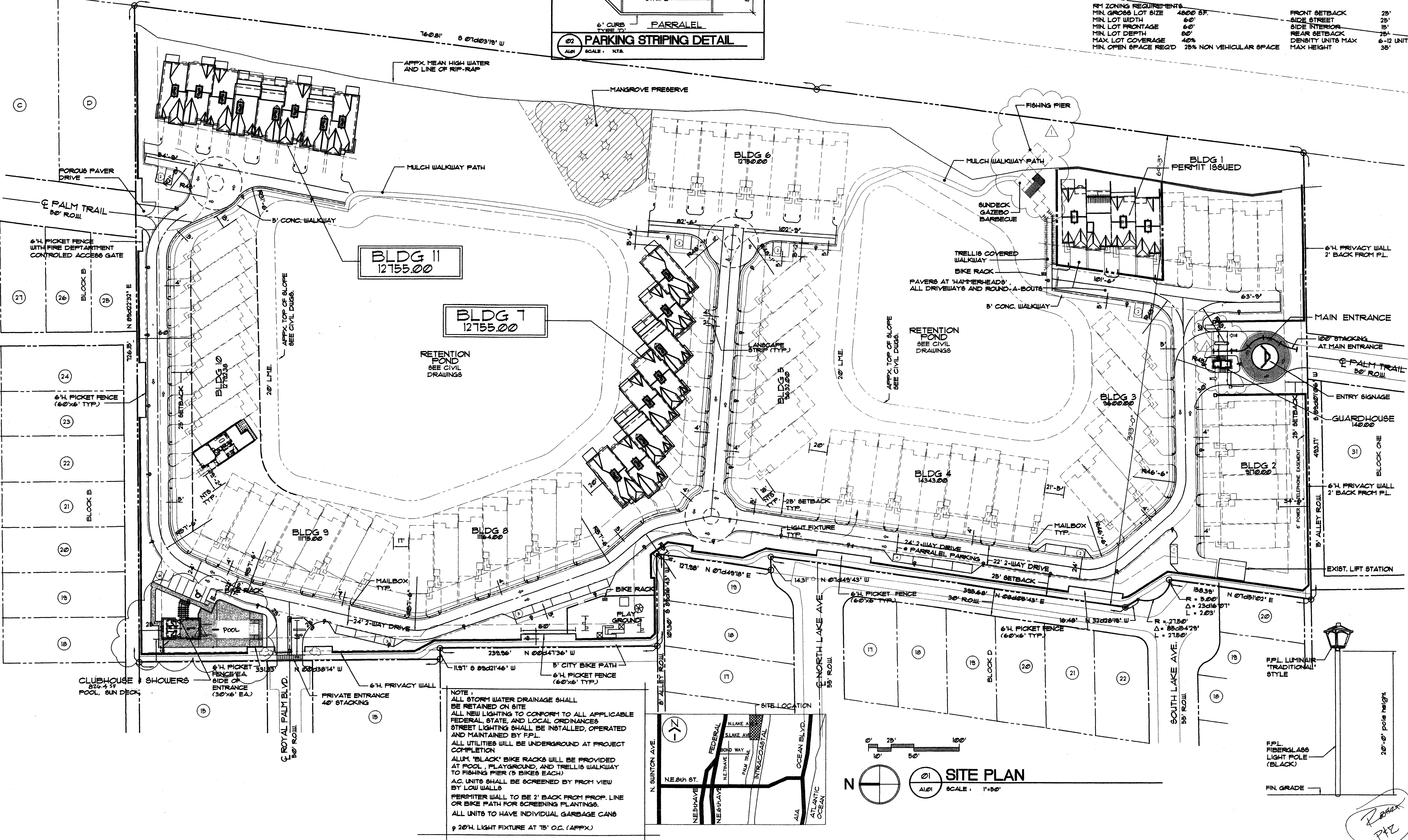


Property Control Number: 12-434609-00-000-1000
and 12-434609-00-000-1010

Legal Description:

The southerly 334.66 ft. of the northerly 388.58 feet of the easterly 126.15 feet of the N/E 1/4 of Section 9, Township 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.



