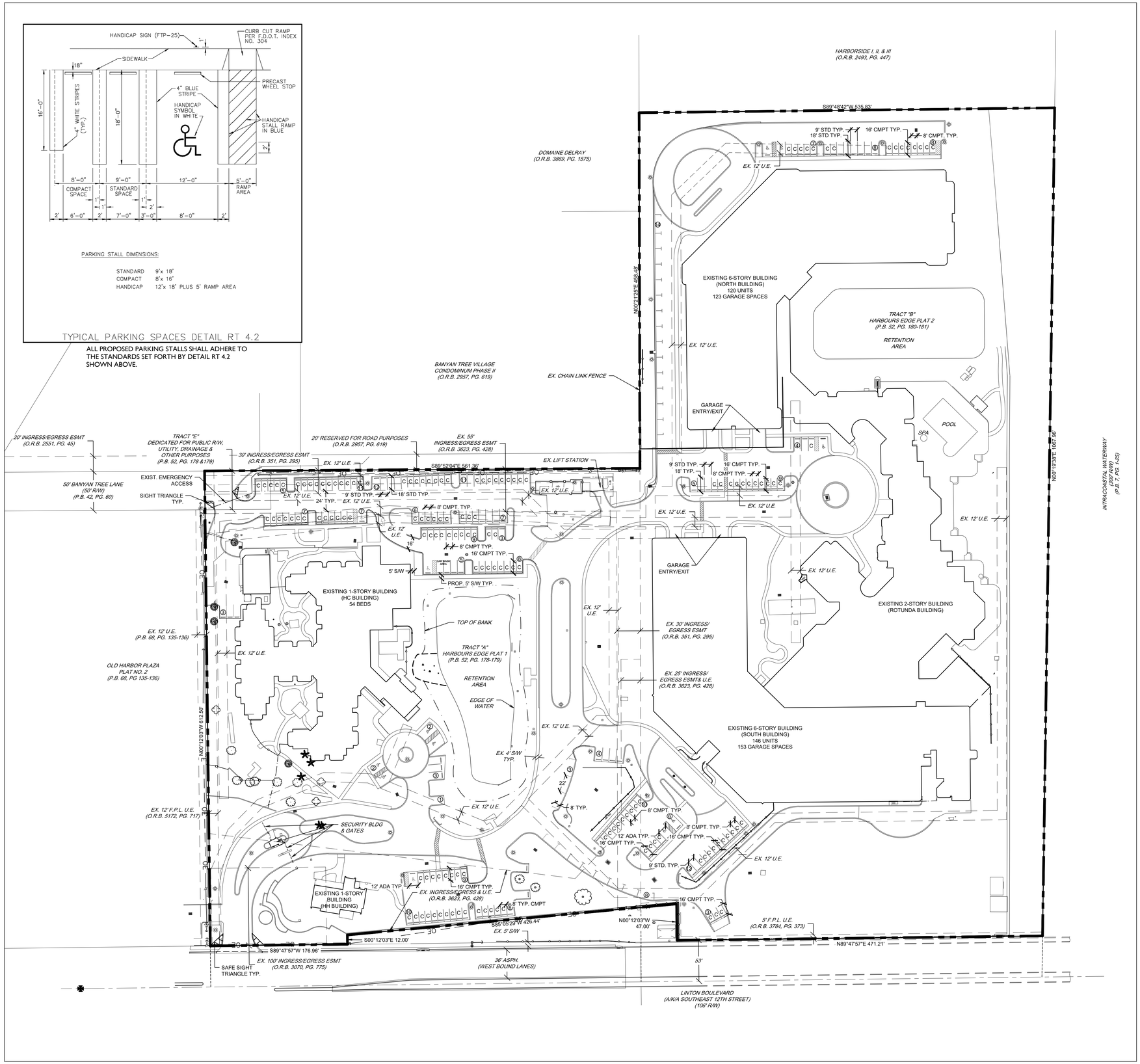
PARKING STALL DIMENSIONS:

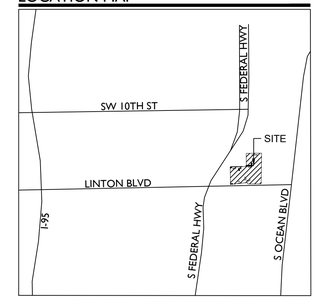
STANDARD	9'x 18'
COMPACT	8'x 16'
HANDICAP	12'x 18' PLUS 5' RAMP AREA

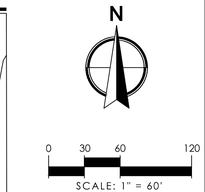
TYPICAL PARKING SPACES DETAIL RT 4.2

ALL PROPOSED PARKING STALLS SHALL ADHERE TO THE STANDARDS SET FORTH BY DETAIL RT 4.2 SHOWN ABOVE.



LOCATION MAP





SITE DATA

APPLICATION NAME:	HARBOURS EDGE
OWNER:	LIFESPACE COMMUNITIES INC.
ADDRESS:	401 E LINTON BLVD
LEGAL:	HARBOURS EDGE PL 1 TR A & HABROURS EDGE PL 2 PB52P180 TR B
EXISTING LAND USE DESIGNATION:	MD
EXISTING ZONING DISTRICT:	RM
PROPERTY CONTROL NUMBER(S):	12-43-46-21-50-001-0000
GROSS SITE AREA:	20.45 AC.
EXIST. NUMBER OF DWELLING UNITS:	266 D.U.
EXIST. NUMBER OF BEDS:	54 BEDS
BUILDING HEIGHT	
RESIDENTIAL :	5 STORIES (60')
NURSERY RECREATION:	1 STORY (16')
SETBACKS	
FRONT:	25' (15' MIN)
REAR:	75' (15' MIN)
SIDE:	36' (10' MIN)
PARKING SPACES PROVIDED:	506 SP
GARAGE (STD SP)	276 SP
NORTH BLDG	123 SP
SOUTH BLDG	153 SP
SURFACE	230 SP
COMPACT:	151 SP (30%)
STANDARD:	67 SP
ADA:	12 SP

PROPOSED AREAS

GROUND FLOOR AREA	227,819 SF	5.23 AC.	25.6%
ROADS & PARKING	249,599 SF	5.73 AC	28.0%
WATER BODIES	101,930 SF	2.34 AC.	11.4%
LANDSCAPE AREA	311,454 SF	7.15 AC.	35.0%
	890,802 SF	20.45 AC.	100%

LEGEND

AC. = ACRES
C = COMPACT PARKING SPACE
CMPT = COMPACT
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
D/W = DRIVEWAY
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.F. = SQUARE FEET
STD = STANDARD PARKING SPACE
TEMP. = TEMPORARY
TYP = TYPICAL
U.E. = UTILITY EASEMENT

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

NO.	DATE	DESCRIPTION	BY
REVISIONS			

CAD	PL_422400_SITE_BASEDWG
JOB NO.	4224.00
DRAWN BY	TS
CHECK BY	YM
DATE	7/10/2019

HARBOURS EDGE
401 E. Linton Blvd.
Delray Beach, FL 33483
SITE PLAN

SHEET:
SP.1