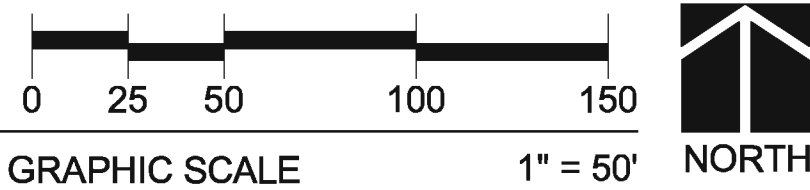


SITE PLAN

Site Notes

- Existing Land Use - CC (Commercial Core)
- Proposed Land Use - Same
- Existing Zoning - CBD (Central Business District)
- Proposed Zoning - Same
- Existing Use - Retail, office, vacant
- Proposed Use - Retail, office, multi-family residential
- All new utilities shall be placed underground
- See Parking Garage exhibit for parking layout and dimensioning.
- See Architectural Plans, Elevations, and Stacking Plans for building heights and dimensions.
- Parallel parking spaces shall double as loading spaces.
- Parking layout and striping to follow City of Delray Beach current standards. See Parking Lot Detail RT 4.1 and Typical Parking Space Detail RT 4.2 A thru C, as applicable on Civil Plans.



Utility Services

- Sewer - Available on site
- Water - Available on site
- Gas - Available on site
- Electric / Phone / Cable TV - Available on site

Site Tabulations

GROSS SITE AREA	401,750 sf	9.22 ac	100%
USE	s.f.	RESIDENTIAL DENSITY	Dwelling Units
Retail	37,842 s.f.	8.59 acres @ *40 d.u./acre	= 343 d.u.
Restaurant	37,991 s.f.	0.63 acres @ **0 d.u./acre	= 0 d.u.
Office	83,462 s.f.	Total dwelling units permitted	= 343 d.u.
Residential	371,587 s.f.	*Density increases per approval of conditional use.	
Total	530,682 s.f.	**Parcel zoned CF does not permit residential use.	

RESIDENTIAL UNIT MIX

Efficiency	25
1 Bedroom	97
2 Bedrooms	201
3 Bedrooms	20*
Total	343

NOTES:

- Efficiencies are calculated as 1 bedroom units to establish the required workforce units.
- No efficiencies are utilized in satisfying the workforce requirement.

WORKFORCE HOUSING DATA

- Density over 30 d.u./acre is subject to workforce housing provisions
- 8.59 acres x 30 d.u./acre = 257 d.u.
- Maximum units permitted is 343 d.u.
- 343 d.u. - 257 d.u. = 86 d.u. over 30 d.u./acre

Unit Distribution by Floor

First Floor - 52
Second Floor - 89
Third Floor - 90
Fourth Floor - 79
*Fifth Floor - 33

*Dwelling units above 48 feet

- 20% of units over 30 d.u./acre must be workforce
- 86 d.u. X 20% = 18 workforce units required for density above 30 d.u./acre
- In addition 20% of units built above 48 feet must be workforce

Workforce Distribution

*One Bedroom	12
Two Bedroom	12
Three Bedroom	1
Total workforce	25

- * No efficiencies are utilized as workforce units.
- 33 dwelling units x 20% = 7 workforce units
- Total workforce units required = 18+7 = 25 d.u.

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	N/A	0	0	0	5/10'	0	0	0	48*
PROVIDED	377,004 sf	640'	595'	630'	12.93'	5'	N/A	5'	60**

* - Building heights per Conditional Use request

Property Development Regulations CF Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MAX. LOT COVERAGE %	PERIMETER SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	0	0	0	0	25% Open Space	10'	48'
PROVIDED	27,431 sf	175'	156'	175'	12,936/27,431sf = 47%	13'	0'

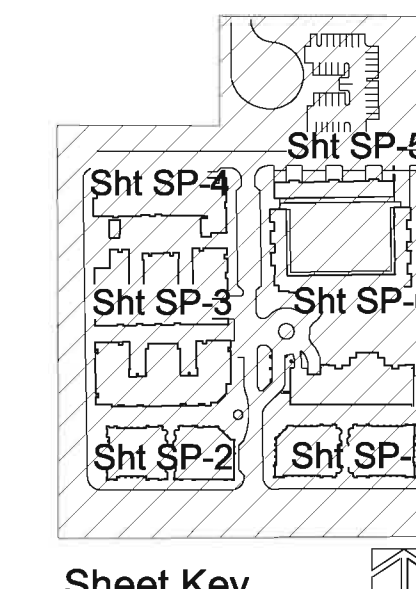
Shared Parking Calculations Table

Use	Required	Weekday			Weekend						
		Night	Day	Evening	Day	Evening					
Residential	267.60	100%	267.60	60%	160.56	90%	240.84	80%	214.08	90%	240.84
Office	278.207	5%	13.91035	100%	278.207	10%	27.8207	10%	27.8207	5%	13.91035
Commercial / Retail	135.37	5%	6.7685	70%	94.759	90%	121.833	100%	135.37	70%	94.759
Hotel	0	80%	0	80%	0	100%	0	80%	0	100%	0
Restaurant	227.946	10%	22.7946	50%	113.973	100%	227.946	50%	113.973	100%	227.946
*Entertainment / Recreational (theatres, bowling alleys, etc)	0	10%	0	40%	0	100%	0	80%	0	100%	0
Reserved Parking	343	100%	343	100%	343	100%	343	100%	343	100%	343
TOTALS	1252		654		990		963		834		920

Total parking REQUIRED 990
 Total parking PROVIDED 1089
 Total Parking Provided on 7th Ave. - 11 Spaces
 Total Parking Provided in Garages and NE 1st Lot - 1078 Spaces
 Total Handicap Accessible Spaces Provided -22 spaces

Conditions of Approval

- That modification to NE 7th Ave. and NE 1st St. (including potentially restricting NE 7th Avenue to southbound only at NE 18 St.) and or funding of a traffic signal at NE 6th Ave. and NE 18 St. is considered during site plan approval to reduce concerns over encroachment into the neighborhoods from this site.
- Applicant shall pay for the closure of NE 7th Ave. at NE 1st St. as per the design on the overhead slide presented at the meeting of December 4, 2012 and with direction from the City Engineer and in accordance with the City's LDRs. Applicant shall pay all costs incurred by the City associated with the closure.
- Applicant shall pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
- Engineering does not support closure of NE 7th Ave. at NE 1st St. If direction is given by City Commission to keep NE 7th Ave. open then additional comments will be generated.
- Developer will be required to contribute funds for the future signalization at all applicable intersections, this will be required prior to Building permit issuance.
- That the applicant design and fund turn lane improvements (NE 1st Ave./Northbound right turn lane on to NE 6th Ave.) and provide the cost for the traffic signal at NE 6th Ave. and NE 1st St.
- Applicant shall provide design plans and pay for the closure of NE 7th Avenue at NE 1st St. A temporary closure is to be provided at this time and if warranted after project impacts are analyzed the permanent closure would be constructed.
- Applicant shall provide design plans and pay all costs for traffic calming on Palm Square, which may include a cul-de-sac, beginning at the intersection with Atlantic Ave. and south to SE 2nd St. in accordance with the City's LDRs and as determined by the City Engineer.
- Provide the following information at each calendar year to SAFE and the City for the first 5 years following occupancy:
 - The number of residents who are paying a lower rent, because they don't own a car, or need a parking space,
 - The number of owner stored bicycles at calendar year end,
 - The number of times the residents used a community vehicle for grocery shopping.
 - The number of times the shared bicycles are used in a calendar year.
- Install a device that counts and records the number of motor vehicles that enter and exit the garages by hour/day, and report this activity annually to the SAFE and the City.
- That if the traffic study and the City deem that retractable electric or pneumatic bollards are a viable option to assist in the closure of NE 7th Ave. the developer will fund this system including on-site and remote operation.
- At least one building must achieve LEED certification.



