

Gentile Glas Holloway O'Mahoney & Associates, Inc.
 Landscape Architects
 Planners and Environmental Consultants

1907 Commerce Lane
 Suite 101
 Jupiter, Florida 33458
 561-575-9551
 561-575-5260 FAX
 www.landscape-architects.com

Final Site Plan Crab Pot Site Riviera Beach, Florida

Designed: PSS, GGG
 Drawn: PSS
 Approved: GGG/BJM/MTH/JML
 Date: 10-2-16
 Job no. 15-1017
 Revisions: 3-10-17

Seal

LC 0000117

Sheet Title:
Final Site Plan

Scale: 1"=10'-0"

Sheet No.

FSP-1

15-1017

Site Data

SUBJECT SITE AREA	0.34 ACRE (14,818.95 S.F.)
ZONING DISTRICT	DG, DOWNTOWN GENERAL
LAND-USE CLASSIFICATION	DOWNTOWN MIXED USE
TOTAL BUILDING AREA	4,482 S.F.
IMPERVIOUS AREA	10,371.71 S.F. (70%)
PERVIOUS AREA	4,447.24 S.F. (30%)

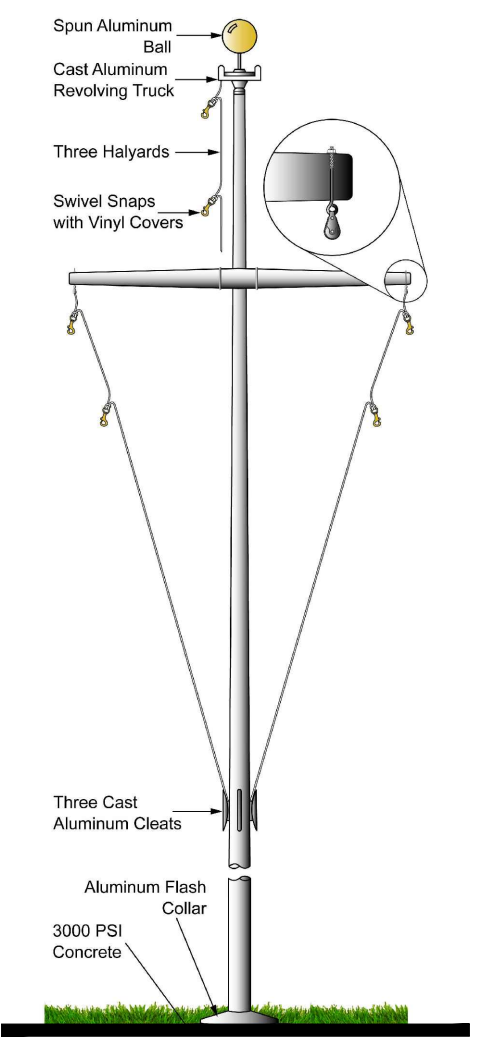
Building Data

TOTAL BUILDING AREA:	4,482 S.F.
FAR (2.0 MAX)	0.30 FAR
BUILDING LOT COVERAGE	
PERMITTED	80% MAX.
PROVIDED	30%
NUMBER OF STORIES	1 STORY
BUILDING HEIGHT	3 STORY MAX.
SETBACKS	REQ. PROVIDED
FRONT	10' MIN. 13.42'
REAR	10' MIN. 10'
SIDE CORNER	0 MIN. 5.61', 71.35'

