

VINTAGE CROSSING

SITE PLAN SUBMITTAL

SUBMITTAL - 6-10-2022

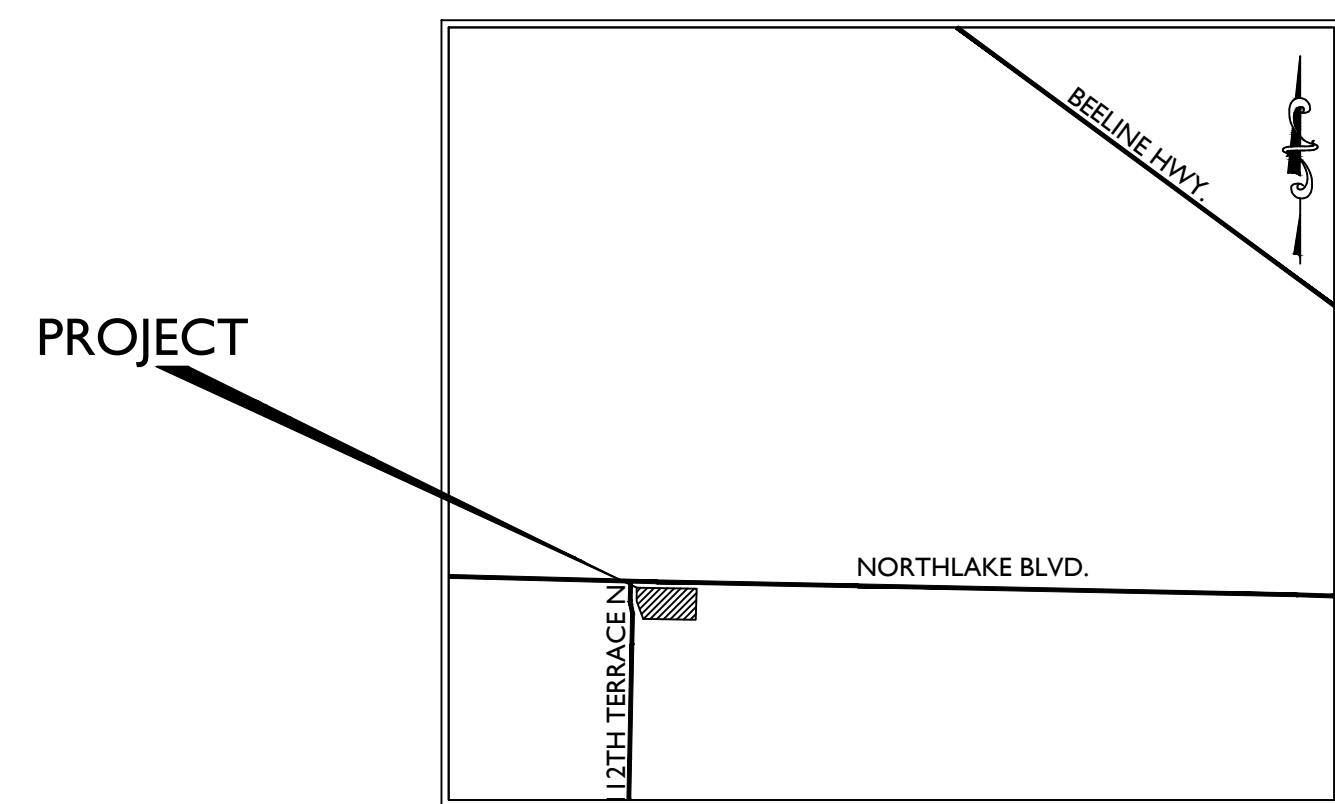
PREPARED FOR DR HORTON, INC.

SHEET SCHEDULE

SHEET NO.	SHEET TITLE
COVER	COVER
SP.1	SITE PLAN
RP.1	REGULATING PLAN
RP.2	REGULATING PLAN
RP.3	REGULATING PLAN
RP.4	REGULATING PLAN
FAP-1	FIRE ACCESS PLAN

LOCATION MAP

SCALE: NTS.



PROJECT TEAM

CLIENT

DR HORTON, INC.
6123 LYONS ROAD
COCONUT CREEK, FL 33073

CIVIL ENGINEER

WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: TRAVIS DOUGLAS

TRAFFIC ENGINEERING

JFO GROUP, INC.
2054 VISTA PARKWAY SUITE 400
WEST PALM BEACH, FL 33414
PHONE: (561) 462-5364
CONTACT: JUAN ORTEGA, P.E.

PHOTOMETRIC ENGINEER

WGI, INC.
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TX 78702
PHONE: (512) 669-5560
CONTACT: CASEY SVIEVEN

SITE PLANNER

WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: DOUG MURRAY, PLA

SURVEYOR

WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: ERIC MATTHEWS

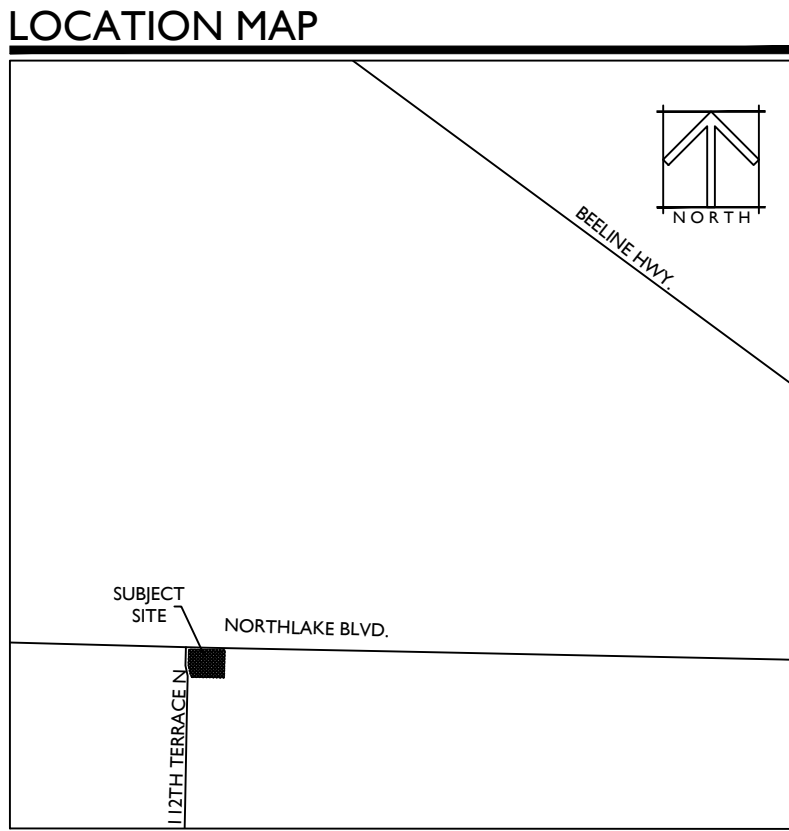
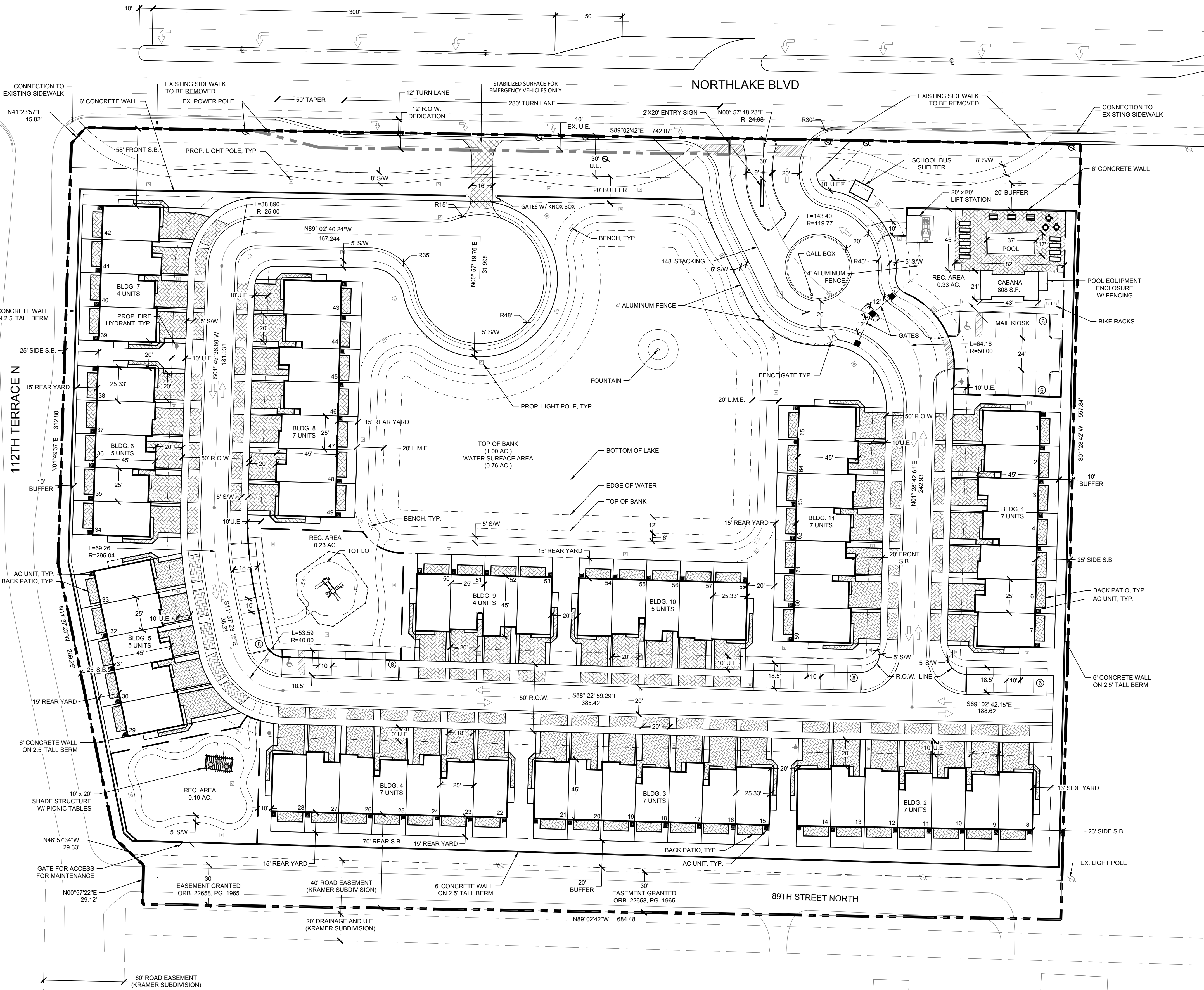
LANDSCAPE ARCHITECT

WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: SIYANG WEN

ARCHITECT

BOUTROS BO-NAHRA ARCHITECT
240 NW 25TH STREET, SUITE 634
MIAMI, FL 33127
PHONE: (954) 804-4168
CONTACT: BOUTROS BOU-NAHRA

Bayview Valterra P:\06000501\001\1241 Northlake Blvd\Northlake Blvd\Northlake Blvd.dwg, SITE: 651100.dwg -- Plotted: 6/8/2022 11:42:55 AM, Sheet: 6/8/2022 11:28:36 AM



SITE DATA			
PROJECT NAME	VINTAGE CROSSING		
PROPERTY CONTROL NUMBER	5241421400005020	TOWNSHIP (42)	RANGE (41)
SITE AREA	9.81 AC.	EXISTING LAND USE	C
EXISTING ZONING	PO	PROPOSED LAND USE	RM
PROPOSED ZONING	PUD / RM	TOTAL DWELLING UNITS (25' x 45' TOWNHOME)	65 D.U.
REQUIRED PARKING (1 SP/BEDROOM + 5% FOR GUEST PARKING)			
34, 3 BEDROOM UNITS	237 SP.	31, 4 BEDROOM UNITS	102 SP.
GUEST PARKING (5% OF TOTAL)	124 SP.	PROPOSED PARKING	11 SP.
GARAGE SPACES	237 SP.	DRIVEWAY SPACES	65 SP.
GUEST PARKING (CABANA)	130 SP.	ON-STREET SPACES	12 SP.
DENSITY	6.63 D.U./A.C.	BUILDING LOT COVERAGE	16.0% (67,495 SF/1.55 AC.)
WET DETENTION	1.00 A.C.	REQUIRED RECREATION	1.00 A.C.
PROPOSED RECREATION	0.75 A.C. FROM REC. PARCEL + 0.40 A.C. FROM LAKE AREA	PROPOSED OPEN SPACE	1.15 A.C.
BASE FLOOD ELEVATION	40.7%		18.6'

NOTES
1. LIGHT POLES WILL BE SETBACK A MINIMUM OF 10' FROM WATER & SEWER FACILITIES UNLESS A DIRECT BURIAL POLE IS USED. THEN A 4' SETBACK WILL BE MAINTAINED.