Sheet Key

Conditions of Approval per S. Page	11-26-14
Response letter dated 12-26-14	SP-1
Revisions per City dated 2-12-14	SET
Revisions per TAC dated 10-18-13	SET
Revisions per TAC dated 08-06-13	SET

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 561-910-0330

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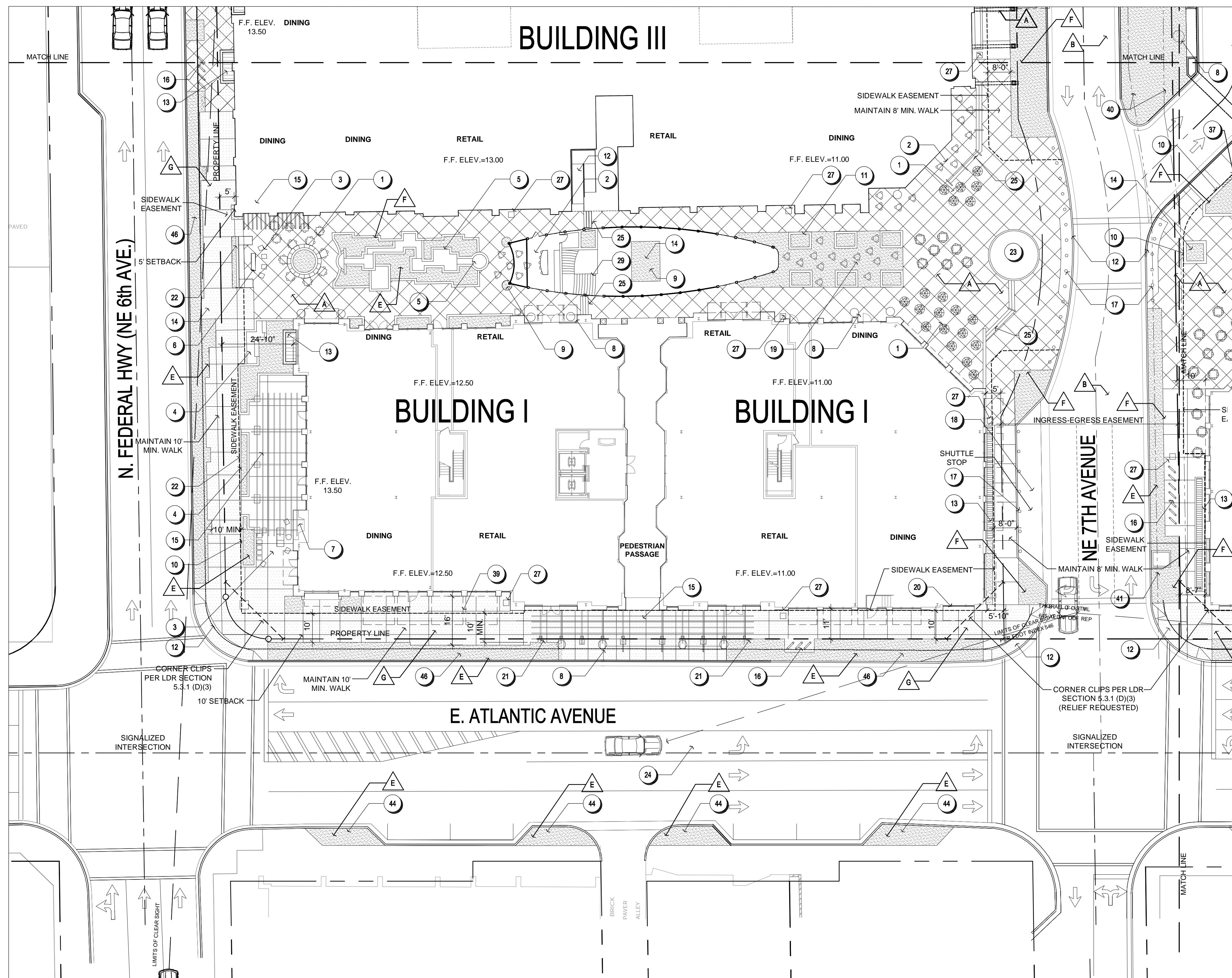
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 covelldesign.com

Site Plan
Atlantic Crossing
 Delray Beach Florida

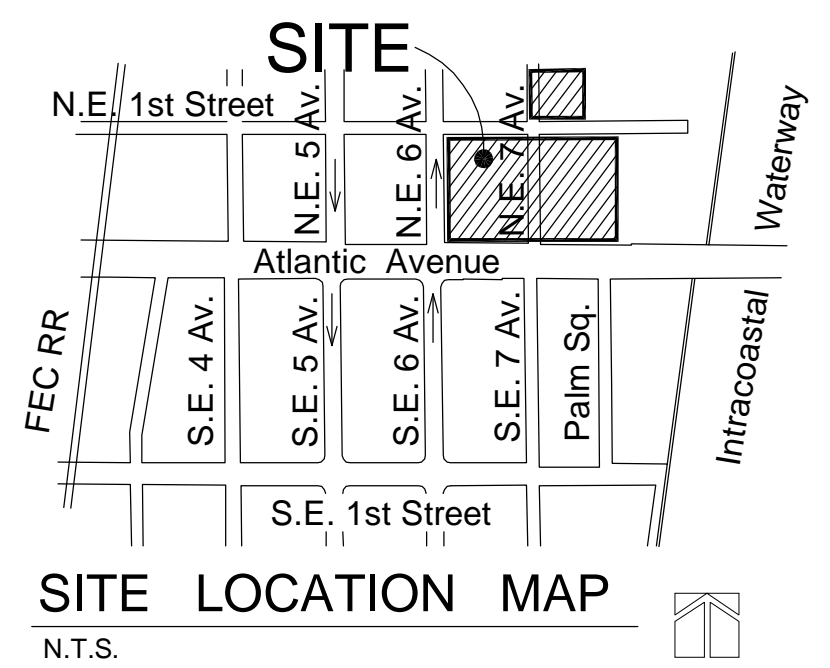
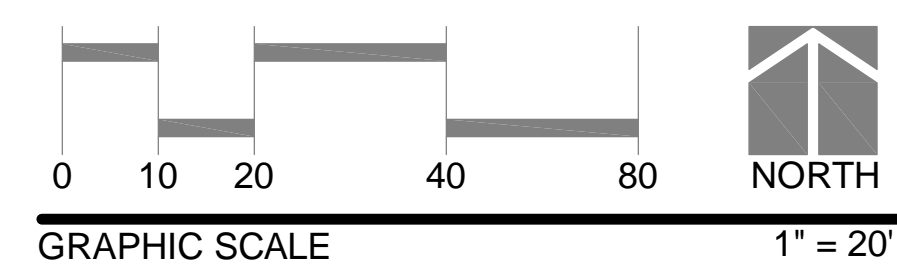
Date	06-25-13
Scale	As Noted
PN#	c12103

PREPARED BY
 Steven E. Tate, RLA
 Landscape Architect #967
 State of Florida
 - for the firm -
 DATE 10-29-13

Drawing No.
SP-1
 1 OF 7



SITE PLAN



FEATURES LEGEND

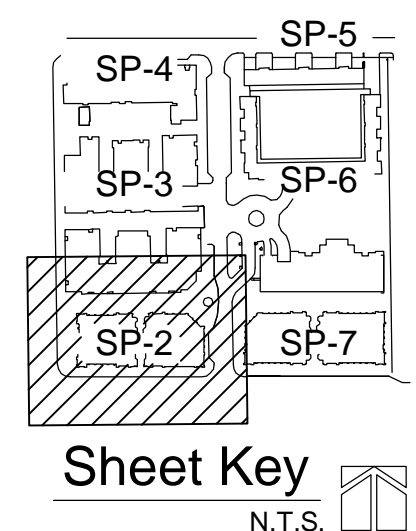
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| 24 Lengthened Left Turn Lane | |

MATERIALS LEGEND

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| | C Specialty Concrete Paving |
| | D Concrete Curb & Gutter |
| | E Landscape Planting Area |
| | F Light Fixtures, See Photometric Plans |
| | G Unit Paver Sidewalk |

NOTES

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- If the Board finds the loading facilities are inadequate, Management Company shall require delivery services to utilize the designated loading zones exclusively.



