

LEGAL DESCRIPTION

TRACTS 1, 2, 3, 4, 6, 8, 10, 11, 12, 13, 14, 15 AND 16, AND THE SOUTH ONE-HALF OF TRACT 5, ALL IN BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 84 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

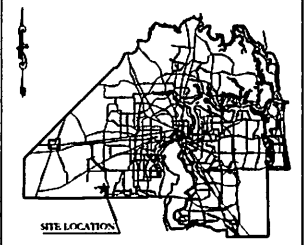
TRACTS 1 THROUGH 16, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 84 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING THEREFROM THOSE PORTIONS OF SAID TRACTS 1 THROUGH 16, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 84 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WHICH ARE NOW ESTABLISHED AND CONVEYED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA BY DEED BOOK 577, PAGE 284, AND FURTHER EXCEPTING THOSE PORTIONS OF TRACTS 11, 12, 13, 14 AND 16, LIES WITHIN THE RIGHT-OF-WAY OF COLLIER ROAD, AS NOW ESTABLISHED.

AND

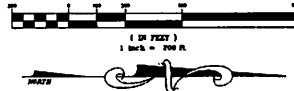
A PORTION OF TRACT 1, BLOCK 3 AND TRACTS 13 THROUGH 16, BLOCK 2, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 84 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PHASE	LOTS
PHASE 1	111
PHASE 2	98
PHASE 3	72
TOTAL	281

THE GENERAL SITE PLAN DEPICTS THE OVERALL PROJECT LAND PLAN AND LAYOUT PLAN, FOR EASEMENT, R/W, BUFFER AND OTHER INFORMATION SEE GEOMETRY PLANS



- LEGEND**
- = WETLANDS
 - = UPLAND BUFFER
 - = WETLAND IMPACT
 - = SCRAPE DOWN AREA



COPPER RIDGE

SITE SUMMARY

1. OWNER: OAKLEAF INVESTORS, LLC
77 AMERIA ST
ST AUGUSTINE, FL 32084
PHONE: (904) 647-2619
 2. DEVELOPER: OAKLEAF INVESTORS, LLC
77 ALPHEA STREET
ST AUGUSTINE, FL 32084
PH: (904)647-2619
 3. ENGINEER: DAWN & ASSOCIATES, INC
8375 DIXIE TRAIL, SUITE 102
JACKSONVILLE, FLORIDA 32256
PH: (904)363-8916
 4. SUBVELOER: BARRHAM TRAIL SURVEYING, INC
1501 COUNTY ROAD 315 SUITE 106
GREEN COVE SPRINGS, FL 32043
PHONE: (904) 284-2224
FAX: (904) 284-2256
 5. LANDSCAPE ARCHITECT: NAME T.B.D.
STREET
CITY, STATE ZIP
PH
 6. ZONING: PUD
 7. REAL ESTATE NO. / TAX PARCEL: 016391 0010, 016391 0110, 016387 1000, 016391 0010, 016391 0020
 8. EXISTING SITE CHARACTERISTICS:
A) SITE LOCATED WEST OF CEEK COMMERCE CENTER PARKWAY AND NORTH OF BRANNAN FIELD ROAD AT THE NORTH END OF CEEK CONNECTOR ROAD
B) TOPOGRAPHY DESCRIPTION VACANT AND WOODED WITH EXISTING PONDS
 9. TOTAL SITE AREA SUMMARY:
LAND USE = LDP 100%
MINIMUM LOT SIZE = 50' x 120'
MINIMUM SQUARE FOOTAGE = 6,000 SF
MINIMUM LOT WIDTH = 50' (NOTE 10)
MAXIMUM LOT COVERAGE = 30%
FRONT SETBACK = 20'
SECOND FRONT (ON CORNER LOTS) = 10'
SIDE SETBACK = 5'
REAR SETBACK = 10'
MAX HEIGHT OF STRUCTURES = 35'
 10. FOR CORNER LOTS THE MIN LOT WIDTH SHALL BE INCREASED BY 5' TO 50'
 11. MIN FRONTAGE OF EACH LOT SHALL BE 80% OF ITS REQUIRED LOT WIDTH PROVIDED, HOWEVER THAT THE LOT FRONTAGE MAY BE REDUCED TO 25' ON CUR-OR-SACS AND CURVES
 12. WATER SUPPLY = -EA
 13. SEWER SERVICE = -EA
 14. ELECTRICAL SERVICE = -EA
 15. SIGN BOARD SPACES, NET DETENTION PONDS
 16. EROSION PROTECTION, AS REQUIRED VIA HYDRANTS
 17. SCRAPE, TYPE, LOCATION AND DIMENSIONS TO BE IN ACCORDANCE WITH P.U.D.
 18. SIDEWALKS, SHALL BE PER 2030 COMP PLAN
 19. UTILITIES, SHALL BE PROVIDED AT ALL SIDEWALK CONNECTIONS
- SITE DATA**
- | | |
|--|--------------|
| TOTAL GROSS ACREAGE | = 235.77 Ac |
| NUMBER OF UNITS/ PHASES | = 310 DU MAX |
| NUMBER OF SINGLE FAMILY LOTS | = 281 SHOWN |
| WETLANDS PRESERVED | = 112.20 Ac |
| UPLAND BUFFER | = 8.88 Ac |
| PERIMETER BUFFER | = 2.49 Ac |
| ACTIVE RECREATION SPACE | = 2.71 Ac |
| LANDSCAPE BUFFER ALONG CORRIDOR | = 0.70 Ac |
| GENERAL OPEN SPACE | = 33.32 Ac |
| LAWS | = 81.78 Ac |
| TOTAL OPEN SPACE | = 227.08 Ac |
| * 25% OF LS BUFFER CREDIT TOWARDS RECREATION TOTAL | |
| RECREATION TOTAL | = 3.41ac |