PROPERTY DEVELOPMENT REGULATION CHART(TOWNHOME)									
TOWNHOME	MIN. LOT SIZE	MIN. BUFFER			MIN. BUILDING SETBACKS			MAX. BLDG. HEIGHT	
		FRONT	SIDE	REAR	FRONT	SIDE	REAR		
REQUIRED	1 AC.	20'	8'	8'	30'	20'	20'	45'	
PROPOSED	9.81 AC.	20'	10'	20'	20'	0'	15'	24'-11" (2 STORIES)	

WAIVER REQUEST
1. SEC. 78-141, TABLE 10: LOT WIDTH - A WAIVER TO ALLOW A REDUCTION OF THE MINIMUM LOT WIDTH OF 100 FEET FOR A MULTIFAMILY DWELLING TO ALLOW 25 FOOT WIDE LOTS.
2. SEC. 78-141, TABLE 10: LOT COVERAGE - A WAIVER TO ALLOW FOR AN INCREASE IN THE MAXIMUM 35% LOT COVERAGE TO ALLOW FOR A MAXIMUM OF 48% LOT COVERAGE.
3. SEC. 78-141, TABLE 10: FRONT SETBACK - A WAIVER TO ALLOW FOR A REDUCTION OF THE FRONT 30 FOOT SETBACK TO ALLOW FOR A FRONT SETBACK OF 20 FEET.
4. SEC. 78-141, TABLE 10: REAR SETBACK - A WAIVER TO ALLOW FOR A REDUCTION OF THE REAR 20 FOOT SETBACK TO ALLOW FOR A REAR SETBACK OF 15 FEET.
5. SEC. 78-141, TABLE 10: SIDE SETBACK - A WAIVER TO ALLOW FOR A REDUCTION OF THE SIDE 10 FOOT SETBACK TO ALLOW FOR A SIDE SETBACK OF 0 FEET.

LEGEND			
AC. =	ACRES	PDR =	PROPERTY DEVELOPMENT REGULATIONS
C =	CENTERLINE	PG. =	PAGE
D.E. =	DRAINAGE EASEMENT	R =	RADIUS
D.U. =	DWELLING UNITS	R.O.W. =	RIGHT-OF-WAY
EX. =	EXISTING	S.B. =	SETBACK
FLU =	FUTURE LAND USE	S.F. =	SQUARE FEET
HD =	HIGH DENSITY	S.P. =	SPACE
L.M.E. =	LAKE MAINTENANCE EASEMENT	S/W =	SIDEWALK
P.B. =	OFFICIAL RECORD BOOK	T.B.A. =	TO BE ABANDONED
		TYP. =	TYPICAL
		U.E. =	UTILITY EASEMENT

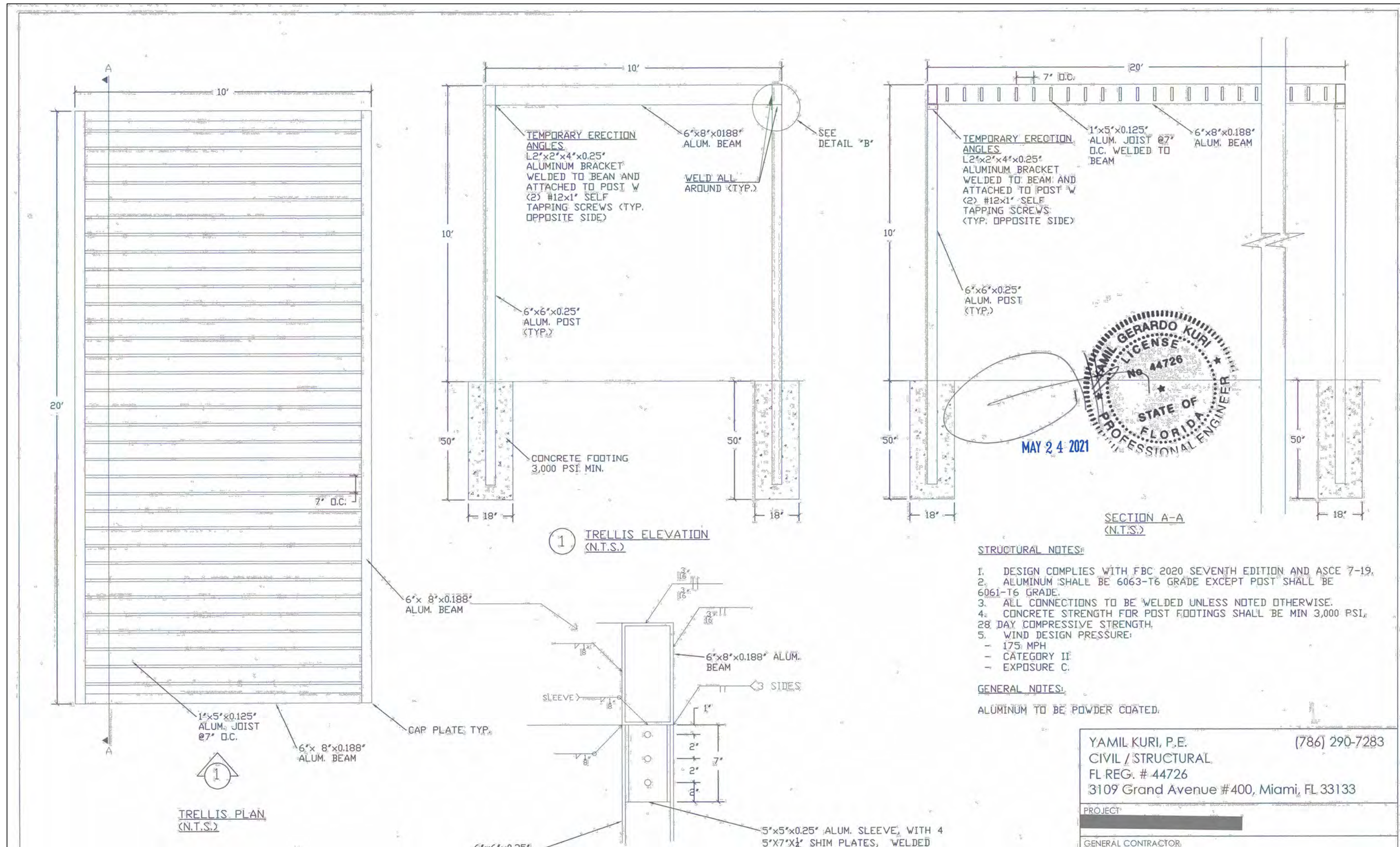
VINTAGE CROSSING
PALM BEACH GARDENS
SITE PLAN

SHEET:
SP-1

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2021-9-24	INITIAL SUBMITTAL	CB
2	2022-6-10	RESUBMITTAL	BV
CADD FILE: SITE651100.DWG			
JOB NO.	6511.00	DRAWN BY	CB
CHECK BY	MB	DATE	2021-8-25

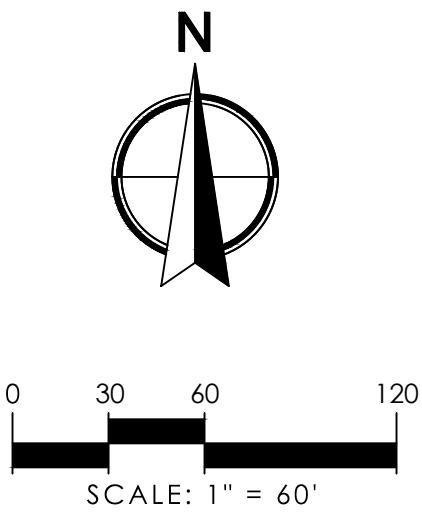
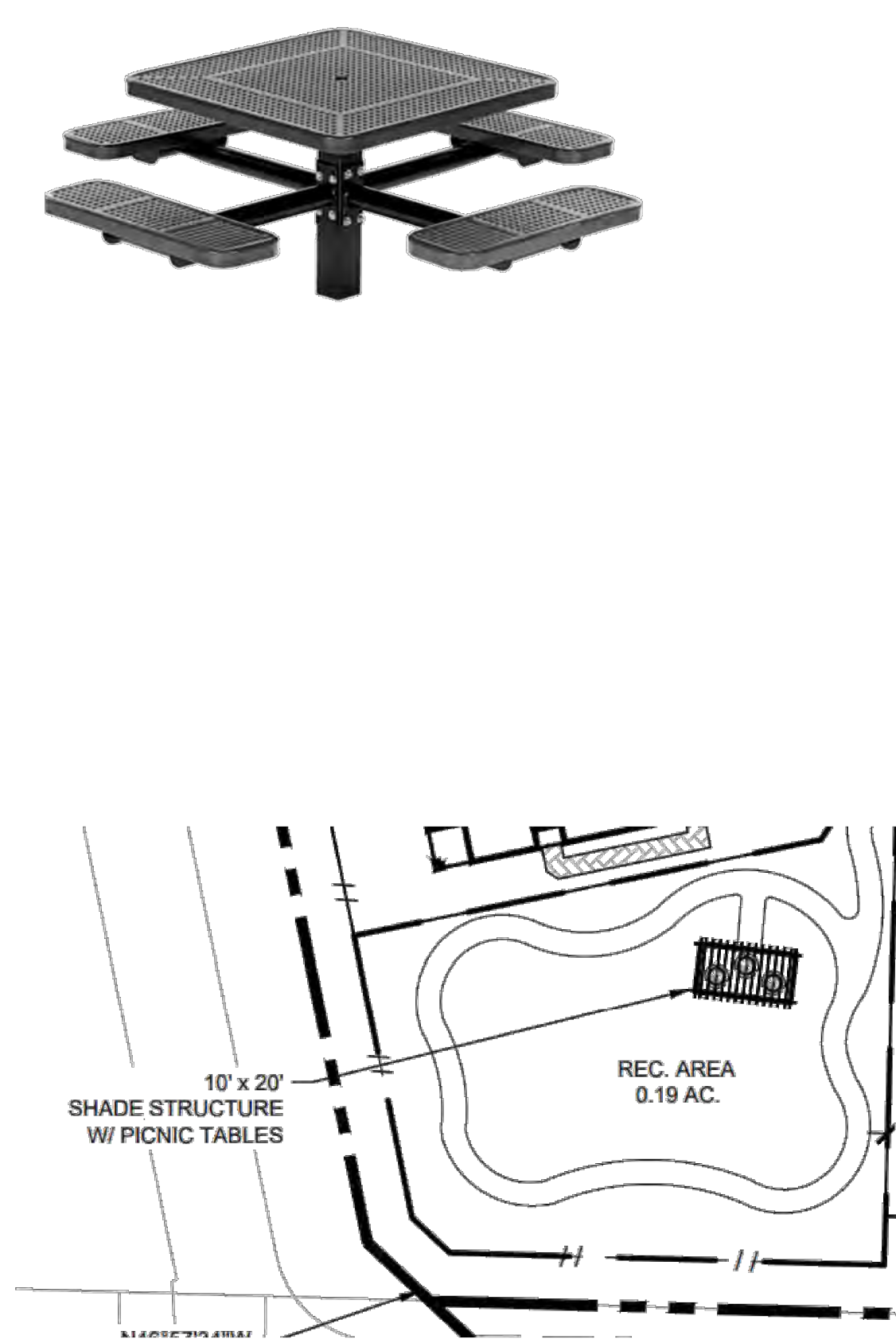
WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

