

Cotleur Hearing

Landscape Architecture
Planning
Environmental Consulting
Graphic Design

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

Windsor Gardens Hotel

Palm Beach Gardens, Florida

Site Data

TOWNSHIP RANGE SECTION	52 / 42 / 43
EXISTING ZONING:	(PUB/CG-1)
EXISTING LAND USE:	COMMERCIAL
MAXIMUM BUILDING HEIGHT	50 FEET
NUMBER OF STORIES	2 & 4 STORIES
NUMBER OF BUILDINGS	2 BUILDINGS
TOTAL SITE AREA	SF 80,505 AC 1.85
DEVELOPMENT PROGRAM	77 ROOMS/36,420 SF
HOTEL ROOMS	
AUXILIARY BLDG.	
HOTEL GUEST SUPPORT SPACE	6,391 SF
RESTAURANT	1,710 SF
LAND USE	SF AC %
BUILDING LOT COVERAGE	15,924 0.37 19.78%
GREENSPACE	16,628 0.38 20.65%
VEHICULAR USE, HARDSCAPE & SIDEWALKS	47,960 1.10 59.57%
TOTAL	80,512 1.85 100.01%
LOT COVERAGE	SF AC %
PERVIOUS	9,865 0.23 12.25%
INTERIOR GREENSPACE	6,763 0.16 8.40%
PERIMETER BUFFER	16,628 0.38 20.65%
IMPERVIOUS	SF AC %
BUILDING LOT COVERAGE	15,924 0.37 19.78%
SIDEWALK/PLAZA	5,484 0.13 6.81%
VEHICULAR USE AREA	42,476 0.98 52.76%
SUBTOTAL	63,884 1.47 79.35%
TOTAL	80,512 1.85 100.01%

IMPERVIOUS & PERVIOUS TOTAL IS 7 SF. OVER THE TOTAL SITE AREA OF 80,505 SF DUE TO A SMALL MARGIN OF CAD ERROR DURING DRAFTING.

PARKING CALCULATIONS	REQUIRED	PROVIDED
SPACES		
GROUND LEVEL		86
BELOW GROUND LEVEL		13
HANDICAPPED (INCLUDED IN TOTAL)	4	4
TOTAL	103	103
HOTEL (1.1/ROOM)	85	85
RESTAURANT (1/150 SF & 1/250 SF)	18	18
LOADING SPACE	1	1
BICYCLE SPACES	5	5
LANDSCAPE POINTS	REQUIRED	PROVIDED
21% = 16 PTS / 100 SF	2,660	6,633

Legal Description

ALL THAT PORTION OF GOVERNMENT LOT 7, SECTION 4, TOWNSHIP 42 SOUTH, RANGE 43, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), AS NOW LAID OUT AND IN USE, LESS THE NORTH 734.42 FEET THEREOF AND ALSO LESS THE SOUTH 274.67 FEET THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 7 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 5; THENCE, SOUTH 16°51'25" WEST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 612.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1850.09 FEET AND A PARTIAL CENTRAL ANGLE OF 04°15'09"; THENCE, SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.31 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A PARTIAL CENTRAL ANGLE OF 09°19'36", A DISTANCE OF 301.16 FEET TO A POINT ON A LINE LYING 274.67 FEET NORTH OF (WHEN MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7; THENCE, SOUTH 86°52'35" EAST, ALONG THE SAID PARALLEL LINE A DISTANCE OF 283.51 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 7; THENCE, NORTH 01°51'50" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 292.45 FEET TO A POINT ON A LINE LYING 734.42 FEET SOUTH OF (WHEN MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 7; THENCE, NORTH 85°12'07" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 251.91 FEET TO THE POINT OF BEGINNING.

A SAID PARCEL CONTAINING 1.85 ACRES MORE OR LESS.

