

LEGEND

- O.S. OPEN SPACE TRACT
- W.M.T. WATER MANAGEMENT TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- D.T. DRAINAGE TRACT
- A.B. ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- SW SIDEWALK
- STREET LIGHT
- ⊕ FIRE HYDRANT
- ★ ENHANCED ARCHITECTURE
- BIKE RACK
- ▬ BENCH
- TRASH RECEPTACLE
- ⊕ DOG WASTE STATION
- STREET LIGHT

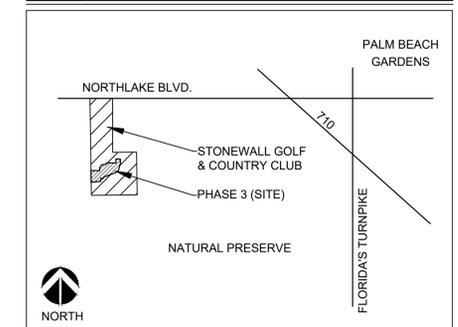
FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Bay Hill Estates - Pod 3
Petition #: SPLA-21-05-000059

Development Order: Resolution 46, 2025
Date: 7/10/2025

Project Manager: Martin L. Fitts

LOCATION MAP N.T.S.



Urban design studio
Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflo.com
#LCC000035

Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

DEVELOPMENT TEAM

OWNER / APPLICANT: KOVVAN PROPERTIES LLC. 8461 LAKE WORTH RD, #224 LAKE WORTH FL, 33467-2474 561.722.3338	SURVEYOR: RBP CONSULTING, INC. 121 CAMINO DEL RIO PORT ST. LUCIE, FL 34952 561.841.7466
PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 561.366.1100	CIVIL ENGINEER: MICHAEL B. SCHORAH & ASSOC., INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FL 33406 561.968.0080

SITE DATA

PARCEL NAME:	BAYHILL ESTATES - PHASE 3
PETITION NUMBER:	SPLN-21-05-000059
PARCEL CONTROL NUMBER:	STONEWALL ESTATES PUD PLAT NO. 3A
SECTION, TOWNSHIP, RANGE:	26, 42, 41
SITE AREA:	83.16 AC. (3,622,656.126 SF)
LAND USE DESIGNATION:	RESIDENTIAL LOW (RL)
ZONING:	PUD/RL3 - RES. LOW DENSITY 3
LAND USE OVERLAY:	N/A
RESIDENTIAL HOUSING TYPE:	SINGLE FAMILY LOT SIZE = 1.0 AC (150' x 291')
RESIDENTIAL HOUSING CLASSIFICATION:	DETACHED
TOTAL DWELLING UNITS:	34 D.U.
PROPOSED NET DENSITY (34 D.U. / 81.27 AC.):	0.42 D.U. / AC.
OPEN SPACE REQUIRED	ACREAGE %
	33.26 AC. MIN. 40.0
OPEN SPACE PROVIDED	ACREAGE %
LANDSCAPE / SOD AREAS / L.M.E.*	22.32 AC. / 972,461,964.1 S.F. 26.84%
PRIVATE OPEN SPACE	18.52 AC. / 806,575,557.5 S.F. 22.38%
WATER BODIES SURFACE AREA	19.57 AC. / 852,615,304.8 S.F. 23.54%
RECREATION FACILITIES (PARKS) @ 50%	0.00 AC. / 0.00 S.F. 0.0%
	60.41 AC / 2,631,652,826 S.F. 72.64%

*L.M.E. is planted with sod and does not include a sidewalk; the corresponding acreage is included in the landscape/sod areas.

WATER BODIES:	19.57 AC.
RECREATION FACILITIES (PARKS):	0.00 AC.
BUILDING COVERAGE (35% OF SF LOT AREA):	12.96 AC.
RIGHT OF WAY:	4.24 AC.
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA):	5.55 AC.
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN R/W):	22.32 AC.
PRIVATE OPEN SPACE (50% OF SF LOT AREA):	18.52 AC.
TOTAL AREA:	83.16 AC.

REQUIRED RECREATION AREA:
*RECREATION REQUIREMENTS ARE PROVIDED WITHIN THE OVERALL PUD.

