

Pod 8
RESIDENTIAL
SITE PLAN #3
PETITION #:
SPLN-19-02-000034

Pod 6
RESIDENTIAL
SITE PLAN #3
PETITION #:
SPLN-19-02-000034

MASTER DRAINAGE LAKE #5
41.26 AC.
INCLUDED WITHIN SITE PLAN #2

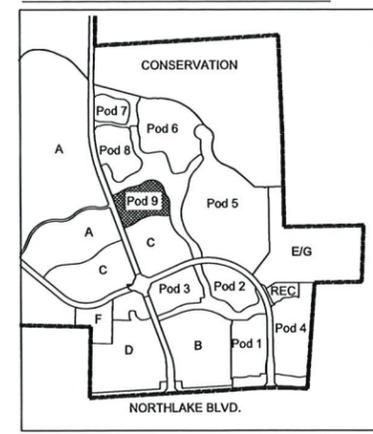
POD 9
32.796 AC.
118 D.U.
50'x130' - 55
50'x140' - 63

Pod 5
RESIDENTIAL
SITE PLAN #2
PETITION #:
SPLN: 17-09-000026

PARCEL A
RESIDENTIAL

PARCEL C
ECONOMIC DEVELOPMENT

POD KEY MAP



LOCATION MAP



SITE DATA

PETITION NUMBER:	SPLN-20-11-000042
PROJECT NAME:	AVENIR POD 9
PROPERTY CONTROL NUMBERS:	52-41-42-14-00-000-3020 52-41-42-15-00-000-1000
SECTION / TOWNSHIP / RANGE:	1442/41 & 1542/41
GROSS ACREAGE:	32.796 ACRES
LAND USE DESIGNATION:	MIXED USE (MXD)
ZONING:	MXD PCD
LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA
RESIDENTIAL HOUSING TYPE:	SINGLE FAMILY
RESIDENTIAL HOUSING CLASSIFICATION:	DETACHED
TOTAL DWELLING UNITS:	118 D.U.
	55 D.U. / 50' x 130'
	63 D.U. / 50' x 140'
NET DENSITY (118 D.U. / 32.796 AC.):	3.60 D.U./AC.
BUILDING HEIGHT:	MAX. 3 STORIES / MAX. 36'
OPEN SPACE REQUIRED (35% OF 32.796 AC):	ACREAGE 11.48 AC. MIN. 35%
OPEN SPACE PROVIDED	ACREAGE %
LANDSCAPE / SOD AREAS / L.M.T.*	3.76 AC. / 166,660,7033 S.F. 11.47%
PRIVATE OPEN SPACE	5.89 AC. / 256,605,8623 S.F. 17.96%
WATER BODIES SURFACE AREA	3.22 AC. / 140,410,8465 S.F. 9.83%
RECREATION FACILITIES (PARKS) @ 50%	0.43 AC. / 18,766,7983 S.F. 1.31%
	13.30 AC. / 579,646,3104 S.F. 40.57%
L.M.T. is planted with sod and does not include a sidewalk; the corresponding acreage is included in the landscaped areas.	
WATER BODIES:	3.22 AC.
RECREATION FACILITIES (PARKS):	0.86 AC.
BUILDING COVERAGE (55% OF SF LOT AREA):	10.80 AC.
RIGHT OF WAYS:	5.31 AC.
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA):	2.96 AC.
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN RW):	3.76 AC.
PRIVATE OPEN SPACE (30% OF SF LOT AREA):	5.89 AC.
TOTAL AREA:	32.80 AC.
REQUIRED RECREATION AREA:	
1/4 AC. PARK WITHIN 1/4 MILE OF EACH PARCEL	
PROVIDED RECREATION AREA:	0.86 AC.
GUEST PARKING PROVIDED: (ON-STREET PARALLEL SPACES)	10 SPACES

WAIVER SUMMARY TABLE

PBG CODE SECTION	REQUIREMENT	PROPOSED	WAIVER REQUEST
1 SECTION 78-181 (c)(3)(c)	MECHANICAL EQUIPMENT TO PROVIDE 3 FOOT CLEAR AREA	MECHANICAL EQUIPMENT WITH 0.75 FOOT CLEAR AREA AND 5 FOOT CLEAR AREA ON OPPOSITE SIDE OF HOUSE	WAIVER OF 2.25 FEET FOR HOUSE SIDE WITH MECHANICAL EQUIPMENT. FIVE-FOOT CLEAR AREA PROVIDED ON OPPOSITE SIDE OF HOUSE FOR REAR YARD ACCESS.

PROPERTY DEVELOPMENT REGULATIONS

POD 9	REQUIRED	PROVIDED
LOT COVERAGE	MAX. 55%	MAX. 55.00%
BUILDING HEIGHT	3 STORIES/45'	3 STORIES/36'
LOT WIDTH	50'	MIN. 50'
SETBACKS	REQUIRED	PROVIDED
FRONT (SIDE LOADED GARAGES)	15'	15'
WITH FRONT LOADED GARAGES	20'	20'
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	10'	10'
(REFER TO SITE PLAN SHEET SP-4 FOR THE SPECIFIC SETBACKS FOR LOT 28)		
POOL / SCREEN ENCLOSURE		
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	5'	5'
PATIOS		
SIDE	2'	2'
SIDE STREET (CORNER LOT)	2'	2'
REAR	2'	2'
FENCES		
FRONT (FRONT & SIDE LOADED)	20'	20'
SIDE	0'	0'
SIDE STREET (CORNER LOT)	10'	10'
REAR	0'	0'
*AT NO TIME SHALL FENCES ENCROUGH ANY EASEMENTS		
GENERATORS		
FRONT	20'	20'
SIDE	3'	0.75' (WAIVER #1)
SIDE STREET (CORNER LOT)	10'	10'
REAR	3'	3'

LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- ★ ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- I BENCH
- TRASH RECEPTACLE
- ⊕ DOG WASTE STATION
- ⊙ 50' x 130' LOT (OTHER LOTS ARE 140' DEEP)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS

DEVELOPMENT TEAM

CIVIL ENGINEER: BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 491-7811

SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
BOCA RATON, FL 33434
(561) 392-1991

SITE PLANNER & LANDSCAPE ARCHITECT: URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

TRAFFIC ENGINEER: SUSAN E. O'ROURKE, PE, INC.
428 S.W. AKRON AVENUE, SUITE 1A
STUART, FL 34994
(772) 781-7918

NOTES

- BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 01-25-19.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
- ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
- FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
- ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
- ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
- MAIL BOX KIOSKS SHALL BE ILLUMINATED.

