

**LEGEND**

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- STREET LIGHT
- PEDESTRIAN LIGHT
- FIRE HYDRANT
- ★ ENHANCED ARCHITECTURE
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION

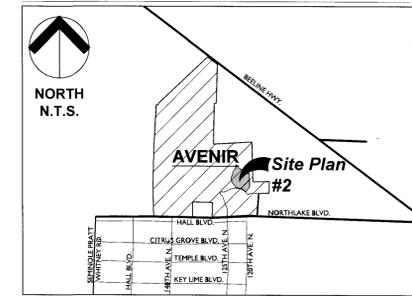
**NOTES**

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY ASSOCIATED LAND SURVEYORS, INC., DATED 1/30/12.
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. REFER TO LANDSCAPE PLANS FOR DETAIL OF SITE FURNITURE.

**PROPERTY DEVELOPMENT REGULATIONS**

	REQUIRED	PROVIDED
LOT COVERAGE	MAX. 55%	42.86% TO UP TO 55%
BUILDING HEIGHT	3 STORIES/45'	3 STORIES/36'
LOT WIDTH	50'	50' & 60'
<b>SETBACKS</b>		
FRONT	15'	15'
with Front loaded garages	20'	20'
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	10'	10'
<b>POOL / SCREEN ENCLOSURE/ PATIOS</b>		
SIDE	5'	5'
SIDE STREET (CORNER LOT)	10'	10'
REAR	5'	5'
<b>PATIOS</b>		
SIDE	2'	2'
SIDE STREET (CORNER LOT)	2'	2'
REAR	2'	2'
<b>FENCES</b>		
FRONT	20'	20'
SIDE	0'	0'
SIDE STREET (CORNER LOT)	10'	10'
REAR	10'	0'
*AT NO TIME SHALL FENCES ENROACH ANY EASEMENTS		
<b>GENERATORS</b>		
FRONT	20'	20'
SIDE	3'	0.75' (WAIVER #2)
SIDE STREET (CORNER LOT)	10'	10'
REAR	3'	3'

**LOCATION MAP**



**SITE DATA**

PETITION NUMBER: SPLN-17-09-000026  
 PROJECT NAME: AVENIR SITE PLAN #2  
 PROPERTY CONTROL NUMBERS: 52-41-42-14-00-000-3020, 52-41-42-15-00-000-1000, 14/42/41 & 15/42/41  
 GROSS ACREAGE (SITE PLAN #2): 195.52 ACRES  
 NET ACREAGE (SITE PLAN #2): 141.59 ACRES  
 (EXCLUDES MASTER DRAINAGE LAKE #5)

LAND USE DESIGNATION: MIXED USE (MXD)  
 ZONING: MXD PCD  
 LAND USE OVERLAY: WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA

RESIDENTIAL HOUSING TYPE: SINGLE FAMILY (AGE-RESTRICTED)  
 RESIDENTIAL HOUSING CLASSIFICATION: DETACHED

**TOTAL DWELLING UNITS:** 469 D.U.  
 267 D.U. - 50' x 130' LOT (LOT NUMBERS 1-267)  
 202 D.U. - 60' x 130' LOT (LOT NUMBERS 268-469)

**NET DENSITY (469 D.U. / 141.59 AC.):** 3.31 D.U. / AC.

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

**OPEN SPACE REQUIRED** ACREAGE %  
 195.52 AC. x 35% = 68.43 AC. MIN. 35%

**OPEN SPACE PROVIDED** ACREAGE %  
 87.34 AC. 44.67%

Common Landscape Areas / L.M.T.\* 24.61 AC / 1,071,968.30 S.F.  
 Private Lands 24.47 AC / 1,065,837.63 S.F.  
 Water Bodies (50% of required open space) 34.22 AC / 1,490,448.53 S.F.  
 Recreation Facilities (Parks) @ 50% 4.04 AC / 175,768.04 S.F.  
**TOTAL:** 87.34 AC. / 3,804,022.50 S.F. 44.67%  
 \*L.M.T. is planted with sod and does not include a sidewalk; the corresponding acreage is included in the landscape/food areas.

**SITE AREA BREAK DOWN**  
 WATER BODIES: 56.13 AC.  
 RECREATION FACILITIES (Parks): 8.07 AC.  
 BUILDING COVERAGE (95% of SF lot area): 44.85 AC.  
 RIGHT OF WAYS: 23.15 AC.  
 DRIVEWAYS/SIDEWALKS (15% of SF lot area): 12.23 AC.  
 COMMON LANDSCAPE AREAS (does not incl. landscape in r/w): 24.61 AC.  
 PRIVATE LANDS (30% of SF lot area): 24.47 AC.  
**TOTAL AREA:** 195.52 AC.

**REQUIRED RECREATION AREA:** 8.07 AC.  
 1/4 AC. PARK WITHIN 1/4 MILE OF EACH PARCEL

**PROVIDED RECREATION AREA:** 8.07 AC.

**AMENITY CENTER/CLUBHOUSE** 5.74 AC.  
**PARK AREA #1** 0.84 AC.  
 PARK #1A: 0.24 AC  
 PARK #1B: 0.39 AC  
 PARK #1C: 0.21 AC  
**PARK AREA #2** 1.49 AC.  
 PARK #2A: 0.26 AC  
 PARK #2B: 0.54 AC  
 PARK #2C: 0.22 AC  
 PARK #2D: 0.47 AC

**GUEST PARKING PROVIDED (PARALLEL ON-SITE PARKING):** 109 SPACES

**DEVELOPMENT TEAM**

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
 2737 NORTHEAST 30TH PLACE  
 FORT LAUDERDALE, FL 33306  
 (954) 491-7811
- ARCHITECT:** RANDALL STOFFT ARCHITECTS  
 42 NORTH SWINTON AVENUE  
 DELRAY BEACH, FL 33444  
 (561) 243-0799
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
 7900 GLADES ROAD  
 BOCA RATON, FL 33434  
 (561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN KILDAY STUDIOS  
 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

**WAIVER SUMMARY TABLE**

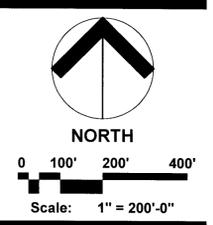
PBG CODE SECTION	REQUIREMENT	PROPOSED	WAIVER REQUEST
1 SECTION 78-563(e) LAKE MAINTENANCE TRACTS (LMTs)	NO IMPROVEMENTS WITHIN LMTs	SIDEWALK LOCATED WITHIN LMT	SIDEWALK ALONG 250 FOOT STRETCH OF LMT
2 SECTION 78-181 (c)(3)(c)	MECHANICAL EQUIPMENT LOCATED WITH 3 FOOT CLEAR AREA	MECHANICAL EQUIPMENT (OPTIONAL GENERATOR) WITH 0.75 FOOT CLEAR AREA AND 3 FOOT CLEAR AREA ON OPPOSITE SIDE OF HOUSE	WAIVER OF 2.25 FEET FOR HOUSE SIDE WITH MECHANICAL EQUIPMENT (OPTIONAL GENERATOR). THREE-FOOT CLEAR AREA PROVIDED ON OPPOSITE SIDE OF HOUSE FOR REAR YARD ACCESS.



**Urban design kilday STUDIOS**  
 Urban Planning & Design  
 Landscape Architecture  
 Communication Graphics  
 610 Clematis Street, Suite CU02  
 West Palm Beach, FL 33401  
 561-366-1100 FAX 561-366-1111  
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 #LCC000035

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**Avenir - Site Plan #2**  
 A Planned Community Development  
 Palm Beach Gardens, Florida  
 Overall Site Plan - Parcel A-5



Date: July 31, 2017  
 Project No.: 12-065.007  
 Designed By: ARCH  
 Drawn By: HLC/WJT  
 Checked By: KL

**Revision Dates:**

08.29.17	PBG Submittal - HLC
03.14.18	PBG Resubmittal - HLC
09.10.18	PBG Resubmittal - WJT
10.04.18	PBG Resubmittal - WJT
10.11.18	PBG Resubmittal - WJT

**SP-1**  
 of 9

PROJECT: AVENIR 469 AGE-RESTRICTED SFH  
 PETITION: SPLN-17-09-000026  
 DEV ORD: RESO 67, 2018  
 DATE: 11/01/2018  
 PJT MGR: JOANN SKARIA, PRINCIPAL PLANNER



**SITE PLAN #1**  
 Petition #: SPLN-17-02-000024  
 Parcel A-3

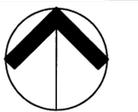
**SITE PLAN #1**  
 Petition #: SPLN-17-02-000024  
 Parcel A-2



