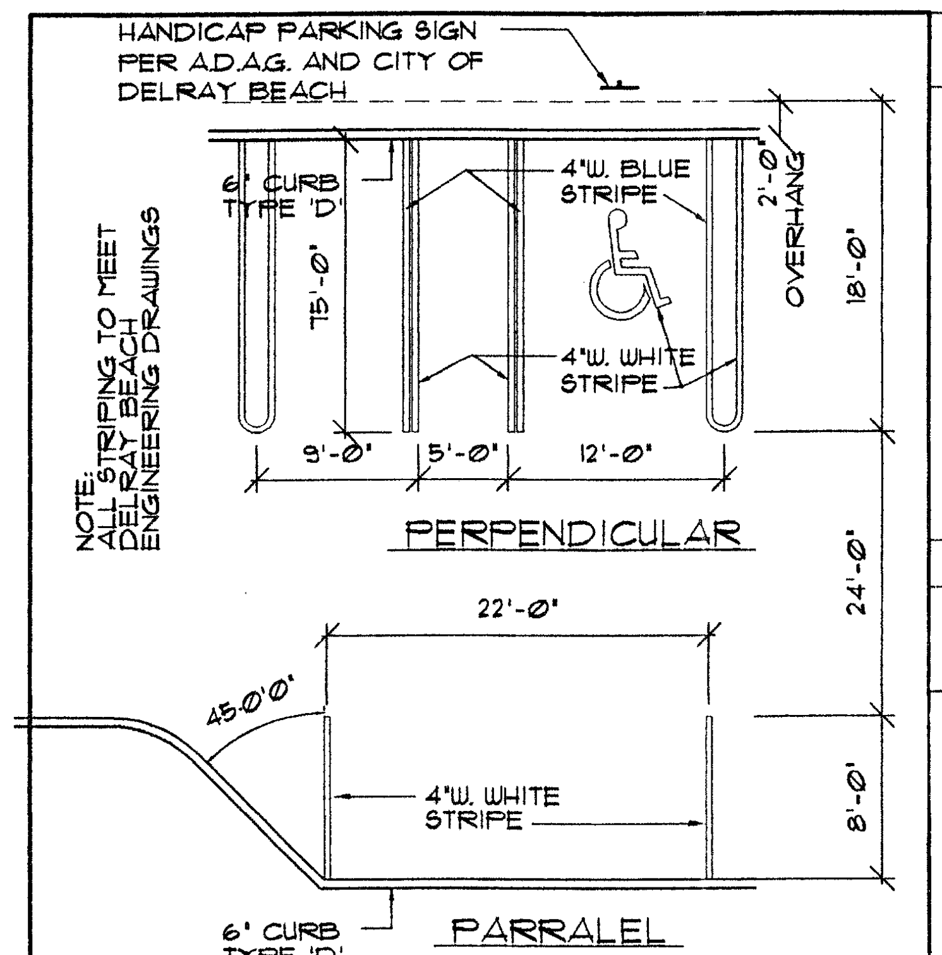
erty Control Number: 12-434609-00-000-1000
2-434609-00-000-1010

l Description:

southerly 334.66 ft. of the northerly 988.58 feet ne easterly 726.15 feet of the N/E 1/4 of Section 9, nship 46 South, Range 43 East, lying west of and adjacent to the west line of the Intracoastal Waterway being abandoned Lots 16 to 24, Block A, Lots 16 to 24, Block B and Lots 1 to 6, Block C, K/A part of FINK MSA 642A of Royal Palm Gardens, Plat 3

AND

The southerly 971.94 feet of the northerly 1960.52 feet of the easterly 667.02 feet of the NE 1/4 lying west of and adjacent to the west line of the Intracoastal Waterway K/A abandoned Lots 20 to 27, 29 to 34, Block E, Lots 1 to 10, Block F, Plat of La Hacienda, and the east 629.84 feet of Lot 1 lying east of Federal Highway of Harry Seemiller subdivision.



02 PARKING STRIPING DETAIL

A1.01 SCALE: N.T.S.

