

**LEGEND**

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- ENHANCED ARCHITECTURE (SIDE)
- ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- 77' x 140' LOT
- 77' x 130' LOT
- SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- STOP SIGN

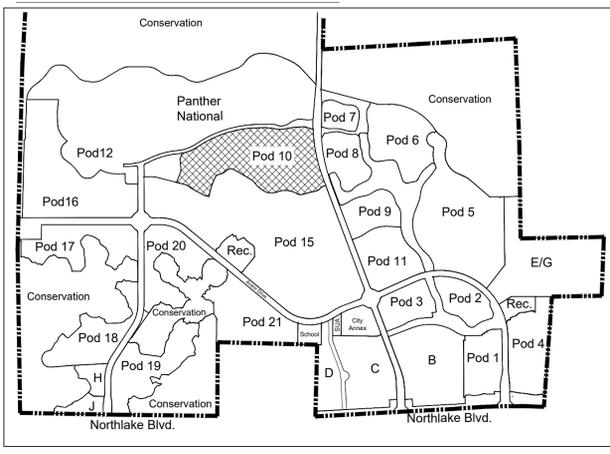
**NOTES**

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

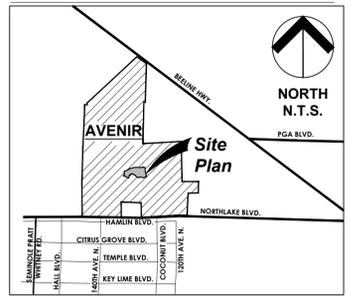
**PROPERTY DEVELOPMENT REGULATIONS**

77' WIDE LOTS	PROVIDED
LOT COVERAGE	MAX. 55.00%
BUILDING HEIGHT	STORIES/36'
LOT WIDTH	MIN. 77'
SETBACKS	PROVIDED
FRONT (SIDE LOADED GARAGES)	15'
WITH FRONT LOADED GARAGES	20'
SIDE	7.5'
SIDE STREET (CORNER LOT)	15'
REAR	10'
POOL / SCREEN ENCLOSURE	
SIDE	5'
SIDE STREET (CORNER LOT)	10'
REAR	5'
PATIOS	
SIDE	2'
SIDE STREET (CORNER LOT)	2'
REAR	2'
FENCES	
FRONT (FRONT & SIDE LOADED)	20'
SIDE	0'
SIDE STREET (CORNER LOT)	10'
REAR	0'
*AT NO TIME SHALL FENCES ENCR OACH ANY EASEMENTS	
GENERATORS	
FRONT	20'
SIDE	3'
SIDE STREET (CORNER LOT)	10'
REAR	3'

**POD KEY MAP**



**LOCATION MAP**



**SITE DATA**

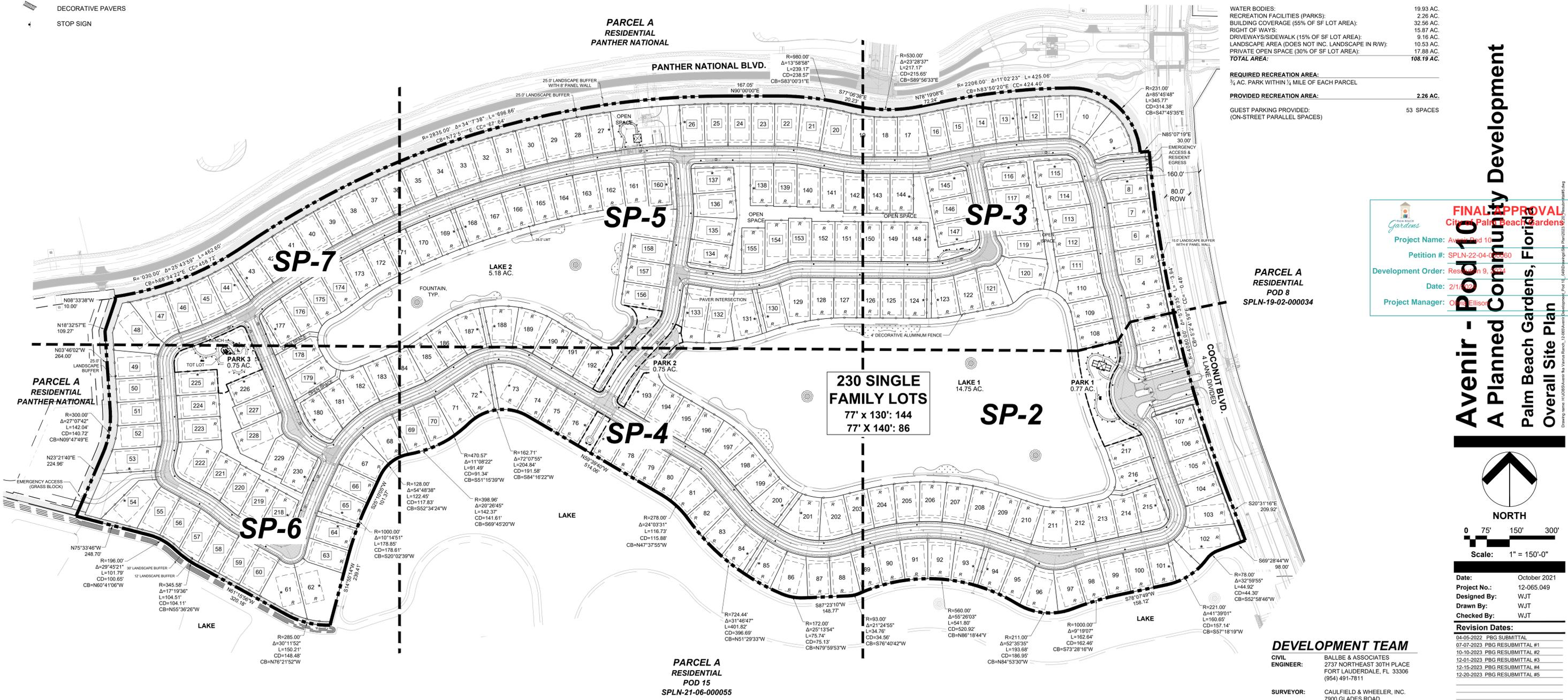
PETITION NUMBER:	SPLN-22-04-000060	
PROJECT NAME:	AVENIR POD 10	
PROPERTY CONTROL NUMBERS:	52-41-41-28-01-001-0011 2841411	
SECTION / TOWNSHIP / RANGE:	2841411	
GROSS ACREAGE:	108.191 ACRES	
LAND USE DESIGNATION:	MIXED USE (MXD)	
ZONING:	MXD PCD	
LAND USE OVERLAY:	WESTERN NORTHLAKE BLVD. CORRIDOR PLANNING AREA	
RESIDENTIAL HOUSING TYPE:	SINGLE FAMILY	
RESIDENTIAL HOUSING CLASSIFICATION:	DETACHED	
TOTAL DWELLING UNITS:	230 D.U.	
LOT SIZE:	NUMBER OF UNITS:	
77' x 130'	144 D.U.	
77' x 140'	86 D.U.	
NET DENSITY (230 D.U. / 108.191 AC.):	2.13 D.U./AC.	
BUILDING HEIGHT:	MAX. 3 STORIES / MAX. 36'	
OPEN SPACE REQUIRED	ACREAGE	%
(35% OF 108.191 AC)	37.86 AC.	MIN. 35%
OPEN SPACE PROVIDED	ACREAGE	%
LANDSCAPE / SOD AREAS / L.M.T.*	10.5331 AC. / 458,823.9212 S.F.	9.74%
PRIVATE OPEN SPACE	17.8776 AC. / 778,746.7981 S.F.	16.52%
WATER BODIES SURFACE AREA	20.8603 AC. / 873,824.9169 S.F.	18.5%
RECREATION FACILITIES (PARKS) @ 50%	1.1318 AC. / 49,300.6839 S.F.	1.05%
	<b>49.4750 AC. / 2,155,130.3023 S.F.</b>	<b>45.7%</b>
L.M.T. is planted with sod and does not include a sidewalk; the corresponding acreage is included in the landscape/sod areas.		
WATER BODIES:	19.93 AC.	
RECREATION FACILITIES (PARKS):	2.26 AC.	
BUILDING COVERAGE (55% OF SF LOT AREA):	32.56 AC.	
RIGHT OF WAYS:	15.87 AC.	
DRIVEWAYS/SIDEWALK (15% OF SF LOT AREA):	9.16 AC.	
LANDSCAPE AREA (DOES NOT INC. LANDSCAPE IN RW):	10.53 AC.	
PRIVATE OPEN SPACE (30% OF SF LOT AREA):	17.88 AC.	
TOTAL AREA:	108.19 AC.	
REQUIRED RECREATION AREA:		
1/4 AC. PARK WITHIN 1/4 MILE OF EACH PARCEL		
PROVIDED RECREATION AREA:	2.26 AC.	
GUEST PARKING PROVIDED:	53 SPACES	
(ON-STREET PARALLEL SPACES)		

**Urban design studio**

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.udstudio.com  
#LCC000035

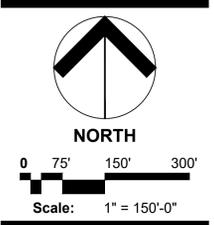
Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.