ALUMINUM TRELLIS DETAIL



PICNIC TABLE DETAIL

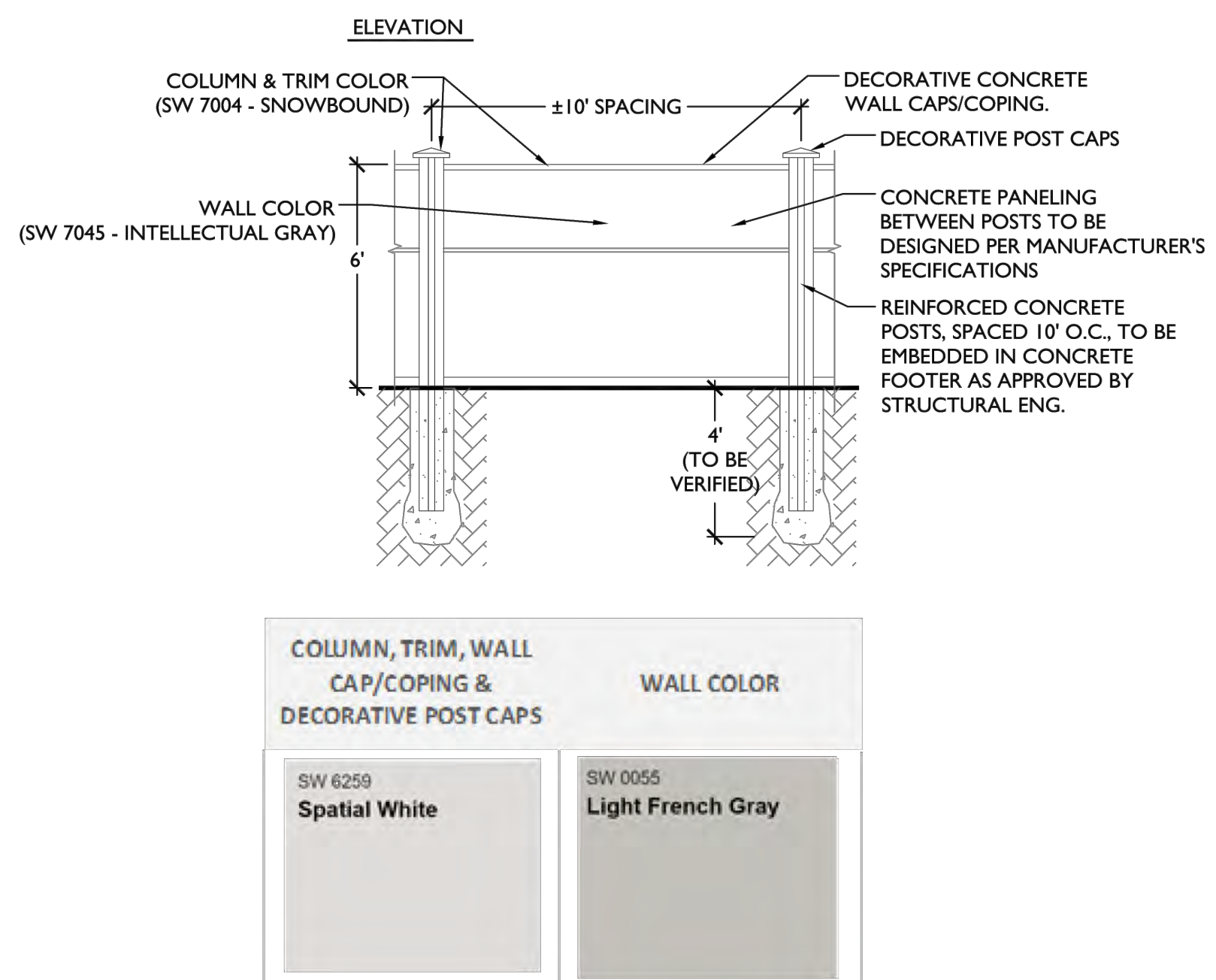
SCALE: NTS



NO.	DATE	DESCRIPTION	BY	CB	BV
1	2021-9-24	INITIAL SUBMITTAL			
2	2022-6-10	RESUBMITTAL			

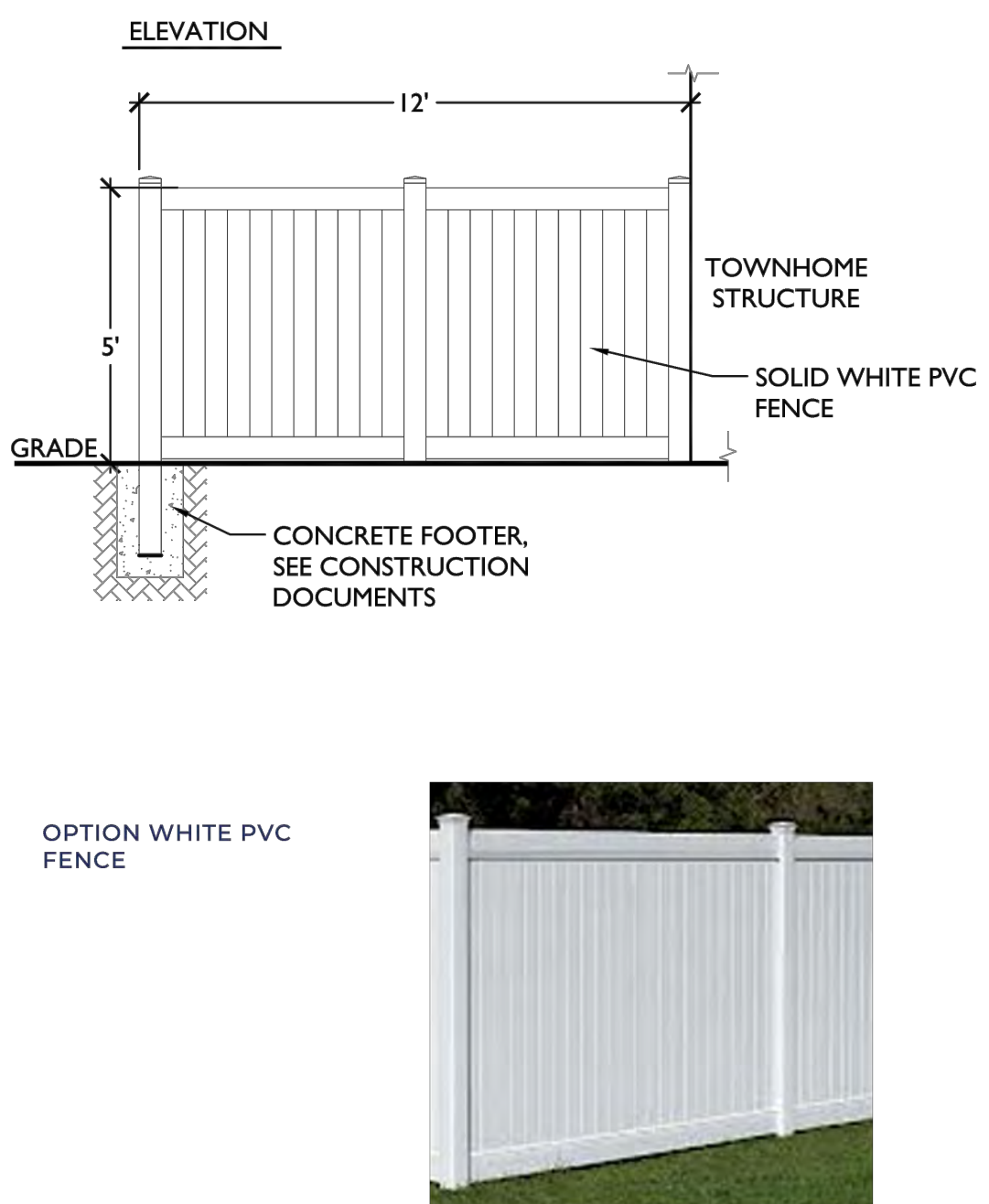
CONCRETE WALL FINISH

SCALE: NTS



OPTIONAL TOWNHOME BACKYARD FENCE

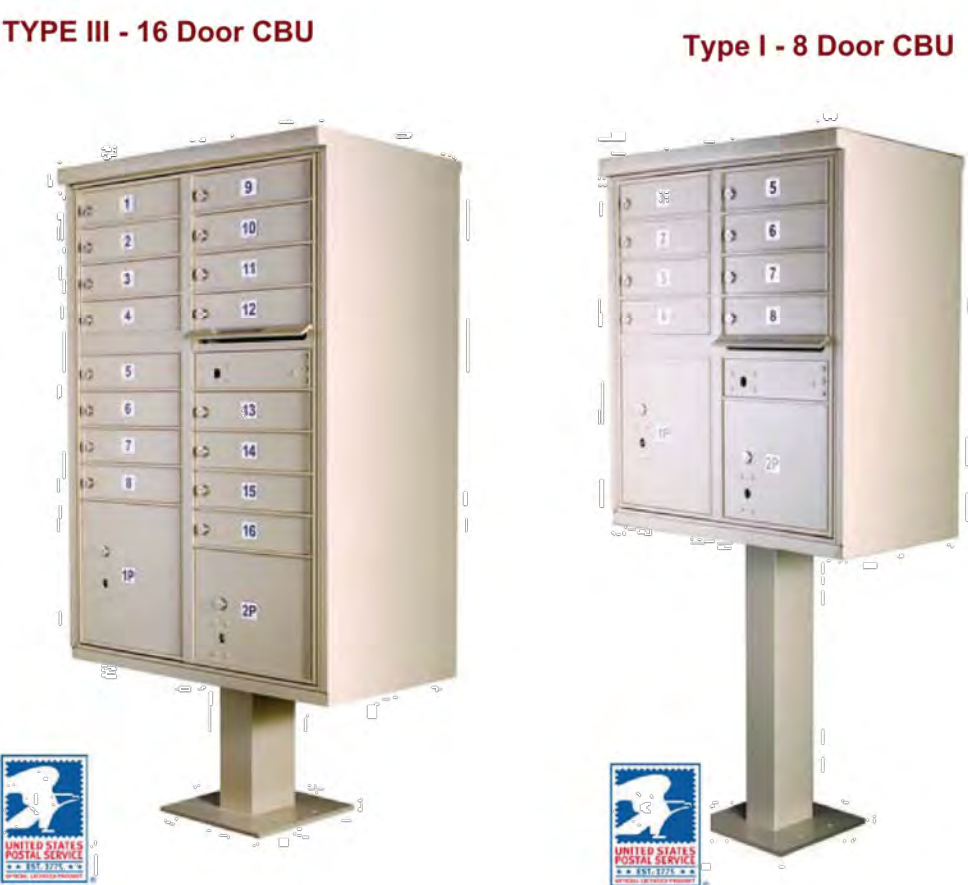
SCALE: NTS



MAIL KIOSK DETAIL

