

# 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 HALIDNE 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 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.

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.

# 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

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

**ENGINEER:**  
THOMAS ENGINEERING GROUP  
1000 CORPORATE DR, SUITE 250  
FORT LAUDERDALE, FL 33334  
954.202.7000  
CONTACT: BRANDON ULMER

**ARCHITECTURAL STUDIO, INC.**  
300 AVE OF CHAMPIONS, SUITE 260  
PALM BEACH GARDENS, FL 33418  
561.202.6990  
CONTACT: SCOTT DISHER

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

**OFF-SITE ROADWAY ENGINEER**  
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1850 FOREST HILL BOULEVARD, SUITE 206  
WEST PALM BEACH, FL 33406  
561.968.0080  
CONTACT: MARTHA CARTER

**LIGHTING ENGINEER**  
E & C ENGINEERS, INC.  
2755 VISTA PARKWAY SUITE 1-3  
WEST PALM BEACH, FL 33411  
561.712.1149  
CONTACT: EDUARDO SAMOUR

**TRAFFIC ENGINEER:**  
SUSAN E. O'ROURKE, P.E., INC.  
969 SE FEDERAL HIGHWAY, SUITE 402  
STUART, FL 34994  
772.781.7918  
CONTACT: SUSAN E. O'ROURKE, P.E.

# WAIVER TABLE

Required	Proposed	Waiver
Street Trees 30' OC	Street Trees 40' OC	10 feet
Landscape Island every 5 parallel spaces	No restriction for residential areas	5 parking spaces
SF & Town Home - 10' Front SB	SF & Town Home - 7.5' SB for Porch	Allow porch to encroach 2.5' into Front SB
SF Detached Home - 5' Side SB for screen porch	SF Detached Home - 3' Side SB for Screen Porch limited to alley loaded product	Allow screen porch to encroach 2' into Side SB

# FOOT NOTES:

- FIRE SAFETY ZONE:**  
1. TEN FOOT FIRE SAFETY ZONE TO BE PROVIDED ADJACENT TO PRESERVE. ONLY PATIOS MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE. NO STRUCTURES, OVERHANGS, FENCES, POOLS, TREES, SHRUBS, OR SCREEN ENCLOSURES MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE.
- FENCING & POOL SCREEN ENCLOSURES:**  
2. FENCES, WALLS AND SCREEN ENCLOSURES SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS, UNLESS SPECIFICALLY ALLOWED BY THE EASEMENT HOLDER. 7.5' SIDE INTERIOR SETBACK AND 10' SIDE CORNER SETBACK ARE SHOWN TO ENSURE LOCATION OUTSIDE OF EASEMENTS.
3. FENCES SHALL NOT BE LOCATED WITHIN THE 10' FIRE SAFETY ZONE.
4. NO FENCES SHALL BE PERMITTED FOR TOWNHOMES OTHER THAN STREET EDGE PROVIDED ALONG ALTON ROAD AND FAULKNER TERRACE.
5. FOR SINGLE FAMILY FRONT LOADED HOMES, MIN. 25' FENCE SETBACK FROM FRONT EDGE OF PROPERTY, OR MIN. 10' FROM FRONT EDGE OF HOME, WHICH EVER IS MORE RESTRICTIVE.
6. FOR SINGLE FAMILY ALLEY LOADED HOMES, MIN. 25' FENCE SETBACK FROM FRONT EDGE OF PROPERTY, OR MIN. 10' FROM FRONT EDGE OF HOME, WHICH EVER IS MORE RESTRICTIVE.
7. FOR SINGLE FAMILY ALLEY LOADED HOMES, MIN. 25' FENCE SETBACK FROM REAR EDGE OF PROPERTY, OR MIN. 10' FROM FRONT REAR OF GARAGE, WHICH EVER IS MORE RESTRICTIVE.
8. OPEN.
9. FRONT YARD SETBACK FOR SINGLE FAMILY HOMES WITH FRONT LOADED GARAGES SHALL BE 20' MINIMUM.
- PARKING:**  
10. TWENTY FOOT GARAGE SETBACK TO BE PROVIDED IN ORDER TO MEET SEACOAST UTILITY SEPARATION REQUIREMENTS.
11. IF A RENTABLE ACCESSORY APARTMENT (CASITA) IS CONSTRUCTED, EITHER A (3) CAR GARAGE OPTION OR AN ADDITIONAL GRADE DRIVEWAY SPACE WILL BE PROVIDED.
12. ON STREET PARKING WILL NOT BE PROVIDED ON ALTON ROAD NORTH OF GRANDIFLORA.
13. IN ADDITION TO MEETING THE SETBACKS SET FORTH IN SECTION B.5.E.(3) OF THE SCRIPPS FLORIDA - PHASE I/BRIGER PCD DESIGN GUIDELINES, THE GROUND FLOOR OF ALL STRUCTURES MUST MEET THE REQUIRED 15' SEPARATION TO SEACOAST UTILITY AUTHORITIES MAINLINES, ALTHOUGH THE DESIGN GUIDELINES ONLY REQUIRE A 5' REAR GARAGE SETBACK. IN ALLEYS THAT CONTAIN UTILITY MAINLINES GARAGES ARE GENERALLY BEING PROPOSED AT 20' FROM THE REAR PROPERTY LINE TO ALLOW ENOUGH ROOM FOR SEACOAST MAINLINE SEPARATIONS AND OTHER UTILITY PROVIDERS AS WELL AS PROVIDING ADEQUATE DEPTH WITHIN THE REAR DRIVEWAYS TO PARK A VEHICLE.



