LOCATION MAP

Not to Scale

North

GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S OR WAIVERS SHALL BE SOUGHT FROM CITY COUNCIL.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH PER THE LDR'S

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

5' X 15' SAFE SIGHT TRIANGLE SHALL BE PROVIDED AT THE PROJECT ENTRY DRIVES.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDR'S.

ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

PROJECT ID SIGNS SHALL BE ILLUMINATED WITH GROUND MOUNTED FIXTURES ON PHOTOCELLS.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET THE FLORIDA ACCESSIBILITY GUIDELINES IN THE LATEST VERSION OF THE FLORIDA BUILDING CODE. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.

ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

ALL NEW UTILITIES MUST BE INSTALLED UNDERGROUND, PER CITY CODE SECTION 78-510.

ALL LIGHT POLES SHALL BE POSITIONED IN A FASHION WHICH DOES NOT CONFLICT WITH TREE GROWTH THROUGH MATURITY.

LIGHT POLE FIXTURES SHOULD BE DESIGNED TO REDUCE LIGHT SPILLAGE AND LIGHT TRESPASS.

HOUSE NUMBERS SHALL BE VISIBLE FROM THE STREET AND OF A CONTRASTING COLOR.

HOUSE NUMBER AND LIGHTING AFFIXED TO THE FRONT OF THE STRUCTURE SHALL BE IN CLOSE PROXIMITY SO THE NUMERAL AND OR LETTERS ARE VISIBLE FROM THE STREET DURING HOURS OF DARKNESS.

WHEN POSSIBLE TREE TRUNKS SHOULD BE TRIMMED UP TO 7 FEET AND BUSHES KEPT TO A MAXIMUM HEIGHT OF 3 FEET TO REDUCE HIDING PLACES AND MAXIMIZE NATURAL SURVEILLANCE.

SALES OFFICES SHALL BE ALARMED WITH A MONITORED SECURITY SYSTEM INCLUSIVE OF GLASS BREAKAGE AND MOTION.

TEN FOOT FIRE SAFETY ZONE TO BE PROVIDED ADJACENT TO PRESERVE. ONLY PATIOS MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE. NO STRUCTURES, OVERHANGS, POOLS, OR SCREEN ENCLOSURES MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE.

IN ADDITION TO MEETING THE SETBACKS SET FORTH IN SECTION B.5.E.(3) OF THE SCRIPPS FLORIDA - PHASE II/BRIGER PCD DESIGN GUIDELINES, THE GROUND FLOOR OF ALL STRUCTURES MUST MEET THE REQUIRED 15' SEPARATION TO SEACOAST UTILITIES MAINLINES.

LEGEND

UE: UTILITY EASEMENT
SB: SETBACK
OS: OPEN SPACE
SW: CONCRETE SIDEWALK
TYP: TYPICAL
FH: FIRE HYDRANT
PRESERVE AREA
STREET LIGHT
PARKING LOT LIGHT
LMT: LAKE MAINTENANCE TRACT
RCW: RECLAIMED WATER MAIN
FM: FORCE MAIN
(B) BACK TO BACK LOT CONDITION
LANDSCAPE FOCAL POINT FEATURE (SEE LANDSCAPE PLAN FOR DETAILS)

SITE DATA

RANGE 42, TOWNSHIP 41, SECTION 26 AND 35	
NAME OF PROJECT	ALTON PARCEL G NEIGHBORHOOD 5
PROPERTY CONTROL NUMBERS	52-42-41-26-00-000-3010 (portion of) 52-42-41-26-00-000-7010 52-42-41-35-00-000-3010 52-42-41-35-00-000-1110 (portion of)
PETITION NUMBER	SPLN-15-03-00018
CURRENT FUTURE LAND USE	DRU/MXD
CURRENT ZONING	PCD/MXD
PROPOSED ZONING	PCD/MXD

TOTAL SITE AREA	**206.00 AC**	**8,973,213 SF**

BUILDING DATA		
UNIT COUNTS	**DUs**	
SINGLE FAMILY LOTS (45'x140')	316	
SINGLE FAMILY LOTS (55'x140')	153	
TOTAL	***469***	
RECREATION & FITNESS FACILITY	**5983**	**SF**
INTERIOR FACILITIES (AC)	3290	SF
EXTERIOR PORCHES (NON AC)	2693	SF
DENSITY	2.28	DU/AC

