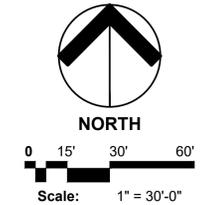


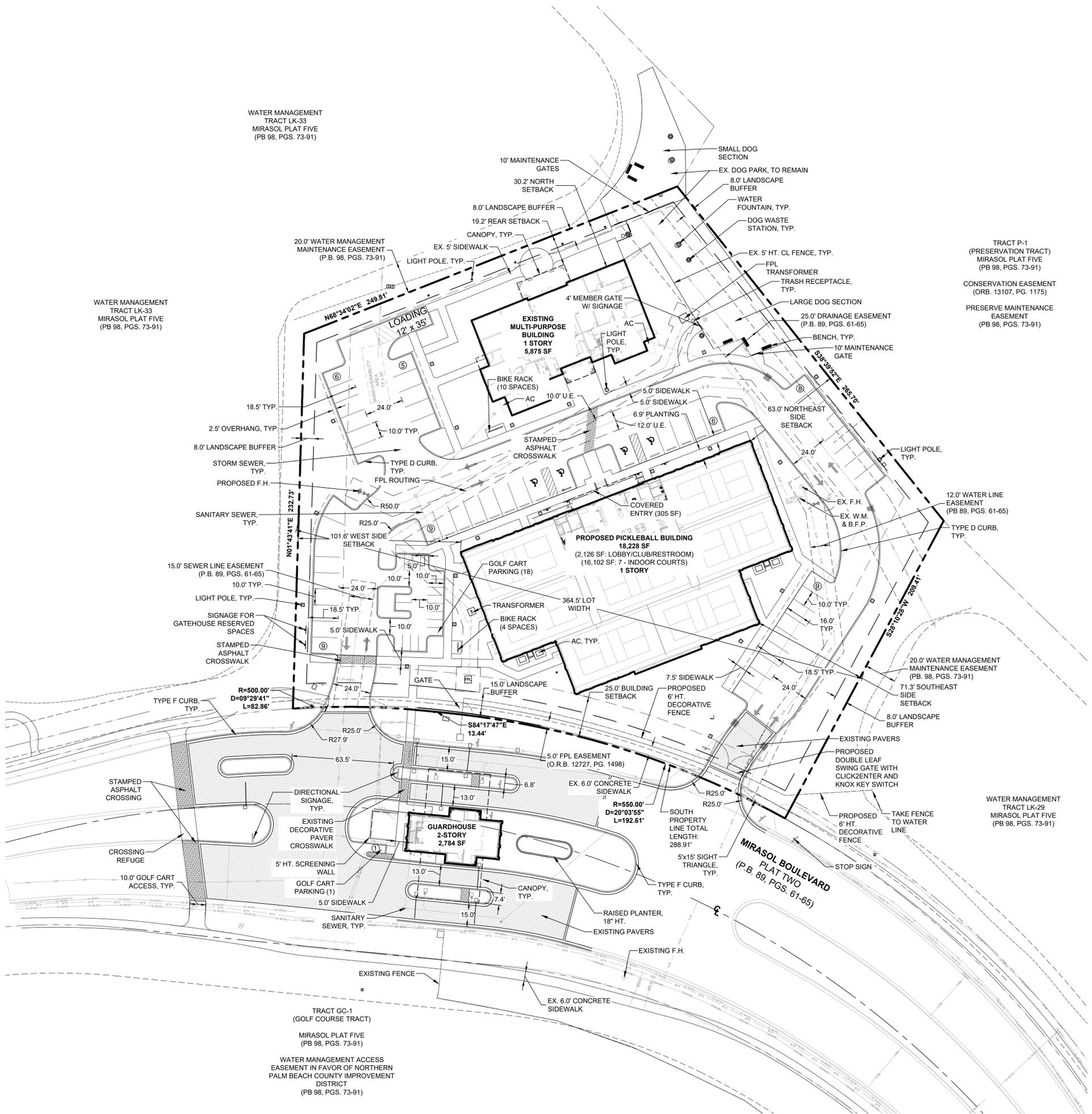
Mirasol PCD - Sales Center Site Pickleball Complex Palm Beach Gardens, Florida Site Plan



Date: 04/10/2024
Project No.: 95-029.112
Designed By: RD/LMB
Drawn By: RD/LMB
Checked By: RD

Revision Dates:

