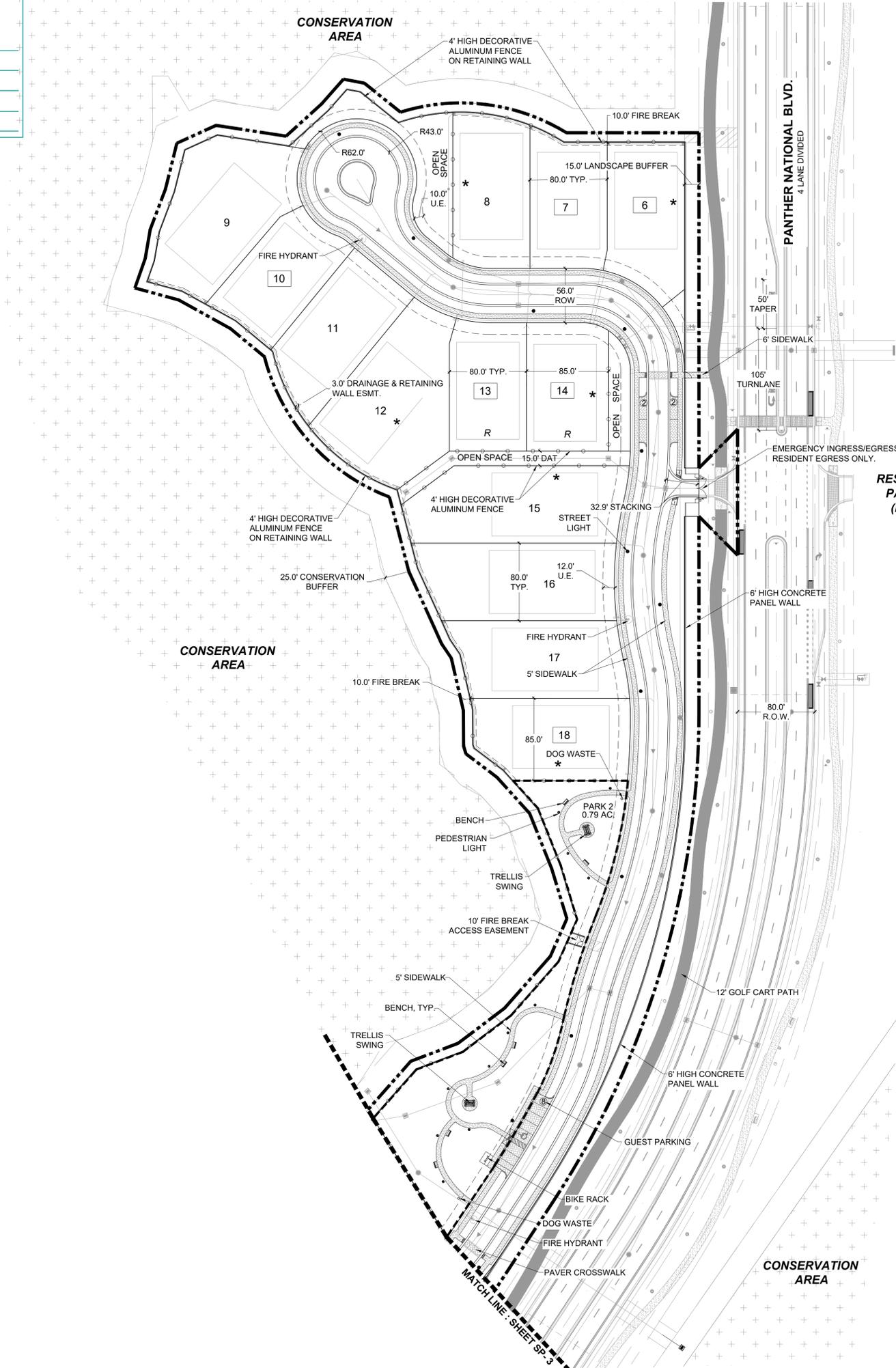


FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Avenir Pod 18
Petition #: SPLN-22-09-000062
Development Order: Resolution 49, 2023
Date: 9/19/2023
Project Manager: Christopher C. Yerkes, Planner



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

LOCATION MAP



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
#LCC000035

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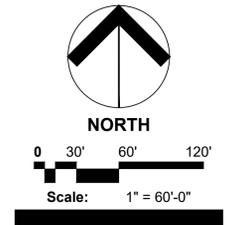
Avenir - Pod 18
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan

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)
- ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- ⊕ DOG WASTE STATION
- # 80' x 130' LOT (OTHER LOTS ARE 140' DEEP)
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS

NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 09-20-22.
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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.

