

**LOCATION MAP**  
N.T.S.

**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 ADDITION: COMMUNITY BUILDING

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: 228 SPACES

HANDICAP PARKING: 13 SPACES

TOTAL PARKING PROVIDED: 241 SPACES

**SITE AREA CALCULATIONS**

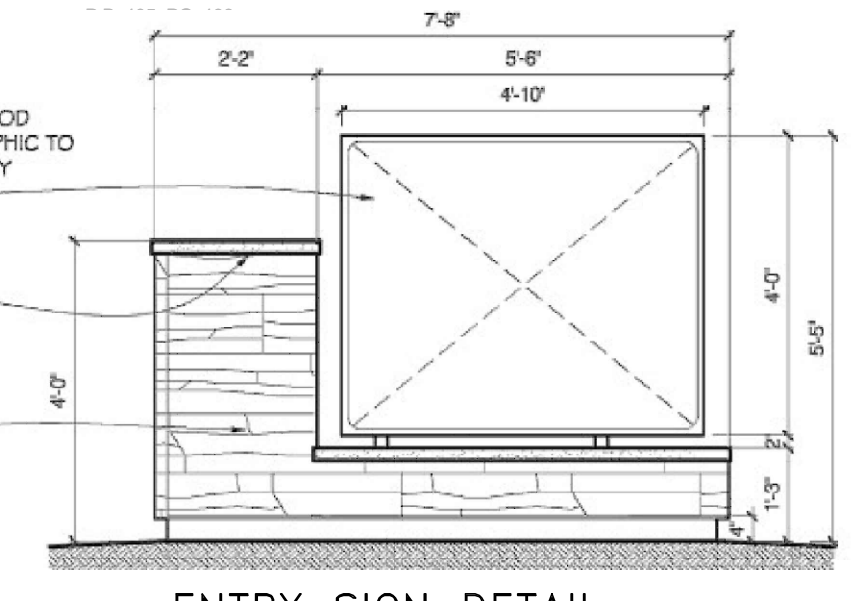
	EXISTING (INCLUDING RIGHT OF WAY TO BE ABANDONED)	PROPOSED
APARTMENT BUILDING (FOOTPRINT)	1.91 AC.	1.91 AC.
LAUNDRY/MAINTENANCE BUILDINGS	0.05 AC.	0.05 AC.
COMMUNITY BUILDING	0.00 AC.	0.07 AC.
PAVILION	0.00 AC.	0.02 AC.
PAVING	2.45 AC.	2.16 AC.
CONCRETE/DUMPSTER	0.07 AC.	0.12 AC.
SIDEWALK	0.85 AC.	1.07 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)	276.39'	11499.10'	1°22'20"	276.38'	S89°29'02"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.88'	N37°29'50"E
L2	32.56'	S38°23'39"E
L3	18.38'	N46°40'13"E

**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: 16'

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

DATE	REVISIONS	BY	CHECKED
07/20/18	PER CITY COMMENTS	WRH	WRH
08/08/18	ADDED GUARD HOUSE	WRH	WRH

**APARTMENTS AT AZURES 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  
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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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