

Zoning Legend

PROPERTY ADDRESS	2291 IBIS ISLE		
ZONING DISTRICT	R-B LOW DENSITY		
LOT AREA (SQ. FT.)	12,000 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	SEE SURVEY		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	FLOOD ZONE AE (EL. 6)		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)			
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	30%	30%	30%
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	20'	20'	20'
SIDE YARD SETBACK (NORTH) (FT.)	15'	15'	15'
SIDE YARD SETBACK (SOUTH) (FT.)	15'	15'	15'
REAR YARD SETBACK (FT.)	20'	20'	20'
ANGLE OF VISION (DEG.)	100	100	100
BUILDING HEIGHT (FT.)	22'	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	23.5'	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	4.50	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 5,400 S.F.	37.6% 5,347 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	3,000 S.F. 25%	128 S.F. 1%
PERIMETER LOS (SQ. FT. AND %)	2,700 S.F. 50%	3,016 S.F. 55.8%
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 800 S.F.	78% 1,560 S.F.
NATIVE TREES %	30%	46%
NATIVE SHRUBS & VINES %	30%	100%
NATIVE GROUNDCOVER %	30%	100%

SEE OPEN SPACE CALCULATIONS PLAN FOR MORE INFORMATION

PROPOSED SITE IMPROVEMENTS ARE LESS THAN 25% OF THE OVERALL SITE. THEREFORE DO NOT REQUIRE A CIVIL ENGINEERING DRAINAGE PLAN OR STRATEGY



Private Residence
2291 Ibis Isle
Palm Beach

F L O R I D A

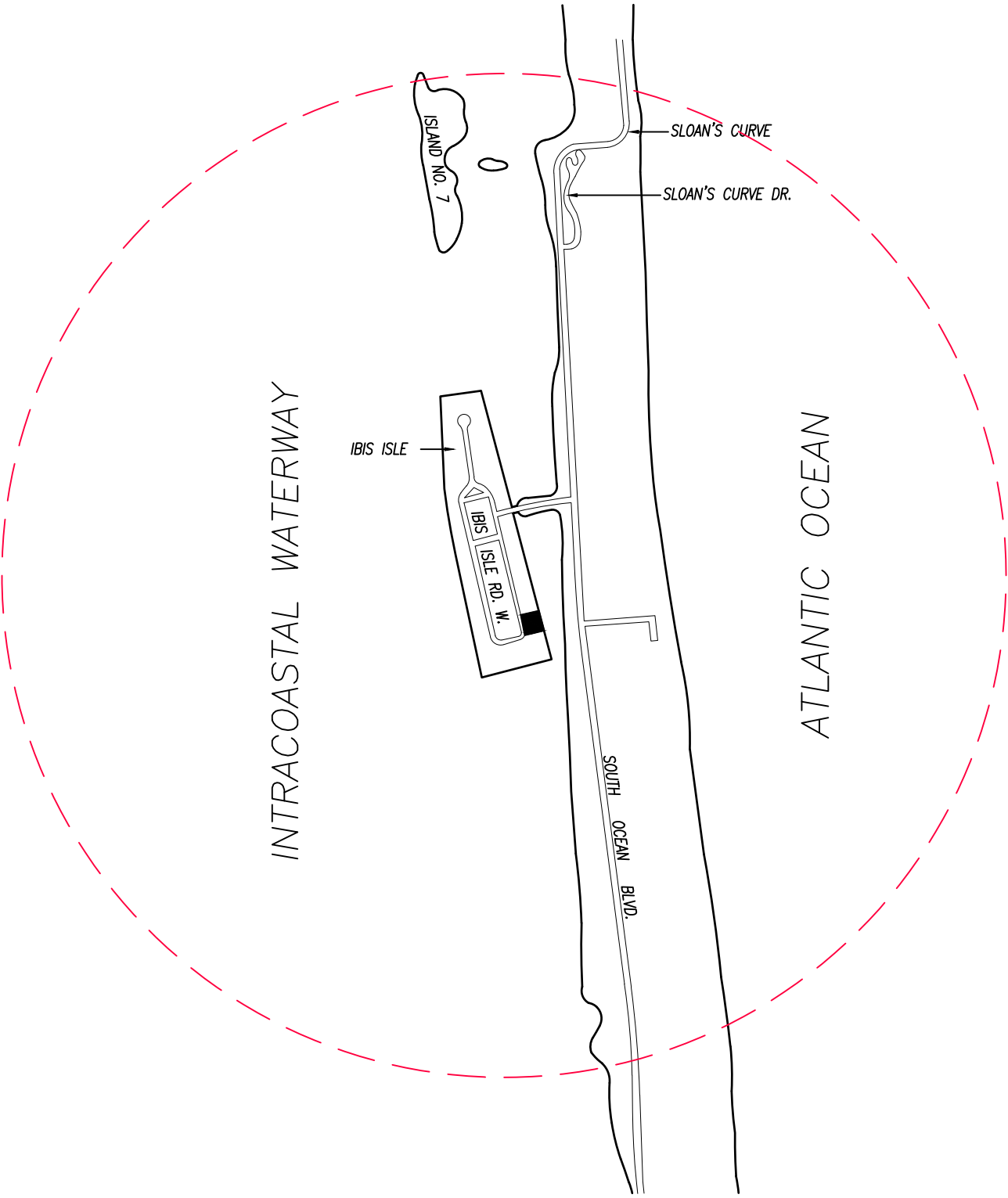
Application #:
ARC-24-0068
First Submittal
Date of Presentation:09.25.24
Sheet Index

Cover Sheet
Survey

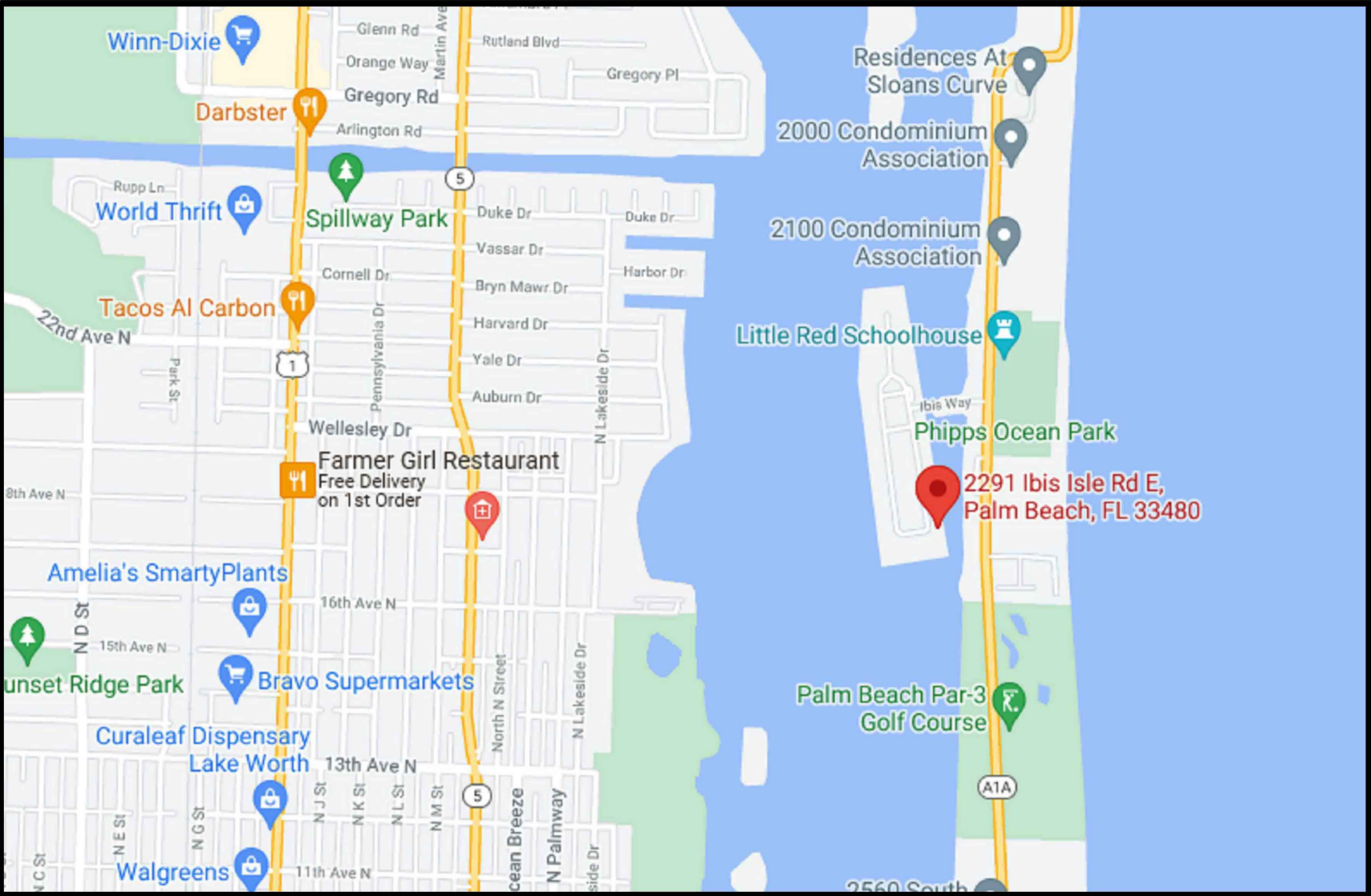
- L1.0 - Existing General Site Photos
- L2.0 - Existing Vegetation Inventory & Action Plan
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening & Staging Plan
- L5.0 - Site Plan
- L5.1 - Overall Site Plan
- L6.0 - Open Space Diagram
- L7.0 - Landscape Plan
- L8.0 - Plant Schedule
- L9.0 - Details

