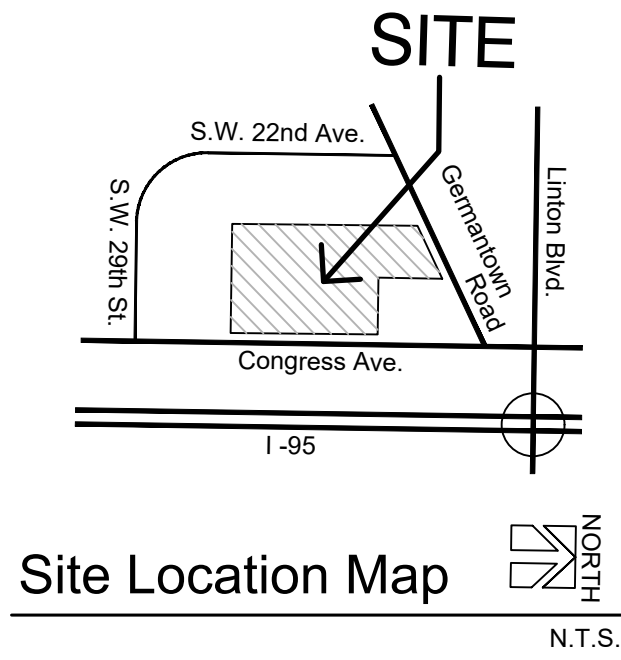
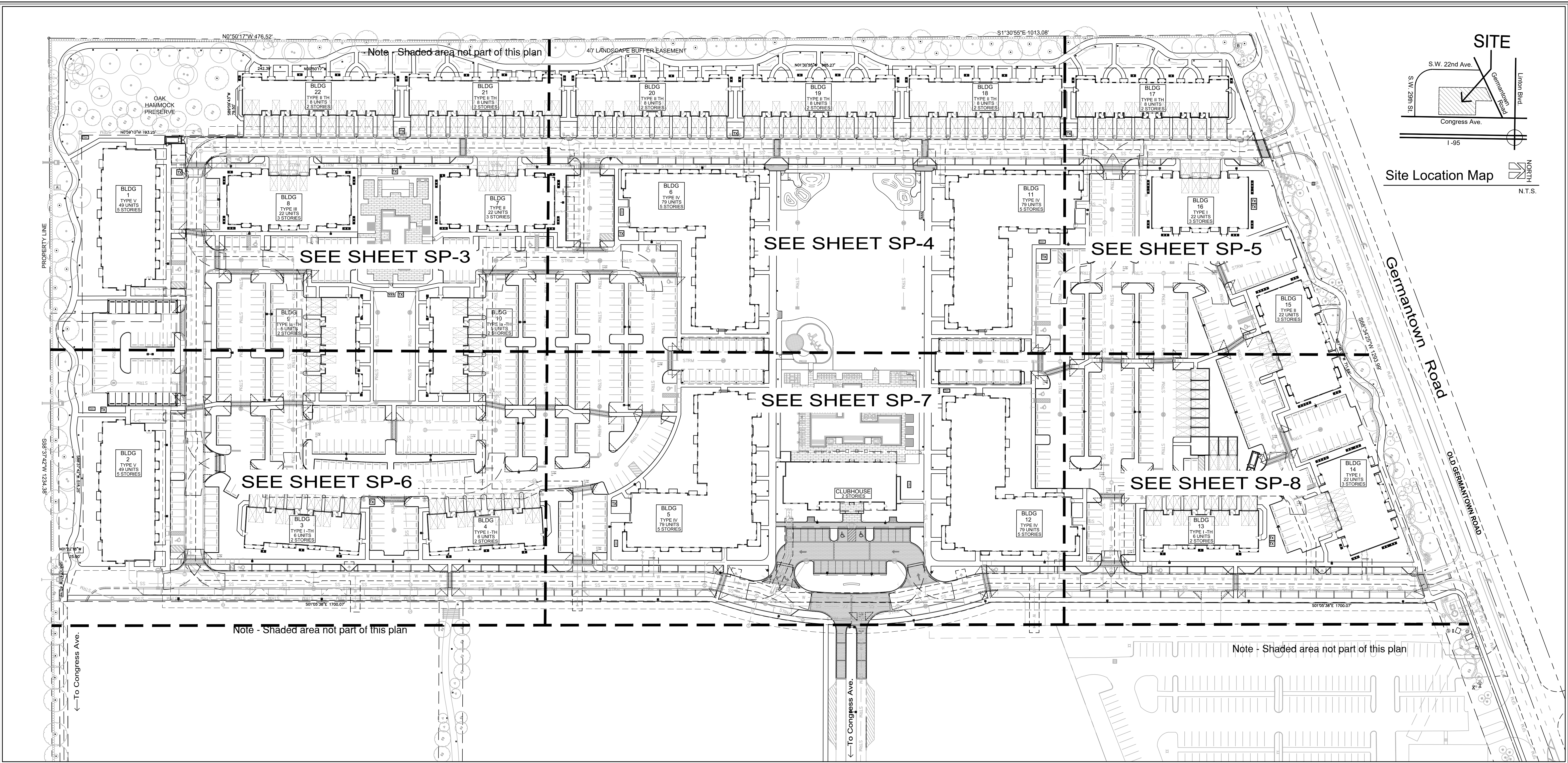
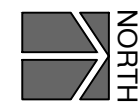




