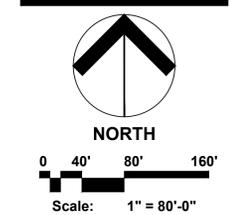


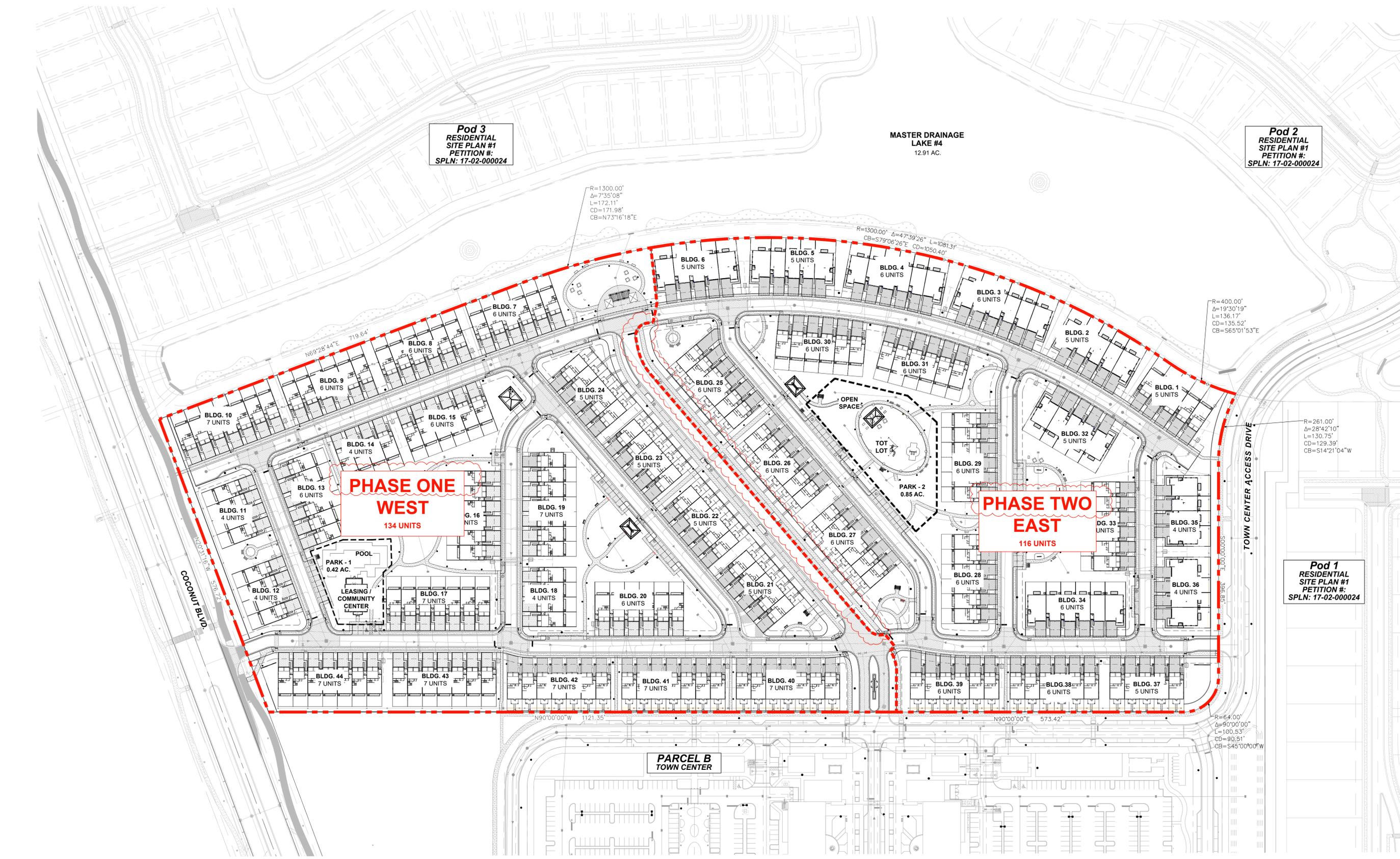
**Avenir - Parcel B Townhomes**  
**A Planned Community Development**  
City of Palm Beach Gardens, Florida  
**Overall Site Plan - Phasing Plan**



Date: June 2020  
Project No.: 12-065.14  
Designed By: -  
Drawn By: WJT  
Checked By: KT

**Revision Dates:**

|          |                 |          |
|----------|-----------------|----------|
| 08.28.20 | PBG Submittal   |          |
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| 05.20.22 | PBG Resubmittal |          |
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| 09.08.23 | AA Submittal    | 28/41/41 |
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| 06.26.24 | AA Resubmittal  |          |
| 08.09.24 | SPA Submittal   |          |



**Pod 3**  
RESIDENTIAL  
SITE PLAN #1  
PETITION #:  
SPLN: 17-02-000024

**MASTER DRAINAGE**  
**LAKE #4**  
12.91 AC.

**Pod 2**  
RESIDENTIAL  
SITE PLAN #1  
PETITION #:  
SPLN: 17-02-000024

**PHASE ONE**  
**WEST**  
134 UNITS

**PHASE TWO**  
**EAST**  
116 UNITS

**Pod 1**  
RESIDENTIAL  
SITE PLAN #1  
PETITION #:  
SPLN: 17-02-000024

**PARCEL B**  
**TOWN CENTER**

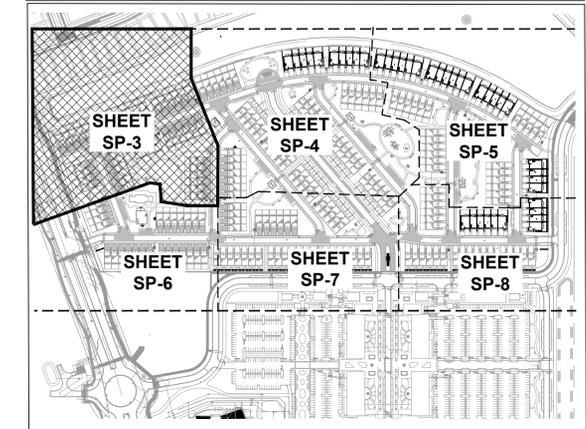
**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Essex at Avenir - Rear Wall  
Petition #: SPLA-24-08-0010  
Development Order: Resolution 60, 2024  
Date: 11/7/2024  
Project Manager: Brett A. Leone, Principal Planner

