

SITE DEVELOPMENT DRAWINGS FOR:
KIA DELRAY
2255 S. FEDERAL HIGHWAY
DELRAY BEACH, FL
SECTION 28, TOWNSHIP 46 S, RANGE 43 E
FOR
MYERS AUTO GROUP DK, LLC.

LEGAL DESCRIPTION

LOCATION MAP\ AERIAL MAP

SHEET INDEX

PARCEL 1

LOTS 1 AND 4, BLOCK 21, DEL-RANCO PARK, ACCORDING TO THE PLAT THEREON ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED ON PLAT BOOK 14, PAGES 9 AND 10, LESS AN UNLAWFUL ENCROACHMENT OF 12 FEET ALONG THE WEST LINE OF SAID LOT 1, AS SHOWN BY A SURVEY DATED 1965 AND RECORDED IN DEED BOOK 1103, PAGE 299 AND DESCRIBED AS FOLLOWS: FROM THE SW CORNER OF SAID LOT 1, RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 125 FEET TO THE NW CORNER OF SAID LOT 1; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 28.1 FEET TO THE NE CORNER OF SAID LOT 1; THENCE RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 4 FOR A DISTANCE OF 10.10 FEET; THENCE RUN SOUTHEAST ALONG THE 12' ENCROACHMENT LINE OF FLORIDA IN WARRANTY DEED DATED JULY 1965 AND RECORDED IN DEED BOOK 1103, PAGE 299, TO THE POINT OF BEGINNING.

LOTS 14, 15, 16, 17 AND 18, BLOCK 37, AND LOTS 29, 30, 31, 32 AND 33 IN BLOCK 37, DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 14, PAGES 9 AND 10.

ALL THAT PART OF FREDERICK BOULEVARD, BEING A PART OF THAT CERTAIN PLAT KNOWN AS DEL-RATON PARK AS RECORDED IN PLAT BOOK 14, PAGES 9 AND 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK 37 OF DEL-RATON PARK; THENCE WESTERLY TO THE WESTERLY BOUNDARY OF LOTS 18, 17, 16, 15 AND 14, BLOCK 37, DEL-RATON PARK; THENCE SOUTHWESTERLY TO LOT 4, BLOCK 21 OF DEL-RATON PARK TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 21, DEL-RATON PARK; THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 37, DEL-RATON PARK; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF LOTS 18, 17, 16, 15 AND 14, BLOCK 37, DEL-RATON PARK TO THE POINT OF BEGINNING.

LOTS 12, 13, 34 AND 35 AND 50 FOOT STRIP LYING WEST OF LOTS 12 AND 13, EXTENSION TO HIGHWAY 1, BLOCK 37, DEL-RATON PARK SUBDIVISION, PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 14, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THAT PART OF AVENUE B AS SHOWN ON PLAT OF DEL-RATON PARK AS RECORDED IN PLAT BOOK 14, PAGE 9, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST LINE OF LOTS 12 AND 13, BLOCK 37, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12, BLOCK 37, AND THE SOUTH LINE OF LOT 13, BLOCK 37, TO THE WEST LINE OF LOT 13, BLOCK 37, TO THE WEST LINE OF LOT 12, BLOCK 37, TO THE NORTH LINE OF BLOCK 21, AND ON THE WEST BY A LINE PARALLEL TO AND 60 FEET EAST OF THE CENTER LINE OF STATE ROAD 5 AS SHOWN ON ROAD PLAT BOOK 2, PAGE 74, ALL BEING IN THE PLAT OF DEL-RATON PARK, AS RECORDED IN PLAT BOOK 14, PAGE 9, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 2

LOTS 1, 2, 45 AND 46, BLOCK 37, DEL-RATON PARK, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT SOUTH IN AND FOR PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 14, PAGE 9;

THAT STRIP OF LAND FORMERLY A PART OF FREDERICK BOULEVARD NOW ABANDONED BY THE BOARD OF COMMISSIONERS, PALM BEACH COUNTY, WHICH STRIP IS BOUNDED AS FOLLOWS: ON THE EAST BY THE WEST LINE OF LOTS 1 AND 2, BLOCK 37, DEL-RAY PARK; ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOTS 1 AND 2, BLOCK 37, DEL-RAY PARK; ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 37, DEL-RAY PARK; AND ON THE WEST BY A LINE PARALLEL TO AND 60 FEET EAST OF THE CENTER LINE OF STATE ROAD 5 (U.S. HIGHWAY NO. 1) AS SHOWN ON ROAD PLAT BOOK 2, PAGE 74, PALM BEACH COUNTY RECORDS. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

