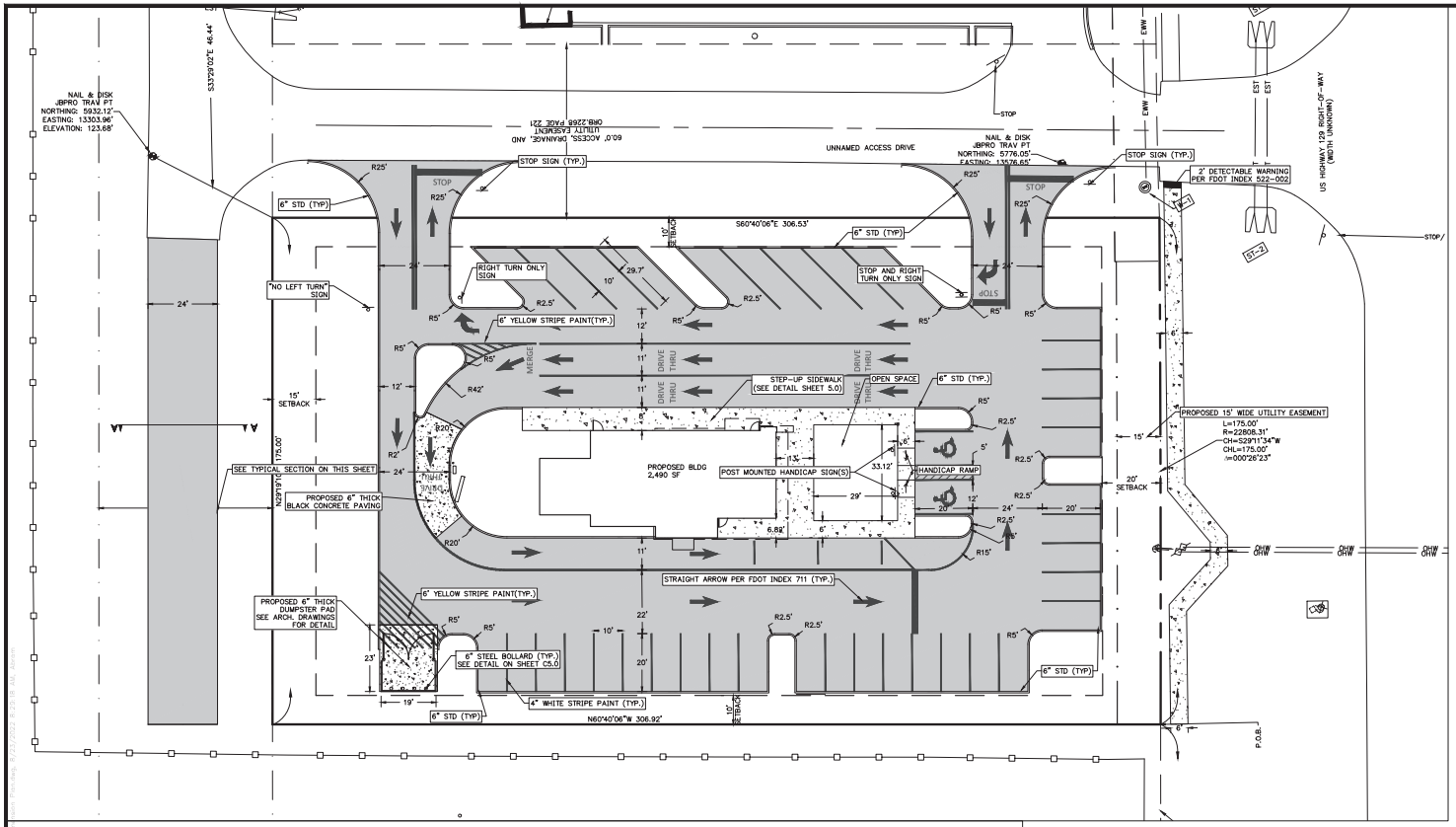


GENERAL DEVELOPMENT NOTES

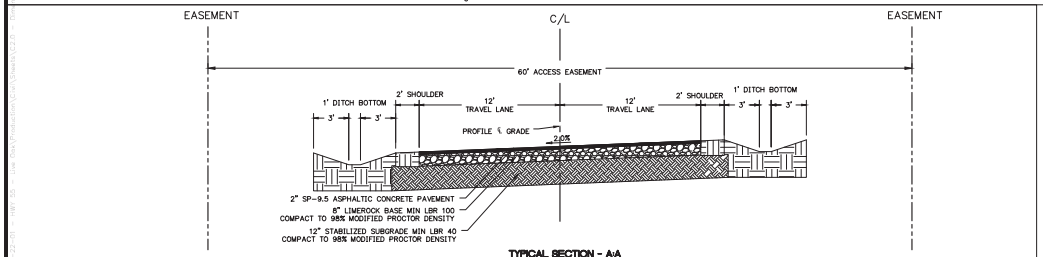
OWNER:	CENTURION EQUITY PARNTERS, LLC
AGENT	JBROWN PROFESSIONAL GROUP, INC 3530 NW 43RD STREET GAINESVILLE, FL 32606
JURISDICTION:	CITY OF LIVE OAK
PARCEL NUMBER:	13-02S-13E-04969-004000
ZONING:	COMMERCIAL INTENSIVE (CI)
LAND USE:	COMMERCIAL
SETBACKS:	1. FRONT = 20' 2. REAR = 15' 3. SIDE = 10'
BUFFER WIDTH:	A PERMITTED OR PERMISSIBLE USES (UNLESS OTHERWISE SPECIFIED) ERECTED OR EXPANDED ON LAND ABUTTING A RESIDENTIAL DISTRICT, OR PROPERTY USED FOR RESIDENTIAL PURPOSES IN A RESIDENTIAL/OFFICE DISTRICT SHALL PROVIDE A LANDSCAPED BUFFER WHICH SHALL BE AT LEAST TEN FEET IN WIDTH ALONG THE AFFECTED REAR AND/OR SIDE YARDS AS THE CASE MAY BE.
PARKING SPACE SIZE:	10'X20'
PARKING AISLE SIZE:	24'
INGRESS AND EGRESS SIZE:	24'
LOT COVERAGE:	FAR < 1.0 2,500 SF/53,676 = 0.05 < 1.0

PARKING CALCULATIONS:

BUILDING TYPE:	RESTAURANT
CODE REQUIREMENT:	1 SPACE PER 3 SEATS
SEATING CAPACITY:	101 (INCLUDING OUTDOOR)
