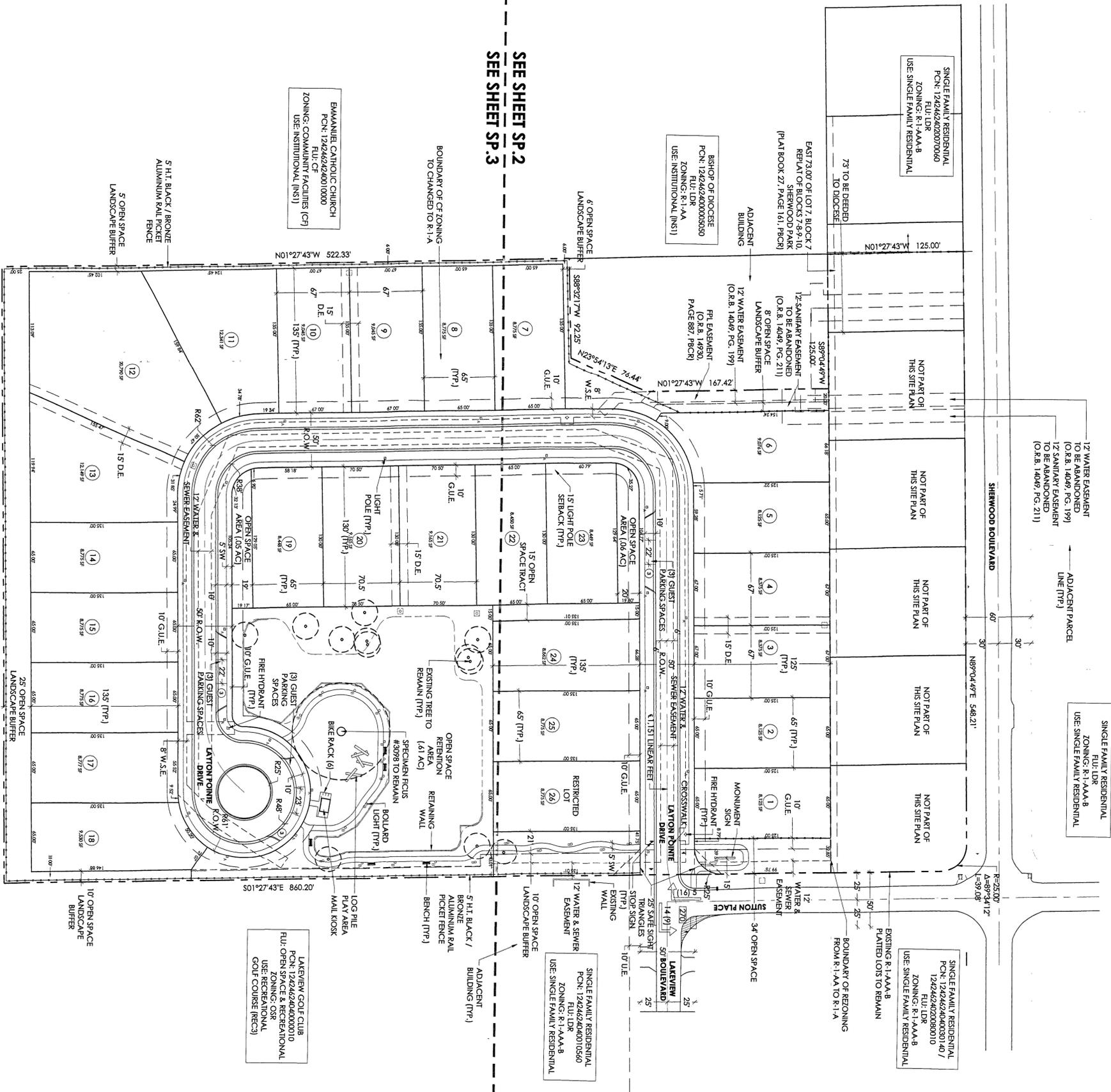




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DEVELOPMENT TEAM

DEVELOPER
TOLL BROTHERS
951 BROKEN SOUND PARKWAY, SUITE 180
BOCA RATON, FL 33487
561.946.2003

PLANNER & LANDSCAPE ARCHITECT
INSITE STUDIO, INC.
3601 PGA BLVD SUITE 220
PALM BEACH GARDENS, FL 33410
561.249.0940

CIVIL ENGINEER
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 201
BOCA RATON, FL 33434
561.392.1971

