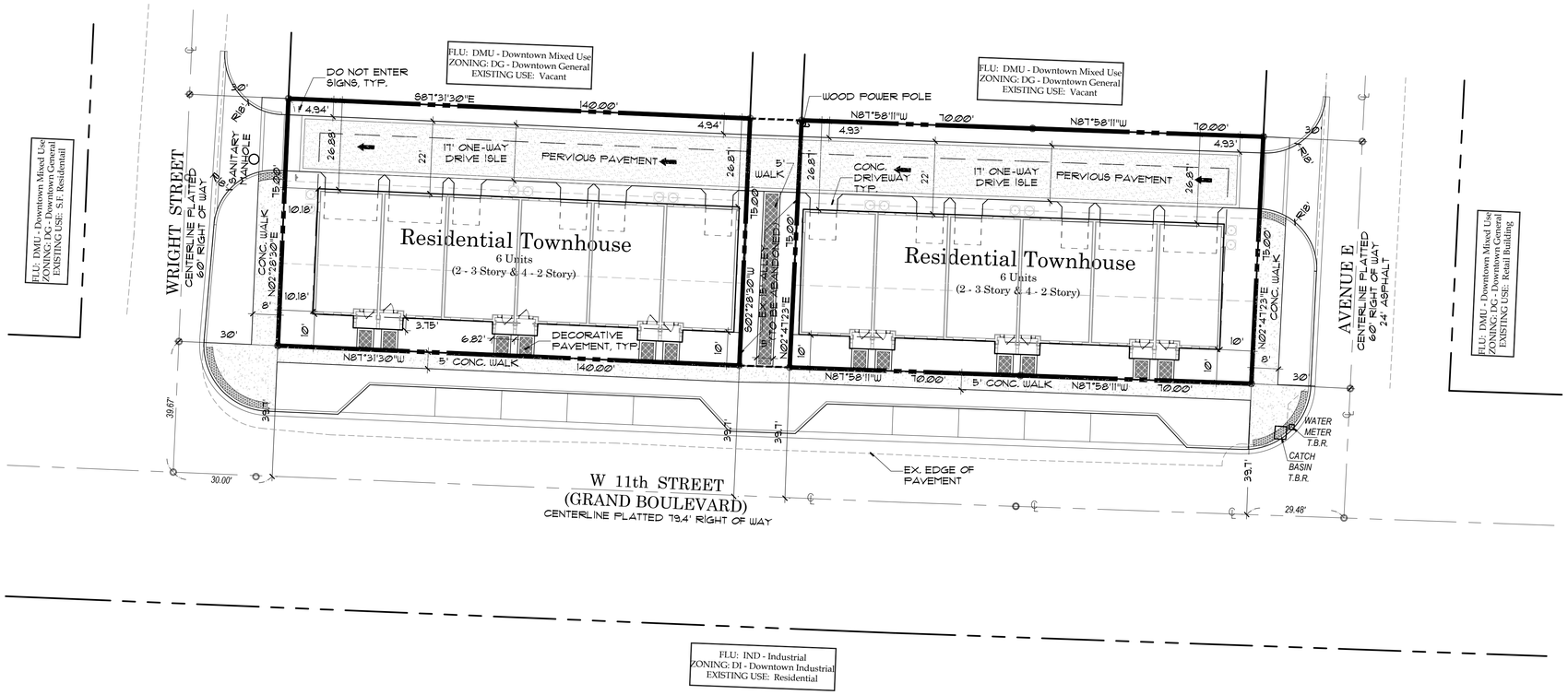

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561-478-7764

Location Map

Site Data

APPLICATION NUMBER	SP-20-05
NAME OF PROJECT	11TH ST. TOWNHOMES
FUTURE LAND USE DESIGNATION	DOWNTOWN MIXED USE
ZONING DISTRICT	DG, DOWNTOWN GENERAL
PROPOSED USE(S):	RESIDENTIAL
SECTION, TOWNSHIP & RANGE	33/42/43
PCN(S):	56-43-42-33-06-017-0170 56-43-42-33-06-017-0142 56-43-42-33-06-017-0141
TAZ	144
TOTAL GROSS ACREAGE	0.51 ACRE (22,156.27 S.F.)
NET PARCEL AREA:	0.48 ACRE (20,998.02 S.F.)
PUBLIC OWNED ALLEY:	0.03 ACRE (1,158.25 S.F.)
TOTAL GROSS FLOOR AREA (GFA)	0.11 AC. (22,047.64 S.F.) 100%

CONCURRENCY APPROVAL*

RESIDENTIAL	12 UNITS (22,047.64 S.F.)

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

IMPERVIOUS SURFACE AREA		76%
BUILDINGS	10,067.26 S.F.	
PAVEMENT/WALKS	5,942.01 S.F.	
PERVIOUS SURFACE AREA		24%
OPEN SPACE	4,988.75 S.F.	
IMPERVIOUS SURFACE AREA ALLY		46%
PAVEMENT/WALKS	538.58 S.F.	
PERVIOUS SURFACE AREA ALLY		54%
ALLY OPEN SPACE	619.67 S.F.	
BUILDING HEIGHT	APPROX. 30'-0"	
NUMBER OF STORIES	2 & 3	

Parking & Loading

PARKING REQUIRED RESIDENTIAL: 2 PER UNIT	24 SPACES
PARKING PROVIDED GARAGE SPACES: 14 ADJACENT ON-STREET: 10	24 SPACES

Notes:

1. ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
2. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY PRINCIPAL MERIDIAN SURVEYING, INC. DATED 1-20-20.

Property Development Regulations

	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR/ DENSITY	LOT COVERAGE	MIN. SETBACKS FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	DG	2,000 S.F.	3 STORIES	20,160 S.F. MAX	2.0	80%	10'	0	0	10'
PROPOSED	DG	20,998.02 S.F.	2 & 3 STORIES	20,047.64 S.F.	0.51	45%	10'	10'	10.18'	26.87'

0 10' 20' 40' 60'

Amendment Stamps

Zoning Stamps

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Villa L'Onz
A Townhouse Project
City of Riviera Beach, Florida

Preliminary Site Plan

Designed: REG
Drawn: DSS
Approved: GGG/EOM/MTH
Date: 8-13-21
Job no. 20-0808
Revisions: 8-20-21

Seal

LA 0000530

Sheet Title:
Preliminary Site Plan

Scale: 1"=20'

Sheet No.
PSP-1

13-0000

FILE: O:\2BCRA 11TH STREET TOWNHOMES #20-0808\DRAWINGS\CURRENT\11TH STREE TOWNHOMES PSP-1_REV 5.DWG
PLOTTED 1/13/22 AT 1:47PM BY: ANGELINA
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