

AUSTRALIAN AVENUE

80' PUBLIC RIGHT-OF-WAY  
(PLAT BOOK 27, PAGE 40 & 41)  
(PLAT BOOK 29, PAGE 18)

WEST 17TH STREET

60' PUBLIC RIGHT-OF-WAY  
(PLAT BOOK 27 PAGE 40 & 41)

## LEGEND

DDCV	5' WIDTH FOUNDATION PLANTING
EX	DOUBLE DETECTOR CHECK VALVE
FDC	EXISTING
MIN	FIRE DEPARTMENT CONNECTION
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

## PROPERTY DEVELOPMENT REGULATIONS

Table 3 D.1 A PROPERTY DEVELOPMENT REGULATIONS										
	ZONING	MINIMUM LOT DIMENSIONS			FAR	BLDG. COVERAGE	SETBACKS/SEPERATION			
		SIZE	FRONTAGE	DEPTH			FRONT (NORTH)	SIDE (EAST)	SIDE STREET (WEST)	REAR (SOUTH)
REQUIRED	IL	20,000 SF	100'	200'	1.15	MAX 45%	40'	15'	15'	20'
PROVIDED	IL	70,829 SF	297.5'	175'	0.38	38%	56'	1.3' *	56'	27.9'

\* REQUESTING MEAHOP APPROVAL FOR SIDE SETBACK REDUCTION

## GENERAL NOTES

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF RIVIERA BEACH LDR'S.

ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL.

ALL ADA ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

## PROJECT TEAM

### APPLICANT:

CHRIS KAH  
K-RAIN MANUFACTURING CORPORATION  
1640 AUSTRALIAN AVENUE  
RIVIERA BEACH, FL  
561-844-1002

### LANDSCAPE ARCHITECT/PLANNER:

COTLEUR & HEARING, INC.  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL 33458  
561-747-6336

### ENGINEER:

JEFF H. IRAVANI, INC.  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FL 33458  
561-575-6030

### ARCHITECT:

TI ARCHITECTURE INC  
3000 HIGH RIDGE ROAD, BAY #4  
BOYNTON BEACH, FL 33426  
561-860-2905

### SURVEYOR:

CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL 33434  
561-392-1991

### TRAFFIC:

KIMLEY-HORN  
1920 WEKIVA WAY, SUITE 200  
WEST PALM BEACH, FL 33411  
561-845-0665

## SITE DATA

NAME OF PROJECT: K-RAIN  
EXISTING LAND USE: IND (INDUSTRIAL)

EXISTING ZONING DISTRICT: IL (LIMITED INDUSTRIAL DISTRICT)  
EXISTING USE: LIGHT MANUFACTURING

PROPOSED USE: RESEARCH & DEVELOPMENT, WAREHOUSE AND OFFICE.

SECTION 32, TOWNSHIP 42, RANGE 43  
PROPERTY CONTROL NUMBER: 56-43-42-32-19-003-0010  
TAZ: 136

MAXIMUM BUILDING HEIGHT: 35'  
NUMBER OF STORIES: 2  
NUMBER OF BUILDINGS: 1

TOTAL SITE AREA: 70,828.56 SF  
1.63 AC

### BUILDING DATA

EXISTING BUILDING	19,365 SF	
WAREHOUSE	19,365 SF	
PROPOSED EXPANSION	19,140 SF	
RESEARCH AND DEVELOPMENT	10,385 SF	
OFFICE	1,620 SF	
WAREHOUSE	2,873 SF	
ANCILLARY	4,242 SF	
TOTAL SQUARE FOOTAGE	38,505 SF	38,505

FAR: 0.38

### SURFACE COVER

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	27,141	0.62	38.32%
VEHICULAR USE AREA	26,109	0.60	36.86%
SIDEWALK AREA	2,960	0.07	4.18%
TOTAL IMPERVIOUS AREA	56,210	1.29	79.36%

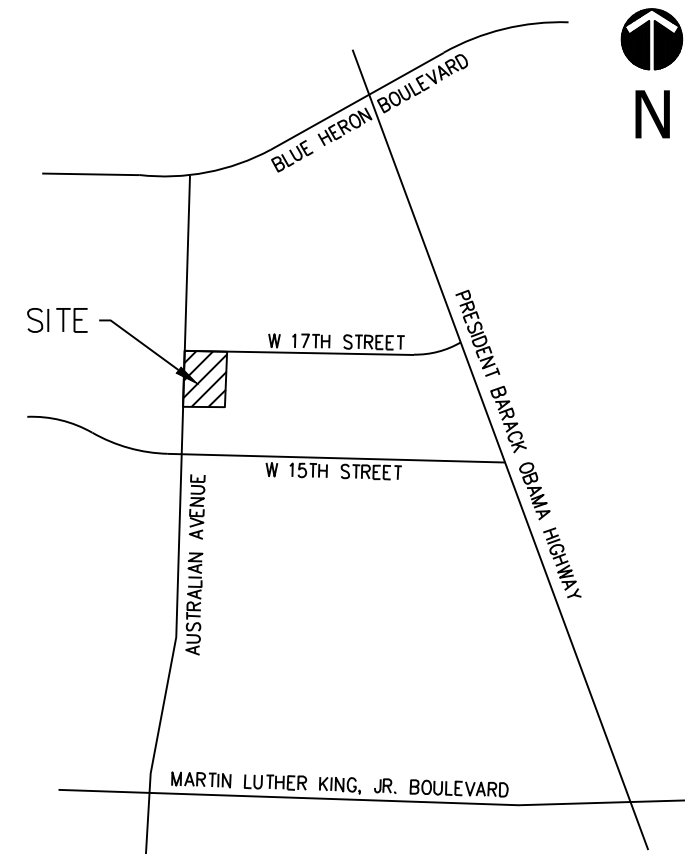
PERVIOUS AREA	SF	AC	%
GREEN SPACE AND BUFFERS	14,618	0.34	20.64%
TOTAL PERVIOUS AREA	14,618	0.34	20.64%