**SITE DATA -**

|                             |                         |
|-----------------------------|-------------------------|
| PETITION NUMBER:            | SPLN-20-09-000041       |
| PROJECT NAME:               | AVENIR TOWNHOMES        |
| PROPERTY CONTROL NUMBERS:   | 52-41-41-28-00-001-0037 |
| SECTION / TOWNSHIP / RANGE: | 28/41/41                |
| GROSS ACREAGE:              | 32.835 ACRES            |
| TOTAL DWELLING UNITS:       | 250 D.U.                |
| PHASE ONE:                  | 134 UNITS               |
| PHASE TWO:                  | 116 UNITS               |

**SHEET KEY**



**Pod 3  
RESIDENTIAL  
SITE PLAN #1  
PETITION #:  
SPLN: 17-02-000024**

**MASTER DRAINAGE  
LAKE #4  
12.91 AC.**

LITTORAL PLANTING  
TOP OF BANK  
EDGE OF WATER

LAKE FRONT UNITS: 6' HIGH PRECAST CONCRETE PANEL WALL EXTENDING 5' FROM UNIT TRANSITIONING TO 4' ALUMINUM RAIL FENCE ALONG SIDE YARD, TYP.

4' HIGH DECORATIVE ALUMINUM FENCE ALONG REAR YARDS OF LOTS ADJACENT TO LAKE, TYP.

**BLDG. 8  
6 UNITS**

**BLDG. 9  
6 UNITS**

**BLDG. 10  
7 UNITS**

**BLDG. 14  
4 UNITS**

**BLDG. 15  
6 UNITS**

**BLDG. 13  
6 UNITS**

**BLDG. 11  
4 UNITS**

**BLDG. 16  
6 UNITS**

MATCHLINE SHEET SP-6

MATCHLINE SHEET SP-4

**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: Essex at Avenir - Rear Wall

Petition #: SPLA-24-08-0010

Development Order: Resolution 60, 2024

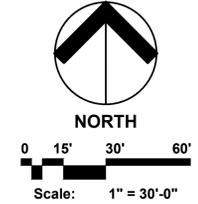
Date: 11/7/2024

Project Manager: Brett A. Leone, Principal Planner

**LEGEND**

- O.S. OPEN SPACE TRACT
- L.M.T. LAKE MAINTENANCE TRACT
- D.A.T. DRAINAGE & ACCESS TRACT
- A.B. ACCESS TRACT
- U.E. UTILITY EASEMENT
- S.U.A. SEACOAST UTILITY AUTHORITY
- STREET LIGHT
- FIRE HYDRANT
- BIKE RACK
- ⊥ BENCH
- TRASH RECEPTACLE
- DOG WASTE STATION

**Avenir - Parcel B Townhomes**  
A Planned Community Development  
City of Palm Beach Gardens, Florida  
Site Plan



Date: June 2020  
Project No.: 12-065.14  
Designed By: -  
Drawn By: WJT  
Checked By: KT

**Revision Dates:**

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**Avenir - Parcel B Townhomes**  
**A Planned Community Development**  
City of Palm Beach Gardens, Florida  
**Site Plan**



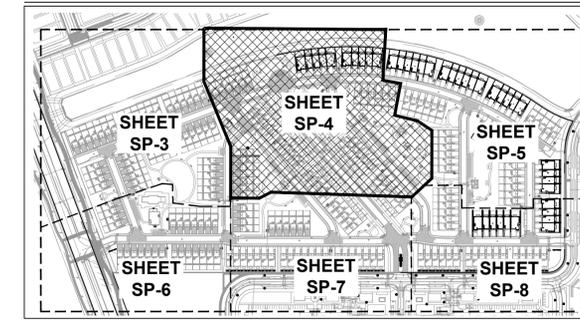
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**SHEET KEY**