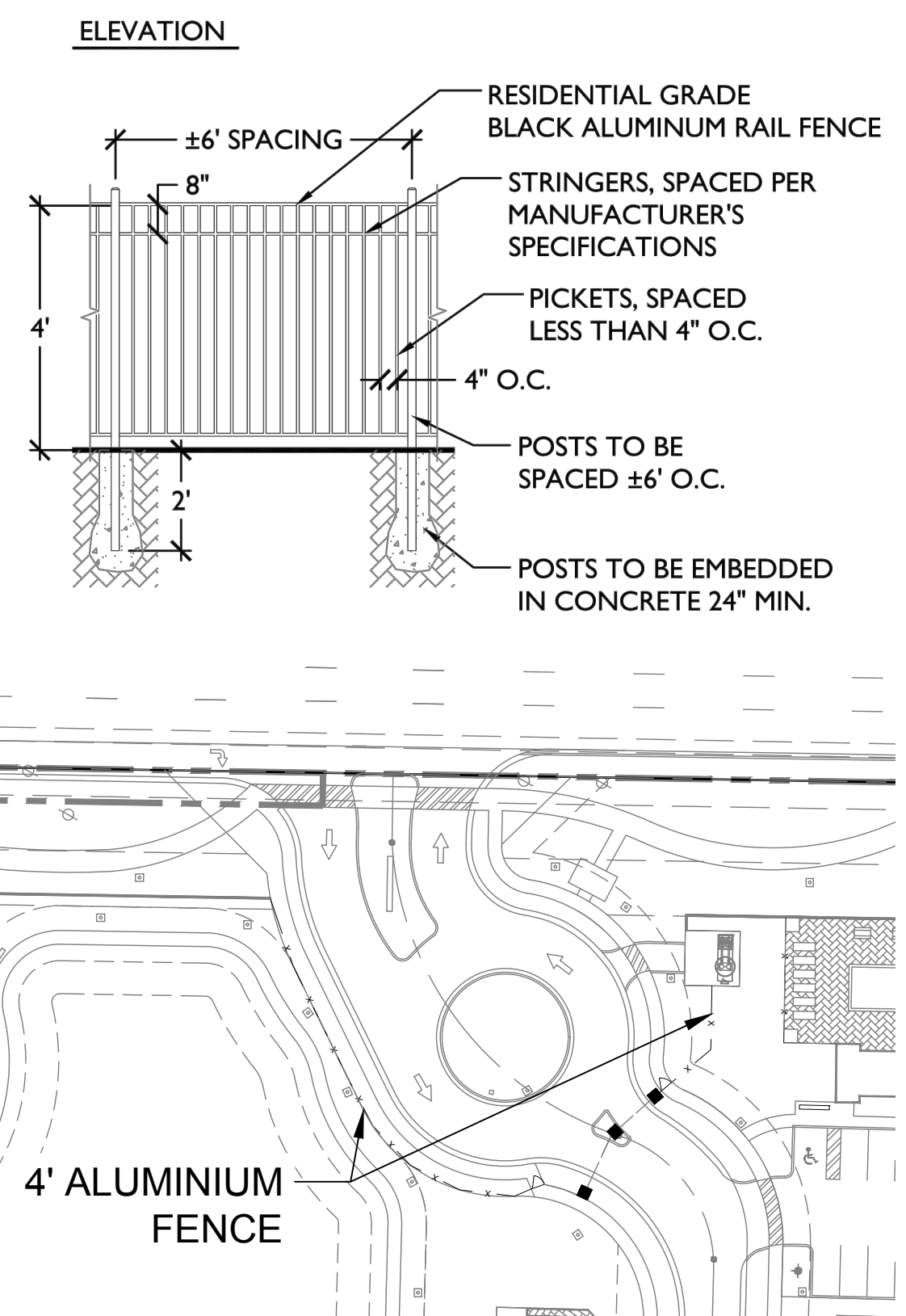
SCALE: NTS

Beautiful Mailbox CO



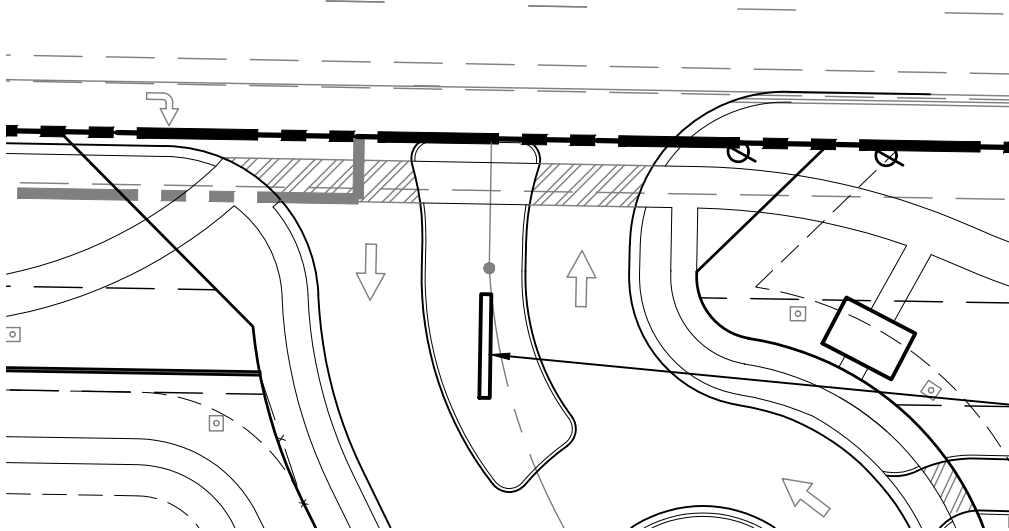
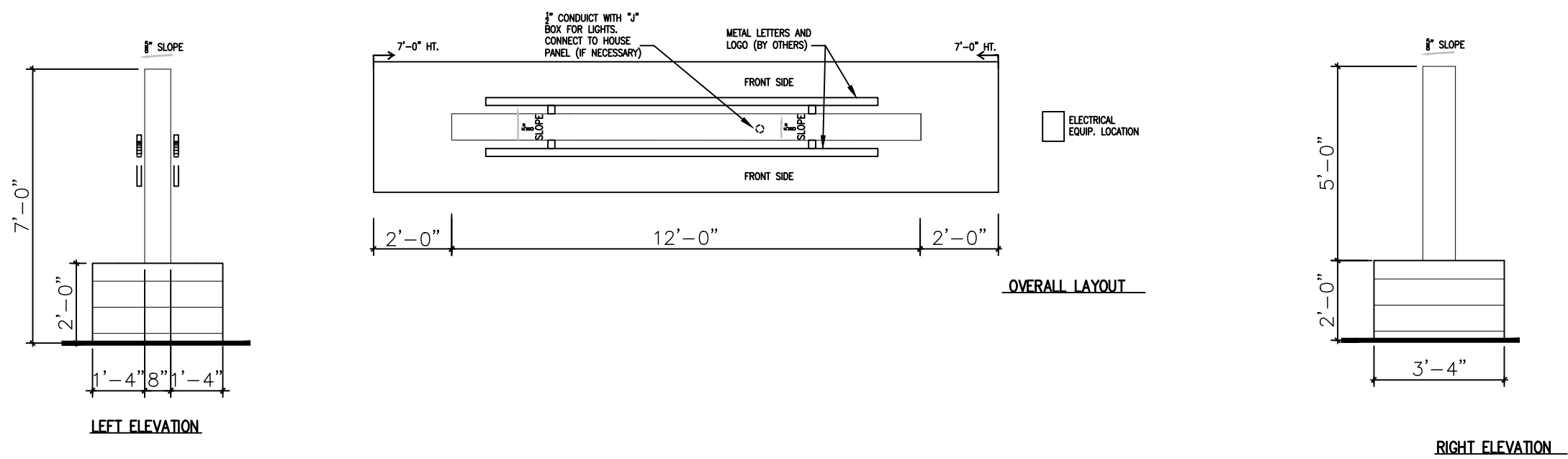
ALUMINUM FENCE DETAIL

SCALE: NTS



ENTRY SIGN

SCALE: NTS



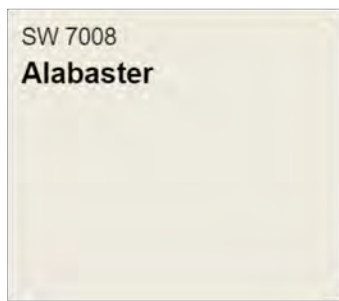
ENTRY WALL LOCATION

Ripiano Stone Veneer



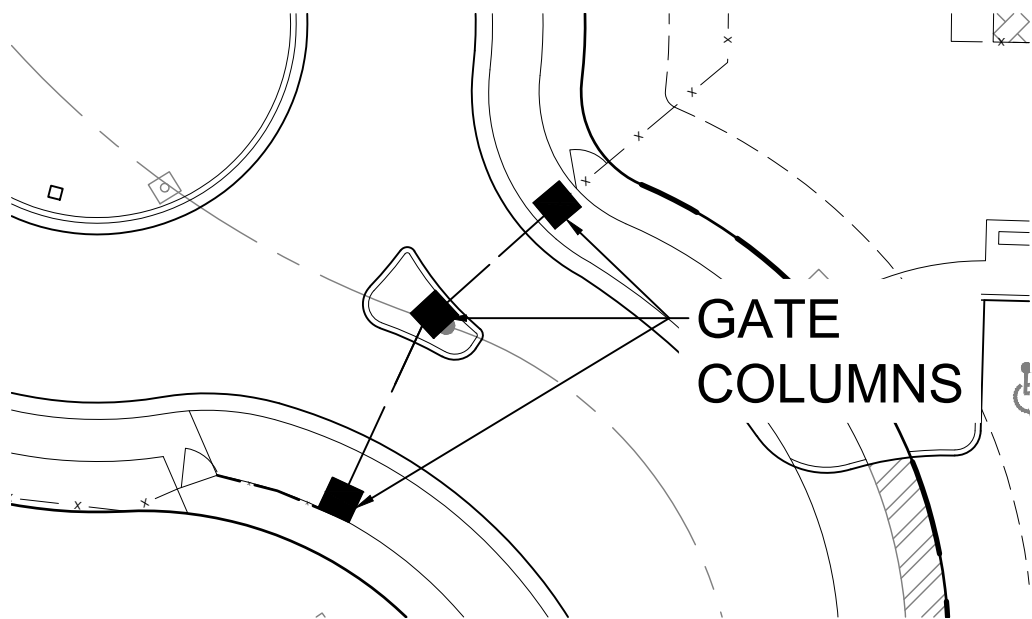
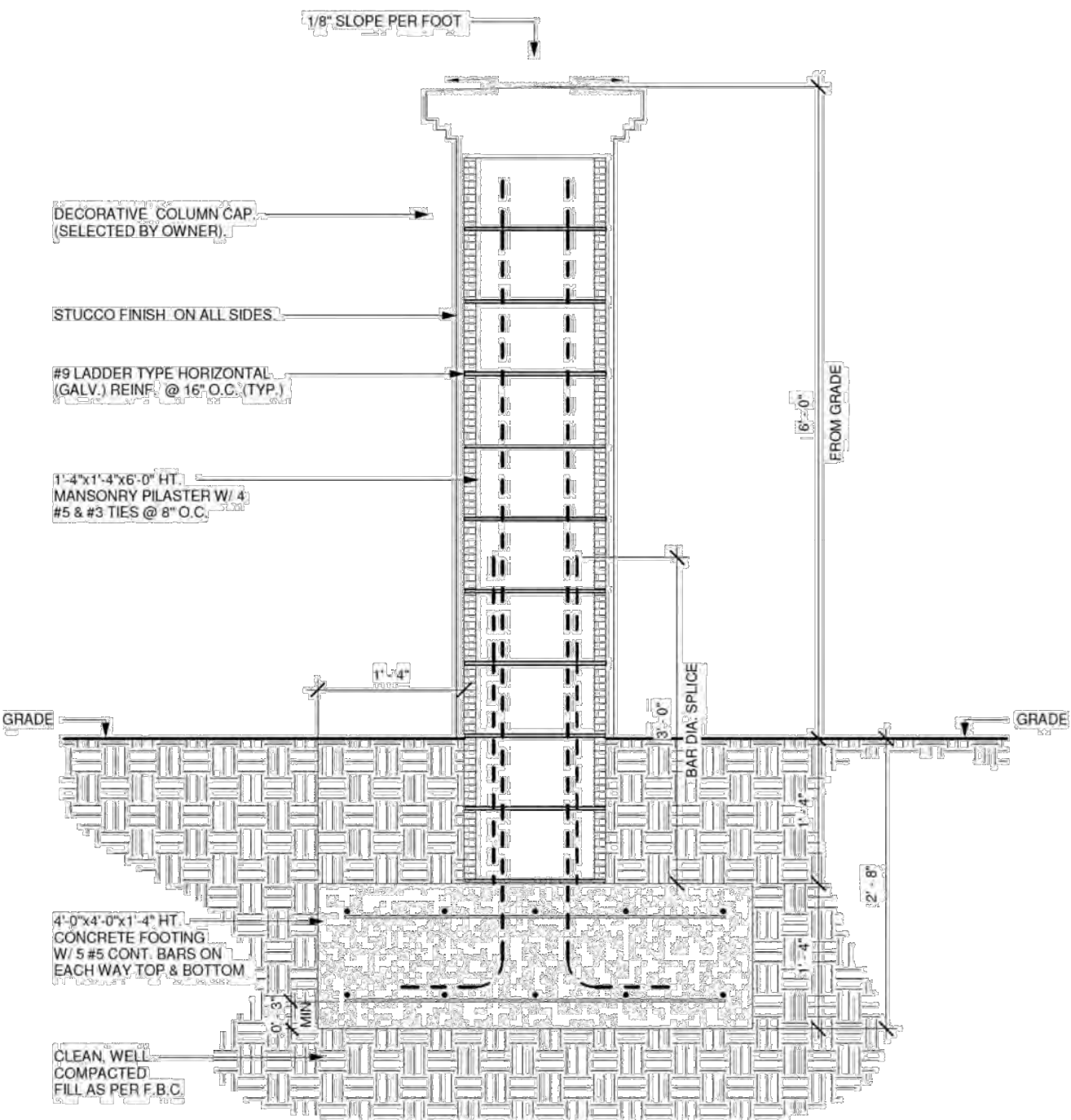
Star Dust Ripiano

