

Midtown PUD/Borland Center for Community Enrichment

Palm Beach Gardens, Florida

PROJECT TEAM

PROPERTY OWNERS

BORLAND CENTER 4901 PGA BLVD PALM BEACH GARDENS FL 33418	FAMILY CHURCH GARDENS 4901 PGA BOULEVARD, PALM BEACH GARDENS, FL 33418
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ASCEND PROPERTIES, LLC

500 N.E. SPANISH RIVER BOULEVARD SUITE 108
BOCA RATON, FLORIDA
PHONE: 561-417-6201
CONTACT: DEAN BORG

AUTHORIZED AGENTS

COTLEUR & HEARING 1934 COMMERCIAL LANE, SUITE 1 JUPITER, FLORIDA 33458 PHONE: 561-747-6336 FAX: 561-747-1377 CONTACT: DONALDSON HEARING	URBAN DESIGN KILDAY STUDIOS 610 CLEMATIS STREET SUITE CU02 WEST PALM BEACH, FLORIDA 33401 PHONE: 561-366-1100 FAX: 561-366-1111 CONTACT: ANNE BOOTH
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DEVELOPER/APPLICANT

RAM DEVELOPMENT 3399 PGA BLVD., SUITE 450 PALM BEACH GARDENS, FLORIDA PHONE: 561-630-6110 FAX: 561-630-6717 CONTACT: CASEY CUMMINGS	ASCEND PROPERTIES, LLC 500 N.E. SPANISH RIVER BOULEVARD SUITE 108 BOCA RATON, FLORIDA PHONE: 561-417-6201 CONTACT: DEAN BORG
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PLANNERS AND LANDSCAPE ARCHITECTS

COTLEUR & HEARING 1934 COMMERCIAL LANE, SUITE 1 JUPITER, FLORIDA 33458 PHONE: 561-747-6336 FAX: 561-747-1377 CONTACT: DONALDSON HEARING	URBAN DESIGN KILDAY STUDIOS 610 CLEMATIS STREET SUITE CU02 WEST PALM BEACH, FLORIDA 33401 PHONE: 561-366-1100 FAX: 561-366-1111 CONTACT: ANNE BOOTH
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ARCHITECTS

ZIEDLER PARTNERSHIP INC 105 SOUTH NARCISUSUS, SUITE 310 WEST PALM BEACH, FLORIDA 33401 PHONE: 561-832-8878 FAX: 561-832-8876 CONTACT: ED LABLANC, AIA	MARK WIENER & ASSOCIATES 333 S.E. 4TH STREET BOCA RATON, FLORIDA 33432 PHONE: 561-750-4111 FAX: 561-750-5298 CONTACT: MARC WIENER, AIA
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CUHACI & PETERSON ARCHITECT

1925 PROSPECT AVENUE ORLANDO, FL 32814 PHONE: 407-681-9100 FAX: 407-661-9101 CONTACT: MIKE FLEMING	SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC 10630 NORTHWEST 27TH STREET DOORAL, FLORIDA 33172 PHONE: 305-740-4977 FAX: 305-740-5677 CONTACT: MIGUEL PORTELA
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CIVIL ENGINEERS

URS DAMES & MOORE 7800 CONGRESS AVE., SUITE 200 BOCA RATON, FLORIDA 33487-2833 PHONE: 561-994-6500 FAX: 561-894-6524 CONTACT: BOB ZUCCARO	SIMMONS & WHITE 2581 METROCENTRE BLVD., SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848 CONTACT: ROB RENNEBAUM
--	--

TRAFFIC ENGINEERS

SIMMONS & WHITE 2581 METROCENTRE BLVD., SUITE 3 WEST PALM BEACH, FLORIDA 33407 PHONE: 561-478-7848 CONTACT: ROB RENNEBAUM	KIMLEY HORN & ASSOCIATES 1920 WEKIVA WAY, SUITE 200 WEST PALM BEACH, FLORIDA 33411 PHONE: 561-845-0665 CONTACT:
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SURVEYORS

LANDMARK SURVEYING 1850 FOREST HILL BOULEVARD, SUITE 206 WEST PALM BEACH, FLORIDA 33406 PHONE: 561-968-0880 CONTACT: CRAIG PUSEY, PSM	LIDBERG LAND SURVEYING 675 WEST INDIANTOWN ROAD, SUITE 200 JUPITER, FL 33458 PHONE: 561-746-8454 CONTACT: DAVID LIDBERG
--	--

LEGAL COUNSEL

HOLLAND & KNIGHT 652 NORTH FLAGLER DRIVE., SUITE 700 WEST PALM BEACH, FLORIDA 33401 PHONE: 561-833-2000 FAX: 561-650-8399 CONTACT: RAYMOND ROYCE ESO.	SHUTTS & BOWEN 200 SOUTH BISCAYNE BLVD SUITE 4100 MIAMI, FL 33131 CONTACT: ROBERT CHENG
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SITE DATA

LAND USE DESIGNATION	MXD
EXISTING ZONING DESIGNATION:	PDA
PROPOSED ZONING DESIGNATION:	MXD-PUD
PBG PETITION NO.:	TBD
FEMA FLOOD ZONE:	B

TOTAL SITE AREA	47.11 ACRES
DEVELOPMENT SITE	39.95 ACRES

RESIDENTIAL LAND USE COMPONENT

TOTAL DWELLING UNITS	288 UNITS *
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* INCLUDES 20 MIXED USE RESIDENTIAL UNITS AND 43 RESIDENTIAL SINGLE FAMILY ATTACHED UNITS

NET RESIDENTIAL DENSITY	6.11 DU/AC
GROSS RESIDENTIAL DENSITY	12.00 DU/AC

TOTAL BEDROOMS	568 BEDROOMS **
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** INCLUDES 215 BEDROOM IN POINTE MIDTOWN TOWNHOMES

RESIDENTIAL GROUND FLOOR AREA	172,764.5 SF ***
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*** INCLUDES 97,153 GFA FROM POINTE MIDTOWN

RESIDENTIAL CLUB/FITNESS	3,533 SF ****
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**** INCLUDES 533 GFA FROM POINTE MIDTOWN CLUBHOUSE

TOTAL RESIDENTIAL GROUND FLOOR AREA	176,297.5 SF
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NON RESIDENTIAL USES

BORLAND CENTER/CHURCH/DAYCARE	5,056 SF
RETAIL	68,356 SF *

* INCLUDES 25,167 SF FROM SPECIALTY GROCER

MEDICAL	10,250 SF
RESTAURANT	20,221 SF

PROFESSIONAL OFFICE	23,809 SF
RESIDENTIAL ABOVE COMMERCIAL (20 DUS)†	26,623 SF

SUB-TOTAL NON RESIDENTIAL BUILDING AREA*	199,312 SF
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NON RESIDENTIAL GROUND FLOOR AREA

	136,684 SF
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OPEN SPACE CALCULATIONS

BUILDING LOT COVERAGE	0.15
FLOOR AREA RATIO (GROSS AVERAGE OF ALL BUILDINGS)	0.30

FLOOR AREA RATIO (GROSS FOR NON-RESIDENTIAL BUILDINGS)	0.10
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MAXIMUM BUILDING HEIGHT	50 FEET
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BUILDING STORIES	4 STORIES
PHASING	2 PHASES

NUMBER OF BUILDINGS	34
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TYPE OF OWNERSHIP	FEF/COND/ORENTAL
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MXD LAND USE ALLOCATION	ACRES	%
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OPEN SPACE	7.35	15.60%
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PROFESSIONAL OFFICE	1.01	2.14%
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COMMERCIAL MIXED USE (RETAIL/OFFICE)	14.75	31.31%
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INSTITUTIONAL (RESIDENTIAL)	24.00	50.94%
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TOTAL SITE AREA	47.11	100.00%
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MXD USE ALLOCATION BY SQUARE FEET

