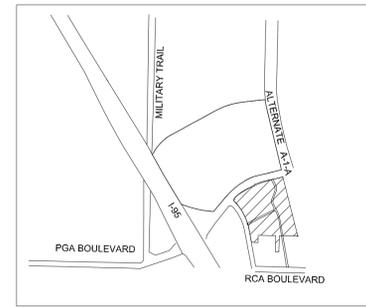
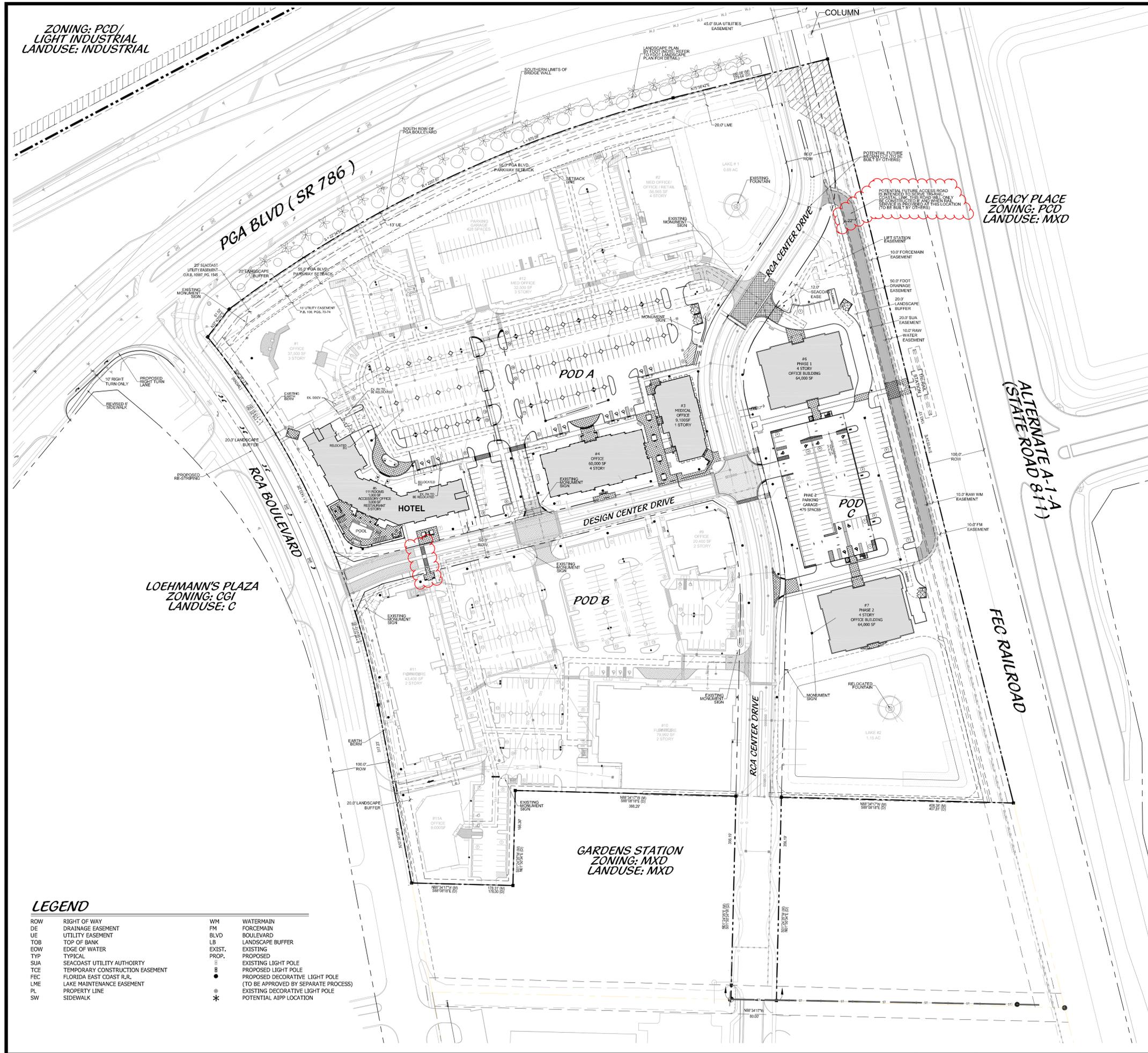


