

SITE DATA

Current Zoning	PUD (P/I)
Future Land Use Designation	RL
Township 41 Section 25 Range 42	
Petition #	PUD 02-05

Site Area	50 Ac
Floor Area	178,521 sf
Student Enrollment	490 students Max.
Building Height	2 stories (53'-0") Max.

Building Lot Coverage

Allowed	20.00 ac	40.00 %
Provided	3.15 ac	6.30 %

Site Area

Site Area	50.00 ac	100.00 %
Preserve	8.96 ac	17.92 %
Athletic Fields	15.75 ac	31.50 %
Lakes	4.82 ac	9.64 %
Dedicated ROW	0.87 ac	1.74 %
Misc. Open Space	10.27 ac	20.56 %
Building Area	3.40 ac	6.80 %
Sidewalks	1.78 ac	3.56 %
Road/Curb/Driveway	4.15 ac	8.30 %

Upland Preserve Area

Required	7.90 ac	15.80 %
Provided	8.96 ac	17.94 %

Open Space

Required	7.50 ac	15.00 %
Provided	37.15 ac	74.30 %

Parking

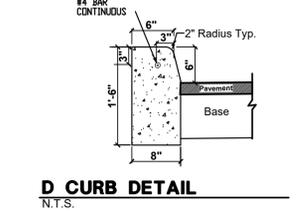
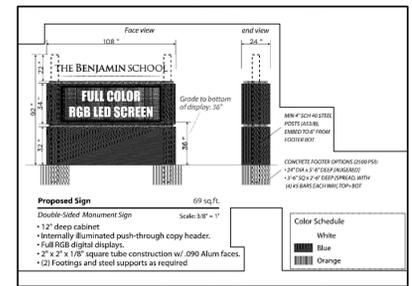
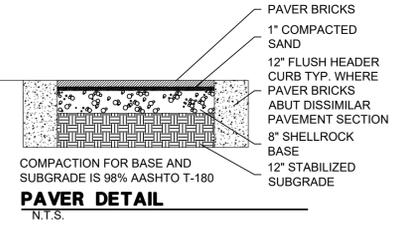
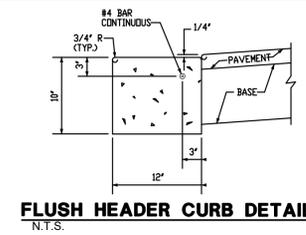
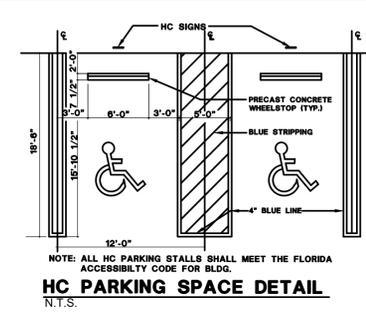
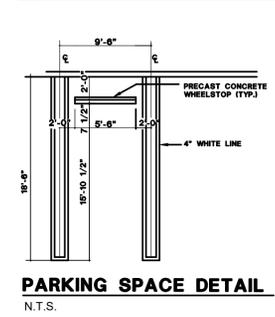
High School	Required 320 sp	Provided 428 sp
1 Per 3 Students @ 575	192 sp	
1 Per Classroom @ 59	59 sp	
1 Per 250 sf @ 17,290 sf	69 sp	

Handicap	8 sp	10 sp
Loading	5 sp	5 sp
Bicycle	15 sp (5%)	15 sp

LAND USE - RH
ZONING - PUD/RH
ALTA PINES

LAND USE - P
ZONING - P/I
WILLIAM T. DWYER HIGH SCHOOL

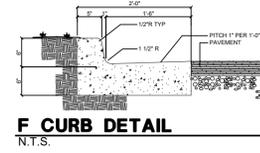
DETAILS



NOTES

BOUNDARY DIMENSIONS NOTED ON PLAN PROVIDED BY BENCH MARK SURVEY AND MAPPING, INC.
CB = CATCH BASIN
ALL LANDSCAPE ISLANDS ARE 6' MINIMUM WIDTH
ALL STOP BARS ON PAVER BRICK AREAS WILL BE CONSTRUCTED OF WHITE PAVER BRICKS.
ALL STOP BARS SHALL BE THERMOPLASTIC STRIPING
ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS.
ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD

Client - The Benjamin Private School, Inc.
Planner - Urban Design Studio
Architect - Harvard Jolly Architecture
Landscape Architect - Urban Design Studio
Engineer - Schaefer Fagan Consulting Engineers, Inc.
Environ. Consult. - CZR Incorporated
Traffic - Kimley Horn & Associates, Inc.
Surveyor - Bench Mark Land Surveying & Mapping Inc.
Legal Consult. - Gary, Dytrych, & Ryan



LOCATION MAP



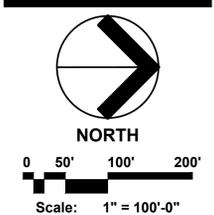
WAIVERS

Sec 78-285, Permitted Sign, Waiver to allow 3.5' set back from Grandiflora Road Right-Of-Way
Sec 76, Building Height, Waiver to allow 53' building height
Section 282, Waiver to allow vertical structures within the Lake Maintenance Easement.
Section 78-441(c) to allow issuance of building permits (including excavation and fill) prior to recording the plat.
Sec. 180(d)(3) Waiver to allow in excess of 10% more than the required number of parking spaces.
Sec. 179(L)(1) Waiver to allow 9.5' wide parking spaces.

IRRIGATION NOTES:
ALL COMMON AREAS SHALL BE PROVIDED WITH 100% COVERAGE.
THE INSTALLATION AND OPERATION OF THE IRRIGATION SYSTEM SHALL FOLLOW ALL GUIDELINES AS ESTABLISHED BY THE FLORIDA IRRIGATION SOCIETY.
THE INSTALLATION OF THE PROPOSED IRRIGATION SYSTEM SHALL MINIMIZE COVER, SPRAY AND IRRIGATING IMPERVIOUS AREAS. LAWN AND SHRUB LOCATION SHALL BE SEPARATE TO ALLOW FOR DIFFERENT MOISTURE APPLICATIONS.
THE SOURCE OF THE IRRIGATION SYSTEM SHALL BE WELLS OR LAKES.
ATHLETIC AREAS TO HAVE IRRIGATION SPECIFICALLY DESIGNED FOR EACH FIELD

The Benjamin School

Palm Beach Gardens, Florida
Master P.U.D. Site Plan



Date: 05/15/2025
Project No.: 19-015.017
Designed By: HLC/IAB
Drawn By: AB/JEV
Checked By: KT

Revision Dates:

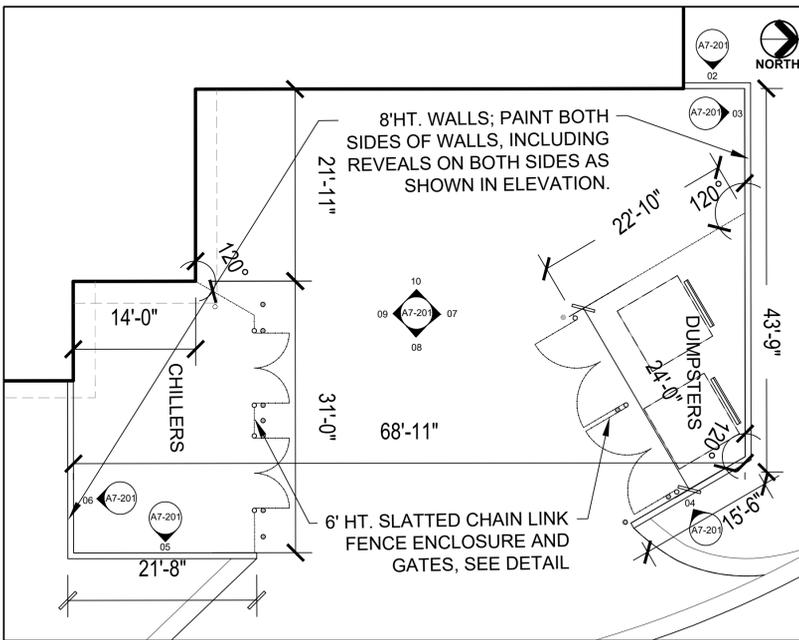
2014-04-14	FIELD HOUSE - TLM
2021-04-26	WEIGHT ROOM AA - HLC
2024-01-21	RESUBMITTAL
2025-03-04	RESUBMITTAL
2025-04-07	RESUBMITTAL
2025-04-22	RESUBMITTAL - AB
2025-05-15	RESUBMITTAL - AB
2025-09-26	SUBMITTAL

SP-1

of 4

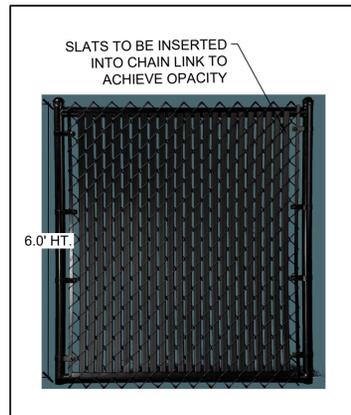
DUMPSTER DETAIL

N.T.S.



