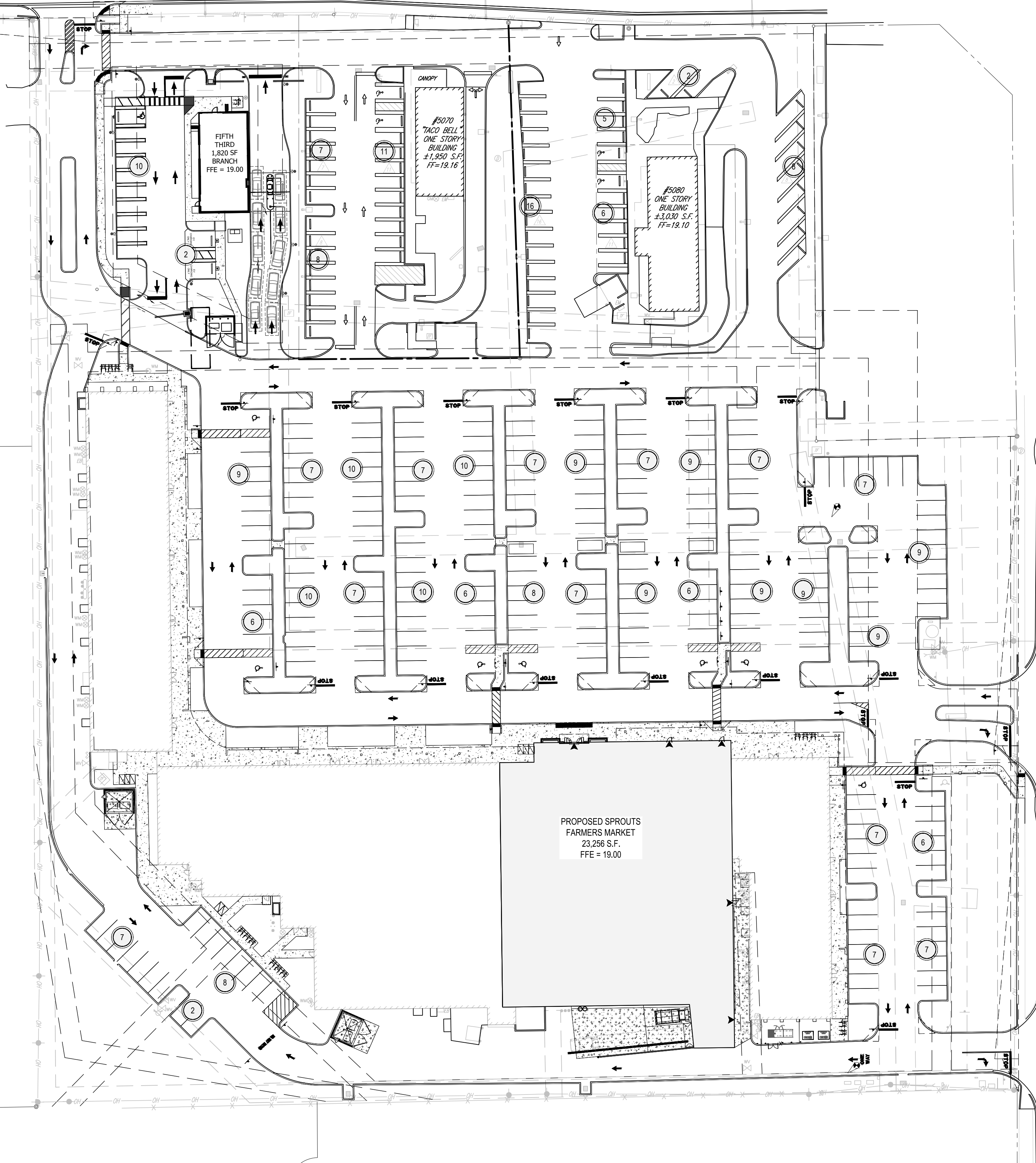


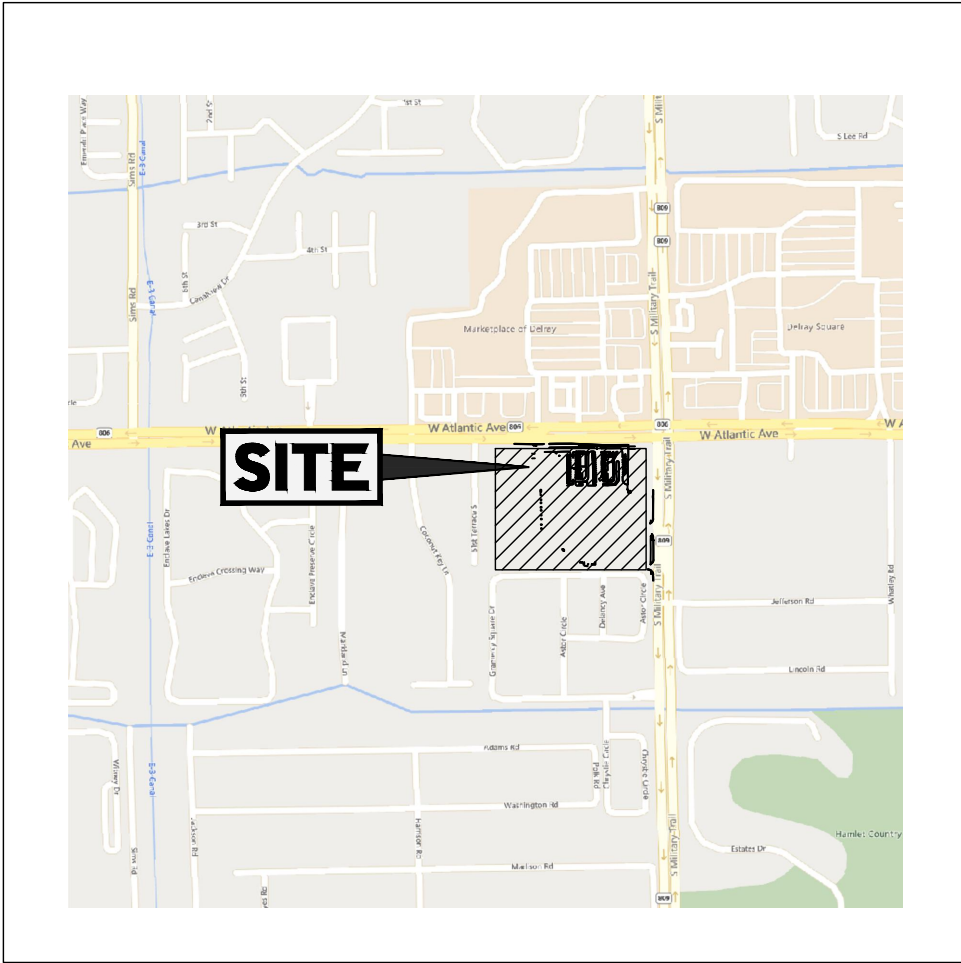


ATLANTIC AVENUE - STATE ROAD 806

BASELINE OF SURVEY, STATE ROAD 806 PER ROAD PLAT BOOK 3 PAGE 24  
VARIABLE WIDTH RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC ROADWAY  
ROAD PLAT BOOK 3 PAGE 24



MILITARY TRAIL - STATE ROAD 809



SCALE: 1"=1000'

LOCATION MAP

SITE DATA TABLE

|                        |                       |
|------------------------|-----------------------|
| JURISDICTION           | CITY OF DELRAY BEACH  |
| CURRENT ZONING         | GENERAL COMMERCIAL    |
| PROPOSED ZONING        | GENERAL COMMERCIAL    |
| OVERLAY DISTRICT       | FOUR CORNERS OVERLAY  |
| FUTURE LAND USE        | COMMERCIAL            |
| FEMA FLOOD DESIGNATION | FLOOD ZONE X          |
| TOTAL SITE AREA        | ±384,501 SF (8.37 AC) |

|                         |                         |
|-------------------------|-------------------------|
| FIFTH THIRD BANK PARCEL | ±24,109.55 SF (0.55 AC) |
| TACO BELL PARCEL        | ±27,392.39 SF (0.63 AC) |

