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Phase 1 Site Development Plan

Encompass Health

Palm Beach Gardens, Florida

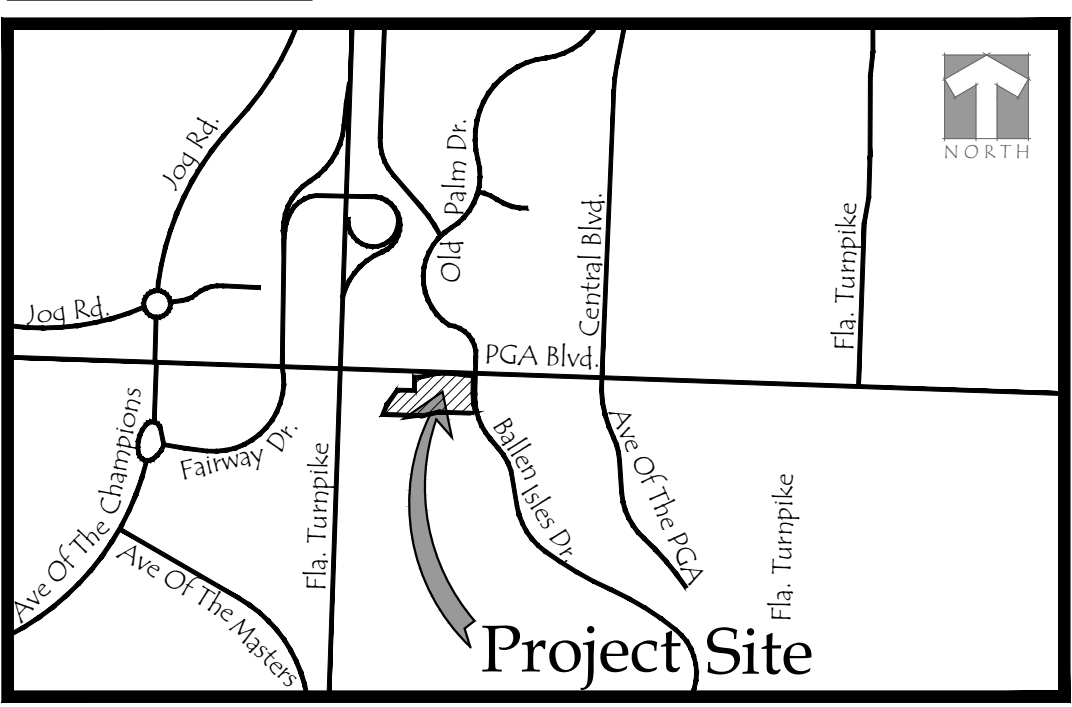
Designed: RRD
Drawn: RRD
Approved: GGG/EOM/MTB
Date: 05/21/21
Job no: 20-0000
Revisions: 09/15/21
01/31/22
02/18/22

LC 0000111
Sheet Title:
Phase 1 Site Development Plan
Scale: 1"=40'
Sheet No.
SP-1
21-0000

Site Data

Petition No. CPS-21-05-000015/PPUD-21-05-000062/
CU/M-21-05-000067
Project Name Encompass Health
Existing Future Land Use RL - Residential Low
Proposed Future Land Use P - Public
Existing Zoning RL-3 - Residential Low - 3 Du's / Ac
Proposed Zoning PUD - Planned Unit Development
(with Underlying Public Institutional (PI) Zoning)
Section - Township - Range 51E-T-12-R42
PCN # 52-42-42-11-00-000-3120
Total Site Area 7.31 ac.; 318,460 s.f.
Existing Use Vacant

