

SITE DATA:

PETITION NO:	SPLN-15-07-000020
PROJECT NAME:	ALTON TOWN CENTER
EXISTING/PROPOSED LAND USE DESIGNATION:	MXD/DRI
EXISTING/PROPOSED ZONING DISTRICT:	PCD/MXD
SECTION/ TOWNSHIP/ RANGE:	26/41/42
PCN (S):	52-42-41-26-00-100-3003
GROSS SITE AREA:	40.89 AC.
PHASE 1	28.23 AC.
PHASE 2	12.57 AC.
PROPOSED USE:	TOWN CENTER
TOTAL BUILDING SQ.FT.:	341,174 SF.
MAXIMUM RESTAURANT USES:	25%
TOTAL FAR:	0.19
BUILDING HEIGHT:	MAX. 50'
LOT COVERAGE ALLOWED (MAX 35%):	14.28 AC. (622,036.8 SF.)
LOT COVERAGE PROVIDED:	7.83 AC. 19.2%
IMPERVIOUS AREA:	87.5% - 35.72 AC.
PERVIOUS AREA:	12.5% - 5.08 AC.
TRAFFIC ANALYSIS ZONE (TAZ)	28

PARKING DATA

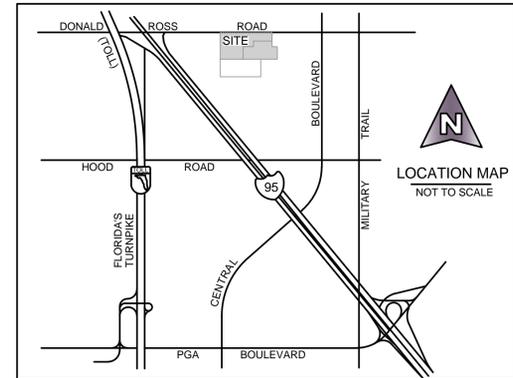
SPACES REQUIRED	1,628 SPACES
321,795 SF - 1 SPACE PER 200 SF. = 1,609 SP. 19,379 SF - GARDEN CENTER - 1 SPACE PER 1,000 SF = 19 SP.	
SPACES PROPOSED (9.5' x 18.5')	1,663 SPACES
ACCESSIBLE PARKING	REQUIRED = 27 SP. PROVIDED = 57 SP.
BICYCLE PARKING REQUIRED =	81 BIKE SP. 5% OF OFF-STREET VEHICULAR SPACES REQUIRED @ 1,628 SP (PER PCD DESIGN GUIDELINES)
BICYCLE PARKING PROVIDED =	82 SPACES (20 BIKE RACKS)
LOADING SPACES REQUIRED =	6 SPACES (12' X 35')
LOADING SPACES PROVIDED =	17 SPACES (12' X 35')

PROPERTY DEVELOPMENT REGULATIONS:

MXD DISTRICT	REQUIRED	PROPOSED
LOT COVERAGE	MAX. 35%	19% (7.83 AC. - INCLUDES BLDGS & CANOPIES)
BUILDING HEIGHT	MAX. 50' / 4-STORY	MAX. 50' / 4 STORY
SETBACKS		PROPOSED STANDARD
ALTON ROAD		40'
DONALD ROSS ROAD		55'
ADJACENT TO F.P.L. SITE		33.1'
ADJACENT TO ATLANTICO		125.6'
OPEN SPACE REQUIRED:	ACREAGE	%
	6.12 AC.	15%
OPEN SPACE PROPOSED:	ACREAGE	%
Landscape / Sod areas	5.08 AC. / 221,355 SF	
Min. 6' wide Pedestrian Path and Plaza Areas	3.01 AC. / 130,954 SF	
Total:	8.09 AC. / 352,309 SF	19.8%

NOTES:

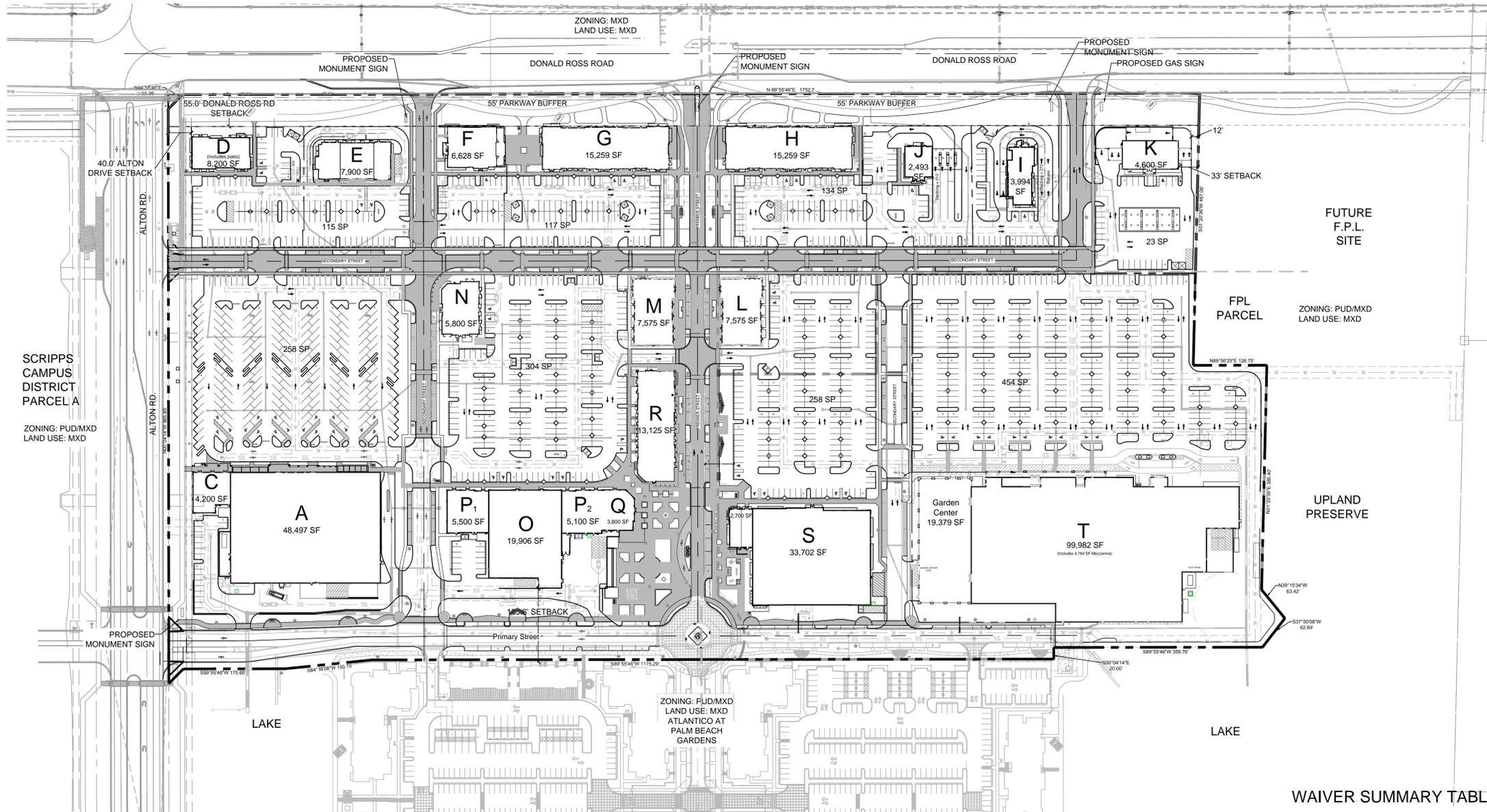
- BASE INFORMATION BASED ON SURVEY PREPARED BY MICHAEL B. SCHORAH & ASSOCIATES, INC. DATED NOVEMBER 2014.
- * BUILD TO LINES MAY BE EXPANDED BY 10% TO ACCOMMODATE INFRASTRUCTURE NEEDS AND DESIGN CONSIDERATIONS.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
- A MINIMUM 15' BUILDING SETBACK WILL BE MAINTAINED FROM SEACOAST LINES.
- ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
- ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
- FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
- ALL PAVEMENT MARKING AND STRIPING EXCLUDING PARKING STALL STRIPING SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT BRICK AREA.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- HANDICAP PARKING SIGNS SHALL BE PLACED BEHIND THE SIDEWALK IN AREAS WHERE SIDEWALK ABUTS THE STALL AND OUTSIDE THE TWO AND A HALF (2 1/2) FOOT OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.



