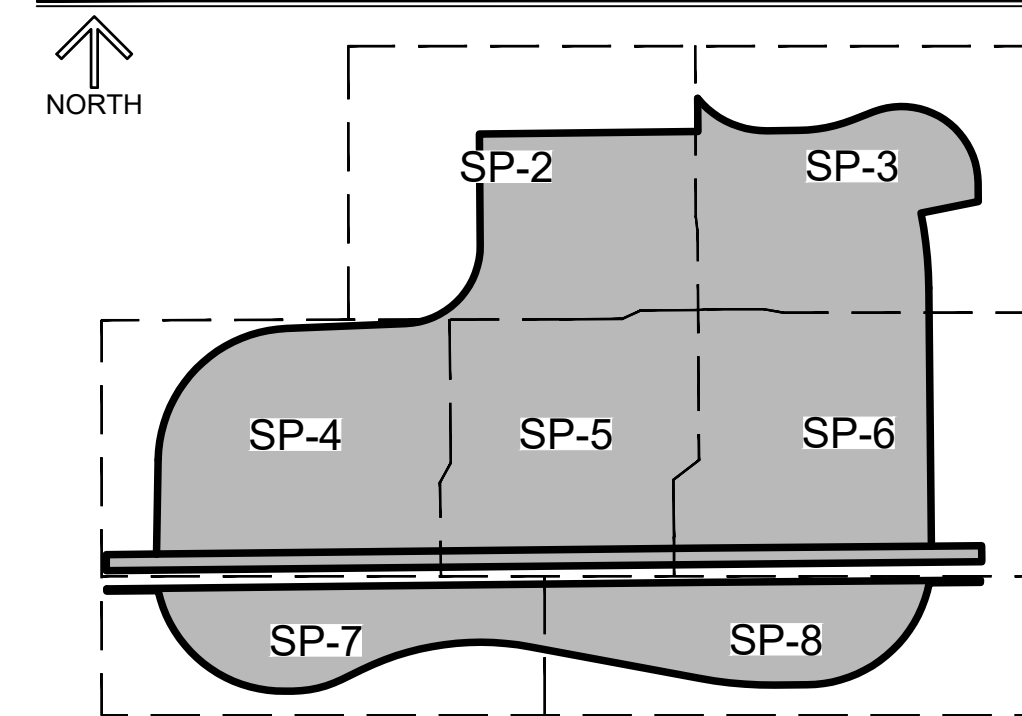


SHEET KEY



DEVELOPMENT TEAM

APPLICANT: **PULTE GROUP**
 4400 PGA BLVD SUITE 700
 PALM BEACH GARDENS, FLORIDA 33410

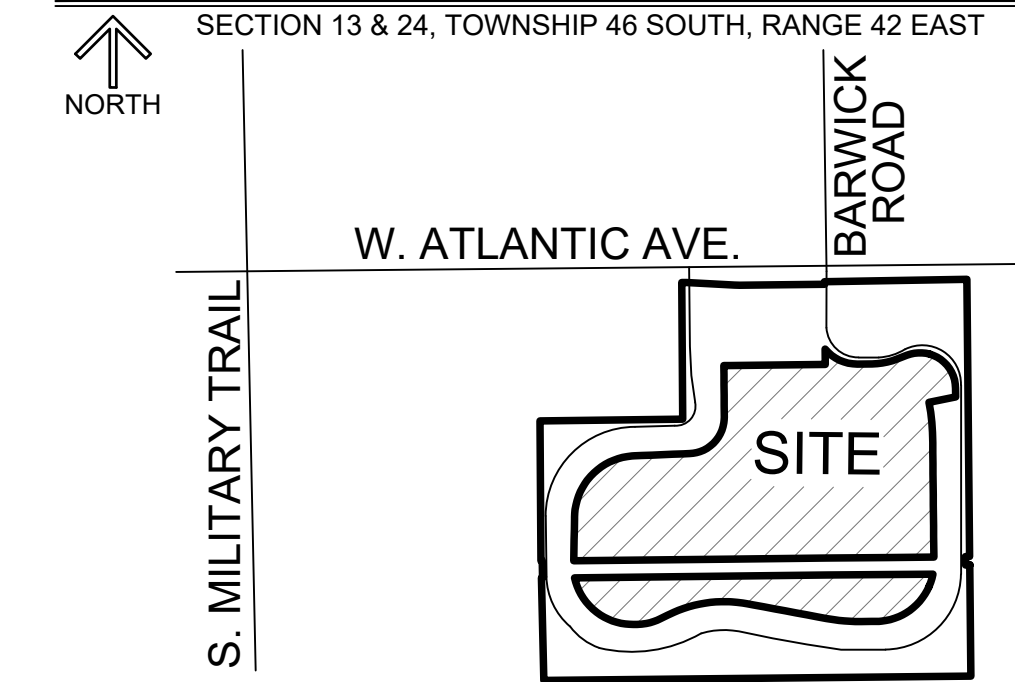
TRAFFIC ENGINEER: **JFO GROUP INC**
 COA NUMBER 32276
 6671 W. INDIANTOWN ROAD SUITE 50-324
 JUPITER, FL 33458

CIVIL ENGINEER: **SCHNARS ENGINEERING**
 947 CLINT MOORE ROAD
 BOCA RATON, FL 33487
 PHONE: (561) 241-5182

SURVEYOR: **CAULFIELD & WHEELER, INC.**
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FL 33434
 PHONE: (561) 392-1991

