

LEGEND N.T.S.

- STOP SIGN
- BENCH
- ⊙ - TRASH CAN
- STOP BAR
- BIKE RACK
- ◇ - FIRE HYDRANT
- LIGHT POLES
- FOUNDATION LIGHTING

DEVELOPMENT TEAM

DEVELOPER
TRUIST FINANCIAL
9600 ALTERNATE A1A
PALM BEACH GARDENS, FL

ARCHITECTURE
GENSLER
545 NW 26TH ST, SUITE 250
MIAMI, FL 33127
305.350.7070

PLANNER & LANDSCAPE ARCH.
Insite Studio, Inc.
8144 Okeechobee Blvd, Suite A
West Palm Beach, FL 33411
561.249.0940

CIVIL ENGINEER
CAULFIELD & WHEELER, INC.
7900 GLADES RD STE 100,
BOCA RATON, FL 33434
561.392.1991

TRAFFIC ENGINEER
JFO Group, Inc.
11924 Forest Hill Blvd, Suite 10A-123
Wellington, FL 33414
561.462.5364

SURVEY
CPH ENGINEERS, INC.
319 CLEMATIS ST
WEST PALM BEACH, FL 33401
561.459.2096

SITE DATA

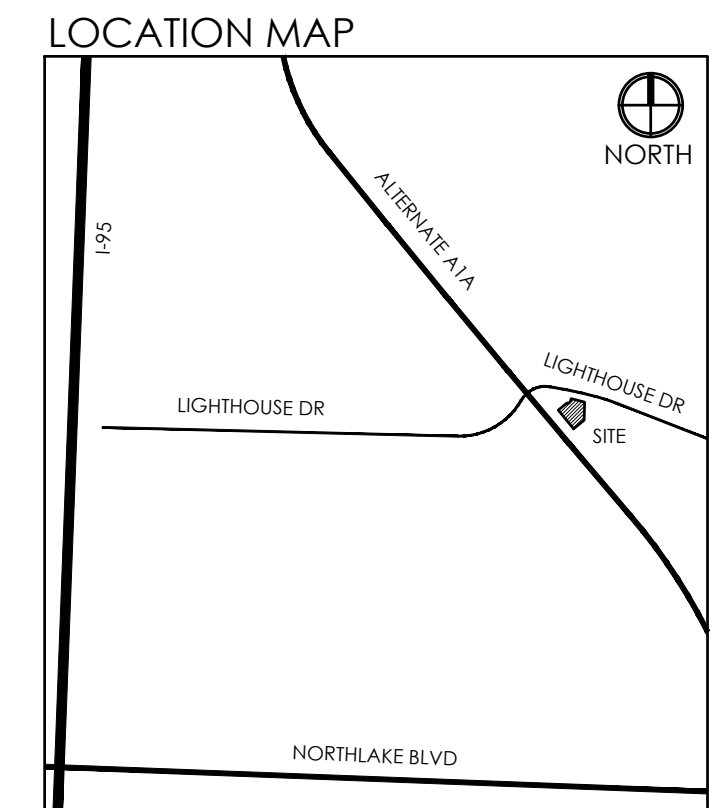
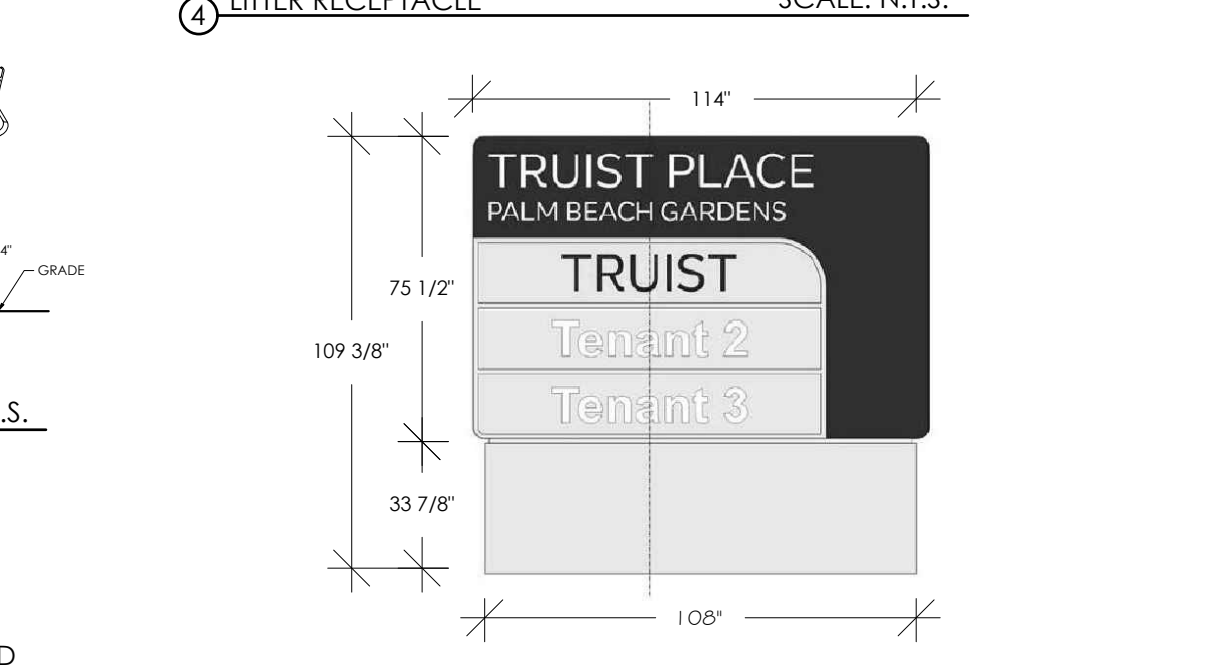
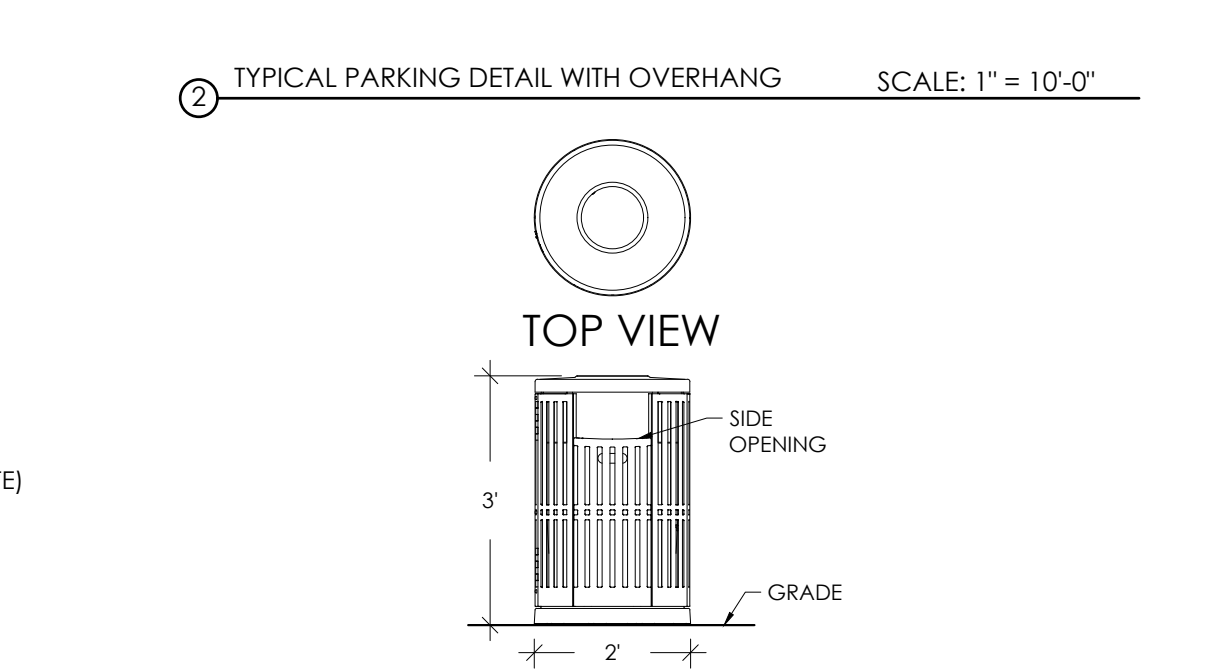
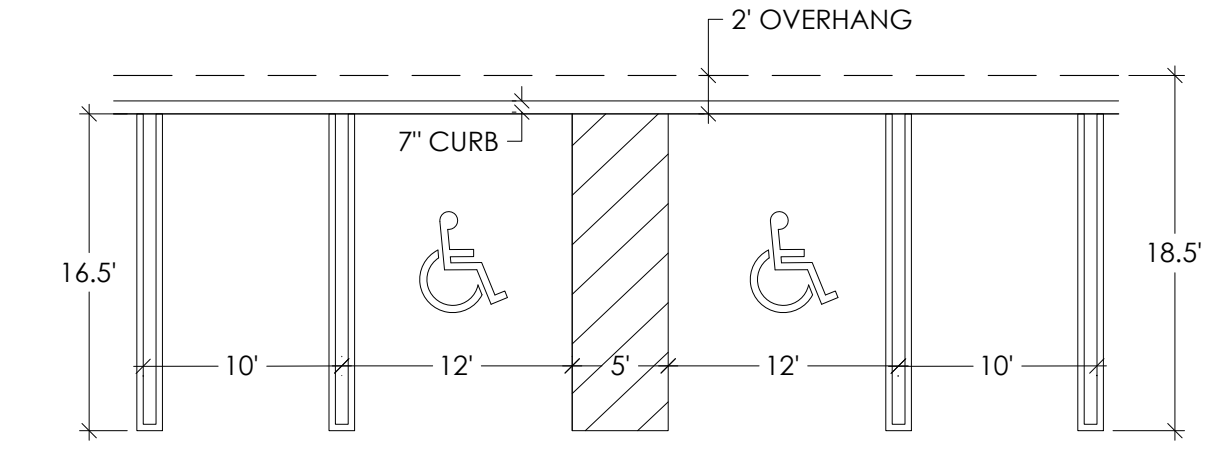
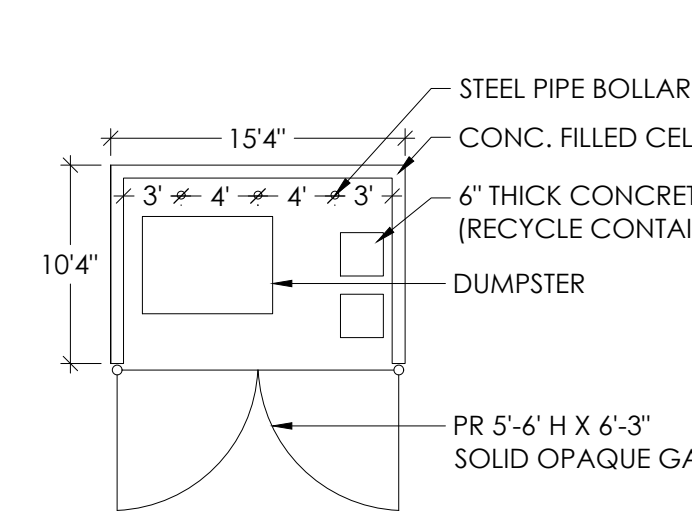
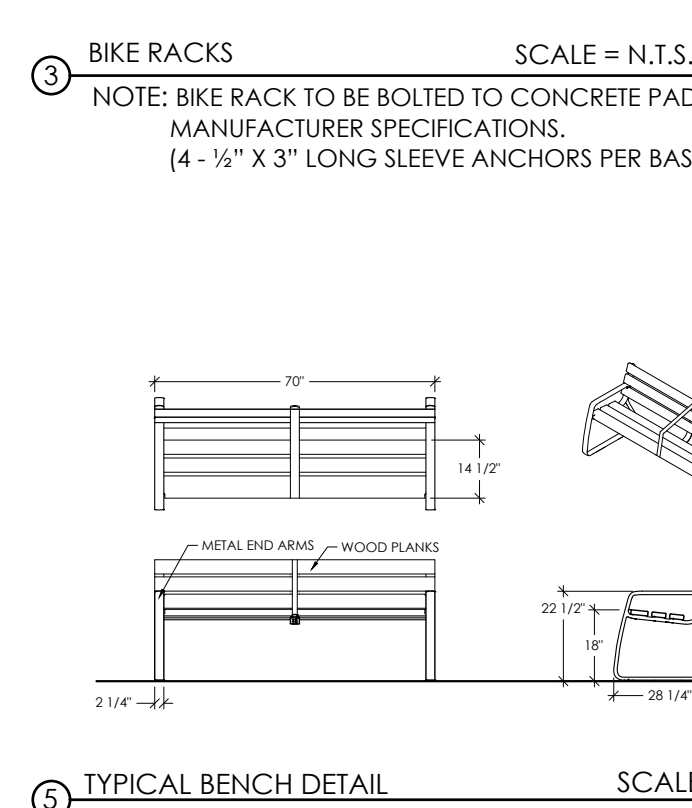
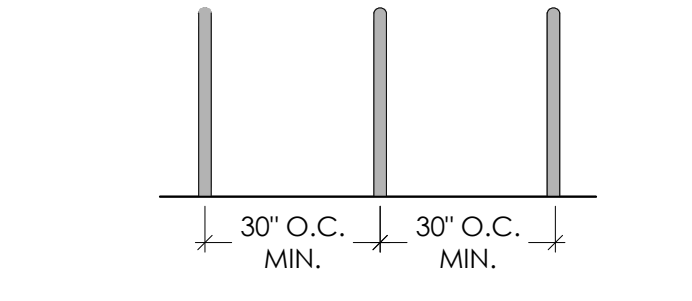
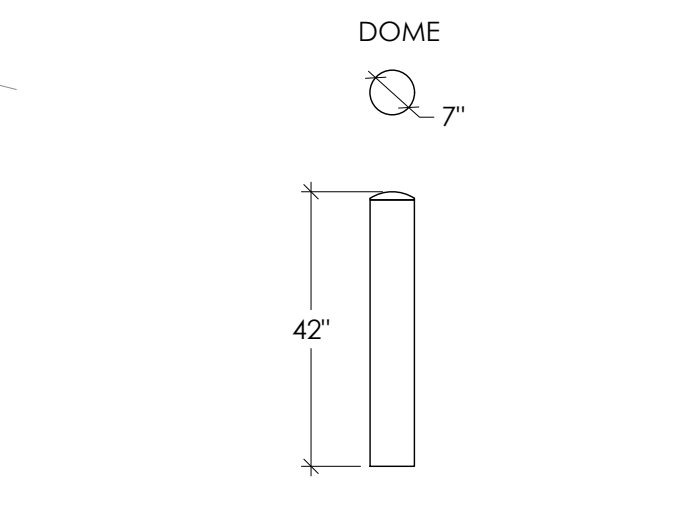
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|----------------------------------|--|
| APPLICATION NAME | LIGHTHOUSE DR AND ALTERNATE A1A |
| ADDRESS | 9600 ALTERNATE A1A |
| PROPERTY CONTROL NUMBER (S) | 52-43-42-18-00-000-1190 |
| PROJECT NUMBER | SPLA-22-03-000061 CUMN-22-03-000056 |
| PROPOSED ZONING | CG-1 - GENERAL COMMERCIAL |
| EXISTING LAND USE | C - COMMERCIAL |
| GROSS AREA | 1.92 AC |
| AFFECTED SITE AREA | 1.92 AC |
| PROPOSED BUILDING SF | 6,661 SF |
| FINANCIAL INSTITUTION | 3,161 SF |
| RETAIL | 3,500 SF |
| PROPOSED BUILDING HEIGHT | |
| FINANCIAL INSTITUTION | 20'-0" |
| RETAIL | 22'-0" |
| REQUIRED PARKING | 27 SPACES |
| FINANCIAL INSTITUTION (1/250 SF) | 13 SPACES |
| RETAIL (1/250 SF) | 14 SPACES |
| PROVIDED PARKING | 32 SPACES |
| HANDICAP PARKING | 4 SPACES |