Avenir - Pod 9
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



0 75' 150' 300'
Scale: 1" = 150'-0"

Date: October 2020
Project No.: 12-065.026
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

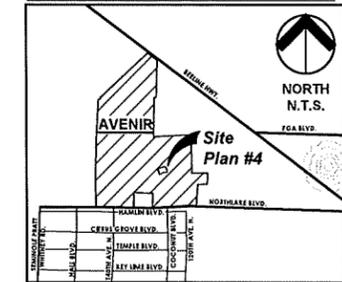
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02-05-2021	PBG RESUBMITTAL
04-18-2021	PBG RESUBMITTAL
06-25-2021	PBG RESUBMITTAL
12-09-2021	PBG RESUBMITTAL
01-13-2022	PBG RESUBMITTAL

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of 8

PROJECT: AVENIR - POD 9
PETITION: SPLN-20-11-000042
DEV ORD: RESO. 9, 2022
DATE: MARCH 3, 2022
PJT MGR: BRETT A. LEONE, SENIOR PLANNER

Pod 9
RESIDENTIAL
SITE PLAN #3
REVISION:
SP-19-02-000034

LOCATION MAP

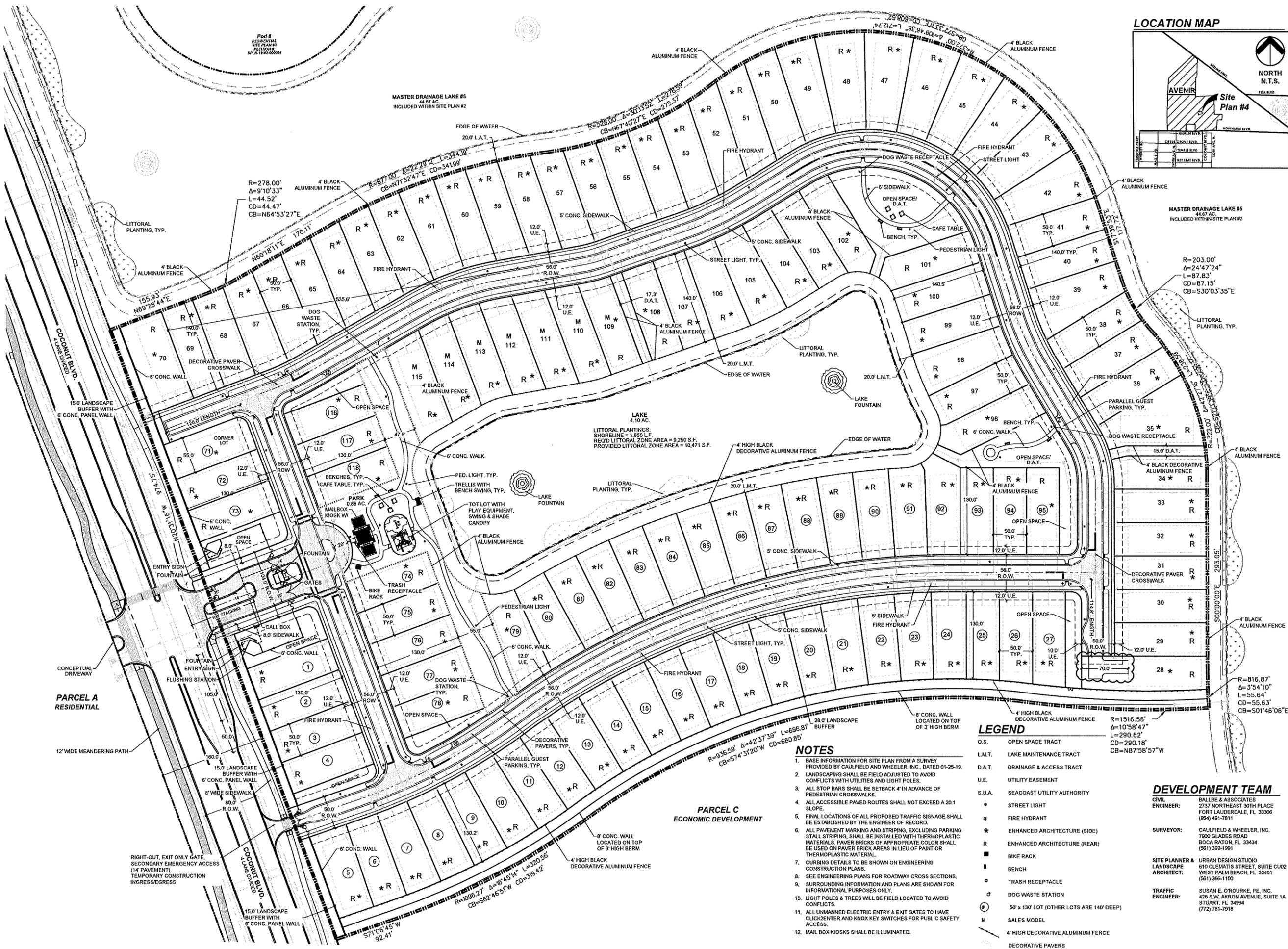


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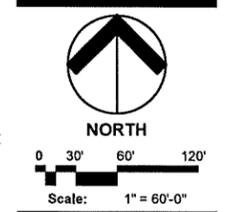
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Landscape Architecture
Communication Graphics

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Palm Beach Gardens, Florida
Site Plan



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SP-2
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- ⊕ DOG WASTE STATION
- ⊙ 50' x 130' LOT (OTHER LOTS ARE 140' DEEP)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS

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PARCEL C
ECONOMIC DEVELOPMENT

PARCEL A
RESIDENTIAL

MASTER DRAINAGE LAKE #5
44.87 AC.
INCLUDED WITHIN SITE PLAN #2

MASTER DRAINAGE LAKE #5
44.87 AC.
INCLUDED WITHIN SITE PLAN #2

LAKE
4.10 AC.
LITTORAL PLANTINGS:
SHORELINE = 1,850 L.F.
REQ'D LITTORAL ZONE AREA = 9,250 S.F.
PROVIDED LITTORAL ZONE AREA = 10,471 S.F.

R=816.87'
Δ=3°54'10"
L=55.64'
CD=55.63'
CB=S01°46'06"E

R=1516.56'
Δ=10°58'47"
L=290.62'
CD=290.18'
CB=N87°58'57"W

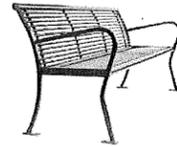
R=936.59'
Δ=42°37'39"
L=696.81'
CB=S74°31'20"W CD=680.85'

R=1096.27'
Δ=16°45'14"
L=320.56'
CB=S62°46'51"W CD=319.42'

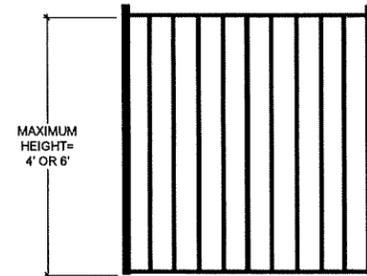
RIGHT-OUT, EXIT ONLY GATE,
SECONDARY EMERGENCY ACCESS
(14' PAVEMENT)
TEMPORARY CONSTRUCTION
INGRESS/EGRESS

TYPICAL BENCH N.T.S.