Revisions	Date	By
10-29-14	SET	
10-25-13	SET	
10-25-13	SET	
09-17-13R	SET	

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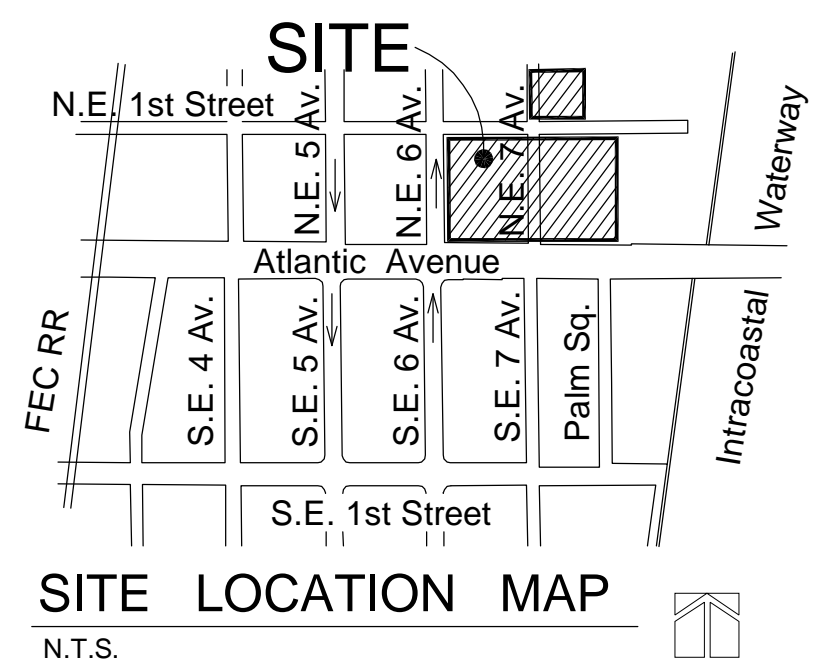
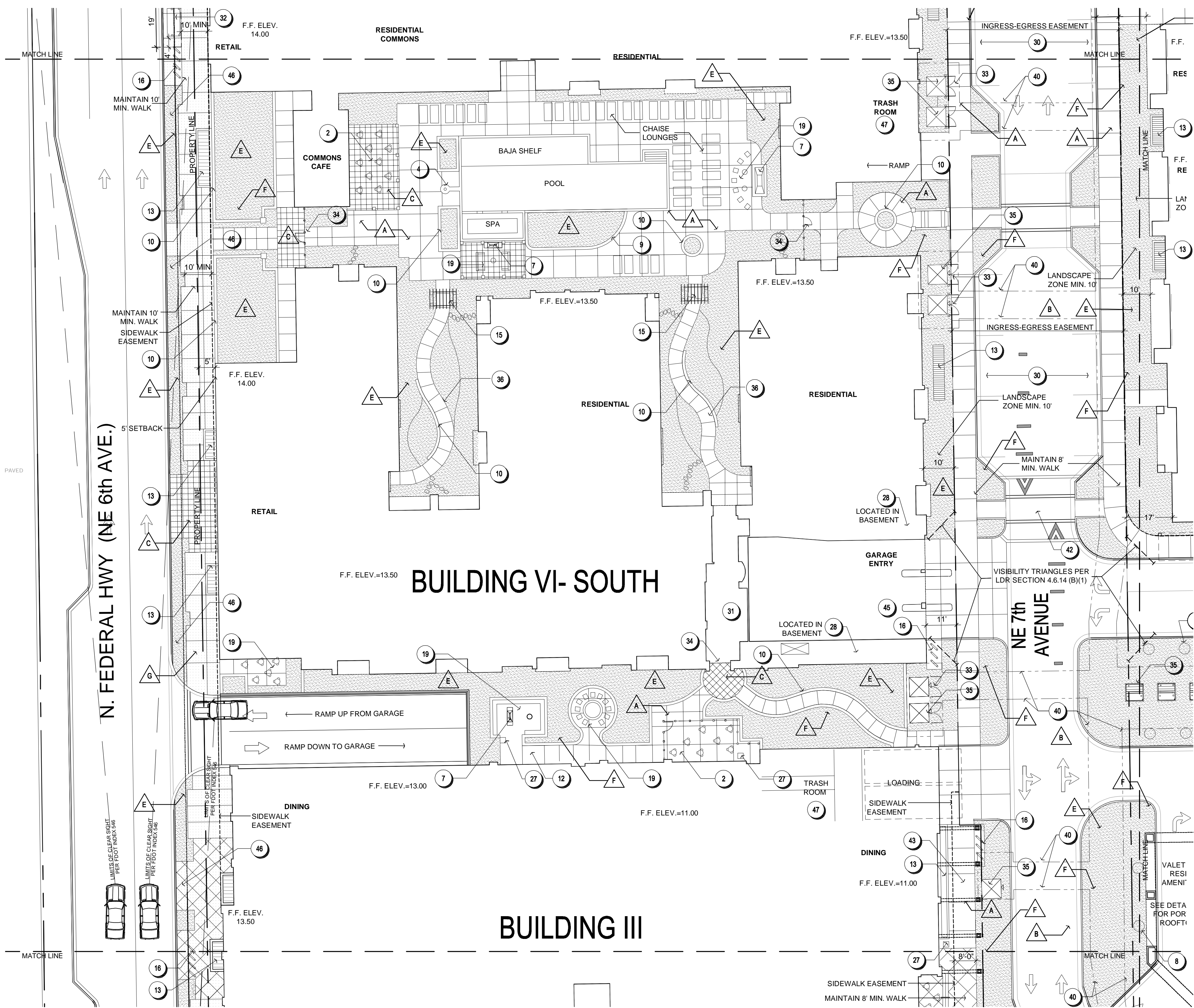
IC 24000287
 covellidesign.com

Site Plan
Atlantic Crossing
 Delray Beach Florida

Date 06-25-13
 Scale As Noted
 PN# c12103

PREPARED BY
 Steven E. Tate, R.L.A.
 Landscape Architect #267
 State of Florida
 - for the firm -
 DATE 10-29-13

Drawing No.
SP-2
 2 OF 7



FEATURES LEGEND

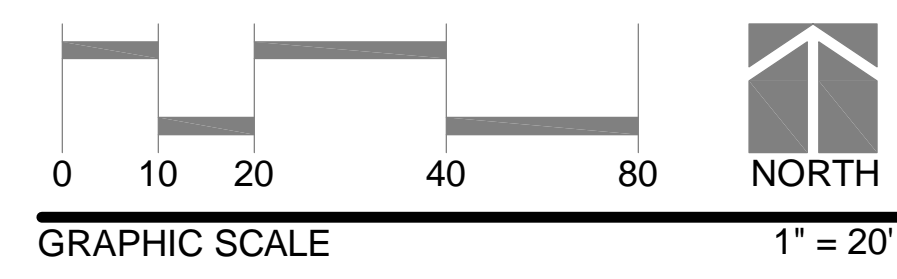
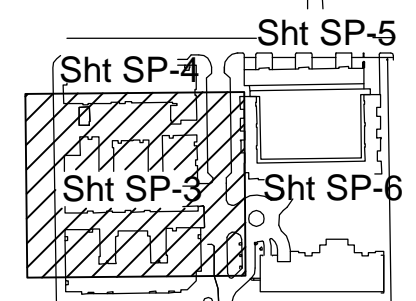
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10-25-13	10-25-13	SET
09-17-13R	09-17-13	SET

