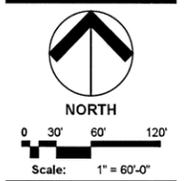


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Avenir - Pod 20
A Planned Community Development
 Palm Beach Gardens, Florida
Site Plan



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
⊖	BENCH
○	TRASH RECEPTACLE
♻	DOG WASTE STATION
▣	65' x 130' LOT (OTHER LOTS ARE 65' WIDE)
M	SALES MODEL
—	4' HIGH DECORATIVE ALUMINUM FENCE
—	DECORATIVE PAVERS

DEVELOPMENT TEAM

CIVIL ENGINEER:	BALLBE & ASSOCIATES 2737 NORTHEAST 30TH PLACE FORT LAUDERDALE, FL 33308 (954) 491-7811
SURVEYOR:	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD BOCA RATON, FL 33434 (561) 392-1981
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 34954 (772) 781-7918

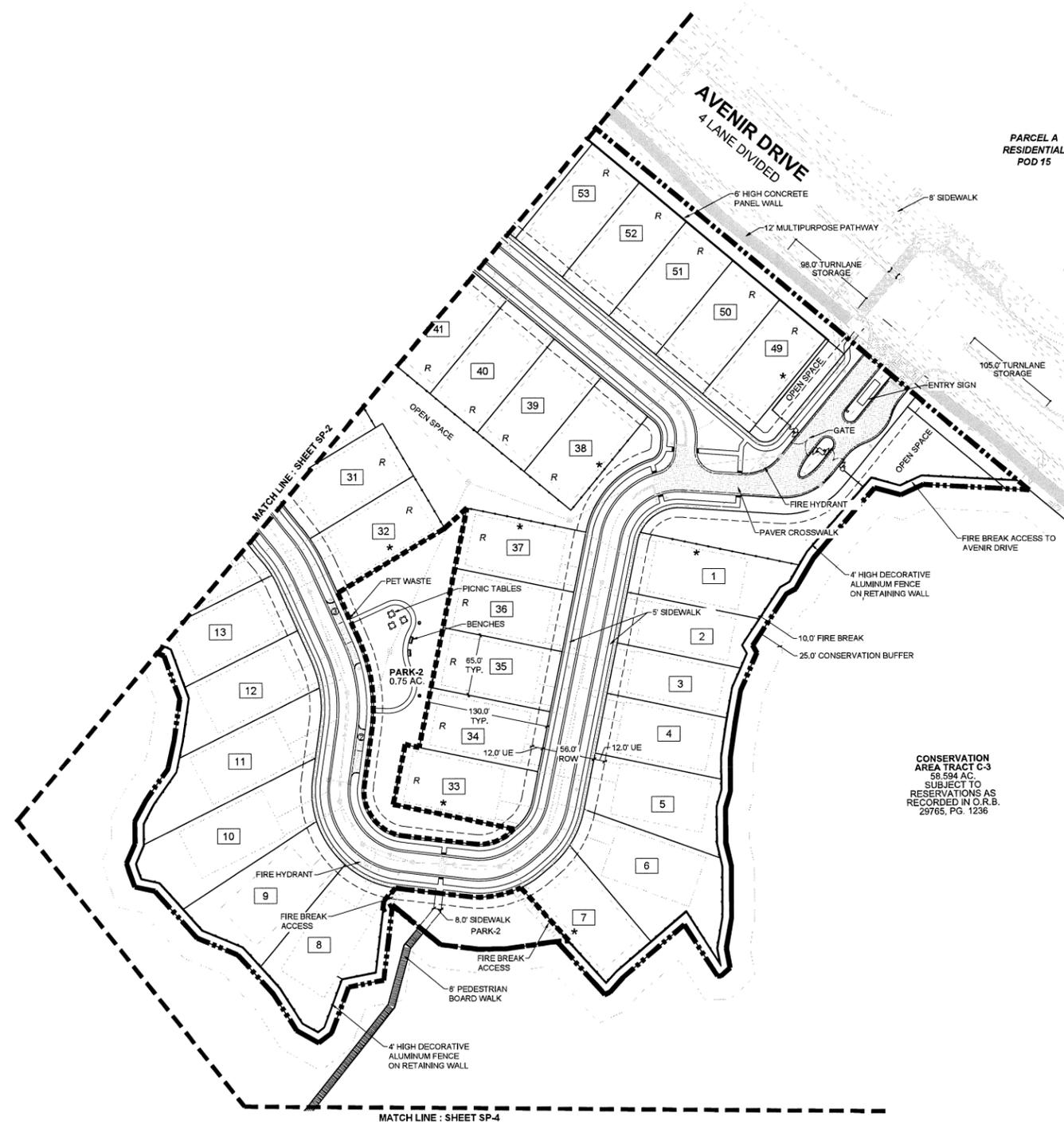
- NOTES**
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 2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
 3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
 4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
 5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
 6. ALL PAVEMENT MARKING 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.
 7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
 8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
 9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
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 12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.

