Utility Services

1. Sewer - A 10" Gravity Sewer Line Exists At The Northeast Corner Of The Property.
2. Water - 8' Water Main Stubouts Exist At Two Locations At The Property Line.
3. Gas - Gas Is Available Offsite. At This Time The Residential Development Is Not Expected To Utilize Gas Appliances. Prop. emergency generators will use natural gas.
4. Electric / Phone / Cable Television - Overhead Lines are Available Adjacent To The Property.

Parking Tabulations

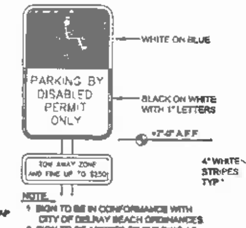
Total REQURED Parking Spaces per Shared Parking Calculations Table - 367
Total PROVIDED Parking Spaces - 383
Total OFFICE Required Parking Spaces per Shared Parking Table - 61
Total OFFICE Parking Spaces Provided - 89 (5 handicap accessible)
Total RESIDENTIAL Required Parking Spaces per Shared Parking Table - 183
Total RESIDENTIAL Parking Spaces Provided - 294 (9 handicap accessible)

Shared Parking Calculations Table

		Weekday						Weekend			
		Night		Day		Evening		Day		Evening	
Use	Required	Midnight to 6AM		9 AM to 4 PM		6 PM to Midnight		9 AM to 4 PM		6 PM to Midnight	
Residential (Additional / Guest)	183	100%	183	60%	109.8	90%	164.7	80%	146.4	90%	164.7
Office	61	5%	3.05	100%	61	10%	6.1	10%	6.1	5%	3.05
Commercial/Retail	0	5%	0	70%	0	90%	0	100%	0	70%	0
Hotel	0	80%	0	80%	0	100%	0	80%	0	100%	0
Restaurant	0	10%	0	50%	0	100%	0	50%	0	100%	0
*Entertainment / Recreational (theatres, bowling alleys, etc)	0	10%	0	40%	0	100%	0	80%	0	100%	0
Residential (Reserved)	180	100%	180	100%	180	100%	180	100%	180	100%	180
TOTALS	0		367		351		351		333		348

Property Development Regulations

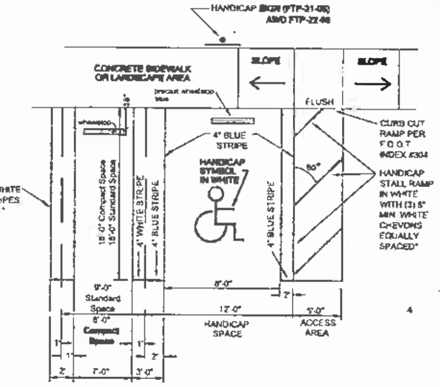
PC ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MIN. OPEN SPACE (%)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)	F.A.R.
REQUIRED	10,000 sf	50'	100'	50'	25%	10'	10'	0'	10'	48'	•
PROVIDED	356,809 sf	348'	800'	680'	27%	88.01'	10'	15.27'	15.0'	48'	0.064 Comm. Use



HANDICAP SIGN

N.T.S.

*NOTES
1. ON LIGHT COLORED SURFACES & CONCRETE ALL HANDICAP MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE BLACK.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE 6"
3. ALL MEASUREMENTS ARE FROM CENTERLINE
4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEELSTOP



Typical Parking Spaces Detail

PURSUANT TO CITY OF DELRAY BEACH STANDARD DETAIL RT 4.2a

N.T.S.

