

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

Avenir Holdings, LLC
Palm Beach Gardens, Florida

SITE DATA

PROJECT NAME: AVENIR PANTHER NATIONAL
PETITION NUMBER: SPLN-20-07-000040
TOTAL SITE AREA: 1.83 ACRES
LAND USE DESIGNATION: MIXED USE (MXD)
ZONING: MXD PCD
LAND USE OVERLAY: WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA
BUILDING LOT COVERAGE: 5,830 SF
TOTAL BUILDING AREA: 8,946 SF

OPEN SPACE REQUIRED:	ACREAGE	SF	%
	0.6 AC	27872.855 SF	MIN. 35%

OPEN SPACE PROVIDED:	ACREAGE	SF	%
OPEN SPACE	0.96 AC	41,729.98 SF	52.4%
TOTAL	0.96 AC	41,729.98 SF	52.4%

PERVIOUS	ACREAGE	SF	%
GREEN SPACE	0.81 AC	35,465.37 SF	44.5%

IMPERVIOUS	ACREAGE	SF	%
BUILDING LOT COVERAGE	0.15 AC	6,570.23 SF	8.3%
VEHICLE USE AREAS	0.67 AC	29,216.41 SF	36.7%
SIDEWALKS LESS THAN 6'	0.05 AC	2,120.10 SF	2.7%
SIDEWALKS GREATER THAN 6' AND PLAZA	0.14 AC	6,264.61 SF	7.9%
TOTAL	1.83	79,636.73	100.0%

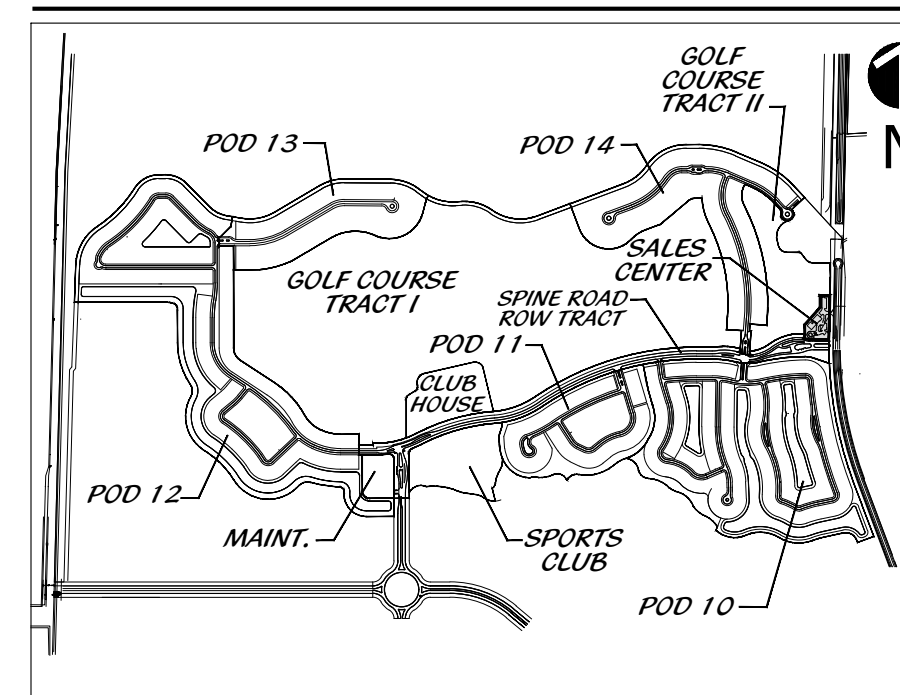
PARKING:	REQUIRED	PROVIDED
SALES CENTER (1 SPACE PER 200 SF)	32	27
ADA SPACES	2	2 (INCLUDED IN TOTAL)
TOTAL	32	33

SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	15'	69.1'
SIDE (SOUTH)	15'	110.7'
REAR (WEST)	10'	10.3'
SIDE (NORTH)	15'	>100'

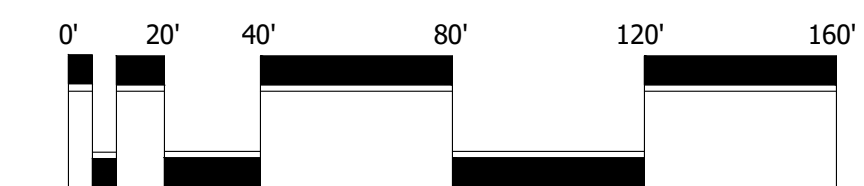
LEGEND

- ADA AMERICAN DISABILITIES ACT
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- ROW RIGHT OF WAY
- L.S. LANDSCAPE
- C CENTER LINE
- ③ PARKING SPACE NUMBER
- ADA SIGN
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING SIGN
- STREET LIGHT
- PEDESTRIAN LIGHT
- ENHANCED ARCHITECTURE
- PARKING LIGHT
- FIRE HYDRANT
- DECORATIVE PAVERS
- LITTORAL PLANT
- SIDEWALK
- BIKE RACK
- DECORATIVE FENCE
- MAIL KIOSK