|                                                |                     |                     |
|------------------------------------------------|---------------------|---------------------|
|                                                | TRACT 1             | TRACT 2             |
|                                                | 312,999 SF          | 51,502 SF           |
|                                                | BUILDING AREA       |                     |
|                                                | TRACT1              | TRACT 2             |
| TOTAL EXISTING BUILDING AREA (PER 2021 SURVEY) | 73,393 SF           | 1950 SF             |
| PROPOSED 5TH 3RD BANK                          | 0 SF                | 1820 SF             |
| PROPOSED BUILDING AREA                         | 73,393 SF           | 3,770 SF            |
| OPEN SPACE                                     | MINIMUM             | PROVIDED            |
|                                                | 27.00%              | 21.00%              |
| IMPERVIOUS SURFACE RATIO (ISR)                 | MAXIMUM             | PROVIDED            |
|                                                | 73.00%              | 79.00%              |
|                                                | SITE AREA BREAKDOWN |                     |
|                                                | EXISTING            | PROPOSED            |
| TRACT 1                                        | 243,645 SF          | 243,818 SF          |
| IMPERVIOUS AREA:                               | 69,354 SF           | 69,181 SF           |
| PERVIOUS AREA:                                 |                     |                     |
| TRACT 2                                        | EXISTING            | PROPOSED            |
| IMPERVIOUS AREA:                               | 22,976 SF           | 37,449 SF           |
| PERVIOUS AREA:                                 | 28,526 SF           | 14,054 SF           |
| TOTAL                                          | EXISTING            | PROPOSED            |
| IMPERVIOUS AREA:                               | 266,193 SF (73.02%) | 281,267 SF (77.17%) |
| PERVIOUS AREA:                                 | 98,308 SF (26.97%)  | 83,235 SF (22.83%)  |

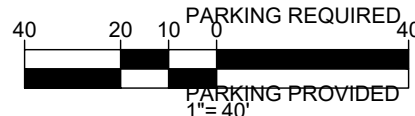
|                                 |          |                                |
|---------------------------------|----------|--------------------------------|
|                                 | SETBACKS |                                |
| BUILDING SETBACKS               | REQUIRED | PROVIDED                       |
| FRONT (ATLANTIC AVENUE) SETBACK | 25'      | 30.0'                          |
| SIDE 1 (MILITARY TRAIL) SETBACK | 30'      | 113.0'                         |
| SIDE 2 SETBACK                  | 0'       | 32.8'                          |
| REAR SETBACK                    | 10'      | 28.2'                          |
| LANDSCAPE BUFFER SETBACKS       | REQUIRED | PROVIDED                       |
| FRONT (ATLANTIC AVE) SETBACK    | 30'      | 9.5' (MATCH EX. NONCONFORMITY) |
| SIDE 1 (MILITARY TRAIL) SETBACK | 30'      | 31.8'                          |
| SIDE 2 SETBACK                  | 10'      | 7.1' (MATCH EX. NONCONFORMITY) |
| REAR SETBACK                    | 25'      | 8.2' (MATCH EX. NONCONFORMITY) |

|                  |                                   |                            |
|------------------|-----------------------------------|----------------------------|
|                  | PARKING                           |                            |
| PARKING REQUIRED | 4 SPACES PER 1,000 SF: 309 SPACES |                            |
|                  | NUMBER OF PARKING SPACES          | PARKING RATIO PER 1,000 SF |
| EXISTING PARKING | 301                               | 3.90                       |
| PROVIDED PARKING | 313                               | 4.06                       |
| ADA SPACES       | REQUIRED: 8 SPACES                | PROVIDED: 12 SPACES        |
| PICKUP PARKING   | 4 SPACES                          |                            |

BICYCLE PARKING

SHORT TERM = 1 SPACE / 2,500 SF = 31 REQUIRED  
LONG TERM = 2 SPACE / 10,000 SF = 15 REQUIRED

SHORT TERM = 32  
LONG TERM = 16



**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE       | COMMENT                              | DRAWN BY |
|-----|------------|--------------------------------------|----------|
| 1   | 2022-10-06 | GENERATOR REVISIONS                  | ML       |
| 2   | 2022-10-27 | STORM SYSTEM REVISIONS               | AS       |
| 3   | 2022-11-29 | UTILITY REVISIONS                    | AO       |
| 4   | 2022-12-06 | ATLANTIC AVE ACCESS MEDIAN REVISIONS | ML       |
| 5   | 2023-02-22 | STORM SYSTEM REVISIONS               | AS       |
| 6   | 2023-04-12 | ATLANTIC AVE ACCESS & SW REGRADING   | ML       |