PROPERTY DEV. REGULATIONS

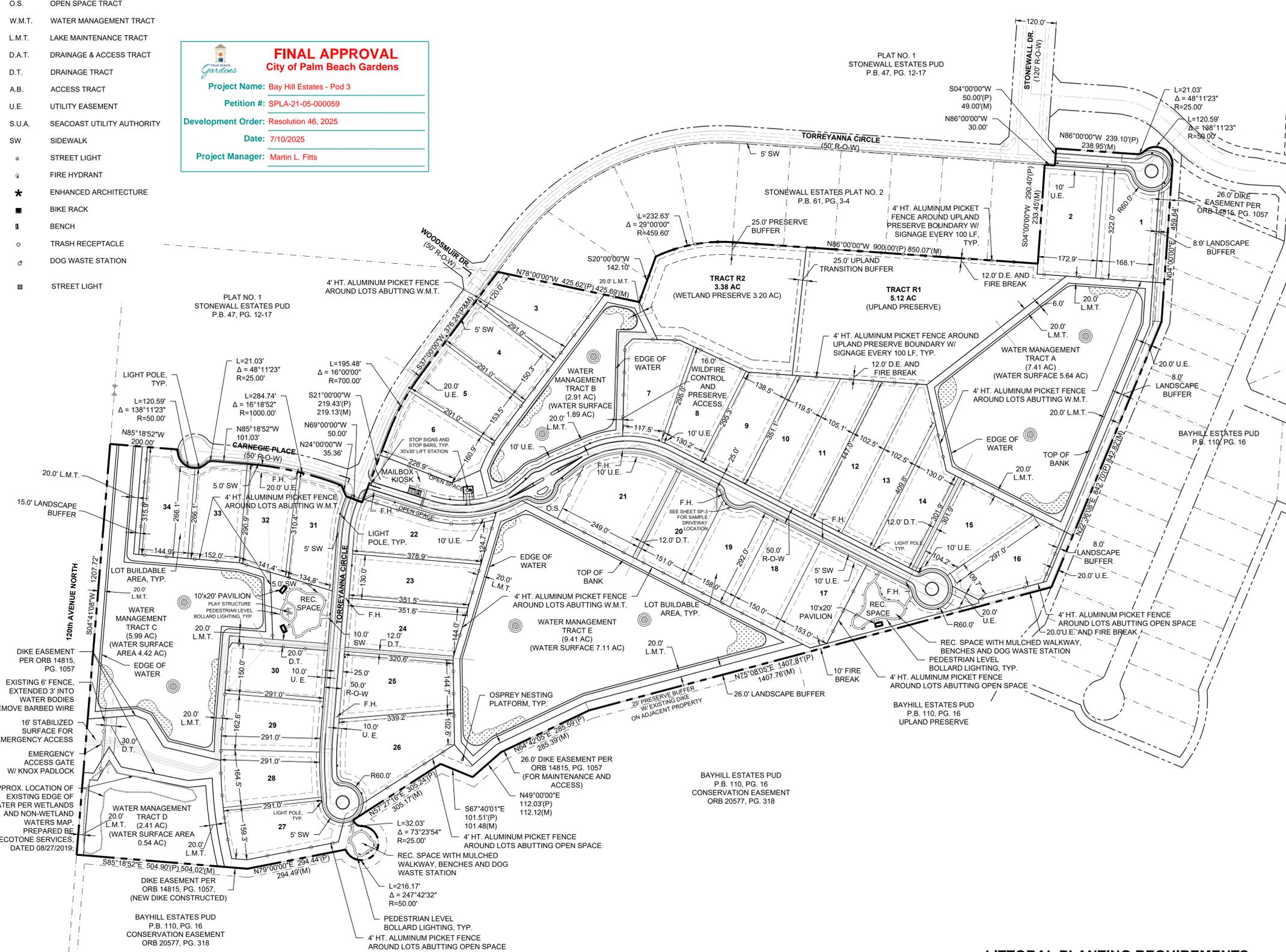
	REQUIRED	PROVIDED
LOT SIZE	MIN. 6,500 SF	MIN. 1.0 AC (43,560 SF)
LOT COVERAGE	MAX. 35%	MAX. 35%
BUILDING HEIGHT	3 STORIES/36'	3 STORIES/36'
LOT WIDTH	65'	MIN. 100'
SETBACKS	REQUIRED	PROVIDED
FRONT	25'	25'
SIDE**	7.5**	7.5**
SIDE STREET (CORNER LOT)	20'	20'
REAR	10'	10'
**EITHER 7.5' OR 10% OF LOT WIDTH, WHICHEVER IS GREATER		
POOL / SCREEN ENCLOSURE		
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	5'	5'

