

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)	4.18	4.14	4.04
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.	45% 5,410 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	3,000 S.F. 25%	675 S.F. 5%
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%	N/A
NATIVE SHRUBS & VINES %	30%	97%
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

SEE CCR PLAN FOR MORE INFORMATION ON THE PROPOSED IMPROVEMENTS.



Private Residence  
2291 Ibis Isle  
Palm Beach

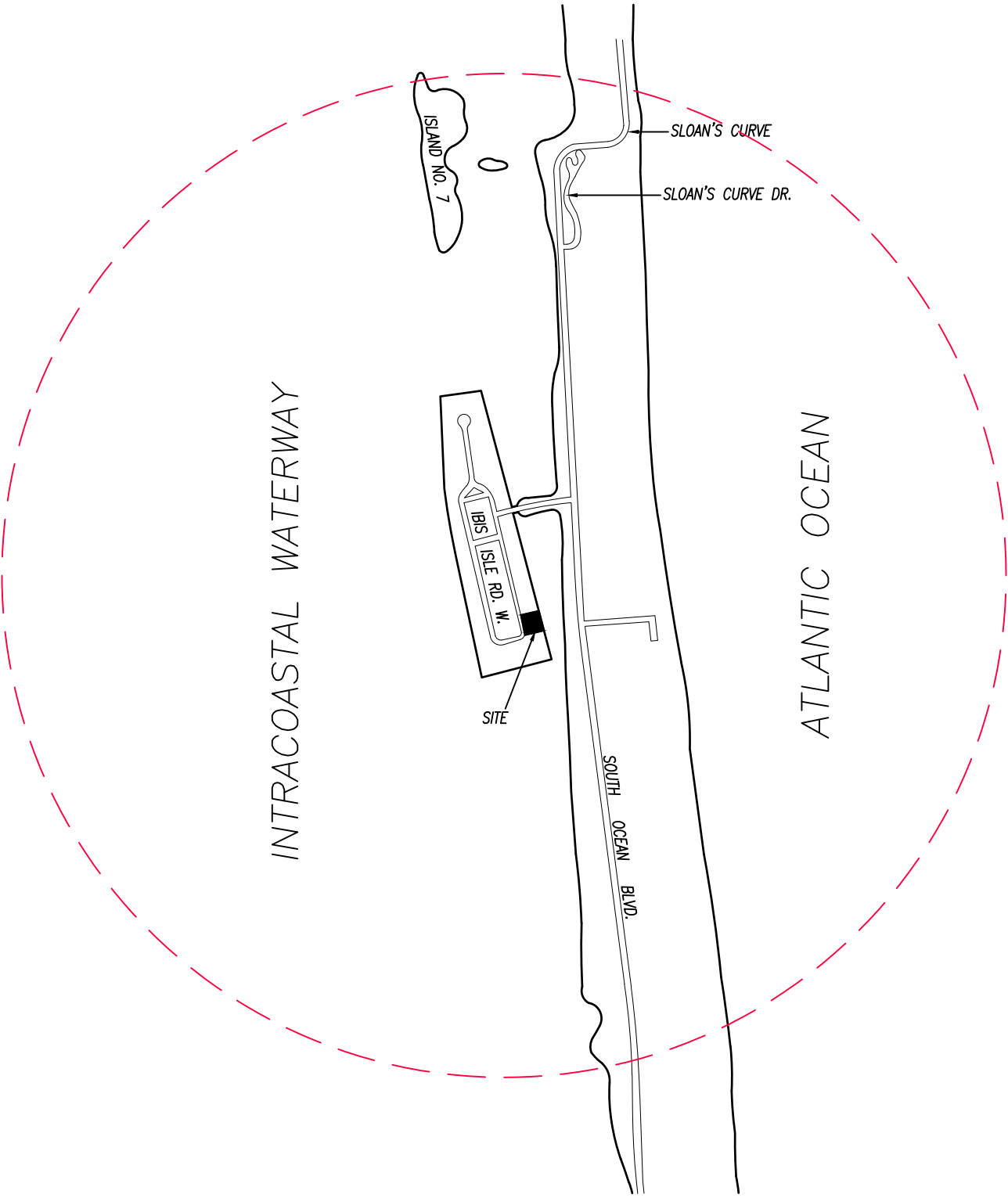
F L O R I D A

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