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

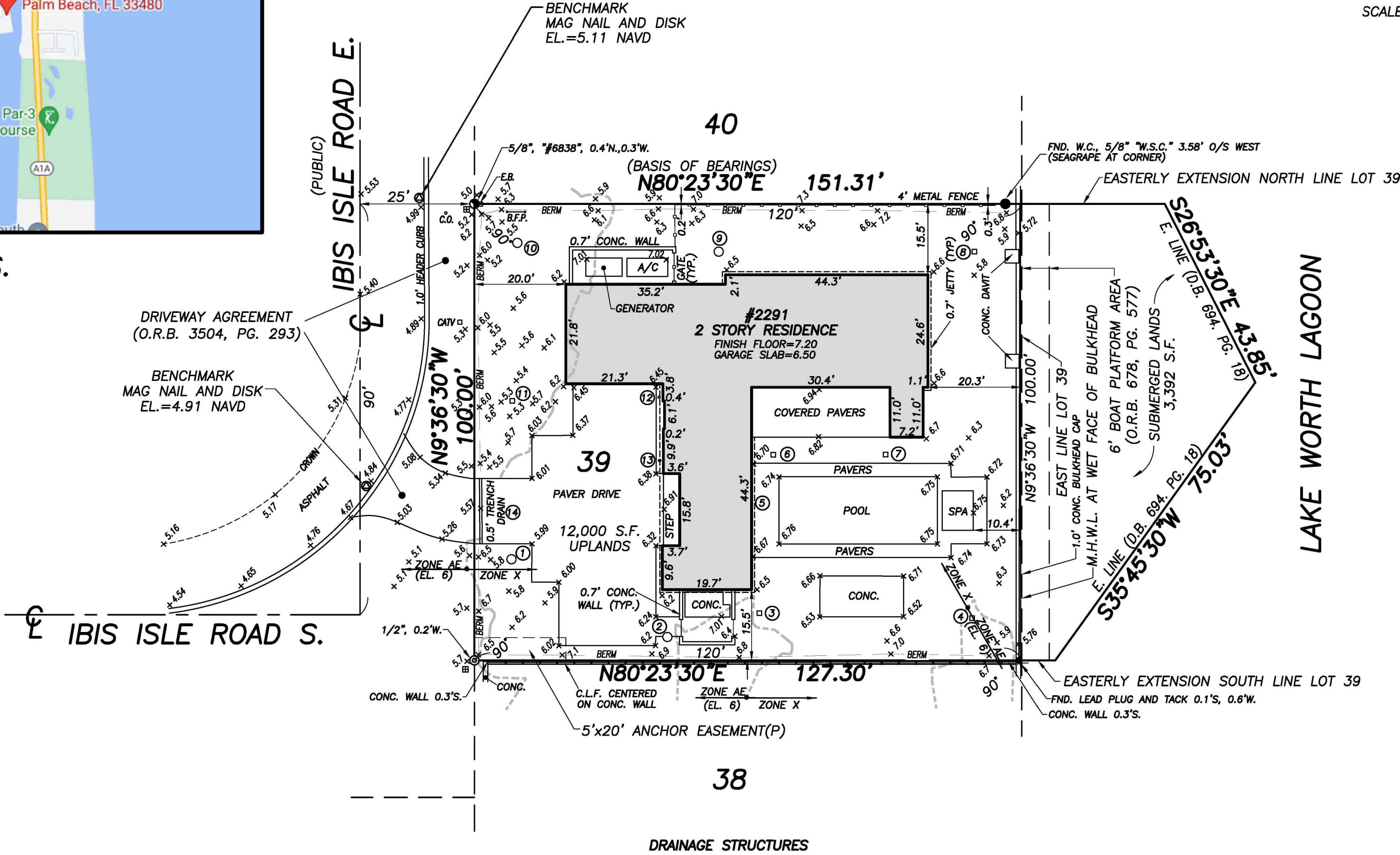


Vicinity/Location Map



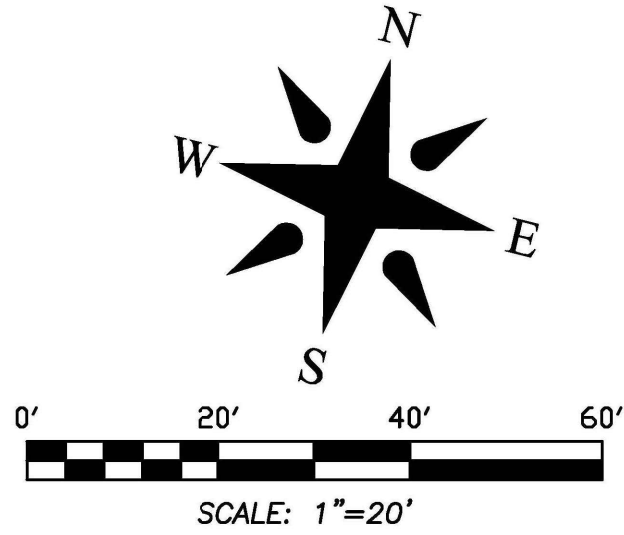
LEGEND VICINITY SKETCH N.T.S.

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH. = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
ELEV. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O.H. = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
OS = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PS. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R. = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW. = SIDEWALK
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U.C. = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
= BASELINE
= CENTERLINE
= CENTRAL ANGLE/DELTA
= CONCRETE MONUMENT FOUND (AS NOTED)
= CONCRETE MONUMENT SET (LB #4569)
= ROD & CAP FOUND (AS NOTED)
= 5/8" ROD & CAP SET (LB #4569)
= IRON PIPE FOUND (AS NOTED)
= IRON ROD FOUND (AS NOTED)
= NAIL FOUND
= NAIL & DISK FOUND (AS NOTED)
= MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE



DRAINAGE STRUCTURES

- 1 NYLOPLAST IN LINE DRAIN
W/24" PEDESTRIAN GRATE
TOP = 5.56 NAVD
SE INV = BAFFLE
- 2 NYLOPLAST DRAIN BASIN
W/24" STANDARD GRATE
TOP = 6.22 NAVD
NW INV = BAFFLE
SE INV = 1.82 NAVD
N. INV = 3.38 4"
- 3 NYLOPLAST DRAIN BASIN
W/12" PEDESTRIAN GRATE
TOP = 6.24 NAVD
E INV = 2.47
E INV = 2.59 NAVD
- 4 NYLOPLAST IN LINE DRAIN
W/12" PEDESTRIAN GRATE
TOP = 5.82 NAVD
W INV = 3.18 NAVD
- 5 21 LF ACO SPORT SYSTEM 3000
SLOT CHANNEL TRENCH DRAIN
(NOT CONSTRUCTED)
- 6 NYLOPLAST DRAIN BASIN
W/12" PEDESTRIAN GRATE
TOP = 6.53 NAVD
E INV = 3.29 NAVD
SW INV = 3.18
- 7 NYLOPLAST IN LINE DRAIN
W/12" PEDESTRIAN GRATE
TOP = 6.60 NAVD
W INV = 3.41 NAVD
- 8 NYLOPLAST IN LINE DRAIN
W/12" PEDESTRIAN GRATE
TOP = 5.82 NAVD
SE INV = 2.69 NAVD
- 9 NYLOPLAST DRAIN BASIN
W/24" PEDESTRIAN GRATE
TOP = 6.23 NAVD
NW INV = 1.45 NAVD
NW INV = BAFFLE
N. INV = 3.38 4"
- 10 NYLOPLAST DRAIN BASIN
W/24" PEDESTRIAN GRATE
TOP = 5.60 NAVD
E INV = 2.47
E INV = 2.05 NAVD
- 11 NYLOPLAST IN LINE DRAIN
W/12" PEDESTRIAN GRATE
TOP = 5.09 NAVD
E INV = 2.61 NAVD
N INV = 2.51 NAVD
- 12 NYLOPLAST DRAIN BASIN
W/8" DOME GRATE
TOP = 6.40 NAVD
W INV = 3.34 NAVD
S INV = 3.46 NAVD
- 13 NYLOPLAST DRAIN BASIN
W/8" DOME GRATE
TOP = 6.21 NAVD
N INV = 3.44 NAVD
- 14 6" TRENCH DRAIN WITH
TRAFFIC BEARING GRATE
TOP = 5.57' NAVD



TITLE COMMITMENT REVIEW						
CLIENT: 2291 Ibis Isle Road East LLC, a Florida limited liability company		COMMITMENT NO. : 1489664A1	DATE: 02/07/24			
REVIEWED BY: Craig Wallace		JOB NO. : 198836-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 24, PG 84	All matters contained on the Plat of Ibis Isle.	•			
7	ORB 678, PG 577	Covenants, conditions, and restrictions contained in Deed from Bessemer Properties, Incorporated.	•			
7a	ORB 17501, PG 886	As affected by Disclaimer.		•		
8	D.B. 694, PG 18	Reservations in favor of the State of Florida, as set forth in the deeds from the Trustees of the Internal Improvement Fund of the State of Florida recorded July 25, 1944.	•			
8a	D.B. 963, PG 391	Recorded on November 30, 1951.			•	
9	ORB 3504, PG 296 ORB 34166, PG 1273	Agreements with the Town of Palm Beach regarding driveway.	•			
10	ORB 34202, PG 1042	Stormwater Management Agreement with the Town of Palm Beach.		•		
11	ORB 34568, PG 644	Landscape Agreement with the Town of Palm Beach for Installation, Maintenance and Removal for Improvements within the right-of-way.		•		
12-17	N/A	Standard Exceptions.				•

BOUNDARY SURVEY FOR:
2291 IBIS ISLE ROAD EAST LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

2291 Ibis Isle Road East LLC, a Florida limited liability company
Old Republic National Insurance Company
Mark D. Kairalla, P.A.
Kochman & Ziska PLC
UBS Bank USA, ISAO/ATIMA

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
2291 Ibis Isle Road East
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 39, IBIS ISLE, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, Plat Book 24, Page 84.

TOGETHER with such riparian rights as may appropriate thereto and Together with all of the right, title and interest of the Grantors in and to a tract of submerged land lying easterly of said Lot 39, bounded as follows: On the West by the East line of Lot 39, on the North and on the South by easterly extension of the North and South lines of Lot 39; and on the East by the East line of a tract conveyed by the Trustees of the Internal Improvement Fund for the State of Florida, to Bessemer Properties, Incorporated by Deed dated July 19, 1944 and recorded in Deed Book 694, Page 18, of the Public Records of Palm Beach County, Florida.

FLOOD ZONES:
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593 F, dated 10-05-2017.