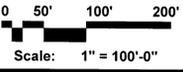
# Avenir - Site Plan #2

## A Planned Community Development

Palm Beach Gardens, Florida  
Site Plan - North Parcel - Parcel A-5



NORTH

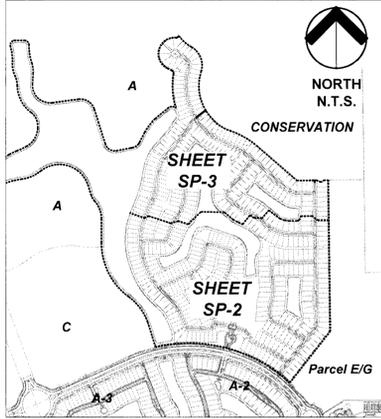


Date: July 31, 2017  
Project No.: 12-065.007  
Designed By: ARCH.  
Drawn By: HLC/WJT  
Checked By: KT

**Revision Dates:**  
08.29.17 PBG Submittal - HLC  
03.14.18 PBG Resubmittal - HLC  
09.10.18 PBG Resubmittal - WJT  
10.04.18 PBG Resubmittal - WJT  
10.11.18 PBG Resubmittal - WJT

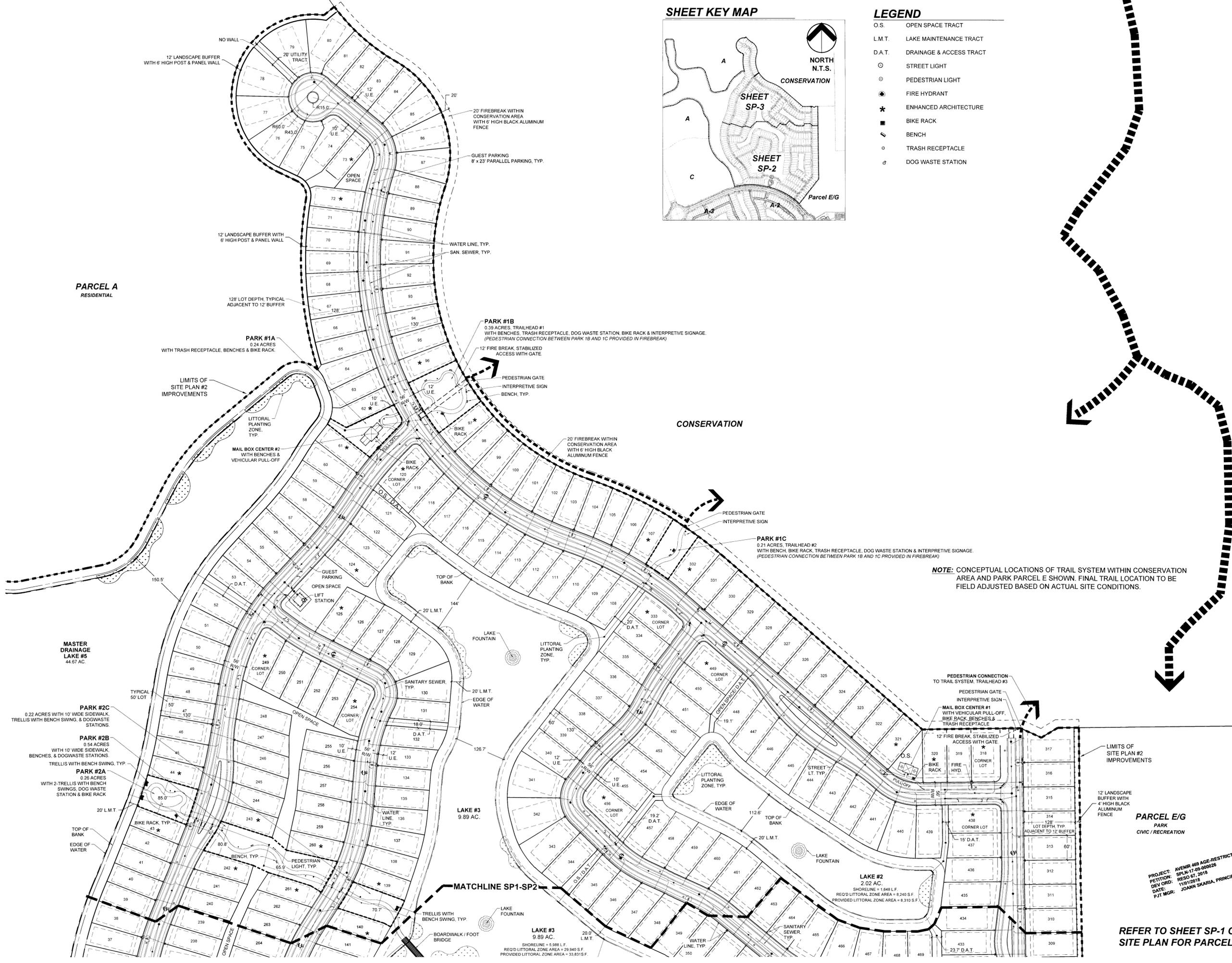
**SP-3**  
of 9

**SHEET KEY MAP**



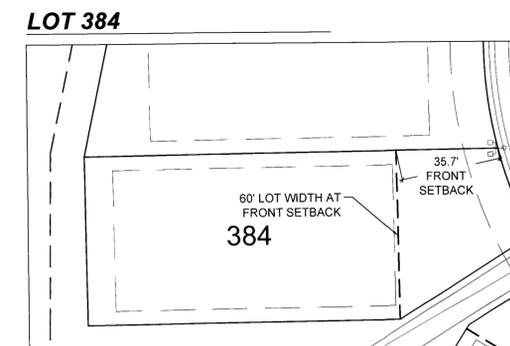
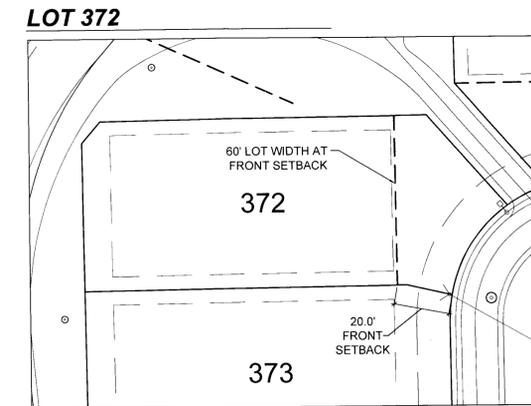
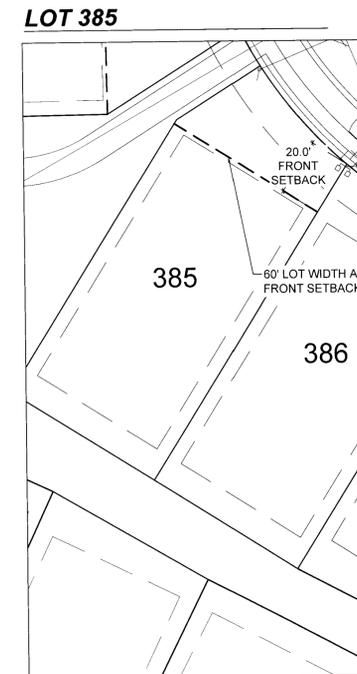
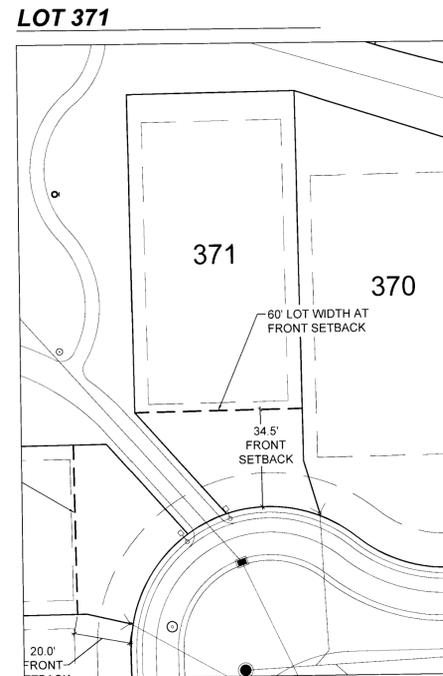
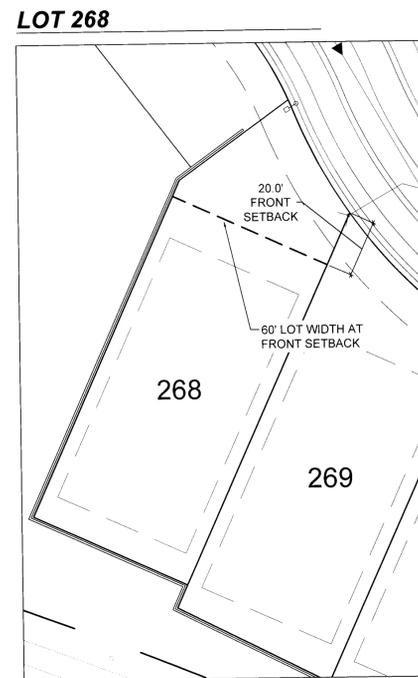
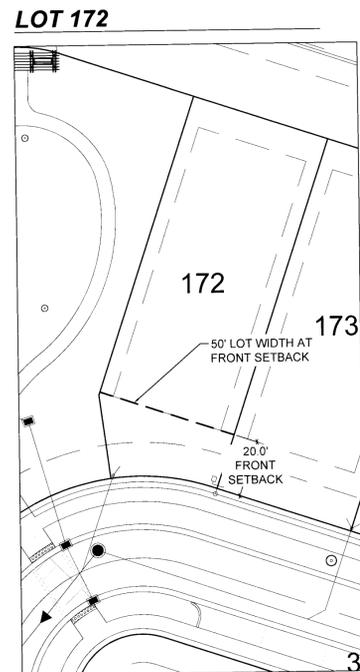
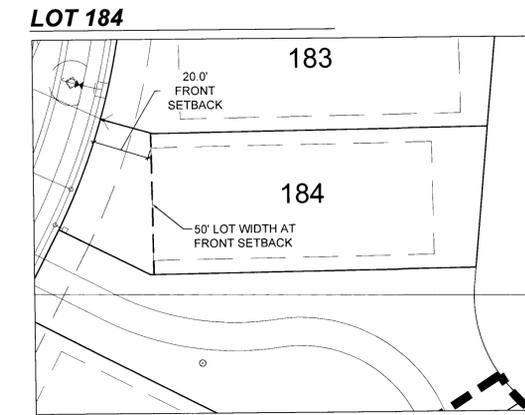
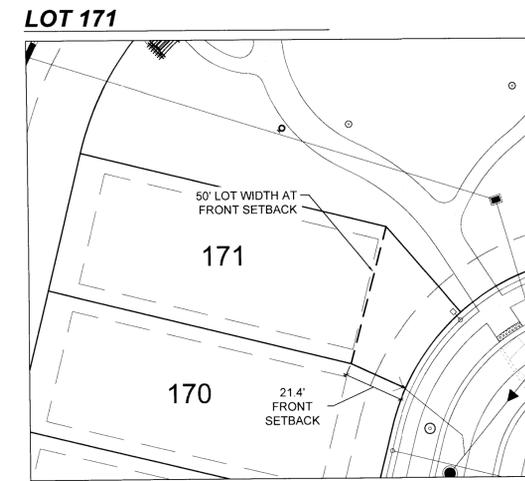
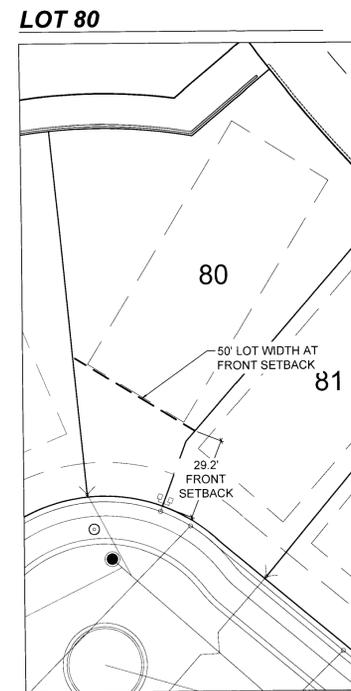
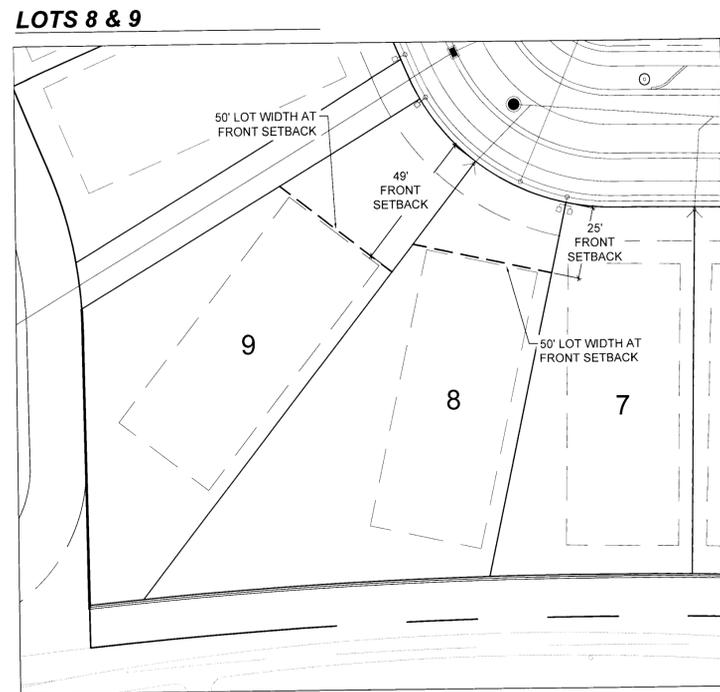
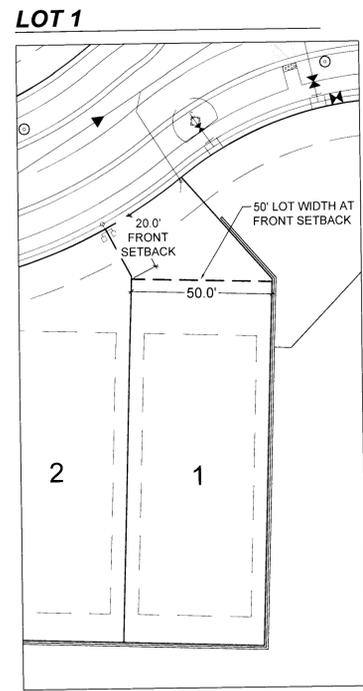
**LEGEND**

- O.S. OPEN SPACE TRACT