**FINAL APPROVAL**  
City of Palm Beach Gardens

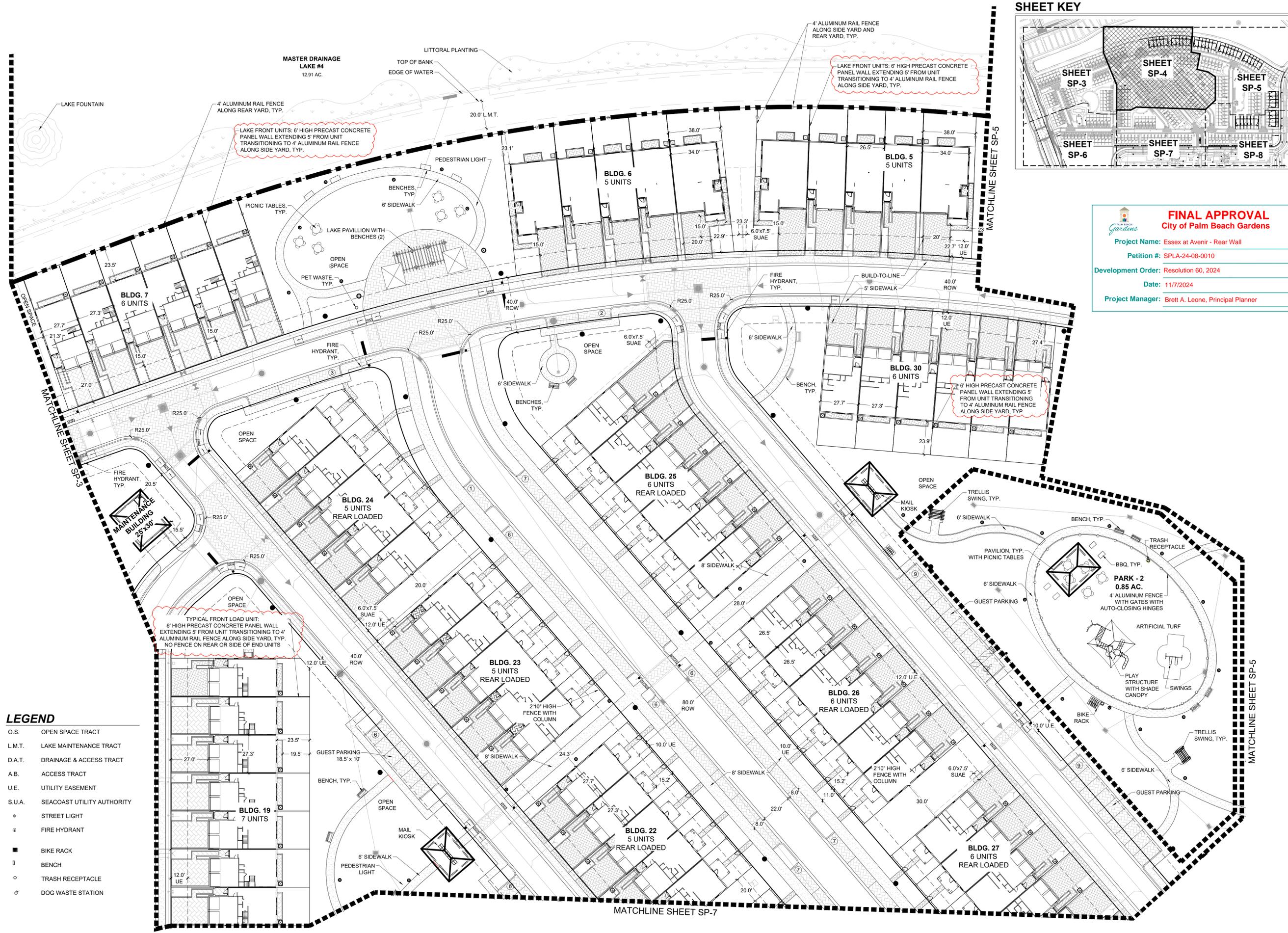
Project Name: **Essex at Avenir - Rear Wall**

Petition #: **SPLA-24-08-0010**

Development Order: **Resolution 60, 2024**

Date: **11/7/2024**

Project Manager: **Brett A. Leone, Principal Planner**

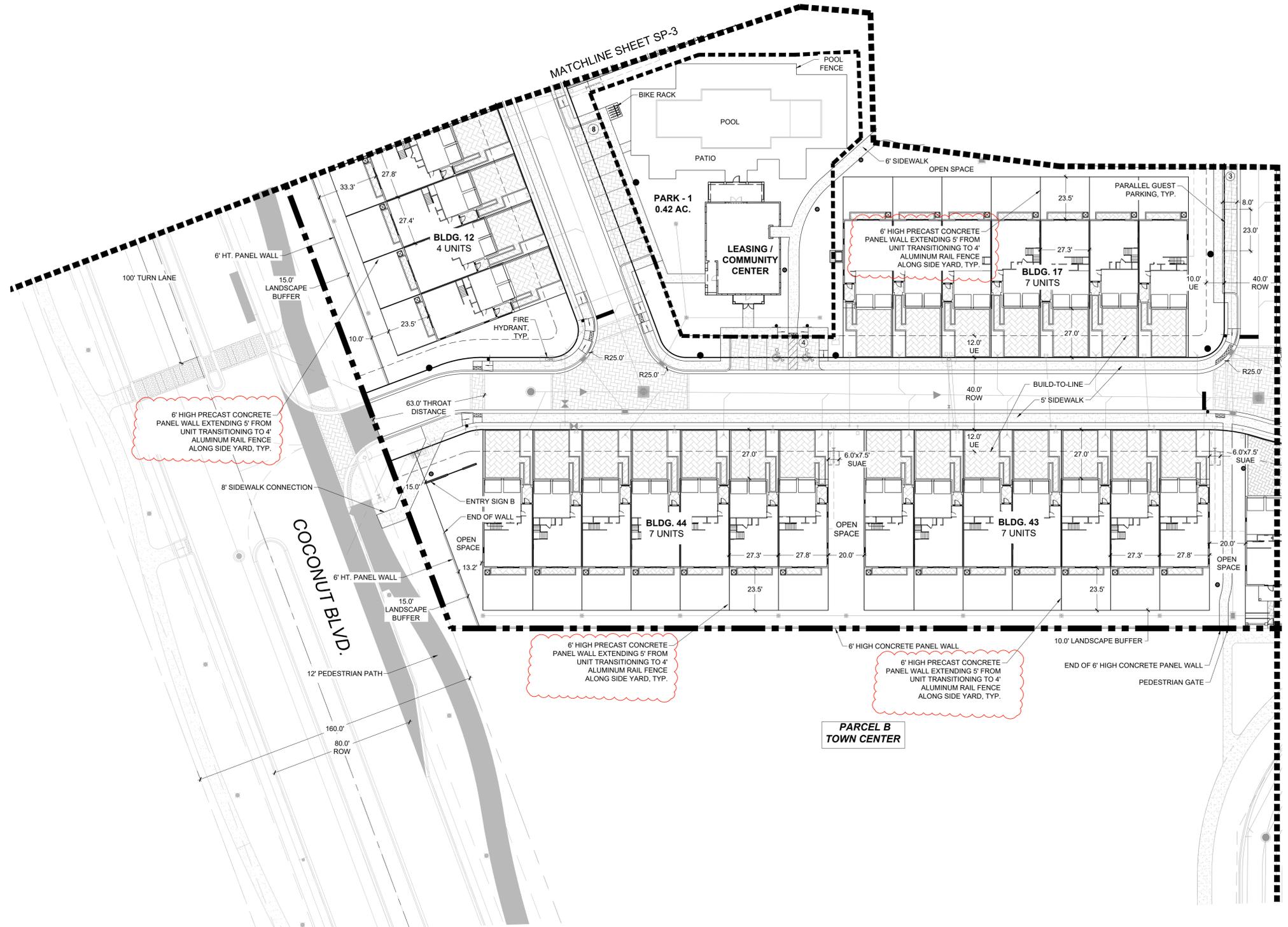
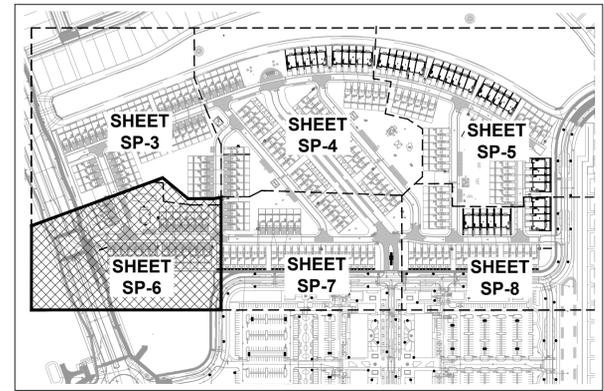


