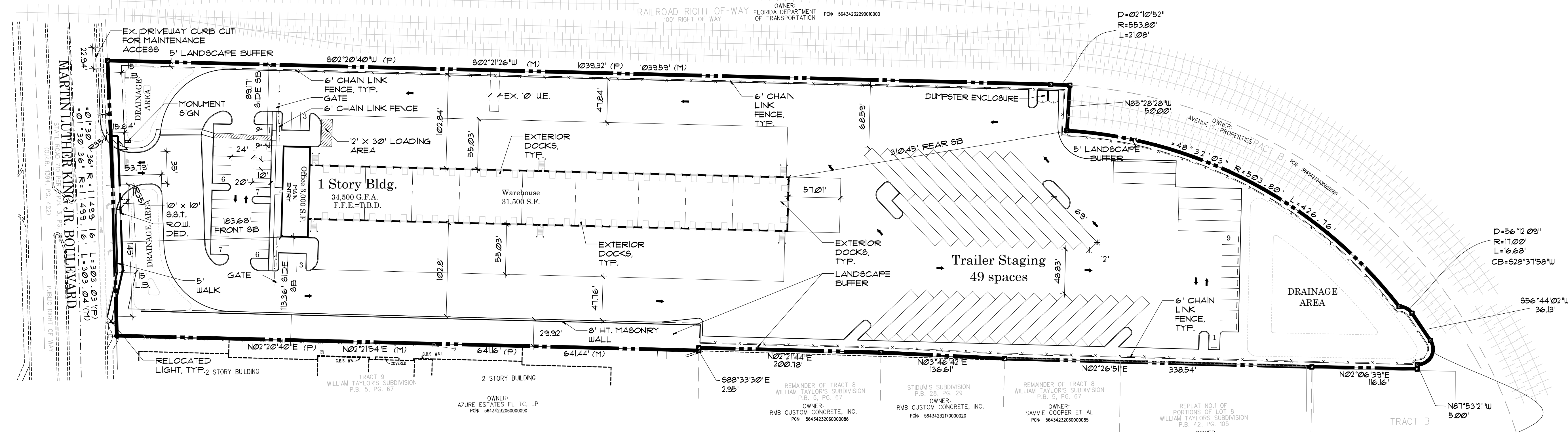




Landscape Architects
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Preliminary Site Plan Riviera Beach LTL City of Riviera Beach, Florida



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	138
TOTAL GROSS ACREAGE	8.91 ACRE (390,625.01 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	71%
BUILDINGS	34,500 SF.
PAVEMENT/WALKS	267,424.61 SF.
PERVIOUS SURFACE AREA	23%
OPEN SPACE	88,160.40 SF.
BUILDING HEIGHT	4'-28'-0"
NUMBER OF STORIES	1

Parking & Loading

PARKING REQUIRED	42 SPACES
ACCESSORY OFFICE: 1 PER 300 + 3,000-10	
WAREHOUSE: 1 PER 1000 + 31500-32	
PARKING PROVIDED	42 SPACES
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	2
LOADING REQUIRED (12' X 30' MIN)	1
LOADING PROVIDED	1

