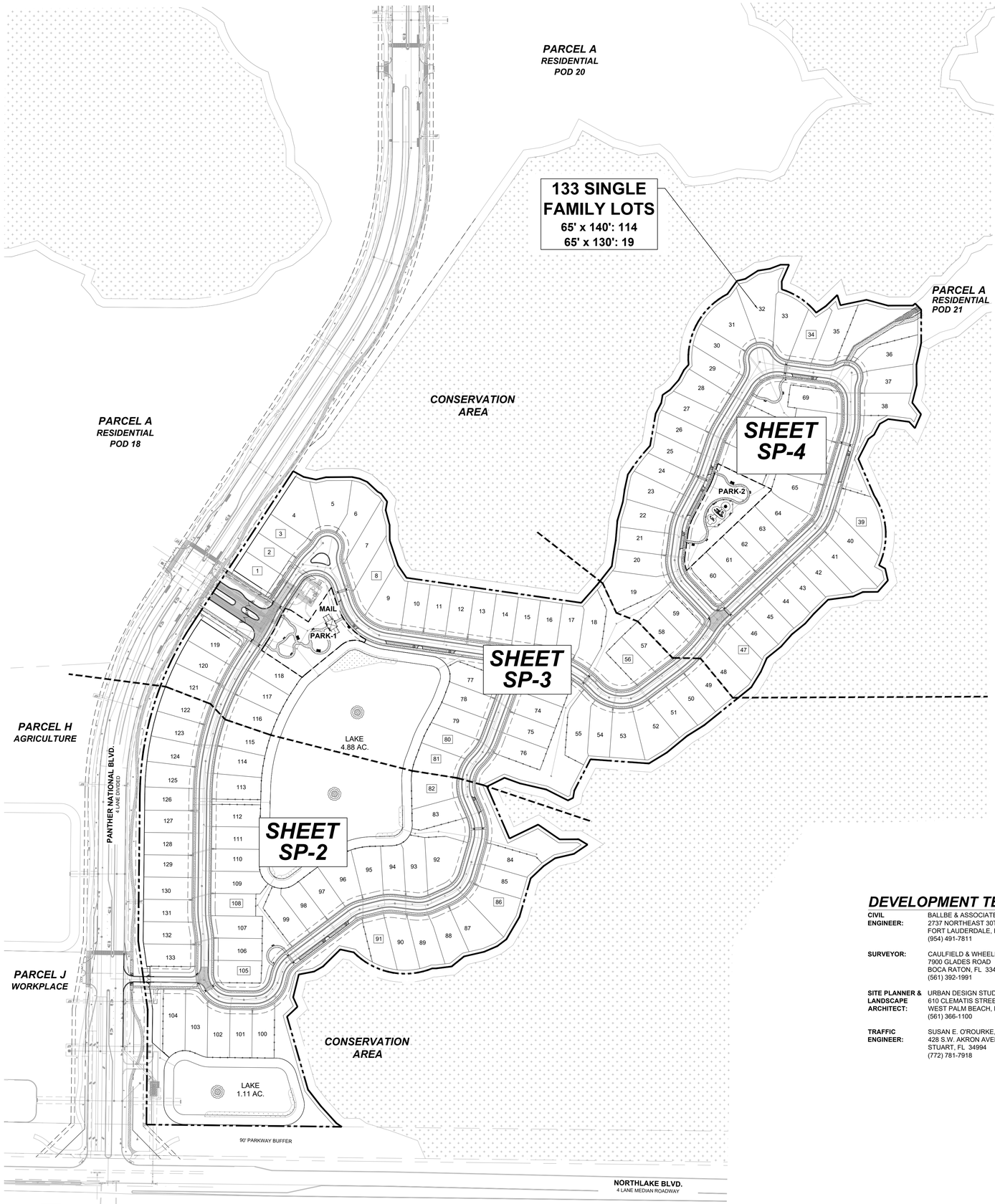
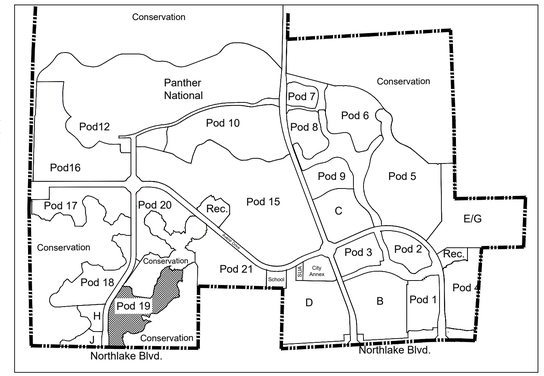
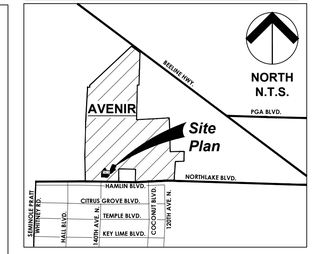