**LEGEND**

|        |                            |
|--------|----------------------------|
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| L.M.T. | LAKE MAINTENANCE TRACT     |
| D.A.T. | DRAINAGE & ACCESS TRACT    |
| A.B.   | ACCESS TRACT               |
| U.E.   | UTILITY EASEMENT           |
| S.U.A. | SEACOAST UTILITY AUTHORITY |
| ⊙      | STREET LIGHT               |
| ⊕      | FIRE HYDRANT               |
| ■      | BIKE RACK                  |
| ⊖      | BENCH                      |
| ○      | TRASH RECEPTACLE           |
| ⊙      | DOG WASTE STATION          |



**SHEET KEY**



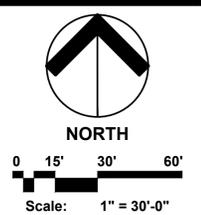
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City of Palm Beach Gardens

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**LEGEND**

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**Avenir - Parcel B Townhomes**  
**A Planned Community Development**  
City of Palm Beach Gardens, Florida  
**Site Plan**

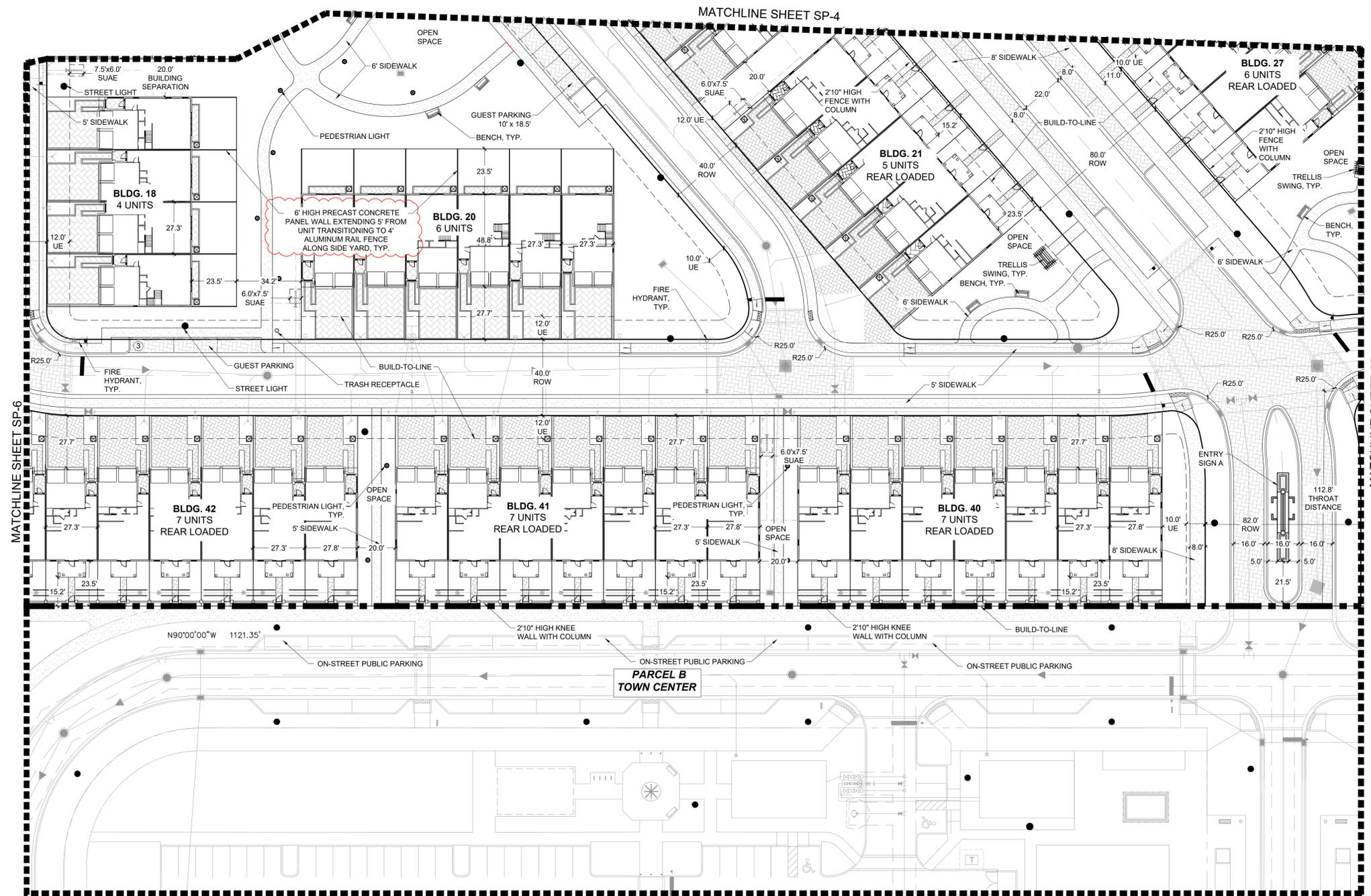
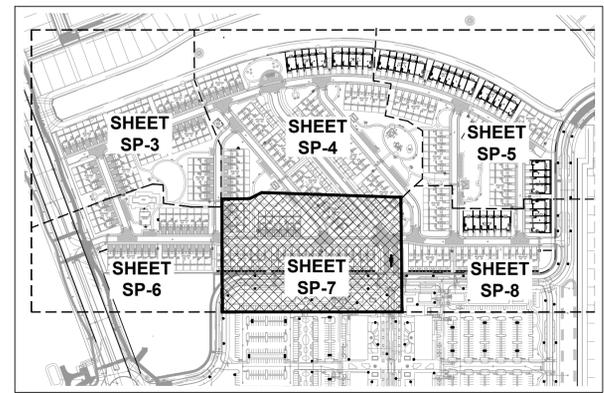