**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Avenir Pod 10  
Petition #: SPLN-22-04-000060  
Development Order: Res 19-02-00019  
Date: 2/11/2023  
Project Manager: Olivia Ellison

**Avenir - Pod 10**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Overall Site Plan



Date:	October 2021
Project No.:	12-065.049
Designed By:	WJT
Drawn By:	WJT
Checked By:	WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG SUBMITTAL #1
10-10-2023	PBG SUBMITTAL #2
12-01-2023	PBG SUBMITTAL #3
12-15-2023	PBG SUBMITTAL #4
12-20-2023	PBG SUBMITTAL #5

**DEVELOPMENT TEAM**

<b>CIVIL ENGINEER:</b>	BALLE & ASSOCIATES 2737 NORTHEAST 30TH PLACE FORT LAUDERDALE, FL 33306 (954) 491-7811
<b>SURVEYOR:</b>	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD BOCA RATON, FL 33434 (561) 392-1991
<b>SITE PLANNER &amp; LANDSCAPE ARCHITECT:</b>	URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100
<b>TRAFFIC ENGINEER:</b>	SUSAN E. O'ROURKE, PE, INC. 428 S.W. AKRON AVENUE, SUITE 1A STUART, FL 34994 (772) 781-7918



**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Avenir Pod 10

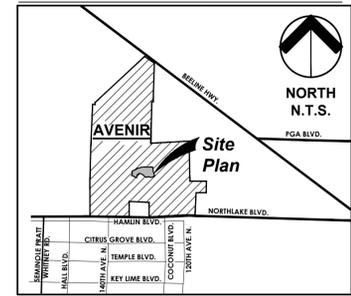
Petition #: SPLN-22-04-000060

Development Order: Resolution 9, 2024

Date: 2/1/2024

Project Manager: Olivia Ellison

**LOCATION MAP**



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.udsfirma.com  
#LCC000035

Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**NOTES**

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICK2ENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

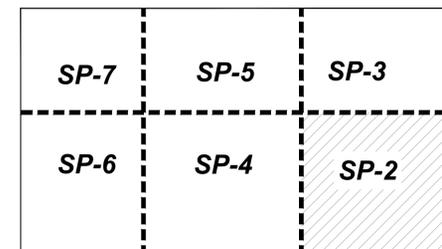
**LEGEND**

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- ⊕ FIRE HYDRANT
- ⊕ ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- ⊕ DOG WASTE STATION
- # 77' x 140' LOT
- # 77' x 130' LOT
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- STOP SIGN

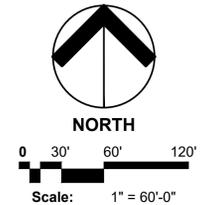
**DEVELOPMENT TEAM**

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 781-7918

**SHEET KEY MAP**



**Avenir - Pod 10**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan



Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

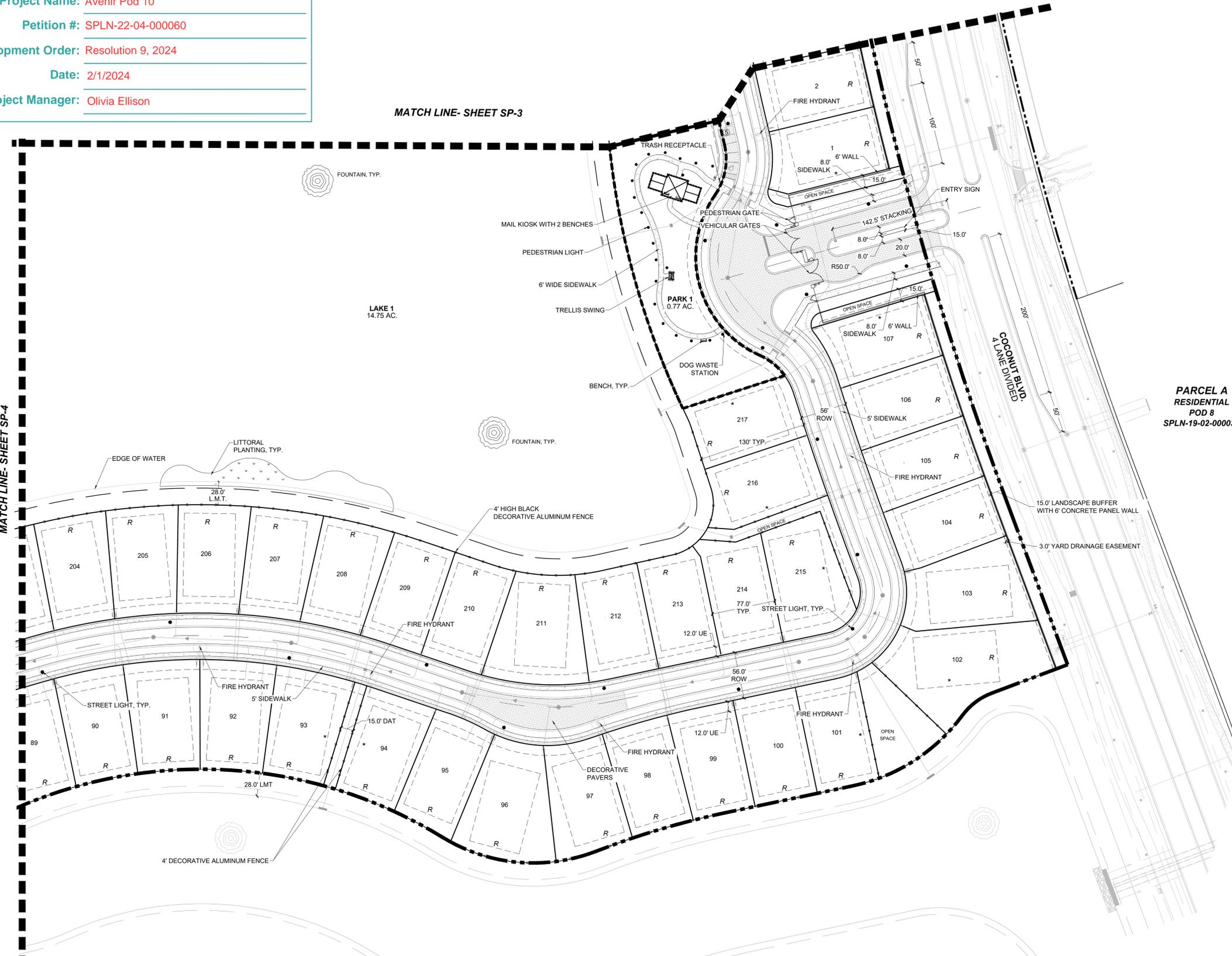
**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5

MATCH LINE- SHEET SP-3

**PARCEL A**  
**RESIDENTIAL**  
**POD 8**  
**SPLN-19-02-000034**

**PARCEL A**  
**RESIDENTIAL**  
**POD 15**  
**SPLN-21-06-000055**

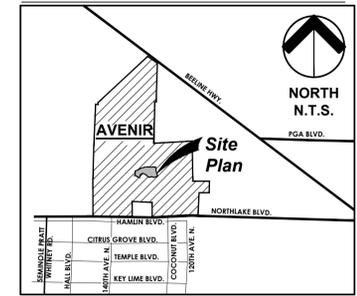


PARCEL A  
RESIDENTIAL



PARCEL A  
RESIDENTIAL  
POD 8  
SPLN-19-02-000034

LOCATION MAP



NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

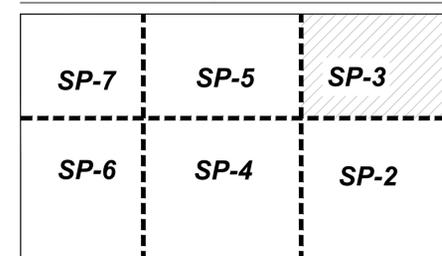
LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- ENHANCED ARCHITECTURE (SIDE)
- ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- # 77' x 140' LOT
- # 77' x 130' LOT
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- STOP SIGN

DEVELOPMENT TEAM

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 781-7918

SHEET KEY MAP



**FINAL APPROVAL**  
City of Palm Beach Gardens  
Project Name: Avenir Pod 8  
Petition #: SPLN-22-04-000034  
Development Order: Resolution 9, 2024  
Date: 2/14/24  
Project Manager: O'Neil, Ellison



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.udsfirma.com  
#LCC000035

Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**Avenir - Pod 10**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan



0 30' 60' 120'  
Scale: 1" = 60'-0"

Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

Revision Dates:

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5



# FINAL APPROVAL

## City of Palm Beach Gardens

Project Name: Avenir Pod 10

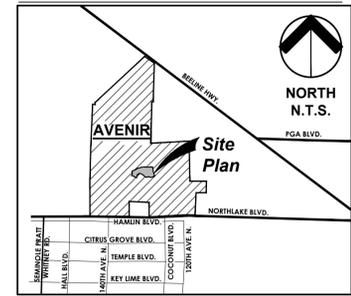
Petition #: SPLN-22-04-000060

Development Order: Resolution 9, 2024

Date: 2/1/2024

Project Manager: Olivia Ellison

### LOCATION MAP



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.udsfirma.com  
#LCC000035

Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

### NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICK-2-CENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

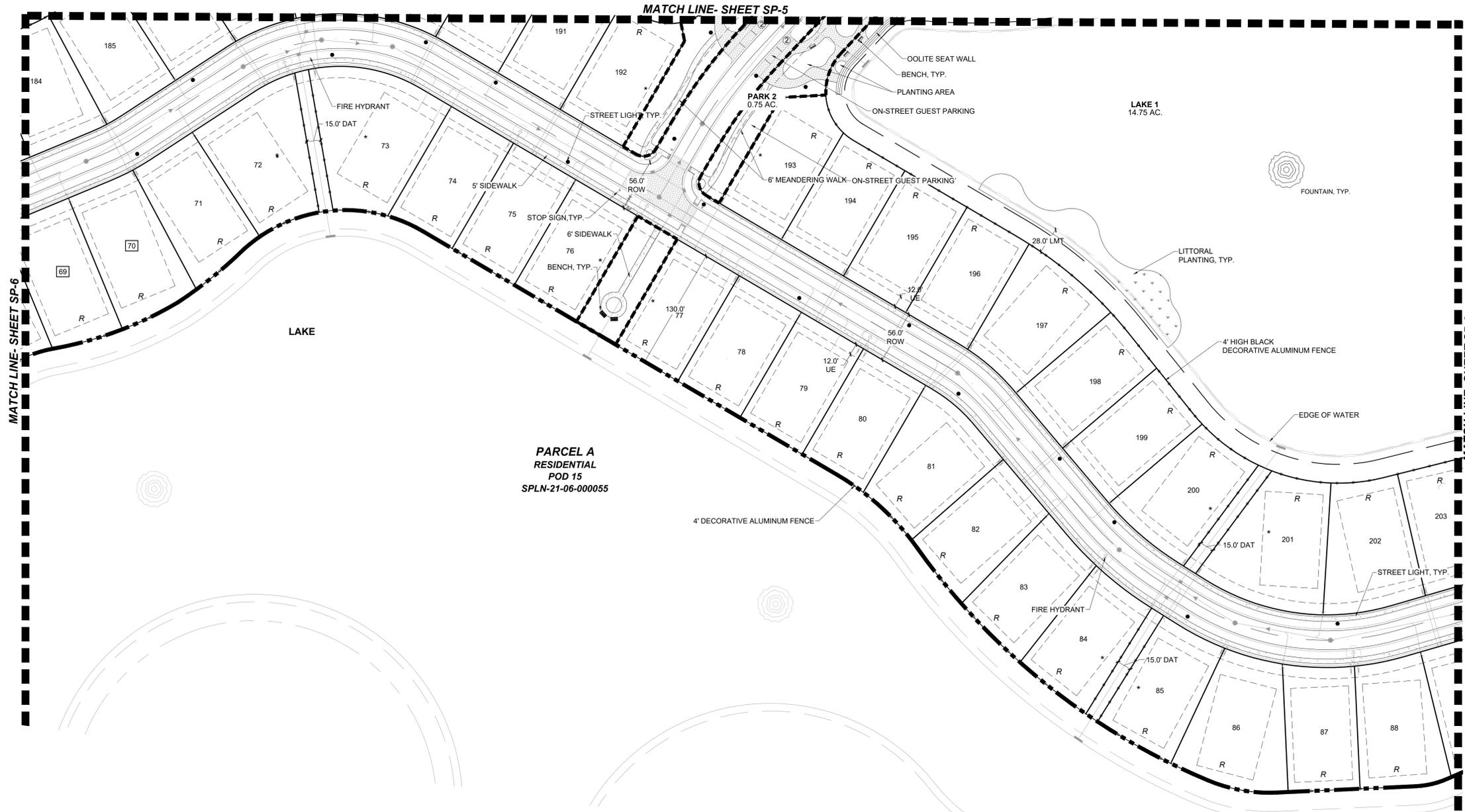
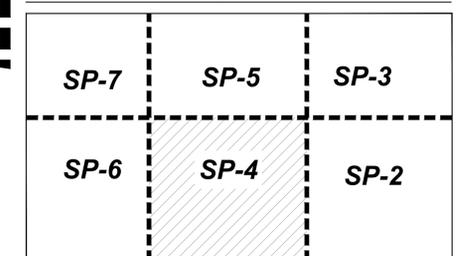
### LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- ⊕ FIRE HYDRANT
- ▭ ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- ▭ BENCH
- TRASH RECEPTACLE
- ♣ DOG WASTE STATION
- # 77' x 140' LOT
- # 77' x 130' LOT
- M SALES MODEL
- ▭ 4' HIGH DECORATIVE ALUMINUM FENCE
- ▭ DECORATIVE PAVERS
- ⊕ STOP SIGN

