

Plotted By: Girardo, Moogle - Sheet Set: ALEXAN DELRAY - Layout: C5.01 - MASTER DEVELOPMENT PLAN - August 10, 2022 10:51:23pm - K:\MIB-CIVIL\04304011 - Alexan Delray\CVL\CADD\PlanSheets\C5.01 MASTER DEVELOPMENT PLAN.dwg  
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MASTER DEVELOPMENT LEGEND		
SITE ADDRESS 1155 CONGRESS AVE DELRAY BEACH, FL 33445		
FEMA FLOOD CRITERIA		
ZONE X (NO DEFINED BFE, BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 0.2-PERCENT-ANNUAL-CHANCE-FLOOD)		
SETBACKS		
SETBACKS	REQUIRED	PROVIDED
CONGRESS AVE / FRONT YARD	38 FT / 3-STORIES OR LESS = 15 FT MIN. 38 FT / 4-STORIES OR MORE = 25 FT MIN.	15.8 FT 30.7 FT
SIDE YARD	15 FT MIN.	15 FT
REAR YARD / ADJ. TO CSX RAILWAY	25 FT MIN.	25.7 FT
BUFFERS		
BUFFERS	REQUIRED	PROVIDED
ADJACENT TO CONGRESS AVE	15 FT MIN.	15 FT
ALL OTHER	15 FT MIN.	15 FT
ADJACENT TO CSX RAILWAY	25 FT MIN.	25 FT
ZONING		
EXISTING	MROC - MIXED RESIDENTIAL, OFFICE, AND COMMERCIAL	
PROPOSED	SAD-SPECIAL ACTIVITIES DISTRICT	
DENSITY ALLOWED	40 UNITS/ ACRE 40x 6.74 ACRES = 269 UNITS	267 UNITS 39.61 UNITS / ACRE
WORKFORCE HOUSING	20% OF PROJECT	

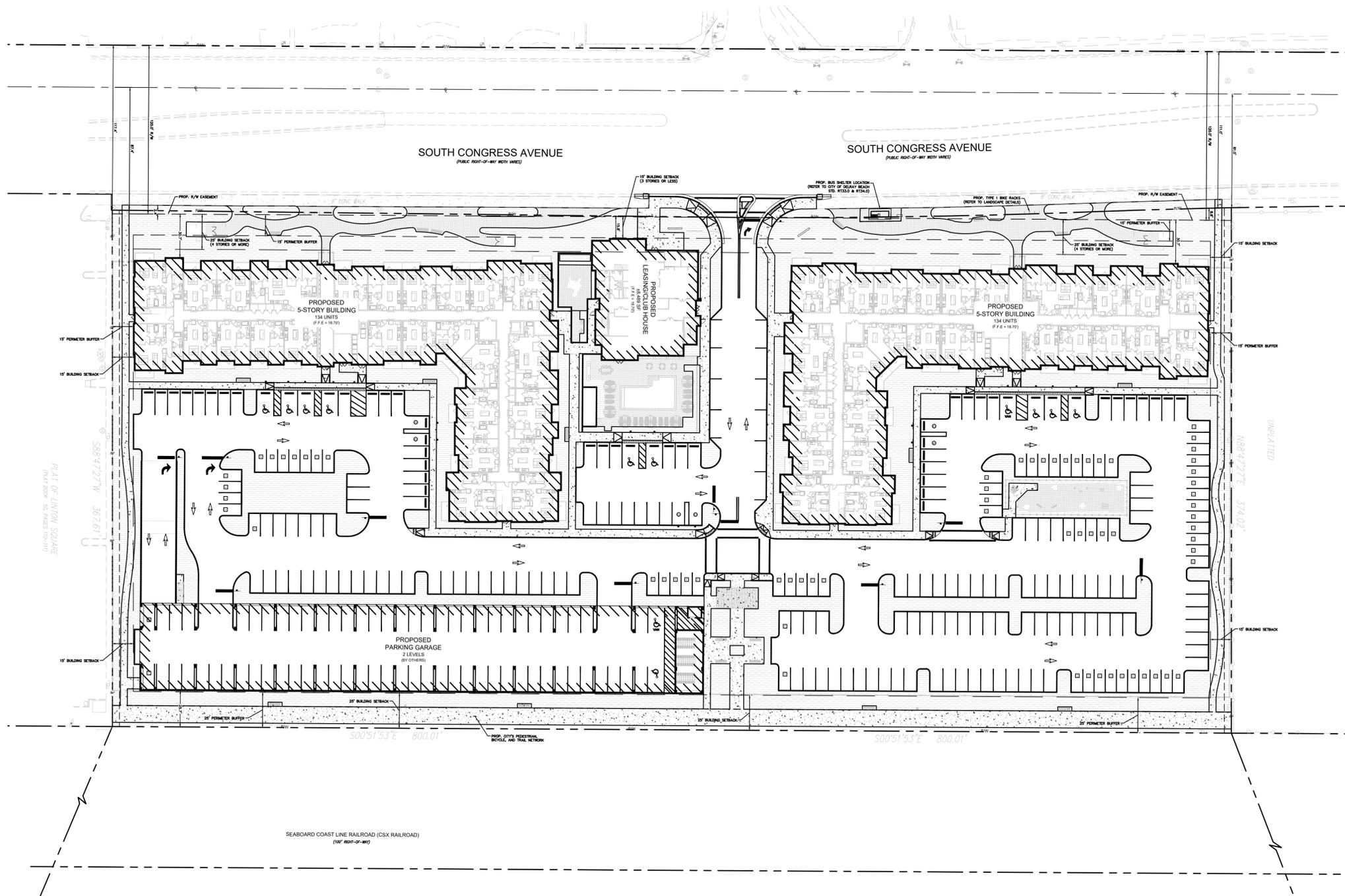
SITE CALCULATIONS			
NET PROJECT AREA		293,784 SF	6.74 AC
DESCRIPTION	REQUIRED	PROVIDED	%
BUILDING (GROUND LEVELS)	MAX. 75%	68,280 (1.57 AC)	23
LOT COVERAGE		119,924 (2.75 AC)	41
PARKING / VEHICULAR	MIN. 25%	105,580 (0.89 AC)	36
TOTAL OPEN SPACE		38,664 (0.89 AC)	
HARDSCAPE OPEN SPACE		66,916 (1.53 AC)	
LANDSCAPE OPEN SPACE			
FAR PROVIDED	1.09		
BUILDING HEIGHT	MAX 48'	47' - 6"	

