

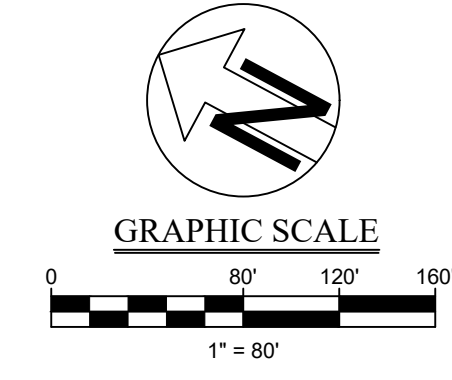
PROJECT NO. 2024-00-0004
 GREEN COVE MULTI-FAMILY DESIGN GROUP, INC. 5100 STATE ROAD 15, SUITE 202, GREEN COVE, FL 32084
 PREPARED FOR: GREEN COVE MULTI-FAMILY DESIGN GROUP, INC. 5100 STATE ROAD 15, SUITE 202, GREEN COVE, FL 32084

SITE DATA TABLE		
TOTAL SITE AREA	13.93 AC	606,730 SF
PROPOSED BUILDING		100,285 SF
PROPOSED IMPERVIOUS AREA		210,773 SF
PROPOSED POND AREA (NWL)		47,786 SF
PROPOSED RECREATION AREA		125,720 SF
TOTAL IMPERVIOUS		358,847 SF
TOTAL PERVIOUS		247,882 SF
TOTAL IMPERVIOUS %		59%
TOTAL PERVIOUS %		41%
% BUILDING COVERAGE		17%
TOTAL FLOOR AREA		354,174 SF
FLOOR AREA RATIO (FAR)		58.4%
PARCEL NUMBER(S)	38-06-26-016489-007-00	
911 ADDRESS	US HIGHWAY 17 AND CR 209 SOUTH	
FEMA PANEL NUMBER	12019C0283E	
FLOOD ZONE	ZONE X & A	

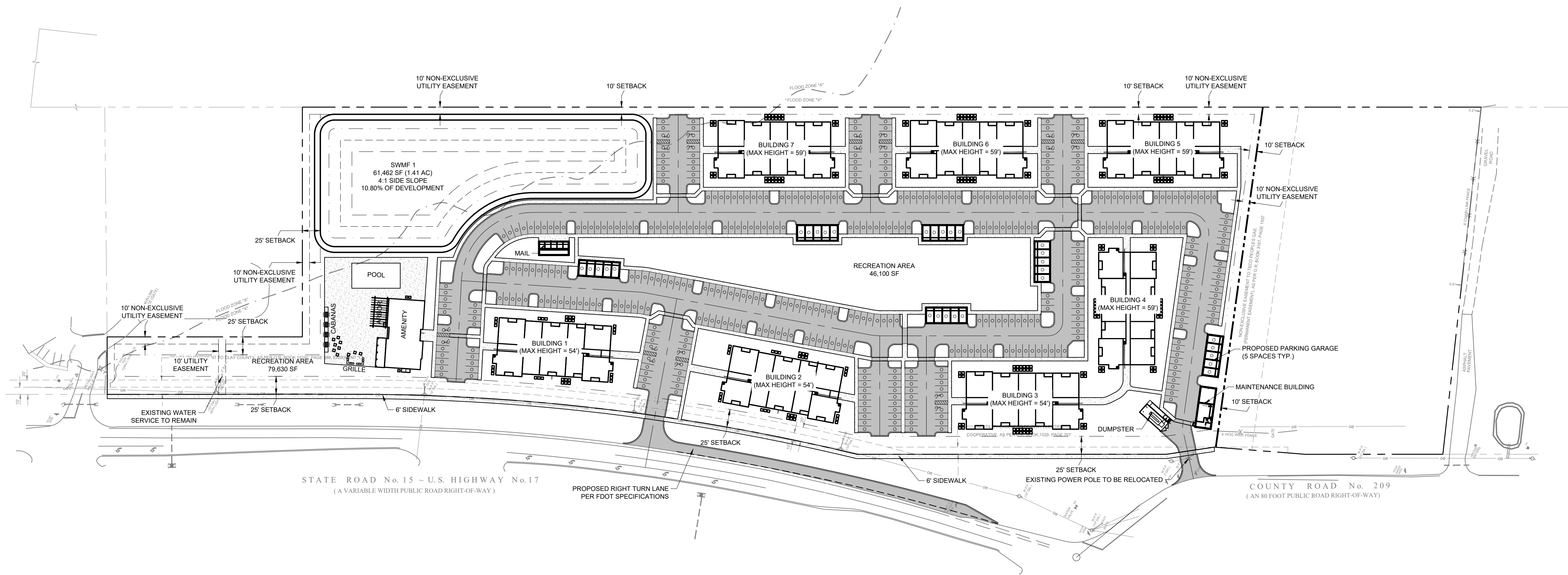
PARKING CALCULATIONS	
TOTAL MINIMUM REQUIRED	= 457 SPACES
TOTAL PROVIDED	= 487 SPACES