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- TRASH RECEPTACLE
- ♻️ DOG WASTE STATION



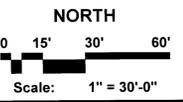
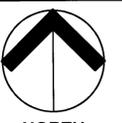
PROJECT: AVENIR 469 AGE-RESTRICTED SFH  
 PETITION: SP-3-17-09-000026  
 DEV ORD: RESO 87, 2018  
 DATE: 11/01/2018  
 PJT MGR: JOANN SKARIA, PRINCIPAL PLANNER

REFER TO SHEET SP-1 OVERALL  
SITE PLAN FOR PARCEL SITE DATA.



PROJECT: AVENIR 489 AGE-RESTRICTED SFH  
 PETITION: SPLN-17-09-000028  
 DESIGNED: RESO 67, 2018  
 DATE: 11/01/2018  
 PJT MGR: JOANN SKARLA, PRINCIPAL PLANNER

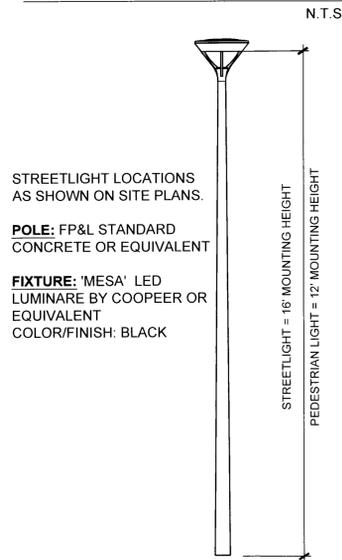
**Avenir - Site Plan #2**  
 A Planned Community Development  
 Palm Beach Gardens, Florida  
 Atypical Lot Details



Date: July 31, 2017  
 Project No.: 12-065.007  
 Designed By: ARCH.  
 Drawn By: HLC/WJT  
 Checked By: KT

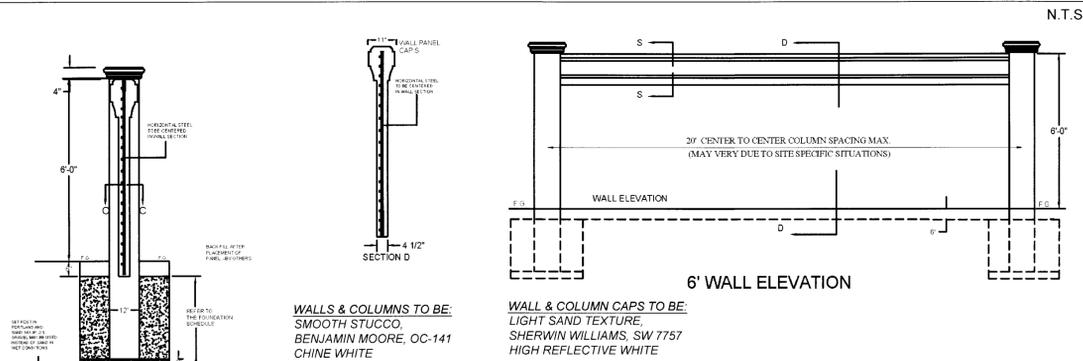
**Revision Dates:**  
 08.20.17 PBG Submittal - HLC  
 03.14.18 PBG Resubmittal - HLC  
 09.10.18 PBG Resubmittal - WJT  
 10.04.18 PBG Resubmittal - WJT  
 10.11.18 PBG Resubmittal - WJT