Date: October 2021
 Project No.: 12-365,044
 Designed By: WJT
 Drawn By: WJT
 Checked By: WJT

Revision Dates:

11.25.2021	FIG SUBMITTAL
07.28.2022	FIG RESUBMITTAL
09.02.2022	FIG RESUBMITTAL

SP-2
 of 9



DEVELOPMENT TEAM

CIVIL ENGINEER: BALLBE & ASSOCIATES
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(954) 451-7811

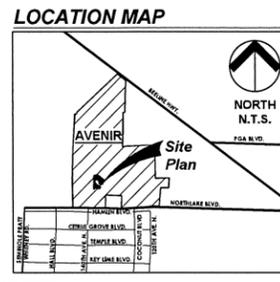
SURVEYOR: CAULFIELD & WHEELER, INC.
7900 GLADES ROAD
SOCA RATON, FL 33434
(561) 392-1991

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

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

LEGEND

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D.A.T.	DRAINAGE & ACCESS TRACT
U.E.	UTILITY EASEMENT
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■	BENCH
○	TRASH RECEPTACLE
○	DOG WASTE STATION
■	65' x 130' LOT (OTHER LOTS ARE 55' WIDE)
M	SALES MODEL
—	4' HIGH DECORATIVE ALUMINUM FENCE
—	DECORATIVE PAVERS



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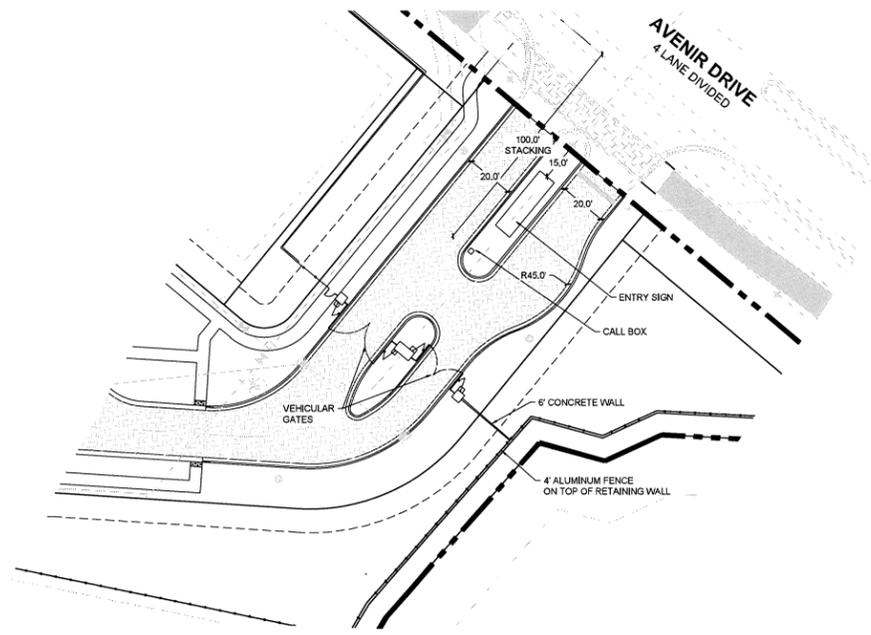
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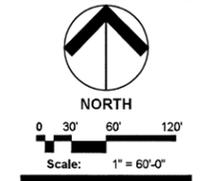
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CONSERVATION AREA TRACT C-3
58.594 AC.
SUBJECT TO RESERVATIONS AS RECORDED IN O.R.B. 29765, PG. 1236