ZONING: PCD/  
LIGHT INDUSTRIAL  
LANDUSE: INDUSTRIAL



LOCATION MAP

LEGACY PLACE  
ZONING: PCD  
LANDUSE: MXD

ALTERNATE A-1-A  
(STATE ROAD 811)

FEC RAILROAD

**GENERAL NOTES**

- ALL CURB RAMP SHALL CONFORM TO ADA STANDARDS AND FDOT INDEX 304.
- RAMP SHALL BE PROVIDED AT ALL INTERSECTIONS WITH HANDICAP PARKING AND DRIVE ISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.
- THE SITE SHALL COMPLY WITH LDR 78-376. THERE SHALL BE NO OUTDOOR STORAGE AREAS PERMITTED ON SITE.
- ALL HANDICAP ACCESSIBLE RAMP SHALL MEET ALL APPLICABLE LOCAL, REGIONAL AND STATE ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY ENGINEER-OF-RECORD.
- TYPE D OR F RAISED CONCRETE CURBING SHALL BE USED WITHIN PLANTING ISLANDS AND WITHIN VEHICULAR USE AREAS.
- THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES.
- 20' x 20' SAFE SIGHT TRIANGLES SHALL BE PROVIDED AT THE PROJECT ENTRY ROADS.
- THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY FOR TRAFFIC CONTROL AND SAFETY SIGNAGE.
- 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 WITH A 12" BAND USING THERMOPLASTIC MATERIAL.
- LOCATION OF UTILITY FACILITIES (E, G, FPL, BELLSOUTH, ETC) ARE CONCEPTUAL. FINAL LOCATION TO BE DETERMINED BY UTILITIES AT TIME OF INSTALLATION.
- THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LDRS.
- ALL BUILDING LIGHTING AT ENTRY AND DOORS SHALL BE ON PHOTOCELL.
- ALL PARKING AND STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE METAL HALIDE OR LED.
- ALL OVERHEAD OBSTRUCTIONS ON ROADWAYS, FIRE-LANES AND OTHER VEHICLE ACCESS WAYS SHALL HAVE A MINIMUM CLEARANCE OF 13-FEET 6-INCHES.

**Phase II  
Master Site Plan**



**LEGEND**

|     |                                 |       |   |
|-----|---------------------------------|-------|---|
| ROW | RIGHT OF WAY                    | WM    | WATERMAIN   |
| DE  | DRAINAGE EASEMENT               | FM    | FORCEMAIN   |
| UE  | UTILITY EASEMENT                | BLVD  | BOULEVARD   |
| TOB | TOP OF BANK                     | LB    | LANDSCAPE BUFFER  |
| EW  | EDGE OF WATER                   | EX.   | EXISTING  |
| TYP | TYPICAL                         | PROP. | PROPOSED  |
| SUA | SEACOAST UTILITY AUTHORITY      | ●     | EXISTING LIGHT POLE   |
| TCE | TEMPORARY CONSTRUCTION EASEMENT | ○     | PROPOSED LIGHT POLE   |
| FEC | FLORIDA EAST COAST R.R.         | ○     | PROPOSED DECORATIVE LIGHT POLE (TO BE APPROVED BY SEPARATE PROCESS) |
| LME | LAKE MAINTENANCE EASEMENT       | ●     | EXISTING DECORATIVE LIGHT POLE                                      |
| PL  | PROPERTY LINE                   | *     | POTENTIAL ATTP LOCATION   |
| SW  | SIDEWALK                        |       |   |

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**PGA Station PUD**  
Palm Beach Gardens, Florida

|            |            |
|------------|------------|
| DESIGNED   | DEH        |
| DRAWN      | RW         |
| APPROVED   | DEH        |
| JOB NUMBER | 01-1001.01 |
| DATE       | 10-30-15   |
| REVISIONS  | 02-05-16   |
|            | 04-12-16   |
|            | 05-25-16   |