	SF	%
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COMMERCIAL	149,259	24.15%
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RETAIL	68,356	11.06%
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MEDICAL OFFICE	10,250	1.66%
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RESTAURANT	20,221	3.27%
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MIXED USE RESIDENTIAL	26,623	4.31%
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PROFESSIONAL OFFICE	23,809	3.85%
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INSTITUTIONAL	468,804	75.85%
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RESIDENTIAL MULTI-FAMILY	290,834	
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RESIDENTIAL SINGLE FAMILY ATTACHED	177,970	
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TOTAL	618,063	100.00%
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PARKING CALCULATIONS

PROPOSED USES	REQUIREMENT	REQUIRED
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PERFORMING ARTS THEATER/CHURCH (500 SEATS)	1 PER 3 SEATS	167
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BANQUET HALL (300 SEATS)	1 PER 3 SEATS	100
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BORLAND / CHURCH OFFICE (4,887 SF)	1/250 SF	20
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BORLAND / CHURCH / MINISTRIES/ SUNDAY / DAY CARE (11,342 SF)	LDR ELEM SCH "2"3"6	33
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PROF. OFFICE (23,809 SF)	1/300 SF	79
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RESTAURANT (20,221 SF)	1/150 + 1/250	216
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RESTAURANT OUTDOOR SEATING (1,636 SF) *5	1/150 + 1/250	17
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RETAIL (66,546 SF) * 17	1/200 SF	332
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MEDICAL (10,250 SF)	1/200 SF	51
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RETAIL OUTDOOR SEATING (972 SF) *5	1/200 SF	5
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MIXED USE RESIDENTIAL - ABOVE RETAIL (20 DU/40 BR)	1/BR & 5%/GUEST	42
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RESIDENTIAL MULTIFAMILY (205 DU/353 BR)	1/BR	353
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RESIDENTIAL SINGLE FAMILY ATTACHED (63 DU/215 BR)	1/BR	215
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RESIDENTIAL GUEST PARKING	5% OF REQUIRED	29
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STORAGE (GROCERY MEZZANINE 1,351 SF)	1/2,000 SF	1
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TOTAL PARKING REQUIRED BY CODE		1,660
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TOTAL PARKING PROVIDED		1,733
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GRADE	1,038
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POINTE MIDTOWN GARAGE AND DRIVEWAYS	252
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PARKING GARAGE	443
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HANDICAP (INCLUDED IN TOTAL)*1	2 PERCENT	53
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BICYCLE PARKING PROVIDED	5 % OF REQUIRED	66
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BICYCLE PARKING PROVIDED	5 % OF REQUIRED	80
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LOADING ZONES PROVIDED	SEE LDRS	7
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*1 HANDICAP SPACE LOCATED IN PARKING GARAGE

** 1 DROP OFF SPACE PER 10 STUDENTS (150 STUDENTS / 10 = 15 DROP OFF SPACES REQUIRED)

** PHASE 1 (12,821 SF SUNDAY SCHOOL) 200 STUDENTS / 10 EQUALS 20 STALLS 25 STUDENTS PER CLASS = 10 CLASS ROOMS

** UNALLOCATED RETAIL, NOT INCLUDED IN PARKING CALCULATION

** OUTDOOR SEATING APPROVAL BY ADAM-06-10-06

** DAY CARE PARKING IS SATISFIED BY CHURCH/MINISTRIES/SUNDAY SCHOOL PARKING. DAY CARE WILL HAVE 100 STUDENTS. LDR SECTION 70.343 REQUIRES 1 SPACE PER EVERY 10 STUDENTS AND 1 DROP OFF/PICK UP SPACE FOR EVERY 10 STUDENTS PLUS 1 SPACE FOR VAN/BUS. A TOTAL OF 35 SPACES. DAY CARE WILL RUN MONDAY TO FRIDAY WHEN SUNDAY SCHOOL IS CLOSED.