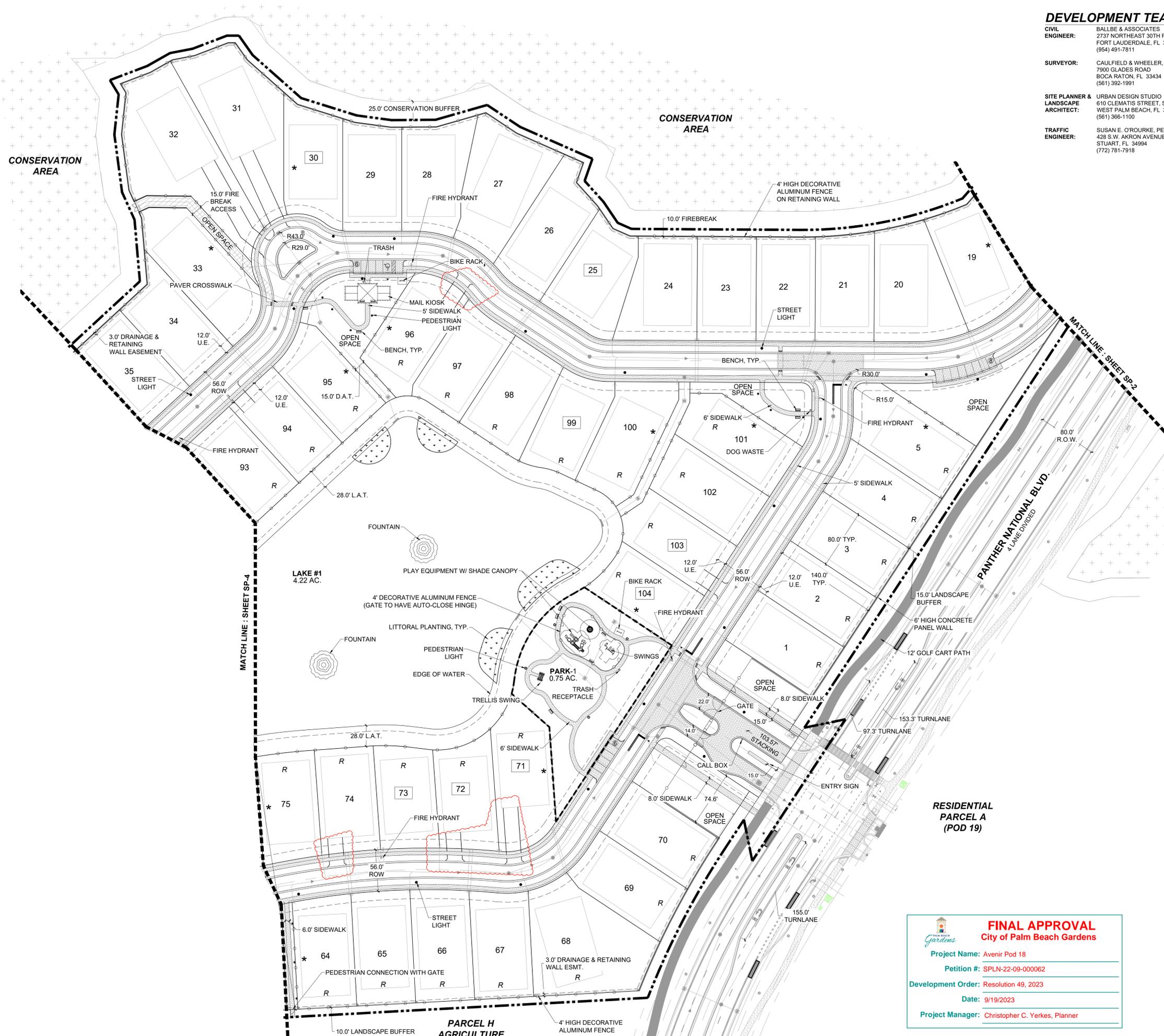


Date: August 2022
Project No.: 12-065.060
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

09.23.2022	PBG SUBMITTAL
02.23.2023	PBG RESUBMITTAL
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of 9



DEVELOPMENT TEAM

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2737 NORTHEAST 30TH PLACE
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SURVEYOR: CAULFIELD & WHEELER, INC.
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LOCATION MAP



Urban Planning & Design
Landscape Architecture
Communication Graphics

610 Clematis Street, Suite CU02
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561.366.1100 FAX 561.366.1111
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Avenir - Pod 18
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan

CONSERVATION AREA

LEGEND

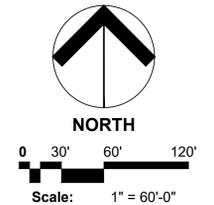
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- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- ⊞ BENCH
- TRASH RECEPTACLE
- ⊙ DOG WASTE STATION
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- DECORATIVE PAVERS

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FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Avenir Pod 18
Petition #: SPLN-22-09-00062
Development Order: Resolution 49, 2023
Date: 9/19/2023
Project Manager: Christopher C. Yerkes, Planner



Date: August 2022
Project No.: 12-065.060
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

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06.30.2023	PBG RESUBMITTAL

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of 9

DEVELOPMENT TEAM

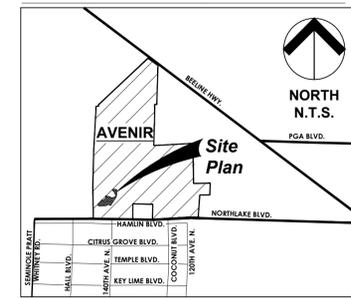
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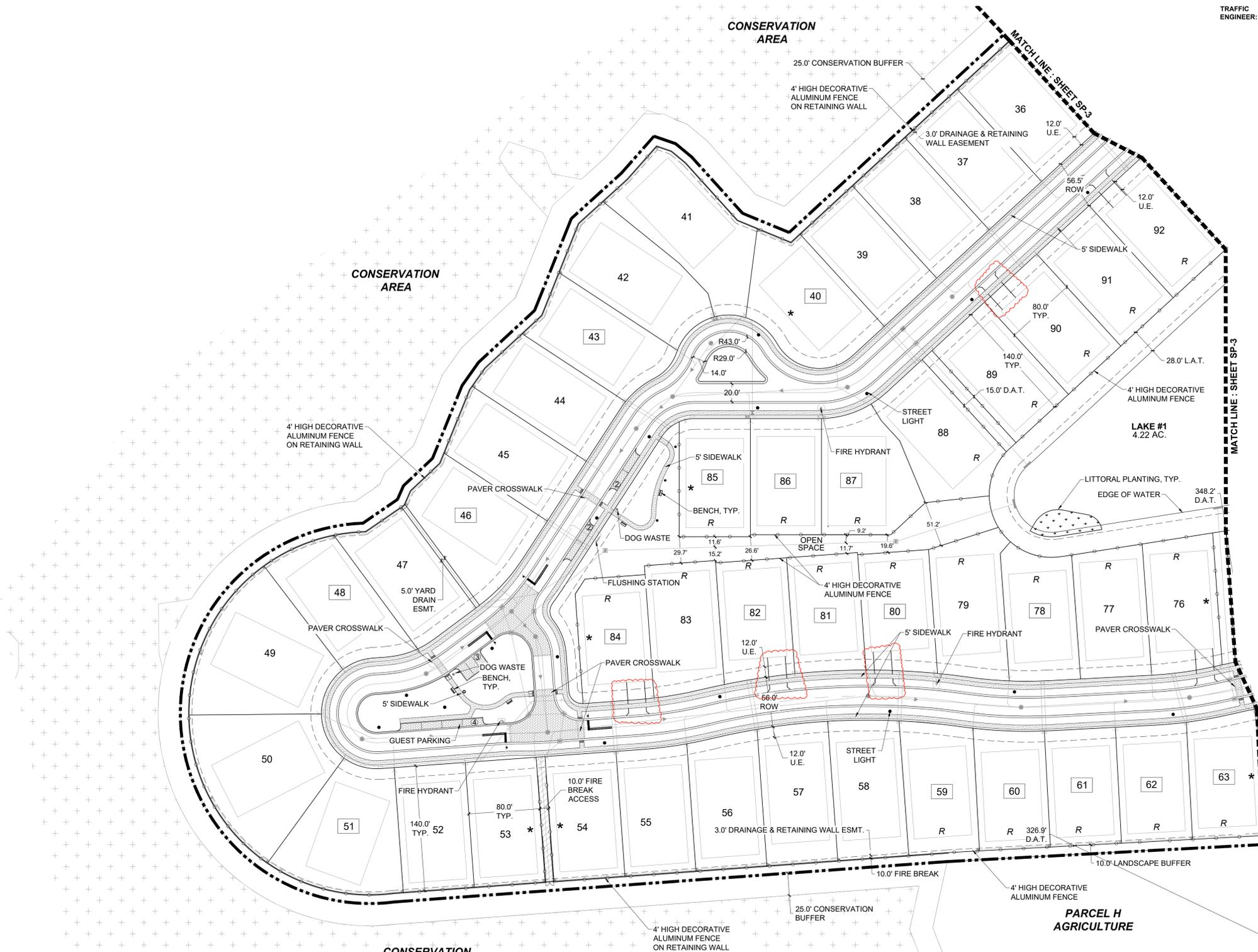
LOCATION MAP



**Urban Planning & Design
Landscape Architecture
Communication Graphics**

610 Clematis Street, Suite CU02
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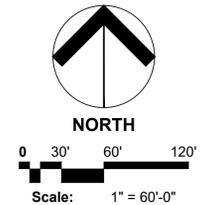
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**Avenir - Pod 18
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan**



FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Avenir Pod 18

Petition #: SPLN-22-09-000062

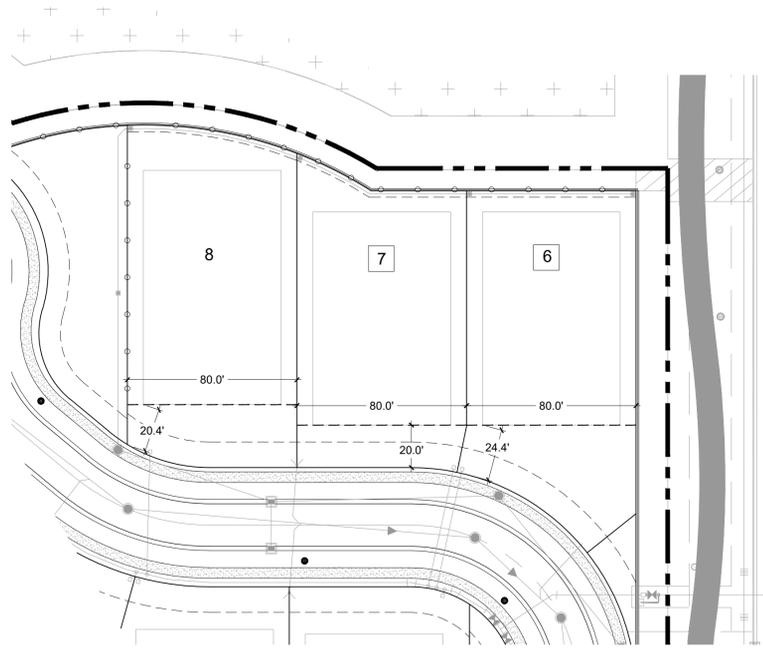
Development Order: Resolution 49, 2023

Date: 9/19/2023

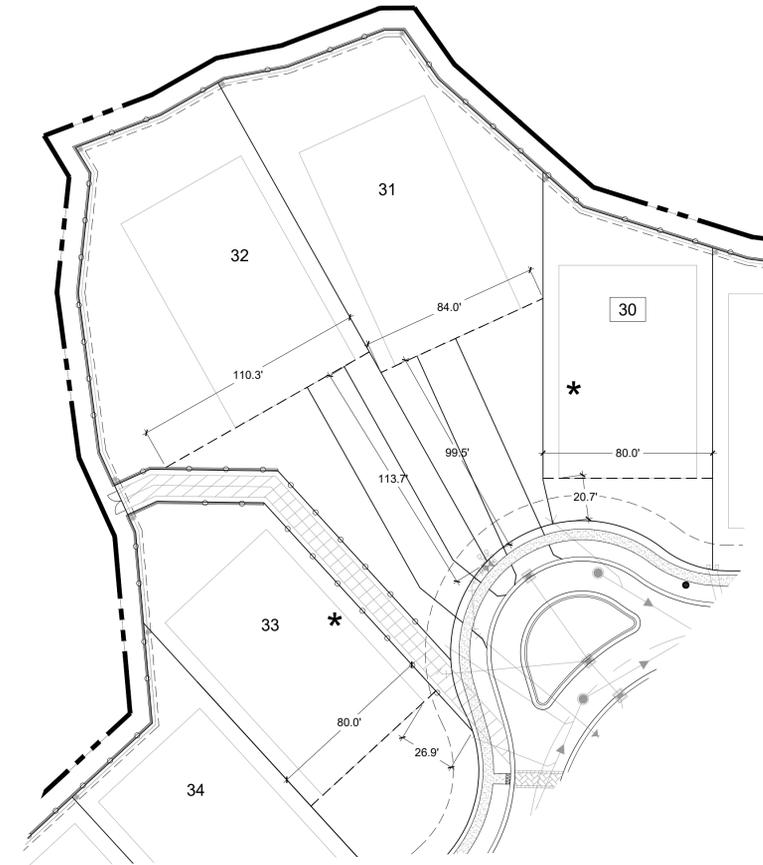
Project Manager: Christopher C. Yerkes, Planner

