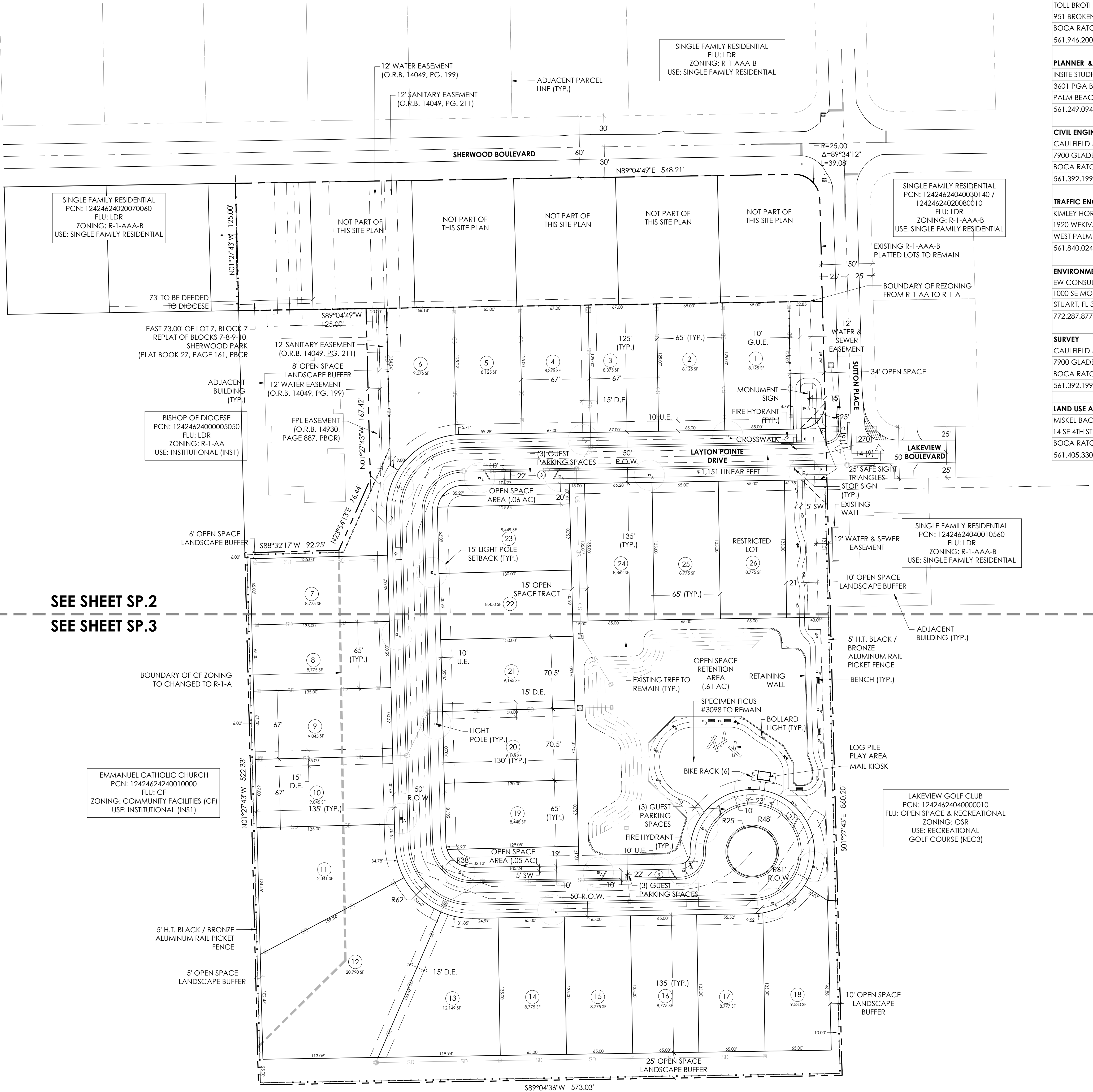




DEVELOPMENT TEAM

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	
561.392.1991	
TRAFFIC ENGINEER	
KIMLEY HORN	
1920 WEKIVA 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	
561.392.1991	
LAND USE ATTORNEY	
MISKEL 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)	12424624020070071	
EXISTING ZONING	R-1-A	
FUTURE LAND USE (FLU)	LD (LOW DENSITY)	
GROSS AREA	9.34 AC	
PERVIOUS AREA	2.50 AC (108,904 SF)	
IMPERVIOUS AREA	6.84 AC (298,063 SF)	
OPEN SPACE REQUIRED (OVERALL)	2.335 AC (25%)	
OPEN SPACE PROVIDED	2.500 AC (27%)	
PROPOSED UNITS (R-1-A)	26 UNITS	
DENSITY	2.78 DU/AC	
BUILDING LOT SETBACKS (R-1-A)	REQUIRED	PROVIDED
FRONT SETBACK	25'	25'
REAR SETBACK	10'	10'
SIDE SETBACK	7.5'	7.5'
SIDE STREET SETBACK	15'	15'
BUILDING LOT REQUIREMENTS (R-1-A)	REQUIRED	PROVIDED
LOT SIZE	7,500 SF	8,125 SF - 12,025 SF
LOT WIDTH	60'	65' - 67' *
LOT DEPTH	100'	125' - 220' *
LOT FRONTAGE	60'	50' - 68' *
CORNER LOT FRONTAGE	N/A	N/A
LOT COVERAGE	N/A	32.4%
BUILDING HEIGHT	35'	35'
LOT DIMENSIONS PROVIDED	65' X 125' - 4 LOTS 65' X 130' - 3 LOTS 65' X 135' - 10 LOTS 67' X 125' - 2 LOTS 70.5' X 130' - 2 LOTS 67' X 135' - 2 LOTS IRREGULAR LOTS - 3 LOTS 66' X 135', 67' X 220', 67' X 135'	
PARKING BREAKDOWN		
PARKING REQUIRED SINGLE FAMILY RESIDENTIAL (2/DU)	52 SPACES	
PARKING PROVIDED	113 SPACES	
GARAGES	52 SPACES	
DRIVEWAYS	52 SPACES	
GUEST SPACES (ON-STREET)	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

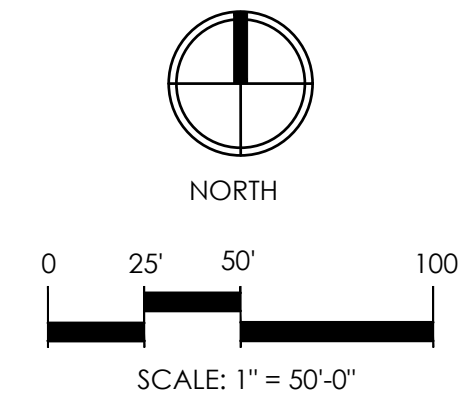
EMMANUEL CATHOLIC CHURCH
PCN: 12424624240010000
FLU: CF
ZONING: COMMUNITY FACILITIES (CF)
USE: INSTITUTIONAL (INS1)

LAKEVIEW GOLF CLUB
PCN: 12424624040000010
FLU: OPEN SPACE & RECREATIONAL
ZONING: OSR
USE: RECREATIONAL
GOLF COURSE (REC3)



