

PROJECT INFORMATION

RANGE 42, TOWNSHIP 41, SECTION 26
 NAME OF PROJECT: CLARITY POINTE
 PROPERTY CONTROL NUMBERS: 52-42-41-26-01-002-0010
 PETITION NUMBER: SPLN-16-03-000022
 CUMJ-16-03-000040
 CURRENT FUTURE LAND USE: DRU/MXD
 CURRENT ZONING OVERLAY: PCD/MXD
 BIOSCIENCE RESEARCH PROTECTION OVERLAY

TOTAL SITE AREA: 6.57 AC 286,164 SF

BUILDING DATA

CLARITY POINTE FACILITY	234,491 SF	256 BEDS
ASSISTED LIVING FACILITY	165,157 SF	161 BEDS
MEMORY CARE FACILITY	69,334 SF	95 BEDS
ACCESSORY USES		
BEAUTY / BARBER SHOP	163 SF	
SUNDRIES / ICE CREAM PARLOR	755 SF	
ACCESSORY OFFICES	2,000 SF	
WELLNESS CENTER	565 SF	
FITNESS CENTER	583 SF	
EXAM ROOM	80 SF	
CREATIVE EXPRESSIONS	539 SF	
DOCTOR'S OFFICE	85 SF	

BUILDING HEIGHT		
CLARITY POINTE FACILITY	75' PERMITTED	41' PROVIDED
NUMBER OF STORIES	4	3 & 4

LOT COVERAGE		
CLARITY POINTE FACILITY	70% PERMITTED	29.42% PROVIDED

SETBACK DATA*		
FRONT SETBACK (PASTEUR BOULEVARD)	30' REQUIRED	104.8' PROVIDED
SIDE (NORTHEAST)	N/A	40.2'
SIDE (SOUTHWEST)	N/A	47'
REAR (SOUTHEAST)	N/A	12.5'

*PER DESIGN GUIDELINES SECT. B.5.A.3

SURFACE COVER			
IMPERVIOUS AREA			
	SF	AC	%
BUILDING LOT COVERAGE	84,184.94	1.93	29.42%
VEHICULAR USE AREA	68,812.78	1.58	24.05%
SIDEWALK & PLAZA	23,383.37	0.54	8.17%
PCD SIDEWALK	3,777.52	0.09	1.32%
POOL AREA	1,189.89	0.03	0.42%
TOTAL IMPERVIOUS	181,348.50	4.16	63.37%

PERVIOUS AREA			
	SF	AC	%
GREEN SPACE	94,851.58	2.18	33.15%
PCD BUFFER	9,960.77	0.23	3.48%
TOTAL PERVIOUS	104,812.35	2.41	36.63%

ADD'L OPEN SPACE FOR PARKING SURPLUS		5,273 SF
TOTAL	286,160.85	6.57

PARKING DATA		
FACILITY PARKING (1 SP PER 4 RESIDENTS)	64 REQUIRED	90 PROVIDED
ACCESSORY OFFICE (1 SP PER 250 SF)	8	9
HANDICAP SPACES (INCLUDED IN TOTAL)	4	4
TOTAL	72	94
BICYCLE PARKING SPACES (5% OF REQ.)	3	8

NOTES:
 CALCULATIONS MAY VARY SLIGHTLY DUE TO CAD OPERATOR HUMAN ERROR.