NOTES

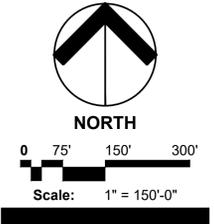
- BASE INFORMATION BASED ON A BOUNDARY SURVEY PREPARED BY RBP CONSULTING, INC. DATED 02/12/21, AND ENGINEERING PLAN PREPARED BY MICHAEL B. SCHORAH & ASSOCIATES, INC. DATED FEBRUARY 2021.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
- ALL STOP BARS SHALL BE 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 MARKINGS AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK 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.
- REFER TO LANDSCAPE PLANS FOR DETAIL OF SITE FURNITURE.

LITTORAL PLANTING REQUIREMENTS

WATER MANAGEMENT TRACT	REQUIRED	PROVIDED
WATER MANAGEMENT TRACT A		
LAKE SHORELINE: 1,965 LF		
LITTORAL ZONE AREA	9,825 SF	10,281 SF
WATER MANAGEMENT TRACT B		
LAKE SHORELINE: 1,458 LF		
LITTORAL ZONE AREA	7,290 SF	7,561 SF
WATER MANAGEMENT TRACT C		
LAKE SHORELINE: 2,517 LF		
LITTORAL ZONE AREA	12,585 SF	13,070 SF
WATER MANAGEMENT TRACT D		
LAKE SHORELINE: 2,481 LF		
LITTORAL ZONE AREA	12,405 SF	14,877 SF



Bayhill Estates PUD Phase 3
Palm Beach Gardens, Florida
Site Plan



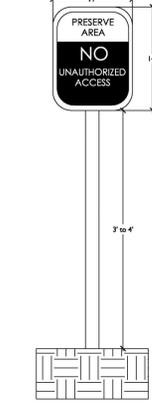
Date: 05/14/2021
Project No.: 19-037.000
Designed By: CIVIL/RD
Drawn By: MR
Checked By: KT/RD

Revision Dates:

03/02/2022	RESUBMITTAL
08/19/2022	RESUBMITTAL
05/31/2023	RESUBMITTAL
11/28/2023	RESUBMITTAL
03/12/2024	RESUBMITTAL
10/22/2024	RESUBMITTAL
01/17/2025	RESUBMITTAL
04/09/2025	RESUBMITTAL
05/01/2025	RESUBMITTAL

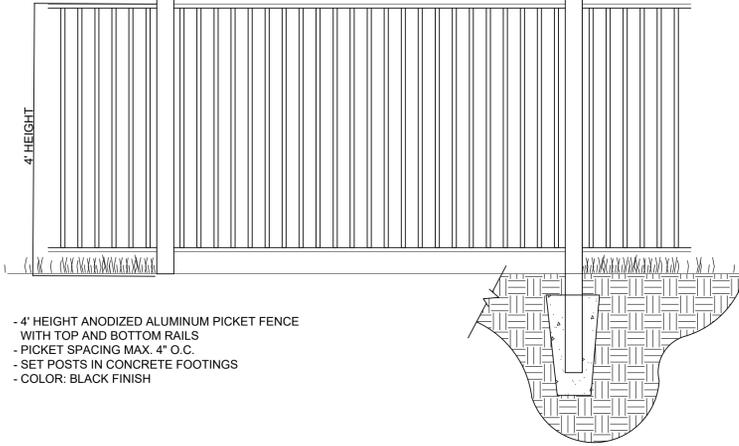
TYPICAL SIGNAGE ADJACENT TO PRESERVE AREA:

TYPICAL SIGNAGE DETAIL



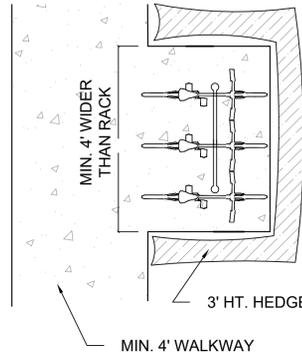
*Note: Sign to be installed 100' on center around preservation and conservation areas unless otherwise shown.

