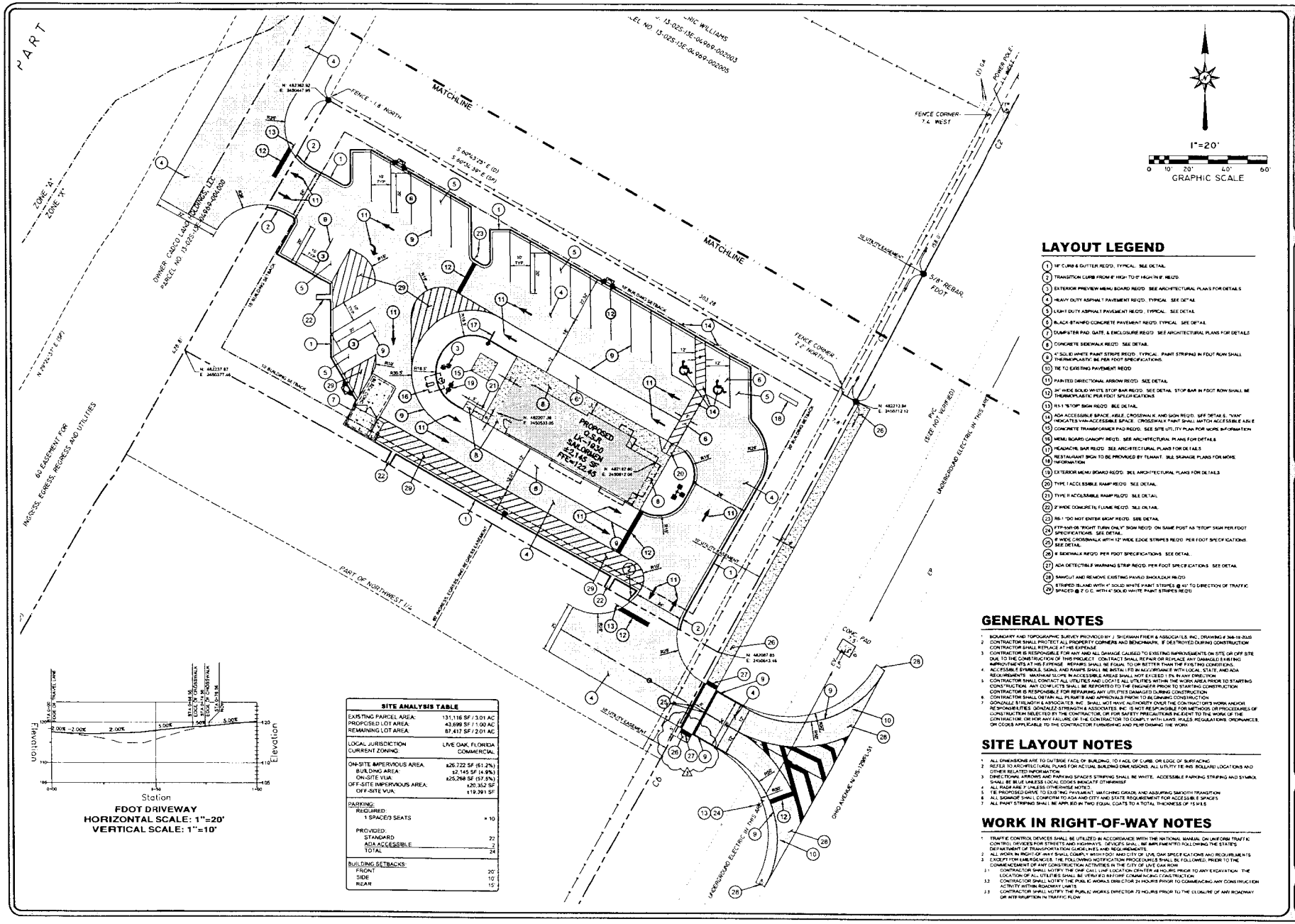

SITE ANALYSIS TABLE	
EXISTING PARCEL AREA:	131,116 SF / 3.01 AC
PROPOSED LOT AREA:	43,699 SF / 1.00 AC
REMAINING LOT AREA:	87,417 SF / 2.01 AC
LOCAL JURISDICTION	LIVE OAK, FLORIDA
CURRENT ZONING:	COMMERCIAL
ON-SITE IMPERVIOUS AREA:	±26,722 SF (61.2%)
BUILDING AREA:	±2,145 SF (4.9%)
ON-SITE VUA:	±25,268 SF (57.5%)
OFF-SITE IMPERVIOUS AREA:	±20,352 SF
OFF-SITE VUA:	±19,391 SF
PARKING:	
REQUIRED:	
1 SPACE/3 SEATS	= 10
PROVIDED:	
STANDARD	22
ADA ACCESSIBLE	2
TOTAL	24
BUILDING SETBACKS:	
FRONT	20'
SIDE	10'
REAR	15'

