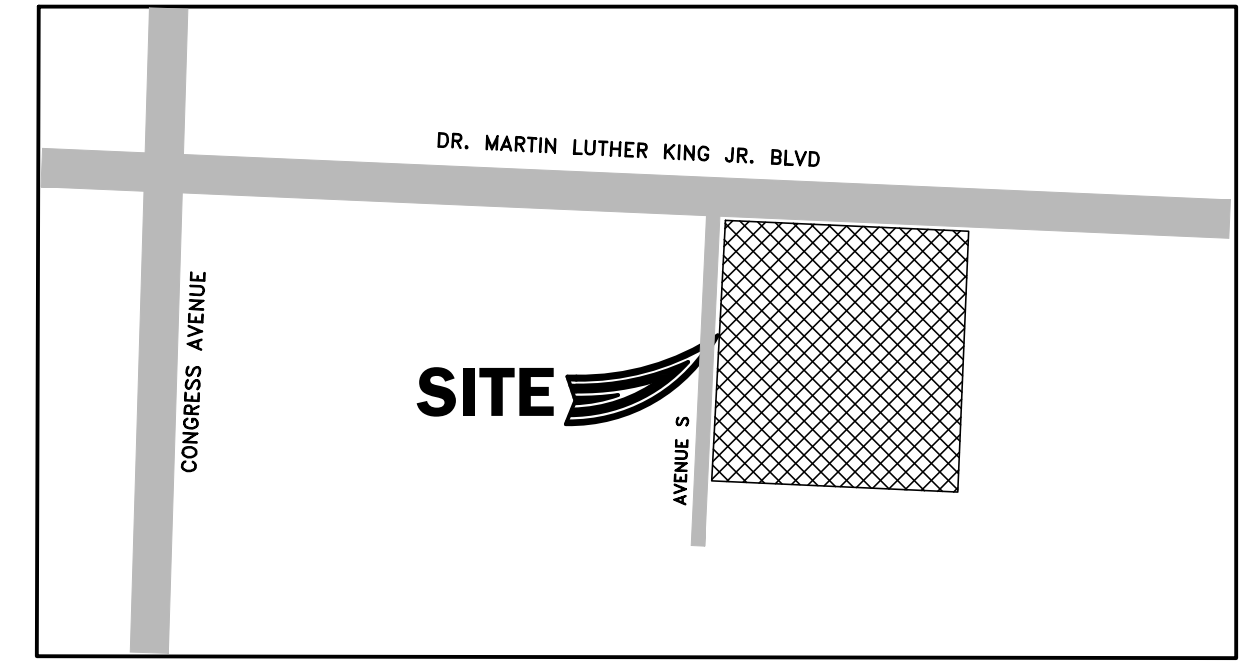
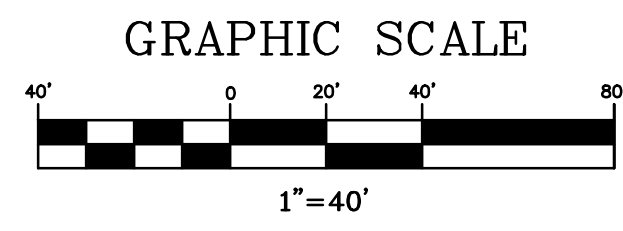
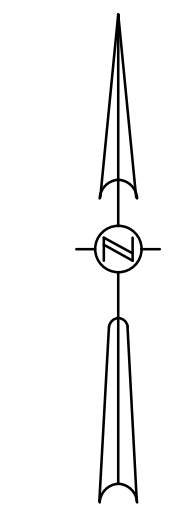


LAND USE
SINGLE FAMILY
ZONING
RS



SITE DATA
PROPERTY LOCATION: 1555 DR. MARTIN LUTHER KING JR. BLVD. RIVIERA BEACH, FL 33404
PROPERTY CONTROL NUMBER: 56-43-42-32-06-000-0090
PROPERTY ZONING: RM-20
PROPERTY FUTURE LAND USE DESIGNATION: MF-20
EXISTING USE: APARTMENT COMPLEX
PROPOSED USE: APARTMENT COMPLEX

TRAFFIC ANALYSIS ZONE: 138
PROJECT AREA: 8.63 ACRES
RIGHT OF WAY ABANDONED AREA: 0.70 ACRES
TOTAL AREA: 9.33 ACRES

EXISTING BUILDING: 168,940 S.F.
PROPOSED EXPANSION: 4,482 S.F.
PROPOSED GROSS FLOOR AREA: 172,812 S.F.

