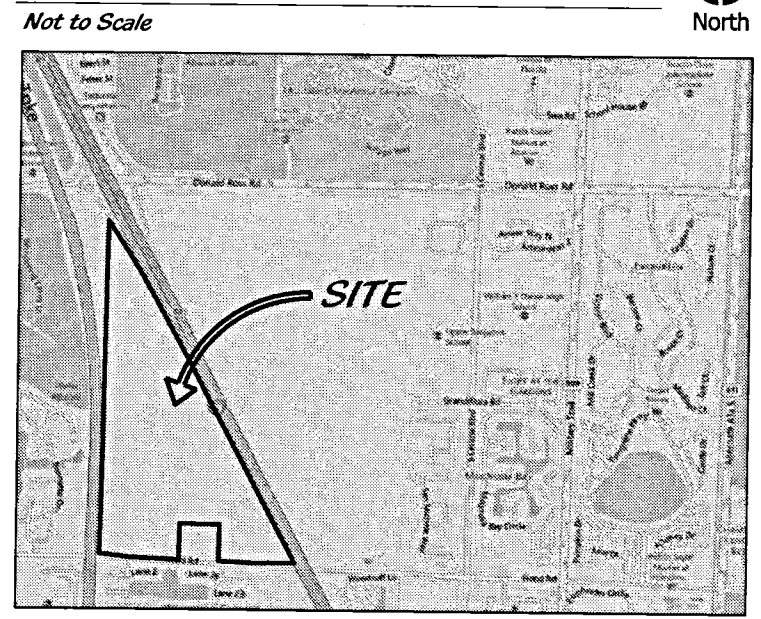


LOCATION MAP



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 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 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, PAVEMENT BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVEMENT 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.

HOUSE NUMBERS SHALL BE VISIBLE FROM THE STREET AND OF A CONTRASTING COLOR.

HOUSE NUMBER AND LIGHTING AFFIXED TO THE FRONT OF THE STRUCTURE SHALL BE IN CLOSE PROXIMITY TO 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.

SALES OFFICES SHALL BE ALARMED WITH A MONITORED SECURITY SYSTEM INCLUSIVE OF GLASS BREAKAGE AND MOTION.

TEN FOOT FIRE SAFETY ZONE TO BE PROVIDED ADJACENT TO PRESERVE. ONLY PATIOS MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE. NO STRUCTURES, OVERHANGS, POOLS, OR SCREEN ENCLOSURES MAY BE CONSTRUCTED WITHIN THE FIRE SAFETY ZONE.

IN ADDITION TO MEETING THE SETBACKS SET FORTH IN SECTION B.5.E.(3) OF THE SCRIPPS FLORIDA - PHASE II/BRIGER PCD DESIGN GUIDELINES, THE GROUND FLOOR OF ALL STRUCTURES MUST MEET THE REQUIRED 15' SEPARATION TO SEACOAST UTILITIES MAINLINES.

LEGEND

- UE: UTILITY EASEMENT
- SB: SETBACK
- OS: OPEN SPACE
- SW: CONCRETE SIDEWALK
- TYP: TYPICAL
- FH: FIRE HYDRANT
- PA: PRESERVE AREA
- ST: STREET LIGHT
- PL: PARKING LOT LIGHT
- LMT: LAKE MAINTENANCE TRACT
- RCW: RECLAIMED WATER MAIN
- FM: FORCE MAIN
- BC: BACK TO BACK LOT CONDITION
- LF: LANDSCAPE FOCAL POINT FEATURE (SEE LANDSCAPE PLAN FOR DETAILS)

SITE DATA

RANGE 42, TOWNSHIP 41, SECTION 26 AND 35
NAME OF PROJECT: ALTON PARCEL G NEIGHBORHOOD 5
PROPERTY CONTROL NUMBERS: 52-42-41-26-00-000-7010, 52-42-41-26-00-000-3010, 52-42-41-26-00-000-3010, 52-42-41-26-00-000-1110 (portion of), SPLN 15-03-00018

PETITION NUMBER: _____
CURRENT FUTURE LAND USE: _____
CURRENT ZONING: _____
PROPOSED ZONING: _____

TOTAL SITE AREA: 206.00 AC, 8,973,213 SF

BUILDING DATA

UNIT COUNTS	DU	AC	%
SINGLE FAMILY LOTS (45'x140')	316	31.6	15.33%
SINGLE FAMILY LOTS (55'x140')	133	13.3	6.45%
TOTAL	449	44.9	21.78%