PLANNER: **URBAN DESIGN STUDIO**
 610 CLEMATIS STREET, SUITE CU02
 WEST PALM BEACH, FL 33401
 PHONE: (561) 366-1100

LOCATION MAP



Urban Planning & Design
 Landscape Architecture
 Communication Graphics

610 Clematis Street, Suite CU02
 West Palm Beach, FL 33401
 561.366.1100 FAX 561.366.1111
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SITE DATA

Existing FLUA Designation =	Open Space (OS)
Proposed FLUA Designation =	Low Density Residential (LD)
Existing Zoning District =	Open Space & Recreation (OSR)
Proposed Zoning District =	Planned Residential Development (PRD)
Property Control Number =	12-42-46-13-25-007-0030
Proposed Use =	Zero Lot Line Homes

SITE CALCULATIONS - OVERALL SHERWOOD FOREST PRD

	Acreeage	Percentage
Total Site Area =	74.91 Acres	100.0%
Common Area Open Space = (Minimum 15%)	15.79 Acres	21.1%
Water Bodies =	8.87 Acres	11.8%
Number of Dwelling Units =	276 Units	125 Existing SF units, 72 Existing Townhomes, 79 Proposed ZLL
Density =	3.68 Units/Acre	

SITE CALCULATIONS - SHERWOOD PARK

	Acreeage	Percentage
Total Site Area =	37.33 Acres	100.0%
Pervious Area =	20.85 Acres	56% (Open Space, Water Bodies, 15% of lots)
Impervious Area =	16.48 Acres	44% (ROW, 85% of lots)
Common Area Open Space = (Minimum 15%)	10.17 Acres	27.2%
Water Bodies =	8.87 Acres	23.80%
Number of Dwelling Units =	79 Units	50' x 124' Zero Lot Line Units
Density =	2.18 Units/Acre	

BUILDING SETBACKS

	Required	Provided
Front Setback	20'	20' MIN.
Rear Setback	10'	10' MIN.
Side Setback - Zero Side	0'	0'
Side Setback - Non Zero Side	15'	10' (Waiver Request)

BUILDING LOT REQUIREMENTS

Lot Size =	4,500 SF	MIN. 6,200 SF MIN.
Lot Width =	40.0'	50.0'
Corner Lot Width =	60.0'	60.0' MIN.
Lot Depth =	80.0'	124.0' MIN.
Lot Frontage =	40.0'	40.00'
Corner Lot Frontage =	60.0'	60.0' MIN.
Lot Coverage =	N/A	N/A
Building Height =	35'-0"	29'-9" (1 & 2 Stories)

PARKING BREAKDOWN

Parking Required:

Single Family Residential:	@ 2 Space per Unit : 79 x 2 = 158 Spaces
Club House Parking:	N/A
Accessible Parking Required:	2 Spaces

Parking Provided:

Single Family Residential:	@ 4 Per Unit (2 Garage, 2 Driveway) = 316 Spaces
Club House:	= 26 Spaces

Total Parking Provided: = 342 Spaces (3 Accessible Spaces, 339 Regular Spaces)

WAIVER REQUESTS:

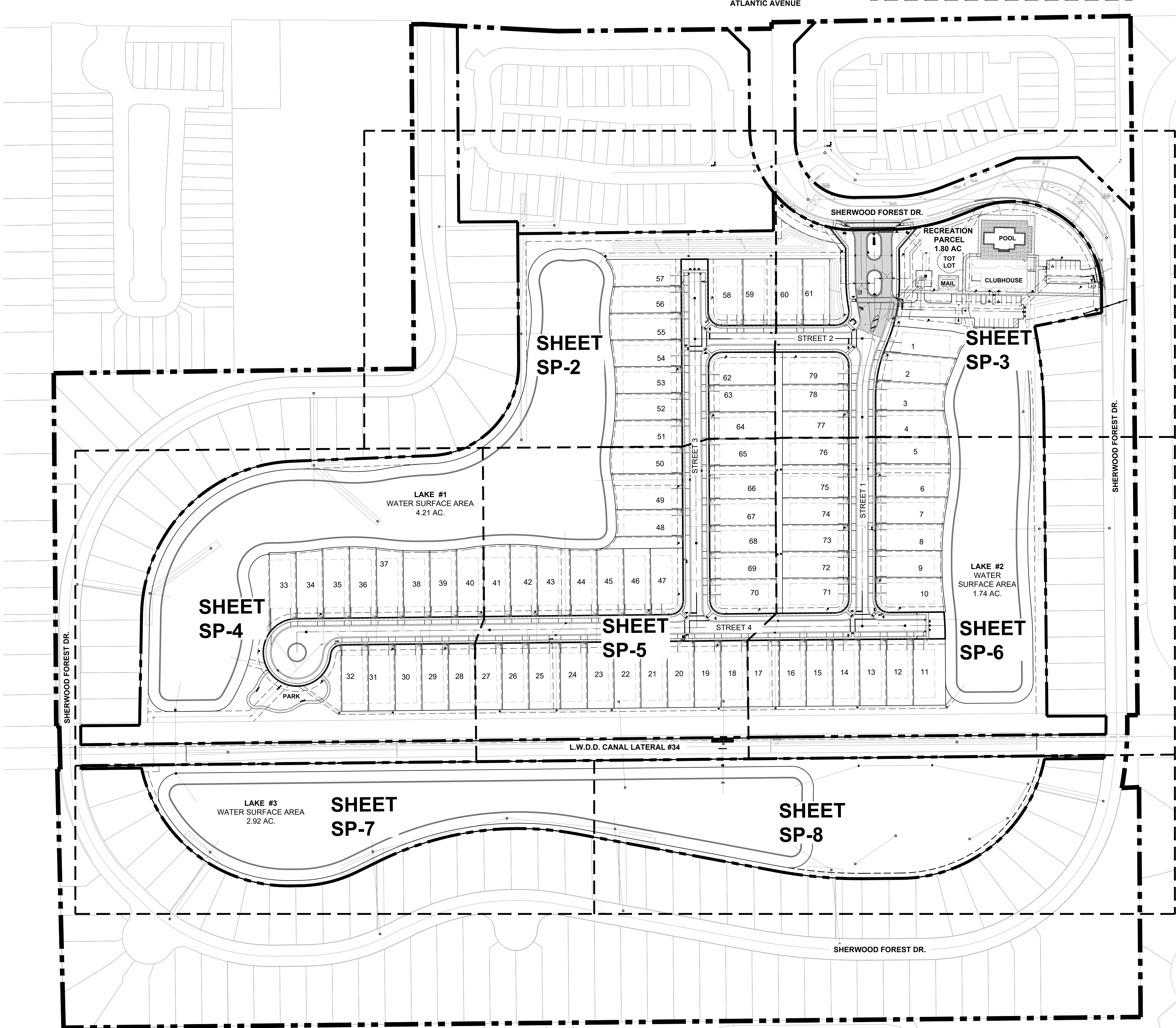
- Approval of a Waiver to Section 4.3.4(H)(3)a - (Setbacks) Zero Lot line Development, requiring the placement of a structure coterminous to a side property line provided the distance between the structure and the structure on the adjacent lot is a minimum of 15 feet.
- Approval of a Waiver to Section 4.3.4(K) Development Standards Matrix (Table 4.3.2), which requires a 0/15' setback for all lots.