VICTOR STANLEY PRSS-124 BENCH OR EQUIVALENT
SOLID STEEL BENCH
WITH BLACK POWDER COATED FINISH
6' LENGTH BENCH



4 FT DECORATIVE ALUMINUM FENCE N.T.S.



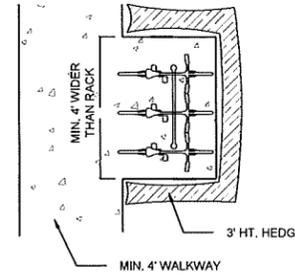
NOTE: DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF FENCE TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

TYPICAL TRASH RECEPTACLE

PARKVIEW DOUBLE STREAM RECYCLING STATION WITH TRASH & RECYCLING DECALS, OR SIMILAR
MANUFACTURER: WASTE WISE PRODUCTS INC. OR SIMILAR
COLOR: BLACK



TYPICAL BIKE RACK N.T.S.



RIBBON STYLE BIKE RACK
WITH BLACK POWDER COATED FINISH



MIN. 5 BICYCLE SPACES PER RACK

NOTE: THIS CONCEPTUAL DETAIL IS PROVIDED FOR INFORMATION ONLY TO SATISFY TECHNICAL REQUIREMENTS BY INDICATING THE INTENT TO PROVIDE REQUIRED AMENITIES. THE DEVELOPER WILL MAKE FINAL PRODUCT SELECTION AT TIME OF BUILDING PERMIT APPLICATION.

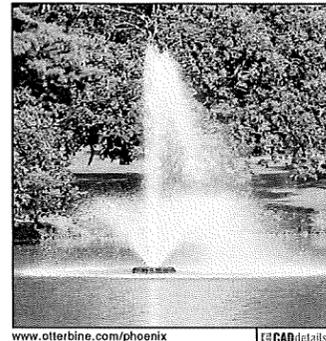
TYPICAL DOG WASTE STATION

INCLUDES BAG DISPENSER, WASTE RECEPTACLE, AND REFLECTIVE PET SIGN. COLOR: BLACK



TYPICAL LAKE FOUNTAIN N.T.S.

OTTERBINE PHOENIX FOUNTAIN OR EQUIVALENT
18' HEIGHT SPRAY, 34' DIAMETER

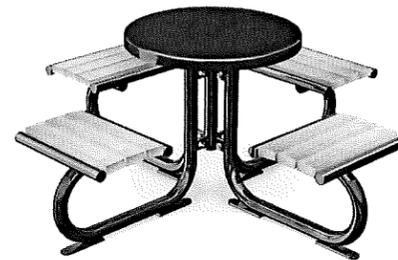


www.otterbine.com/phoenix

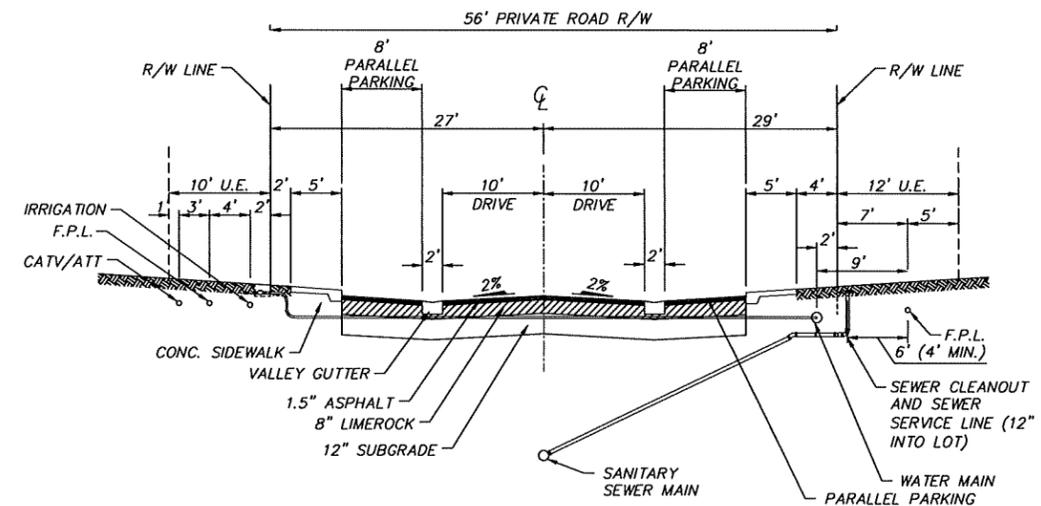
LECADdetails

TYPICAL CAFE TABLE N.T.S.

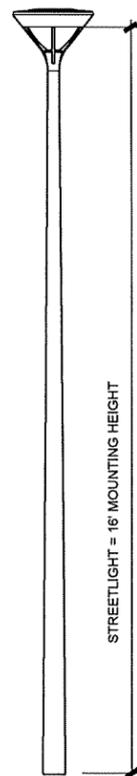
VICTOR STANLEY F-3043 TABLE OR EQUIVALENT
FREESTANDING 30 INCH ROUND STEEL CAFE TABLE WITH 4 ATTACHED BACKLESS SEATS
BLACK POWDER COATED FINISH



TYPICAL 56' RESIDENTIAL STREET R/W SECTION WITH PARKING N.T.S.



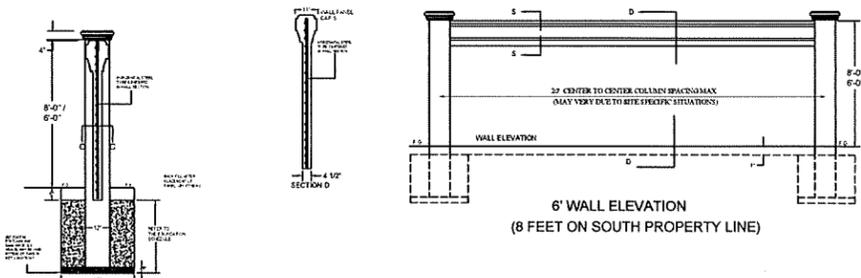
TYPICAL STREET LIGHT & PEDESTRIAN LIGHT N.T.S.



- STREETLIGHT LOCATIONS AS SHOWN ON SITE PLANS.
- POLE: FPL STANDARD CONCRETE OR EQUIVALENT
- FIXTURE: 'MESA' LED LUMINAIRE BY COOPER OR EQUIVALENT
COLOR/FINISH: BLACK METAL
- ALL LIGHTS SHALL HAVE 90 DEGREE CUT-OFF ADJACENT TO HOUSE

TYPICAL POST & PANEL WALL N.T.S.

WALL HEIGHT TO BE 6 FEET ALONG WEST PROPERTY AND TO BE 8 FEET ON SOUTH PROPERTY LINE.