Date: June 2020  
Project No.: 12-065.14  
Designed By: -  
Drawn By: WJT  
Checked By: KT

**Revision Dates:**

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**SHEET KEY**



**FINAL APPROVAL**  
City of Palm Beach Gardens

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Date: **11/7/2024**

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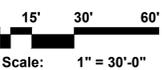
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**Avenir - Parcel B Townhomes**  
**A Planned Community Development**  
City of Palm Beach Gardens, Florida  
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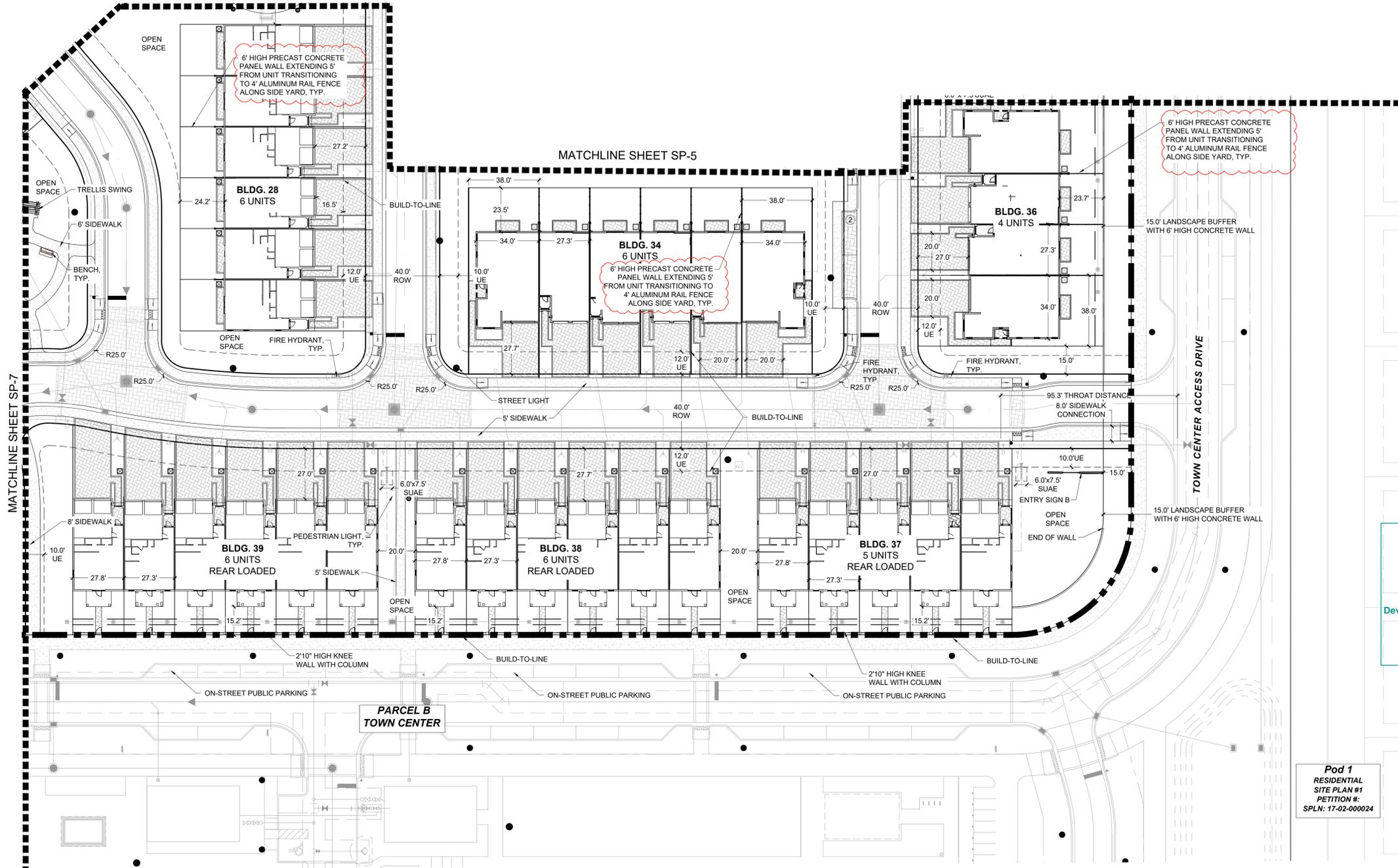
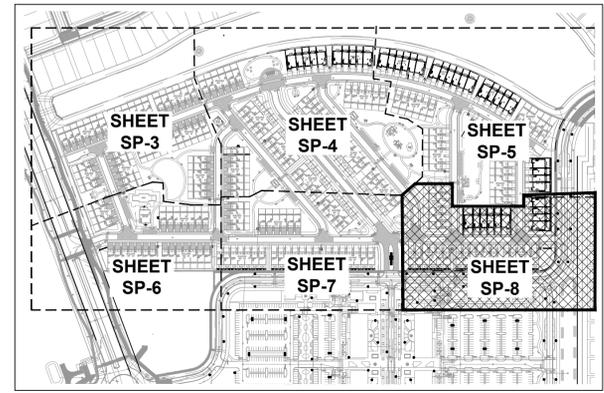
NORTH



