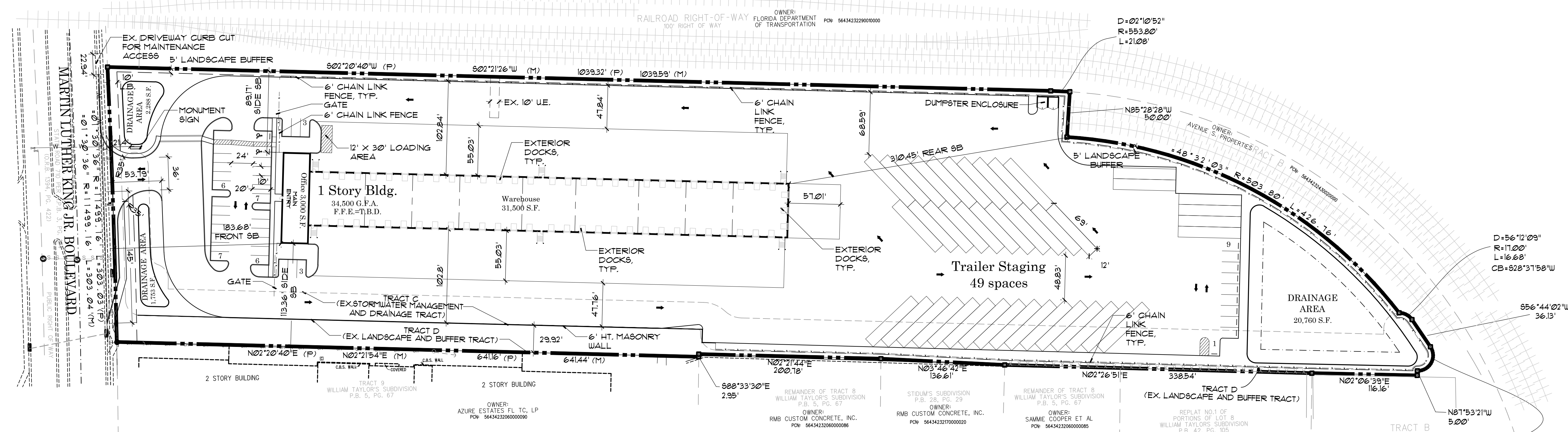




Landscape Architects
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Preliminary Site Plan Riviera Beach LTL City of Riviera Beach, Florida



Site Data

APPLICATION NUMBER: T.B.D.
 NAME OF PROJECT: RIVIERA BEACH LTL
 FUTURE LAND USE DESIGNATION: INDUSTRIAL
 ZONING DISTRICT: IG, GENERAL INDUSTRIAL
 PROPOSED USE(S): OFFICE/WAREHOUSE

SECTION, TOWNSHIP & RANGE: 32/42/43
 PCN(S): 56-43-42-32-43-001-0000
 56-43-42-32-43-003-0000
 56-43-42-32-43-004-0000

TAZ: 13B
 TOTAL GROSS ACREAGE: 0.91 ACRE (390,685.01 SF.)
 TOTAL GROSS FLOOR AREA (GFA): 0.80 AC. (34,800 SF.) 100%
 OFFICE: 0.07 AC. (3,000 SF.) 9%
 WAREHOUSE: 0.73 AC. (31,800 SF.) 91%

CONCURRENCY APPROVAL*	
OFFICE:	3,000 SF.
WAREHOUSE:	31,500 SF.

*Concurrency is approved for the above uses and amounts shown on this plan.

IMPERVIOUS SURFACE AREA: 34,500 SF. 78%
 BUILDINGS
 PAVEMENT/WALKS: 269,310.73 SF.

PERVIOUS SURFACE AREA: 86,874.34 SF. 22%
 OPEN SPACE

BUILDING HEIGHT: +/- 28'-0"
 NUMBER OF STORIES: 1

Parking & Loading

PARKING REQUIRED: 42 SPACES
 ACCESSORY OFFICE: 1 PER 300 * 3,000-10
 WAREHOUSE: 1 PER 1,000 * 31,500-32
 PARKING PROVIDED: 42 SPACES