TYPICAL ALUMINUM PICKET FENCE



- 4' HEIGHT ANODIZED ALUMINUM PICKET FENCE WITH TOP AND BOTTOM RAILS
- PICKET SPACING MAX. 4" O.C.
- SET POSTS IN CONCRETE FOOTINGS
- COLOR: BLACK FINISH

TYPICAL BIKE RACK



RIBBON STYLE BIKE RACK
WITH BLACK POWDER COATED FINISH

MIN. 4" WIDER THAN RACK

3' HT. HEDGE

MIN. 4' WALKWAY

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.

N.T.S.

TYPICAL DOG WASTE STATION

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



TYPICAL BENCH

N.T.S.

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



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

Urban design studio

Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX: 561.366.1111
www.udsfloida.com
#CC000035

Copyright:
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

PICNIC PAVILION DETAILS

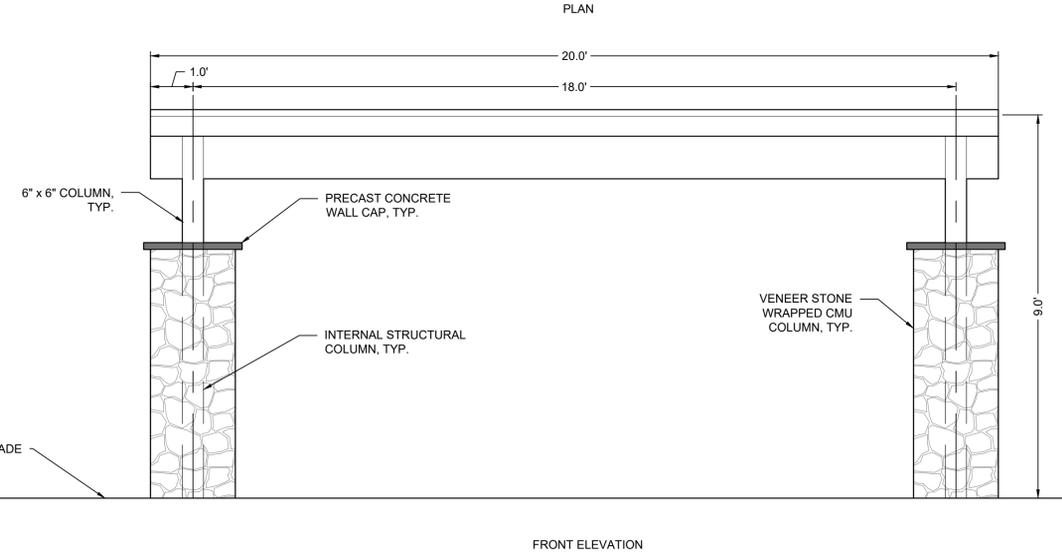
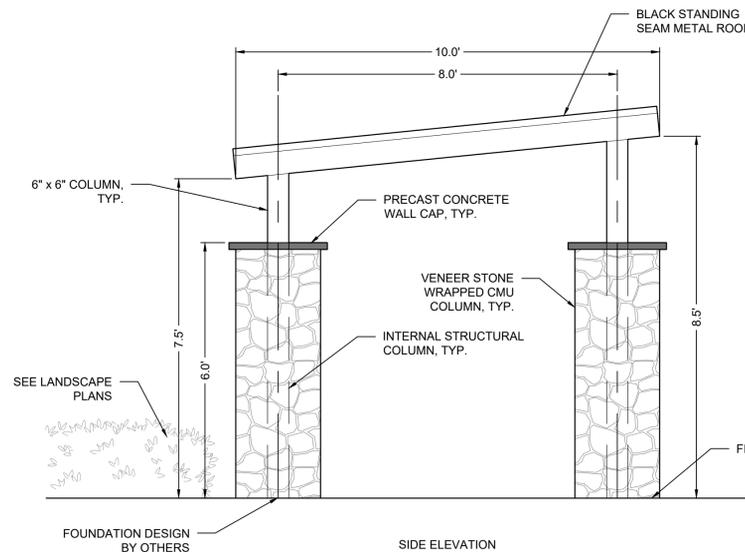
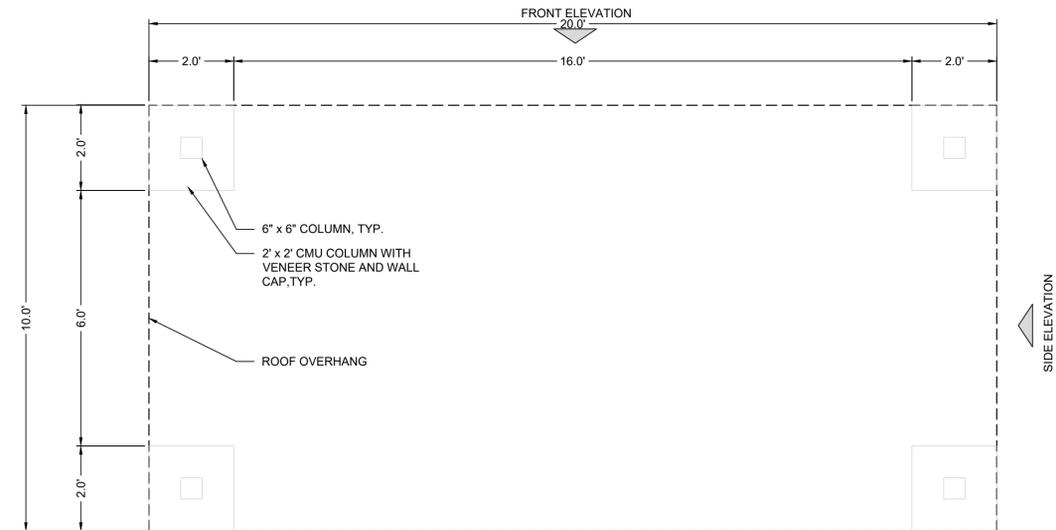
General Notes

