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Gordon & Doner
Palm Beach Gardens, Florida

WAIVER TABLE

WAIVER REQUESTS	APPLICABLE LDR SECTION	REQUIREMENT	PROPOSED	DEVIATION
Minimum Site Area	78-153: Table 12 CG1	1 acre	0.96 acres	0.04 acres
Minimum PUD Development Size	78-154 (g) (7)	1 acre	0.96 acres	0.04 acres
Landscape Islands	78-228 (1) (2) (a)	9 parking spaces in a row	10 parking spaces in a row	1 space
Minimum Landscape Buffer	78-228 (k) (1) (d)	5' buffer along all sides of pkg lot	3-foot buffer	2-foot
Minimum Landscape Buffer	78-228 (k) (1) (c)	20' buffer adjacent to r/w 150'-feet	3.5-foot buffer width	16.5 feet
Foundation Planting	78-228 (1) (a)	5-foot foundation planting width	3-foot foundation planting width	2 feet
Entrance & Exits	78-344 (H)	100-foot stacking distance length	15-foot stacking distance length	85 feet
Parking Stall and Bay Dimensions	78-344 (1) (1) (b)	Reduced space for office use 9'x18.5' 9'x18.5' parking space		1 foot
Number of Loading Spaces Required	78-364: Table 35	1 Loading Zone for 10,000 SF+	No Loading Zone	1 Loading Zone

SITE DATA

NAME OF PROJECT	GORDON AND DONER
SECTION, RANGE, TOWNSHIP	24, 42, 42
EXISTING LAND USE	C & RM
PROPOSED LAND USE	COMMERCIAL
EXISTING ZONING	CG1 & RM
PROPOSED ZONING	PUD
OVERLAY	NORHLAKE BOULEVARD OVERLAY ZONE WEST
TOTAL SITE AREA	41,674 0.96 AC
PARCEL 1	29,296 0.673 AC
PARCEL 2	12,378 0.284 AC

LAND USE ALLOCATION	SF	AC	%
BUILDING LOT COVERAGE	5,050	0.12	12.1%
VEHICULAR USE AREA	24,628	0.57	59.1%
SIDEWALK & PLAZA	1,331	0.03	3.2%
GREENSPACE & BUFFERS	10,664	0.24	25.6%
TOTAL	41,674	0.96	100.0%

SURFACE COVER	SF	AC	%
IMPERVIOUS AREA	5,050	0.12	12.1%
BUILDING LOT COVERAGE	24,628	0.57	59.1%
VEHICULAR USE AREA	1,331	0.03	3.2%
SIDEWALK & PLAZA	31,010	0.71	74.4%
TOTAL IMPERVIOUS	31,010	0.71	74.4%

PERVIOUS AREA	SF	AC	%
LANDSCAPE BUFFER AND GREENSPACE	10,664	0.24	25.59%
TOTAL PERVIOUS	10,664	0.24	25.59%
TOTAL	41,674	0.96	100.0%