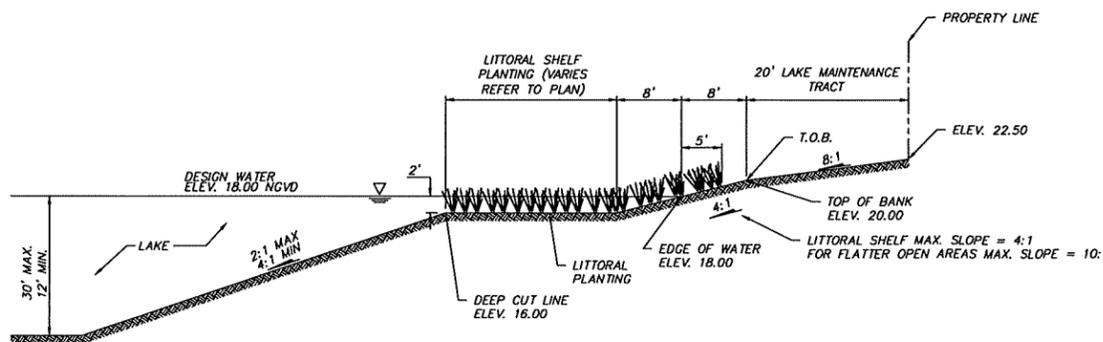


WALL & COLUMN CAPS TO BE: LIGHT SAND TEXTURE
SHERWIN WILLIAMS, SW 7757
HIGH REFLECTIVE WHITE

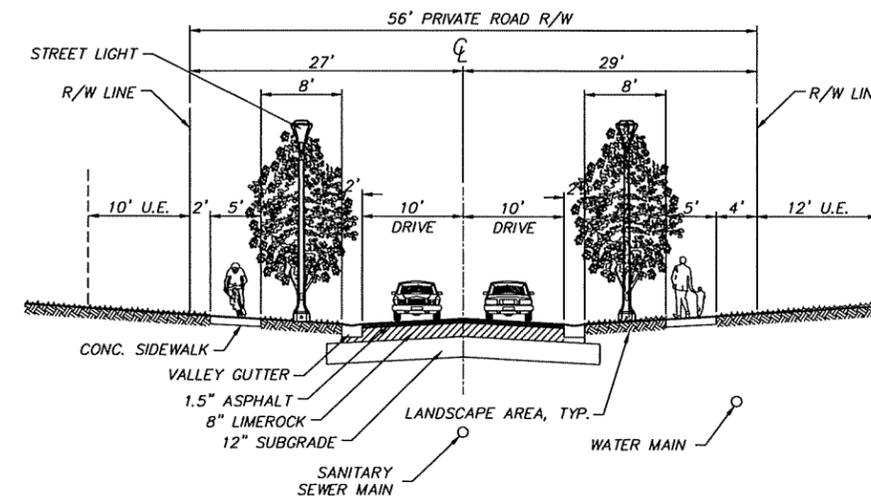
WALLS & COLUMNS TO BE: SMOOTH STUCCO
BENJAMIN MOORE, OC-141
CHINA WHITE

TYPICAL LAKE SECTION WITH LITTORAL PLANTINGS

SCALE: 1" = 10' - 0"



TYPICAL 56' RESIDENTIAL STREET R/W SECTION N.T.S.



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Site Plan - Details

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01-13-2022	PBG RESUBMITTAL

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Urban design studio

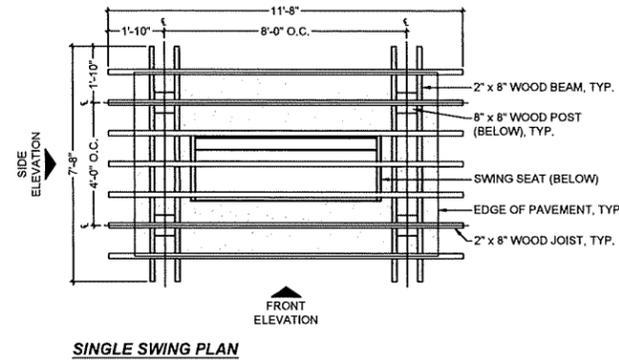
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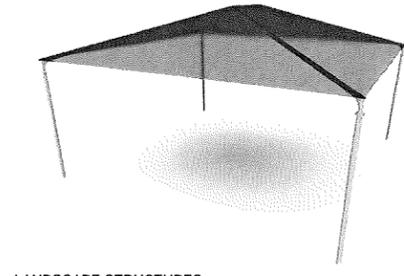
BENCH SWING ARBOR DETAILS

SCALE: 3/8" = 1'-0"



SHADE CANOPY

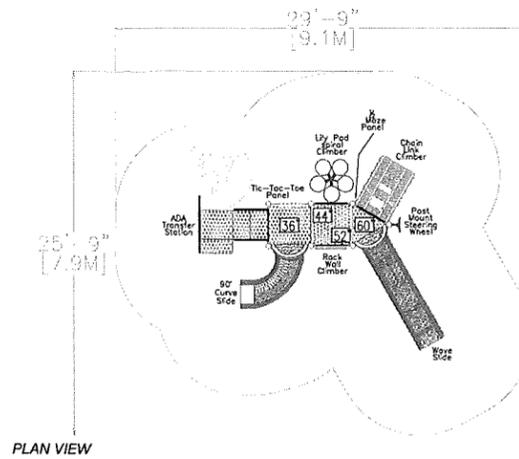
N.T.S.



LANDSCAPE STRUCTURES
SKYWAYS HIP SHADE STRUCTURE, 24' x 24', OR EQUIVALENT
FINAL COLOR SELECTIONS TO BE DETERMINED AT PERMITTING

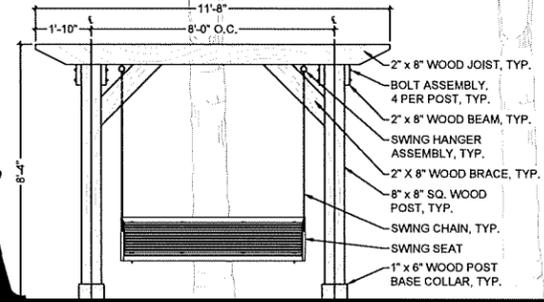
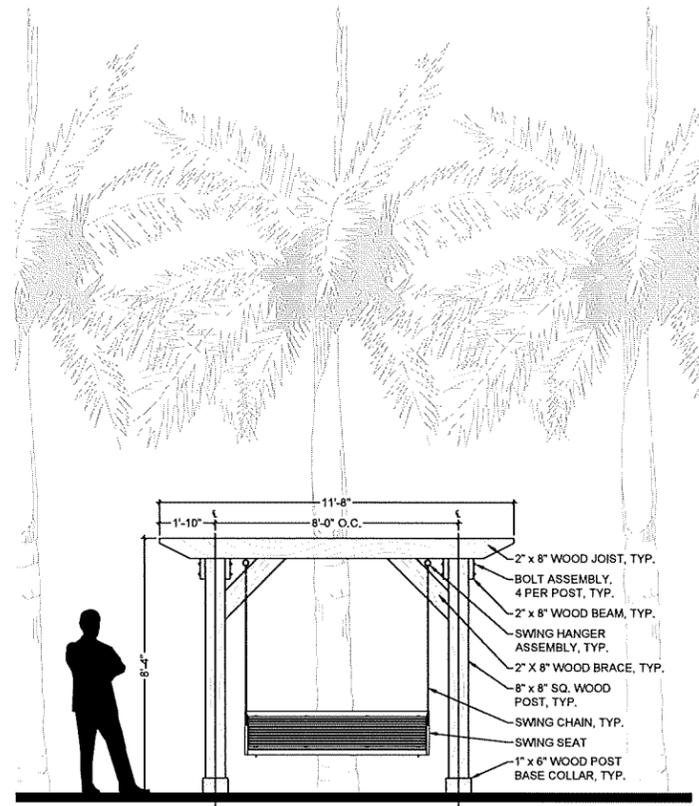
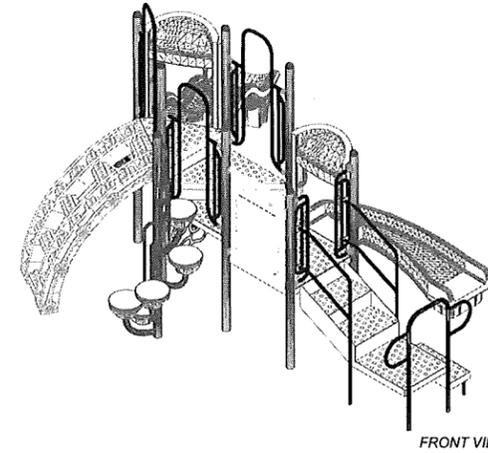
PLAY STRUCTURE - POD 9

