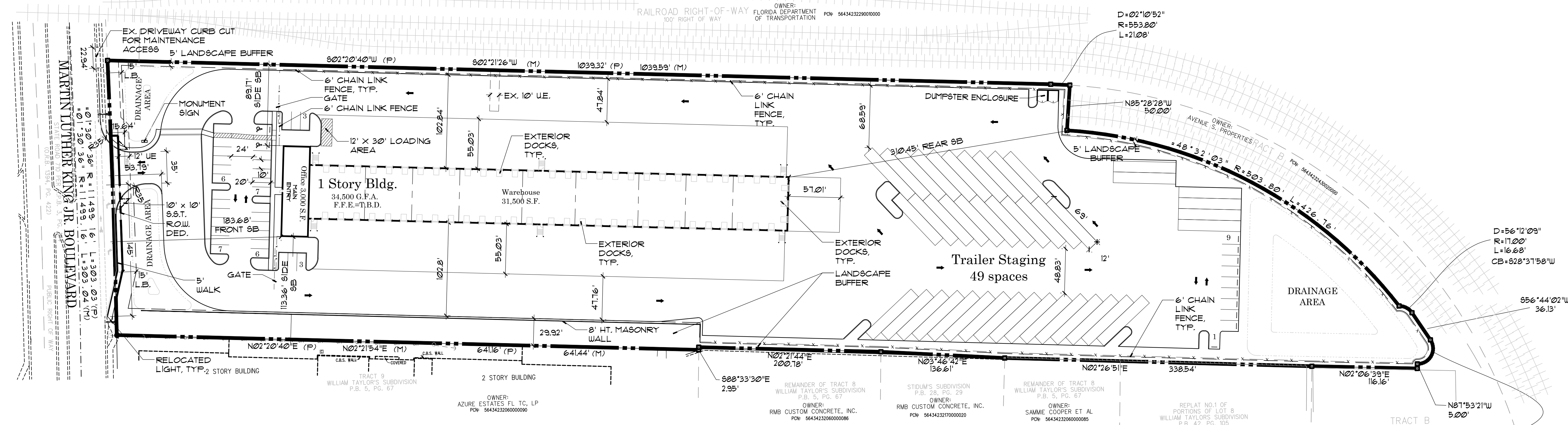




Landscape Architects
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Preliminary Site Plan Riviera Beach LTL City of Riviera Beach, Florida



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
 FCN(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 (330,625.01 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:	31,800 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: +/- 28'-0"
 NUMBER OF STORIES: 1

Parking & Loading

PARKING REQUIRED: 42 SPACES
 ACCESSORY OFFICE: 1 PER 300 * 3,000-10
 WAREHOUSE: 1 PER 1000 * 31,800-32

PARKING PROVIDED: 42 SPACES

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

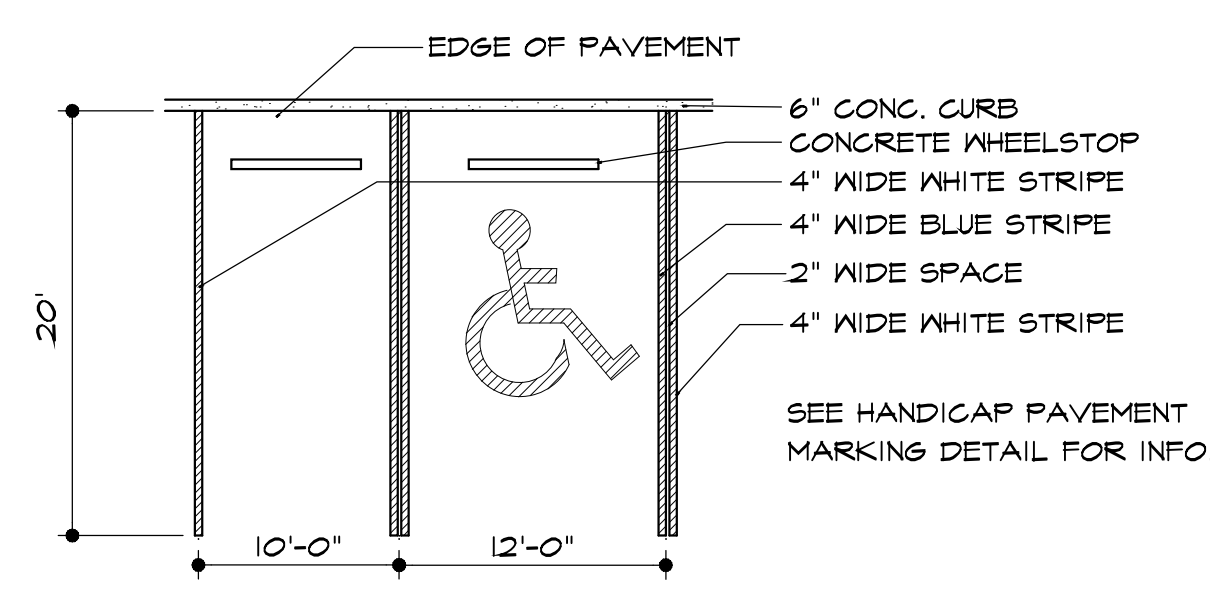
NOTE: NO PARKING ALLOWED IN THE RIGHT-OF-WAY.

