

$\Delta = 0^{\circ}43'43''$
 $R = 11519.16'$
 $L = 146.50'$
 $CB = S88^{\circ}00'46''E$

PGA BLVD
 (ROW VARIES)

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 / 229,554 SF
RETENTION AREA	4,792 SF (2.1%)
TOTAL IMPERVIOUS AREA	151,725 SF (66.1%)
TOTAL PVIOUS AREA	77,814 SF (33.9%)

	REQUIRED	PROPOSED
OPEN SPACE	15%	33.1%
MAX. LOT COVERAGE	35%	13.4%
OPEN SPACE FOR POINTS	8,481	12,019
SOD	-	13.1%

BUILDING

	REQUIRED	PROPOSED
SQUARE FOOTAGE	-	2,400
PROF. OFFICE	-	57,600
MED. OFFICE	-	60,000
TOTAL	-	117,600

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT (BallenIsles Drive)	40 FEET	40 FEET
SIDE STREET	30 FEET*	218 FEET
REAR	30 FEET*	56 FEET
		210 FEET

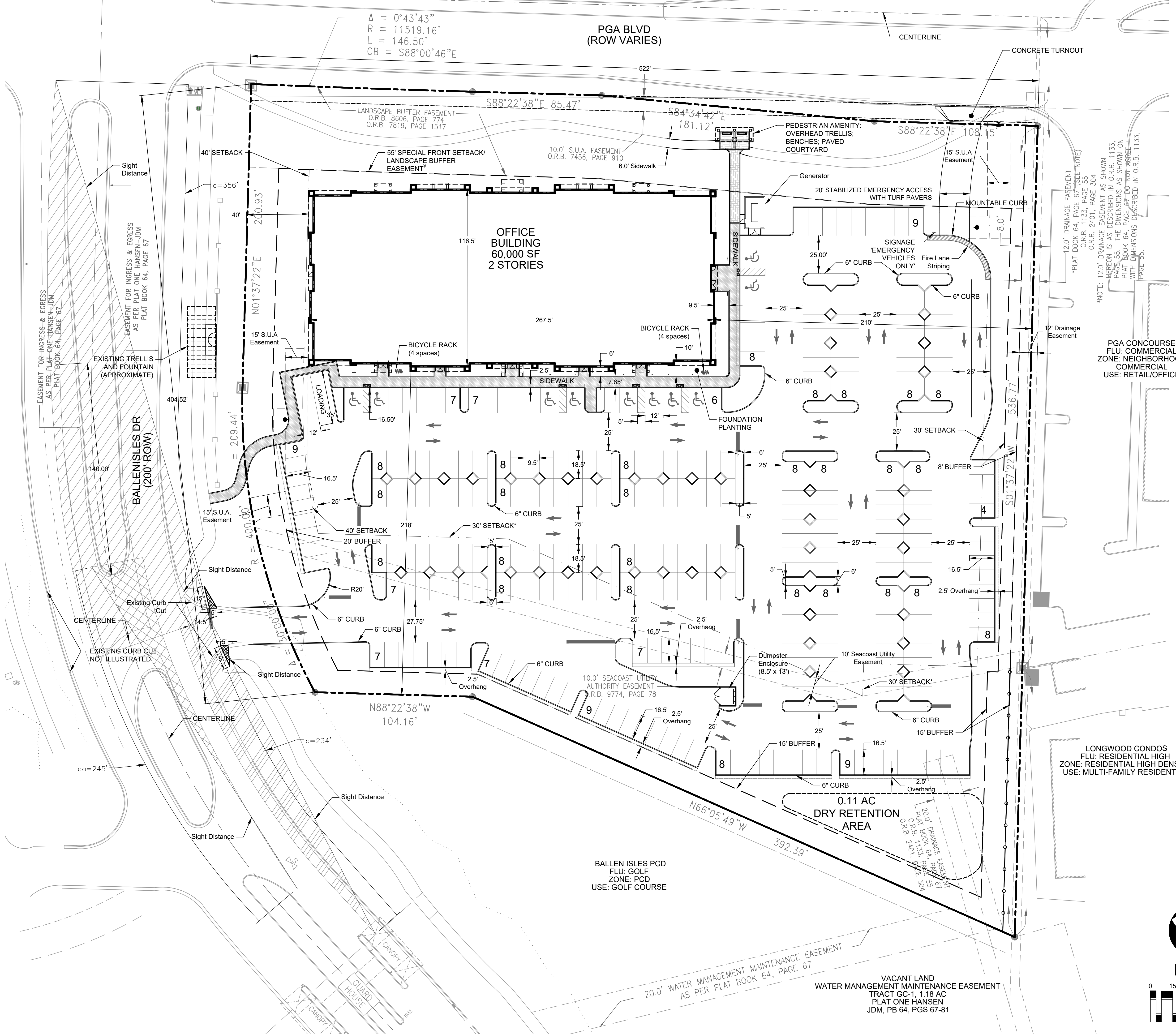
PARKING DATA

	REQUIRED	PROPOSED
TOTAL	296	296
PROF. OFFICE (1/300 SF)	8	8
MED. OFFICE (1/200 SF)	288	288
HANDICAP SPACE	9	10
LOADING	2	2

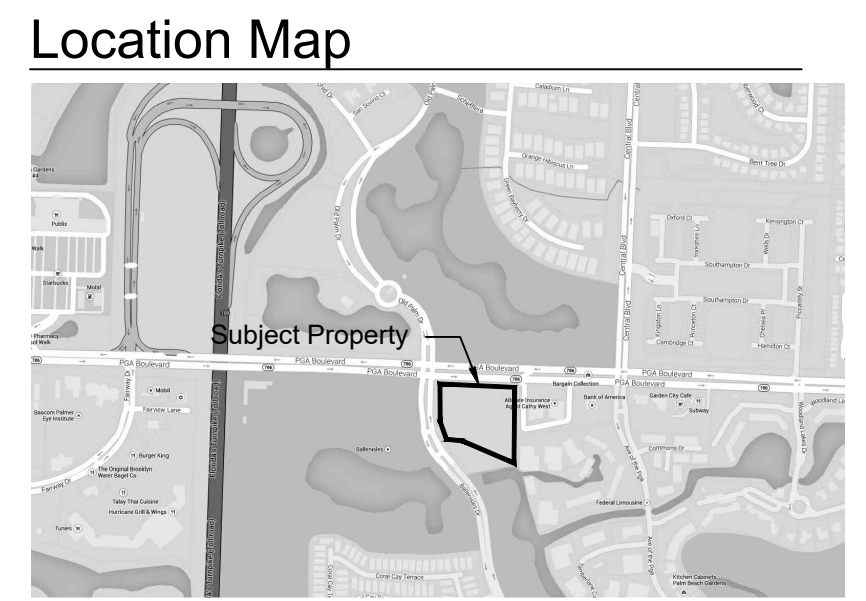
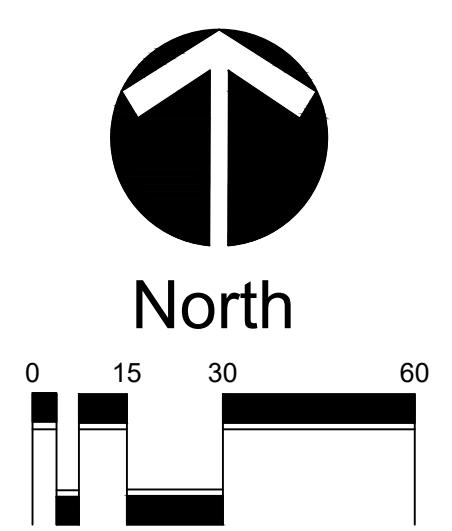
* Additional perimeter or boundary setback of 75' required when abutting a residential zoning district
 * 55' required in the PGA Blvd Corridor Overlay



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



- NOTES**
- ALL PAVEMENT MARKING AND STRIPING, EXCLUDING MARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
 - HANDICAPPED PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL.
 - 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.
 - ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICT WITH THE EXISTING AND PROPOSED UTILITIES, LIGHT POLES AND DRAINAGE LINES.
 - PER CONDITION OF APPROVAL, SUBJECT PROPERTY SHALL GRANT ACCESS TO THE PROPERTY TO THE EAST.
 - THE PROJECT HAS CONCURRENCY RESERVED FOR 65,000 SF OF MEDICAL OFFICE OR 65,000 SF OF PROFESSIONAL OFFICE OR ANY COMBINATION THEREOF EQUAL TO AN OVERALL TOTAL OF 65,000 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.



REVISIONS

No.	Description	By	Date

SCALE | 1" = 30'
 DRAWN | SDP
 CHECKED BY | SDP
 DWG # |
 FILE | 15-03-Ballen Isles East - PSP-Rev07
 DATE | 2019-04-26