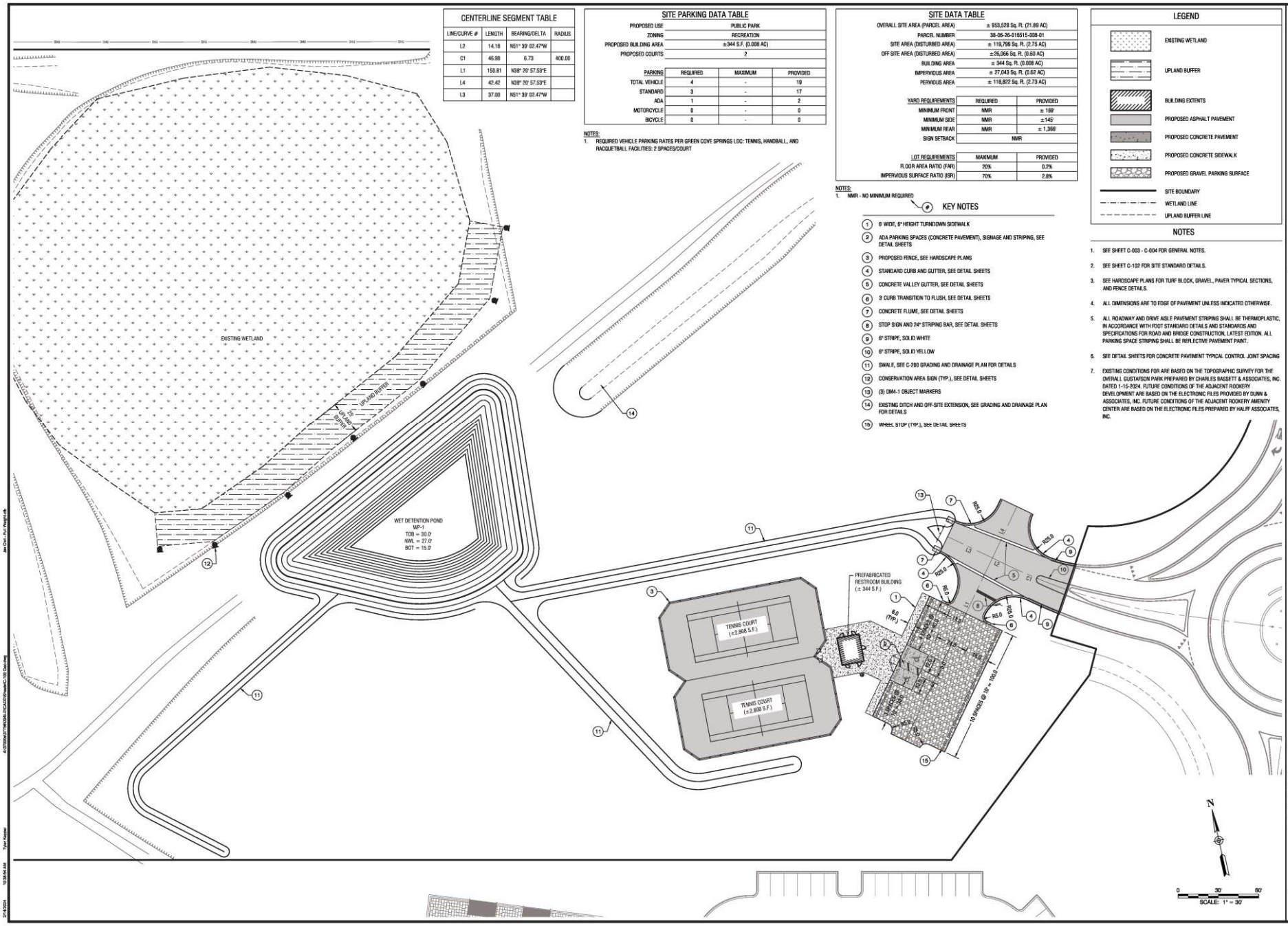

CENTERLINE SEGMENT TABLE

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

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
SITE AREA (DISTURBED AREA)	± 119,799 Sq. Ft. (2.75 AC)
OFF SITE AREA (DISTURBED AREA)	±26,066 Sq. Ft. (0.60 AC)
BUILDING AREA	± 344 Sq. Ft. (0.008 AC)
IMPERVIOUS AREA	± 27,043 Sq. Ft. (0.62 AC)
PERVIOUS AREA	± 118,822 Sq. Ft. (2.73 AC)

YARD REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM FRONT	NMR	± 169'
MINIMUM SIDE	NMR	±145'
MINIMUM REAR	NMR	± 1,366'
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

1. 6" WIDE, 6" HEIGHT TURNDOWN SIDEWALK
2. ADA PARKING SPACES (CONCRETE PAVEMENT), SIGNAGE AND STRIPING, SEE DETAIL SHEETS
3. PROPOSED FENCE, SEE HARDSCAPE PLANS
4. STANDARD CURB AND GUTTER, SEE DETAIL SHEETS
5. CONCRETE VALLEY GUTTER, SEE DETAIL SHEETS
6. 3' CURB TRANSITION TO FLUSH, SEE DETAIL SHEETS
7. CONCRETE FLUME, SEE DETAIL SHEETS
8. STOP SIGN AND 24" STRIPING BAR, SEE DETAIL SHEETS
9. 6" STRIPE, SOLID WHITE
10. 6" STRIPE, SOLID YELLOW
11. SWALE, SEE C-200 GRADING AND DRAINAGE PLAN FOR DETAILS
12. CONSERVATION AREA SIGN (TYP.), SEE DETAIL SHEETS
13. (3) OM4-1 OBJECT MARKERS
14. EXISTING DITCH AND OFF-SITE EXTENSION, SEE GRADING AND DRAINAGE PLAN FOR DETAILS
15. WHEEL STOP (TYP.), 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
- UPLAND BUFFER LINE

NOTES

1. SEE SHEET C-003 - C-004 FOR GENERAL NOTES.
2. SEE SHEET C-102 FOR SITE STANDARD DETAILS.
3. SEE HARDSCAPE PLANS FOR TURF BLOCK, GRAVEL, PAVER TYPICAL SECTIONS, AND FENCE DETAILS.
4. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
5. 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.
6. SEE DETAIL SHEETS FOR CONCRETE PAVEMENT TYPICAL CONTROL JOINT SPACING
7. 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

halff
9995 GATE PARKWAY N, SUITE 300
JACKSONVILLE, FLORIDA USA 32246
PHONE 904.730.9980 WWW.HALFF.COM
FL CA 33980 FL LC 26000945

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

CODY B. SMITH, P.E #81393

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO.:	037756.094
ISSUED:	2/14/2024
DRAWN BY:	NTD
CHECKED BY:	CBS
SCALE:	1" = 30'

SITE PLAN

C-101