DENSITY	
MAXIMUM ALLOWED DENSITY	= 278 UNITS
	= 20 UNITS / ACRE
DENSITY AS DEPICTED	= 260 UNITS

HATCH LEGEND	
ASPHALT PAVEMENT	
CONCRETE SIDEWALK	



CONCEPT SITE PLAN IS SUBJECT TO REVISIONS BASED ON FINAL SITE PLAN APPROVAL AND CONSTRUCTION PLAN APPROVAL



NO.	DATE	REVISIONS DESCRIPTION

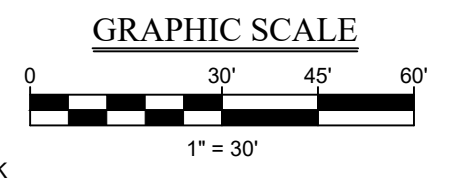
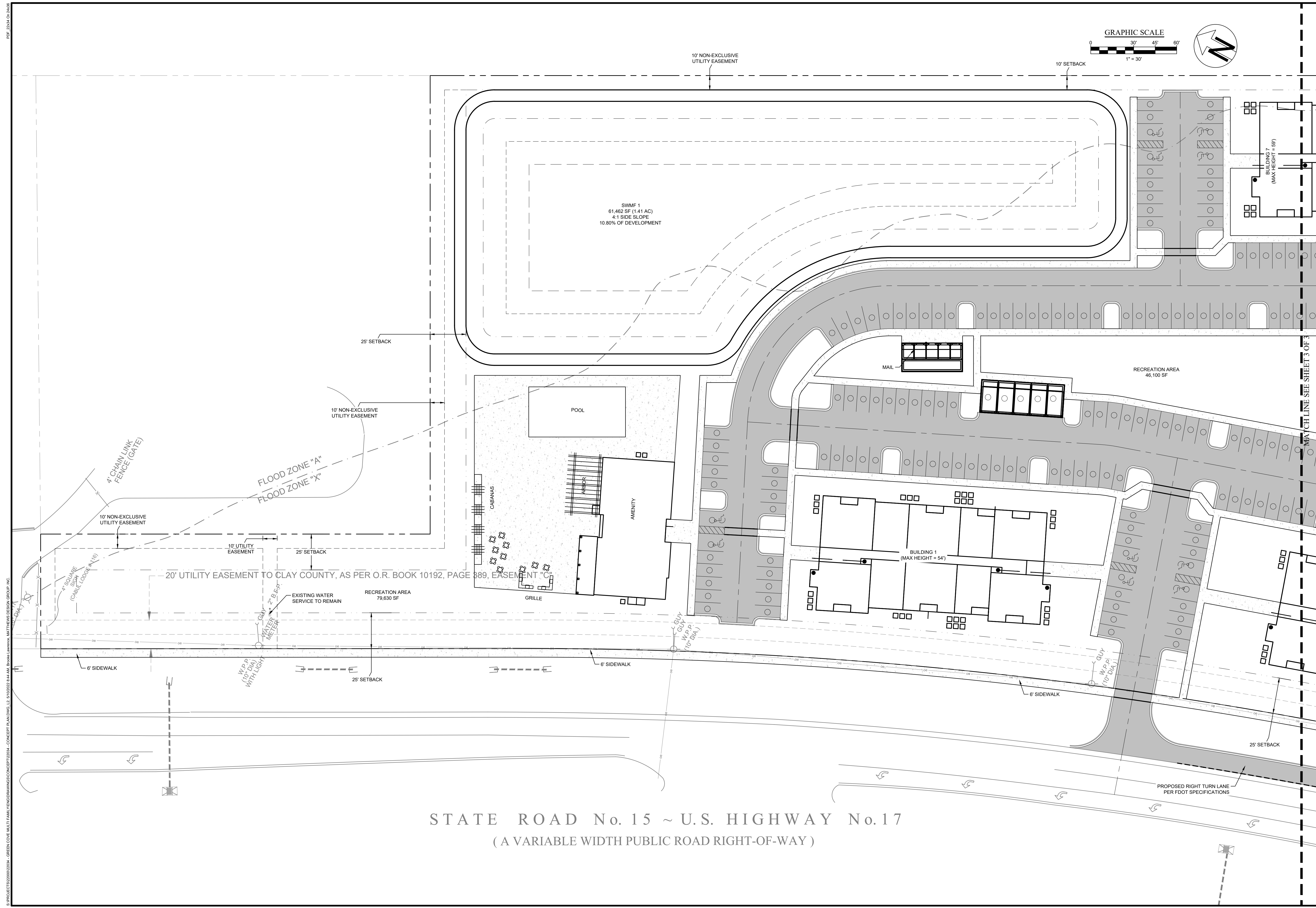
DESIGNED BY	DTS	DATE

