

NEW WAREHOUSE BUILDING FOR AFFILIATE COMPANIES @ HAVERHILL BUSINESS PARK

Site Address
HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33407

SITE PLANNING SUBMITTAL
JUNE 02, 2017



ARTIST RENDERING

PROJECT TEAM

ARCHITECT:
- HM2V, INC.
513 US HIGHWAY 1, SUITE 110, NORTH PALM BEACH, FL
VINCENT KAHER, PROJECT MANAGER
PHONE 561/855-2097
EMAIL- VINCENT_KAHER@HM2V.COM

CIVIL ENGINEER:
- JEFF H. IRAVANI, INC.
1934 COMMERCE LANE, SUITE 5, JUPITER, FL 33458
JEFF IRAVANI, PRINCIPAL IN-CHARGE
PHONE 561/575-6030
EMAIL- JHI@BELLSOUTH.NET

LANDSCAPE ARCHITECTURE:
- WAYNE VILLAVASO LANDSCAPE ARCHITECTURE, INC.
268 FLAMINGO DRIVE, WEST PALM BEACH, FL 33401
WAYNE VILLAVASO, PM
PHONE 561/820-1566
EMAIL- WAYNE@WVLAINC.COM

SURVEYOR:
- LEGACY SURVEYING AND MAPPING, INC.
112 N US HIGHWAY 1, TEQUESTA, FL 33469
GREGORY T. TUCKER
PHONE 561/746-8424

PROJECT DATA

DESCRIPTION:
- NEW WAREHOUSE BUILDING FOR AFFILIATE COMPANIES
AGENCY OF JURISDICTION:
- CITY OF RIVIERA BEACH
PLANNING & ZONING DEPARTMENTS
CITY COUNCIL SPECIAL PROJECTS, DISTRICT 3

PREPARED FOR

CKMJ PALM BEACH LLC
- 1800 BYBERRY ROAD, SUITE 1100
UNTINGDON VALLEY, PA 19006

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PH101	SITE PHOTOMETRIC PLAN

HM2V

INCORPORATED
ARCHITECTURE | AA26002909
INTERIOR DESIGN | B226001614
PROJECT MANAGEMENT

PH 561-855-2097
SUITE 110, 513 US HIGHWAY 1
NORTH PALM BEACH, FLORIDA 33408

VLAD DUMITRESCU
AR 35102

NEW WAREHOUSE BUILDING FOR
AFFILIATE COMPANIES
HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33404

Date: 06-02-2017

Draft:

Scale: AS NOTED

Commission: 17-0328

Revisions:

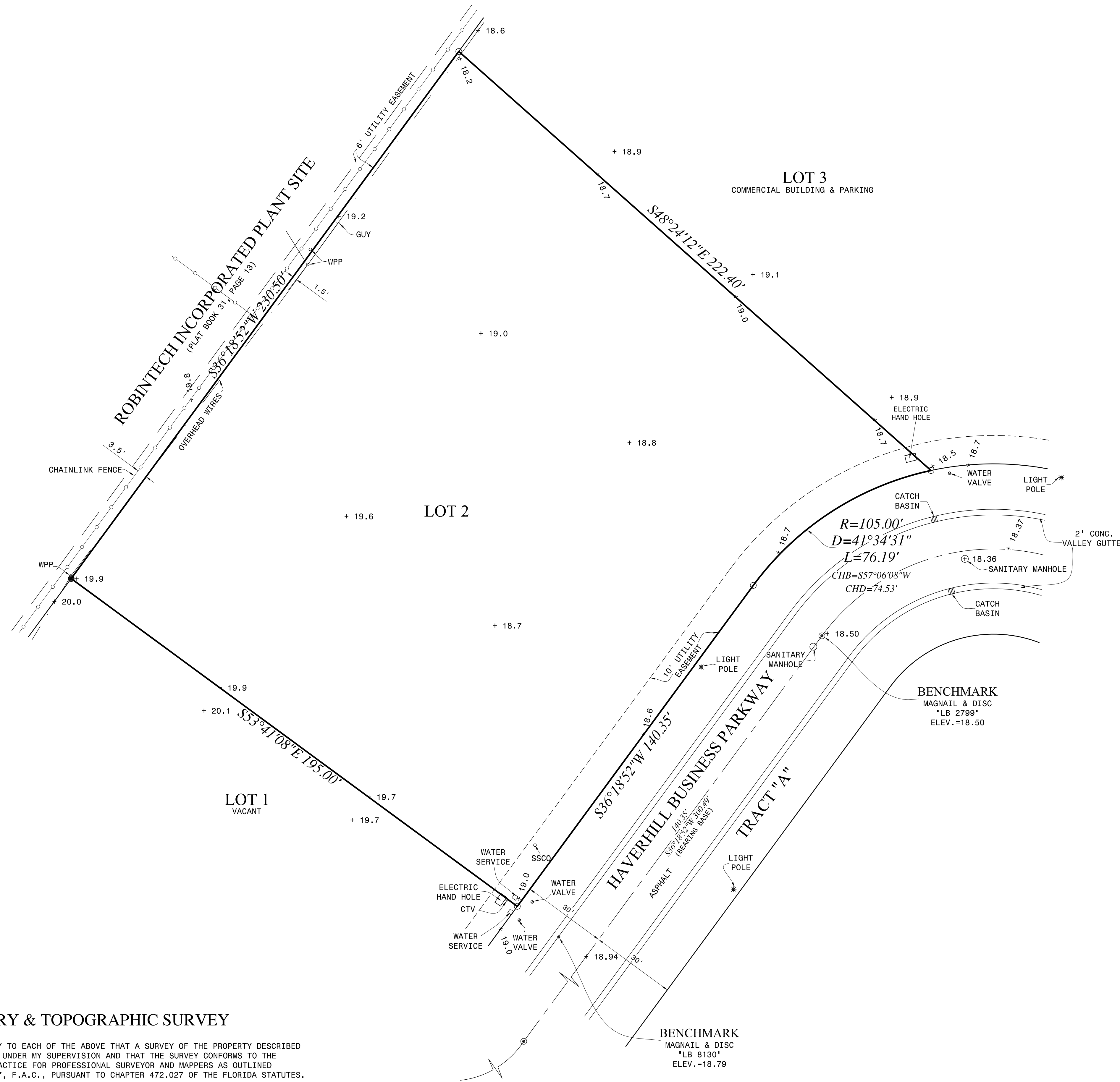
Drawing:

COVER SHEET

Sheet No:

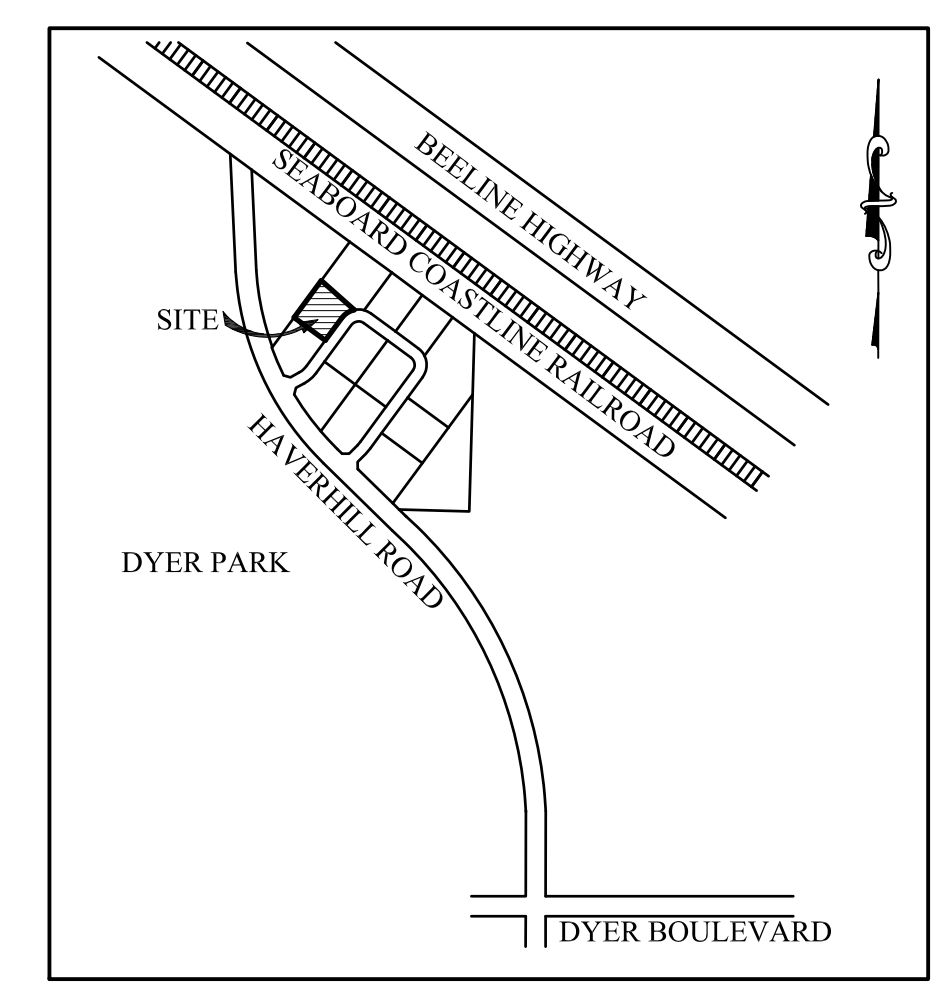
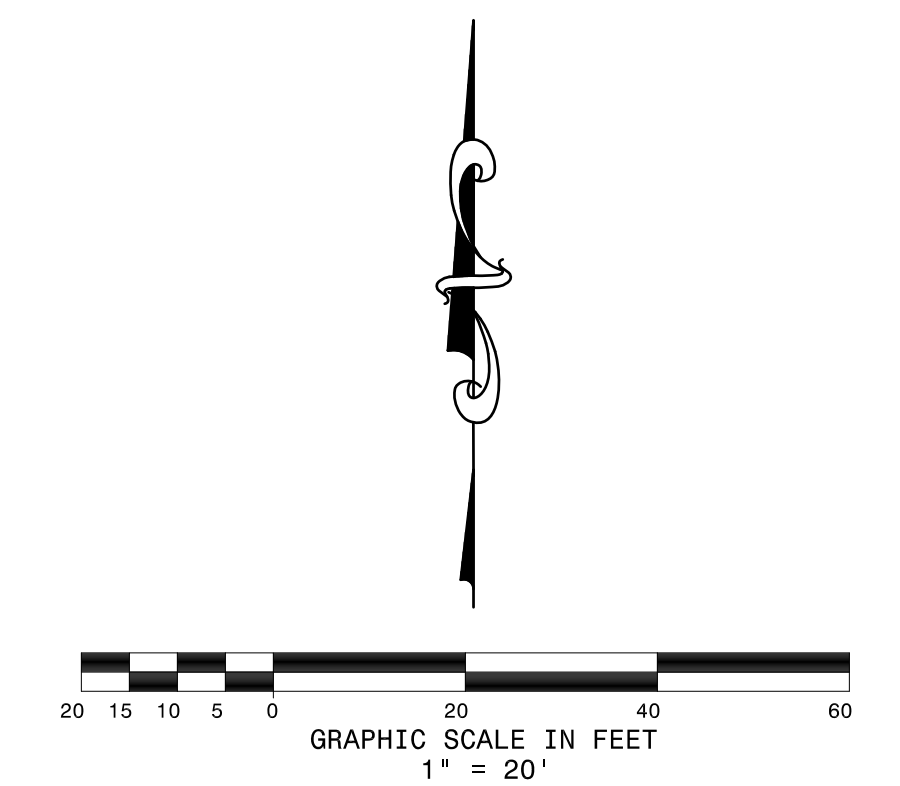
G001

SITE PLANNING SUBMITTAL



LEGEND

- FOUND (P.C.P.) PERMANENT CONTROL POINT "LB2799"
- FOUND 5/8" IRON ROD/CAP "LB 2799"
- SET 5/8" IRON ROD/CAP "LB 8130"
- WPP WOOD POWER POLE
- CPP CONC. POWER POLE
- ☉ CENTERLINE
- ⊙ P.C. POINT OF CURVATURE
- ⊙ P.R.C. POINT OF REVERSE CURVATURE
- COV. COVERED
- CONC. CONCRETE
- ELEV. ELEVATION
- F.F. FINISH FLOOR
- FP&L FLORIDA POWER & LIGHT
- WM WATER METER
- FH FIRE HYDRANT
- BFP BACK FLOW PREVENTOR
- C.B.S. CONCRETE BLOCK STRUCTURE
- SSCO SANITARY SEWER CLEAN-OUT
- BST BELLSOUTH TELEPHONE
- CTV CABLE TELEVISION
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- D DELTA ANGLE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ~ PROPOSED DRAINAGE
- EXISTING ELEVATION



SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF HAVERHILL BUSINESS PARKWAY, BEING S 36°18'52" W.
- 2) ELEVATIONS SHOWN HEREON ARE BASED UPON N.G.V.D. 1929
- 3) UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.
- 4) PROPERTY CONTAINS 43802 SQUARE FEET OR 1.006 ACRES, MORE OR LESS.
- 5) NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. DEEDS AND EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS BOUNDARY SURVEY MAY EXIST.
- 6) NO RESPONSIBILITY IS ASSUMED BY THIS SURVEY FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES IF SHOWN HEREON.
- 7) ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, WHICH MAY AFFECT THIS PARCEL HAVE NOT BEEN LOCATED ON THIS BOUNDARY SURVEY.
- 8) PARCEL LIES IN FLOOD ZONE: "B" PANEL No. 120192 0145 B DATE 10/15/82.