	REQUIRED	**PROVIDED**
BUILDING HEIGHT	36' MAX	36' MAX.
SINGLE FAMILY	2-STORY MAX	2-STORY MAX
LOT COVERAGE		
SINGLE FAMILY	55% MAX	55% MAX

LAND USE	**SF**	**AC**	**%**	
SINGLE FAMILY RESIDENTIAL LOTS	3,348,792.99	76.88	37.32%	
RIGHT OF WAYS - VEHICULAR ROADS & ROWS	1,070,424.03	24.57	11.93%	
OPEN SPACE, COMMON USE TRACTS, & BUFFERS (REQ 7.36 AC MIN.)	698,760.34	16.04	7.79%	
PRESERVE	2,681,078.52	61.55	29.88%	
LAKE TRACTS & LAKE SURFACE	1,167,797.23	26.81	13.01%	
RECREATION CENTER AMENITIES (BUILDING AND POOL)	6,379.09	0.15	0.07%	
TOTAL	**8,973,232**	**206.00**	**100%**	********

PARKING DATA	**REQUIRED**	**PROVIDED**
CLUBHOUSE (1/300 SF)	**11**	**26**
ADDITIONAL ON STREET PARKING SPACES	**0**	**20**

SURFACE COVER	**SF**	**AC**	**%**
IMPERVIOUS AREA			
SINGLE FAMILY RESIDENTIAL LOTS			
BUILDING LOT COVERAGE (ESTIMATED 55%)	1,841,836.15	42.28	20.53%
PRIVATE WALKS, DRIVEWAYS, AND PATIOS (ESTIMATED 25%)	837,198.25	19.22	9.33%
RIGHT OF WAYS			
VEHICULAR USE AREA	492,416.80	11.30	5.49%
SIDEWALKS WITHIN ROWS	177,738.38	4.08	1.98%
OPEN SPACE, COMMON USE TRACTS, & BUFFERS			
SIDEWALKS & WALLS WITHIN OPEN SPACE	64,451.50	1.48	0.72%
RECREATION CENTER AMENITIES (POOL & BUILDING)	6,379.09	0.15	0.07%
TOTAL IMPERVIOUS AREA	**3,420,020.16**	**78.37**	**38.04%**
PERVIOUS AREA	**SF**	**AC**	**%**
SINGLE FAMILY RESIDENTIAL LOTS			
SINGLE FAMILY EXTERIOR OPEN SPACE (ESTIMATED 20%)	669,758.60	15.38	7.46%
RIGHT OF WAYS			
GREENSPACE WITHIN ROW	400,268.86	9.19	4.46%
OPEN SPACE AND COMMON USE TRACTS			
GREENSPACE WITHIN OPENSPACE & COMMON USE	634,308.84	14.56	7.07%
PRESERVE, LAKE TRACTS & LAKE SURFACE			
GREENSPACE WITHIN PRESERVE, LAKE TRACTS & LAKE SURFACE	3,848,875.75	88.36	42.89%
TOTAL PERVIOUS AREA	**5,553,212.05**	**127.48**	**61.89%**
TOTAL SITE AREA	**8,973,232**	**206.00**	**100%** ********

NOTES:
**** Calculations may vary slightly due to CAD operator human error.

TRAFFIC CONCURRENCY: A MAXIMUM OF 485 SINGLE FAMILY DWELLING UNITS MAY BE CONSTRUCTED WITH PARCEL G.

WAIVER TABLE

	Design Guideline / Code Section	Requirement	Proposed	Deviation
1	DG Section B.5.c. Street Trees	Street tree every 30 ft	Street tree every 40 ft	10 ft
2	DG Section B.5.e. (7), Streets	Max. block length 800 l.f.	Block A - 892 l.f. Block B - 1,045 l.f. Block D - 1306 l.f. Block F - 1,329 l.f.	Block A - 92 l.f. Block B - 245 l.f. Block D - 506 l.f. Block F - 529 l.f.
3	Section 78-345 (d)(3) & Table 12	1 parking space per 300 SF. (1) Spaces	parking space per 1/127 SF. (9) Spaces	33 Spaces
4	Section 78-181(a)(3)(c)	3 ft clearance around equipment	2 ft clearance provided on subject lot	1 ft clearance on subject lot
5	Section 78-182(a)(1), Littoral Planting Zones	Min. 50% of shoreline shall be planted	No littoral plantings within Lake 6	No littoral plantings within Lake 6
6	Section 78-441 (c)(9)at	No vertical permits prior to plat approval	Model permits prior to recordation of plat	Allow model permits only

PROJECT TEAM

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TRAFFIC ENGINEER:
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772.781.7918
CONTACT: SUSAN E. O'ROURKE, P.E.