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).
AC. UNITS SHALL BE SCREENED BY FROM VIEW BY LOW WALLS.
PERIMETER WALL TO BE 2' BACK FROM PROP. LINE OR BIKE PATH FOR SCREENING PLANTINGS.
ALL UNITS TO HAVE INDIVIDUAL GARBAGE CANS.
20' H. LIGHT FIXTURE AT 15' O.C. (APPRX)

PRELIMINARY BUILDING DATA

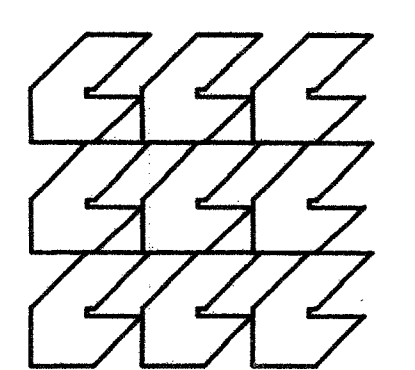
DESIGNATION	UNITS	PARKING AT UNIT	SQ. FT. GROUND	SQ. FT. 2ND FLOOR	SQ. FT. TOTAL
BUILDING 1	4	18	14558.00	14558.00	28116.00
BUILDING 2	4	12	4170.00	4170.00	8340.00
BUILDING 3	4	12	4600.00	4600.00	9200.00
BUILDING 4	4	12	4848.00	4848.00	9696.00
BUILDING 5	4	12	4652.00	4652.00	9304.00
BUILDING 6	4	16	12750.00	12750.00	25500.00
BUILDING 7	4	16	12814.00	12814.00	25628.00
BUILDING 8	4	14	11184.00	11184.00	22368.00
BUILDING 9	4	14	11175.00	11175.00	22350.00
BUILDING 10	4	16	12742.00	12742.00	25484.00
BUILDING 11	4	16	12755.00	12755.00	25510.00
CLUBHOUSE/BATHS GUARDHOUSE	0	0	1000.00		1000.00
(GUEST PARKING SPACES)	24				
TOTALS	52	198	151645.00	150555.00	262246.00
			SQ. FT. GROUND	SQ. FT. 2ND FLOOR	SQ. FT. TOTAL

ULTIMATE APPROVED SITE DATA

	ZONING	RM
TOTAL SITE AREA	764795 S.F.	17.56 AC. ±
TOTAL BUILDING FOOTPRINTS	151645 S.F.	17.22% SITE COVERAGE
APPRX. TOTAL PATIO AREA	60704 S.F.	40.00% ALLOWABLE
PAVED AREA (INCL. SIDEWALKS)	156754 S.F.	1.54 AC. ±
BIKE PATH DEDICATION	16493 S.F.	3.18 AC. ±
POOL DECK AND SUN DECK	9008 S.F.	0.21 AC. ±
IMPERVIOUS AREA	557082 S.F.	46.7%
PERVIOUS AREA	547004 S.F.	48.4% 25% MIN. OPEN
APPRX. MEAN WATER AREA	60704 S.F.	7.9% 1.54 AC. ±
SITE DENSITY	52 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
	0.5 SPACES PER 21 TO 50 UNIT	0.5 X 30= 15.00
	0.2 SPACES PER 51 PLUS	0.2 X 52= 10.40
TOTAL REQUIRED		199.40
TOTAL PROVIDED		198.00
TOTAL SURPLUS		1.40

NOTE: ALL SQUARE FOOTAGE SHOWN IS APPROXIMATE

RM ZONING REQUIREMENTS	FRONT SETBACK	25'
MIN. GROSS LOT SIZE	4800 S.F.	
MIN. LOT WIDTH	60'	
MIN. LOT DEPTH	60'	
MIN. LOT FRONTAGE	60'	
MIN. LOT DEPTH	60'	
MAX. LOT COVERAGE	40%	
MIN. OPEN SPACE REQ'D	25% NON VEHICULAR SPACE	
	MAX. HEIGHT	35'



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

134 N.E. 1st Avenue
Delray Beach, Florida 33444
TEL: 561 278-4851
FAX: 561 243-8184

ISSUED FOR

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

THE
ESTUARY
TOWNHOUSE
DEVELOPMENT
BUILDING #7

DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

- 6-9-00 REVISE GUARD-
HOUSE AND FISH'G PIER
- 9-6-00 REVISE POOL-
HOUSE

FILE NUMBER
BLDG7/910A101

DRAWING TITLE

OVERALL SITE
PLAN

DATE

02.06.00

DRAWN BY

BPH

JOB NUMBER

970910

DRAWING NUMBER

BLDG. 7 5/100

A1.01