LEGAL DESCRIPTION

LOT 2, OF HAVERHILL BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BOUNDARY & TOPOGRAPHIC SURVEY

CKMJ, LLC
I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

MARCH 30, 2017
DATE OF FIELD SURVEY

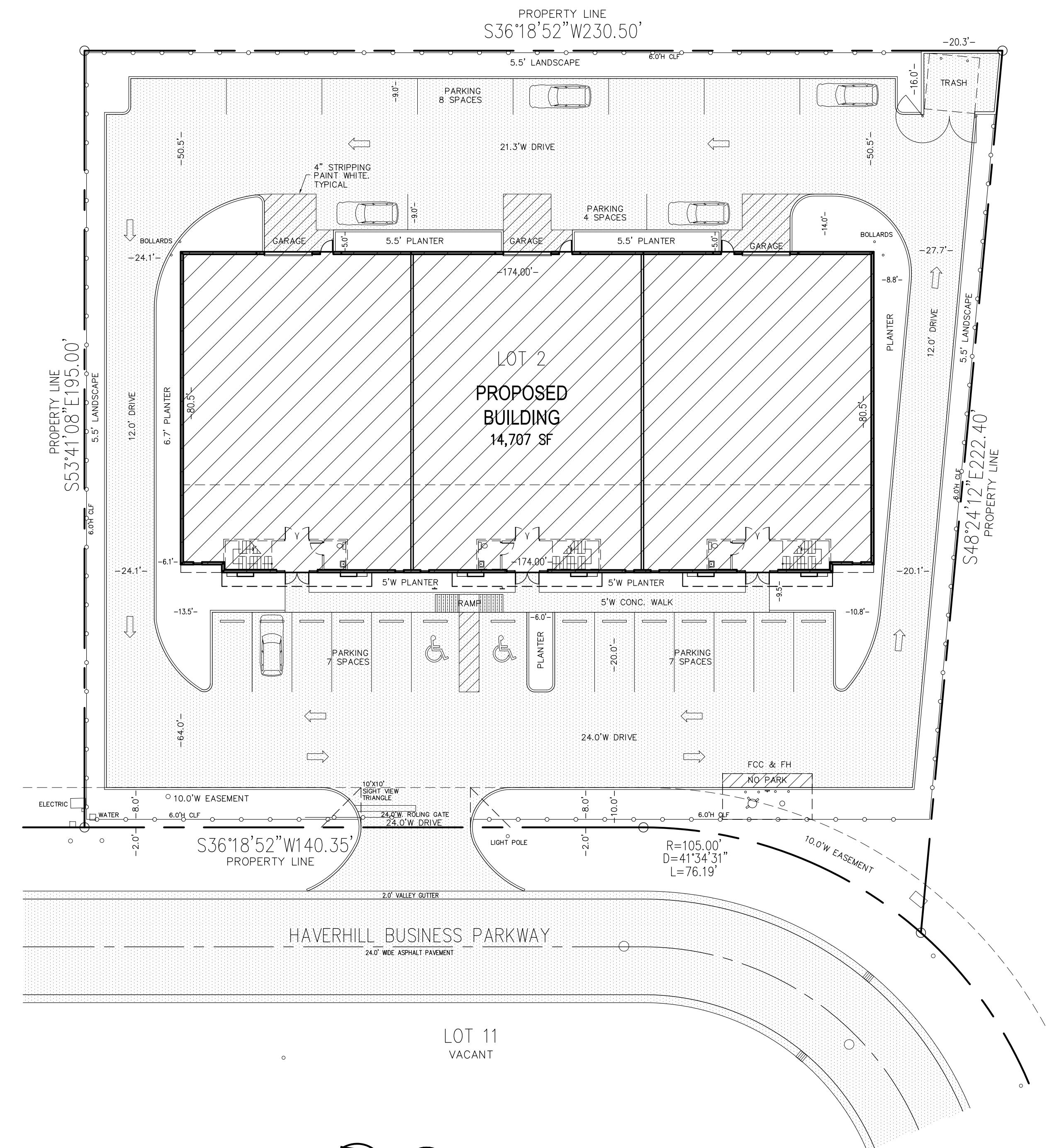
GREGORY T. TUCKER
LEGACY SURVEYING and MAPPING, INC.
FLORIDA LAND SURVEYOR NO. 6147

THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.

Legacy
Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-6424
BUSINESS LICENSE: LB# 8130

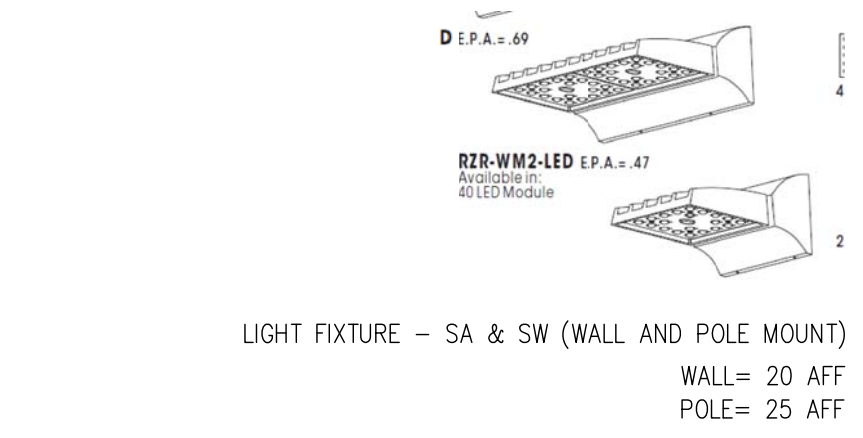
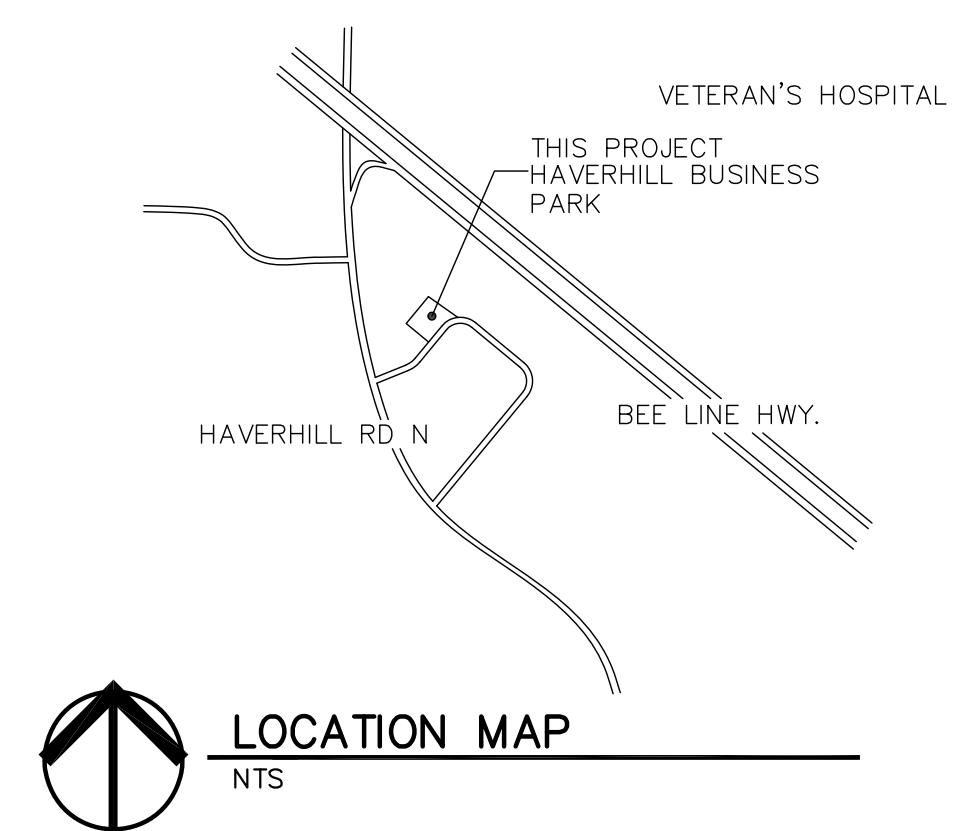
DATE: MARCH 30, 2017
SCALE: 1" = 20'
DRAWN BY: R.M.
DATE: 08-044
PROJECT: 00-253 HAVERHILL
DRAWING No.: 16-145-1 LOT 2
WORK ORDER No.: 16-145-1

