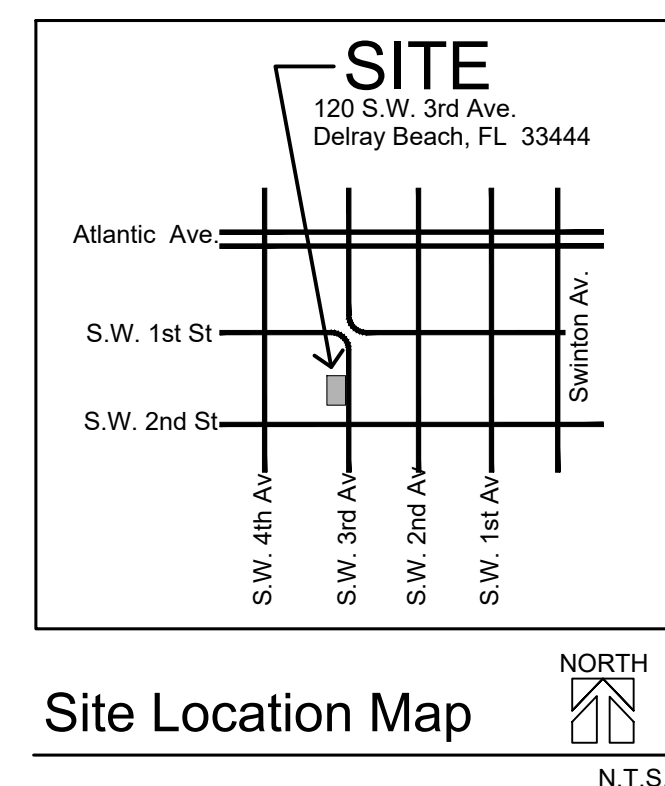




Gross Site Area (0.467 ac)	20,339.94 sf	
R/W Dedication (5' street & 2' alley)	(1,050 sf)	
Net Site Area (0.443 ac)	19,289.94 sf	100%
Total Impervious Area	9,431 sf	48.9%
Building Coverage	6,670 sf	
Driveways	2,465 sf	
Sidewalks, Utility Pads	296 sf	
Total Open Space Area	9,858.94 sf	51.1%
Retention Area	3,912 sf (20.3% of net site area)	
Unrestricted Open Space	5,946 sf (30.8% of net site area)	

5 Units @ 3 bedrooms = 5(2 spaces) = 10 spaces
 Guest Parking = 5 units @ 0.5 spaces = 3 spaces
 Total Required Spaces = 13 spaces
 Total Provided Spaces = 15 spaces
 (1 garage & 2 driveway spaces ea. unit)

1. Existing Zoning - RM
2. Proposed Zoning - Same
3. Existing Land Use - MD (Medium Density Residential)
4. Proposed Land Use - Same
5. Existing Use - Single Family Residential
6. Proposed Use - Multifamily Residential
7. Proposed Plat Name - Leon Benjamin Estates

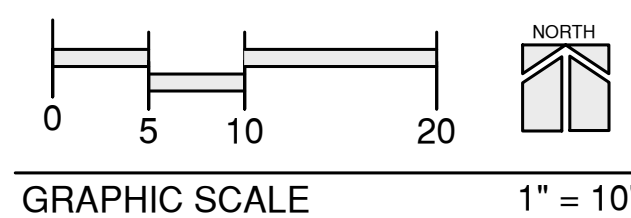
PARCEL 1:
BEGINNING 206 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF BLOCK 38 FOR A POINT OF BEGINNING; RUNNING THENCE SOUTH 100 FEET; THENCE WEST 133.1 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY NORTH 100 FEET; THENCE EAST 133.1 FEET TO THE POINT OF BEGINNING, BEING IN DELRAY BEACH, FORMERLY LINTON, ACCORDING TO THE PLAT NOW ON FILE IN PLAT BOOK 1, PAGE 3 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:
THE SOUTH 23.50 FEET OF LOT 11 AND ALL OF LOT 12, OF THE NORTH 1/2 OF BLOCK 38 "MAP OF THE TOWN OF LINTON (N/KA DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
PARCEL 2:
BEGINNING 156 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTH 1/2 OF BLOCK 38 FOR A POINT OF BEGINNING; RUNNING THENCE SOUTH 50 FEET; THENCE WEST 1352.2 FEET TO AN ALLEY; THENCE ALONG SAID ALLEY NORTH 50 FEET; THENCE EAST 132.2 FEET TO THE POINT OF BEGINNING, BEING IN DELRAY BEACH, FORMERLY LINTON, ACCORDING TO THE PLAT NOW ON FILE IN PLAT BOOK 1, PAGE 3 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:
THE NORTH 50.00 FEET OF THE SOUTH 73.50 FEET OF LOT 11, OF THE NORTH 1/2 OF BLOCK 38 "MAP OF THE TOWN OF LINTON (N/KA DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NOTE
Street light pole shall be 5" dia. round black pole with a matching 9" square base.
See Photometric Plan for further lighting information.



