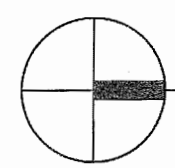
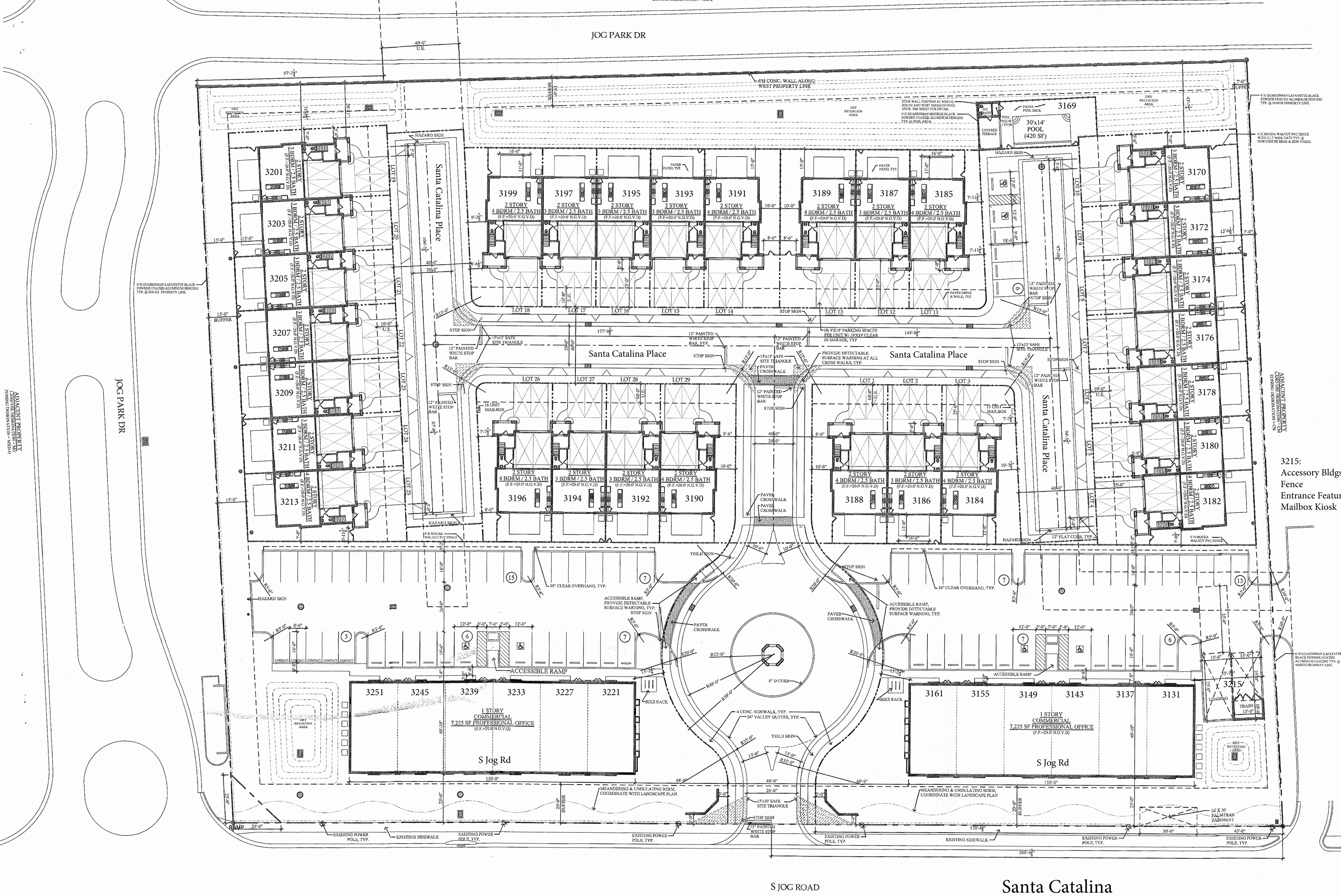