THE FOLLOWING FIRE CODES ARE FOLLOWED:

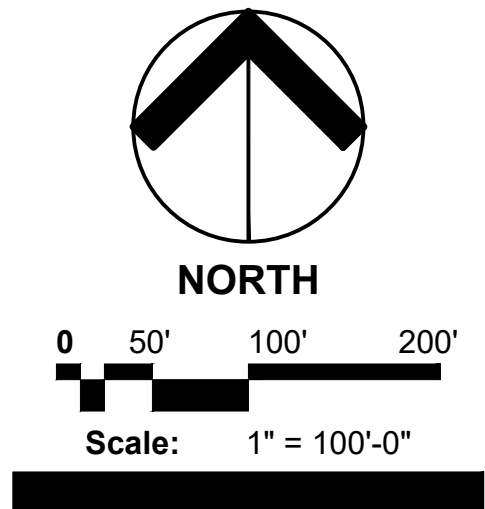
Florida Fire Prevention Code 8th Edition, Florida Specific NFPA 1 Fire Code, 2015 Ed. Florida NFPA 101 Life Safety Code, 2015 Ed.

NOTES:

1. No Driveway shall be within five feet of a property line except on the zero lot line side of a zero lot line development lot.
2. Proposed 2 car garages meet the parking requirement for Sherwood Park. The homeowners shall not convert the car garages into living quarters because required parking is not allowed in the front or side setbacks, per Section 4.6.9(C)(2)(a).



Sherwood Park
Sherwood Forest PRD
 City of Delray Beach, Florida
 Site Plan



Date: 02.12.2021
 Project No.: 18-004.002
 Designed By: WJT
 Drawn By: WJT
 Checked By: WJT

Revision Dates:

