

# PROJECT INFORMATION

RANGE 42, TOWNSHIP 41, SECTION 26  
 NAME OF PROJECT: COMMUNITY RECREATION & FITNESS FACILITY  
 PROPERTY CONTROL NUMBERS: 52-42-41-26-00-000-1110, 52-42-41-26-00-000-3030, 52-42-41-26-00-000-1080  
 PETITION NUMBER:  
 CURRENT FUTURE LAND USE: MUD  
 CURRENT ZONING: PC/MXD  
 PROPOSED ZONING: PC/MXD  
 OVERLAY: BIOSCIENCE RESEARCH PROTECTION OVERLAY  
 TOTAL SITE AREA: 7.70 AC 335,455 SF

BUILDING DATA	SF
RECREATION & FITNESS FACILITY	9,051
MULTI-PURPOSE FIELD	150' X 300'
LAP POOL	25 METER
RECREATION POOL	28-56' X 83'
TENNIS COURTS	2
BASKETBALL COURTS	2
BEACH VOLLEYBALL COURT	1
PLAYGROUND	1
SPLASH POOL	1
SPA POOL	3

BUILDING HEIGHT	REQUIRED	PROVIDED
RECREATION & FITNESS FACILITY	45' MAX	TBD
NUMBER OF STORIES	1	

LOT COVERAGE	REQUIRED	PROVIDED
RECREATION & FITNESS FACILITY	50% MAX	3.57%

SURFACE COVER	SF	AC	%
IMPERVIOUS AREA	11,991	0.28	3.57%
VEHICULAR USE AREA	45,513	1.07	13.87%
SIDEWALK & PLAZA	86,762	1.99	25.86%
POOL	6,989	0.16	2.08%
TOTAL IMPERVIOUS	152,255	3.50	45.39%
PERVIOUS AREA	123,967	2.85	36.95%
PCD BUFFER	10,458	0.24	3.12%
SPORTS FIELDS	48,773	1.12	14.54%
TOTAL PERVIOUS	183,199	3.09	54.61%
TOTAL	335,454	6.58	100.00%

PARKING DATA	REQUIRED	PROVIDED
RECREATION BUILDING (1 SPACE / 300 SF)	30	49
HANDICAP SPACES (INCLUDED IN TOTAL)	3	3

# PROJECT TEAM

**APPLICANT:**  
 KOLTER ACQUISITIONS LLC  
 701 S OLIVE AVE, STE 104, 33401  
 561.682.9500  
 CONTACT: SCOTT MORTON

**SURVEYOR:**  
 MICHAEL B. SCHORAH & ASSOCIATES INC.  
 1850 FOREST HILL BOULEVARD, SUITE 206  
 WEST PALM BEACH, FL 33406  
 561.968.0080  
 CONTACT: MARTHA CARTER

**LANDSCAPE ARCHITECT/PLANNER:**  
 COTLEUR & HEARING, INC.  
 1934 COMMERCE LANE, SUITE 1  
 JUPITER, FL 33458  
 561.747.6336  
 CONTACT: DON HEARING

**ARCHITECT:**  
 AFFINITI ARCHITECTS  
 6100 BROKEN SOUND PKWY NW, SUITE 8  
 BOCA RATON, FL 33487  
 561.750.0445  
 CONTACT: BENJAMIN SCHREIER, AIA

**ENGINEER:**  
 MICHAEL B. SCHORAH & ASSOCIATES INC.  
 1850 FOREST HILL BOULEVARD, SUITE 206  
 WEST PALM BEACH, FL 33406  
 561.968.0080  
 CONTACT: MARTHA CARTER

**OFF-SITE ROADWAY ENGINEER**  
 MICHAEL B. SCHORAH & ASSOCIATES INC.  
 1850 FOREST HILL BOULEVARD, SUITE 206  
 WEST PALM BEACH, FL 33406  
 561.968.0080  
 CONTACT: MARTHA CARTER

**ENVIRONMENTAL**  
 EW CONSULTANTS, INC.  
 601 HERITAGE DRIVE, SUITE 108  
 JUPITER, FLORIDA 33458  
 561.623.5475  
 CONTACT: MARY LINDGREN

**TRAFFIC ENGINEER:**  
 SUSAN E. O'ROURKE, P.E., INC.  
 969 SE FEDERAL HIGHWAY, SUITE 402  
 STUART, FL 34994  
 772.761.7918  
 CONTACT: SUSAN E. O'ROURKE, P.E.

**LIGHTING ENGINEER**  
 E & C ENGINEERS, INC.  
 2755 VISTA PARKWAY SUITE I-3  
 WEST PALM BEACH, FL 33411  
 561.712.1149  
 CONTACT: EDUARDO SAMOUR

# LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

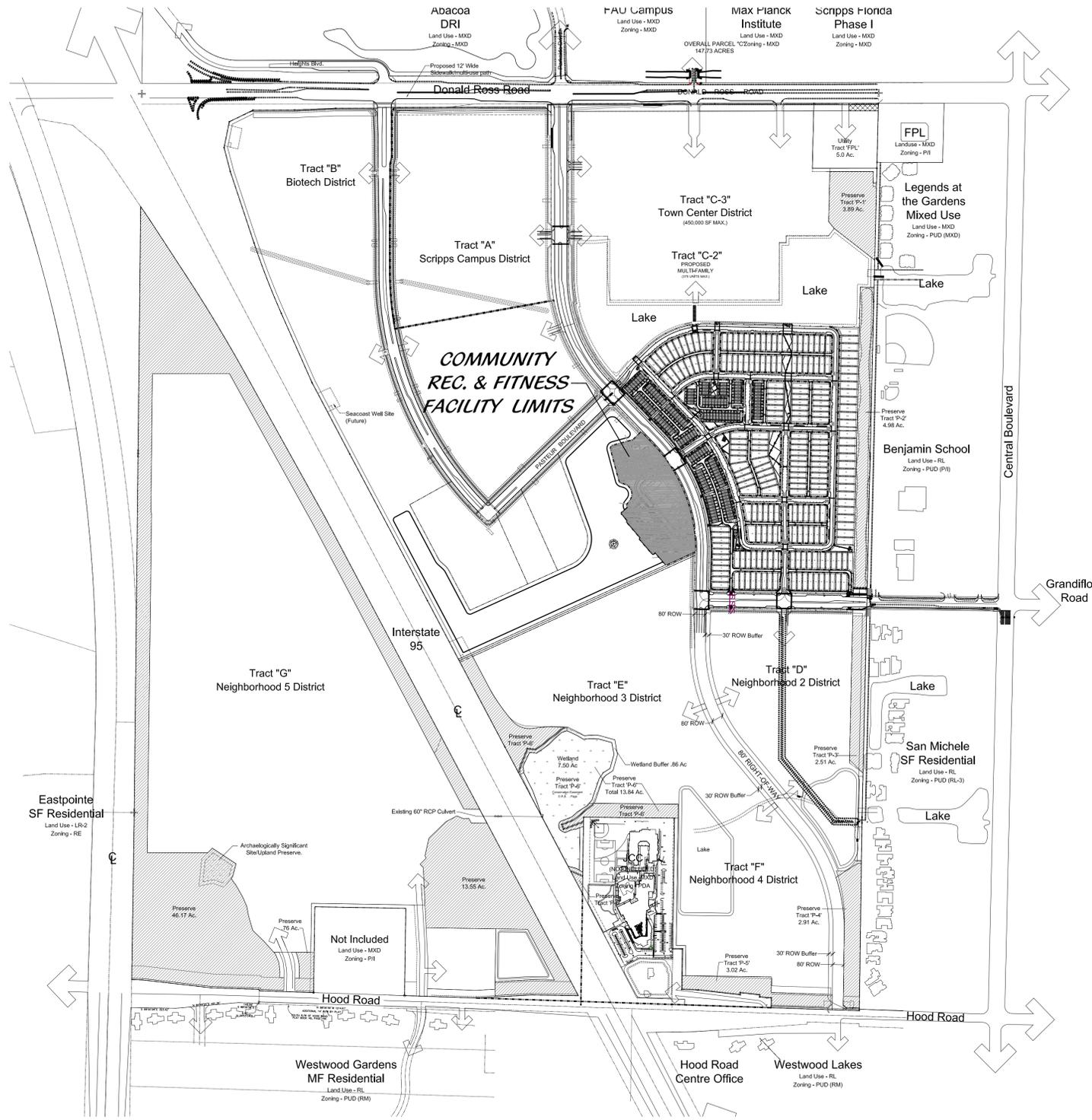
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 01°17'32" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 196.50 FEET; THENCE NORTH 88°42'28" WEST, A DISTANCE OF 1250.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 65°39'57" WEST, A DISTANCE OF 232.15 FEET; THENCE NORTH 40°42'01" WEST, A DISTANCE OF 119.10 FEET; THENCE SOUTH 49°17'59" WEST, A DISTANCE OF 22.50 FEET; THENCE NORTH 40°42'01" WEST, A DISTANCE OF 148.00 FEET; THENCE NORTH 49°17'59" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 40°42'01" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 49°17'59" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 40°42'01" WEST, A DISTANCE OF 61.96 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 22.00 FEET AND A CENTRAL ANGLE OF 70°29'40" (A RADIAL LINE FROM THE CENTER OF SAID CURVE BEARS SOUTH 49°17'59" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°55'39" EAST, A DISTANCE OF 27.49 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 78.00 FEET AND A CENTRAL ANGLE OF 113°09'25"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 75°13'46" WEST, A DISTANCE OF 20.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 22.00 FEET AND A CENTRAL ANGLE OF 60°07'20"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°04'52" WEST, A DISTANCE OF 234.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 21.89 FEET AND A CENTRAL ANGLE OF 89°52'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 75°02'31" EAST, A DISTANCE OF 143.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 29°08'51"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.17 FEET TO A POINT OF TANGENCY; THENCE NORTH 45°55'46" EAST, A DISTANCE OF 77.80 FEET; THENCE SOUTH 44°04'14" EAST, A DISTANCE OF 116.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 44°38'34" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 857.08 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.70 ACRES OR 335,460 SQUARE FEET) MORE OR LESS.

TOGETHER WITH AN UNDIVIDED 75% OF THE PETROLEUM AND MINERAL RIGHTS WITH RESPECT TO THE PROPERTY DESCRIBED IN DEED BOOK 1107, PAGE 685 AND IN DEED BOOK 1146, PAGE 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

# ALTON - PARCEL B

# COMMUNITY RECREATION & FITNESS FACILITY



# GENERAL NOTES

RAMPAS 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 AND ALTON MASTER SIGN PROGRAM 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 LED 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 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.  
 THE FITNESS FACILITY BUILDING SHALL REQUIRE FIRE SPRINKLERS.  
 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.  
 STREET ADDRESS NUMBER SHALL BE VISIBLE FROM THE STREET AND OF A CONTRASTING COLOR.  
 ADDRESS AND LIGHTING SHALL BE AFFIXED TO THE FRONT OF THE STRUCTURE AND 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.



LOCATION MAP  
 Not to Scale

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**ALTON PARCEL B**  
**COMMUNITY RECREATION & FITNESS FACILITY**  
 Kolter Homes  
 Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	130609
DATE	09-30-14
REVISIONS	

September 25, 2014 10:51:29 a.m.  
 Drawing: 120609 GP.DWG

# Cover Page