# LOCATION MAP

Not to Scale



# LITTORAL DATA

LAKE	LAKE DATA		LITTORAL DATA	
	AC	SHORELINE LF	SF REQUIRED (10 SFLF/SHORELINE)	SF PROVIDED
LAKE 1	1.85	1,211	12,110	12,243
LAKE 2	3.06	1,643	16,430	16,435
LAKE 3	4.16	1,948	19,480	19,483
<b>TOTAL</b>	<b>9.07</b>	<b>4,802</b>	<b>48,020</b>	<b>48,161</b>

# PROPERTY DEVELOPMENT REGULATIONS

UNIT TYPE	LOT SIZE	LOT WIDTH	MAX BLDG HEIGHT	MAX LOT COVERAGE	PRIMARY BUILDING SETBACKS			GARAGE SETBACKS			PATIO & SCREEN SETBACKS			POOL SETBACKS			FENCE SETBACKS <sup>1</sup>		
					FRONT	SIDE	REAR	FRONT	REAR	SIDE	STREET	REAR	FRONT	SIDE	STREET	REAR	FRONT	SIDE	STREET
SF HOMES FRONT LOADED	3,400 SF MIN.	30' MIN.	2 STORY/36'	55%	10'	5'	15'	10'	5'	5'	0'	0'	5'	3'	10'				
CODE REQUIREMENT	3,400 SF MIN.	30' MIN.	2 STORY/36'	55%	10'	5'	15'	10'	20'	5'	10'	10'	5'	15'	10'	25'	0'	N/A	10'
PROPOSED	7,700 SF	50'	3 STORY/45'	55%	10'	5'	15'	10'	N/A	5'	10'	10'	5'	15'	10'	25'	0'	N/A	10'
SF HOMES ALLEY LOADED	3,400 SF MIN.	30' MIN.	3 STORY/45'	55%	10'	5'	15'	10'	20'	5'	3'	3'	5'	3'	10'				
CODE REQUIREMENT	3,400 SF MIN.	30' MIN.	3 STORY/45'	55%	10'	5'	15'	10'	20'	5'	3'	3'	5'	3'	10'				
PROPOSED	5,200 SF	40'	3 STORY/36'	55%	7.5'	5'	15'	10'	N/A	20'	12'	12'	5'	15'	N/A	25'	0'	7.5'	25'
TOWNHOUSE ALLEY LOADED	1,350 SF MIN.	18' MIN.	3 STORY/45'	100% W/IN SETBACKS	10'	5'	15'	10'	20'	5'	5'	3'	N/A	5'	3'	10'			
CODE REQUIREMENT	1,350 SF MIN.	18' MIN.	3 STORY/45'	100% W/IN SETBACKS	10'	5'	15'	10'	20'	5'	5'	3'	N/A	5'	3'	10'			
PROPOSED	1,705 SF	22'	3 STORY/39.5'	55%	7.5'	5'	15'	10'	N/A	20'	12'	12'	N/A	N/A	N/A	0'	N/A	N/A	N/A