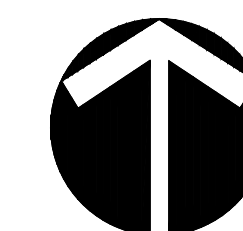
PARCEL KEY MAP



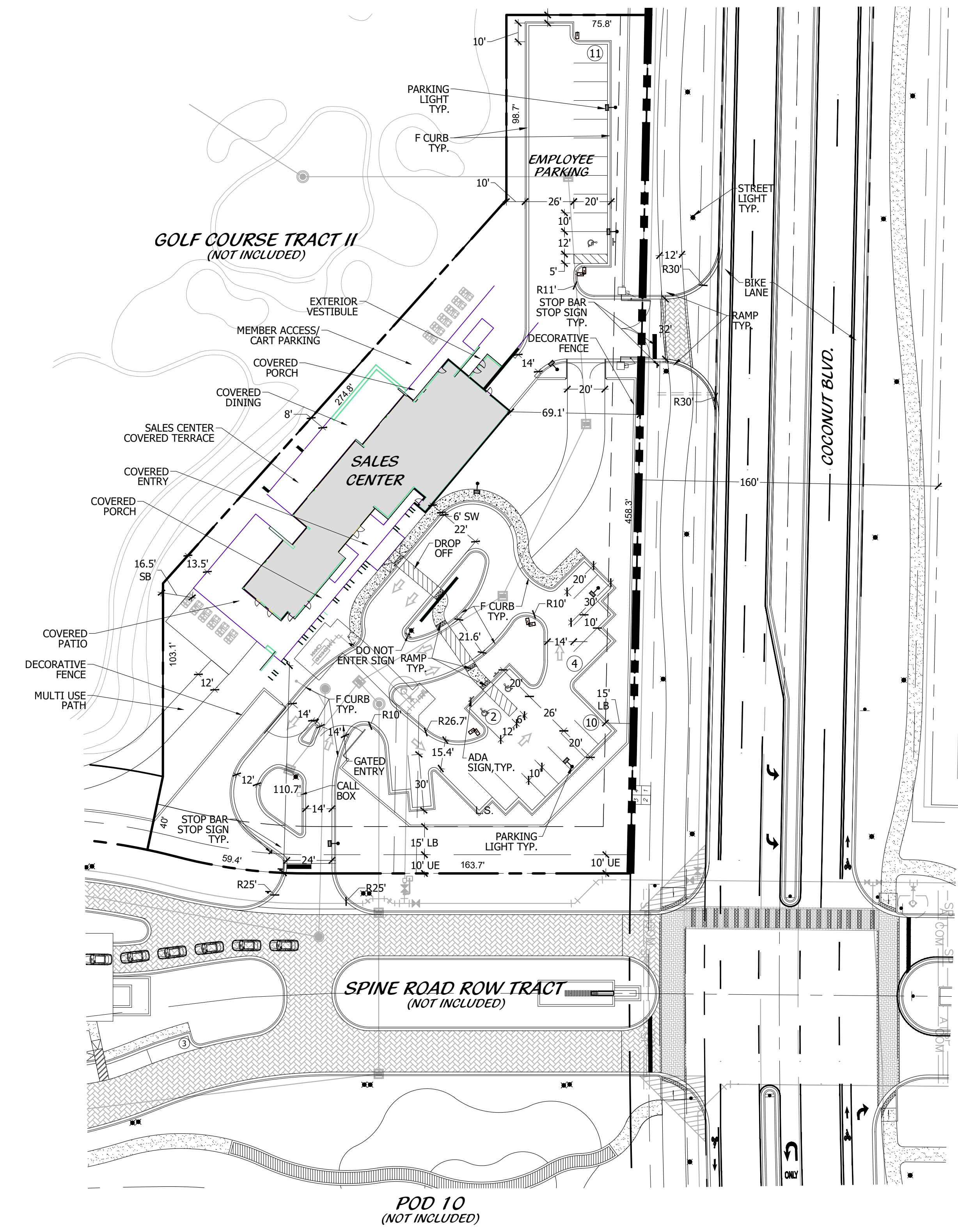
Sales Center Site Plan



Scale: 1" = 40'-0"



North



PARCEL #: 52414128010010021
LAND USE: MXD
ZONING: MXD/PCD

DESIGNED	JD
DRAWN	JD
APPROVED	DEH
JOB NUMBER	19-1212
DATE	07-15-20
REVISIONS	09-28-20
	10-19-20
	12-04-20

December 04, 2020 4:34:53 p.m.
Drawing: 191212_SP.DWG

SHEET 1 OF 3

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