

**DEVELOPMENT INFORMATION:**

- THE USES OF THE COMMERCIAL PARCELS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 2 A OF THE MUPUD AGREEMENT AND THE INDIAN RIVER BOULEVARD CORRIDOR DESIGN REGULATIONS PER ARTICLE VIII WITH ANY EXCEPTIONS OR DEVIATIONS SPECIFIED IN THE PD AGREEMENT.
- THE MULTI-FAMILY RESIDENTIAL PARCEL WILL BE DEVELOPED IN ACCORDANCE WITH ARTICLE III, SECTION 21-32 (8 DU/AC) WITH ANY EXCEPTIONS OR DEVIATIONS SPECIFIED IN THE PD AGREEMENT.
- THE COMMERCIAL AND MULTI-FAMILY RESIDENTIAL PARCELS WILL COMPLY WITH ARTICLE IV, SECTION 21-41 FOR WETLANDS AND SECTION 21-42 FOR FLOOD PLAIN AND ARTICLE V, SECTION 21-56 FOR PARKING, SUBJECT TO ANY VARIANCES AT THE TIME OF THE FINAL SITE PLAN.
- PROPOSED MULTI-FAMILY BUILDINGS
  - (2) 1 BEDROOM UNIT BUILDING @ 24 UNITS PER BUILDING = 48 UNITS
  - (3) 2 BEDROOM UNIT BUILDING @ 12 UNITS PER BUILDING = 36 UNITS
  - (3) 2 BEDROOM UNIT BUILDING @ 24 UNITS PER BUILDING = 72 UNITS
  - (13) 2-3 BEDROOM UNIT BUILDING @ 24 UNITS PER BUILDING = 312 UNITS
  - TOTAL = 468 UNITS
- MULTI-FAMILY RESIDENTIAL DENSITY ANALYSIS
  - TOTAL PARCEL AREA = 88.18 AC
  - NET WETLANDS REMAINING = 24.42 AC
  - NET FLOOD PLAIN REMAINING = 5.16 AC
  - NET PARCEL DEVELOPED AREA = 58.60 AC
  - PROPOSED DENSITY = 468 DU / 58.60 AC = 7.99 DU/AC
- SITE DEVELOPMENT AREAS
 

PROPOSED BUILDING AREA	9.55 AC	(16.3%)
PROPOSED PAVEMENT AREA	13.30 AC	(27.7%)
NET INTERNAL OPEN SPACE	35.75 AC	(61.0%)
TOTAL	58.60 AC	(100.0%)

REVISIONS	
DATE	DESCRIPTION
11/09/22	REV PER CITY 9/23
	COMMENTS
03/15/23	REV PER CITY 3/9
	COMMENTS
08/24/23	REV TO ADD
	NOTE #