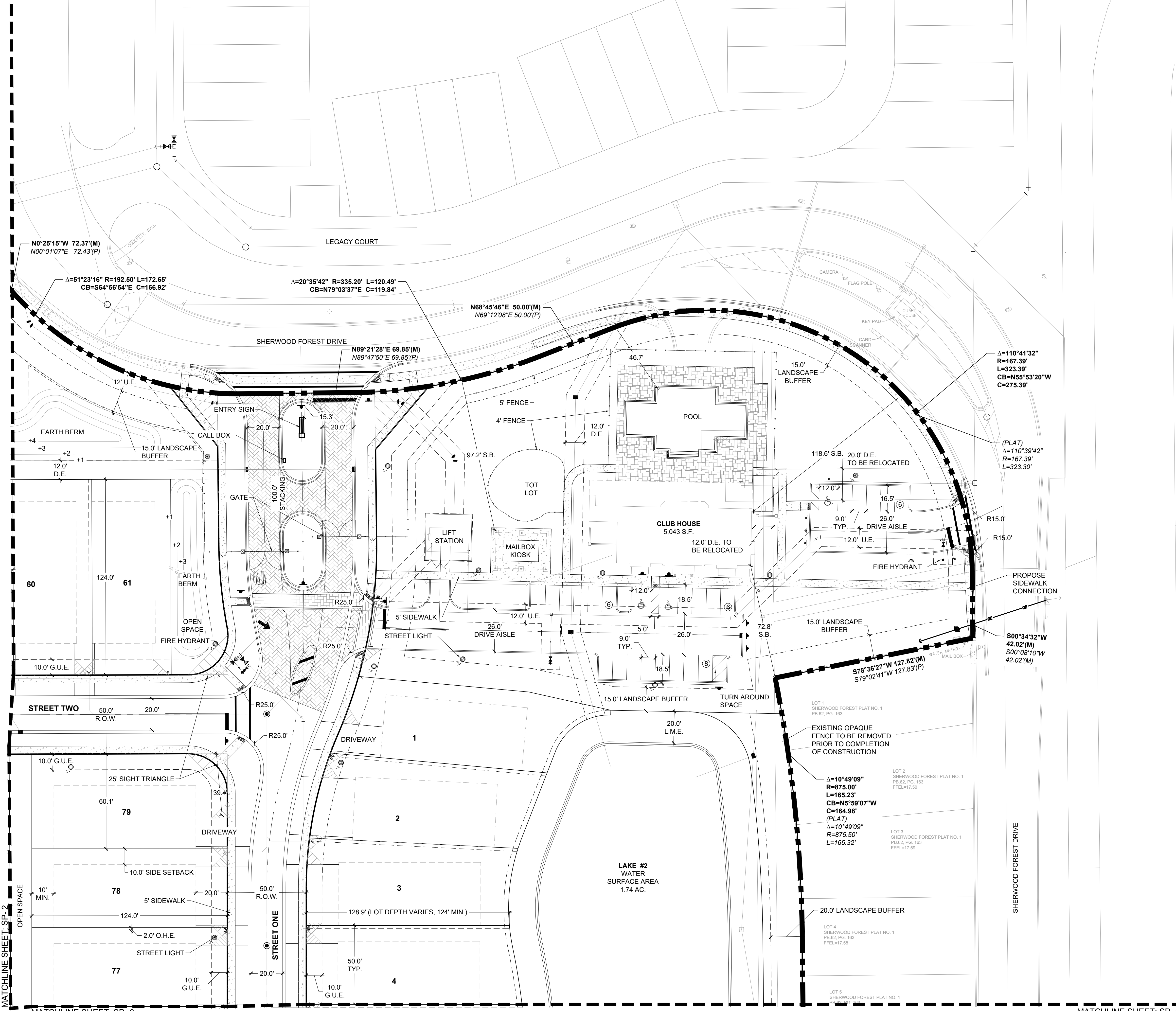
02.12.2021	SUBMITTAL
04.15.2021	RESUBMITTAL #2
06.30.2021	RESUBMITTAL #2
08.09.2021	RESUBMITTAL #3

MATCHLINE SHEET: SP-2

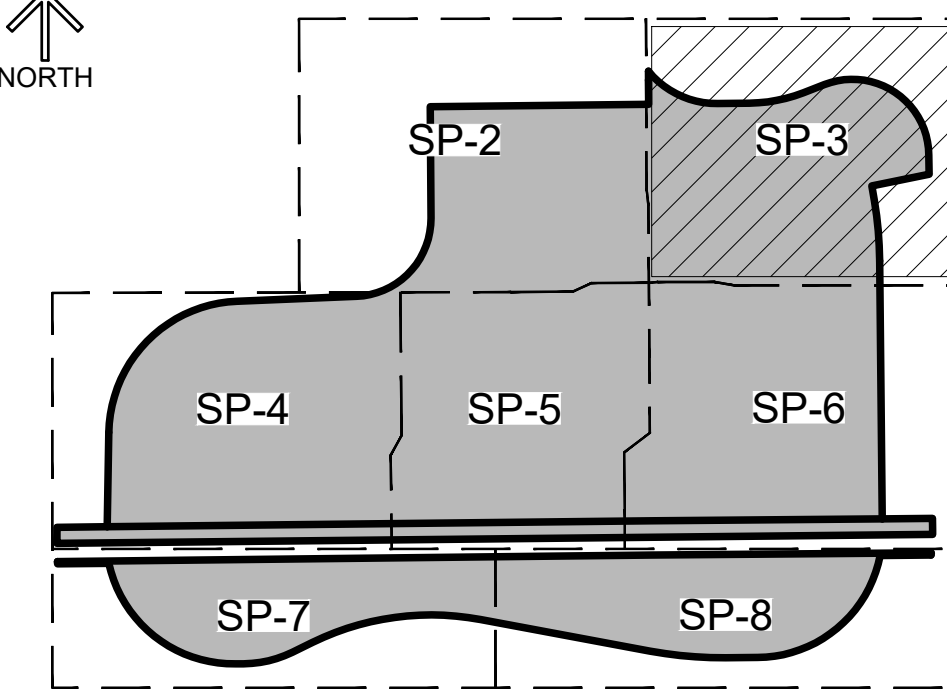
MATCHLINE SHEET: SP-2

MATCHLINE SHEET: SP-6

MATCHLINE SHEET: SP-6



SHEET KEY



Urban design studio

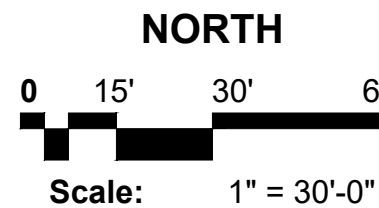
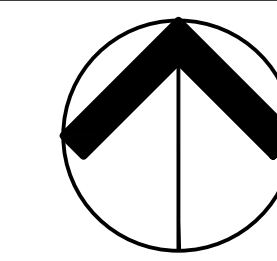
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Sherwood Park Sherwood Forest PRD

