

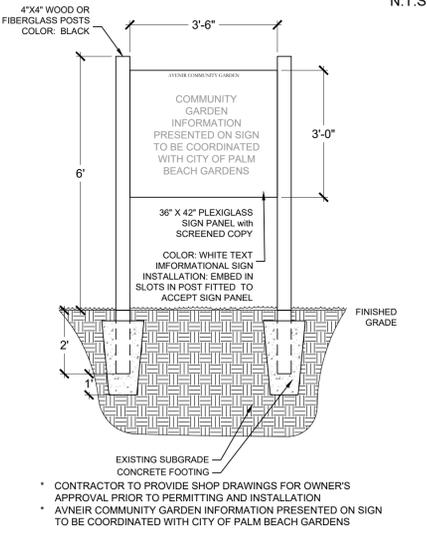
**SHEET INDEX**

SITE PLAN.....SP-1  
 SITE DETAILS.....SP-2 TO SP-4

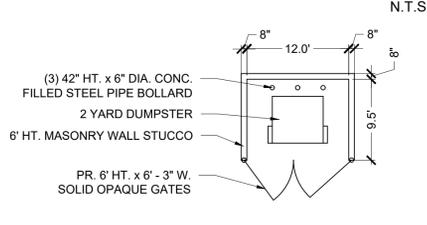
**LEGEND**

O.S.	OPEN SPACE TRACT		LIGHT POLES	
L.M.T.	LAKE MAINTENANCE TRACT		FIRE HYDRANT	
D.A.T.	DRAINAGE & ACCESS TRACT		BENCH	
A.T.	ACCESS TRACT		LITTER RECEPTACLE	
U.B.	UTILITY EASEMENT		N.I.C.	NOT IN CONTRACT
S.U.A.	SEACOAST UTILITY AUTHORITY	TYP.	TYPICAL	