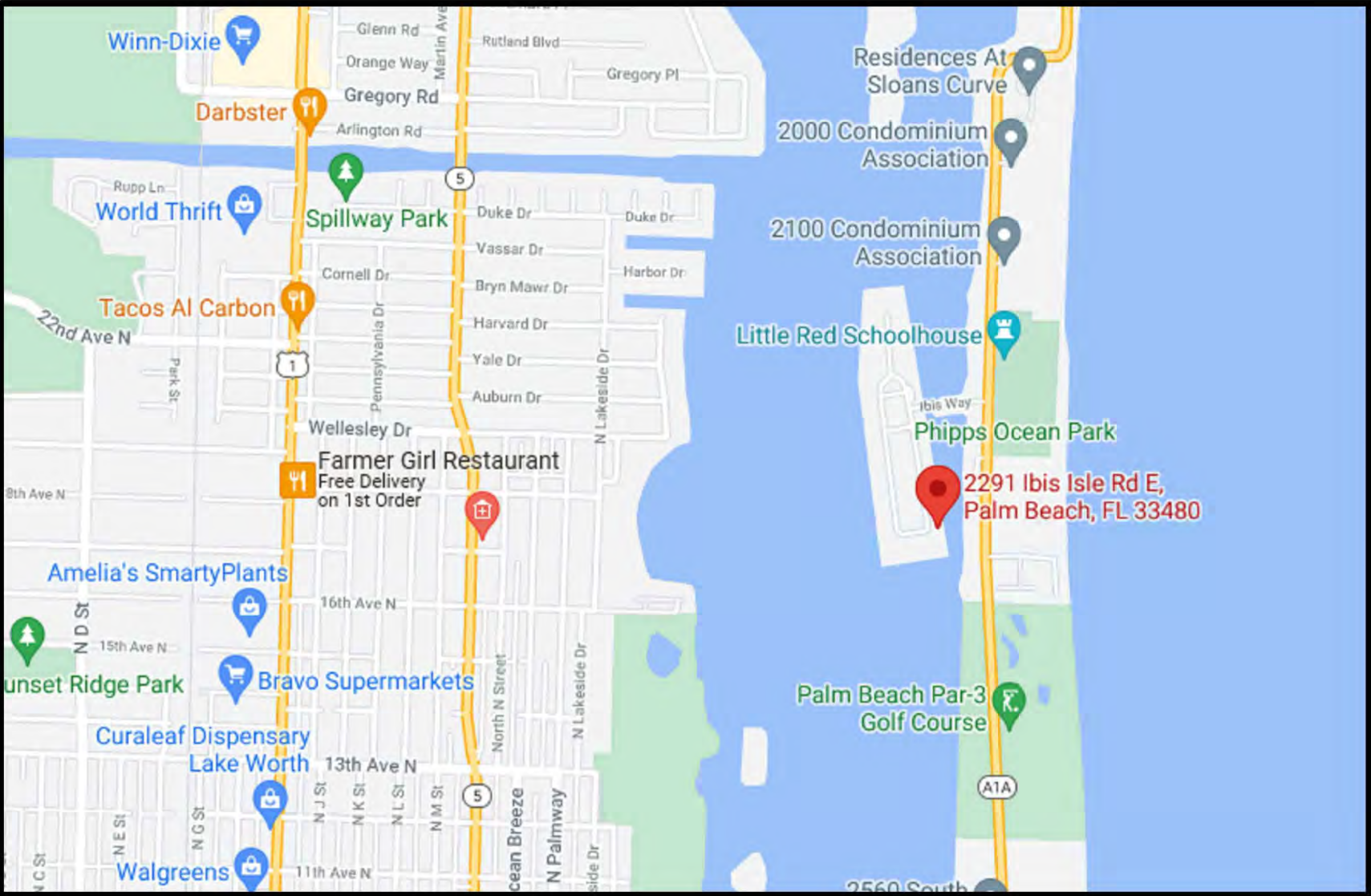
- Cover Sheet
- Survey
- L1.0 - Existing Site Photos
- L1.1 - Existing Site Photos
- L2.0 - Existing Vegetation Inventory
- L3.0 - Demolition and Vegetation Action Plan
- L4.0 - Construction Screening & Staging Plan
- L5.0 Truck Logistics Plan
- L6.0 - Site Plan
- L6.1 - Site Plan-Existing & Proposed
- L6.2 - Open Space Diagram
- L6.3 CCR Plan
- L7.0 - Landscape Plan
- L7.1 - Plant Schedule
- L7.2 - Planting Details & specifications
- L8.0 Plan Rendering
- L9.0 Perspectives
- L9.1 Perspectives
- L10.0 Details
- L10.1 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