RECREATION & FITNESS FACILITY

INDOOR FACILITIES (IAD)	5983 SF	0.29	0.14%
EXTERIOR PORCHES (NON-AC)	2000 SF	0.10	0.05%
TOTAL	7983 SF	0.39 AC	0.19%

DENSITY: 2.28 DU/AC

BUILDING HEIGHT

REQUIRED	30' MAX	PROVIDED	30' MAX
LOT	2-STORY MAX	LOT	2-STORY MAX

LOT COVERAGE

REQUIRED	55% MAX	PROVIDED	55% MAX
----------	---------	----------	---------

LAND USE

SINGLE FAMILY RESIDENTIAL LOTS	3,346,792.00 SF	76.88	37.32%
RIGHT OF WAYS - VEHICULAR ROADS & ROWS	1,070,424.00 SF	24.57	11.93%
OPEN SPACE, COMMON USE TRACTS, & BUFFERS (REQ 7.36 AC MIN.)	698,760.34 SF	16.04	7.79%
PRESERVE	2,862,079.32 SF	61.55	29.88%
LAKE TRACTS & LAKE SURFACE	1,162,792.23 SF	26.81	13.01%
RECREATION CENTER AMENITIES (BUILDING AND POOL)	6,379.09 SF	0.15	0.07%
TOTAL	8,973,213 SF	206.00	100%

PARKING DATA

REQUIRED	11	PROVIDED	26
ADDITIONAL ON STREET PARKING SPACES	0	ADDITIONAL ON STREET PARKING SPACES	20

SURFACE COVER

IMPERVIOUS AREA	AC	%
SINGLE FAMILY RESIDENTIAL LOTS	1,841,836.15	42.28
BUILDING LOT COVERAGE (ESTIMATED 55%)	837,198.25	19.22
PRIVATE WALLS, DRIVEWAYS, AND PATIOS (ESTIMATED 25%)	492,416.80	11.30
VEHICULAR USE AREA	177,738.38	4.08
SIDEWALKS WITHIN ROW	64,451.50	1.48
OPEN SPACE, COMMON USE TRACTS, & BUFFERS	6,379.09	0.15
SIDEWALKS & WALLS WITHIN OPEN SPACE	3,420,020.16	78.37
TOTAL IMPERVIOUS AREA	3,420,020.16	78.37

PERVIOUS AREA

AC	%	
SINGLE FAMILY RESIDENTIAL LOTS	669,758.60	15.38
SINGLE FAMILY EXTERIOR OPEN SPACE (ESTIMATED 20%)	400,268.85	9.19
RIGHT OF WAYS	634,308.84	14.56
GREENSPACE WITHIN ROW	3,848,675.75	88.36
GREENSPACE WITHIN OPENSPACE & COMMON USE	5,553,212.05	127.48
TOTAL PERVIOUS AREA	8,973,213 SF	206.00

TOTAL SITE AREA: 8,973,213 SF, 206.00 AC, 100% DENSITY

NOTES:
**** Calculations may vary slightly due to CAD operator human error.

TRAFFIC CONCURRENCY: A MAXIMUM OF 485 SINGLE FAMILY DWELLING UNITS MAY BE CONSTRUCTED WITH PARCEL G.

WAIVER TABLE

Design Subline / Code Section	Requirement	Proposed	Deviation
1.02 Section B.5.4, Street Trees	Street trees every 20'	Street trees every 40'	20'
1.03 Section B.5.4 (7), Streets	Max. brook height 800'	Block B - 1000' F. Block D - 1100' F. Block F - 1200' F. Block G - 1300' F.	Block B - 1211' Block D - 1311' Block F - 1411' Block G - 1511'
2. Section 78-301 (01) & Table 31	Parking space per 300 SF of 21 Spaces	21 Spaces	0
3. Section 78-301(02)(D)	3' clearance around driveway	3' clearance around driveway	0
4. Section 78-301(01)(L) Littoral Planting Zones	Min. 50% of shoreline shall be planted	Min. 50% of shoreline shall be planted	0
5. Section 78-441 (01) Pat	No vertical permits prior to plan approval	Model permits prior to plan approval	Allow model permits

PROJECT TEAM

APPLICANT:
KOLTER ACQUISITIONS LLC
701 S OLIVE AVE, STE 104, 33401
561.682.9500
CONTACT: SCOTT MORTON

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCIAL LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

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

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

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

SURVEYOR:
CAULFIELD & WHEELER
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433
561-392-1991
CONTACT: DAVID LINDLEY

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

OFF-SITE ROADWAY ENGINEER:
MICHAEL B. SCHORAH & ASSOCIATES INC.
1850 FOREST HILL BOULEVARD, SUITE 206
WEST PALM BEACH, FL 33406
561.968.0080
CONTACT: MARTHA CARTER

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.