AND

LOTS 3 TO 11, INCLUSIVE, AND LOTS 36 TO 44, INCLUSIVE, IN BLOCK 37, OF DEL-RATON PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA. RECORDED IN PLAT BOOK 14, PAGES 9 AND 10;

ALSO THAT THAT PART OF FREDERICK BOULEVARD, 60 FEET WIDE AND 225 FEET LONG (NORTH AND SOUTH) BOUND ON THE WEST BY THE EAST LINE OF BLOCK "B", AND ON THE EAST BY THE WEST LINE OF BLOCK 37, ON THE SOUTH BY A WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 11, BLOCK 37, AND ON THE NORTH BY THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 3, BLOCK 37, AS SHOWN ON SHEET 1 OF 2 SHEETS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 14, PAGES 9 AND 10.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 133,740 SQUARE FEET (3.070 ACRES) MORE OR LESS.

PROJECT TEAM

OWNER
MYERS AUTO GROUP DK, LLC
915 S. DIXIE HIGHWAY
WEST PALM BEACH, FL

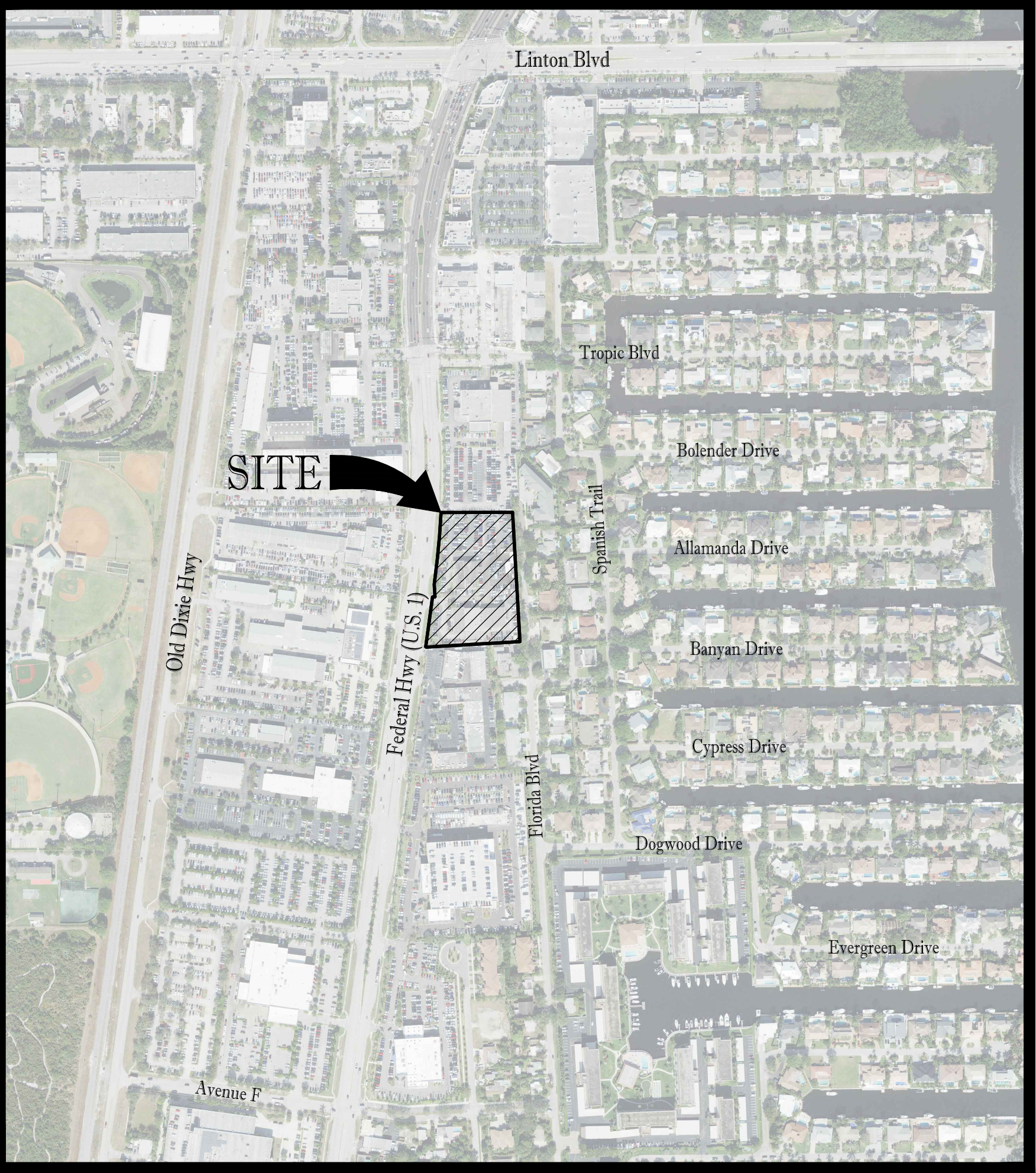
CIVIL ENGINEER
THOMAS ENGINEERING GROUP, LLC
MICHAEL A. TROXELL, P.E.
6300 NW 31st AVENUE
FORT LAUDERDALE, FL 33309
(P) 954.202.7000 (F) 954.202.7070

