

Gentile Glas Holloway O'Mahoney & Associates, Inc. Landscape Architects Planners Environmental Consultants

1907 Commerce Lane Suite 101 Jupiter, Florida 33458 561-575-9557 561-575-5260 FAX www.2GHO.com

Phase 2 Site Development Plan

Encompass Health

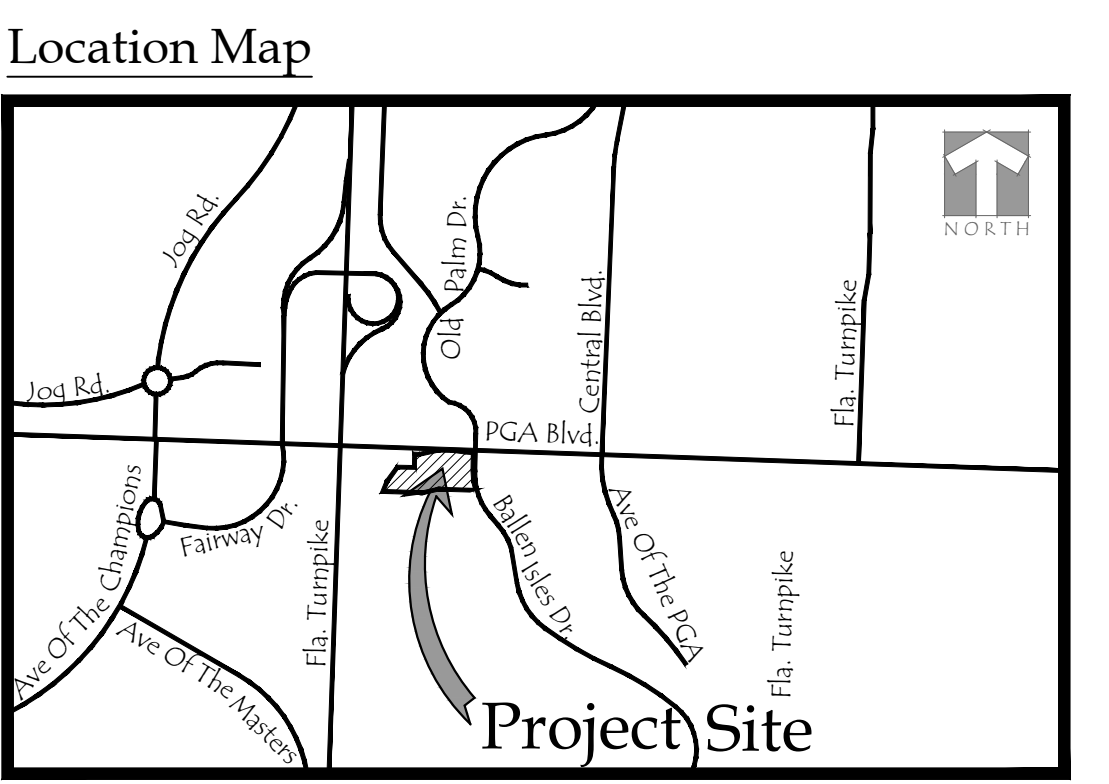
Palm Beach Gardens, Florida

Designed: GGG/BBP
Drawn: BBP
Approved: GGG/EOM/MBH
Date: 08/25/21
Job no: 20-0000
Revisions: 09/15/21
01/31/22
02/18/22

LC 0000111
Sheet Title:
Phase 2 Site Development Plan
Scale: 1" = 40'
Sheet No.
SP-2
13-0000

Site Data

Petition No.	CPSS-21-05-000015/PPUD-21-05-000062
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	S11-T12-R42
PCN #	52-42-42-11-00-000-3120
Total Site Area	7.31 ac.; 318,460 s.f.
Existing Use	Vacant



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 PAVER 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 RAMP 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 FOR COLORS, TYPE AND MATERIALS.

Building Data

Proposed Use	Private Hospital
Phase I	55,445 s.f.
Phase II	20,774 s.f.
76,219 s.f. Total (23.9% Lot Coverage)	

Building Height	Required	Provided
PUD	36' Max	35'; 1 Stories
P/I	45' Max	35'; 1 Stories

