

SITE DATA

RANGE 42, TOWNSHIP 52, SECTION 42
 NAME OF PROJECT: GARDENIA ISLES
 PROPERTY CONTROL NUMBER: 52-42-42-13-00-000-3180

PETITION NUMBER: 12-0308-01
 CURRENT FUTURE LAND USE: RL
 CURRENT ZONING: RL-3
 PROPOSED ZONING: RL-3
 OVERLAY: NONE

TOTAL SITE AREA: 7.72 AC 336,353.84 SF

BUILDING DATA
 NUMBER OF SINGLE FAMILY LOTS: 21
 DENSITY: 2.72 DU/AC
 STORIES: 1 & 2 STORY

BUILDING HEIGHT
 BUILDING HEIGHT (TOTAL SITE): REQUIRED MAX 36' 39%, PROVIDED MAX 29'-4" 31.85%

LAND USE
 INTERIOR GREENSPACE & BUFFERS: 51,946.28 SF 15.44%
 VEHICULAR ROADS & ROWS: 78,717.77 SF 23.40%
 RESIDENTIAL LOTS: 205,687.26 SF 61.15%
TOTAL: 336,351.31 SF 100.00%

SURFACE COVER
IMPERVIOUS AREA
 BUILDING LOT COVERAGE*** (MAX ESTIMATED): 107,114.00 SF 31.85%
 VEHICULAR USE AREA: 34,695.68 SF 10.32%
 SIDEWALKS WITH ROWS: 9,528.93 SF 2.83%
 WALKS, HARDSCAPE & DRIVES (MAX ESTIMATED): 42,000.00 SF 12.49%
TOTAL IMPERVIOUS AREA: 193,338.61 SF 57.48%

PERVIOUS AREA
 INTERIOR GREENSPACE & BUFFERS: 51,946.28 SF 15.44%
 LANDSCAPE WITH ROWS NOT COUNTED AS OPEN: 23,381.35 SF 6.95%
 LANDSCAPE TRACTS WITH ROWS COUNTED AS OPEN: 11,111.81 SF 3.30%
 TOTAL PRIVATE EXTERIOR OPEN SPACE (ESTIMATED): 56,573.26 SF 16.82%
TOTAL PERVIOUS AREA: 143,012.70 SF 43.52%

OPEN SPACE*
 INTERIOR GREENSPACE & BUFFERS: 79,779.58 SF 23.72%
 LANDSCAPE WITH ROWS COUNTED AS OPEN: 11,111.81 SF 3.30%
 PRIVATE EXTERIOR OPEN SPACE (6% MAX OF THE GROSS AREA OF THE PUD**): 16,817.57 SF 5.00%

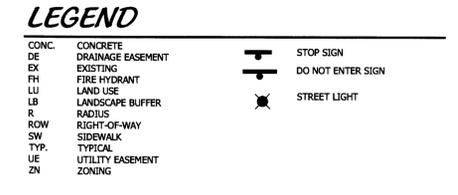
PARKING DATA
 3 BEDROOM HOMES (1 SPACE/BEDROOM): REQUIRED 3 SPACES, PROVIDED 4 SPACES (2 GARAGE + 2 TANDER)
 4 BEDROOM HOMES (1 SPACE/BEDROOM): REQUIRED 4 SPACES, PROVIDED 4 SPACES (2 GARAGE + 2 TANDER)
 4 BEDROOM HOMES (1 NAUSSAU) AND NAUSSAU II MODELS: REQUIRED 4 SPACES, PROVIDED 6 SPACES (2 GARAGE + 4 TANDER)
 4 BEDROOM HOMES (1 NAUSSAU) AND NAUSSAU II MODELS (NAUSSAU MODEL): REQUIRED 4 SPACES, PROVIDED 3 SPACES (1 GARAGE + 2 TANDER)

NOTES:
 * A waiver is requested for a decrease in the required open space from 40% to 23.72%.
 ** See 78-141.3, 6.6 of Open Space Criteria for private lands. The total area contained in private exterior open spaces shall not exceed five percent of the gross area of the PUD and shall not decrease the amount of ground level open space below that average.
 *** Waiver required for lot coverage of individual lots.
 **** Calculations under by 2.53 of due to CAD operator human error

LEGEND

CONC. CONCRETE
 DE DRAINAGE EASEMENT
 EX EXISTING
 FH FIRE HYDRANT
 LU LAND USE
 LB LANDSCAPE BUFFER
 R RADIUS
 ROW RIGHT-OF-WAY
 SW SIDEWALK
 TYP. TYPICAL
 UE UTILITY EASEMENT
 ZN ZONING

STOP SIGN
 DO NOT ENTER SIGN
 STREET LIGHT

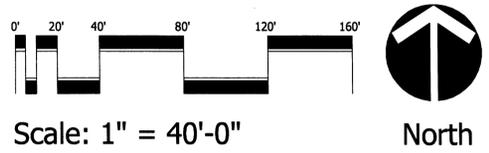


WAIVER TABLE

Section/Code	Required	Proposed	Waiver
78-140	25 feet	15 feet for Side Entry Garage	10 feet
78-141	6 feet	5 feet	5 feet
78-141	65 feet	56 feet	9 feet
78-141	35%	49%	10%
78-154	136,542 SF (40%)	79,779 SF (23.72%)	54,762.47 SF
78-186	6 feet	8 feet	2 feet
78-186	8 feet	10 feet	2 feet
78-393	0 feet	5' Side / 10' Side Street / 5' Rear	15' Side / 10' Side Street / 5' Rear
78-314	1 street tree per lot	5 lots with no street tree and 1 lot with a Palm tree	6 street trees
78-508	2 Sidewalks	1 Sidewalk	1 Sidewalk

Final Approval
 City of Palm Beach Gardens
 Project Name: GARDENIA ISLES
 Petition #: PLD-13-03-000029
 Development Order: 1250 55, 2013
 Date: September 10, 2013
 Project Manager: HOFFMEINZ

Site Plan



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Gardenia Isles
 Kolter Homes
 Palm Beach Gardens, Florida

DESIGNED: DEH
 DRAWN: NBP
 APPROVED: DEH
 JOB NUMBER: 12-0308-01
 DATE: 03-15-13
 REVISIONS: 05-10-13
 06-26-13
 07-15-13