PROPERTY DEVELOPMENT REGULATIONS

| ZONING DISTRICT (CG-1) | LOT DIMENSIONS | | BLDG HT. | MAX LOT COVER | MIN. SETBACKS | | | |
|------------------------|----------------|-------|----------|---------------|---------------|-------------|------|-----|
| | SIZE | WIDTH | | | FRONT | SIDE STREET | REAR | |
| REQUIRED | 1 AC. | 100' | 36' | 35% | 50' | 15' | 40' | 15' |
| PROPOSED | 1.92 AC | 316' | 22' | 7.92% | 107' | 43' | - | 78' |

OPEN SPACE REQUIREMENTS

| | |
|---------------------------|---|
| TOTAL REQUIRED OPEN SPACE | 0.29 AC (12,610 SF) 15% OF NET SITE AREA |
| TOTAL PROPOSED OPEN SPACE | 0.82 AC (35,707 SF) 43% OF NET SITE AREA |



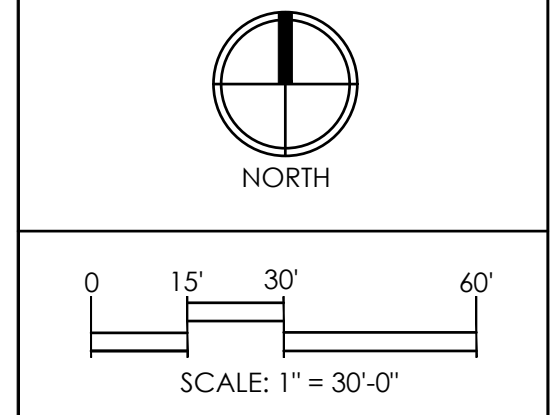
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www.insitestudio.com | License # LC26000606

Consultants:

Revisions:

- 4/18/22- Comments
- 7/1/22- Comments
- 9/16/22- Comments
- 11/4/22- Comments
- 11/21/22- Comments

9600 ALTERNATE A1A
PALM BEACH GARDENS, Florida
TRUIST FINANCIAL



Drawn By: TAC
Drawing #: 1192
Date: 04/18/2022

SITE PLAN
SHEET # SP.1