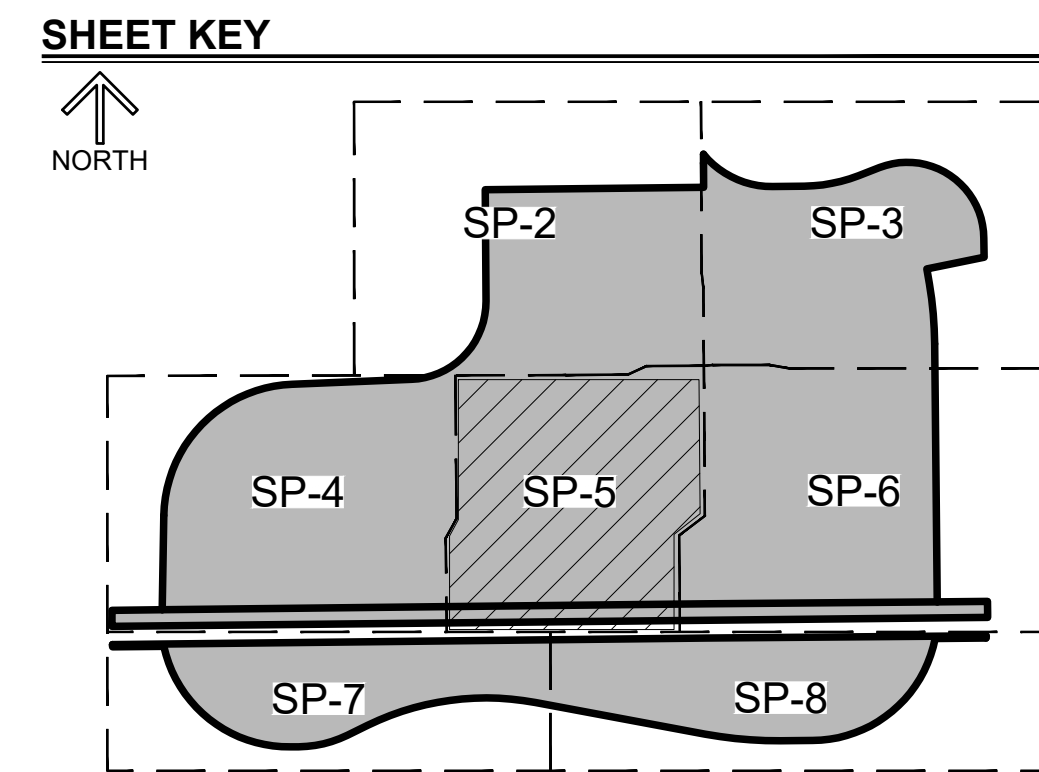
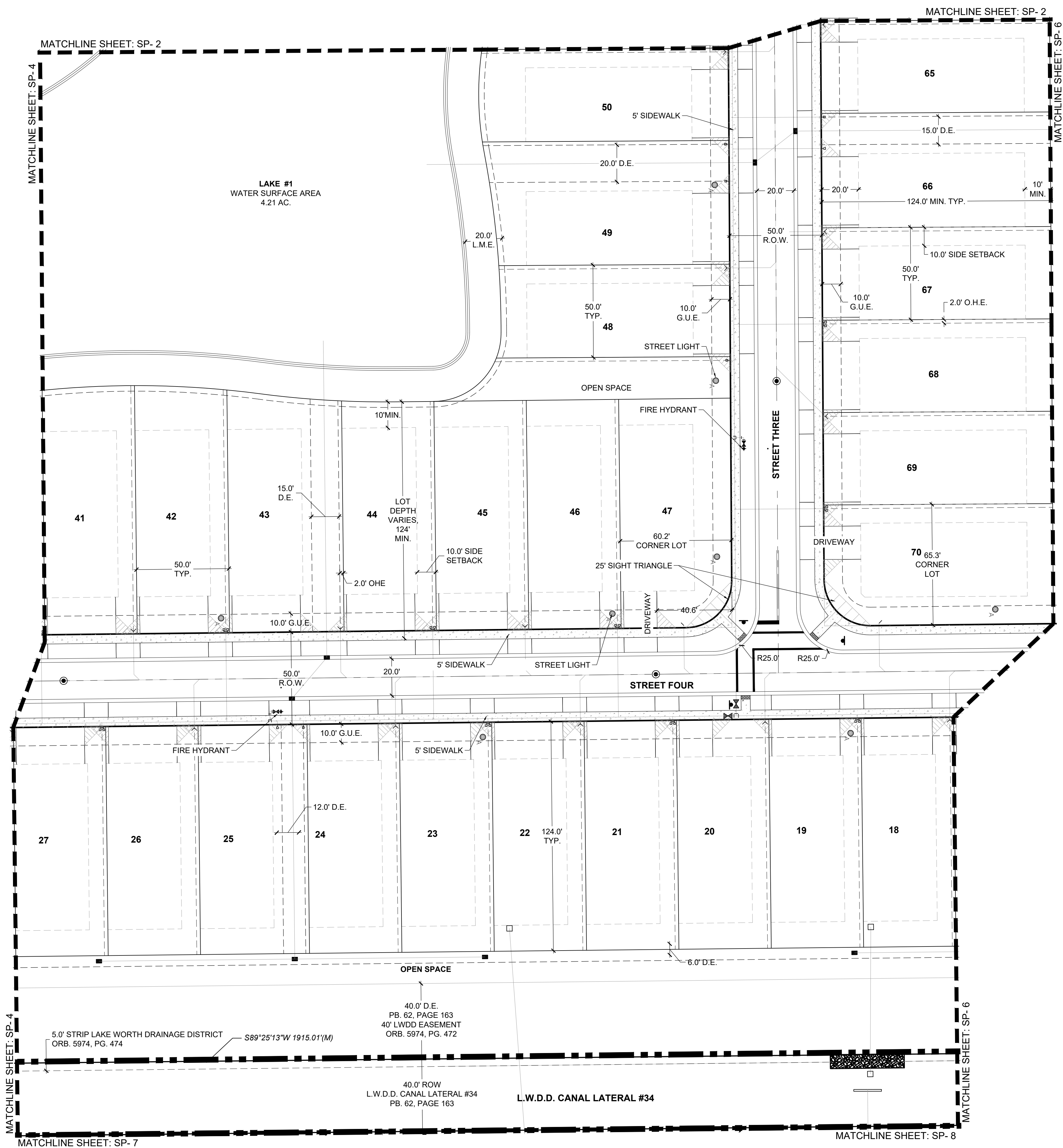
City of Delray Beach, Florida
Site Plan



