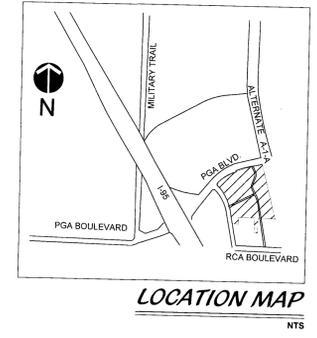
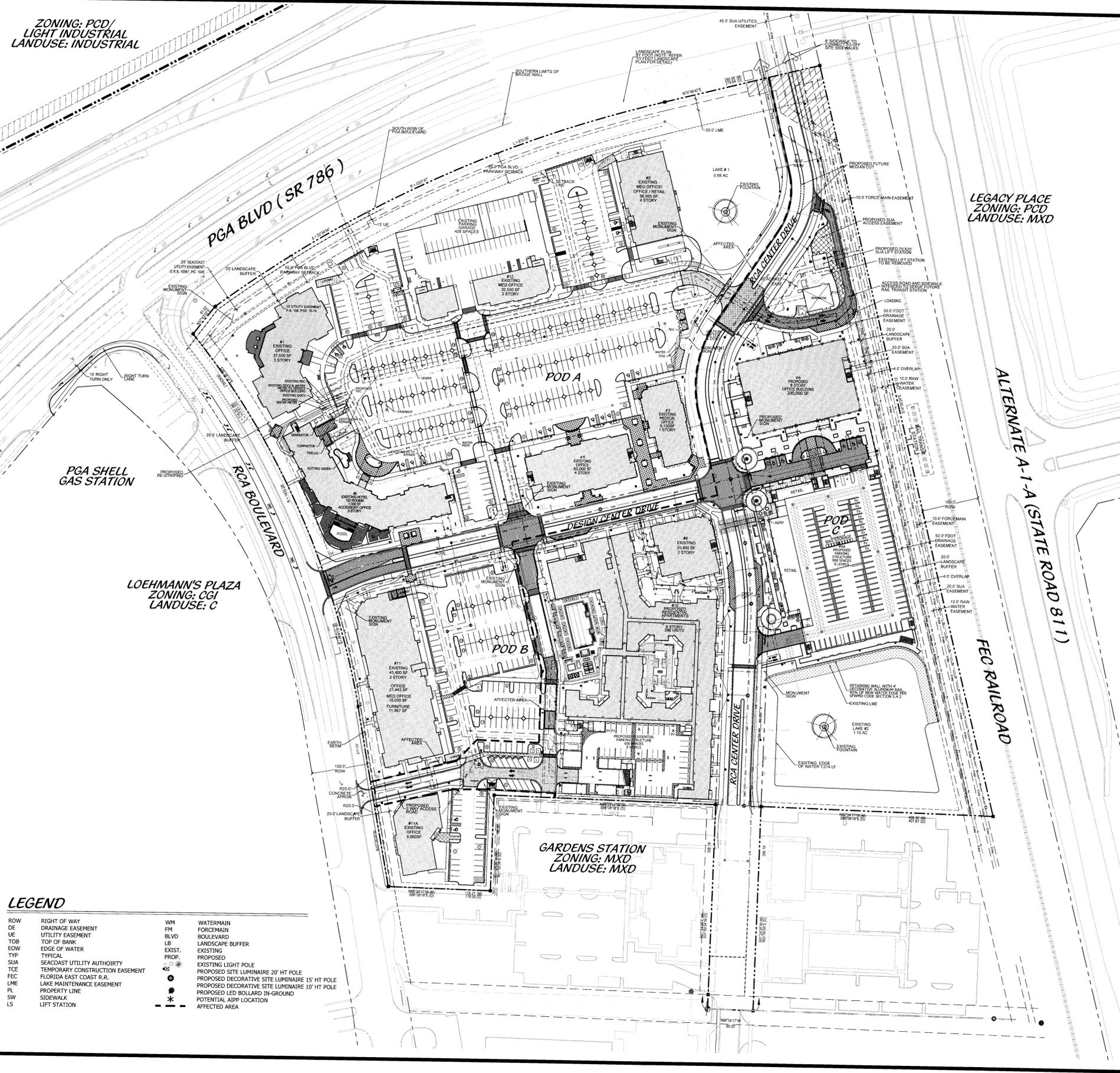