ENTRANCE DETAIL: SCALE: 1"=30'



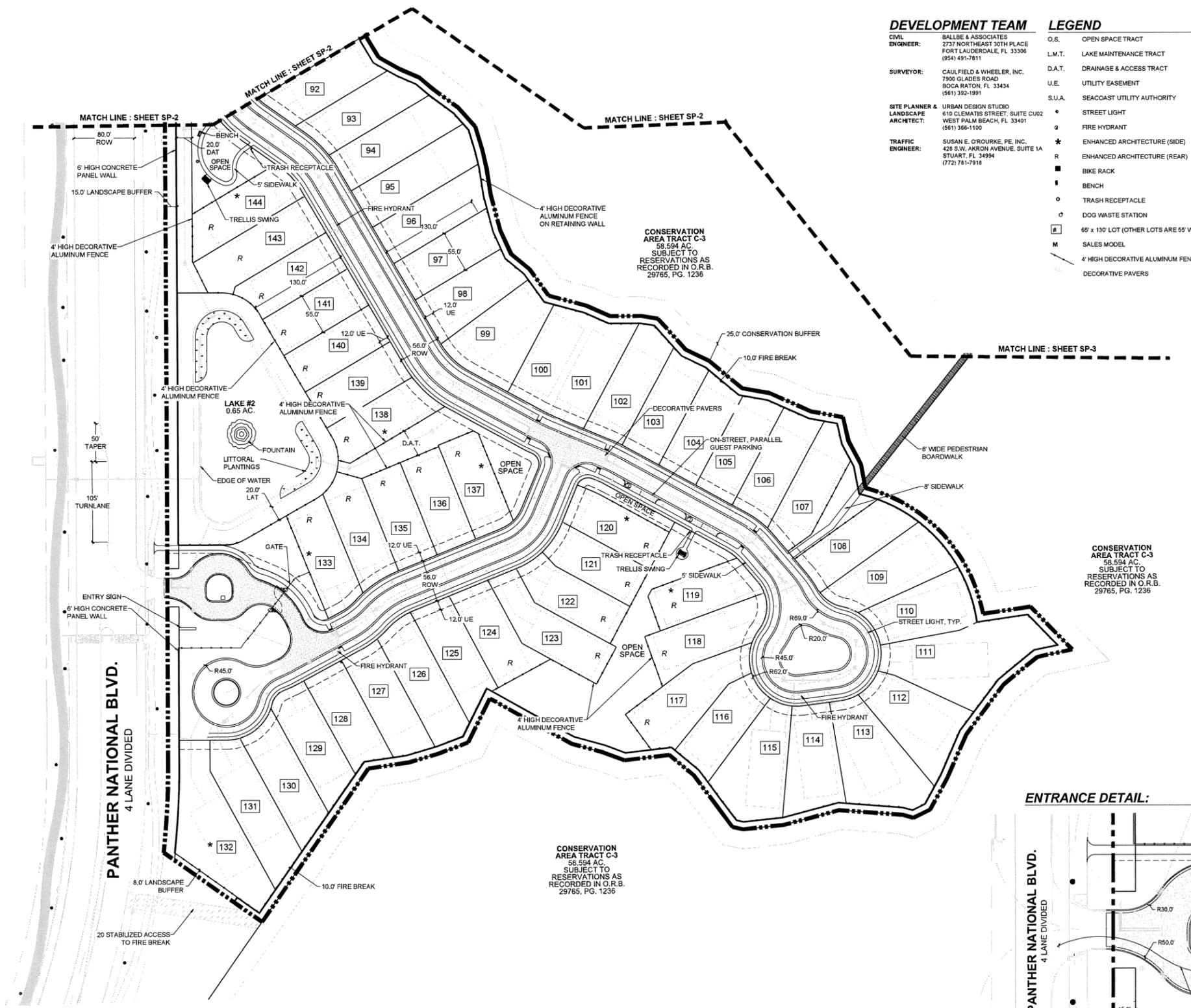
Avenir - Pod 20
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: October 2021
Project No.: 12-065,044
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