Notes:

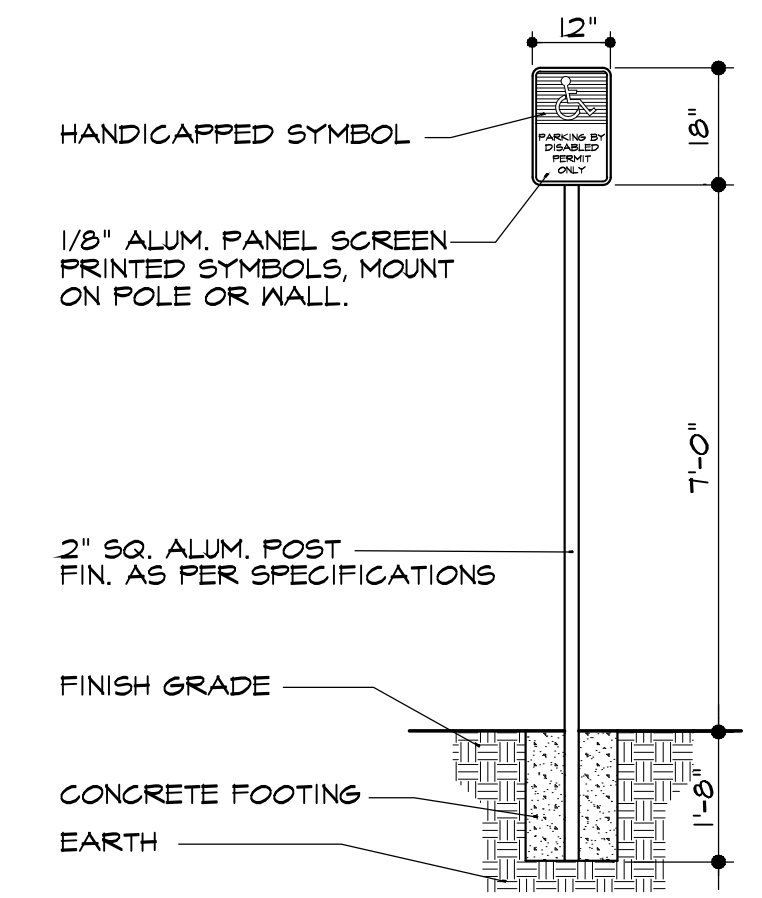
- ALL CONNECTION TO THE UTILITY DISTRICT WATER AND SEWER SHALL BE MADE DIRECTION UNDER THE SUPERVISION OF UTILITY DISTRICT PERSONNEL.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY LIDBERG LAND SURVEYING CORP. DATED 11-2-21.