TOTAL SITE AREA: 70,829 1.63 100.00%

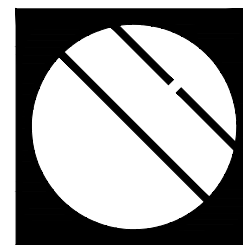
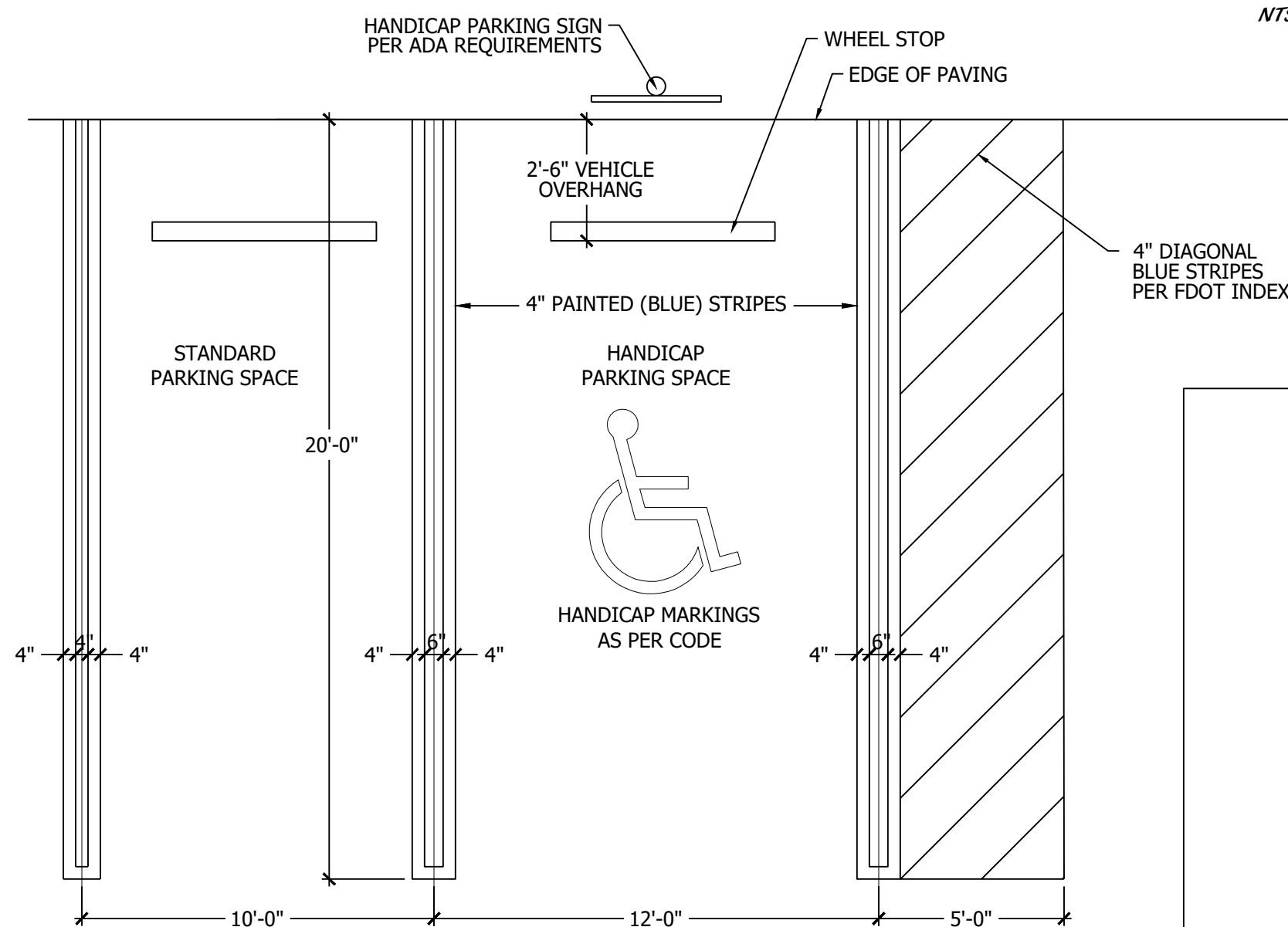
### PARKING DATA

RESEARCH & DEVELOPMENT (1/1000 SF)	REQ	PROV
OFFICE (1/300 SF)	10	10
WAREHOUSE (1/1000 SF)	5	5
WAREHOUSE (1/1000 SF)	22	23
ANCILLARY (1/1000 SF)	4	4
TOTAL	42	43
HANDICAP SPACES (INCLUDED IN TOTAL)	1	1

## LOCATION MAP



## STANDARD AND HANDICAP PARKING DETAIL



Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants

1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458

561.747.6336 · Fax 747.1377

www.cotleurhearing.com

Lic# LC-26000535

K-RAIN  
SITE PLAN  
Riviera Beach, Florida

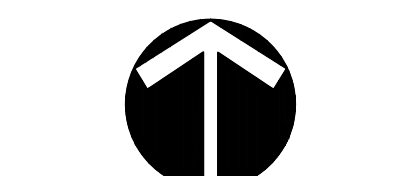
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DESIGNED: DEH  
DRAWN: RO  
APPROVED: DEH  
JOB NUMBER: 21-0105  
DATE: 01/04/22  
REVISIONS:



Scale: 1" = 20'

January 04, 2022 10:35: a.m.  
Drawing: 21-0105 SP.DWG

SHEET 1 OF 1

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