

RD ROYAL PALM BEACH, LLC SR 80 APARTMENT COMPLEX

BEING A PORTION OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA,
DECEMBER 2016
SHEET 2 OF 5

SOUTHERN BOULEVARD

ACME RD

C-8 CANAL

U.S. 441 (S.R. 7)

LWDD S-4

LOCATION MAP
NOT TO SCALE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
2016 AND DULY RECORDED

IN PLAT BOOK NO. _____
ON PAGE(S) _____

SHARON R. BOCK,
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

42

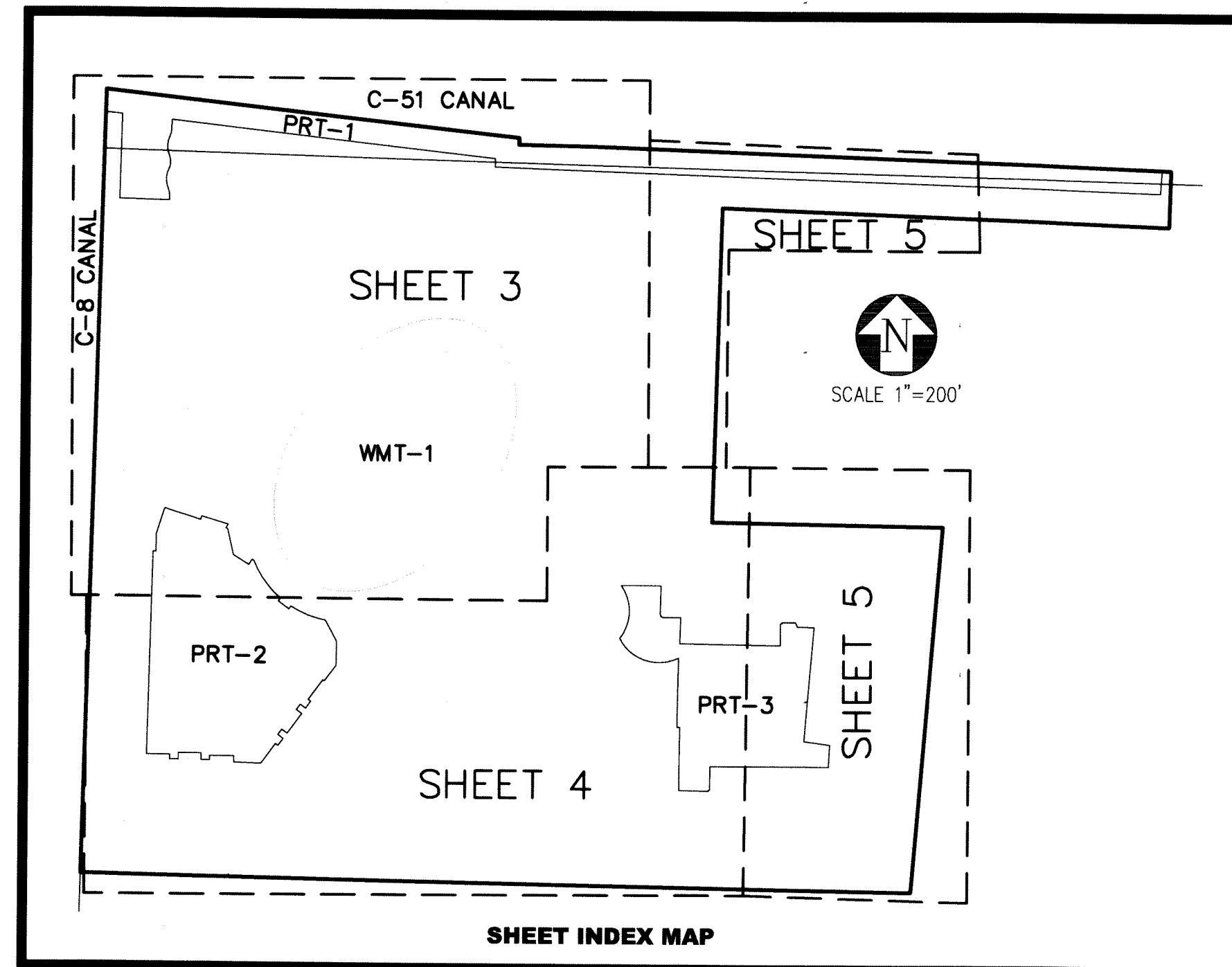
SUMMARY DATA

SUBDIVISION NAME:	SR 80 APARTMENT COMPLEX
PROJECT ENGINEER:	KEITH B. JACKSON, P.E.
STREET NAMES:	BRADFORD WAY
NUMBER OF LOTS:	1
LINEAR FEET OF STREETS:	659 LINEAR FEET
TOTAL AREA THIS PLAT:	29.86± ACRES
OWNER:	RD ROYAL PALM BEACH, LLC A FLORIDA LIMITED LIABILITY COMPANY
AGENT:	LINDSAY LIBES
PROJECT SURVEYOR:	C. ANDRE RAYMAN, P.S.M.

SITE DEVELOPMENT STANDARDS

CRITERIA	REQUIRED	PROPOSED
MINIMUM LOT AREA	3 ACRES	29.86 ACRES
MINIMUM LOT WIDTH	200'	935'
MAXIMUM BUILDING HEIGHT	32' (3 STORIES)	29' (3 STORIES)
SETBACKS (MINIMUM)		
FRONT	50'	50'*
REAR	30'	100'*
SIDE (INTERIOR)	20'	71'*
SIDE (CORNER)	40'	81'*
MINIMUM FLOOR AREA		
1-BEDROOM	1,000 SF	719**/806** SF
2-BEDROOM	1,200 SF	1,099**/1,141**/1,230 SF
3-BEDROOM	1,350 SF	1,215**/1,287** SF
AVERAGE PER BUILDING	1,200 SF	TYP I: 894** SF TYP IA: 919** SF TYP II: 987** SF TYP IIA: 995** SF TYP III: 1,147** SF TYP IV: 831** SF
MAXIMUM LOT COVERAGE	25%	14.5%
MINIMUM PERVIOUS AREA	50%	51.3%

* INDICATES THAT THE MINIMUM WILL BE MET, BUT MAY VARY FOR EACH APARTMENT BUILDING.
** INDICATES A DEFICIENCY IN THE DEVELOPMENT STANDARDS WHICH WILL BE ADDRESSED THROUGH A VARIANCE.



SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: ■ PRM LB#6603