BUILDING SETBACKS (REQUIRED)
FRONT (NORTH) 50'
SIDE (EAST) 20'
REAR (SOUTH) 20'
SIDE (WEST) 20'

NEW BUILDING SETBACKS (PROPOSED)
FRONT (NORTH) 250'±
SIDE (EAST) 295'±
REAR (SOUTH) 285'±
SIDE (WEST) 295'±

MAXIMUM ALLOWABLE BUILDING HEIGHT 200'
BUILDING HEIGHT PROPOSED 29.5' AT STAIR TOWERS

PARKING
REQUIRED PARKING: 2 SPACES PER UNIT x 216 APARTMENTS 432 SPACES
STANDARD PARKING 244 SPACES
HANDICAP PARKING 4 SPACES
TOTAL EXISTING PARKING 248 SPACES

PROPOSED PARKING
STANDARD PARKING 235 SPACES
HANDICAP PARKING 13 SPACES
TOTAL PARKING PROVIDED 248 SPACES

SITE AREA CALCULATIONS

	EXISTING (INCLUDING RIGHT OF WAY TO BE ABANDONED)	PROPOSED
APARTMENT BUILDING (FOOTPRINT)	1.91 AC.	1.91 AC.
LAUNDRY/MAINTENANCE BUILDINGS	0.05 AC.	0.05 AC.
COMMUNITY BUILDING	0.00 AC.	0.07 AC.
PAVILION	0.00 AC.	0.02 AC.
PAVING	2.45 AC.	2.16 AC.
CONCRETE/DUMPSTER	0.07 AC.	0.12 AC.
SIDEWALK	0.85 AC.	1.07 AC.
IMPERVIOUS AREA	5.33 AC.	5.40 AC.
PERVIOUS AREA	4.00 AC.	3.93 AC.
TOTAL SITE AREA	9.33 AC.	9.33 AC.

MAXIMUM IMPERVIOUS COVER ALLOWED 70%
IMPERVIOUS COVER PROPOSED 58%

BUILDING FLOOR AREA SUMMARY TABLE

	EXISTING	PROPOSED
APARTMENTS BUILDING "A"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "B"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "C"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "D"	9,206 S.F.	9,206 S.F.
APARTMENTS BUILDING "E"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "G"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "H"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "I"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "J"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "K"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "M"	9,206 S.F.	9,206 S.F.
APARTMENTS BUILDING "N"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "O"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING "P"	12,294 S.F.	12,294 S.F.
APARTMENTS BUILDING TOTAL	165,940 S.F.	165,940 S.F.
LAUNDRY "E" (1 STORY)	1,195 S.F.	1,195 S.F.
MAINTENANCE "L" (1 STORY)	0 S.F.	1,195 S.F.
COMMUNITY BUILDING (1 STORY)	1,195 S.F.	4,482 S.F.
TOTAL	168,330 S.F.	172,812 S.F.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1 (R)	328.47'	11499.10'	1°38'12"	N/A	N/A
C1 (M)	275.39'	11499.10'	1°22'20"	275.38'	S89°29'02"E

LINE TABLE

LINE	LENGTH	BEARING
L1	31.88'	N37°29'50"E
L2	32.56'	S36°29'39"E
L3	18.38'	N46°40'13"E

FUTURE LAND USE INDUSTRIAL ZONING IG

PROPERTY DEVELOPMENT REGULATIONS

FLU DESIGNATION	MINIMUM LOT DIMENSIONS	MAX. IMP. COVER	SET BACKS/SEPARATION
MF-20	SIZE: 9.33 WIDTH/FRONTAGE: 250' DEPTH: 250'	70% 58%	FRONT: 50' SIDE: 20* SIDE STREET: 16* REAR: 15%=96* 96*

NOTES: SETBACKS ARE MEASURED FROM THE BOUNDARY. * = EXISTING BUILDING SETBACKS

DATE	REVISIONS	BY	CHECKED
09/22/17	PER HUD RESPONSE	WRH	WRH
02/02/18	VE COORDINATION	WRH	WRH
02/02/18	FHA APPLICATION	WRH	WRH
05/24/18	PROVIDE EMERGENCY ACCESS PER CITY COMMENTS	WRH	WRH

**APARTMENTS AT AZURE ESTATES
F.K.A. STONYBROOK APARTMENTS
1555 DR. MARTIN LUTHER KING JR.
RIVIERA BEACH, FL 33404**



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

MASTER SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WRH	DG	WRH	WRH

PROJECT NO. 17-062
SCALE 1" = 40'
DATE AUGUST 7, 2017
SHEET NO. C-1
SHEET 1 OF

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006595
WILLIAM R. HOCKENSMITH, P.E.
LICENSE NO. 35540

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