Date: 02.12.2021
 Project No.: 18-004.002
 Designed By: WJT
 Drawn By: WJT
 Checked By: WJT

Revision Dates:

02.12.2021	SUBMITTAL
04.15.2021	RESUBMITTAL #1
06.30.2021	RESUBMITTAL #2
08.09.2021	RESUBMITTAL #3

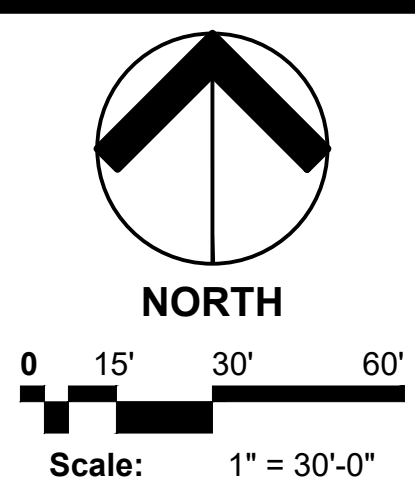


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**Sherwood Park
 Sherwood Forest PRD**
 City of Delray Beach, Florida
 Site Plan

Drawing name: H:\0085\Sherwood Park, Golf Club, Delray, FL\002\Drawings\Site Plan\Sherwood Park Site Plan 2021.09.dwg

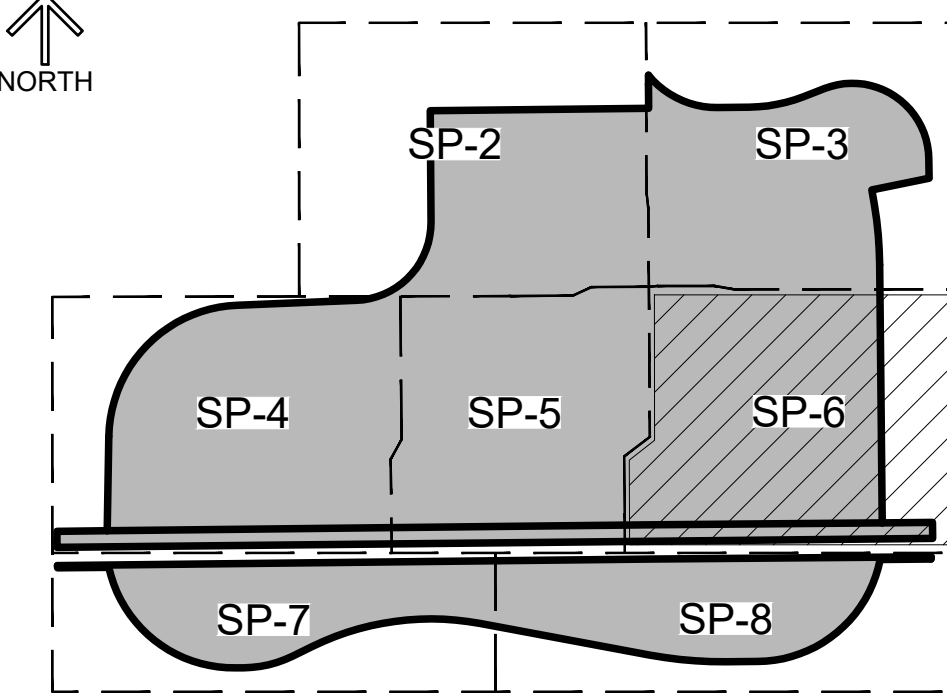


Date: 02.12.2021
 Project No.: 18-004.002
 Designed By: WJT
 Drawn By: WJT
 Checked By: WJT

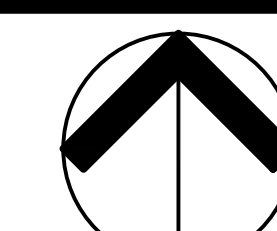
Revision Dates:

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04.16.2021	RESUBMITTAL
06.30.2021	RESUBMITTAL #2
08.09.2021	RESUBMITTAL #3