ZONING: PCD/
LIGHT INDUSTRIAL
LANDUSE: INDUSTRIAL



LEGACY PLACE
ZONING: PCD
LANDUSE: MXD

ALTERNATE A-1-A (STATE ROAD 811)
FEC RAILROAD

LOEHMANN'S PLAZA
ZONING: CGI
LANDUSE: C

GARDENS STATION
ZONING: MXD
LANDUSE: MXD

LEGEND

ROW	RIGHT OF WAY	WM	WATERMAIN
DE	DRAINAGE EASEMENT	FM	FORCEMAIN
UE	UTILITY EASEMENT	BLVD	BOULEVARD
TOB	TOP OF BANK	LB	LANDSCAPE BUFFER
EDW	EDGE OF WATER	EXIST.	EXISTING
TYP	TYPICAL	PROP.	PROPOSED
SUA	SEACOAST UTILITY AUTHORITY	EXIST. LIGHT POLE	EXISTING LIGHT POLE
TCE	TEMPORARY CONSTRUCTION EASEMENT	PROPOSED SITE LUMINAIRE 20' HT POLE	PROPOSED SITE LUMINAIRE 20' HT POLE
FEC	FLORIDA EAST COAST R.R.	PROPOSED DECORATIVE SITE LUMINAIRE 15' HT POLE	PROPOSED DECORATIVE SITE LUMINAIRE 15' HT POLE
LME	LAKE MAINTENANCE EASEMENT	PROPOSED DECORATIVE SITE LUMINAIRE 10' HT POLE	PROPOSED DECORATIVE SITE LUMINAIRE 10' HT POLE
PL	PROPERTY LINE	PROPOSED LED BOLLARD IN-GROUND	PROPOSED LED BOLLARD IN-GROUND
SW	SIDEWALK	POTENTIAL AIPP LOCATION	POTENTIAL AIPP LOCATION
LS	LIFT STATION	AFFECTED AREA	AFFECTED AREA

GENERAL NOTES

ALL CURB RAMPS SHALL CONFORM TO ADA STANDARDS AND FOOT INDEX 304.
RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
THE SITE SHALL COMPLY WITH LDR 79-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.
ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.
TYPE D O.T.F. RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.
THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES.
20' x 20' SAFE SIGHT TRIANGLES SHALL BE PROVIDED AT THE PROJECT ENTRY ROADS.
THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY FOR TRAFFIC CONTROL AND SAFETY SIGNAGE.
ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVED BRICK AREAS.
LOCATION OF UTILITY FACILITIES (E. G. FPL, BELL SOUTH, ETC) ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED BY UTILITIES AT TIME OF INSTALLATION.
THE PHOTO METRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDRS.
ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE OR LED.
ALL OVERHEAD OBSTRUCTIONS ON ROADWAYS, FIRE-LANES AND OTHER VEHICLE ACCESS WAYS SHALL HAVE A MINIMUM CLEARANCE OF 13-FEET 6-INCHES.

**Phase II
Master Site Plan**



Scale: 1" = 80'-0"

**Cotleur
Hearing**
Landscape Architecture
Planning
Environmental Consulting
Graphic Design
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561-747-6336 Fax-747-1377

PGA Station PUD
Palm Beach Gardens, Florida

PROJECT: PGA STATION
PETITION: PUDA-20-07-000079
DEV ORD: RESO 02, 2021
DATE: 11/04/21
P.T. IN CHARGE: DAWN SONNEDORN, SENIOR PLANNER
MARTIN FITTS, PRINCIPAL PLANNER
JOANN SKARIA, PLANNING MANAGER

SEP 15 2021

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	18-1106
DATE	02-13-20
REVISIONS	07-17-20
	11-03-20
	12-16-20
	02-02-21
	02-25-21
	04-30-21
	06-11-21
	08-12-21
	09-07-21