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of 9

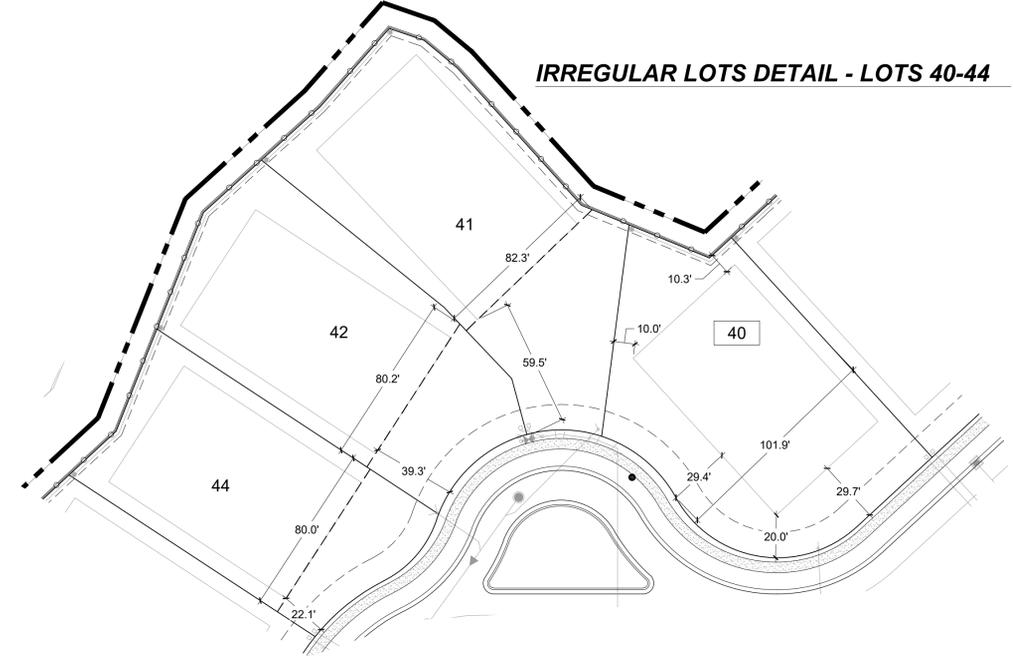
IRREGULAR LOTS DETAIL - LOTS 6-8



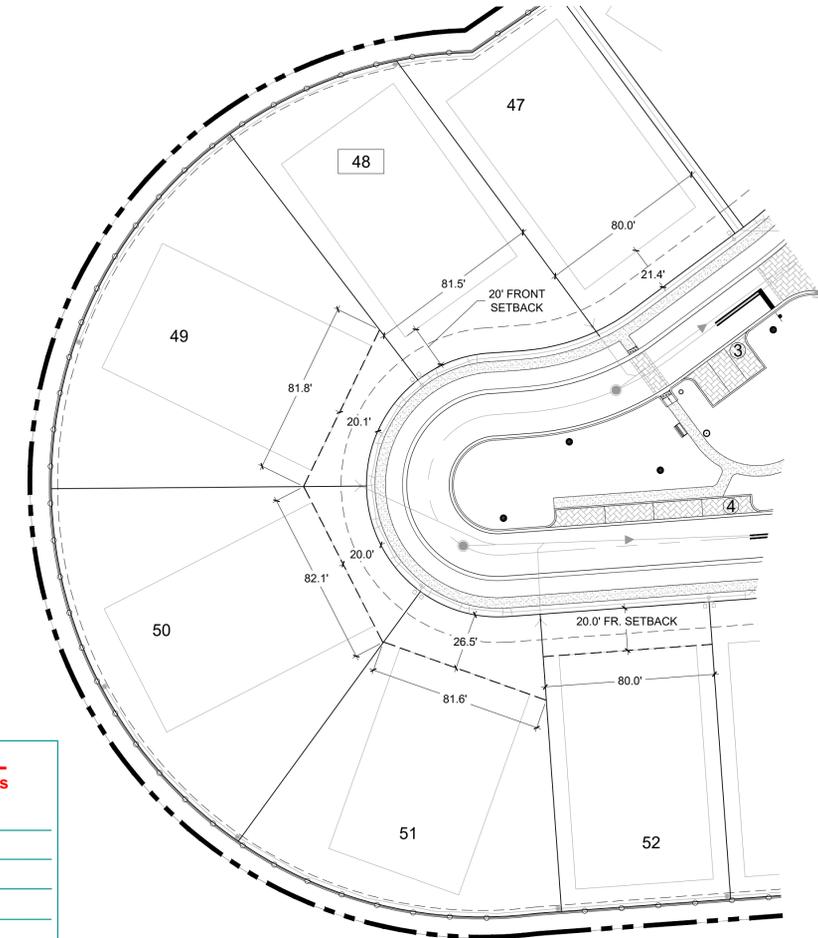
IRREGULAR LOTS DETAIL - LOTS 30-34



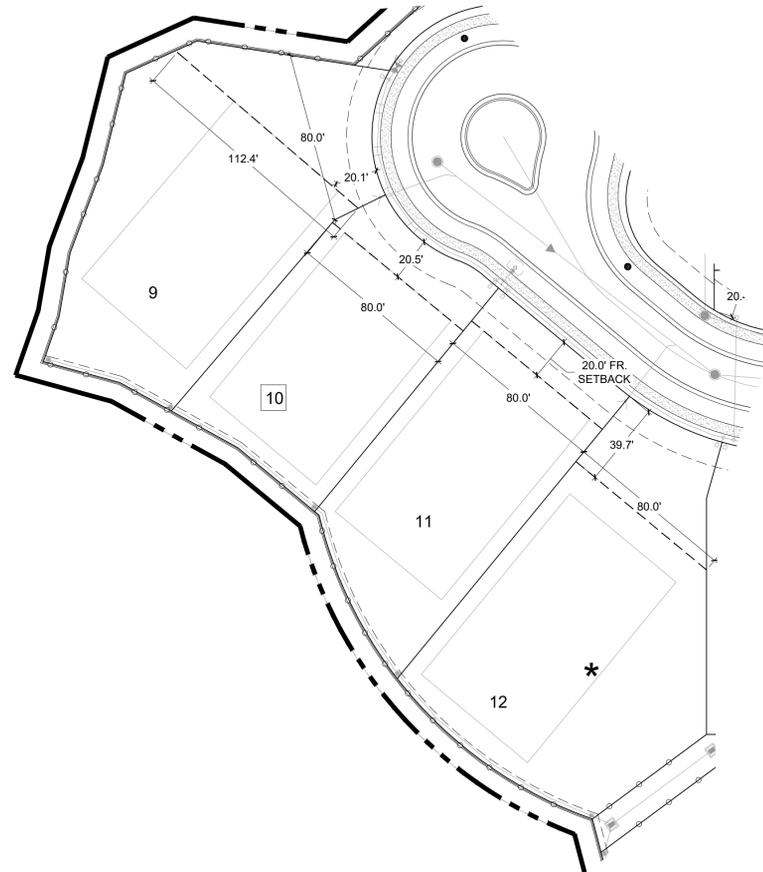
IRREGULAR LOTS DETAIL - LOTS 40-44



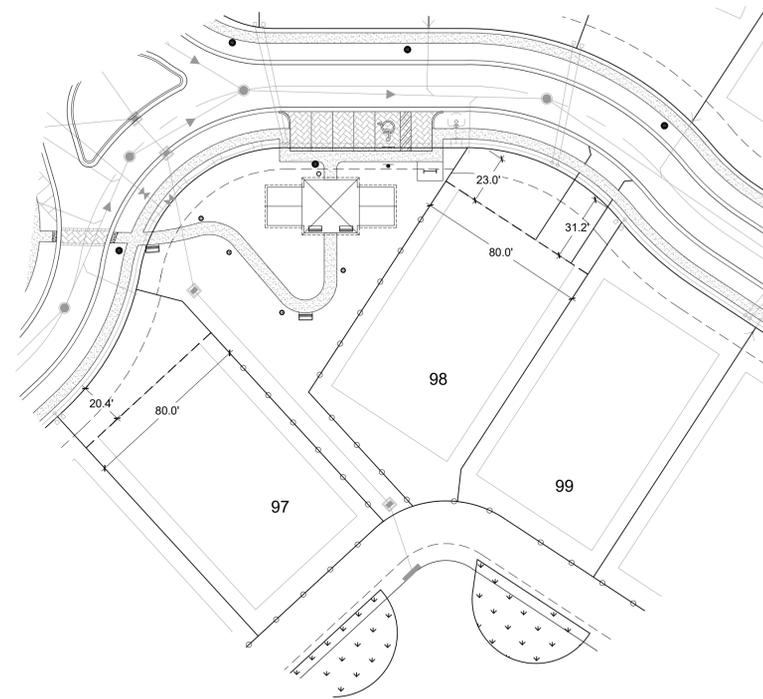
IRREGULAR LOTS DETAIL - LOTS 47-52



IRREGULAR LOTS DETAIL - LOTS 9-12



IRREGULAR LOTS DETAIL - LOTS 97-99



DEVELOPMENT TEAM

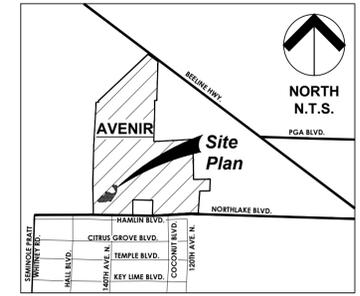
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2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, FL 33306
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LOCATION MAP



Urban Planning & Design
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Avenir - Pod 18
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan



NORTH

0 20' 40' 80'

Scale: 1" = 40'-0"

Date: August 2022
Project No.: 12-065.060
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

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FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Avenir Pod 18

Petition #: SPLN-22-09-000062

Development Order: Resolution 49, 2023

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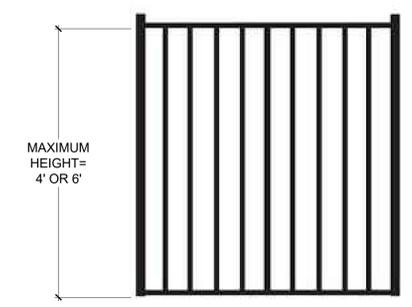
Project Manager: Christopher C. Yerkes, Planner

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



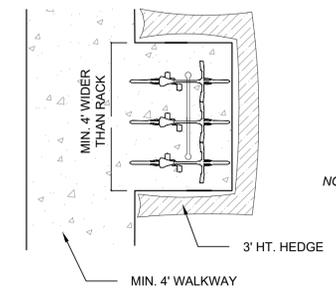
TYPICAL BIKE RACK N.T.S.

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.

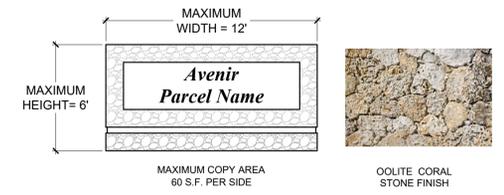
OTTERBINE PHOENIX FOUNTAIN OR EQUIVALENT
18' HEIGHT SPRAY, 34' DIAMETER



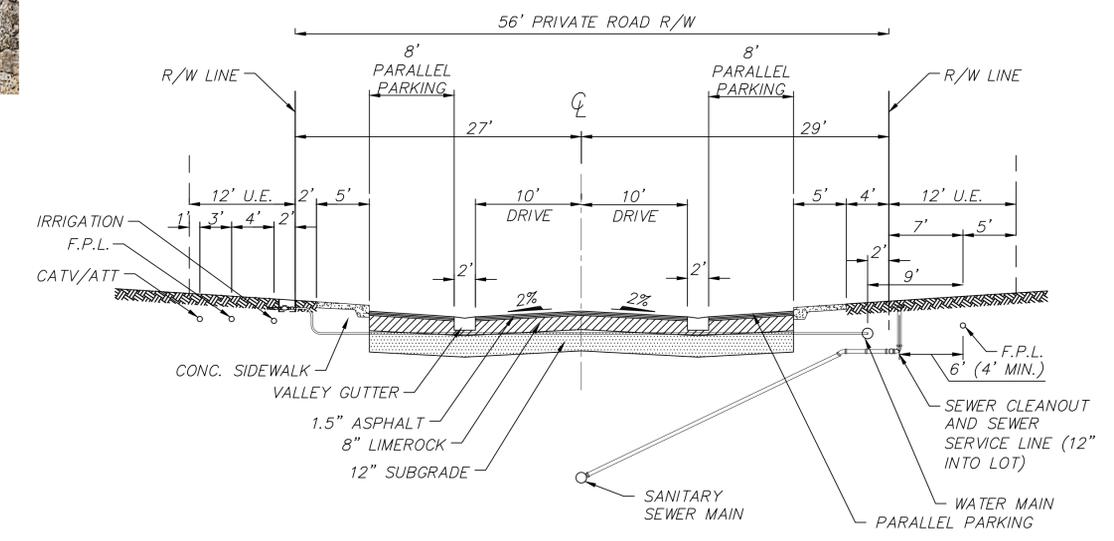
www.otterbine.com/phoenix



TYPICAL PARCEL ENTRY SIGN N.T.S.



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

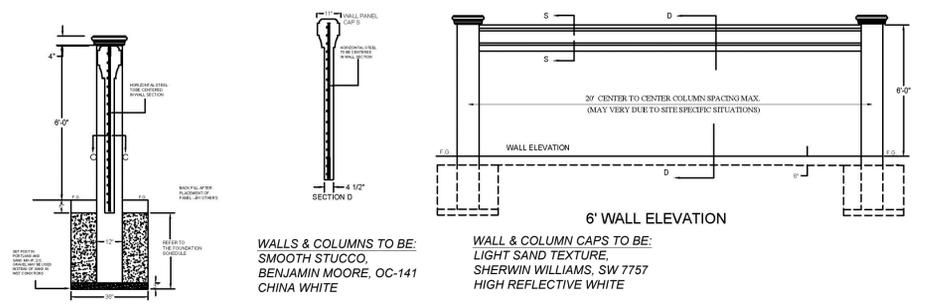


TYPICAL STREET LIGHT & PEDESTRIAN LIGHT N.T.S.

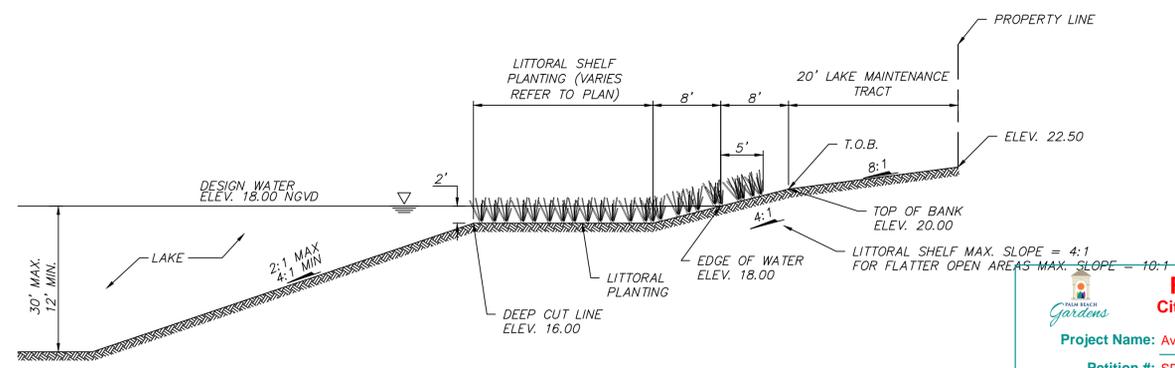


- STREETLIGHT LOCATIONS AS SHOWN ON SITE PLANS.
- POLE:** FPL STANDARD CONCRETE OR EQUIVALENT
- FIXTURE:** 'MESA' LED LUMINAIRE BY COOPER OR EQUIVALENT
COLOR/FINISH: BLACK METAL
- ALL LIGHTS SHALL HAVE 90 DEGREE CUT-OFF ADJACENT TO HOUSE

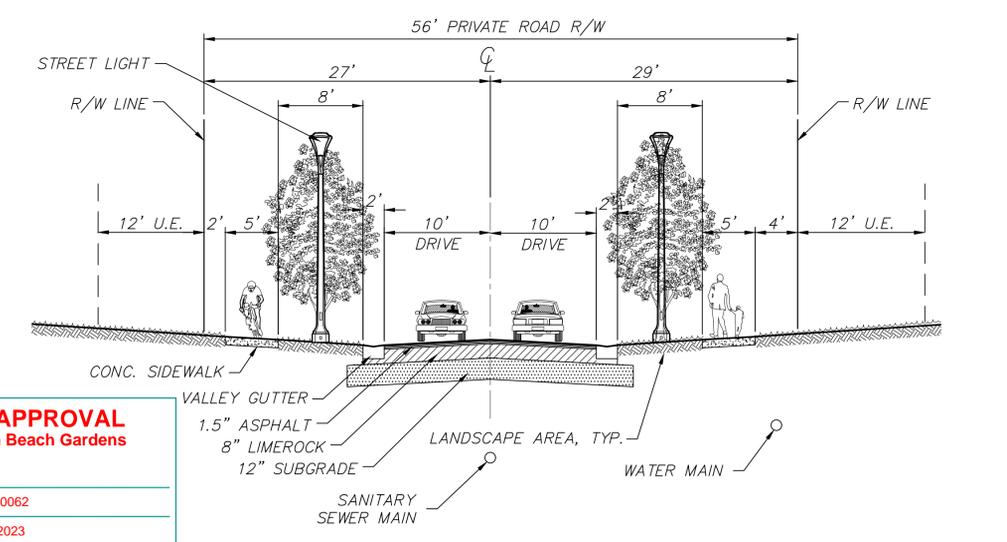
TYPICAL 6 FT. HIGH POST & PANEL WALL N.T.S.