PRELIMINARY BUILDING DATA

DESIGNATION	UNITS	PARKING AT UNIT	SQ.FT. GROUND	SQ.FT. 2nd FLOOR	SQ.FT. TOTAL
BUILDING 1	9	18	14358.00	14358.00	28716.00
BUILDING 2	6	12	9170.00	9170.00	18340.00
BUILDING 3	6	12	9600.00	9600.00	19200.00
BUILDING 4	9	18	14343.00	14343.00	28686.00
BUILDING 5	6	12	9632.00	9632.00	19264.00
BUILDING 6	8	16	12750.00	12750.00	25500.00
BUILDING 7	8	16	12814.00	12814.00	25628.00
BUILDING 8	7	14	11164.00	11164.00	22328.00
BUILDING 9	7	14	11175.00	11175.00	22350.00
BUILDING 10	8	16	12792.00	12792.00	25584.00
BUILDING 11	8	16	12755.00	12755.00	25510.00
CLUBHOUSE/BATHS	0	0	1000.00		1000.00
GUARDHOUSE	0	0	140.00		140.00
(GUEST PARKING SPACES)		29			
TOTALS	82 UNITS	193 PARKING	131693.00 SQ.FT. GROUND	130553.00 SQ.FT. 2nd FLOOR	262246.00 SQ.FT. TOTAL

ULTIMATE APPROVED SITE DATA

ZONING RM

TOTAL SITE AREA	764795 S.F.	17.56 AC.±
TOTAL BUILDING FOOTPRINTS	131693 S.F.	17.22%SITE COVERAGE 40.00%ALLOWABLE
APPX. TOTAL PATIO AREA	60709 S.F.	1.39 AC.±
PAVED AREA (INCL. SIDEWALKS)	138739 S.F.	3.18 AC.±
BIKE PATH DEDICATION	16933 S.F.	0.39 AC.±
POOL DECK AND SUN DECK	9008 S.F.	0.21 AC.±
IMPERVIOUS AREA	357082 S.F.	46.7%
PERVIOUS AREA	347004 S.F.	45.4% 25% MIN. OPEN
APPX. MEAN WATER AREA	60709 S.F.	7.9% 1.39 AC.±

SITE DENSITY 82 UNITS / 17.56 AC.± = 4.67 UNITS/ACRE

REQUIRED PARKING	2.0 SPACES PER UNIT	2.0 X 82=	164.00
GUEST PARKING	0.5 SPACES PER 1ST 20 UNIT	0.5 X 20=	10.00
	0.3 SPACES PER 21 TO 50 UN	0.3 X 30=	9.00
	0.2 SPACES PER 51 PLUS	0.2 X 32=	7.00
	TOTAL REQUIRED		190.00
	TOTAL PROVIDED		193.00
	TOTAL SURPLUS		3.00