**TYPICAL STREET LIGHT**

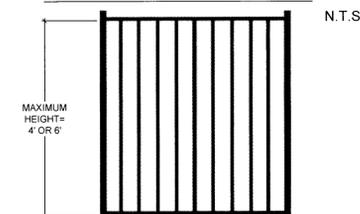


NOTE: ALL LIGHTS SHALL HAVE 90 DEGREE CUT-OFF ADJACENT TO HOUSE

**TYPICAL 6 FT. HIGH POST & PANEL CONCRETE WALL**

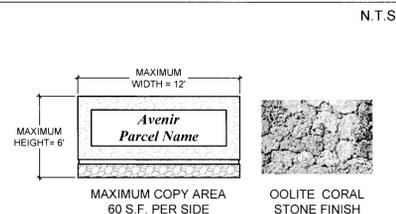


**4 FT & 6 FT. DECORATIVE ALUMINUM FENCE**

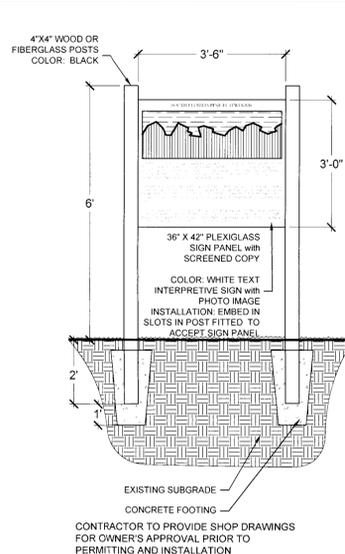


NOTE: DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF FENCE TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

**TYPICAL PARCEL ENTRY SIGN**

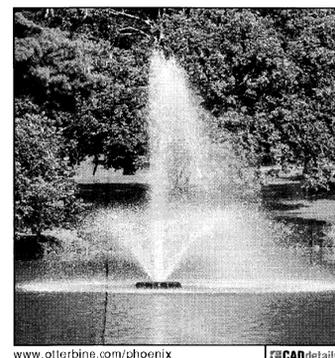


**INTERPRETIVE / INFORMATIONAL SIGN**

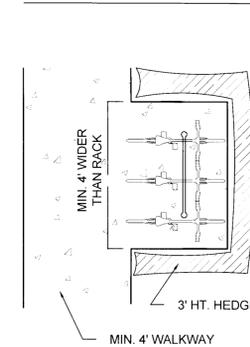


**TYPICAL LAKE FOUNTAIN**

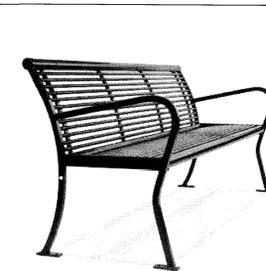
OTTERBINE PHOENIX FOUNTAIN OR EQUIVALENT  
 18' HEIGHT SPRAY, 34" DIAMETER



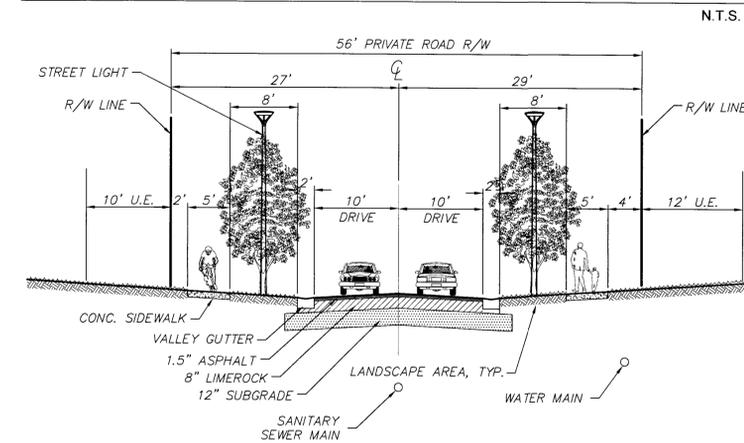
**TYPICAL BIKE RACK**



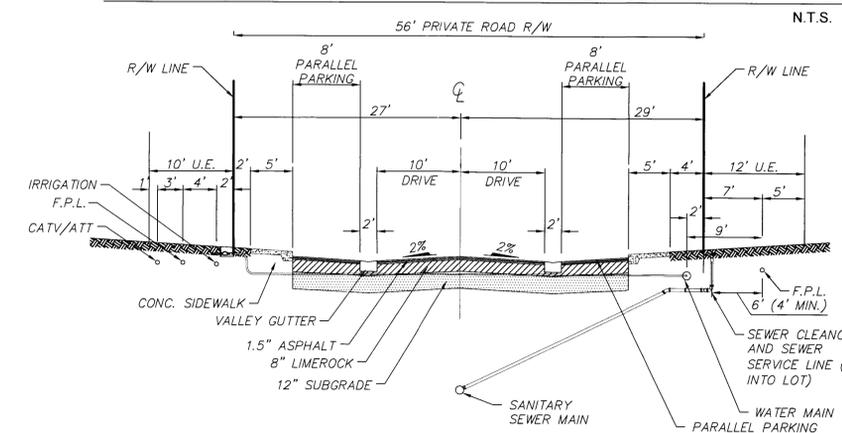
**TYPICAL BENCH**



**TYPICAL 56' RESIDENTIAL STREET R/W SECTION**

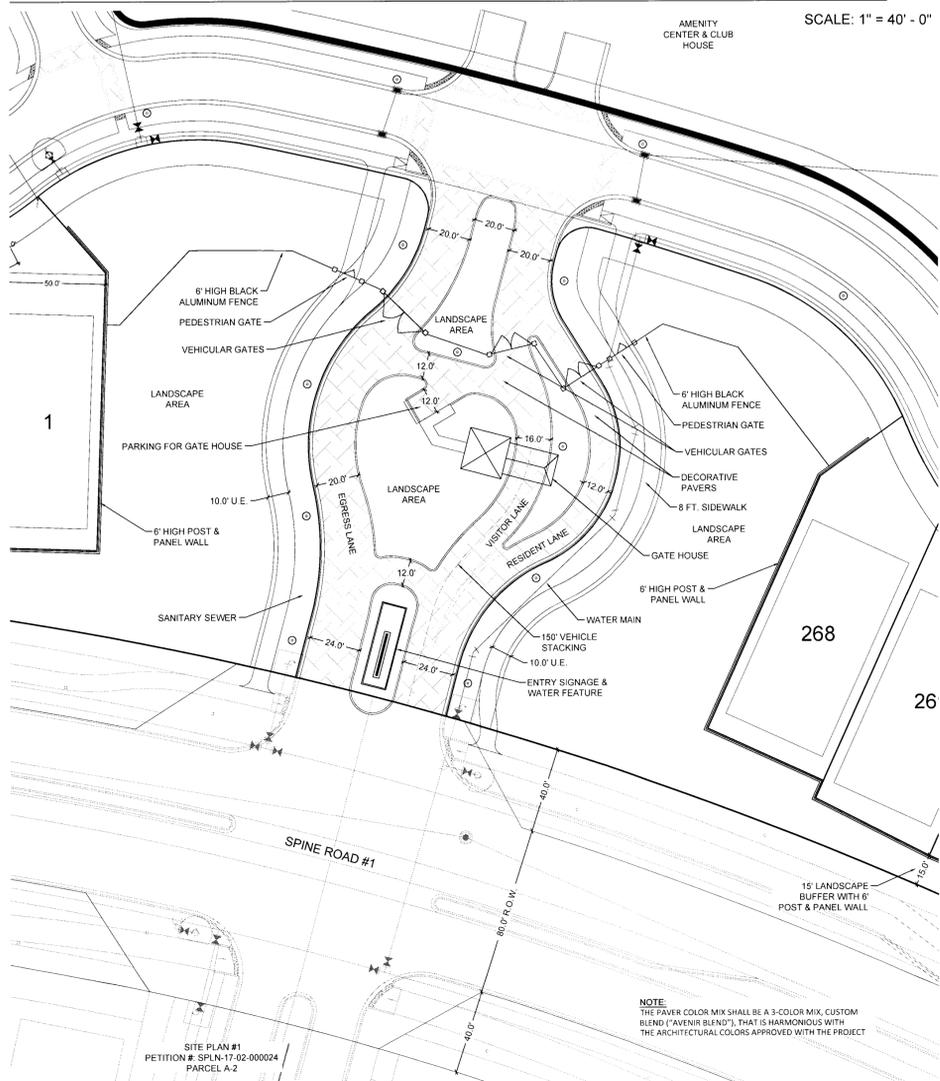


**TYPICAL 56' RESIDENTIAL STREET R/W SECTION WITH PARKING**



PROJECT: AVENIR 489 AGE-RESTRICTED SFH  
 PETITION: SPLN-17-09-000026  
 DEV ORD: RESO 67, 2018  
 DATE: 11/01/2018  
 PJT MGR: JOANN SKARIA, PRINCIPAL PLANNER

