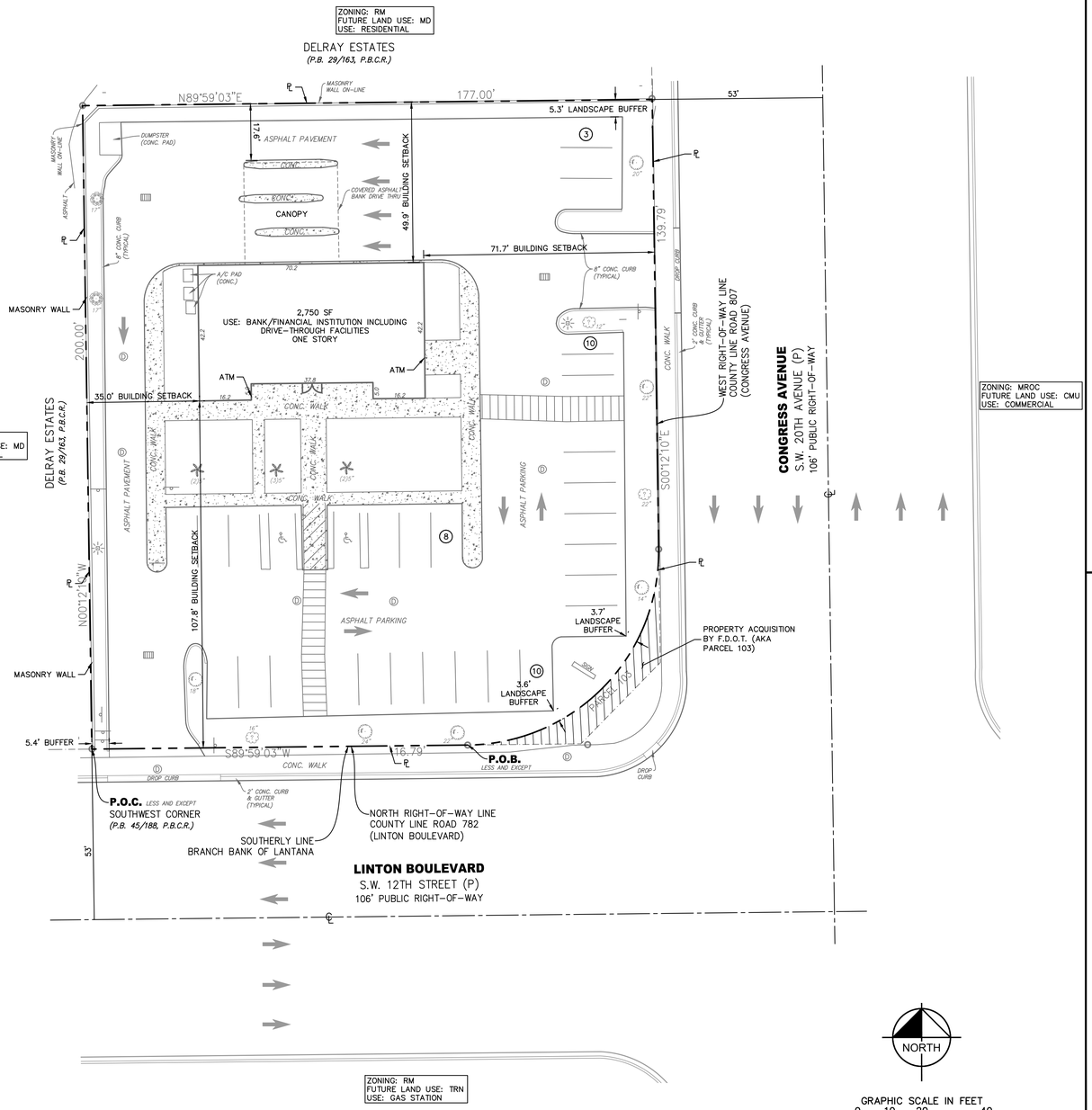


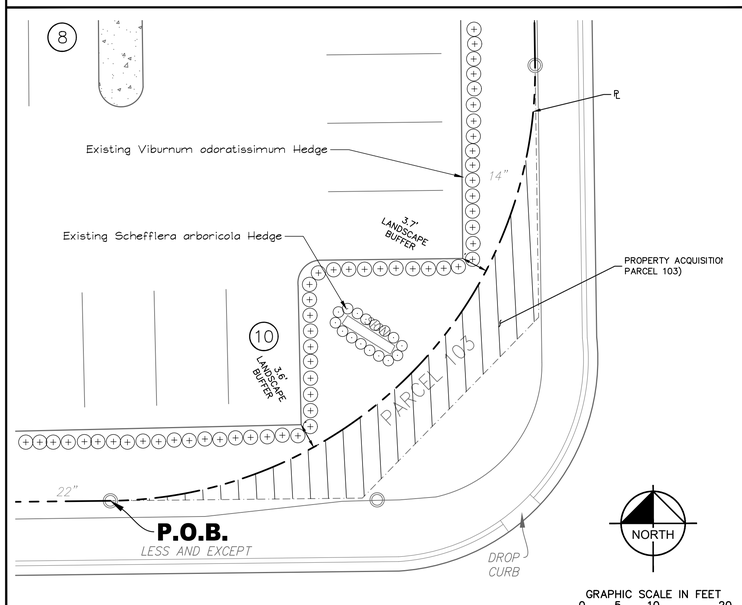
SITE PLAN

SITE DATA TABLE		
ADDRESS	1660 S. CONGRESS AVENUE, DELRAY BEACH, FL 33445	
P.C.N.	12-43-46-19-36-001-0000	
USE	BANK/FINANCIAL INSTITUTION INCLUDING DRIVE THROUGH FACILITIES	
SITE AREA	34,622 SF (0.7498 AC)	
BUILDING AREA	2,750 S.F.	
SITE COVERAGE		
	EXISTING	PROPOSED
PERVIOUS AREA	8,224 S.F. (23.4%)	7,758 S.F. (22.4%)
IMPERVIOUS AREA	26,864 S.F. (76.6%)	26,864 S.F. (77.6%)
SETBACKS		
	REQUIRED	PROVIDED
FRONT (SOUTH)	25.0'	107.8'
SIDE STREET (EAST)	25.0'	71.7'
SIDE INTERIOR (WEST)	0.0'	35.0'
REAR (NORTH)	10.0'	49.9'
SIGN (FROM R.O.W.) (1)	10.0'	3.9' (11.2' PRIOR TO F.D.O.T .TAKING)
PARKING		
	REQUIRED	PROVIDED
PARKING SPACES	4 SPACES/1000 SF GFA = 11	31
BUFFERS		
	REQUIRED	PROVIDED
FRONT (SOUTH) (1)	10.0'	3.6'
SIDE STREET (EAST) (1)	10.0'	3.7'
SIDE INTERIOR (WEST)	5.0'	5.4'
REAR (NORTH)	5.0'	5.3'

NOTES:

(1) SEE WAIVER TABLE BELOW. PROPERTY DEVELOPMENT STANDARDS REDUCED DUE TO F.D.O.T DISTRICT IV TAKING.

WAIVERS REQUESTED			