SITE PLAN

SCALE 1" = 60'



For SITE DATA see SP-2

Land Description - Site Plan

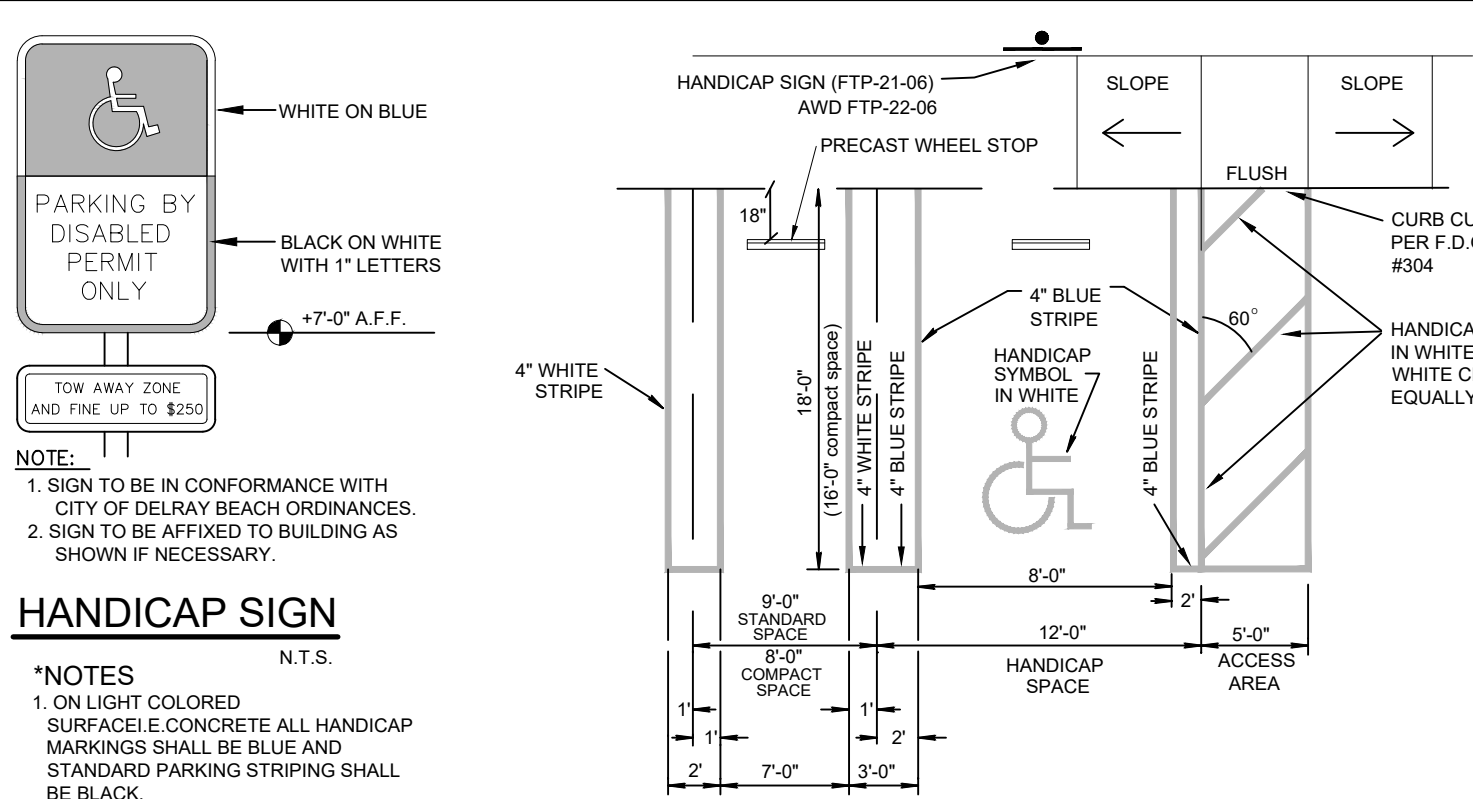
A PORTION OF REPLAT OF LAKESIDE AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, A PORTION OF PARCELS 1 AND 2 OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND A PORTION OF REPLAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 51 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID REPLAT OF LAKESIDE AT CENTRE DELRAY; THENCE SOUTH 56°28'15" EAST, A DISTANCE OF 48.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°46'07" EAST, A DISTANCE OF 711.69 FEET; THENCE SOUTH 01°05'38" EAST, A DISTANCE OF 1700.07 FEET; THENCE SOUTH 88°37'42" WEST, A DISTANCE OF 60.15 FEET; THENCE NORTH 01°22'18" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°37'42" WEST, A DISTANCE OF 518.25 FEET; THENCE NORTH 00°59'10" WEST, A DISTANCE OF 193.25 FEET; THENCE SOUTH 89°09'43" WEST, A DISTANCE OF 79.50 FEET; THENCE NORTH 00°50'17" WEST, A DISTANCE OF 242.39 FEET; THENCE NORTH 01°30'55" WEST, A DISTANCE OF 985.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING NET 1,007,572 SQUARE FEET OR 23.131 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



Typical On-Site Parking Spaces Detail