Scale: 1" = 30'-0"

| Date:           | June 2020       |
|-----------------|-----------------|
| Project No.:    | 12-065.14       |
| Designed By:    | -               |
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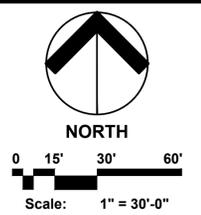
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City of Palm Beach Gardens

Project Name: Essex at Avenir - Rear Wall  
Petition #: SPLA-24-08-0010  
Development Order: Resolution 60, 2024  
Date: 11/7/2024  
Project Manager: Brett A. Leone, Principal Planner

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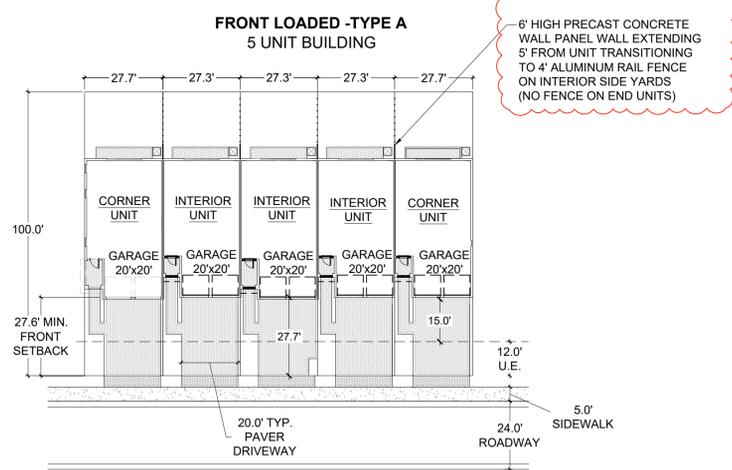
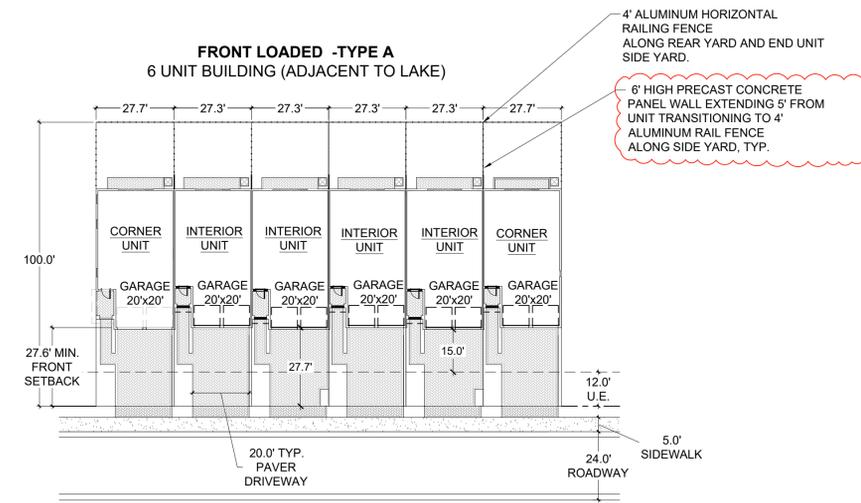
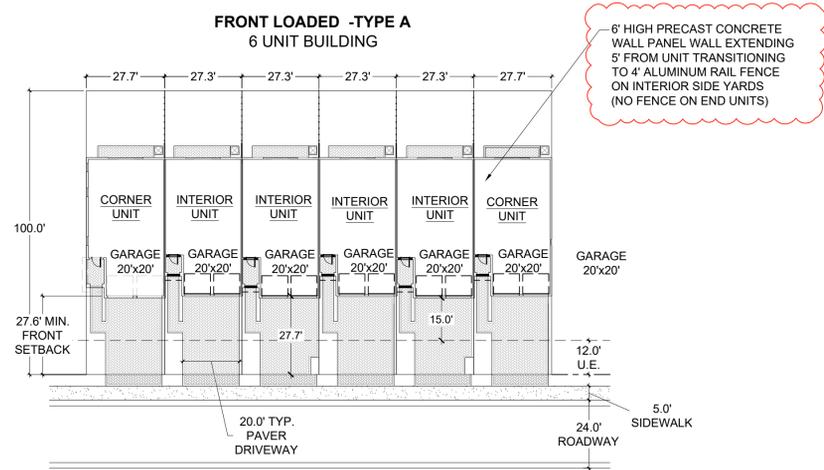
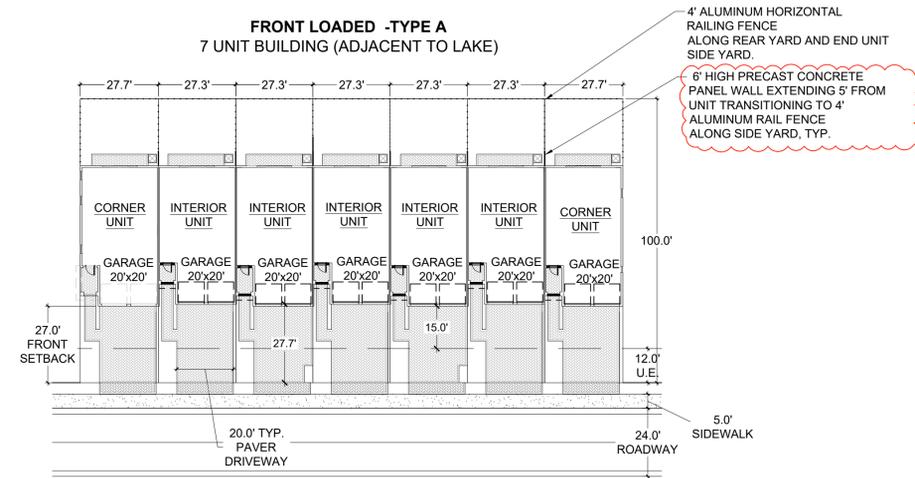
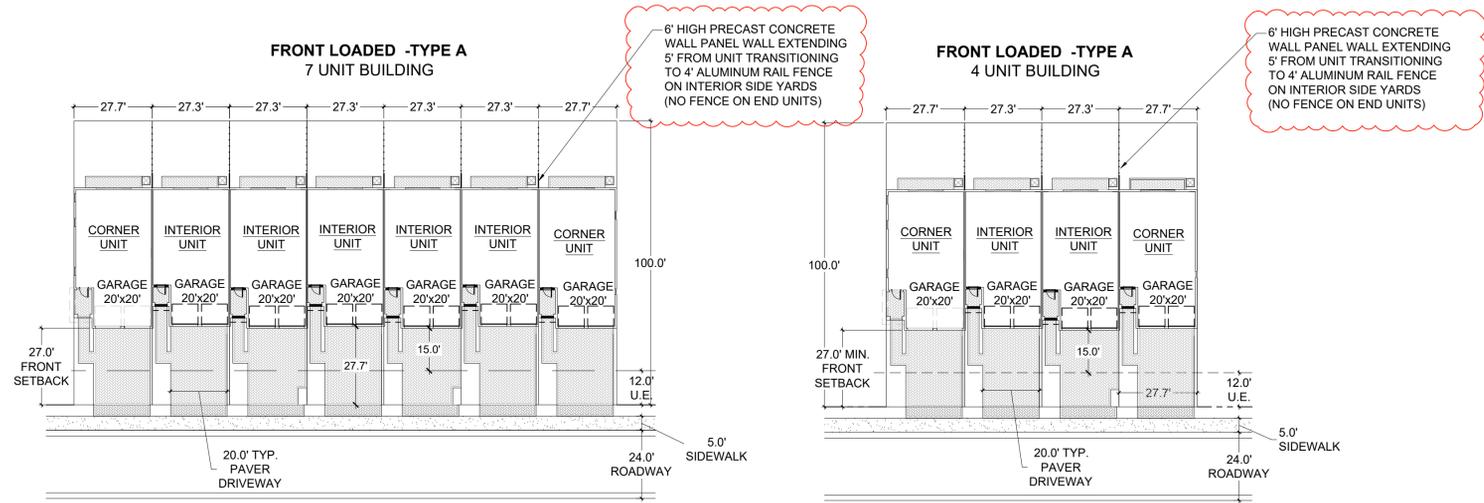
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**A Planned Community Development**  
City of Palm Beach Gardens, Florida  
**Site Plan**



