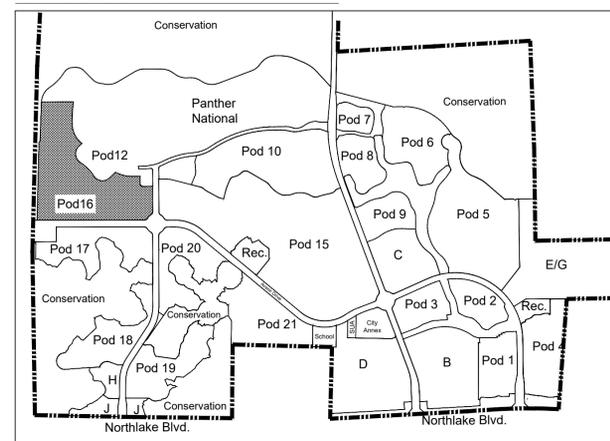


PARCEL A
RESIDENTIAL POD 12 - Panther National
SPLN-20-12-00046
ZONING- MXD PCD LAND USE- MIXED USE
 N90°00'00"E 1253.00'

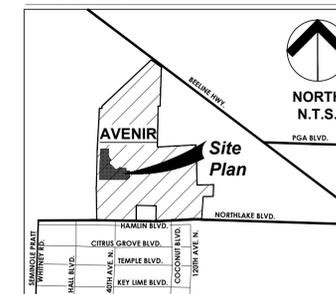
NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 09-20-22.
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. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER 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.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.

POD KEY MAP



LOCATION MAP



SITE DATA

PETITION NUMBER: SPLN-22-12-000065
 PROJECT NAME: AVENIR POD 16
 PROPERTY CONTROL NUMBERS: 52-41-41-28-01-001-0135
 SECTION / TOWNSHIP / RANGE: 28/41/141
 GROSS ACREAGE: 150.323 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: 491 D.U.
 LOT SIZE: NUMBER OF UNITS:
 50' x 130' 290 D.U.
 60' x 130' 201 D.U.
 NET DENSITY (491 D.U. / 150.323 AC.): 3.27 D.U./AC.
 BUILDING HEIGHT: MAX. 3 STORIES / MAX. 36'

OPEN SPACE REQUIRED (35% OF 150.323 AC)	ACREAGE	%
OPEN SPACE PROVIDED		
LANDSCAPE / SOD AREAS / L.M.T.*	22.8785 AC. / 1,996,588.3778 S.F.	15.22%
PRIVATE OPEN SPACE	25.4580 AC. / 1,108,849.7466 S.F.	16.94%
WATER BODIES SURFACE AREA	11.1010 AC. / 483,558.4991 S.F.	7.38%
RECREATION FACILITIES (PARKS) @ 50%	3.7135 AC. / 1,61,781.4723 S.F.	2.47%
TOTAL AREA	63.1591 AC. / 2,750,858.0957 S.F.	42.01%

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

WATER BODIES:	ACREAGE	%
RECREATION FACILITIES (PARKS):	11.10 AC.	7.43 AC.
BUILDING COVERAGE (55% OF SF LOT AREA):	46.67 AC.	24.06 AC.
RIGHT OF WAYS:	12.72 AC.	22.88 AC.
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA):	22.88 AC.	25.46 AC.
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN R/W):	22.88 AC.	25.46 AC.
PRIVATE OPEN SPACE (30% OF SF LOT AREA):	25.46 AC.	150.32 AC.

REQUIRED RECREATION AREA:
 3/4 AC. PARK WITHIN 1/2 MILE OF EACH PARCEL

PROVIDED RECREATION AREA: 7.43 AC.
 AMENITY CENTER/CLUBHOUSE: 5.84 AC.
 PARK 1: 0.76 AC.
 PARK 2: 0.83 AC.

GUEST PARKING PROVIDED: 102 SPACES
 (ON-STREET SPACES)

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

LEGEND

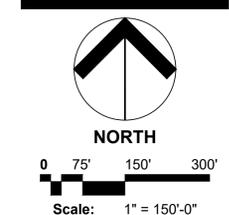
- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- ★ ENHANCED ARCHITECTURE (SIDE)
- ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- # 50' x 130' LOT (OTHER LOTS ARE 60' x 130')
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS



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.udsfirma.com
 #LCC000035

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Avenir - Pod 16
A Planned Community Development
 Palm Beach Gardens, Florida
 Site Plan



Date: August 2022
 Project No.: 12-065.046
 Designed By: WJT
 Drawn By: WJT
 Checked By: WJT

Revision Dates:
 12.20.2022 PBG SUBMITTAL
 03.21.2023 PBG RESUBMITTAL
 05.10.2023 PBG RESUBMITTAL
 05.24.2023 PBG RESUBMITTAL

SP-1
 of 13

FINAL APPROVAL
 City of Palm Beach Gardens
 Project Name: Avenir Pod 16
 Petition #: SPLN-22-12-000065
 Development Order: Resolution 42 2023
 Date: 7/13/2023
 Project Manager: Brett A. Leone, Principal Planner

PARCEL A
RESIDENTIAL
POD 12 - Panther National
SPLN-20-12-00046
ZONING- MXD PCD
LAND USE- MIXED USE

PARCEL A
RESIDENTIAL
POD 15
SPLN-21-06-000055
ZONING- MXD PCD
LAND USE- MIXED USE

PARCEL A
RESIDENTIAL POD 17
ZONING: MXD PCD
LAND USE: MIXED USE

FPL SUBSTATION
ZONING: MXD PCD
LAND USE: MIXED USE

PALM BEACH COUNTY
 PBC ZONING- AGRICULTURE RESIDENTIAL (AR)
 PBC LAND USE- RURAL RESIDENTIAL TO (RR-10)