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N01°30'19"E, NAD 83, 1990 ADJUSTMENT, ALONG THE WEST LINE OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OF ROYAL PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90) ZONE = FLORIDA EAST ZONE LINEAR UNITS = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000156 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION
- RECORDING REFERENCES SHOWN HEREON REFERENCE THE PALM BEACH COUNTY PUBLIC RECORDS.

LEGEND

⊙	CENTERLINE
LWDD	LAKE WORTH DRAINAGE DISTRICT
O.R.B.	OFFICIAL RECORD BOOK
SFWMD	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
R/W	RIGHT-OF-WAY
■	SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED P.R.M. LB#6603
□	FOUND PERMANENT REFERENCE MONUMENT AS NOTED
●	SET MAG NAIL AND DISK PCP LB#6603
⊙	SET #5 IRON ROD AND CAP ENGENUITY LB#6603
R	RADIUS
L	ARC LENGTH
Δ	DELTA ANGLE
W.S.E.	WATER AND SEWER EASEMENT
PRT	PRIVATE RECREATION TRACT
WMT	WATER MANAGEMENT TRACT
D.B.	DEED BOOK
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. L5#4938 STATE OF FLORIDA, ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS 1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409. CERTIFICATE OF AUTHORIZATION NO. LB0006603

RD ROYAL PALM BEACH, LLC SR 80 APARTMENT COMPLEX

A Higher Standard of Excellence

ENGINEERS • SURVEYORS • GIS MAPPERS

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WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

DATE	12/14/2016
SCALE	1"=200'
CAD FILE	14124.02 PLAT
S05X PROJECT	14124.01 SHELBY HOME
DRAWN	STAFF
CHECKED	JM

SHEET

2/5

JOB NO.
14124.02