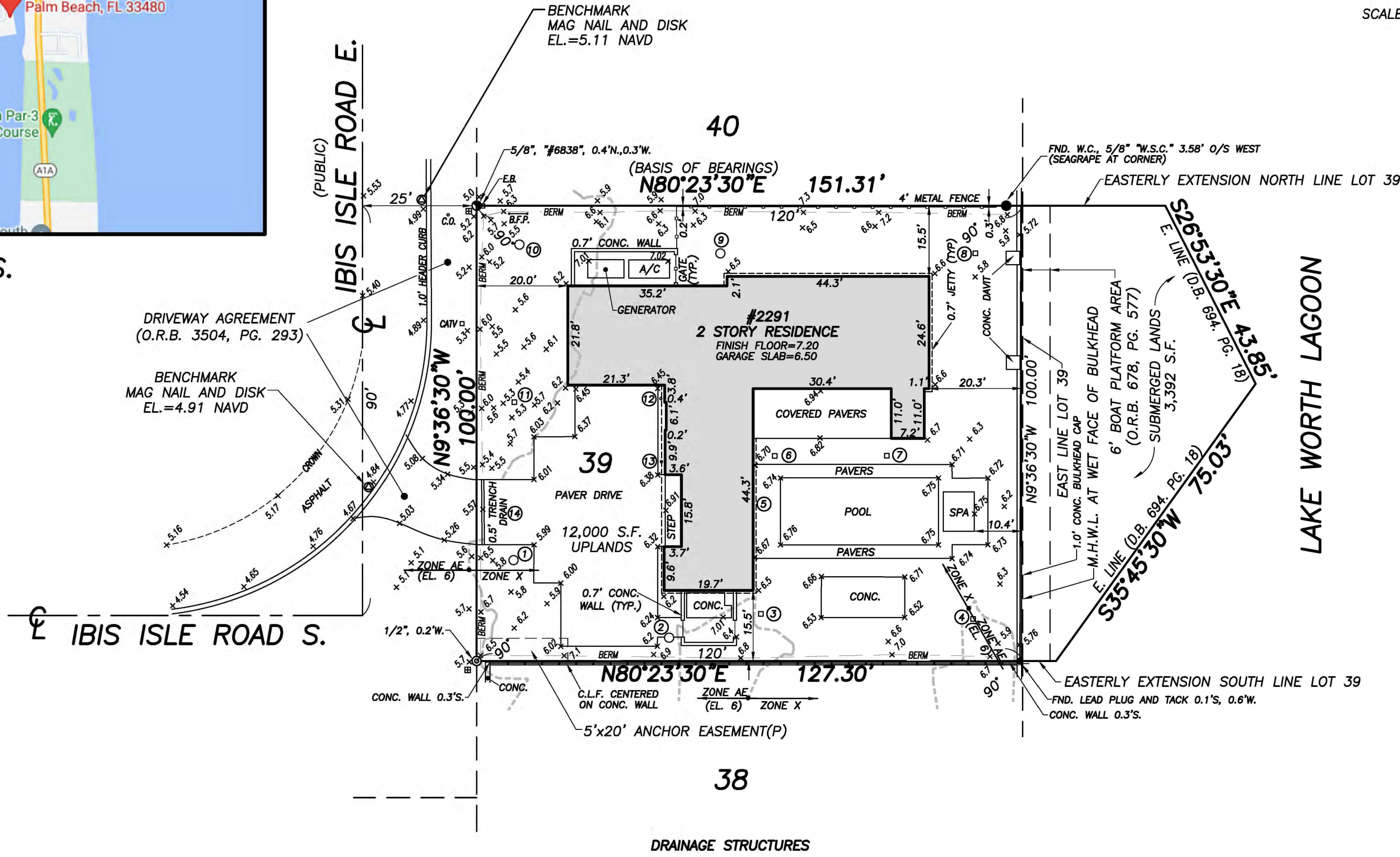


Vicinity/Location Map



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  
FF. = 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.R. = 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  
C = CENTERLINE  
Δ = 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 = BAFFLE  
E 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

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

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, ISAOA/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.