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 2/15/2024

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

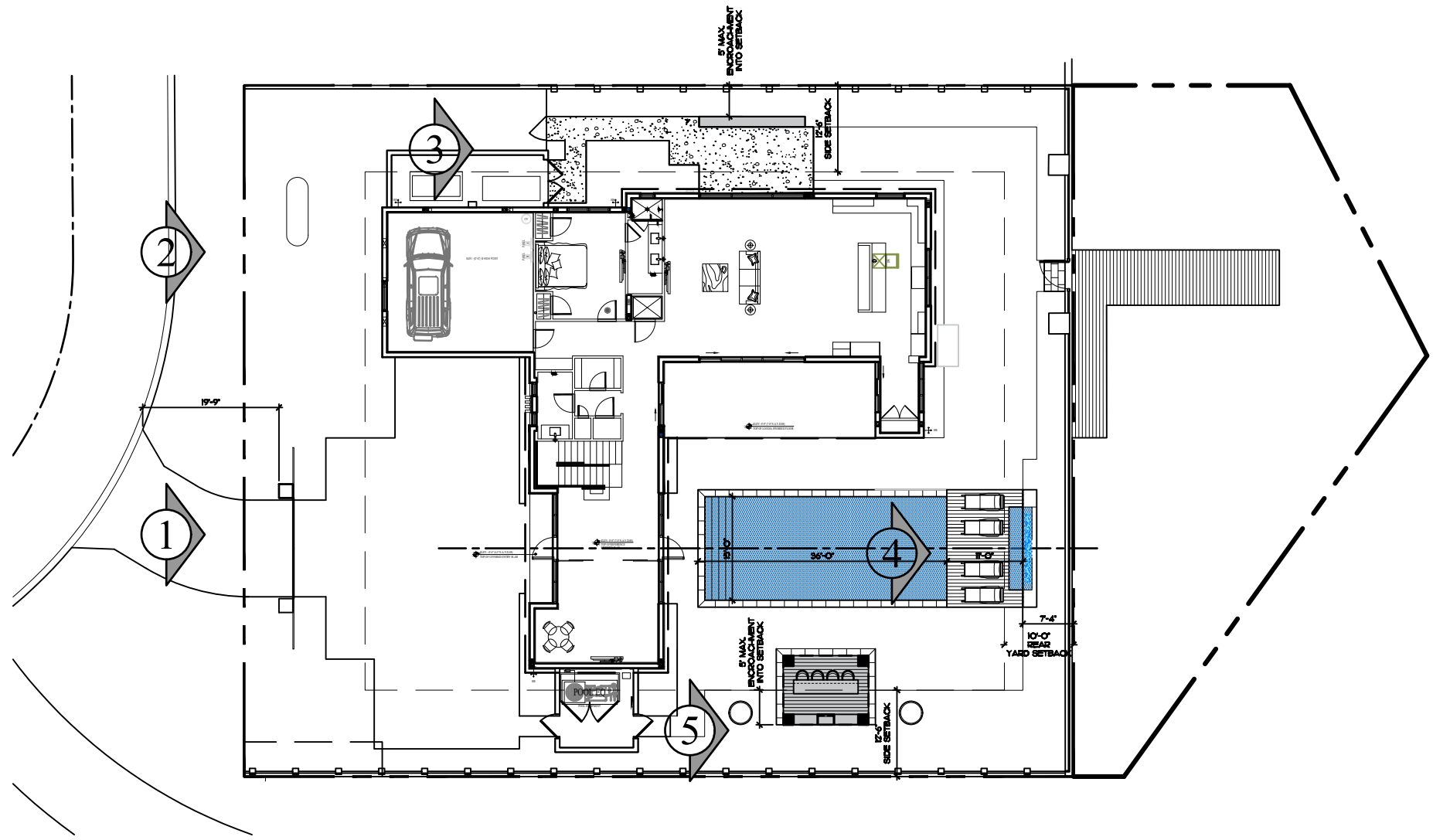
02/15/24 SURVEY AND TIE-IN UPDATE C.E./M.B. 198836 PB326/43
03/16/23 SURVEY UPDATE TIE IN FINAL B.M./A.P. 13-1324.14 PB345/38
04/23/22 SURV & TIE BEAM ELS. J.D./A.P. 13-1324.11 PB329/56
03/03/22 SLAB & TIE BEAM ELEVATIONS B.M./S.W. 13-1324.10 PB325/68
02/02/22 FORMBOARD TIE-IN J.C./M.B. 13-1324.9 PB326/64
09/09/21 SURVEY AND TIE-IN UPDATE AND SITE PLAN J.D./M.B. 13-1324.4 PB318/25
09/02/20 SURVEY AND TIE-IN UPDATE B.M./M.B. 13-1324.3 PB296/76
12/15/17 TITLE REVIEW AND REVISE FLOOD ZONE INFORMATION M.B. 13-1324.2
02/17/17 SURVEY AND TIE-IN UPDATE, (ELEVATIONS NOT UPDATED) J.C./M.B. 13-1324.1 PB238/13
09/09/13 REVISE ELEVATIONS, J.P./R.C., PB165/3

BOUNDARY SURVEY FOR:

2291 IBIS ISLE ROAD EAST LLC, A FLORIDA LIMITED LIABILITY COMPANY

WALLACE SURVEYING
CORP. LICENSED BUSINESS & A/C
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD	B.M.	JOB NO.	13-1324	F.B.	PB159 PG	70
OFFICE	M.B.	DATE	9/4/13	DWG. NO.	13-1324	
CLIENT	C.W.	REF.	13-1324.DWG	SHEET	1	OF 1



Key Plan



1
L1.0

Existing Front View



2
L1.0

Existing West Street Buffer



3
L1.0

North Buffer



4
L1.0

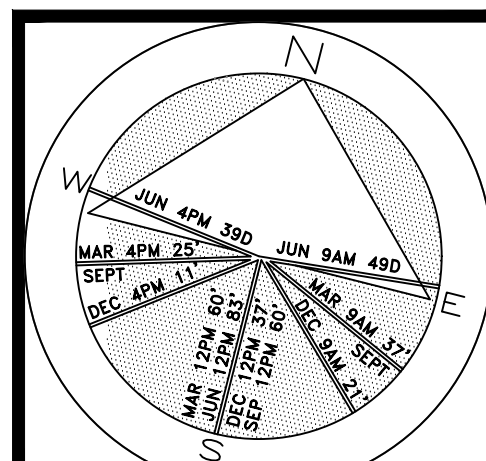
East Buffer



5
L1.0

South Buffer

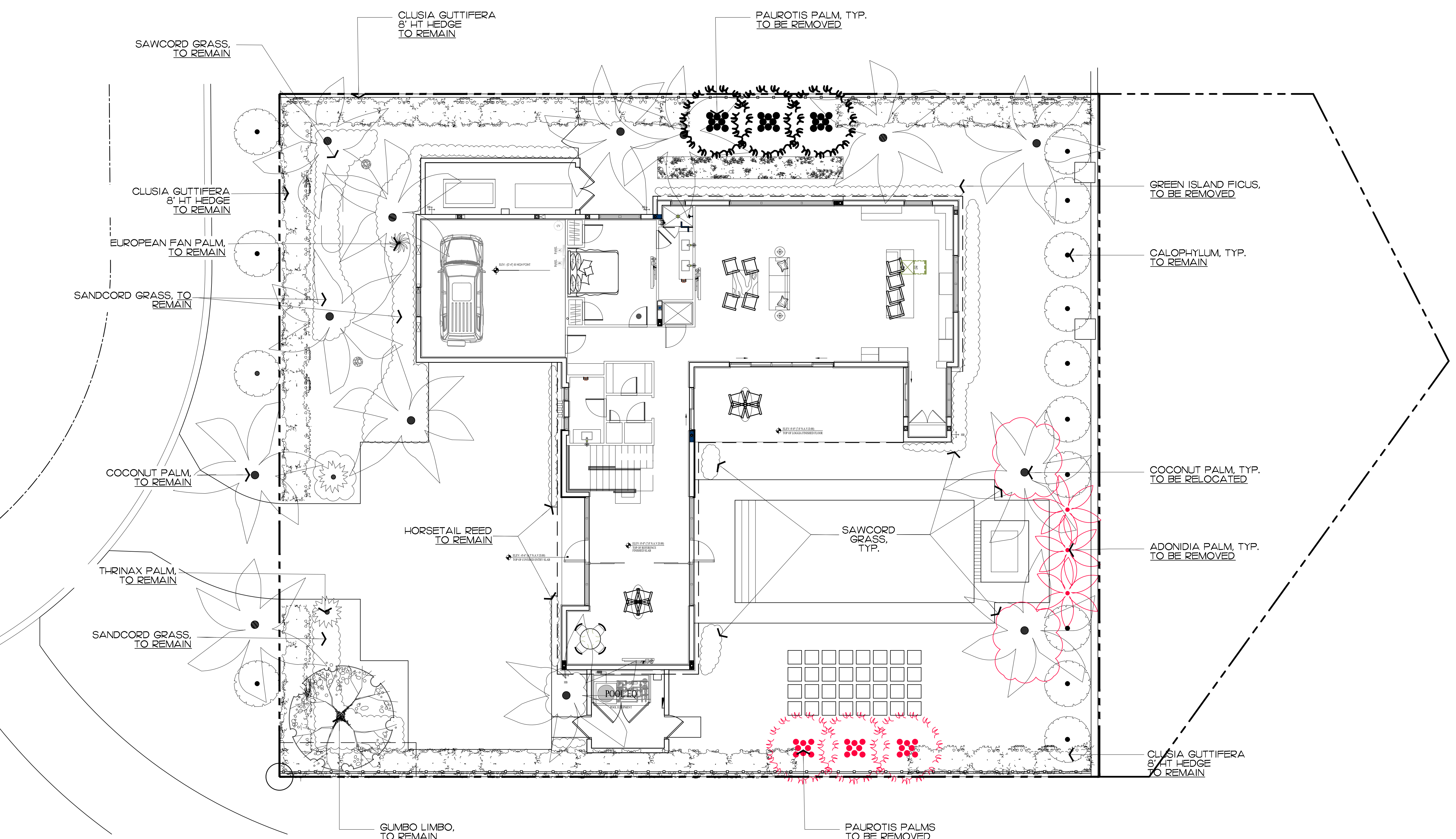
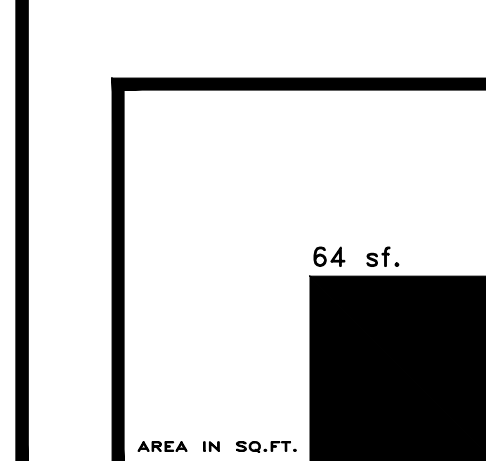
Private Residence
2291 Ibis Isle
Town of Palm Beach



