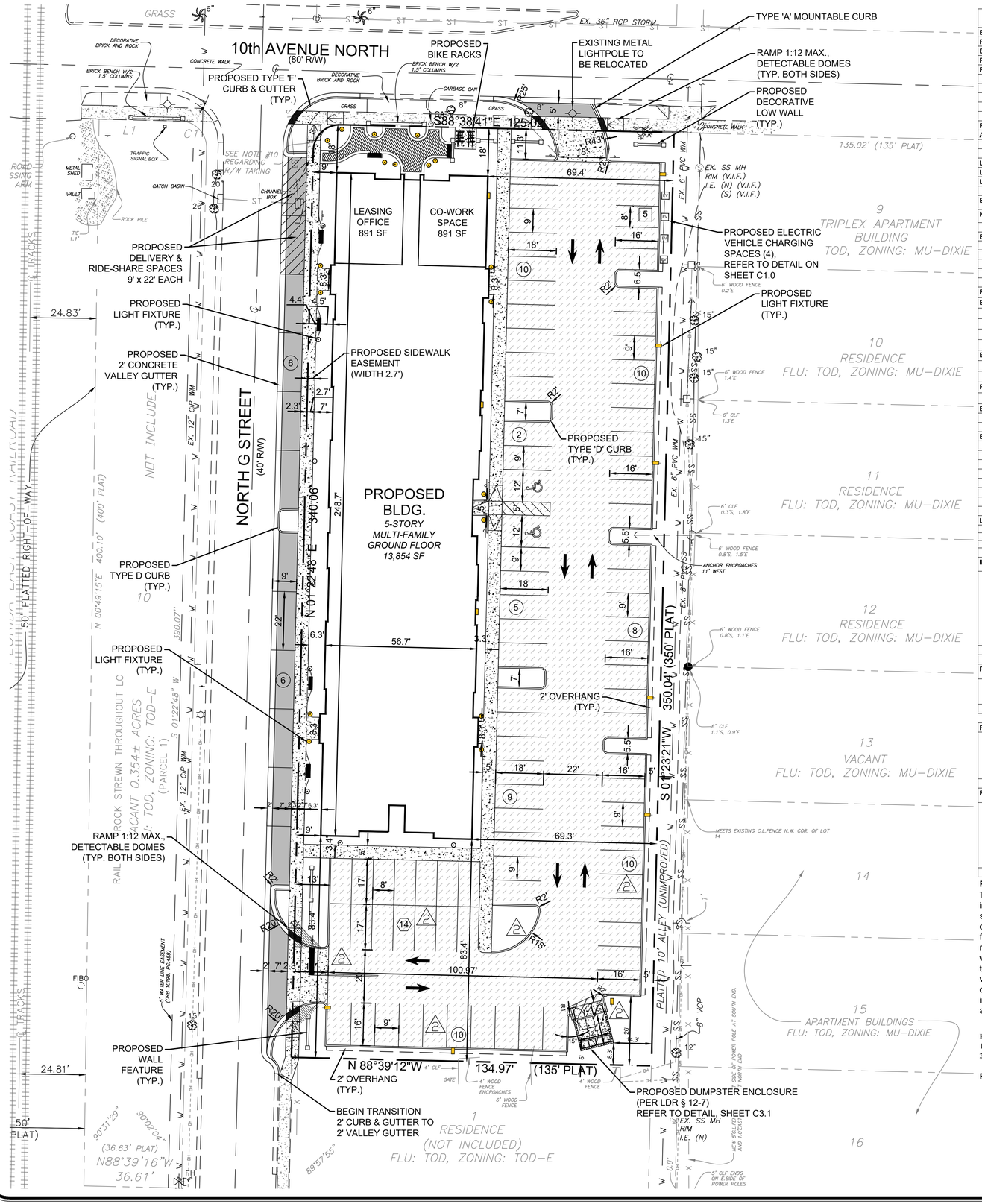


LAKE WORTH STATION - SITE DATA

EXISTING ZONING	TOD-E	Transit Oriented Development East
PROPOSED ZONING	TOD-E	Transit Oriented Development East
EXISTING FUTURE LAND USE	TOD	Transit Oriented Development
PROPOSED FUTURE LAND USE	TOD	Transit Oriented Development
PCN #		38-43-44-21-15-274-0080
		38-43-44-21-15-274-0070
		38-43-44-21-15-274-0040
		38-43-44-21-15-274-0030
		38-43-44-21-15-274-0020
PROPOSED USE		Multi-family and Workforce Housing
ANTICIPATED DATE OF COMPLETION		December 2024