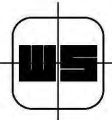
FLOOD ZONES:  
This property is located in Flood Zones AE (EL 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593 F, dated 10-05-2017.

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:

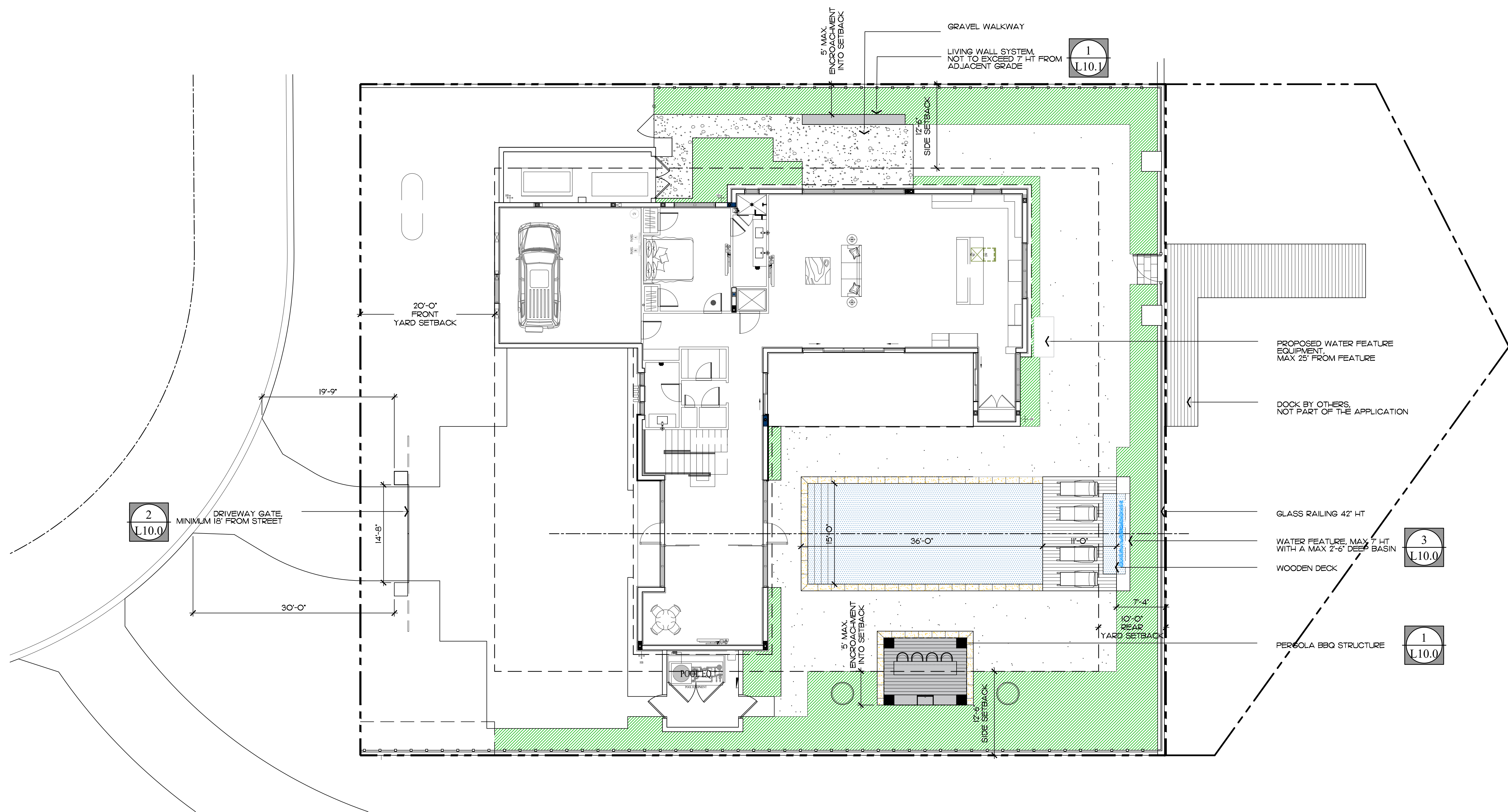
2291 IBIS ISLE ROAD EAST LLC, A  
FLORIDA LIMITED LIABILITY COMPANY



**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4098

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	
CHK'D	C.W.	REF	13-1324.DWG	SHEET	1	OF 1