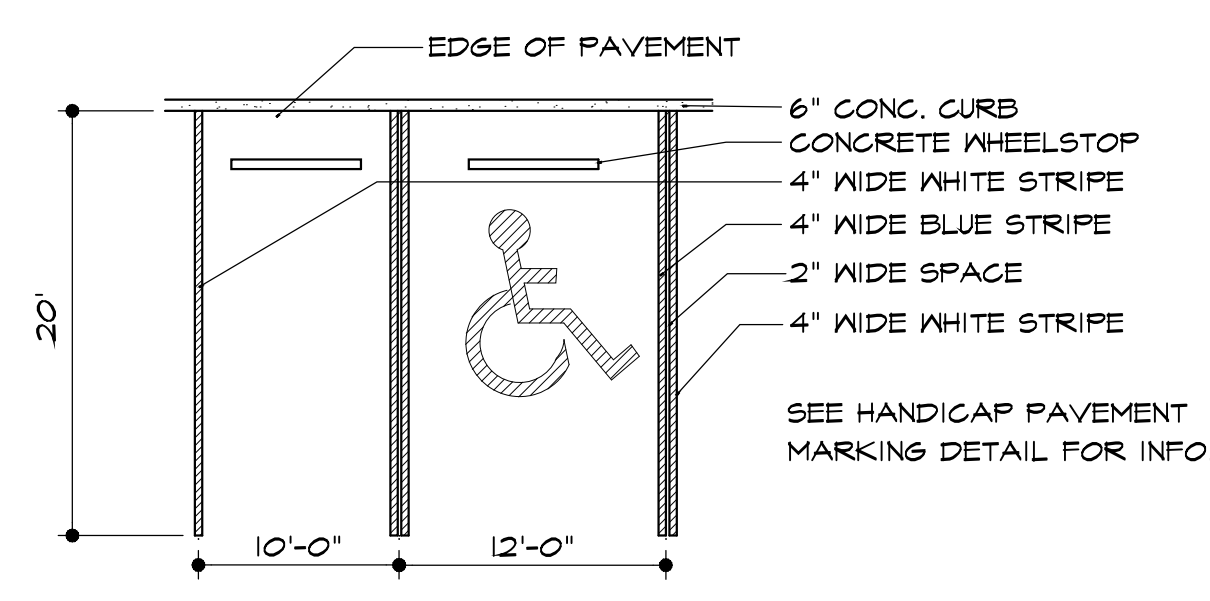
NOTE: NO PARKING ALLOWED IN THE RIGHT-OF-WAY.

Notes:

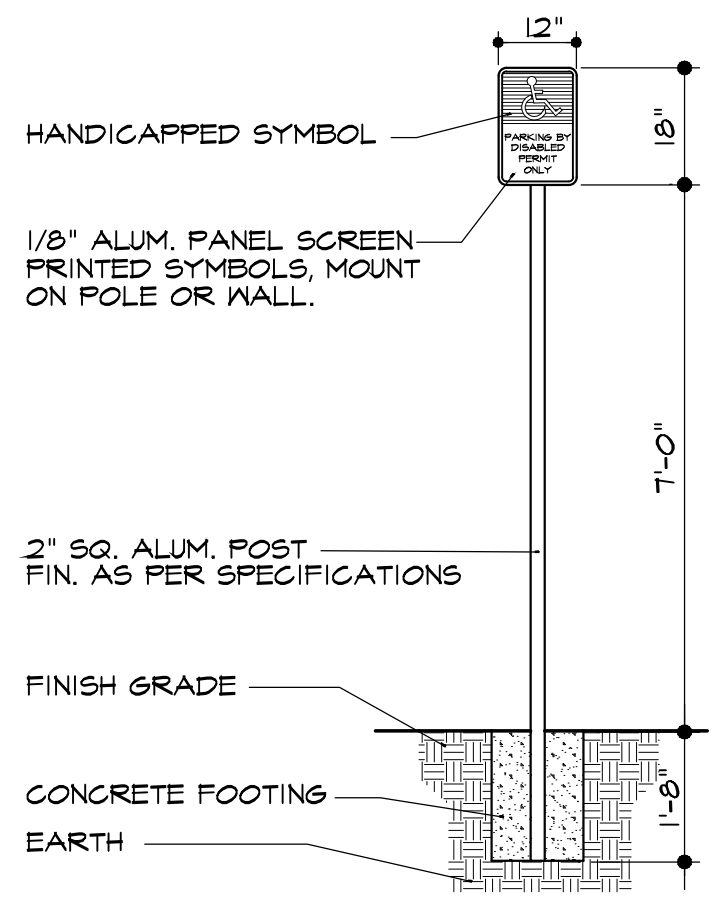
- ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING CORP. DATED 11-2-21.