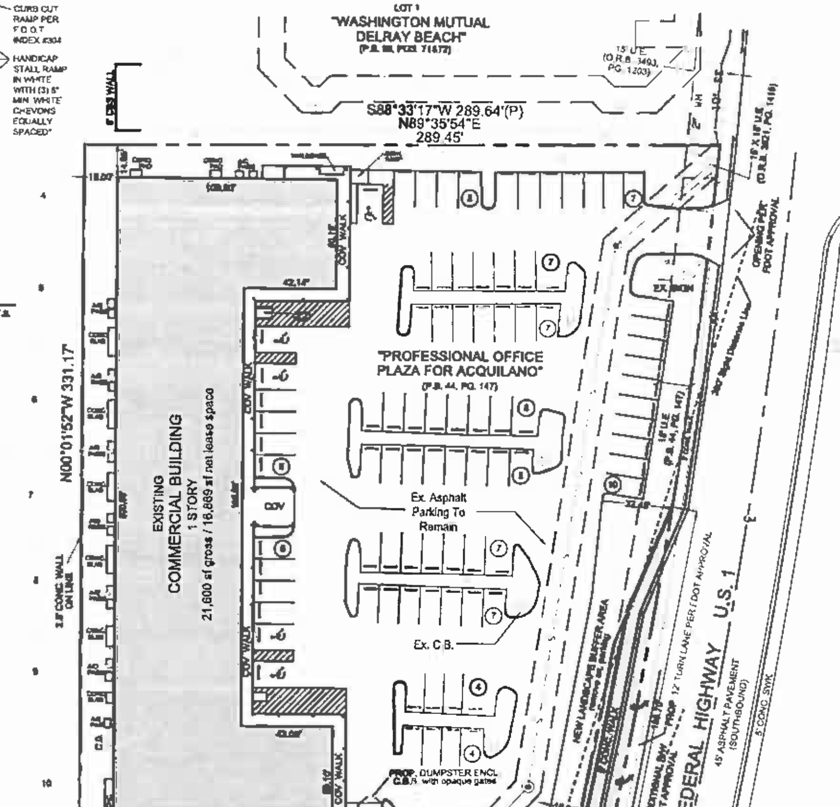
Site Tabulations

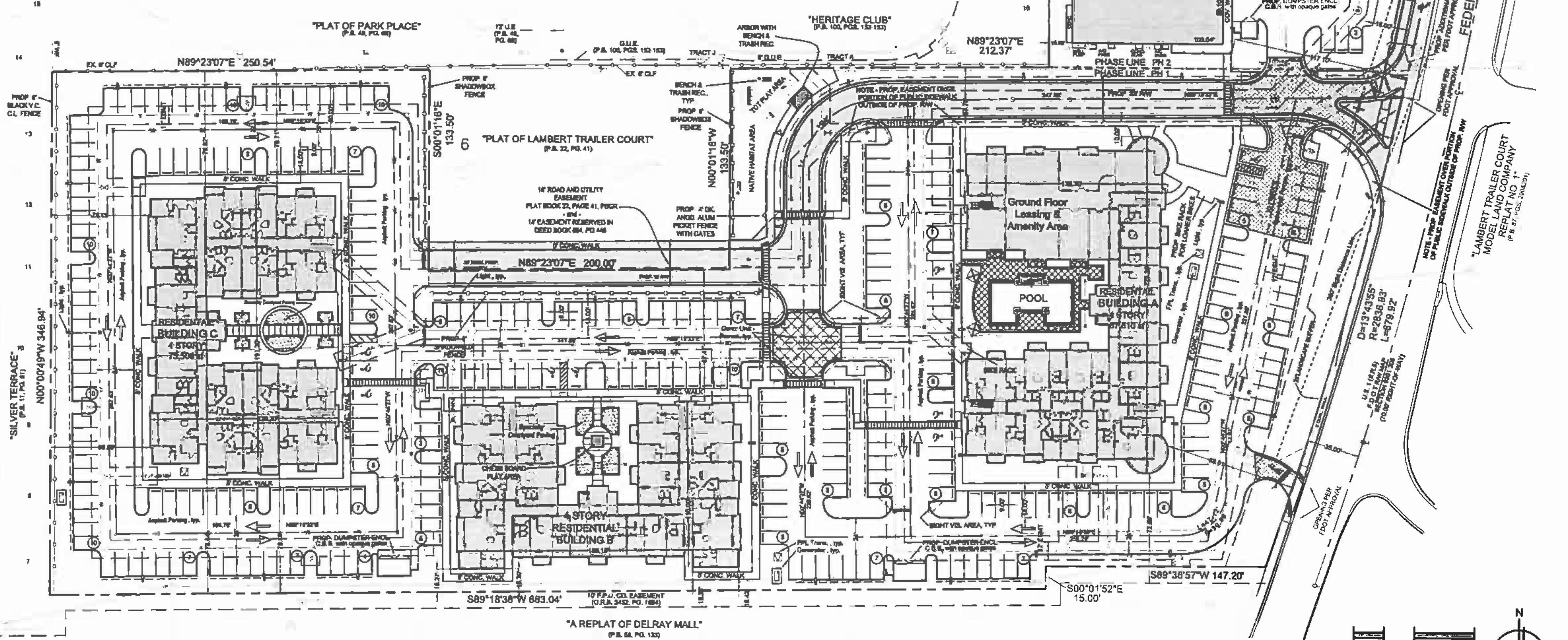
Gross Site Area	356,809 sf	8.19 ac	
R/W Dedication Area	21,416 sf		
TOTAL NET SITE AREA	335,393 sf	7.70 ac	100%
Total Impervious area	245,163 sf	5.63 ac	73%
Building area	79,130 sf		
Vehicular Use area	142,522 sf		
Sidewalks, Courtyards, etc.	23,511 sf		
Total Pervious area	90,230 sf	2.07 ac	27%
PH 1 RESIDENTIAL Site Area	248,733 sf	5.71 ac	100%
PH 2 COMMERCIAL Site Area	86,660 sf	1.99 ac	100%