LAYTON POINTE
Delray Beach, Florida

Toll Brothers
America's Luxury Home Builder™



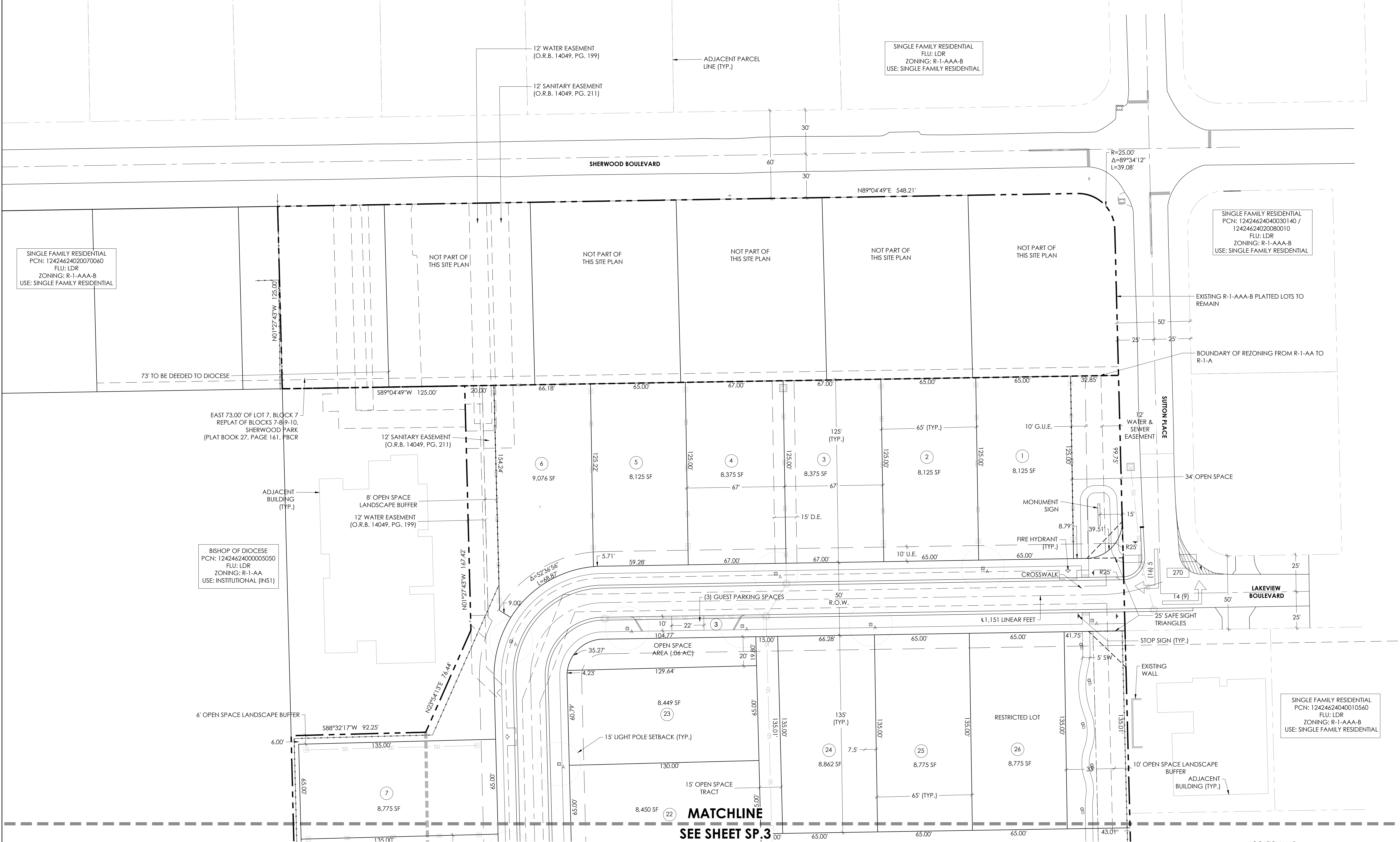
Drawn By: TAC/JTG
Drawing #: 1358
Date: 01/17/2025

Site Plan

SHEET # SP.1



Revisions:
02/05/2024 - SUBMITTAL
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LAYTON POINTE

Delray Beach, Florida

Toll Brothers

America's Luxury Home Builder™

NORTH

015'30'60'

SCALE: 1" = 30'-0"

Drawn By: TAC/JTG

Drawing #: 1358

Date: 01/17/2025

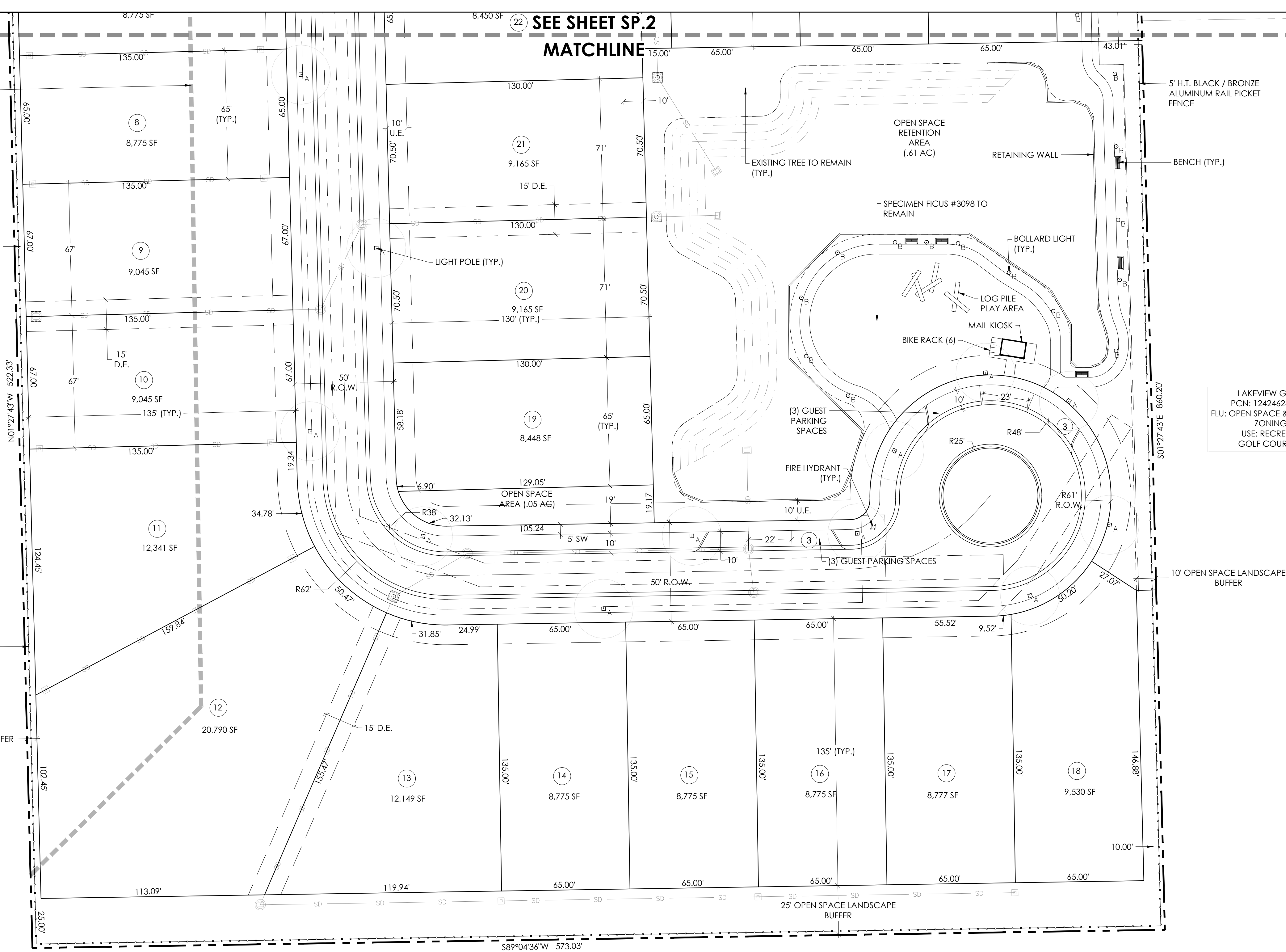


EMMANUEL CATHOLIC CHURCH
PCN: 12424624240010000
FLU: CF
ZONING: COMMUNITY FACILITIES (CF)
USE: INSTITUTIONAL (INS1)