NOT VALID UNLESS SIGNED AND DATED

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**UPHAM INC.**  
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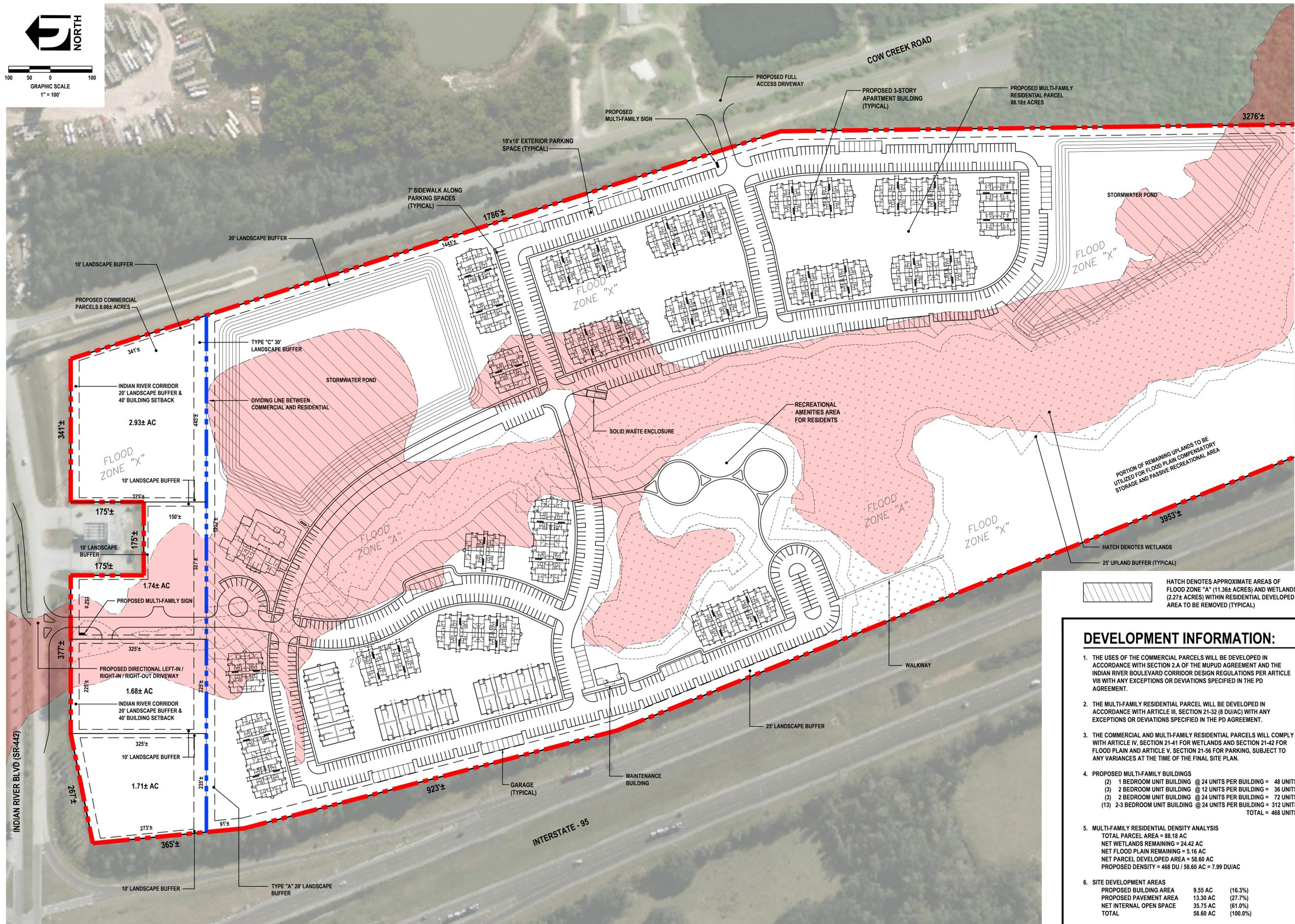
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GRAND RESERVE COLUMBUS PLANNED DEVELOPMENT  
 3338 W INDIAN RIVER BLVD & I-95  
 EDGEWATER, FLORIDA

PROJECT No: 211002  
 DATE: JUNE 29, 2022  
 DESIGN BY: RWS  
 DRAWN BY: JMB  
 CHECKED BY: RWS  
 SCALE: AS SHOWN  
 SHEET NUMBER:



100 50 0 100  
GRAPHIC SCALE  
1" = 100'



**REVISIONS**

DATE	DESCRIPTION
11/09/22	REV PER CITY 9/23
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03/15/23	REV PER CITY 3/9
	COMMENTS
08/24/23	REV TO ADD NOTE #6

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HATCH DENOTES APPROXIMATE AREAS OF FLOOD ZONE "A" (11.36± ACRES) AND WETLANDS (2.27± ACRES) WITHIN RESIDENTIAL DEVELOPED AREA TO BE REMOVED (TYPICAL)

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