PROJECT TEAM

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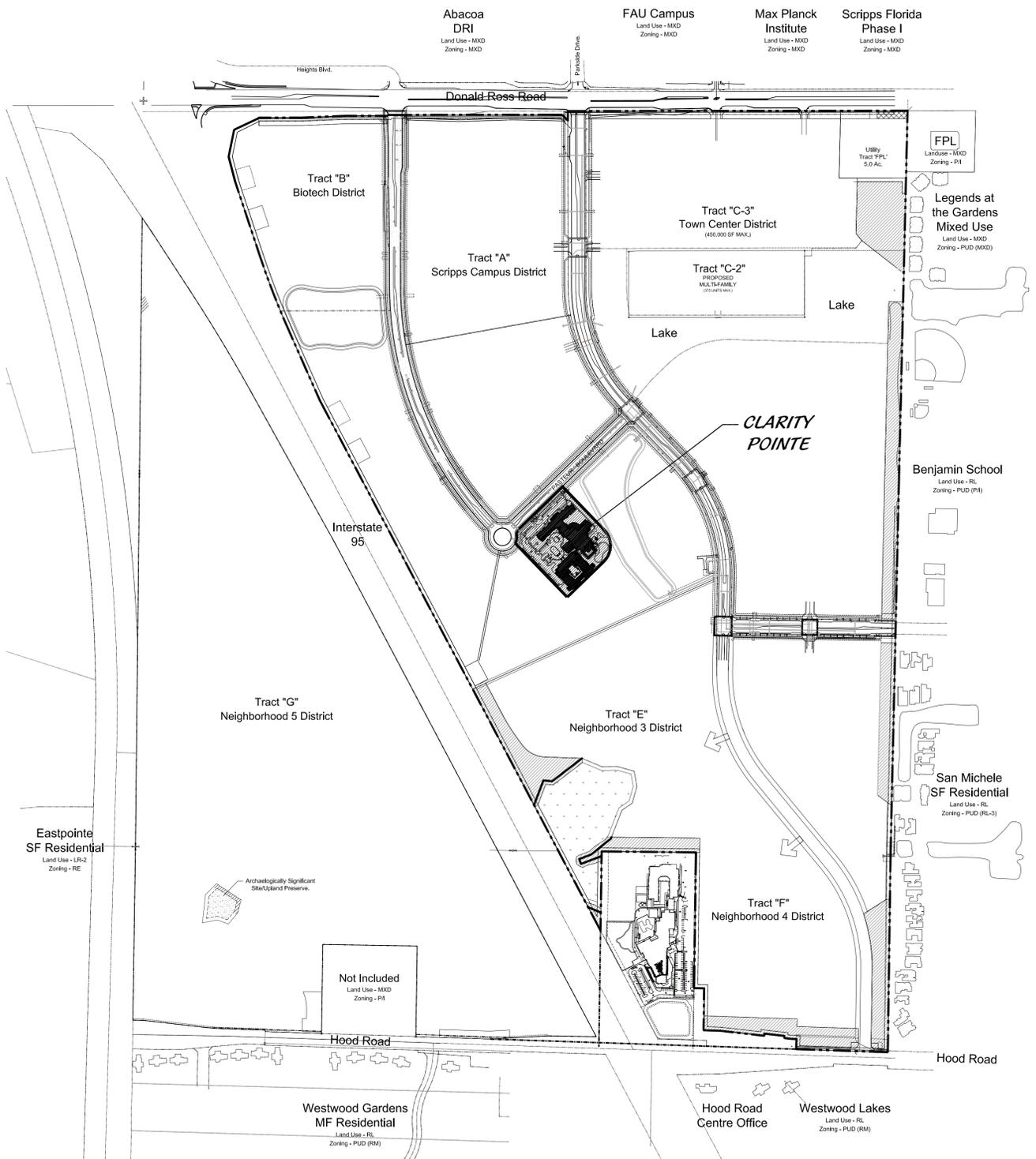
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 CONTACT: EDUARDO SAMOUR

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT "B", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 207, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "B"; A DISTANCE OF 1016.54 FEET; THENCE NORTH WEST, A DISTANCE OF 298.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH WEST, HAVING A RADIUS OF 372.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF AND A DISTANCE OF 37.67 FEET TO A POINT OF TANGENCY; THENCE NORTH EAST, A DISTANCE OF 316.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 157.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF A DISTANCE OF 246.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH WEST, A DISTANCE OF 417.47 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF PASTEUR BOULEVARD (TRACT "S-3"), AS SHOWN ON SAID PLAT OF ALTON PCD; THENCE SOUTH WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 423.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF A DISTANCE OF 46.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF A DISTANCE OF 59.24 FEET TO A POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 6.569 ACRES OR 286,164 SQUARE FEET, MORE OR LESS.

CLARITY POINTE ALTON



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 LDRS 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.
 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 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 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 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.

WAIVER TABLE

Design Guideline / Code Section	WAIVER TABLE		
	Requirement	Proposed	Deviation
1 78-345(d)(3), Additional Parking	72 spaces Max. 86 spaces (120%)	94 spaces	8 spaces



LOCATION MAP
 Not to Scale

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SHEET 4	LANDSCAPE PLAN
SHEET 6	LANDSCAPE DETAILS
SHEET 7	ROOT BARRIER PLAN
SHEET 8	SITE PLAN AREA CALCULATIONS

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CLARITY POINTE ALTON PALM BEACH GARDENS, FLORIDA

DESIGNED	DEH
DRAWN	MCR/RW
APPROVED	DEH
JOB NUMBER	150206.06
DATE	03-21-16
REVISIONS	05-06-16
	07-07-16
	08-17-16

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 Drawing: 150206.06 CP.DWG

Cover Page



Cotleur Hearing

Landscape Architecture
Planning
Environmental Consulting
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CLARITY POINTE
ALTON
PALM BEACH GARDENS, FLORIDA

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SPLN-16-03-000022
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BUILDING HEIGHT	MAX. PERMITTED	PROVIDED
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NUMBER OF STORIES	4	3 & 4