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|              |           |
|--------------|-----------|
| PROJECT No.: | FLB210001 |
| DRAWN BY:    | ML        |
| CHECKED BY:  | AS        |
| DATE:        | 5/11/2024 |
| CAD ID:      | SITE-0    |

PROJECT:

**PROP.  
SITE PLAN  
DOCUMENTS**

FOR



PROPOSED SHOPPING CENTER IMPROVEMENTS

5024 W ATLANTIC AVE  
PALM BEACH COUNTY  
DELRAY BEACH, FL

**BOHLER**

1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

**PROPOSED  
MASTER  
DEVELOPMENT  
PLAN**

SHEET NUMBER:

C-1.0

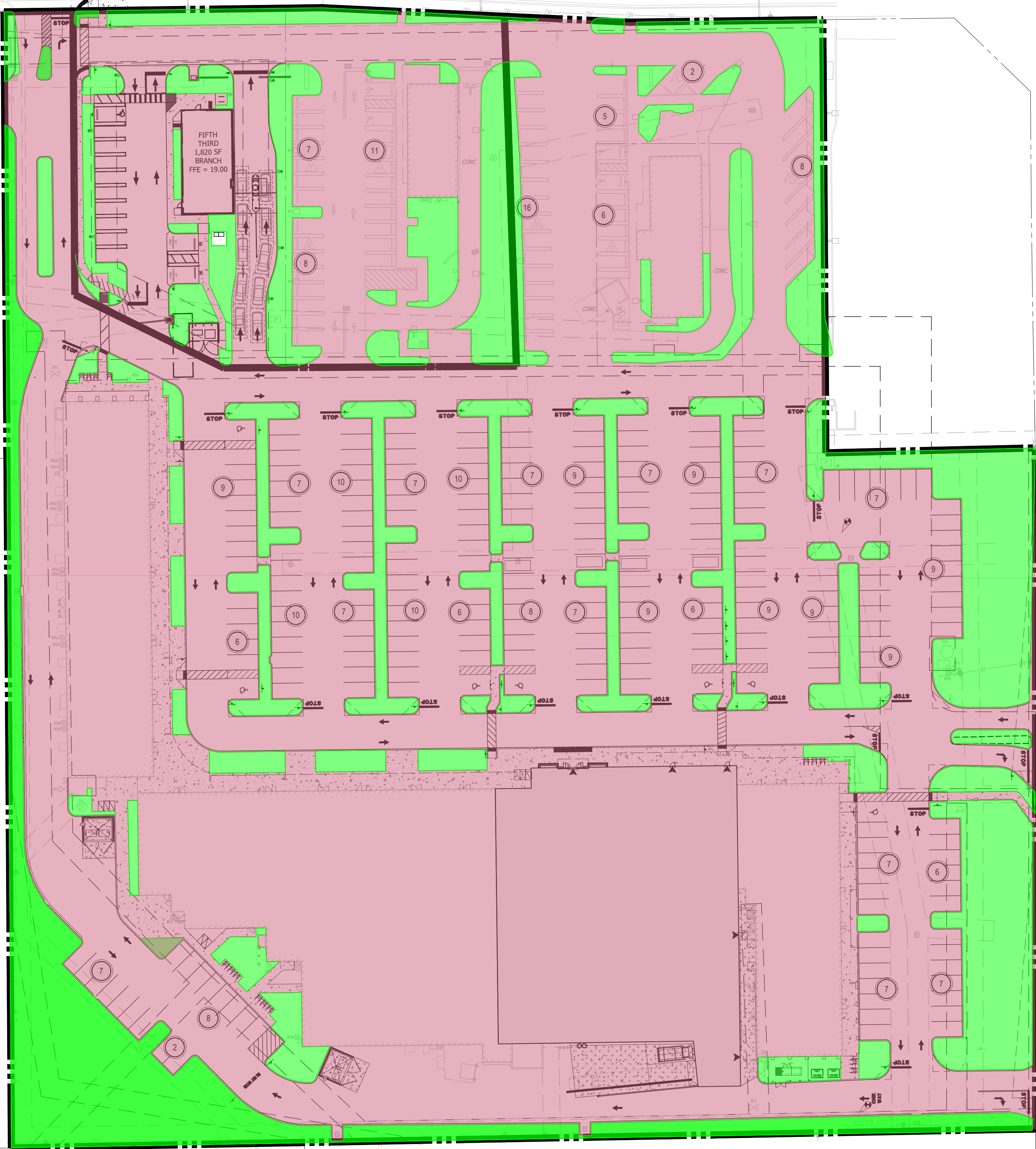
REVISION 6 - 2023-04-12



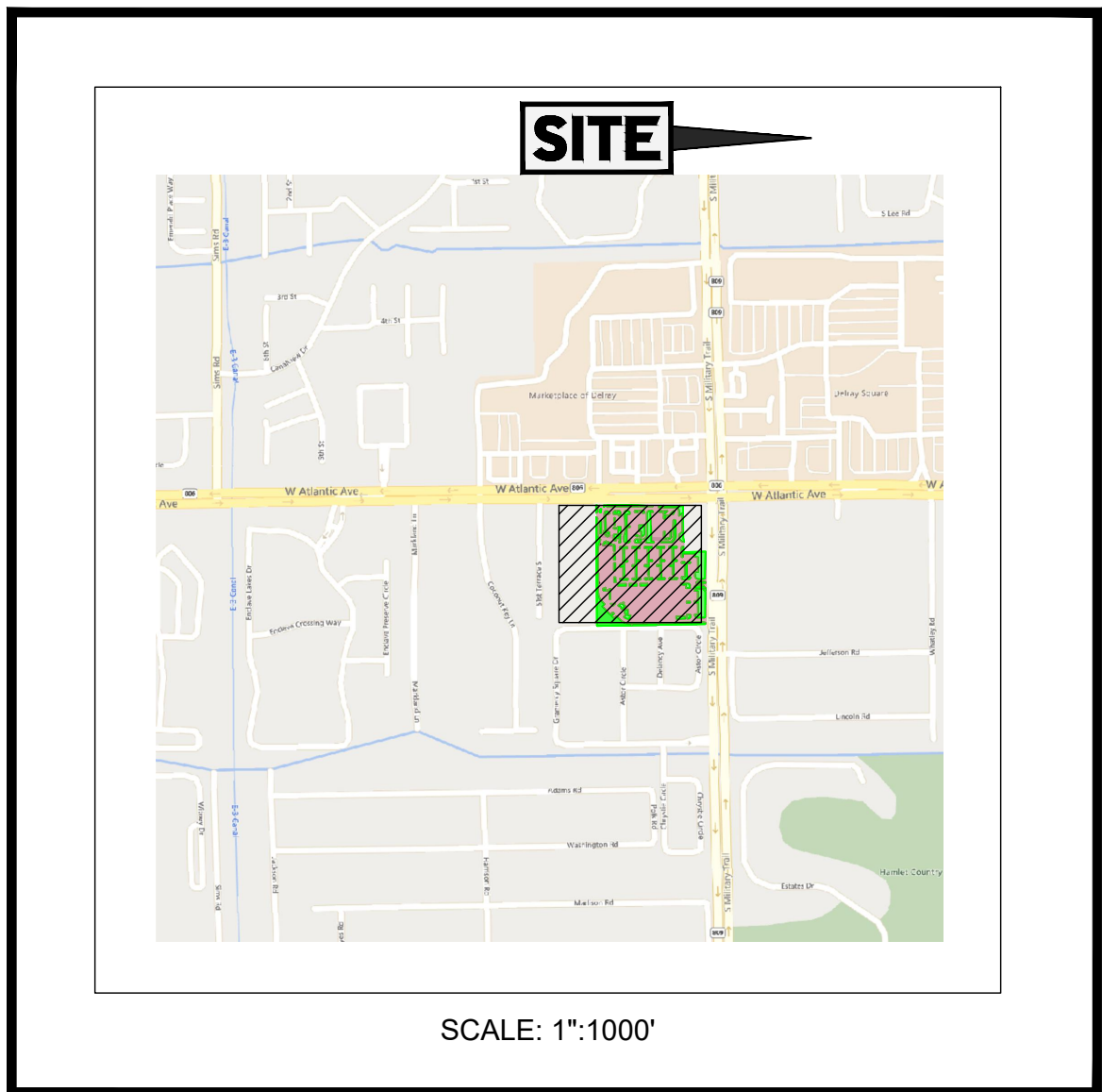


ATLANTIC AVENUE - STATE ROAD 806

BASELINE OF SURVEY, STATE ROAD 806 PER ROAD PLAT BOOK 3, PAGE 24  
VARIABLE WIDTH HIGHWAY  
ASPHALT PAVED PUBLIC ROADWAY  
ROAD PLAT BOOK 3, PAGE 24



