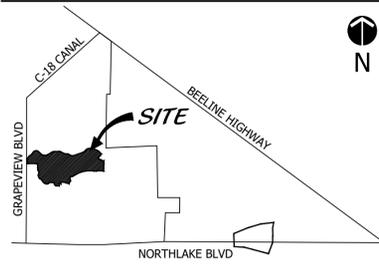


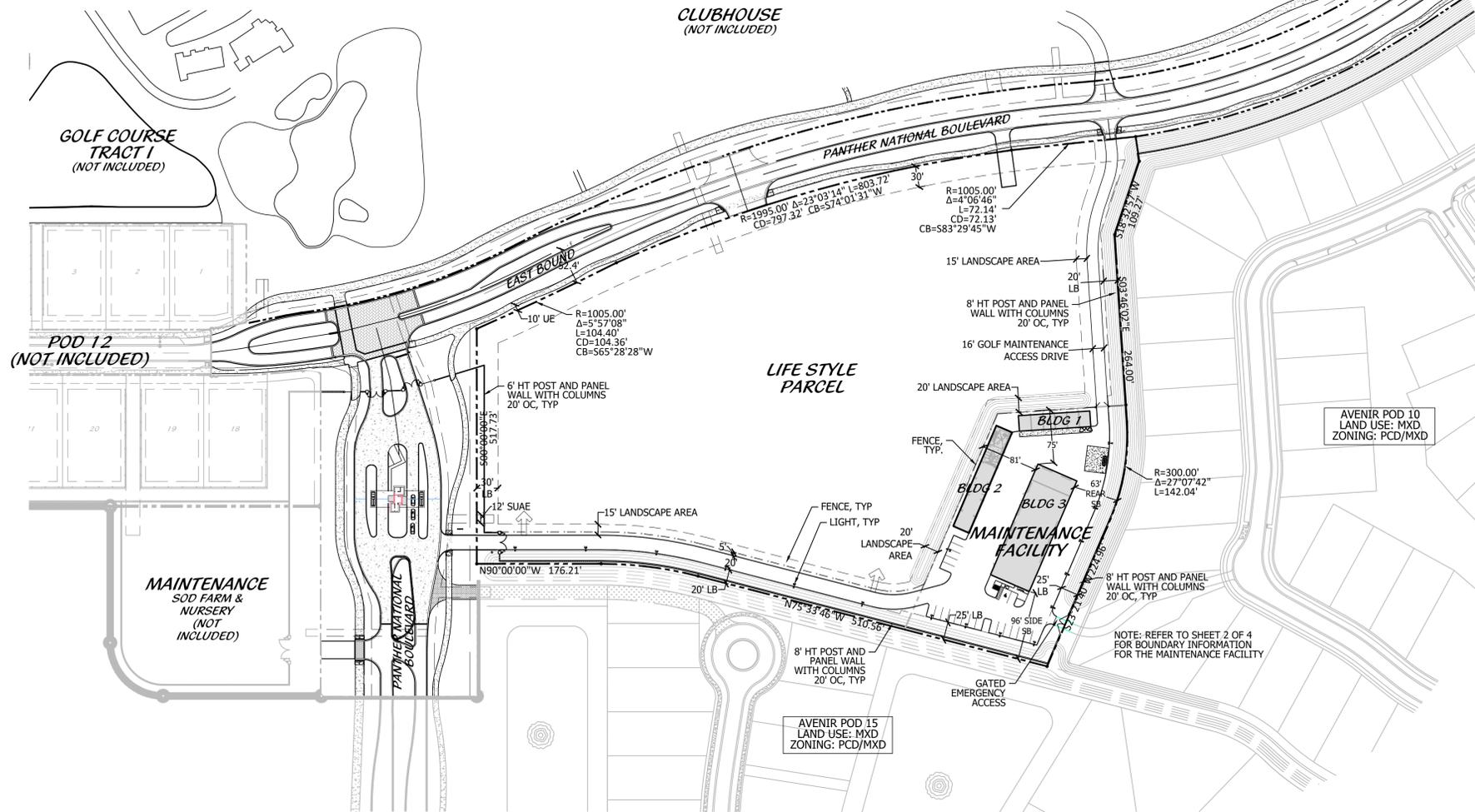
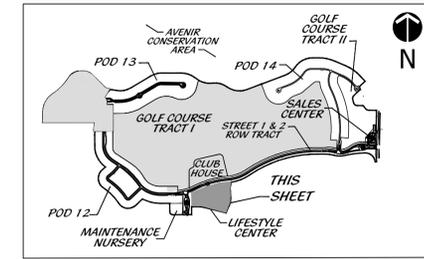
LOCATION MAP



