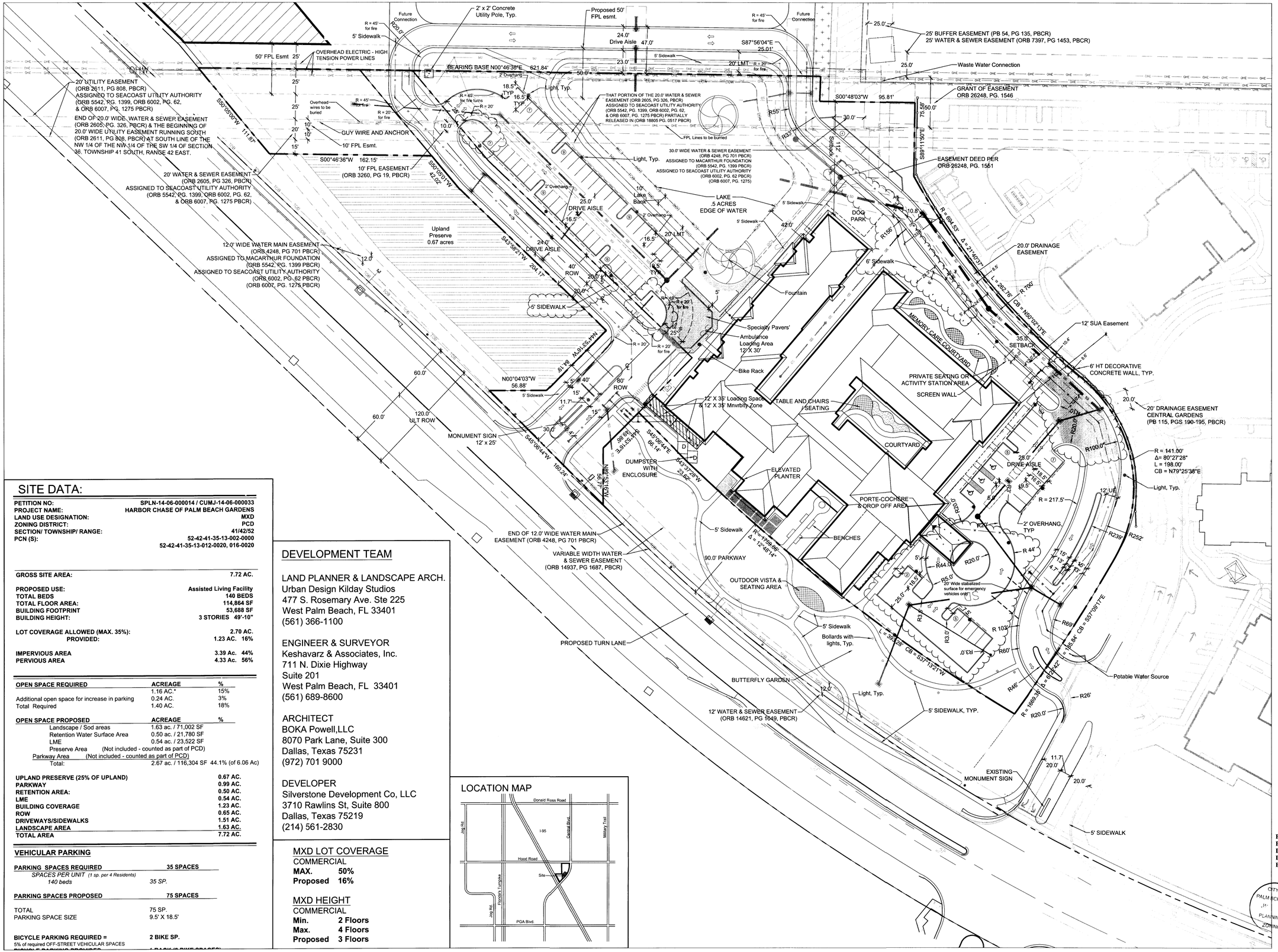

SITE DATA:

PETITION NO:	**SPLN-14-06-000014 / CUMJ-14-06-000033**
PROJECT NAME:	**HARBOR CHASE OF PALM BEACH GARDENS**
LAND USE DESIGNATION:	**MXD**
ZONING DISTRICT:	**PCD**
SECTION/ TOWNSHIP/ RANGE:	**41/42/52**
PCN (S):	**52-42-41-35-13-002-0000** **52-42-41-35-13-012-0020, 016-0020**
GROSS SITE AREA:	**7.72 AC.**
PROPOSED USE:	**Assisted Living Facility**
TOTAL BEDS	**140 BEDS**
TOTAL FLOOR AREA:	**114,864 SF**
BUILDING FOOTPRINT	**53,688 SF**
BUILDING HEIGHT:	**3 STORIES 49'-10"**
LOT COVERAGE ALLOWED (MAX. 35%):	**2.70 AC.**
PROVIDED:	**1.23 AC. 16%**
IMPERVIOUS AREA	**3.39 Ac. 44%**
PERVIOUS AREA	**4.33 Ac. 56%**

OPEN SPACE REQUIRED	**ACREAGE**	**%**
	1.16 AC.*	15%
Additional open space for increase in parking	0.24 AC.	3%
Total Required	1.40 AC.	18%

OPEN SPACE PROPOSED	**ACREAGE**	**%**
Landscape / Sod areas	1.63 ac. / 71,002 SF	
Retention Water Surface Area	0.50 ac. / 21,780 SF	
LME	0.54 ac. / 23,522 SF	
Preserve Area (Not included - counted as part of PCD)		
Parkway Area (Not included - counted as part of PCD)		
Total:	2.67 ac. / 116,304 SF	44.1% (of 6.06 Ac)

UPLAND PRESERVE (25% OF UPLAND)	**0.67 AC.**
PARKWAY	**0.99 AC.**
RETENTION AREA:	**0.50 AC.**
LME	**0.54 AC.**
BUILDING COVERAGE	**1.23 AC.**
ROW	**0.65 AC.**
DRIVEWAYS/SIDEWALKS	**1.51 AC.**
LANDSCAPE AREA	**1.63 AC.**
TOTAL AREA	**7.72 AC.**

VEHICULAR PARKING

PARKING SPACES REQUIRED	**35 SPACES**
SPACES PER UNIT (1 sp. per 4 Residents)	
140 beds	*35 SP.*
PARKING SPACES PROPOSED	**75 SPACES**
TOTAL	75 SP.
PARKING SPACE SIZE	9.5' X 18.5'
BICYCLE PARKING REQUIRED =	**2 BIKE SP.**

5% of required OFF-STREET VEHICULAR SPACES

DEVELOPMENT TEAM

LAND PLANNER & LANDSCAPE ARCH.
Urban Design Kilday Studios
477 S. Rosemary Ave. Ste 225
West Palm Beach, FL 33401
(561) 366-1100

ENGINEER & SURVEYOR
Keshavarz & Associates, Inc.
711 N. Dixie Highway
Suite 201
West Palm Beach, FL 33401
(561) 689-8600

ARCHITECT
BOKA Powell,LLC
8070 Park Lane, Suite 300
Dallas, Texas 75231
(972) 701 9000

DEVELOPER
Silverstone Development Co, LLC
3710 Rawlins St, Suite 800
Dallas, Texas 75219
(214) 561-2830

MXD LOT COVERAGE

COMMERCIAL
MAX. 50%
Proposed 16%

MXD HEIGHT

COMMERCIAL
Min. 2 Floors
Max. 4 Floors
Proposed 3 Floors

LOCATION MAP

urban design kilday STUDIOS
Urban Planning & Design
Landscape Architecture
Communication Graphics

The Offices at City Place
477 S. Rosemary Ave., Suite 225
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udkstudios.com
#LCC000035

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Harbor Chase of Palm Beach Gardens

Palm Beach Gardens, Florida

Site Plan

Drawing name: H:\JOBS\Central Park\Silverstone Capital_SPR_2012\Drawings\Site Plan\SP_12.22.2014.dwg

NORTH

0 20' 40' 80'

Scale: 1" = 40'-0"

Date:	06.06.2014
Project No.:	08-031.010
Designed By:	
Drawn By:	
Checked By:	

Revision Dates:

06-25-14	Submit PCD Amendment
09-12-14	Re-submit PCD Amendment
12-04-14	Re-submit PCD Amendment
12-24-14	Re-submit PCD Amendment

PROJECT:	**Central Gardens ALF**
PETITION:	**SPLN-14-06-000014**
DEV ORDER:	**Reso 9, 2015**
DATE:	**02/05/2015**
PJT MGR:	**Peter Hofheinz**

