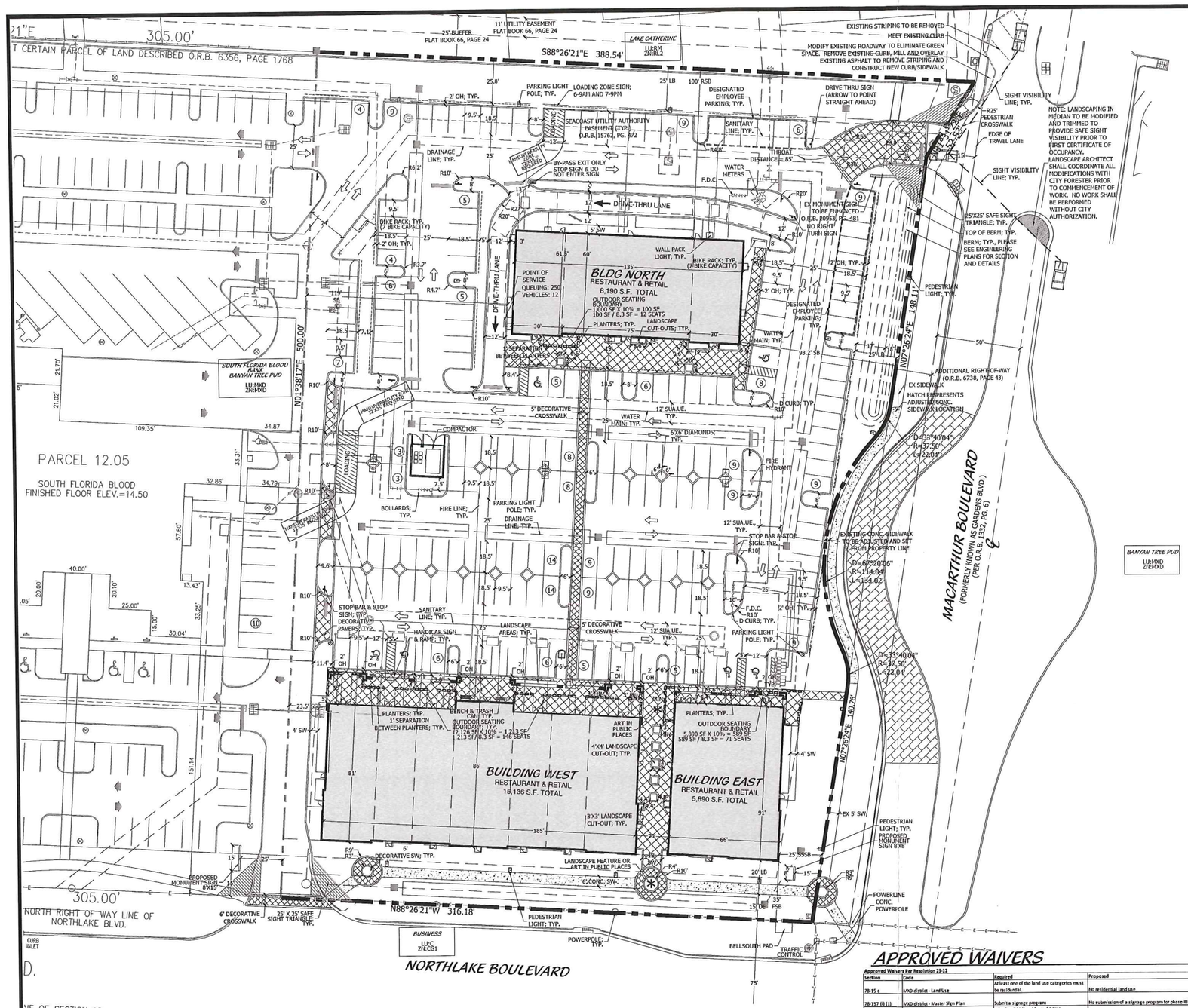


LOCATION MAP

SITE DATA

NAME OF PROJECT	NORTHLAKE GARDENS		
PCN: 82-43-42-18-22-000-0020			
SECTION: 18, TOWNSHIP: 42, RANGE: 43			
FLU DESIGNATION:	MIXED USE		
ZONING DESIGNATION:	PUD / MXD		
OVERLAYS:	NBOZ - CENTRAL		
PETITION NUMBER:	TBD		
PHASE II SITE AREA	3.87 AC	168,761.66 SF	
FLOOD ZONE	B		

BUILDING DATA

BUILDING NORTH		
RESTAURANT, RESTAURANT WITH DRIVE-THRU, & RETAIL	8,190	SF
BUILDING EAST		
RESTAURANT & RETAIL	5,890	SF
BUILDING WEST		
RESTAURANT & RETAIL	15,136	SF
GROSS SQUARE FOOTAGE	**29,216**	**SF**