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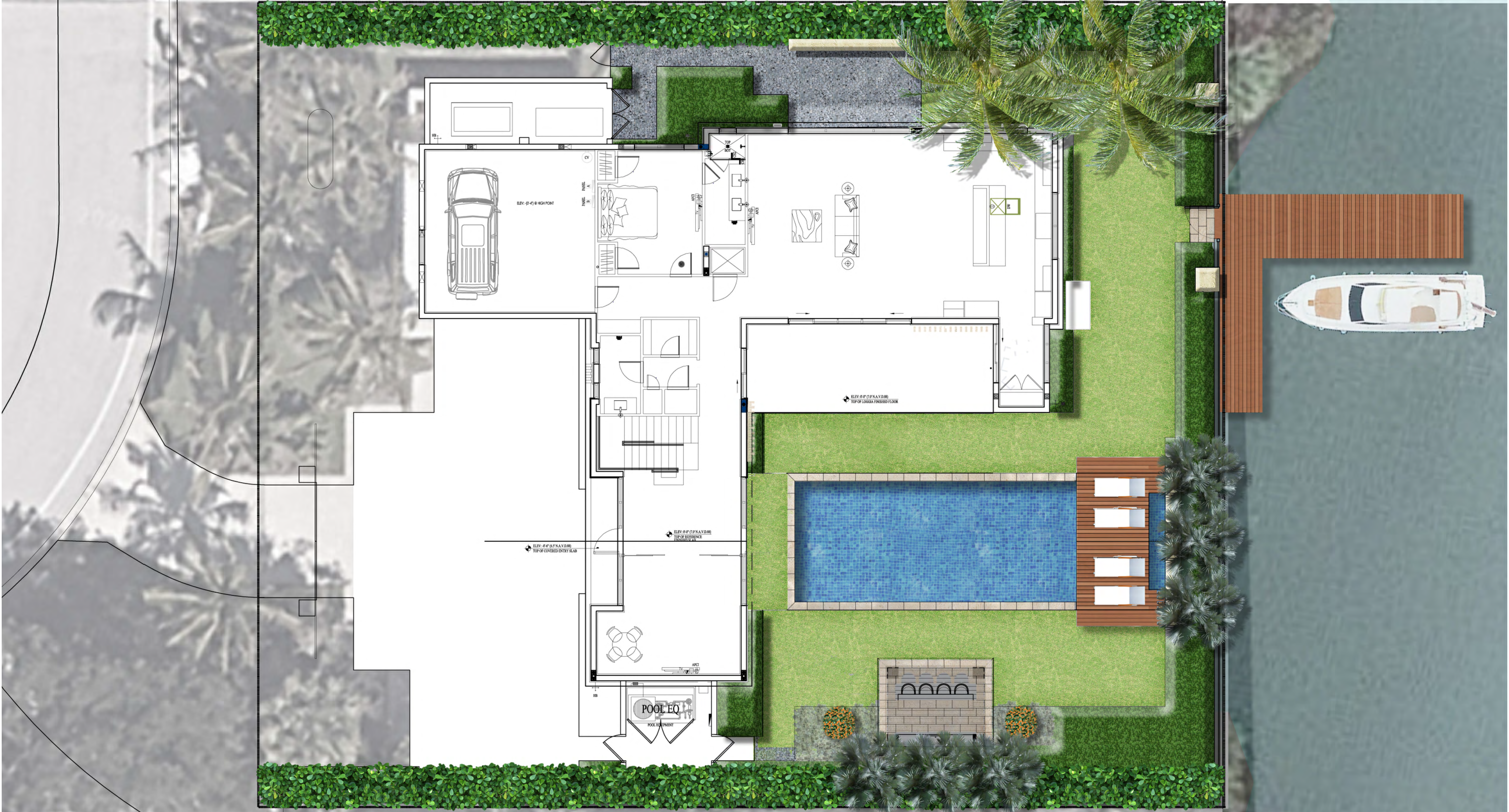
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48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**1-800-432-4770**  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