STUCCO REVEAL
SW7008
Alabaster



COLUMN FRONT ENTRANCE

SCALE: NTS



GATE COLUMNS

TRIM

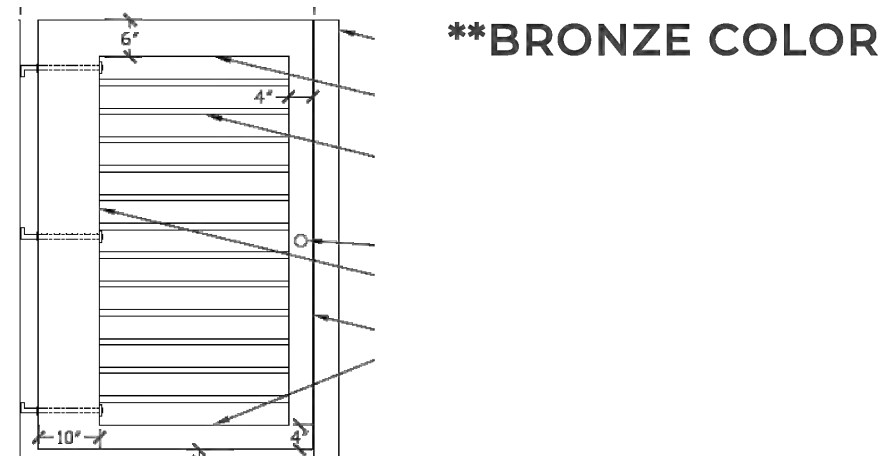
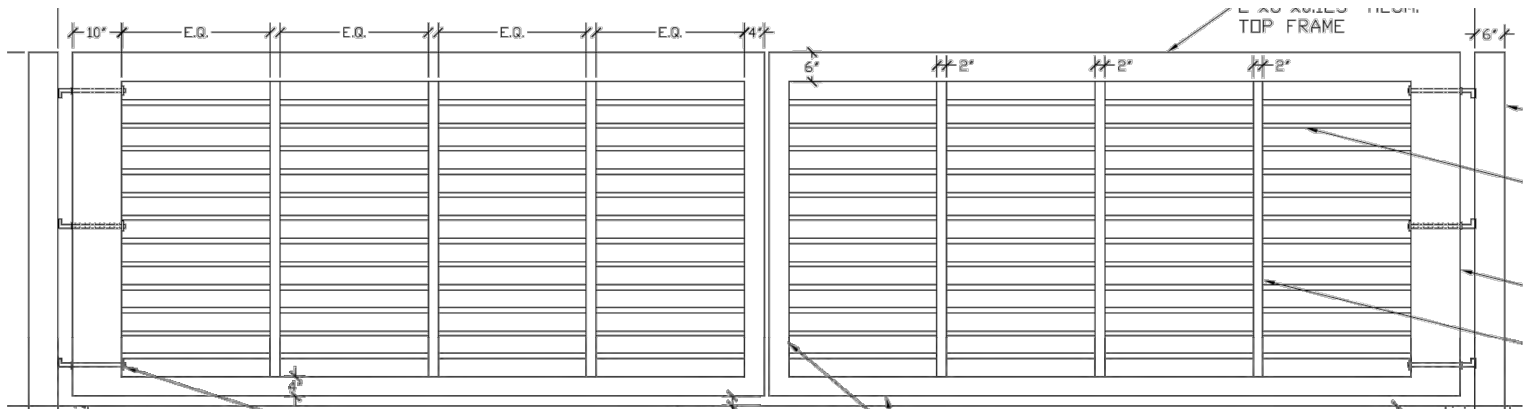
SW 6259
Spatial White

COLUMN WRAP with Brick
America Stone Style Pro
Drystack - Hampton Falls



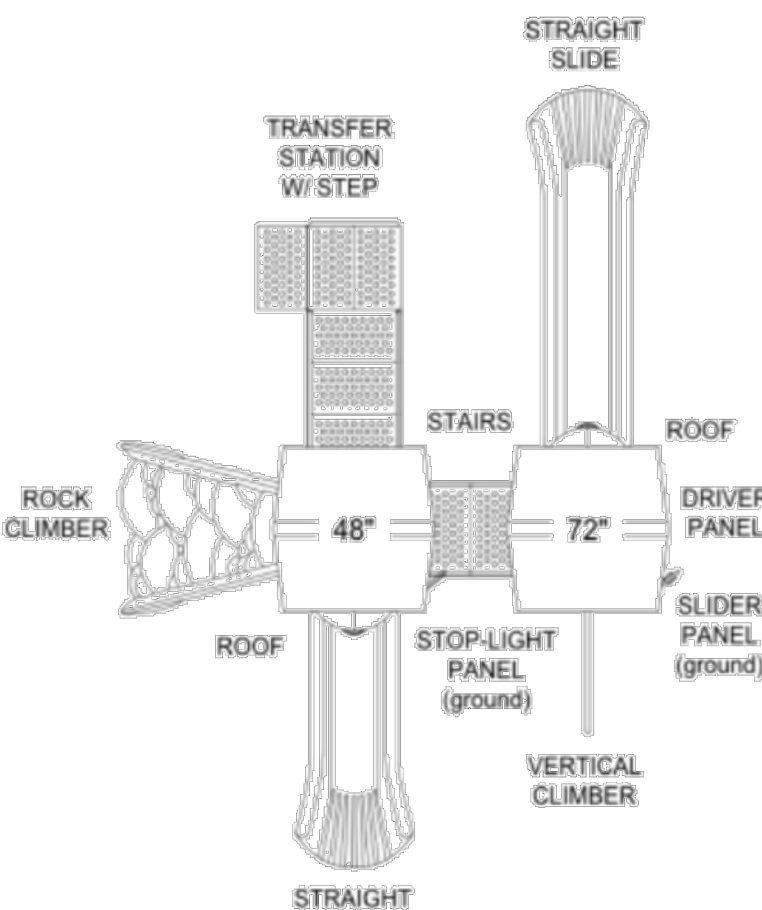
ENTRANCE GATE STYLE

SCALE: NTS

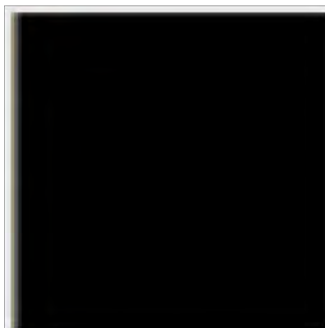


TOT LOT AREA

SCALE: NTS



BENCH COLOR BLACK



CALL BOX DETAIL

SCALE: NTS

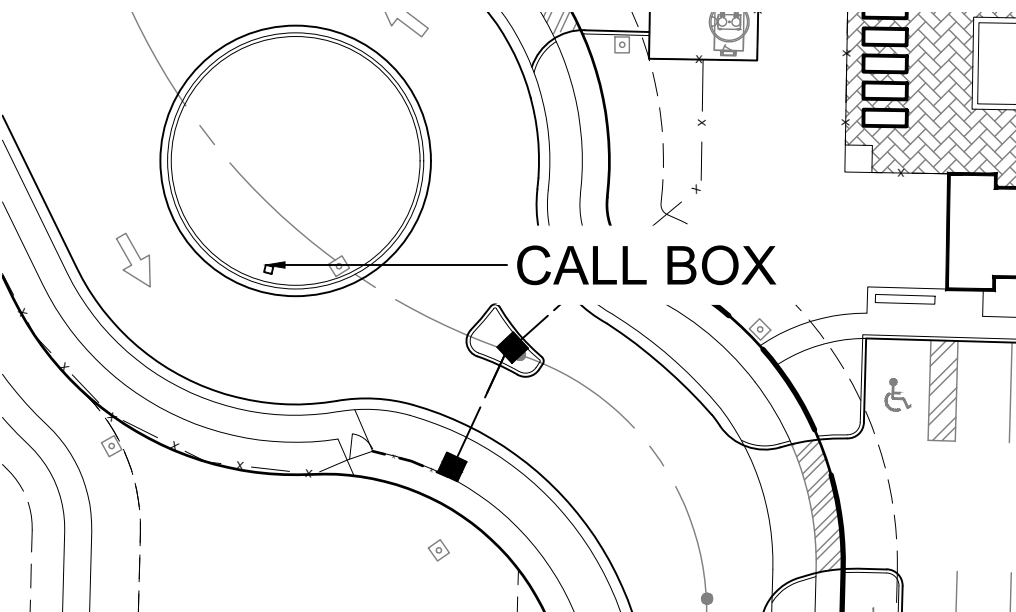


Surface Mounted
with Hood (hood sold
separately). P/N
1814-185



Heavy-duty Offset
1200-037

BENCHES AND TOT LOT EQUIPMENT SHOWN IS THE INTENDED
STYLE AND CONFIGURATION BUT ACTUAL MAY VARY DEPENDING
ON MANUFACTURER AVAILABILITY.