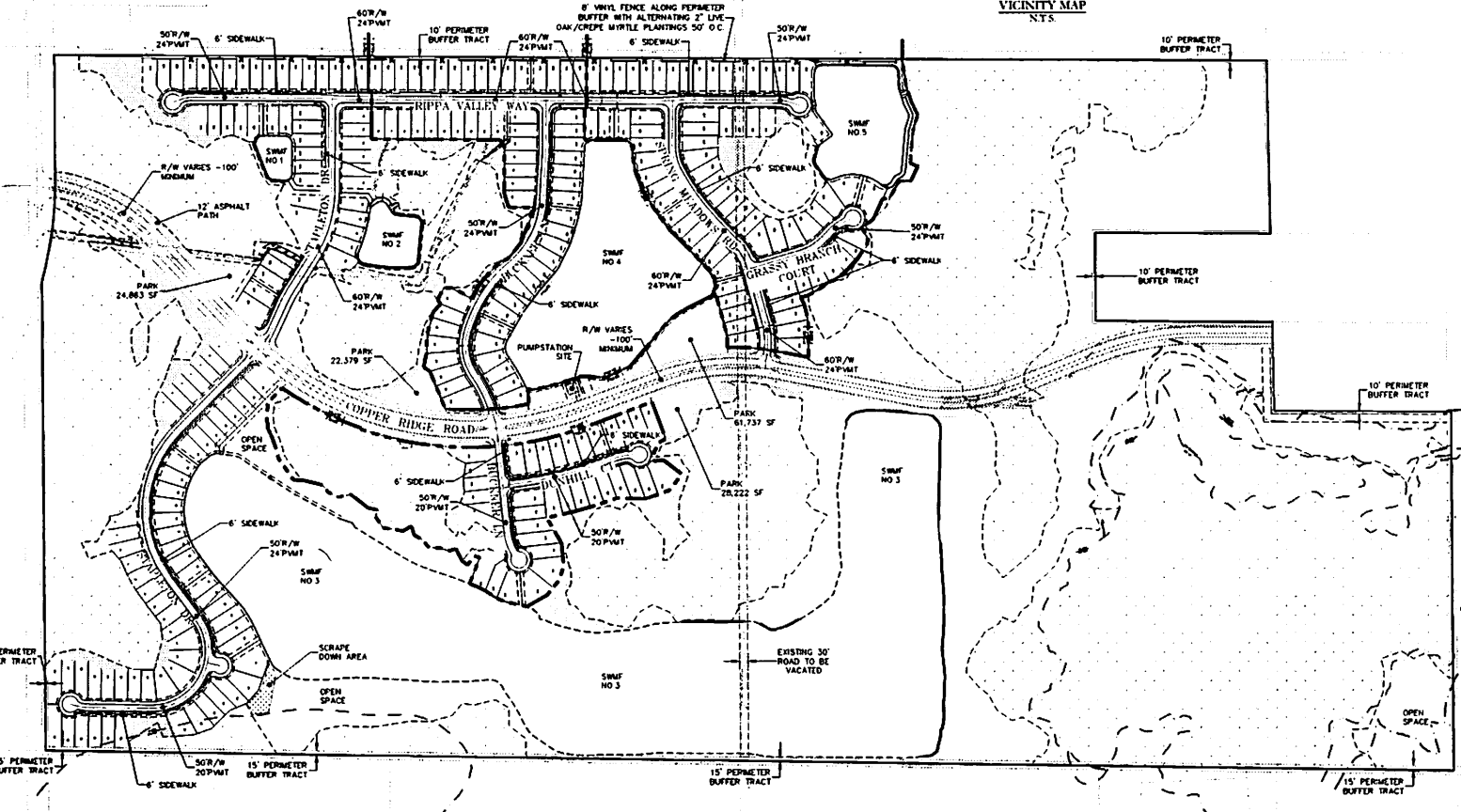


Exhibit E
Page 1 of 1

P: 1610-450 COPPER RIDGE ENG PLANS REVISION 45975P-1 DGN 11 2020 2:51 PUN:ge. Sutherland

REVISIONS			
NO	DATE	DESCRIPTION	BY

DESIGNED BY: DAI	DRAWN BY: SM/NS/MR/SS
CHECKED BY: V. DUNN	SCALE: 1" = 200'
DATE: August 11, 2020	PROJ. NO.: 1610-459

DAI **Dunn & Associates, Inc.**
 CIVIL ENGINEERS / LAND PLANNERS
 8647 Bayside Road Building 1, Suite 200
 Jacksonville, Florida 32256
 Phone (904)363-8916 Fax (904)363-8917
 www.dunneng.com

COPPER RIDGE
 FOR:
OAKLEAF INVESTORS, LLC
 DUVAL COUNTY, FLORIDA
GENERAL SITE PLAN

Sheet No. **5** of 79

GSP-1

DWG. NO.

PROJECT & DRAWING NO. 1610-459
 DAVID M. TAYLOR LICENSE NO. 46664
 DAWN & ASSOCIATES, INC. LICENSE NO. 6662
 CIVIL ENGINEERS/PLANNERS/NO. 2020