Parking Data

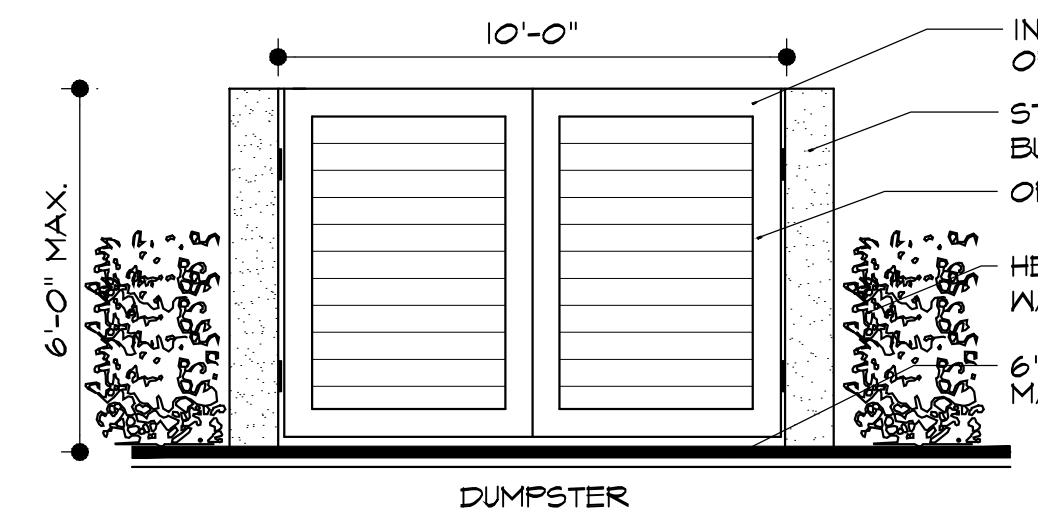
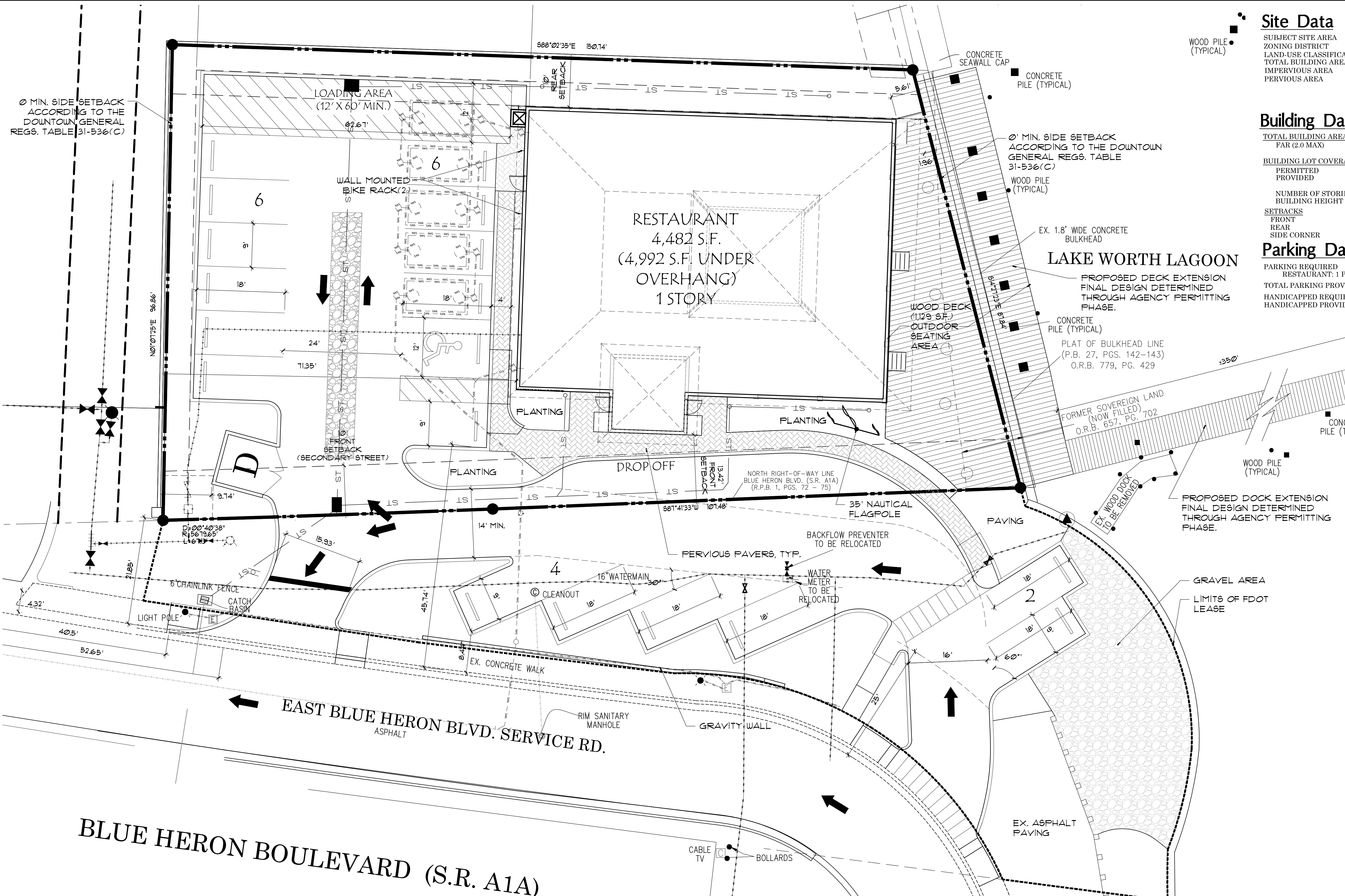
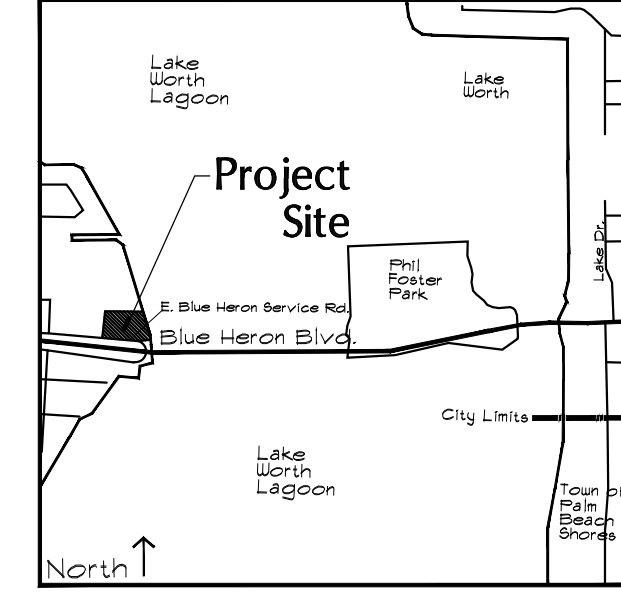
PARKING REQUIRED	15 SPACES
RESTAURANT: 1 PER 300	
TOTAL PARKING PROVIDED	18 SPACES (12 ON SITE)
HANDICAPPED REQUIRED	1 SPACE
HANDICAPPED PROVIDED	1 SPACE

