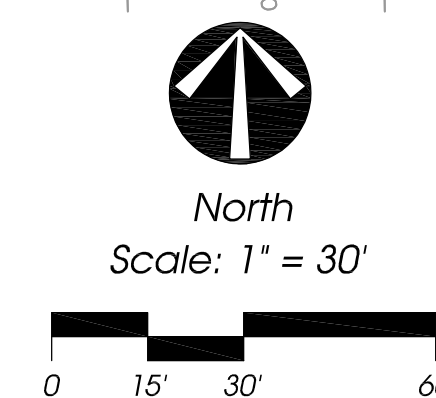


Master Plan



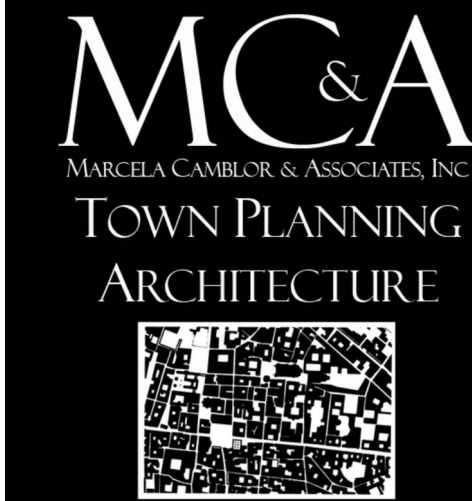
Cason Court

City of Delray Beach, Florida

Job No. 21-0703
Drawn By JWS
Submittal Dates 2-24-2022
6-22-2022
9-12-2022

Revision Dates 6-22-2022
9-12-2022

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Conceptual
Design
Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Site Data - Housing

Housing Application Total:	123,323.90 s.f.	2.83 Acres
Housing Application After ROW & Alley Dedication:	116,607.93 s.f.	2.68 Acres
Housing Application ROW Dedication:	6,177.21 s.f.	.14 Acres
Housing Application Alley Dedication:	538.76 s.f.	.01 Acres
Housing Application ROW & Alley Dedication:	6,715.97 s.f.	.15 Acres

Total Residential Units:	10
Density:	3.53 D.U. / Acre
Building Height:	35' Maximum
Parcel Control Number:	12-43-46-16-01-041-0010
Existing Use:	Church
Proposed Use:	Single Family Residential
Existing Zoning:	CF Community Facility
Proposed Zoning:	PRD Planned Residential Development
Existing Land Use:	CF Community Facility
Proposed Land Use:	LD Low Density

Setbacks:	Required	Provided
Front:	20'	20'
Rear:	10'	10'
Side Interior:	0' / 15'	0' / 15'
Side Street:	15'	34.36'
Pool - Side & Rear:	5' Minimum	5' Minimum

Impervious:	71,943.6 s.f.	1.65 Acres	61%
Lots - Buildings, Driveways, Walks, Pools, Etc.:	45,207.6 s.f.	1.03 Acres	38%
Vehicular Use Area:	24,232 s.f.	.56 Acres	21%
Sidewalks:	2,504 s.f.	.06 Acres	2%

Pervious:	44,664.33 s.f.	1.03 Acres	39%
Lots - Open Areas:	11,301.90 s.f.	.26 Acres	10%
Landscape Area:	23,620.43 s.f.	.55 Acres	21%
Dry Retention Area:	9,742 s.f.	.22 Acres	8%

Open Space:	Required:	Provided:
	15% Minimum	30%
Total Open Space Provided = 33,362.43 s.f. / .77 Acres (Excludes Lots)		29%

Parking Calculations:	Required:	Provided:
2 or more beds = 2 Spaces per Unit	20	30 (Garages)
10 Units x 2 = 20 Spaces		

Lot Data

Lot #	Lot Size (s.f.)		Lot Width (Feet)		Lot Depth (Feet)		Lot Frontage (Feet)		F.A.R.	Open Space (s.f.)		Impervious			Pool (Max.)	Provided (s.f.)
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Provided	Required	Provided	Unit	Drive	Walks/Patios		
1	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
2	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
3	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
4	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
5	5,450	5,450.43	50	50	109	109.01	50	50	.76	15%	20% (1,090.88)	2,388	281.09	1,190.46	500	80% (4,359.55)
6	7,085	7,085	65	65	109	109	65	65	.58	15%	20% (1,417)	2,388	285.83	2,494.17	500	80% (5,668)
7	5,450	5,450	50	50	109	109	50	50	.76	15%	20% (1,090)	2,388	285.83	1,186.17	500	80% (4,360)
8	5,450	5,450	50	50	109	109	50	50	.76	15%	20% (1,090)	2,388	285.83	1,186.17	500	80% (4,360)
9	5,450	5,450	50	50	109	109	50	50	.76	15%	20% (1,090)	2,388	285.83	1,186.17	500	80% (4,360)
10	5,450	5,822.35	50	53.08	109	109	50	53.08	.71	15%	20% (1,164.47)	2,388	285.83	1,484.05	500	80% (4,657.88)
Totals											20% (11,301.90)				80% (45,207.60)	

Site Data - Church

Parcel Size:	125,647.78 s.f.	2.88 Acres
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Building Height:	48' Maximum
Existing Church Building:	30'
Existing Church Building Steeple:	60'
Parcel Control Number:	12-43-46-16-01-041-0010
Existing Use:	Church
Proposed Use:	Church
Existing Zoning:	CF Community Facility
Proposed Zoning:	CF Community Facility
Existing Land Use:	CF Community Facility
Proposed Land Use:	CF Community Facility

Setbacks:	Required	Provided
Front:	10'	101.4'
Rear:	10'	33.59'
Sides:	10'	95.49' / 85.74'

Impervious:	81,319.94 s.f.	1.87 Acres	65%
Building:	18,556 s.f.	.43 Acres	15%
Vehicular Use Area / Sidewalks:	62,763.94 s.f.	1.44 Acres	50%

Pervious:	44,327.84 s.f.	1.01 Acres	35%
Landscape Area:	44,327.84 s.f.	1.01 Acres	35%

Open Space:	Required:	Provided:
	25% Minimum	35%
Total Open Space Provided = 44,327.84 s.f. / 1.01 Acres		35%

Parking Calculations:	Required:	Provided:
1 Space per 3 seats in sanctuary	106	90
318 Seats = 106 Spaces		

Parcel Sizes

Total Size:	248,971.67 s.f.	5.71 Acres
Church Application:	125,647.78 s.f.	2.88 Acres
Housing Application Total:	123,323.90 s.f.	2.83 Acres
Housing Application After ROW & Alley Dedication:	116,607.93 s.f.	2.68 Acres
Housing Application ROW Dedication:	6,177.21 s.f.	.14 Acres
Housing Application Alley Dedication:	538.76 s.f.	.01 Acres
Housing Application ROW & Alley Dedication:	6,715.97 s.f.	.15 Acres

General Notes

1. This project shall be completed in one phase.
2. All prohibited exotic plant species shall be removed prior to the issuance of a Certificate of Occupancy.
3. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy. Refer to the Landscape Plans for landscape details and specifications.
4. Refer to Construction Drawings for location of traffic control devices.
5. The applicant will request in writing, prior to any land clearing, that a field inspection be performed to determine if barricades have been properly installed on the site.
6. All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
7. All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
8. Photometric site lighting plans shall be provided to the City of Delray Beach for review and approval prior to site development permit approval.

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Master Plan