11.05.2021	P&G SUBMITTAL
07.28.2022	P&G RESUBMITTAL
08.02.2022	P&G RESUBMITTAL



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2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
(854) 491-7811

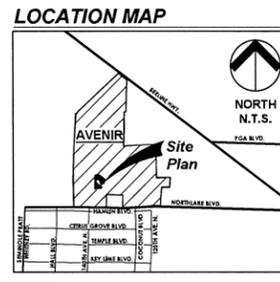
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BOCA RATON, FL 33434
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WEST PALM BEACH, FL 33401
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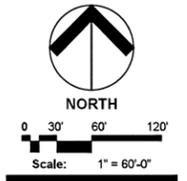
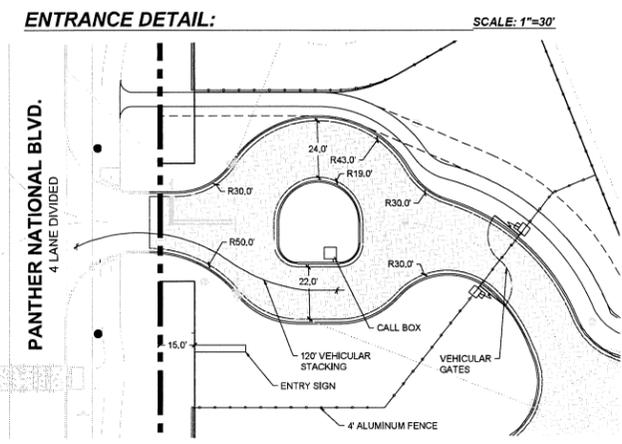
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Avenir - Pod 20
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



Date: October 2021
Project No.: 12-065.044
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

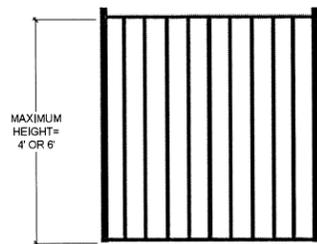
11.05.2021	PKG SUBMITTAL
02.28.2022	PKG RESUBMITTAL
09.07.2022	PKG RESUBMITTAL

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.

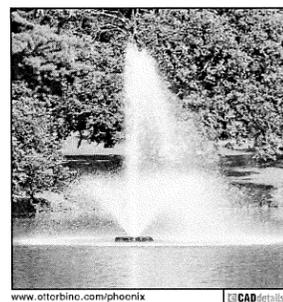
TYPICAL DOG WASTE STATION

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

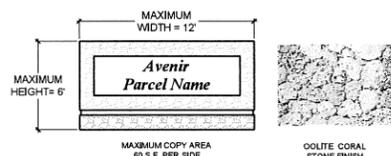


TYPICAL CAFE TABLE N.T.S.

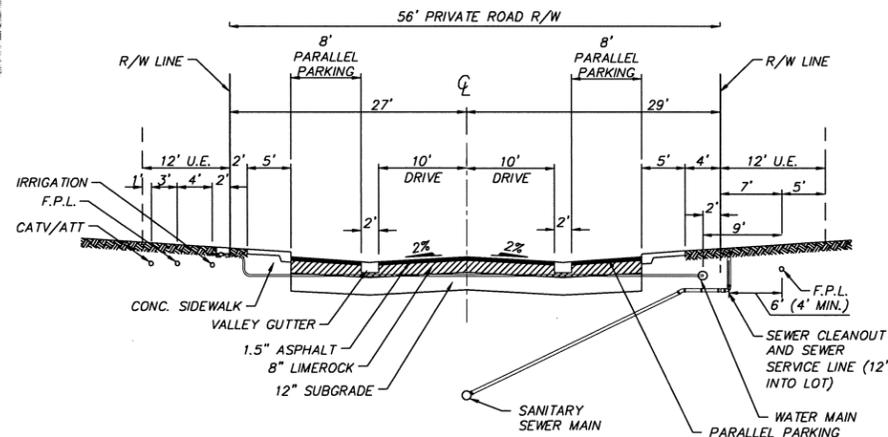
VICTOR STANLEY F-3043 TABLE OR EQUIVALENT
FREESTANDING 30 INCH ROUND STEEL CAFE TABLE WITH 4 ATTACHED BACKLESS SEATS
BLACK POWDER COATED FINISH