PARKING REQUIRED:	101 SEATS / 3 SEATS/SPACE = 34 SPACES
SPACES PROVIDED:	39 SPACES
ADA REQUIRED:	2 SPACES
ADA PROVIDED:	2 SPACES

DUMPSTER PAD NOTES

THE DUMPSTER PAD SHALL BE SCREENED TO OBSTRUCT VIEWING FROM PERSONS TRAVELING ON ANY PUBLIC STREET, SIDEWALK, OR OTHER PUBLIC WAY.



TYPICAL SECTION - A-A
N.T.S.
NOTE: ALL DISTURBED AREAS SHALL BE STABILIZED WITH SOD

LEGEND

- ASPHALT PAVMENT
- CONCRETE SIDEWALK
- CONCRETE PAVMENT

20 10 0 20 40 60
SCALE 1" = 20'

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CHRISTOPHER A. POTTS, PE ON AUGUST 23, 2022 USING A DIGITAL SIGNATURE.

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CHRISTOPHER A. POTTS No. 73842 STATE OF FLORIDA PROFESSIONAL ENGINEER

JBPro
CIVIL ENGINEERING | LAND PLANNING
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Gainesville: (352) 375-8999 | St. Augustine: (904) 799-9999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DIMENSION PLAN

DATE: AUGUST 2022

PROJECT NO: 366-22-01

CLIENT: CENTURION EQUITY PARTNERS, LLC

PROJECT: HIGHWAY 55 RESTAURANT
LIVE OAK

SHEET NO: C2.0