TRAFFIC ENGINEER
KHALET HORN
1920 WERRIA WAY, SUITE 200
WEST PALM BEACH, FL 33411
561.840.0248

ENVIRONMENTAL
EW CONSULTANTS, INC
1000 SE MONTEREY COMMONS BLVD, SUITE 208
STUART, FL 34996
772.287.8771

SURVEY
CAULFIELD & WHEELER, INC
7900 GLADES ROAD, SUITE 201
BOCA RATON, FL 33434
561.392.1971

LAND USE ATTORNEY
MISKE BACKMAN LLP
14 SE 4TH STREET, SUITE 36
BOCA RATON, FL 33434
561.405.3300

SITE DATA

APPLICATION NAME	LAYTON POINTE
ADDRESS	3900 SHERWOOD BLVD, DELRAY BEACH, FL 33445
PROPERTY CONTROL NUMBER (S)	1242462402007071
EXISTING ZONING	R-1-A
EXISTING ZONING (FLU)	LD (LOW DENSITY)
EXISTING ZONING (OVERALL)	9.94 AC
PROPOSED UNITS (R-1-A)	26 UNITS
PROPOSED UNITS (LD)	2/8 DU/AC
DENSITY	2.50 AC (108,904 SF)
GROSS AREA	6,844 AC (298,938 SF)
PERVIOUS AREA	2,335 AC (102,391 SF)
OPEN SPACE REQUIRED (OVERALL)	2,500 AC (108,904 SF)
OPEN SPACE PROVIDED	2,500 AC (108,904 SF)
REQUIRED	PROVIDED
LOT SIZE	8,123 SF - 12,025 SF
LOT WIDTH	65' - 67'
LOT DEPTH	100'
LOT FRONTAGE	50' - 68'
CORNER LOT FRONTAGE	N/A
LOT COVERAGE	32.4%
BUILDING HEIGHT	3.5'
REQUIRED	PROVIDED
LOT REQUIREMENTS (R-1-A)	6.5 X 125' - 4 LOTS
LOT REQUIREMENTS (LD)	6.5 X 130' - 3 LOTS
LOT REQUIREMENTS (OVERALL)	6.5 X 135' - 10 LOTS
LOT REQUIREMENTS (OVERALL)	6.7 X 125' - 2 LOTS
LOT REQUIREMENTS (OVERALL)	6.7 X 135' - 2 LOTS
LOT REQUIREMENTS (OVERALL)	6.6 X 135' - 67' X 220', 67' X 135'

LAND USE ATTORNEY
MISKE BACKMAN LLP
14 SE 4TH STREET, SUITE 36
BOCA RATON, FL 33434
561.405.3300

PARKING PROVIDED

52 SPACES	52 SPACES
113 SPACES	52 SPACES
52 SPACES	52 SPACES
52 SPACES	9 SPACES

NOTES:
-RESTRICTED LOTS ARE LIMITED TO SINGLE STORY HOMES.
-DISTANCE BETWEEN DRIVEWAYS TO BE A MINIMUM OF 25 FEET.
*LOT MEASUREMENTS PROVIDED REPRESENT THE RANGE OF MEASUREMENTS ON THE SITE PLAN.

