

Litterick Landscape Architecture

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Project Name

Nuvo Riverside Storage & R&D
A Nuvo Development
10384 Riverside Drive
Palm Beach Gardens, Florida

Landscape Architect of Record

Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 30'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/12/16
Job no.:
Revisions: 12/5/16

Sheet No.

SP-1

SITE DATA:

NAME OF APPLICATION: NUVO RIVERSIDE OFFICE & R&D
FUTURE LAND USE DESIGNATION: INDUSTRIAL
ZONING DESIGNATION: PUD - PLANNED UNIT DEVELOPMENT, M-1A LIGHT INDUSTRIAL
SECTION/TOWNSHIP/RANGE: 07/42/43
PCN: 52-43-42-07-00-000-7010
PARCEL 'A' 70,269.81 S.F. (1.61 ACRES MORE OR LESS)
PARCEL 'B' 79,619.99 S.F. (1.83 ACRES MORE OR LESS)
GROSS SITE AREA: 149,889.79 S.F. (3.44 ACRES MORE OR LESS)

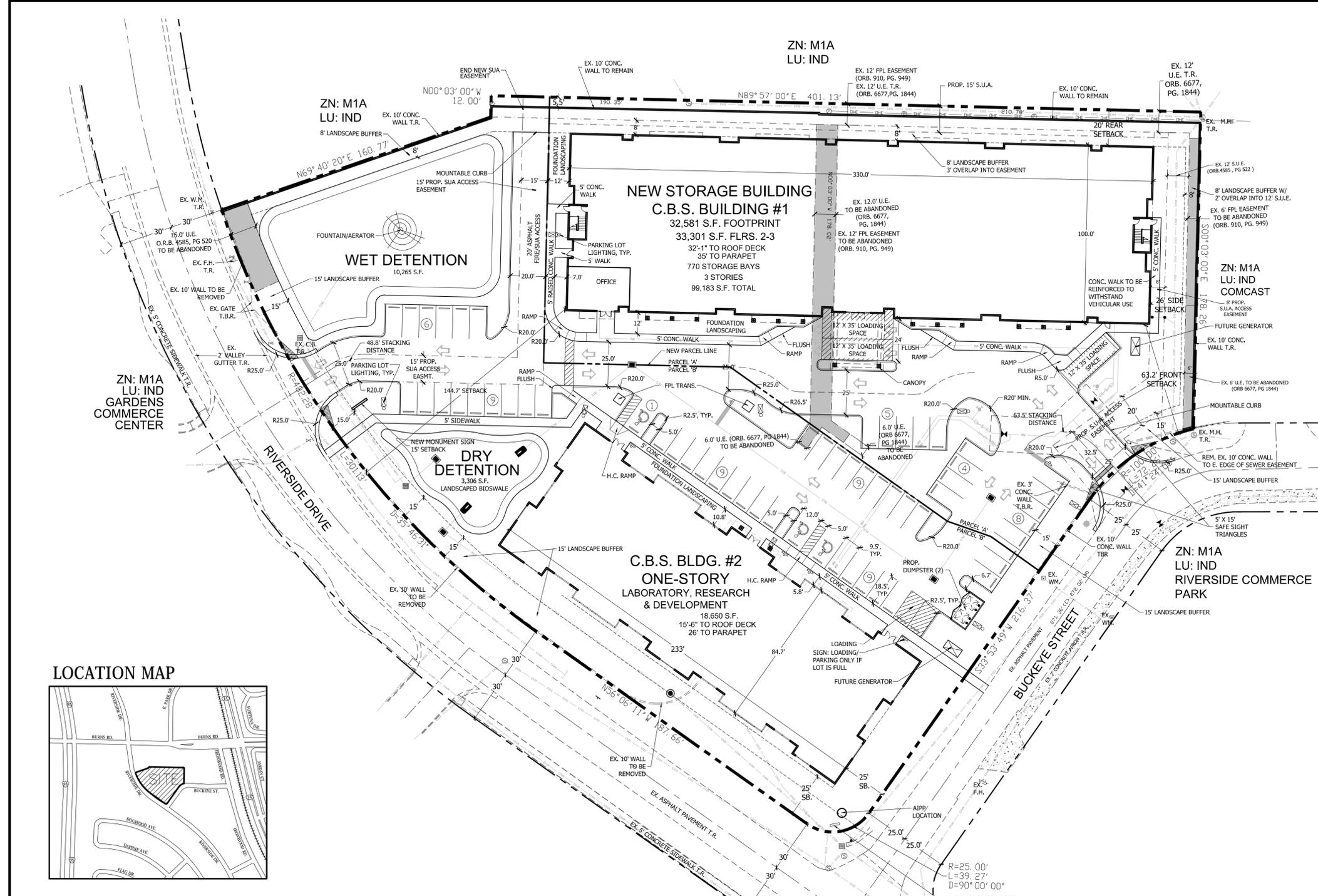
PROPOSED USES:
BUILDING 1 SELF-STORAGE: 99,183 S.F. (770 STORAGE BAYS)
BUILDING 2 LAB/R&D: 18,650 S.F.
*LAB/R&D CONTAINS 6,750 S.F. OF ANCILLARY OFFICE USE (36.2%)
BLDG. LOT COVERAGE: 51,353.3 S.F. (34.2%)
MAX. BUILDING HEIGHT: 40' (TO ROOF DECK)
OPEN SPACE (PERVIOUS): 55,457.36 S.F. (37.0%)
IMPERVIOUS AREA: 94,432.43 S.F. (63.0%)
BLDG. COV.: 51,353.3 S.F. (34.2%)
VEHICULAR USE AREA: 36,477.93 S.F. (24.3%)
SIDEWALK/CURB/WALL/MISC.: 6,001.2 S.F. (4.4%)