PURSUANT TO CITY OF DELRAY BEACH STANDARD DETAIL RT 4.2a N.T.S.

Site Notes

1. Proposed Use -
Townhouse - 76 d.u.
Apartments - 524 d.u.
2. Existing Use - Office, vacant
3. Existing Zoning - SAD (Special Activities District)
4. Proposed Zoning - SAD (Special Activities District)
5. Existing Land Use - CMU (Congress Ave. Mixed Use)
6. Proposed Land Use - CMU (Congress Ave. Mixed Use)
7. All proposed utilities on site shall be placed underground.
8. Each generator shall have a min. 12 hours of fuel in a self contained fuel tank.

NOTE
For details on Park #1, Park #2, Clubhouse Pool Deck, & Pool #2 areas see Hardscape Plans prepared by Architectural Alliance

Site Plan Key

- Driveway & Garage Parking Spaces
18' long x 9' wide
- 10G/10D # of Garage Spaces
of Driveway Spaces
Per Building
- Bollard Light
- Pole Mounted Lights
See Photometric Plan for lighting details
- TX Electric Transformer
- Gen Electric Generator
- Air Cond. Units

		10-30-20	SET
		09-02-20	SET
		05-04-20	SET
		04-10-20	SET
			Revisions
		Revised per SPRAB meeting of 10-28-20	
		Response to TAC review dated 07-22-20	
		Response to TAC review dated 05-12-20	
		Response to TAC review dated 03-05-20	

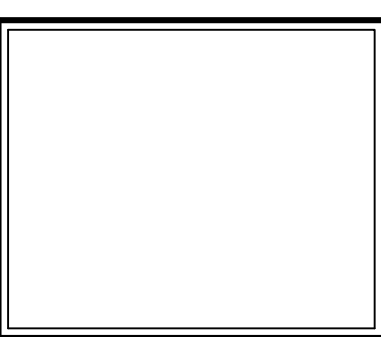
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Associates Inc.

