

Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

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Lot 4&5 Northcorp South Park Center
Northcorp III LTD
Palm Beach Gardens, Florida

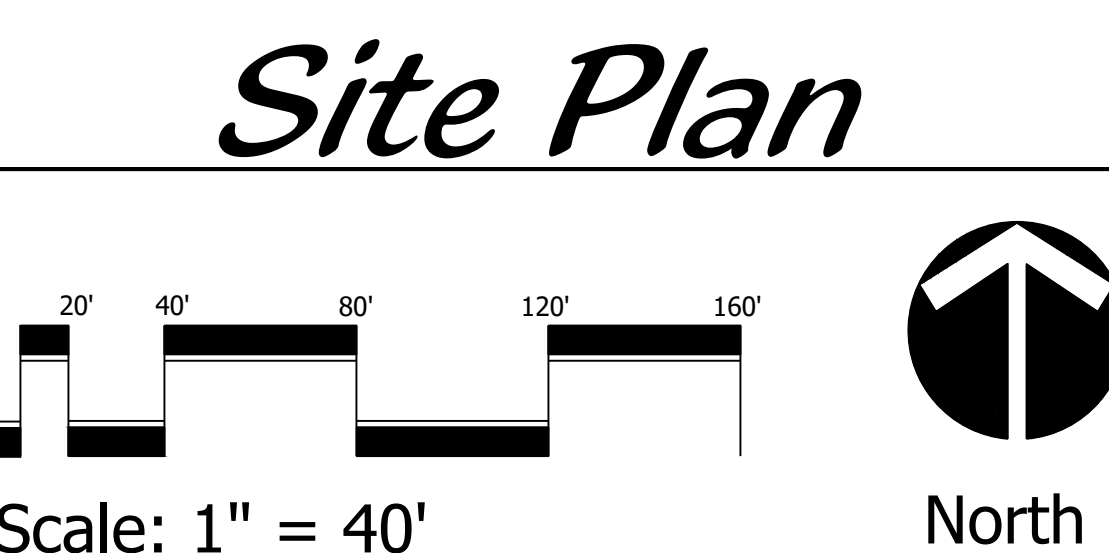
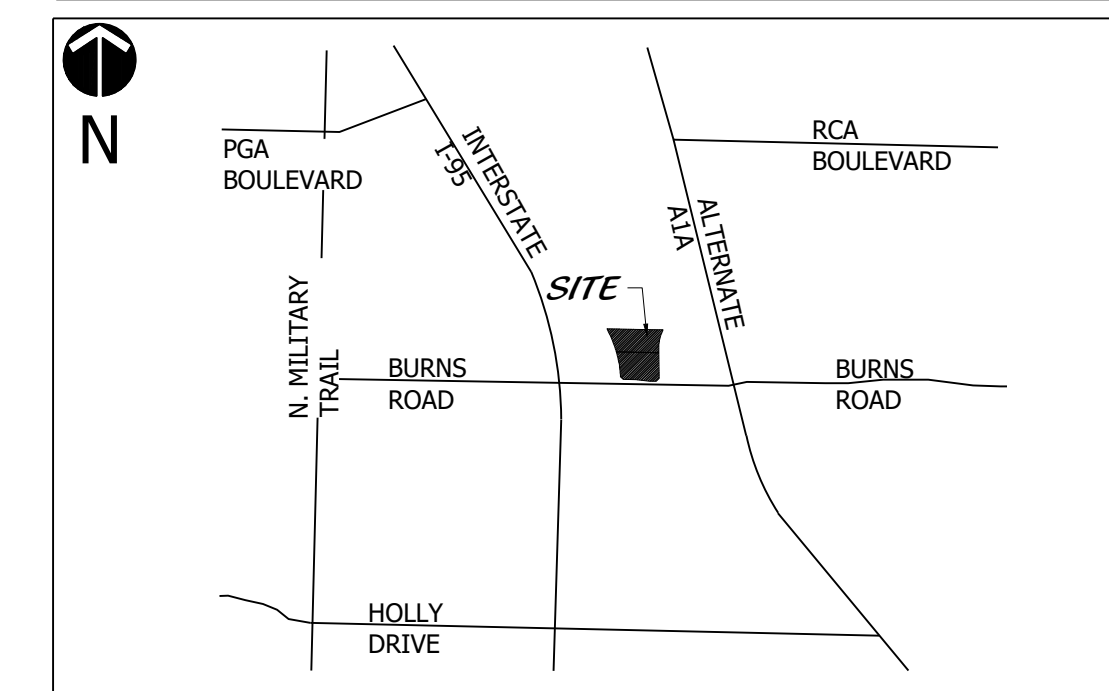
SITE DATA