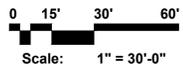
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**FRONT LOADED TYPICAL TOWNHOME DETAILS- TYPE A**



NORTH



|              |           |
|--------------|-----------|
| Date:        | June 2020 |
| Project No.: | 12-065.14 |
| Designed By: | -         |
| Drawn By:    | WJT       |
| Checked By:  | KT        |

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**FINAL APPROVAL**  
City of Palm Beach Gardens

Project Name: **Essex at Avenir - Rear Wall**

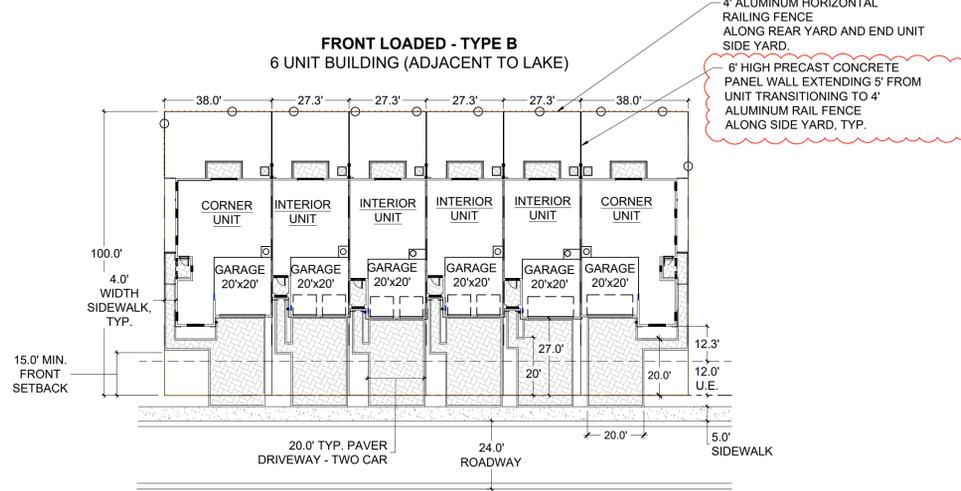
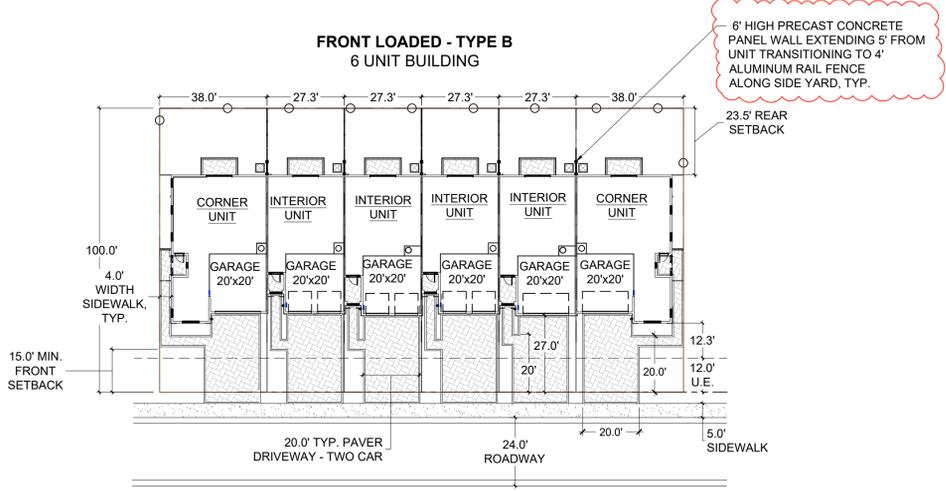