Building Lot Coverage	Required	Provided
PUD	Set by PUD	23.9%
P/I	40% Max	23.9%

Building Setbacks

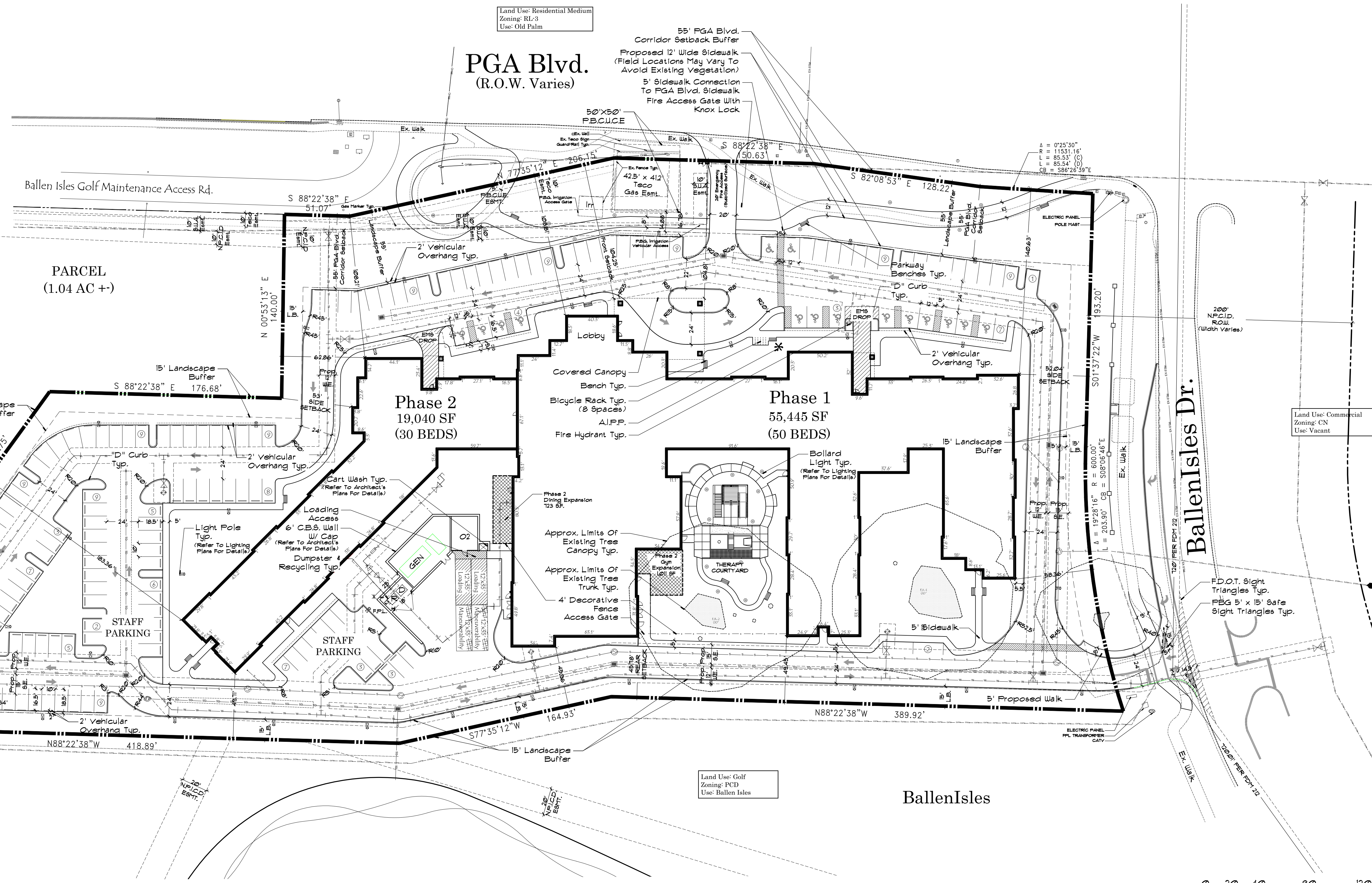
	Required	Provided
North (Front) PGA Overlay	55' Overlay	104.36'
South (Rear) P/I	15'	45.59'
East (Side Street) P/I	15'	51.6'
West (Side) P/I	15'	53'

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 Pavement Area	N/A	113,410.4 s.f.; 35.6%

Parking Data

	Required	Provided
Hospital, Public/Private	160 Spaces (2 Per Bed)	168 Spaces
Handicap Parking	8 Spaces	15 Spaces
Bicycle Parking	8 Spaces (5% of req'd)	8 Spaces
Loading Spaces	2 Spaces	2 Spaces



BallenIsles Golf Maint. Bldg.

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

Thru- Access To Ballen Isles Maint. Facility

Land Use: Golf
Zoning: PCD
Use: Ballen Isles

Land Use: Commercial
Zoning: CN
Use: Vacant

File: N:\Projects\Ballen Isles West 10-0500\Drawings\Current\3rd Submission\Encompass Site Phase2.dwg
Plot Led: 7/11/22 at 10:55am by: Ben
XREFs: