

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:

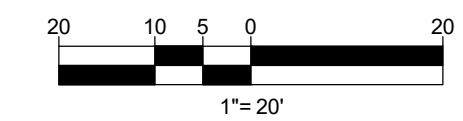
- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE 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%.
- 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.
- 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.
- 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.
- 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 SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS PALM BEACH COUNTY, RIVIERA BEACH, E548, BENCHMARK #AJ8884 WITH A PUBLISHED ELEVATION OF 14.04'

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADIUS DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 12099C0389F MAP REVISED 10/5/2017 NATIONAL FLOOD INSURANCE PROGRAM.



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

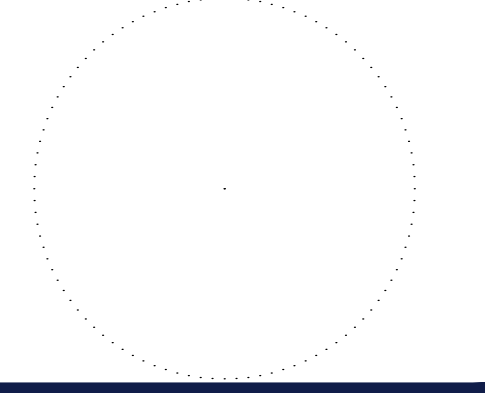
811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

SITE PLAN DOCUMENTS

PROJECT No.: FLB210114
 DRAWN BY: NH
 CHECKED BY: CL
 DATE: 12/13/2021
 CAD ID: OIMP

PROP. SITE PLAN DOCUMENTS
 FOR
The Easton Group
 RIVIERA BEACH LTL
 DR. MARTIN LUTHER KING JR BLVD
 PALM BEACH COUNTY
 RIVIERA BEACH, FL 33404

BOHLER
 1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:
OFFSITE IMPROVEMENT PLAN
 SHEET NUMBER:
OS-1
 ORG. DATE - 12/13/2021