7050 West Palmetto Park Road
Suite 15-274
Boca Raton, Florida 33433
561-910-0330
LA 000097
covelladesign.com

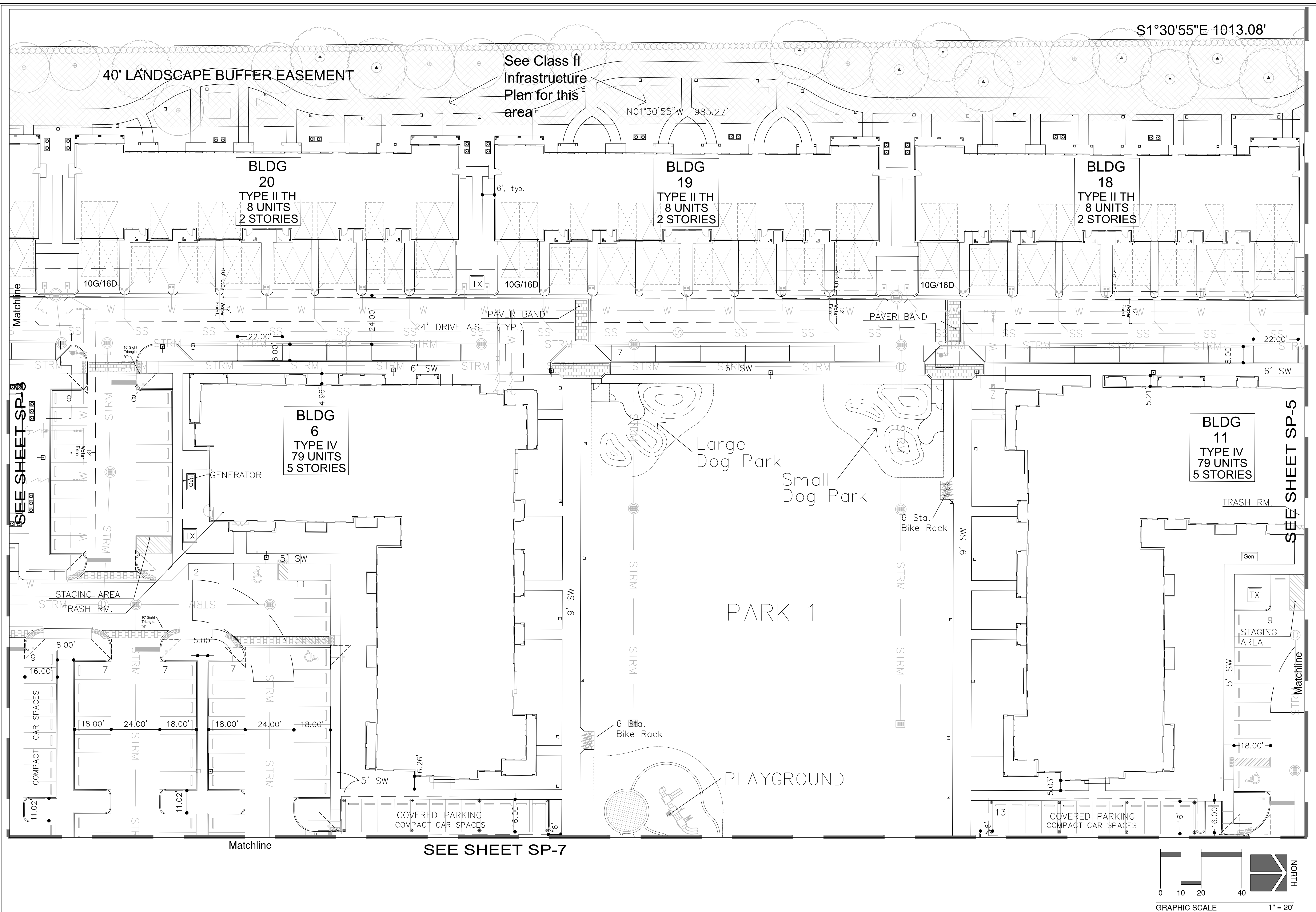
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Site Plan
Parks at Delray
Delray Beach
Florida