Location Map



General Notes

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD.
ALL LIGHT POLES SHALL BE FIELD LOCATED SO AS TO AVOID CONFLICT WITH ANY EXISTING UTILITIES AND PROPOSED FOR EXISTING VEGETATION.
ALL ENTRIES AND SIDEWALKS SHALL BE LIGHTED BY A TIMER CLOCK OR PHOTOCELL SENSOR ENGAGED LIGHTING.
ALL STRIPING SHALL BE THERMOPLASTIC MATERIAL AS APPROVED BY THE CITY OF P.B.G. ALL PAVEMENT AREAS REQUIRING STRIPING SHALL USE WHITE PAVER BRICK.
SIDEWALKS TO HAVE A FIBROUS EXPANSION JOINT @ 20' O.C.; ALL SIDEWALKS SHALL BE A MINIMUM OF 5' WIDTH.
ALL CURBS TO BE 12" CURB UNLESS OTHERWISE NOTED.
CURB RAMPS SHALL CONFORM TO F.D.O.T. INDEX 304 AND A.D.A. REQUIREMENTS FOR TRUNCATED DOME SURFACE.
HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO AND A HALF (2-1/2) FOOT OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
REGULATORY SIGNS, DIRECTIONAL SIGNS, PAVEMENT MARKINGS AND PEDESTRIAN CROSSWALKS ARE CONCEPTUAL ONLY AND WILL BE FINALIZED WITH CONSTRUCTION PLANS.
THE PROPOSED SITE SPECIFIC STORM WATER DRAINAGE SYSTEM IS CONCEPTUAL ONLY AND DETAILED PLANS & CALC. SHALL BE SUBMITTED BY THE APPLICANT FOR REVIEW AND BE APPROVED BY THE CITY OF P.B.G. DURING THE CONSTRUCTION REVIEW PROCESS.
REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DETAILS AND FOR COLORS, TYPE AND MATERIALS.

Building Data

Proposed Use Private Hospital
Phase 1 55,445 s.f. Total (17.4% Lot Coverage)
Building Height Required Provided
PUD 36' Max 35; 1 Stories
P/I 45' Max 35; 1 Stories

Building Lot Coverage
PUD Set by PUD 17.4%
P/I 40% Max 17.4%

Building Setbacks

Required Provided
North (Front) PGA Overlay 55' Overlay 104.25'
South (Rear) P/I 15' 45.78'
East (Side Street) P/I 15' 52.04'
West (Side) P/I 15' 178.36'