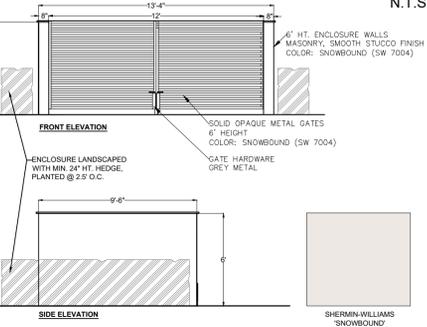
**COMMUNITY GARDEN INFORMATIONAL SIGN**



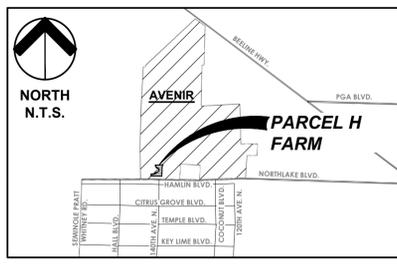
**TYPICAL DUMPSTER PLAN**



**TYPICAL DUMPSTER ELEVATION**



**LOCATION MAP**



**DEVELOPMENT TEAM**

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

**SITE LIGHTING:** LIGHTWORKS, INC.  
 7035A SW 47TH STREET  
 MIAMI, FL 33155  
 (561) 641-5570

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

**FARM CONSULTANT:** CONVIVIAL FOODSCAPES, LLC  
 WWW.CONVIVIALFOODSCAPES.COM  
 (561) 508-0835

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

**SITE DATA**

PARCEL NAME:	PARCEL H - FARM	MXD
LAND USE:	MXD	MXD/PCD
ZONING:		
PETITION NUMBER:	SPLN-24-11-0007	CMJR-24-11-0002
NET AREA:	11.502 AC.	
INCLUDES PARCEL H AND A PORTION OF PARCEL J (PHASE 1 LIMITS)		
LOT COVERAGE - ALLOWED (MAX. 55%):	MAX. 6.303 AC.	
LOT COVERAGE - PROVIDED:	0.01 AC. (0%)	
TOTAL FLOOR AREA:	320 S.F.	
BUILDING HEIGHT:	1 STORY / MAX.10.5'	
<b>OPEN SPACE REQUIRED</b>	<b>ACREAGE</b>	<b>%</b>
	4.03 AC.	MIN. 35%
<b>OPEN SPACE PROVIDED</b>	<b>ACREAGE</b>	<b>S.F.</b>
COMMON LANDSCAPE AREA / SOD AREAS / L.M.T./D.E.	2.71 AC.	118,145.60 S.F.
WATER BODIES (SURFACE AREA)	4.85 AC.	211,421.89 S.F.
COMMUNITY GARDEN AND DOG PARK	2.75 AC.	119,960.67 S.F.
<b>TOTAL (89.72%):</b>	<b>10.31 AC.</b>	<b>449,528.16 S.F.</b>
PERVIOUS	10.32 AC. (449,528.16 S.F.)	89.72%
IMPERVIOUS	1.18 AC. (51,509.30 S.F.)	10.28%
<b>TOTAL (100%):</b>	<b>11.50 AC. (501,037.46 S.F.)</b>	
<b>PARKING:</b>		
TOTAL PARKING REQUIRED:	0 SPACES	
<b>TOTAL PARKING PROVIDED:</b>	<b>47 SPACES</b>	
VEHICLE SPACES	13 SP.	
GOLF CART SPACES	34 SP.	
ACCESSIBLE PARKING REQUIRED	2 SP.	
ACCESSIBLE PARKING PROVIDED	2 SP.	
BICYCLE PARKING REQUIRED	0 SP.	
BICYCLE PARKING PROVIDED	0 SP.	
LOADING SPACES REQUIRED	0 SP.	
LOADING SPACES PROVIDED	0 SP.	
<b>SETBACKS:</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT (PANTHER NATIONAL BLVD.)	15'	78.0'
SIDE (NORTH)	5'	799.1'
SIDE (SOUTH)	5'	115.9'
REAR (PRESERVE)	10'	302.8'

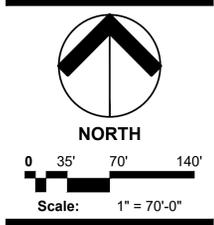
**NOTES**

- BASE INFORMATION FOR THIS SITE PLAN IS BASED ON AN ENGINEERING PLAN PROVIDED BY BALLBE AND ASSOCIATES, DATED 9/06/24.
- 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.
- YELLOW PAVERS SHALL BE USED TO IDENTIFY FIRE LANES IN PAVER AREAS. THERMOPLASTIC PAINT SHALL BE USED TO IDENTIFY FIRE LANES ON ASPHALT.
- CURBING DETAILS TO BE SHOWN ON ENGINEERING CONSTRUCTION PLANS.
- REFER TO ENGINEERING PLANS FOR ROADWAY CROSS SECTIONS.
- SURROUNDING INFORMATION AND PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- ALL UNMANNED ELECTRIC ENTRY & EXIT GATES TO HAVE CLICKCENTER AND KNOX KEY SWITCHES FOR PUBLIC SAFETY ACCESS.



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



Date: 12-2023  
 Project No.: 12-065.067  
 Designed By: JEV  
 Drawn By: JEV/AB  
 Checked By: KT