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



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



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City of Palm Beach Gardens

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Avenir - Pod 18
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan - Details

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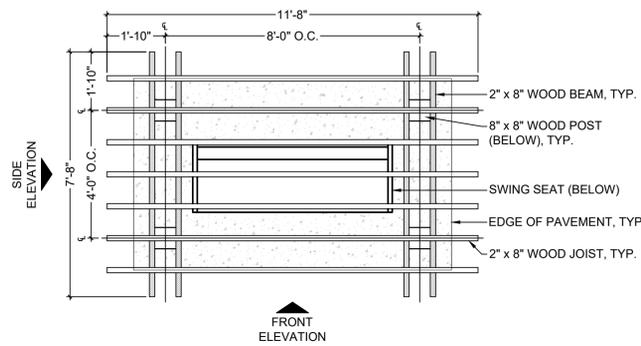
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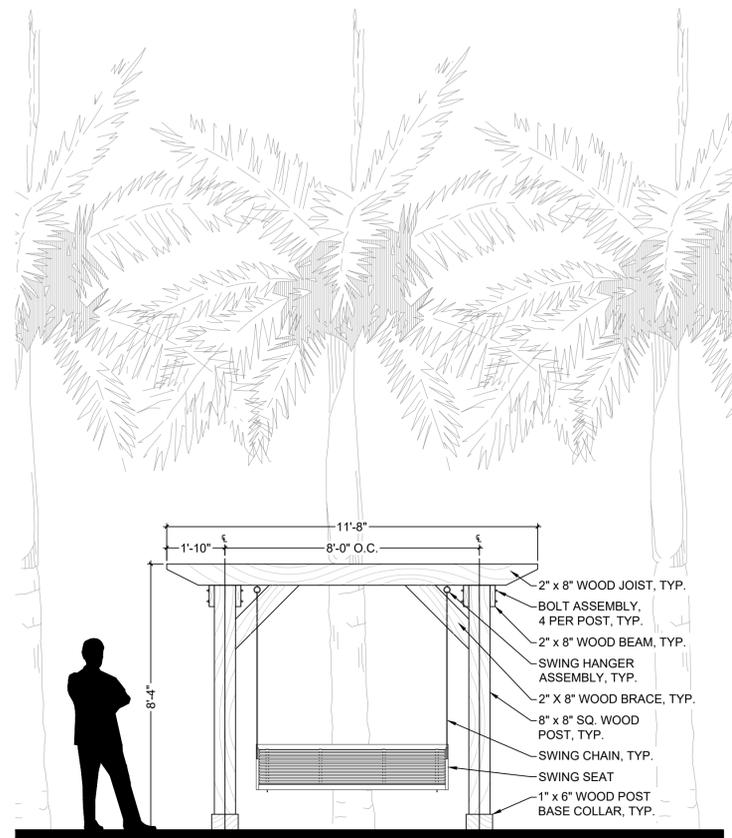
SP-6
of 9

BENCH SWING ARBOR DETAILS

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



SINGLE SWING PLAN



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 OWNERS REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.

SHADE CANOPY

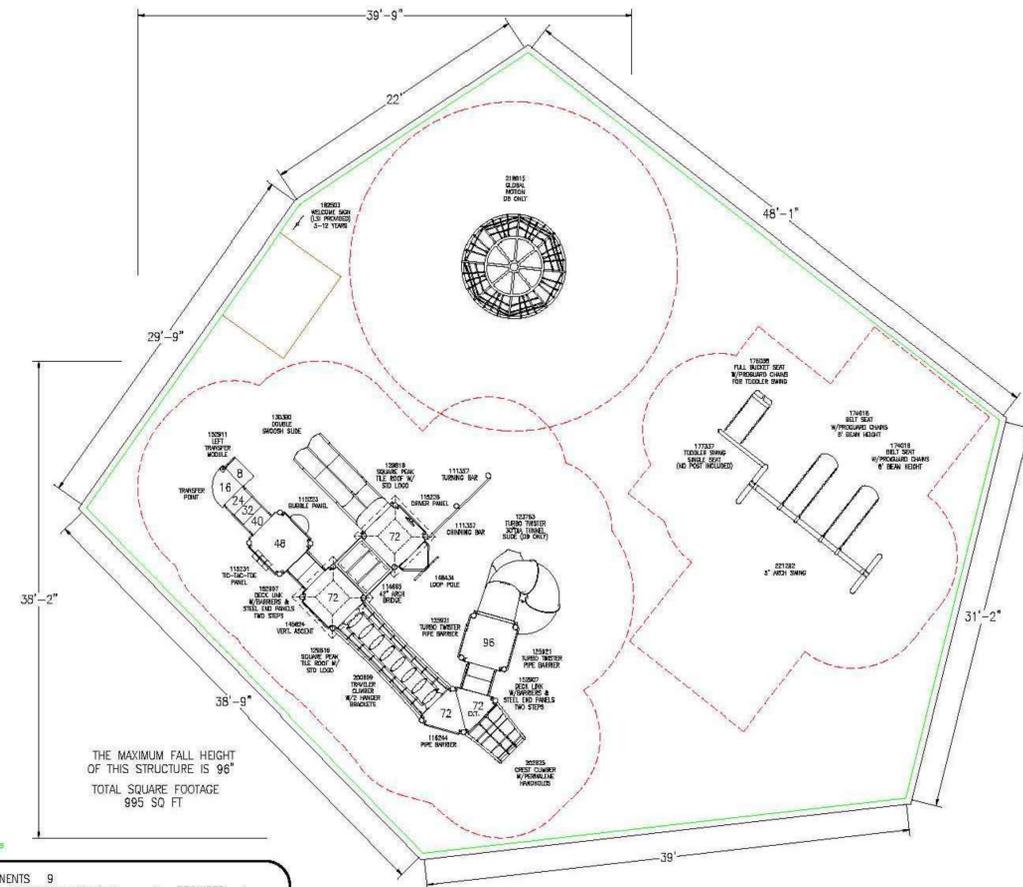
N.T.S.



LANDSCAPE STRUCTURES
SKYWAYS HIP SHADE STRUCTURE, 40' x 60', OR EQUAL
FINAL COLOR SELECTIONS TO BE DETERMINED
AT PERMITTING

PLAY STRUCTURE - POD 18

N.T.S.