JOB NUMBER: # 24050.00 LA
DRAWN BY: Matt Jackman

DATE: 07.11.2024

SHEET L2.0



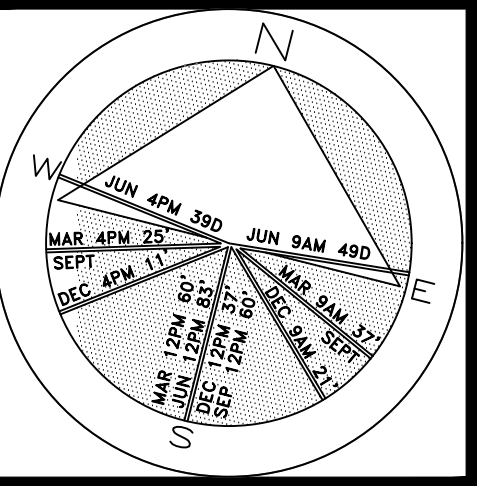
2024
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2024
DISCLAIMER: Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

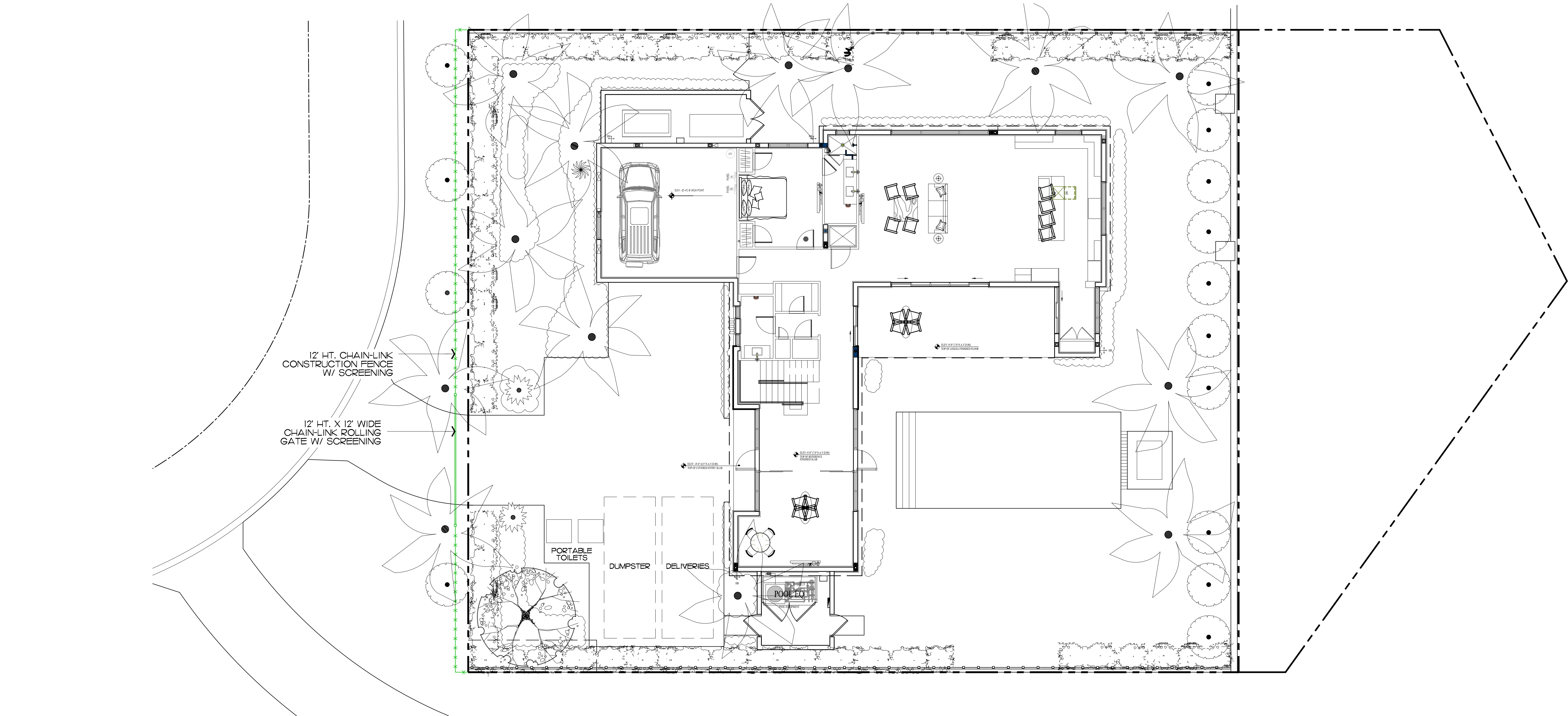
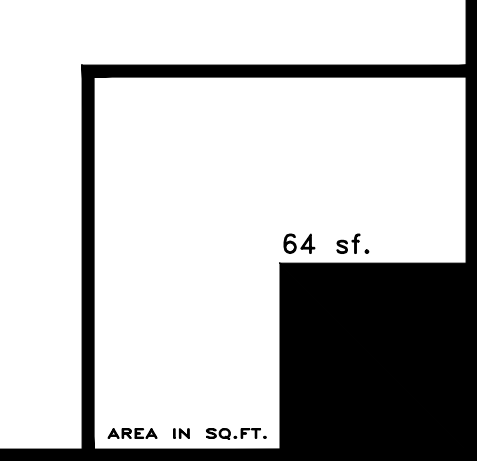
Existing Vegetation Inventory & Action Plan

Private Residence
2291 Ibis Isle
Town of Palm Beach



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DRAWN BY: Matt Jackman
DATE: 07.11.2024

SHEET L4.0



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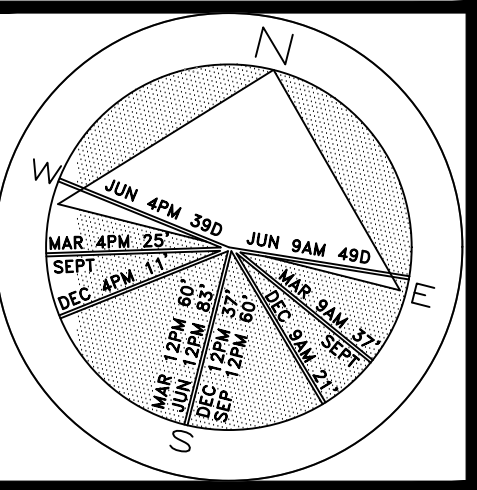
Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.

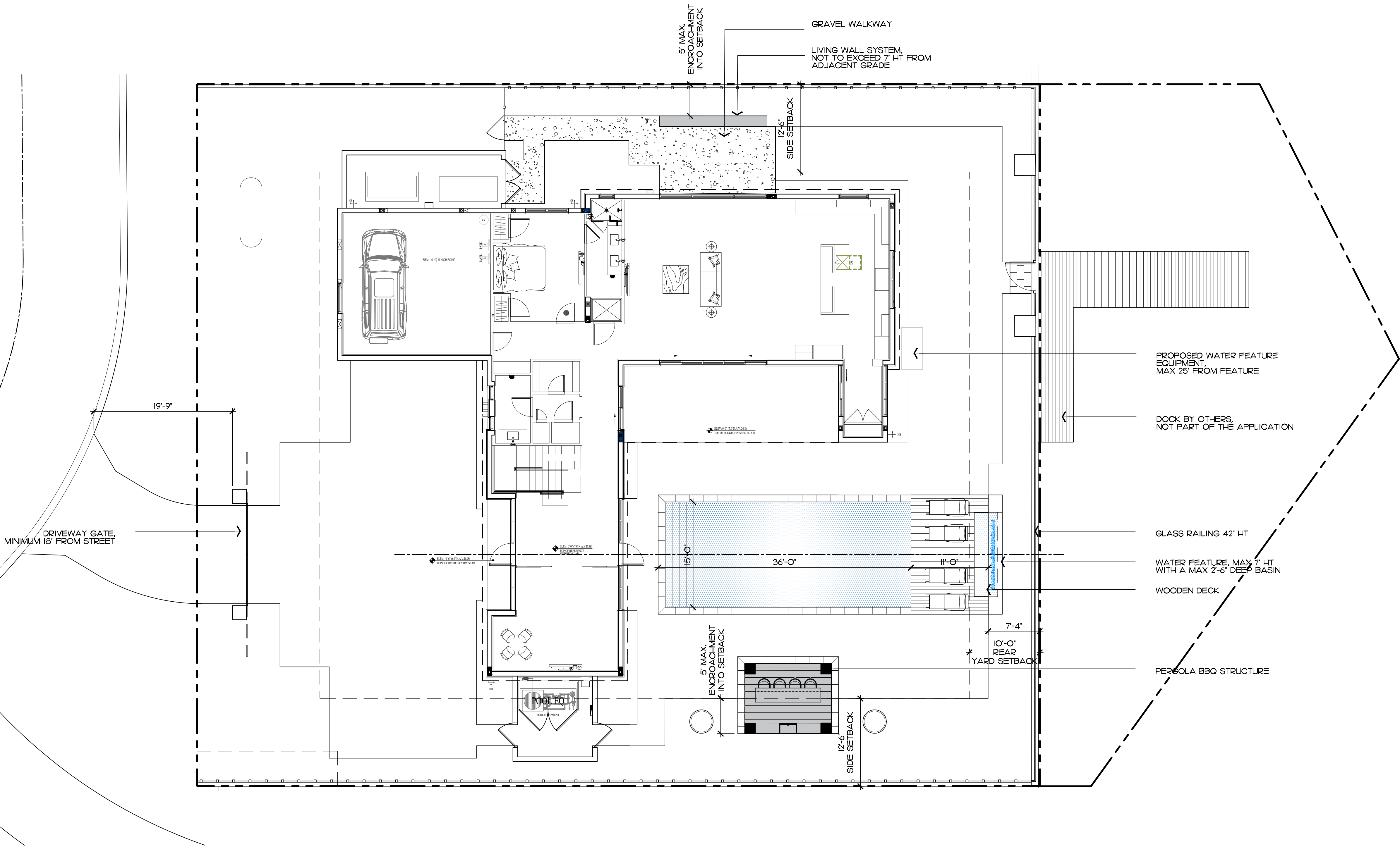
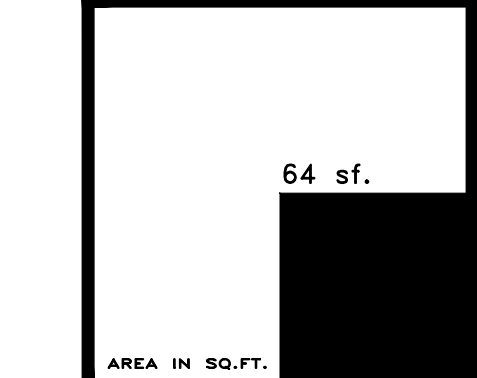
AREA IN SQ.FT.