5' H.T. BLACK / BRONZE
ALUMINUM RAIL PICKET FENCE

5' OPEN SPACE LANDSCAPE BUFFER

BOUNDARY OF CF ZONING
TO CHANGED TO R-1-A



LAKEVIEW GOLF CLUB
PCN: 12424624040000010
FLU: OPEN SPACE &
RECREATIONAL ZONING: OSR
USE: RECREATIONAL
GOLF COURSE (REC3)

LAKEVIEW GOLF CLUB
PCN: 12424624040000010
FLU: OPEN SPACE & RECREATIONAL
ZONING: OSR
USE: RECREATIONAL
GOLF COURSE (REC3)

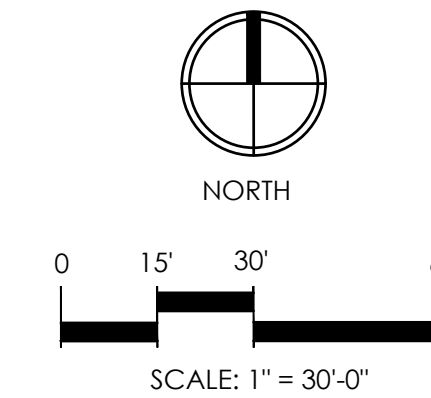
LOCATION MAP



Revisions:
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LAYTON POINTE
Delray Beach, Florida

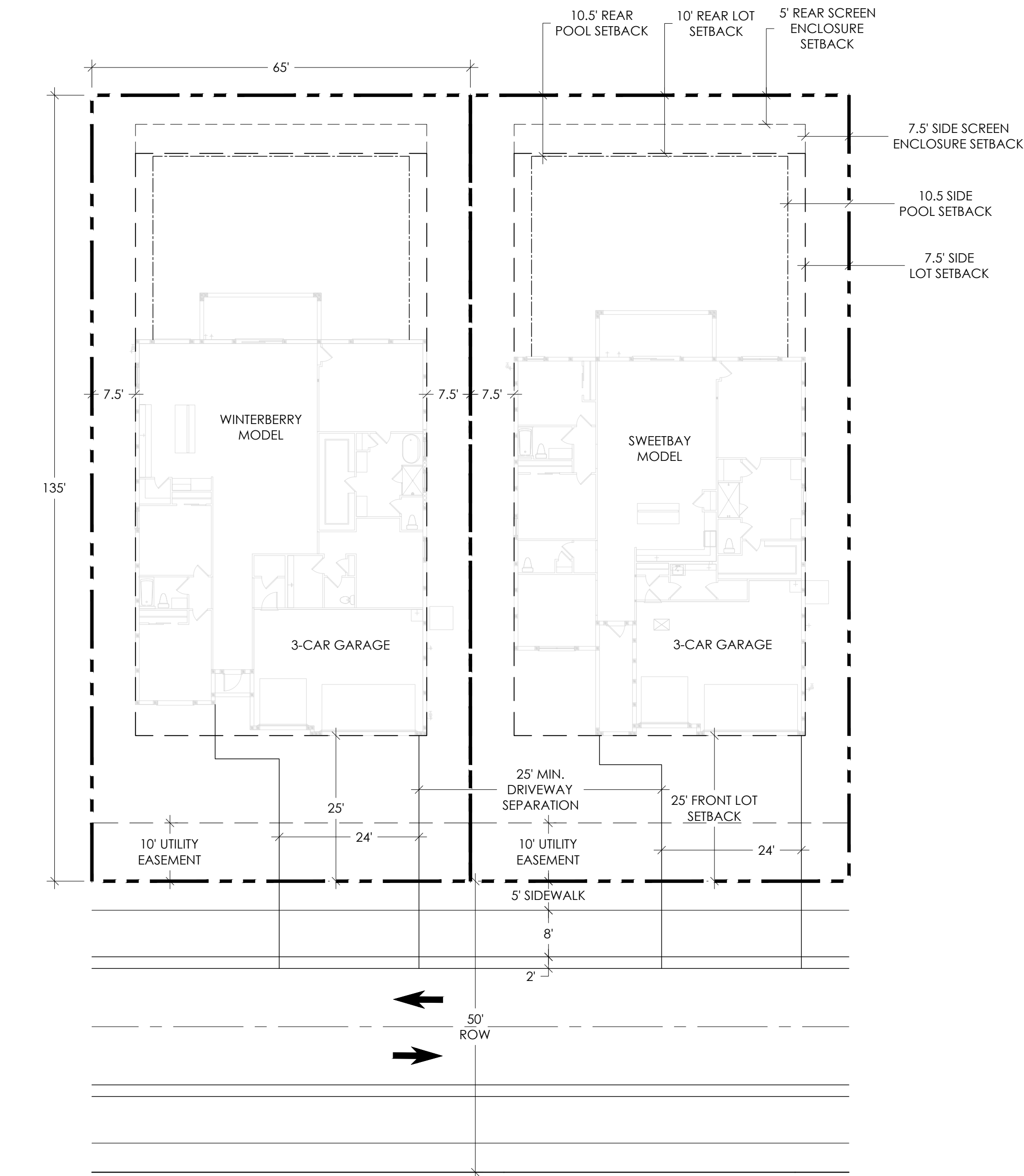
Toll Brothers
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Drawing #: 1358
Date: 01/17/2025