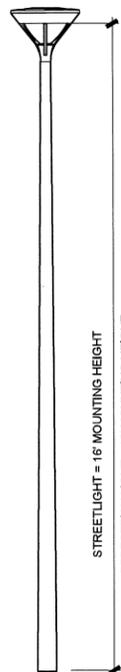
TYPICAL PARCEL ENTRY SIGN N.T.S.



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

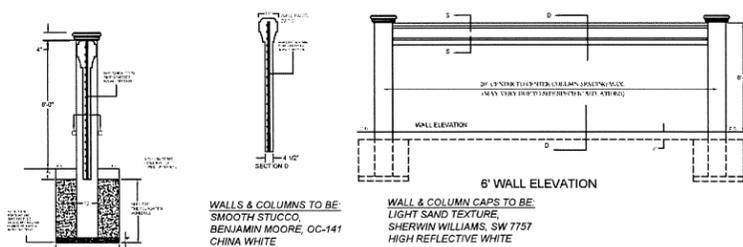


TYPICAL STREET LIGHT & PEDESTRIAN LIGHT N.T.S.

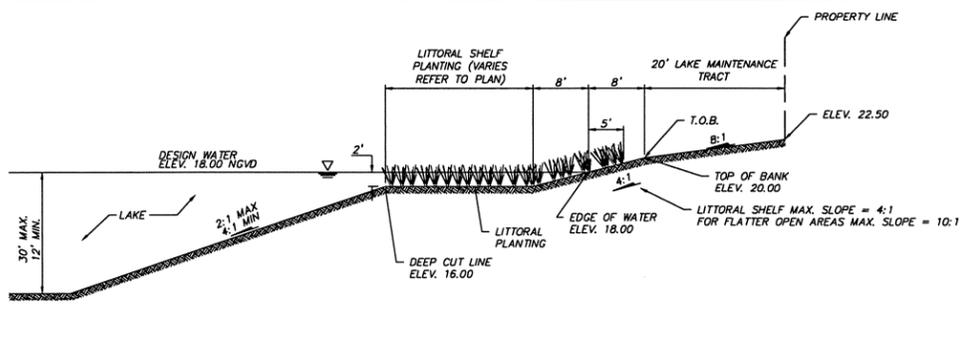


- STREETLIGHT LOCATIONS AS SHOWN ON SITE PLANS.
- POLE: FPL STANDARD CONCRETE OR EQUIVALENT
- FIXTURE: 'MESA' LED LUMINAIRE BY COOPER OR EQUIVALENT
COLOR/FINISH: BLACK METAL
- ALL LIGHTS SHALL HAVE 90 DEGREE CUT-OFF ADJACENT TO HOUSE

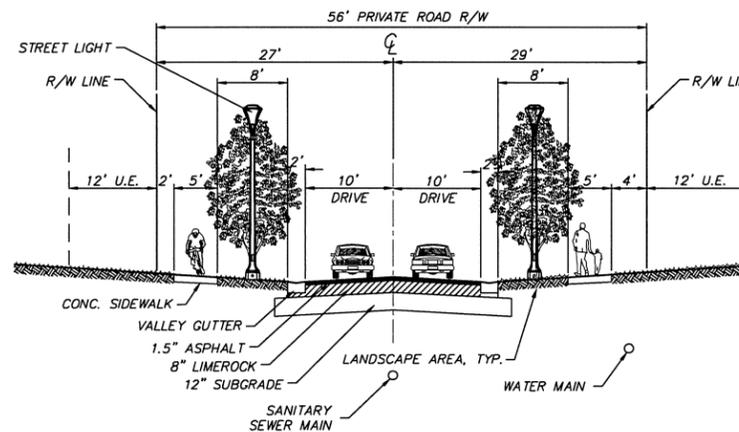
TYPICAL 6 FT. HIGH POST & PANEL WALL N.T.S.