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 THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL WOOD COMPONENTS TO BE PRESSURE TREATED FOR USES 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 HARDWARE TO BE GALVANIZED STEEL.
4. STONE VENEER SHALL BE ELDORADO STONE, LIMESTONE, IN GRAND BANKS, OR EQUAL AS APPROVED BY THE OWNER OF OWNER'S REPRESENTATIVE.

Stone Veneer

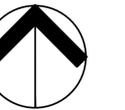


MANUFACTURER: ELDORADO STONE
PATTERN: LIMESTONE
COLOR: GRAND BANKS

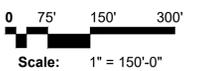


Bayhill Estates PUD
Phase 3
Palm Beach Gardens, Florida
Site Plan

Drawing name: H:\028\Bayhill Estates PUD_Stormwat_19-037\Kovach_Dev_Comp_Plan_0000\Drawings\Site Plan\0205 01 14_IP-BAYHILL ESTATES PUD.dwg



NORTH



Date: 02/11/2021
Project No.: 19-037.000
Designed By: CIVIL/RD
Drawn By: MR
Checked By: KT/RD

Revision Dates:	
03/02/2022	RESUBMITTAL
08/19/2022	RESUBMITTAL
11/28/2023	RESUBMITTAL
03/12/2024	RESUBMITTAL
10/22/2024	RESUBMITTAL
01/17/2025	RESUBMITTAL
04/09/2025	RESUBMITTAL
05/01/2025	RESUBMITTAL