### DEVELOPMENT TEAM

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 781-7918

### SHEET KEY MAP

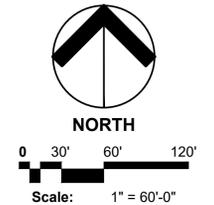


# Avenir - Pod 10

## A Planned Community Development

### Palm Beach Gardens, Florida

#### Site Plan



Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5



**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Avenir Pod 10

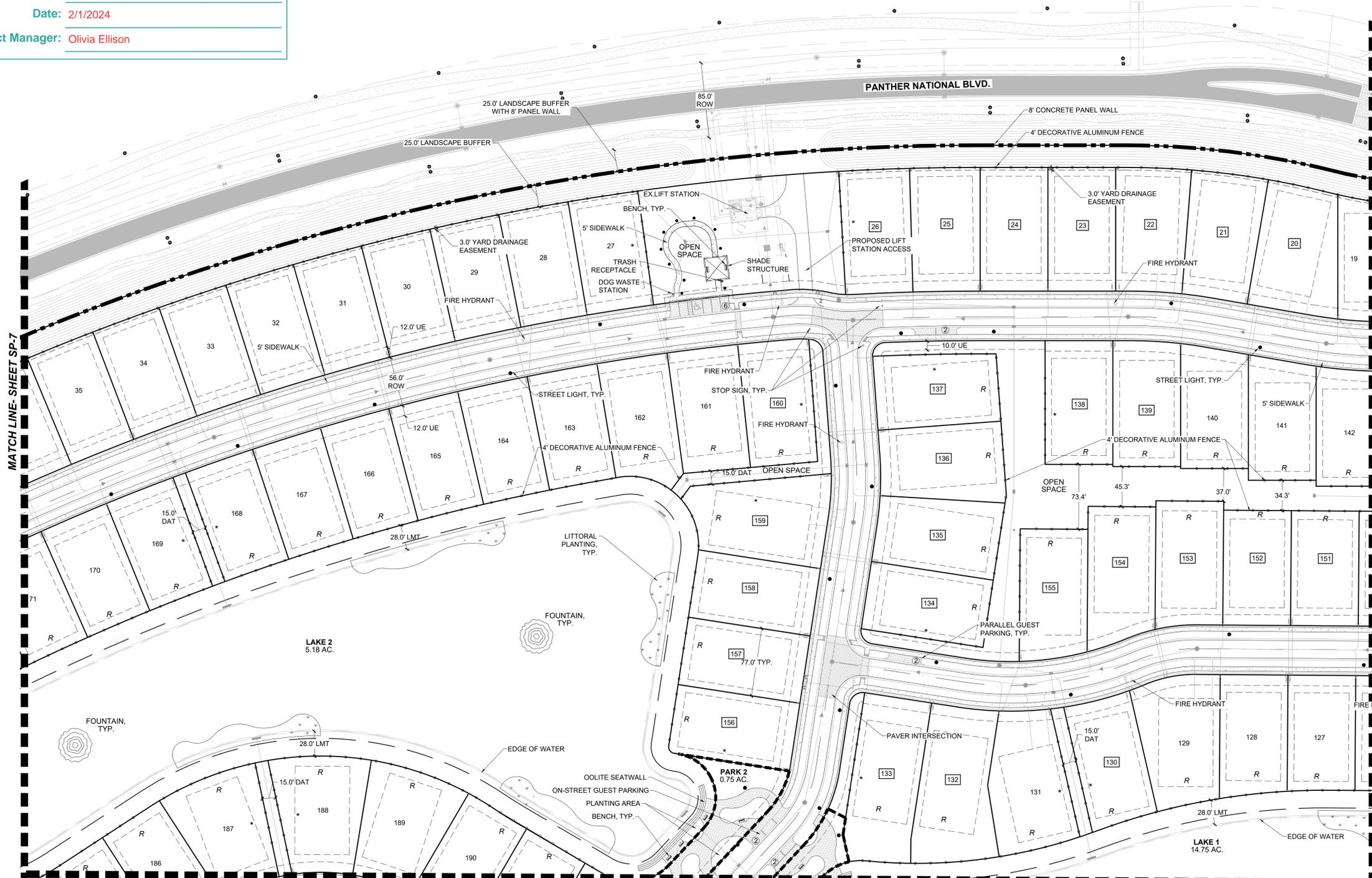
Petition #: SPLN-22-04-000060

Development Order: Resolution 9, 2024

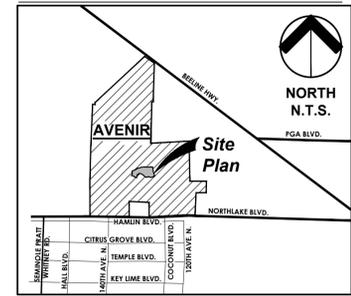
Date: 2/1/2024

Project Manager: Olivia Ellison

**PARCEL A**  
RESIDENTIAL  
PANTHER NATIONAL



**LOCATION MAP**



**NOTES**

- BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
- LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
- 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. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
- 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.
- LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
- ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
- MAIL BOX KIOSKS SHALL BE ILLUMINATED.
- ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

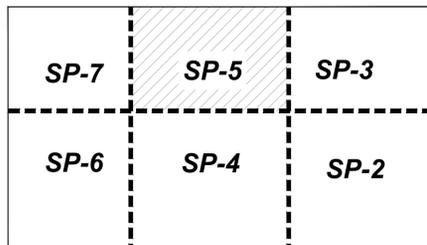
**LEGEND**

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- ⊕ FIRE HYDRANT
- ▭ ENHANCED ARCHITECTURE (SIDE)
- ▭ ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- ▭ BENCH
- TRASH RECEPTACLE
- ⊕ DOG WASTE STATION
- # 77' x 140' LOT
- # 77' x 130' LOT
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- ▨ DECORATIVE PAVERS
- ⊕ STOP SIGN

**DEVELOPMENT TEAM**

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 781-7918

**SHEET KEY MAP**



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.udsfirma.com  
#LCC000035

Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**Avenir - Pod 10**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan



0 30' 60' 120'  
Scale: 1" = 60'-0"

Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

**Revision Dates:**  
04-05-2022 PBG SUBMITTAL  
07-07-2023 PBG RESUBMITTAL #1  
10-10-2023 PBG RESUBMITTAL #2  
12-01-2023 PBG RESUBMITTAL #3  
12-15-2023 PBG RESUBMITTAL #4  
12-20-2023 PBG RESUBMITTAL #5

## Avenir - Pod 10 A Planned Community Development Palm Beach Gardens, Florida Site Plan



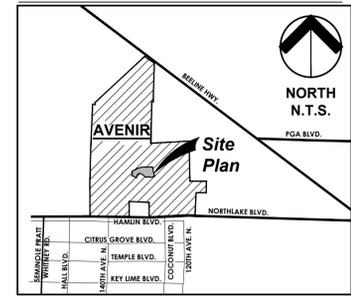
0 30' 60' 120'  
Scale: 1" = 60'-0"

Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5

### LOCATION MAP



### NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

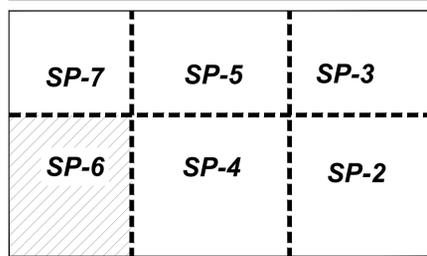
### LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- ENHANCED ARCHITECTURE (SIDE)
- R ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION
- # 77' x 140' LOT
- # 77' x 130' LOT
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- STOP SIGN

### DEVELOPMENT TEAM

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 781-7918

### SHEET KEY MAP



**FINAL APPROVAL**  
City of Palm Beach Gardens

**Project Name:** Avenir Pod 10

---

**Petition #:** SPLN-22-04-000060

---

**Development Order:** Resolution 9, 2024

---

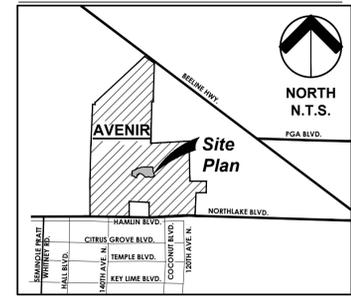
**Date:** 2/1/2024

---

**Project Manager:** Olivia Ellison

**PARCEL A  
RESIDENTIAL  
POD 15**  
SPLN-21-06-000055

### LOCATION MAP



### NOTES

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

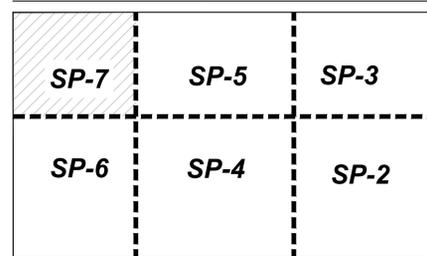
### LEGEND

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- ☉ STREET LIGHT
- ⊙ FIRE HYDRANT
- ⊙ ENHANCED ARCHITECTURE (SIDE)
- ⊙ ENHANCED ARCHITECTURE (REAR)
- BIKE RACK
- BENCH
- TRASH RECEPTACLE
- ⊙ DOG WASTE STATION
- # 77' x 140' LOT
- # 77' x 130' LOT
- M SALES MODEL
- 4' HIGH DECORATIVE ALUMINUM FENCE
- DECORATIVE PAVERS
- STOP SIGN