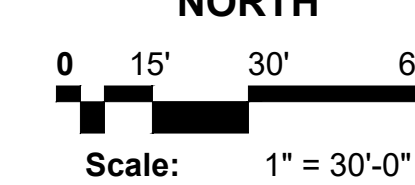
SHEET KEY



**Sherwood Park
Sherwood Forest PRD**
City of Delray Beach, Florida
Site Plan



NORTH

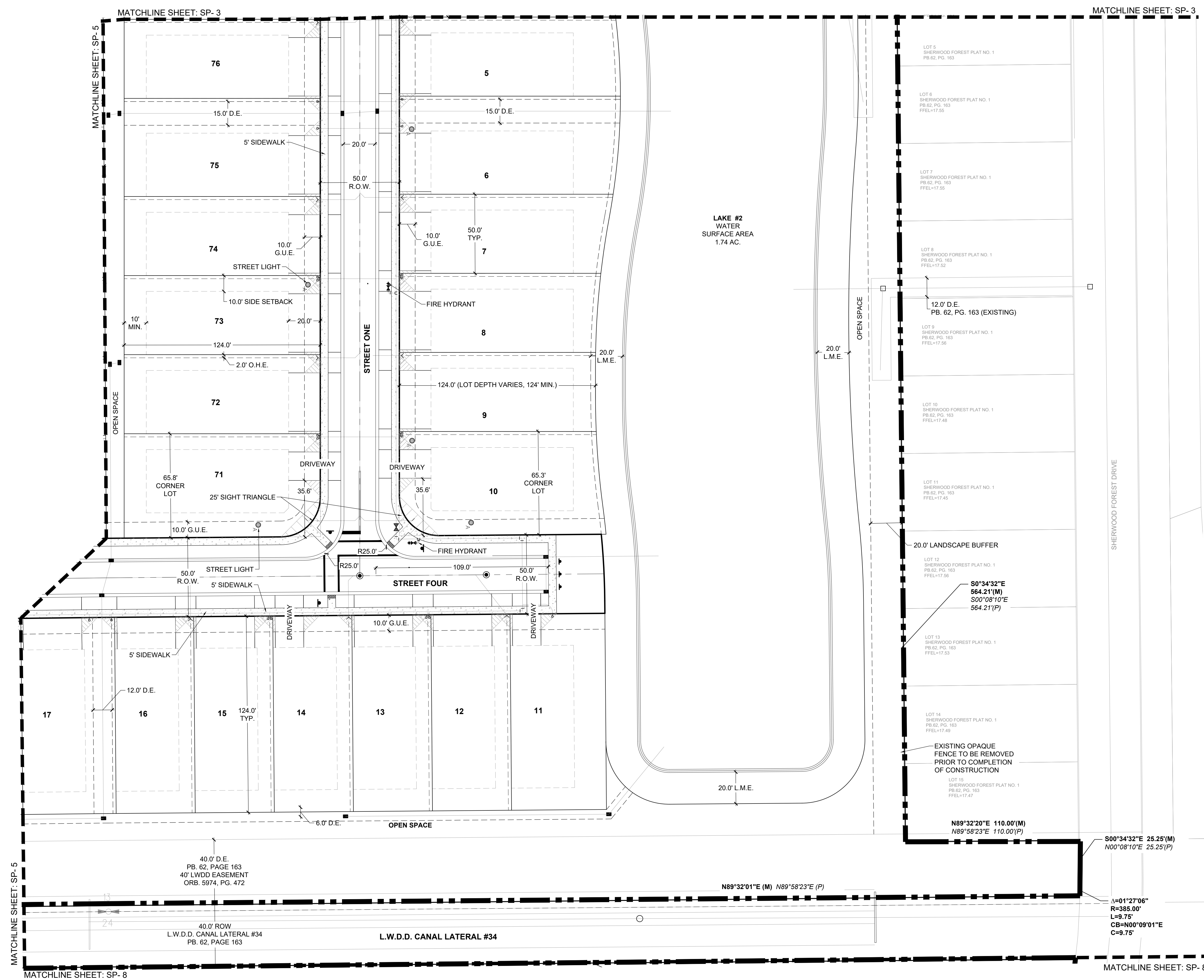


Scale: 1" = 30'-0"

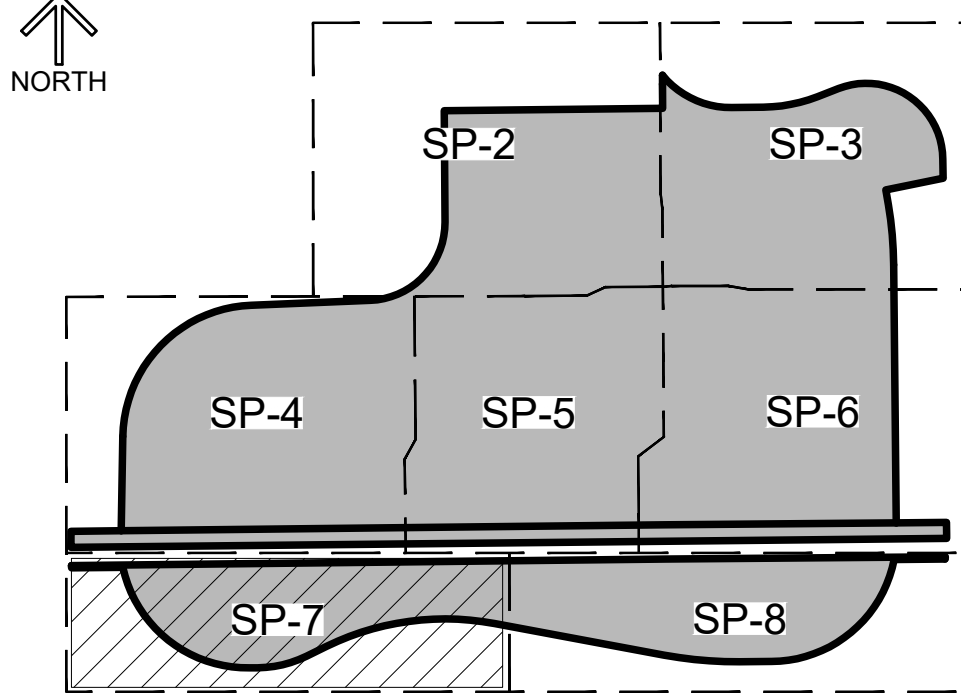
Date: 02.12.2021
Project No.: 18-004.002
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:
02.12.2021 SUBMITTAL
04.16.2021 RESUBMITTAL #1
06.30.2021 RESUBMITTAL #2
08.09.2021 RESUBMITTAL #3