INDUSTRIAL PLANT



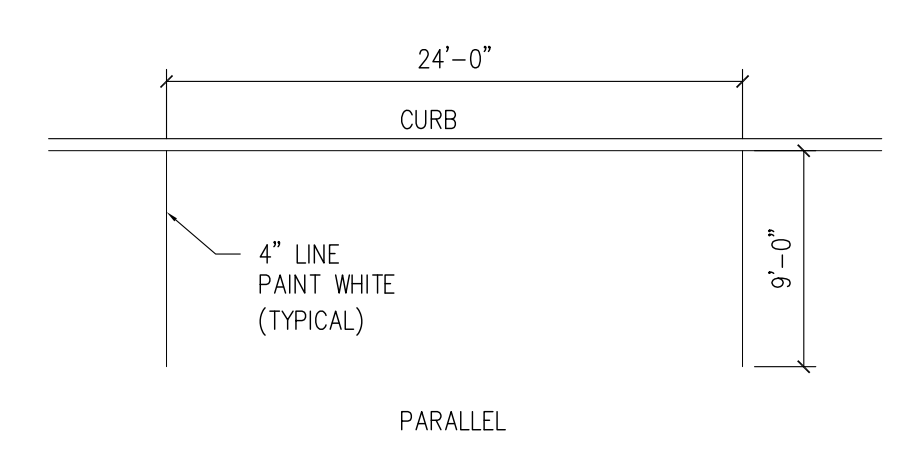
LOT 3
COMMERCIAL BUILDING & PARKING

SITE DATA		
SITE AREA: 44,850 SF (1.03 ACRES)		
ZONING: GI (GENERAL INDUSTRIAL)		
PROPOSED USE: WAREHOUSE/OFFICES		
DESCRIPTION	REQUIRED	PROVIDED
BUILDING COVERAGE	20,182 SF MAX. (45%)	14,007 SF (31.2%)
PERVIOUS	8,970 SF MIN. (20%)	9,268 SF (20.6%)
IMPERVIOUS	35,880 SF MAX. (80%)	35,582 SF (79.4%)
PARKING		
WAREHOUSE: 14,007 SF	14 SPACES (1/1000 SF)	14 SPACES
OFFICE: 3,700 SF	12.3 SPACES (1/300 SF)	12 SPACES
TOTAL	26 SPACES	26 SPACES
ACCESSIBLE	2 SPACES (1/25)	2 SPACES
SET BACKS		
FRONT	40 FEET	64 FEET
SIDE	15 FEET	24.1/20.1 FEET
REAR	20 FEET	50.5' FEET