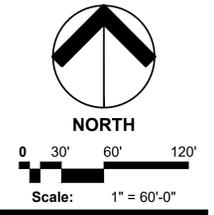
### DEVELOPMENT TEAM

- CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811
- SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991
- SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100
- TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 781-7918

### SHEET KEY MAP



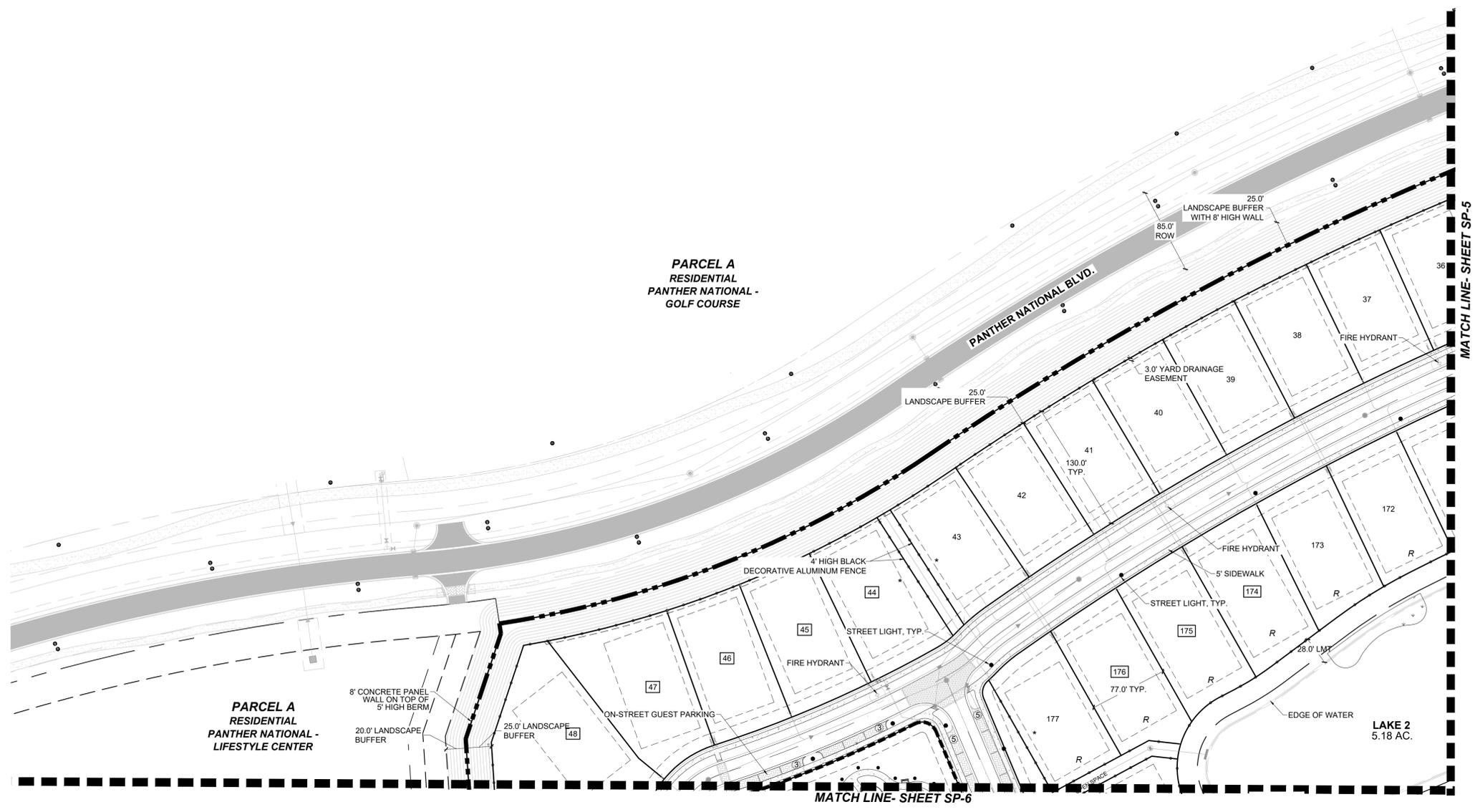
## Avenir - Pod 10 A Planned Community Development Palm Beach Gardens, Florida Site Plan



Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5



## FINAL APPROVAL

City of Palm Beach Gardens

**Project Name:** Avenir Pod 10

**Petition #:** SPLN-22-04-000060

**Development Order:** Resolution 9, 2024

**Date:** 2/1/2024

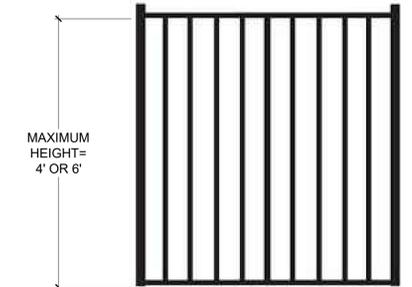
**Project Manager:** Olivia Ellison

**TYPICAL BENCH** N.T.S.

VICTOR STANLEY PRSS-124 BENCH OR EQUIVALENT  
SOLID STEEL BENCH WITH BLACK POWDER COATED FINISH  
6' LENGTH BENCH



**4 FT DECORATIVE ALUMINUM FENCE** N.T.S.



NOTE: DETAIL PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SELECTION OF FENCE TO BE COMPLETED AT TIME OF BUILDING PERMIT APPLICATION.

**TYPICAL TRASH RECEPTACLE**

PARKVIEW DOUBLE STREAM RECYCLING STATION WITH TRASH & RECYCLING DECALS, OR SIMILAR  
MANUFACTURER: WASTE WISE PRODUCTS INC. OR SIMILAR  
COLOR: BLACK



**TYPICAL BIKE RACK** N.T.S.

RIBBON STYLE BIKE RACK WITH BLACK POWDER COATED FINISH



NOTE: THIS CONCEPTUAL DETAIL IS PROVIDED FOR INFORMATION ONLY TO SATISFY TECHNICAL REQUIREMENTS BY INDICATING THE INTENT TO PROVIDE REQUIRED AMENITIES. THE DEVELOPER WILL MAKE FINAL PRODUCT SELECTION AT TIME OF BUILDING PERMIT APPLICATION.

**TYPICAL DOG WASTE STATION**

INCLUDES BAG DISPENSER, WASTE RECEPTACLE, AND REFLECTIVE PET SIGN. COLOR: BLACK



**TYPICAL LAKE FOUNTAIN** N.T.S.

OTTERBINE PHOENIX FOUNTAIN OR EQUIVALENT  
18' HEIGHT SPRAY, 34' DIAMETER



www.otterbine.com/phoenix

**CHESS TABLE DETAIL** N.T.S.



TWO SEAT GAME TABLE  
ANOVA, BEACON HILL COLLECTION OR EQUIVALENT  
RECYCLED PLASTIC, POWDER COATED STEEL AND ALUMINUM  
TABLETOP WITH 24" SQUARE POLYCARBONATE INSET GAME BOARD PRINTED WITH FADE-RESISTANT, UV-CURED INK

**PAVER SPECIFICATIONS** N.T.S.

VEHICULAR PAVERS - AVENIR MIX



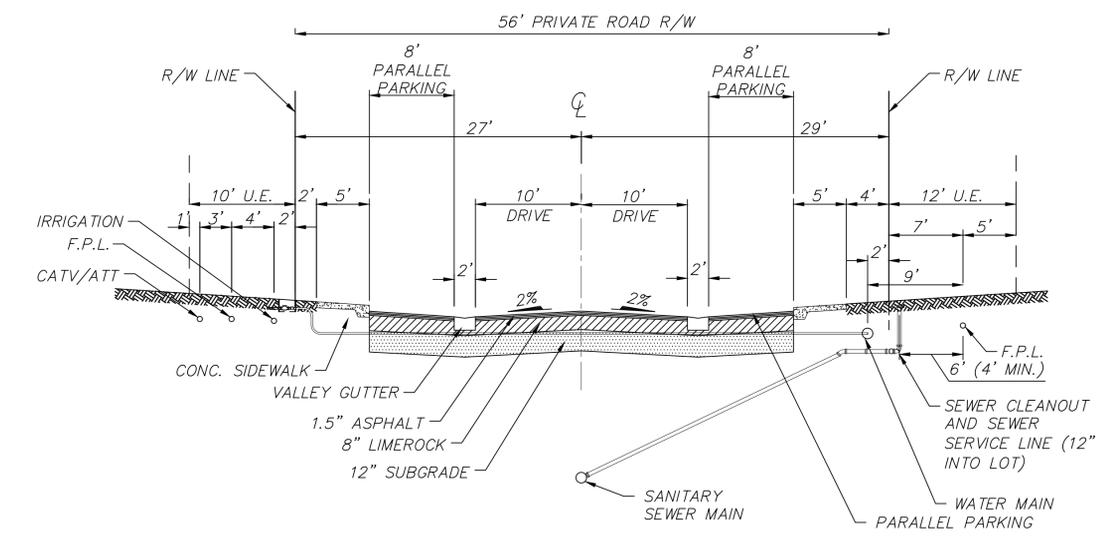
PRODUCT DETAILS:  
• TYPE: HOLLAND STONE  
• MANUFACTURER: BELGARD  
• SIZE: 80mm (4" x 8" x 3 3/8")  
• FINISH: STANDARD  
• COLOR: HARVEST BLEND  
• PATTERN: 45° HERRINGBONE  
THE IMAGES ABOVE ARE INTENDED TO REPRESENT PRODUCT COLOR ONLY. ACTUAL COLOR AND TEXTURE MAY VARY. REFER TO PRODUCT DETAILS FOR MORE INFORMATION REGARDING PAVER SPECIFICATIONS. REFER TO CIVIL ENGINEERING PLANS FOR INSTALLATION DETAILS.