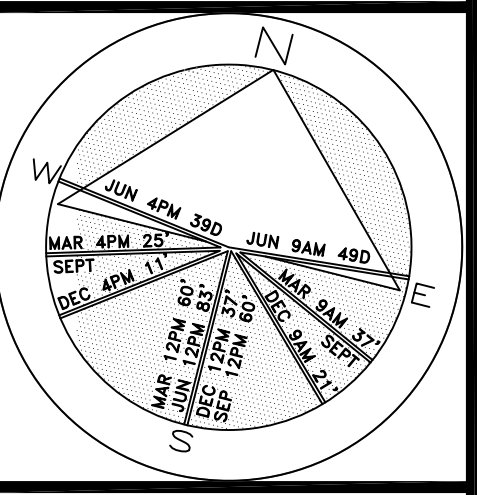
Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 s



Plan Rendering



JOB NUMBER: # 24050.00 LA  
DRAWN BY: Matt Jackman  
DATE: 07.11.2024

SHEET L8.0

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

64 sq. ft.  
AREA IN SQ.FT.



2285 Ibis Isle Entry Gate  
(Adjacent North Property)



Entry Gate



2299 Ibis Isle Entry Gate  
(Adjacent South Property)



Water Feature

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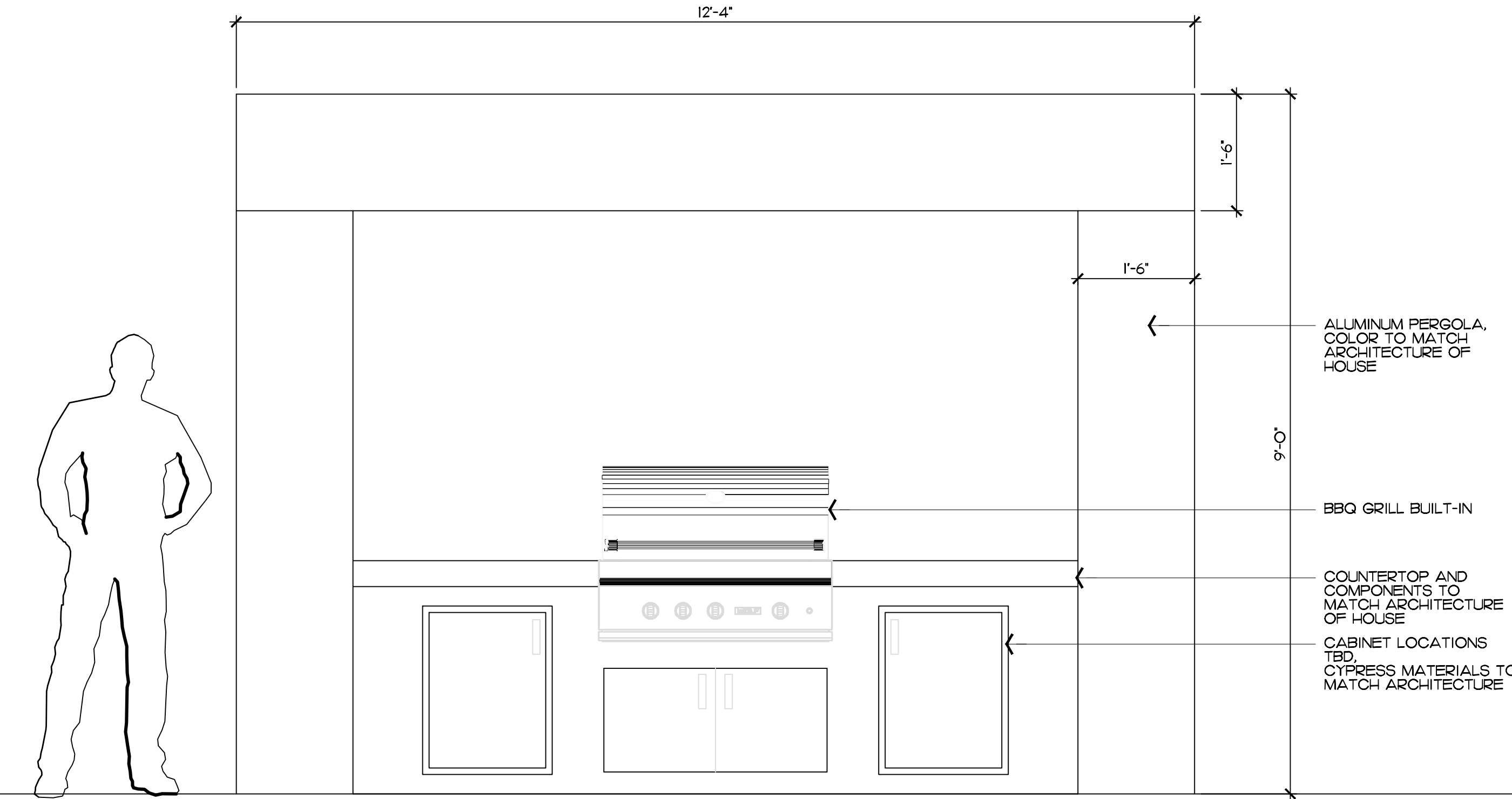
ENVIRONMENT  
DESIGN  
GROUP  
139 North County Road 5420-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
2291 Ibis Isle  
Town of Palm Beach