BUILDING DATA	SF	HEIGHT
EXISTING BUILDING	9,611	35'
ADDITION	5,069	
TOTAL	14,680	

FAR CALCULATION
0.35

PARKING DATA	REQ	PROV
OFFICE, PROFESSIONAL AND BUSINESS (1/200 SF)	49	49
HANDICAP (INCLUDED IN TOTAL)	2	2
TOTAL	49	49

BENCH	1	1
TRASH RECEPTACLE	1	1
BIKE RACK	1	1

LANDSCAPE POINTS	SF
OPEN SPACE FOR LANDSCAPE POINTS	10,664
REQUIRED LANDSCAPE POINTS 14 POINTS PER 100 SF	1,493

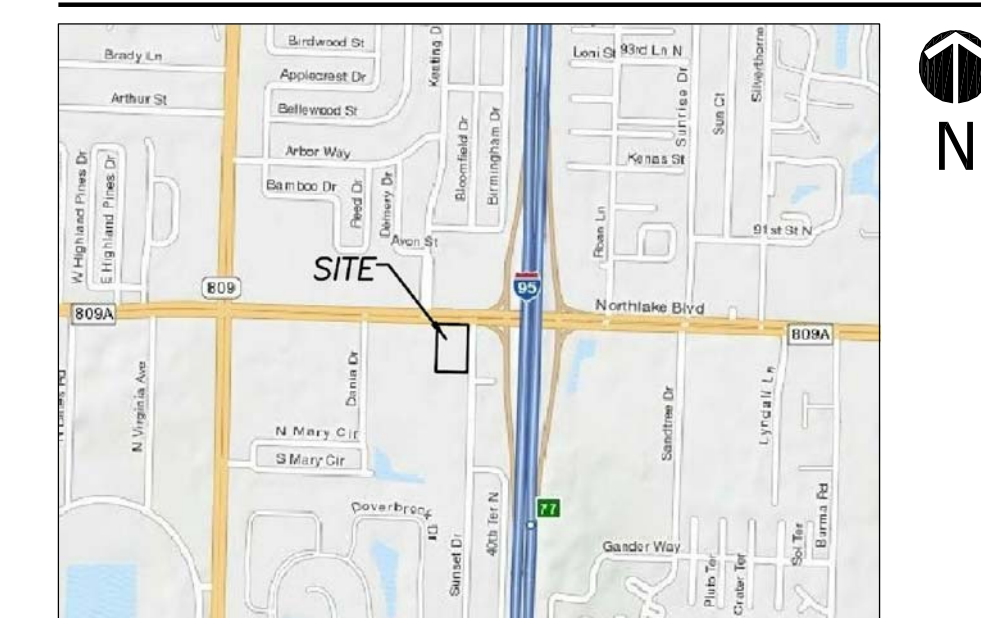
REDUCED PARKING STALLS	SF	SPACES	TOTAL
CODE (18.5' X 10')	185.0	17	3,145
REDUCED SPACES (18.5' X 9')	166.5	17	2,831
ADDITIONAL OPEN SPACE REQUIRED			315

OPEN SPACE (15% REQ)	REQ SF	PROV SF
ADDITIONAL OPEN SPACE REQUIRED	6,251	315
TOTAL OPEN SPACE REQUIRED	6,566	10,664

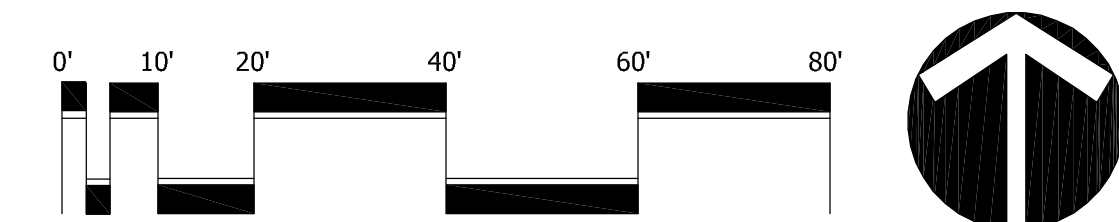
LEGEND

CONC.	CONCRETE
EX	EXISTING
LB	LANDSCAPE BUFFER
O/H	OVERHEAD
R	RADIUS
SW	SIDEWALK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT

LOCATION MAP

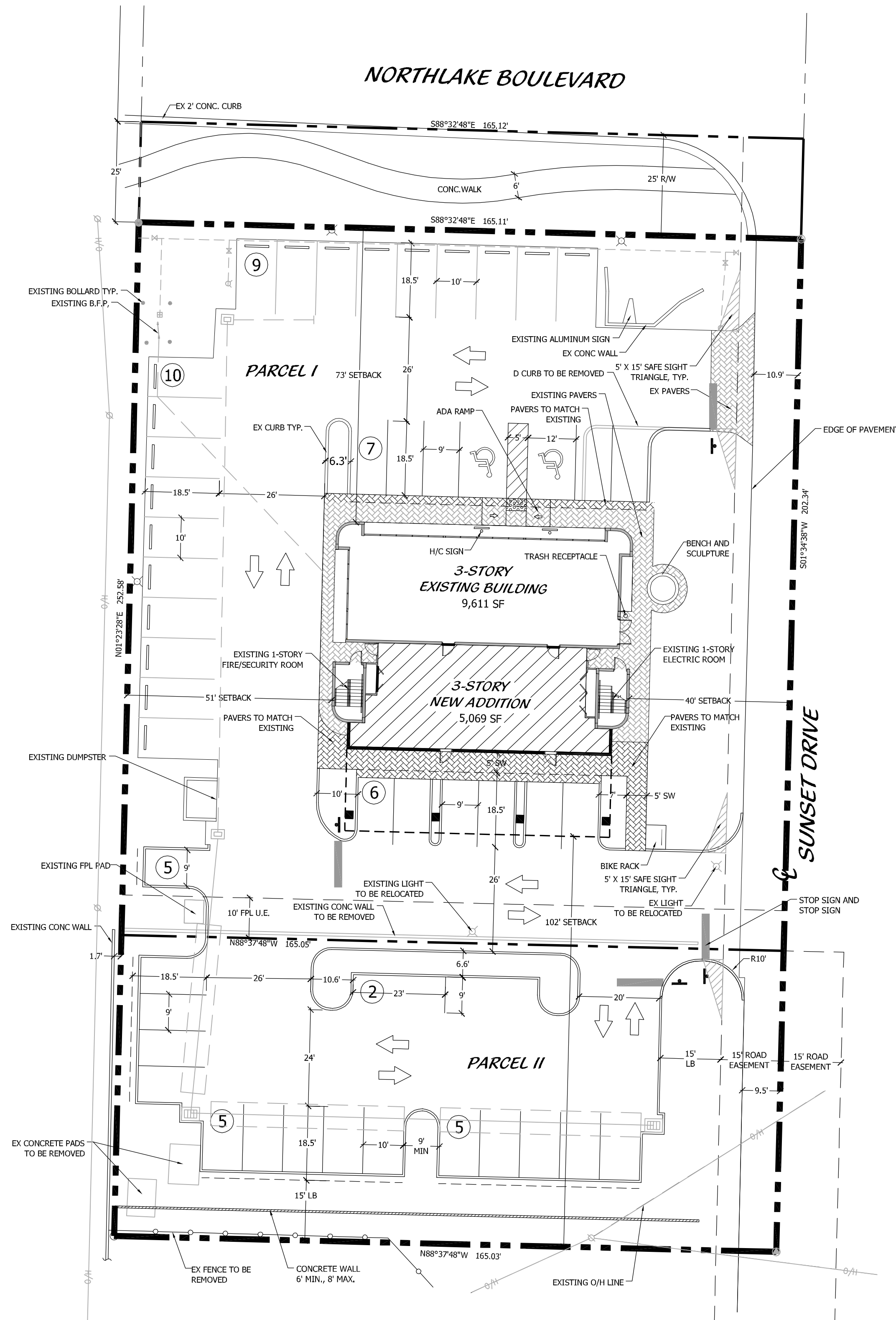


Site Plan



Scale: 1" = 20'-0"

North



GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
RAMP SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES 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 OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.
TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.
ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S.
ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CPTD DESIGN PRINCIPLES.
5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVE.
THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
ALL PARKING LOT STRIPING, EXCEPT FOR PARKING SPACES, SHALL BE CONSTRUCTED USING THERMOPLASTIC MATERIAL IN ACCORDANCE WITH LDR SECTION 78-344.
ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL LAMPE.
PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.
ALL HANDICAP ACCESSIBLE RAMP SHALL MEET ALL APPLICABLE, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS, ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.
THE SITE SHALL COMPLY WITH LDR 78-376, THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.
ALL HANDICAP ACCESSIBLE RAMP SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS, ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.
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.

LEGAL DESCRIPTION

PARCEL I
THE WEST 1/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LESS THE SOUTH 2375 FEET ALSO LESS THE NORTH 75 FEET, PALM BEACH COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT ON THE WEST LINE OF WEST 1/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, SAID POINT BEING SITUATED 75.00 FEET SOUTH OF THE NORTH LINE OF SAID WEST 1/4 OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 24, THENCE RUN EAST FOR A DISTANCE OF 165.10 FEET TO A POINT;
THENCE RUN SOUTH 0° 02' 00" EAST FOR A DISTANCE OF 202.34 FEET TO A POINT;
THENCE RUN SOUTH 89° 52' 55" WEST A DISTANCE OF 165.03 FEET TO A POINT ON THE WEST LINE OF SAID WEST 1/4 OF EAST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SECTION 24,
THENCE RUN NORTH 0° 03' 08" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 202.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND LYING AND BEING SITUATED IN PALM BEACH COUNTY, FLORIDA,
SUBJECT TO A 15 FOOT EASEMENT FOR A ROAD OVER THE EAST 15.00 FEET OF SAID TRACT OF LAND.
LESS AND EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.
PARCEL II
THE NORTH 75 FEET OF THE SOUTH 2375 FEET OF THE WEST 1/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; TOGETHER WITH AND SUBJECT TO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1103, PAGE 105 AND OFFICIAL RECORDS BOOK 1970, PAGE 1482, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROJECT TEAM

OWNER / APPLICANT:
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DESIGNED	DEH
DRAWN	MAK
APPROVED	DEH
JOB NUMBER	10-1212
DATE	04-29-11
REVISIONS	

April 29, 2011 10:52:10 a.m.
Drawing: 10-1212_SP.DWG

SHEET 1 OF 2
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