USES

RESTAURANT	18,016	SF
RESTAURANT WITH DRIVE-THRU	1,000	SF
RETAIL	10,200	SF
TOTAL	**29,216**	**SF**

OUTDOOR SEATING

RESTAURANT (10% OF RESTAURANT SF)	1,902	SF
(OUTDOOR SEATING SF/8.3)	229	SEATS

LAND USE ALLOCATION

	SF	AC	%
BUILDING LOT COVERAGE	29,231.58	0.67	17.3%
VEHICULAR USE AREA	87,629.51	2.01	51.9%
OPEN SPACE	38,775.53	0.89	23.0%
SIDEWALK & PLAZA	13,124.95	0.30	7.8%
TOTAL	**168,761.57**	**3.87**	**100.0%**

SURFACE COVER

	SF	AC	%
IMPERVIOUS AREA			
BUILDING LOT COVERAGE	29,231.58	0.67	17.3%
VEHICULAR USE AREA	87,629.51	2.01	51.9%
SIDEWALKS WITHIN INTERIOR SPACES	10,978.03	0.25	6.5%
SIDEWALKS WITHIN BUFFERS	2,146.91	0.05	1.3%
TOTAL IMPERVIOUS	**129,986.04**	**2.98**	**77.0%**
PERVIOUS AREA			
LANDSCAPE BUFFERS	21,288.33	0.49	12.61%
INTERIOR GREEN SPACE	17,487.20	0.40	10.36%
TOTAL PERVIOUS	**38,775.53**	**0.89**	**22.98%**
*** TOTAL**	**168,761.57**	**3.87**	**100.0%**

* NOTE: CALCULATIONS UNDER BY 0.07 SF (0.0001%) DUE TO CAD OPERATOR HUMAN ERROR.

BUILDING DATA	REQUIRED	PROVIDED
MAXIMUM LOT COVERAGE	35%	17.3%
MAXIMUM BUILDING HEIGHT	55'	35'
BUILDING STORIES		1
PHASING		1

BUILDING SETBACK DATA	REQUIRED	PROVIDED
FRONT (SOUTH)	30'	35'
REAR (NORTH)	25'	100'
SIDE STREET (EAST)	40'	25'
SIDE (WEST)	20'	23.5'

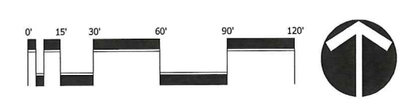
PARKING CALCULATIONS	REQUIRED	PROVIDED
PHASE II RESTAURANT (1/150SF + 1/250SF)	203	
PHASE II RETAIL (1/250SF)	41	
TOTAL PARKING FOR PHASE II ONLY	244	209
TOTAL PARKING FOR PHASES I & III ONLY	300	335
TOTAL PARKING FOR PHASES I, II, & III	544	544
HANDICAP SPACES (INCLUDED IN TOTAL)	6	6
BICYCLE PARKING (2 BICYCLE RACKS WITH 7 SPACES EACH)	12	14

ADDITIONAL OPEN SPACE FOR REDUCED PARKING
(1.5 SF PER 1 SF OF REDUCED PARKING)
10' X 18.5' = 185 SF (STANDARD PARKING)
9.5' X 18.5' = 175.75 SF (REDUCED PARKING)
185 SF (STANDARD) - 175.75 SF (REDUCED) = 9.25 SF DIFFERENCE
9.25 SF X 203 SPACES (EXCLUDING HANDICAP SPACES) *1.5 SF = 2,816.63

38,775.53 SF OPEN SPACE - 25,314.25 SF (15% MIN OPEN SPACE) = 13,461.28 SF ADD'L OPEN SPACE

	REQUIRED	PROVIDED

Site Plan



Scale: 1" = 30'

North

NOTES

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL PER CONFORMANCE WITH SECTION 78-344 OF THE LDR.