PLAN VIEW

LANDSCAPE STRUCTURES
PLAY EQUIPMENT; PLAY BOOSTER, OR EQUAL

AGE GROUP: 5-12
USE ZONE: 38'-9" x 25'
FALL HEIGHT: 96"



FRONT VIEW - PLAY EQUIPMENT

LANDSCAPE STRUCTURES
PLAY EQUIPMENT; PLAY BOOSTER, OR EQUAL

AGE GROUP: 5-12
USE ZONE: 38'-9" x 25'
FALL HEIGHT: 96"



FRONT VIEW - SWING

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

FINAL APPROVAL
City of Palm Beach Gardens

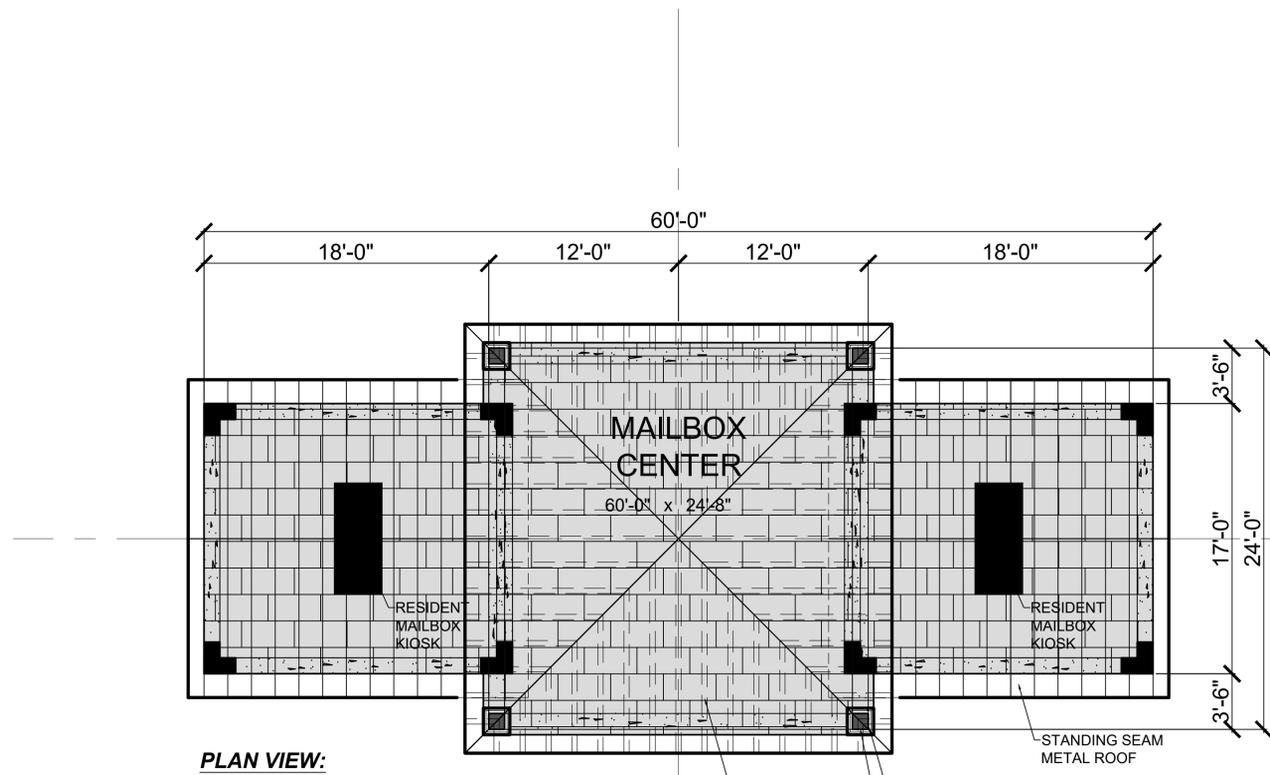
Project Name: Avenir Pod 18

Petition #: SPLN-22-09-000062

Development Order: Resolution 49, 2023

Date: 9/19/2023

Project Manager: Christopher C. Yerkes, Planner



MAILBOX CLUSTER BY SALSBURY INDUSTRIES OR SIMILAR

MAILBOX CLUSTER TO HAVE BRONZE FINISH



3316R

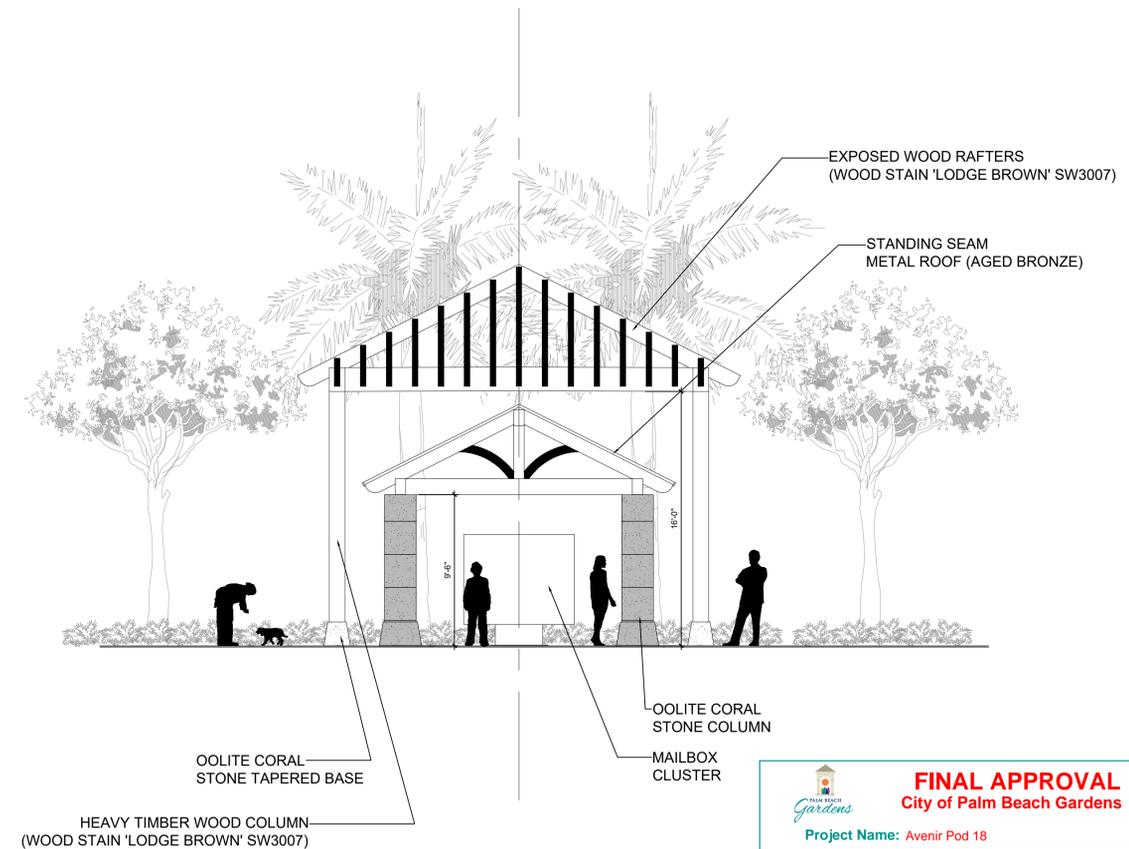
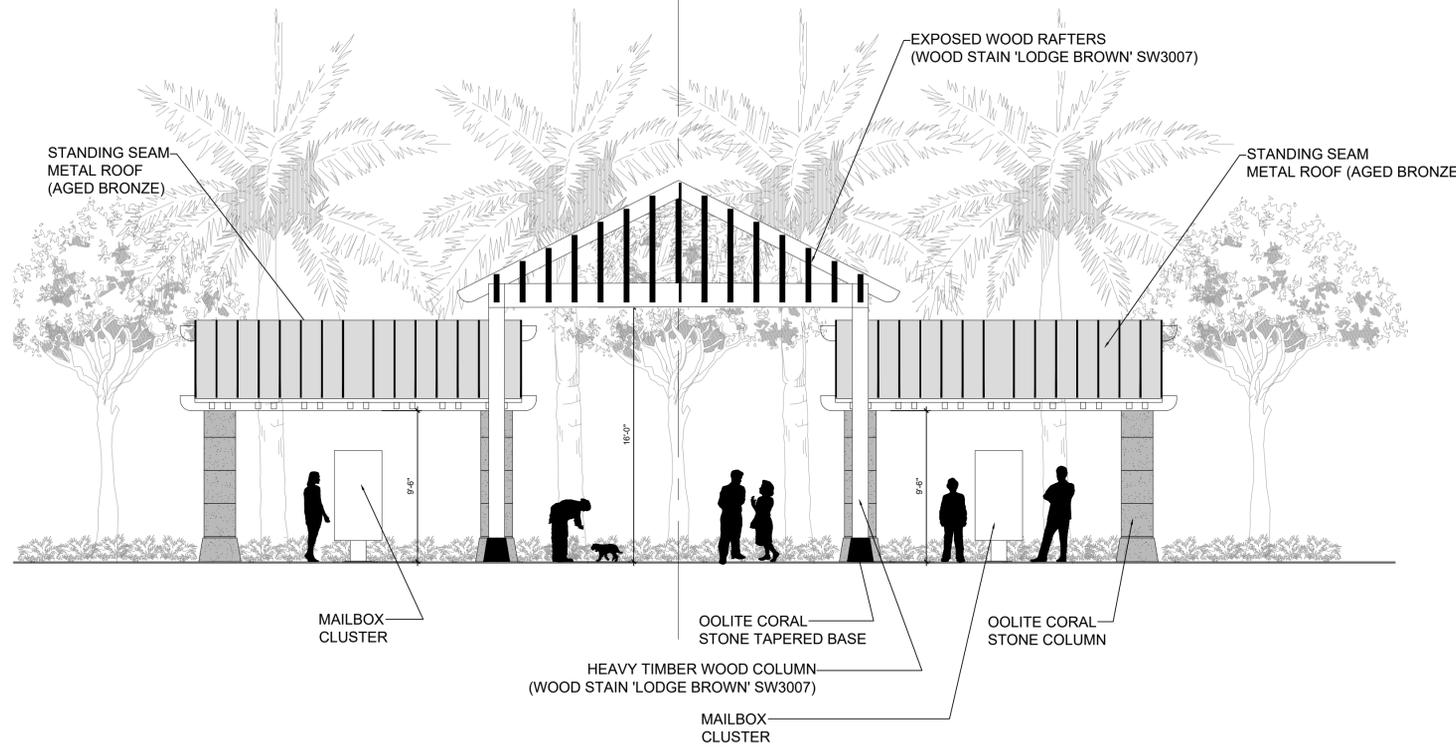
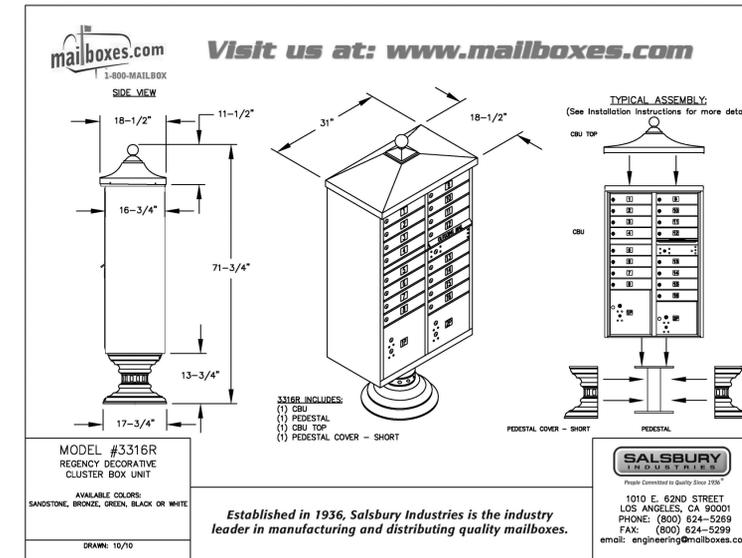
DESCRIPTION
3316R¹² - Regency® Decorative CBU
16" A" Size Doors - Type III

(16) 4" mail compartments
(2) parcel lockers

UNIT SIZE
31" W x 71-3/4" 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