Property Development Regulations

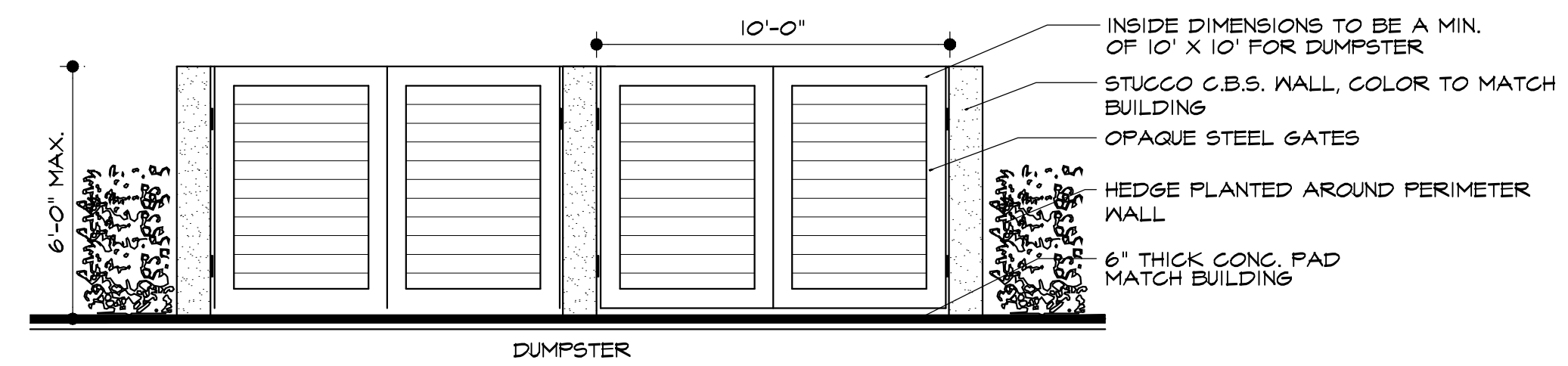
	ZONING DISTRICT	MIN. PROPERTY SIZE	MAX. BLDG. HEIGHT	GFA	FAR	BLDG. COVERAGE	MIN. SETBACKS			
							FRONT	SIDE E.	SIDE W.	REAR
REQUIRED	IG	1 ACRE	50'	N/A	1.15	45.0%	40'	15'	15'	20'
PROPOSED	IG	8.91 ACRES	+/- 28'-0"	34,800 SF.	0.09	9%	183.68'	89.11'	113.36'	310.45'



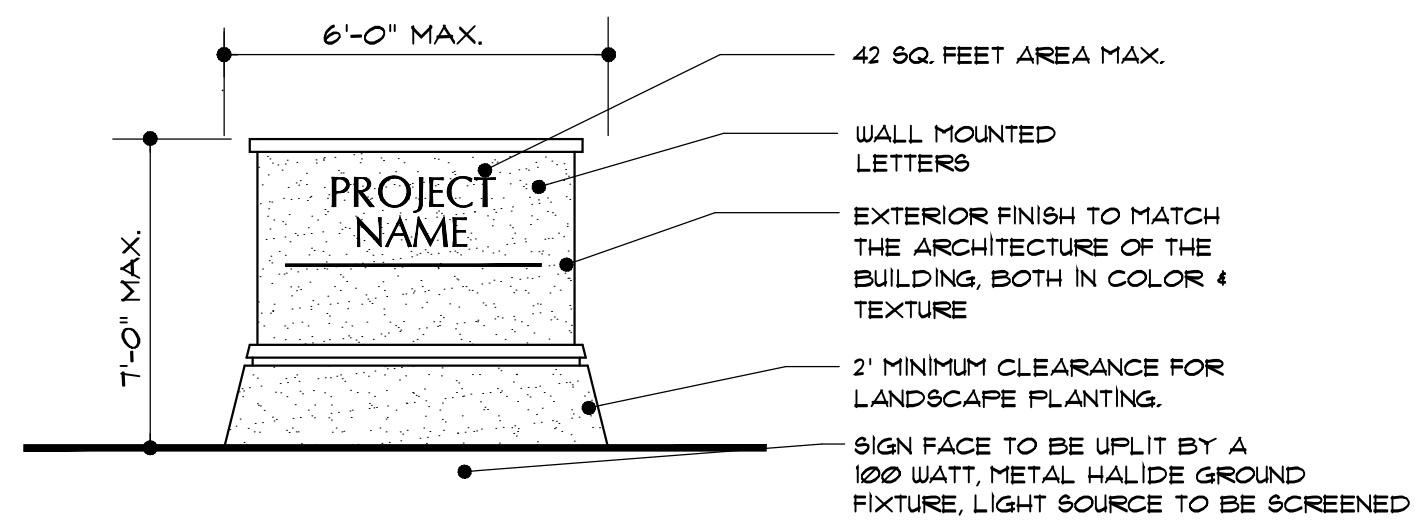
Parking Stall Detail
N.T.S.