04/10/2024	SUBMITTAL
06/21/2024	RESUBMITTAL
10/22/2024	RESUBMITTAL
12/20/2024	RESUBMITTAL



DEVELOPMENT TEAM

OWNER / APPLICANT:
MIRASOL CLUB AND ASSN., INC.
11600 MIRASOL WAY
PALM BEACH GARDENS, FL 33418
561.776.4949

REG ARCHITECTS
120 S. OLIVE AVE, SUITE 210
WEST PALM BEACH, FL 33401
561.659.233

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE
200
JUPITER, FL 33458
561.746.8454

CIVIL ENGINEER:
SIMMONS AND WHITE, INC.
2581 METROCENTRE BLVD., SUITE 3
WEST PALM BEACH, FL 33407
561.478.7848

PLANNER/LANDSCAPE ARCHITECT:
URBAN DESIGN STUDIOS
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
561.366.1100

ARCHITECT:
PEACOCK AND LEWIS
1295 US HIGHWAY ONE, SUITE 200
NORTH PALM BEACH, FL 33408
561.626.9704

SITE DATA:

PROJECT NAME	MIRASOL PCD - SALES CENTER SITE
PETITION #	PICKLEBALL COMPLEX
PROPERTY CONTROL NUMBER	SPLA-24-04-0006
SECTION 4, TOWNSHIP 42, RANGE 42	52-42-42-04-01-002-0000
ZONING (OF SITE AND ALL PARCELS W/IN 150'):	PCD/RL-3
LAND USE DESIGNATION (OF SITE AND ALL PARCELS W/IN 150'):	RL
TYPE OF USE:	PICKLEBALL COMPLEX / GUARDHOUSE
TOTAL ACRES:	2.42 AC.
APPROX. 0.91 AC AFFECTED AREA (GUARDHOUSE)	

TOTAL FLOOR AREA:

MULTI-PURPOSE BUILDING (EXISTING)	26,887 S.F.
PICKLEBALL CLUB BUILDING (PROPOSED)	5,875 S.F.
GUARDHOUSE (PROPOSED)	18,228 S.F.
GUARDHOUSE (PROPOSED)	2,784 S.F.

BUILDING HEIGHTS
MAX. 36' 34'-7 3/4"

(MULTI-PURPOSE/PICKLEBALL SITE ONLY)

IMPERVIOUS AREA	1.51 AC.
PERVIOUS AREA	0.91 AC.

PARKING:

REQUIRED	66 SPACES (4 ADA)
MULTI-PURPOSE BUILDING 5,875 SF / 300 SF = 20 SPACES *	
PICKLEBALL CLUB 2,126 SF / 300 SF = 8 SPACES *	
7 COURTS = 28 SPACES **	
GUARDHOUSE 2,784 SF / 300 SF = 10 SPACES *	

* PER PBG CODE: 1 SPACE / 300 SF
** PER ITE CODE 491: 3.93 SPACES / COURT

PROVIDED

STANDARD SPACES	48 SPACES
ADA SPACES	4 SPACES
GOLF CART SPACES	19 SPACES

BICYCLE PARKING

REQUIRED (20% OF REQUIRED SPACES)	14 SPACES
PROVIDED	14 SPACES

LOADING 12' x 35'

REQUIRED	1 SPACE
PROVIDED	1 SPACE

TOTAL LOT COVERAGE - 18,693 SF
(MULTI-PURPOSE BLDG./PICKLEBALL BLDG. ONLY)
35% ALLOWED

REQUIRED	0.58 AC.
PROVIDED	0.58 AC. (24.0%)

OPEN SPACE (35% REQ.)

REQUIRED	0.85 AC.
PROVIDED	0.91 AC. (37.6%)

SETBACKS
(MULTI-PURPOSE BLDG./PICKLEBALL BLDG. ONLY)

10'	19.2'
25'	25'
36.5'	63.0'
36.5'	71.3'
36.5'	101.6'

NOTES:

1. PARCEL BOUNDARY PROVIDED BY LIDBERG LAND SURVEYING, INC. DATED 03-22-2024.
2. STOP SIGN AND STOP BAR LOCATIONS TO BE CERTIFIED BY SIMMONS & WHITE.
3. TREES SHALL BE FIELD LOCATED TO AVOID CONFLICTS.
4. SEE CIVIL DRAWINGS FOR CURB AND PAVEMENT DETAILS.
5. FOR RAMP DETAIL, SEE FLORIDA DEPARTMENT OF TRANSPORTATION INDEX 304 INTERIM STANDARDS. (1994 ED.)
6. SEE CIVIL DRAWINGS FOR PAVEMENT DETAILS.
7. SEE CIVIL DRAWINGS FOR WHEEL STOP LOCATIONS.
8. ALL SIDEWALKS WITHIN THE SPORTS COMPLEX SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