TYPICAL LAKE SECTION WITH LITTORAL PLANTINGS SCALE: 1" = 10' - 0"



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



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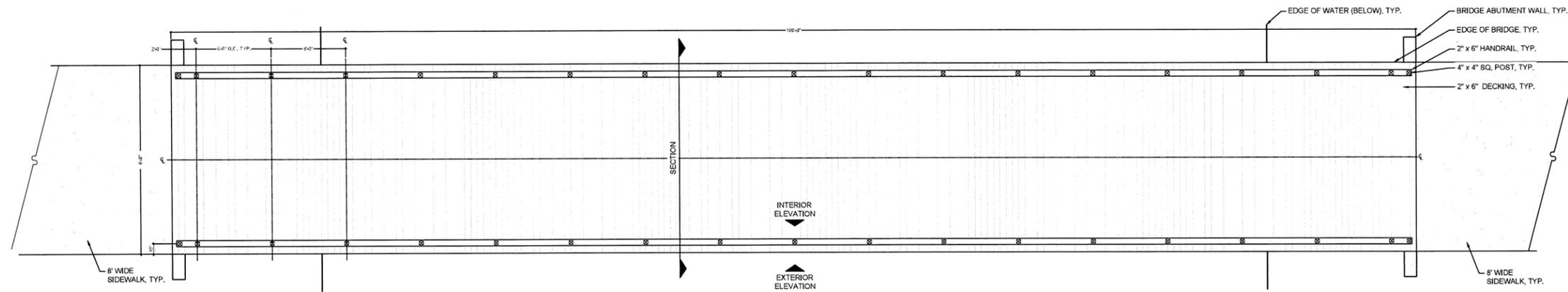
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Avenir - Pod 20
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Details

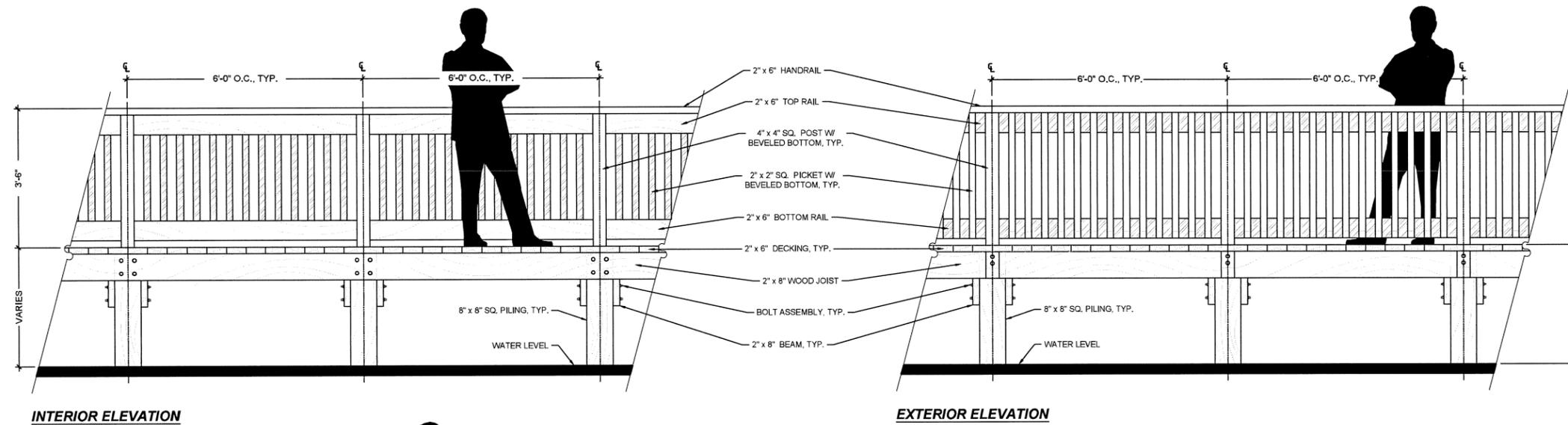
Date: October 2021
Project No.: 12-065,044
Designed By: WJT
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Checked By: WJT