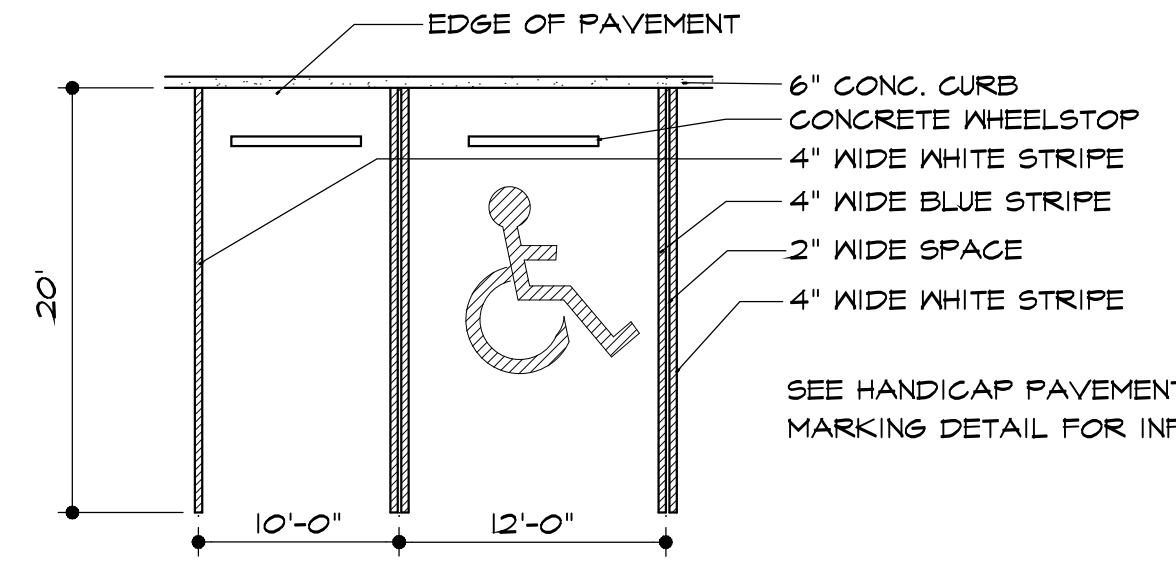
HANDICAP SPACES REQUIRED: 2
 HANDICAP SPACES PROVIDED: 2
 LOADING REQUIRED (12' X 30' MIN): 1
 LOADING PROVIDED: 1

Notes:

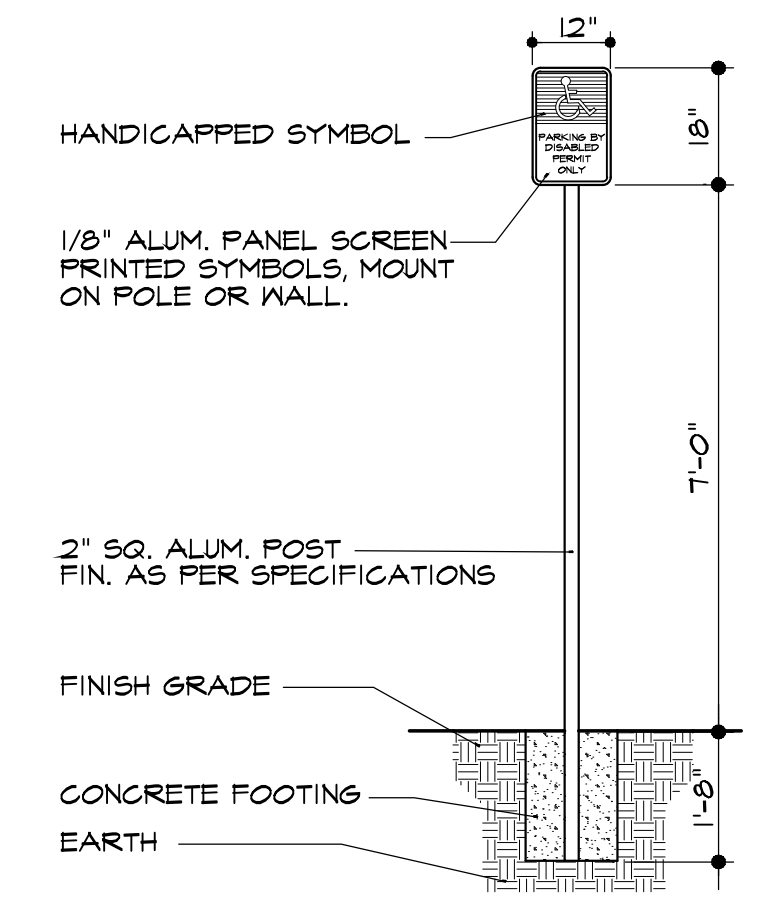
- ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING CORP. DATED 11-2-21.