Property Development Regulations

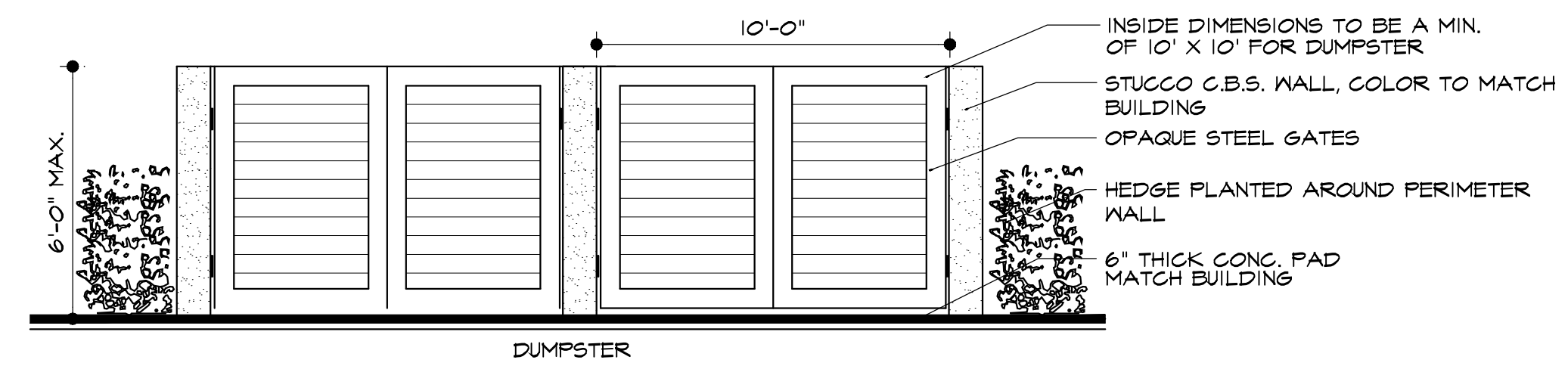
ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR	BLDG. COVERAGE	MIN. SETBACKS			
						FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	1 ACRE	50'	N/A	1.15	45.0%	40'	15'	15'	20'
PROPOSED	8.91 ACRES	4'-28'-0"	34,800 SF.	0.09	9%	183.68'	89.11'	113.36'	310.45'



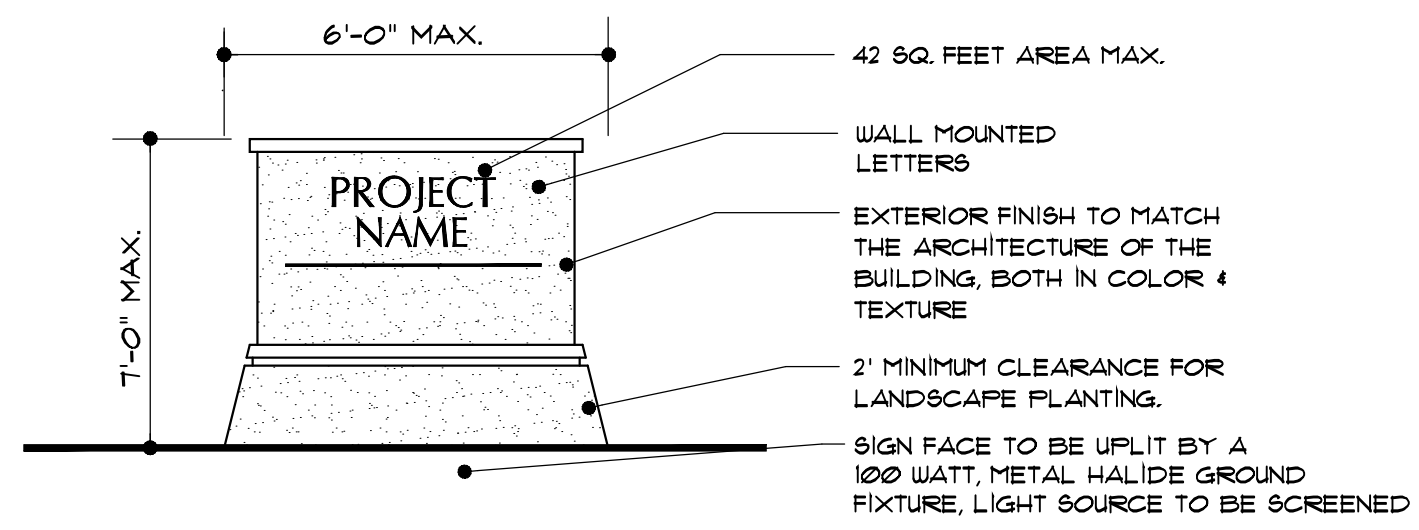
Parking Stall Detail
N.T.S.