<sup>1</sup> PRIMARY BUILDING INCLUDES PORCH STRUCTURE

# PROJECT INFORMATION

NAME OF PROJECT	ALTON PARCELS D, E, F		
RANGE 42, TOWNSHIP 41, SECTION 26	52-42-41-26-00-004-0010		
PROPERTY CONTROL NUMBERS	SPLN-16-04-TBD		
PETITION NUMBER			
CURRENT FUTURE LAND USE	DR/MXD		
CURRENT ZONING	PCD/MXD		
OVERLAY	BRPO		
<b>TOTAL SITE AREA</b>	<b>113.23 AC</b>	<b>4,932,081 SF</b>	
<b>SITE AREA FOR PARCELS D, E &amp; F</b>	<b>94.50 AC</b>	<b>4,116,470 SF</b>	
<b>BUILDING DATA</b>			
<b>UNIT COUNTS</b>	<b>DU's</b>		
SINGLE FAMILY LOTS (40' X 130')	85		
SINGLE FAMILY LOTS (55' X 130')	231		
TOWNHOME LOTS (22' X 77.5')	197		
<b>TOTAL</b>	<b>513</b>		
<b>OVERALL DENSITY</b>	4.55	DU/AC	
<b>BUILDING HEIGHT</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
SINGLE FAMILY	36' MAX	36' MAX	
TOWNHOME	2-STORY MAX	2-STORY MAX	
	36' MAX	36' MAX	
	2-STORY MAX	2-STORY MAX	
<b>LOT COVERAGE</b>			
SINGLE FAMILY	55% MAX	55% MAX	
TOWNHOME	55% MAX	55% MAX	
<b>COMMUNITY PARK AREA</b>	10 AC	10 AC	
<b>LAND USE</b>	<b>SF</b>	<b>AC</b>	<b>%</b>
SINGLE FAMILY RESIDENTIAL LOTS	2,307,451.57	52.97	46.78%
RIGHT OF WAYS - VEHICULAR ROADS & ROW'S	922,151.60	21.17	18.70%
OPEN SPACE, COMMON USE TRACTS, & BUFFERS	442,129.41	10.15	9.96%
PRESERVE	77,542.32	1.78	1.57%
LAKE TRACTS & LAKE SURFACE	367,157.96	8.43	7.44%
COMMUNITY PARK AREA WITHIN TRACT DEF	367,760.00	8.44	7.46%
ALTON ROW	254,120.00	5.83	5.15%
LAKE 3 AREA	183,731.00	4.45	3.93%
<b>TOTAL</b>	<b>4,932,064</b>	<b>113.22</b>	<b>100%</b>
<b>SURFACE COVER (BASED ON SITE AREA FOR PARCELS D, E, &amp; F - 94.50 AC)</b>	<b>SF</b>	<b>AC</b>	<b>%</b>
<b>IMPERVIOUS AREA</b>			
SINGLE FAMILY RESIDENTIAL LOTS	1,269,098.36	29.13	30.83%
BUILDING LOT COVERAGE (ESTIMATED 55%)	576,862.89	13.24	14.01%
PRIVATE WALKS, DRIVEWAYS, AND PATIOS (ESTIMATED 25%)	548,047.78	12.58	13.31%
RIGHT OF WAYS	113,107.23	2.60	2.75%
VEHICULAR USE AREA (INCLUDE PARKING & ALLEYS)	69,986.42	1.61	1.70%
SIDEWALKS WITHIN ROWS	2,577,102.69	59.16	62.60%
OPEN SPACE, COMMON USE TRACTS, & BUFFERS			
SIDEWALKS & WALLS WITHIN OPEN SPACE			
<b>TOTAL IMPERVIOUS AREA</b>			
<b>PERVIOUS AREA</b>	<b>SF</b>	<b>AC</b>	<b>%</b>
SINGLE FAMILY RESIDENTIAL LOTS	461,490.31	10.59	11.21%
SINGLE FAMILY EXTERIOR OPEN SPACE (ESTIMATED 20%)	260,996.59	5.99	6.34%
RIGHT OF WAYS	372,142.99	8.54	9.04%
GREENSPACE WITHIN ROW			
OPEN SPACE AND COMMON USE TRACTS & BUFFERS			
GREENSPACE WITHIN OPENSAPCE & COMMON USE			
PRESERVE, LAKE TRACTS & LAKE SURFACE	444,720.28	10.21	10.80%
GREENSPACE WITHIN PRESERVE, LAKE TRACTS & LAKE SURFACE	1,539,350.17	35.34	37.39%
<b>TOTAL PERVIOUS AREA</b>			
<b>TOTAL SITE AREA</b>	<b>4,116,453</b>	<b>94.50</b>	<b>100%</b>