PROPOSED SITE PLAN



SCALE: 1" = 30'-0"



LEGAL DESCRIPTION

3229 JOG ROAD, PARCEL 1:  
BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT 20, BLOCK 22, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, INCLUSIVE; THENCE EASTWARDLY ALONG THE WESTERLY LINE OF TRACT 20 FROM THE NORTHWESTERLY CORNER OF TRACT 20, SAID BEGINNING POINT BEING ALSO THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF F. LEWIS STERNEN AND SIBBLEY PAUL STERNEN, HIS WIFE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 82, PAGE 98, PALM BEACH COUNTY RECORDS, THENCE 1) EASTWARDLY ALONG STERNEN'S SOUTHERLY LINE 393.31 FEET TO JOG ROAD, THENCE 2) SOUTHWARDLY ALONG JOG ROAD 10 FEET, THENCE 3) WESTWARDLY 387.67 FEET TO A POINT IN THE WESTERLY LINE OF TRACT 20, 110 FEET TO THE POINT AND PLACE OF BEGINNING.

3145 JOG ROAD, PARCEL 2:  
BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT 20, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, INCLUSIVE; THENCE EASTWARDLY ALONG THE NORTHERLY LINE OF SAID TRACT 20, 40 FEET TO THE WESTERLY LINE OF JOG ROAD, THENCE SOUTHWARDLY ALONG THE WESTERLY LINE OF SAID TRACT 20, 220.19 FEET SOUTH OF THE POINT OF BEGINNING AS MEASURED ALONG THE WESTERLY LINE OF TRACT 20, IN NORTHWARDLY ALONG THE WESTERLY LINE OF SAID TRACT 20, 220.19 FEET TO THE POINT AND PLACE OF BEGINNING.

3197 JOG ROAD, PARCEL 3:  
THE SOUTH 110 FEET OF THE NORTH 40.19 FEET OF TRACT 20 WEST OF JOG ROAD, BLOCK 22, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, INCLUSIVE.

SITE DATA

PCN 18-42-43-27-05-022-0201  
18-42-43-27-05-022-0202  
18-42-43-27-05-022-0203

LAND USE DESIGNATION  
ZONING DESIGNATION  
PROPOSED USES

MU  
MXD-0

PROFESSIONAL OFFICE  
TOWNHOME / RESIDENTIAL

GROSS SITE AREA  
RESIDENTIAL DENSITY ALLOWED  
DENSITY PROVIDED  
COMMERCIAL FAR ALLOWED  
COMMERCIAL FAR PROVIDED

4.97 ACRES (216,066 SF)  
6 DWELLING UNITS / ACRE (29.8 UNITS MAX)  
29 DWELLING UNITS  
33%  
7.0%

RESIDENTIAL BUILDING DATA  
NUMBER OF UNITS  
NUMBER OF BUILDINGS  
MAX BUILDING HEIGHT

29  
6  
2 STORIES / 30'-0"

COMMERCIAL BUILDING DATA  
NUMBER OF BUILDINGS  
MAX BUILDING HEIGHT

2 @ 7,225 SF EACH  
1 STORY / 30'-0"

LOT COVERAGE  
INTERNAL LOT  
COMMERCIAL (50% MAX)  
RESIDENTIAL

20.3% (44,447.9 SF)  
6.6% (14,450.0 SF)  
17.4% (37,710.0 SF)

IMPROVEMENTS AREAS  
RESIDENTIAL TOWNHOMES  
COMMERCIAL OFFICE & TOWER  
POOL AREA  
ROAD PAVEMENT & CURBING  
PARKING  
SIDEWALKS  
DRIVEWAYS & PATIOS  
SUBTOTAL