CALL BOX

NO.	DATE	DESCRIPTION	BY
1	2021-9-24	INITIAL SUBMITTAL	CB
2	2022-6-10	RESUBMITTAL	CB

CAD FILE	JOB NO.	DRAWN BY	CHECK BY	DATE
PL-STE651100.DWG	6511.00	CB	MB	2021-8-25

CONTEMPORARY ELEVATION SCHEME CHART

SCALE: NTS

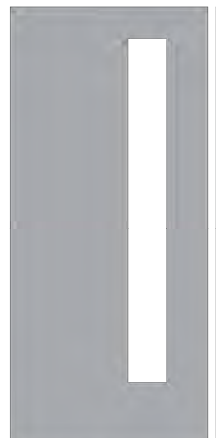
BRONZE WINDOW FRAME

SCHEME #	BODY COLOR	TRIM & FASCIA	FRONT DOOR	GARAGE	BRICK AMERICA STONE
THCM1	SW7029 Agreeable Gray	SW7004 Snowbound	SW7074 Software	SW7074 Software	Stone Pro Drystack - Color Hampton Falls
	SW7636 Origami White	SW7029 Agreeable Gray	SW7659 Gris	SW7048 Urbane Bronze	Natural LedgeStone- Color White Oak
TCHM2					

EAGLE ROOFING
BEL AIR STYLE
Color 4602 Concord Blend
Description Blend of Charcoal, Tan



GARAGE DOOR STYLE
MODERN GROOVED
PANEL



Linea

Maxim Lighting - 30093 - Catalina - 1 Light Medium Outdoor Wall Sconce



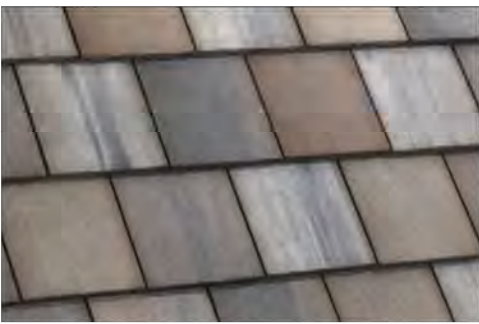
COASTAL ELEVATION SCHEME CHART

SCALE: NTS

WHITE WINDOW FRAME

SCHEME #	BODY COLOR, TRIM, & FASCIA	STUCCO REVEAL & BELOW BAND	FRONT DOOR	BAHAMA SHUTTER	GARAGE
THCC1	SW7004 Snowbound	SW2832 Colonial Revival Gray	SW6250 Granite Peak	SW6250 Granite Peak	SW7004 Snowbound
	SW7632 Modern Gray	SW7004 Snowbound	SW7616 Breezy	SW7616 Breezy	SW9171 Felted Wool
THCC2					

EAGLE ROOFING
BEL AIR STYLE
Color 4883 Hillsborough Blends Description Blend of Brown, Natural Gray, Light Brown, W/Streaks



GARAGE DOOR STYLE



Maxim Lighting - 3252CRBZ - Terrace - 11" One Light Outdoor Wall Lantern



POOL DECK DETAILS

SCALE: NTS

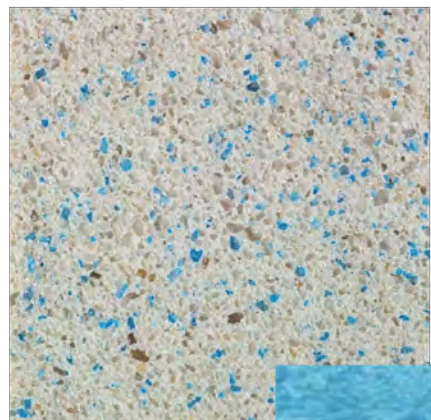
(2) set under cover area cabana



Steel Table
Total 4- pool deck

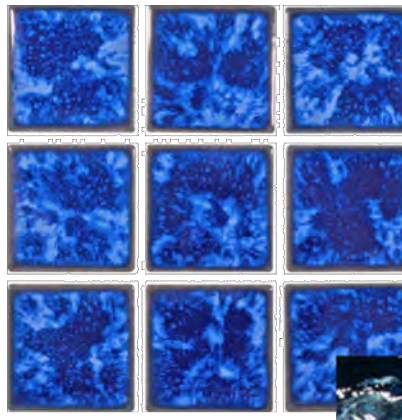


POOL PLASTERING
COLOR SKY BLUE



Sky Blue

NPT Pool tile
2" x 2" Glazed - Lake Blue



BX44

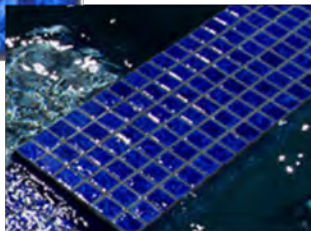


Table Chair
Total 4 per table
pool deck area



Tabel & bench
(2) set under
cover area cabana



Gray

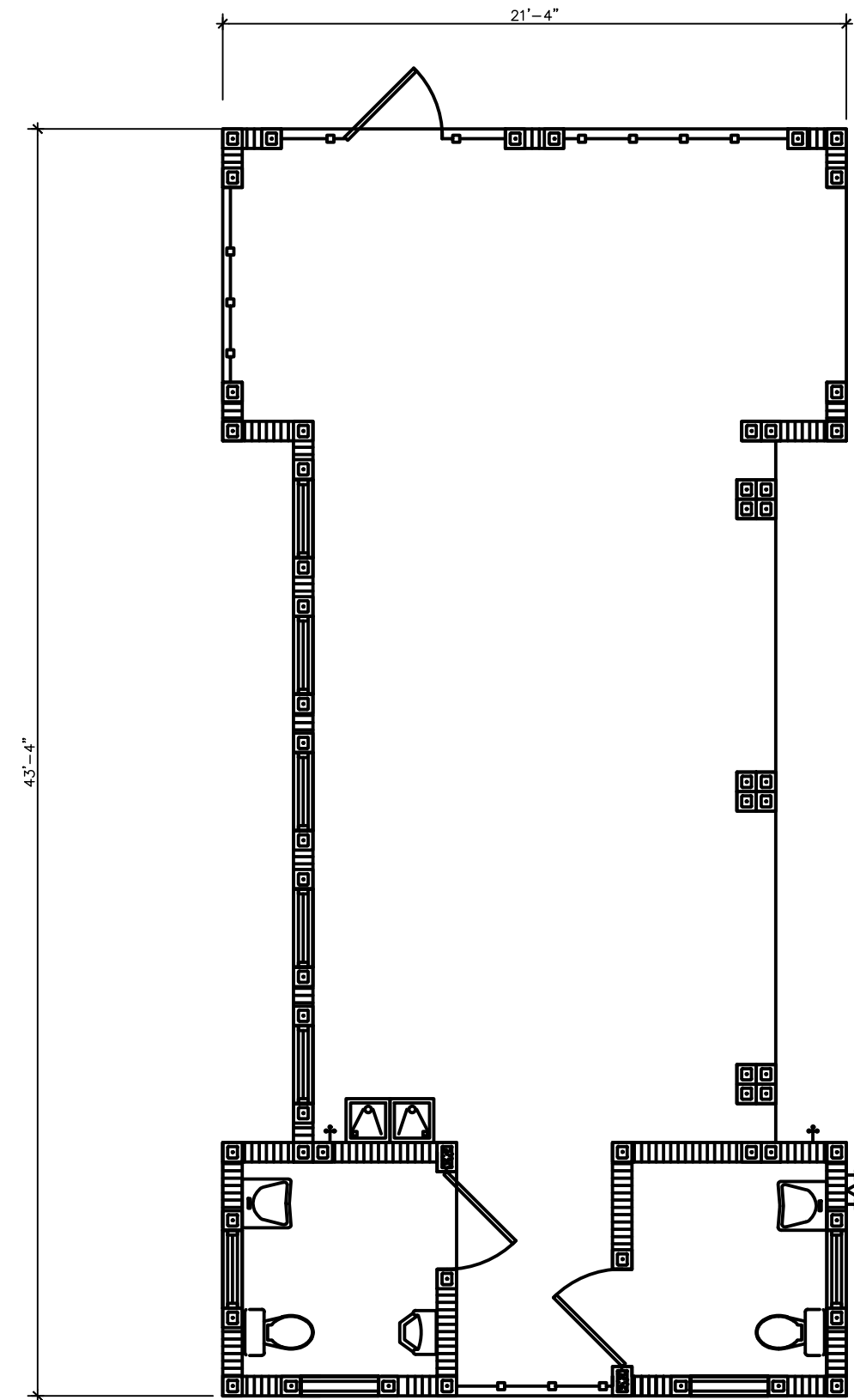


2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

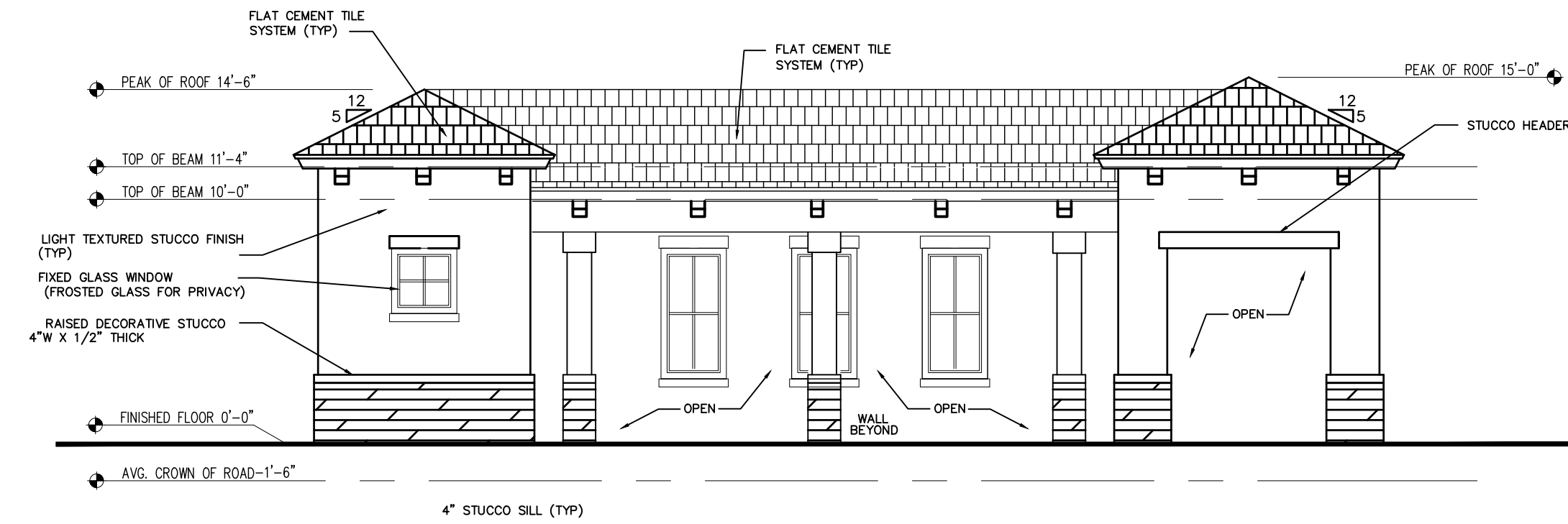
REVISIONS		NO.	DATE	DESCRIPTION	BY
CAD PLST-651100.DWG	JOB NO.	6511.00	2021-8-25	INITIAL SUBMITTAL	CB
	DRAWN BY	CB	2022-6-10	RESUBMITTAL	BV
	CHECK BY	MB			
	DATE				