WATER MANAGEMENT
TRACT LK-33
MIRASOL PLAT FIVE
(PB 98, PGS. 73-91)

WATER MANAGEMENT
TRACT LK-33
MIRASOL PLAT FIVE
(PB 98, PGS. 73-91)

TRACT P-1
(PRESERVATION TRACT)
MIRASOL PLAT FIVE
(PB 98, PGS. 73-91)

CONSERVATION EASEMENT
(ORB. 13107, PG. 1175)

PRESERVE MAINTENANCE
EASEMENT
(PB 98, PGS. 73-91)

TRACT LK-29
MIRASOL PLAT FIVE
(PB 98, PGS. 73-91)

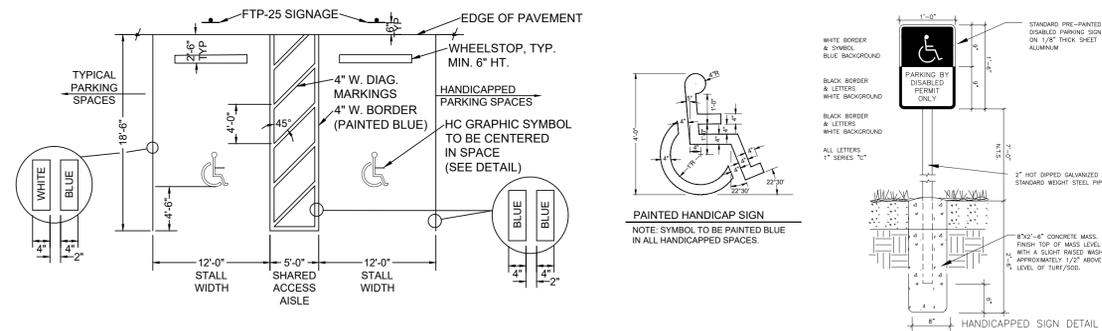
WATER MANAGEMENT
TRACT LK-29
MIRASOL PLAT FIVE
(PB 98, PGS. 73-91)

TRACT GC-1
(GOLF COURSE TRACT)

MIRASOL PLAT FIVE
(PB 98, PGS. 73-91)

WATER MANAGEMENT ACCESS
EASEMENT IN FAVOR OF NORTHERN
PALM BEACH COUNTY IMPROVEMENT
DISTRICT
(PB 98, PGS. 73-91)

HANDICAP PARKING SPACE DETAIL:



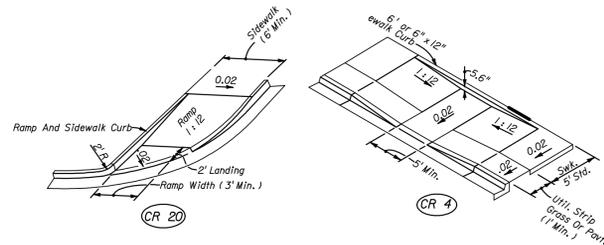
ACCESS GATE DETAIL:



NOTES:
MATERIAL: ALUMINUM
HT. 6'
COLOR: POWDER COATED BLACK
POWERED

PROPOSED DOUBLE LEAF SWING GATE WITH CLICKCENTER AND KNOX KEY SWITCH

RAMP DETAILS:



STAMPED ASPHALT CROSSWALK DETAIL:



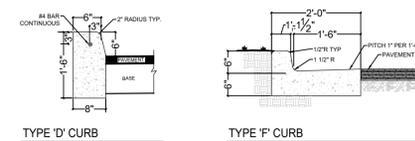
NOTES:
PRODUCT: STREETBRICK - XL FDOT APL # 523-000-020
HIGH FRICTION STAMPED ASPHALT
COLOR: FAWN

PEDESTRIAN GATE & RAILING DETAIL:

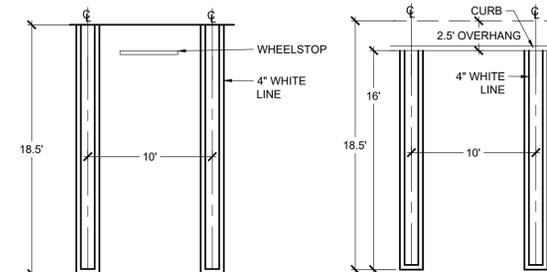


DECORATIVE ALUMINUM FENCE AND GATE

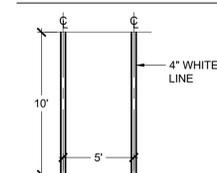
CURB DETAILS:



TYPICAL PARKING SPACE DETAIL:



GOLF CART PARKING SPACE DETAIL:



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