37,363 SF  
15,933 SF  
1,519 SF  
26,613 SF  
20,750 SF  
9,459 SF  
21,223 SF  
136,088 SF

PERVIOUS AREAS  
DRY RETENTION  
GREEN SPACE  
SUBTOTAL

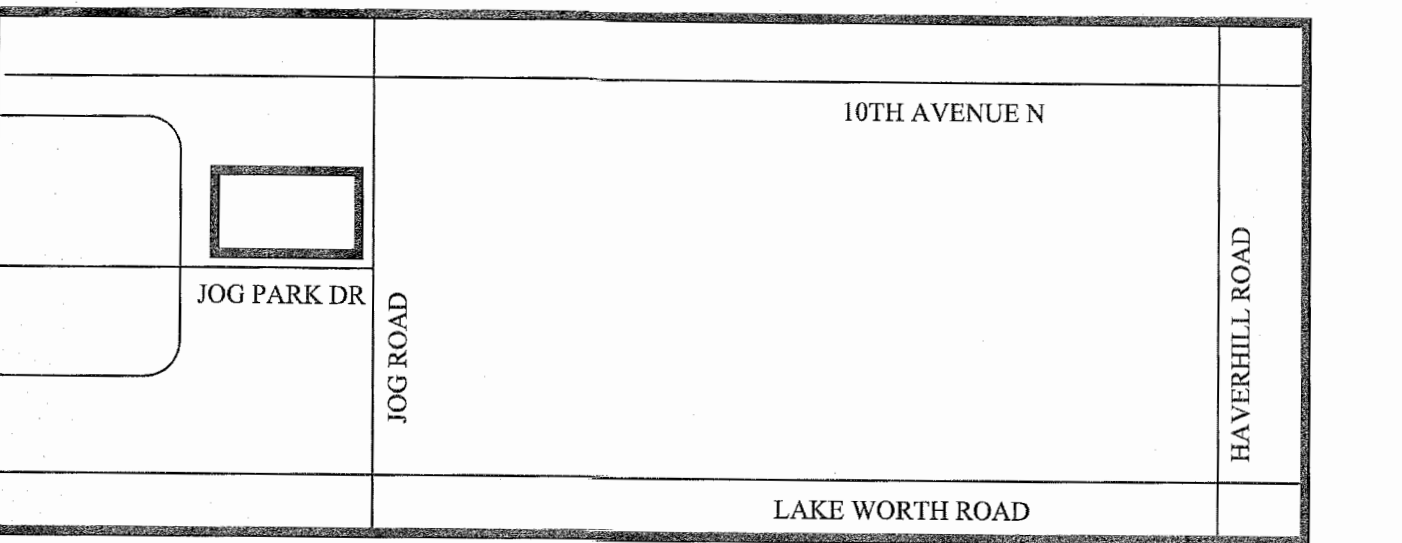
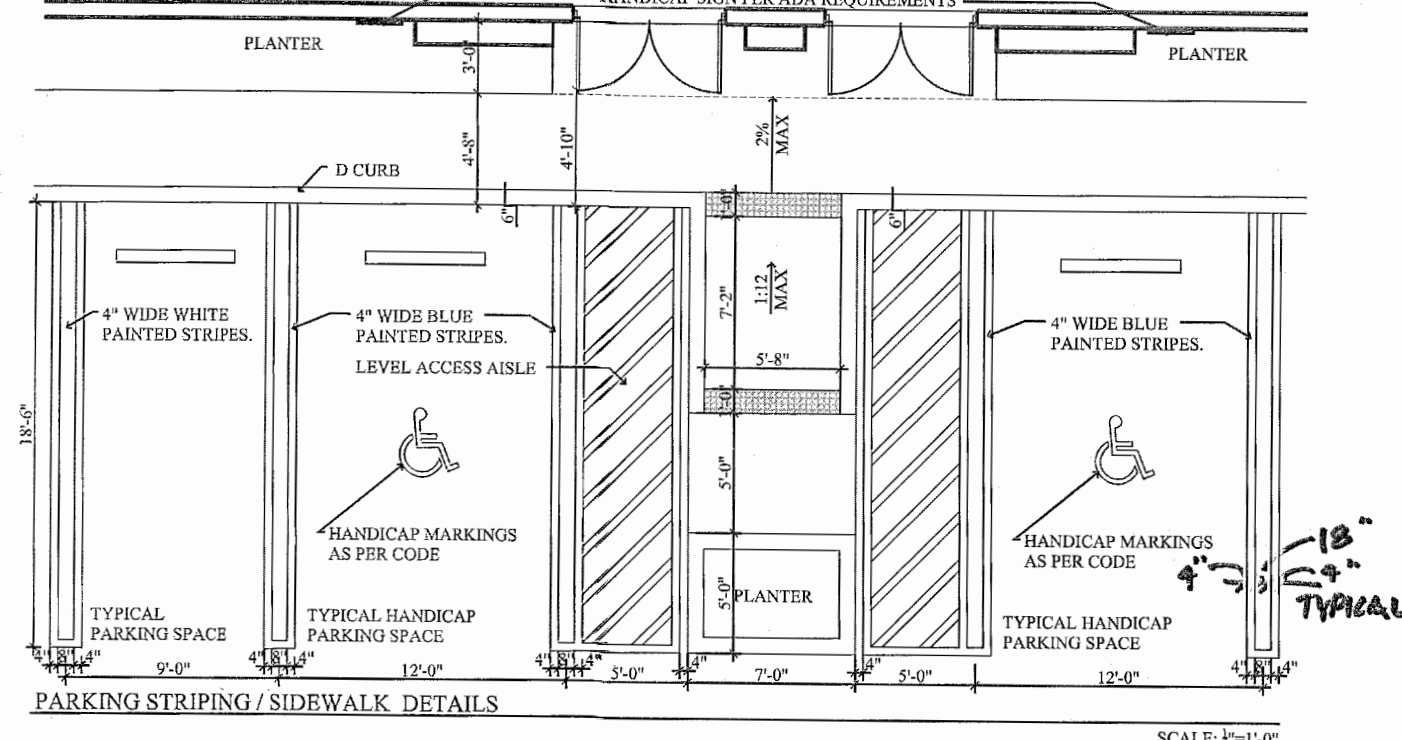
16,618 SF  
9,719 SF  
73,388 SF  
1.80 ACRES