PARK # 2 PAVERS - TREMRON GLACIER MIX.

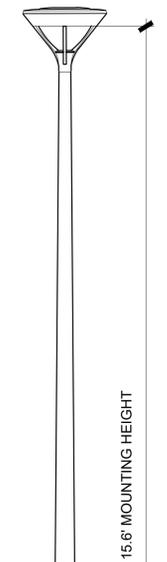


THIS MATERIAL SPECIFICATION APPLIES ONLY TO PAVERS WITHIN PARK #2  
PRODUCT DETAILS:  
BRICK PAVERS: TREMRON 4" x 8" PATTERN: HERRINGBONE  
COLOR: GLACIER OR EQUAL AS APPROVED BY OWNER OR OWNER'S REPRESENTATIVE

**TYPICAL 56' RESIDENTIAL STREET R/W SECTION WITH PARKING** N.T.S.

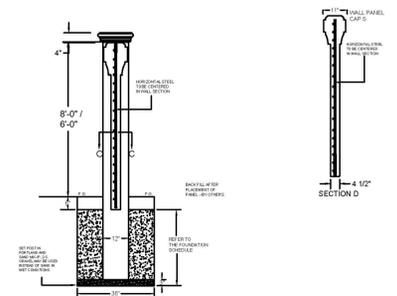


**TYPICAL STREET LIGHT & PEDESTRIAN LIGHT** N.T.S.

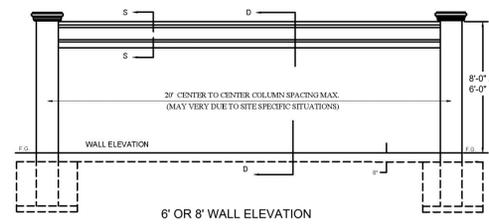


- STREETLIGHT LOCATIONS AS SHOWN ON SITE PLANS.
- **POLE:** FPL STANDARD CONCRETE OR EQUIVALENT
- **FIXTURE:** 'MESA' LED LUMINAIRE BY COOPER OR EQUIVALENT  
COLOR/FINISH: BLACK METAL
- ALL LIGHTS SHALL HAVE 90 DEGREE CUT-OFF ADJACENT TO HOUSE

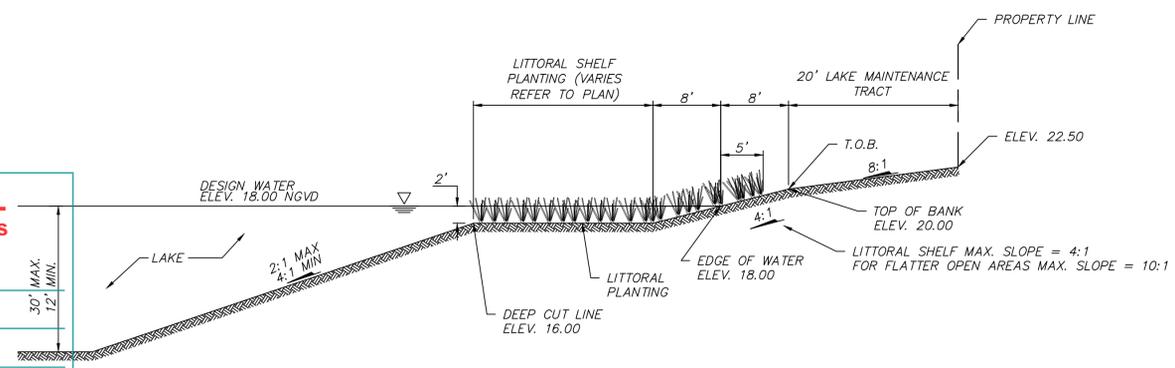
**TYPICAL POST & PANEL WALL** N.T.S.



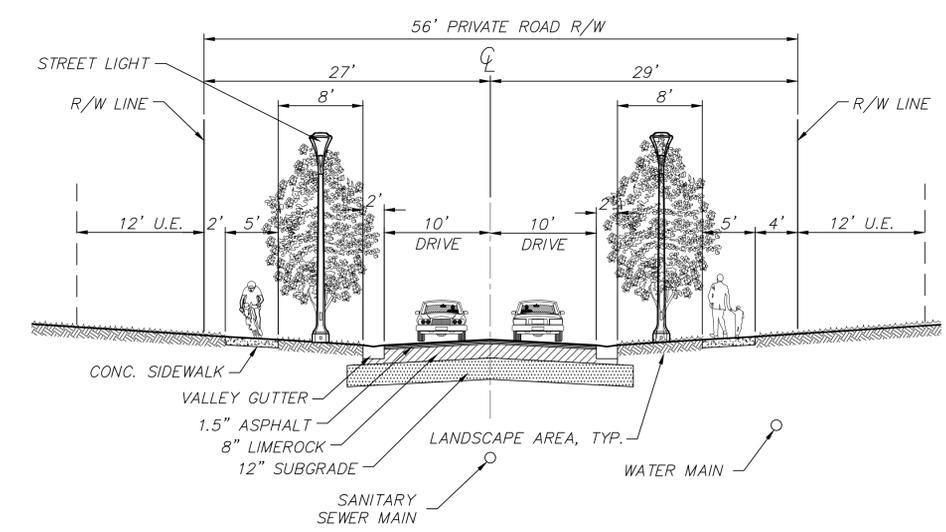
WALL & COLUMN CAPS TO BE: LIGHT SAND TEXTURE, SHERWIN WILLIAMS, SW 7757 HIGH REFLECTIVE WHITE  
WALLS & COLUMNS TO BE: SMOOTH STUCCO, BENJAMIN MOORE, OC-141 CHINA WHITE



**TYPICAL LAKE SECTION WITH LITTORAL PLANTINGS**



**TYPICAL 56' RESIDENTIAL STREET R/W SECTION** N.T.S.



**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Avenir Pod 10  
Petition #: SPLN22-04-000060  
Development Order: Resolution 9, 2024  
Date: 2/1/2024  
Project Manager: Olivia Ellison

**Urban design studio**  
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.udsfllorida.com  
#LCC000035

Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**Avenir - Pod 10**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan Details

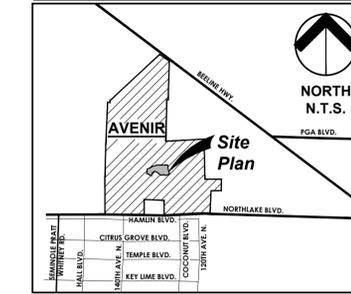
Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

Revision Dates:  
04-05-2022 PBG SUBMITTAL  
07-07-2023 PBG RESUBMITTAL #1  
10-10-2023 PBG RESUBMITTAL #2  
12-01-2023 PBG RESUBMITTAL #3  
12-15-2023 PBG RESUBMITTAL #4  
12-20-2023 PBG RESUBMITTAL #5

**PARK #2 DETAIL**



**LOCATION MAP**



**NOTES**

1. BASE INFORMATION FOR SITE PLAN FROM A SURVEY PROVIDED BY CAULFIELD AND WHEELER, INC., DATED 04-01-2022.
2. LANDSCAPING SHALL BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND LIGHT POLES.
3. ALL STOP BARS SHALL BE SETBACK 4' IN ADVANCE OF PEDESTRIAN CROSSWALKS.
4. ALL ACCESSIBLE PAVED ROUTES SHALL NOT EXCEED A 20:1 SLOPE.
5. FINAL LOCATIONS OF ALL PROPOSED TRAFFIC SIGNAGE SHALL BE ESTABLISHED BY THE ENGINEER OF RECORD.
6. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
7. CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
8. SEE ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
9. SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
10. LIGHT POLES & TREES WILL BE FIELD LOCATED TO AVOID CONFLICTS.
11. ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICK2CENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.
12. MAIL BOX KIOSKS SHALL BE ILLUMINATED.
13. ALL HOMES OF 4,999 SF OR GREATER SHALL HAVE AN APPROVED NFPA 13D FIRE SPRINKLER SYSTEM INSTALLED.

**LEGEND**

O.S.	OPEN SPACE TRACT
L.M.T.	LAKE MAINTENANCE TRACT
D.A.T.	DRAINAGE & ACCESS TRACT
U.E.	UTILITY EASEMENT
S.U.A.	SEACOAST UTILITY AUTHORITY
⊙	STREET LIGHT
⊕	FIRE HYDRANT
R	ENHANCED ARCHITECTURE (SIDE)
R	ENHANCED ARCHITECTURE (REAR)
■	BIKE RACK
■	BENCH
○	TRASH RECEPTACLE
⊕	DOG WASTE STATION
#	77' x 140' LOT
#	77' x 130' LOT
M	SALES MODEL
—	4' HIGH DECORATIVE ALUMINUM FENCE
—	DECORATIVE PAVERS
+	STOP SIGN

**DEVELOPMENT TEAM**

<b>CIVIL ENGINEER:</b>	BALLBE & ASSOCIATES 2737 NORTHEAST 30TH PLACE FORT LAUDERDALE, FL 33306 (954) 491-7811
<b>SURVEYOR:</b>	CAULFIELD & WHEELER, INC. 7900 GLADES ROAD BOCA RATON, FL 33434 (561) 392-1991
<b>SITE PLANNER &amp; LANDSCAPE ARCHITECT:</b>	URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100
<b>TRAFFIC ENGINEER:</b>	SUSAN E. O'ROURKE, PE, INC. 428 S.W. AKRON AVENUE, SUITE 1A STUART, FL 34994 (772) 781-7918

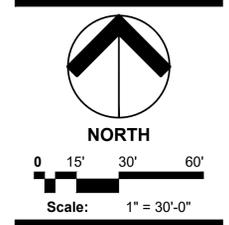


**Urban Planning & Design  
Landscape Architecture  
Communication Graphics**

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
www.udsfirma.com  
#LCC000035

Copyright: All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.