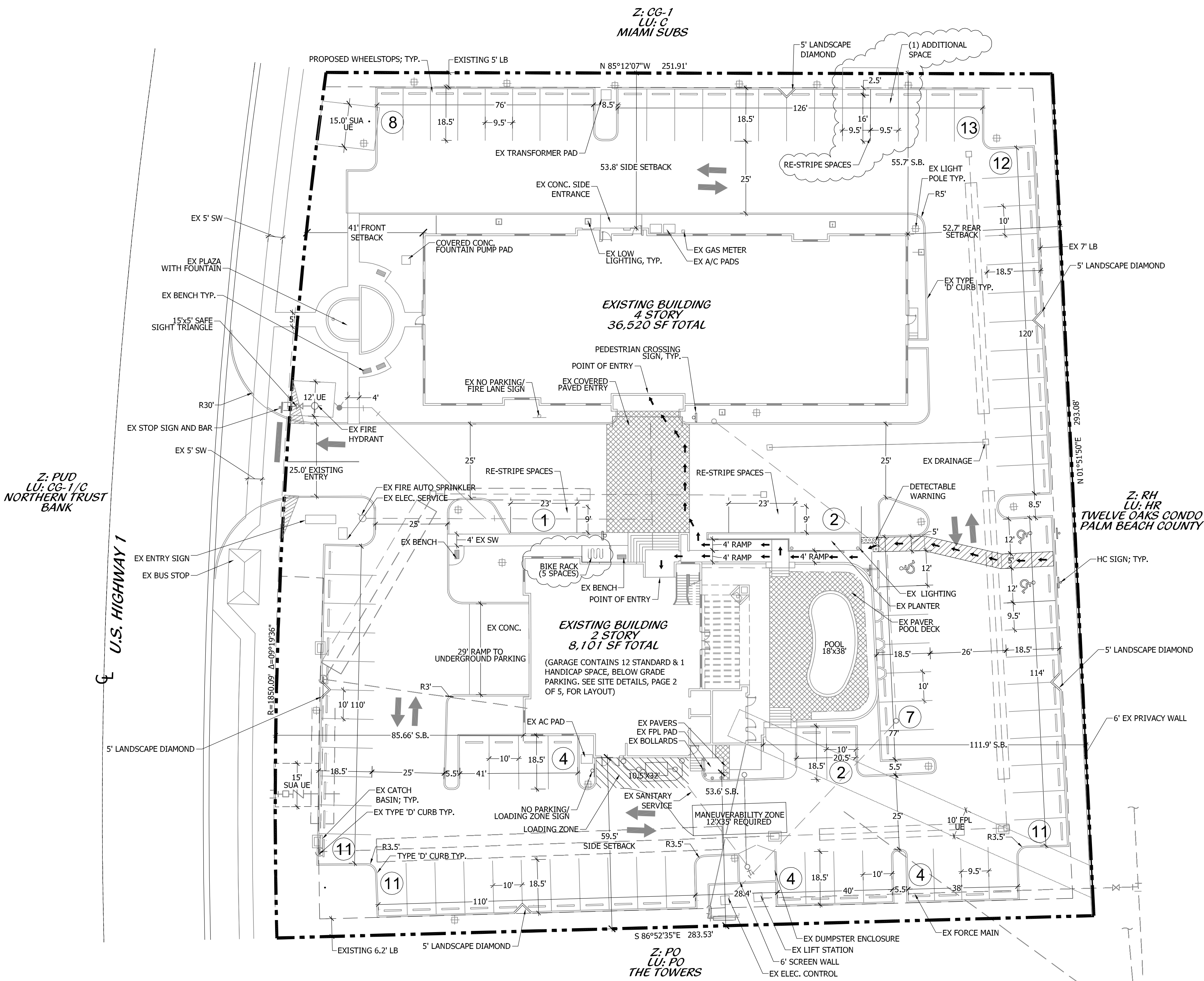
SUBJECT TO EASEMENTS, RESERVATIONS, AND RIGHTS OF WAY RECORD.

ALSO BEING MORE PARTICULARLY DESCRIBED AS:

TRACT "A", PLAT OF COMFORT INN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 150 AND 151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

General Notes

- PROPERTY BOUNDARY, WATER, SEWER AND BASE MAP INFORMATION WAS PROVIDED BY MICHAEL SCHORAH AND ASSOCIATES
- LANDSCAPE SHALL BE IN CONFORMANCE WITH CITY DEVELOPMENT CODES.
- ALL STRIPING AND PAVEMENT MARKING, EXCEPT PARKING STALL STRIPING, SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIALS AS PER LDR SECTION 78-344.
- ALL EXOTIC/INVASIVE PLANT MATERIAL TO BE REMOVED FROM SITE PRIOR TO CONSTRUCTION AND INSTALLATION OF PROPOSED MATERIAL.



Project Team

OWNER
GREENWAY AT THE GARDENS, LLC
11360 U.S. HIGHWAY 1
PALM BEACH GARDENS, FL 33408
P: 561-202-4548
F: 561-622-4258
GARY HILLERT

PLANNER/LANDSCAPE ARCHITECT
COTLEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
P: 561-747-6336
F: 561-747-1377
ALESSANDRIA KALFIN

TRAFFIC
KIMLEY-HORN & ASSOCIATES, INC.
44311 EMBARCADARO DRIVE
WEST PALM BEACH, FL 33407
P: 561-945-0665
F: 561-945-9183
ADAM KERR