**Revision Dates:**

2024-10-25	SUBMITTAL
2025-02-21	RESUBMITTAL
2025-04-04	RESUBMITTAL
2025-04-25	RESUBMITTAL

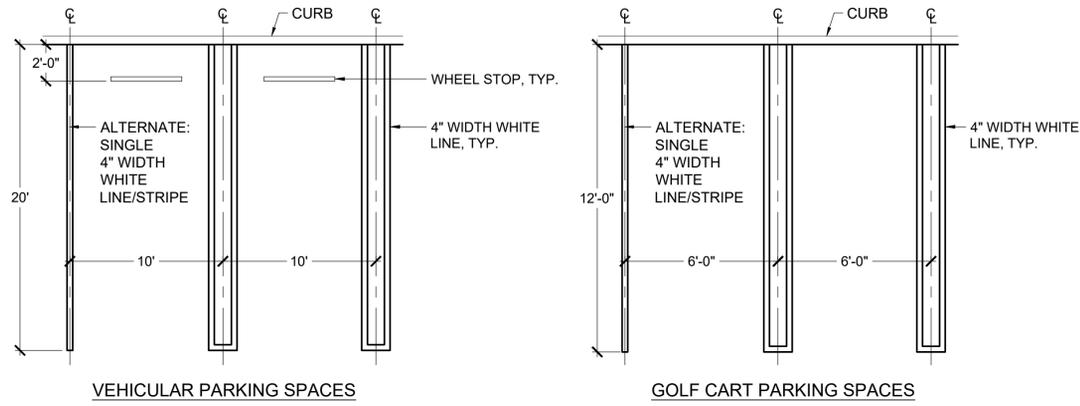
**SP-1**  
 of 4

**FINAL APPROVAL**  
 City of Palm Beach Gardens

Project Name: Avenir Community Garden & Dog Park  
 Petition #: SPLN-24-11-0007  
 Development Order: Resolution 40, 2025  
 Date: 6/5/2025  
 Project Manager: Brett A. Leone, Principal Planner

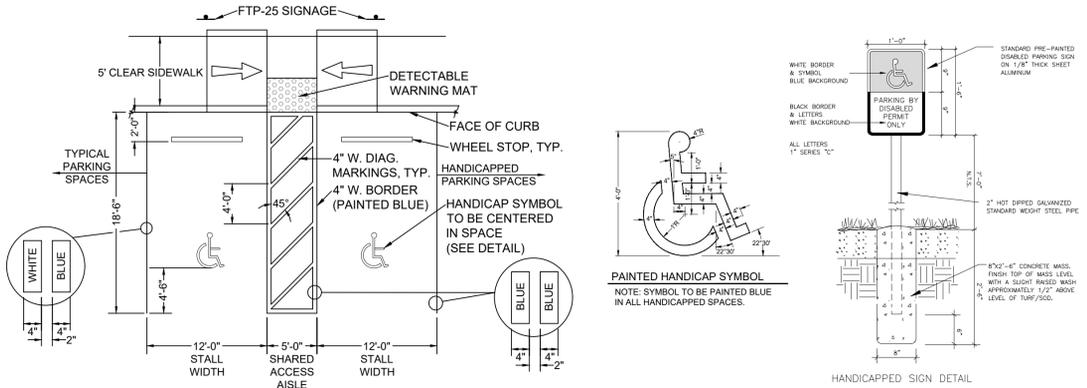
## STANDARD PARKING SPACE DETAILS

N.T.S.



## ACCESSIBLE PARKING SPACE AND SIGNAGE DETAILS

N.T.S.

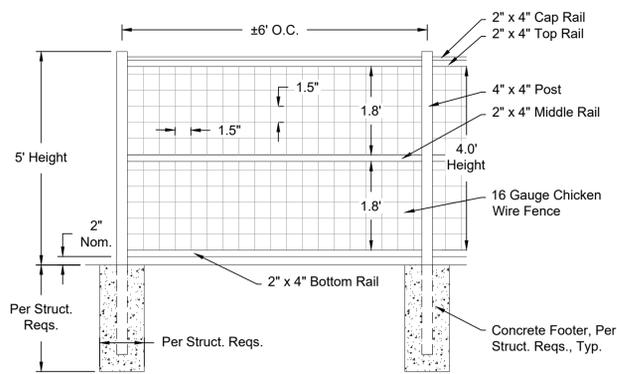


## TYPICAL FARM FENCE AND GATE DETAILS

PRODUCT: FARM WOOD FENCE

PRODUCT DETAILS:

- MATERIAL: PRESSURE TREATED CEDAR WOOD
- 4" x 4" POST, 2" x 4" RAIL
- BEHR: ST-146-CEDAR SEMI-TRANSPARENT WATERPROOF EXTERIOR WOOD STAIN AND SEALER

