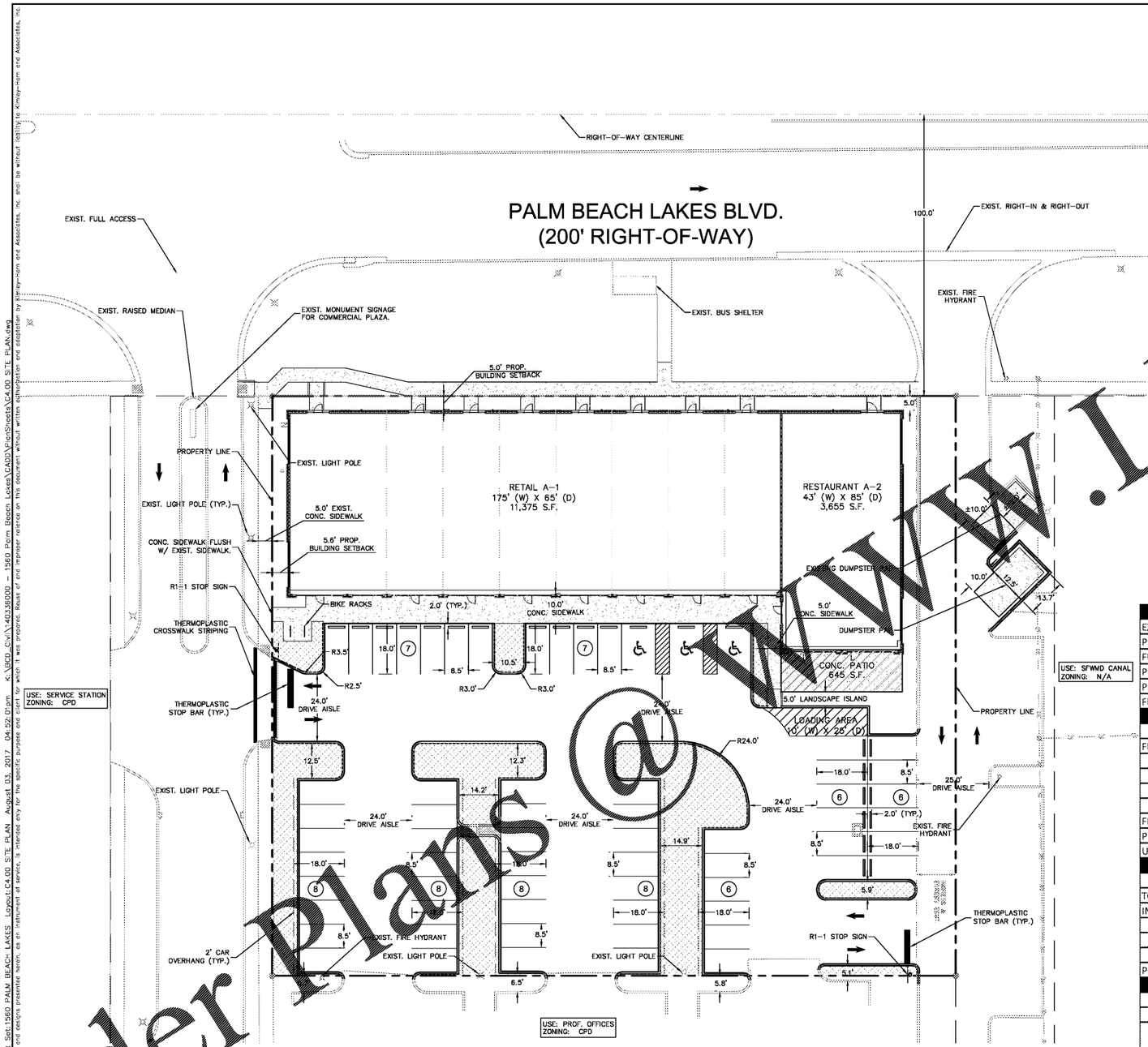

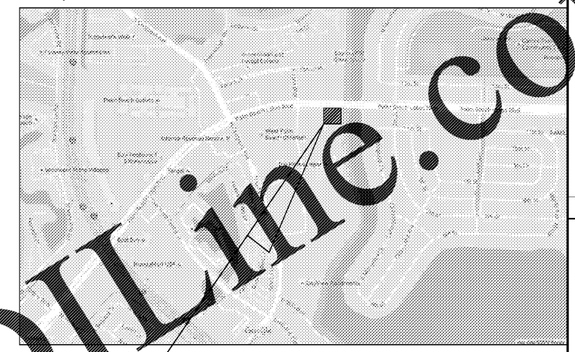

LEGEND

6 — PARKING COUNT

PROPERTY LINE

LANDSCAPE/ OPEN SPACE

SITE PLAN NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
3. ALL DIMENSIONS SHOWN ARE TO FRONT OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL NEW LANDSCAPE ISLANDS SHOWN ARE MINIMUM 5 FOOT WIDE, SOME EXISTING ISLANDS TO REMAIN AT NONCONFORMING WIDTHS.
8. OVERHANGS WILL NOT ENCROACH SETBACKS MORE THAN 3' AND AWNINGS WILL NOT ENCROACH MORE THAN 4' PER THE CITY SETBACK ENCROACHMENT SECTION (SECTION 94-305) OF THE CODE.

PARCEL INFORMATION	
EXISTING USE	VACANT COMMERCIAL
PROPOSED USE	MIXED-USE COMMERCIAL
FUTURE LAND USE DESIGNATION	"SIZ / C" (COMMERCIAL)
PROPERTY ZONING DISTRICT	"CPD" (COMMERCIAL PLANNED DEVELOPMENT)
PARCEL FOLIO NUMBER	74-43-43-17-29-000-0030
FEMA FLOOD CODE	F.I.R.M. NO. 12229 0015 B - FLOOD ZONE B

BUILDING SUMMARY	REQUIRED:	PROVIDED:
FLOOR AREA		
RETAIL		11,375 SF
RESTAURANT		3,655 SF
PATIO		645 SF
TOTAL AREA		15,675 SF
FLOOR AREA RATIO	MAX 1.00	0.31
PROPOSED BUILDING SETBACK	5'	5'
USABLE OPEN SPACE	MIN. 40%	69.07%

SITE AREA BREAKDOWN	EXISTING:		PROPOSED:	
TOTAL AREA	49,948.23 SF / 1.15 AC	100.00%	49,948.23 SF / 1.15 AC	100.00%
IMPERVIOUS TOTAL	2,674.34 SF / 0.06 AC	5.22%	42,417.62 SF / 0.97 AC	84.92%
