



DENSITY TABLE	
TOTAL NUMBER OF LOTS	217 SINGLE FAMILY HOMES
50' LOTS	96 UNITS
60' LOTS	71 UNITS
70' LOTS	50 UNITS
DENSITY CALCULATION	0.65 DWELLING UNITS PER ACRE @ 34.37 ACRES
MAXIMUM PROPOSED HEIGHT OF HOMES	35 FEET
MINIMUM DWELLING UNIT SIZE OF THE HOMES	SINGLE FAMILY

PROJECT AREA TABLE			
TOTAL SITE AREA	141.47 AC	6,162,486 SF	100.00 %
TOTAL PRESERVED AREA (OPEN SPACE)	44.39 AC	1,933,457 SF	31.38 %
TOTAL DEVELOPMENT AREA	97.08 AC	4,242,017 SF	68.62 %
TOTAL RIGHT OF WAY AREA	11.48 AC	500,093 SF	11.79 %
PROPOSED ROADWAY	5.62 AC	244,590 SF	5.77 %
OPEN SPACE (COMMON OPEN SPACE)	5.87 AC	255,503 SF	6.02 %
TOTAL LOT AREA	44.19 AC	1,924,968 SF	45.38 %
BUILDING FOOTPRINT AREA	16.70 AC	727,300 SF	284.65 %
GRASSED AREA (OPEN SPACE)	27.49 AC	1,197,668 SF	468.75 %
TOTAL POND AREA (COMMON OPEN SPACE)	20.72 AC	902,368 SF	21.27 %
COMMON OPEN SPACE AREA	12.93 AC	563,171 SF	13.28 %
OPEN SPACE AREA	8.07 AC	351,534 SF	8.29 %
TOTAL COMMON OPEN SPACE	39.51 AC	1,721,041 SF	40.57 %
TOTAL OPEN SPACE AREA	79.65 AC	3,469,659 SF	56.30 %
TOTAL WETLAND CONSERVATION AREA	21.44 AC	933,840 SF	15.15 %

HOUSE PAD LEGEND	
50' X 70' - 96	
60' X 70' - 71	
70' X 70' - 50	

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NO.	DATE	DESCRIPTION

CONCEPT SITE PLAN
GRANDE RESERVE EAST
FLAGLER COUNTY, FLORIDA
PREPARED FOR
#####

SHEET NO. 1
OF 2

REGISTERED ENGINEER
CARRIESS FLETCHER
CARRIESS.FLETCHER@FLORIDAPEA.COM

JOB NO. 20124

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