** UP TO 23.15% (20% OF COMMERCIAL) PERMITTED AS RETAIL-RESTAURANT USE AT RETAIL RATE

BUILDING INFORMATION

BLDG. NO.	USE	FLOORS	HEIGHT	SQ. FT.
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A	SPECIALTY GROCER	1.5	40'-0"	25,167
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B	MEDICAL	1.5	31'-0"	10,250
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C	RETAIL	1.5	34'-0"	6,425
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D	RETAIL	1.5	31'-0"	10,000
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E	RETAIL	1.5	30'-0"	1,800
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F	RETAIL	1.5	30'-0"	2,400
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G	MIXED USE	2	48'-0"	50,053
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	BORLAND CENTER SMALL THEATER GROUND FLOOR			15,096
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	BORLAND/CHURCH MINISTRIES GROUND FLOOR			5,185
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	BORLAND/CHURCH/SUNDAY & DAYCARE GROUND FLOOR			6,157
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	BORLAND/CHURCH OFFICE GROUND FLOOR			4,887
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	BORLAND CENTER SMALL THEATER 2ND FLOOR			6,892
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	BORLAND/CHURCH OFFICE 2ND FLOOR			
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	BORLAND/CHURCH MINISTRIES 2ND FLOOR			
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	BORLAND CENTER BANQUET HALL 2ND FLOOR			11,836
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H	MIXED USE	3	46'-0"	38,059