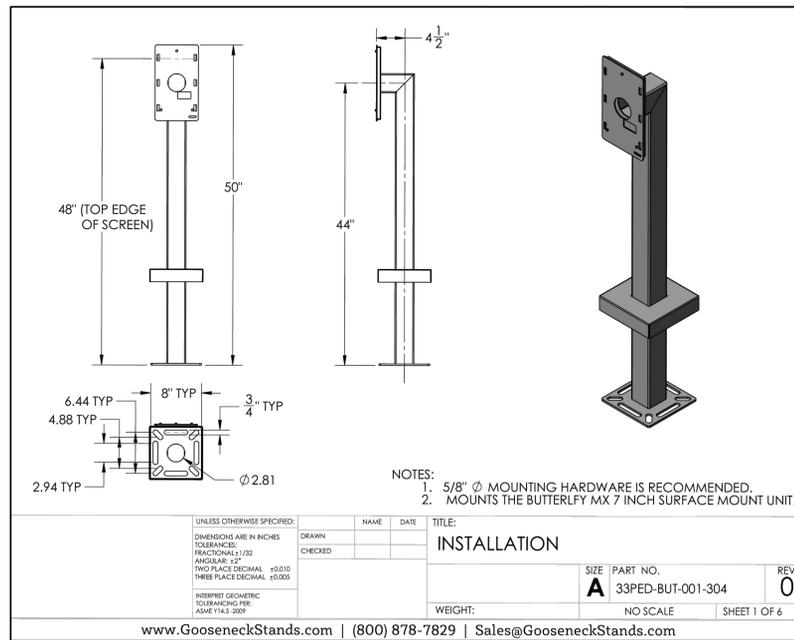
DUMPSTER SLATTED CHAIN LINK FENCE DETAIL

N.T.S.



CALL BOX DETAIL

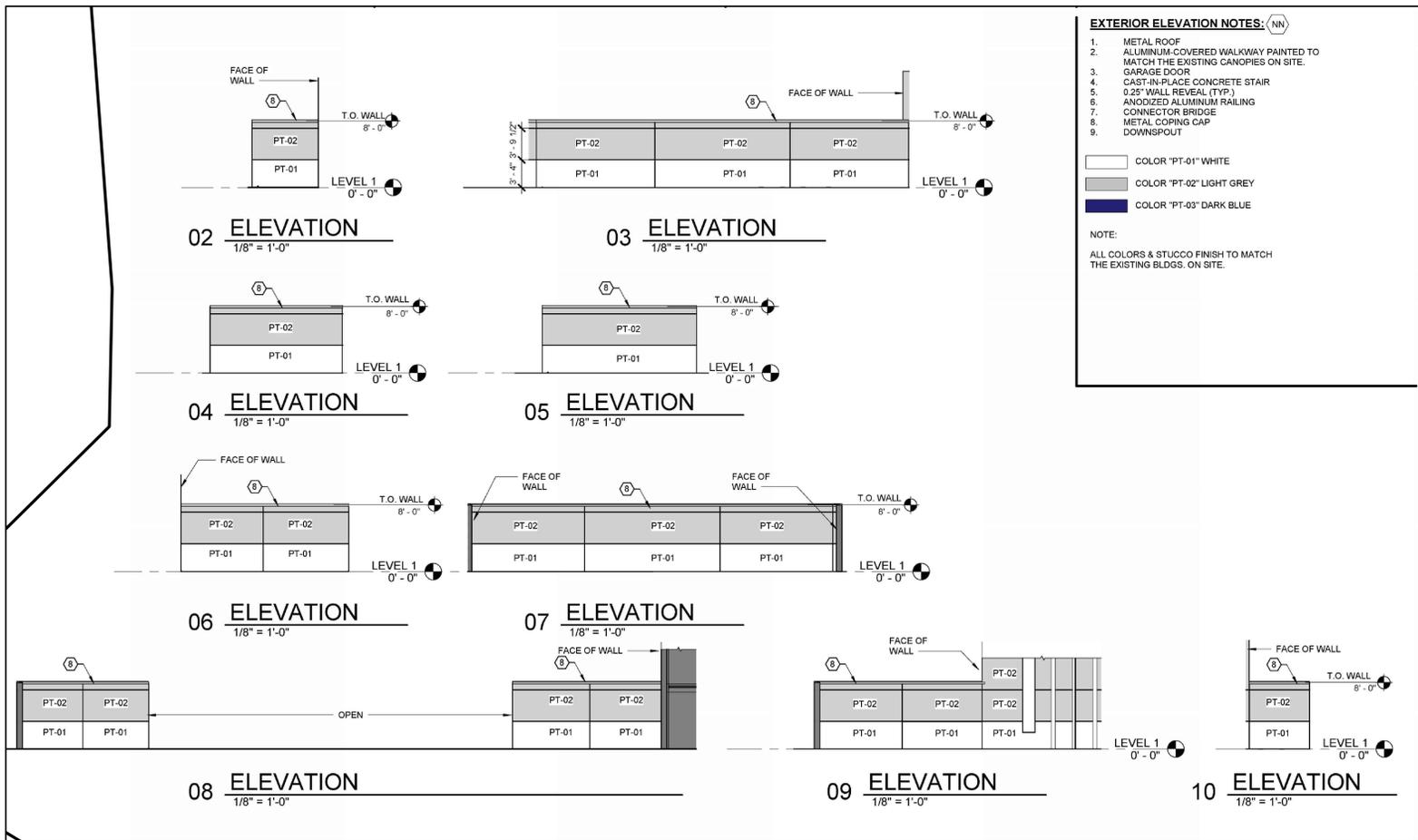
N.T.S.



