

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
 - 1 BEDROOM UNIT BUILDING @ 24 UNITS PER BUILDING = 48 UNITS
 - 2 BEDROOM UNIT BUILDING @ 12 UNITS PER BUILDING = 36 UNITS
 - 2 BEDROOM UNIT BUILDING @ 24 UNITS PER BUILDING = 72 UNITS
 - 2-3 BEDROOM UNIT BUILDING @ 24 UNITS PER BUILDING = 312 UNITSTOTAL = 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 #6

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ROGER W. STROSCULA, PE
ON THE DATE ADJACENT TO THE SEAL.
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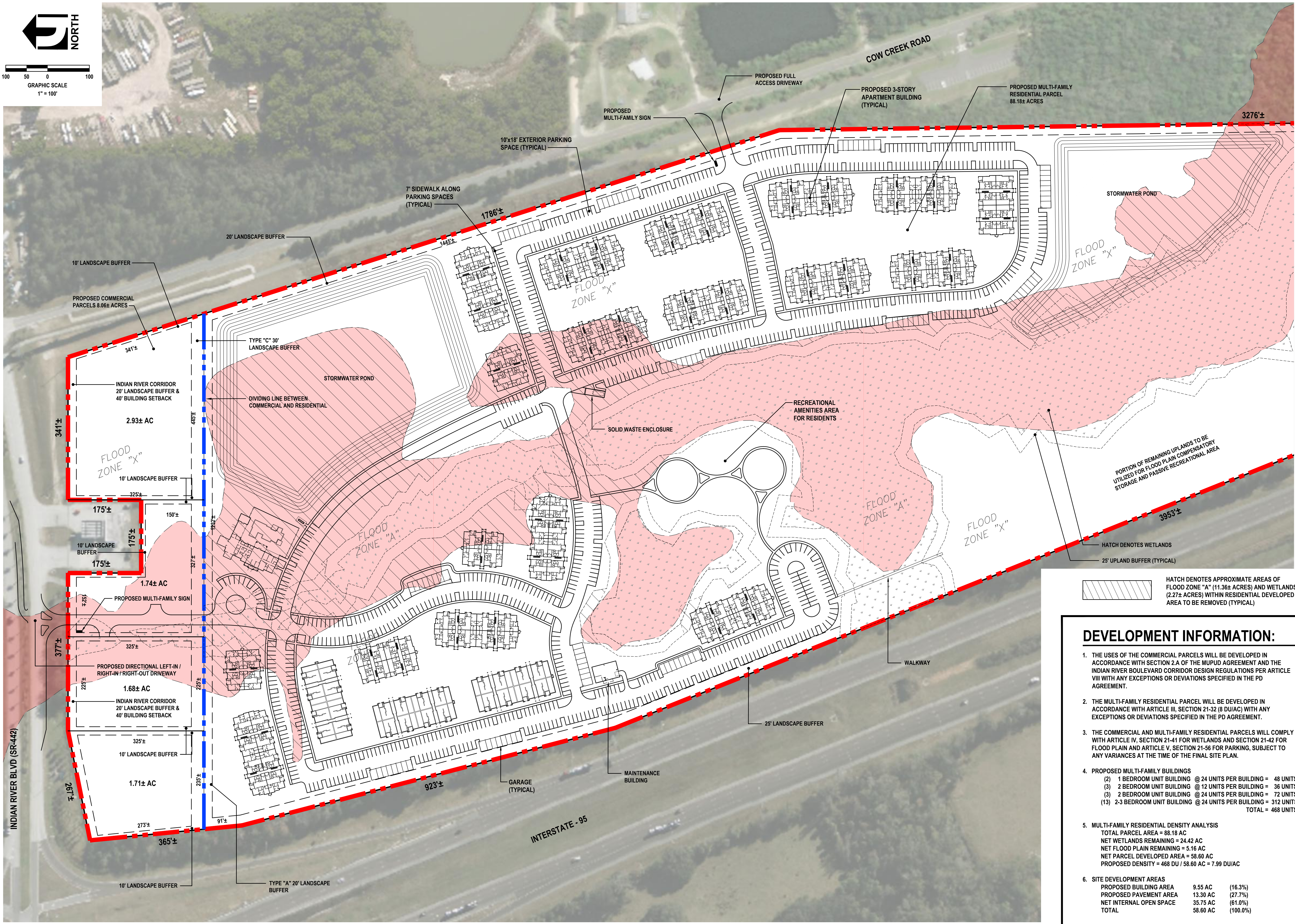
GRAND RESERVE COLUMBUS PLANNED DEVELOPMENT

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:

1



1. THE USES OF THE COMMERCIAL PARCELS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 2.A OF THE MUPAD AGREEMENT AND THE INDIAN RIVER BOULEVARD CORRIDOR DESIGN REGULATIONS PER ARTICLE VII WITH ANY EXCEPTIONS OR DEVIATIONS SPECIFIED IN THE PD AGREEMENT.
2. THE MULTI-FAMILY RESIDENTIAL PARCEL WILL BE DEVELOPED IN ACCORDANCE WITH SECTION III, SECTION 21-32 (8 DU/AC) WITH ANY EXCEPTIONS OR DEVIATIONS SPECIFIED IN THE PD AGREEMENT.
3. 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.
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