Property Development Regulations

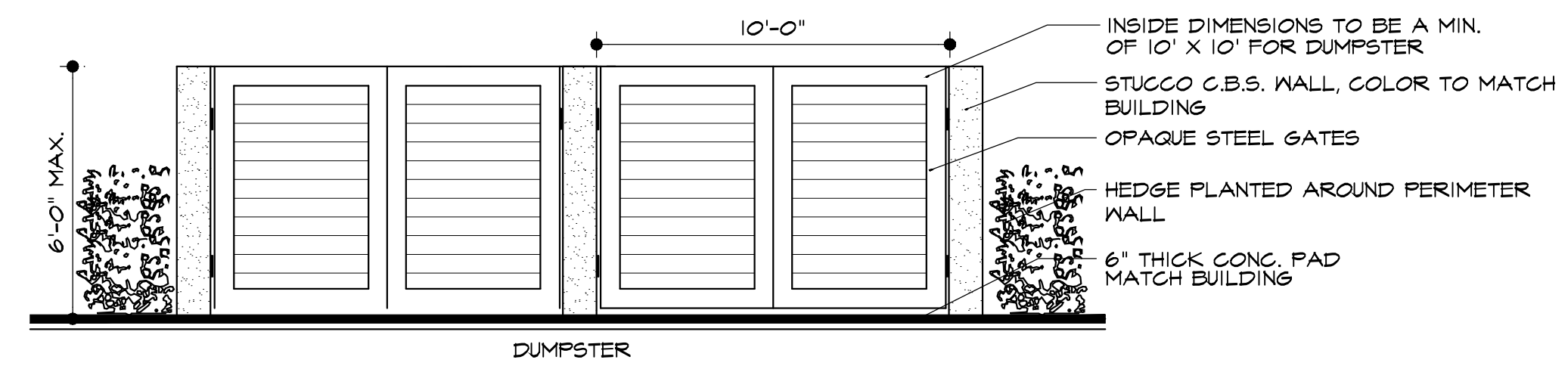
REQUIRED	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR	BLDG. COVERAGE	MIN. SETBACKS			
							FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	IG	1 ACRE	50'	N/A	1.15	45.0%	40'	15'	15'	20'
PROPOSED	IG	0.91 ACRES	47-28'-0"	34,800 SF.	0.09	9%	183.6'	89.1'	113.36'	310.45'



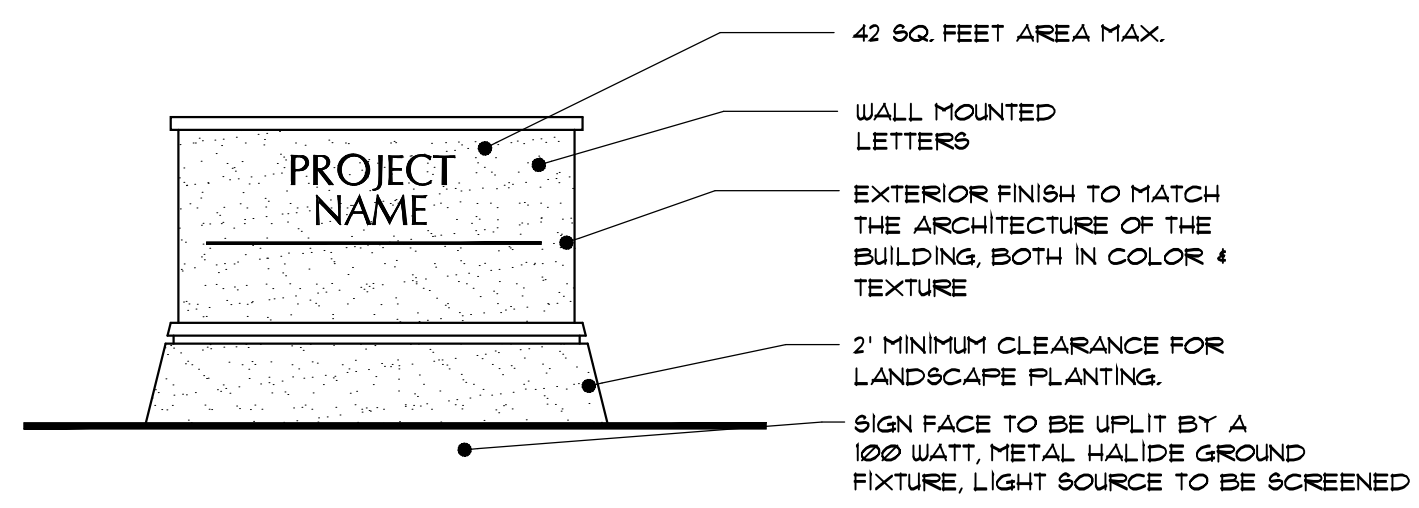
Parking Stall Detail
N.T.S.