"ALL DOCK IMPROVEMENTS ARE SUBJECT TO APPROVAL AND PERMITTING BY ALL PERTINENT REGULATORY AGENCIES PRIOR TO THEIR BUILDING PERMIT ISSUANCE"

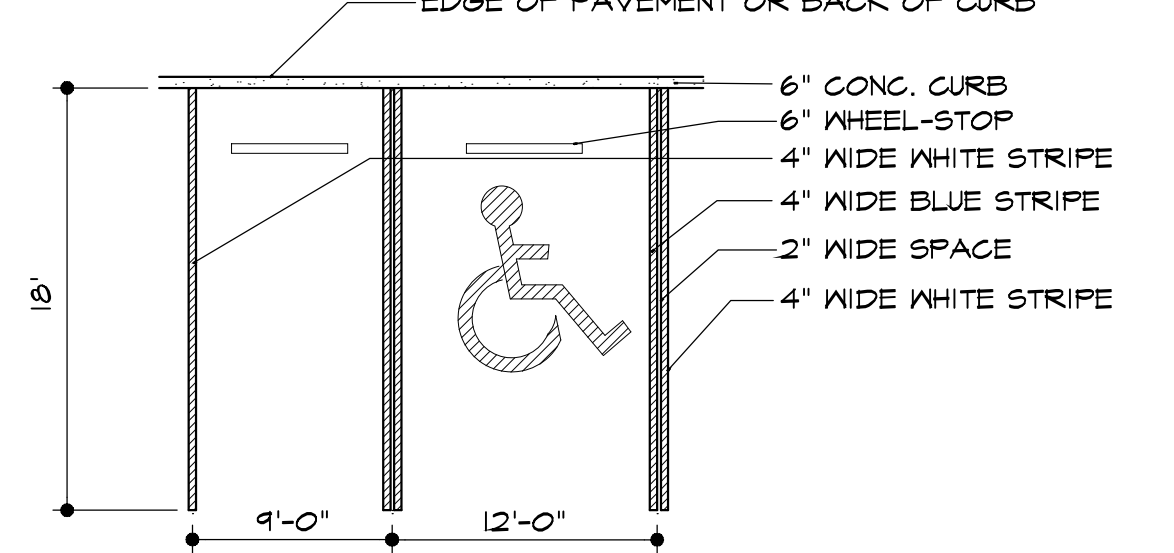


35' Flag Pole
 N.T.S.
 *FLAGS ONLY AS PERMITTED UNDER THE CITY OF RIVIERA BEACH ORDINANCES

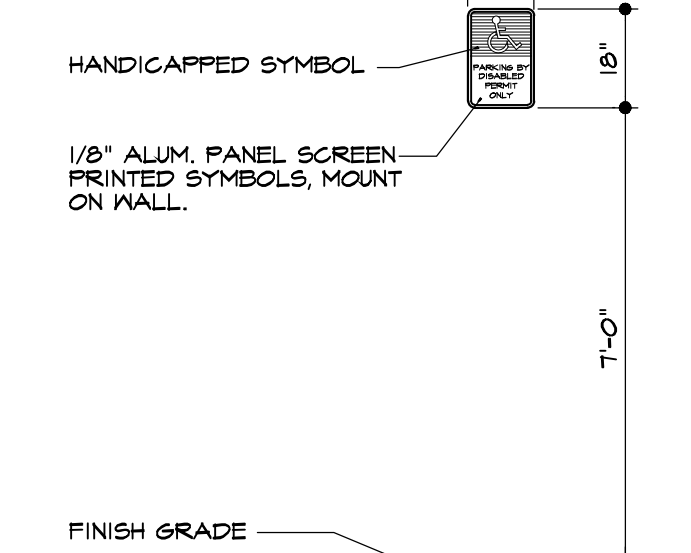
Location Map