Date	01-14-2020
Scale	As Noted
PN#	1231



Drawing No.
SP-1
OF 8

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Boca Raton, Florida 33433
561-910-0330

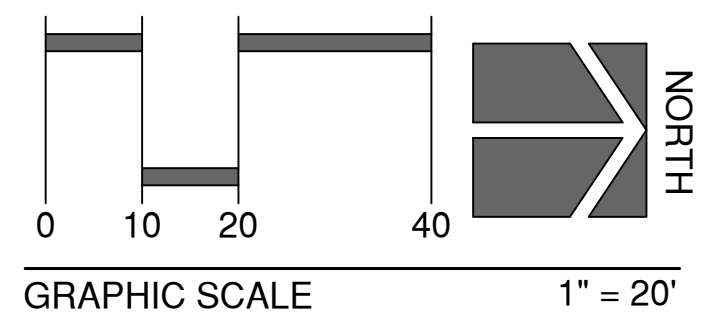
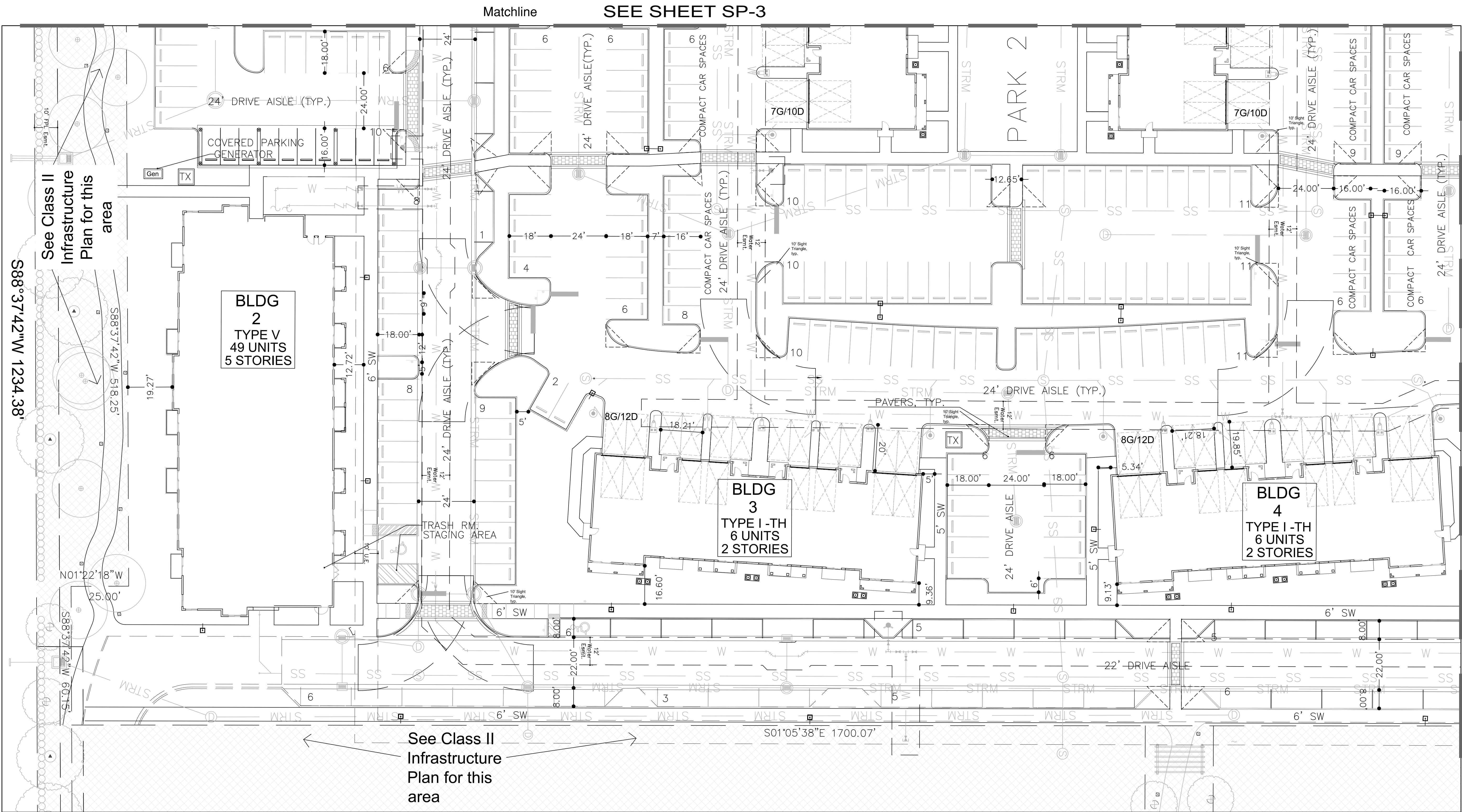
LA 0001967
covellidesign.com