**Avenir - Pod 10  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan - Park 2 Detail**



<b>Date:</b>	October 2021
<b>Project No.:</b>	12-065.049
<b>Designed By:</b>	WJT
<b>Drawn By:</b>	WJT
<b>Checked By:</b>	WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5

**FINAL APPROVAL**  
City of Palm Beach Gardens

**Project Name:** Avenir Pod 10

**Petition #:** SPLN-22-04-000060

**Development Order:** Resolution 9, 2024

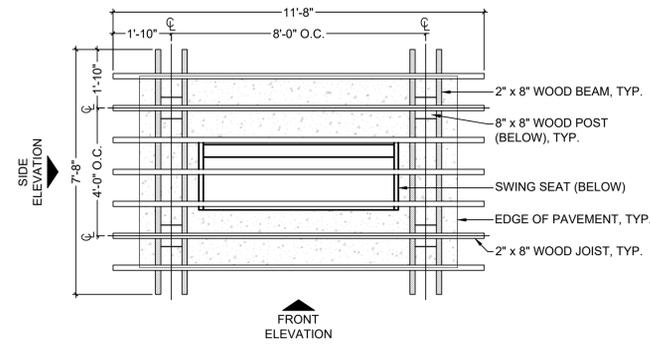
**Date:** 2/1/2024

**Project Manager:** Olivia Ellison

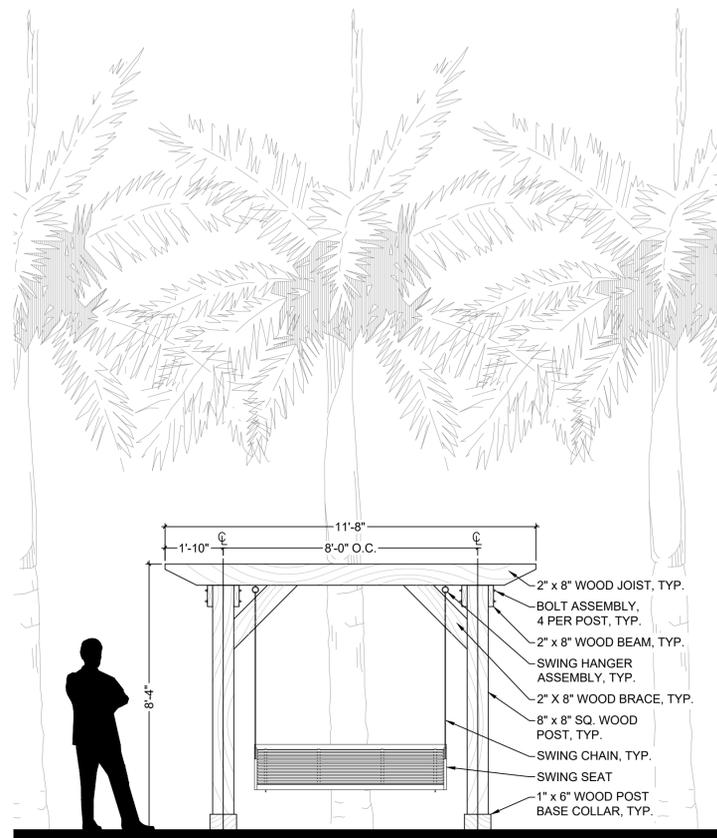
**BENCH SWING ARBOR DETAILS**

SCALE: 3/8" = 1'-0"

LOCATED IN PARK #1



**SINGLE SWING PLAN**



**GENERAL NOTES**

1. DETAILS ARE SHOWN FOR DESIGN INTENT PURPOSES ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION AND ENGINEERING THAT ARE SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, TO BE REVIEWED AND APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. ALL WOOD COMPONENTS TO BE PRESSURE TREATED FOR USE IN EXTERIOR APPLICATIONS. WOOD SPECIES, COLOR, AND FINISH TO BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.
3. ALL ARBOR AND SWING ASSEMBLY HARDWARE TO BE GALVANIZED STEEL.
4. FINAL SELECTION OF SWING SEAT TO BE COMPLETED BY OWNER OR OWNER'S REPRESENTATIVE AT TIME OF BUILDING PERMIT APPLICATION.

**SHADE CANOPY**

N.T.S.

LOCATED IN PARK #3



LANDSCAPE STRUCTURES  
SKYWAYS HIP SHADE STRUCTURE, 24' x 24', OR EQUIVALENT  
FINAL COLOR SELECTIONS TO BE DETERMINED AT PERMITTING

**PLAYGROUND SWINGS**

N.T.S.

LOCATED IN PARK #3



PRODUCT: 2" ARCH SWING - 2 SWINGS

MANUFACTURER: LANDSCAPE STRUCTURES OR EQUIVALENT

**PRODUCT DETAILS:**

- AGE GROUP: 2-5 YEARS
- FINAL COLOR SELECTIONS TO BE SUBMITTED AT TIME OF PERMITTING
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

**VIRTUAL GATE GUARD KIOSK (CALL BOX)**

N.T.S.

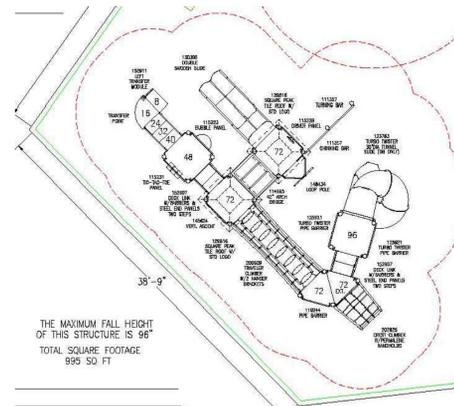


ENVERA VIRTUAL GATE GUARD KIOSK OR EQUAL  
FINAL SELECTION TO BE DETERMINED AT PERMITTING

**PLAY STRUCTURE**

N.T.S.

LOCATED IN PARK #3



**PLAN VIEW**

LANDSCAPE STRUCTURES  
PLAY EQUIPMENT; PLAY BOOSTER, OR EQUAL

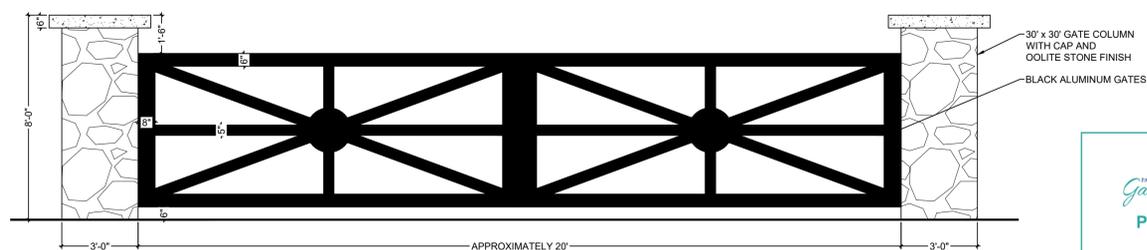
AGE GROUP: 5-12  
USE ZONE: 38'-9" x 25'  
FALL HEIGHT: 96"



**FRONT VIEW  
PLAY EQUIPMENT**

**VEHICLE ENTRY GATE**

N.T.S.



Date:	October 2021
Project No.:	12-065.049
Designed By:	WJT
Drawn By:	WJT
Checked By:	WJT