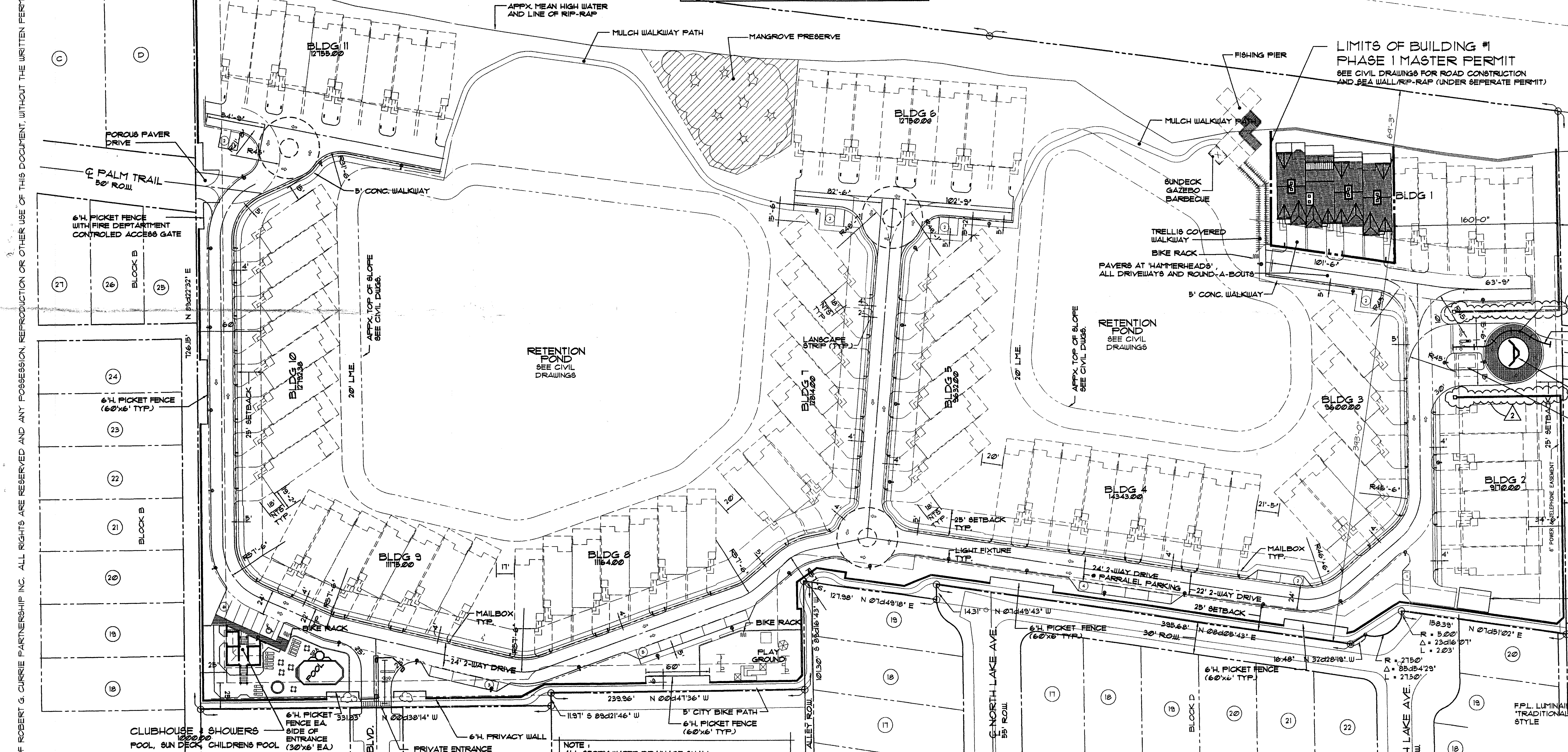
NOTE : ALL SQUARE FOOTAGE SHOWN IS APPROXIMATE

RM ZONING REQUIREMENTS

MIN. GROSS LOT SIZE	4800 S.F.	FRONT SETBACK	25'
MIN. LOT WIDTH	60'	SIDE STREET	25'
MIN. LOT FRONTAGE	60'	SIDE INTERIOR	15'
MIN. LOT DEPTH	80'	REAR SETBACK	25'
MAX. LOT COVERAGE	40%	DENSITY UNITS MAX	6-12 UNIT/AC.
MIN. OPEN SPACE REQ'D	25% NON VEHICULAR SPACE	MAX HEIGHT	35'

EDGE OF 125' WIDE CHANNEL PER U.S. ARMY CORPS OF ENGINEERS

INTRACOASTAL WATERWAY 300' R/W



NOTE :

ALL STORM WATER DRAINAGE SHALL BE RETAINED ON SITE

ALL NEW LIGHTING TO CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES

STREET LIGHTING SHALL BE INSTALLED, OPERATED AND MAINTAINED BY F.P.L.