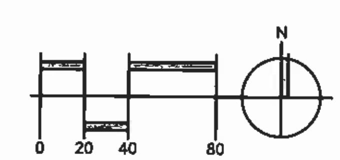
Residential Unit Tabulations

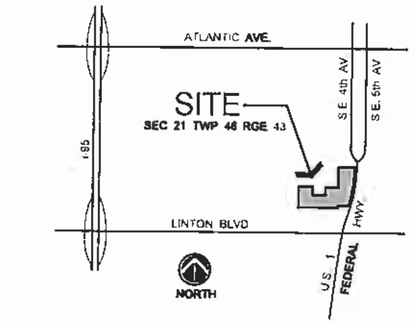
One bedroom units - 84
Two bedroom units - 80
Three bedroom units - 16
Total residential units - 180

Total Density 22 d.u./acre









Site Location Map

N.T.S.

Legal Decription

PARCEL I:

THAT PART OF THE NORTH 18 FEET OF THE SOUTH ONE-HALF (SOUTH 1/2) OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF STATE ROAD NO. 5 (U.S. HIGHWAY # 1) AS NOW LAID OUT AND IN USE, AND

PARCEL II:

THE EAST 86 FEET OF TRACT 6, LAMBERT TRAILER COURT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF TRACT 1 OF SAID LAMBERT TRAILER COURT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 1, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT 1 AT A DISTANCE OF 62.38 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID SOUTH LINE, MAKING AN INCLUDED ANGLE OF 180 DEGREES 06 MINUTES 48 SECONDS A DISTANCE OF 226.48 FEET TO A POINT IN THE PROPOSED WEST RIGHT OF WAY LINE OF THE SOUTH BOUND LANE OF STATE ROAD NO. 5, U.S. NO. 1, ACCORDING TO THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 9301-308 DATED JUNE 1960; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE LEFT WHOSE RADIUS IS 2836.83 FEET, CENTRAL ANGLE OF 2 DEGREES 46 MINUTES 38 SECONDS AN ARC DISTANCE OF 137.48 FEET TO THE NORTH LINE OF SAID TRACT 1; THENCE WESTERLY ALONG THE NORTH LINE OF TRACT 1 A DISTANCE OF 236.38 FEET TO AN ANGLE POINT; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, MAKING AN INCLUDED ANGLE OF 179 DEGREES 50 MINUTES 18 SECONDS, A DISTANCE OF 62.37 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF TRACT 1, MAKING AN INCLUDED ANGLE OF 90 DEGREES 24 MINUTES 30 SECONDS A DISTANCE OF 133.5 FEET TO THE POINT OF BEGINNING, RESERVING THE SOUTHERLY 10 FEET THEREOF FOR USE OF ADJOINING PROPERTY OWNERS, AND

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, BEING A PART OF LAMBERT TRAILER COURT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT 2 OF SAID LAMBERT TRAILER COURT AT A DISTANCE OF 138.77 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 172.26 FEET TO A POINT 138.77 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF LOTS 2 AND 3 OF SAID PLAT, A DISTANCE OF 197.83 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 3, AT A DISTANCE OF 138.77 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 113.06 FEET TO A POINT 73.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2836.83 FEET, A DISTANCE OF 205.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO EXISTING EASEMENTS.