Property Development Regulations												RM Zoning District	
ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	FRONTAGE (FT.)	MIN. FLOOR AREA	FRONT SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)	DENSITY (du/gross ac)	MAXIMUM LOT COVERAGE	TOTAL OPEN SPACE	
REQUIRED	8,000 sf	60'	100'	60'	1,000 sf	25'	15'	25'	35'	6-12	40%	25%	
PROVIDED	19,289.94 sf *	150'	128.62*	150'	2,162 sf	25'	15.3' north 16.5' south	36.7'	23'-11.5" (2 stories)	10.71/ac	34.6%	51.1%	
* = after R/W dedications													

Rev. per Review 4 dated 05-01-26	SET 06-01-26
Rev. per Review 3 dated 02-12-26	SET 04-10-26
Rev. per Review 2 dated 11-19-25	SET 01-16-26
Rev. per Review 1 dated 03-19-25	SET 09-19-25
Revisions	

**Covelli
Design
Associates Inc.**

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Road Suite 15-274
Boca Raton, Florida 33433
561-910-0330

LA 0000967
covell.design.com

Urban Planning ♦ Landscape Architecture

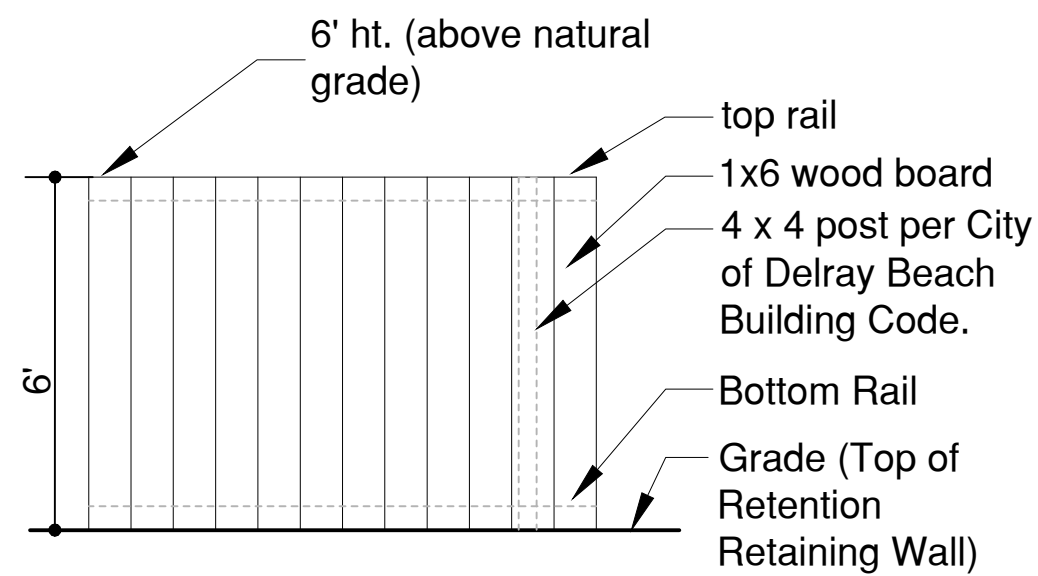
Site Plan

120 S.W. 3rd Avenue
Delray Beach
Florida

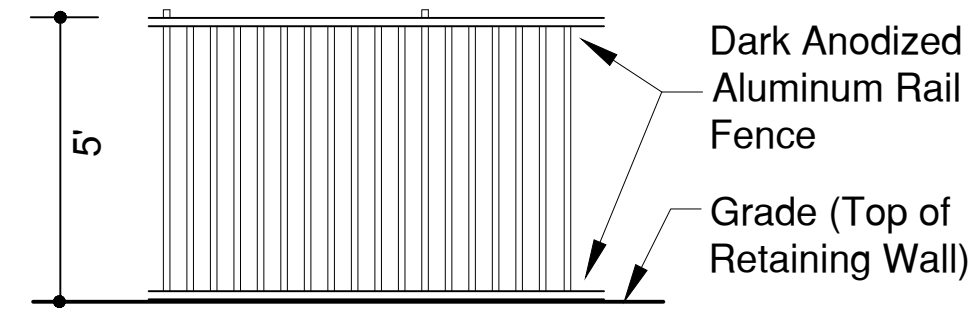
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PN#	1360

06-01-2026

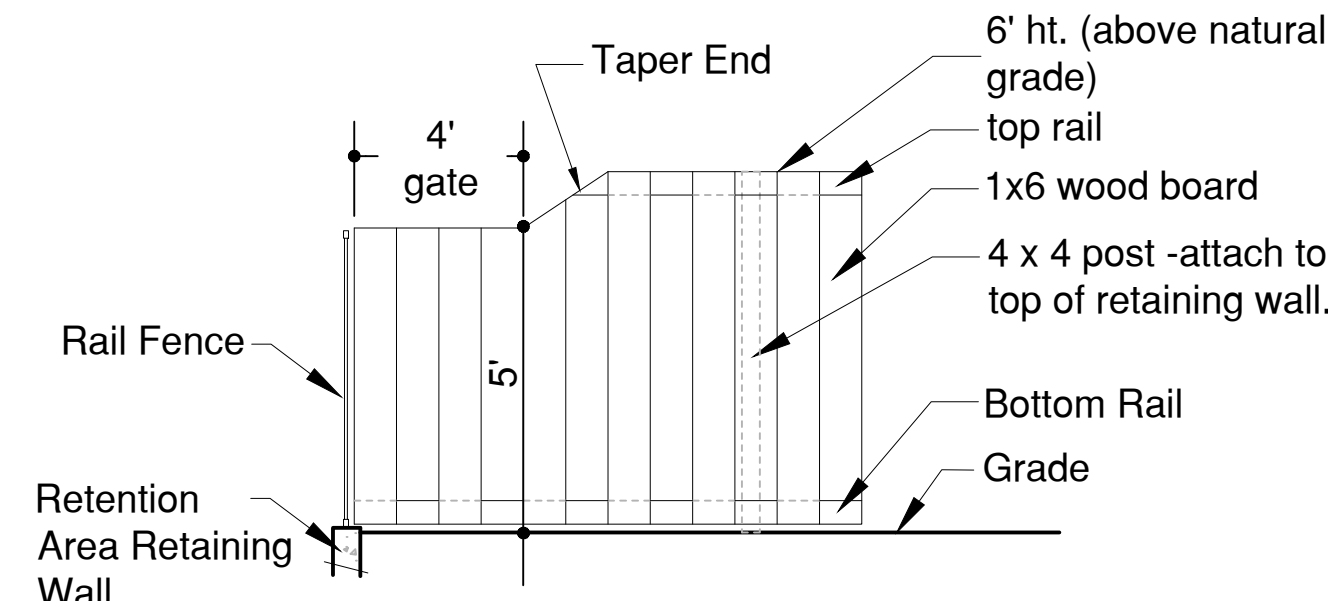
Drawing No.
SP-1
OF 2



BOARD ON BOARD FENCE DETAIL
Mounted on top of north, west, and south sides of retaining wall.

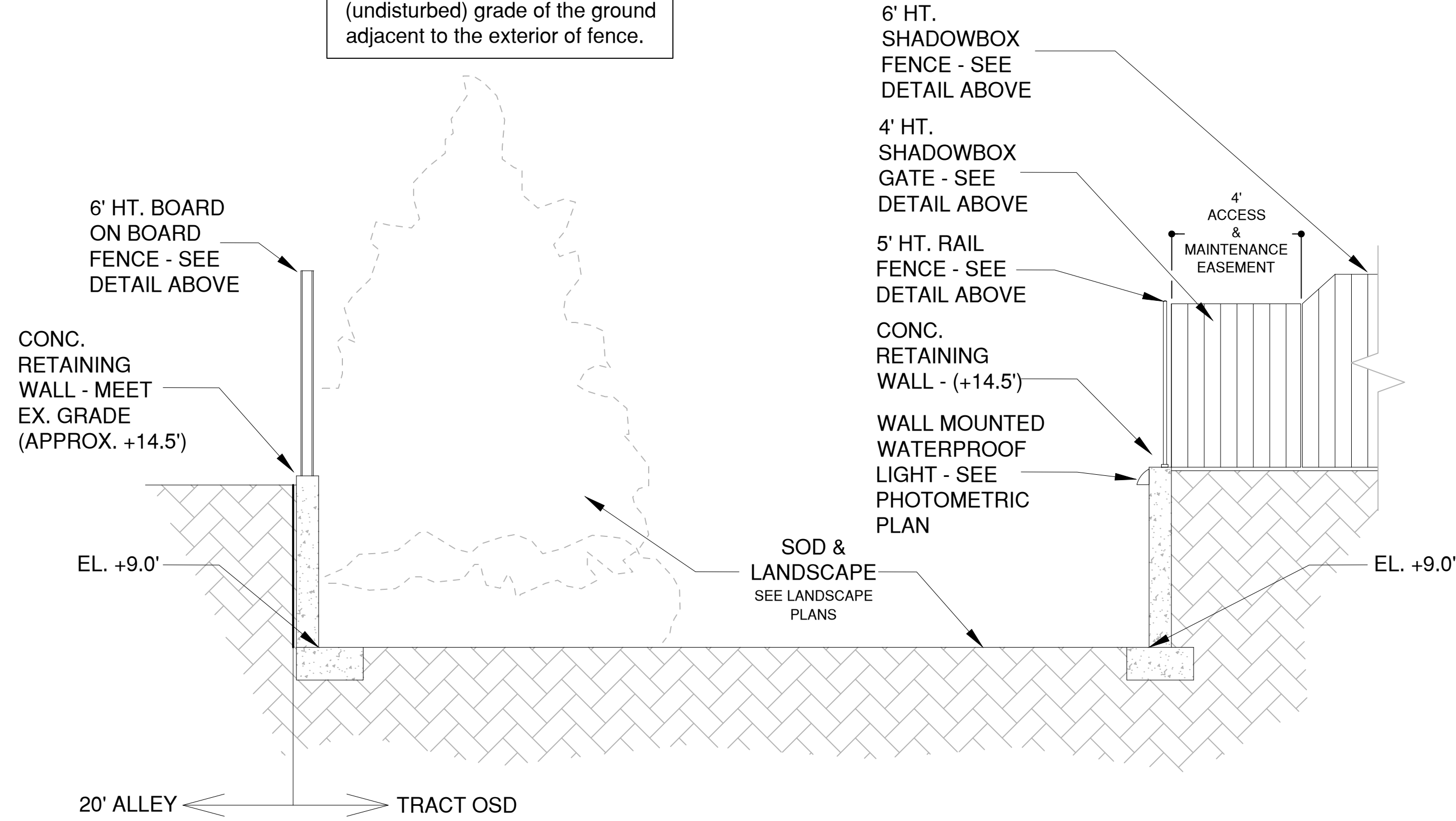


RAIL FENCE DETAIL
n.t.s.