SEE SHEET SP.2
SEE SHEET SP.3

EMMANUEL CATHOLIC CHURCH
P.O. BOX 124246
FLU: CF
ZONING: COMMUNITY FACILITIES (CF)
USE: INSTITUTIONAL (INSI)

BISHOP OF DIOCESE
P.O. BOX 124246
FLU: DR
ZONING: R-1-AA-B
USE: INSTITUTIONAL (INSI)

SINGLE FAMILY RESIDENTIAL
P.O. BOX 124246
FLU: DR
ZONING: R-1-AA-B
USE: SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL
P.O. BOX 124246
FLU: DR
ZONING: R-1-AA-B
USE: SINGLE FAMILY RESIDENTIAL

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USE: SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL
P.O. BOX 124246
FLU: DR
ZONING: R-1-AA-B
USE: SINGLE FAMILY RESIDENTIAL

LAKENVIEW GOLF CLUB
P.O. BOX 124246
FLU: OPEN SPACE & RECREATIONAL
ZONING: OSR
USE: RECREATIONAL GOLF COURSE (REC3)

LAKENVIEW GOLF CLUB
P.O. BOX 124246
FLU: OPEN SPACE & RECREATIONAL
ZONING: OSR
USE: RECREATIONAL GOLF COURSE (REC3)

File 2024-110 level 1 site plan application

SITE PLAN APPROVAL

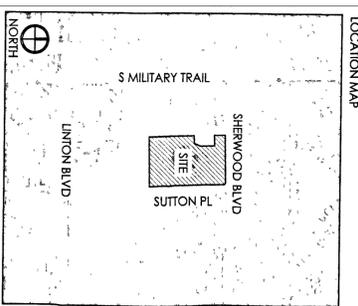
Site Plan Review & Appearance Board **Admin Approval**

Planning Dept. **APL** Name & Date **7.10.25**

All Applications For Permits Must Conform In Every Respect To These Approved Plans.

In-Lieu Parking N/A Yes Amount Due \$ _____

No. of Spaces _____



Scale: 1" = 50'-0"

North Arrow

Drawn By: TAC/CLG
Drawing #: 1358
Date: 01/17/2025

Site Plan

SHEET # SP.1

LAYTON POINTE
Delray Beach, Florida

Toll Brothers
America's Luxury Home Builder™

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JUL 07 2025

City of Delray Beach
Development Services Dept.
Planning & Zoning Div.

Revisions:

07/05/2024 - SUBMITTAL
08/23/2024 - RESUBMITTAL 1
10/25/2024 - RESUBMITTAL 2
01/17/2025 - RESUBMITTAL 3
03/10/2025 - RESUBMITTAL 4
04/10/2025 - RESUBMITTAL 5
04/27/2025 - RESUBMITTAL 6



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SINGLE FAMILY RESIDENTIAL
ZONING: R-1-AAA-B
USE: SINGLE FAMILY RESIDENTIAL

ADJACENT PARCEL
LINE (TYP.)