LEGEND

CONC.	CONCRETE	SSSB	SIDE STREET SETBACK
EX	EXISTING	SW	SIDEWALK
F.D.C.	FIRE DEPARTMENT CONNECTION	TYP.	TYPICAL
FH	FIRE HYDRANT	UE.	UTILITY EASEMENT
FSB	FRONT SETBACK	ZN	ZONING
LU	LAND USE		
LB	LANDSCAPE BUFFER		STOP SIGN
R	RADIUS		HANDICAP SIGN
RSB	REAR SETBACK		DIRECTIONAL SIGN
SSB	SIDE SETBACK		

LEGAL DESCRIPTION

LOT 2 , PLAT OF SOUTH FLORIDA BLOOD BANK, AS RECORDED IN PLAT BOOK 106, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH ALL EASEMENTS CREATED BY THE DECLARATION OF COVENANTS RECORDED AT OFFICIAL RECORD BOOK 13668, PAGE 418, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVED WAIVERS

Approved Waivers Per Resolution 23-12

Section	Code	Required	Proposed	Waiver
78-15 c	MXD district - Land Use	At least one of the land use categories must be residential.	No residential land use	All non-residential land use
78-157 (i) (1)	MXD district - Master Sign Plan	Submit a signage program	No submission of a signage program for phase III	No signage program for phase III
78-285	Permitted Signs- Ground Signs	1 for first 300 lineal feet of ROW. 1 for each additional 700 lineal feet of ROW	5 ground signs	2 ground signs
78 285	Permitted Signs- Ground Signs	Ground signs can be a max of 15 feet wide	2 ground signs 6 feet in height and 52 feet wide in phase III	37 feet
78-285	Permitted Signs- Ground Signs	3 ground signs for 2,101 feet of ROW frontage	4 ground signs for 2,101 feet of ROW frontage	1 ground sign
78 508 (B)	Intersections	150 feet minimum distance between proposed and existing intersection	110 feet separation	40 feet
78-227 (e) (2) b	NBOZ District	Building height of 55 feet	58 feet for phase I	3 feet
78 229, Table 5 &	NBOZ District	Flat wall sign to be located at first floor level	To allow 1 flat wall sign immediately below the 4th floor roof line for phase I	1 wall sign above first floor
78-285	Permitted Signs - Ground Signs	Ground sign with 3 feet of solid base with no sign copy	Ground sign with a solid base of 18 inches without sign copy for phase III	18 inches
78-285	Permitted Signs - Wall Sign	1 wall sign per tenant	2 wall signs for bank building in phase III	1 additional wall sign
78-229	NBOZ Signage and outdoor displays	No separate site ID sign and 1 tenant on ground sign	1 site ID sign and 2 tenant signs on ground sign in phase III	1 site ID sign and 1 addt'l tenant name on ground sign
78-228 (i) (2) e	NBOZ Interior landscape islands	8 foot wide landscape islands	5 foot wide landscape islands for phase II	3 feet
78-284 (i) (3)	NBOZ Divider median	5 foot unencroached landscape area	5 foot divider median in phase II	5 feet total
78-284 (i) (3) b	Foundation landscape and plantings	Foundation planting width shall be 30% of the height of the adjacent wall	7.4 feet of foundation plantings along 82% of the perimeter of bldg in phase II	7.6 feet
78-285	Permitted Signs - Principal Tenant Wall Sign	No longer applicable	Principal tenant/bldg ID wall sign to be located at top of bldg in phase II	No longer applicable
78-285	Permitted Signs - Wall Sign	1 flat/wall sign per tenant	2 flat/wall signs per ground floor user in phase II	1 flat/wall sign per tenant
78 285	Permitted Signs - Ground Sign	1 for first 300 lineal feet of ROW. 1 for each additional 700 lineal feet of ROW	6 ground signs for phase III	3 ground signs

PROPOSED WAIVERS

Section	Code	Required	Proposed	Waiver
78-230 (b) (4) Table 6-2	NBOZ Proposed Setbacks	40 foot Side Corner Setback	25 feet	15 feet
78-285: Table 24	Permitted Signs - Ground Signs	5 ground signs per PUD approval	6 ground signs	1 ground sign
78-285: Table 24	Permitted Signs - Ground Floor Tenant Wall Sign	24" letter height and 70 SF maximum area	30" letter height and 80 SF maximum area for 5 signs	Increased letter height of 6" and 10 SF for 5 tenant signs
78-285: Table 24	Permitted Signs - Ground Floor Tenant Wall Sign	1 sign per tenant space or bay	4 additional signs for end-cap users	4 Signs
78-319(a)(2)	Landscape Buffer	20 feet width	Average of 20 feet proposed on MacArthur	Average of 20 feet

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Lic# LC-C000239

Northlake Gardens

Banyan Tree PUD Phase II
Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	NP
APPROVED	DEH
JOB NUMBER	11-0917
DATE	11-15-13
REVISIONS	03-04-14
	05-02-14
	07-18-14
	08-20-14
	10-10-14
	01-09-15
	02-04-15
	02-16-15

CITY OF PALM BCH GARDENS
FEB 17 2015
PLANNING & ZONING

January 19, 2015 11:52:23 a.m.
drawing: 11-0917-SP.DWG

SHEET 1 OF 2

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