SP-2
of 3

FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Bay Hill Estates - Pod 3

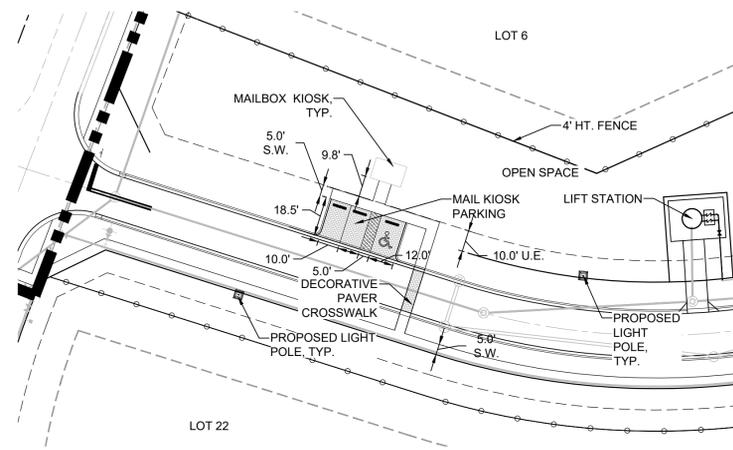
Petition #: SPLA-21-05-000059

Development Order: Resolution 46, 2025

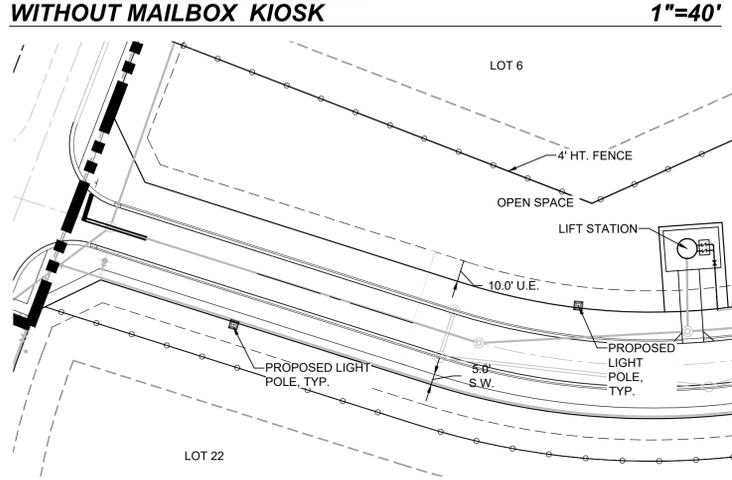
Date: 7/10/2025

Project Manager: Martin L. Fitts

MAILBOX KIOSK LOCATION DETAIL 1"=40'

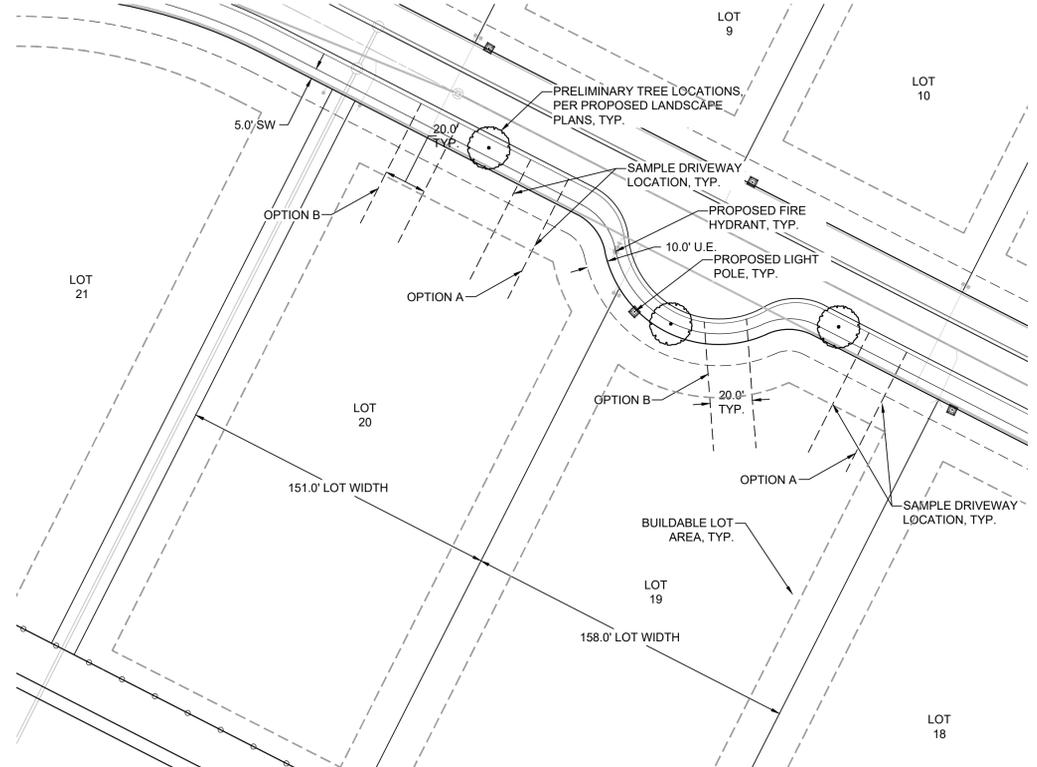


ALTERNATIVE LAYOUT PLAN - WITHOUT MAILBOX KIOSK 1"=40'



