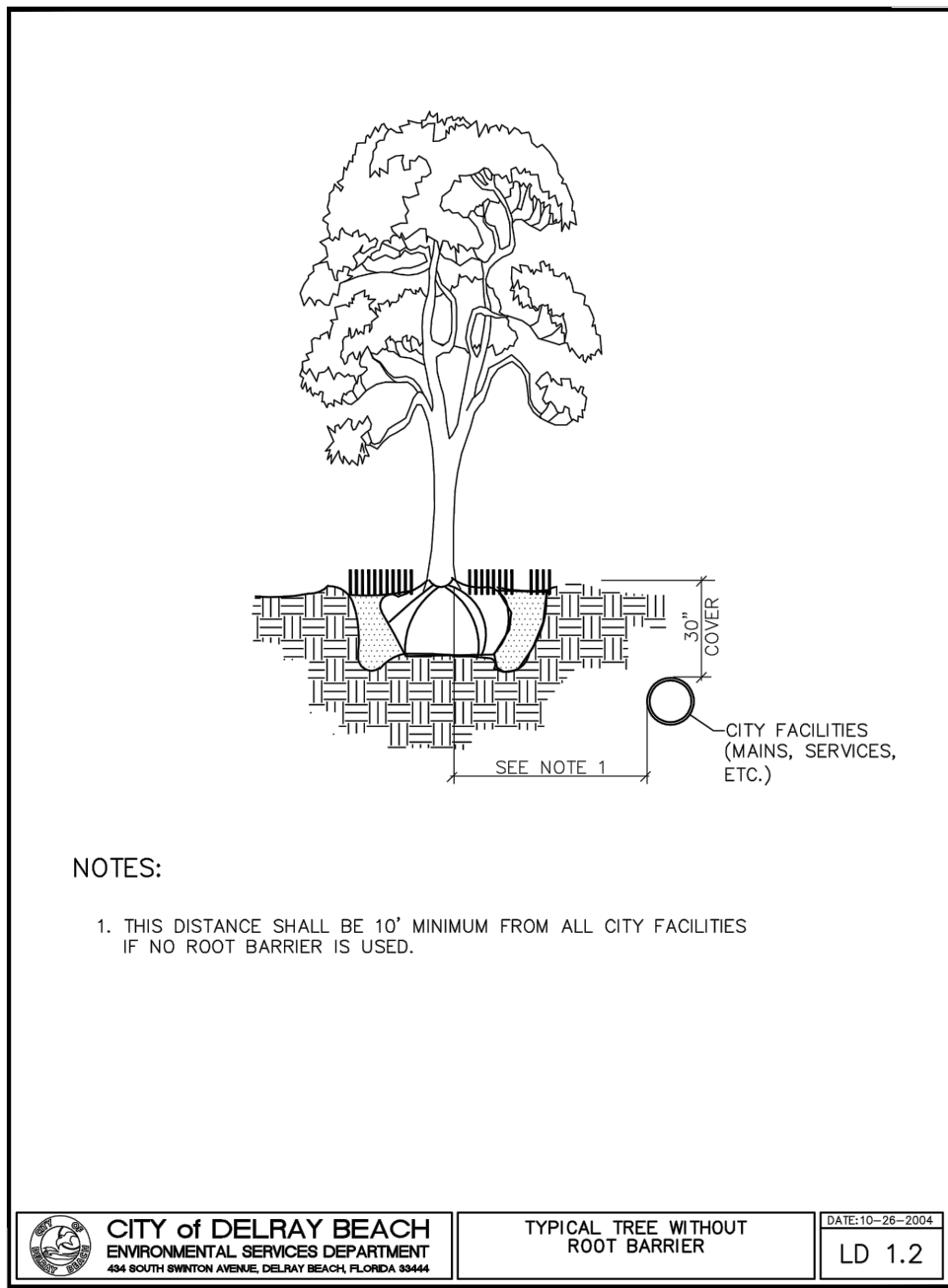
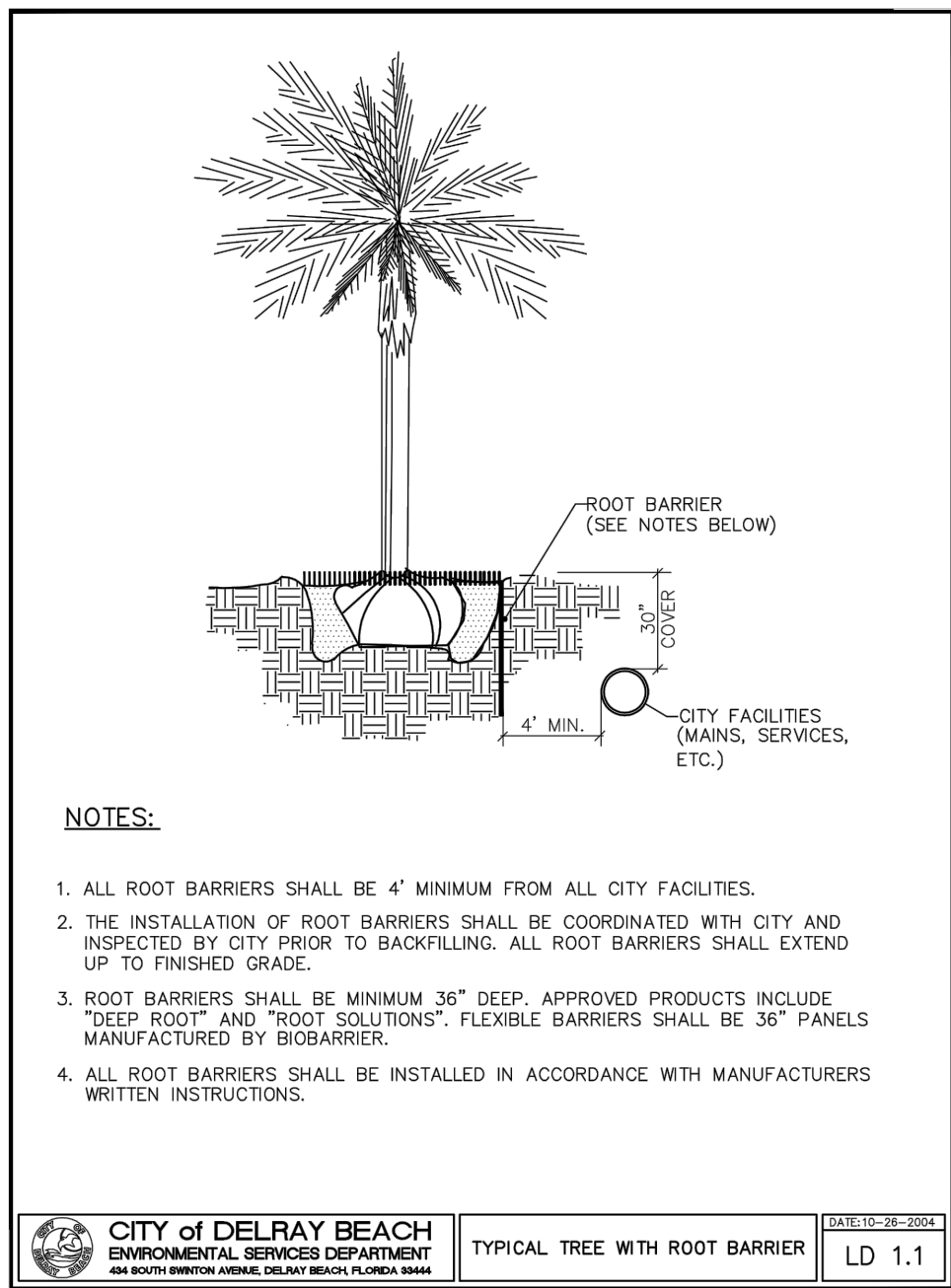




