

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	30
	25-50 UNITS 0.5 SPACES PER UNIT	30 UNITS	9
	51+ UNITS 0.2 SPACES PER UNIT	4 UNITS	1
TOTAL REQUIRED			128
PARKING PROVIDED			
ONSITE APARTMENT			108
ONSITE PARALLEL			3
OFFSITE PARALLEL			48
ACCESSIBLE PARALLEL			3
TOTAL PROVIDED			162
UNIT INFORMATION			
UNIT	# OF UNITS	SF	HEIGHT (STORIES)
2 BEDROOM	12	1469	2
3 BEDROOM	36	1667	3
3 BEDROOM	6	1366	2

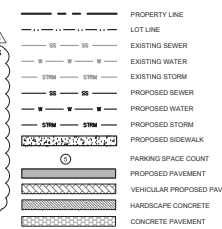
RESOLUTION 109-18 APPROVED CONDITIONAL USE TO INCREASE OVERALL DENSITY TO 15.5 UNITS PER ACRE ON 5/21/2019

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		PREVIOUSLY 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 VEHICULAR 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						
LOT SIZE	8,000 SF MIN					
LOT WIDTH	60' MIN					
LOT DEPTH	100' MIN					
LOT COVERAGE	40% MAX					
USABLE OPEN SPACE	25% MIN					
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, 34, 48, 49, 43, 42, 37, 36 AND 31. 2) INTERNAL ADJUSTMENT FROM 4.4.6 (F)(3)(B) REQUESTED FOR GARAGE SETBACKS.						

SITE PLAN NOTES

- ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT FOR TYPE "T" CURB AND GUTTER, FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED.
- TYPE "T" 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.
- REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
- ALL PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
- DISTANCE BETWEEN STOP BAR AND CROSSWALK SHALL BE A MINIMUM OF 4 FEET.
- PARKING LAYOUT AND DOUBLE STRIPING SHALL FOLLOW CITY OF DELRAY BEACH STANDARD DETAIL 4.3C.
- TRASH CAN STORAGE FOR INTERNAL UNITS TO BE LOCATED WITHIN THE GARAGE.
- SEE SHEET C4.00 FOR ADDITIONAL PAVEMENT INFORMATION.
- ANY RESTRICTED UNITS 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/HOMEOWNERS HOUSING.
- PRIOR TO FINAL ENGINEERING PLAN, THE REAR ALLEY WILL HAVE TRAFFIC CALMING DEVICES SUCH AS SPEED HUMPS OR RAISED PAVEMENT CROSS-WALKS SPACED TO DETER HIGHER SPEEDS ALONG THE ALLEY.
- 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.
- COMMON AREAS MUST HAVE A MAINTENANCE DUTY.
- ONE SPACE IN THE TWO-CAR GARAGE MUST BE MAINTAINED FOR VEHICULAR PARKING.

LEGEND



CALL 2 WORKING DAYS BEFORE YOU DIG



PLANS ARE IN NAD 1983 DATUM
 CONVERSION EQUATION IS BELOW:
 (NAD 1983) + 1.5026' = (NGVD 1929)

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DATE:
 VILLAGE
 SQUARE
 HOMES PHASE
 III
 DELRAY BEACH, FL

PROGRESS

NO.	DATE	DESCRIPTION
1	04/15/18	TAC COMMENTS
2	05/21/19	TAC COMMENTS

DATE	MAY 2019
DESIGNER	JBL
DRAWN	JPL
CHECKED	JB
REV #	18008

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SITE PLAN

C4.00