BUILDING AREAS	
SQUARE FEET	
BUILDING 1000	31,119 SF / LEVEL 1 + 30,937 SF / LEVEL 2-5 = 154,867 SF
BUILDING 2000	31,119 SF / LEVEL 1 + 30,937 SF / LEVEL 2-5 = 154,867 SF
MULTIFAMILY TOTAL	309,734 SF
LEASING / CLUB	6,042 SF / LEVEL 1 + 3,539 SF / LEVEL 2 = 9,581 SF
PARKING DECK	28,020 SF / LEVEL = 56,040 SF
TOTAL BUILDING AREA	375,355 SF

PARKING REQUIREMENTS			
RESIDENTIAL PARKING REQUIRED			
TYPE	QUANTITY	PARKING CALCS	REQUIRED
1 BED	161	1.15 SPACES / UNIT	185
2 BED	88	1.75 SPACES / UNIT	154
3 BED	18	2.0 SPACES / UNIT	36
GUEST		0.1 SPACES / UNIT	27
TOTAL SPACES REQUIRED			402

RESIDENTIAL PARKING PROVIDED	
TYPE	QUANTITY
SURFACE   STANDARD	154
SURFACE   COMPACT (30% MAX OF SURFACE)	65 (30%)
SURFACE   PARALLEL	10
SURFACE   HC	10
SURFACE   EV	6
SURFACE   TOTAL	245
PARKING DECK   STANDARD	103
PARKING DECK   COMPACT (30% MAX OF PARKING DECK)	54 (30%)
PARKING DECK   HC	2
PARKING DECK   TOTAL	159
TOTAL PROVIDED	404

WORKFORCE HOUSING UNIT DISTRIBUTION				
UNIT TYPE	MARKET RATE UNITS		WORKFORCE UNITS	
	AMOUNT	% OF MKT	AMOUNT	% OF W/F
A1 - 1 BED	88	33%	33	12.4%
A2 - 1 BED	20	7.5%	0	0%
A3 - 1 BED	20	7.5%	0	0%
B1 - 2 BED	14	5.2%	4	1.5%
B1.1 - 2 BED	6	2.3%	2	0.8%
B2 - 2 BED	38	14%	12	4.5%
B3 - 2 BED	10	3.8%	0	0%
B4 - 2 BED	2	0.8%	0	0%
C1 - 3 BED	15	5.6%	3	1.1%
TOTAL 267 (213 + 54)	213	79.7%	54	20.3%



PLANS ARE IN NAVD 1988 DATUM  
CONVERSION EQUATION IS BELOW:  
(NAVD 1988) + 1.516' = (NGVD 1929)



No.	REVISIONS	DATE	BY

**Kimley-Horn**  
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KHA PROJECT	043904011
DATE	JULY 2022
SCALE	AS SHOWN
DESIGNED BY	M/G
DRAWN BY	S/U
CHECKED BY	B.J.F.

**MASTER DEVELOPMENT PLAN**

**ALEXAN DELRAY**  
 PREPARED FOR  
**MAPLE MULTI-FAMILY SE, L.P.**  
 PALM BEACH COUNTY, FL

SHEET NUMBER  
**C5.01**