Private Residence
2291 Ibis Isle
Town of Palm Beach



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DRAWN BY: Matt Jackman
DATE: 07.11.2024

SHEET L5.0

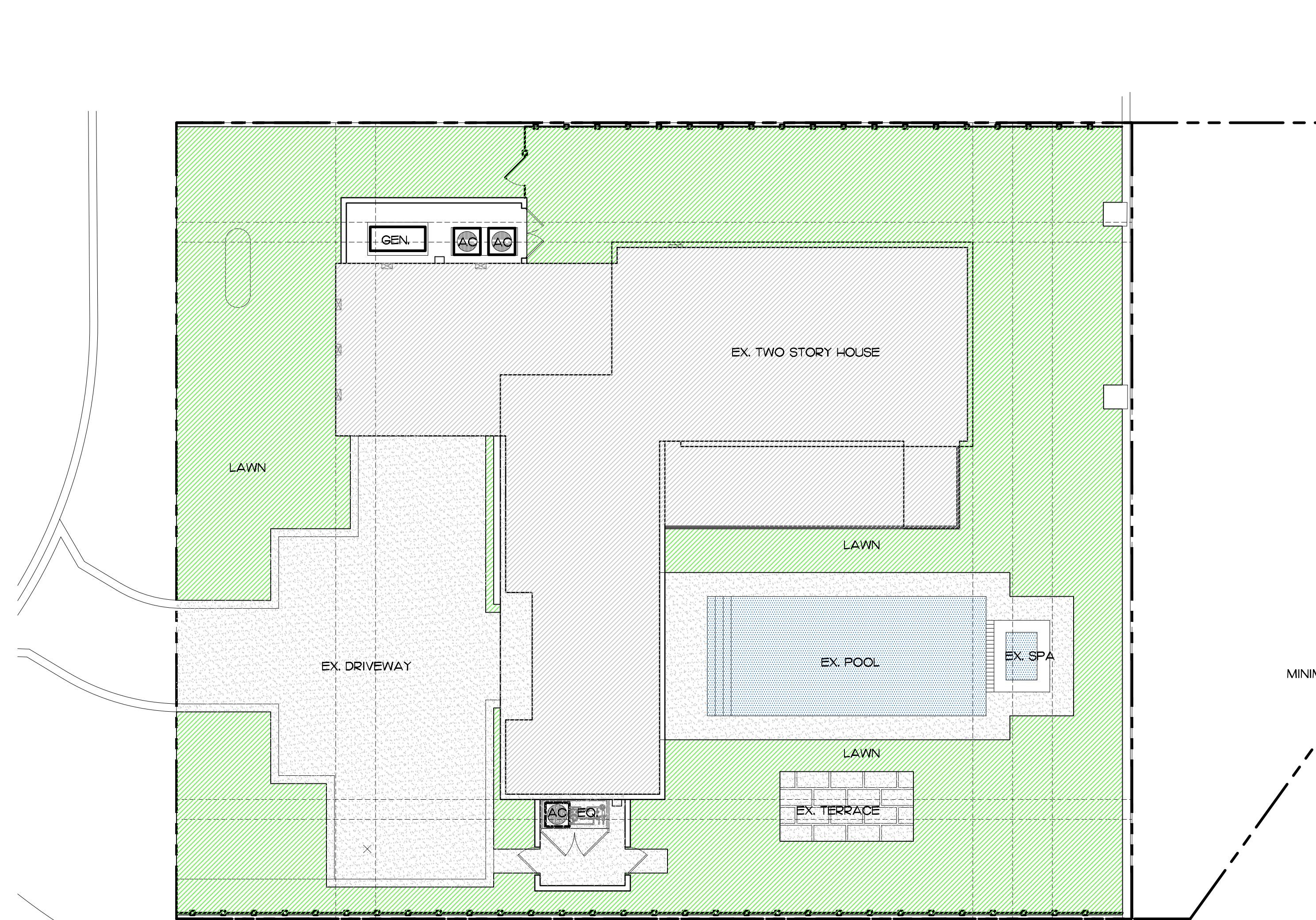


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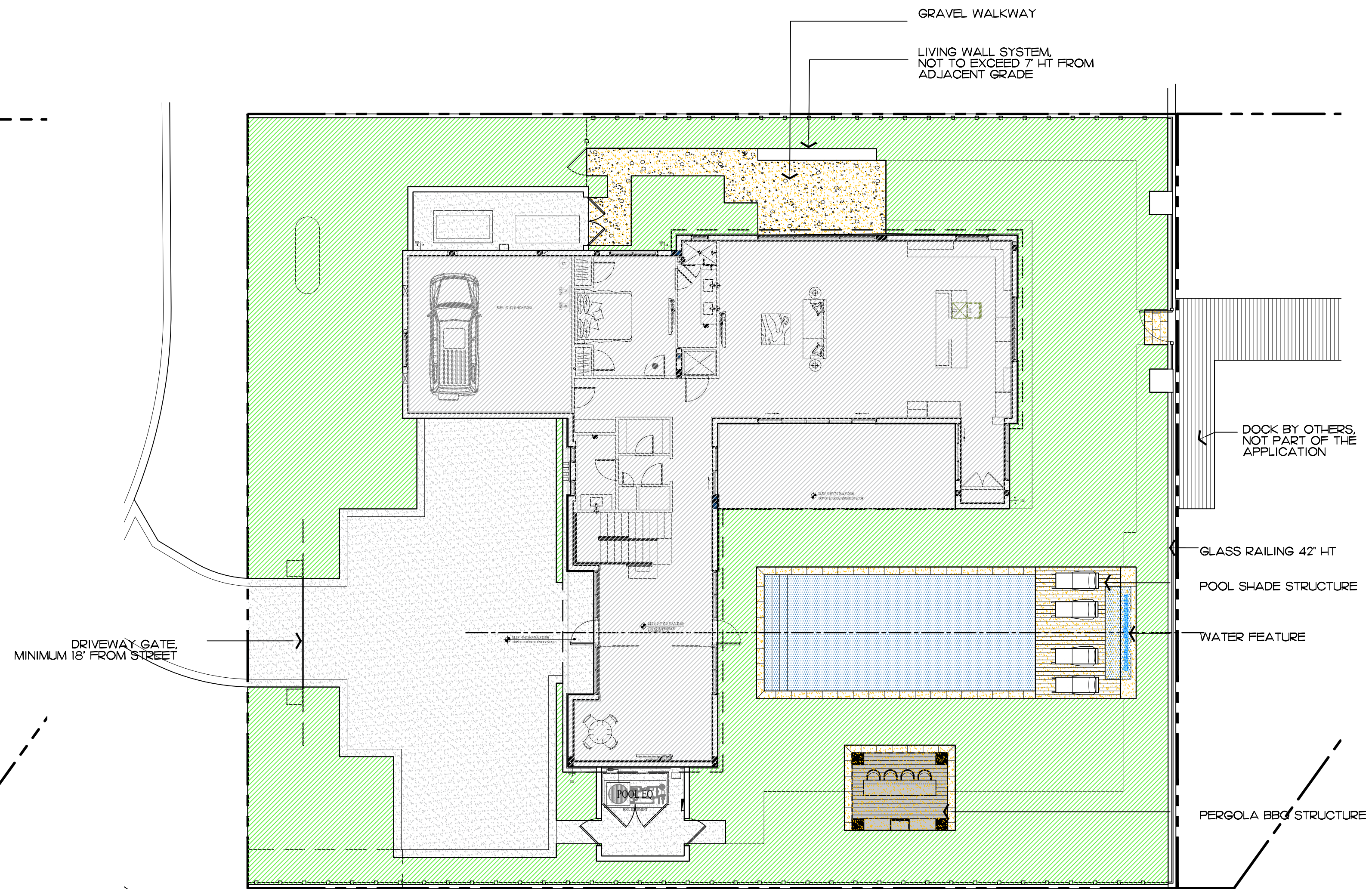
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Site Plan
SCALE IN FEET 0' 8' 16' 24'

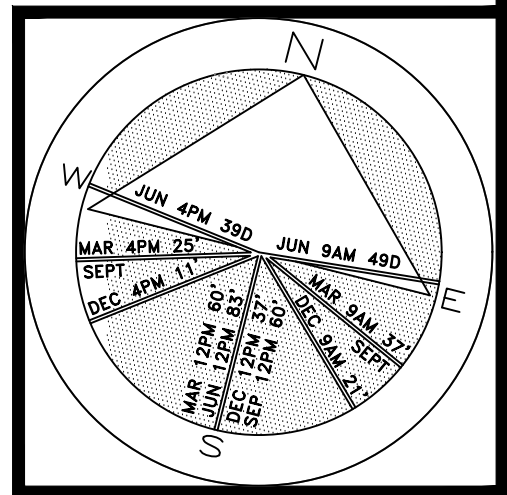


Existing Site Plan



Proposed Site Plan

Private Residence
2291 Ibis Isle
Town of Palm Beach



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Site Plan
SCALE IN FEET 0' 8' 16' 24'