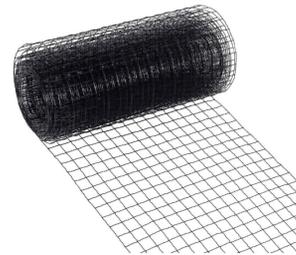


PRODUCT: 16 GAUGE CHICKEN WIRE FENCE

MANUFACTURER: TOOCAPRO (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

- MATERIAL: 16 GAUGE CHICKEN WIRE FENCE
- 24" W x 50' L ROLL WITH WIRE SQUARES AT 1.5" x 1.5"
- BLACK VINYL COATED FINISH
- INSTALL WIRE ON THE INSIDE OF THE FENCE AND ATTACH WITH GALVANIZED U-SHAPED NAILS (CUT WIRE TO SIZE OF FENCE)



## TYPICAL DECORATIVE ALUMINUM FENCE AND GATE DETAILS

PRODUCT: ECHELON PLUS

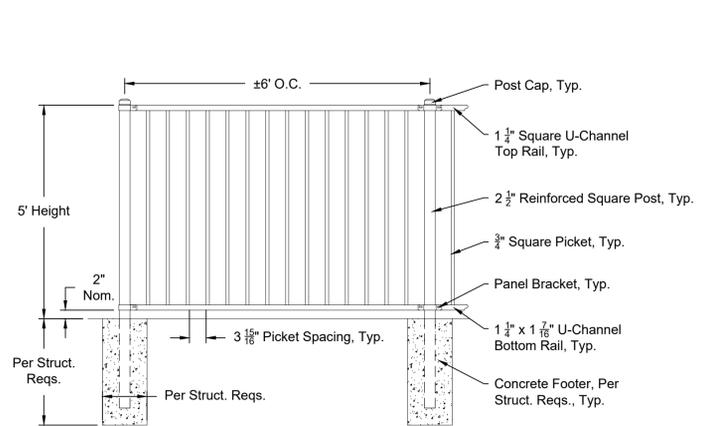
MANUFACTURER: AMERISTAR (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

- MATERIAL: ALUMINUM
- 5' HEIGHT, MONARCH STYLE
- TWO-RAIL PANELS W/ FLUSH BOTTOM RAIL
- BLACK POWDER COATED FINISH
- INSTALLED PER MANUF. SPECS.



NOTES:  
1. STRUCTURAL DRAWINGS THAT ARE SIGNED AND SEALED BY A LICENSED FLORIDA ARCHITECT OR ENGINEER SHALL BE PROVIDED FOR USE DURING CONSTRUCTION.



## PAVILION WITH SPRAY TABLE, WASH BASIN AND HAND WASH SINK DETAIL

N.T.S.

PRODUCT: PERGOLA - MODEL# SG61010GR30D

MANUFACTURER: TOJAGRID / HOME DEPOT (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE)

PRODUCT DETAILS:

- MATERIAL: WOOD BASE / WATER REPELLENT FABRIC ROOF (GRAY)
- 20' W x 20' L x 11'-7" HT. TO PEAK OF ROOF
- COLOR: GRAY-STAIN (BASE), GRAY (ROOF)
- INSTALLED PER MANUF. SPECS.



ELEVATION SIDE VIEW

ELEVATION FRONT VIEW

## WASTE RECEPTACLE DETAIL

N.T.S.



## BOLLARD DETAIL

N.T.S.



## DRINKING FOUNTAIN DETAIL

FOUNTAIN FOR HUMANS:



PRODUCT: #LK4420 OUTDOOR BI-LEVEL SURFACE MOUNT PET FOUNTAIN WITH ONE BOWL ON BOTTOM OF COLUMN

MANUFACTURER: ELKAY (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)

QUANTITY: 1

PRODUCT DETAILS:

- COLOR: BLACK
- SURFACE MOUNT
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

FOUNTAIN FOR DOGS:



PRODUCT: 300 SM PEDESTAL SURFACE MOUNT PET FOUNTAIN WITH ONE BOWL ON BOTTOM OF COLUMN

MANUFACTURER: MDF / MOST DEPENDABLE FOUNTAINS, INC. (OR EQUAL AS APPROVED BY THE OWNER OR OWNER'S REP.)