6 SITE LIGHTING

REFER TO LIGHTING PLANS FOR FIXTURES LOCATION

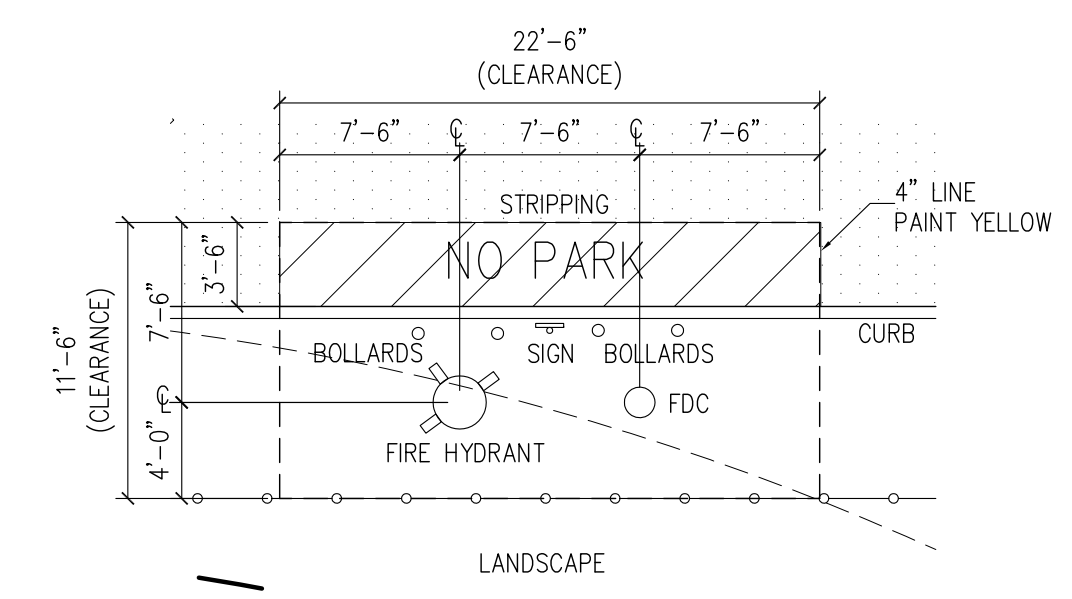
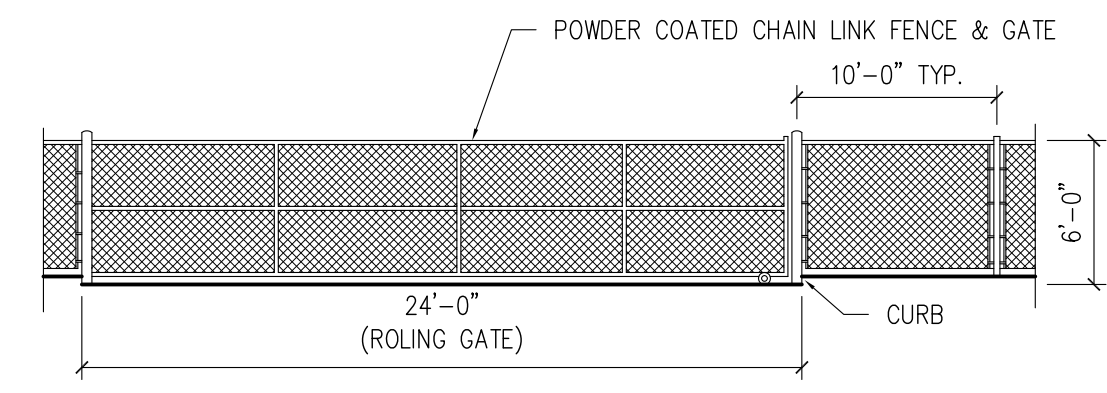
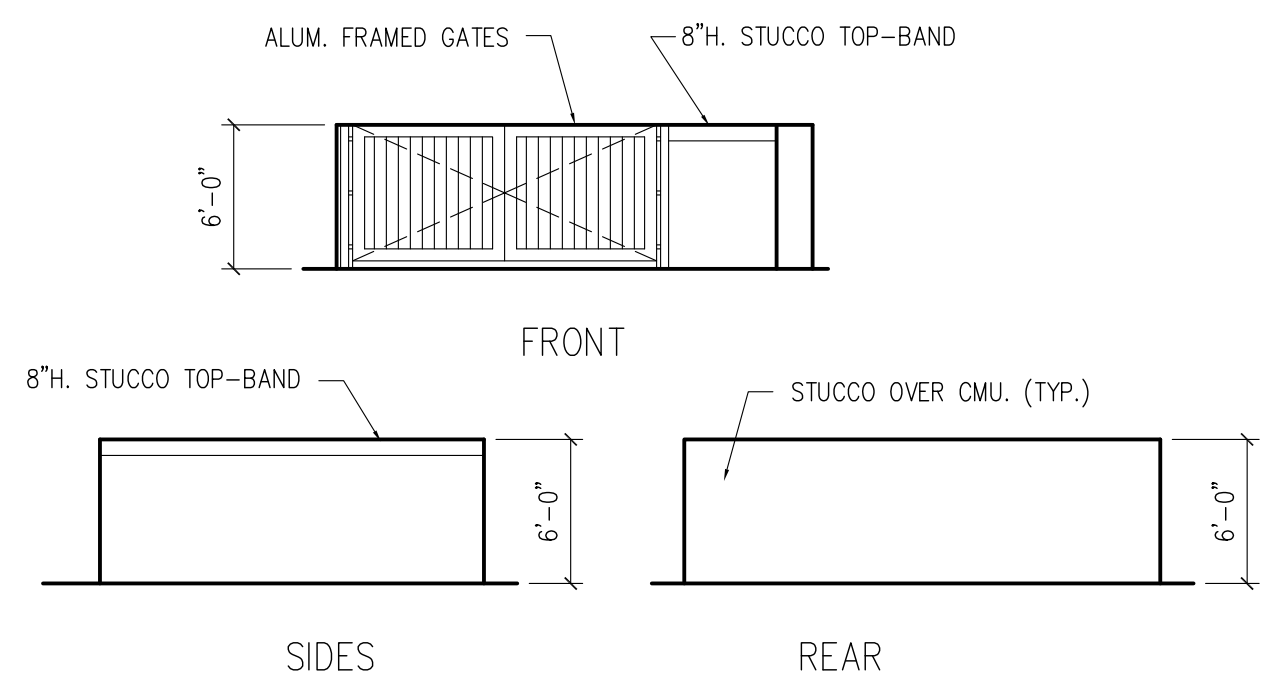
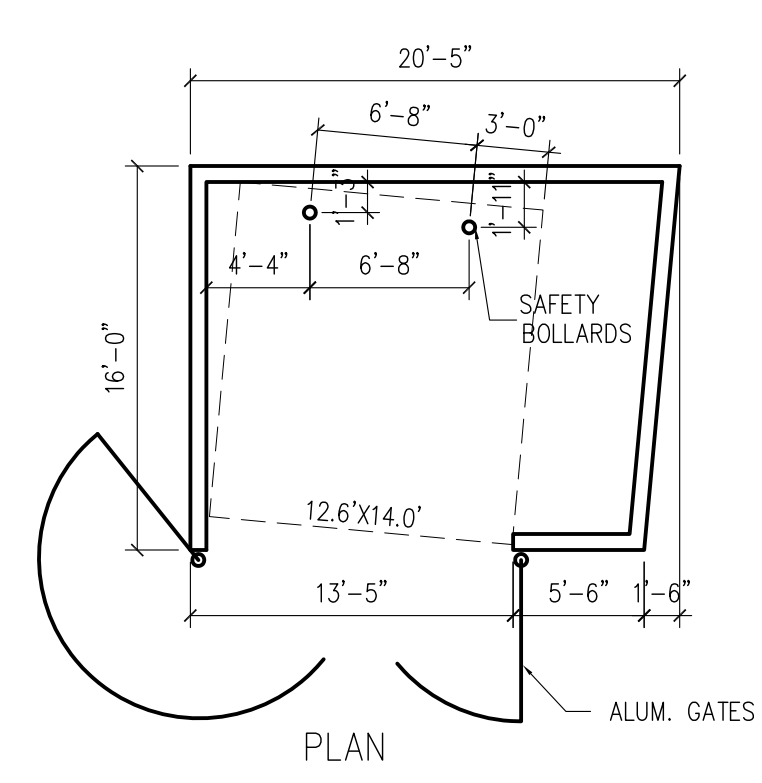


1 SITE PLAN

SCALE= 20'-0"=1"

0 10' 20' 30' 40'

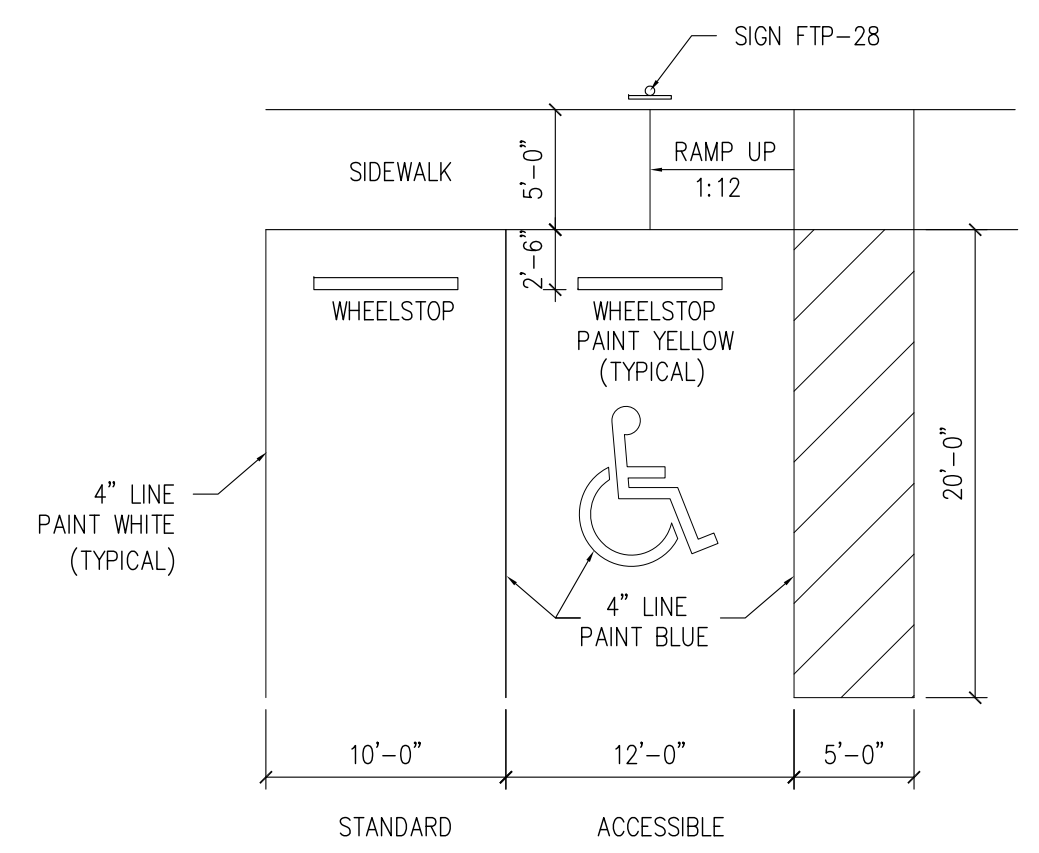
GRAPHIC SCALE



4 FDC & FIRE HYDRANT CLEARANCES

SCALE= 1/8" = 1'-0"

SIGN: 12"x18" (WHYTE BACK), 84"H BOTTOM FROM ROAD. LETTERS TO BE RED COLOR STATING: "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT."