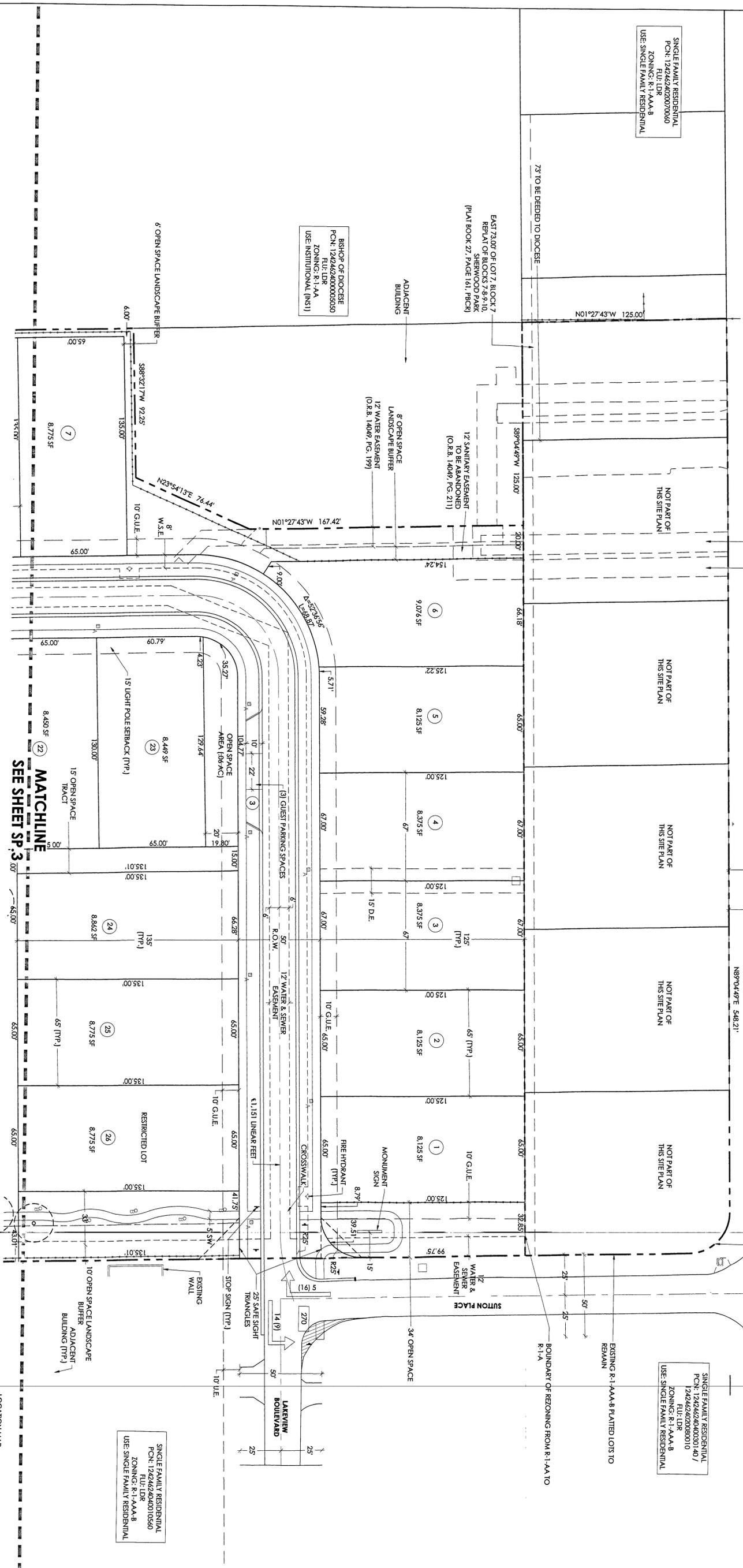
12' WATER EASEMENT
TO BE ABANDONED
(O.R.B. 14049, PG. 199)

12' SANITARY EASEMENT
TO BE ABANDONED
(O.R.B. 14049, PG. 211)

SINGLE FAMILY RESIDENTIAL
PCN: 12424624000005950
ZONING: R-1-AAA-B
USE: SINGLE FAMILY RESIDENTIAL

EAST 73.00' OF LOT 7, BLOCK 7
REPLAT OF BLOCKS 7-8-9-10,
SHERWOOD PARK
(PLAT BOOK 27, PAGE 161, PFCR)

BISHOP OF DIOCESE
PCN: 12424624000005950
ZONING: R-1-AAA
USE: INSTITUTIONAL (INS1)



22' MATCHLINE
SEE SHEET SP.3

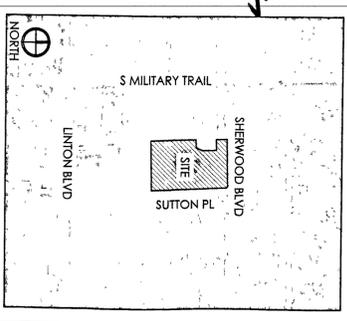
SINGLE FAMILY RESIDENTIAL
PCN: 12424624000003140 /
12424624000008010
FLU: LDR
ZONING: R-1-AAA-B
USE: SINGLE FAMILY RESIDENTIAL

