

**DR MARTIN LUTHER KING JR BLVD**

80' WIDTH RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
P.B. 105 PG. 194

OFFSITE LAYOUT PLAN

**ADA ACCESSIBILITY NOTES:**

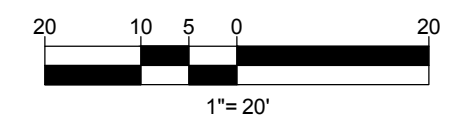
1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 80' WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
5. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
6. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

**DATUM NOTES:**

ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK L 516, PID A35609 BEING A CONCRETE MONUMENT WITH DISK, ELEVATION = 22.33 NAVD 88.

**SITE NOTES:**

1. ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
2. ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, AND LOCAL JURISDICTION LAND DEVELOPMENT CODE.
4. THE PROPERTY IS LOCATED WITHIN ZONE "X", ACCORDING TO FEMA MAP NUMBER 120161C0309G, EFFECTIVE DATE MARCH 16, 2016.



**LEGEND:**

	EX PROPERTY BOUNDARY LINES
	PROP PROPERTY BOUNDARY LINES
	EX EASEMENT LINES
	PROP BUILDING SETBACK
	PROP LANDSCAPE BUFFER
	PROP SIGN
	PROP SIGN ON BOLLARD
	PROP HEAVY DUTY ASPHALT PAVEMENT
	PROP STANDARD CONCRETE
	EX STORM SEWER PIPE
	EX SANITARY SEWER LINE
	EX WATER LINE
	PROP UTILITY EASEMENT
	PROP SANITARY LINE
	PROP SANITARY LATERAL
	PROP WATER LINE
	PROP WATER SERVICE
	PROP ELECTRIC LINE
	PROP STORM SEWER
	PROP EXFILTRATION TRENCH
	EX STORM STRUCTURES
	PROP STORM STRUCTURES
	EX SPOT GRADE
	PROP SPOT GRADE
	PROP STANDARD CONCRETE
	PROP FULL DEPTH PAVEMENT
	PROP DRAINAGE ARROW
	PROP RIDGE LINE

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

**FOR CONCEPT PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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CHECKED BY: CL  
DATE: 12/13/2021  
CAD ID: OFFS-0

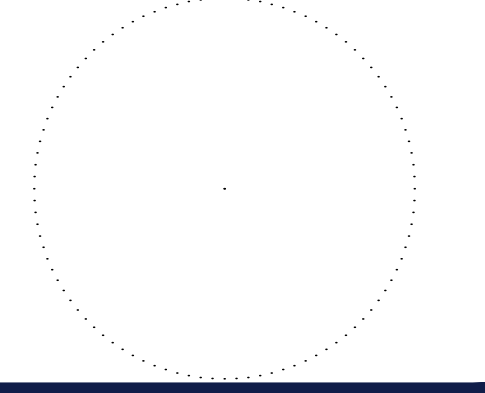
**PROP. SITE PLAN DOCUMENTS**  
FOR

**The Easton Group**

RIVIERA BEACH LTL

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SHEET TITLE:  
**OFF-SITE IMPROVEMENT PLAN**

SHEET NUMBER:  
**C-303**

ORG. DATE - 12/13/2021