THIS CONDITION SHALL APPLY IF THE EXISTING USPS SERVICE AGREEMENT FOR BAYHILL ESTATES CAN BE AMENDED TO ALLOW FOR INDIVIDUAL HOME MAIL DELIVERY FOR THE PROPOSED 34 LOTS OF PHASE 3.

SAMPLE DRIVEWAY LOCATIONS FOR LOTS 19 & 20 1"=40'



NOTE: SAMPLE DRIVEWAY LOCATIONS ARE PRELIMINARY TO REFLECT FEASIBILITY FOR DRIVEWAYS TO BE INSTALLED WITHOUT CONFLICTS WITH STREET TREES, LIGHT POLES, AND UTILITIES. THEY IN NO WAY REFLECT FINAL LAYOUT OR DESIGN INTENT. FINAL DRIVEWAY LOCATIONS TO BE REVIEWED DURING BUILDING PERMIT.

MAILBOX KIOSK DETAILS

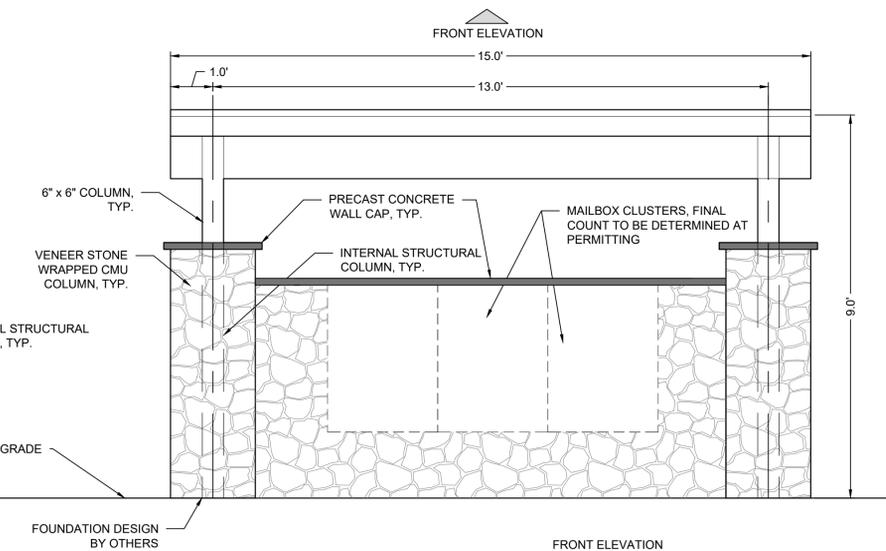
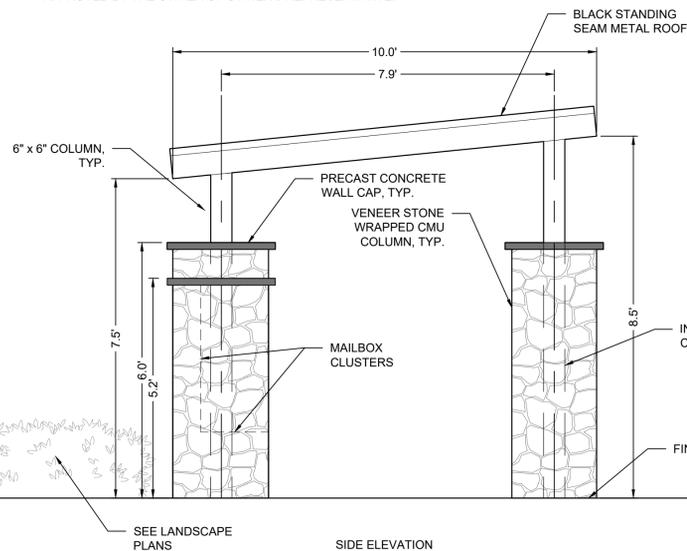
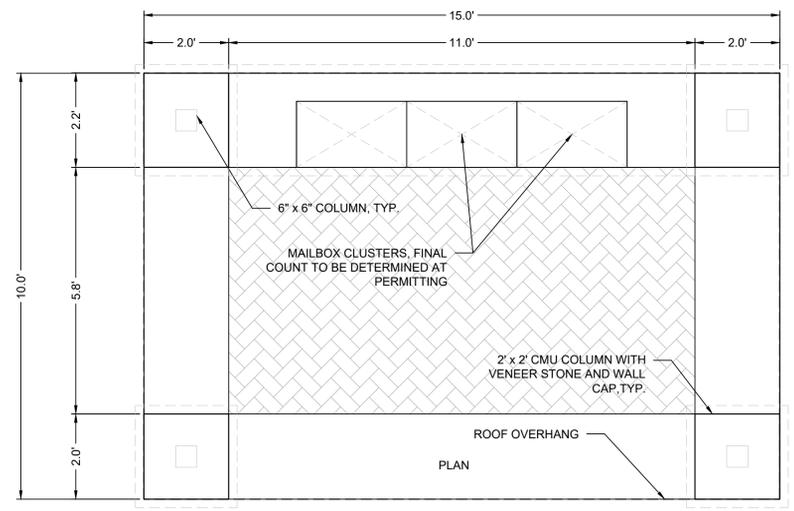
Mailbox Cluster Notes