POD KEY MAP



LOCATION MAP



SITE DATA

PETITION NUMBER:	TBD
PROJECT NAME:	AVENIR POD 19
PROPERTY CONTROL NUMBERS:	52-41-41-28-01-001-0138
SECTION / TOWNSHIP / RANGE:	28/41/41
GROSS ACREAGE:	57.00 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: 133 D.U.

LOT SIZE:	NUMBER OF UNITS:
65' x 140'	114 D.U.
65' x 130'	19 D.U.

NET DENSITY (133 D.U. / 57.00 AC.): 2.33 D.U./AC.

BUILDING HEIGHT: MAX. 3 STORIES / MAX. 36'

OPEN SPACE REQUIRED	ACREAGE	%
(35% OF 57.00 AC)	17.10 AC. MIN.	35%

OPEN SPACE PROVIDED	ACREAGE	%
LANDSCAPE / SOD AREAS / L.M.T.*	9.01 AC. / 392,682.0247 S.F.	15.81%
PRIVATE OPEN SPACE	9.40 AC. / 409,495.6878 S.F.	16.49%
WATER BODIES SURFACE AREA	6.00 AC. / 261,374.9181 S.F.	10.53%
RECREATION FACILITIES (PARKS) @ 50%	0.78 AC. / 33,731.9684 S.F.	1.36%
	25.19 AC / 1,097,284.60 S.F.	***44.19%***

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:	6.00 AC.
RECREATION FACILITIES (PARKS):	1.54 AC.
BUILDING COVERAGE (55% OF SF LOT AREA):	17.23 AC.
RIGHT OF WAYS:	9.09 AC.
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA):	4.73 AC.
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN R/W):	9.01 AC.
PRIVATE OPEN SPACE (30% OF SF LOT AREA):	9.40 AC.
TOTAL AREA:	***57.00 AC.***

REQUIRED RECREATION AREA:
¾ AC. PARK WITHIN ¼ MILE OF EACH PARCEL

PROVIDED RECREATION AREA: 1.54 AC.

GUEST PARKING PROVIDED: 35 SPACES
(ON-STREET SPACES)

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 140' DEEP)
M	SALES MODEL
	4' HIGH DECORATIVE ALUMINUM FENCE
	DECORATIVE PAVERS

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

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 CLICK2CENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.

PROPERTY DEVELOPMENT REGULATIONS

	REQUIRED	PROVIDED
LOT COVERAGE	MAX. 55%	MAX. 55.00%
BUILDING HEIGHT	3 STORIES/45'	3 STORIES/36'
LOT WIDTH	50'	65'
SETBACKS	**REQUIRED**	**PROVIDED**
FRONT (SIDE LOADED GARAGES)	15'	15'
WITH FRONT LOADED GARAGES	20'	20'
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	10'	10'
POOL / SCREEN ENCLOSURE		
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	5'	5'
PATIOS		
SIDE	2'	2'
SIDE STREET (CORNER LOT)	2'	2'
REAR	2'	2'
FENCES		
FRONT (FRONT & SIDE LOADED)	20'	20'
SIDE	0'	0'
SIDE STREET (CORNER LOT)	10'	10'
REAR	0'	0'
**AT NO TIME SHALL FENCES ENCROACH ANY EASEMENTS*		
GENERATORS		
FRONT	20'	20'
SIDE	3'	3'
SIDE STREET (CORNER LOT)	10'	10'
REAR	3'	3'

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.udsflorida.com
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Avenir - Pod 19
A Planned Community Development
Palm Beach Gardens, Florida
Site Plan

Drawing name: H:\JOBS\Avenir Re Vance Ranch_12-065\Avenir Development_Pod 19_SPR_041\Drawing\Site Plan\2024.05.28_Pod 19 SUBMITTAL.dwg

NORTH

0 75' 150' 300'

Scale: 1" = 150'-0"

Date:	May 2024
Project No.:	12-065.041
Designed By:	WJT
Drawn By:	WJT
Checked By:	WJT

Revision Dates:
2024-05-28 SUBMITTAL

SP-1
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