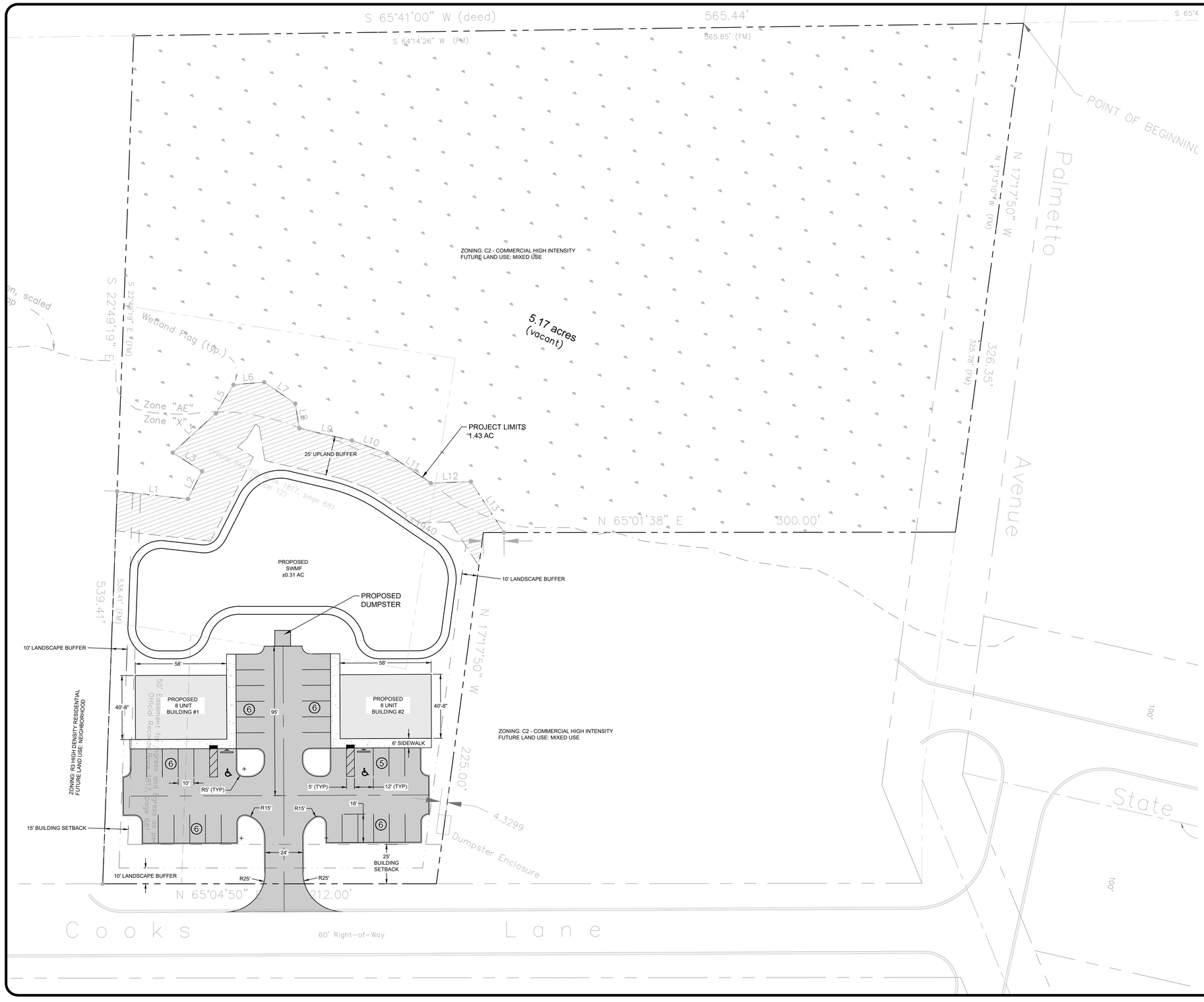

N
W
E
S

0 30' 60'
1"=30'

EXISTING LEGEND

- PROPERTY / RIGHT OF WAY
- EXISTING DRAINAGE EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE

PROPOSED LEGEND

- PROPERTY BOUNDARY
- OUT PARCEL SEPARATION LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EDGE OF PAVEMENT
- 6" HEADER CURB

HATCH LEGEND

	WETLAND
	UPLAND BUFFER
	CONCRETE
	BUILDING
	PAVEMENT

SITE DATA TABLE

TOTAL PROJECT AREA	225,205 SF	5.17 AC
PROJECT LIMITS	62,291 SF	1.43 AC
TOTAL WETLAND AREA	162,983 SF	3.74 AC
WETLAND IMPACT	0 SF	0.00 AC
SWMF AREA	10,890 SF	0.25 AC
PROPOSED BUILDING		15,248 SF
PROPOSED PAVEMENT		16,703 SF
TOTAL IMPERVIOUS AREA		31,951 SF
TOTAL PERVIOUS AREA		193,254 SF
TOTAL IMPERVIOUS %		14.19 %
TOTAL PERVIOUS %		85.81 %
OPEN SPACE		193,254 SF
ZONING		C-2
PARCEL NUMBER(S)		38-06-26-016564-001-00
911 ADDRESS		TBD
FEMA PANEL NUMBER		12019C0281E
FLOOD ZONE		AE/X

PARKING CALCULATIONS

STUDIO	=	1 SPACE PER	1 UNIT
1 BEDROOM	=	1.5 SPACE PER	1 UNIT
2 BEDROOM	=	2 SPACES PER	1 UNIT
VISITOR SPACE	=	2 SPACE	
TOTAL REQUIRED	=	34 PARKING SPACES	
TOTAL PROVIDED	=	35 PARKING SPACES	
ADA REQUIRED	=	2 SPACE	
ADA PROVIDED	=	2 SPACE	

STATE OF FLORIDA
No. 76838
PROFESSIONAL ENGINEER
JEREMY W. CALLOWAY, P.E.
CA#35045 PE#76838

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687

REVISIONS

#	DATE	DESCRIPTION
#	##########	####
#	##########	####
#	##########	####
#	##########	####
#	##########	####
#	##########	####

DRAWING BY:	MS
DESIGN BY:	JWC
CHECKED BY:	JWC
DATE:	03-01-2023
PROJECT #:	2307

CONCEPTUAL SITE PLAN

COOKS LANE DEVELOPMENT

GREEN COVE SPRINGS, FL

PREPARED FOR:
CLIENT