 208.2

MORSE AVE. TOWNHOMES
 7878 MORSE AVE



March 7, 2023

CADD FILE: V:\Projects\2023\2023-7878 Morse Ave Townhomes\Concept\Working\ exhibit.dwg
 PLOT DATE: 03/09/2023 4:58pm