GENERAL NOTES

1. ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF GREENACRES LAND DEVELOPMENT REGULATIONS. THE LANDSCAPE SHALL AVOID CONFLICTS WITH UNDERGROUND DRAINAGE AND UTILITIES.
2. ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS SHALL BE FULLY SCREENED FROM VIEW ON 3 SIDES WITH LANDSCAPE WHICH SHALL EXTEND 1 FOOT HIGHER THAN THE EQUIPMENT AT TIME OF PLANTING.
3. ALL SIGNAGE SHALL CONFORM TO THE CITY OF GREENACRES LAND DEVELOPMENT REGULATIONS. PROJECT SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PROFILES.
4. ALL ROAD RIGHT OF WAYS TO BE PRIVATE. 15'-0" SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT'S INTERIOR ROADS AND 15'-0" SAFE SIGHT TRIANGLES SHALL BE PROVIDED AT THE PROJECTS ENTRY ROAD.
5. UTILITIES ARE PRESENTLY AVAILABLE TO THE DEVELOPMENT.
6. PROPOSED RETENTION AREAS WITHIN THE SITE WILL PROVIDE SUFFICIENT VOLUME FOR WATER QUALITY RETENTION AND STORM WATER FLOOD PROTECTION.
7. RAMPS SHALL BE PROVIDED AT SIDEWALK / STREET INTERSECTIONS IN ACCORDANCE WITH A.D.A. STANDARDS.
8. LANDSCAPE MATERIAL WILL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF GREENACRES CODE.
9. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATED IRRIGATION SYSTEM THAT WILL ADEQUATELY COVER ALL LIVING PLANT MATERIAL, SUCH SYSTEM SHALL HAVE A RAIN SENSOR.
10. ALL RESIDENTIAL REFUSE WILL BE COLLECTED AT INDIVIDUAL DRIVEWAYS.
11. FINISHED FLOOR WILL BE 20'-0" FOR ALL RESIDENTIAL AND COMMERCIAL BUILDINGS.
12. GARAGES MUST REMAIN OPERATIONAL AT ALL TIMES AND SHALL NOT BE ENCLOSED OR USED FOR STORAGE PURPOSES.
13. PERMITTED FENCES SHALL NOT ENCRUMB INTO ANY LANDSCAPE BUFFER. FENCES ARE NOT PERMITTED IN THE FRONT YARD.
14. PROJECT ID SIGNAGE FACE AREA, LETTERING AND HEIGHT SHALL CONFORM TO THE SIGN REQUIREMENTS OF THE CITY OF GREENACRES.
15. PERMITTED SCREEN ENCLOSURES IN THE REAR OF THE RESIDENTIAL UNITS CANNOT EXCEED 10' IN DEPTH. ENCLOSURES SHALL NOT BE DESIGNED AS HABITABLE SPACE BUT MAY INCORPORATE A METAL / SOLID ROOF.
16. ALL STRUCTURES ARE TO BE DESIGNED TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES USING THE MOST CURRENT VERSION AT TIME OF PERMITTING.
17. PAVEMENT MARKING AND STRIPING TO BE CONSTRUCTED IN ACCORDANCE WITH GREENACRES CITY CODE 16-315, MUTCD AND FDOT AS APPLICABLE.
18. PROVIDE DETECTABLE SURFACE WARNING AT CURB RAMPS.

PROPERTY DEVELOPMENT REGULATIONS - MXD-0

RESIDENTIAL LOT SIZE	REQUIRED / ALLOWED	PROVIDED
NON-RESIDENTIAL FAR	0.35	0.67
NON-RESIDENTIAL LOT COVERAGE	6.6%	6.6%
SETBACKS	35' MAX	35' MAX
FRONT	25' MIN.	25' MIN.
SIDE	7' (5' ENTRY FEATURE) MIN.	7' MIN.
REAR	15' MIN.	15' MIN.
PARKING DATA		
RESIDENTIAL	101.5	116 TOTAL (58 GARAGE, 58 DRIVEWAY)
COMMERCIAL	72	73 (INCLUDING 4 HANDICAP)
LOADING AREA	1	1 (EXIST W/ 25' CLEAR)
TRASH AREA	1	1 (5'x10' WITH 25' CLEAR)
POOL AREA		6 (INCLUDING 2 HANDICAP)
TOTAL PARKING		195
COMMERCIAL STRUCTURES		2 @ 7,225 SF EACH (ONE STORY)



LOCATION MAP  
NOT TO SCALE

PROPOSED MIXED USE DEVELOPMENT  
**SANTA CATALINA**  
GREENACRES, FLORIDA

RECEIVED BY  
CITY OF GREENACRES

MAR 9 2016

PLANNING & ENGINEERING

REVISIONS:  
1. 3-2-16

DATE:  
12.08.2015

ISSUED FOR:  
PERMIT

SCALE:  
AS NOTED

SP-1

15.04

CHAUNCE WALLACE, P.E.  
5555 CORPORATE WAY  
West Palm Beach, FL 33407  
305-346-0005

**SOUTHWIND  
CONSTRUCTION  
AND HOMES, INC.**  
C - 561.379.5555

PLANNING DEPT TEMPLATE	
CASE #	SP-15-04
PROJECT NAME	Santa Catalina
PCN	18-42-43-27-05-022-0201, 0202, and 0203
ADDRESS	3145, 3197, and 3229 South Jog Road
APPROVAL DATE	April 4, 2016