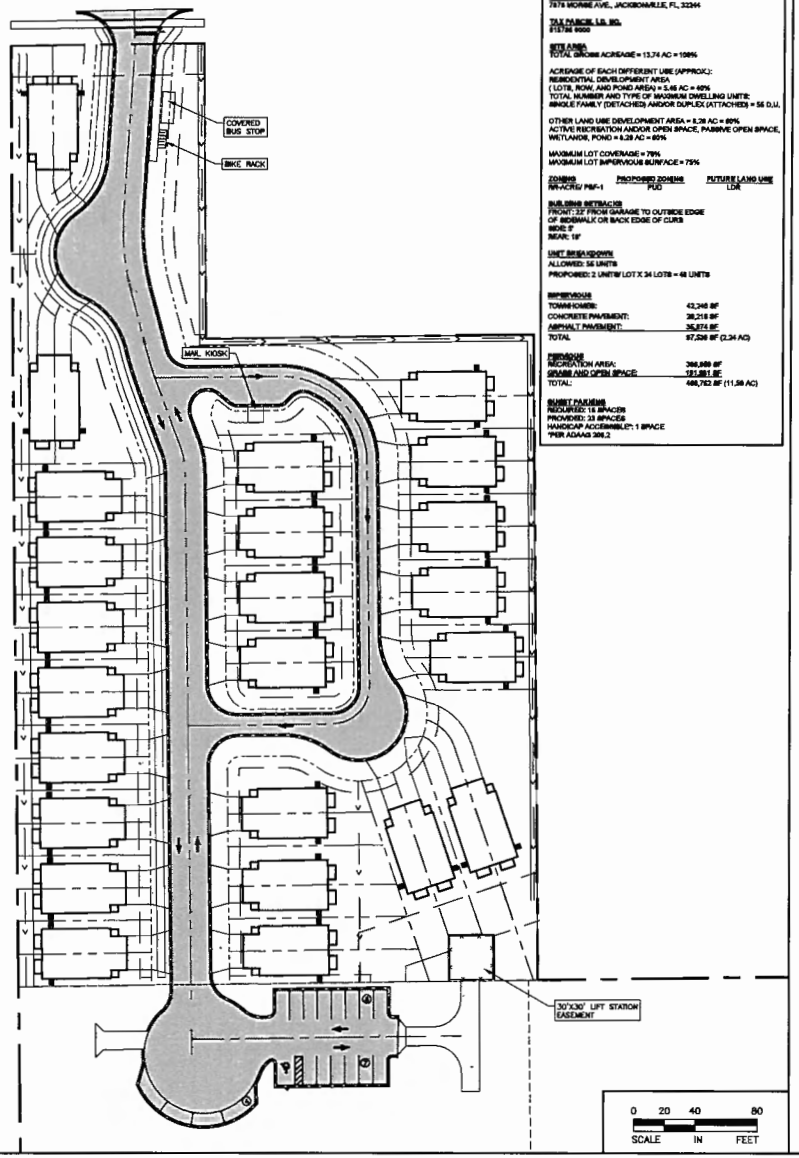


SITE DATA

SITE ADDRESS
7878 MORSE AVE., JACKSONVILLE, FL, 32244

TAX PARCEL I.D. NO.
016734 0000

SITE AREA
TOTAL GROSS ACREAGE = 13.74 AC = 100%

ACREAGE OF EACH DIFFERENT USE (APPROX.):
RESIDENTIAL DEVELOPMENT AREA
(LOTS, ROW, AND POND AREA) = 5.46 AC = 40%
TOTAL NUMBER AND TYPE OF MAXIMUM DWELLING UNITS:
SINGLE FAMILY (DETACHED) AND/OR DUPLEX (ATTACHED) = 56 D.U.

OTHER LAND USE DEVELOPMENT AREA = 8.28 AC = 60%
ACTIVE RECREATION AND/OR OPEN SPACE, PASSIVE OPEN SPACE, WETLANDS, POND = 8.28 AC = 60%

MAXIMUM LOT COVERAGE = 75%
MAXIMUM LOT IMPERVIOUS SURFACE = 75%

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

BUILDING SETBACKS
FRONT: 25' FROM GARAGE TO OUTSIDE EDGE OF SIDEWALK OR BACK EDGE OF CURB
SIDE: 5'
REAR: 10'