LAYOUT LEGEND

1. 18" CURB & GUTTER REQ'D. TYPICAL. SEE DETAIL
2. TRANSITION CURB FROM 6" HIGH TO 0" HIGH IN 8' REQ'D.
3. EXTERIOR PREVIEW MENU BOARD REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS
4. HEAVY DUTY ASPHALT PAVEMENT REQ'D. TYPICAL. SEE DETAIL
5. LIGHT DUTY ASPHALT PAVEMENT REQ'D. TYPICAL. SEE DETAIL
6. BLACK STAINED CONCRETE PAVEMENT REQ'D. TYPICAL. SEE DETAIL
7. DUMPSTER PAD, GATE, & ENCLOSURE REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS
8. CONCRETE SIDEWALK REQ'D. SEE DETAIL
9. 4" SOLID WHITE PAINT STRIPE REQ'D. TYPICAL. PAINT STRIPING IN FDOT ROW SHALL THERMOPLASTIC BE PER FDOT SPECIFICATIONS
10. TIE TO EXISTING PAVEMENT REQ'D
11. PAINTED DIRECTIONAL ARROW REQ'D. SEE DETAIL
12. 24" WIDE SOLID WHITE STOP BAR REQ'D. SEE DETAIL. STOP BAR IN FDOT ROW SHALL BE THERMOPLASTIC PER FDOT SPECIFICATIONS
13. R1-1 "STOP" SIGN REQ'D. SEE DETAIL
14. ADA ACCESSIBLE SPACE, AISLE, CROSSWALK AND SIGN REQ'D. SEE DETAILS. "VAN" INDICATES VAN-ACCESSIBLE SPACE. CROSSWALK PAINT SHALL MATCH ACCESSIBLE AISLE
15. CONCRETE TRANSFORMER PAD REQ'D. SEE SITE UTILITY PLAN FOR MORE INFORMATION
16. MENU BOARD CANOPY REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS
17. HEADACHE BAR REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS
18. RESTAURANT SIGN TO BE PROVIDED BY TENANT. SEE SIGNAGE PLANS FOR MORE INFORMATION
19. EXTERIOR MENU BOARD REQ'D. SEE ARCHITECTURAL PLANS FOR DETAILS
20. TYPE I ACCESSIBLE RAMP REQ'D. SEE DETAIL
21. TYPE II ACCESSIBLE RAMP REQ'D. SEE DETAIL
22. 2' WIDE CONCRETE FLUME REQ'D. SEE DETAIL
23. R5-1 "DO NOT ENTER SIGN" REQ'D. SEE DETAIL
24. FTP-SW-06 "RIGHT TURN ONLY" SIGN REQ'D. ON SAME POST AS "STOP" SIGN PER FDOT SPECIFICATIONS. SEE DETAIL
25. 6" WIDE CROSSWALK WITH 12" WIDE EDGE STRIPES REQ'D. PER FDOT SPECIFICATIONS. SEE DETAIL
26. 6' SIDEWALK REQ'D. PER FDOT SPECIFICATIONS. SEE DETAIL
27. ADA DETECTIBLE WARNING STRIP REQ'D. PER FDOT SPECIFICATIONS. SEE DETAIL
28. SAWCUT AND REMOVE EXISTING PAVED SHOULDER REQ'D
29. STRIPED ISLAND WITH 4" SOLID WHITE PAINT STRIPES @ 45° TO DIRECTION OF TRAFFIC SPACED @ 2' O.C. WITH 4" SOLID WHITE PAINT STRIPES REQ'D