LITTORAL REQUIREMENTS

	LAKE DATA		SF REQUIRED (10 SF/LF SHORELINE)	LITTORAL DATA		
	AC	SHORELINE LF		SF PROVIDED	LF REQUIRED (50% OF TOTAL SHORELINE)	LF PROVIDED
LAKE 1	4.65	3,168	31,690	39,402	1,584	1,735
LAKE 2	5.56	2,695	26,950	28,010	1,348	1,639
LAKE 3	3.50	1,905	19,050	17,694	953	977
LAKE 4	2.26	1,705	17,050	19,176	853	837
LAKE 5	1.74	1,309	13,090	13,277	655	669
LAKE 6	1.49	972	9,720	-	486	-
TOTAL	19.20	11,754	117,540	117,559	5,877	5,877

NOTE: LITTORAL ZONES REQUIRED FOR LAKE 6 HAVE BEEN INCLUDED IN OTHER LAKE AREAS

NOTE: LAKE 6 IS A LINED LAKE TO ACCOMMODATE REUSE WATER STORAGE. TRANSITIONAL LITTORAL TREE PLANTINGS ARE PROVIDED IN LIEU OF AQUATIC LITTORAL PLANTINGS.

PROPERTY DEVELOPMENT REGULATIONS (NO WAIVERS REQUESTED)

SCRIPPS FLORIDA, PHASE II/BRIGER PCD DESIGN GUIDELINES					PRIMARY BUILDING SETBACKS				GARAGE SETBACKS		PATIO & SCREEN SETBACKS *			POOL SETBACKS			FENCE SETBACKS *			
SF HOMES FRONT LOADED	LOT SIZE	LOT WIDTH	MAX BLDG HEIGHT	MAX LOT COVERAGE	FRONT	SIDE	SIDE STREET	REAR	FRONT	REAR	SIDE	SIDE STREET	REAR	FRONT	SIDE	SIDE STREET	REAR	FRONT	SIDE	SIDE STREET	REAR
REQUIRED	3,400 SF	30' MIN.	2 STORY/36' MAX	55%	10'	5'	15'	10'	15' SIDE LOAD/ 20' FRONT LOAD	-	-	-	-	-	5'	-	3'	-	-	-	-
PROPOSED	6,300 SF	45'	2 STORY/36' MAX	55%	10'	5'	15'	10' **	15' SIDE LOAD/ 20' FRONT LOAD	N/A	5'	12'	3'	N/A	5'	12'	3'	***	0'	12'	0'

* FENCES, WALLS AND SCREEN ENCLOSURES SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS, UNLESS SPECIFICALLY ALLOWED BY THE EASEMENT HOLDER.
** IN AREAS WHERE LOTS ABUT ANOTHER LOT (BACK TO BACK), AN ADDITIONAL 5' REAR SETBACK SHALL BE PROVIDED IN ORDER TO ACHIEVE A 15' REAR SETBACK.
*** FRONT SETBACK FOR FENCE MUST BE IN REAR HALF OF LOT.