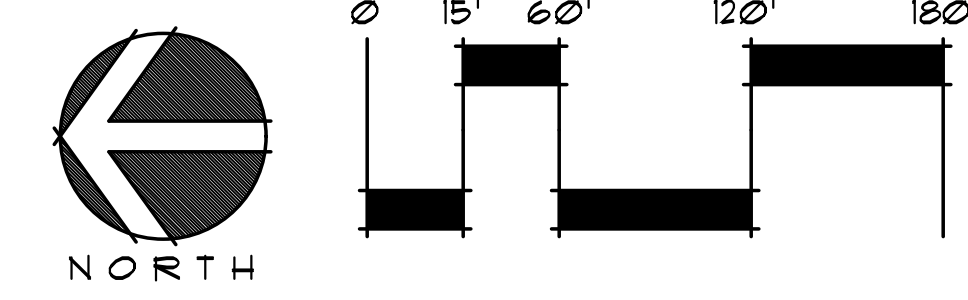
Disabled Parking Sign
N.T.S.



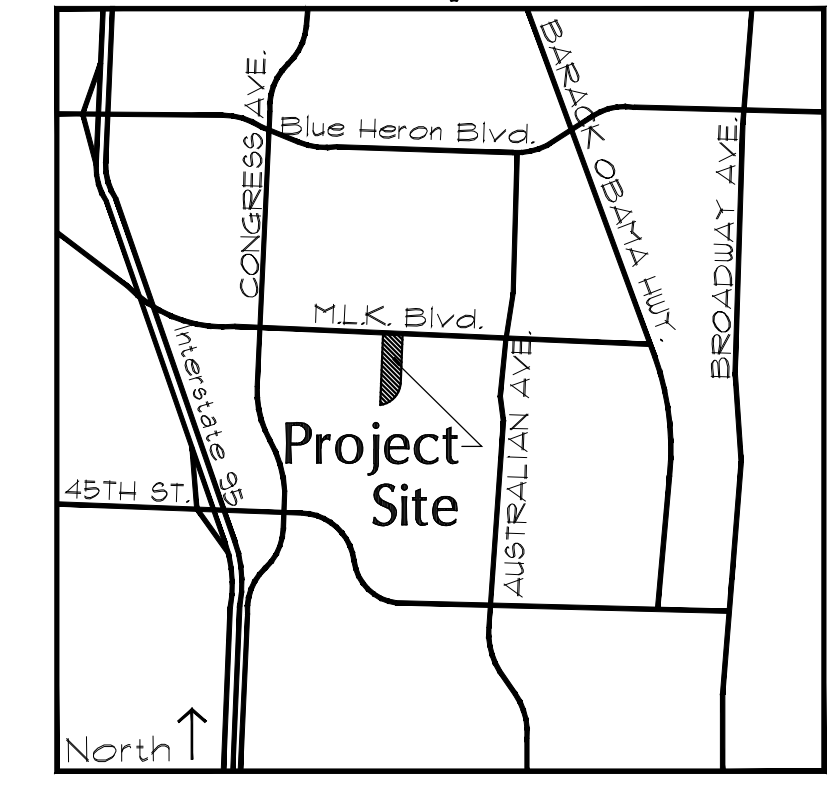
Dumpster Enclosure Detail
N.T.S. FRONT ELEVATION