5 TYPICAL PARKING SPACES

SCALE= 1/8" = 1'-0"

2 DUMPSTER ENCLOSURE

SCALE= 1/8" = 1'-0"

3 TYPICAL FENCE & GATE

SCALE= 1/8" = 1'-0"

4 FDC & FIRE HYDRANT CLEARANCES

SCALE= 1/8" = 1'-0"

5 TYPICAL PARKING SPACES

SCALE= 1/8" = 1'-0"

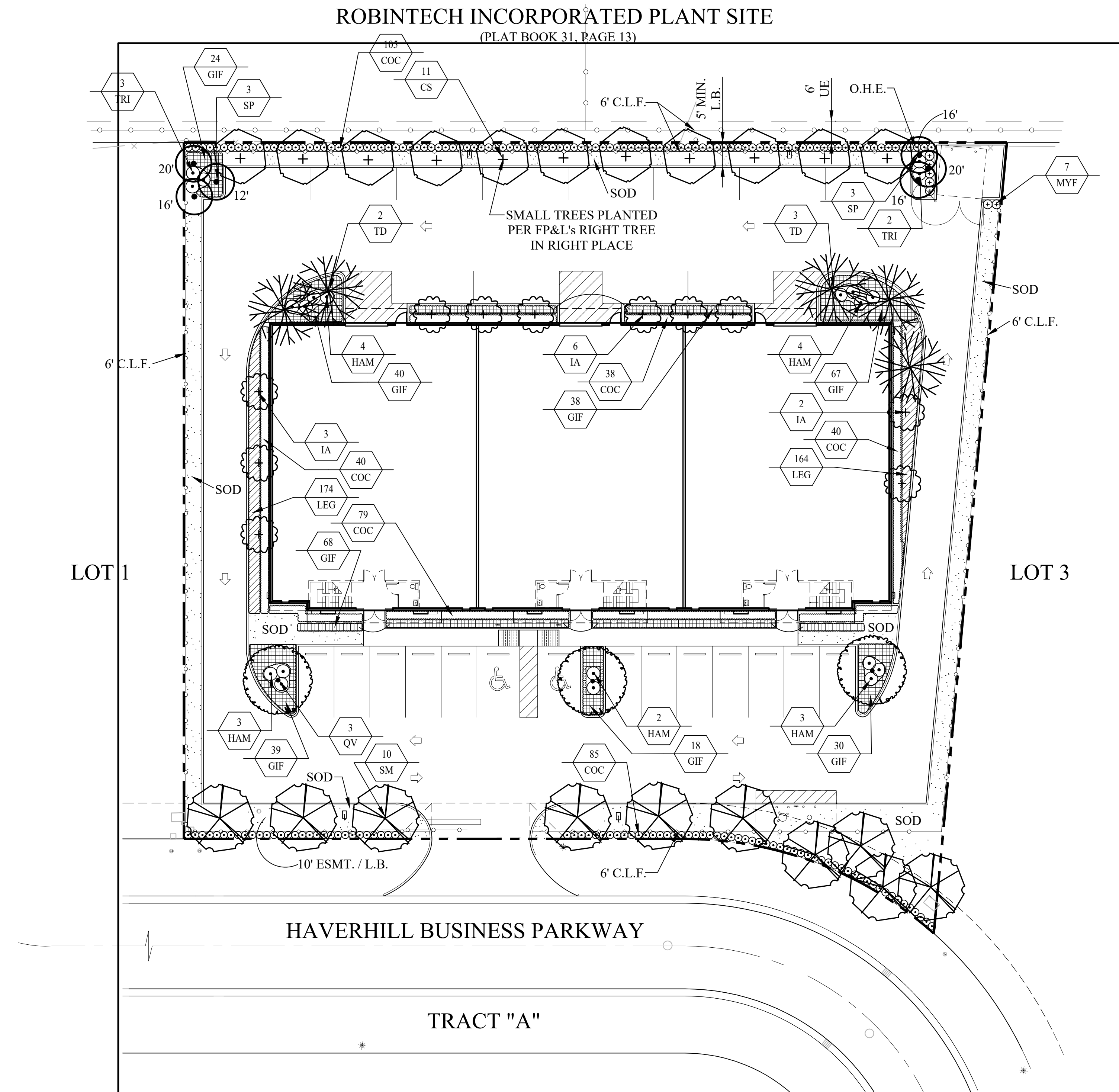
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HAVERHILL BUSINESS PARKWAY, LOT #2
RIVIERA BEACH, FL 33404

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Drawing:
SITE PLAN
SITE DATA
AND DETAILS
Sheet No:

A001



ROBINTECH INCORPORATED PLANT SITE

(PLAT BOOK 31, PAGE 13)

LOT 1

LOT 3

HAVERHILL BUSINESS PARKWAY

TRACT "A"

NOTES

1. ALL REQUIRED SUPPORT STAKES AND BRACING ASSOCIATED WITH NEW TREE AND PALMS MUST REMAIN INTACT FOR ONE YEAR INSTALLATION PER SEC. 31-605(B)(2).
2. LANDSCAPING AROUND THE PERIMETER OF THE BUILDING MEETS SEC. 31-609 AND 31-610.
3. A TWO YEAR LANDSCAPING PERFORMANCE BOND FOR 110% OF THE VALUE OF LANDSCAPING AND IRRIGATION SHALL BE REQUIRED BEFORE THE CERTIFICATION OF OCCUPANCY IS ISSUED, IN ACCORDANCE WITH CITY ORDINANCE SECTION 31-603. THIS WILL BE INCLUDED AS A FUTURE CONDITION OF APPROVAL.

SITE AREA: 44,850 SF (1.03 ACRES)
 PROPOSED BUILDING AREA: 14,007 SF - 31.2% (40% MAX.)
 PROPOSED PAVEMENT AREAS= 21,314 SF
 TOTAL IMPERVIOUS AREAS= 35,582 SF - 79.4%
 TOTAL PERVIOUS AREAS: 9,268 SF - 20.6%
 PROPOSED LANDSCAPE AREAS= 9,529 SF - 21.2% (20% MIN.)

NOTE:
 HAS APPROVED TREES PROPOSED IN 10' UTILITY EASEMENT PER LETTER TO THE ARCHITECT.