Site Plan

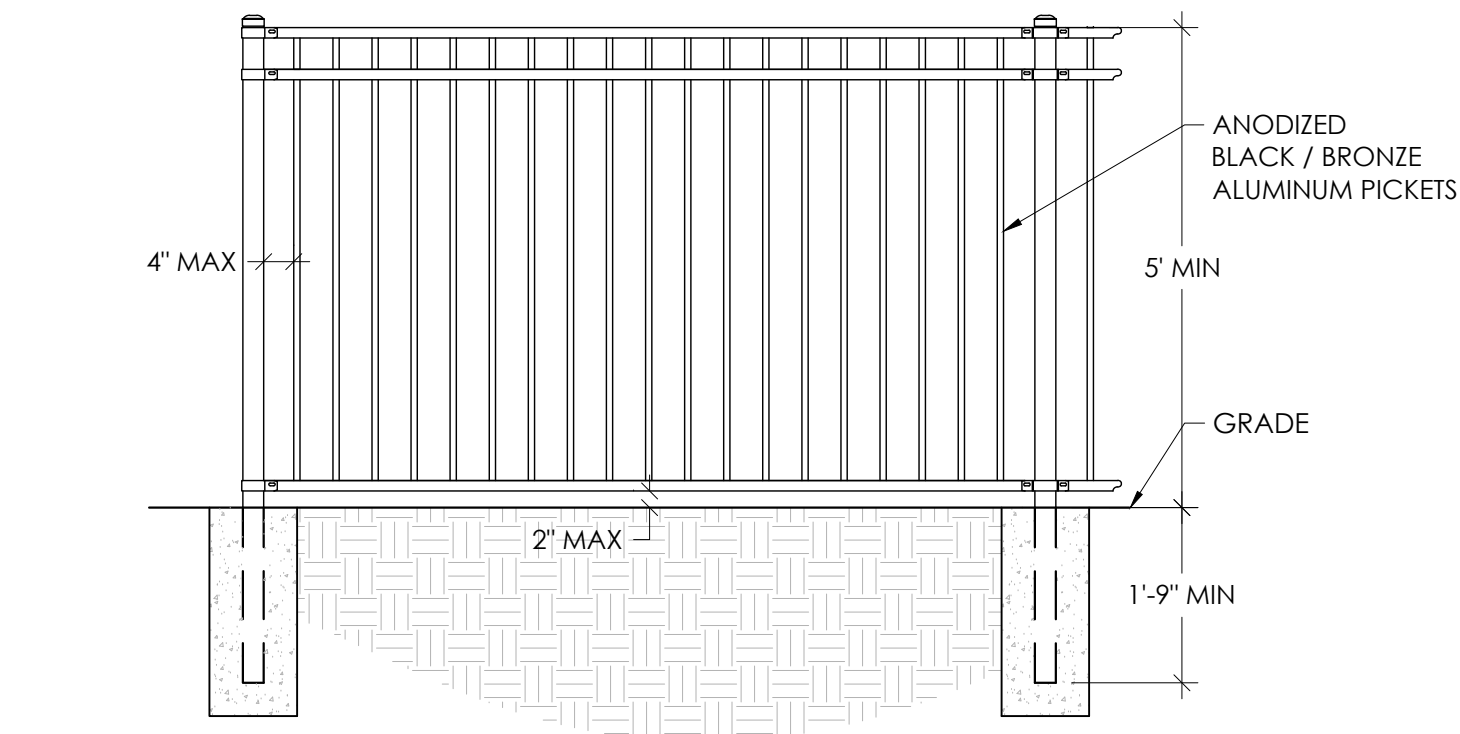
SHEET # SP.3



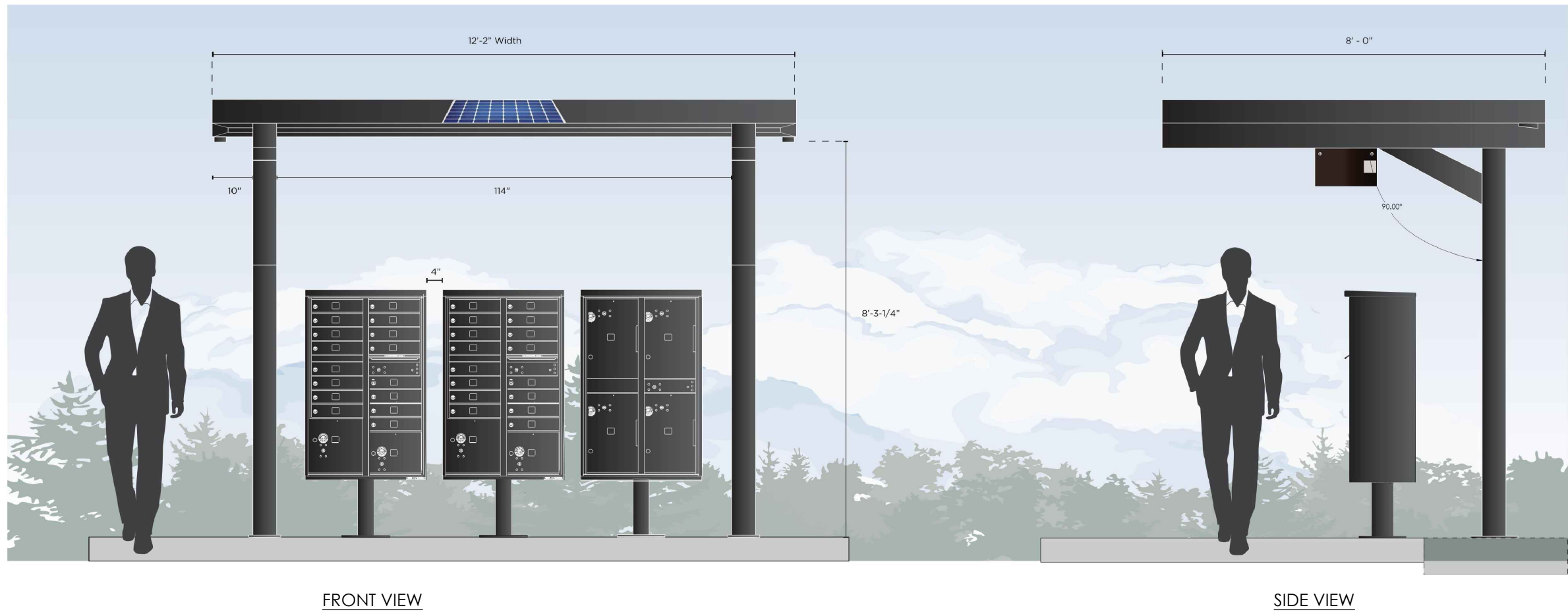
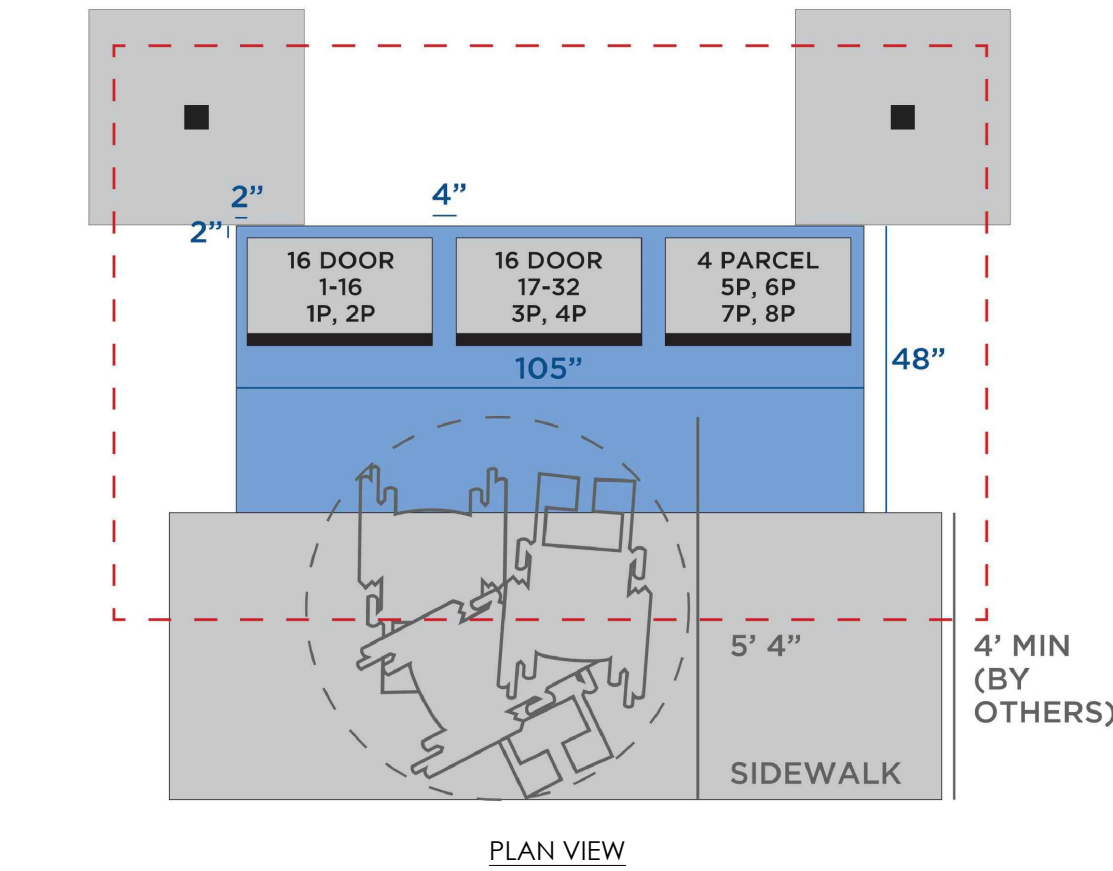
A SINGLE FAMILY TYPICAL LOT SCALE: 1/16" = 1'-0"

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.