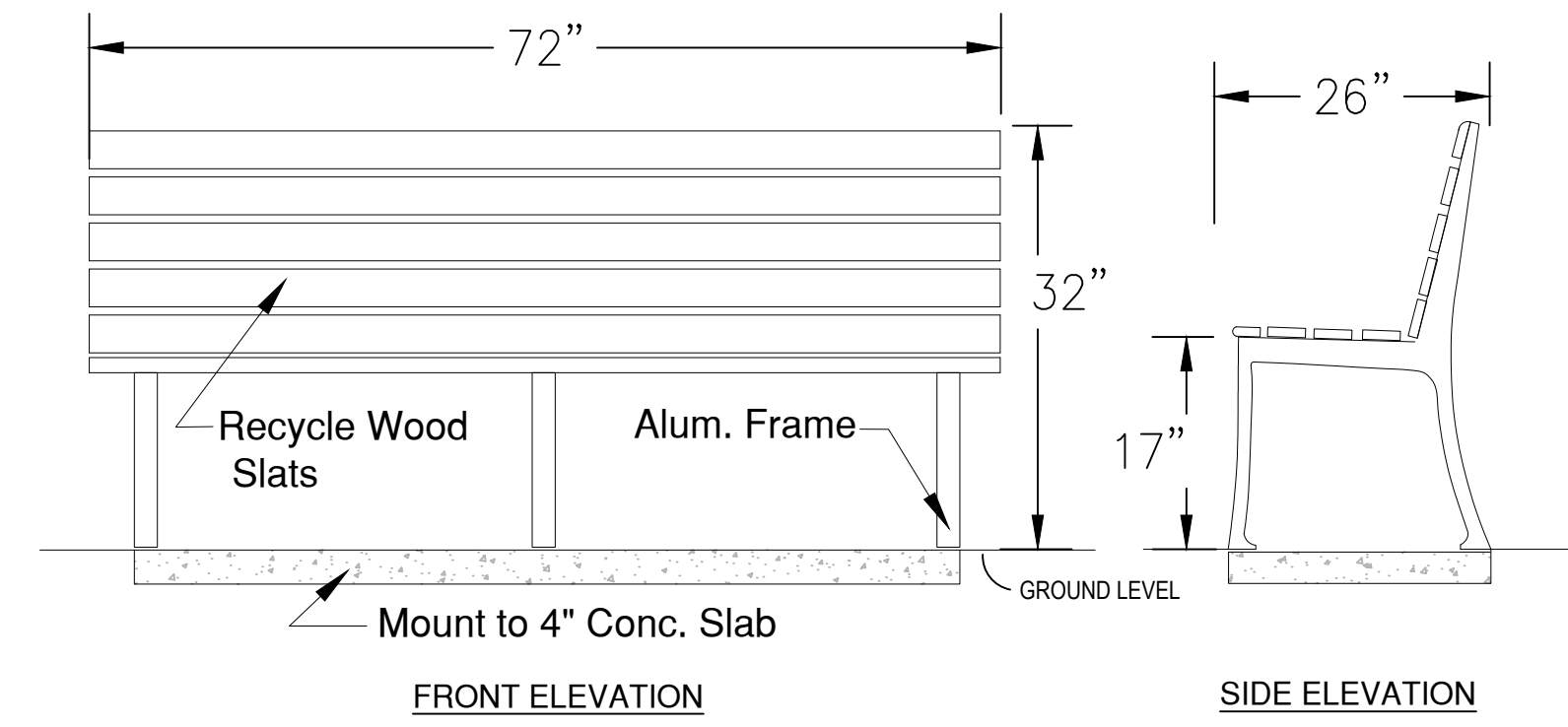


SHADOWBOX FENCE DETAIL
On side lot lines between units with 4' gates adjacent to retaining wall rail fence

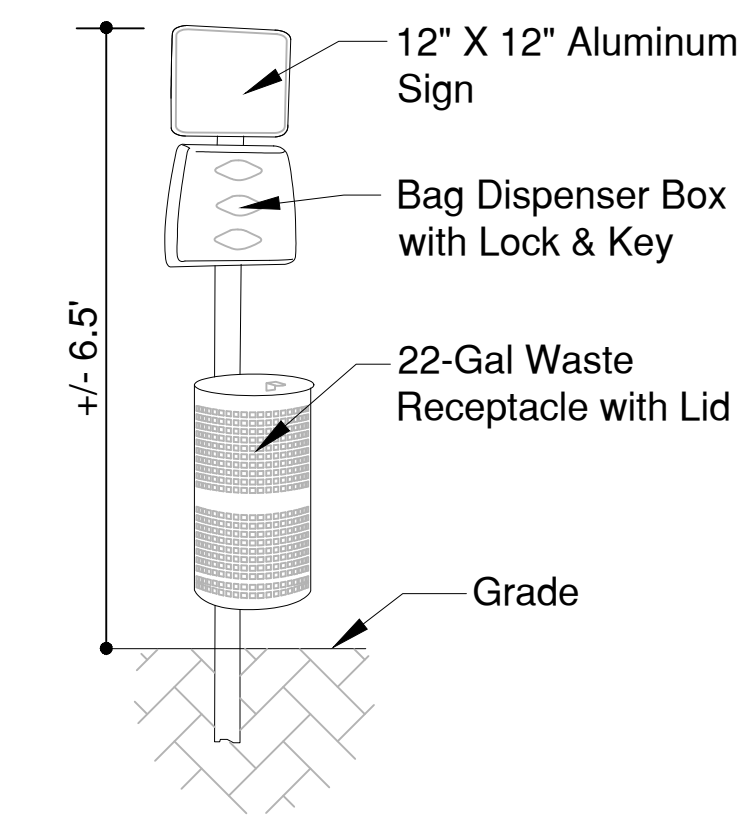
NOTE -
Height of fence shall be measured from the natural (undisturbed) grade of the ground adjacent to the exterior of fence.



