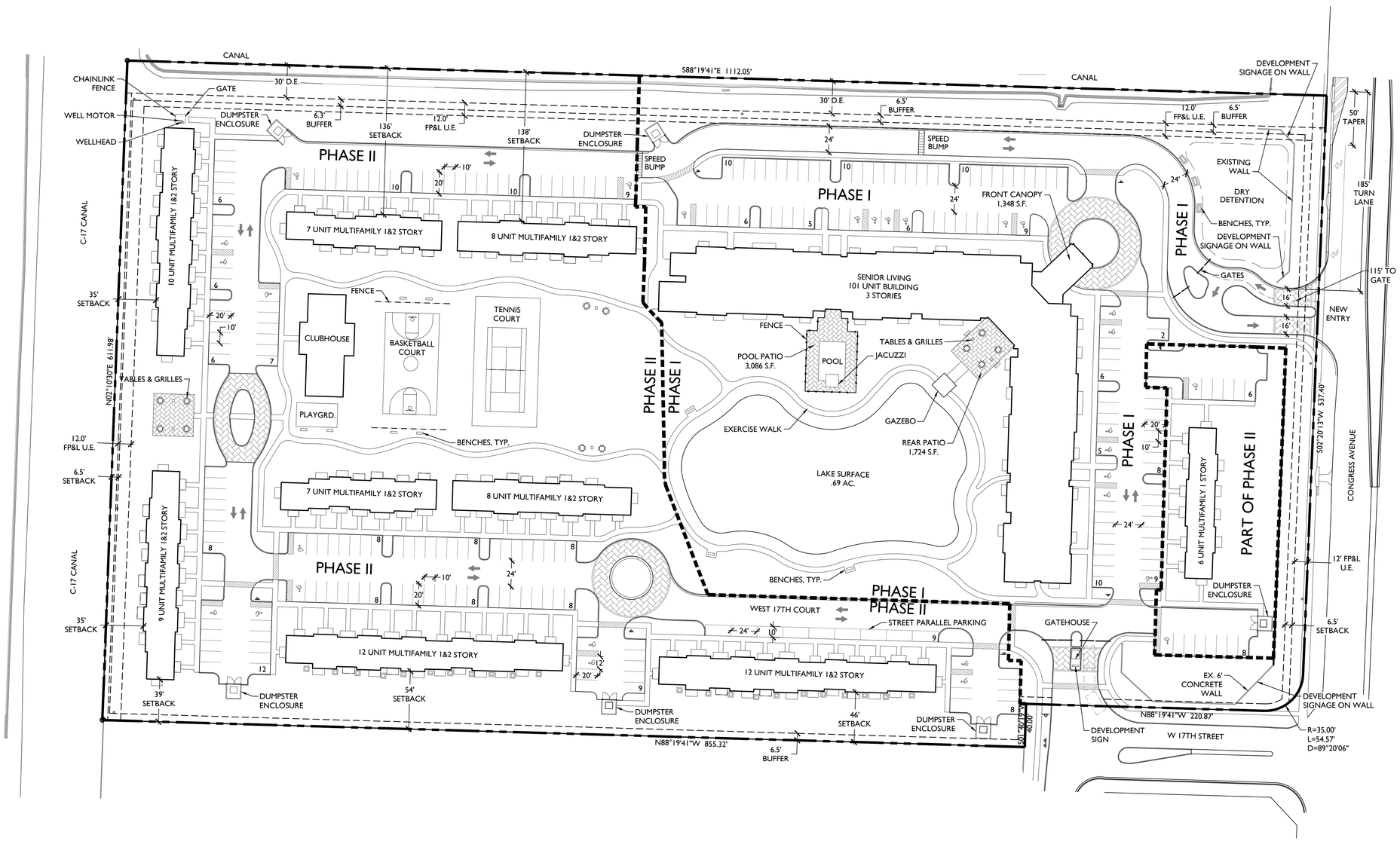
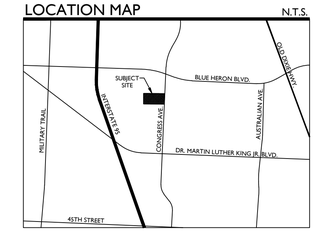


LOCATION MAP

N.T.S.



SITE DATA

PROJECT NAME	HERON ESTATES
PROPOSED USE	SENIOR LIVING APARTMENTS / MULTIFAMILY
FUTURE LAND USE DESIGNATION	MEDIUM RESIDENTIAL
ZONING DESIGNATION	RML-12
SECTION 31 TOWNSHIP 42	RANGE 43
PROPERTY CONTROL NUMBER	56-43-42-31-01-000-0010
GROSS SITE AREA	15.37 AC.
PROPOSED BUILDING COVERAGE	1.92 AC. (12.5%)
SENIOR LIVING APARTMENTS PROPOSED	101 UNITS
UNIT A - 1 BEDROOM	81 UNITS
WITHOUT BAY WINDOW	737 S.F.
WITH BAY WINDOW	755 S.F.
UNIT B - 2 BEDROOM	20 UNITS
WITHOUT BAY WINDOW	973 S.F.
WITH BAY WINDOW	990 S.F.
MULTIFAMILY UNITS PROPOSED	79 UNITS
GROSS DENSITY	11.71 DU/AC
LAKE AREA	0.69 AC
BUILDING COVERAGE	85,758 S.F. (1.97 AC./12.8%)
BUILDING SQUARE FOOTAGE	174,528 S.F.
F.A.R.	.261
TOTAL PARKING REQUIRED	239 SP.
MULTIFAMILY UNITS (2 SP/UNIT @ 79 UNITS)	158 SP.
SENIOR LIVING UNITS (.8 SP/UNIT @ 101 UNITS)	81 SP.
TOTAL PARKING PROVIDED	258 SP.
HANDICAP PARKING REQUIRED	7 SP.
HANDICAP PARKING PROVIDED	29 SP.

PROPERTY DEVELOPMENT REGULATIONS CHART

	ZONING DISTRICT	MINIMUM DISTRICT DIMENSIONS	MINIMUM BUILDING SETBACKS		
		SIZE	FRONT	SIDE	REAR
REQUIRED	RML-12	10,000 SF	20'	10'	20'
PROPOSED	RML-12	15.37 AC.	86'	46'	35'

LEGEND

⊗ - FP&L POWER POLE

d - TRAFFIC SIGN

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LANDSCAPE ARCHITECTURE // PLANNING // ENVIRONMENTAL
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2035 Vista Parkway, West Palm Beach, FL 33411
Phone 561.687.2220 www.WGILDS.com
Cert No. 6891 - LB No. 7055

HERON ESTATES
FINAL SITE PLAN
CITY OF RIVIERA BEACH, FLORIDA

REVISION DATES

DATE	APPROVAL	NOTES
10-26-16		SITE PLAN SUBMITTAL
02-03-17		RESUBMITTAL
04-17-17		RESUBMITTAL

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NORTH

0 25' 50' 100' 150'

SCALE: 1" = 50'-0"

DRAWN BY: RAM
DRAWING #: SP_2369.00.dwg
FILE #: 2369.00

SHEET #
FSP.1