ALL UTILITIES WILL BE UNDERGROUND AT PROJECT COMPLETION

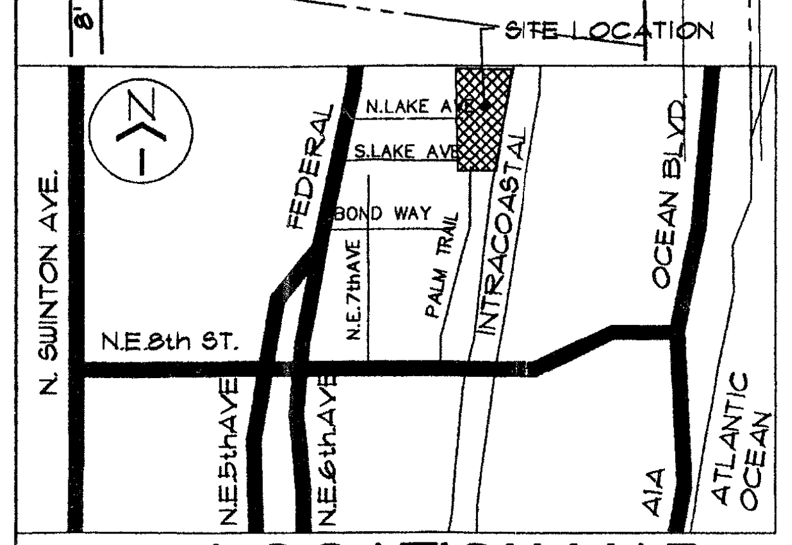
ALUM. "BLACK" BIKE RACKS WILL BE PROVIDED AT POOL, PLAYGROUND, AND TRELLIS WALKWAY TO FISHING PIER (5 BIKES EACH)

A.C. UNITS SHALL BE SCREENED BY FROM VIEW BY LOW WALLS

PERIMITER WALL TO BE 2' BACK FROM PROP. LINE OR BIKE PATH FOR SCREENING PLANTINGS.

ALL UNITS TO HAVE INDIVIDUAL GARBAGE CANS

φ 20'H. LIGHT FIXTURE AT 75' O.C. (APPX.)



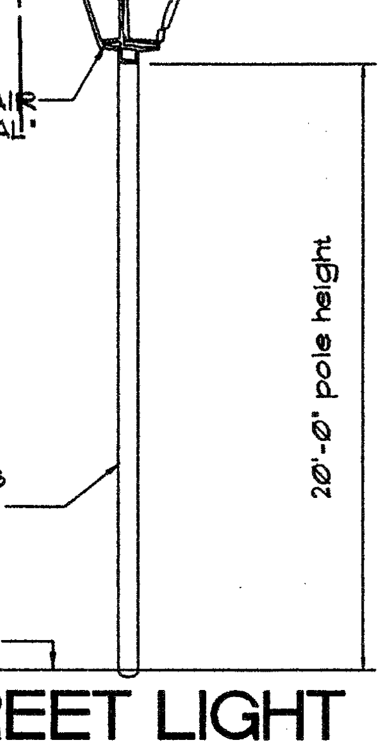
LOCATION MAP

0' 25' 100'
10' 50'

N

01 SITE PLAN

A1.01
SCALE : 1"=50'
NOTE :
ALL OTHER IMPROVEMENTS SHOWN ON THIS SITE PLAN ARE UNDER SEPERATE APPLICATIONS.



F.P.L. LUMINAIR 'TRADITIONAL' STYLE

F.P.L. FIBERGLASS LIGHT POLE (BLACK)

FIN. GRADE

STREET LIGHT DESIGN

SCALE N.T.S.

Class F
MODIFICATION APPROVAL
Site Plan Review & Appearance Board 2/2/2000
Date
Planning Dept. Diane Dominguez 2-11-00
Name & Date
All Applications For Permits Must Conform In Every Respect To These Approved Plans.

sidewalk width reduction from 5' to 4'

Robert G. Currie Partnership, Inc.
Architect, Planners and Interior Designers
Robert G. Currie
Jess M. Sowards

134 N.E. 1st Avenue
Delray Beach, Florida 33444
TEL: 561 276-4951 276-0015
FAX: 561/243-8184

ISSUED FOR
BIDS
PERMIT
CONSTRUCTION

SEAL
1-27-00

PROJECT TITLE
THE ESTUARY TOWNHOUSE DEVELOPMENT BUILDING #1

DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS
- △1 11.10.99 STRUCTURAL/BLDG DEPT. COMMENTS
- △2 1.25.00 SIDEWALK/ ENTRY WALL REVISIONS

2000-202

FILE NUMBER
BLDG1/910A101

DRAWING TITLE
SITE PLAN

DATE 10.27.99
DRAWN BY BPH
JOB NUMBER 970910
DRAWING NUMBER
A1.01

BLDG. 1

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J:\970910 Porten\BLDG1\910a101.dwg Thu Jan 27 09:31:55 2000