**PARCEL ENTRY DETAIL**



**TYPICAL DOG WASTE STATION**

INCLUDES BAG DISPENSER, WASTE RECEPTACLE, AND REFLECTIVE PET SIGN.  
 COLOR: BLACK



**TYPICAL TRASH RECEPTACLE**

PARKVIEW DOUBLE STREAM RECYCLING STATION WITH TRASH & RECYCLING DECALS, OR SIMILAR  
 MANUFACTURER: WASTE WISE PRODUCTS INC. OR SIMILAR  
 COLOR: BLACK



**TYPICAL SIGNAGE ADJACENT TO CONSERVATION AREA:**

FENCE TO INCLUDE SIGNAGE WITH THE FOLLOWING VERBAGE:

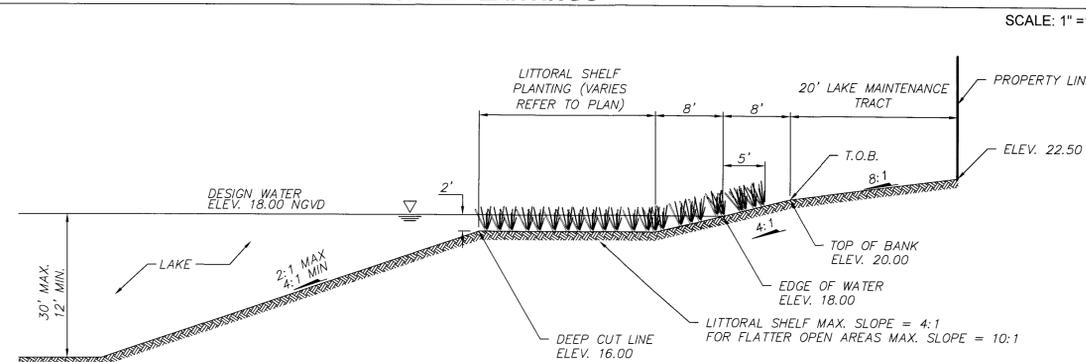
CONSERVATION AREA

THIS PROPERTY IS A HABITAT CONSERVATION AREA DESIGNATED BY: THE CITY OF PALM BEACH GARDENS SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND THE U.S. ARMY CORPS OF ENGINEERS

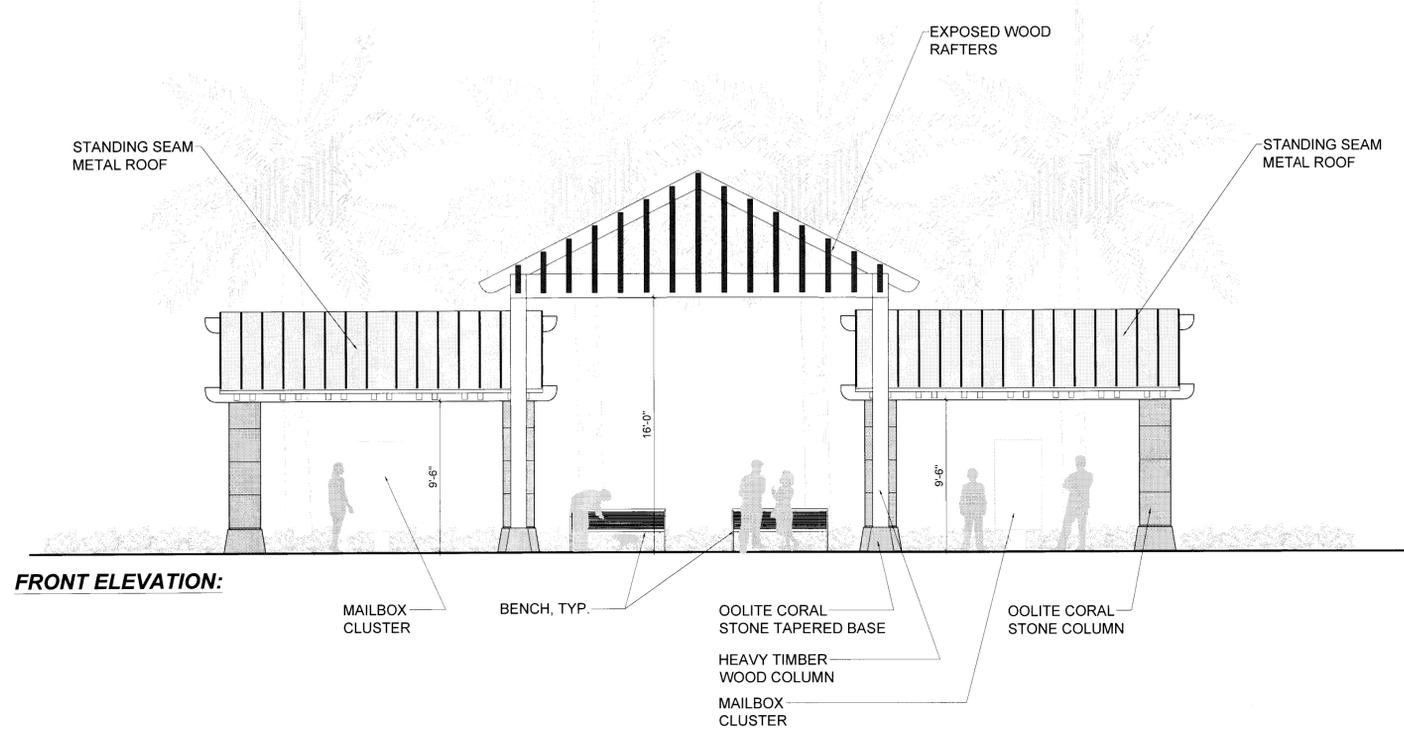
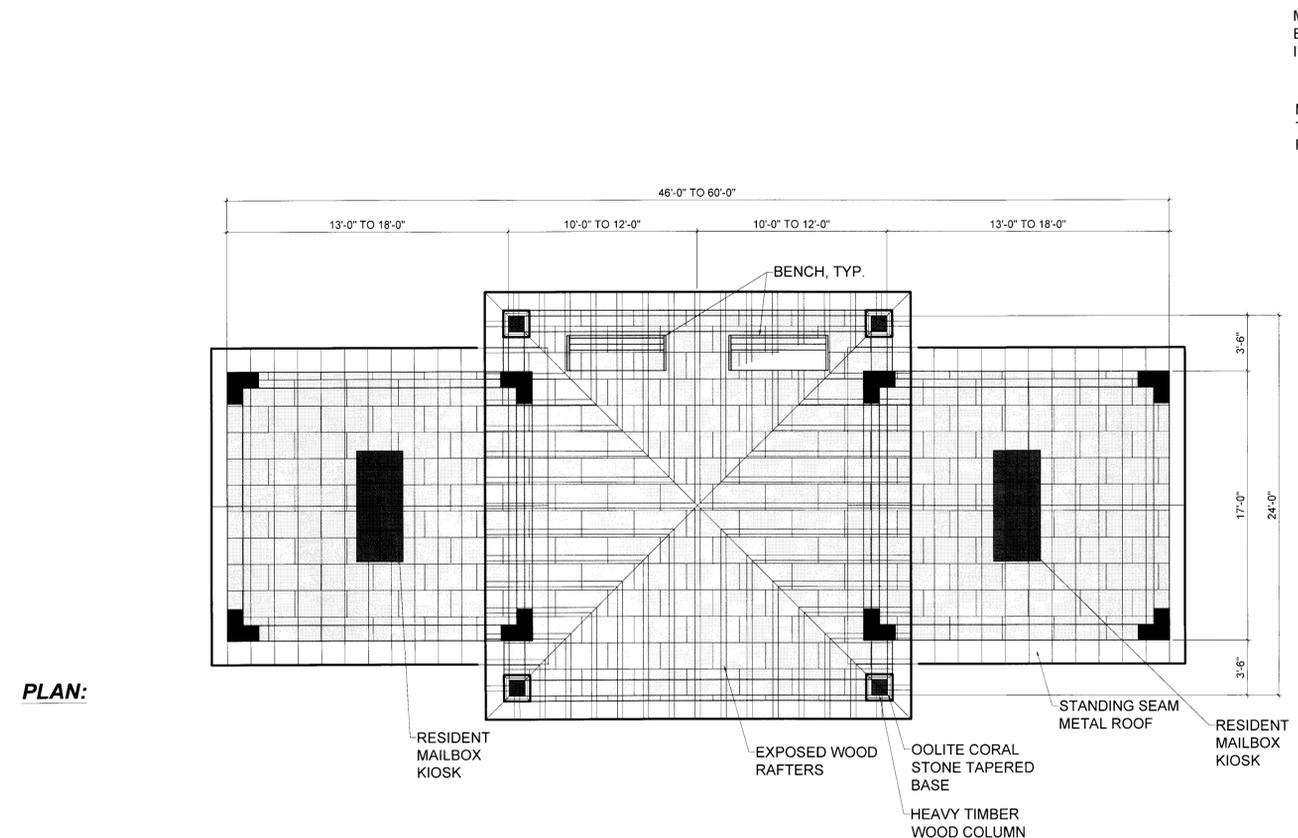
THIS PROPERTY SUPPORTS NATIVE FLORIDA WILDLIFE INCLUDING DEER, BOBCATS, SNAKES, ALLIGATORS, AND NATIVE BIRDS.