LOCATION MAP N.T.S.



ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LO 1.1 & LO 1.2.



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

FLOOD ZONE: AE (FIRM 125102-1251020003D 1/05/1989)

DESCRIPTION:

A parcel of land in the Northwest quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:
From the Northwest corner of the Northwest Quarter (NW 1/4) of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 18, run North 89 degrees 56 minutes 09 seconds West on assumed bearing along the Quarter Section line, a distance of 322.40 feet; thence South 00 degrees 39 minutes 30 seconds East, parallel with the West line of the said Northwest quarter (NW 1/4) of the Northeast quarter of the Southeast quarter of Section 18, a distance of 419.23 feet; thence South 70 degrees 25 minutes 30 seconds West a distance of 126.85 feet to the Point of the Beginning; thence South 00 degrees 39 minutes 30 seconds East, a distance of 166.62 feet to a point in the North right of way line of State Road 806 (New Delray West Road) as shown on the Road Plat Book 3, on Page 28, Public Records of Palm Beach County, Florida; thence Southwesterly, along said North right of way line being a curve concave to the Northwest, having a radius of 1857.08 feet, a chord bearing of South 63 degrees 36 minutes 28 seconds West, an arc distance of 282.27 feet; thence North 6 degrees 38 minutes 10 seconds East, a distance of 371.17 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 195.57 feet; thence South 0 degrees 39 minutes 30 seconds East, a distance of 150.0 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 23.15 feet to the Point of Beginning.