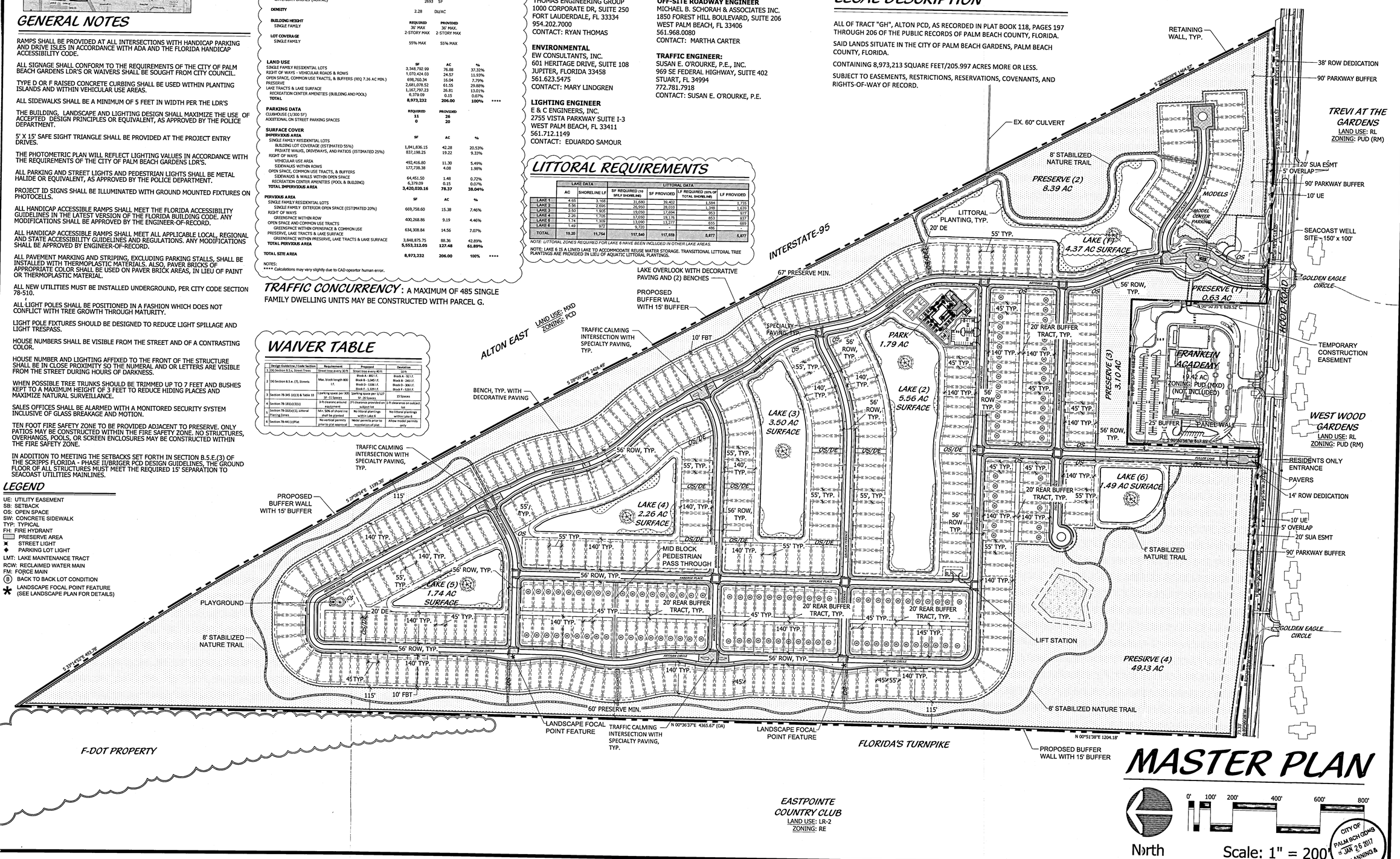
LEGAL DESCRIPTION

ALL OF TRACT "GH", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

CONTAINING 8,973,213 SQUARE FEET/205.997 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



MASTER PLAN

North

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'

CITY OF PALM BCH GDNS JAN 26 2017 PLANNING & ZONING

Cotleur & Hearing
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Land Planners
Environmental Consultants
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ALTON - PARCEL G

Kolter Homes
Palm Beach Gardens, Florida

PROJECT: Alton Parcel G Artistry
PETITION: SPLN-15-03-000018
DEV ORDER: Reso. 18, 2017
DATE: 02/09/2017
PJT MGR: Peter Hofheinz

DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	130609.01
DATE	03-06-15
REVISIONS	05-08-15
06-29-15	08-05-15
09-04-15	10-07-15
10-23-15	04-19-16
07-19-16	09-01-16
10-21-16	10-31-16
11-28-16	12-07-16
12-29-16	

January 25, 2017 12:01:13 p.m.
Drawing: 130609.01 MP.DWG

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