LITTORAL REQUIREMENTS

LAKE DATA	SHORELINE LF	SF REQUIRED (10% SHELTERED)	SF PROVIDED	LF PROVIDED	LF REQUIRED (10% OF TOTAL SHORELINE)	LF PROVIDED
LAKE 1	4.65	3,769	31,680	39,402	1,584	1,735
LAKE 2	4.56	2,265	28,500	28,500	1,284	1,630
LAKE 3	3.50	1,800	19,050	29,010	924	972
LAKE 4	2.20	1,700	17,000	17,000	693	837
LAKE 5	1.74	1,300	13,000	13,000	522	617
LAKE 6	1.48	972	9,720	13,272	486	597
TOTAL	19.20	11,754	117,540	117,540	6,877	8,877

NOTE: LITTORAL ZONES REQUIRED FOR LAKE 6 HAVE BEEN INCLUDED IN OTHER LAKE AREAS.
NOTE: LAKE 6 IS A LINED LAKE TO ACCOMMODATE REUSE WATER STORAGE. TRANSITIONAL LITTORAL TREE PLANTINGS ARE PROVIDED IN LIEU OF AQUATIC LITTORAL PLANTINGS.

PROPERTY DEVELOPMENT REGULATIONS (NO WAIVERS REQUESTED)