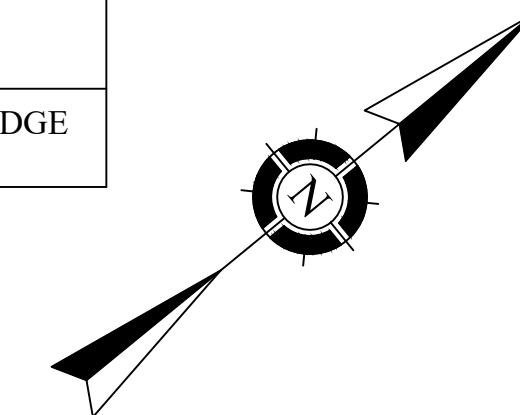
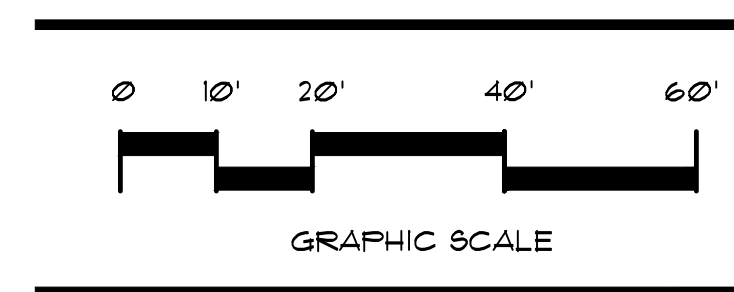
PLANT AND MATERIALS LIST

SYM	ITEM	SPECIFICATION	QTY	
SHADE TREES				
F ◊ *	TD	TAXODIUM DISTICHUM BALD CYPRESS	12' O.A. HT. X 5-6' SPR., 6' C.T. MATURE: 55 HT. X 25' SPR.	5
M ◊ *	QV	QUERCUS VIRGINIANA 'HIGH RISE' 'HIGH RISE' LIVE OAK	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. MATURE: 60' HT X 40' SPR	3
F ◊ *	SM	SWIETENIA MAHOGANI MAHOGANY	12' HT. X 5-6' SPR., 2" DBH, 6' C.T. ROOT PRUNED; MATURE: 50' HTX40' SPR	10
ACCENT TREES				
M ◊ *	CS	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTWOOD	10' HT. X 5-6' SPR., 5' C.T., 1-1/2" DBH SPECIMEN, MATURE: 25' HT X 20' SPR	11
M ◊ *	IA	ILEX X ATTENUATA 'EAST PALATKA' EAST PALATKA HOLLY	10' HT. X 5-6' SPR., 5' C.T., 1-1/2" DBH SGL TRUNK, MATURE: 30' HT X 15' SPR	11
PALM TREES				
S ◊ *	SP	SABAL PALMETTO CABBAGE PALM	HURRICANE CUT, 14" CAL. CLEAR WOOD (C.W.) PER PLANS 3' DIA. ROOT BALL; MATURE: 40' HT	6
SHRUBS				
M ◊ *	COC	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	3 GAL., 24" HT. X 24" SPR., 24" O.C. FULL TO BASE; MAINTAIN @ 24" HT.	387
F ◊ *	HAM	HAMELIA PATENS 'COMPACTA' COMPACT FIREBUSH	3 GAL., 24" HT. X 24" SPR., 24" O.C., FULL TO BASE	16
M ◊ *	MYF	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	3' HT. X 30" SPR., 30" O.C. FULL TO BASE, MAINTAIN AT 5-6' HT	7
F ◊ *	TRI	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	3 GAL., 30" HT. X 30" SPR., FULL, 3/8" O.C.	5
GROUND COVER				
S ◊	GIF	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS	3 GAL., 15" MIN. HT., FULL PLANTS, 24" O.C.	324
M ◊	LEG	LIRIOPE MUSCARI 'EVERGREEN GIANT' EVERGREEN GIANT LIRIOPE	1 GAL., 10 BIBS PER POT MIN. 12-14" HT., 15" O.C., FULL	338
MISCELLANEOUS				
FERT	FERTILIZER TAB # GRANULAR	PER PLANTING SPECIFICATIONS	TBD	
MUL3	MULCH	SHREDDED EUCALYPTUS 3" DEEP	TBD	
SOIL	PLANTING SOIL	PER PLANTING SPECIFICATIONS	TBD	
SOD	STENOTAPHRUM SEC. 'FLORATAM' ST. AUGUSTINE FLORATAM SOD	FRESH SOLID SOD REPLACE AS NECESSARY	TBD	

◊ INDICATES MODERATE DROUGHT TOLERANCE PER S.F.W.M.D. WATERWISE
 * INDICATES FLORIDA NATIVE SPECIES
 S.M.H SLOW, MEDIUM, OR FAST RATE OF GROWTH PER S.F.W.M.D. WATERWISE
 ALL PLANTS TOLERATE SUN/PARTIAL SHADE & WILL ADAPT TO THEIR CONDITIONS.

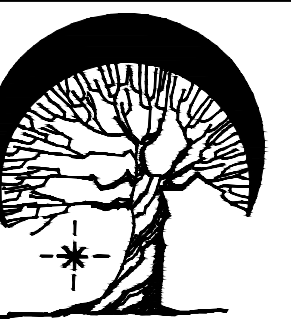
LANDSCAPE REQUIREMENTS:	REQUIRED	PROPOSED
TOTAL TREES ON PROPERTY	1 TREE /1,500 SF 30 TREES	1 TREE /1,500 SF 42 TREES*
60% REQ. TREES = NATIVE SHADE	18 TREES	18 TREES
10% REQ. TREES = NATIVE ACCENT	3 TREES	22 TREES
NUMBER OF SHADE TREE SPECIES	3	3
216' L.F. - 10' LANDSCAPE BUFFER @ EAST PROPERTY LINE ADJACENT TO PARKING LOT	1 TREE/20' & CONT. HEDGE 10 TREES 85 SHRUBS	1 TREE/20' & CONT. HEDGE 10 TREES 85 SHRUBS
223' L.F. - 5' LANDSCAPE BUFFER @ WEST PROPERTY LINE ADJACENT TO PARKING LOT	1 TREE/20' & CONT. HEDGE 11 TREES 105 SHRUBS	1 TREE/20' & CONT. HEDGE 11 TREES 105 SHRUBS
TERMINAL & INTERIOR ISLANDS (CODE SECTION 31-610 (c))	1 TREE, SHRUBS & G'COVER PER ISLAND 7 TREES 21 SHRUBS 218 G'COVER	1 TREE, SHRUBS & G'COVER PER ISLAND 7 TREES 21 SHRUBS 218 G'COVER
PARKING AREA INTERIOR LANDSCAPING - 5' WIDE ALONG EAST SIDE OF BLDG. ABUTTING PARKING LOT	0 TREES 79 SHRUBS 68 G'COVER	0 TREES 79 SHRUBS 68 G'COVER
PARKING AREA INTERIOR LANDSCAPING - 5' WIDE ALONG NORTH, SOUTH, AND WEST SIDE OF BLDG. ABUTTING PARKING LOT	14 TREES 118 SHRUBS 376 G'COVER	14 TREES 118 SHRUBS 376 G'COVER
DUMPSTER SCREENING	6' WALL/FENCE & HEDGE 7 SHRUBS	6' WALL/FENCE & HEDGE 7 SHRUBS

* PALMS CALC. AT 3:1



These plans are based on information/ drawings by HM2V rec'd via e-mail on 5/16/17.

