



CENTERLINE SEGMENT TABLE			
LINE/CURVE #	LENGTH	BEARING/DELTA	RADIUS
L4	42.42	N38° 20' 57.53"E	
L3	37.00	N51° 39' 02.47"W	
L2	14.18	N51° 39' 02.47"W	
C1	46.98	6.73	400.00
L1	150.81	N38° 20' 57.53"E	

SITE PARKING DATA TABLE			
PROPOSED USE	PUBLIC PARK		
ZONING	RECREATION		
PROPOSED BUILDING AREA	± 344 S.F. (0.008 AC)		
PROPOSED COURTS	2		
PARKING	REQUIRED	MAXIMUM	PROVIDED
TOTAL VEHICLE	4	-	19
STANDARD	3	-	17
ADA	1	-	2
MOTORCYCLE	0	-	0
BICYCLE	0	-	0

NOTES:  
1. REQUIRED VEHICLE PARKING RATES PER GREEN COVE SPRINGS LDC: TENNIS, HANDBALL, AND RACQUETBALL FACILITIES: 2 SPACES/COURT

SITE DATA TABLE		
OVERALL SITE AREA (PARCEL AREA)	± 953,528 Sq. Ft. (21.89 AC)	
PARCEL NUMBER	38-06-26-016515-008-01	
PROJECT AREA	± 236,411 Sq. Ft. (5.43 AC)	
PROJECT AREA (DISTURBED)	± 122,834 Sq. Ft. (2.82 AC)	
PROJECT AREA (UNDISTURBED)	± 113,577 Sq. Ft. (2.61 AC)	
OFF SITE AREA (DISTURBED AREA)	± 25,184 Sq. Ft. (0.58 AC)	
BUILDING AREA	± 344 Sq. Ft. (0.008 AC)	
IMPERVIOUS AREA	± 28,421 Sq. Ft. (0.65 AC)	
PERVIOUS AREA	± 93,372 Sq. Ft. (2.14 AC)	
YARD REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM FRONT	NMR	± 16'
MINIMUM SIDE	NMR	± 14'
MINIMUM REAR	NMR	± 1,365'
SIGN SETBACK	NMR	
LOT REQUIREMENTS	MAXIMUM	PROVIDED
FLOOR AREA RATIO (FAR)	20%	0.2%
IMPERVIOUS SURFACE RATIO (ISR)	70%	2.8%

NOTES:  
1. NMR - NO MINIMUM REQUIRED

#### KEY NOTES

- 8" WIDE, 6" HEIGHT TURNDOWN SIDEWALK
- ADA PARKING SPACES (CONCRETE PAVEMENT), SIGNAGE AND STRIPING, SEE DETAIL SHEETS
- PROPOSED FENCE, SEE HARDSCAPE PLANS
- STANDARD CURB AND GUTTER, SEE DETAIL SHEETS
- CONCRETE VALLEY GUTTER, SEE DETAIL SHEETS
- 3" CURB TRANSITION TO FLUSH, SEE DETAIL SHEETS
- CONCRETE FLUME, SEE DETAIL SHEETS
- STOP SIGN AND 24" STRIPING BAR, SEE DETAIL SHEETS
- 6" STRIPE, SOLID WHITE
- 6" STRIPE, SOLID YELLOW
- SWALE, SEE C-200 GRADING AND DRAINAGE PLAN FOR DETAILS
- CONSERVATION AREA SIGN (TYP.), SEE DETAIL SHEETS
- (3) OM-4-1 OBJECT MARKERS
- EXISTING DITCH AND OFF-SITE EXTENSION, SEE GRADING AND DRAINAGE PLAN FOR DETAILS
- WHEEL STOP (TYP.), SEE DETAIL SHEETS
- CURB RAMP WITH FLARED SIDES, SEE DETAIL SHEETS

LEGEND	
	EXISTING WETLAND
	UPLAND BUFFER
	BUILDING EXTENTS
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED GRAVEL PARKING SURFACE
	SITE BOUNDARY
	WETLAND LINE (ESTIMATED)
	WETLAND LINE (SURVEYED)
	UPLAND BUFFER LINE
	EASEMENT LINE
	RIGHT OF WAY LINE

#### NOTES

- SEE SHEET C-003 - C-004 FOR GENERAL NOTES.
- SEE SHEET C-102 FOR SITE STANDARD DETAILS.
- SEE HARDSCAPE PLANS FOR FENCE DETAILS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
- ALL ROADWAY AND DRIVE AISLE PAVEMENT STRIPING SHALL BE THERMOPLASTIC, IN ACCORDANCE WITH FDOT STANDARD DETAILS AND STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL PARKING SPACE STRIPING SHALL BE REFLECTIVE PAVEMENT PAINT.
- EXISTING CONDITIONS FOR ARE BASED ON THE TOPOGRAPHIC SURVEY FOR THE OVERALL GUSTAFSON PARK PREPARED BY CHARLES BASSETT & ASSOCIATES, INC. DATED 1-15-2024. FUTURE CONDITIONS OF THE ADJACENT ROOKERY DEVELOPMENT ARE BASED ON THE ELECTRONIC FILES PROVIDED BY DUNN & ASSOCIATES, INC. FUTURE CONDITIONS OF THE ADJACENT ROOKERY AMENITY CENTER ARE BASED ON THE ELECTRONIC FILES PREPARED BY HALFF ASSOCIATES, INC.

PROJECT NAME

GUSTAFSON PARK

PREPARED FOR

CITY OF GREEN COVE SPRINGS



9985 GATE PARKWAY N, SUITE 200  
JACKSONVILLE, FLORIDA USA 32246  
PHONE 904 730 9360 WWW.HALFF.COM  
FL LC 26000645

REVISIONS

NO. DATE

SEAL

CODY B. SMITH, P.E. #81393

CONSTRUCTION SET

PROJECT NO.: 037756.094

ISSUED: 5/6/2024

DRAWN BY: NTD

CHECKED BY: CBS

SCALE: 1" = 30'

SITE PLAN

C-101

Final Approval by  
Development Services

0 30' 60'  
SCALE: 1" = 30'