VINTAGE CROSSING
PALM BEACH GARDENS
REGULATING PLAN

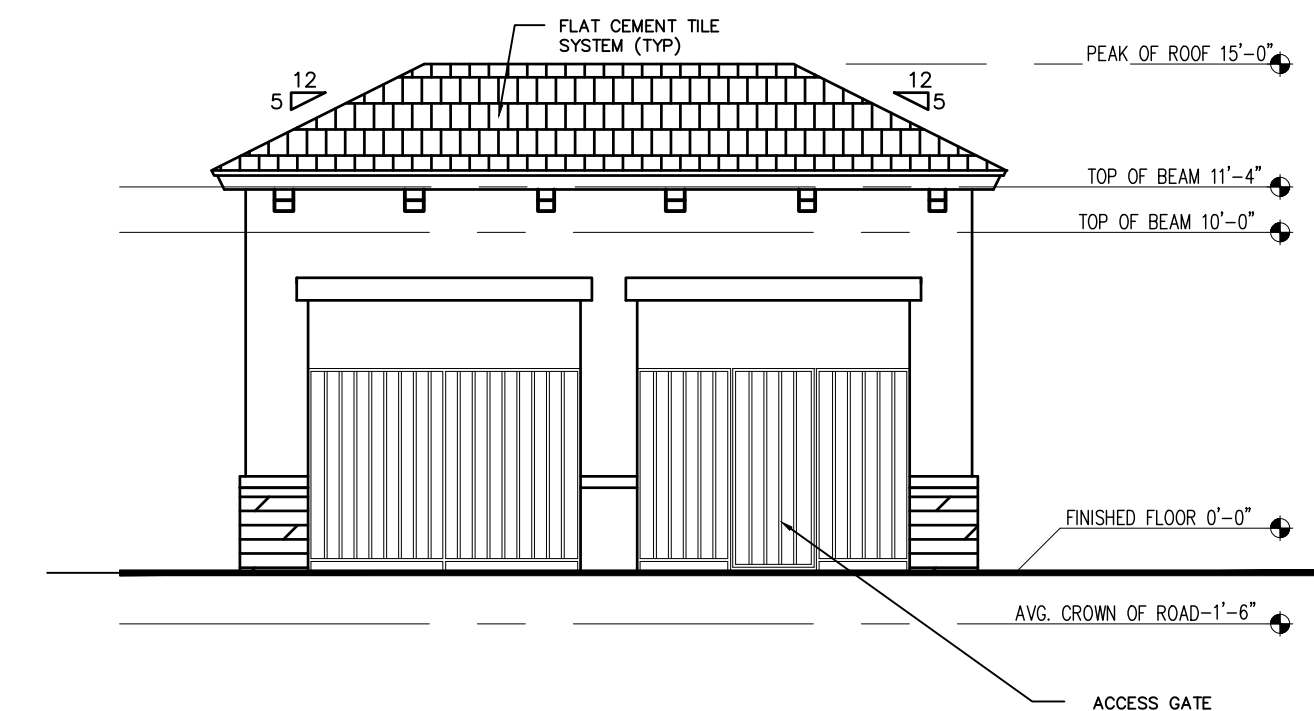
SHEET:
RP-3



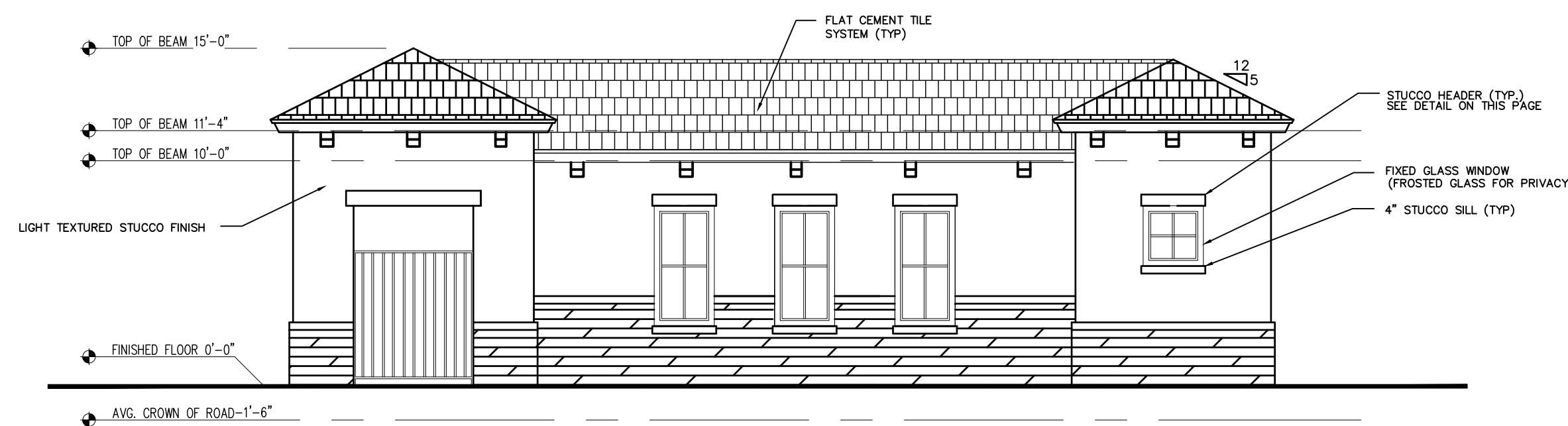
FLOOR PLAN



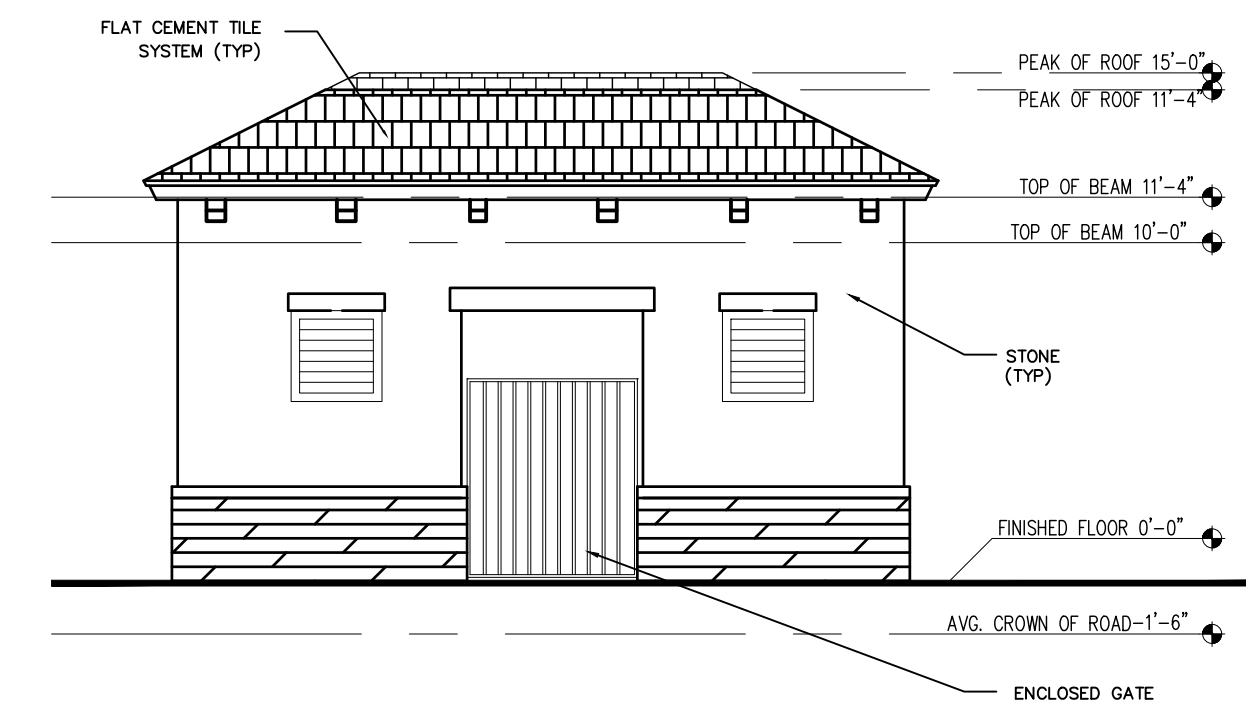
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