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 THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. MAILBOX CLUSTER TO BE SALSBURY INDUSTRIES, MODEL 3316 CBU TYPE III, OR EQUAL AS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. COLOR TO BE BLACK
4. MAILBOX CLUSTER TO BE BUILT INTO ARCHITECTURAL SURROUND

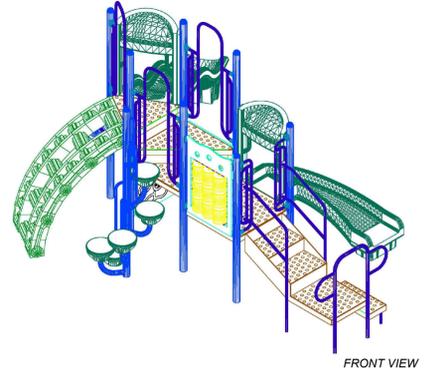
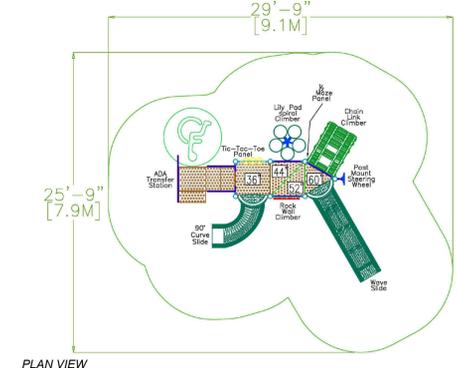


General Notes

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 THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL WOOD COMPONENTS TO BE PRESSURE TREATED FOR USES 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 HARDWARE TO BE GALVANIZED STEEL.
4. STONE VENEER SHALL BE ELDERADO STONE, LIMESTONE, IN GRAND BANKS, OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

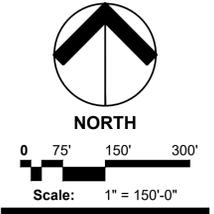


TYPICAL PLAY STRUCTURE DETAIL



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

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



Date:	02/11/2021
Project No.:	19-037.000
Designed By:	CIVIL/RD
Drawn By:	MR
Checked By:	KT/RD
Revision Dates:	
03/02/2022	RESUBMITTAL
08/19/2022	RESUBMITTAL
11/28/2023	RESUBMITTAL
03/12/2024	RESUBMITTAL
10/22/2024	RESUBMITTAL
01/17/2025	RESUBMITTAL
04/09/2025	RESUBMITTAL
05/01/2025	RESUBMITTAL