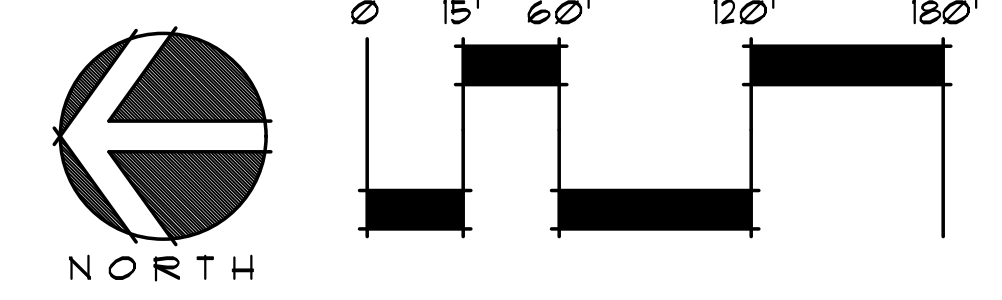
Disabled Parking Sign
N.T.S.



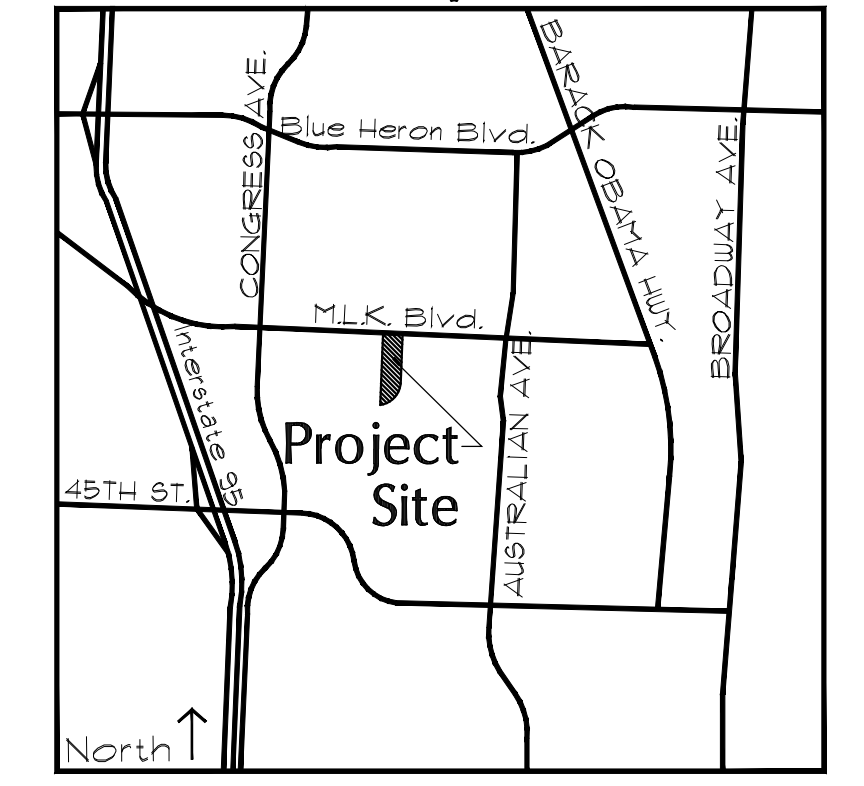
Dumpster Enclosure Detail
N.T.S. FRONT ELEVATION