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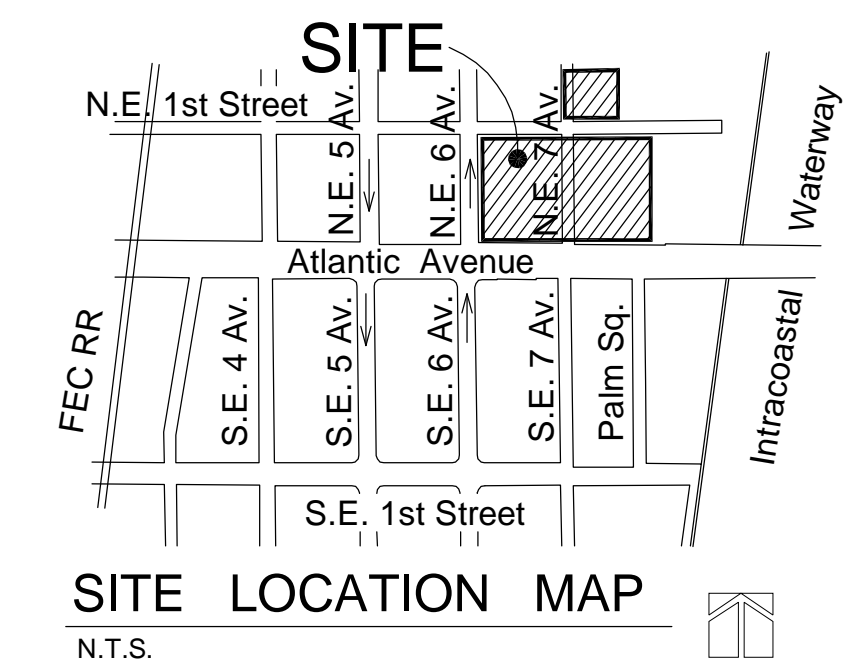
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Site Plan
Atlantic Crossing
Delray Beach Florida

Date	06-25-13
Scale	As Noted
PN#	c12103

PREPARED BY	Steven E. Tate, R.L.A. Landscape Architect #267 State of Florida - for the firm -
DATE	10-29-13

Drawing No.	SP-3
	3 OF 7



FEATURES LEGEND

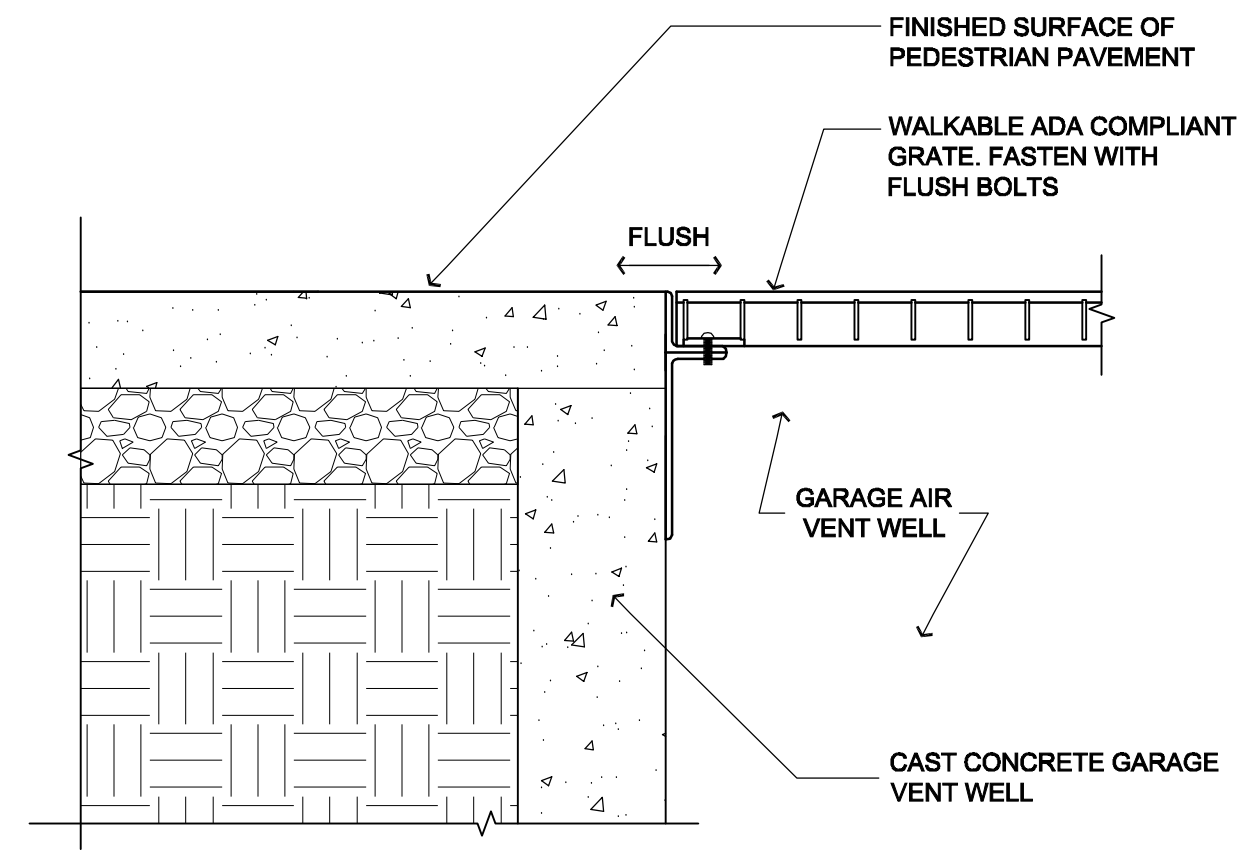
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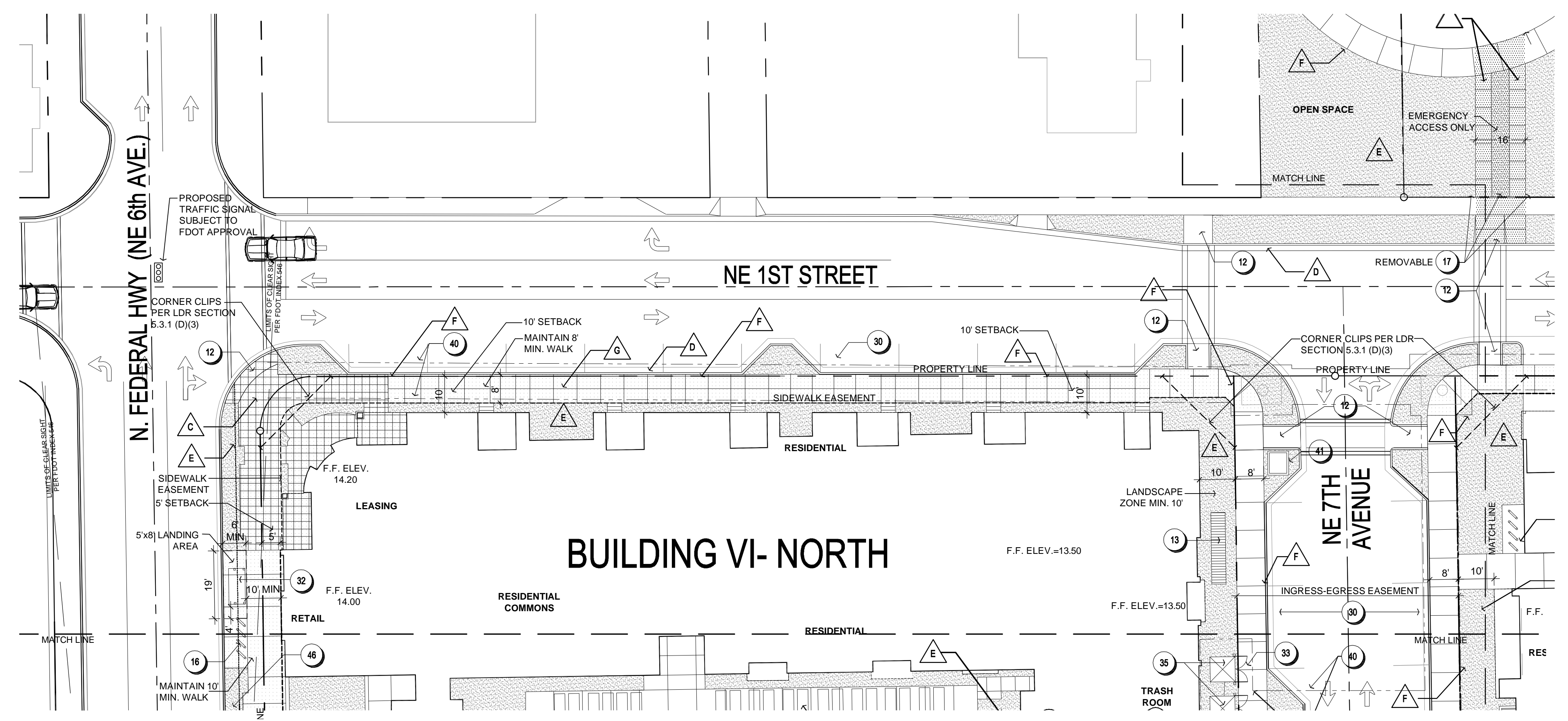
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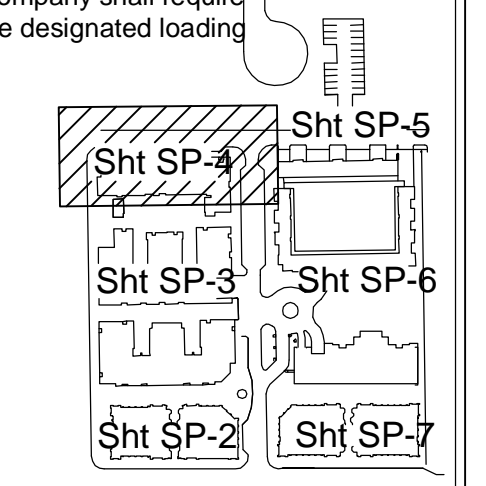
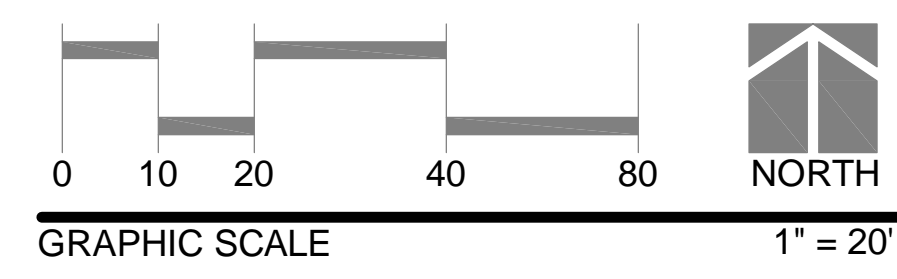
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WALKABLE GARAGE VENT
SCALE: N.T.S.