JOB NUMBER: # 24050.00 LA  
DRAWN BY: Adam Mills  
Holly Lohman  
DATE: 07.11.2024

L9.0

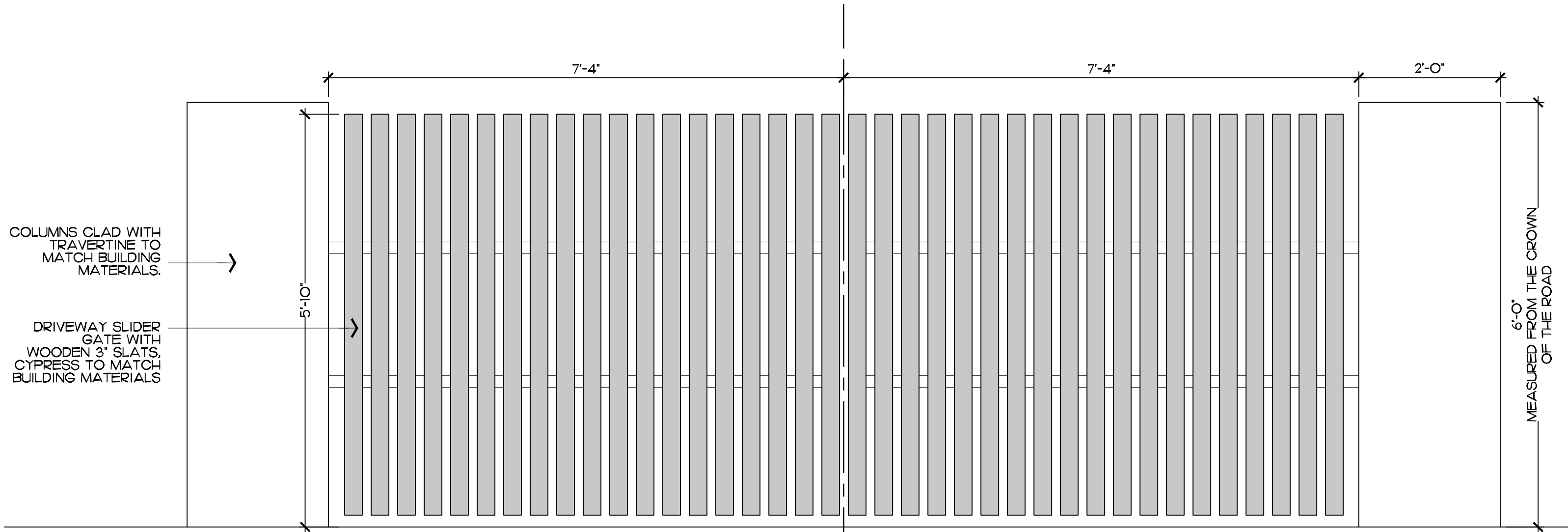
Perspective Sketches



1  
L10.0

BBQ Pergola South Elevation

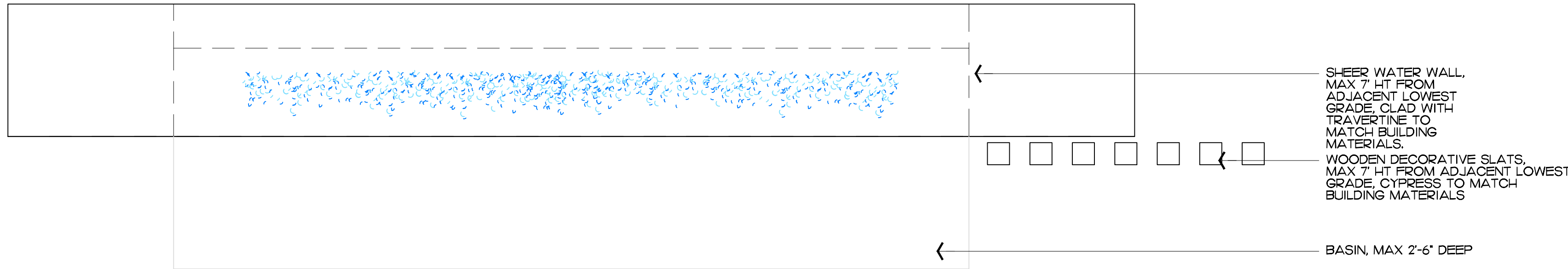
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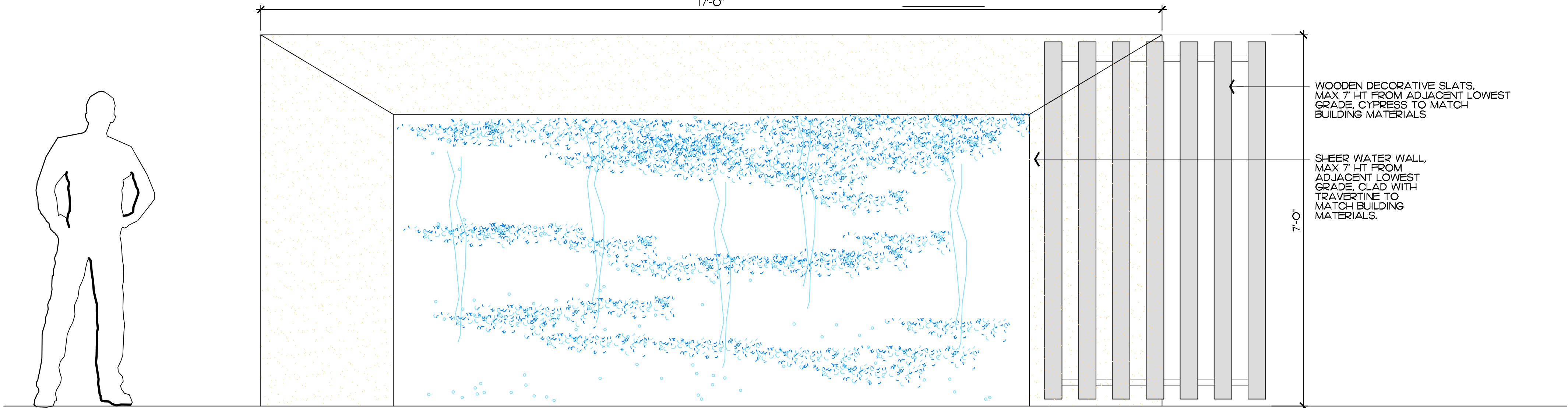
2  
L10.0

Driveway Gate

SCALE=3/4"=1'-0"



Plan



3  
L10.0

Pool Water Feature Elevation

SCALE=3/4"=1'-0"



FRONT FACADE ARCHITECTURAL REFERENCE FOR FOR DRIVEWAY GATE DETAIL.



REAR FACADE ARCHITECTURAL REFERENCE FOR POOL WATER FEATURE.

Private Residence  
2291 Ibis Isle  
Town of Palm Beach

JOB NUMBER: # 24050.00 LA  
DRAWN BY: Matt Jackman

DATE: 07.11.2024

SHEET L10.0

Details

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**2024**  
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