NAME OF APPLICATION	NORTHCORP III LTD.	
APPLICATION NUMBER	TBD	
PROJECT NUMBER	CH	
DEVELOPMENT ORDERS		
EXISTING FUTURE LAND USE DESIGNATION	IND	
EXISTING ZONING DISTRICT	PCD	
PROPOSED FUTURE LAND USE DESIGNATION	PCD	
PROPOSED ZONING DISTRICT	PCD	
SECTION / TOWNSHIP / RANGE		
12 42 42		
PROPERTY CONTROL NUMBER(S)		
52-42-42-12-18-000-0040		
52-42-42-12-18-000-0050		
EXISTING USE		
PROFESSIONAL OFFICE		
PROFESSIONAL & MEDICAL OFFICE		
TOTAL FLOOR AREA		
72,600 SF		
GROSS FLOOR AREA (GFA)		
0.28 FAR		
BUILDING HEIGHT		
3 STORIES		
SITE DATA		
TOTAL SITE AREA	281,380 SF	6.00 %
TOTAL BUILDING LOT COVERAGE	34,000 SF	12.12 %
PHASE I BUILDING LOT COVERAGE	17,000 SF	6.07 %
PHASE II BUILDING LOT COVERAGE	17,000 SF	6.05 %
BUILDING HEIGHTS		
PHASE I BUILDING	52'-6"	
PHASE II BUILDING	39'-0"	
BUILDING DATA		
PHASE I BUILDING	45,000 SF	
PHASE II BUILDING	27,600 SF	
PHASE I BUILDING		
PROFESSIONAL OFFICE	15,000 SF	
MEDICAL OFFICE	30,000 SF	
TOTAL	45,000 SF	
PHASE II BUILDING		
PROFESSIONAL OFFICE	2,000 SF	
MEDICAL OFFICE	25,800 SF	
TOTAL	27,800 SF	
PROFESSIONAL OFFICE		
MEDICAL OFFICE	17,000 SF	
TOTAL	55,600 SF	
TOTAL		
72,600 SF		
PARKING DATA		
PROFESSIONAL OFFICE (1/300)	REQ	PROV
MEDICAL OFFICE (1/200)	56.67	278
PHASE I		137
PHASE II		198
TOTAL	335	335
BICYCLE PARKING		
ADA PARKING	11	
9.5' WIDE PARKING	150	
LOADING (12' x 35')	2	
AREA CALCULATIONS		
BUILDING FOOTPRINT	34,000	0.78 13.01%
VEHICULAR USE AREA	136,234	3.13 52.10%
SIDEWALKS & PLAZAS	9,932	0.23 3.80%
GREEN SPACE / PERVIOUS	81,094	1.86 31.03%
TOTAL	261,360	6.00 100.00%
MINIMUM PERVIOUS AREA		
PERVIOUS AREA PROVIDED	30.75%	31.03%