SITE PLAN



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N.T.S.

Date	Revision
10-29-13	SET
10-25-13	SET
10-25-13	SET
08-17-13R	SET

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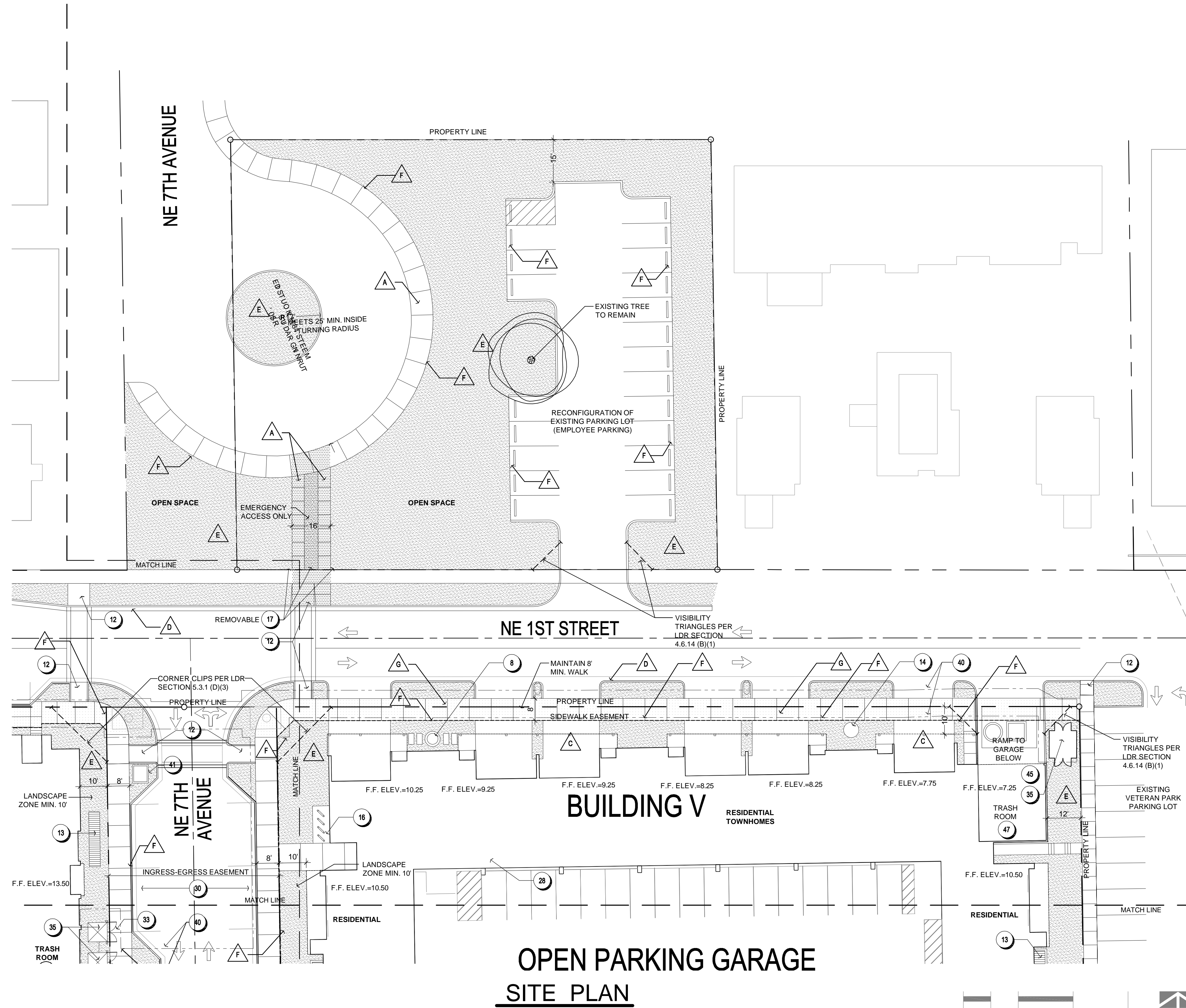
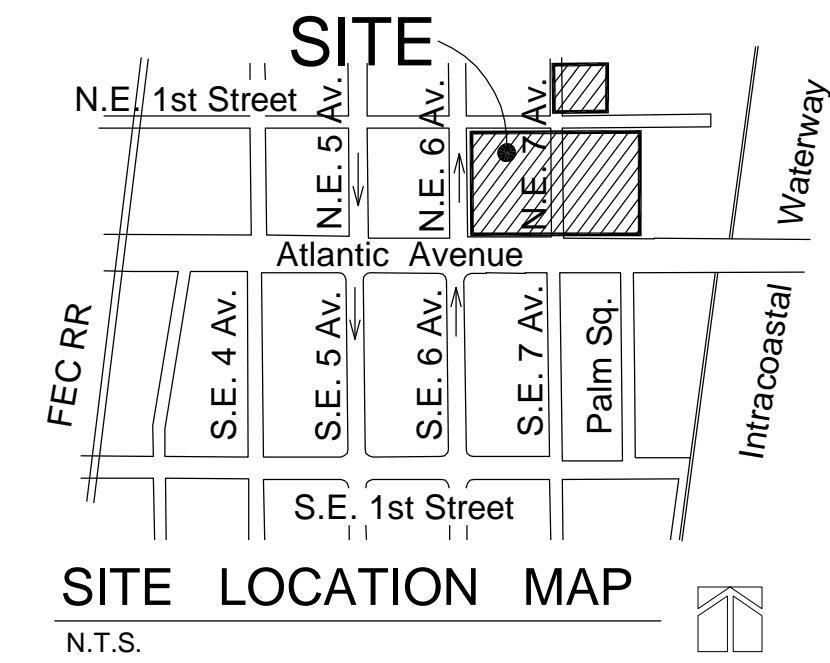
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Site Plan
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Delray Beach Florida

