

DKK CONSULTING INC.

Civil Engineering ♠ Agent Representation ♠ Infrastructure ♠ Resource Management

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Son Shine Builders

Attn: Carlos Ramirez
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West Palm Beach, FL 33413
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RE: UNIFORM LAND USE APPLICATION
PCN: 56-43-42-320-1022-0070
AVENUE I
RIVIERA BEACH, FL 33461
DKK PROJECT No. 21-02003.02

SITE PLAN

1. DESCRIBE PROPOSED DEVELOPMENT:

R= The Proposed Development consists on a 2-Story Triplex Structure with 4 Bedrooms, 2 ½ Bathrooms and 2 Car Garage.
Gross Square Footage of Triplex structure = 6,590 square feet
Gross Square Footage of each unit = 2,197 square feet
Net Square Footage of each Unit = 1,797 square feet
Net Square Footage of Triplex Structure = 5,390 square feet

2. DEMONSTRATE THAT PROPOSED USE IS APPROPRIATE TO SITE:

R= Proposed use (Multi-Family Residence; MF-15) is appropriate to the site.
Existing Use: Vacant
Proposed use: Multi-Family Residence (MF-15)
Land Use Designation: Multi-Family Residence (MF-15)
Requested Land use: Multi-Family Residence (MF-15)

3. DEMONSTRATE HOW DRAINAGE AND PAVING REQUIREMENT WILL BE MET:

R= Paving, Grading and Drainage for the site was designed in order to provide a minimum stormwater retention of 1" over total site area. The storm water management system for the entire site will consist of 24" catch basins connected to each other with 12" High-density Polyethylene drainage pipes, two 4.0'x4.0' exfiltration trenches and a Type "D" Control Structure with a Weir set at 19.25 NAVD which will direct the flow to the existing curb inlet located east of the property, which is part of the drainage system servicing Avenue I. (See attached Drainage Statement Letter)

4. DEMONSTRATE ANY LANDSCAPING TECHNIQUES TO VISUALLY SCREEN USE FROM ADJACENT USES:

R= Landscape for the site was designed to meet all the requirements. (See attached Landscape Plan Design)

5. **DEMONSTRATE WHAT IS PROPOSED TO REDUCE THE IMPACT OF ANY POTENTIAL HAZARDS, PROBLEMS, PUBLIC NUISANCES GENERATED BY USE:**
R= Potential hazards, problems or public nuisances were not anticipated with this project.
6. **DEMONSTRATE HOW UTILITIES AND OTHER SERVICE REQUIREMENTS OF THE USE CAN BE MET:**
R= Utilities and other services will be met.....
7. **DEMONSTRATE HOW THE IMPACT OF TRAFFIC GENERATED WILL BE HANDLED:**
 - a. **ON-SITE:**
R= Traffic generated is negligible so it will not generate a significant impact.
 - b. **OFF-SITE:**
R= Traffic generated is negligible so it will not generate a significant impact.

Respectfully,
DKK CONSULTING, INC.

Derek Schenavar,
President

cc: (21-02004.03)

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