DRAWN BY	DTS	DATE

DATE	DESCRIPTION
04-12-2022	

MATTHEWS DESIGN GROUP
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

MASTER SITE PLAN
GREEN COVE MULTI FAMILY
 GREEN COVE SPRINGS, FLORIDA
 PREPARED FOR
 PIEDMONT PRIVATE EQUITY



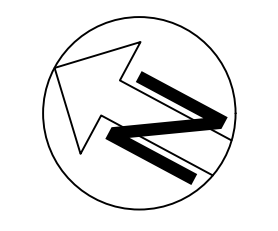
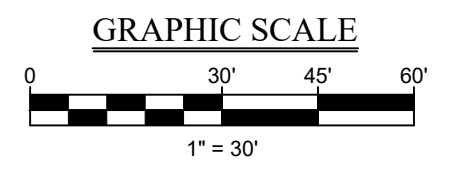
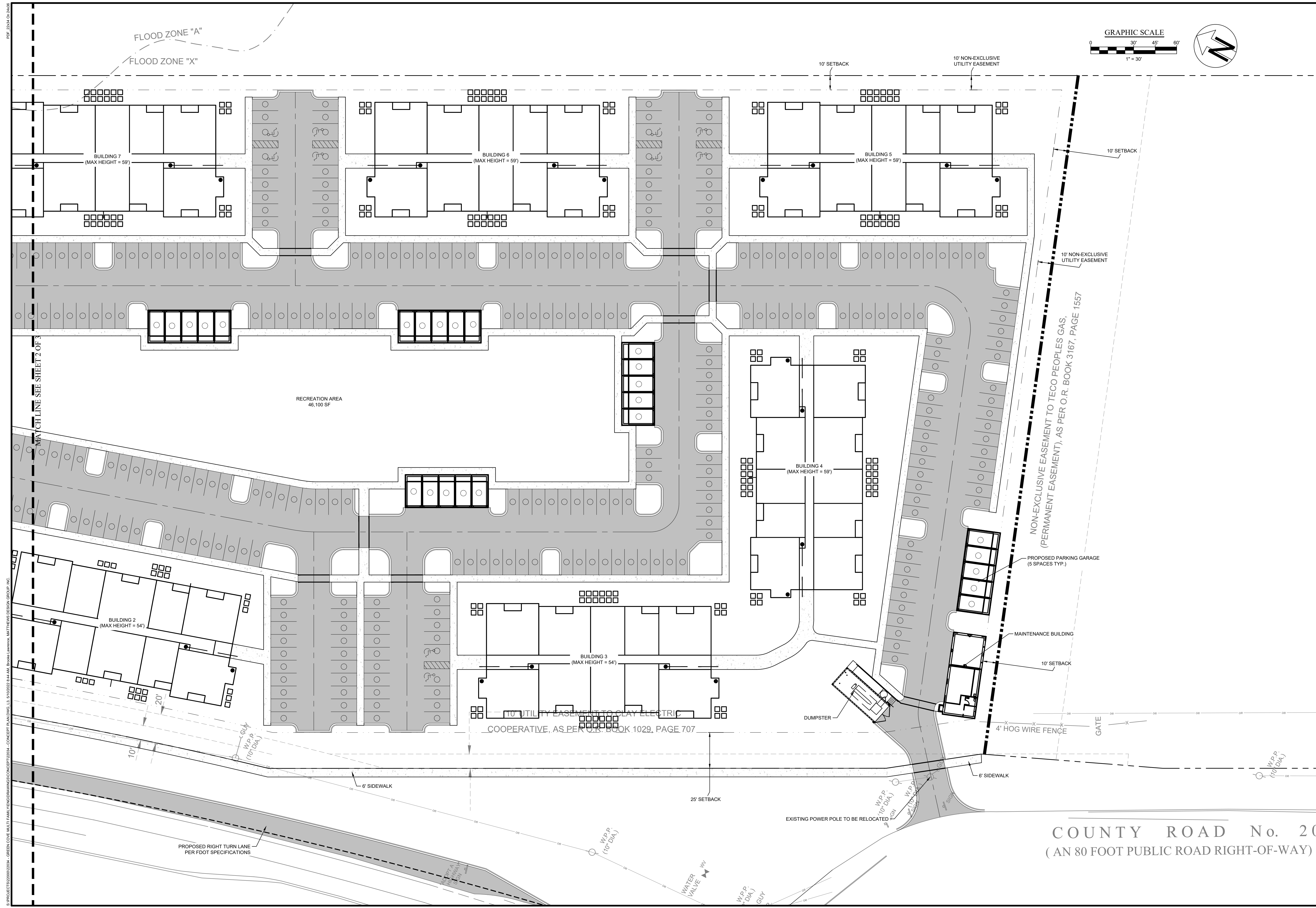
PROJECT NO. 2020-001-001
 GREEN COVE MULTI FAMILY DEVELOPMENT CONCEPT PLAN
 PREPARED FOR: MATTHEWS DESIGN GROUP, INC.
 DATE: 04-12-2022

STATE ROAD No. 15 ~ U.S. HIGHWAY No. 17
(A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY)

NO.	DATE	REVISIONS DESCRIPTION

DESIGN BY: DTS
 DRAWN BY: AFA
 CHECK BY: DATE: 04-12-2022
 JOB NO.: 22034

MATTHEWS DESIGN GROUP
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM



NO.	DATE	DESCRIPTION

MATTHEWS DESIGN GROUP
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FL 32084
 PHONE: 904.826.1334 • FAX: 904.826.4547
 INFO@MDGINC.COM

SITE PLAN
GREEN COVE MULTI FAMILY
 GREEN COVE SPRINGS, FLORIDA
 PREPARED FOR
 PIEDMONT PRIVATE EQUITY