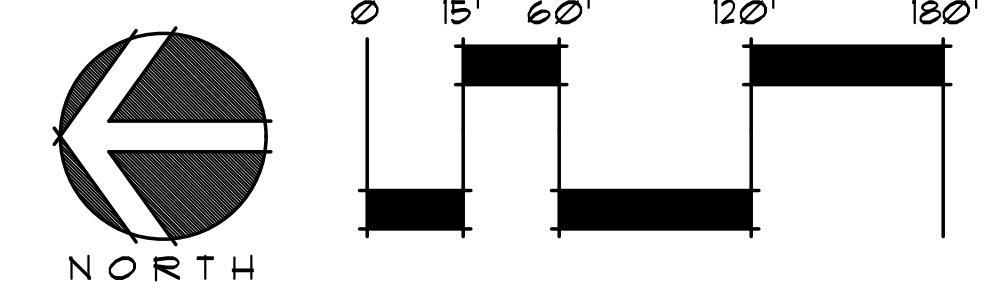
Disabled Parking Sign
N.T.S.



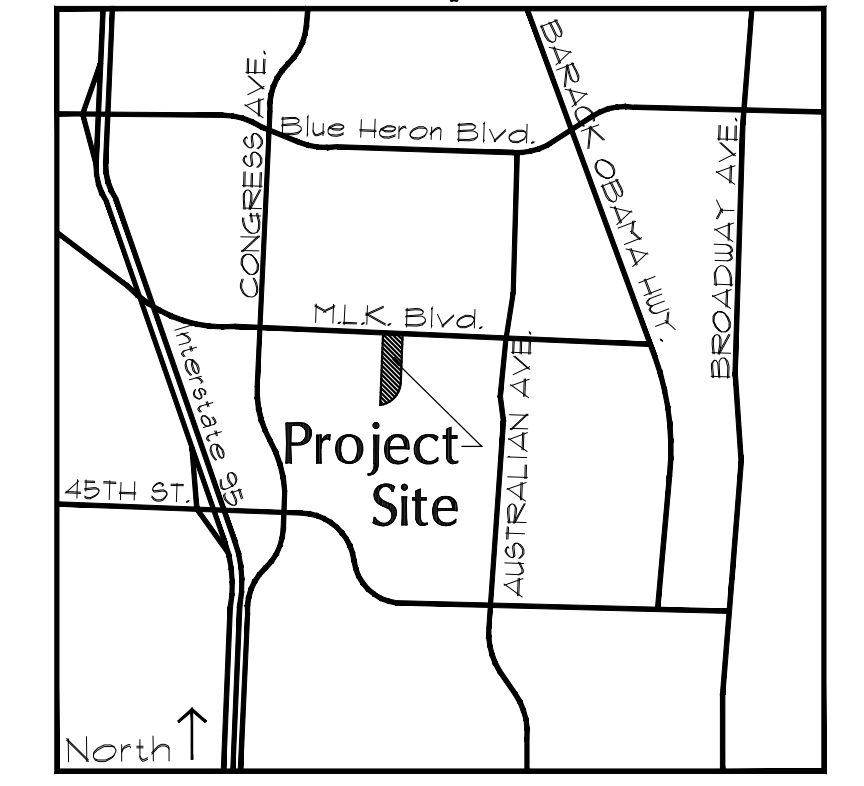
Dumpster Enclosure Detail
N.T.S. FRONT ELEVATION