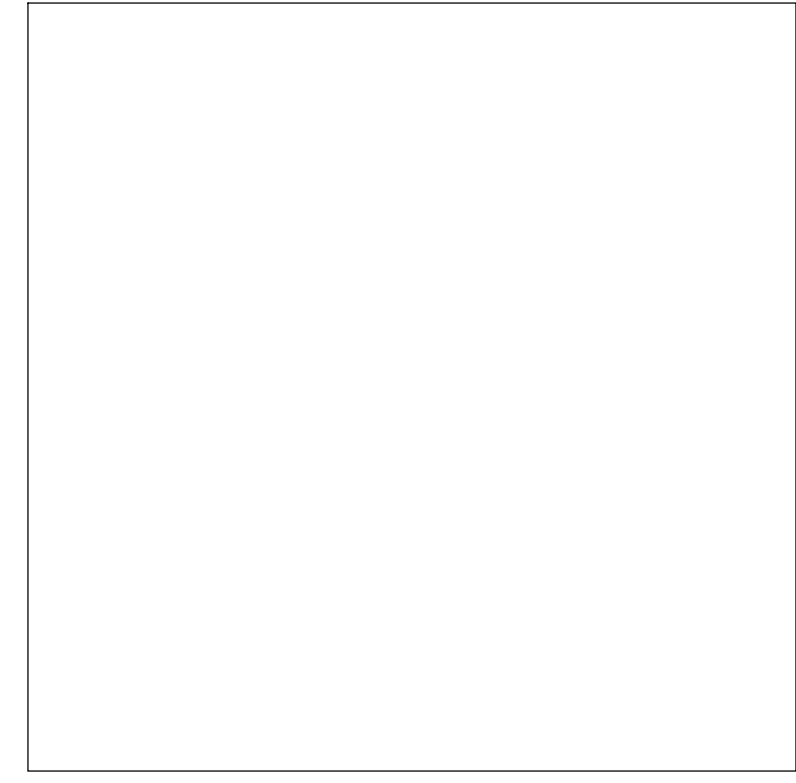
Freestanding Monument Sign
N.T.S.



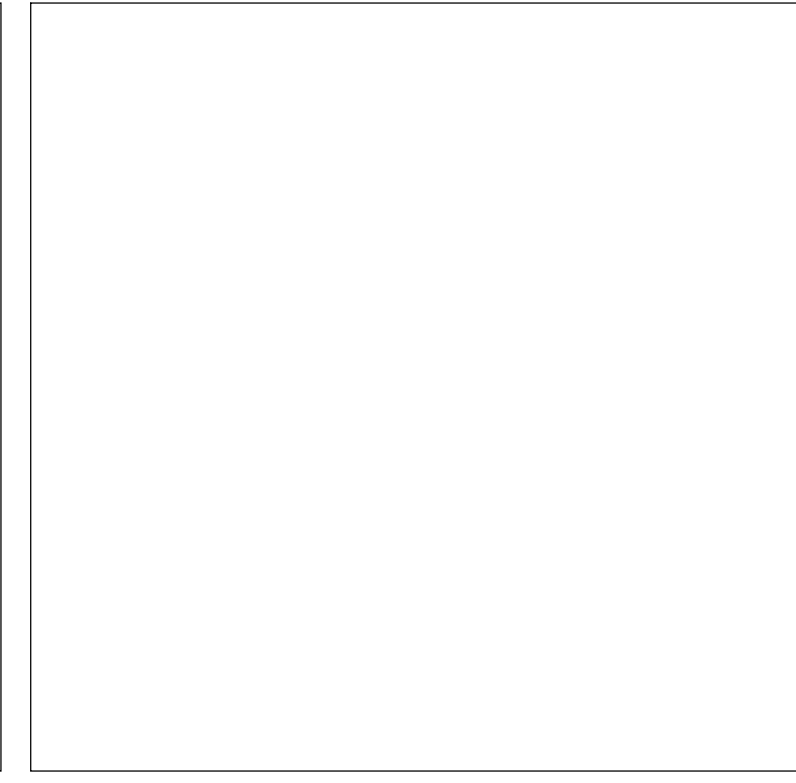
Location Map



Zoning Stamps



Amendment Stamps



Designed: DSS
 Drawn: DSS
 Approved: GGG/EOM/MTM
 Date: 8-26-21
 Job no: 21-0807
 Revisions: 9-15-21
 11-8-21
 11-16-21
 12-15-21

8ea1

LA 0000530
 Sheet Title:

Preliminary
 Site Plan

Scale: 1"=60'

Sheet No.

PSP-1

21-0807