| LEGEND |                 |
|--------|-----------------|
|        | PERVIOUS AREA   |
|        | IMPERVIOUS AREA |



LOCATION MAP



| AREA CALCULATION TABLE |             |         |
|------------------------|-------------|---------|
| IMPERVIOUS AREA        | 281,267 SF  | 6.46 AC |
| PERVIOUS AREA          | 83,235 SF   | 1.91 AC |
| TOTAL SITE AREA        | 364, 502 SF | 8.37 AC |

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

| REVISIONS |            |                                      |          |    |
|-----------|------------|--------------------------------------|----------|----|
| REV       | DATE       | COMMENT                              | DRAWN BY |    |
| 1         | 2022-10-06 | GENERATOR REVISIONS                  | ML       | AS |
| 2         | 2022-10-27 | STORM SYSTEM REVISIONS               | ML       | AS |
| 3         | 2022-11-29 | UTILITY REVISIONS                    | AO       | ML |
| 4         | 2022-12-06 | ATLANTIC AVE ACCESS MEDIAN REVISIONS | ML       | AS |
| 5         | 2023-02-22 | STORM SYSTEM REVISIONS               | ML       | AS |
| 6         | 2023-04-12 | ATLANTIC AVE ACCESS & SW REGRADING   | ML       | AS |

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|              |           |
|--------------|-----------|
| PROJECT No.: | FLB210001 |
| DRAWN BY:    | ML        |
| CHECKED BY:  | AS        |
| DATE:        | 5/11/2024 |
| CAD ID:      | SITE-0    |

PROJECT:  
**PROP. SITE PLAN DOCUMENTS**  
FOR  
  
PROPOSED SHOPPING CENTER IMPROVEMENTS  
5024 W ATLANTIC AVE  
PALM BEACH COUNTY  
DELRAY BEACH, FL

BOHLER

1900 NW CORPORATE BOULEVARD  
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BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

ANDREW RONALD SARGE  
LICENSE  
No. 82408  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

2023-05-16

SHEET TITLE:

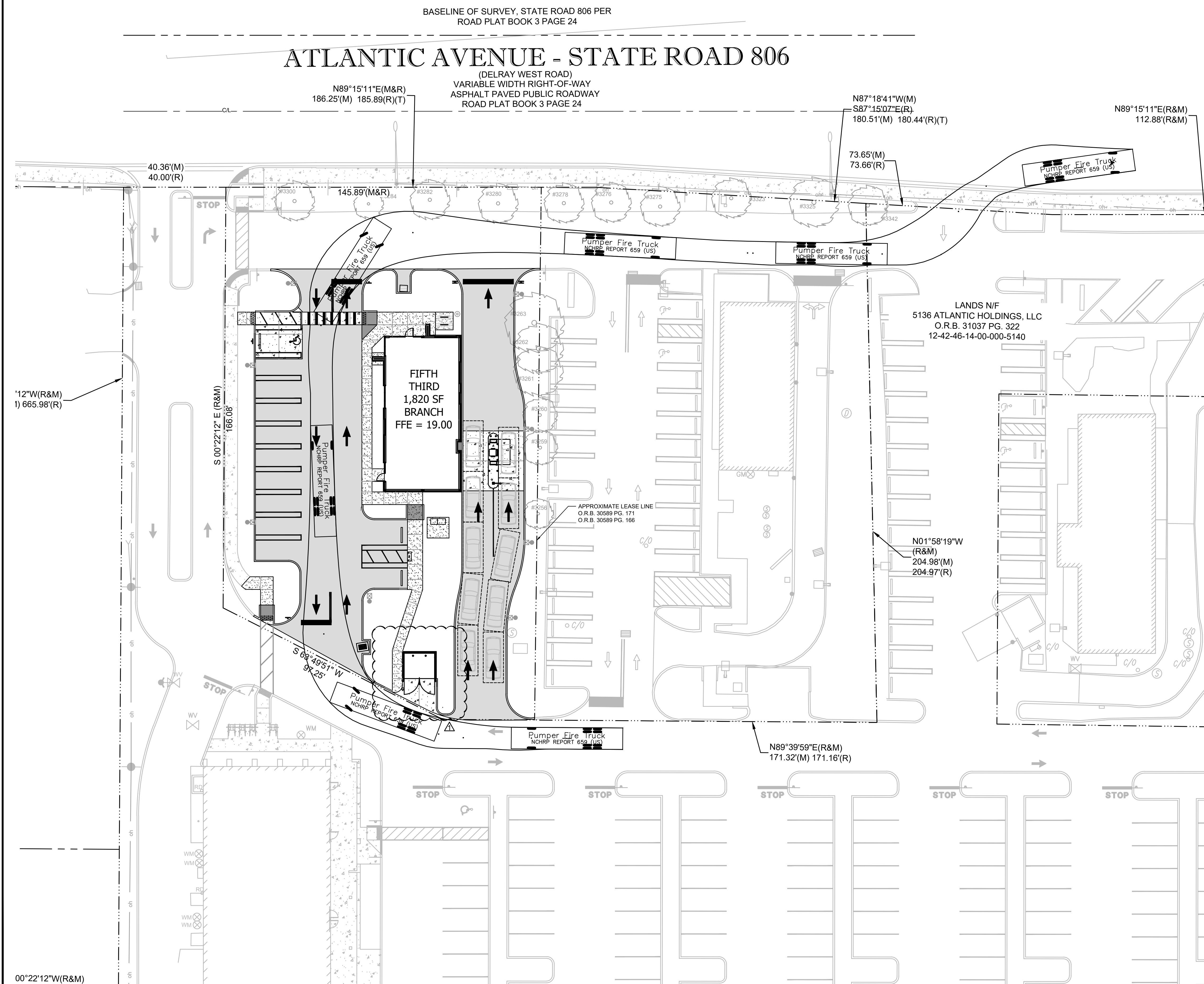
EXHIBIT PLAN

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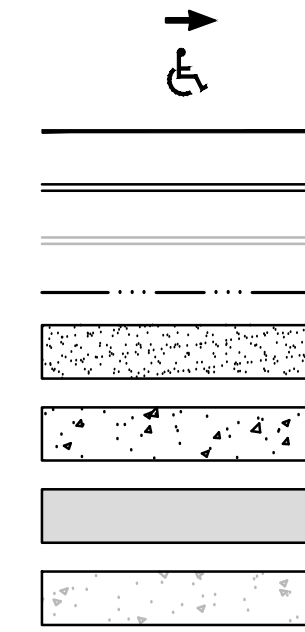
EX-A

REVISION 6 - 2023-04-12

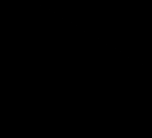
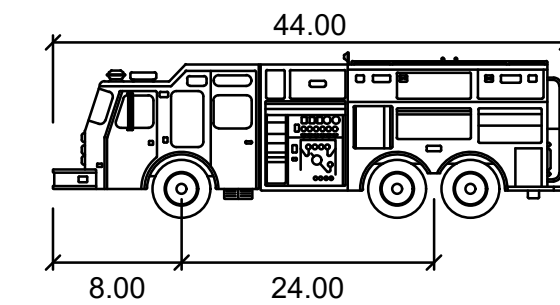




**SITE PLAN LEGEND:**



## TRUCK LEGEND



**RP**  
**RANDY PHILLIPS AIA**  
 W I C H I T A , K S  
 3 1 6 . 2 6 7 . 4 0 0 2



**FIFTH THIRD BANK**  
**DELRAY COMMONS**  
5070 WEST ATLANTIC AVE DELRAY BEACH, FL

NSIT SAPPARKHAO, P.E.  
 FL REG. NO. 64085



The seal is circular with a dashed outer border. Inside the border, the text "NSIT SAPPARKHAO" is at the top, "LICENSE" is below it, "No. 64085" is in the center, "STATE OF" is below the center, "FLORIDA" is below that, and "PROFESSIONAL ENGINEER" is at the bottom. There are three stars around the inner circle. A date stamp "01/27/2023" is at the bottom, with "DATE" written below it.

|                  |          |
|------------------|----------|
| PRE-PLAN REVIEW  | 04.25.22 |
| SITE ACCESS PLAN |          |

# SA01.01