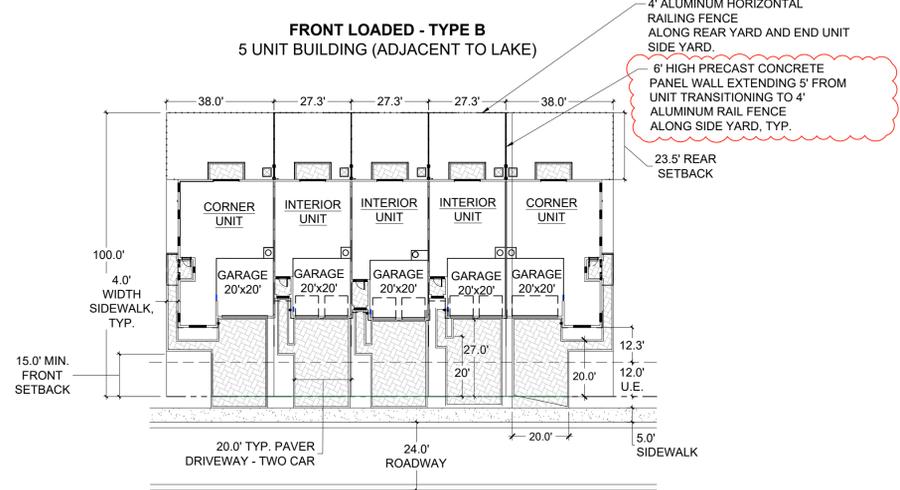
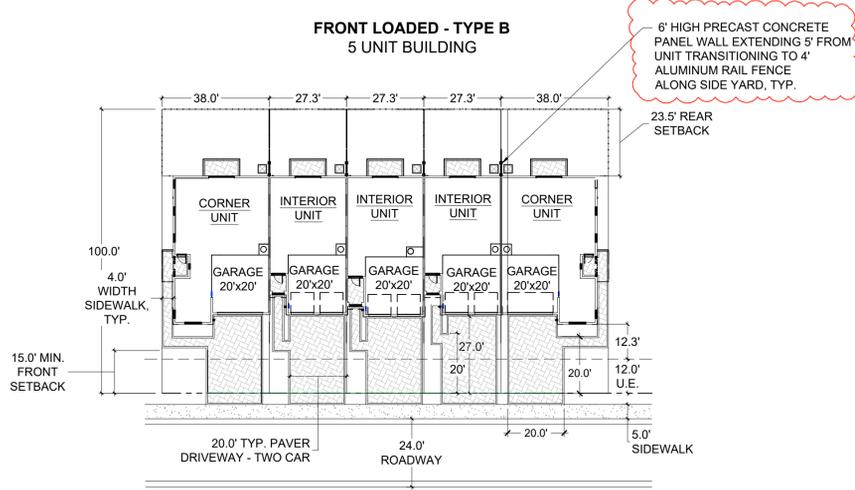
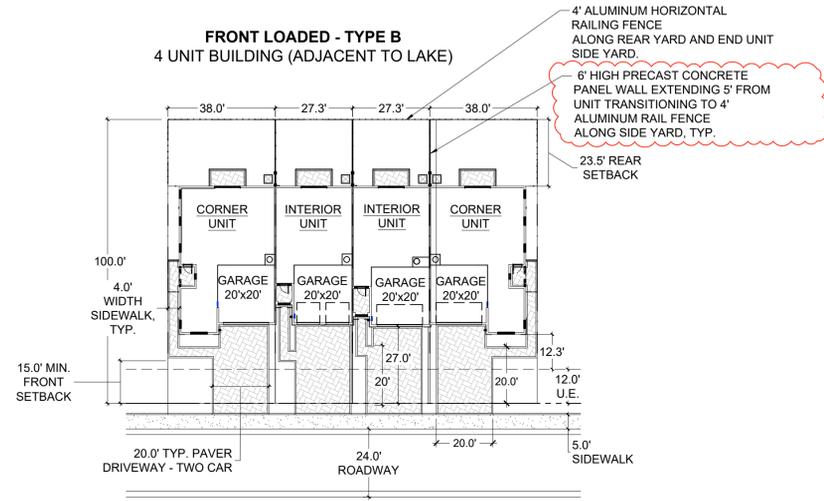
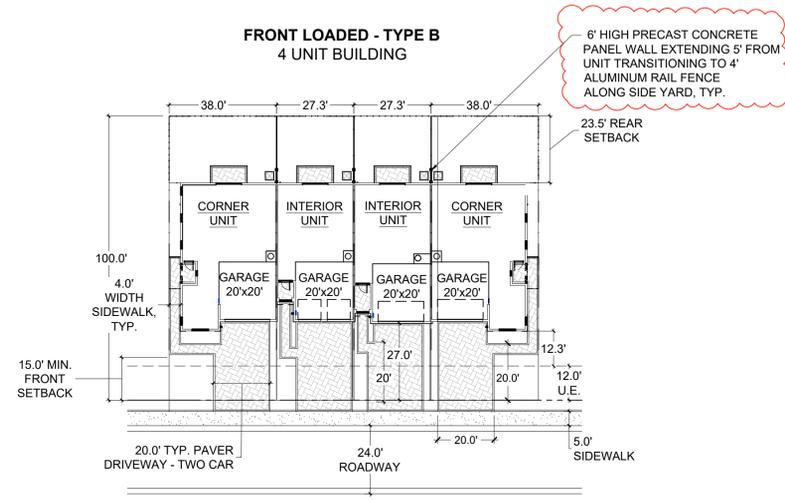
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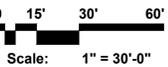
Date: **11/7/2024**

Project Manager: **Brett A. Leone, Principal Planner**

**FRONT LOADED TYPICAL TOWNHOME DETAILS- TYPE B**



NORTH



Date: June 2020  
Project No.: 12-065.14  
Designed By: -  
Drawn By: WJT  
Checked By: KT

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City of Palm Beach Gardens

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