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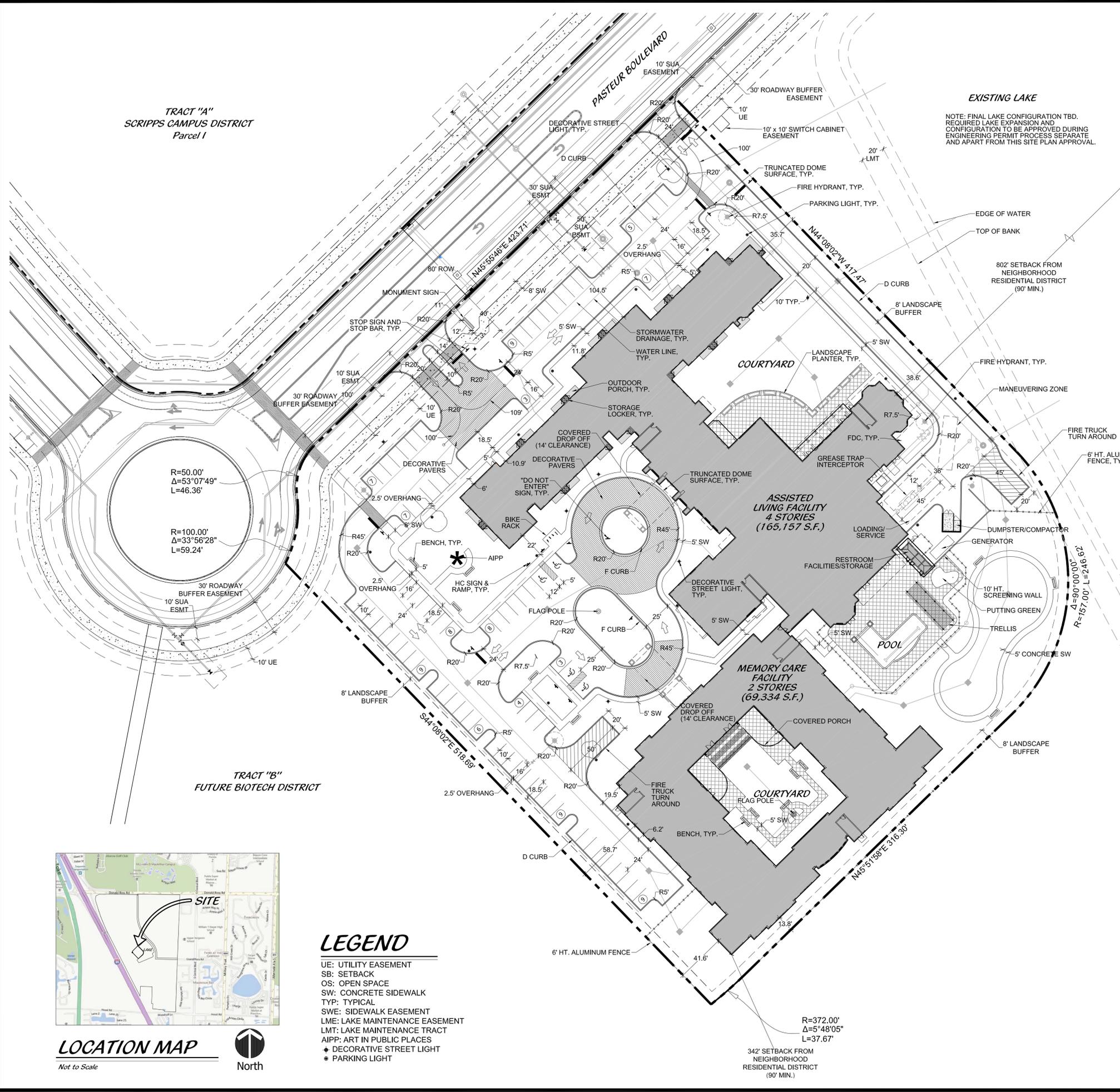
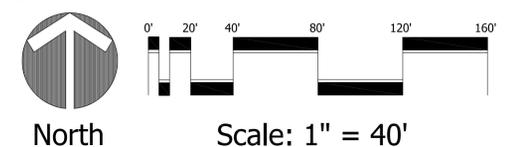
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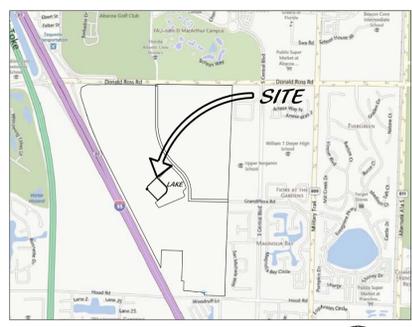
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THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 6.569 ACRES OR 286,164 SQUARE FEET, MORE OR LESS.

SITE PLAN



TRACT "A"
SCRIPPS CAMPUS DISTRICT
Parcel 1

TRACT "B"
FUTURE BIOTECH DISTRICT



LOCATION MAP
Not to Scale

LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- OS: OPEN SPACE
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- SWE: SIDEWALK EASEMENT
- LME: LAKE MAINTENANCE EASEMENT
- LMT: LAKE MAINTENANCE TRACT
- AIPP: ART IN PUBLIC PLACES
- ◆ DECORATIVE STREET LIGHT
- PARKING LIGHT

DESIGNED	DEH
DRAWN	MCR/RW
APPROVED	DEH
JOB NUMBER	150206.06
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REVISIONS	05-06-16
	07-07-16
	08-17-16

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Drawing: 150206.06 SP.DWG

SHEET 2 OF 8
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ENTRANCE VIEW



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