N.T.S.



SUPERIOR RECREATION PRODUCTS
PLAY LAND STRUCTURE # PS3-31328,
OR EQUIVALENT

AGE GROUP: 2-12
USE ZONE: 30' x 26'
FALL HEIGHT: 60"

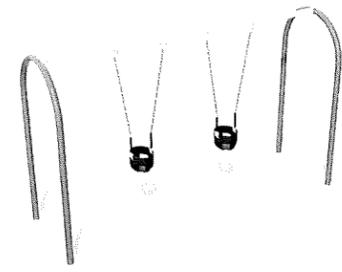


GENERAL NOTES

1. DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL WOOD COMPONENTS TO BE PRESSURE TREATED FOR USE IN EXTERIOR APPLICATIONS. WOOD SPECIES, COLOR, AND FINISH TO BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.
3. ALL ARBOR AND SWING ASSEMBLY HARDWARE TO BE GALVANIZED STEEL.
4. FINAL SELECTION OF SWING SEAT TO BE COMPLETED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.

SWINGS

N.T.S.



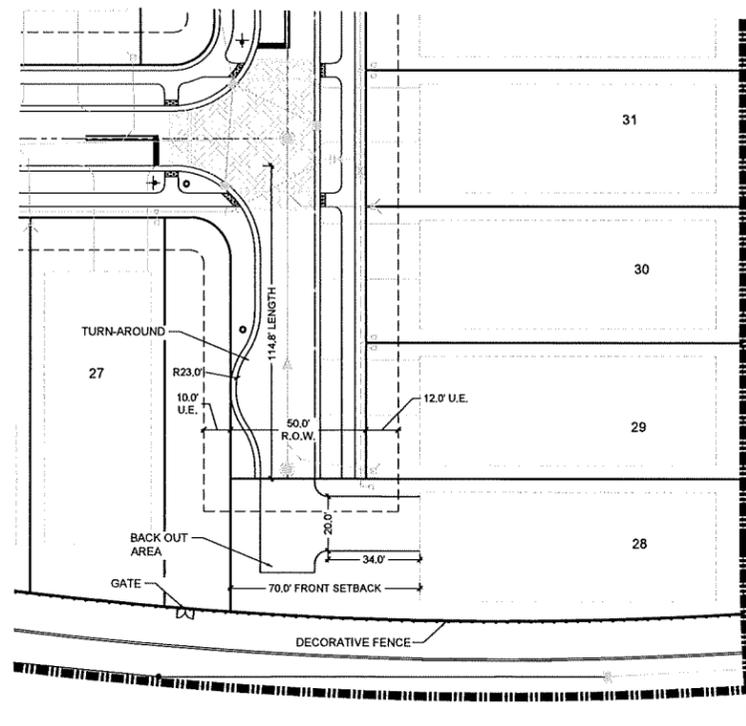
PRODUCT: 2" ARCH SWING - 2 SWINGS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUIVALENT

- PRODUCT DETAILS:
- AGE GROUP: 2-5 YEARS
 - FINAL COLOR SELECTIONS TO BE SUBMITTED AT TIME OF PERMITTING
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS

LOT 28 DETAIL

SCALE: 1" = 30'-0"



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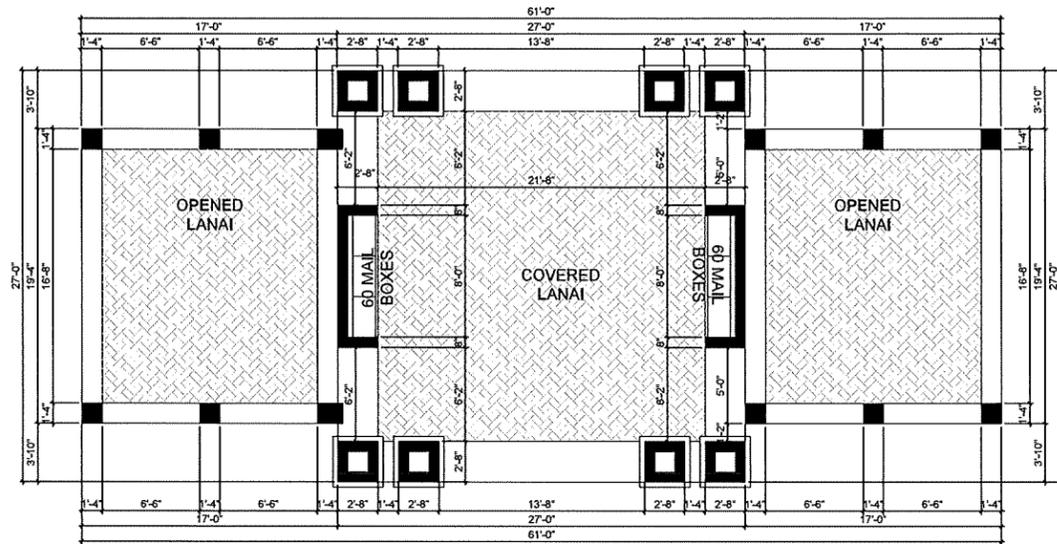
Avenir - Pod 9
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Details



Date: October 2020
Project No.: 12-065.026
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

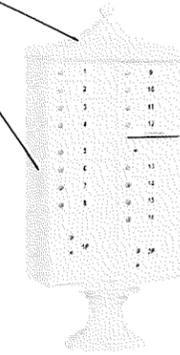
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10-29-2021	PBG RESUBMITTAL
01-13-2022	PBG RESUBMITTAL



PLAN:

MAILBOX CLUSTER BY SALSBUURY INDUSTRIES OR SIMILAR

MAILBOX CLUSTER TO HAVE BRONZE FINISH

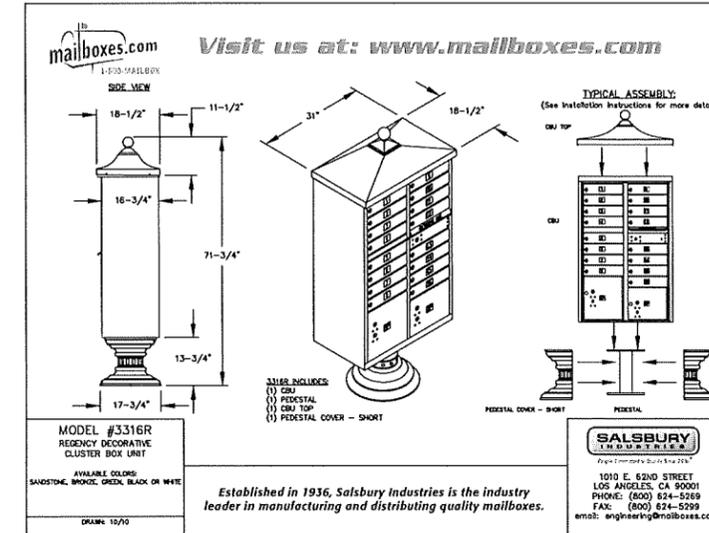


3316R

DESCRIPTION
3316R12 - Regency® Decorative CBU
16 "A" Size Boxes - Type III
(16) "A" mail compartments
(2) parcel lockers

UNIT SIZE
31" W x 71-8/4" H x 18-1/2" D
Mail compartment size:
12" W x 3" H x 15" D

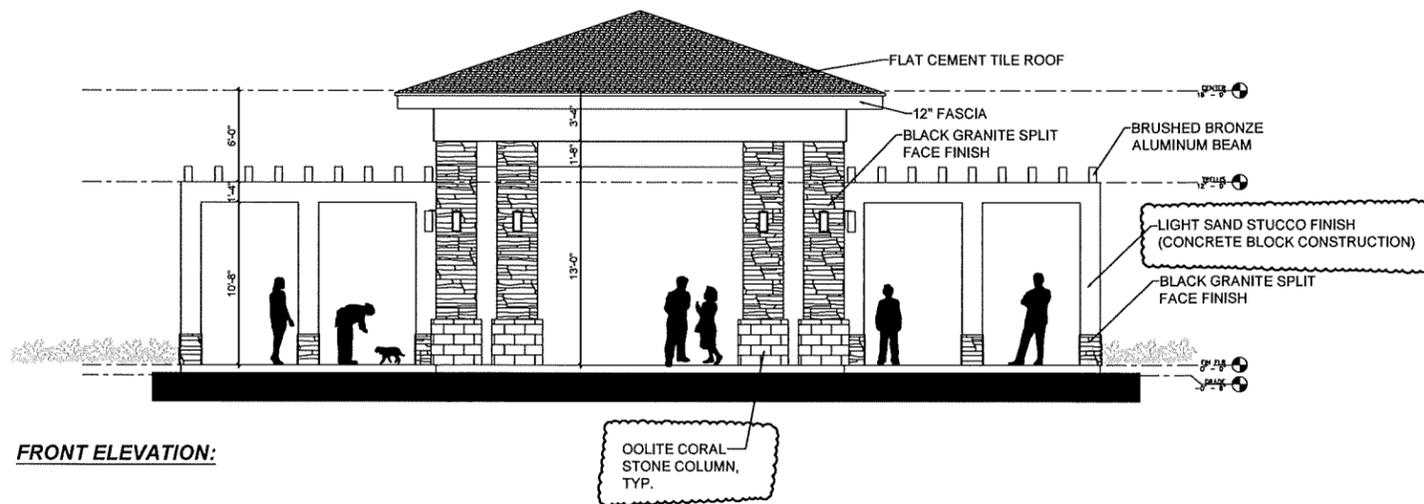
Parcel locker compartment sizes:
(1) 12" W x 13-1/2" H
(1) 12" W x 10" H



TYPICAL MAILBOX CLUSTER DETAIL

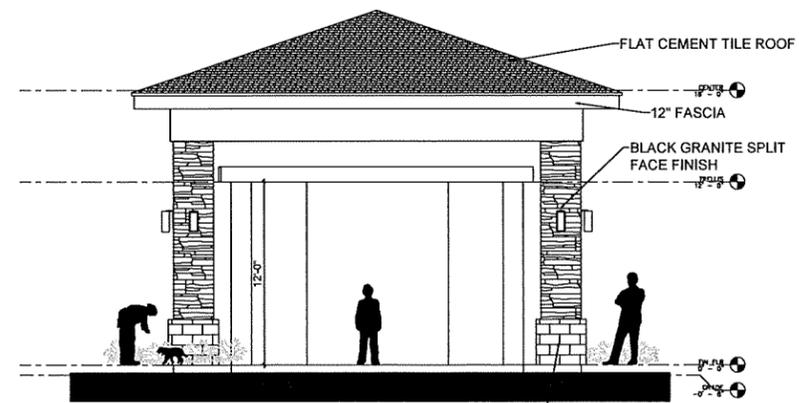
NOTE: THE NUMBER OF MAILBOXES TO BE DETERMINED AT TIME OF PERMITTING

N.T.S.



FRONT ELEVATION:

OOLITE CORAL STONE COLUMN, TYP.



SIDE ELEVATION:

OOLITE CORAL STONE COLUMN, TYP.

