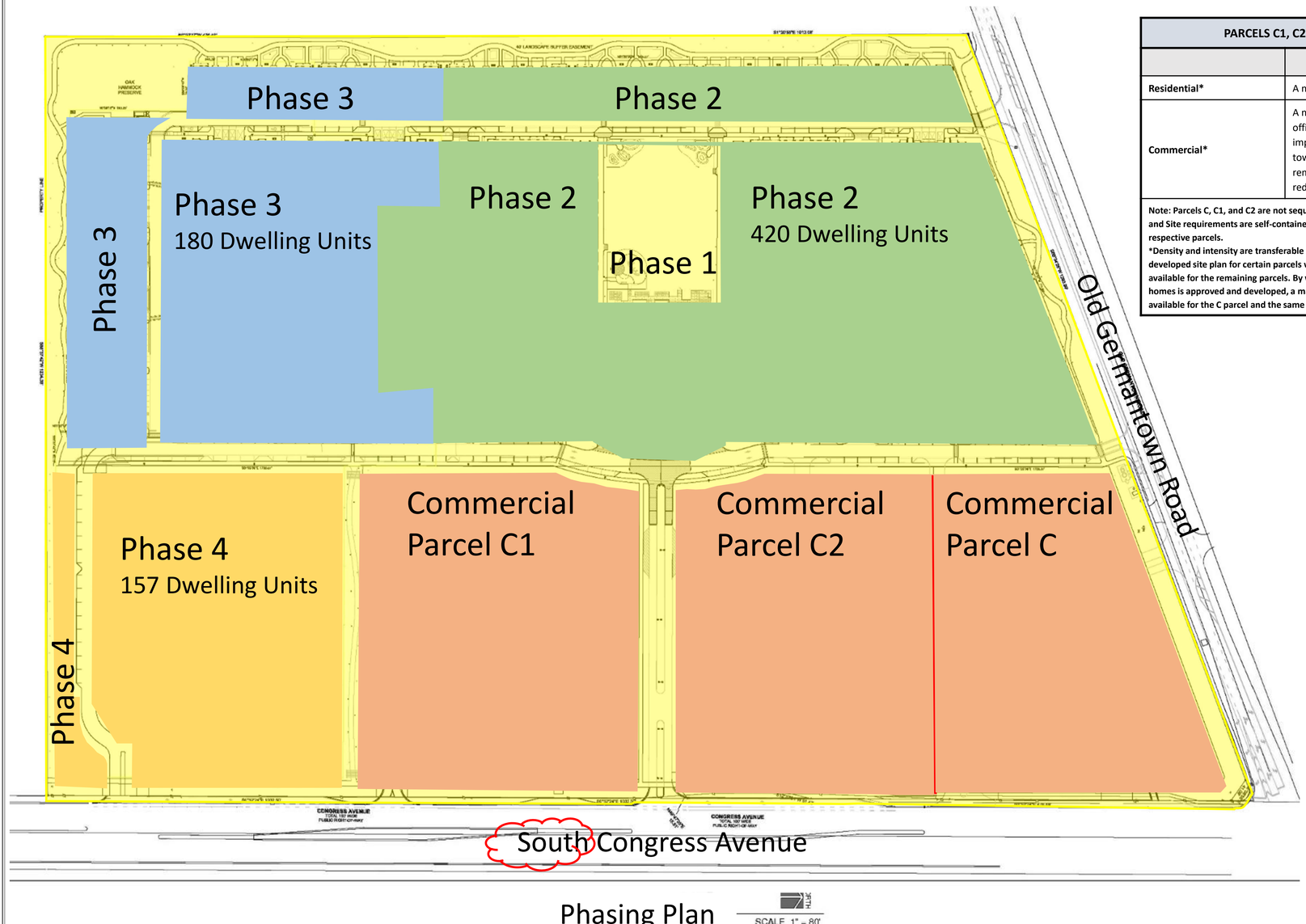


Phasing Plan SCALE 1" = 80'

PARCELS C1, C2 & C — DEVELOPMENT PROGRAM	
	Parcels C1, C2, and C
Residential*	A maximum of 250 Townhome or Dwelling Units
Commercial*	A maximum of 330,000 SF of commercial, retail, professional office, restaurant or food services. Parcel C currently is improved with 70,000 SF of professional office which counts towards the 330,000 SF maximum, reflecting a current remaining intensity of 260,000 SF unless demolished and redeveloped.

Note: Parcels C, C1, and C2 are not sequenced in phasing and can be developed at any time. All Master and Site requirements are self-contained and provided to meet code requirements within their respective parcels.
***Density and intensity are transferable across parcels in the commercial zone. Any approved and developed site plan for certain parcels will reduce the remaining developable density and intensity available for the remaining parcels. By way of example, if a site plan for C1 and C2 containing 108 homes is approved and developed, a maximum remaining density of 142 residential units will be available for the C parcel and the same shall apply for the commercial square footage.**



Site Location Map

Revisions

13th FLOOR HOMES

Phasing Plan
Parks at Delray
Delray Beach Florida

Date
Scale As Noted
PN# 1231

Drawing No.
PP-1
OF 1