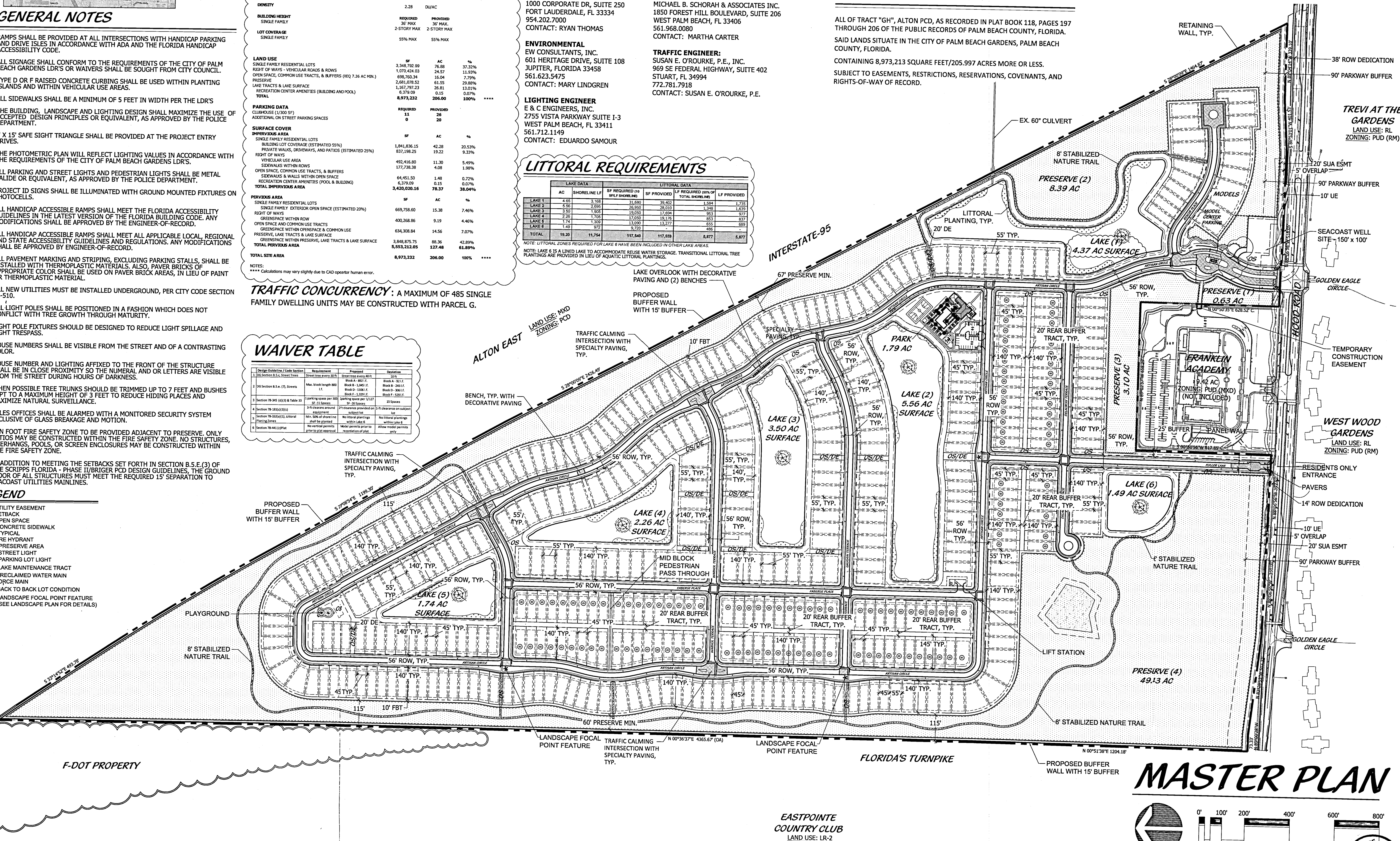
SCRIPPS FLORIDA, PHASE II/BRIGER PCD DESIGN GUIDELINES

SF HOMES FRONT LOADED	LOT SIZE	LOT WIDTH	MAX BLDG HEIGHT	MAX LOT COVERAGE	PRIMARY BUILDING SETBACKS				GARAGE SETBACKS				PATIO & SCREEN SETBACKS				POOL SETBACKS				FENCE SETBACKS			
					FRONT	SIDE STREET	REAR	REAR	FRONT	REAR	SIDE STREET	REAR	FRONT	SIDE STREET	REAR	FRONT	SIDE STREET	REAR	FRONT	SIDE STREET	REAR	FRONT	SIDE STREET	REAR
REQUIRED	3,400 SF	30' MIN.	2-STORY/36' MAX	55%	10'	5'	15'	10'	15'	SIDE LOAD/20' FRONT LOAD	-	-	-	-	5'	3'	-	-	-	-	-	-	-	
PROPOSED	6,300 SF	45'	2-STORY/36' MAX	55%	10'	5'	15'	10'	15'	15' SIDE LOAD/20' FRONT LOAD	N/A	5'	12'	3'	N/A	5'	12'	3'	***	0'	12'	0'		

*** FENCES, WALLS AND SCREEN ENCLOSURES SHALL BE LOCATED OUTSIDE OF ALL EASEMENTS, UNLESS SPECIFICALLY ALLOWED BY THE EASEMENT HOLDER.
** IN AREAS WHERE LOTS ABUT ANOTHER LOT (BACK TO BACK), AN ADDITIONAL 5' REAR SETBACK SHALL BE PROVIDED IN ORDER TO ACHIEVE A 15' REAR SETBACK.
*** FRONT SETBACK FOR FENCE MUST BE IN REAR HALF OF LOT.

LEGAL DESCRIPTION

ALL OF TRACT "GH", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS SITUATE IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commercial Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC2600535

ALTON - PARCEL G
Kolter Homes
Palm Beach Gardens, Florida

PROJECT: Alton Parcel G Artistry
PETITION: SPLN-15-03-00018
DEV ORDER: Reso. 18, 2017
DATE: 02/09/2017
PJT MGR: Peter Hofheinz

DESIGNED	DEH
DRAWN	MCR
APPROVED	DEH
JOB NUMBER	130609.01
DATE	03-06-15
REVISIONS	05-08-15
06-29-15	08-05-15
09-04-15	10-07-15
10-23-15	04-19-16
07-19-16	09-01-16
10-21-16	10-31-16
11-28-16	12-07-16
12-29-16	

January 25, 2017 12:01:13 p.m.
Drawing: 130609.01 MP.DWG

SHEET 2 OF 47
COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

MASTER PLAN

North
Scale: 1" = 200'
CITY OF PALM BEACH GARDENS
JAN 26 2017
PLANNING & ZONING