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	RETAIL GROUND FLOOR			11,436
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	RESIDENTIAL LOBBY			683
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	20 RESIDENTIAL UNITS 2ND AND 3RD FLOORS			25,940
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I	PARKING STRUCTURE	2	16'-0"	
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J	MIXED USE	2	40'-0"	28,809
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	PROFESSIONAL OFFICE GROUND FLOOR			12,018
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	PROFESSIONAL OFFICE GROUND FLOOR (ELECTRICAL AND MECHANICAL ROOMS AND STAIRS)			752
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	RETAIL GROUND FLOOR			5,000
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	PROFESSIONAL OFFICE 2ND FLOOR			11,039
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K	RETAIL	1.5	30'-0"	5,500
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M	RESTAURANT	1.5	30'-0"	6,950
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N	RESTAURANT	1.5	33'-0"	6,350
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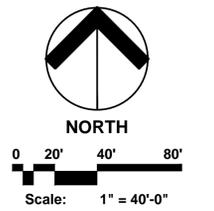
O	RESTAURANT	1.5	31'-0"	6,921
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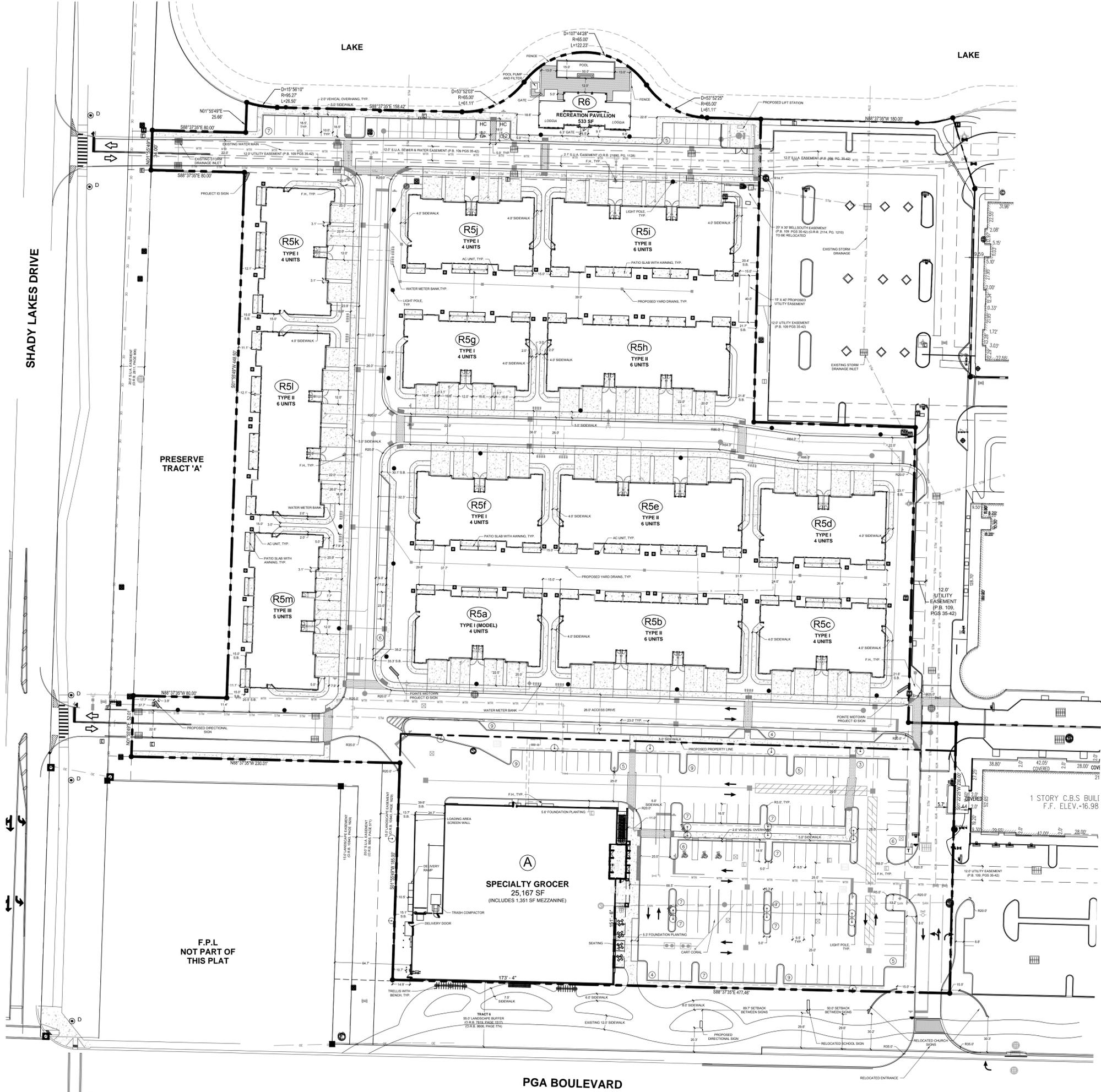
R1	RESIDENTIAL MULTI-FAMILY	4	49'-0"	92,488
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R2	RESIDENTIAL MULTI-FAMILY	4	49'-0"	90,
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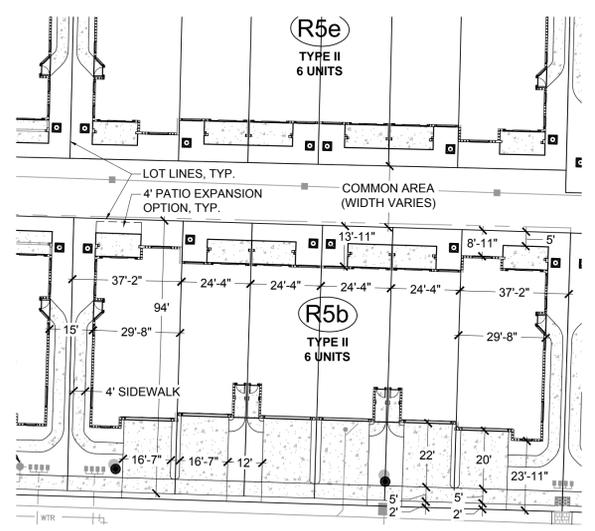


Date: _____ Date: 14-005.001
Project No.: _____
Designed By: LMB
Drawn By: LMB
Checked By: AB