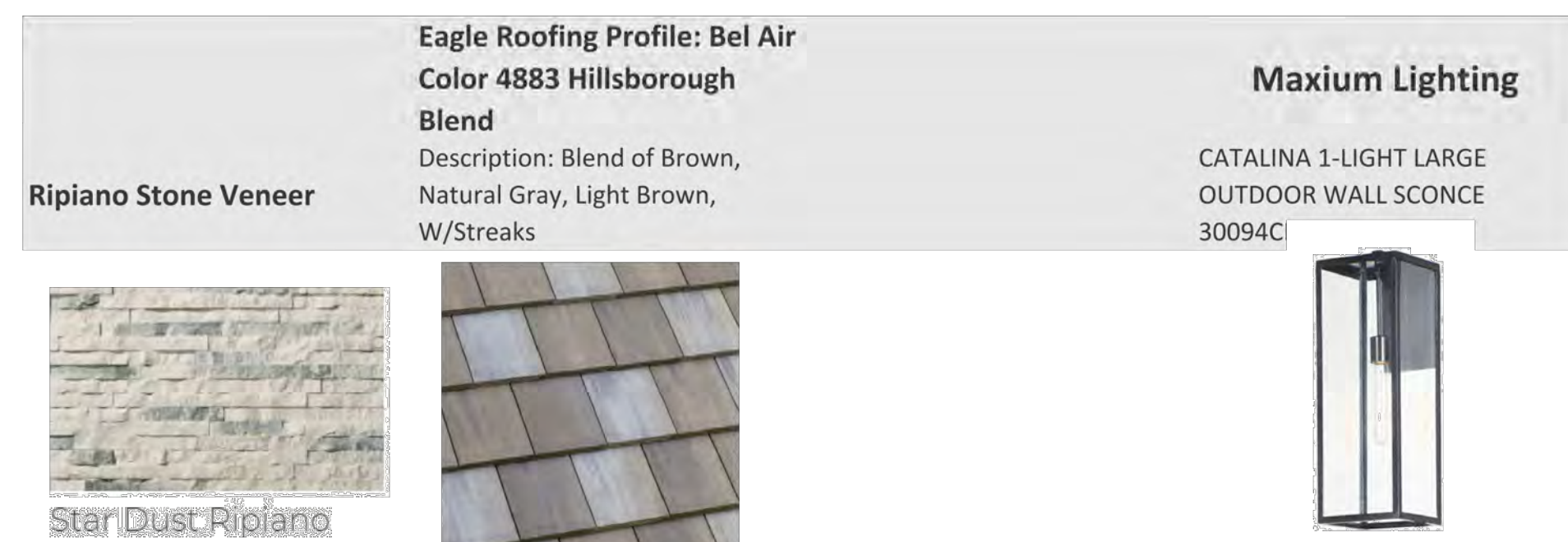


LEFT ELEVATION

FRONT ELEVATION RENDERING



FINISHES DETAILS



COLOR PALETTE

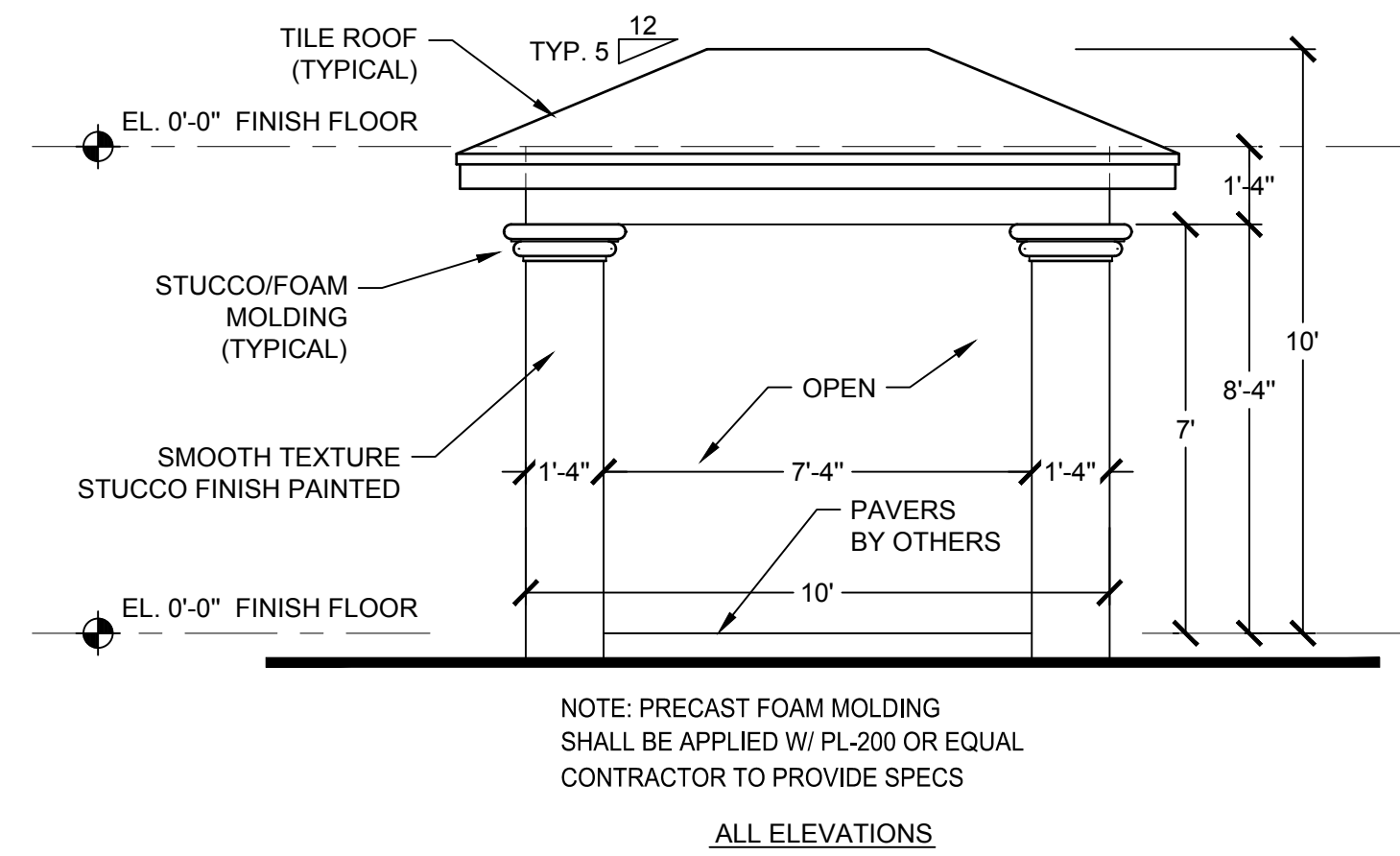
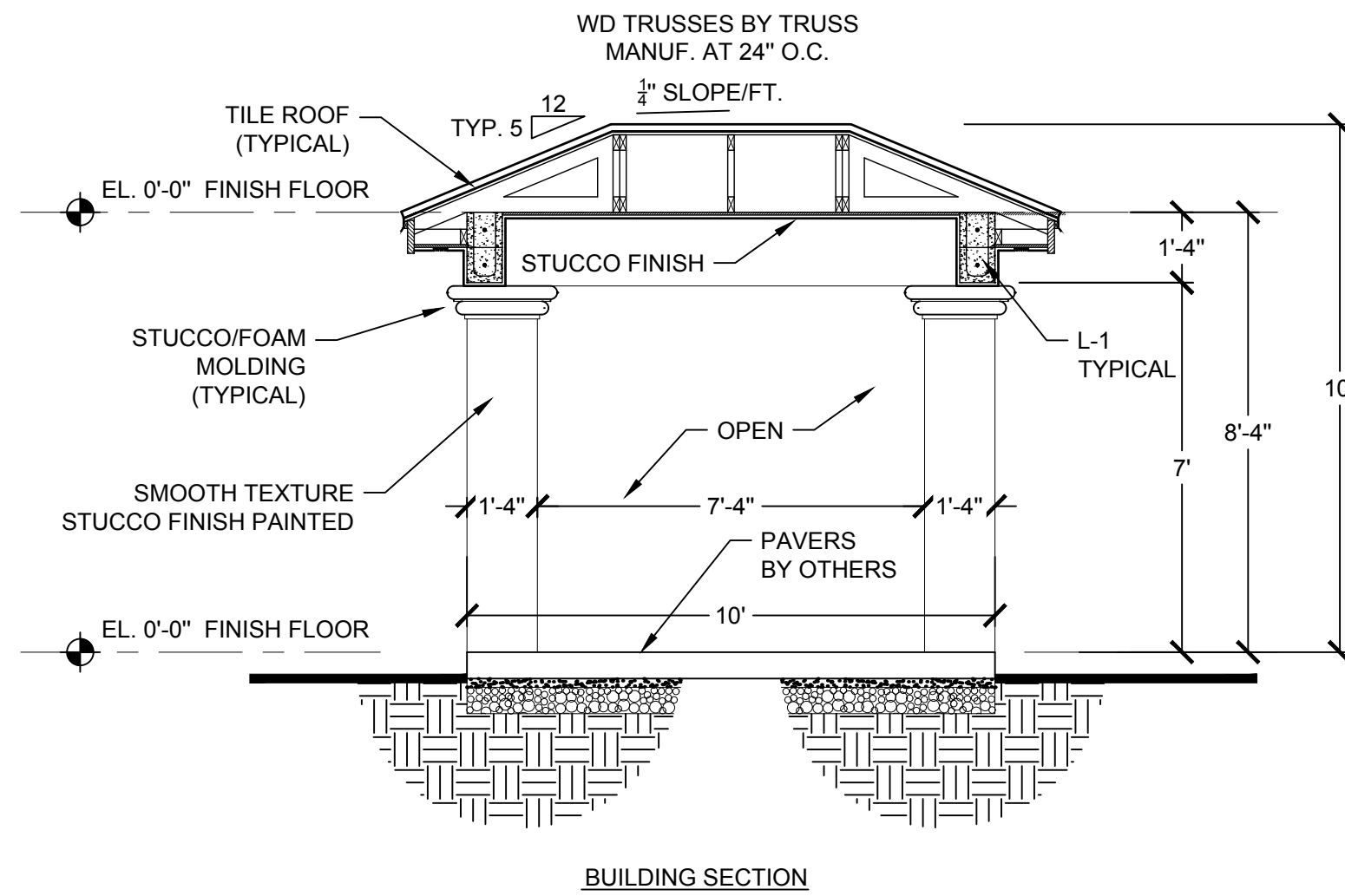
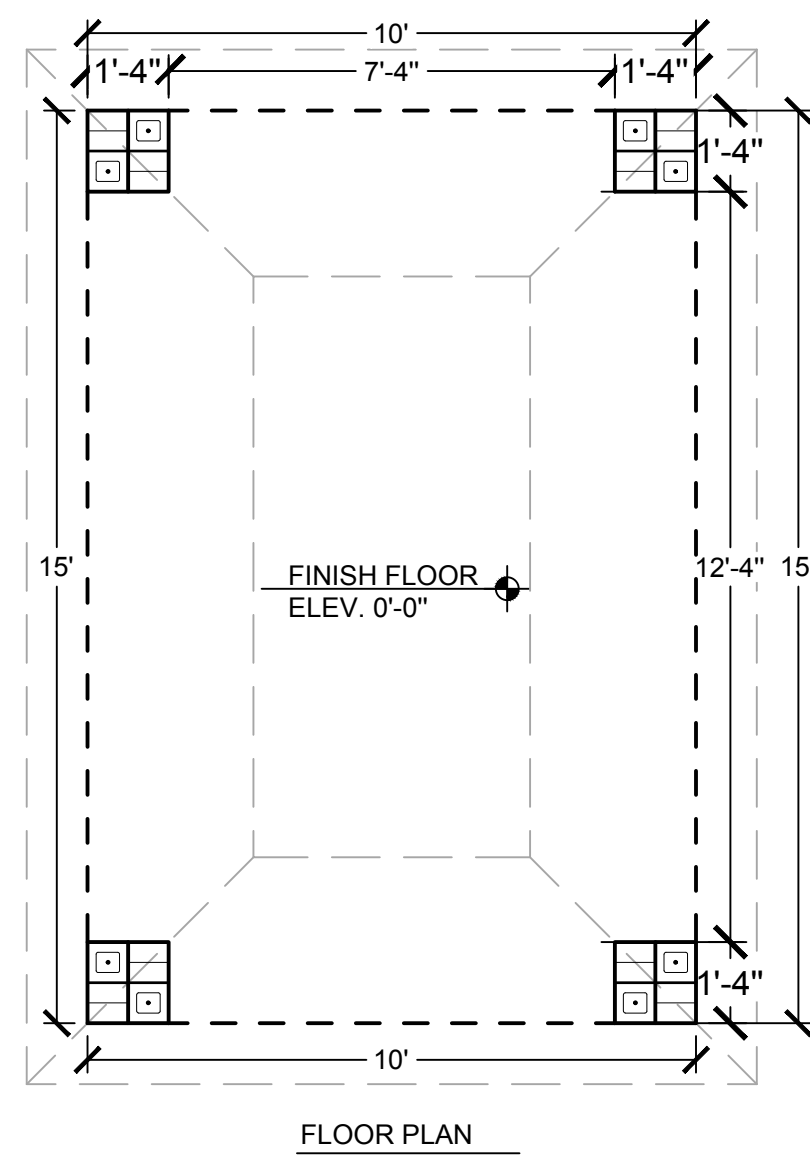
MAIN BODY	TRIM & COLUMN	FASCIA & CORBAL	EXTERIOR
COLOR SW9165	SW7008	SW7016	DOOR SW6235
SW 9165 Gossamer Veil	SW 7008 Alabaster	SW 7016 Mindful Gray	SW 6235 Foggy Day

****BRONZE WINDOW FRAME**

[illegible]

Benjamin Valente: P:\06000501_001_1201_Normlake_Bus_Shelter\AIA\CDPL SITE.dwg -- Plotted: 6/8/2022 11:43:36 AM, Sheet: 6/8/2022 11:28:36 AM

SCHOOL BUS SHELTER DETAIL

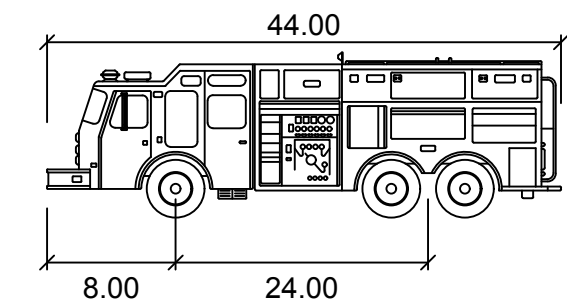


LEGEND	
AC. = ACRES	PDR = PROPERTY DEVELOPMENT
C. = CENTERLINE	REGULATIONS
D.E. = DRAINAGE EASEMENT	PG. = PAGE
D.U. = DWELLING UNITS	R = RADIUS
EX. = EXISTING	R.O.W. = RIGHT-OF-WAY
FLU = FUTURE LAND USE	S.B. = SETBACK
HD = HIGH DENSITY	S.F. = SQUARE FEET
L.M.E. = LAKE MAINTENANCE EASEMENT	S.P. = SPACE
	S/W = SIDEWALK
P.B. = PLAT BOOK	T.B.A. = TO BE ABANDONED
	TYP. = TYPICAL
	U.E. = UTILITY EASEMENT

VINTAGE CROSSING
FIRE ACCESS PLAN

SHEET:
FAP-1

			REVISIONS		BY
NO.	DATE	DESCRIPTION	CB		
1	2021-9-24	INITIAL SUBMITTAL			
2	2022-6-10	RESUBMITTAL			
CAD FILE		PLT-651100.DWG			
JOB NO.		6511.00			
DRAWN BY		R.C.			
CHECK BY		D.M.			
DATE		10-15-2020			



Pumper Fire Truck

Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

