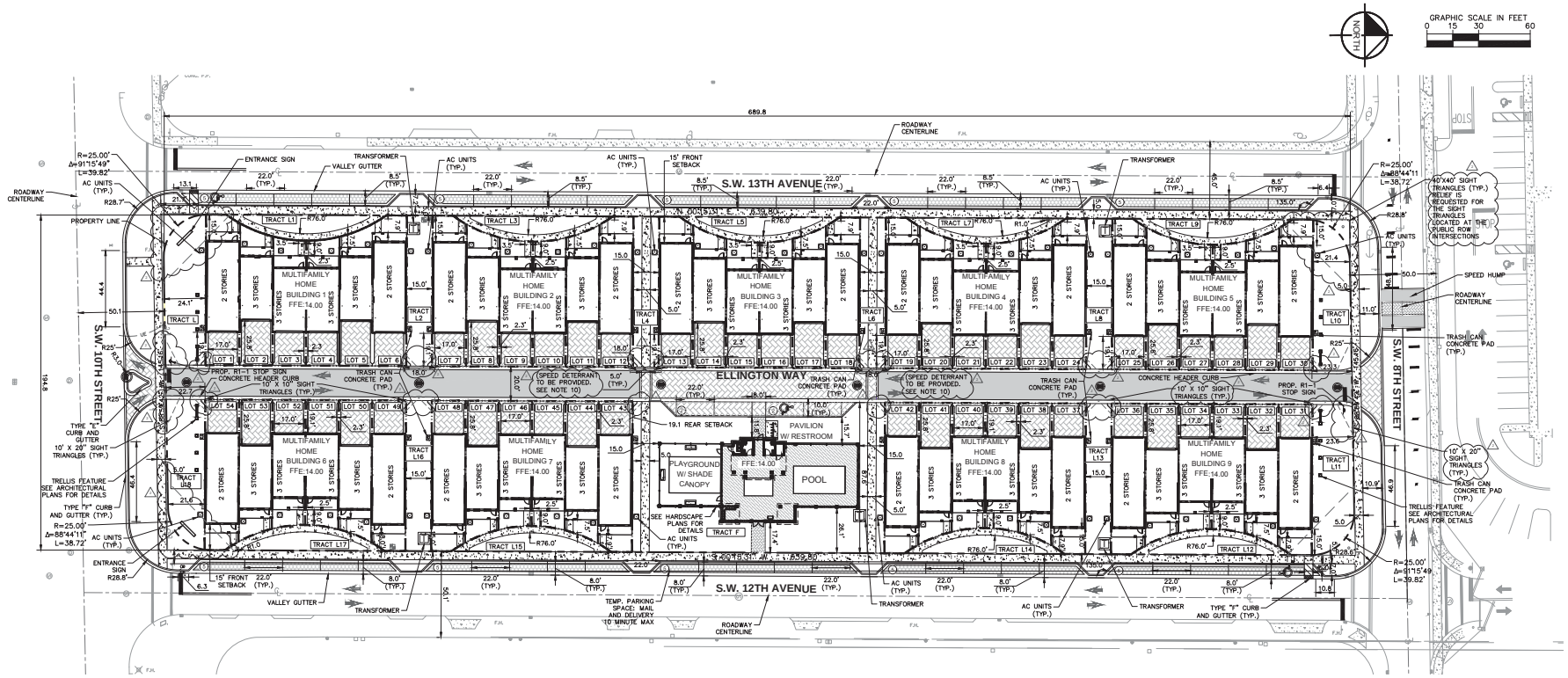


PARKING REQUIREMENT			
USE	REQUIRED	#	REQUIRED PARKING
APARTMENT	2 SPACES PER UNIT	54 UNITS	108
GUEST	1-20 UNITS 0.5 SPACES PER UNIT	20 UNITS	10
	21-50 UNITS 0.3 SPACES PER UNIT	30 UNITS	9
	51+ UNITS 0.2 SPACES PER UNIT	4 UNITS	1
TOTAL REQUIRED			**128**
PARKING PROVIDED			
ONSITE APARTMENT	[redacted]		108
ONSITE PARALLEL	[redacted]		3
OFFSITE PARALLEL	[redacted]		48
ACCESSIBLE PARALLEL	[redacted]		3
TOTAL PROVIDED	[redacted]		**162**

UNIT INFORMATION			
UNIT	# OF UNITS	SF	HEIGHT (STORIES)
2 BEDROOM	12	1469	2
3 BEDROOM	36	1667	3
3 BEDROOM	6	1366	2

RESOLUTION 109-19 APPROVED CONDITIONAL USE TO INCREASE OVERALL DENSITY TO 15.5 UNITS PER ACRE ON 5/21/2019

PARCEL INFORMATION	
PROJECT NAME	VILLAGE SQUARE HOMES PHASE III
PBC PROPERTY APPRAISER FOLIO #	MULTIPLE
ZONING DESIGNATION	RM - MULTIPLE FAMILY RESIDENTIAL (MED DENSITY)
FUTURE LAND USE	TRM - TRANSITIONAL (INFIL WORKFORCE HOUSING)
PROPOSED LAND USE	MULTIPLE FAMILY RESIDENTIAL WITH AMENITIES
DENSITY	PREVIOSLY APPROVED DENSITY IS 13.91 UNITS PER ACRE PROPOSED DENSITY IS 15.51 UNITS PER ACRE BASED ON THE OVERALL VILLAGE SQUARE DEVELOPMENT