Urban Planning ♦ Landscape Architecture

Site Plan Parks at Delray Delray Beach Florida

Date	01-27-2020
Scale	As Noted
PN#	1231

Drawing No.
SP-4
OF 8



Revisions	SET	10-30-20
Revised per SPRAB meeting of 10-28-20	SET	10-30-20
Response to TAC review dated 07-22-20	SET	09-02-20
Response to TAC review dated 05-12-20	SET	06-04-20
Response to TAC review dated 03-05-20	SET	04-10-20

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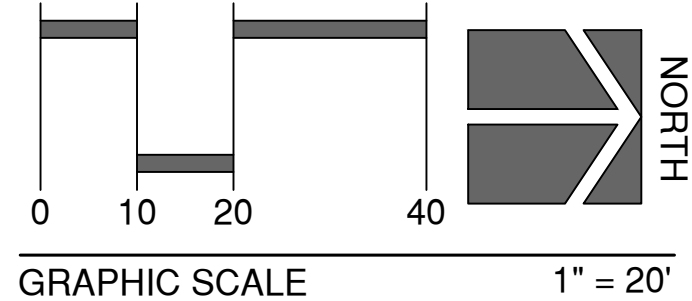
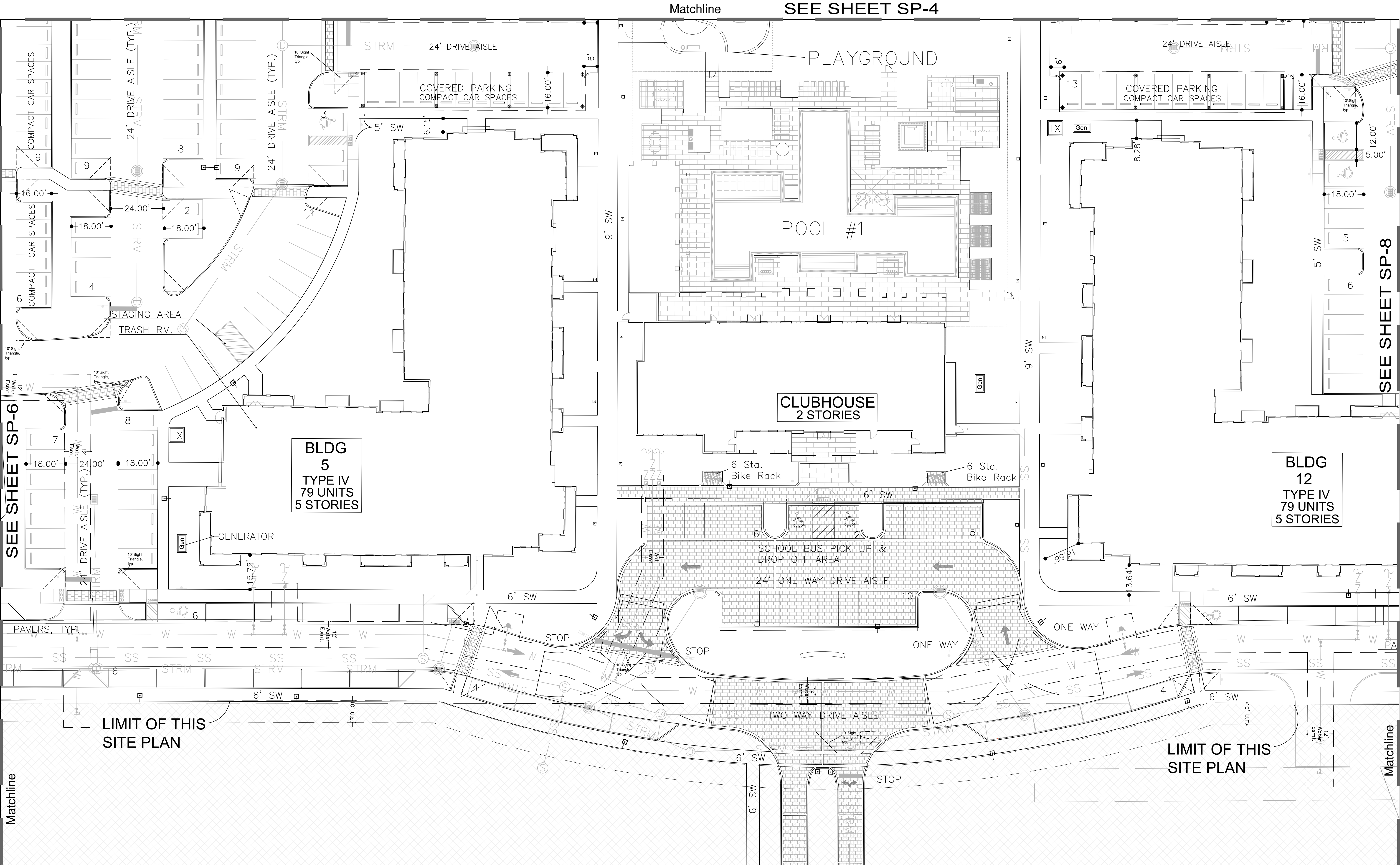
7050 West Palmetto Park Road
Suite 15-274
Boca Raton, Florida 33433
561-910-0330
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Site Plan
Parks at Delray
Delray Beach Florida

Date	01-27-2020
Scale	As Noted
PN#	1231



Drawing No.
SP-6
OF 8



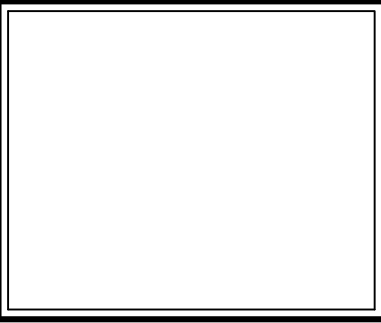
Revisions	SET	10-30-20
Revised per SPRAB meeting of 10-28-20	SET	10-30-20
Response to TAC review dated 07-22-20	SET	09-02-20
Response to TAC review dated 05-12-20	SET	06-04-20
Response to TAC review dated 03-05-20	SET	04-10-20

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Site Plan
Parks at Delray
Delray Beach Florida

Date	01-27-2020
Scale	As Noted
PN#	1231



Drawing No.
SP-7
OF 8

