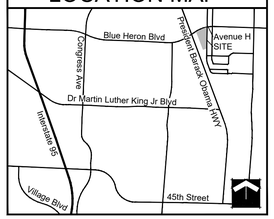
LOCATION MAP



SITE TABULAR DATA	
Application Name	Temporary FS 87 at Wells Res 21-21
Application Number	SP-
Future Land Use Designation	Recreational (REC)
Zoning District	Community Facility (CF)
Property Control Number	56-43-42-28-25-029-0000
Applicable Overlay(s)	Principal Arterial
Section, Township, Range	28/42/43
Existing Use	Recreational Park
Proposed Use	Apparatus Bay, Supply Storage, Temporary Fire Station
Total Site Area	8.81 AC. (383,764 s.f.)
Total Affected Area	0.91 AC. (39,554 s.f.)
Total Gross Floor Area	10,072 s.f.
Apparatus Bay	4,000 s.f.
Supply Storage	3,192 s.f.
Temporary Fire Station	2,880 s.f.
Total Floor Area Ratio	0.03
Total Building Coverage	3%
Impervious Area (Total Site Area)	7%
Buildings	10,072 s.f.
Pavement/Walks	17,571 s.f.
Pervious Area (Total Site Area)	93%
Open Space	355,911 s.f.
Number of Stories	1
Parking Required (Peak Shift)	9 SPACES
Proposed Parking	17 SPACES
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Traffic Analysis Zone	145

Concurrency Approval*
Apparatus Bay 4,000 s.f.
Supply Storage 3,192 s.f.
Temporary Fire Station 2,880 s.f.

*Concurrency is approved for the above uses and amounts shown on this plan

CF PROPERTY DEVELOPMENT REQUIREMENTS												
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX FAR	MAX BLDG COVER	MIN. PERVIOUS	SETBACKS/SEPARATIONS			
		SIZE	WIDTH	FRONTAGE	DEPTH				FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CF	--	--	--	--	--	--	--	--	--	--	--
PROP	CF	8.81 AC.	704.72'	704.72'	672.15'	0.03	3%	93%	86'	654'	21'	1,447'