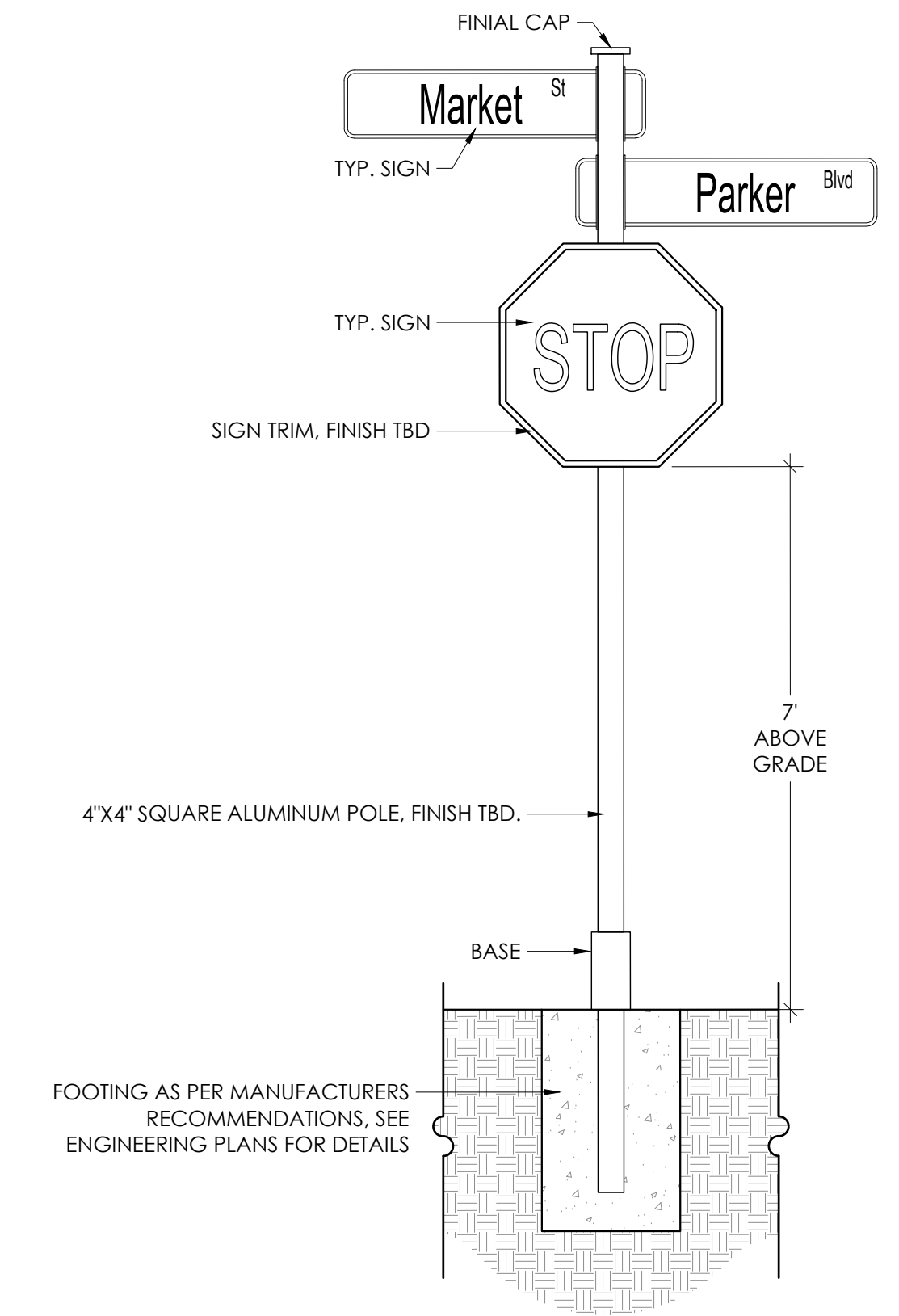
2) DISTANCE BETWEEN DRIVEWAYS TO BE A MINIMUM OF 25 FEET.



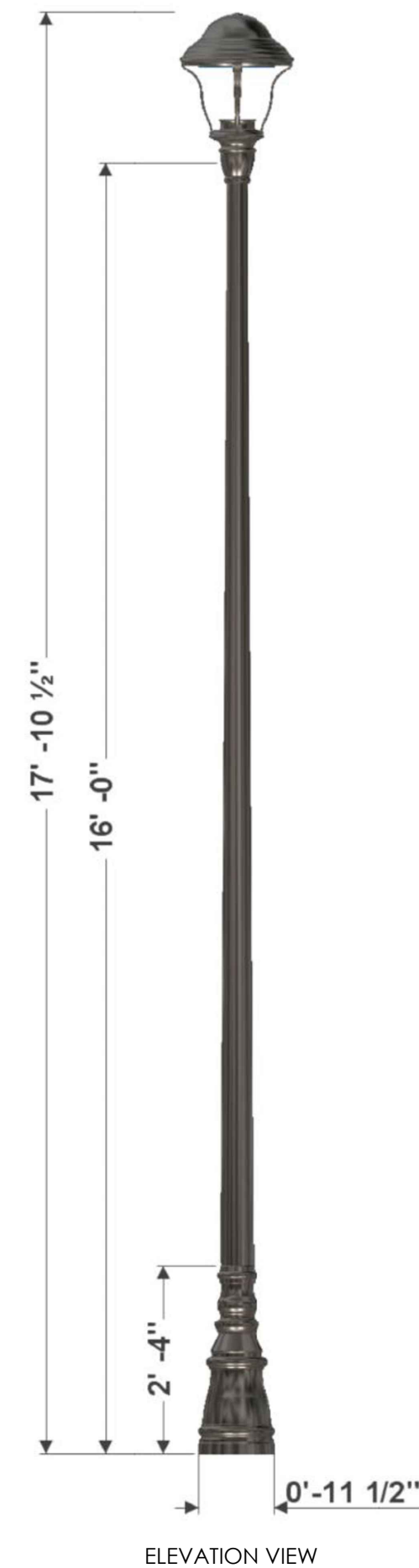
B TYP. PICKET FENCE DETAIL SCALE: 1/2" = 1'-0"



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 60172 | 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, fitter 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 tool-less 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)
Color Temp: (16L)
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 U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of ± 2"

Model: 3600 Williamsburg (36)
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-chrome sealing to ensure corrosion resistance.

Wind Load Evaluation
This assembly, as configured, MEETS AASHTO requirements for wind loading

Wind Speed: 170 mph
Gust Factor: 1.14

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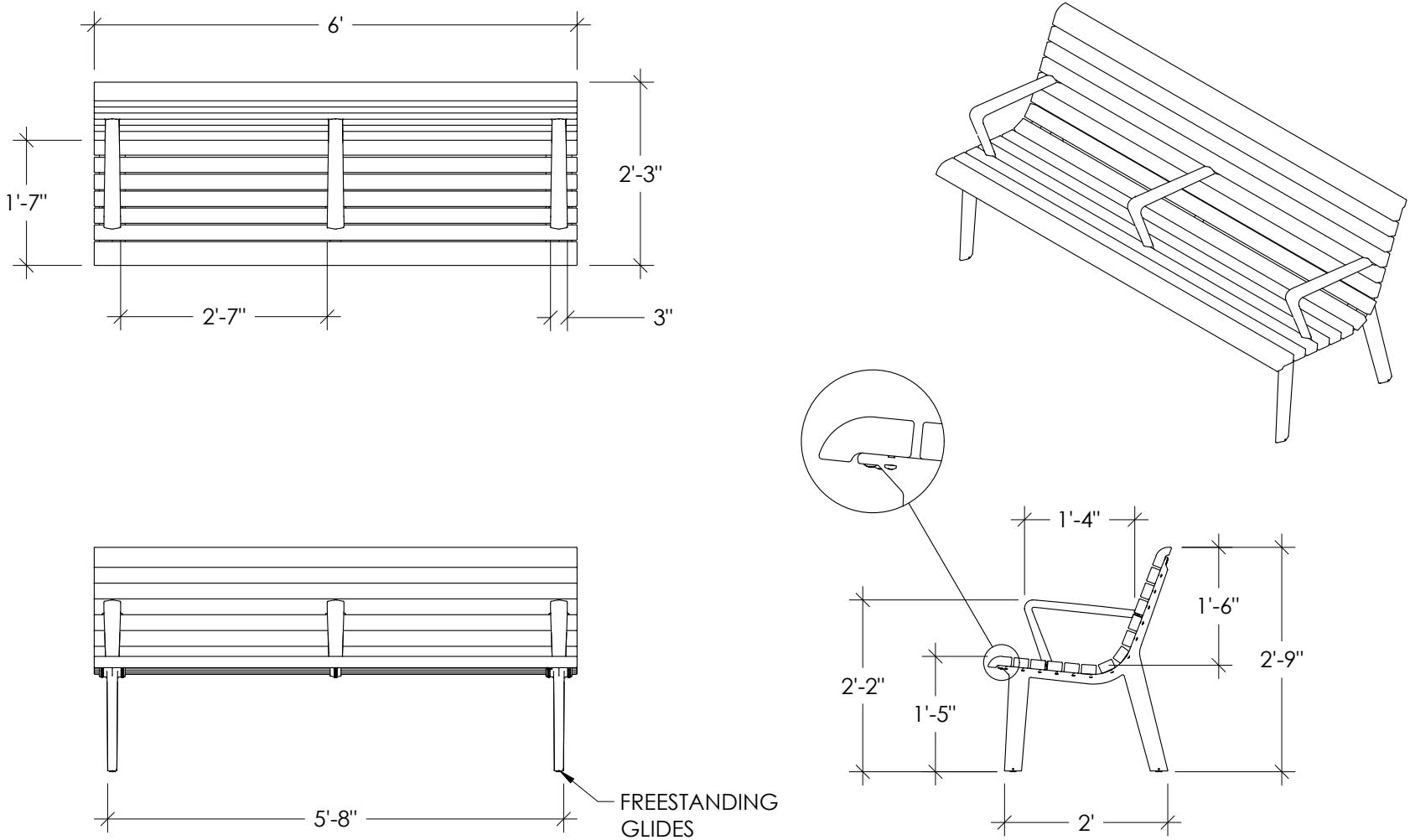
LAYTON POINTE
Delray Beach, Florida

Toll Brothers
America's Luxury Home Builder™

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

Site Plan
Details

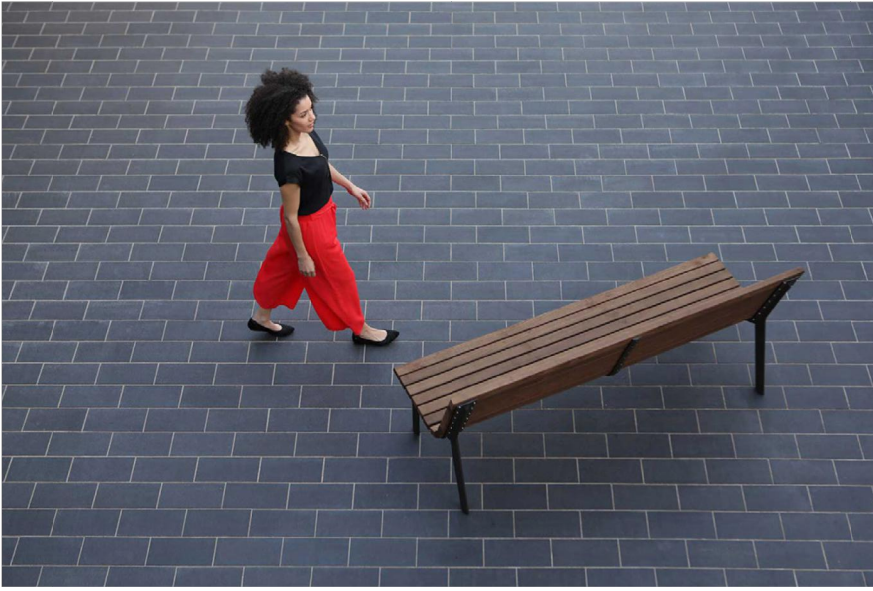
SHEET # DT.1



F GENERATION 50 BENCH DETAIL - BY LANDSCAPE FORMS SCALE: 1/2" = 1'-0"

Generation 50

Product Data Sheet



The Generation 50 line of benches and litter receptacles is a modern interpretation of several of the company's classic designs. "Generation 50 pays homage to the design, culture, and craft that is at the heart of the company but also takes advantage of the manufacturing expertise and new technologies that characterize Landscape Forms now and into the future," says Generation 50 designer Robert Chipman. Angular, diamond-shaped detailing is the shared visual character across the line's pieces. Generation 50's many options and broad application fit multiple site designs and uses. Benches can be specified with or without backs; in traditional, cantilevered, top-of-wall mounted, and wall mounted styles; with curved or straight face boards; and with three arm options or without arms. A litter receptacle in two styles rounds out the line. The elements are made of cast aluminum, steel, and wood, including thermally modified ash, a domestically sourced, sustainable material.

Bench

- Generation 50 benches are available backed or backless.
- The bench has aluminum casting supports with a powdercoat finish, and a wood seating surface.
- Bench is available in four different styles – traditional, cantilever, top of wall, and wall mount
- Generation 50 bench styles include a variety of mounting options:
 - Generation 50 traditional is available freestanding, surface mount, or embedded
 - Generation 50 cantilever is available embedded or surface mounted.
 - Generation 50 top of wall is available embedded or surface mounted.
 - Generation 50 wall mounting – hardware to anchor to wall not included.
- Benches are 72" in length
- The backed and backless benches are available with either no arms, end arms, or end and center arms.
- The backed bench is offered with two arm styles - angle or loop arms.
- The backless bench is only available with angle arms.
- Available in ipe, jarrah, and domestically sourced thermally modified ash (DSTMA) for exterior use.
- Available in jarrah, domestically sourced thermally modified ash (DSTMA), oak, and maple with LF-80 for interior use.
- The face boards of the bench can either be curved or straight-cut.
- Most styles of Generation 50 benches ship fully assembled.

	Style	Depth	Width / Length	Height	Weight
	Traditional Backless	23.5"	72"	17.25"	88 lbs
	Traditional Backless with (2) Arms	23.5"	72"	21.5"	95 lbs
	Traditional Backless with (3) Arms	23.5"	72"	21.5"	98 lbs
	Traditional Backed	26"	72"	33"	130 lbs
	Traditional Backed with (2) Arms	26"	72"	33"	139 lbs
	Traditional Backed with (3) Arms	26"	72"	33"	144 lbs

Note: Weight and dimensions based on Jarrah wood. Straight Cut face boards and angle arms.

	Faceboard Style
	Straight Cut
	Curved

G BENCH - BY LANDSCAPE FORMS

landscapeforms®



PRODUCT INFORMATION

This Log Pile configuration includes four large-diameter logs to form a low-to medium-challenge, natural climbing feature. They are a perfect addition to a natural playground or adventure playground for young children.