CITY OF PALM BCH GDNS PLANNING & ZONING

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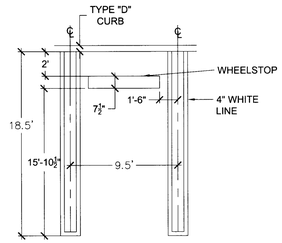
of 2

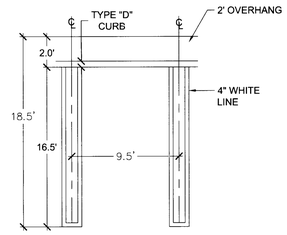
PARKING SPACE DETAIL

NOT TO SCALE



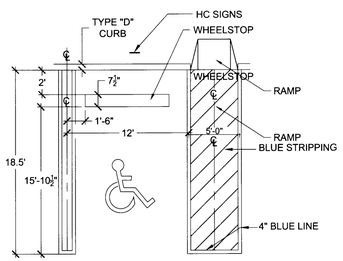
PARKING WITH OVERHANG DETAIL

NOT TO SCALE



HANDICAP PARKING SPACE DETAIL

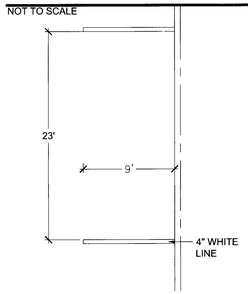
NOT TO SCALE

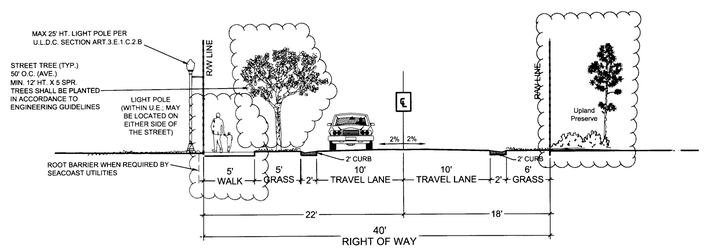


NOTE: ALL HC PARKING STALLS SHALL MEET THE FLORIDA ACCESSIBILITY CODE FOR BLDG.

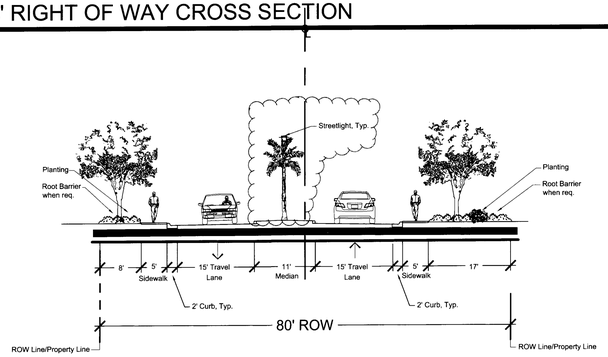
PARALLEL PARKING SPACE DETAIL

NOT TO SCALE

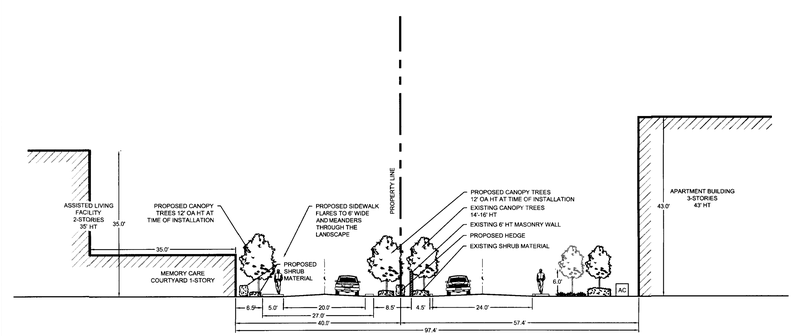




40' RIGHT OF WAY CROSS SECTION



80' RIGHT OF WAY CROSS SECTION



NORTHERN ROADWAY CROSS SECTION

urban design kilday STUDIOS

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Harbor Chase of Palm Beach Gardens

Palm Beach Gardens, Florida

Details

Drawing name: H:\UDBS\Central Park\Silverstone Capital_SPR_010\Drawings\Site Plan\SP_12.22.2014.dwg

NORTH

0 20' 40' 80'

Scale: 1" = 40'-0"

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PETITION: SPLN-14-06-000014
DEV ORDER: Reso 9, 2015
DATE: 02/05/2015
PJT MGR: Peter Hofheinz

SP- 2

of 2