CALL BOX NOTE:
DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

DUMPSTER ENCLOSURE WALL DETAIL

N.T.S.



ELECTRIC SWING GATE DETAIL

N.T.S.



GATE NOTE:
EXISTING GATE TO BE RELOCATED PER SITE PLAN LOCATION TO ALLOW FOR DELIVERY TRUCK TO PULL IN OFF GRANDIFLORA ROAD. GATE WILL BE UPGRADED TO ELECTRIC AND CONTROLLED BY SECURITY.

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Drawn By: AB/JEV
Checked By: KT

Revision Dates:

2014-04-14	FIELD HOUSE - TLM
2021-04-26	WEIGHT ROOM AA - HLC
2024-10-01	SUBMITTAL
2025-01-21	RESUBMITTAL
2025-03-04	RESUBMITTAL
2025-04-07	RESUBMITTAL
2025-04-22	RESUBMITTAL - AB
2025-05-15	RESUBMITTAL - AB
2025-09-26	SUBMITTAL

LAND USE - MXD
ZONING - PCD
ALTON PCD (NEIGHBORHOOD #1)

N01°20'37"E

N01°20'37"E 1274.76'

N01°17'32"E 1050.56'

N01°17'32"E 1050.56'

LAND USE - RL
ZONING - PUD
SAN MICHELE

LAND USE - RH
ZONING - PUD/RH
ALTA PINES

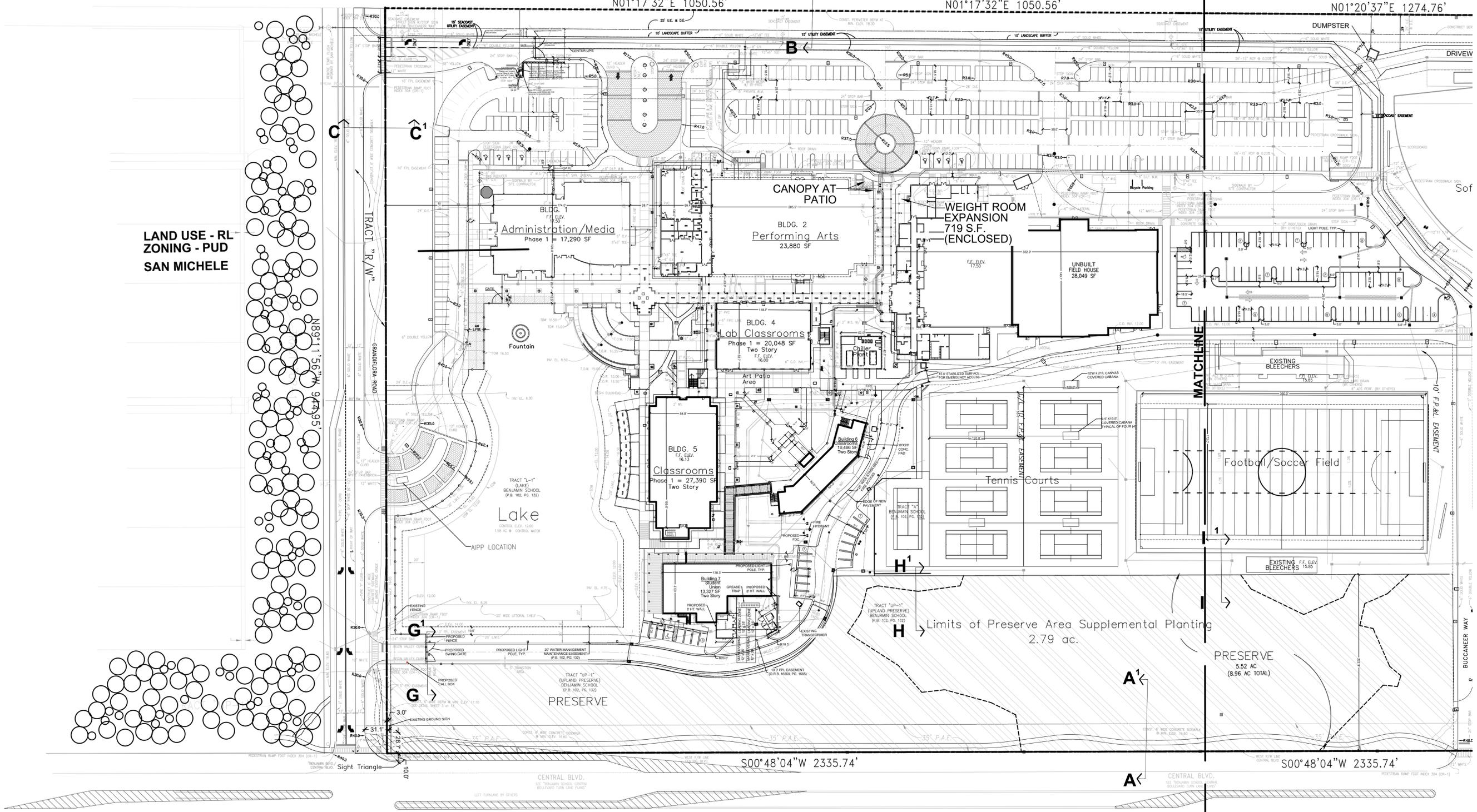
LAND USE - P
ZONING - P/I

WILLIAM T. DWYER HIGH SCHOOL

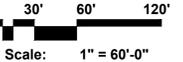
The Benjamin School

Palm Beach Gardens, Florida
Master P.U.D. Site Plan - South Portion

Drawing made: H:\0003\Benjamin HS_9-11\Benjamin_Upper School_Student Increase_022\Drawings\Site Plan\0225.09.26_Site_Submittal.dwg