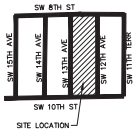
SITE DATA						
LAND USE	EXISTING			PROPOSED		
	SF	AC	%	SF	AC	%
BUILDING	0	0.00	0.0%	48,691	1.12	36.3%
PAVEMENT	0	0.00	0.0%	35,098	0.81	26.2%
NON VECHICULAR OPEN SPACE	134,061	3.07	100.0%	50,272	1.14	37.5%
TOTAL	**134,061**	**3.07**	100.0%	**134,061**	**3.07**	100.0%
	REQUIRED			PROPOSED		
LOT SIZE	8,000 SF MIN			134,061 SF		
LOT WIDTH	60' MIN			194.8'		
LOT DEPTH	100' MIN			689.8'		
LOT COVERAGE	40% MAX			36%		
USABLE OPEN SPACE	25% MIN			37.5%		

SETBACK DATA		
STANDARD	REQUIRED PER 4.4.6 (F)	PROPOSED
FRONT (SW 12TH AND SW 13TH AVE.)	15' (5' ENCROACHMENT PERMITTED FROM FRONT PORCH)	15' (WITH 5' ENCROACHMENT FOR FRONT PORCH)
SIDE STREET (SW 8TH AND SW 10TH STREET)	15'	21'
SIDE INTERIOR (TWO STORY)	10' BETWEEN UNITS	0' (SEE NOTE 1 WITH 15' OPEN SPACE BETWEEN)
REAR (TO INTERIOR ACCESS TRACT FROM GARAGE)	20'	19.1' (END UNITS HAVE A ZERO LOT LINE STATUS) (SEE NOTE 2)

NOTE:
1) INTERNAL ADJUSTMENT FROM 4.4.6 (F)(3)(A)(3) REQUESTED FOR SIDE INTERIOR SETBACK, ONE AND TWO STORY, ADJACENT TO COMMON AREA TRACTS. THIS SECTION DOES NOT APPLY TO INTERNAL TOWNHOMES AT THREE STORY HEIGHT AS THEY ARE NOT END UNITS. END UNITS CONSIST OF LOT 1, 6, 7, 12, 13, 18, 19, 24, 25, 30, 54, 49, 48, 43, 42, 37, 36 AND 31.
2) INTERNAL ADJUSTMENT FROM 4.4.6 (F)(3)(B) REQUESTED FOR GARAGE SETBACKS.

SITE PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT FOR TYPE "F" CURB AND GUTTER, FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED.
2. TYPE "F" CURB AND GUTTER AND TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS.
3. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
5. ALL PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
4. DISTANCE BETWEEN STOP BAR AND CROSSWALK SHALL BE A MINIMUM OF 4 FEET.
5. PARKING LAYOUT AND DOUBLE STRIPING SHALL FOLLOW CITY OF DELRAY BEACH STANDARD DETAIL 4.2C.
6. TRASH CAN STORAGE FOR INTERNAL UNITS TO BE LOCATED WITHIN THE GARAGE.
7. SEE SHEET C6.00 FOR ADDITIONAL PAVEMENT INFORMATION.
8. ANY RESTRICTED UNITES ARE PRICED AND/OR RENTED AT WORKFORCE HOUSING LEVELS SHALL STATE THAT THOSE UNITS SHALL BE SOLD TO THE ELIGIBLE INCOME GROUP IN ACCORDANCE WITH ARTICLE 4.7– FAMILY/WORKFORCE HOUSING.
9. COORDINATION WITH THE CITY'S NEIGHBORHOOD & COMMUNITY SERVICE DEPARTMENT IS REQUIRED ON BUYER ELIGIBILITY, HOUSING PRICES, AS WELL AS ANY APPLICABLE REQUIREMENT TO RECORD A COVENANT OR TO ENFORCE RESALE RESTRICTIONS.
10. PRIOR TO FINAL ENGINEERING PLAN, THE REAR ALLEY WILL HAVE TRAFFIC CALMING DEVICES SUCH AS SPEED HUMPS OR RAISED PAVER CROSS–WALKS SPACED TO DETER HIGHER SPEEDS ALONG THE ALLEY.
11. 34 WORKFORCE HOUSING UNITS MUST COMPLY WITH THE REGULATIONS OF SECTION 4.7 AND REMAIN AFFORDABLE FOR A PERIOD OF NO LESS THAN 40– YEARS. UNITS ARE LOCATED WITHIN PHASE I AND PHASE II.
12. COMMON AREAS MUST HAVE A MAINTENANCE ENTITY.
13. ONE SPACE IN THE TWO–CAR GARAGE MUST BE MAINTAINED FOR VEHICULAR PARKING.



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED SIDEWALK
- PARKING SPACE COUNT
- PROPOSED PAVEMENT
- VEHICULAR PROPOSED PAVERS
- HARDSCAPE CONCRETE
- CONCRETE PAVEMENT

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.5026' = (NGVD 1929)

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DELRAY BEACH HOUSING

LICENSED PROFESSIONAL
JULIANA BEALE, P.E.
FLORIDA LICENSE NUMBER
82203
DATE:

VILLAGE SQUARE HOMES PHASE III

DELRAY BEACH, FL

PROGRESS

NO.	DATE	DESCRIPTION
1	04/15/19	TAC COMMENTS
2	05/21/19	TAC COMMENTS

DATE	MAY 2019
DESIGNER	JB
DRAWN	JPL
CHECKED	JB
REG #	18008

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SITE PLAN

C4.00

Plotted By:Sniteicle, Zachary Sheet Set:VILLAGE SQUARE HOMES PHASE III Layout:C4.00 SITE PLAN May 24, 2019 09:56:02am K:\bcd_civil\04227001 – delray beach housing\CADD\plansheets\C4.00 SITE PLAN.dwg
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