LOCATION MAP

North

Not to Scale

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
SWE: SIDEWALK EASEMENT
FH: FIRE HYDRANT
WM: WATER METER
WV: WATER VALVE
SSL: SANITARY SEWER LATERAL
PRESERVE AREA
STREET LIGHT
PARKING LOT LIGHT
LMT: LAKE MAINTENANCE TRACT
UET: UTILITY EASEMENT TRACT
FBT: FIRE BREAK TRACT
(B) BACK TO BACK LOT CONDITION

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
OVERLAY	BRPO

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

BUILDING DATA

UNIT COUNTS	DUs
SINGLE FAMILY LOTS (45'x140')	298
SINGLE FAMILY LOTS (55'x140')	176
TOTAL	***474***

DENSITY	2.30	DU/AC

BUILDING HEIGHT	**REQUIRED**	**PROVIDED**
SINGLE FAMILY	38' MAX 2-STORY MAX	38' MAX. 2-STORY MAX
LOT COVERAGE		
SINGLE FAMILY	55% MAX	55% MAX
COMMUNITY PARK AREA	5.00 AC	1.65 AC

LAND USE	**SF**	**AC**	**%**	
SINGLE FAMILY RESIDENTIAL LOTS	3,416,045.44	78.42	38.07%	
RIGHT OF WAYS - VEHICULAR ROADS & ROWS	1,053,300.60	24.18	11.74%	
OPEN SPACE, COMMON USE TRACTS, & BUFFERS (REQ 7.36 AC MIN.)	616,826.50	14.16	6.87%	
PRESERVE	2,636,153.96	60.52	29.38%	
LAKE TRACTS & LAKE SURFACE	1,244,444.29	28.57	13.87%	
RECREATION CENTER AMENITIES (BUILDING AND POOL)	6,467.65	0.15	0.07%	
TOTAL	**8,973,238**	**206.00**	**100%**	********

SURFACE COVER				
IMPERVIOUS AREA	**SF**	**AC**	**%**	
SINGLE FAMILY RESIDENTIAL LOTS				
BUILDING LOT COVERAGE (ESTIMATED 55%)	1,878,824.99	43.13	20.94%	
PRIVATE WALKS, DRIVEWAYS, AND PATIOS (ESTIMATED 25%)	854,011.36	19.61	9.52%	
RIGHT OF WAYS				
VEHICULAR USE AREA	479,433.41	11.01	5.34%	
SIDEWALKS WITHIN ROWS	176,983.18	4.06	1.97%	
OPEN SPACE, COMMON USE TRACTS, & BUFFERS				
SIDEWALKS & WALLS WITHIN OPEN SPACE	60,660.58	1.39	0.68%	
RECREATION CENTER AMENITIES (POOL & BUILDING)	6,467.65	0.15	0.07%	
TOTAL IMPERVIOUS AREA	**3,456,381.17**	**79.20**	**38.45%**	
PERVIOUS AREA	**SF**	**AC**	**%**	
SINGLE FAMILY RESIDENTIAL LOTS				
SINGLE FAMILY EXTERIOR OPEN SPACE (ESTIMATED 20%)	683,209.09	15.68	7.61%	
RIGHT OF WAYS				
GREENSPACE WITHIN ROW	396,884.02	9.11	4.42%	
OPEN SPACE AND COMMON USE TRACTS				
GREENSPACE WITHIN OPENSPACE & COMMON USE	556,165.92	12.77	6.20%	
PRESERVE, LAKE TRACTS & LAKE SURFACE				
GREENSPACE WITHIN PRESERVE, LAKE TRACTS & LAKE SURFACE	3,880,598.25	89.09	43.25%	
TOTAL PERVIOUS AREA	**5,516,857.27**	**126.65**	**61.48%**	
TOTAL SITE AREA	**8,973,238**	**206.00**	**100%**	********

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

WAIVER TABLE

	Design Guideline / Code Section	Requirement	Proposed	Deviation
1	DG Section B.5.c, Street Trees	Street tree every 30ft	Street tree every 40 ft	10 ft
2	DG Section B.5.e. (7), Streets	Max. block length 800	Block B - 879 l.f.	79 l.f.
3	DG Section B.5.e. (9), Open space	Park area w/in ¼ mile	Park area w/in 1/3 mile	1/12 mile
4	Section 78-332(a)(1), Littoral Planting Zones	Min. of 50% of shoreline shall be planted.	Locate Littoral zones in concentrated areas.	Locate Littoral zones in concentrated areas.
5	Section 78-181(c)(3)(c)	3-ft clearance around equipment	3-ft clearance provided on adjacent property	3-ft clearance provided on adjacent property

PROJECT TEAM

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ENGINEER:
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CONTACT: MARTHA CARTER

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

LITTORAL REQUIREMENTS

	LAKE DATA		LITTORAL DATA	
	AC	SHORELINE LF	SF REQUIRED (10 SF/LF SHORELINE)	SF PROVIDED
LAKE 1	4.89	3,318	33,180	45,588
LAKE 2	5.75	2,764	27,640	30,177
LAKE 3	3.47	1,880	18,800	17,406
LAKE 4	2.84	1,717	17,170	14,457
LAKE 5	1.74	1,311	13,110	10,129
LAKE 6	1.79	1,074	10,740	-
TOTAL	20.48	10,753	107,530	107,628

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'	10'	3' **	N/A	5'	10'	3' **	***	0'	10'	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 (REAR TO REAR), A 6' REAR SETBACK SHALL BE PROVIDED FOR PATIOS, SCREENS, & POOLS SO AS NOT TO ENCROACH INTO THE 6' REAR LE.
*** FRONT SETBACK FOR FENCE MUST BE IN REAR HALF OF LOT.
NOTE: IN AREAS WHERE LOTS ABUT ANOTHER LOT (REAR TO REAR OR REAR TO SIDE), AN ADDITIONAL 5' REAR SETBACK SHALL BE PROVIDED FOR BUILDINGS, PATIOS, POOLS, AND FENCES.

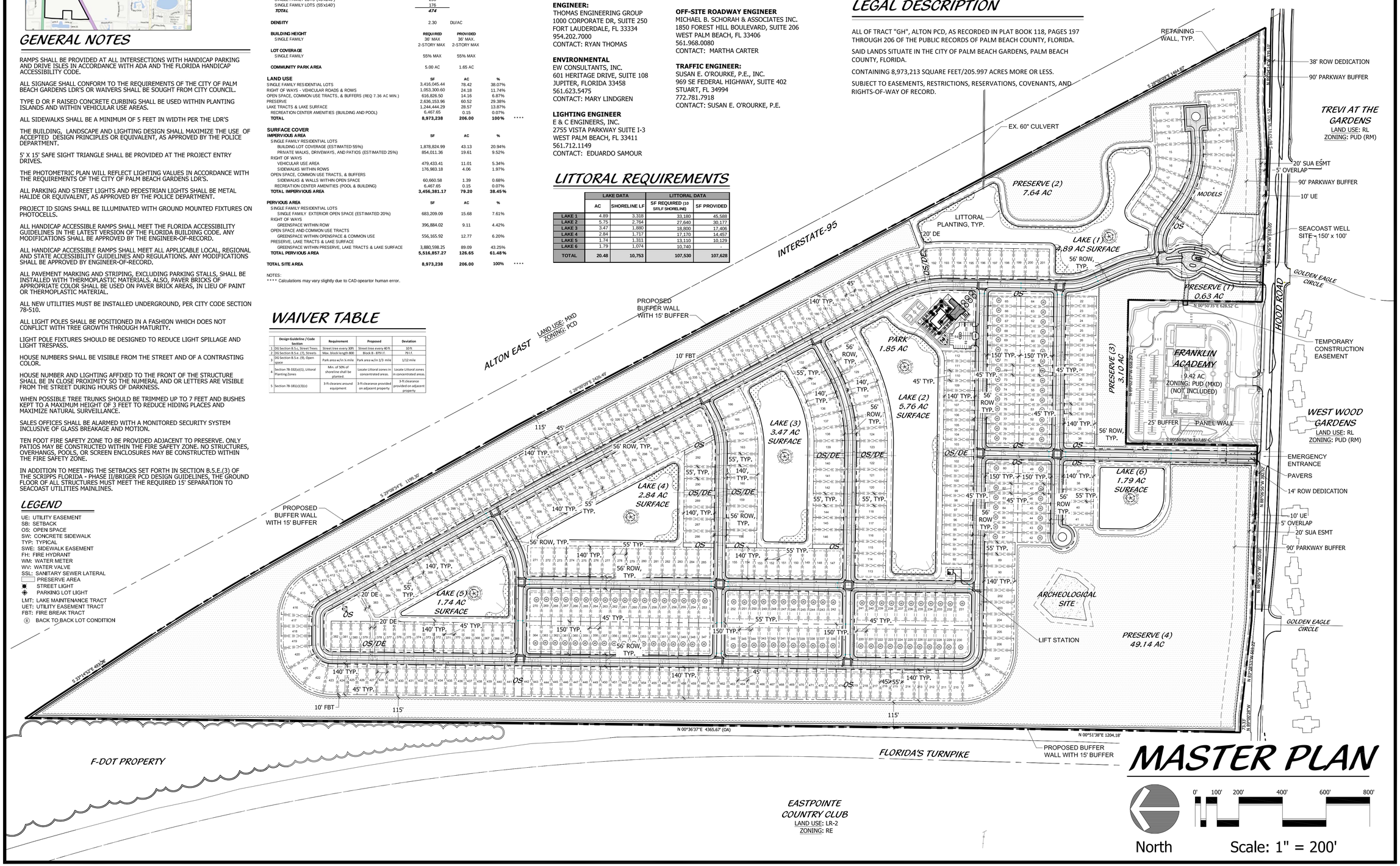
LEGAL DESCRIPTION

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'

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ALTON - PARCEL G

Kolter Homes
Palm Beach Gardens, Florida

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

April 15, 2016 2:50:19 p.m.
Drawing: 130609.01 MP.DWG

SHEET 2 OF 45

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