SITE DATA

	EXISTING AREA (S.F.)	EXISTING	PROPOSED AREA (S.F.)	PROPOSED	NET CHANGE (S.F.)
BUILDINGS (A & B)	23,548	33.32%	23,548	33.32%	0
OPEN SPACE (PERVIOUS)	9,777	13.83%	14,472	20.48%	4,695
PARKING / PAVED	40,800	57.73%	33,548	47.47%	-7,252
TOTAL SITE AREA	74,125	104.88%	71,568	101.27%	-2,557

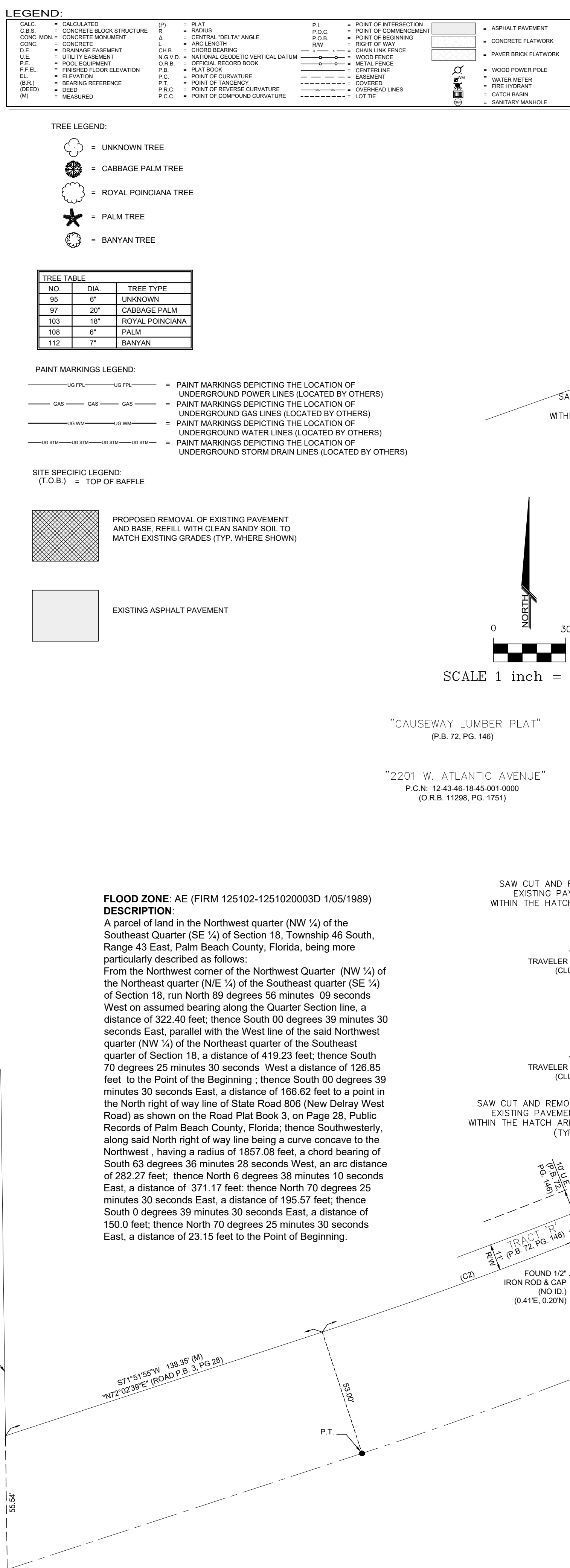
THE OVERALL SITE IMPROVEMENTS WILL RESULT IN ADDITIONAL PERVIOUS AREA AND REDUCTION IN THE IMPERVIOUS AREA

NO DRAINAGE CALCULATIONS ARE REQUIRED, SINCE THE ADDED PERVIOUS AREA WILL REDUCE THE TOTAL STORM WATER RUNOFF

SITE AREA BEFORE F.D.O.T. DEDICATION = 74,125 S.F.

SITE AREA AFTER F.D.O.T. DEDICATION = 71,568 S.F.

EAST LINE OF THE LAKE WORTH DRAINAGE DISTRICT C - 4 CANAL

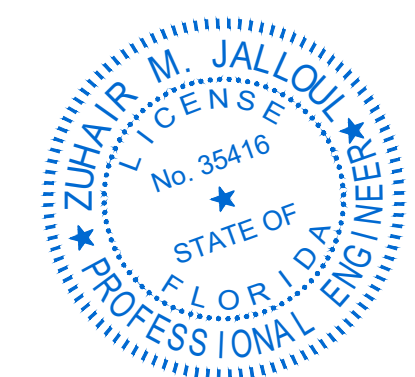


Florida Consulting Engineers, Inc.



Certificate of Authorization No. 5810
134 N.W. 16TH STREET, SUITE 1
BOCA RATON, FLORIDA 33432
PHONE: (561) 353-1152
E-MAIL: ZJ@FLCENGINEERS.COM

DATE	REVISIONS
1-22-20	REVISED SITE PLAN
6-17-20	3RD REVIEW COMMENTS



Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE	JUNE 28, 2019
SCALE	AS SHOWN
DWG. BY	P.E.S.
CHECKED BY	Z. JALLOUL
PROJECT NO.	190502
DRAWING FILE	----

German Auto World Class III
2165 W. Atlantic Avenue
Delray Beach, Florida

EXISTING SITE CONDITIONS,
DEMOLITION PLAN
AND EXISTING UTILITIES

SHEET NUMBER

C-1
OF 3