PARCEL 2:

ALL OF LOTS 4 AND 5 AND THE WEST 138.77 FEET OF LOTS 2 AND 3, OF SAID LAMBERT TRAILER COURT.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 229,873 SQUARE FEET (5.28 ACRES), MORE OR LESS.

TOGETHER WITH:

ALL OF PROFESSIONAL OFFICE PLAZA FOR ACQUILANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SOUTH HALF (S/2) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, IN PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1 (FORMERLY STATE ROAD NO. 5) AS DESCRIBED IN RIGHT-OF-WAY DEED DATED JUNE 8, 1950, RECORDED IN DEED BOOK 1105, PAGE 188 AND RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1 AS DESCRIBED IN RIGHT-OF-WAY DEED DATED NOVEMBER 1, 1960, RECORDED IN OFFICIAL RECORDS BOOK 546, PAGE 286, PALM BEACH COUNTY RECORDS. (EXCLUDING ANY PORTION OF SUBJECT PARCEL LYING EAST OF RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1).

THE ABOVE DESCRIBED PREMISES ARE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE IN THE WEST LINE OF U.S. NO. 1 (FORMERLY STATE ROAD NO. 5), BEING ALSO IN THE NORTH LINE OF TRACT 1, LAMBERT TRAILER COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE IN A SOUTHWESTERLY DIRECTION 236.38 FEET ALONG THE NORTH LINE OF TRACT 1 TO A PIPE; THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 89 DEGREES 15 MINUTES 44 SECONDS, 330.94 FEET TO A CONCRETE MONUMENT; THENCE NORTHEASTERLY AT AN INTERIOR ANGLE OF 90 DEGREES 41 MINUTES 48 SECONDS, 290.61 FEET TO AN IRON PIPE IN THE WEST LINE OF SAID ROAD; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2836.83 FEET, AND ARC LENGTH OF 336.38 FEET, ALONG THE WEST LINE OF SAID HIGHWAY TO THE PLACE OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 88,440 SQUARE FEET (2.031 ACRES), MORE OR LESS.

TOGETHER WITH:

THE EAST 40 FEET OF THE WEST 170.47 FEET OF LOT 6, LAMBERT TRAILER COURT, ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND ALSO:

THE WEST 40 FEET OF THE EAST 400 FEET OF TRACT 6, LAMBERT TRAILER COURT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND ALSO:

THE WEST 130.47 FEET OF TRACT 6, LAMBERT TRAILER COURT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 23,094 SQUARE FEET (0.845 ACRE), MORE OR LESS.

TOGETHER WITH:

THE WEST 40 FEET OF THE EAST 136 FEET OF TRACT 6, LAMBERT TRAILER COURT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 5,340 SQUARE FEET (0.123 ACRE), MORE OR LESS.

TOGETHER WITH:

THE WEST 40 FEET OF THE EAST 360 FEET OF TRACT 6, LAMBERT TRAILER COURT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 5,340 SQUARE FEET (0.123 ACRE), MORE OR LESS.

Revisions

REV PER CITY REVIEW COMMENTS DATED 06-25-10 — 07-08-10

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Site Plan

New Century Courtyards at Delray Beach

New Century Companies
1030 South Federal Highway Suite 100
Delray Beach, Florida 33483

Date	06-03-10
Scale	1"=40'
PN#	1052

PREPARED BY
STEVEN E. TATE, RLA
LANDSCAPE ARCHITECT #967
STATE OF FLORIDA
FOR THE FIRM
DATE

Drawing No.
SP-1
OF 1