Open Space Data

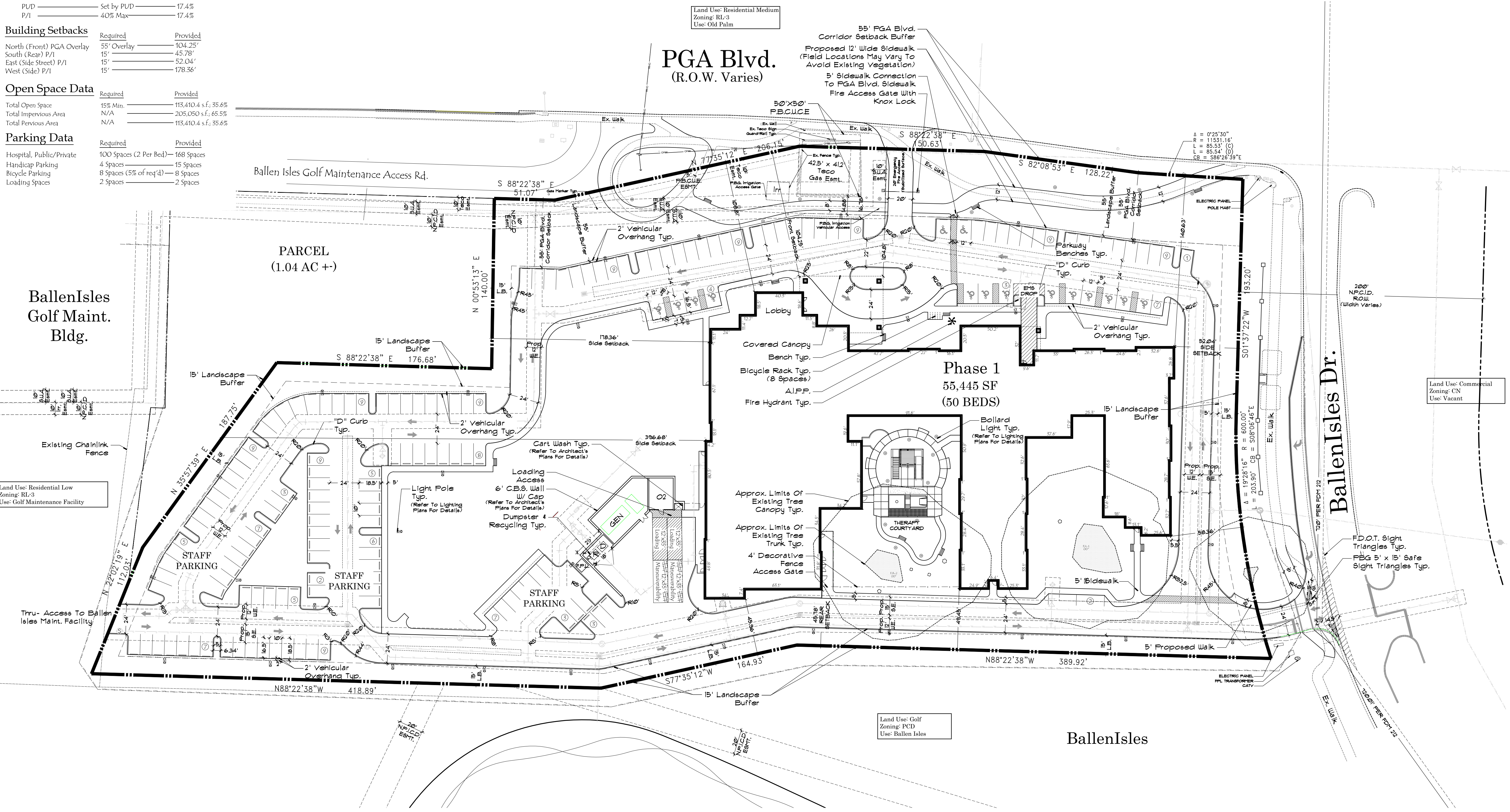
Required Provided
Total Open Space 15% Min. 113,410.4 s.f.; 35.6%
Total Impervious Area N/A 205,050 s.f.; 65.5%
Total Previous Area N/A 113,410.4 s.f.; 35.6%

Parking Data

Required Provided
Hospital, Public/Private 100 Spaces (2 Per Bed) 168 Spaces
Handicap Parking 4 Spaces 15 Spaces
Bicycle Parking 8 Spaces (5% of req'd) 8 Spaces
Loading Spaces 2 Spaces 2 Spaces

Land Use: Residential Medium
Zoning: RL-3
Use: Old Palm

PGA Blvd. (R.O.W. Varies)



BallenIsles Golf Maint. Bldg.

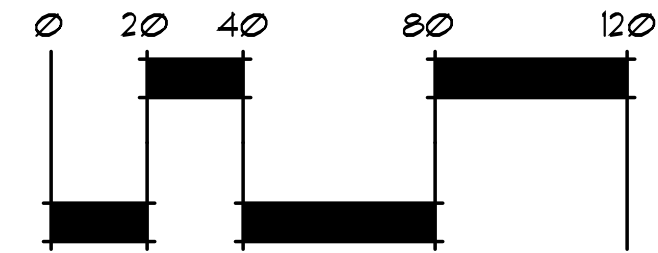
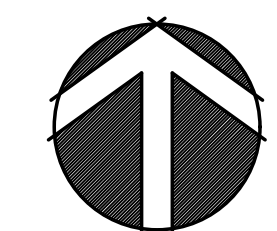
PARCEL (1.04 AC +/-)

Land Use: Residential Low
Zoning: RL-3
Use: Golf Maintenance Facility

Land Use: Commercial
Zoning: CN
Use: Vacant

Land Use: Golf
Zoning: PCD
Use: Ballen Isles

BallenIsles



File: N:\Projects\Ballen Isles West 20-0000\Drawings\Current\3rd Submission\Encompass Site Phase2.dwg
Plot File: 1/11/21 at 10:25am by: Ben
XREFs: