



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

ADJACENT PARCEL
LINE (TYP.)

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

SHERWOOD BOULEVARD

N89°04'49"E 548.21'

R=25.00'
Δ=69°34'17"
L=59.08'

SINGLE FAMILY RESIDENTIAL
PCN: 124246240000590
ZONING: R-1-AAA-B
USE: SINGLE FAMILY RESIDENTIAL

73' TO BE DEED TO DIOCESE

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

BISHOP OF DIOCESE
PCN: 124246240000590
ZONING: R-1-AAA-B
USE: INSTITUTIONAL (MNS1)

ADJACENT
BUILDING

8' OPEN SPACE
LANDSCAPE BUFFER
12' WATER EASEMENT
(O.R.B. 14049, PG. 199)

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

NOT PART OF
THIS SITE PLAN

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SINGLE FAMILY RESIDENTIAL
PCN: 12424624000030140 /
12424624000080010
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-A TO
R-1-A

SUTTON PLACE

34' OPEN SPACE

MONUMENT
SIGN

FIRE HYDRANT
(TYP.)

10' G.U.E.

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22' MATCHLINE
SEE SHEET SP.3

15' LIGHT POLE SEBACK (TYP.)

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10' G.U.E.

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Revisions:
02/05/2024 - 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
06/27/2025 - RESUBMITTAL 6

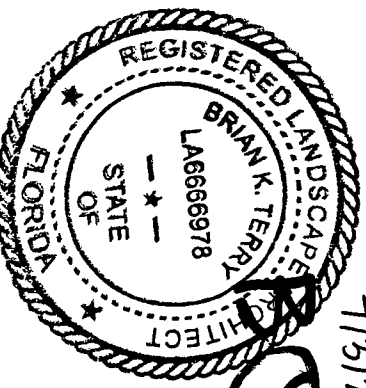
LAYTON POINTE
Delray Beach, Florida

Toll Brothers
America's Luxury Home Builder™

Site Plan
Details

SHEET # DT.1

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



555 Lawrence Avenue | Roselle, IL 60712 | p 847.588.9400 | 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, flite and (4) sweeping 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

Model E350LED, Standard Fitter (SF)

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

Array 16L (16 LEDs, 42W for MD_010, 59W for MD_014, 77W for MD_018)
Cold Temp (T8L)
Distribution 4000K (40)
Driver Type 3 (T3)
Lens Multi-Volt Dimmable Low-Range Driver, 120-277V, 140mA (MDL014)
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"

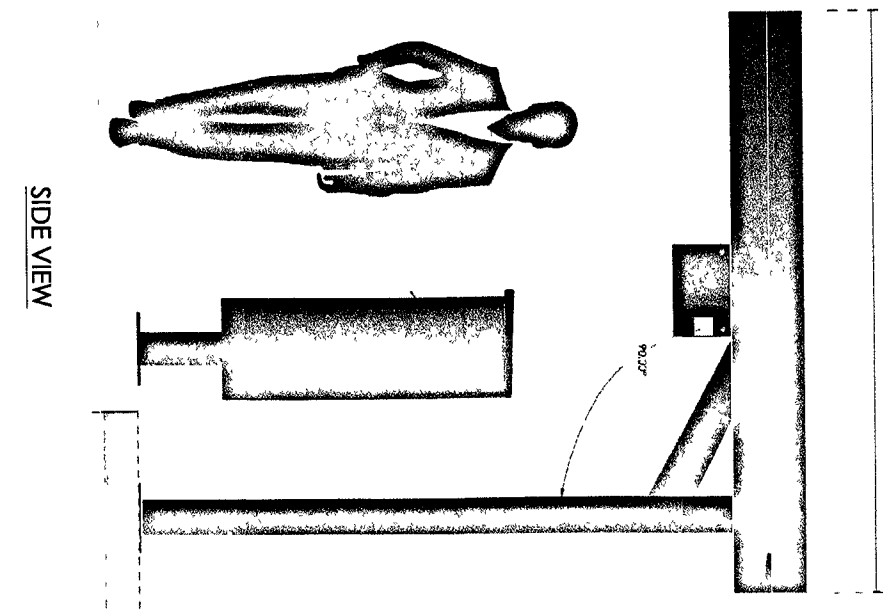
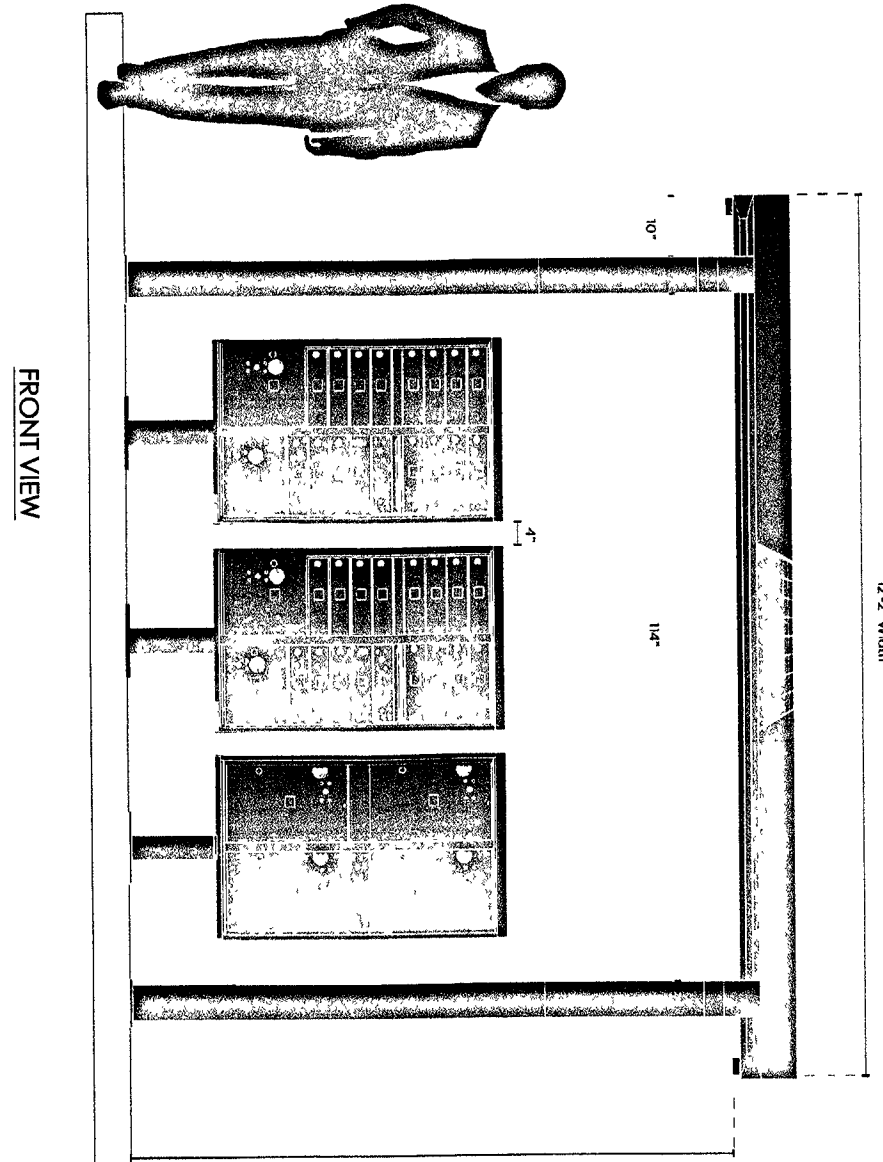
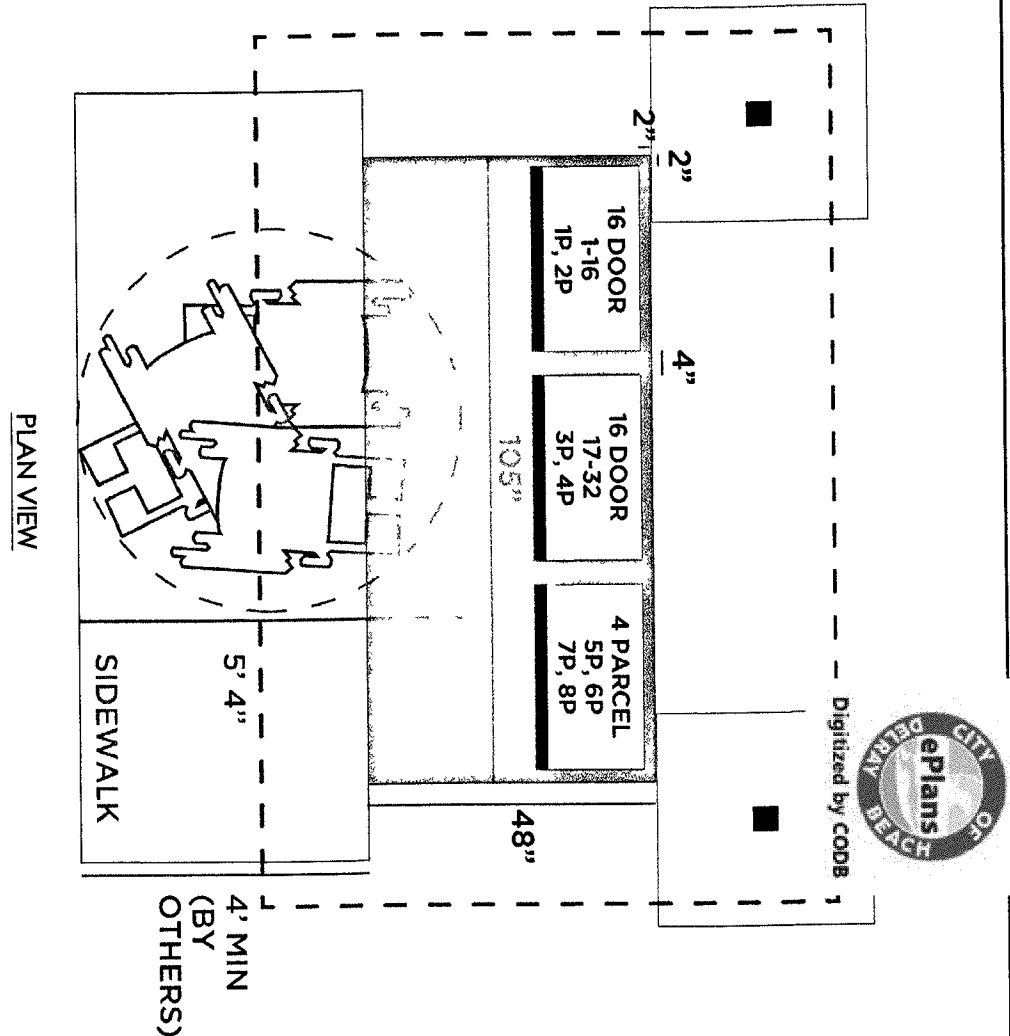
Model 3600 Williamsburg (38)
Height 16 FT (16)
Shaft Type Smooth Tapered 5.3 inch, 6063-T6 Aluminum Alloy (T5-3)
Gauge 0.250" (.250)

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-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chlorine sealing to ensure corrosion resistance

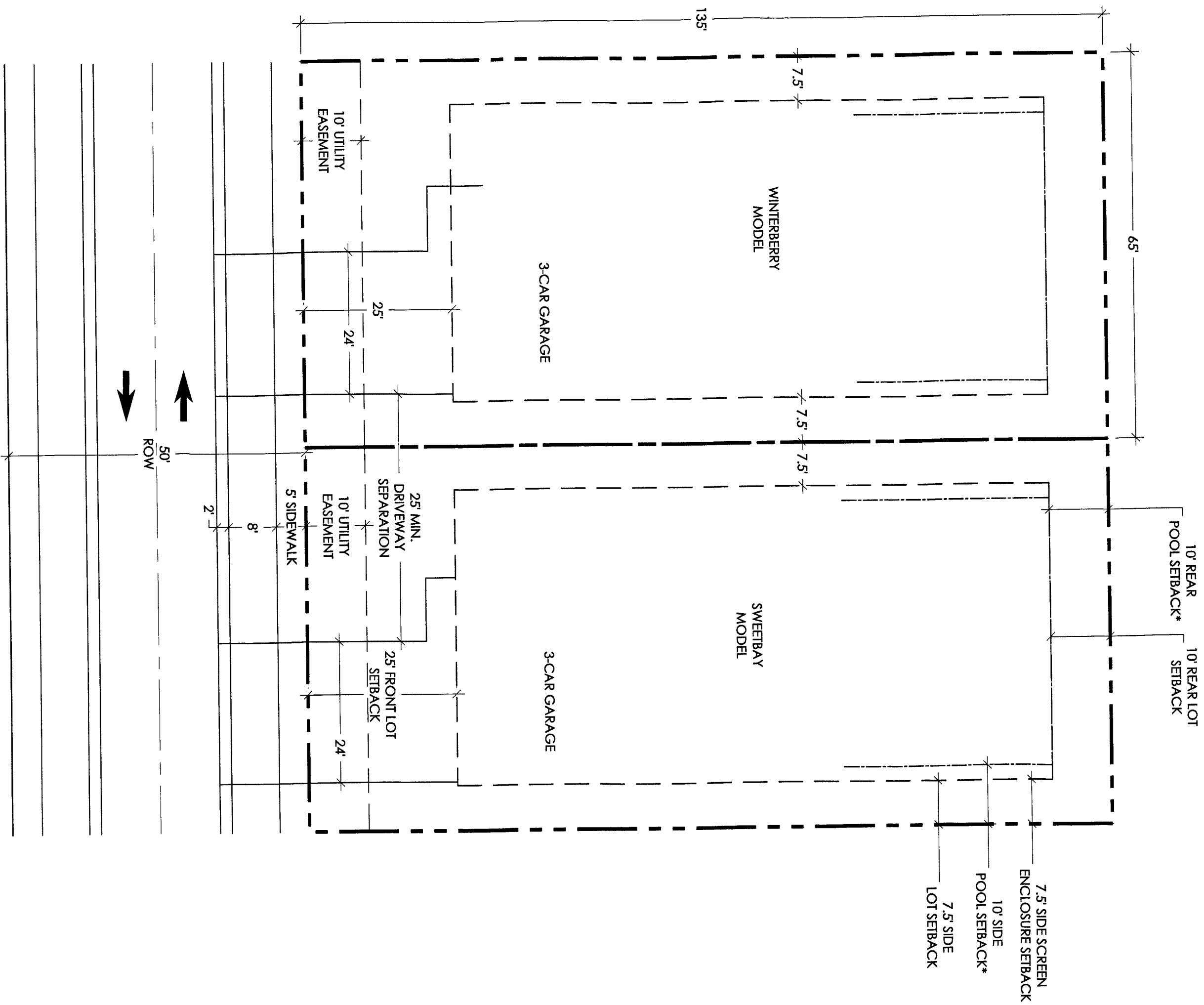
Wind Load Evaluation

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



C MAIL KIOSK DETAIL - BY TOLL BROTHERS

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

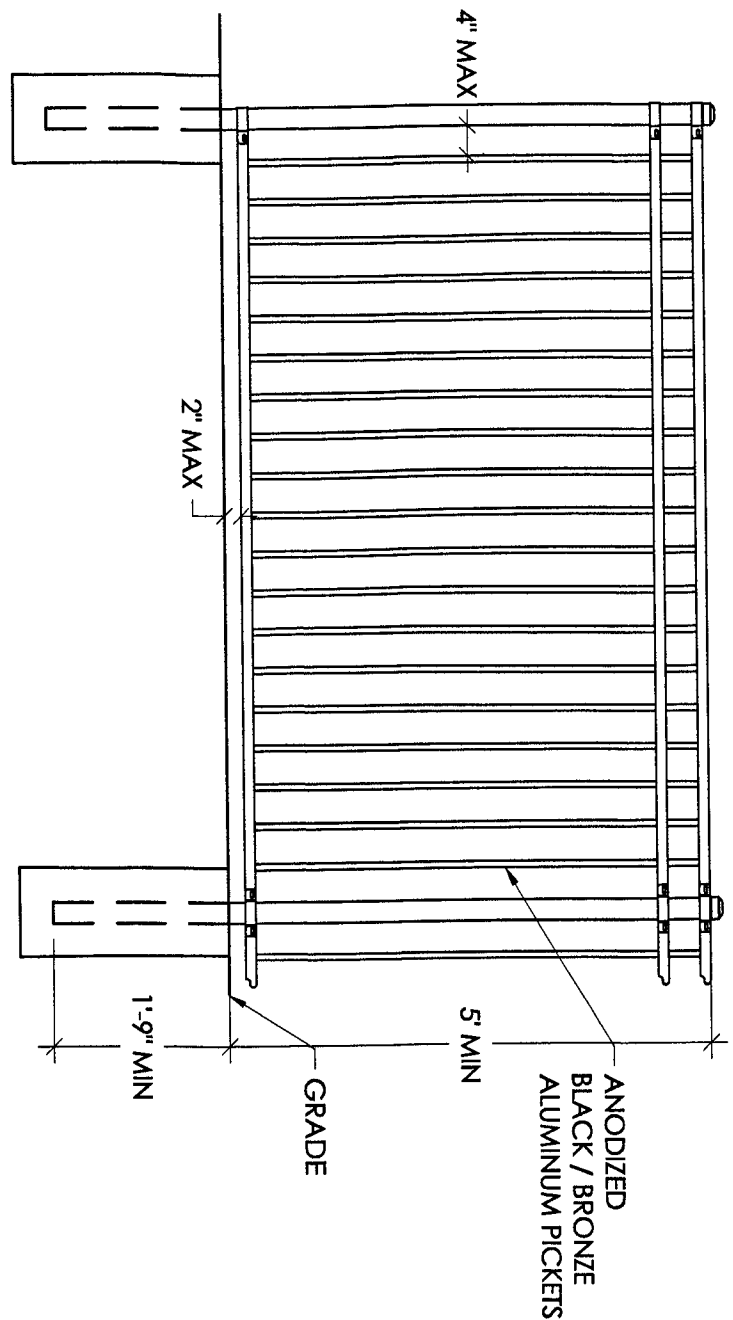


A SINGLE FAMILY TYPICAL LOT

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.

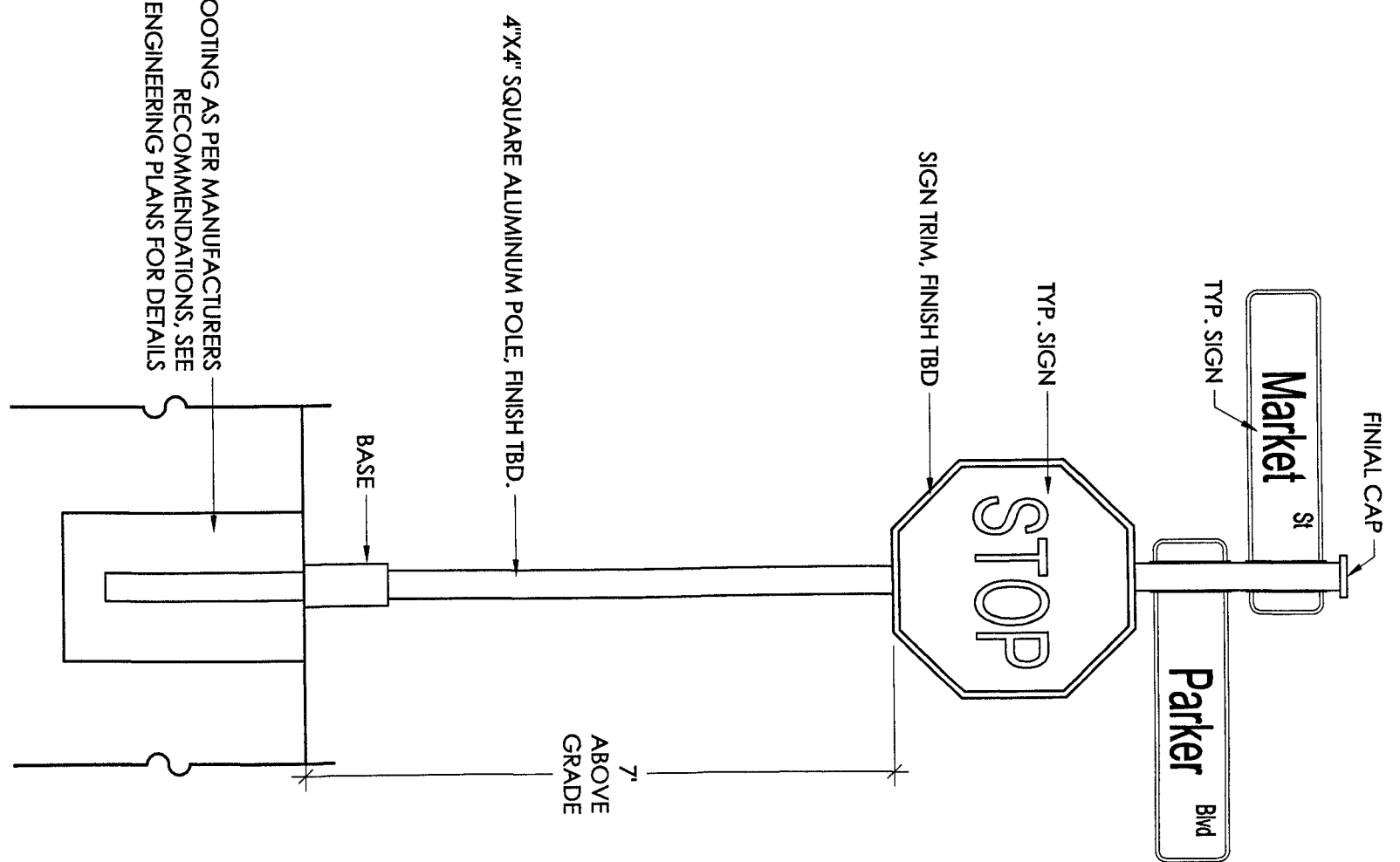
2) DISTANCE BETWEEN DRIVEWAYS TO BE A MINIMUM OF 25 FEET.

SCALE: 1/16" = 1'-0"



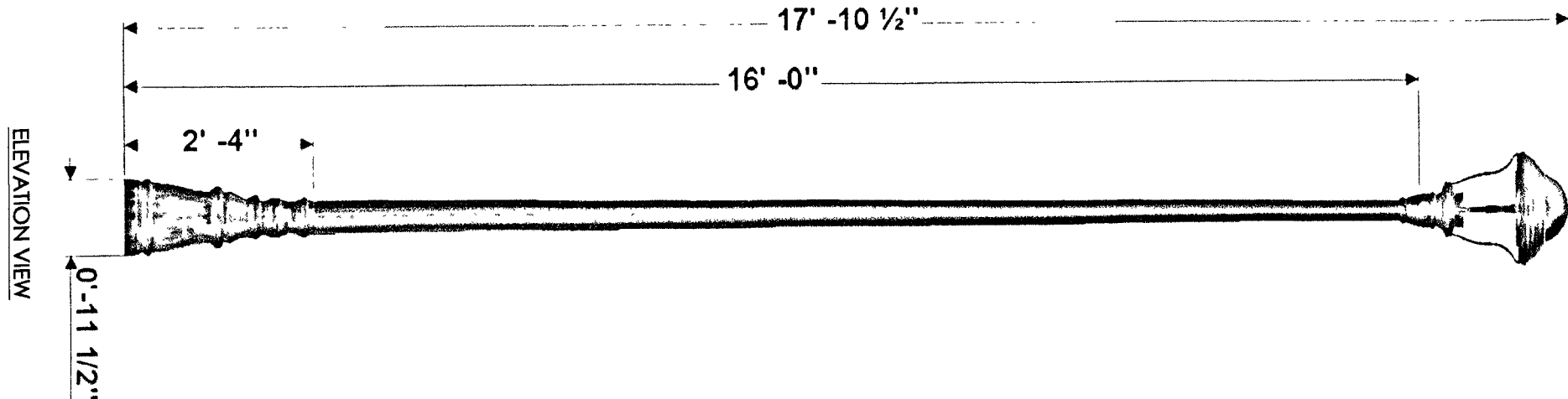
B TYP. PICKET FENCE DETAIL

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



D TYP. DECORATIVE STREET SIGNS

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



E LIGHT POLE DETAIL - BY STERNBERG LIGHTING

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