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PN#	c12103

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Drawing No.	SP-4
	4 OF 7



FEATURES LEGEND

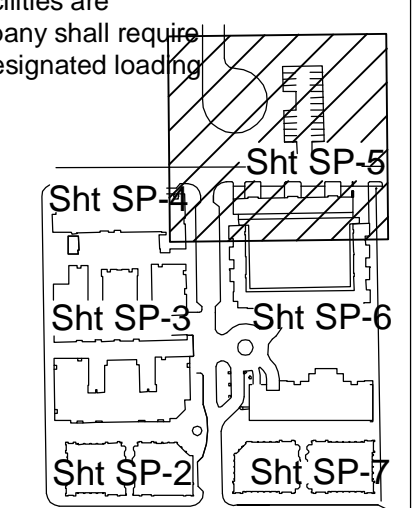
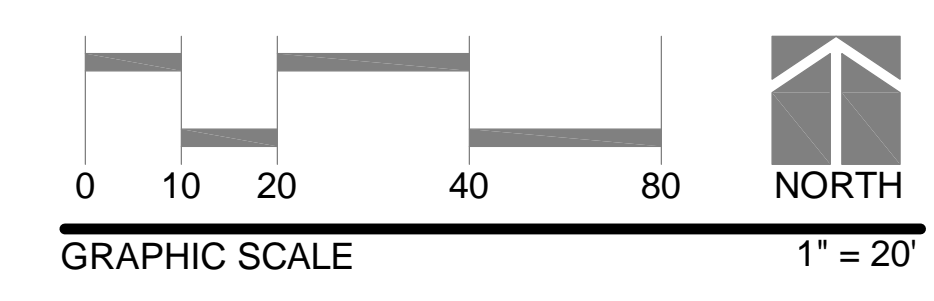
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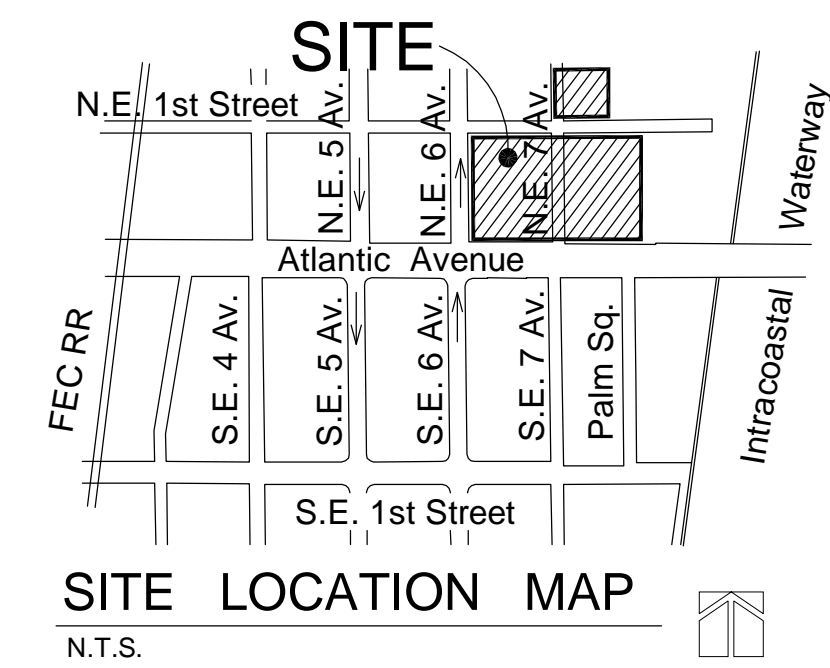
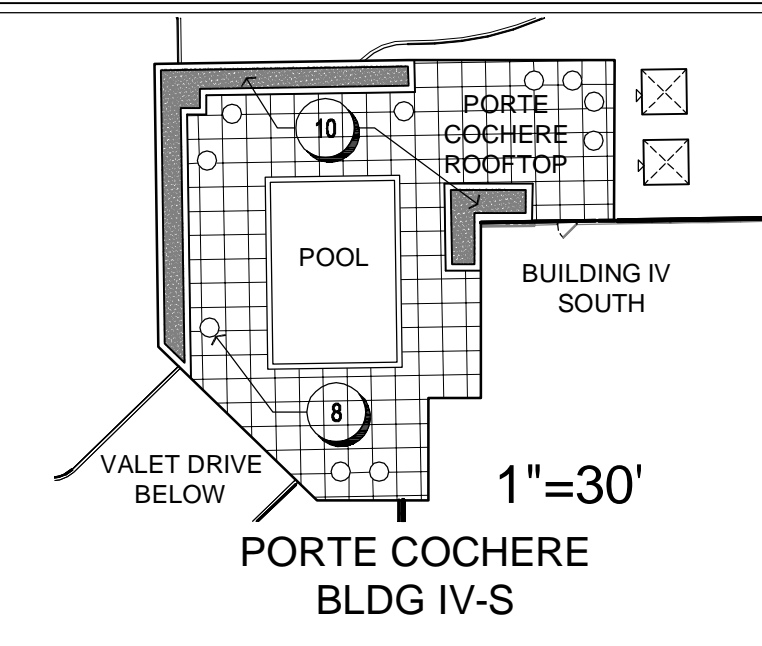
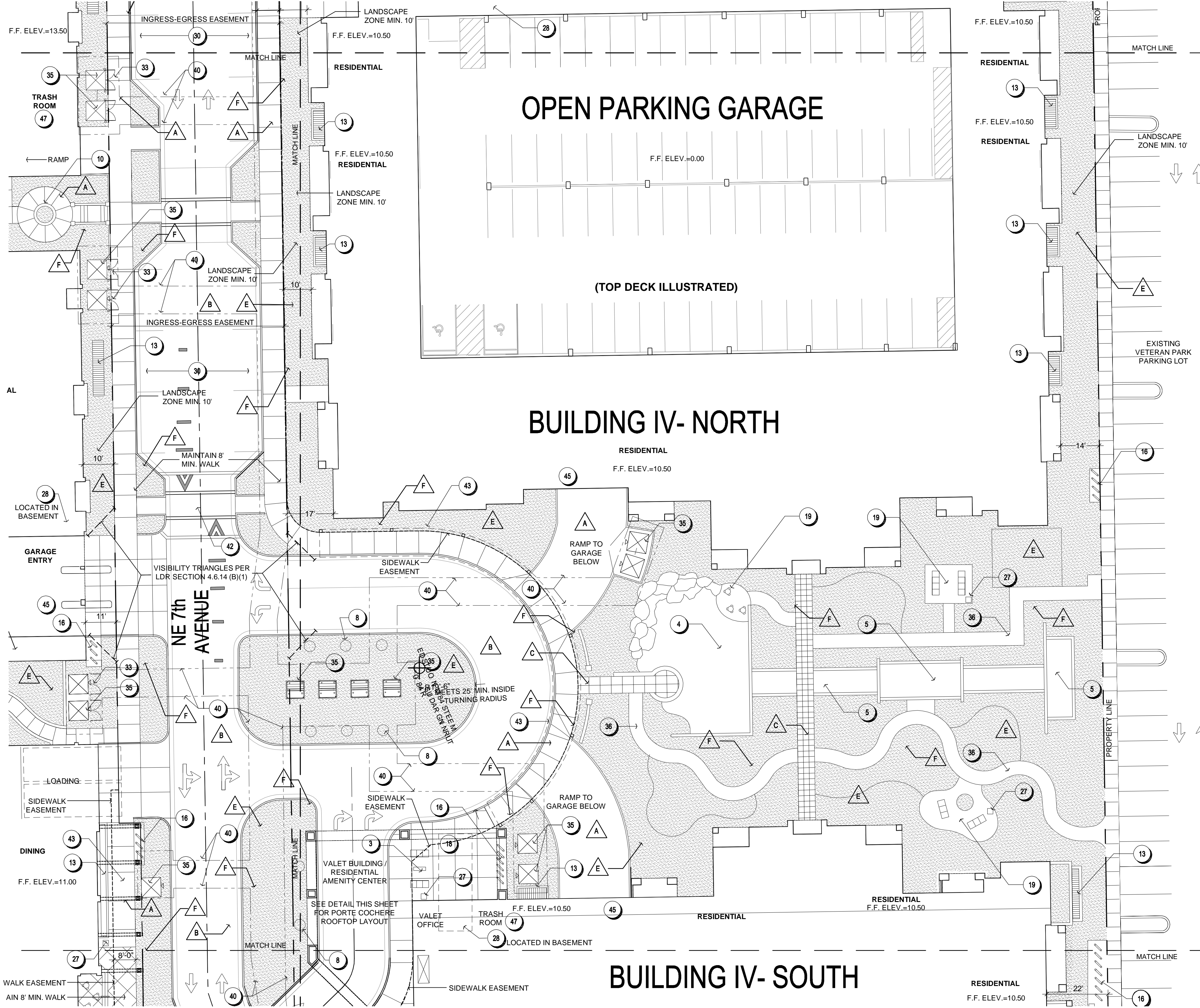
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FEATURES LEGEND

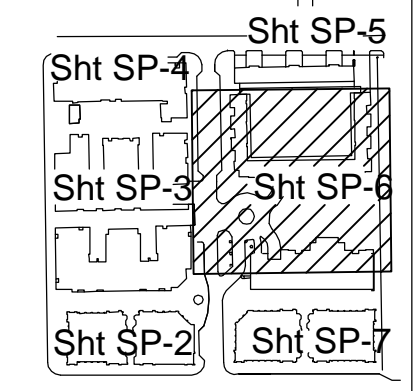
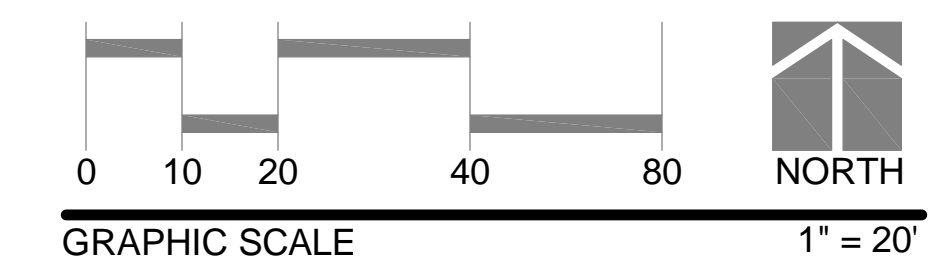
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- 22 Low Screen Wall (4'-6')
- 23 Aquarium Feature
- 24 Lengthened Left Turn Lane
- 25 Steps
- 26 Low Terrace Wall
- 27 Trash Receptacle
- 28 Emergency Generator
- 29 Stair to Garage
- 30 On-Street Parking
- 31 Central Mailboxes/Transportation Information Kiosk
- 32 Bus Stop/Shelter (Per Palm Tran Requirements)
- 33 Screen Gates (Transformers)
- 34 Security Gate
- 35 Transformers/Switch Cabinet
- 36 Garden Walkway
- 37 Garage Vent in Vertical Wall
- 38 Cheek Wall with Steps
- 39 Retaining Seat Wall
- 40 FPL Transformer Easement
- 41 Water Meter Vault
- 42 3" High Speed Table with Raised Crosswalk
- 43 Covered Walkway
- 44 Off-site Street Tree Planting Improvement
- 45 Bridge Status Indicator at Garage Exit Ramps
- 46 4 ft. Recovery Zone
- 47 Trash Room, including Recycling for both Residential & Commercial Tenants

MATERIALS LEGEND

- A Concrete Paving
- B Unit Paver Street
- C Specialty Concrete Paving
- D Concrete Curb & Gutter
- E Landscape Planting Area
- F Light Fixtures, See Photometric Plans
- G Unit Paver Sidewalk

NOTES

- Public sidewalks (8' and 10' walks) that fall beyond the R.O.W. or the ingress-egress easement will be granted a sidewalk easement for the portion of walk that is on private property.
- If the Board finds the loading facilities are inadequate, Management Company shall require delivery services to utilize the designated loading zones exclusively.



Sheet Key
N.T.S.