CONSERVATION ACTIVITIES INCLUDE PRESCRIBED BURNING TO ENHANCE HABITAT AND REDUCE THE RISK OF WILDFIRE.

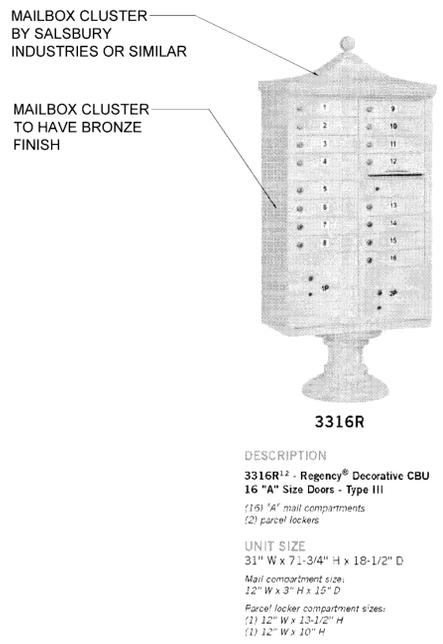
**TYPICAL LAKE SECTION WITH LITTORAL PLANTINGS**



Date:	July 31, 2017
Project No.:	12-065.007
Designed By:	ARCH.
Drawn By:	HLC/WJT
Checked By:	KT
<b>Revision Dates:</b>	
08.29.17	PBG Submittal - HLC
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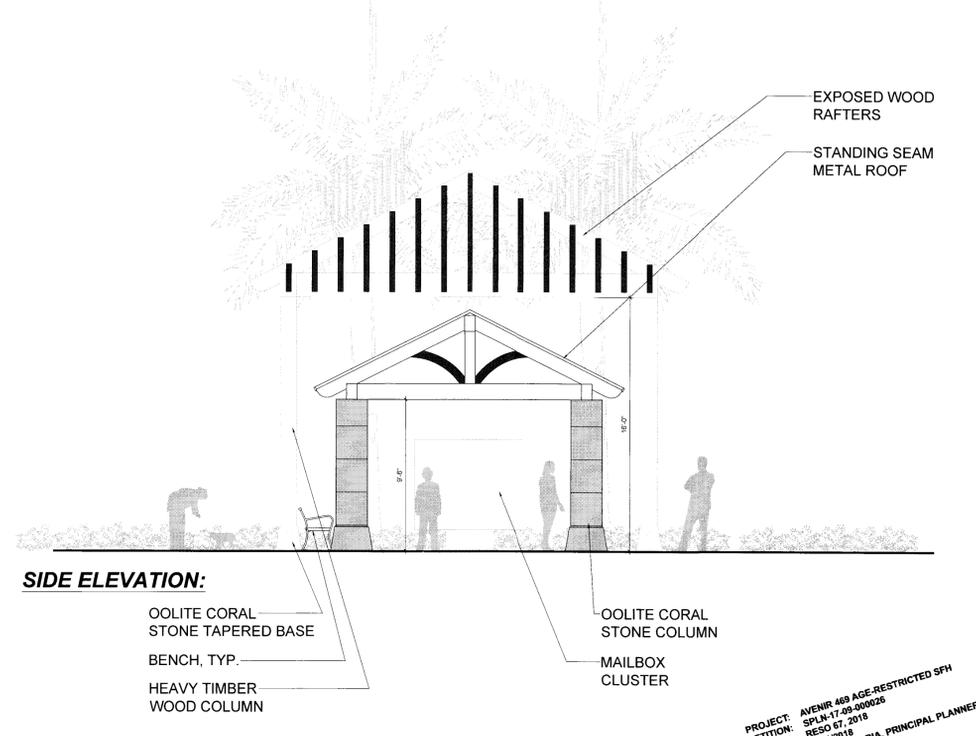
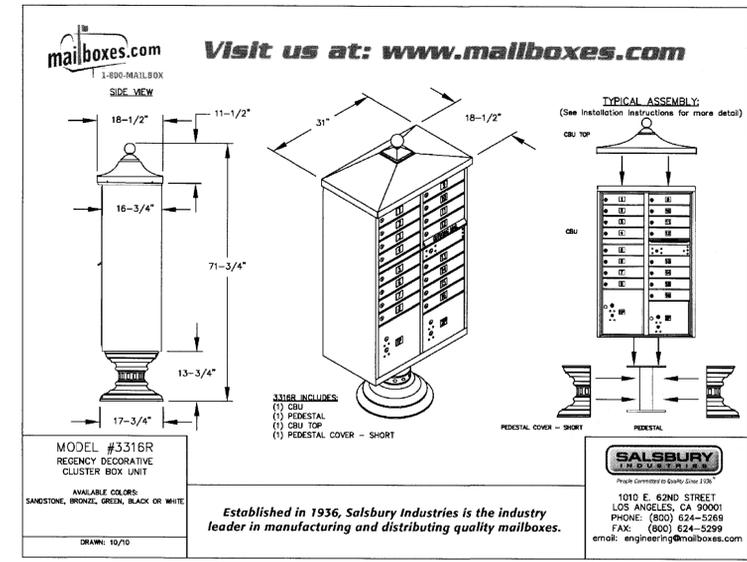
**TYPICAL MAILBOX CENTER**



**TYPICAL MAILBOX CLUSTER DETAIL**

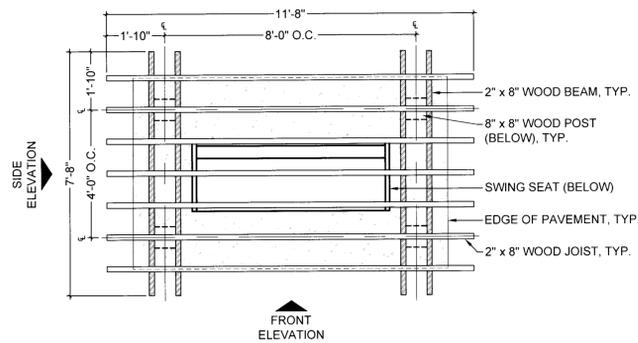
NOTE: THE NUMBER OF MAILBOXES TO BE DETERMINED AT TIME OF PERMITTING

N.T.S.

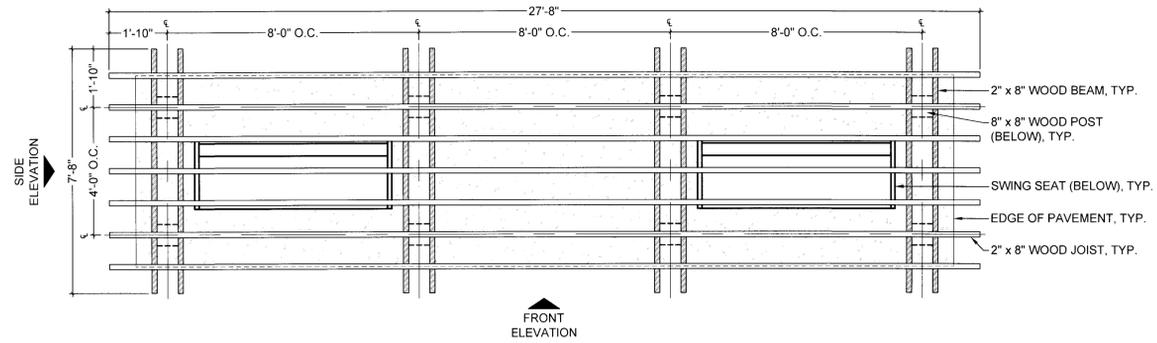


N.T.S.