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY J. SHERMAN FRIER & ASSOCIATES, INC., DRAWING # 368-18-2105
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND BENCHMARK. IF DESTROYED DURING CONSTRUCTION CONTRACTOR SHALL REPLACE AT HIS EXPENSE
3. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED TO EXISTING IMPROVEMENTS ON SITE OR OFF SITE DUE TO THE CONSTRUCTION OF THIS PROJECT. CONTRACT SHALL REPAIR OR REPLACE ANY DAMAGED EXISTING IMPROVEMENTS AT HIS EXPENSE. REPAIRS SHALL BE EQUAL TO OR BETTER THAN THE EXISTING CONDITIONS.
4. ACCESSIBLE SYMBOLS, SIGNS, AND RAMPS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL, STATE, AND ADA REQUIREMENTS. MAXIMUM SLOPE IN ACCESSIBLE AREAS SHALL NOT EXCEED 1:20 IN ANY DIRECTION
5. CONTRACTOR SHALL CONTACT ALL UTILITIES AND LOCATE ALL UTILITIES WITHIN THE WORK AREA PRIOR TO STARTING CONSTRUCTION. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION
6. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION
7. GONZALEZ STRENGTH & ASSOCIATES, INC. SHALL NOT HAVE AUTHORITY OVER THE CONTRACTOR'S WORK AND/OR RESPONSIBILITIES. GONZALEZ STRENGTH & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR METHODS, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR, OR FOR SAFETY PRECAUTIONS INCIDENT TO THE WORK OF THE CONTRACTOR, OR FOR ANY FAILURE OF THE CONTRACTOR TO COMPLY WITH LAWS, RULES, REGULATIONS, ORDINANCES, OR CODES APPLICABLE TO THE CONTRACTOR FURNISHING AND PERFORMING THE WORK

SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING, TO FACE OF CURB, OR EDGE OF SURFACING
2. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, ALL UTILITY TIE INS, BOLLARD LOCATIONS AND OTHER RELATED INFORMATION
3. DIRECTIONAL ARROWS AND PARKING SPACES STRIPING SHALL BE WHITE. ACCESSIBLE PARKING STRIPING AND SYMBOL SHALL BE BLUE UNLESS LOCAL CODES INDICATE OTHERWISE
4. ALL RADIUS ARE 3' UNLESS OTHERWISE NOTED
5. TIE PROPOSED CURVE TO EXISTING PAVEMENT, MATCHING GRADE AND ASSURING SMOOTH TRANSITION
6. ALL SIGNAGE SHALL CONFORM TO ADA AND CITY AND STATE REQUIREMENT FOR ACCESSIBLE SPACES
7. ALL PAINT STRIPING SHALL BE APPLIED IN TWO EQUAL COATS TO A TOTAL THICKNESS OF 15 MILS

WORK IN RIGHT-OF-WAY NOTES

1. TRAFFIC CONTROL DEVICES SHALL BE UTILIZED IN ACCORDANCE WITH THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. DEVICES SHALL BE IMPLEMENTED FOLLOWING THE STATE'S DEPARTMENT OF TRANSPORTATION GUIDELINES AND REQUIREMENTS.
2. ALL WORK IN RIGHT-OF-WAY SHALL COMPLY WITH FDOT AND CITY OF LIVE OAK SPECIFICATIONS AND REQUIREMENTS
3. EXCEPT FOR EMERGENCIES, THE FOLLOWING NOTIFICATION PROCEDURES SHALL BE FOLLOWED, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN THE CITY OF LIVE OAK ROW
   - 3.1 CONTRACTOR SHALL NOTIFY THE ONE CALL LINE LOCATION CENTER 48 HOURS PRIOR TO ANY EXCAVATION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BEFORE COMMENCING CONSTRUCTION
   - 3.2 CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR 24 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY WITHIN ROADWAY UNITS
   - 3.3 CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DIRECTOR 72 HOURS PRIOR TO THE CLOSURE OF ANY ROADWAY OR INTERRUPTION IN TRAFFIC FLOW

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED PER CLIENT COMMENTS	11/30/2020
2	REVISED PER SUWANNEE'S & OWNER INSTRUCTION	12/23/2020
3	REVISED PER FDOT COMMENTS	1/28/2021

SITE LAYOUT PLAN

FAST FOOD RESTAURANT

OHIO AVENUE N US-129/ FL-51
LIVE OAK, FLORIDA
30AIP LIVE OAK, LLC
SANTA ROSA BEACH, FLORIDA

DWN. BY: M. Smith, P.E.
CHK. BY: M. GONZALEZ, P.E.
SCALE: 1"=20'
DATE: 10/30/2020

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
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