PLANTING PLAN



Wayne Villavaso Landscape Architecture, Incorporated
 Land Planning Landscape Architecture
 268 Flamingo Drive West Palm Beach, Florida 33401
 PH. (561) 820-1566
 FX. (561) 833-6707
 Reg. FL., N.C., N.Y.

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NEW WAREHOUSE BLDG.
HAVERHILL INDUSTRIAL PARK
RIVIERA BEACH, FLA 33407

REVISIONS

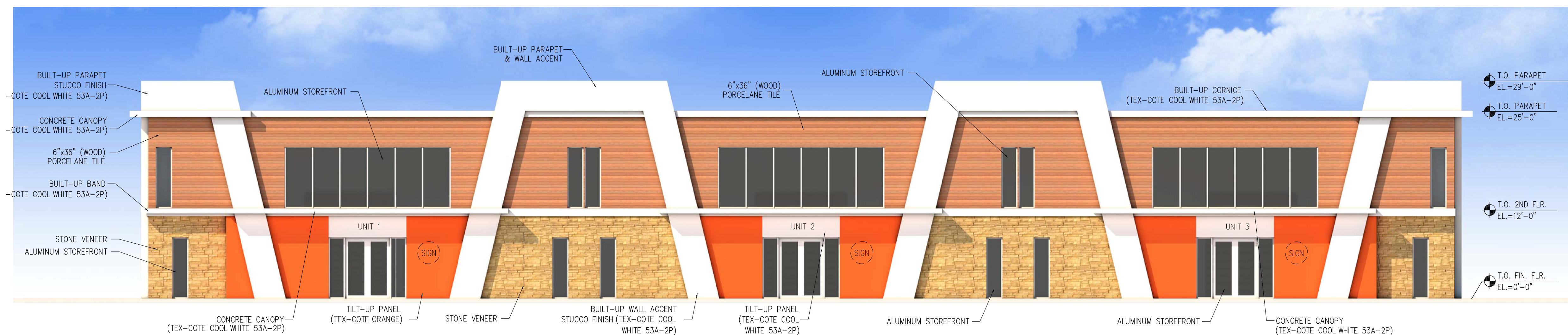
DESIGNED BY: WEV
 DRAWN BY: WEV
 CHECKED BY: WEV
 DATE: MAY 2017
 SCALE: AS SHOWN
 CAD FILE:

SHEET

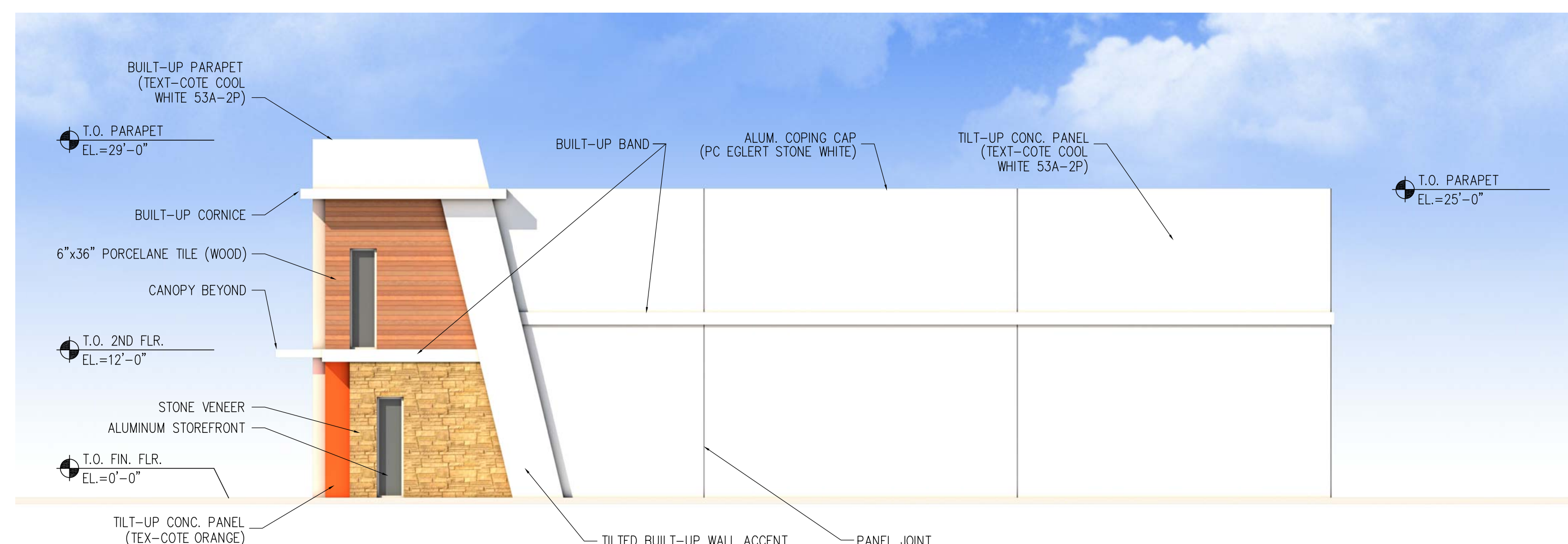
L1

JOB NO.
21611

30 VILLAGE BOULEVARD



1 FRONT ELEVATION
SCALE= 1/8" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE= 1/8" = 1'-0"

SIGNAGE IS A SEPARATE PERMIT



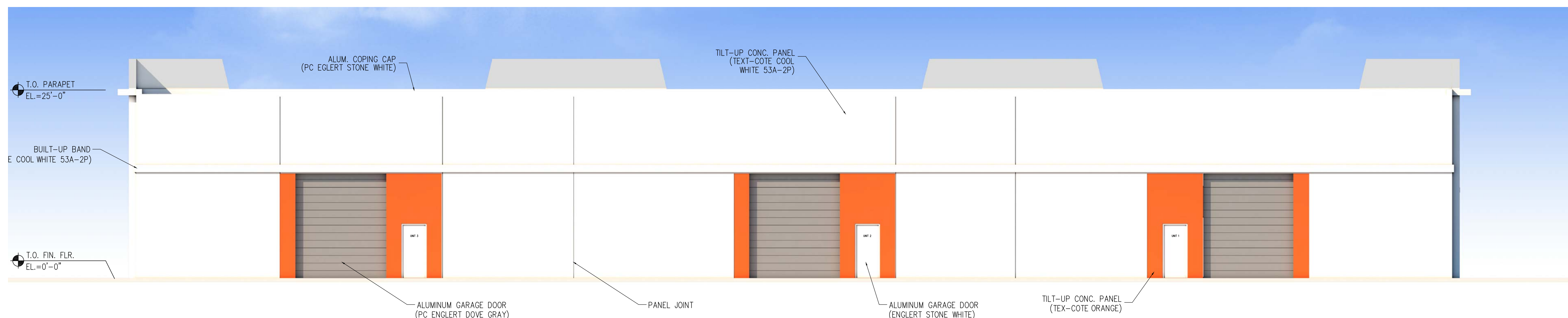
CULTURED STONE BY BORAL
PRO-FIT LEDGESTONE - AUTUMN

6 STONE VENEER
NTS



EXOTICA OAK WOOD PLANK (6\"/>

7 PORCELANE TILE
NTS



3 REAR ELEVATION
SCALE= 1/8" = 1'-0"

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BUILDING ELEVATIONS
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A301

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