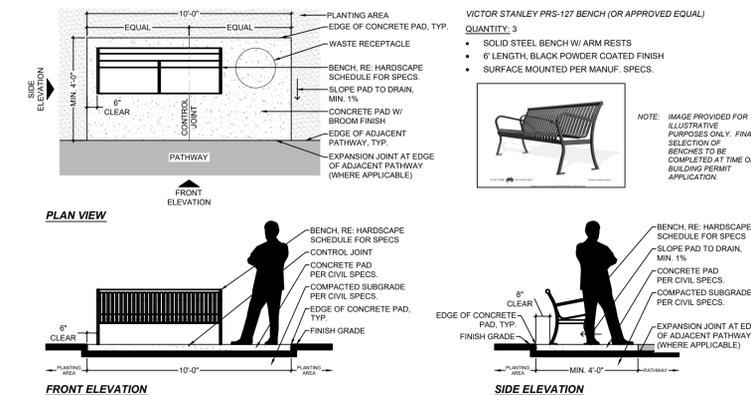
QUANTITY: 1

PRODUCT DETAILS:

- COLOR: BLACK
- SURFACE MOUNT
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

## TYPICAL BENCH DETAIL

N.T.S.



# Urban design studio

Urban Design Land Planning Landscape Architecture

610 Clematis Street, Suite CU02  
West Palm Beach, FL 33401  
561.366.1100 FAX 561.366.1111  
www.udsfirma.com  
#LA0001739

