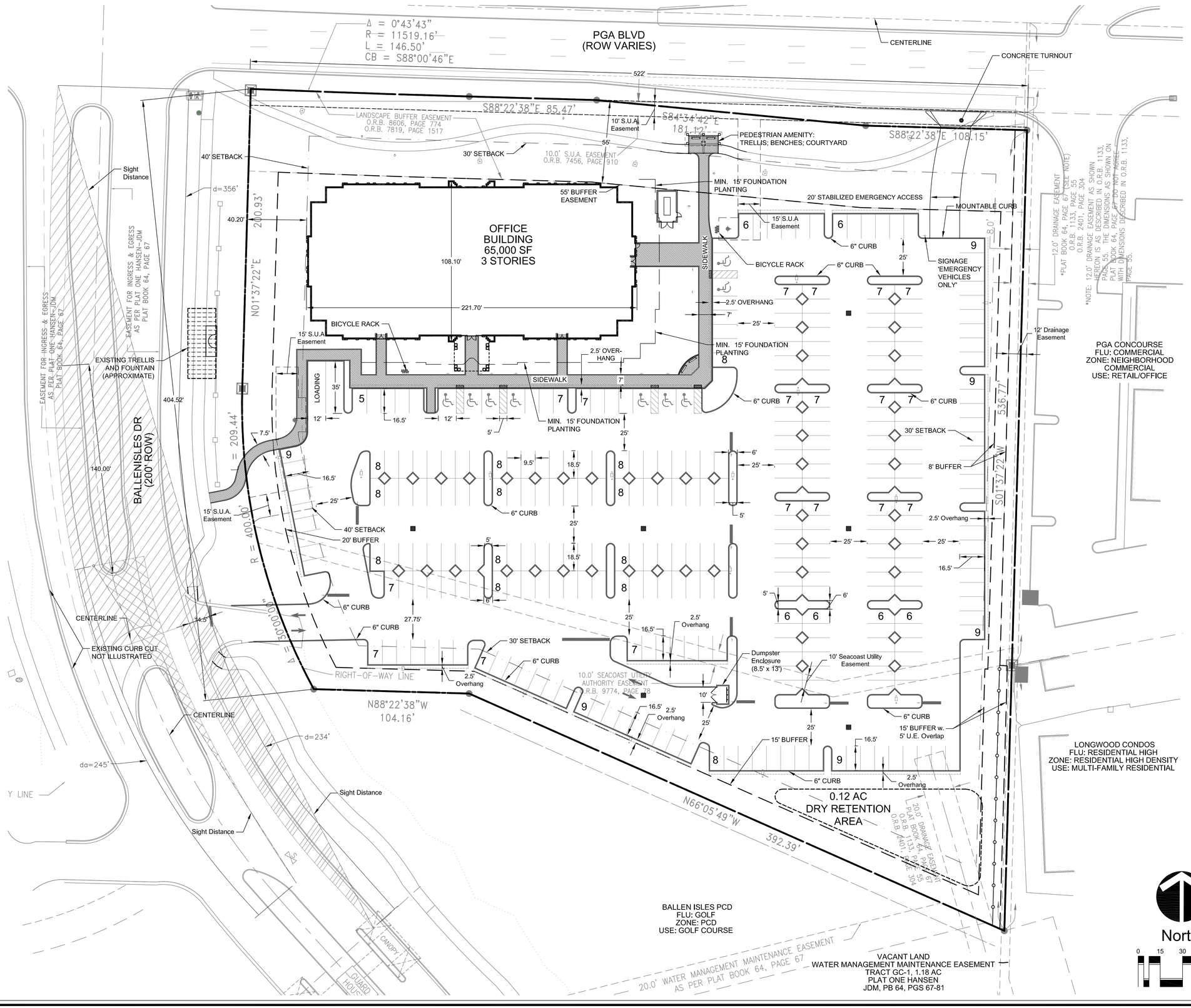

SITE DATA

FUTURE LAND USE	COMMERCIAL
EXISTING ZONING	NEIGHBORHOOD COMMERCIAL (CN)
PROPOSED ZONING	(CN) WITH PUD OVERLAY
PROPERTY CONTROL NO.	52-42-42-11-00-000-3100
PETITION NO.	PPUD 14-12-000038 CONC 14-08-000028
GROSS SITE AREA	5.2691 AC / 229,561 SF
RETENTION AREA	5,293 SF (2.3%)
TOTAL IMPERVIOUS AREA	147,527 SF (63.9%)
TOTAL PERVIOUS AREA	82,791 SF (36.1%)

	REQUIRED	PROPOSED
OPEN SPACE	15%	35.3%
MAX. LOT COVERAGE	35%	9.8%
OPEN SPACE FOR POINTS	8,495	9,423
SOD	-	19.4%

BUILDING

	CODE LIMIT	PROPOSED
SQUARE FOOTAGE		
MED. OFFICE/PROF. OFFICE	-	65,000
HEIGHT	36'	48'-8"

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT (BallenIsles Drive)	40'	40'
SIDE	30'	235'
SIDE STREET	30'	55'
REAR	30'	260'

PARKING DATA: MED. OFFICE (MAX. 65,000 SF)

	REQUIRED	PROPOSED
TOTAL (1/200 SF)	325	325
HANDICAP SPACE	9	9
LOADING	2	2

WAIVERS

	SECTION	CODE	CODE LIMIT	PROPOSED	WAIVER
1	78-153	MAXIMUM HEIGHT	36 FEET	48'-8" FEET	12'-8" FEET

NOTES

1. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING MARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
2. HANDICAPPED PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL.
3. ALL HANDICAPPED ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD.
4. ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICT WITH THE EXISTING AND PROPOSED UTILITIES, LIGHT POLES AND DRAINAGE LINES.
5. PER CONDITION OF APPROVAL, SUBJECT PROPERTY SHALL GRANT ACCESS TO THE PROPERTY TO THE EAST.
6. THE PROJECT HAS CONCURRENCY RESERVED FOR 69,000 SF OF MEDICAL OFFICE OR 69,000 SF OF PROFESSIONAL OFFICE OR ANY COMBINATION THEREOF EQUAL TO AN OVERALL TOTAL OF 69,000 SF. PARKING HAS BEEN CALCULATED USING MEDICAL OFFICE, WHICH IS THE STRICTEST RATE AT 5 SPACES/ 1,000 SF. HOWEVER, ALL OR A PORTION OF THE SQUARE FOOTAGE MAY BE CONVERTED TO PROFESSIONAL OFFICE, WHICH IS A LESSER RATE OF 3 SPACES/1,000.

Location Map

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3920 RCA Blvd. Suite 2002 | Palm Beach Gardens, FL 33410

BallenIsles East

Prepared for J.C. Bills Properties, LLC.
Palm Beach Gardens, Florida

REVISIONS

No.	Description	By	Date

SCALE |	1" = 30'
DRAWN |	SDP
CHECKED BY |	SDP
DWG # |	
FILE |	105.02-Ballen Isles East - PSP ReSubd
DATE |	2016-10-19

Site Plan
1 of 1