PARKING DATA:

BUILDING 1 770 BAY SELF STORAGE: 14 SPACES (1 SPACE/75 BAYS PLUS 4 FOR OFFICE)
BUILDING 2 18,650 S.F. LAB/R&D: 19 SPACES (1/1,000 S.F.) PLUS 27 SPACES (1/250 S.F.)
ANCILLARY OFFICE (36.2% OR 6,750 S.F.): 60 SPACES
TOTAL PARKING REQUIRED: 60 SPACES
TOTAL PARKING PROVIDED: 60 SPACES
HANDICAP PARKING REQUIRED: 3 SPACES
HANDICAP PARKING PROVIDED: 3 SPACES

GENERAL NOTES:

1. THE INTERIOR PARCEL LINES SHOWN HEREON ARE SHOWN FOR OWNERSHIP PURPOSES ONLY AND ARE SUBJECT TO CROSS ACCESS, CROSS PARKING AND COMMON MAINTENANCE PROVISIONS AS REQUIRED BY THE CITY.
2. THERE SHALL BE NO LANDSCAPING OTHER THAN SOD WITHIN THE TWO-FOOT PARKING SPACE OVERHANG IN ACCORDANCE WITH SECTION 78-344(D) OF THE CITY'S LDRS.
3. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREAS, IN LIEU OF THERMOPLASTIC MATERIAL, PER SECTION 78-344 OF THE CITY'S LDRS.



LOCATION MAP



LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 7 AT A DISTANCE OF 650.13 FEET EASTERLY FROM, MEASURED ALONG SAID EAST-WEST QUARTER SECTION LINE, THE QUARTER SECTION CORNER IN THE WEST LINE OF SAID SECTION 7 (SAID EAST-WEST QUARTER SECTION LINE IS ASSUMED TO BEAR NORTH 89°57'00" EAST); THENCE SOUTH 10°33'45" EAST, A DISTANCE OF 230.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 482.28 FEET AND A CENTRAL ANGLE OF 09°45'55"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 69°40'20" EAST, ALONG A RADIAL LINE, A DISTANCE OF 160.77 FEET; THENCE NORTH 00°03'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°57'00" EAST, A DISTANCE OF 401.13 FEET; THENCE SOUTH 00°03'00" EAST, A DISTANCE OF 178.26 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, AT WHICH THE RADIUS POINT BEARS SOUTH 14°42'06" EAST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 41°24'05"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°53'49" WEST, A DISTANCE OF 216.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BUCKEYE STREET); THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°06'11" WEST, A DISTANCE OF 187.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 482.28 FEET AND A CENTRAL ANGLE OF 35°46'31"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 301.13 FEET TO THE POINT OF BEGINNING (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE).

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAIN 3.441 ACRES, MORE OR LESS.

PROJECT TEAM

- DEVELOPER**
Nuvo Development, LLC
288 North Park Avenue
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Contact: Tonya Mellen (321-972-9838)
- DEVELOPMENT MANAGER/AGENT**
Managed Land Entitlements, LLC
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Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-689-9500)
- CIVIL ENGINEER**
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The Forum III
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West Palm Beach, Florida 33401
Contact: Todd McCleod (561-689-9500)
- LANDSCAPE ARCHITECT**
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
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- ARCHITECT**
Farmer Architecture, Inc.
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