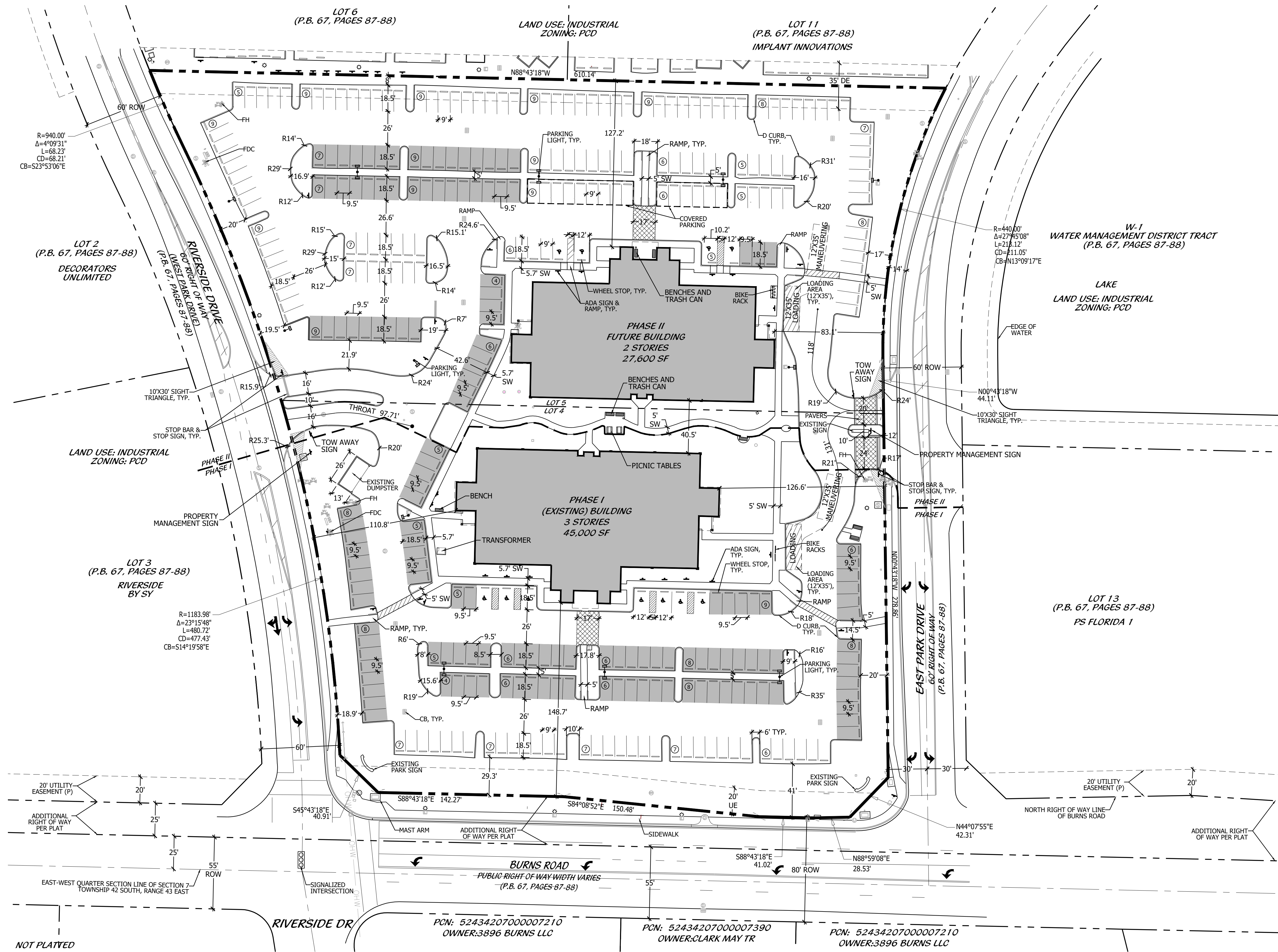
PROJECT TEAM

OWNER/CLIENT: NORTHCORP III LTD 3910 RCA BLVD, SUITE 1015 PALM BEACH GARDENS, FL 33410 561.627.4000 CONTACT: JOHN CLARK BILLS	SURVEYOR: CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 561.392.1991 CONTACT: DAVE@CWIASSOC.COM
LANDSCAPE ARCHITECT/PLANNER: COTLEUR & HEARING, INC. 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DONALDSON HEARING	TRAFFIC CONSULTANT: KIMLEY HORN & ASSOCIATES 477 SOUTH ROSEMARY AVENUE, SUITE 215 WEST PALM BEACH, FL 33401 561.845.0665 CONTACT: ADAM.KERR@KIMLEY-HORN.COM
ENGINEER: KESHAVARZ & ASSOCIATES 711 N DIXIE HIGHWAY, SUITE 201 WEST PALM BEACH, FL 33401 561.699.8600 CONTACT: DEBORAH@KESHAVARZ.COM	

LOCATION MAP



Scale: 1" = 40'



GENERAL NOTES

REFUSE SERVICE SHALL BE ACCOMPLISHED BY WAY OF INDIVIDUAL DUMPSTER AND RECYCLING AS SHOWN ON THE SITE PLAN.
10' X 30' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECTS ENTRY ROADS.
TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.
RAMPS SHALL BE PROVIDED AT ALL PLAZA, SIDEWALK AND STREET INTERSECTIONS IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF CEPTED DESIGN PRINCIPLES.
MINIMUM TYPE CONSTRUCTION FOR ALLOWABLE HEIGHT & BUILDING AREA MUST BE COMPLIANCE WITH THE FLORIDA BUILDING CODE T-500 (AFTER OCT. 1, 2005 FBC 2004)
ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.
MEDICAL AND OFFICE USES MAY BE LOCATED IN EITHER BUILDING PROVIDED THE MAXIMUM SQUARE FOOTAGE OF MEDICAL OFFICE USE IS NOT EXCEEDED. THE INITIAL DISTRIBUTION OF MEDICAL OFFICE USE FOR EACH BUILDING IS PRESENTED IN THE SITE DATA.
ALL 9 FOOT WIDE PARKING SPACES SHALL BE DOUBLE STRIPED PER SECTION 78-343 OF THE CITY OF PALM BEACH GARDENS LDR'S.
THE MINIMUM PERVIOUS AREA FOR LOT 4 IS 29%. THE MINIMUM PERVIOUS AREA FOR LOT 5 IS 32.5%. THE MINIMUM PERVIOUS AREA FOR THE COMBINED PROPERTY IS 30.75%.