PAVEMENT	2,674.34 SF / 0.06 AC	5.22%	24,393.60 SF / 0.56 AC	49.27%
CONCRETE	0 SF / 0 AC	0.00%	2,282.62 SF / 0.05 AC	4.35%
BUILDING	0 SF / 0 AC	0.00%	15,675 SF / 0.36 AC	31.30%
PERVIOUS	47,273.89 SF / 1.09 AC	94.78%	7,530.61 SF / 0.18 AC	15.08%

PARKING ANALYSIS		
PARKING REQUIRED (PER CODE)		
USE	**REQUIRED PARKING CRITERIA**	**REQUIRED PARKING**
RETAIL "A-1" (11,375 SF G.F.A.)	1 SPACE PER 250 SF G.F.A.	46
RESTAURANT "A-2" (3,655 SF G.F.A.)	1 SPACE PER 100 SF G.F.A.	37
PATIO (645 SF G.F.A)	NONE	NONE
TOTAL REQUIRED PARKING		**83**
PARKING PROVIDED		
PARKING LOT		61
ACCESSIBLE PARKING		3
TOTAL PARKING PROVIDED (NOTE MASTER PLAN FOR OVERALL PARKING)		64

No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL — MICHAEL D. SPRUCE, P.E. — FL LICENSE NUMBER 52776 — DATE: ----

K-H A PROJECT 140336000 | DATE AUGUST 2017 | SCALE: AS SHOWN | DESIGNED BY: MDM | DRAWN BY: JRB | CHECKED BY: MDS

SITE PLAN

1560 PALM BEACH LAKES
PREPARED FOR
TRICOR INTERNATIONAL CORP.
WEST PALM BEACH FL

SHEET NUMBER
C4.00

Order Plans @ WWW.LDLine.com

Plotted By: Fitzgerald, James Sheet Set: 1560 PALM BEACH LAKES Layout: C4.00 SITE PLAN August 03, 2017 04:52:01 pm K:\BCD_Civil\140336000 - 1560 Palm Beach Lakes\CADD\PlanSheets\C4.00 SITE PLAN.dwg
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