LOG PILE 4.1

Intended user age: 18m-5y

CSA Z614

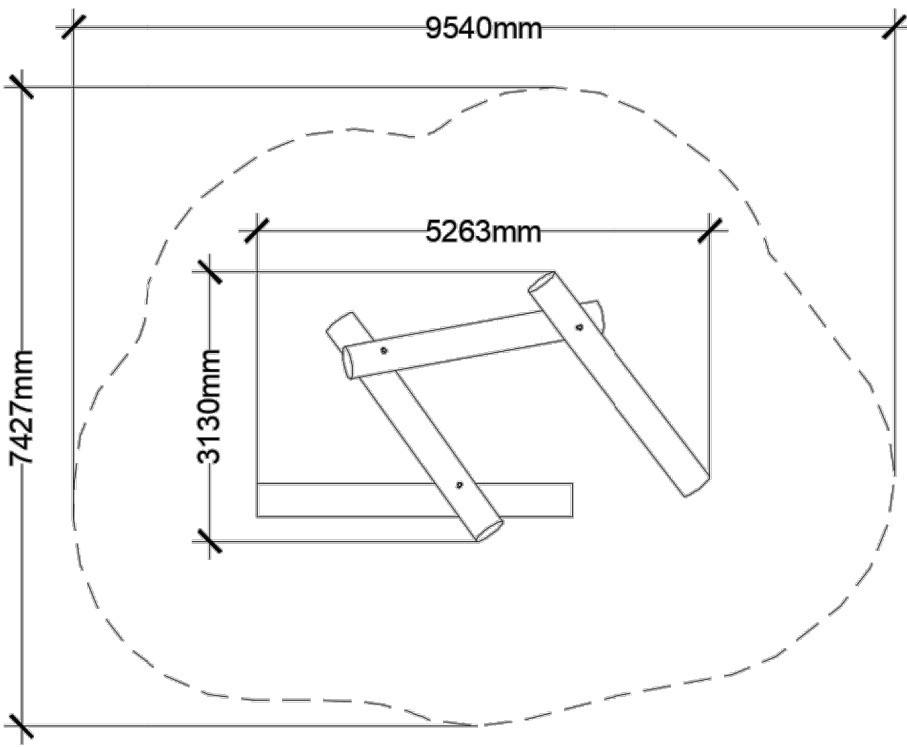


Maximum height: 915 mm
Fall height: 915 mm
Area of Safety Surfacing: 53.6 m²
User Capacity: 12

The highest designated play surface and space required are according to CSA Z614. A buffer is included in the fall zone to account for fabrication and material variations.

Resilient safety surfacing is required within the fall zone of equipment.

If you have questions about the equipment or require changes, please contact EarthScape at 1-877-269-2972.



H LOG PILE 4.1 - BY EARTHSCAPES

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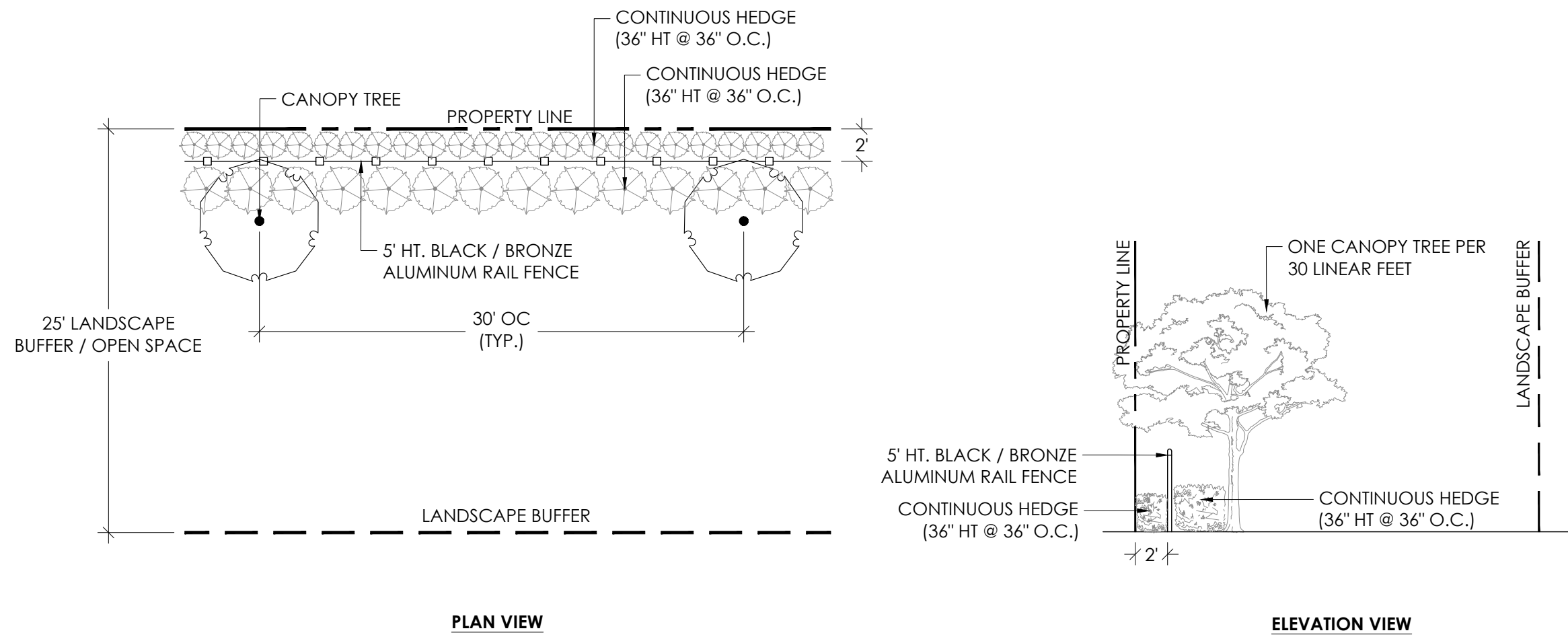
LAYTON POINTE
Delray Beach, Florida

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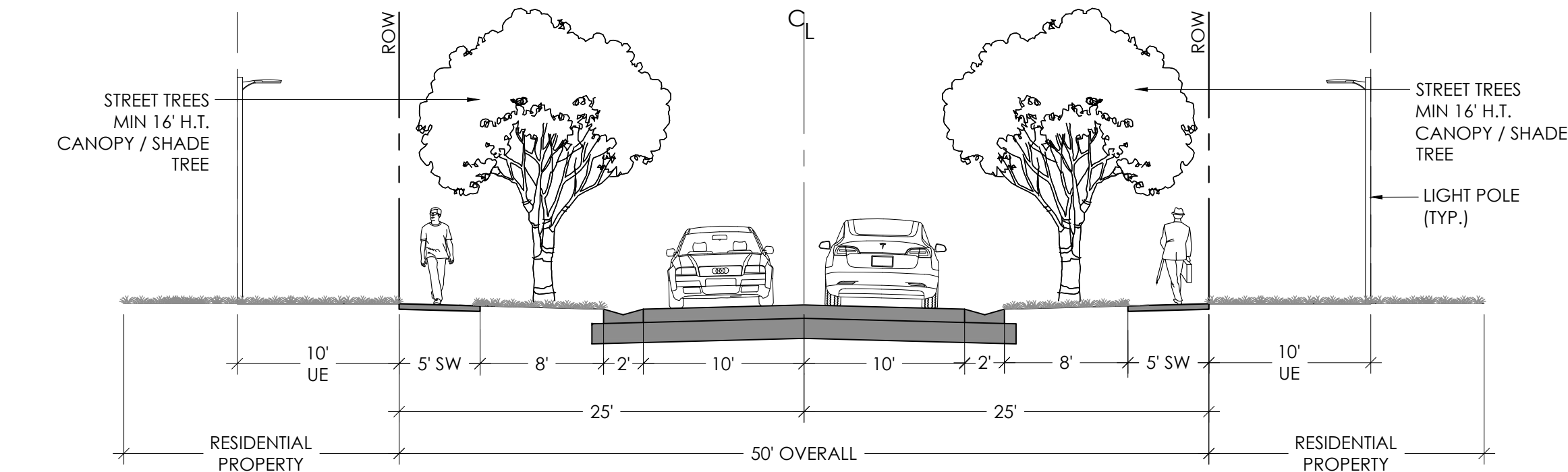
Drawn By: TAC/JTG
Drawing #: 1358
Date: 01/17/2025