EXISTING R-1-AAA-B PLATTED LOTS TO
REMAIN

BOUNDARY OF REZONING FROM R-1-A TO
R-1-A



1/13/2025



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Revisions:
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03/10/2025 - RESUBMITTAL 4
04/10/2025 - RESUBMITTAL 5
06/27/2025 - RESUBMITTAL 6

Scale: 1" = 30'-0"

Drawn By: TAC/JTG
Drawing #: 1358
Date: 01/17/2025

Site Plan

SHEET # SP.2

insite studio
planning + landscape architecture

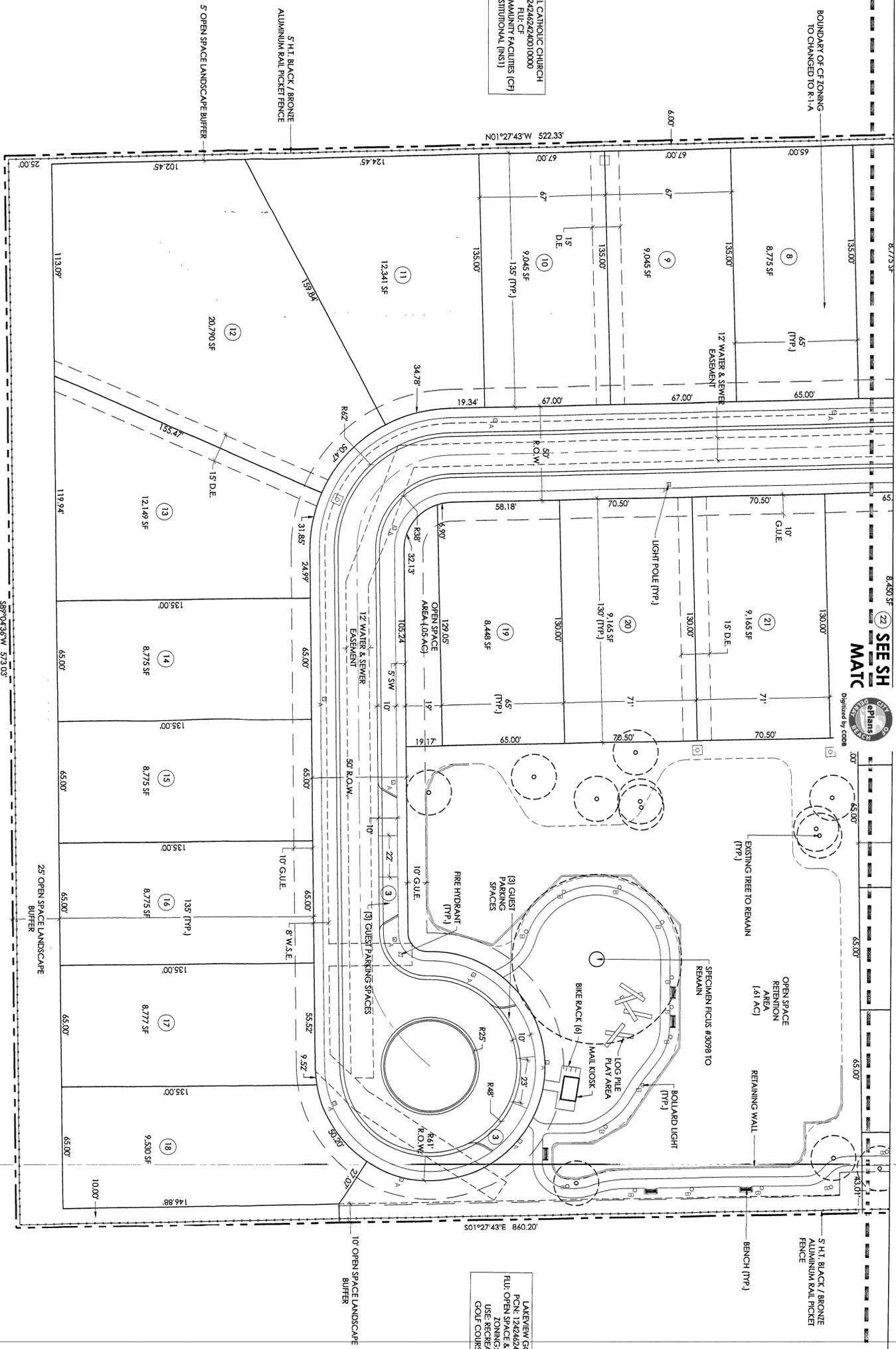
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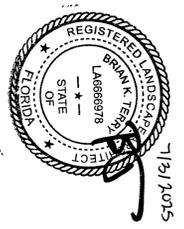
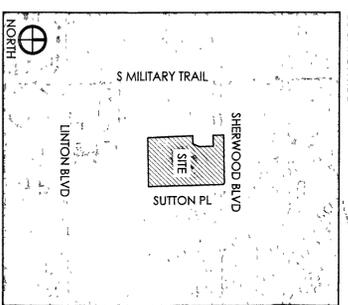
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EMMANUEL CATHOLIC CHURCH
 PCN: 1242424000000
 FLU: C
 ZONING: COMM
 USE: INSTITUTIONAL (INS1)

LAKESVIEW GOLF CLUB
 PCN: 124242404000010
 FLU: OPEN SPACE & RECREATIONAL
 ZONING: OSR
 USE: RECREATIONAL
 GOLF COURSE (RECA)



LAKESVIEW GOLF CLUB
 PCN: 124242404000010
 FLU: OPEN SPACE & RECREATIONAL
 ZONING: OSR
 USE: RECREATIONAL
 GOLF COURSE (RECA)



1/25/2025

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 06/27/2025 - RESUBMITTAL 6

SCALE: 1" = 30'-0"

0 15' 30' 60'

NORTH

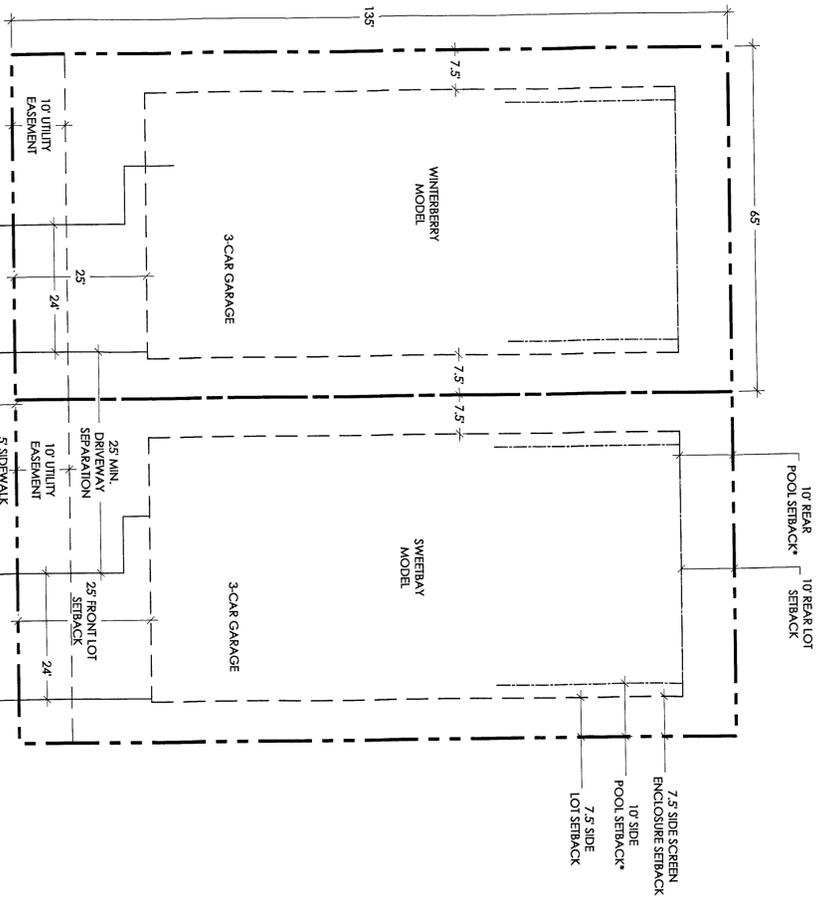
Drawn By: JAC/JTG
 Drawing #: 1358
 Date: 01/17/2025

Site Plan

SHEET # SP.3

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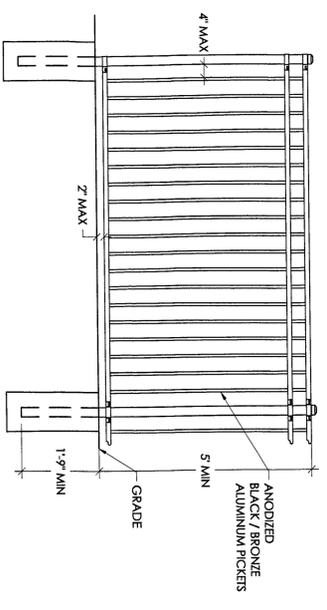
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A SINGLE FAMILY TYPICAL LOT

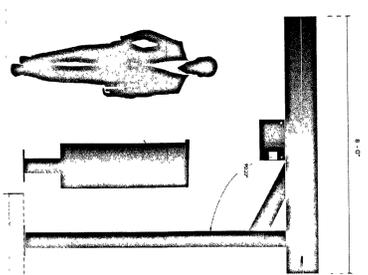
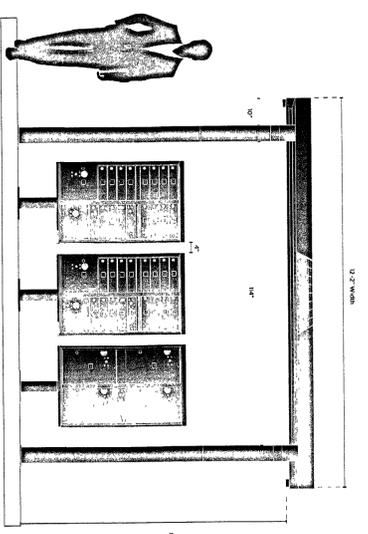
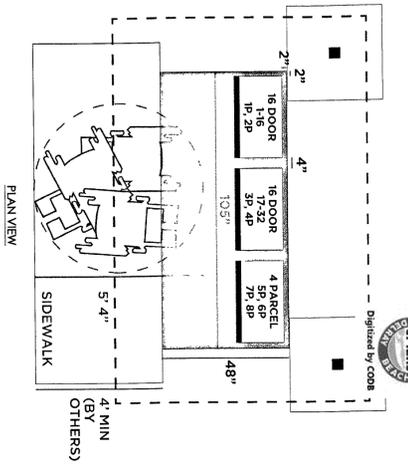
NOTE: 1) LOTS 19-21 AND 24-26 TO HAVE REDUCED POOL & ENCLOSURE SETBACKS. (SEC. 4.6.15) WHEN ADJACENT TO AT LEAST 50 FEET OF COMMON OPEN AREA, SWIMMING POOLS MAY EXTEND INTO THE REAR OR INTERIOR SIDE SETBACK AREA, NO CLOSER THAN FIVE FEET TO THE PROPERTY LINE ON THESE SIX LOTS. POOL SCREEN ENCLOSURE SETBACKS MAY BE ZERO.
2) DISTANCE BETWEEN DRIVEWAYS TO BE A MINIMUM OF 25 FEET.

SCALE: 1/8" = 1'-0"



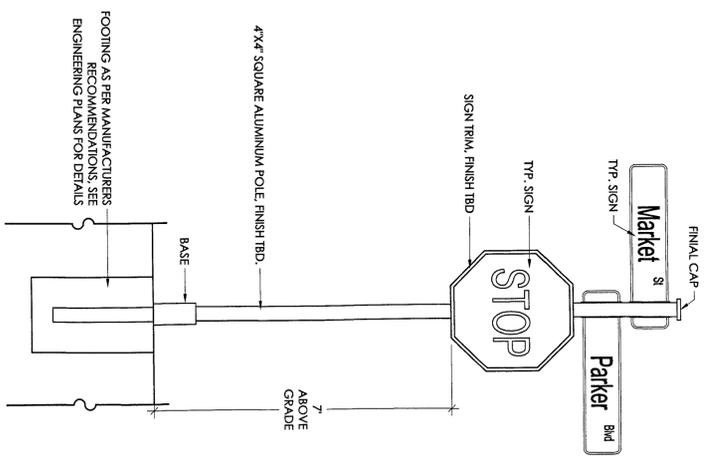
B TYP. PICKET FENCE DETAIL

SCALE: 1/2" = 1'-0"



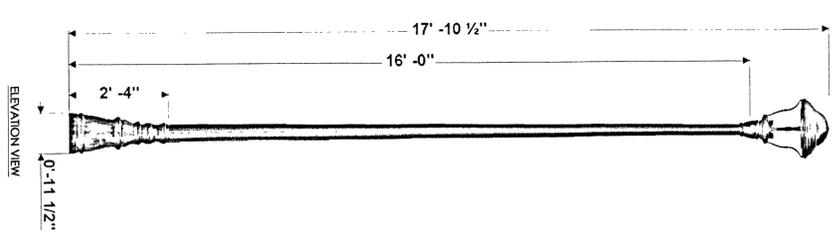
C MAIL KIOSK DETAIL - BY TOLL BROTHERS

SCALE: 3/8" = 1'-0"



D TYP. DECORATIVE STREET SIGNS

SCALE: 1/2" = 1'-0"



E LIGHT POLE DETAIL - BY STERNBERG LIGHTING

SCALE: 1/2" = 1'-0"

555 Lawrence Avenue | Roselle, IL 60712 | p 847.588.3400 | www.sternberglighting.com
 CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

POST TOP FIXTURE: E350LED

This medium scale contemporary fixture includes a permanent mold cast aluminum roof filter and (4) seating support legs. The unit is provided with a flat acrylic lens allowing for an open body. The top mounted driver mounting plate shall be cast aluminum and provide toolless removal from the housing. The luminaire shall be UL listed in US and Canada.

POST TOP LIGHT SOURCE: -16L40T3-MDL014-SV1

Model: E350LED, Standard Filter (SF)
 Array: 16L (16 LEDs, 42W for MD_010, 59W for MD_014, 77W for MD_018)
 Color Temp: 4000K (40)
 Distribution: Type 3 (T3)
 Driver: Multi-Volt Dimmable Low-Range Driver, 120-277V, 140mA (MDL014)
 Lens: Medium Diffuse Flat Lens (SV1)

POLE: 3616T5-3-.250

The 11-1/2" diameter cast 355 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be UL or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of ± 2".
 Model: 3616T5-3-250
 Height: 16 FT (16)
 Shaft Type: Smooth Tapered 5.3 inch, 6063-T6 Aluminum Alloy (T5-3)
 Gauge: 0.250" (250)

FINISH: UBT

Assembly shall be powder coated to Urban Bronze Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-gal washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chlorine sealing to ensure corrosion resistance.

Wind Load Evaluation

This assembly, as configured, MEETS ASHTO requirements for wind loading.
 Wind Speed: 170 mph
 Gust Factor: 1.14



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06/27/2025 - RESUBMITTAL 6

Drawn By: TAC/JTG
 Drawing #: 1358
 Date: 01/17/2025

Site Plan
 Details

SHEET # DT.1