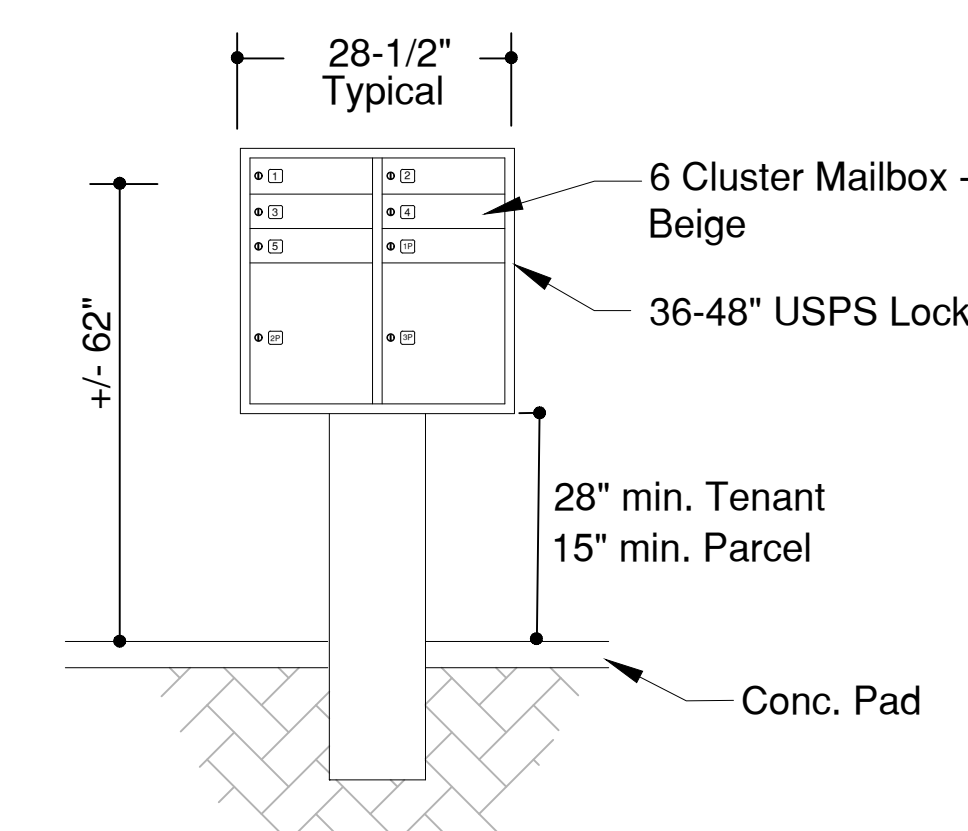
SECTION THRU TRACT OSD
n.t.s.