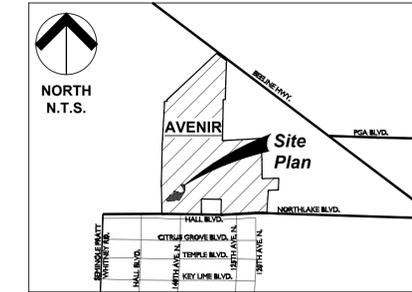
FINAL APPROVAL
City of Palm Beach Gardens

Project Name: Avenir Pod 18
Petition #: SPLN-22-09-000062
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Date: 9/19/2023
Project Manager: Christopher C. Yerkes, Planner

N.T.S.



LOCATION MAP



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
#LCC000035

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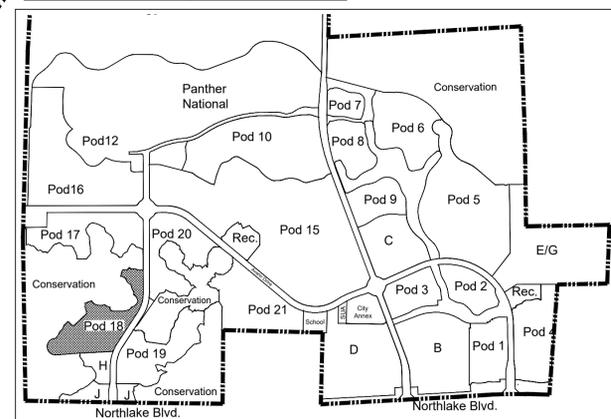
PARKS REQUIREMENT

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

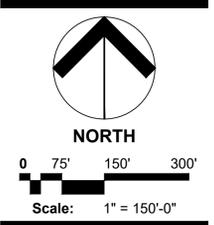
FINAL APPROVAL
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POD KEY MAP



Avenir - Pod 18
A Planned Community Development
Palm Beach Gardens, Florida
Park Area Compliance Map



Date: August 2022
Project No.: 12-065.060
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

09.23.2022	PBG SUBMITTAL
02.23.2023	PBG RESUBMITTAL
04.17.2023	PBG RESUBMITTAL
06.08.2023	PBG RESUBMITTAL
06.22.2023	PBG RESUBMITTAL
06.30.2023	PBG RESUBMITTAL

SP-9
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