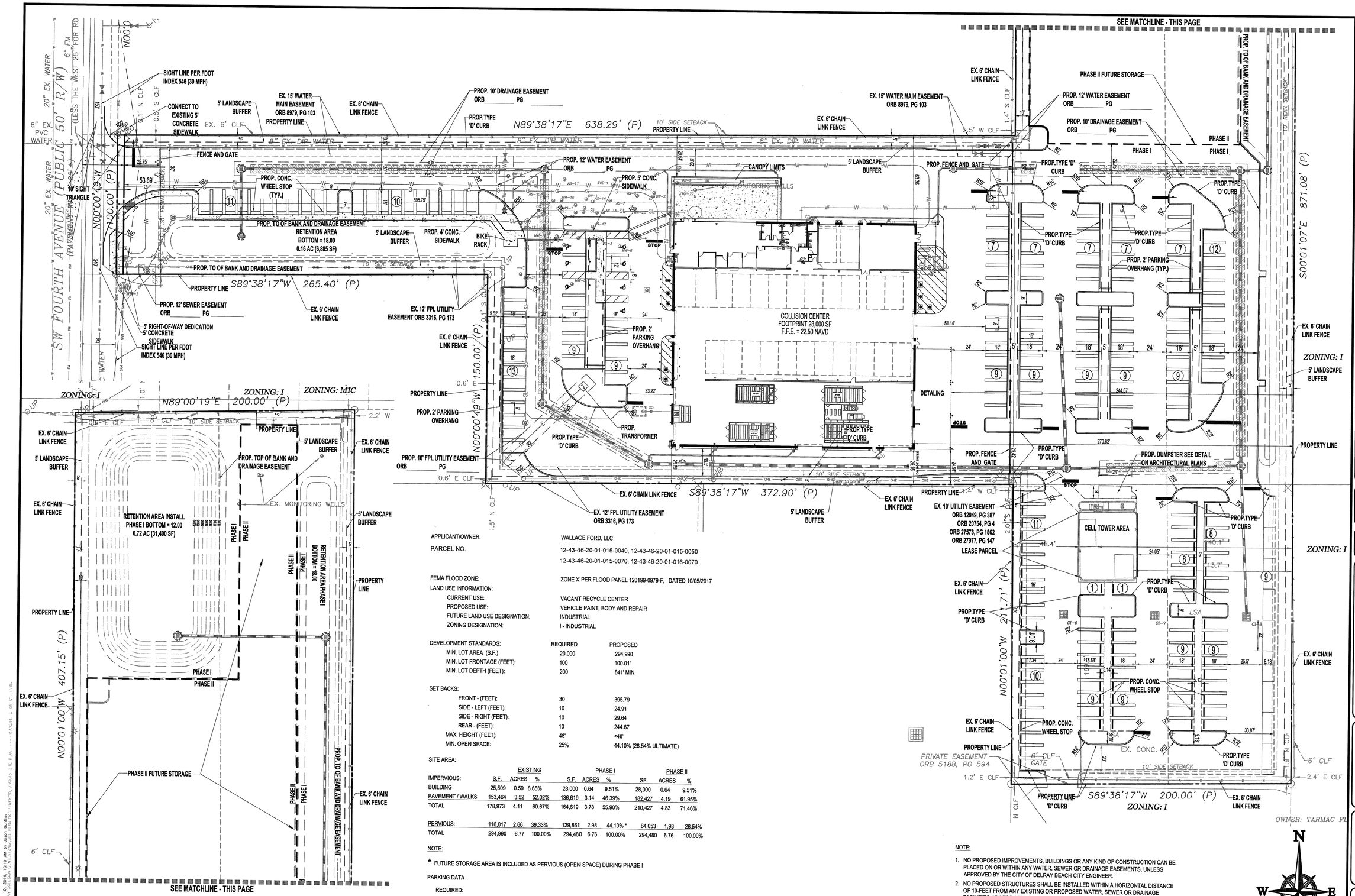

APPLICANT/OWNER:	WALLACE FORD, LLC
PARCEL NO.	12-43-46-20-01-015-0040, 12-43-46-20-01-015-0050 12-43-46-20-01-015-0070, 12-43-46-20-01-016-0070
FEMA FLOOD ZONE:	ZONE X PER FLOOD PANEL 120199-0979-F, DATED 10/05/2017
LAND USE INFORMATION:	
CURRENT USE:	VACANT RECYCLE CENTER
PROPOSED USE:	VEHICLE PAINT, BODY AND REPAIR
FUTURE LAND USE DESIGNATION:	INDUSTRIAL
ZONING DESIGNATION:	I - INDUSTRIAL

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	20,000	294,990
MIN. LOT FRONTAGE (FEET):	100	100.01'
MIN. LOT DEPTH (FEET):	200	841' MIN.
SET BACKS:		
FRONT - (FEET):	30	395.79
SIDE - LEFT (FEET):	10	24.91
SIDE - RIGHT (FEET):	10	29.64
REAR - (FEET):	10	244.67
MAX. HEIGHT (FEET):	48'	<48'
MIN. OPEN SPACE:	25%	44.10% (28.54% ULTIMATE)

SITE AREA:

	EXISTING			PHASE I			PHASE II		
IMPERVIOUS:	S.F.	ACRES	%	S.F.	ACRES	%	SF.	ACRES	%
BUILDING	25,509	0.59	8.65%	28,000	0.64	9.51%	28,000	0.64	9.51%
PAVEMENT / WALKS	153,464	3.52	52.02%	136,619	3.14	46.39%	182,427	4.19	61.95%
TOTAL	178,973	4.11	60.67%	164,619	3.78	55.90%	210,427	4.83	71.46%
PERVIOUS:	116,017	2.66	39.33%	129,861	2.98	44.10% *	84,053	1.93	28.54%
TOTAL	294,990	6.77	100.00%	294,480	6.76	100.00%	294,480	6.76	100.00%

NOTE:

* FUTURE STORAGE AREA IS INCLUDED AS PERVIOUS (OPEN SPACE) DURING PHASE I

PARKING DATA

REQUIRED:

	RATIO	AMOUNT
VEHICLE PAINT, BODY AND REPAIR	SPACE (4.5/ 1000 S.F.)	126 SPACES

PROVIDED:	SPACES	
COSTUMER PARKING SPACES (MIN. 9' X 18')	221	(9' X 18')
ACCESSIBLE SPACES (MIN. 12' X 18')	7	(12' X 18')
TOTAL SPACES	228	

NOTE:

1. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
2. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.

30 15 7.5 0 30
1"= 30'

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4901 W. KENNEDY BLVD. SUITE 376 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 203 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	02-23-18	ENGINEERING AND SFWMD COMMENTS	JMG
2	06-06-18	RELOCATE RETENTION AREA FROM WELLS	JMG
3	06-14-18	DETAILING ADDITION	JMG
4	07-18-18	UPDATED BUILDING FLOOR PLAN	JMG
5	08-20-18	RFI #001	JMG
6	10-09-18	ADD SIDEWALK TO SW 4TH AVENUE	JMG
7	01-10-19	REMOVE BUS SHELTER EASEMENT	JMG

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PROJECT No.:	FJ170013
DRAWN BY:	SOG
CHECKED BY:	JMG
DATE:	01/10/19
CAD I.D.:	FJ170013-SITE PLAN

PROJECT:

DELRAY COLLISION CENTER

FOR

SOL-ARCH

1475 SW 4TH AVE,
DELRAY BEACH
FLORIDA

THOMAS ENGINEERING GROUP
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FORT LAUDERDALE, FL 33334
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
January 10, 2019
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-05

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