Date	By	Revisions
10-29-14	SET	
10-29-14	SET	
10-29-13	SET	
10-17-13R	SET	

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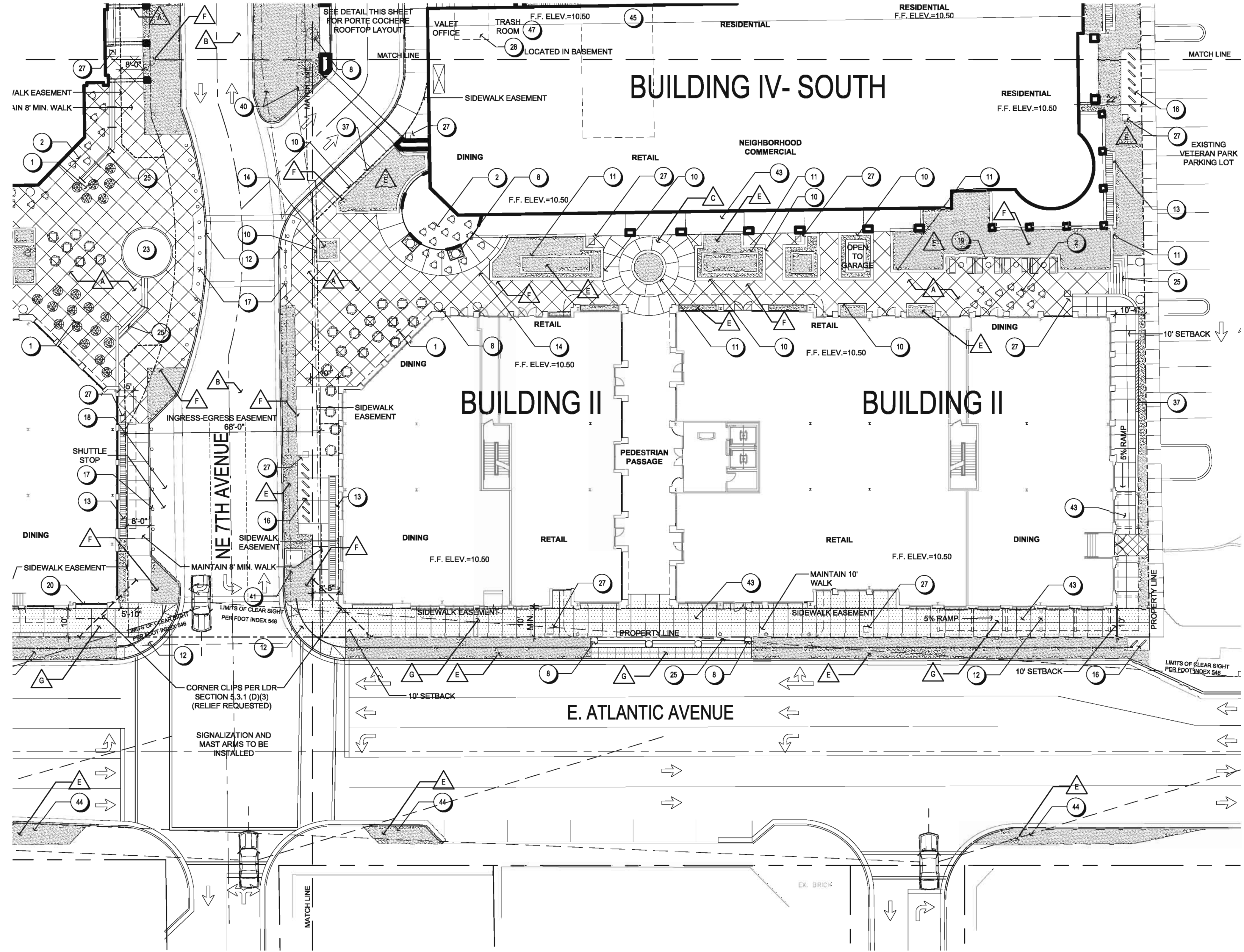
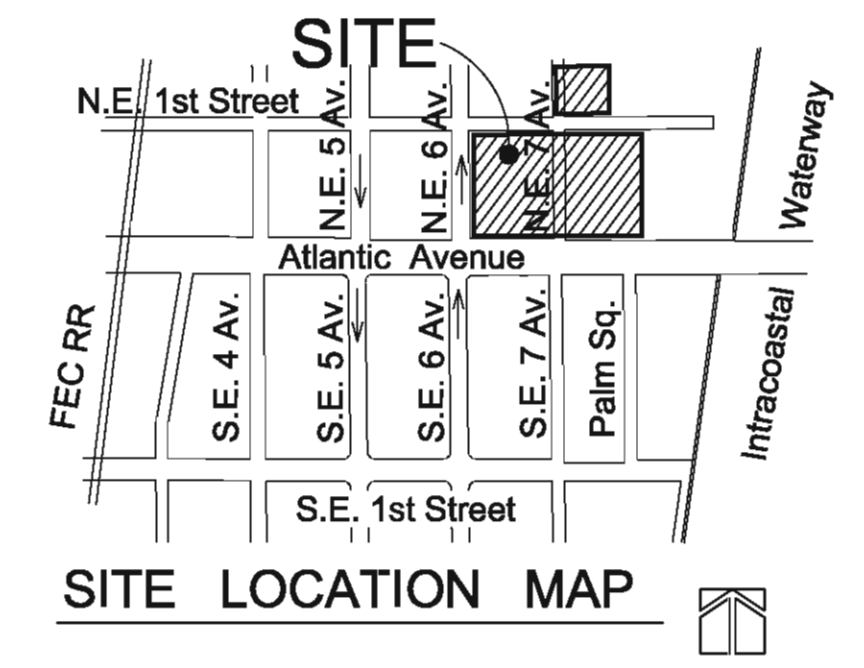
Covelli Design Associates Inc.
Urban Planning • Landscape Architecture

Site Plan
Atlantic Crossing
Delray Beach Florida

Date 06-25-13
Scale As Noted
PN# c12103

PREPARED BY
Steven E. Tate, RLA
Landscape Architect #967
State of Florida
- for the firm -
DATE 10-29-13

Drawing No.
SP-6
6 OF 7



FEATURES LEGEND

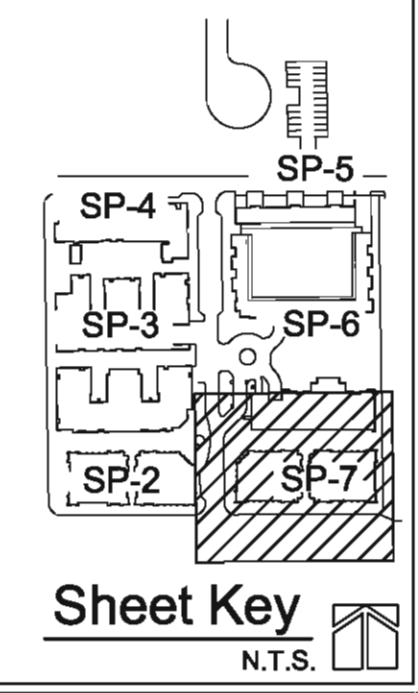
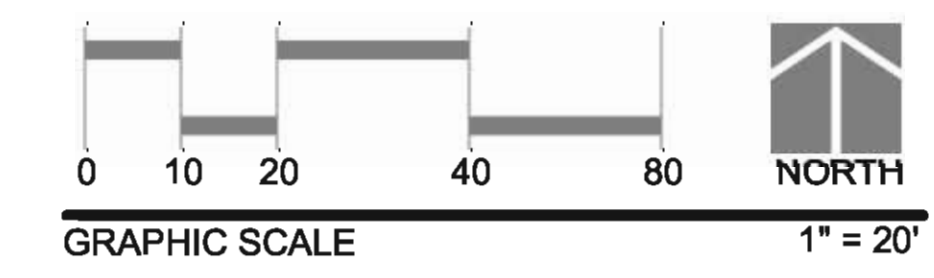
- | | |
|--|--|
| 1 Outdoor Dining Area | 25 Steps |
| 2 Outdoor Cafe/Bar Area | 26 Low Terrace Wall |
| 3 Waiting Area Seating | 27 Trash Receptacle |
| 4 Water Feature | 28 Emergency Generator |
| 5 Terraced Water Feature | 29 Stair to Garage |
| 6 Fire Feature | 30 On-Street Parking |
| 7 Fire Place | 31 Central Mailboxes/Transportation Information Kiosk |
| 8 Planted Pottery | 32 Bus Stop/Shelter (Per Palm Tran Requirements) |
| 9 Curb Height Planter (6"-12") | 33 Screen Gates (Transformers) |
| 10 Seat Height Planter (18"-24") | 34 Security Gate |
| 11 Planter (30"-42") | 35 Transformers/Switch Cabinet |
| 12 Accessible Pedestrian Ramp (Per FDOT Index 304) | 36 Garden Walkway |
| 13 Walkable Garage Vent, See Detail, Sheet SP-4 | 37 Garage Vent in Vertical Wall |
| 14 Sculpture Feature | 38 Cheek Wall with Steps |
| 15 Trellis | 39 Retaining Seat Wall |
| 16 Bike Racks | 40 FPL Transformer Easement |
| 17 Bollards | 41 Water Meter Vault |
| 18 Drop-Off/Loading | 42 3" High Speed Table with Raised Crosswalk |
| 19 Seating Area | 43 Covered Walkway |
| 20 Built-In Bench | 44 Off-site Street Tree Planting Improvement |
| 21 Planting Bed For Vine On Trellis | 45 Bridge Status Indicator at Garage Exit Ramps |
| 22 Low Screen Wall (4'-6") | 46 4 ft. Recovery Zone |
| 23 Aquarium Feature | 47 Trash Room, including Recycling for both Residential & Commercial Tenants |
| 24 Lengthened Left Turn Lane | |

MATERIALS LEGEND

- | | |
|--|---|
| | A Concrete Paving |
| | B Unit Paver Street |
| | C Specialty Concrete Paving |
| | D Concrete Curb & Gutter |
| | E Landscape Planting Area |
| | F Light Fixtures, See Photometric Plans |
| | G Unit Paver Sidewalk |

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11-08-14	SP-1	Conditions of Approval per S. Page
11-26-14	SP-2,3,7	Asiopolis Team dated 11-26-14
10-29-14	SET	Revisions per S. Page dated 10-29-14
10-29-13	SET	Revisions per TAC review dated 10-18-13
08-17-13R	SET	Revisions per TAC review dated 08-06-13

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Date 06-25-13
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 Steven E. Tate, RLA
 Landscape Architect #967
 State of Florida
 - for the firm -
 DATE 10-29-13

Drawing No.
SP-7
 7 OF 7