PROJECT: AVENIR 488 AGE-RESTRICTED SPH  
 PETITION: SPLN-17-09-000026  
 DEL. ORD: RESO 67, 2018  
 DATE: 11/01/2018  
 PJT MGR: JOANN SKARIA, PRINCIPAL PLANNER



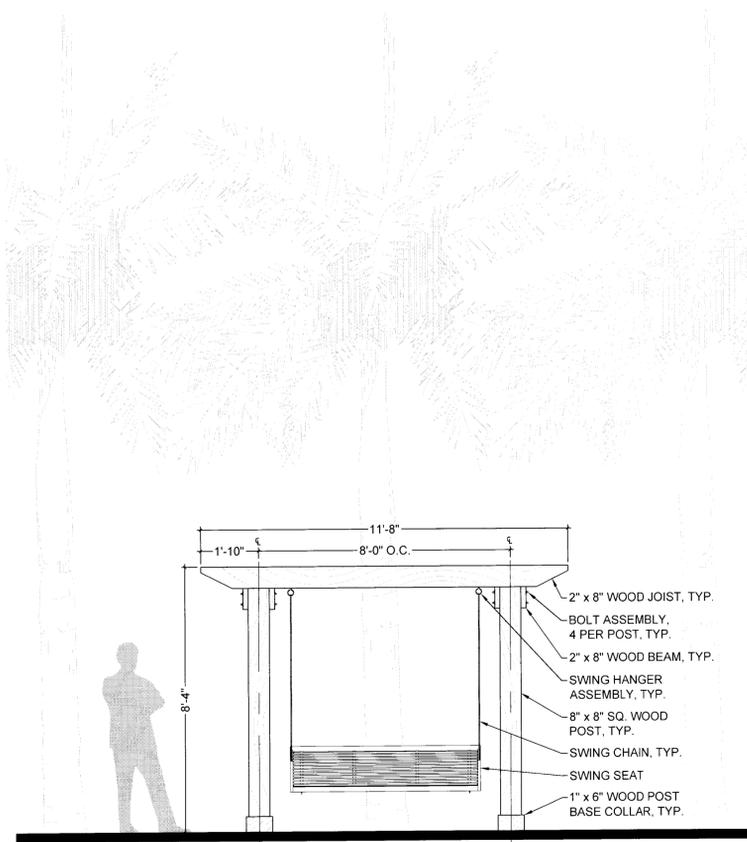
**SINGLE SWING PLAN**



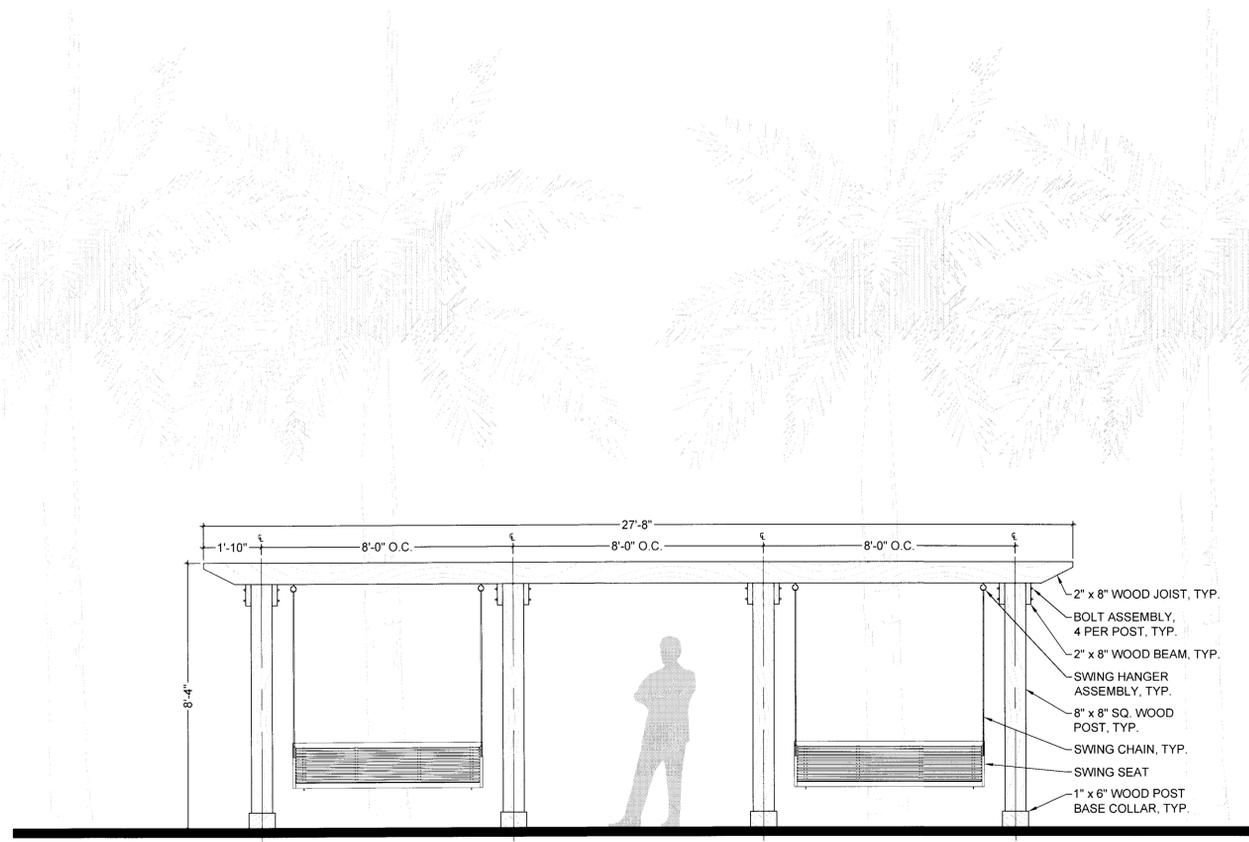
**DOUBLE SWING PLAN**

**GENERAL NOTES**

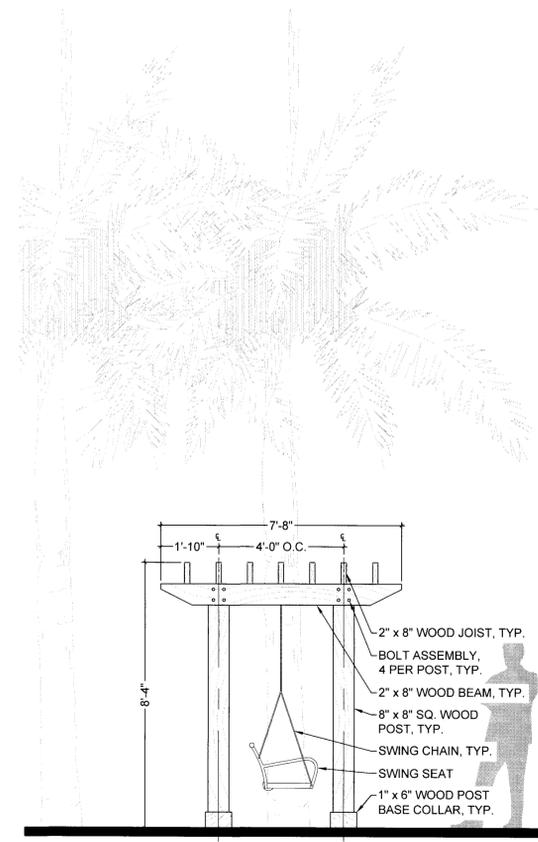
1. DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL WOOD COMPONENTS TO BE PRESSURE 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 OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.