NORTH



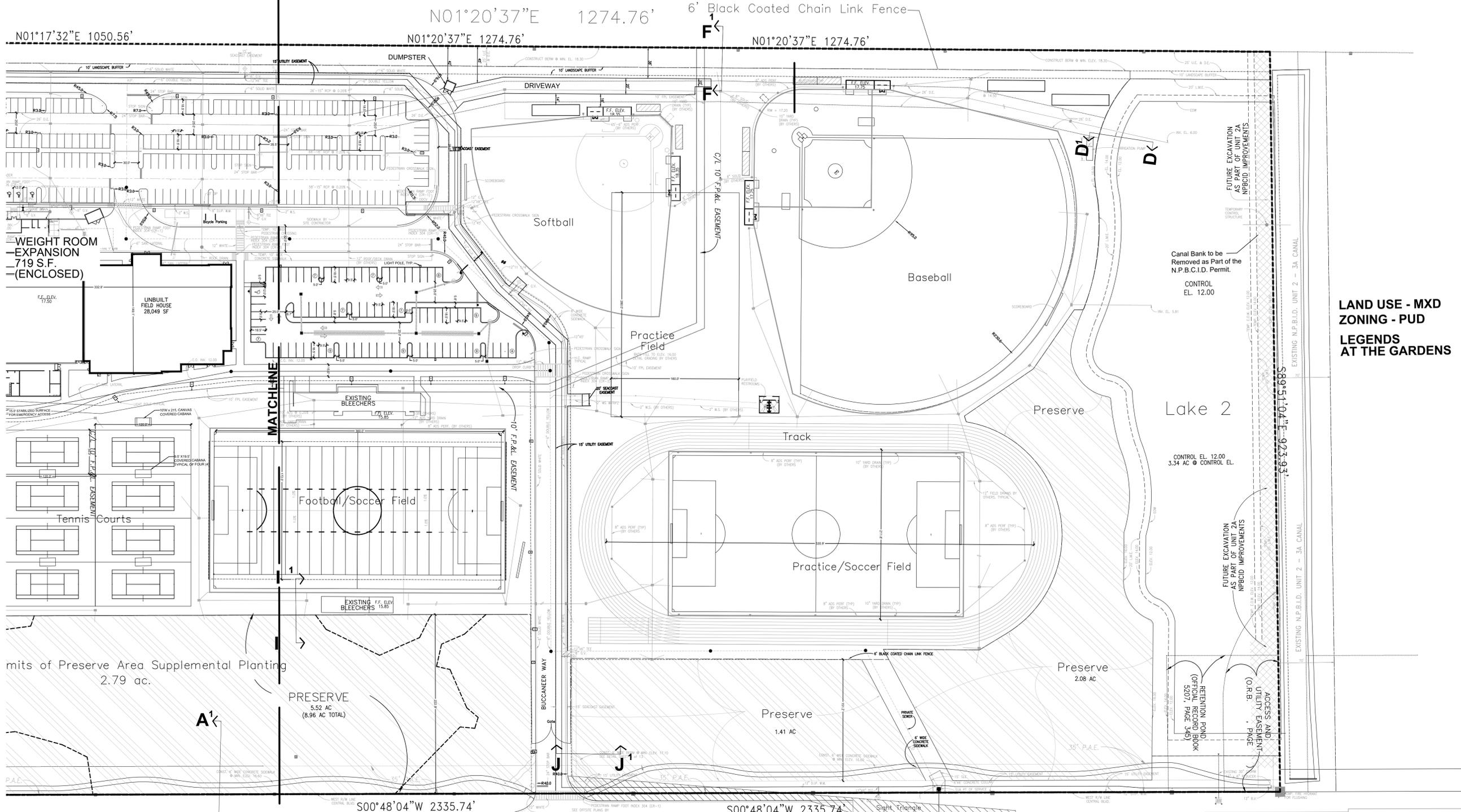
Scale: 1" = 60'-0"

Date:	05/15/2025
Project No.:	19-015.017
Designed By:	HLC/AB
Drawn By:	AB/JEV
Checked By:	KT

Revision Dates:	
2014-04-14	FIELD HOUSE - TLM
2021-04-26	WEIGHT ROOM AA - HLC
2024-05-23	PRE-APP
2024-10-01	SUBMITTAL
2025-01-21	RESUBMITTAL
2025-03-04	RESUBMITTAL
2025-04-07	RESUBMITTAL
2025-04-22	RESUBMITTAL - AB
2025-05-15	RESUBMITTAL - AB
2025-09-26	SUBMITTAL

SP-3
of 4

LAND USE - MXD
ZONING - PCD
ALTON PCD (NEIGHBORHOOD #1)



WEIGHT ROOM
EXPANSION
719 S.F.
(ENCLOSED)

UNBUILT
FIELD HOUSE
28,049 SF

Tennis Courts

Football/Soccer Field

Practice Field

Softball

Baseball

Track

Practice/Soccer Field

Preserve

Lake 2

imits of Preserve Area Supplemental Planting
2.79 ac.