Revision Dates:
05-17-2016: INITIAL SUBMITTAL TO PBG



TYPICAL LOT DETAIL



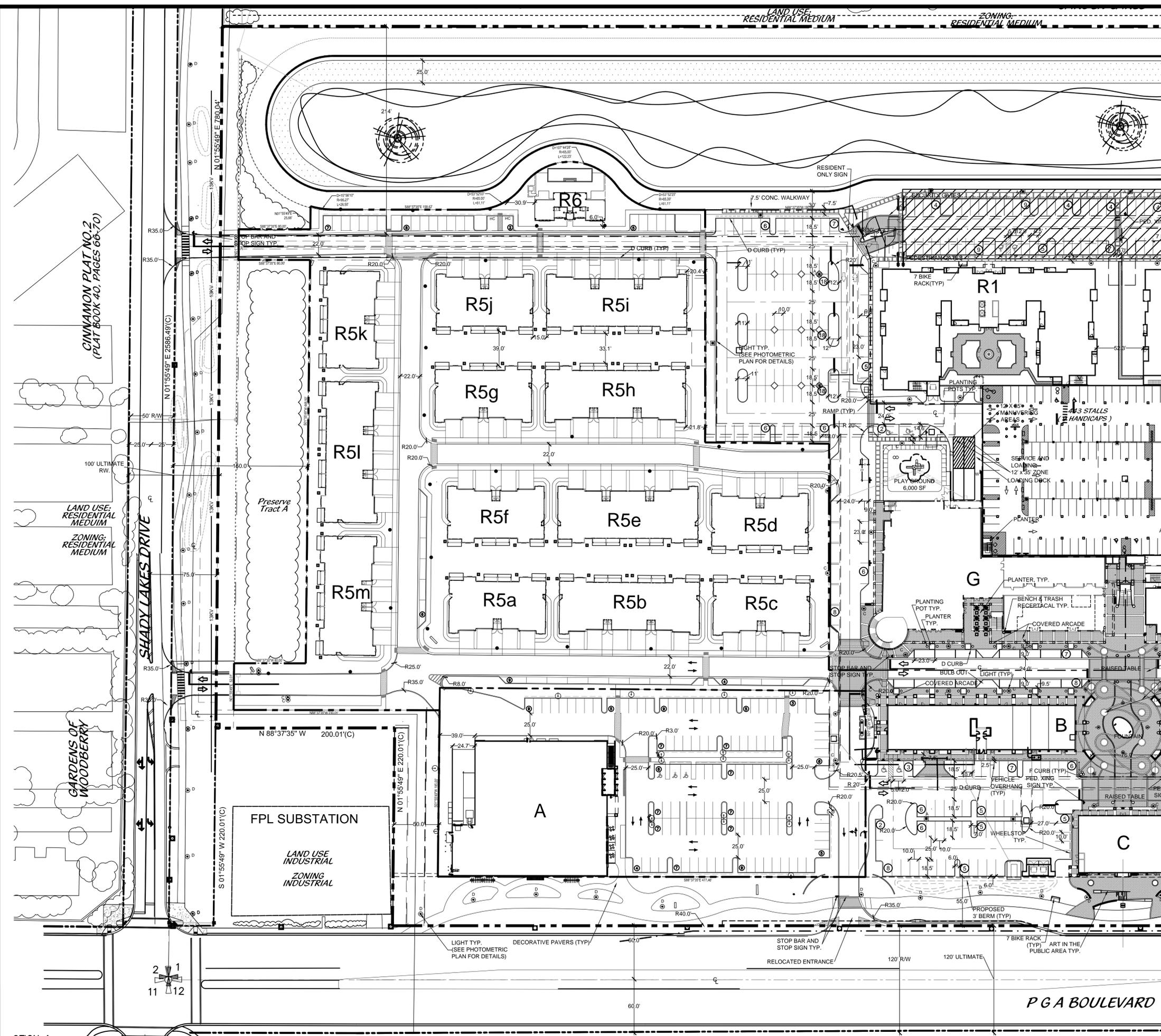


**Cotleur
Hearing**

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

*Midtown PUD/Borland Center
for Community Enrichment*
Palm Beach Garden, Florida



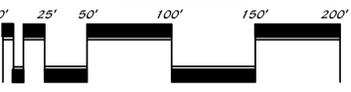
GENERAL NOTES

- REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTERS AND TRASH COMPACTORS LOCATED WITHIN THE PROJECT'S SERVICE COURTS.
- RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
- A MASTER SIGNAGE PROGRAM AND AMBIENCE PACKAGE HAS BEEN APPROVED.
- THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LAND DEVELOPMENT REGULATIONS.
- ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING.
- THE LANDSCAPING SHALL EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.
- ROOT BARRIER SHALL BE PROVIDED FOR ALL SHADE TREES WITHIN PLANTING ISLANDS IN PARKING TRACTS OR ADJACENT TO SIDEWALKS LESS THAN SIX FEET IN WIDTH.
- ROOT BARRIER, IN ACCORDANCE WITH SEACOAST UTILITY AUTHORITY (SUA) CRITERIA, SHALL BE PROVIDED FOR TREES AND PALMS ADJACENT TO SUA UTILITIES.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
- ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
- ALL COMMERCIAL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S.
- PROJECT ID SIGNS SHALL BE ILLUMINATED WITH A GROUND MOUNTED FIXTURES ON PHOTOCELLS.