UNIT BREAKDOWN
ALLOWED: 56 UNITS
PROPOSED: 2 UNITS/ LOT X 24 LOTS = 48 UNITS

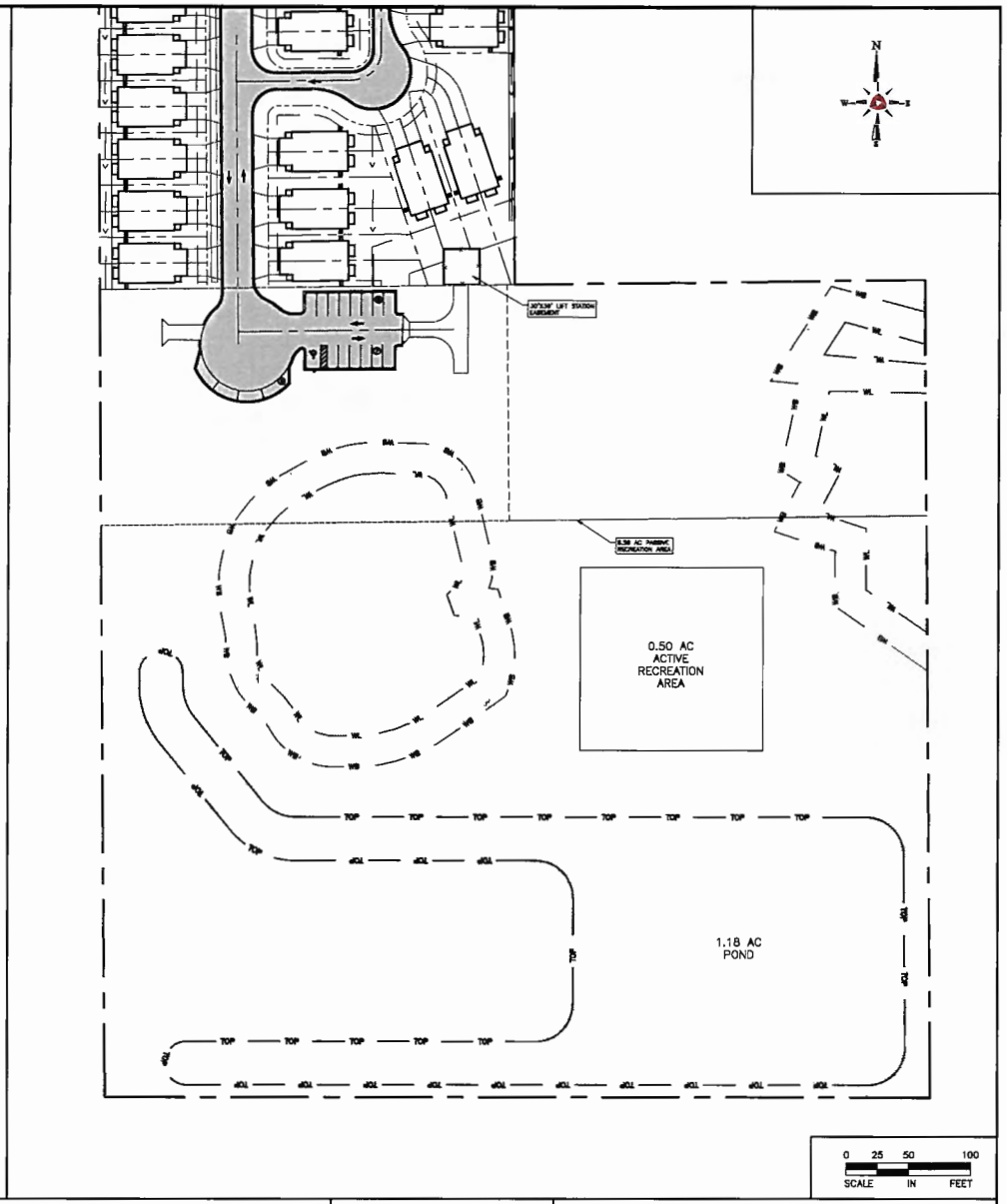
IMPERVIOUS

TOWNHOMES:	43,248 SF
CONCRETE PAVEMENT:	38,218 SF
ASPHALT PAVEMENT:	36,074 SF
TOTAL	97,536 SF (2.24 AC)

PERVIOUS

RECREATION AREA:	306,569 SF
GRASS AND OPEN SPACE:	181,691 SF
TOTAL:	488,762 SF (11.58 AC)

GUEST PARKING
REQUIRED: 18 SPACES
PROVIDED: 28 SPACES
HANDICAP ACCESSIBLE: 1 SPACE
PER ADAAG 208.2



MORSE AVE. TOWNHOMES

7878 MORSE AVE

PROJECT MANAGER:	JRS
DRAWN BY:	KSM
DATE:	2023-06-12

ALLIANT

Revised Exhibit 4
June 12, 2023
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