Revision Dates:	
04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5

**FINAL APPROVAL**  
City of Palm Beach Gardens

**Project Name:** Avenir Pod 10

**Petition #:** SPLN-22-04-000060

**Development Order:** Resolution 9, 2024

**Date:** 2/1/2024

**Project Manager:** Olivia Ellison

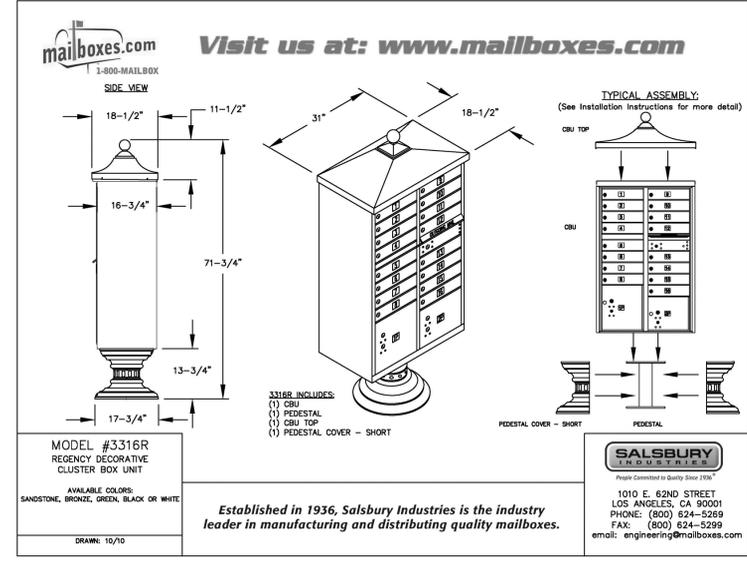
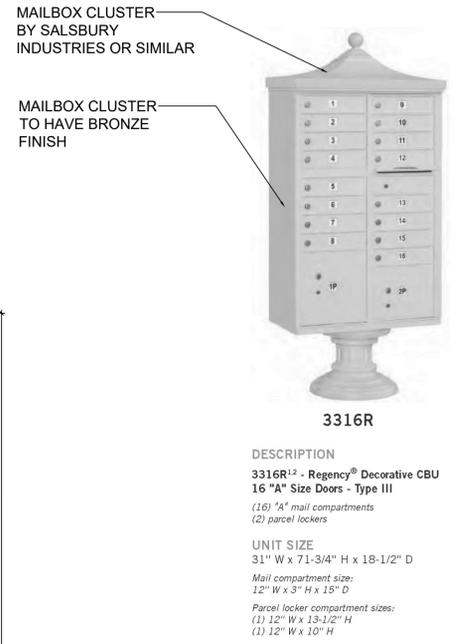
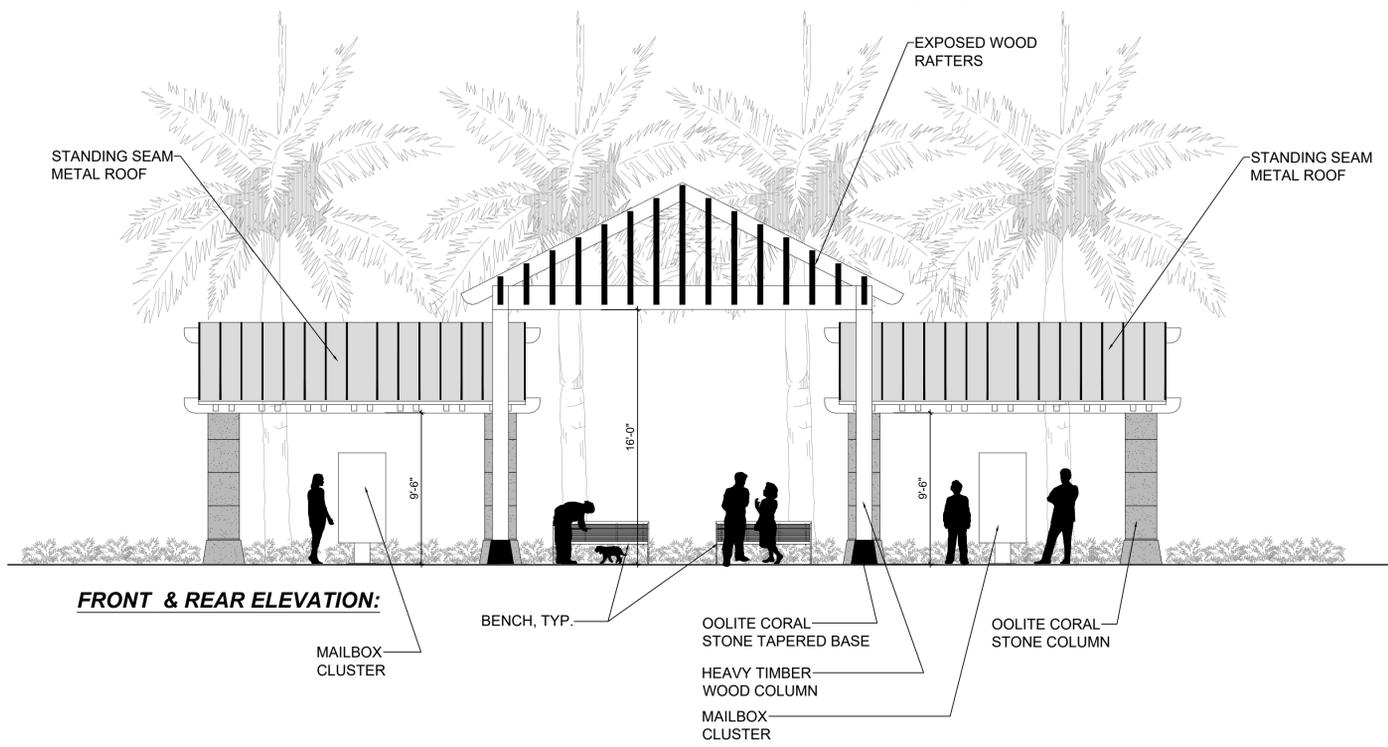
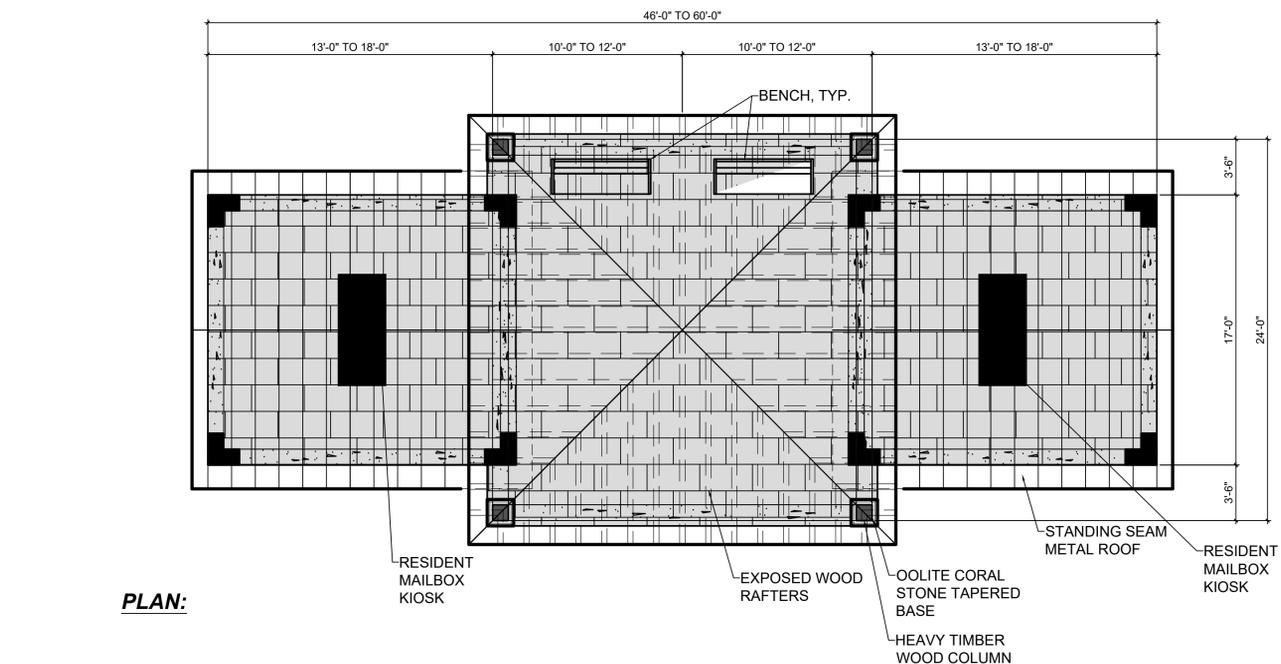
Project Name: Avenir Pod 10  
 Petition #: SPLN-22-04-000060  
 Development Order: Resolution 9, 2024  
 Date: 2/1/2024  
 Project Manager: Olivia Ellison

**Avenir - Pod 10**  
A Planned Community Development  
Palm Beach Gardens, Florida  
Site Plan Details

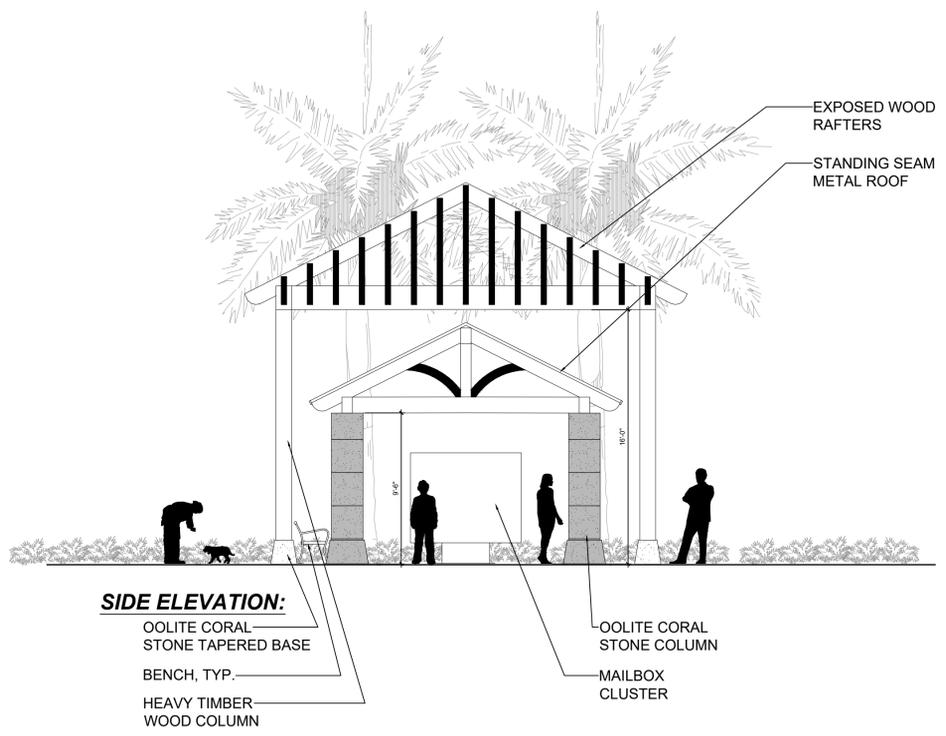
Date: October 2021  
 Project No.: 12-065.049  
 Designed By: WJT  
 Drawn By: WJT  
 Checked By: WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5



**TYPICAL MAILBOX CLUSTER DETAIL**  
NOTE: THE NUMBER OF MAILBOXES TO BE DETERMINED AT TIME OF PERMITTING N.T.S.



**TYPICAL MAILBOX CENTER**

N.T.S.



**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Avenir Pod 10

Petition #: SPLN-22-04-000060

Development Order: Resolution 9, 2024

Date: 2/1/2024

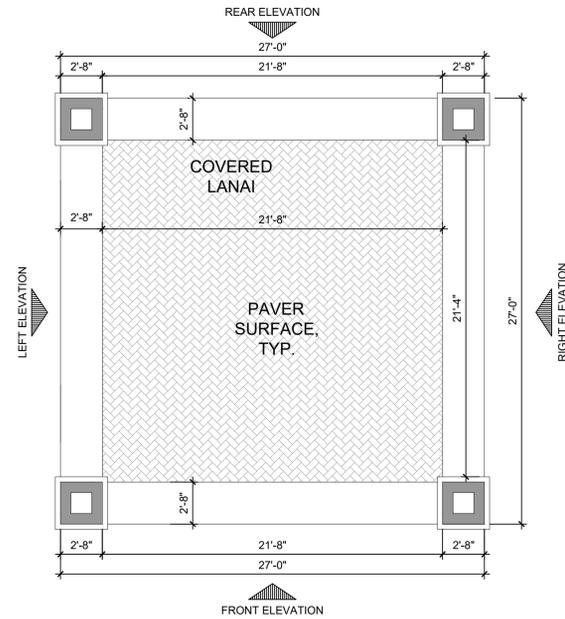
Project Manager: Olivia Ellison



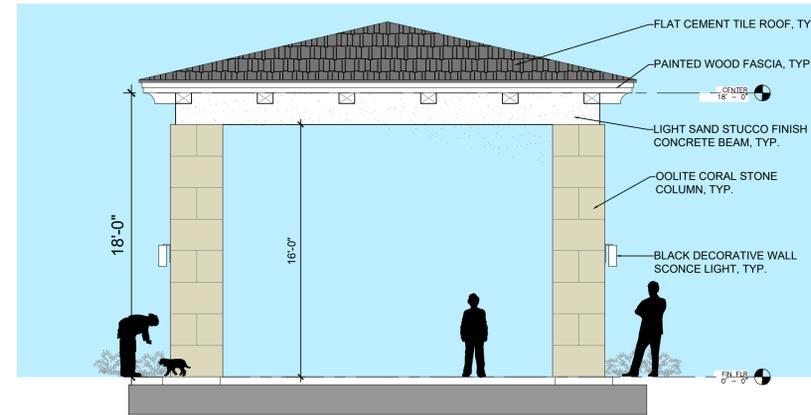
Urban Planning & Design  
Landscape Architecture  
Communication Graphics

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
www.udsfllorida.com  
#LCC000035

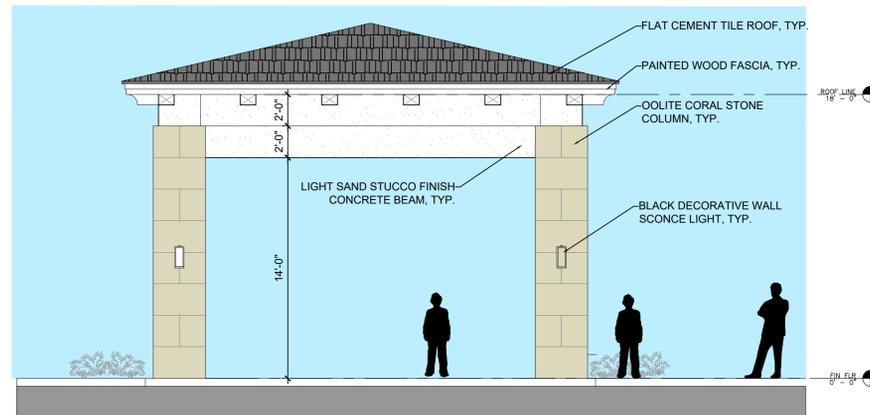
Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.