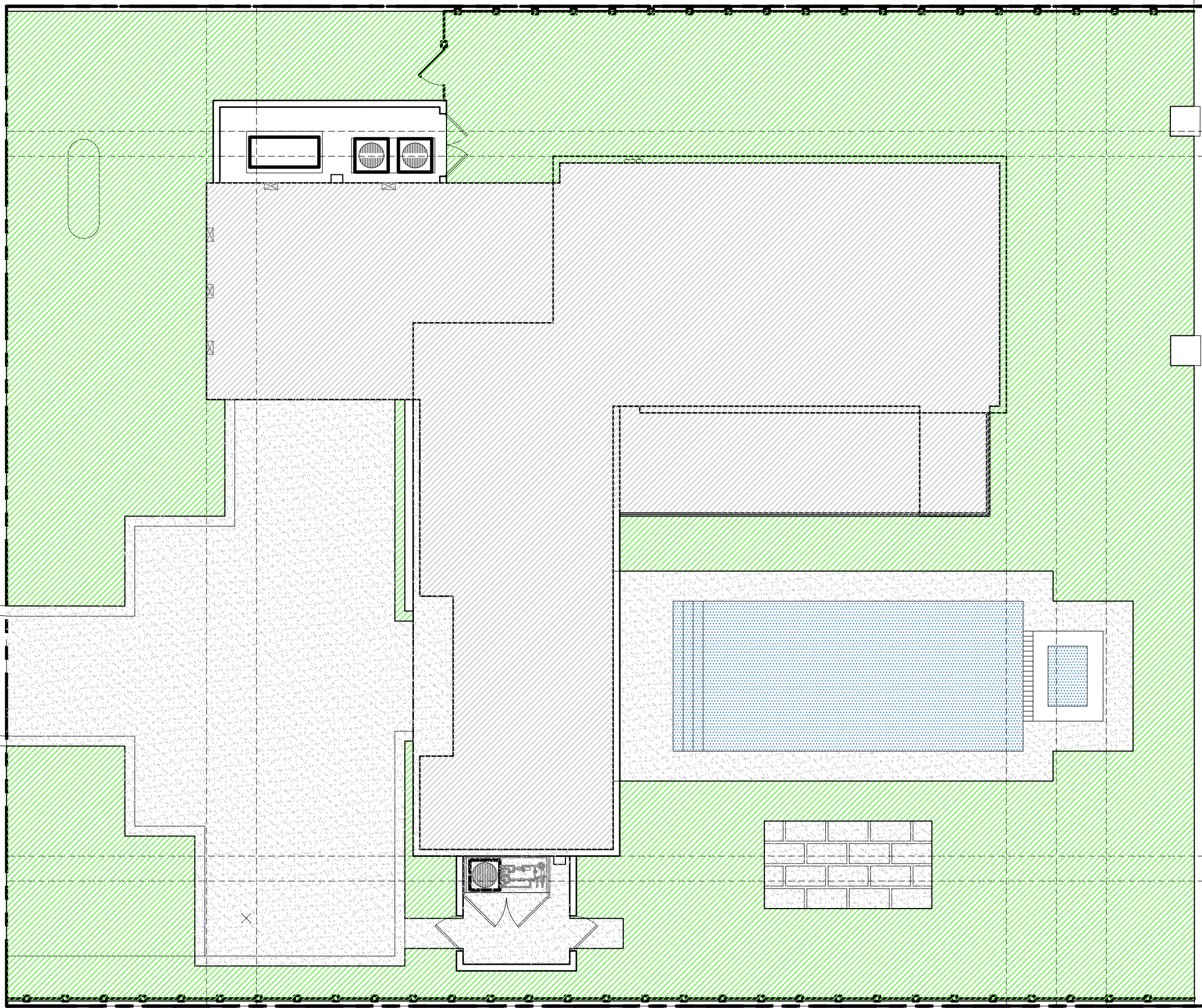
64 sq. ft.

AREA IN SQ. FT.

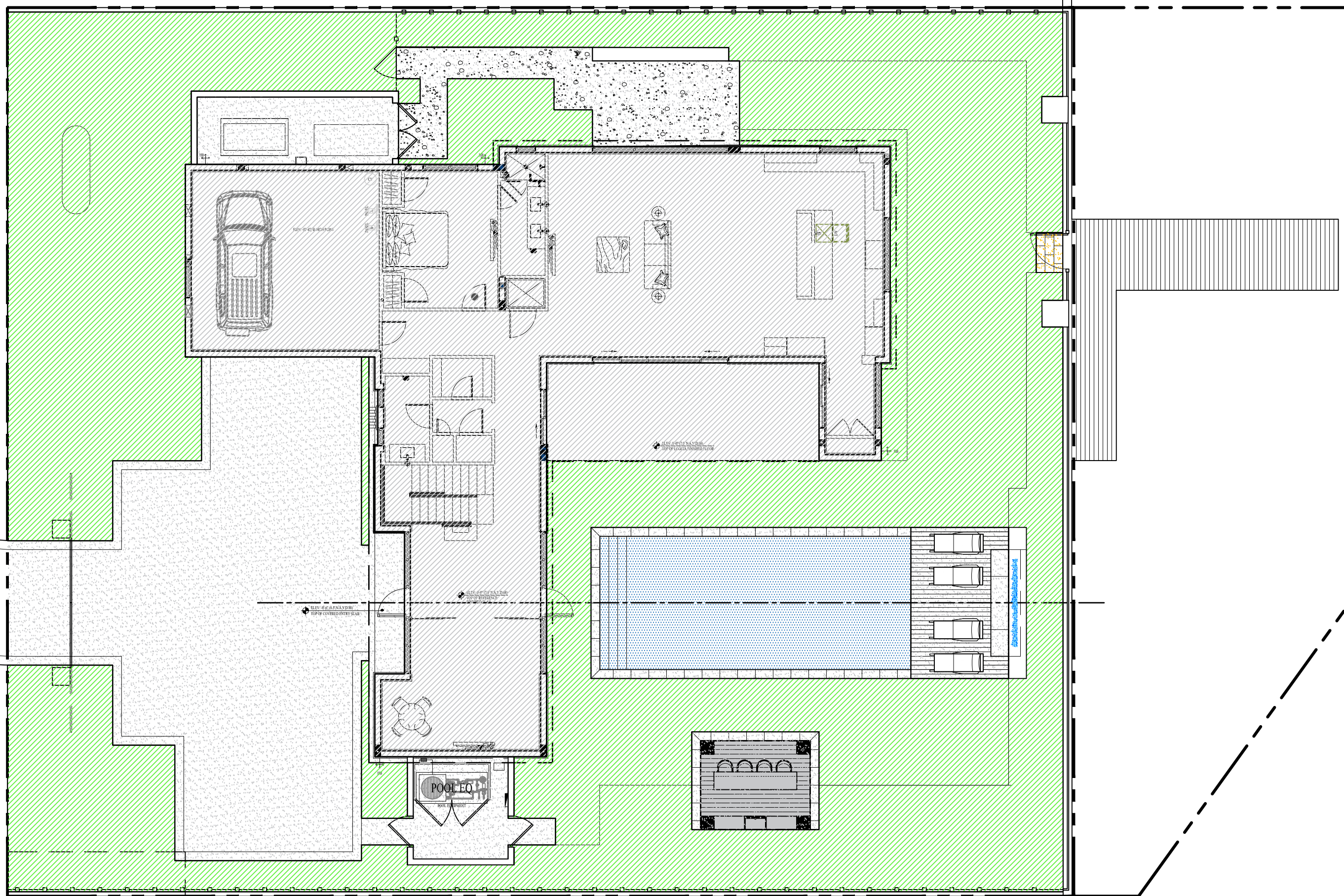
SHEET L5.1

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



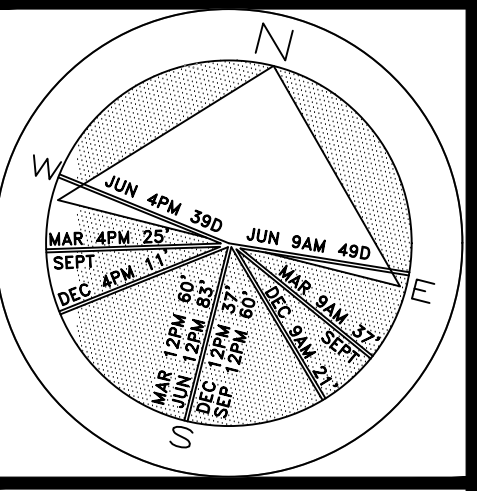
Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,000 S.F.		12,000 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,400 S.F.	46%	5,475 S.F.	45%	5,410 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	800 S.F.	78%	1,560 S.F.	78%	1,560 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,700 S.F.	61.2%	3,306 S.F.	55.8%	3,016 S.F.



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DATE: 07.11.2024

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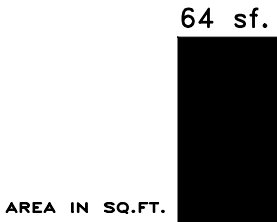
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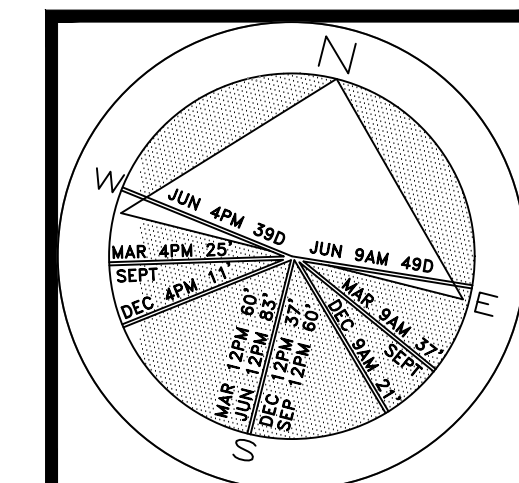
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Site Calculation/Lot Coverage Graphics