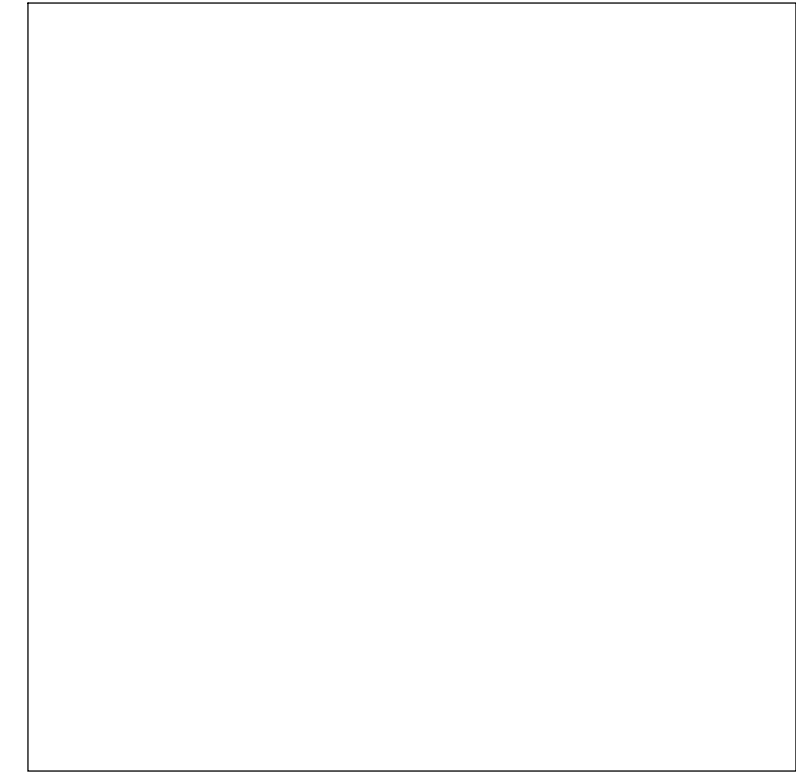
Freestanding Monument Sign
N.T.S.



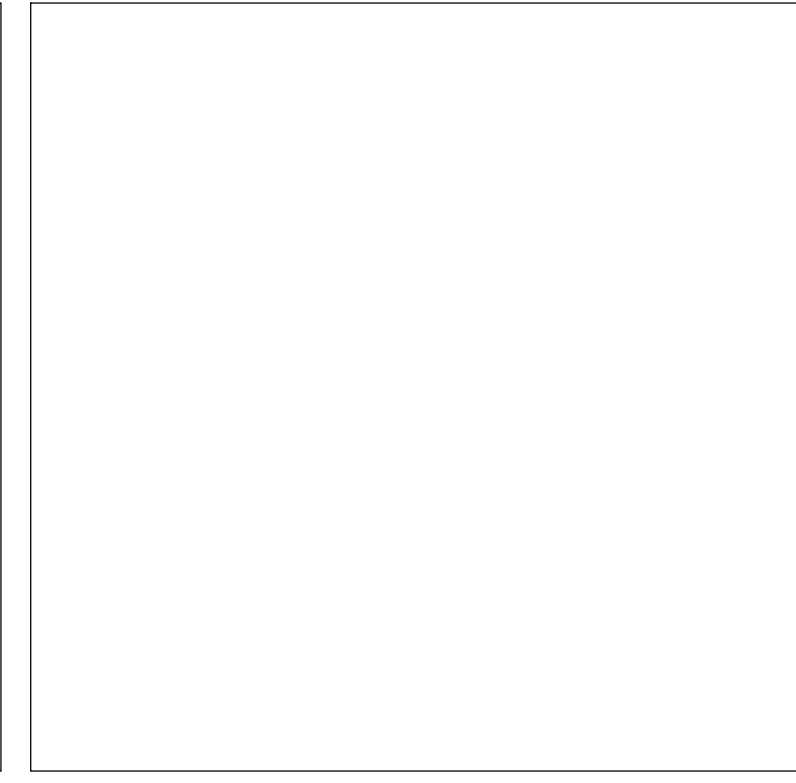
Location Map



Zoning Stamps



Amendment Stamps



Designed: _____ DSS
 Drawn: _____ DSS
 Approved: _____ GGG/EOM/MTM
 Date: 8-26-21
 Job no: 21-0807
 Revisions: 9-15-21
 11-8-21
 11-16-21
 12-15-21
 2-15-22
 4-4-22

Scale: 1"=60'

LA 0000530

Sheet Title:
Preliminary Site Plan

Scale: 1"=60'

Sheet No.

PSP-1

21-0807