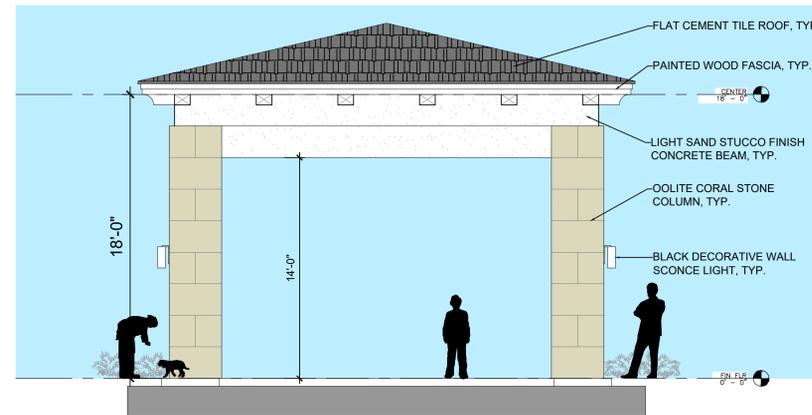
**PLAN:**



**LEFT ELEVATION:**



**FRONT & REAR ELEVATION:**



**RIGHT ELEVATION:**

**TYPICAL SHADE STRUCTURE:**

N.T.S.

**Avenir - Pod 10**  
A Planned Community Development

Palm Beach Gardens, Florida  
Site Plan Details

Drawing Name: H:\030\Avenir - Pod 10 - 04\Drawings\Site Plan\030112\_20\_PlanDetail.dwg

Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5

**DEVELOPMENT TEAM**

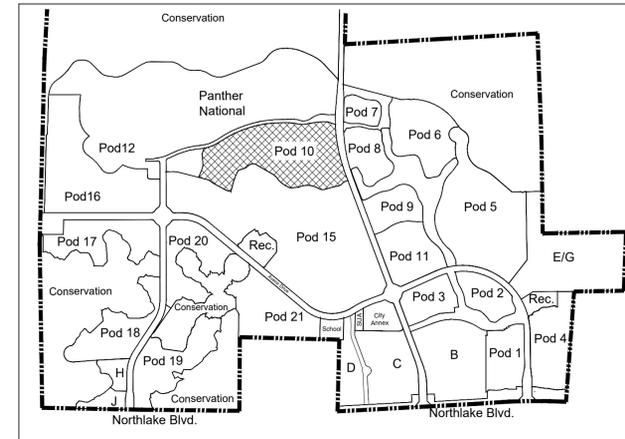
**CIVIL ENGINEER:** BALLBE & ASSOCIATES  
2737 NORTHEAST 30TH PLACE  
FORT LAUDERDALE, FL 33306  
(954) 491-7811

**SURVEYOR:** CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD  
BOCA RATON, FL 33434  
(561) 392-1991

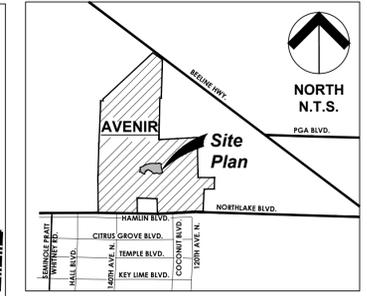
**SITE PLANNER & LANDSCAPE ARCHITECT:** URBAN DESIGN STUDIO  
610 CLEMATIS STREET, SUITE CU02  
WEST PALM BEACH, FL 33401  
(561) 366-1100

**TRAFFIC ENGINEER:** SUSAN E. O'ROURKE, PE, INC.  
428 S.W. AKRON AVENUE, SUITE 1A  
STUART, FL 34994  
(772) 761-7916

**POD KEY MAP**



**LOCATION MAP**



**SITE DATA**

PETITION NUMBER: TBD  
PROJECT NAME: AVENIR POD 10  
PROPERTY CONTROL NUMBERS: 52-41-41-28-01-001-0011  
SECTION / TOWNSHIP / RANGE: 28/4/141

REQUIRED RECREATION AREA:  
1/4 AC. PARK WITHIN 1/4 MILE OF EACH PARCEL

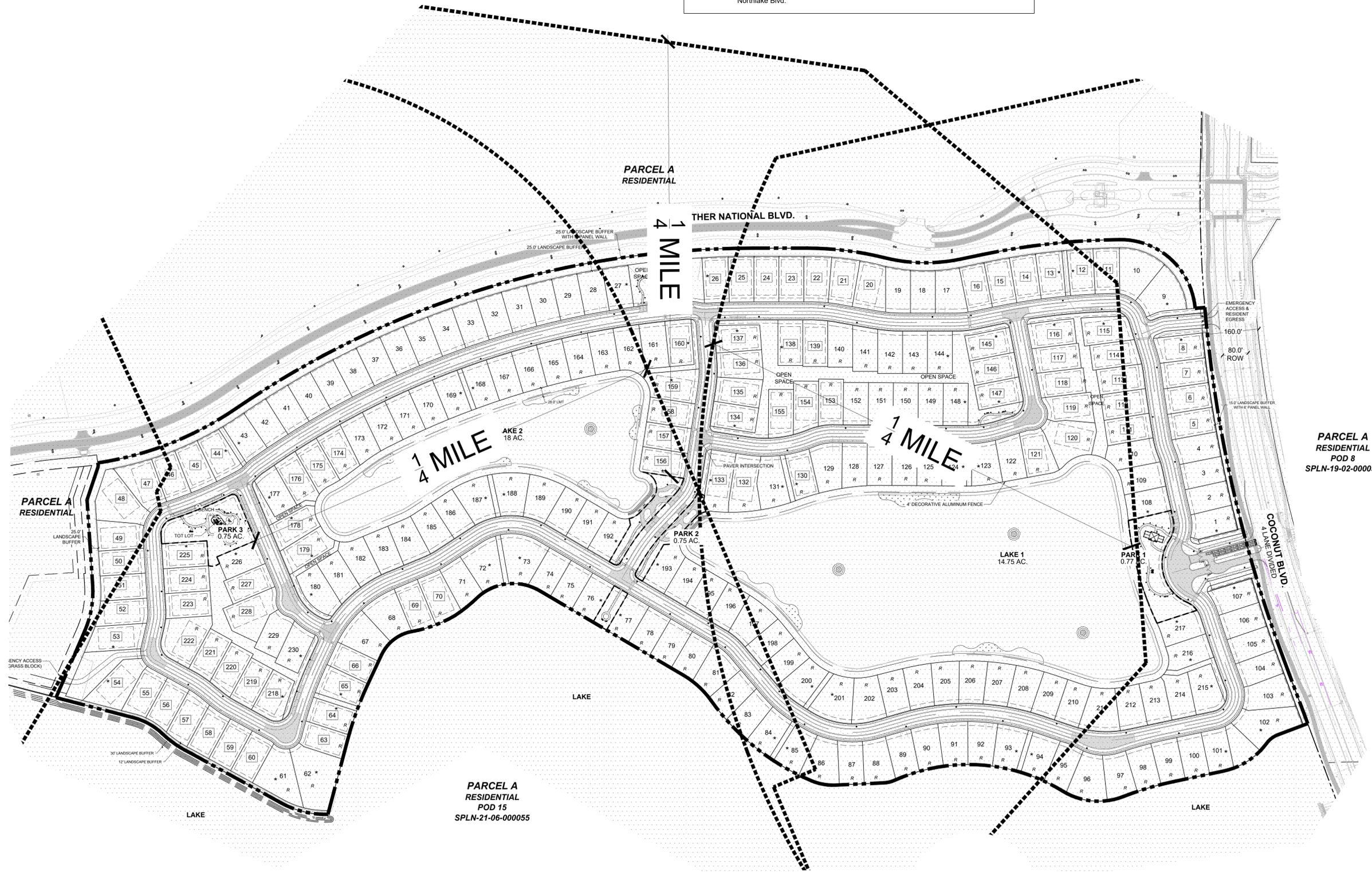
PROVIDED RECREATION AREA: 2.26 AC.



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.udsfirma.com  
#LCC000035

Copyright:  
All ideas, designs, arrangements, and plans represented by this drawing are owned by and the property of the designer, and were created for the exclusive use of the specified project. These ideas, designs, arrangements or plans shall not be used by, or disclosed to any person, firm, or corporation without the written permission of the designer.



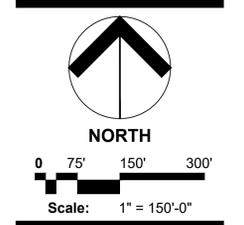
**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Avenir Pod 10  
Petition #: SPLN-22-04-00050  
Development Order: Resolution 9, 2022  
Date: 2/16/23  
Project Manager: Olivia Ellison

PARCEL A  
RESIDENTIAL  
POD 8  
SPLN-19-02-000034

PARCEL A  
RESIDENTIAL  
POD 15  
SPLN-21-06-000055

**Avenir - Pod 10**  
**A Planned Community Development**  
Palm Beach Gardens, Florida  
Park Area Compliance Plan



Date: October 2021  
Project No.: 12-065.049  
Designed By: WJT  
Drawn By: WJT  
Checked By: WJT

**Revision Dates:**

04-05-2022	PBG SUBMITTAL
07-07-2023	PBG RESUBMITTAL #1
10-10-2023	PBG RESUBMITTAL #2
12-01-2023	PBG RESUBMITTAL #3
12-15-2023	PBG RESUBMITTAL #4
12-20-2023	PBG RESUBMITTAL #5