**SINGLE SWING FRONT ELEVATION**



**DOUBLE SWING FRONT ELEVATION**



**TYPICAL SIDE ELEVATION**

**BENCH SWING ARBOR DETAILS**

PROJECT: AVENIR 469 AGE RESTRICTED SFH  
PETITION: SPLN-17-09-00026  
DEV ORD: RESO 07, 2018  
DATE: 11/01/2018  
PJT MGR: JOANN SKARIA, PRINCIPAL PLANNER

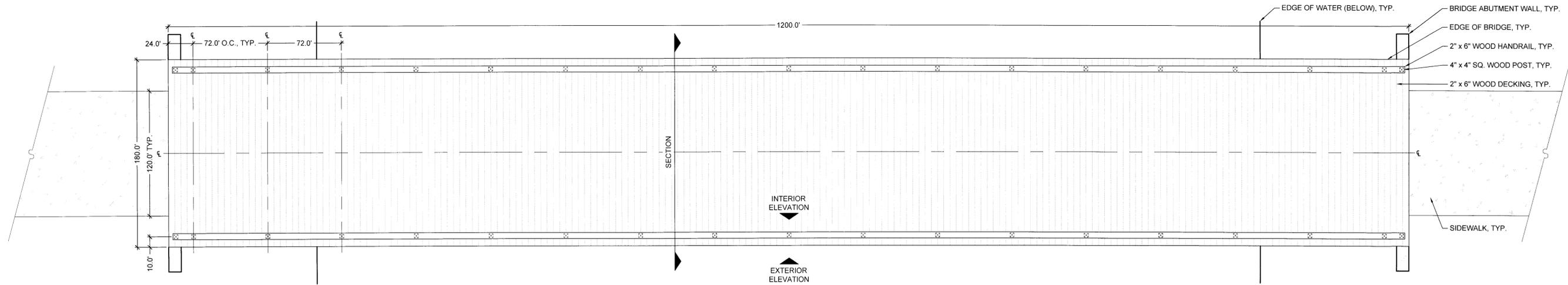
SCALE: 3/8" = 1'-0"

**Avenir - Site Plan #2**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan - Details - Parcel A-5

Date: July 31, 2017  
Project No.: 12-065.007  
Designed By: ARCH  
Drawn By: HLC/WJT  
Checked By: KT

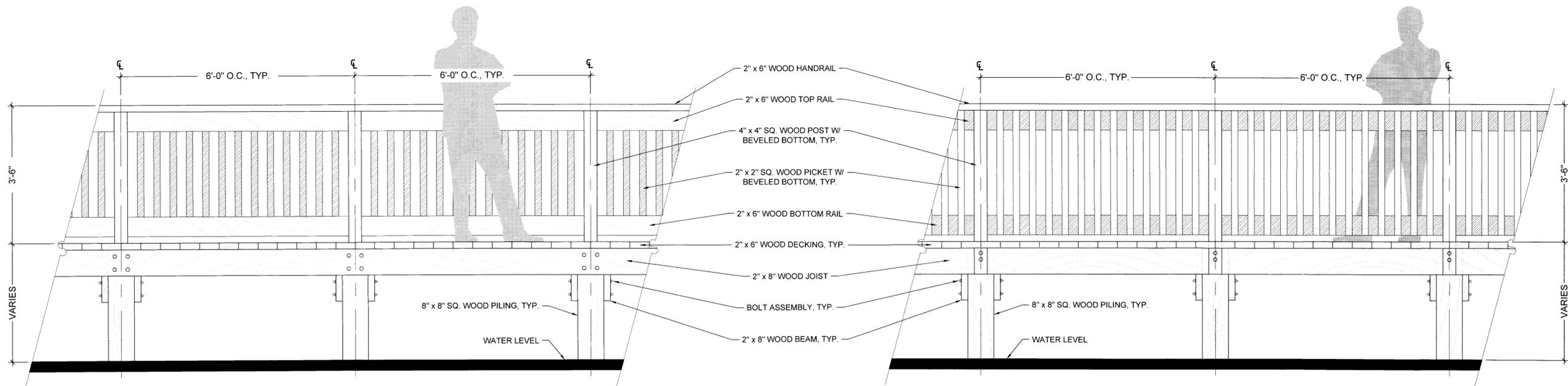
**Revision Dates:**

08.29.17	PBG Submittal - HLC
03.14.18	PBG Resubmittal - HLC
09.10.18	PBG Resubmittal - WJT
10.04.18	PBG Resubmittal - WJT
10.11.18	PBG Resubmittal - WJT



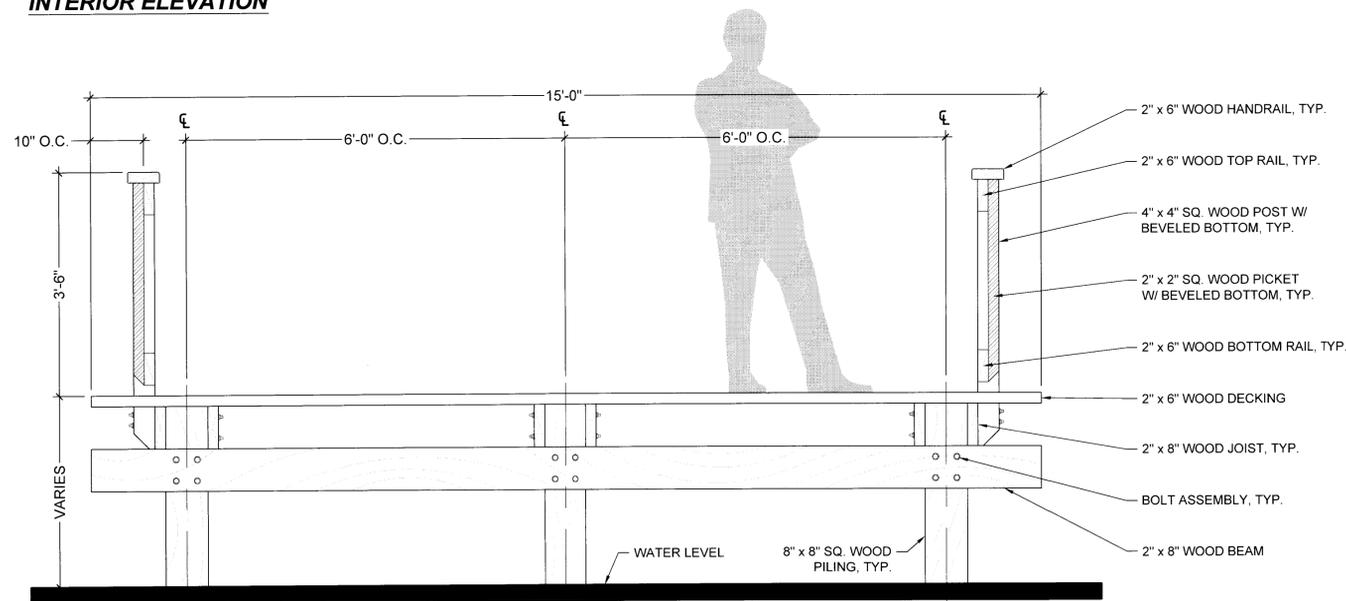
**PEDESTRIAN BRIDGE DECKING PLAN**

SCALE: 1/4" = 1'-0"



**INTERIOR ELEVATION**

**EXTERIOR ELEVATION**



**SECTION**

**PEDESTRIAN BRIDGE TYPICAL DETAILS**

SCALE: 1/4" = 1'-0"

**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.
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3. ALL HARDWARE TO BE GALVANIZED STEEL.

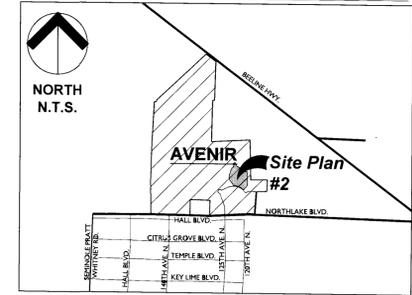
PROJECT: AVENIR 468 AGE-RESTRICTED SFI  
 PETITION: SPLN-17-09-000026  
 DEV ORG: RESO 87, 2018  
 DATE: 11/01/2018  
 PJT MGR: JOANN SIKARIA, PRINCIPAL PLANNER

Date:	July 31, 2017
Project No.:	12-065.007
Designed By:	ARCH.
Drawn By:	HLC/WJT
Checked By:	KT

<b>Revision Dates:</b>	
08.29.17	PBG Submittal - HLC
03.14.18	PBG Resubmittal - HLC
09.10.18	PBG Resubmittal - WJT
10.04.18	PBG Resubmittal - WJT
10.11.18	PBG Resubmittal - WJT



**LOCATION MAP**



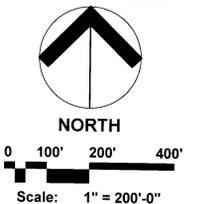
**PARKS REQUIREMENT**

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

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 Landscape Architecture  
 Communication Graphics  
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**Avenir - Site Plan #2**  
 A Planned Community Development  
 Palm Beach Gardens, Florida  
 Park Area Compliance Map - Parcel A-5



Date: July 31, 2017  
 Project No.: 12-065.007  
 Designed By: ARCH  
 Drawn By: HLC/WJT  
 Checked By: KT

**Revision Dates:**

08.29.17	PBG Submittal - HLC
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09.10.18	PBG Resubmittal - WJT
10.04.18	PBG Resubmittal - WJT
10.11.18	PBG Resubmittal - WJT

PROJECT: AVENIR 469 AGE-RESTRICTED SFH  
 PETITION: SPLN-17-02-000024  
 DEV ORD: RESD 07, 2016  
 DATE: 11/01/2018  
 PJT MGR: JOANN SKARIA, PRINCIPAL PLANNER