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# Avenir - Farm

## A Planned Community Development

Palm Beach Gardens, Florida

### Site Details

FINAL APPROVAL  
City of Palm Beach Gardens

Project Name: Avenir Community Garden & Dog Park

Petition #: SPLN-24-11-0007

Development Order: Resolution 40, 2025

Date: 6/5/2025

Project Manager: Brett A. Leone, Principal Planner

Date: 12-2023

Project No.: 12-065.067

Designed By: JEV

Drawn By: JEV/AB

Checked By: KT

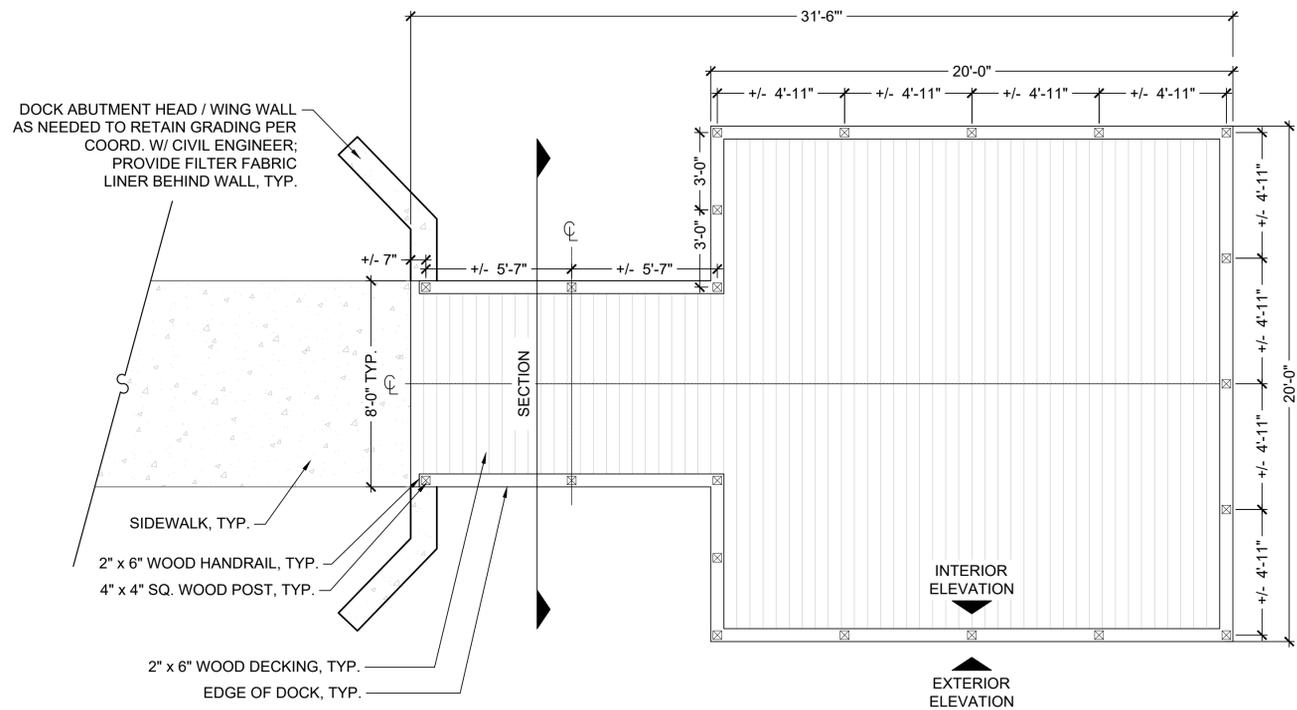
**Revision Dates:**

2024-10-25	SUBMITTAL
2025-02-21	RESUBMITTAL
2025-04-04	RESUBMITTAL
2025-04-25	RESUBMITTAL

# SP-2

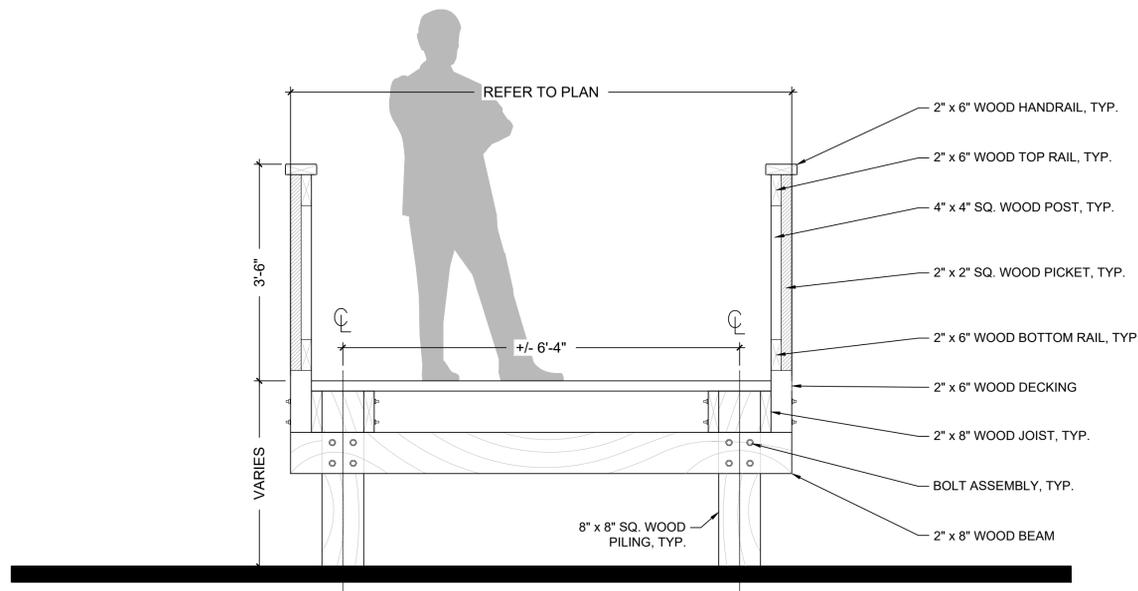
of 4





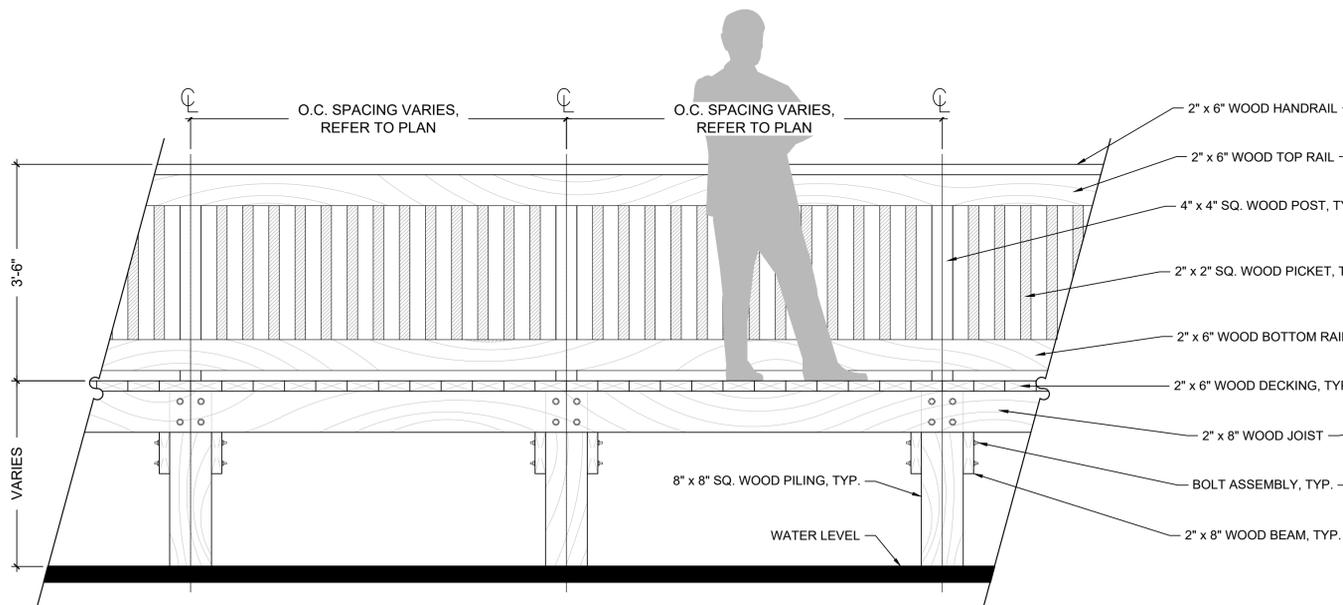
**PRESERVE OVERLOOK DOCK PLAN**

N.T.S.

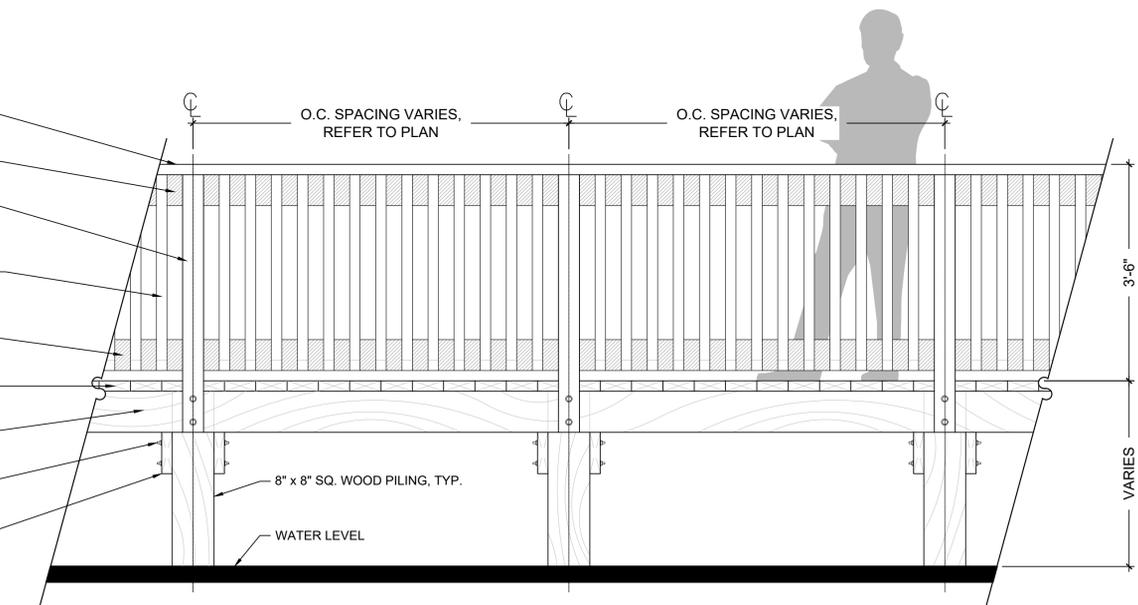


**PRESERVE OVERLOOK DOCK SECTION**

N.T.S.