SP-5
of 9



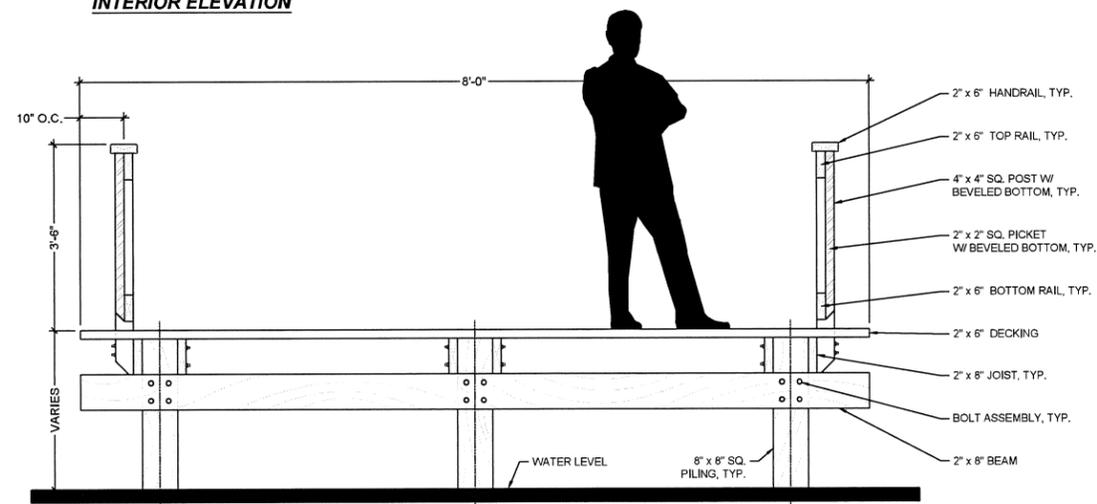
PEDESTRIAN BRIDGE DECKING PLAN

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



INTERIOR ELEVATION

EXTERIOR ELEVATION



SECTION

PEDESTRIAN BRIDGE TYPICAL DETAILS

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

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. WOOD DECKING TO BE COOL TRAC COMPOSITE DECKING OR EQUAL.
3. BRIDGE TO CONTAIN SOLAR DECK LIGHTING.

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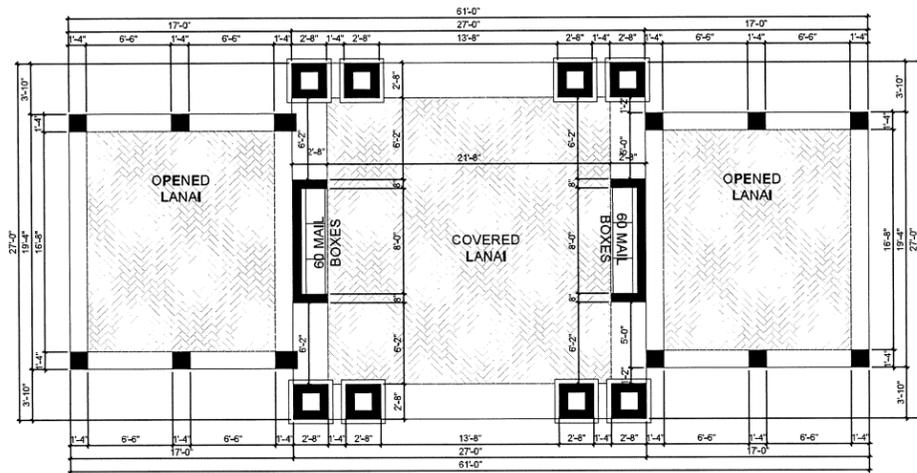
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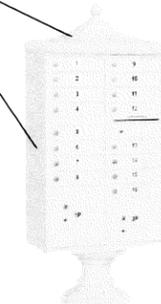
SP-7
of 9



PLAN:

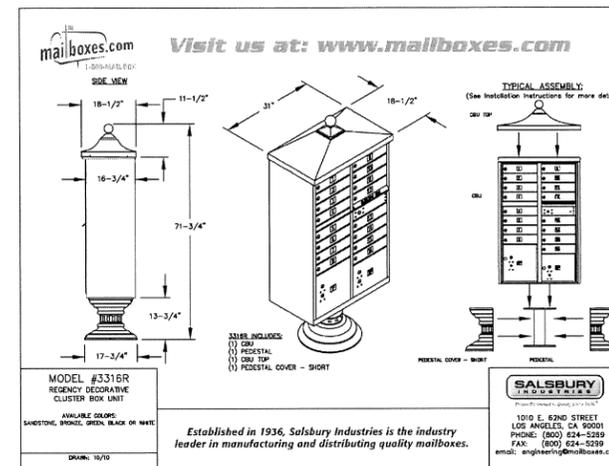
MAILBOX CLUSTER BY SALSBURY INDUSTRIES OR SIMILAR

MAILBOX CLUSTER TO HAVE BRONZE FINISH



3316R

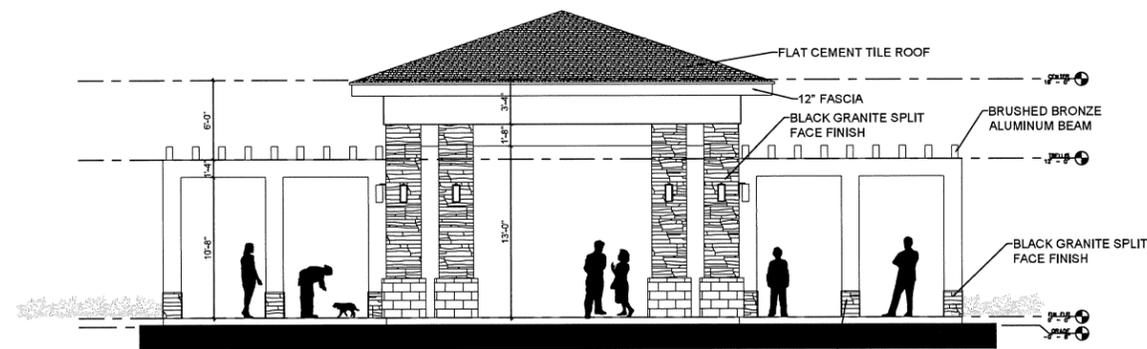
DESCRIPTION
3316R12 - Regency® Decorative CBU
16 "A" Size Doors - Type III
119" H x 31" W x 15-1/2" D
400 "A" Size Doors
400 "A" Size Doors
UNIT SIZE
31" W x 71-3/4" H x 15-1/2" D
15/2" deep aluminum beam
12" W x 2" H x 15" D
Finish: Salsbury Industries®
119" H x 31" W x 15-1/2" D
119" H x 31" W x 15-1/2" D



TYPICAL MAILBOX CLUSTER DETAIL

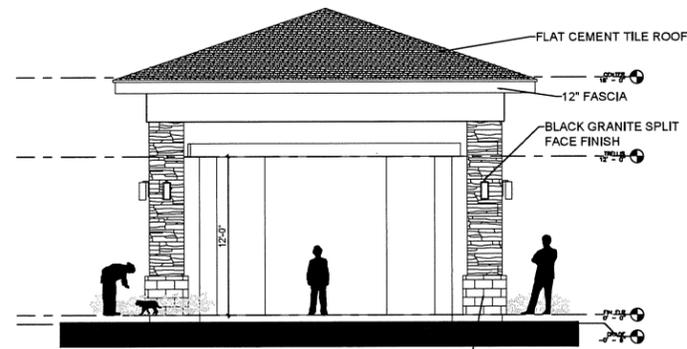
NOTE: THE NUMBER OF MAILBOXES TO BE DETERMINED AT TIME OF PERMITTING

N.T.S.



FRONT ELEVATION:

OOHITE CORAL STONE COLUMN, TYP.



SIDE ELEVATION:

OOHITE CORAL STONE COLUMN, TYP.

TYPICAL MAILBOX CENTER

N.T.S.

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LOCATION MAP



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 www.udstflorida.com
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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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Avenir - Pod 20
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Park Area Compliance Map



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

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 Checked By: WJT

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POD KEY MAP