LEGEND

- ADA AMERICAN DISABILITIES ACT
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SUAE SEACOAST UTILITY AUTHORITY EASEMENT
- SW SIDEWALK
- TYP TYPICAL
- CL CENTER LINE
- Ⓟ PARKING SPACE NUMBER
- UE UTILITY EASEMENT
- ADA SIGN
- PARKING LOT LIGHT
- SIDEWALK
- STREET LIGHT

PARCEL KEY MAP



SITE DATA

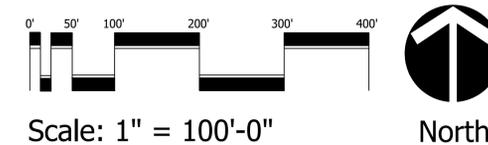
PROJECT NAME:	PANTHER NATIONAL MAINTENANCE FACILITY		
PETITION NUMBER:	SPLN-22-11-000064		
TOTAL SITE AREA:	11.524 ACRES		
LAND USE DESIGNATION:	MIXED USE (MXD)		
ZONING:	MXD PCD		
LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA		
MAXIMUM BUILDING HEIGHT:	45 FEET / 3 STORIES		
PROPOSED BUILDING HEIGHT:	17 FEET 11 INCHES / 1 STORY		
TOTAL NUMBER OF BUILDINGS:	3		
TOTAL BUILDING AREA:	16,200 SF		
BUILDING 1: (ANCILLARY EQUIPMENT STORAGE)	2,125 SF		
BUILDING 2: (ANCILLARY EQUIPMENT STORAGE)	3,875 SF		
BUILDING 3: (OFFICE/WAREHOUSE)	10,200 SF		
BUILDING USE	SF		
OFFICE	2,170 SF		
WAREHOUSE	8,030 SF		
ANCILLARY EQUIPMENT STORAGE	6,000 SF		
TOTAL	16,200 SF		
OPEN SPACE REQUIRED:	ACREAGE	SF	%
	4.0 AC	175,688.78 SF	MIN. 35%
OPEN SPACE PROVIDED:	ACREAGE	SF	%
OPEN SPACE (INCLUDES SIDEWALKS GREATER THAN 6')	9.86 AC	429,434.56 SF	85.6%
TOTAL	9.86 AC	429,434.66 SF	85.6%
PERVIOUS			
GREEN SPACE	9.85 AC	429,262.25 SF	85.5%
IMPERVIOUS			
BUILDING LOT COVERAGE	0.37 AC	16,200.00 SF	3.2%
VEHICLE USE AREAS	1.29 AC	56,069.60 SF	11.2%
SIDEWALKS LESS THAN 6'	0.00 AC	17.42 SF	0.0%
SIDEWALKS GREATER THAN 6' AND PLAZA	0.00 AC	172.41 SF	0.0%
TOTAL	11.519 AC	501,781.67 SF	100.0%
PARKING:	REQUIRED	PROVIDED	
OFFICE (1 SPACE PER 250 SF)	9		
WAREHOUSE (1 SPACE PER 2000 SF)	4		
ANCILLARY EQUIPMENT STORAGE	N/A		
ADA SPACES (INCLUDED IN TOTAL)	1	1	
TOTAL	13	22	
SETBACKS*	REQUIRED	PROVIDED	
FRONT (WEST)	15'	674.3'	
SIDE (SOUTH)	15'	96'	
REAR (EAST)	15'	63.1'	
SIDE (NORTH)	15'	371.8'	

* MEASURED FROM THE BOUNDARY OF THE LIFESTYLE PARCEL

GENERAL NOTES

THE GATES LEADING TO THE MAINTENANCE FACILITY AND THE EMERGENCY ACCESS DRIVE WILL BE EQUIPPED WITH CLICK 2 ENTER (C2E) DEVICE PER CITY OF PALM BEACH GARDENS FIRE RESCUE REQUIREMENTS

Cover Page Maintenance Facility



Scale: 1" = 100'-0"

North

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Panther Natl Golf Maintenance
 Petition #: SPLN-22-11-000064
 Development Order: Resolution 39 2023
 Date: 7/13/2023
 Project Manager: Brett A. Leone, Principal Planner

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 - Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

Panther National at Avenir Centaur (Palm Beach) Owner LLC Palm Beach Gardens, Florida

DESIGNED	GM
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	19-1212
DATE	11-15-22
REVISIONS	01-18-23
	04-21-23
	05-12-23

May 12, 2023 11:15:34 a.m.
Drawing: 191212 SP.DWG