Site Plan
Details

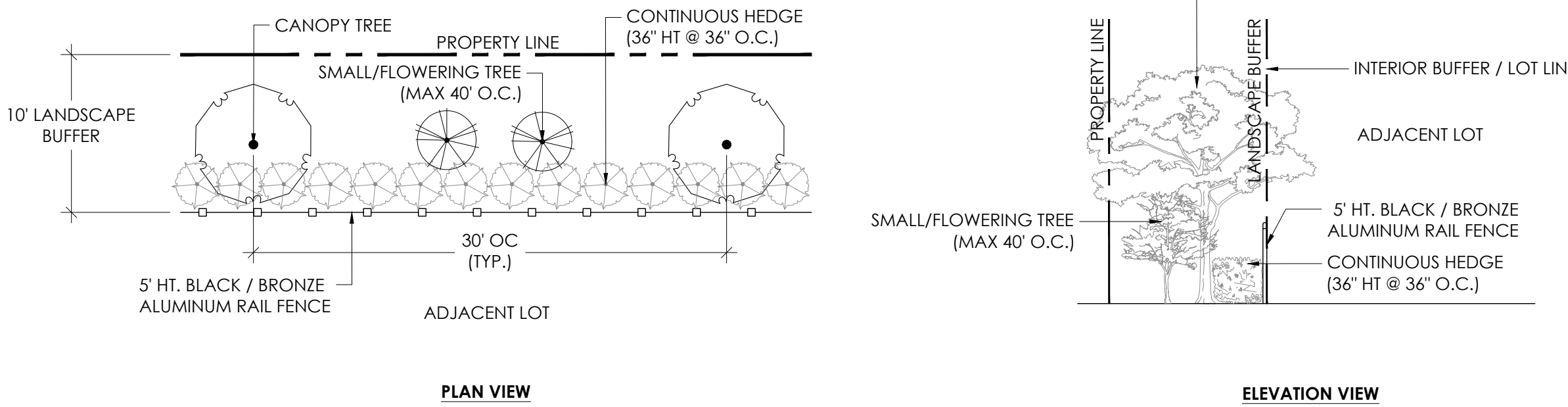
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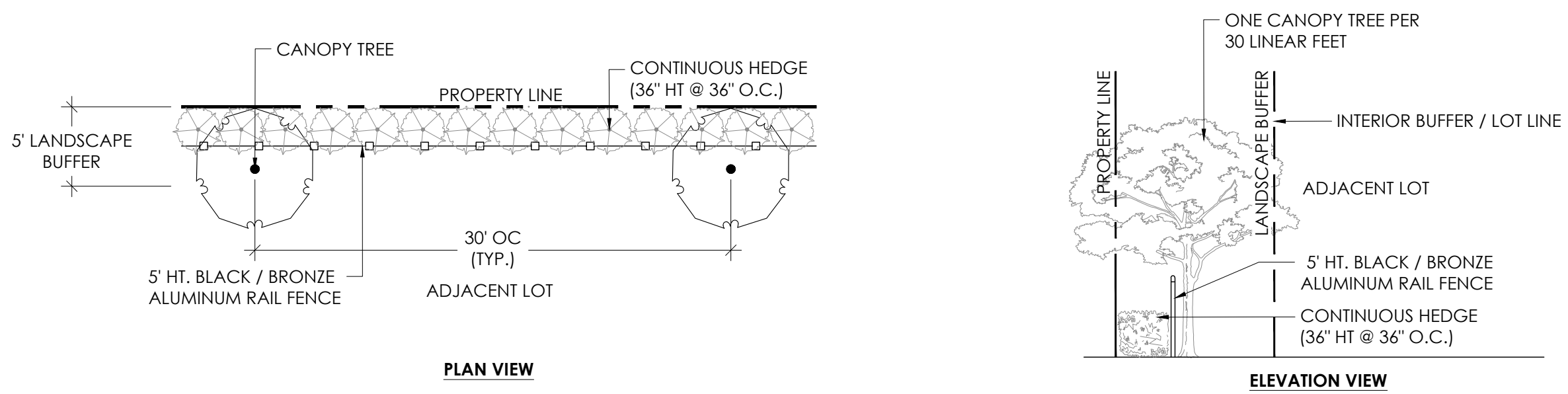
A 25' LANDSCAPE / OPEN SPACE BUFFER SCALE: 1/8" = 1' - 0"



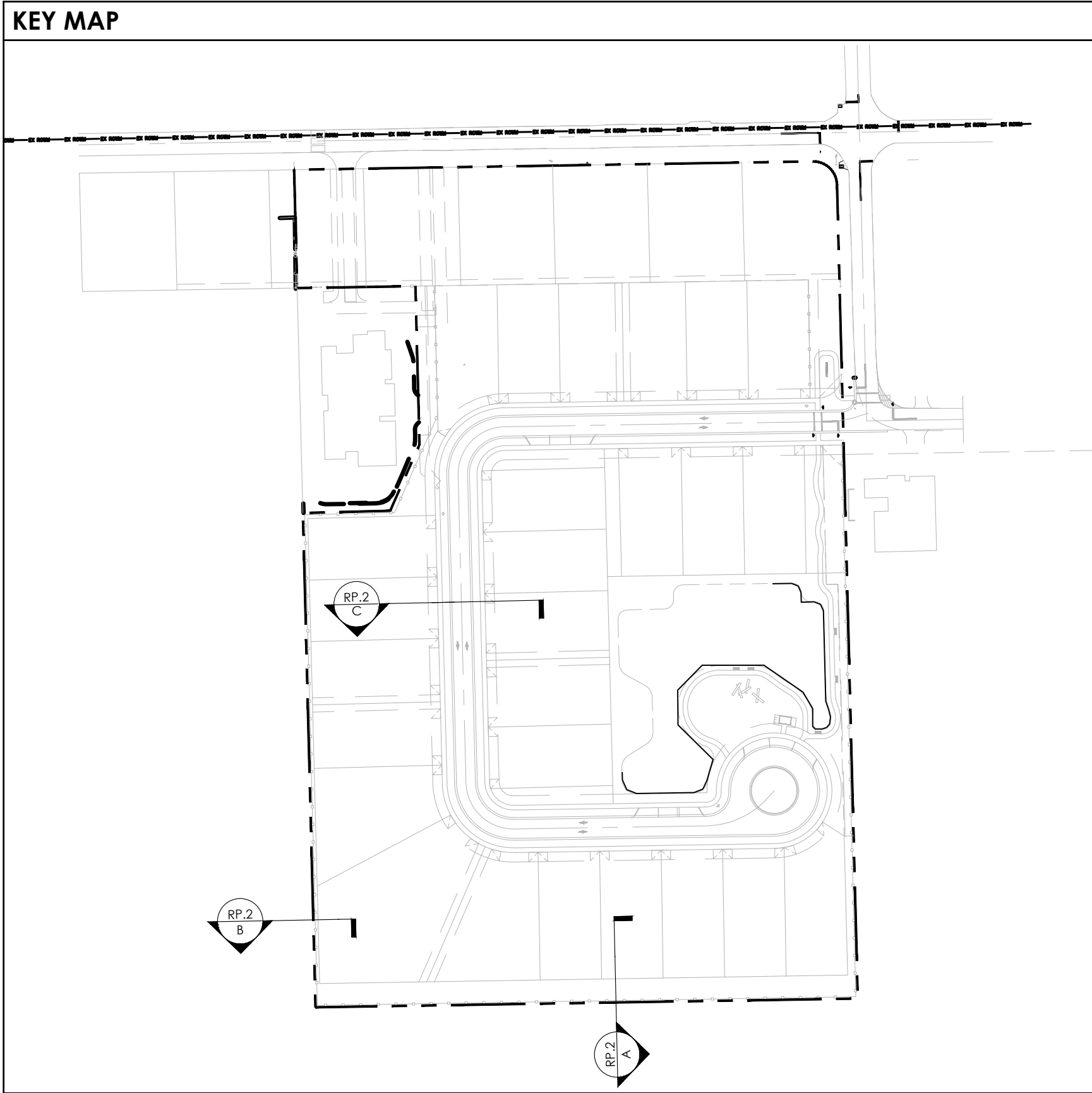
C 50' ROAD TRACT STREET SECTION SCALE: 1/8" = 1' - 0"



B 10' LANDSCAPE BUFFER SCALE: 1/8" = 1' - 0"



B 5' LANDSCAPE BUFFER SCALE: 1/8" = 1' - 0"



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