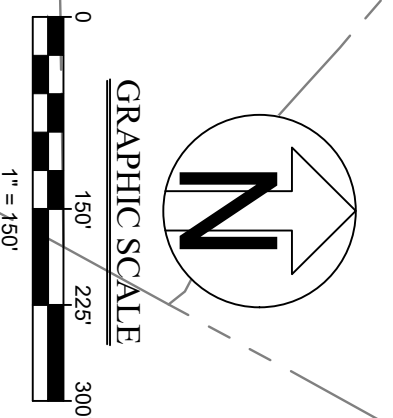


PROJECT SUMMARY TABLE

TOTAL SITE AREA	40.29 AC	1,756,027 SF	100.00 %
WETLAND IMPACT	3.70 AC	157,230 SF	8.96 %
PROPOSED WETLAND	1.70 AC	74,020 SF	4.22 %
TOTAL DEVELOPMENT AREA	36.69 AC	1,597,788 SF	91.04 %
PROPOSED LOT AREA	20.03 AC	888,710 SF	51.21 %
PROPOSED RIGHT-OF-WAY	3.81 AC	165,881 SF	9.45 %
PROPOSED POND AREA	5.81 AC	253,109 SF	14.42 %
PROPOSED OPEN SPACE	6.43 AC	280,089 SF	15.96 %
NUMBER OF SINGLE FAMILY UNITS			
PROPOSED 60' LOTS			61 LOTS
PROPOSED 50' LOTS			6 LOTS
PROPOSED BUILDING PAD			2,800 SF
PROPOSED BUILDING PAD			3,920 SF
PROPOSED BUILDING PAD AREA			392,000 SF



OVERALL CONCEPT PLAN
TROUT RIVER SINGLE FAMILY
 DUVAL COUNTY, FLORIDA
 PREPARED FOR
 SESSIONS DEVELOPMENT

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DESIGN BY:	DTA	REVISIONS	
DWG BY:	DTA	NO.	DATE
CHK BY:	ARA		
DATE:	04-22-2021		
JOB NO.:	21068		

REGISTERED ENGINEER
 ALEX R. AGREE, P.E.
 CA#26535 FL#73155