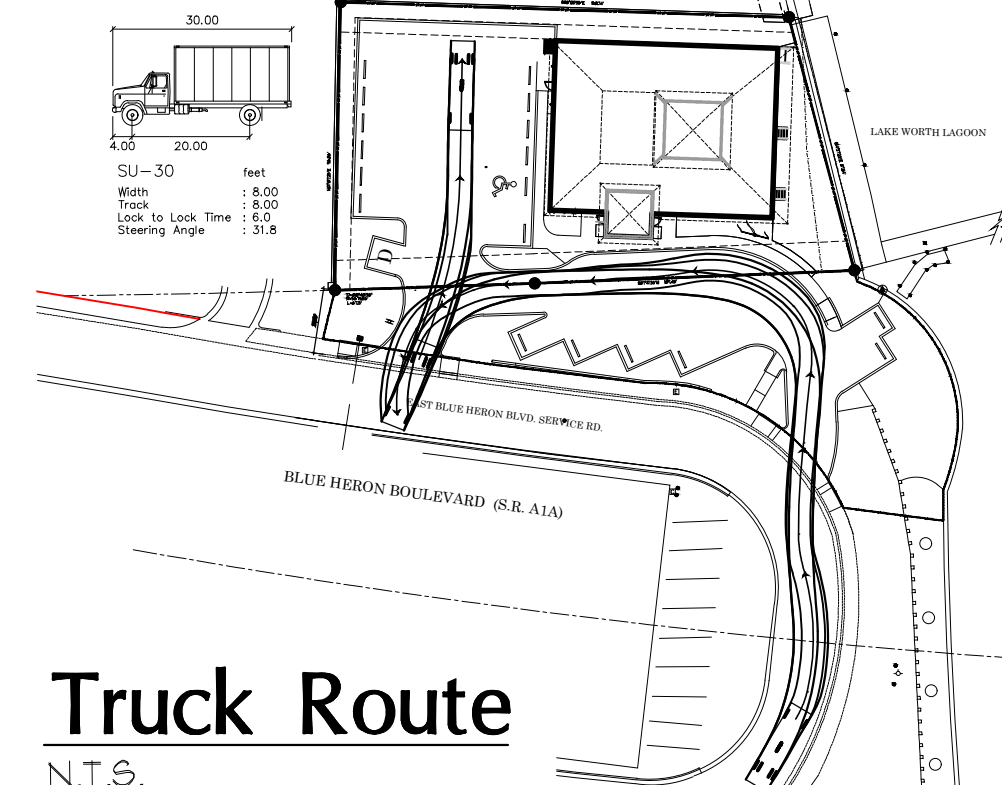
Dumpster Enclosure Detail
 N.T.S. FRONT ELEVATION



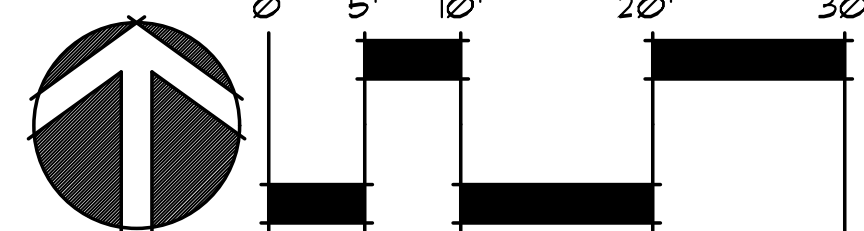
Parking Stall Detail
 N.T.S.



Disabled Parking Sign
 N.T.S.



Truck Route
 N.T.S.



FILE N:\CRAB POT - 15-1017\DRAWINGS\26-0 FINAL SITE PLAN 15.DWG
 PLOTTED: 3/16/17 AT 11:25 AM BY: DSIEBEN
 SHEET: FSP-01