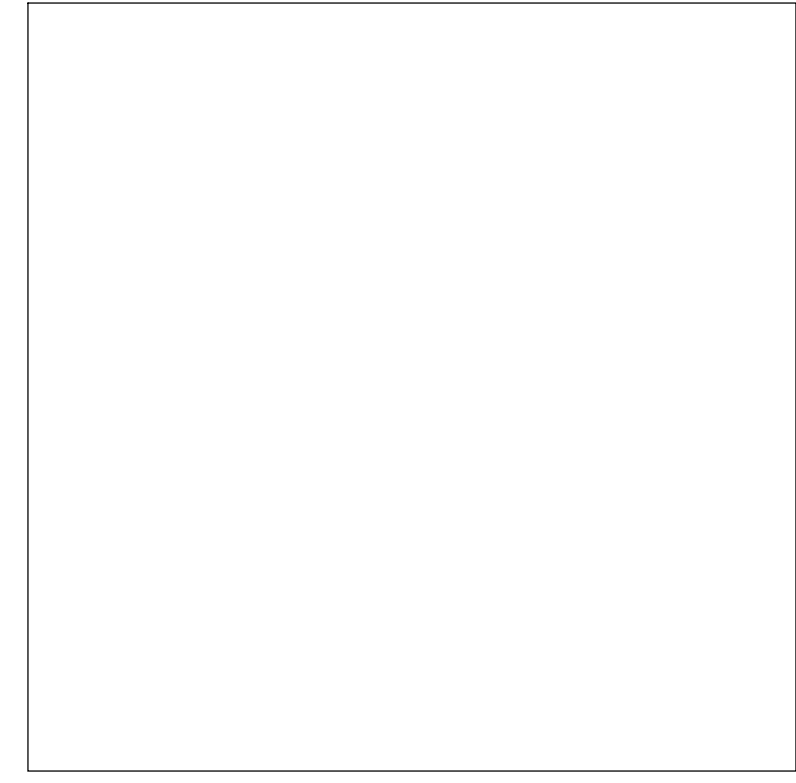
Freestanding Monument Sign
N.T.S.



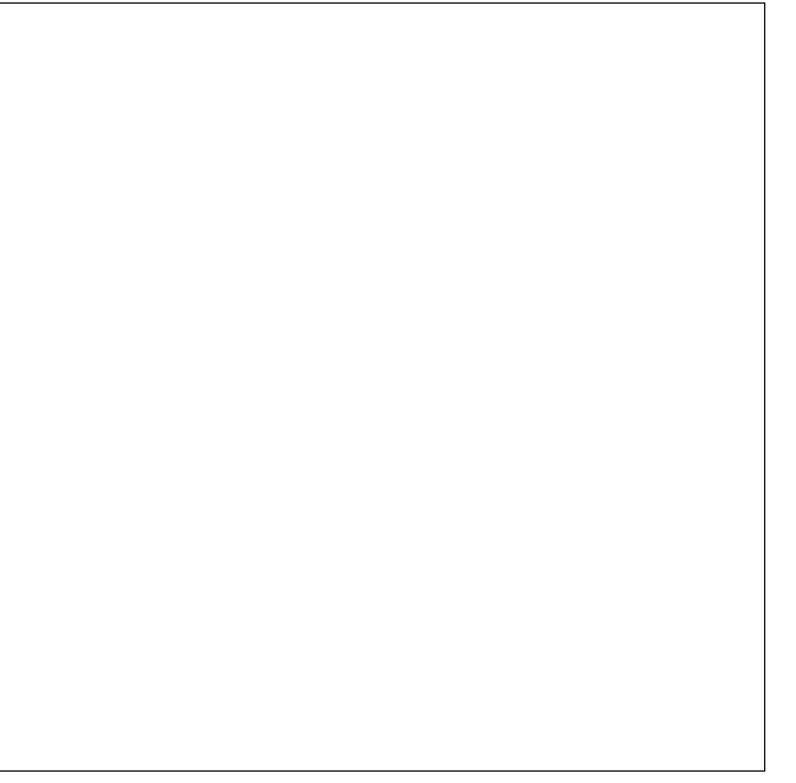
Location Map



Zoning Stamps



Amendment Stamps



Designed:	DSS
Drawn:	DSS
Approved:	GGG/EOM/MTB
Date:	8-26-21
Job no:	21-0807
Revisions:	9-15-21
	11-8-21
	11-16-21
	12-15-21
	2-15-22

LA 0000530
Sheet Title:
Preliminary Site Plan

Scale: 1"=60'

Sheet No.

PSP-1

21-0807