	CITY OF DELRAY BEACH LAND DEVELOPMENT CODE REFERENCE	REQUIRED	PROVIDED
1	4.6.7(E)(3)(a) BASIC SETBACK DETERMINANTS (SIGNS)	10.0'	3.9'
2	4.3.4(H)(6)(b)(4) AND (5) LINTON BOULEVARD FROM A-1-A TO WESTERN CITY LIMITS AND CONGRESS AVENUE FROM THE L-38 CANAL TOT HE L-30 CANAL A SPECIAL LANDSCAPE AREA SHALL BE PROVIDED. THIS LANDSCAPE AREA SHALL BE THE SMALLER DISTANCE OF EITHER 30' OR TEN PERCENT OF THE AVERAGE DEPTH OF THE PROPERTY; HOWEVER, IN NO CASE SHALL THE LANDSCAPE AREA BE LESS THAN TEN FEET.	10.0'	3.6' (LINTON BLVD.) 3.7' (CONGRESS AVE.)



EXISTING LANDSCAPE AT AFFECTED AREA

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE: ____

KHA PROJECT 140701000
DATE DATE
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

WELLS FARGO
PREPARED FOR
WELLS FARGO
DELRAY BEACH FL

SHEET NUMBER
FSP-1

Plotted By:Haigh, Jonathan Sheet Set:WELLS FARGO Layout:FSP-1 SITE PLAN January 28, 2020 09:26:25am K:\BCD_Civil\140701000 - Wells Fargo\CADD\Plan Sheets\FSP-1 SITE PLAN_wLANDSCAPE.dwg
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