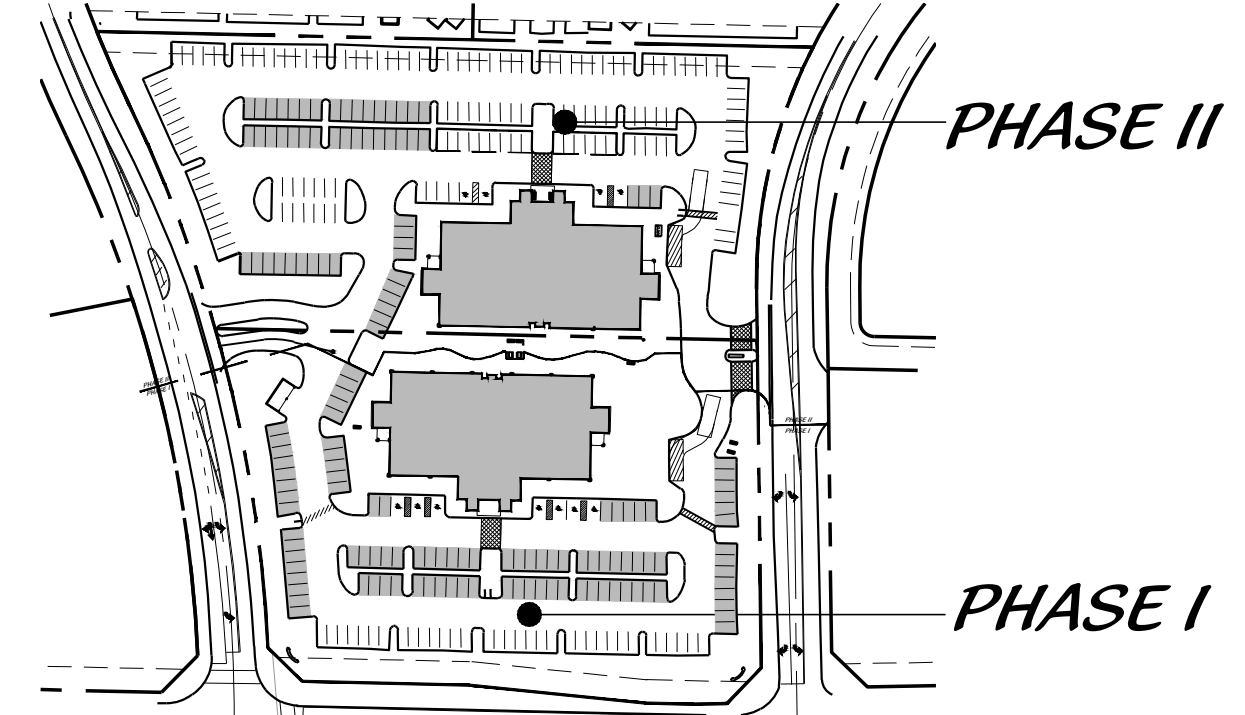
LEGAL DESCRIPTION

LOTS 4 & 5, SOUTH PARK CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67 AT PAGES 87-88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6.00 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

LEGEND

HC	HANDICAP	HC SIGN	9.5' PARKING SPACES
LB	LANDSCAPE BUFFER	STOP SIGN	
R	RADIUS	PARKING LIGHT	
SB	SETBACK		
SW	SIDEWALK		
TYP	TYPICAL		
CB	CATCH BASIN		

KEY MAP OR PHASE MAP



DESIGNED	DEH
DRAWN	JS, RO
APPROVED	DEH
JOB NUMBER	22-1020
DATE	06-26-24
REVISIONS	11-07-24

November 07, 2024 10:02:35 a.m.
Drawing: 22-1020 SP.DWG

SHEET 1 OF 2

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