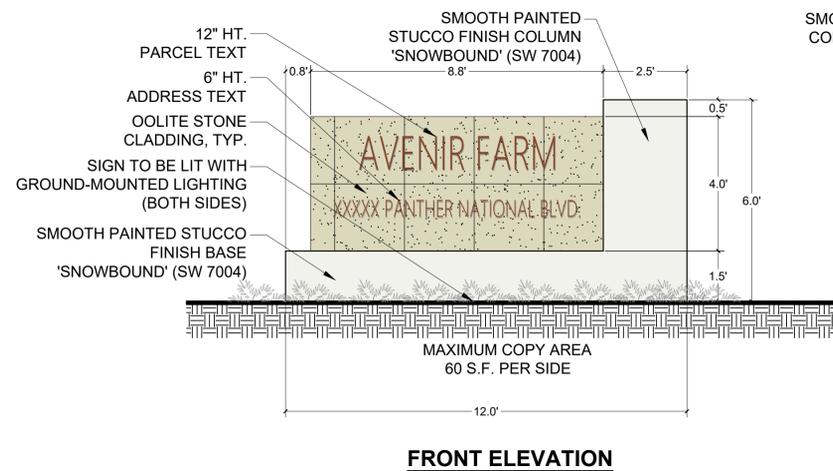
**PRESERVE OVERLOOK DOCK INTERIOR ELEVATION**



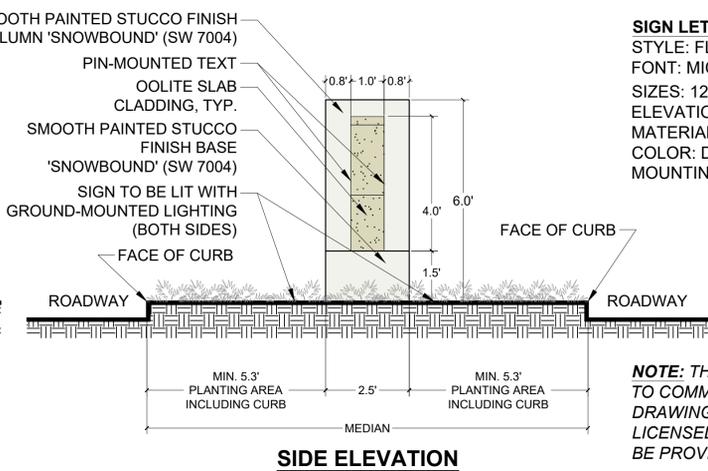
**PRESERVE OVERLOOK DOCK EXTERIOR ELEVATION**

N.T.S.

**DOUBLE-SIDED PARCEL ENTRY SIGN**



**FRONT ELEVATION**



**SIDE ELEVATION**

**SIGN LETTERING:**  
 STYLE: FLAT CUT OUT (FCO) LETTERING  
 FONT: MICROSOFT NEW TAI LUE (OR APPROVED EQUAL)  
 SIZES: 12" HT. x 3/8" THICK, 6" HT. x 1/4" THICK; REFER TO ELEVATIONS FOR MORE INFORMATION  
 MATERIAL: PAINTED ALUMINUM  
 COLOR: DARK BRONZE  
 MOUNTING: STUDS WITH 1-1/2" DEEP SPACERS



OOLITE CORAL STONE FINISH

**NOTE: THESE ENTRY SIGNAGE DETAILS ARE INTENDED TO COMMUNICATE DESIGN INTENT ONLY. STRUCTURAL DRAWINGS THAT ARE SIGNED AND SEALED BY A LICENSED FLORIDA ARCHITECT OR ENGINEER SHALL BE PROVIDED FOR USE DURING CONSTRUCTION.**

**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 HARDWARE TO BE GALVANIZED STEEL.

**FINAL APPROVAL**  
 City of Palm Beach Gardens  
 Project Name: Avenir Community Garden & Dog Park  
 Petition #: SPLN-24-11-0007  
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