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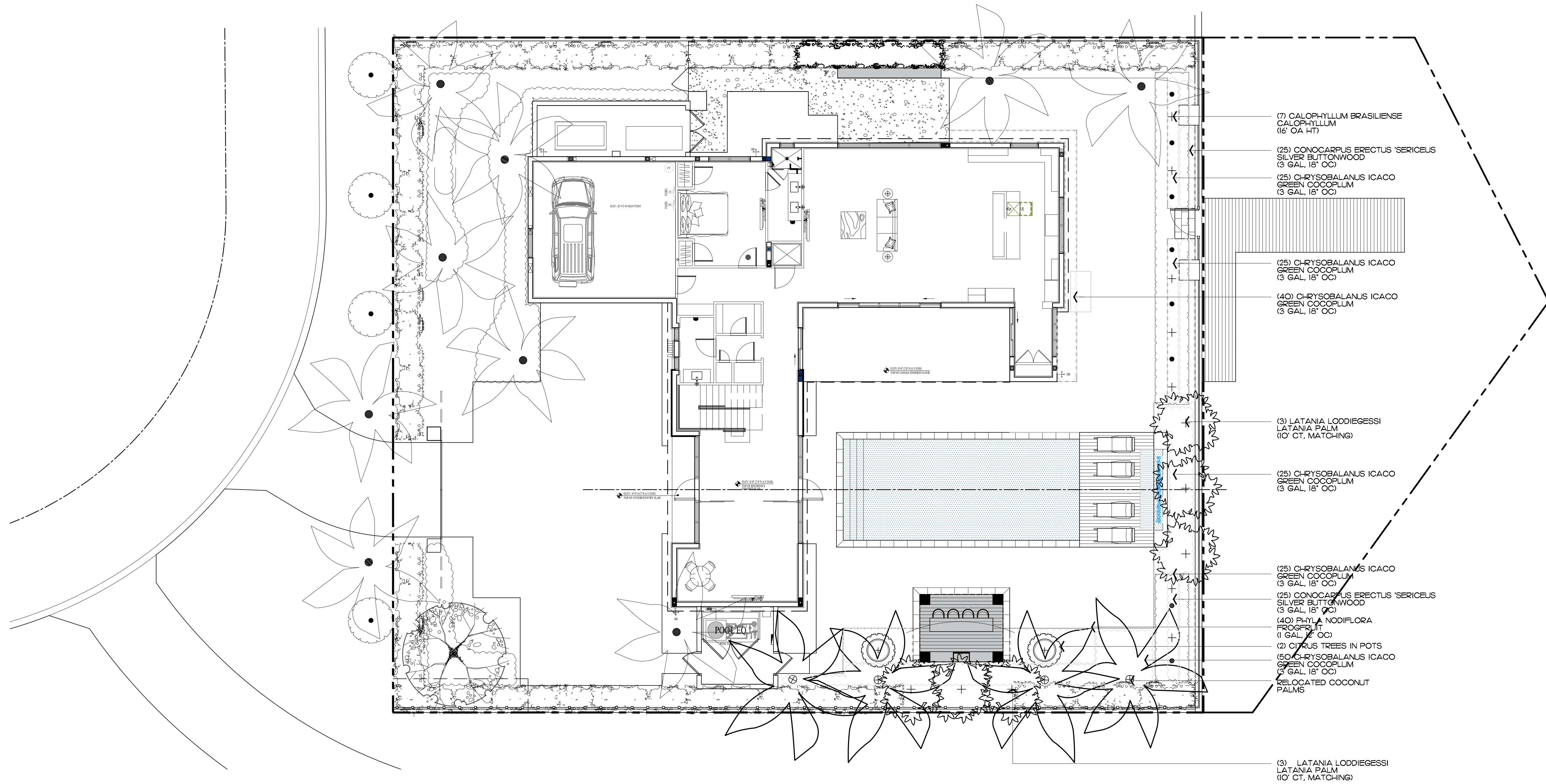


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DRAWN BY: Matt Jackman
DATE: 07.11.2024

SHEET L7.0

64 sf.

AREA IN SQ.FT.



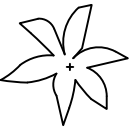
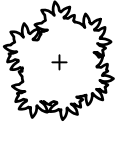
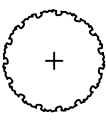
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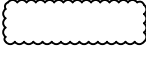
Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	4	RELOCATED FROM ONSITE	NO
	LATANIA LODDIEGESSI BLUE LATANIA PALM	6	10' CT. HT., MATCHING	NO
	CITRUS SP. CITRUS	2	6' OA HT, IN POTS	NO
TOTAL TREES: NATIVE SPECIES:		0 N/A		

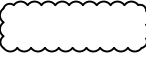
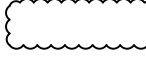

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLA NODIFLORA FROGFRUIT	40	4" PLUGS	YES
TOTAL: NATIVE SPECIES:		40 100%		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO COCOPLUM	165	7 GAL 24" OC	YES
	CONOCARPUS ERECTUS 'SERICEUS SILVER BUTTONWOOD	50	3 GAL 18" OC	YES
	CALOPHYLLUM BRASILIENSE CALOPHYLLUM	7	16' OA HT, PLEACHED HEDGE	NO
TOTAL: NATIVE SPECIES:		222 215 (97%)		

ENVIRONMENT
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Palm Beach, FL 33480

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Mobile: 561.313.4424

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Dustin@environmentdesigngroup.com

Landscape Architecture

Land Planning

Landscape Management

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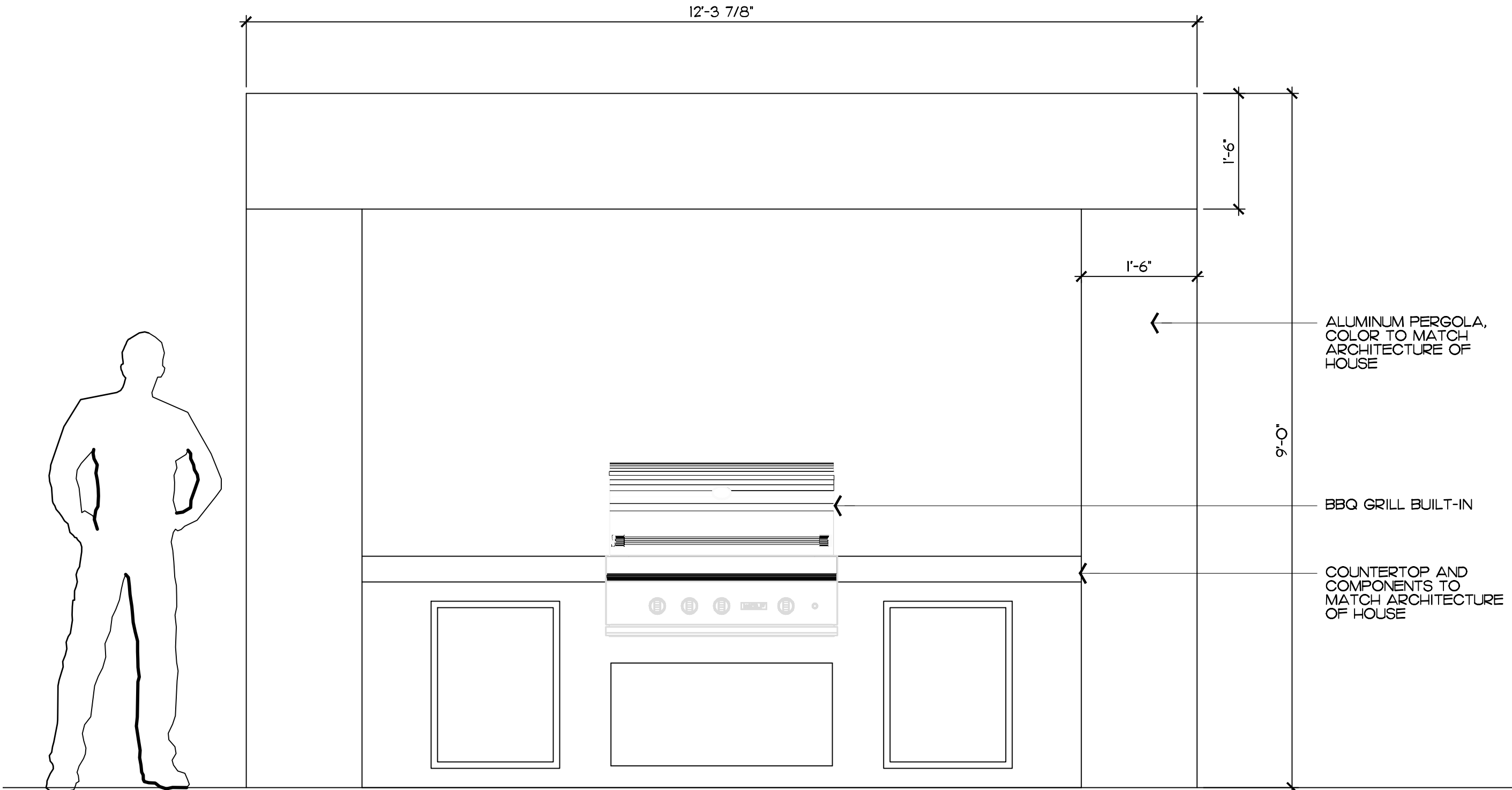