- THE PROPOSED GATES SHALL BE PROVIDED WITH A KNOX KEY SWITCH TO PROVIDE EMERGENCY ACCESS.
- ALL STREET AND PEDESTRIAN WALKWAYS SHALL BE METAL HALIDE LIGHTING.
- PEDESTRIAN AND RESIDENTIAL LIGHTING FIXTURES WILL NOT EXCEED 14 FEET IN HEIGHT.
- THERMOPLASTIC MATERIAL WILL BE USED FOR STRIPPING IN ALL ASPHALT AREAS EXCLUDING PARKING SPACES. CONTRASTING BRICK PAVERS SHALL BE USED FOR STRIPPING AND TRAFFIC MARKING WITHIN ALL PAVED BRICK AREAS.
- DIRECTIONAL ARROWS SHOWN FOR COMMUNICATIVE PURPOSES REFER TO STRIPPING AND SIGNAGE PLAN FOR DIRECTION PAVEMENT MARKINGS.
- HANDICAP RAMPS SHALL BE PROVIDED AT ALL SIDEWALKS THAT INTERSECT CURBING.

Legend

- O.S. OPEN SPACE
- L.B.E. LANDSCAPE BUFFER EASEMENT
- U.E. UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- E.O.W. EDGE OF WATER
- (TYP) TYPICAL
- R. RADIUS
- 9.5' WIDE PARKING SPACE
- T. FPL TRANSFORMER
- EX. EXISTING

Site Plan



DESIGNED	DEH/JLS/JEEP
DRAWN	JEEP
APPROVED	DEH
JOB NUMBER	981205
DATE	AA1 02-25-06
REVISIONS	AA1 04-28-06
	AA1 07-21-06
	AA2 08-17-06
	AA3 01-26-06
	REV. AA3 03-21-06
	REV. AA3 04-13-06
	AA4 05-12-06
	REV. AA4 07-10-06
	REV. AA4 08-22-06
	REV. AA4 09-14-06
	AA5 11/10/06 AA6 05/25/07
	CANTINA LAREDO BAR 10-7-10
	BUILDING B 07-27-11 A9-7-11
	A9-14-11 A12-20-11 01-10-12
	DAYCARE 04-18-14
	POINTE MIDTOWN 05-17-16

June 15, 2010 3:55:31 PM
Drawing: 06-1205-SP
SHEET 5 OF 11
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