SP-6
of 8



SHEET KEY

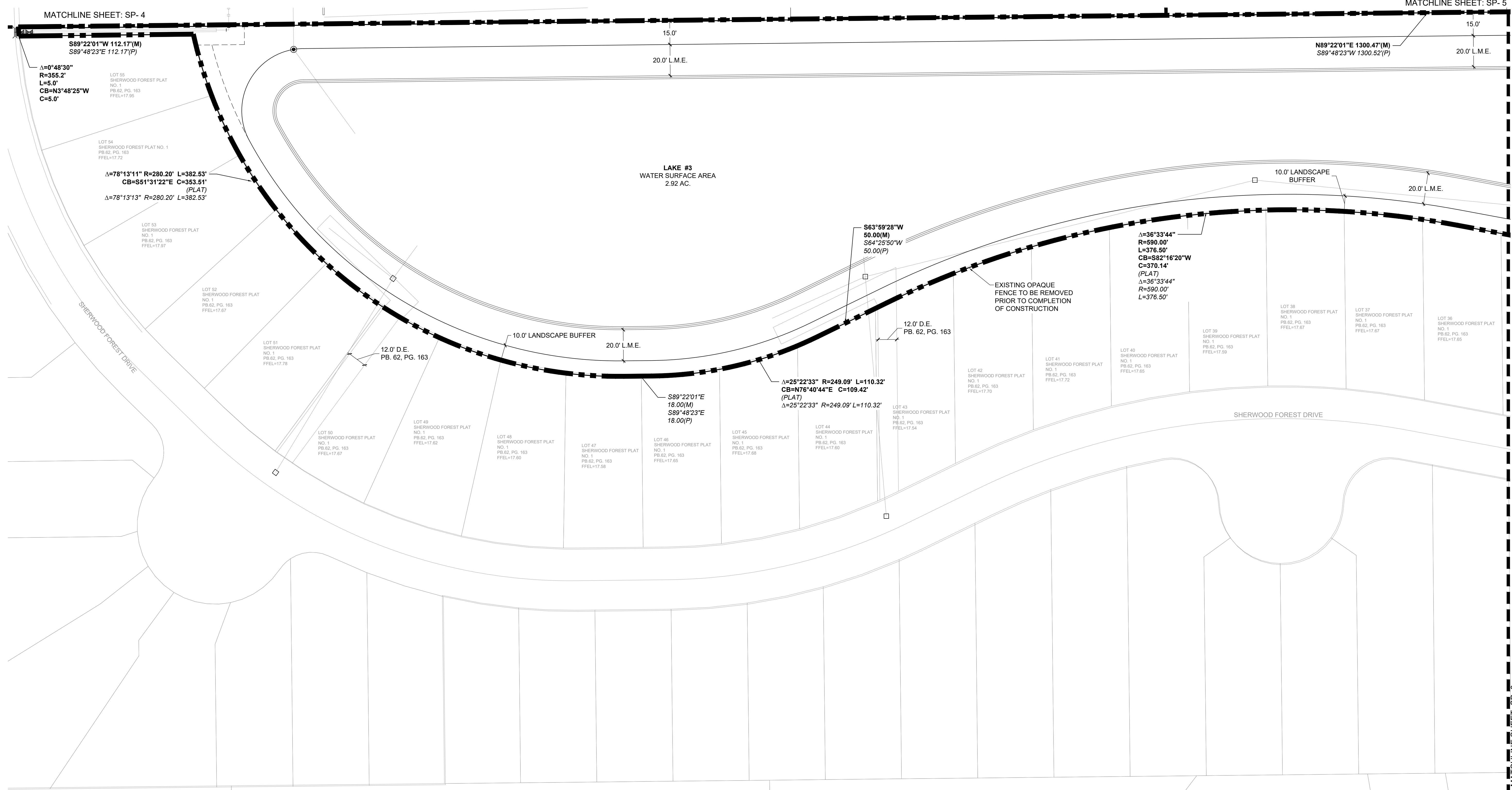


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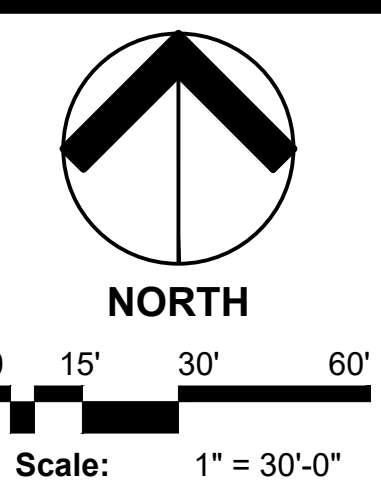
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MATCHLINE SHEET: SP-8

**Sherwood Park
Sherwood Forest PRD
City of Delray Beach, Florida
Site Plan**

Drawing name: H:\0055\Sherwood Park, Golf Club, Delray, FL\02Drawing\Site Plan\Sherwood Park Site Plan 2021.08.09.dwg



Date: 02.12.2021
Project No.: 18-004.002
Designed By: WJT
Drawn By: WJT
Checked By: WJT

Revision Dates:

02.12.2021	SUBMITTAL
04.15.2021	RESUBMITTAL #1
06.30.2021	RESUBMITTAL #2
08.09.2021	RESUBMITTAL #3

MATCHLINE SHEET: SP-8