PRESERVE
5.52 AC
(8.96 AC TOTAL)

Preserve
1.41 AC

Preserve
2.08 AC

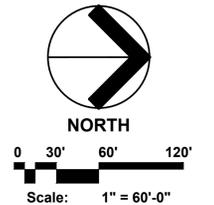
CENTRAL BLVD.
SEE 'WILLIAM T. DWYER HIGH SCHOOL' SHEET

LAND USE - P
ZONING - P/I

WILLIAM T. DWYER HIGH SCHOOL

LAND USE - MXD
ZONING - PUD
LEGENDS
AT THE GARDENS

The Benjamin School
Palm Beach Gardens, Florida
Master P.U.D. Site Plan - North Portion



Date: 05/15/2025
Project No.: 19-015.017
Designed By: HLC/AB
Drawn By: AB/JEV
Checked By: KT

Revision Dates:

2014-04-14	FIELD HOUSE - TLM
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2024-05-23	PRE-APP
2024-10-01	SUBMITTAL
2025-01-21	RESUBMITTAL
2025-03-04	RESUBMITTAL
2025-04-07	RESUBMITTAL
2025-04-22	RESUBMITTAL - AB
2025-05-15	RESUBMITTAL - AB
2025-09-26	SUBMITTAL

SP-4
of 4