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DATE: 07.11.2024

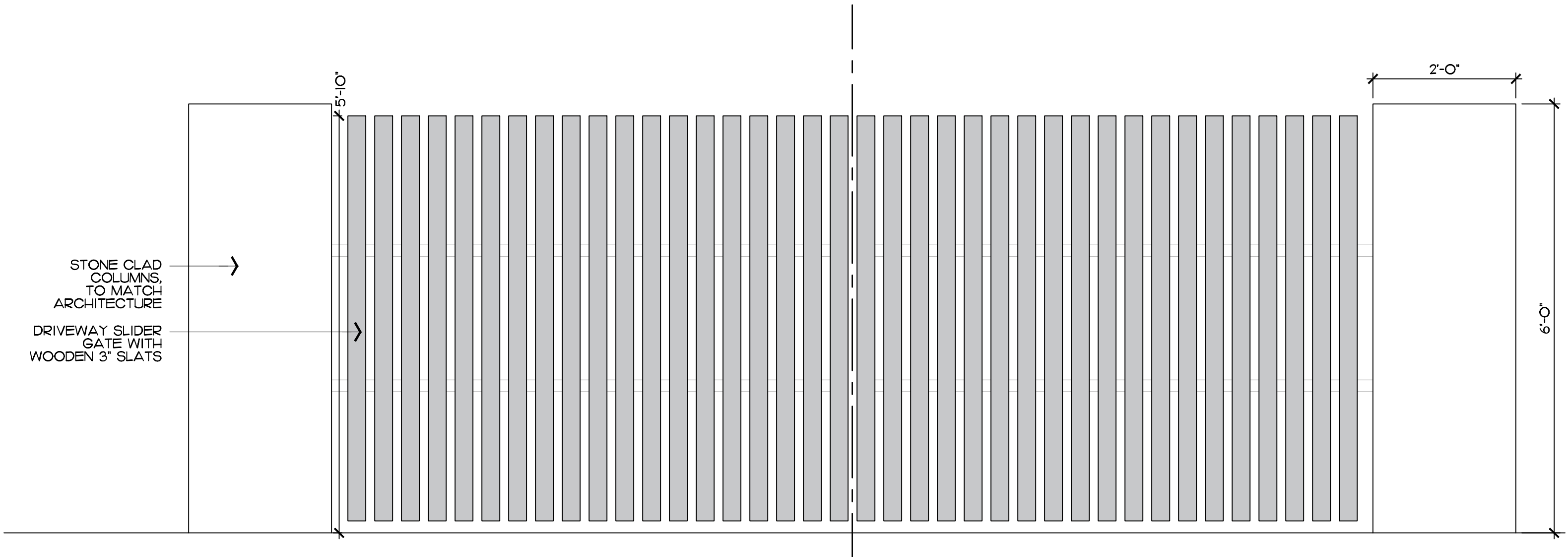
SHEET L8.O

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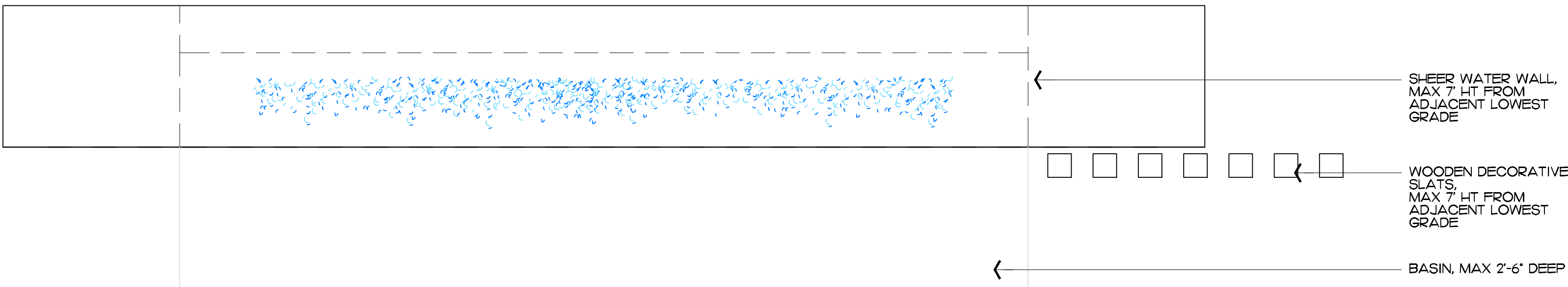
Plant Schedule



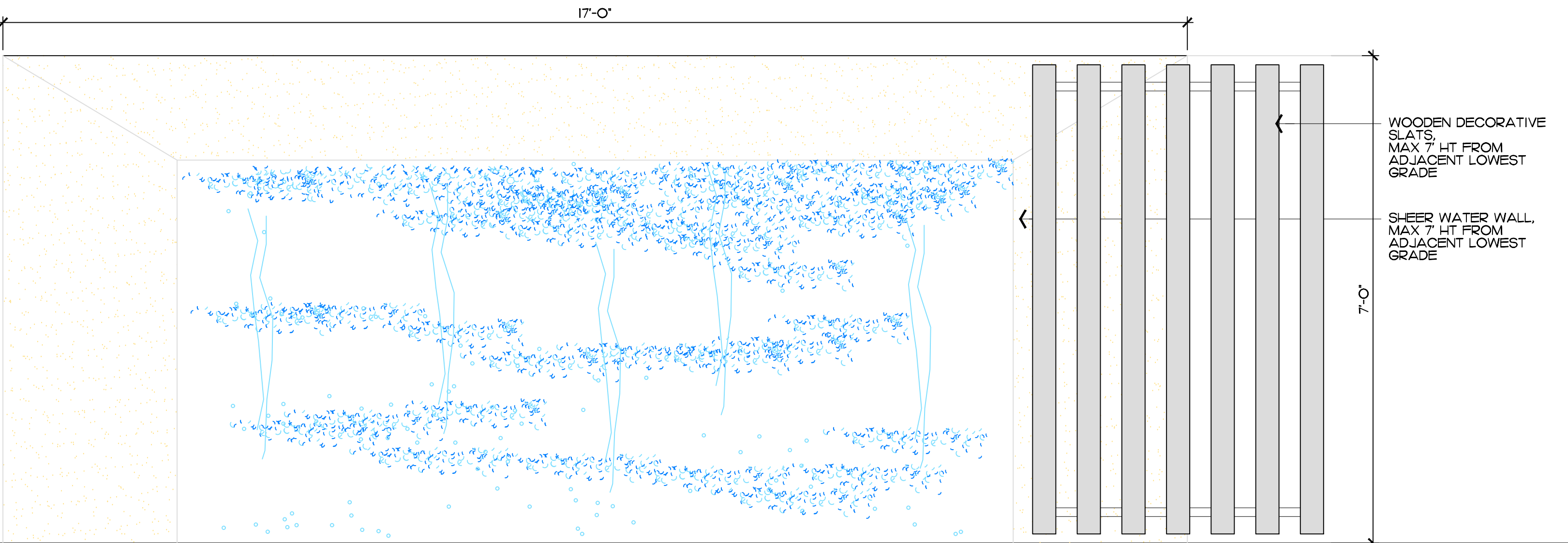
BBQ Pergola South Elevation



Driveway Gate



Plan



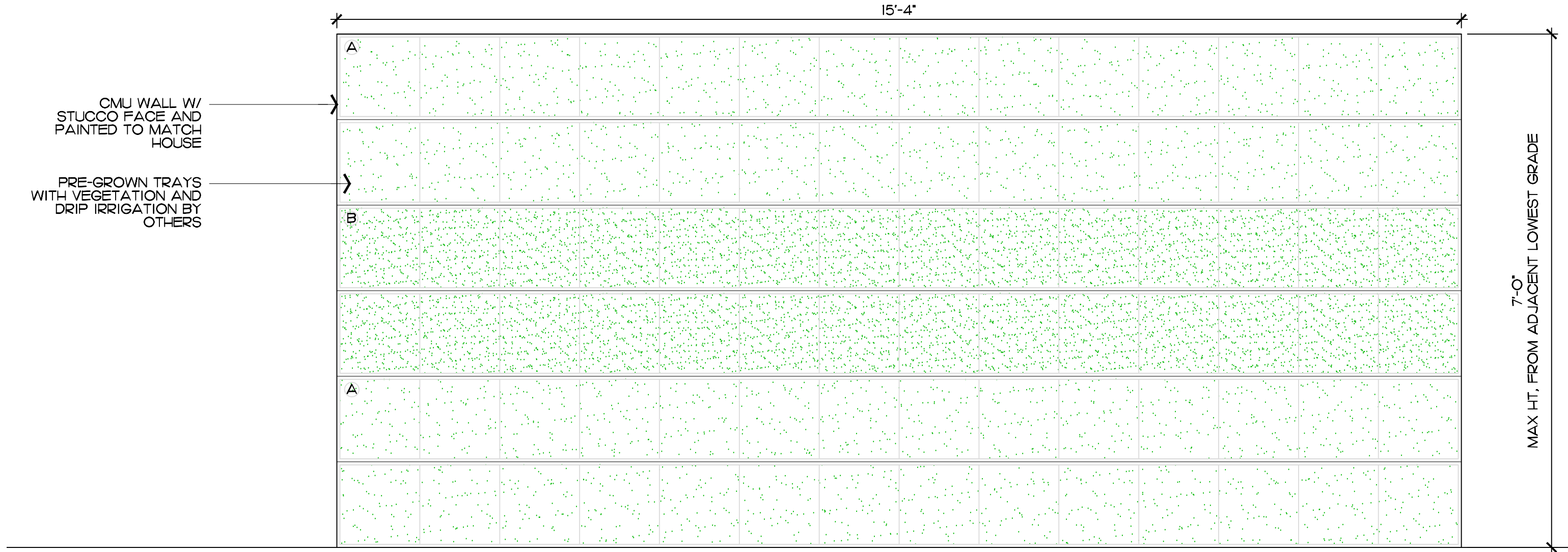
Pool Water Feature Elevation



FRONT FACADE ARCHITECTURAL REFERENCE FOR FOR DRIVEWAY GATE DETAIL.



REAR FACADE ARCHITECTURAL REFERENCE FOR POOL WATER FEATURE.



Living Wall Elevation

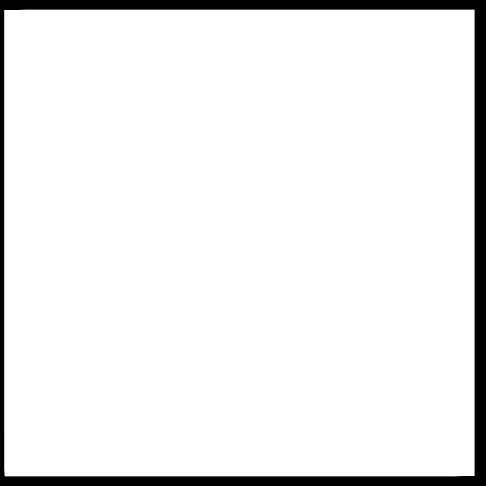
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Landscape Architecture
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Details
SCALE IN FEET 0' 8' 16' 24'



Plan Rendering

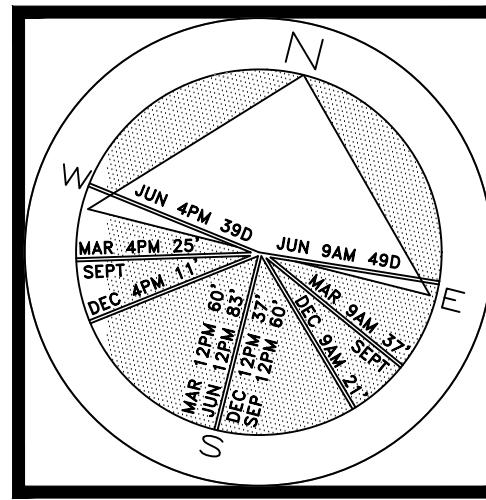
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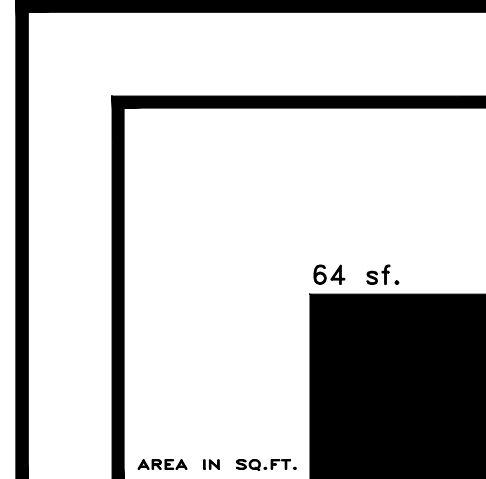
Plan Rendering

SCALE IN FEET 0' 8' 16' 24'



JOB NUMBER: # 24050.00 LA
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DATE: 07.11.2024

SHEET 10.0



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Entry Gate



Water Feature



Living Wall as viewed
from Living Room



Pergola

2024
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Holly Lohman
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L11.1

Perspective Sketches