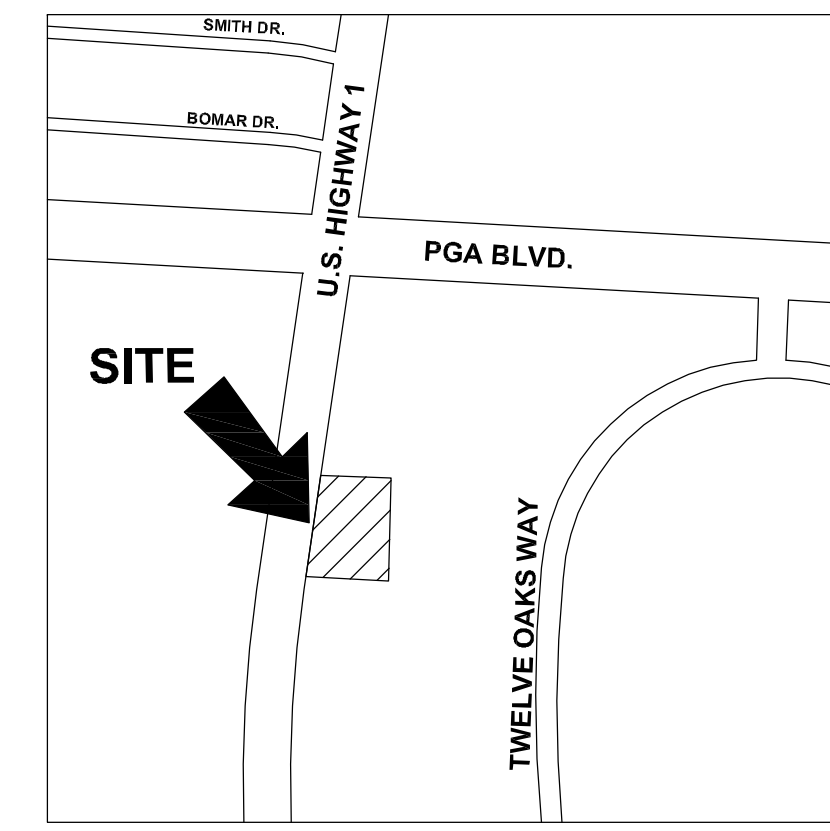
SURVEYOR/ENGINEER
MICHAEL B. SCHORAH & ASSOCIATES INC.
1850 FOREST HILL BOULEVARD, SUITE 206
WEST PALM BEACH, FL 33406
P: 561-968-0080
F: 561-642-9726
MICHAEL SCHORAH

Waivers

APPROVED WAIVERS BY RESOLUTION #44, 2005				
WAIVER REQUEST	APPLICABLE CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
PARKING DIMENSIONS	SECTION 78-344 (1)(1)(a)	10-FOOT WIDE PARKING SPACES	9.5-FOOT WIDE PARKING SPACES (EXISTING CONDITION)	.5'
SETBACK DIMENSIONS	SECTION 78-153 TABLE 12	50-FOOT FRONT SETBACK	41 FOOT SETBACK (EXISTING CONDITION)	10'
BUILDING HEIGHT	SECTION 78-153 TABLE 12	36-FOOT BUILDING HEIGHT MAXIMUM	50-FOOT HIGH BUILDING (EXISTING CONDITION)	14'
LANDSCAPE BUFFER ABUTTING RESIDENCE	SECTION 78-186 (10)	15-FOOT BUFFER WHEN A COMMERCIAL USE ABUTS RESIDENTIAL	7-FOOT LANDSCAPE BUFFER AT EAST PROPERTY LINE (EXISTING CONDITION)	8'

APPROVED WAIVERS BY RESOLUTION #2, 2008				
WAIVER REQUEST	APPLICABLE CODE SECTION	REQUIREMENT	PROPOSED	DEVIATION
LOADING SPACE	SECTION 78-362	12' WIDE	10.5' WIDE	1.5'
SPACE	SECTION 78-362	35' LONG	32.5' LONG	2.5'

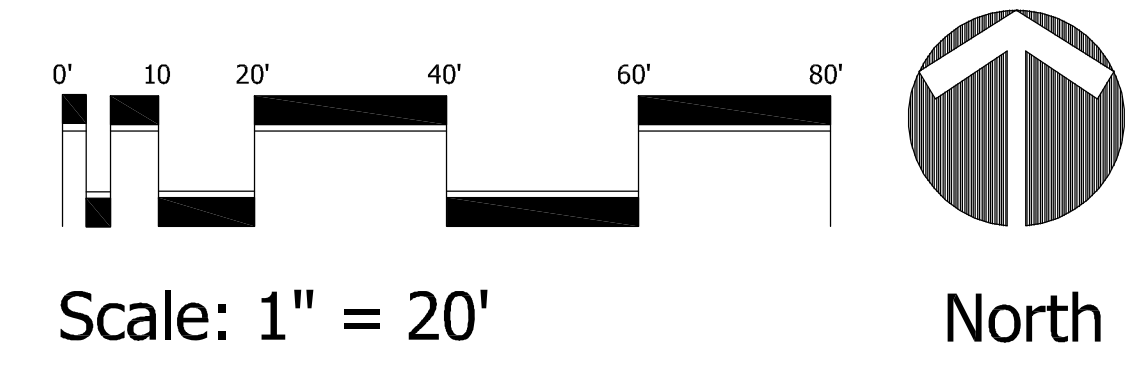
Location Map



Legend

- HC SIGN
- LANDSCAPE BUFFER
- RADIUS
- SETBACK
- SIDEWALK
- SW TYP.
- HC SIGN
- STOP SIGN
- PEDESTRIAN CROSSING
- PARKING LIGHT

Site Plan



DESIGNED	DEH
DRAWN	NBP
APPROVED	DEH
JOB NUMBER	11-0601
DATE	01-26-07
REVISIONS	07-08-11
	09-23-11
	11-16-11
	12-22-11

December 22, 2011 9:36:27 a.m.
Drawing: 11-0601_SP.DWG