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.udkstudios.com
#LCC000035

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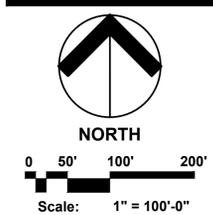
TOWN CENTER USES

BUILDING A	48,497 SF	COMMERCIAL, GROCERY & RESTAURANT
BUILDING C	4,200 SF	COMMERCIAL & RESTAURANT
BUILDING D	8,200 SF	COMMERCIAL & RESTAURANT
BUILDING E	7,900 SF	COMMERCIAL & RESTAURANT
BUILDING F	6,628 SF	COMMERCIAL & RESTAURANT
BUILDING G	15,259 SF	COMMERCIAL & RESTAURANT
BUILDING H	15,259 SF	COMMERCIAL & RESTAURANT
BUILDING J	2,493 SF	BANK, COMMERCIAL & RESTAURANT
BUILDING I	3,994 SF	BANK, COMMERCIAL & RESTAURANT
BUILDING K	4,600 SF	GAS SALES, COMMERCIAL & RESTAURANT
BUILDING L	7,575 SF	COMMERCIAL & RESTAURANT
BUILDING M	7,575 SF	COMMERCIAL & RESTAURANT
BUILDING N	5,800 SF	COMMERCIAL & RESTAURANT
BUILDING O	19,906 SF	COMMERCIAL & RESTAURANT
BUILDING P	10,600 SF	COMMERCIAL & RESTAURANT
BUILDING Q	3,800 SF	COMMERCIAL & RESTAURANT
BUILDING R	13,125 SF	COMMERCIAL & RESTAURANT
BUILDING S	36,402 SF	FITNESS CENTER, COMMERCIAL & RESTAURANT
BUILDING T	99,982 SF	HOME IMPROVEMENT
	19,379 SF	GARDEN CENTER

DEVELOPMENT TEAM:

OWNER:	NORTH AMERICAN DEVELOPMENT GROUP 400 CLEMATIS STREET, SUITE 201 WEST PALM BEACH, FL 33401	PLANNER/ LANDSCAPE ARCHITECT:	URBAN DESIGN KILDAY STUDIOS 610 CLEMATIS STREET, CU02 WEST PALM BEACH, FLORIDA 33401 (561) 366-1100	ARCHITECT:	GLIDDEN SPINA & PARTNERS 207 6TH STREET WEST PALM BEACH, FLORIDA 33401 (561) 684-6844	SURVEYOR:	SCHORAH & ASSOCIATES 1850 FOREST HILL BLVD, SUITE 205 WEST PALM BEACH, FLORIDA 33406 (561) 968-0080	CIVIL/TRAFFIC ENGINEER:	KIMLEY-HORN AND ASSOC. 1920 WEKIVA WAY, STE 200 WEST PALM BEACH, FLORIDA 33411 (561) 840-0825
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Alton Town Center
 Prepared for NADG & Brock Development Group
 Palm Beach Gardens, Florida
 Phase 1 Site Plan



WAIVER SUMMARY TABLE

Design Guideline Section	Requirement	Proposal	Waiver
1 Block Length (Page 28)	250 feet minimum 500 feet maximum	620 feet maximum	120 feet
2 Block Perimeter (Page 28)	1800 linear feet	2,050 linear feet	250 feet
3 Primary Street Build-To Lines (Page 36)	80 feet - up to 84 feet with 10% permitted variation	130 feet *Where buildings are provided	46 feet
4 Primary Street - % of Buildings at Build-to line (Page 35)	90%	0%	90%
5 Secondary Street - Bicycle Lanes (Page 38) Lane Width Parking Space Width	Bike Lane Provided 11 foot wide drive lanes	Not Provided 10.5 foot wide drive lanes 8 foot wide spaces	Bicycle lane 0.5 feet for lanes 1 foot for parking width
6 Parking Lot Seating Area (Page 27)	Provide 90 square foot seating area for every 150 feet of parking lot frontage on Secondary Street	Transfer Seating Areas to create larger Central Square	90 square foot seating area for every 150 feet of parking lot frontage on Secondary Street

Date: 03-20-2014
Project No.: 88-039.020
Designed By: SCM
Drawn By: SCM/LMB
Checked By: KT

Revision Dates:
07.17.2015 LMB CITY SUBMITTAL
02.09.2016 SCM RESUBMIT
04.19.2016 SCM RESUBMIT

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