

Site Data

Total DU's	284 DU's
Total Land Area	127.8 acres
Gross Density	1.8 du's/acre
Residential Area	513.4 acres*
Parks and Recreation Area	30.7 acres
Lakes	17.5 acres
Golf Maintenance Facility	5.2 acres
Clubhouse	27.5 acres
PGA Event Facility (annual and collector only)	38.3 acres
Golf and Misc. Open Space	480.8 acres
* Area of total site area of 1,278 acres, including 1,050.6 acres of water.	
Net Densities:	
Low	0.4
Med	4.8
High	8.12 du's/acre
Phase:	
1	485
2	410
3	840
4	379
5	210
Total	2384

Legend

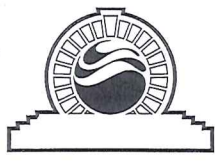
- Golf Cart Crossing
- Bicycle Path
- Existing Golf Holes
- New Golf Holes



Master Plan

January 20, 1994 Revisions: 1:27.94
 5:1.95 2:20.94
 3:11.84 3:4.94
 3:31.94 3:11.84
 3:31.94 3:11.84
 5:1.95 5:1.95

Ballen Isles Development Company
 Developer
 Urban Design Studio
 Land Planning
 Gary, Dyrzych & Ryan
 Architects
 Joseph L. Lee
 Golf Course Architect
 Krant Wisland Design, Inc.
 Landscape Architect



BALLEN ISLES
 Palm Beach Gardens, Florida

Scale: 1"=300'-0"