	REQUIRED	PROVIDED
LOT AREA (square feet)	13000	47233
LOT AREA (acres)	0.298	1.084
LOT WIDTH (feet)	100	135
BUILDING HEIGHT (feet)	30	54'-10"
NUMBER OF STORIES	2	5
BUILDING SETBACKS		
FRONT-North (10th Ave North)	10'	18'
REAR-South (Residence)	15'	83'
SIDE STREET-West (North G Street)	10'	9' (waiver)
SIDE STREET-East (Alley)	10'	69'
RESIDENTIAL DENSITY (du/acre)	60	81
Basis of increase: 25% increase for Planned Development, per FLU, Policy		
1 Bedroom/1 Bathroom		63
2 Bedroom/2 Bathroom		18
Workforce Housing (1 Bedroom/1 Bathroom)		39
BUILDING AREA (SF)	23617	13854
	50.00%	29.33%
FLOOR AREA RATIO (FAR)	1.5	1.43
BUILDING COVERAGE	50%	29%
GROUND FLOOR		13854
BUILDING FLOOR AREA (sf)		
GROUND FLOOR		13854
2ND FLOOR		13854
3RD FLOOR		13854
4TH FLOOR		13854
5TH FLOOR		12236
TOTAL BUILDING COVERAGE AREA		67652
TOTAL BUILDING FAR	1.5	1.43%
LIVING AREA		
1 Bedroom Units - Center Units	600 SF	584 (waiver)
1 Bedroom Units - Perimeter Units	600 SF	584 (waiver)
2 Bedroom Units	750 SF	891
IMPERMEABLE SURFACE (IMPERVIOUS)	65%	62%
BUILDING (Ground Floor)	13854	29.33%
DUMPSTERS ENCLOSURE AND PAD	245	0.52%
SIDEWALKS AND RAMPS	3361	7.12%
BIKE RACKS (concrete)	64	0.14%
DECORATIVE LOW WALLS	79	0.17%
CONCRETE CURBS	434	0.92%
PARKING CONCRETE DRIVEWAY	587	1.24%
PARKING PERVIOUS CONCRETE/ASPHALT PAVEMENT (50% pervious)	10701	22.66%
PERMEABLE SURFACE (PERVIOUS)	35%	37.89%
LANDSCAPE + OPEN SPACE	7194	15.23%
PARKING PERVIOUS CONCRETE/ASPHALT PAVEMENT (50% pervious)	10701	22.66%
PARKING REQUIREMENTS		
MB-1BR = 63 UNITS @ 1.5 PER UNIT	95	See below.
MF-2BR = 18 UNITS @ 1.75 PER UNIT	32	See below.
ADMINISTRATIVE/LEASING Office = 891 SF @ 1 PER OFFICE,	1	See below.
CO-WORK RENTAL OFFICE = 891 SF @ 1 PER 400 SF	2	See below.
GROSS PARKING REQUIRED	129	See below.
REQUIRED PARKING (with 25% Mixed-Use Shared Parking Credit)	97	98
Off-street (on-site) Regular Parking Spaces		64
Off-street (on-site) Compact Parking Spaces @ 25% of Required Parking		19
Off-street (on-site) Handicap Parking Spaces		2
Side-street Parallel Parking Spaces (including 2 delivery & rideshare spaces)		12
Bonus Parking = Bike Racks = 1 set of 4 = 1 @ 1 space per 4		1
Electric Charging Spaces (4%)	4	4

PROJECT NARRATIVE:

The project is located at 930 N G Street, Lake Worth Beach, FL / Parcel # 38-43-44-21-15-274-0080. The proposed mixed-use project includes the construction of a residential building, surface parking and site amenities. Additionally the site will include water & sewer, stormwater facilities, and sidewalk infrastructure. The South Florida Water Management District (SFWMD) requirements include analysis of the 5 Year -1 Day, 25 Year - 3 Day, 100 Year - 3 Day storm events for lower parking inlet elevation, berm and discharge rates, and finished floor elevations respectively. Furthermore, the City of Lake Worth requires the 3 Year - 1 Hour storm event be evaluated and fully retained on-site (Code of Ordinance Sec. 18-103.). According to the Eastern Palm Beach County map included in this report, the control water table is estimated at 4.50 ft NAVD. However, the geotechnical report from TSFGEO shows the water table encountered during testing is found at elevations approximately 8-9.5 feet below ground surface, March 9th, 2022. Based on average site grade of 13.8, in the vicinity of the exfiltration tests, we established the water table at elevation 5.8 ft NAVD for a much more conservative approach. The drainage system features exfiltration trench to meet the water quality and water quantity requirements. A control structure featuring a 6" inverted triangle orifice will discharge offsite to the City storm system. The summary table below provides the final pre- vs post elevations and discharge rates for all the aforementioned stormevents.

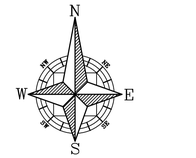
REQUESTED WAIVERS:

1. West setback: Reduce setback from 10' to 9', to accommodate street parking and sidewalk.
2. Reduce living area for 1 bedroom units, from 600 sf to 584 sf, a 2.7% reduction, based on Comprehensive Plan Housing & Neighborhoods Element and Ordinance 2022-12.

Flood Routing Summary — REFER TO CASCADE ROUTINGS

Storm Event	Pre	Post	Comment
3 year - 1 Hour	13.26	9.09 ft' NAVD	fully retained on-site
5 Year - 1 day	14.37	14.04 ft' NAVD	Min Inlet El = 15.00
25 Year - 3 day	14.86	14.37 ft' NAVD	Min Perimeter El = 14.50
100 year - 3 day	15.16	15.95 ft' NAVD	Min FFE 16.50

LOCATION MAP
(N.T.S.)



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- ASPHALT AREA
- PERVIOUS PAVEMENT PARKING AREA
- CONCRETE
- PERVIOUS PAVERS
- 1 — COMPACT PARKING SPACES
- 1 — STANDARD PARKING SPACES
- 1 — COMPACT (TANDEM) SPACES
- EV — ELECTRIC VEHICLE CHARGING SPACE
- LIGHTING FIXTURES

NOTE:

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALLEYWAY IMPROVEMENTS CONSISTING OF 4" ASPHALT MILLINGS, GRADED AND COMPACTED, SHALL BE CONSTRUCTED FROM 9TH AVENUE NORTH TO 10TH AVENUE NORTH.

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

DISCLAIMER
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No.	Date	Comment	By
1	08/15/2022	REVISED PER PZB	PFR
2	08/15/2022	REVISED PER SHT #1	PFR

Revision / Submission

IBI GROUP (FLORIDA) INC
1100 Park Central Boulevard South – Suite 3500
Pompano Beach FL 33064 USA
tel 954 974 2200 fax 954 973 2686
ibigroup.com
LANDSCAPE LC #26000270
ENGINEER'S CERT. OF AUTH. #2966

LAKE WORTH STATION
LAKE WORTH BEACH, FLORIDA

SITE PLAN

PATRICIA F. RAMUDO, PE 35798
Digitally signed by PATRICIA F. RAMUDO, PE 35798
Date: 2022.08.17 15:41:59 -04'00'
NOT VALID FOR RECORDING UNLESS SIGNED AND DATED WITH THE ORIGINAL SEAL OF PATRICIA F. RAMUDO, FLORIDA P.E. #35798 FOR THE FIRM.

DRAWN:	SCALE:
CMP	1" = 20'
DESIGNED:	PROJECT:
CMP	137767
CHECKED:	SHEET:
PFR	SP1.0
DATE:	
04/06/2022	

J:\137767_Lake_Worth_S\7.0_Production\7.03_Design\01_Gen\Sheets\137767-SP.dwg Modified:8/15/2022 By:cpence Plotted By:christopher pence