DEVELOPMENT TEAM

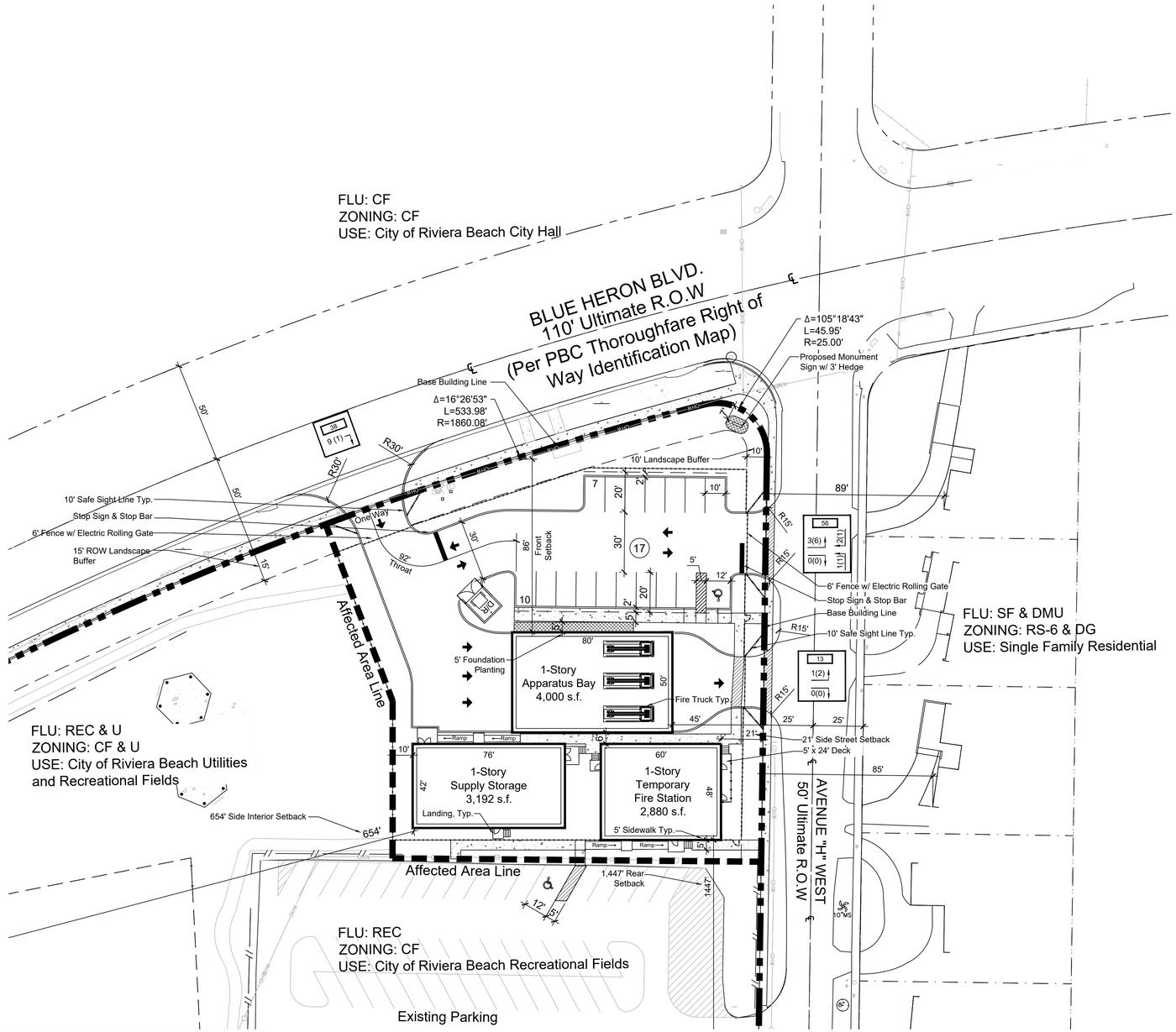
DEVELOPER:	CITY OF RIVIERA BEACH
	600 W BLUE HERON BLVD
	RIVIERA BEACH, FL 33404
	(561) 845-4060
ARCHITECT:	ADVANCED MODULAR STRUCTURES, INC.
	1911 NW 15TH STREET
	POMPANO BEACH, FL 33069
	(954) 960-1550
CIVIL ENGINEER:	DOUG WINTER COMPANIES, INC.
	4047 OKEECHOBEE BLVD, SUITE 222
	WEST PALM BEACH, FL 33409
	(561) 471-9863
TRAFFIC ENGINEER:	PTC TRANSPORTATION CONSULTANTS
	2005 VISTA PARKWAY, SUITE 111
	WEST PALM BEACH, FL 33411
	(561) 296-9698
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	KCI TECHNOLOGIES, INC.
	1425 W. CYPRESS CREEK ROAD, SUITE 101
	FORT LAUDERDALE, FL 33309
	(954) 776-1616

NOTES

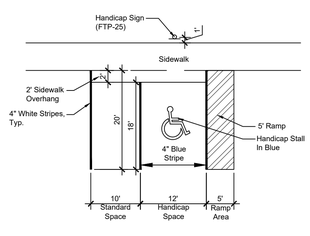
BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY KCI TECHNOLOGIES, INC. DATED 03/31/21

D/R DUMPSTER WITH ENCLOSURES

0 15' 30' 60' 90'
Scale 1"= 30'-0"
North



PARKING AND STRIPING



PARKING STALL DIMENSIONS:
STANDARD 10'X20'
HANDICAP 12'X20' PLUS 5' RAMP AREA

N.T.S

AMENDMENT STAMP	ZONING STAMP

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Temporary FS 87 at Wells Res 21-21

The City Of Rivera Beach, Florida

Date:	05/04/21
Scale:	1" = 30'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	1020.01
Job No.	20-08

REVISIONS / SUBMISSIONS

Site Plan

SP-2 of 2