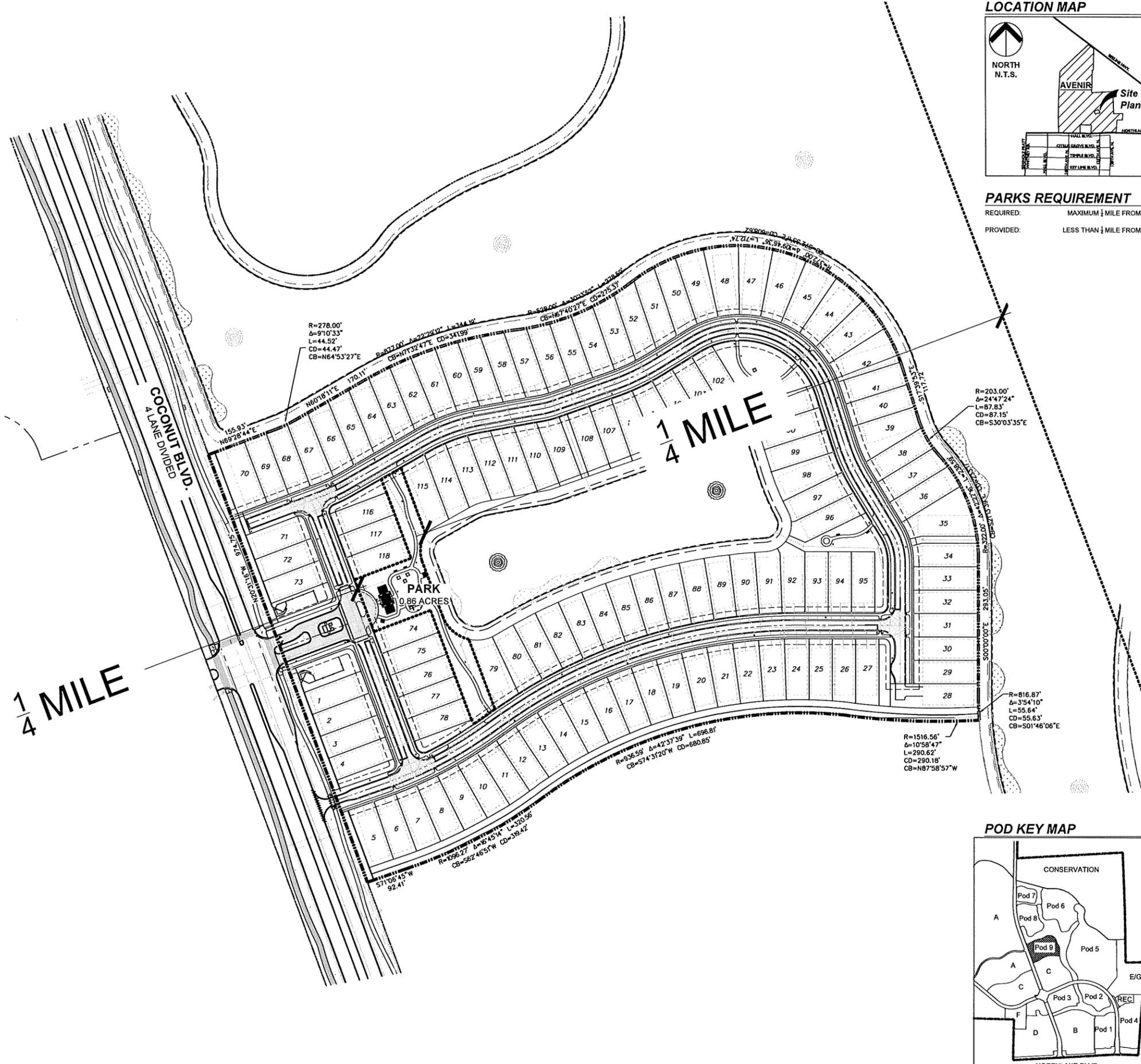
TYPICAL MAILBOX CENTER

N.T.S.

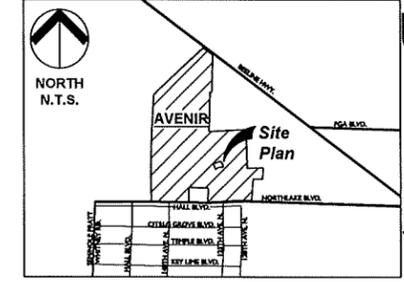
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10-29-2021	PBG RESUBMITTAL
01-13-2022	PBG RESUBMITTAL



LOCATION MAP



Urban design studio

Urban Planning & Design
Landscape Architecture
Communication Graphics

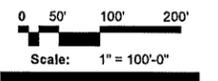
610 Clematis Street, Suite CUJ02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfllorida.com
#LCC000035

PARKS REQUIREMENT

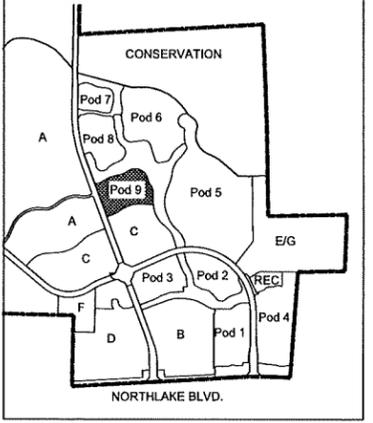
REQUIRED: MAXIMUM 1/4 MILE FROM LOTS TO PARK
 PROVIDED: LESS THAN 1/4 MILE FROM LOTS TO PARK

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A Planned Community Development
Palm Beach Gardens, Florida
Park Area Compliance Map



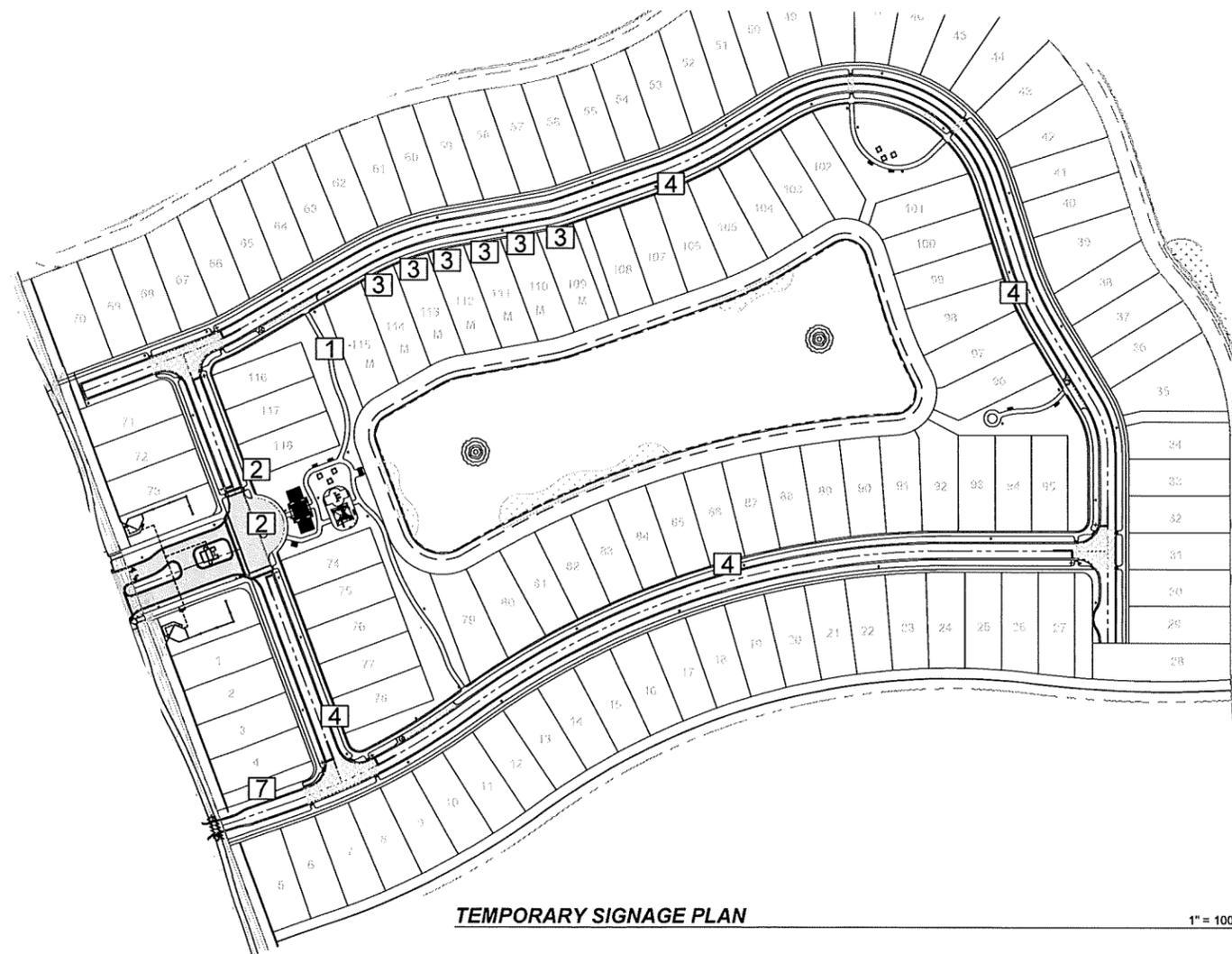
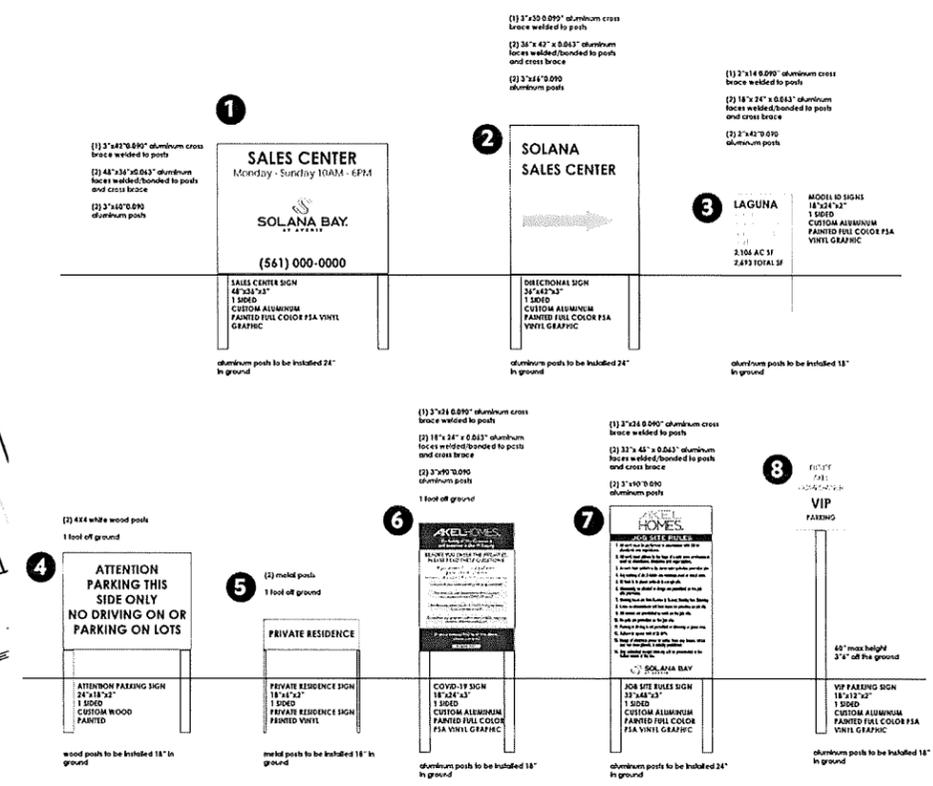
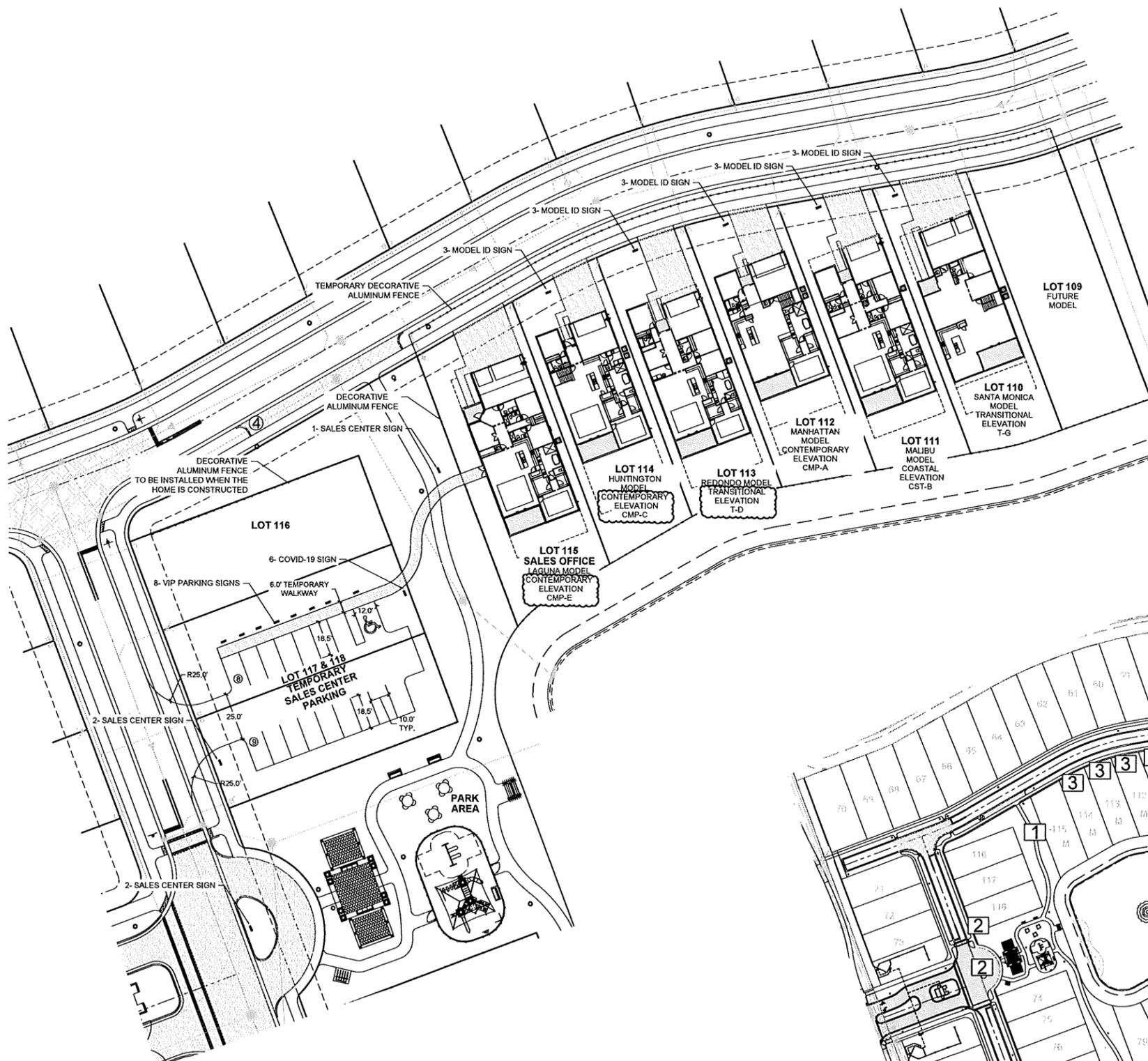
POD KEY MAP



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10-29-2021	PBG RESUBMITTAL
01-13-2022	PBG RESUBMITTAL



TEMPORARY SIGNAGE PLAN

Avenir - Pod 9
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Model Center Plan

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01-13-2022	PBG RESUBMITTAL
01-24-2022	PBG RESUBMITTAL