# LEGAL DESCRIPTION

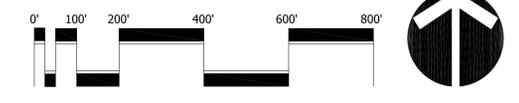
**DESCRIPTION:**  
A PORTION OF TRACTS "DEF", "O-1", "O-9", "O-10" AND "P-5" ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "DEF"; THENCE S 01°17'32"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,102.37 FEET; THENCE S 53°48'30"E, ALONG SAID EAST LINE, A DISTANCE OF 121.93 FEET; THENCE S 01°17'32"W, ALONG SAID EAST LINE, A DISTANCE OF 48.28 FEET; THENCE N 88°42'28"W, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET; THENCE S 01°17'32"W, ALONG SAID EAST LINE, A DISTANCE OF 291.22 FEET; THENCE S 07°48'03"W, ALONG SAID EAST LINE, A DISTANCE OF 308.70 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF TRACT "P-4" OF SAID ALTON PCD; THENCE S 59°39'27"W, ALONG THE EAST LINE OF SAID TRACT "DEF", A DISTANCE OF 187.56 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIIUS POINT LIES S 71°19'57"W, A RADIAL DISTANCE OF 1,190.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE EAST LINE OF SAID TRACT "DEF", THROUGH A CENTRAL ANGLE OF 19°32'09", A DISTANCE OF 405.73 FEET; THENCE S 09°39'27"W, ALONG THE EAST LINE OF SAID TRACT "DEF", A DISTANCE OF 526.72 FEET; THENCE S 43°39'27"E, ALONG THE EAST LINE OF SAID TRACT "DEF", A DISTANCE OF 35.02 FEET; THENCE N 88°06'56"W, ALONG THE SOUTH LINE OF SAID TRACTS "DEF" AND "O-1", A DISTANCE OF 546.87 FEET; THENCE N 01°53'04"E, ALONG THE WEST LINE OF SAID TRACTS "O-1" AND "P-5", A DISTANCE OF 55.00 FEET; THENCE N 88°06'56"W, ALONG THE SOUTH LINE OF SAID TRACT "P-5", A DISTANCE OF 32.20 FEET; THENCE N 83°32'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 52.96 FEET; THENCE N 01°53'04"E, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET; THENCE N 83°32'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 140.45 FEET; THENCE S 01°53'04"W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET; THENCE N 83°32'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 308.19 FEET; THENCE N 88°06'56"W, ALONG SAID SOUTH LINE, A DISTANCE OF 117.31 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "P-2"; THENCE N 00°49'08"E, ALONG THE WEST LINE OF SAID TRACTS "P-5" AND "O-9", A DISTANCE OF 291.34 FEET; THENCE N 89°10'53"W, ALONG THE WEST LINE OF SAID TRACT "O-9", A DISTANCE OF 70.00 FEET; THENCE N 00°49'08"E, ALONG THE WEST LINE OF SAID TRACT "O-9", A DISTANCE OF 942.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT "P-9" OF SAID ALTON PCD; THENCE S 89°24'49"E, ALONG SAID SOUTH LINE, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "P-9"; THENCE N 00°49'08"E, ALONG THE WEST LINE OF SAID TRACT "DEF", A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "P-9"; THENCE ALONG THE WEST LINE OF SAID TRACT "DEF", THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, N 89°24'49"W, A DISTANCE OF 616.34 FEET; THENCE N 21°12'39"E, A DISTANCE OF 189.88 FEET; THENCE N 55°46'34"E, A DISTANCE OF 87.37 FEET; THENCE N 15°46'21"E, A DISTANCE OF 120.65 FEET; THENCE N 10°13'31"W, A DISTANCE OF 108.22 FEET; THENCE N 74°48'45"W, A DISTANCE OF 122.18 FEET; THENCE S 88°43'20"W, A DISTANCE OF 103.87 FEET; THENCE N 87°29'24"W, A DISTANCE OF 153.92 FEET; THENCE N 87°49'07"W, A DISTANCE OF 261.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 49°01'18"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 1171.12 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIIUS POINT LIES N 51°12'10"E, A RADIAL DISTANCE OF 1,442.02 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°46'52", A DISTANCE OF 271.15 FEET; THENCE S 28°01'7"W, A DISTANCE OF 252.82 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "O-10"; THENCE N 65°39'57"E, ALONG THE NORTH LINE OF SAID TRACT "O-10", A DISTANCE OF 1,233.88 FEET; THENCE S 24°20'03"E, A DISTANCE OF 244.28 FEET; THENCE N 89°13'22"E, A DISTANCE OF 389.03 FEET; THENCE N 00°46'38"W, A DISTANCE OF 10.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "DEF"; THENCE N 89°13'22"E, ALONG SAID NORTH LINE, A DISTANCE OF 86.82 FEET; THENCE N 48°02'45"E, ALONG SAID NORTH LINE, A DISTANCE OF 35.20 FEET; THENCE S 89°11'56"W, ALONG SAID NORTH LINE, A DISTANCE OF 1,035.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, CONTAINING 4,932.081 SQUARE FEET/113.2220 ACRES MORE OR LESS.

# LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- OS: OPEN SPACE
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- SWE: SIDEWALK EASEMENT
- LMT: LAKE MAINTENANCE TRACT
- CU: COMMON USE
- STREET LIGHT
- PEDESTRIAN LIGHT
- ALLEY LIGHT

# MASTER PLAN



Scale: 1" = 200'

North

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ALTON PARCELS D, E, & F  
Kolter Homes  
Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	MCR/SK
APPROVED	DEH
JOB NUMBER	130609.03
DATE	04-19-16
REVISIONS	