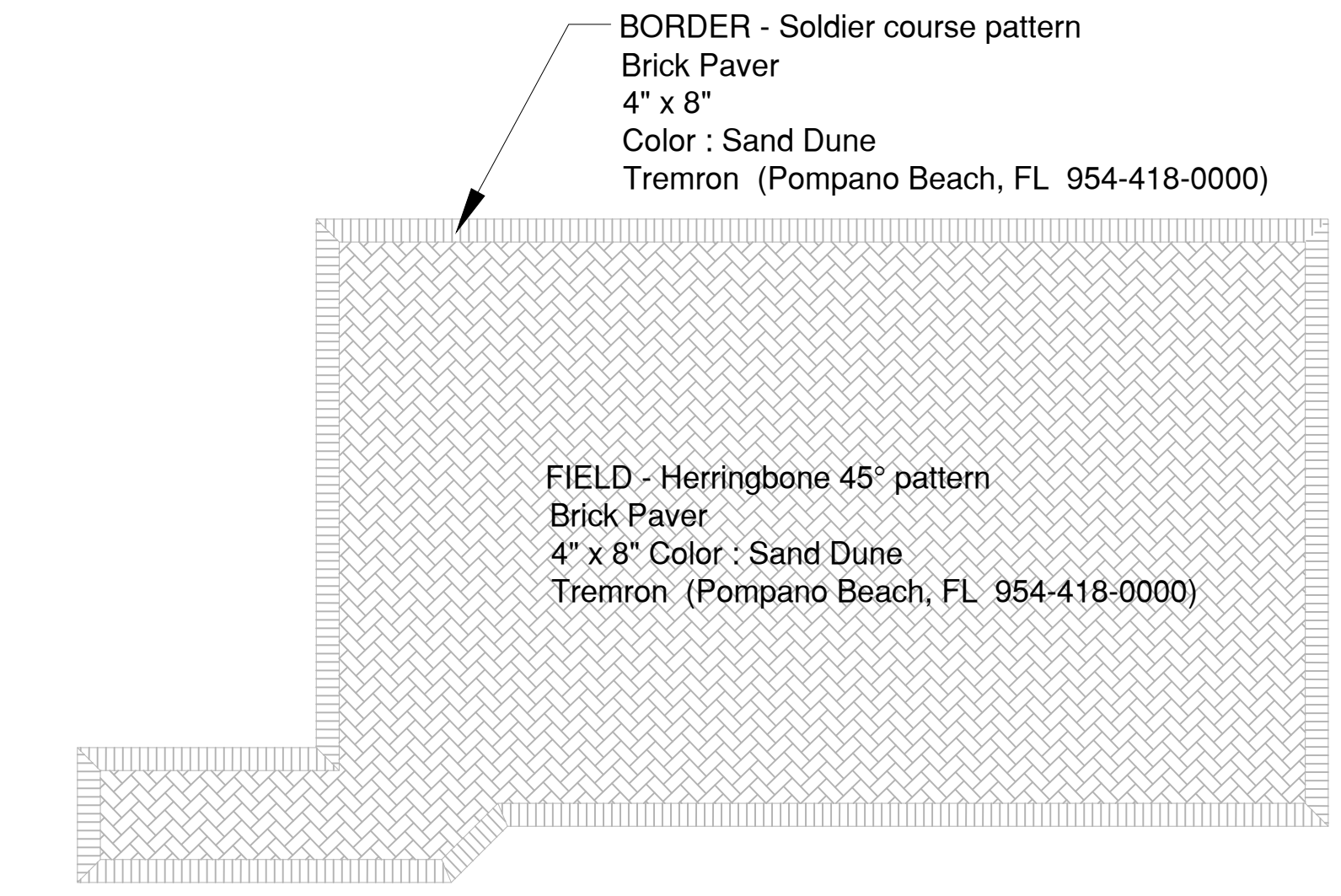
BENCH DETAIL
Color selected by owner
N.T.S.



PET WASTE STATION
Color: GREEN
N.T.S.



MAIL KIOSK
Cluster Mailbox
N.T.S.



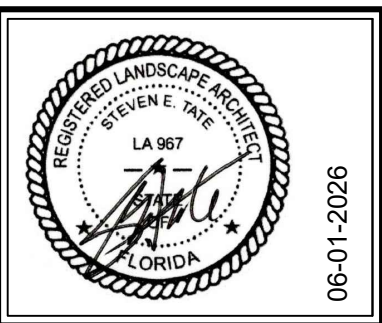
CONCRETE UNIT PAVER DETAIL
DRIVEWAYS & FRONT WALKWAYS
N.T.S.

Rev.	per Review	4 dated	05-01-26	SET	06-01-26
1	Rev.	per Review	1 dated	02-12-26	SET
2	Rev.	per Review	2 dated	11-19-25	SET
3	Rev.	per Review	1 dated	03-19-25	SET
4	Rev.	per Review	1 dated	03-19-25	SET
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561-910-0330
LA 0000667
covellidesign.com
Urban Planning ♦ Landscape Architecture

Site Plan - Details
120 S.W. 3rd Avenue
Delray Beach
Florida

Date	01-20-2025
Scale	As Noted
PN#	1360



Drawing No.
SP-2
OF 2