

PROJECT INFORMATION

RANGE 42, TOWNSHIP 41, SECTION 26	COMMUNITY RECREATION & FITNESS FACILITY	6,179	152,444 SF
NAME OF PROJECT	52-42-41-26-01-002-0010	RECREATION & FITNESS FACILITY	25 METER
PROPERTY CONTROL NUMBERS	SPL# 14-10-00014	LAKE POOL	19.85' X 150'
PETITION NUMBER		TENNIS COURTS	1
		BASKETBALL COURTS	1
		BEACH VOLLEYBALL COURT	1
		PICKLEBALL COURT	2
		PLAYGROUND	1
		SPA POOL	1
TOTAL PROJECT AREA	3.50 AC	MAX PERMITTED	PROVIDED
TRACT 0-10	0.31 AC	RECREATION & FITNESS FACILITY	50'
TOTAL RECREATION AREA	3.19 AC	NUMBER OF STORES	4



LEGAL DESCRIPTION

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 A PARCEL OF LAND BEING A PORTION OF TRACT "DEF" AND TRACT "O-10", ALTON PCD AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID TRACT "O-10", ALSO BEING THE SOUTHWEST LINE OF TRACT "B" AND THE WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1") AS SHOWN ON SAID PLAT OF ALTON PCD, SAID POINT BEING THE BEGINNING OF A 110.00 FEET RADIUS CURVE CONCAVE TO THE WEST AND WHOSE CENTER BEARS NORTH 89°20'00" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID TRACT "O-10" AND SAID WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1"), THROUGH A CENTRAL ANGLE OF 0°45'12", A DISTANCE OF 13.82 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 01°17'52" WEST ALONG THE EAST LINE OF SAID TRACT "DEF" AND TRACT "O-10" AND SAID WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1"), A DISTANCE OF 384.04 FEET, THENCE SOUTH 00°46'20" EAST ALONG SAID EAST LINE OF TRACT "DEF" AND SAID WEST RIGHT-OF-WAY LINE OF ALTON ROAD (TRACT "S-1"), A DISTANCE OF 34.24 FEET TO A POINT ON THE SOUTH LINE OF SAID ALTON ROAD (TRACT "S-1"), THENCE CONTINUE SOUTH 00°46'20" EAST, A DISTANCE OF 10.44 FEET, THENCE SOUTH 89°13'22" WEST, A DISTANCE OF 368.94 FEET, THENCE NORTH 24°20'00" WEST, A DISTANCE OF 244.25 FEET TO A POINT ON SAID NORTHWEST LINE OF TRACT "O-10" AND SAID SOUTHWEST LINE OF TRACT "B", THENCE NORTH 65°59'57" EAST ALONG SAID NORTHWEST LINE OF TRACT "O-10" AND SAID SOUTHWEST LINE OF TRACT "B", A DISTANCE OF 548.38 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.500 ACRES OR 152,444 SQUARE FEET, MORE OR LESS.
 TOGETHER WITH AN UNDRAINED 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.
 *****Calculations may vary slightly due to CAD operator human error.

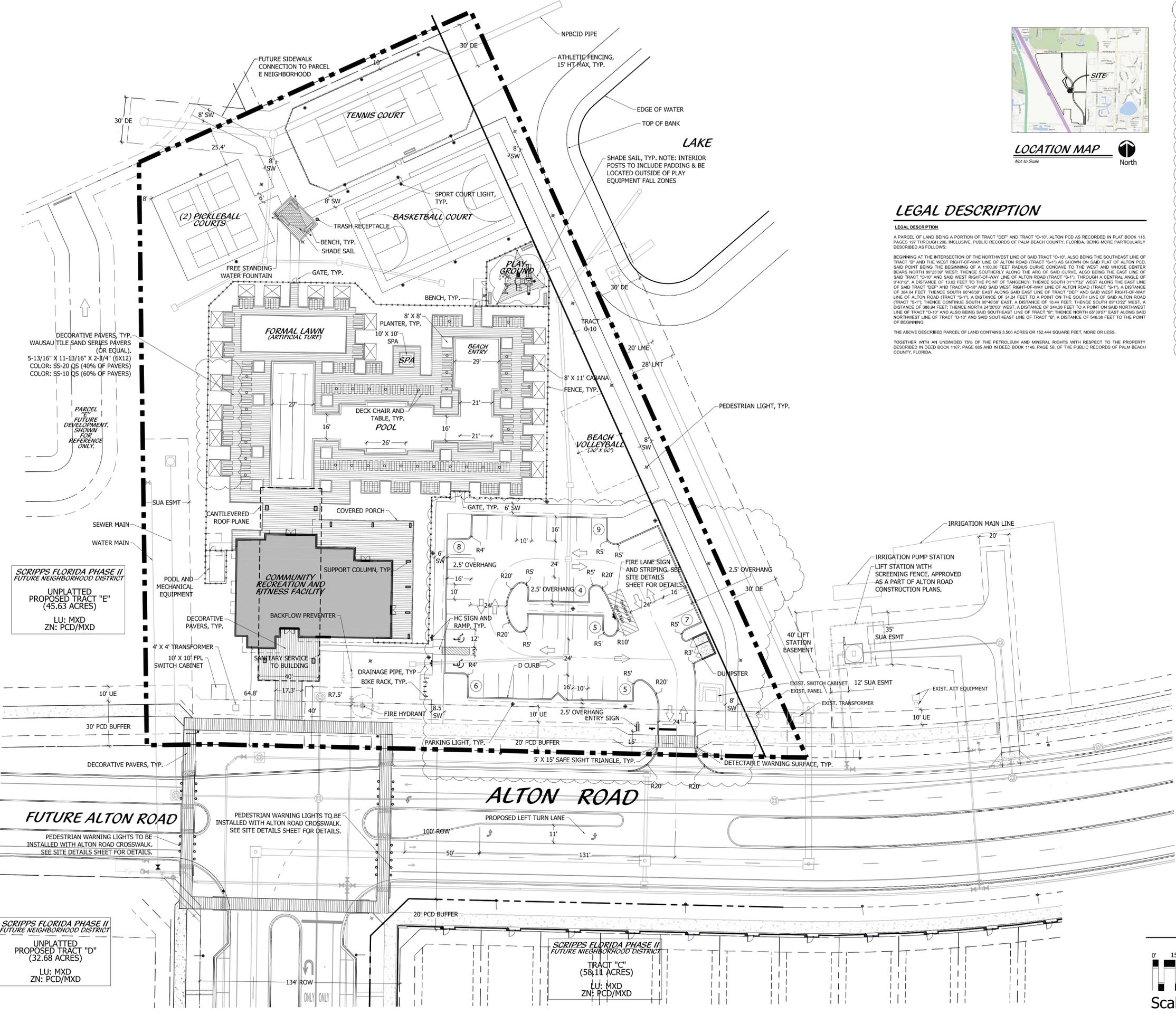
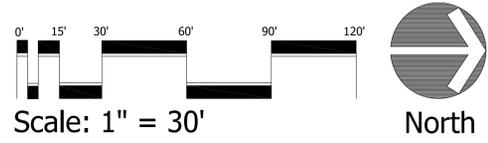
LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- OS: OPEN SPACE
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- SWE: SIDEWALK EASEMENT
- LMT: LAKE MAINTENANCE TRACT
- CU: COMMON USE
- PL: PARKING LIGHT
- PE: PEDESTRIAN LIGHT
- SL: SPORTS COURT LIGHT

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 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 UNLESS OTHERWISE SHOWN.
- 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 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, PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT 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 TO THE NUMBER 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.

SITE PLAN



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ALTON PARCEL E COMMUNITY RECREATION & FITNESS FACILITY

Kolter Homes
 Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	130609
DATE	09-30-14
REVISIONS	12-19-14
	09-23-15
	01-08-16
	03-03-16
	03-24-16
	03-31-16