SURVEYOR
AVIROM & ASSOCIATES, INC.
JOHN DOOGAN
50 SW 2ND AVE., STE 102
BOCA RATON, FL 33432
(P) 561.392.2594 (F) 561.394.7125

ARCHITECT
SPARC+
BYUNG YOO
800 LAMBERT DR., SUITE B
ATLANTA, GA 30324
(P) 404.889.7853

LANDSCAPE ARCHITECT
DIXIE LANDSCAPE
EMMANUEL HIDALGO
P.O. BOX 160328
MIAMI, FL 33116
(P) 305.884.5700

PHOTOMETRICS
PROMUS
BRANDON SHARP, P.E.
4245 LAND ROAD
BALL GROUND, GA 30107
(P) 678.246.5166



COVER SHEET	C-1.0
BOUNDARY SURVEY	SHT 1 OF 2
BOUNDARY SURVEY	SHT 2 OF 2
DEMOLITION PLAN	C-3.0
SITE PLAN	SP-1.0
SITE DETAILS	SP-2.0
SITE DETAILS	SP-2.1
PAVING, GRADING & DRAINAGE PLAN	PD-1.0
PAVING, GRADING & DRAINAGE DETAILS	PD-2.0
PAVING, GRADING & DRAINAGE DETAILS	PD-2.1
SECTIONS	PD-3.0
WATER & SEWER UTILITIES PLAN	U-1.0
UTILITY DETAILS	U-2.0
UTILITY DETAILS	U-2.1
UTILITY DETAILS	U-2.2
UTILITY DETAILS	U-2.3
VISUAL IMPACT ANALYSIS	A-1.0
PROPOSED FLOOR PLAN - LEVEL 1 & 2 - PROJECT DATA	A-2.0
PROPOSED FLOOR PLAN - LEVEL 1	A-4.0
PROPOSED FLOOR PLANS - SHOWROOM - LEVEL 2	A-5.0
PROPOSED FLOOR PLAN - PARKING DECK - LEVEL 2	A-6.0
PROPOSED FLOOR PLAN - PARKING DECK - LEVEL 3	A-7.0
PROPOSED FLOOR PLAN - PARKING DECK - LEVEL 4	A-8.0
PROPOSED ELEVATIONS	A-9.0
PROPOSED ELEVATIONS	A-10.0
EXTERIOR RENDERING	A-11.0
EXTERIOR RENDERING & EXTERIOR MATERIAL SAMPLES	A-11.1
EGRESS PLAN & CODE SHEET	G002
TREE DISPOSITION PLAN	TD-1
TREE DISPOSITION PLAN	TD-2
LANDSCAPE PLAN	LA-1
LANDSCAPE DETAILS	LA-2
SECTIONS	LA-3
IRRIGATION PLAN	IR-1
IRRIGATION DETAILS	IR-2
SITE PHOTOMETRIC PLAN	E102
SITE PHOTOMETRIC PLAN - DAY	E102A
SITE PHOTOMETRIC PLAN	E103
SITE PHOTOMETRIC PLAN	E104
PARKING GARAGE PHOTOMETRIC PLAN - 2ND FLOOR	E112
PARKING GARAGE PHOTOMETRIC PLAN - 3RD FLOOR	E113
SITE PHOTOMETRIC PLAN	E122
SITE PHOTOMETRIC PLAN - DAY	E122A
OPEN SPACE EXHIBIT	EX-1.0
COLORLED SURFACE PARKING EXHIBIT	EX-2.0
DELIVERY TRUCK MOVEMENT EXHIBIT	EX-3.0
FIRE TRUCK MOVEMENT EXHIBIT	EX-4.0
CONSTRUCTION STAGING PLAN	EX-5.0

[illegible]

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

ENTITLEMENT

PROJECT No.:	F230085
DRAWN BY:	CS
CHECKED BY:	MAT
DATE:	7/11/25
CAD I.D.:	F230085 COVER

PROJECT:

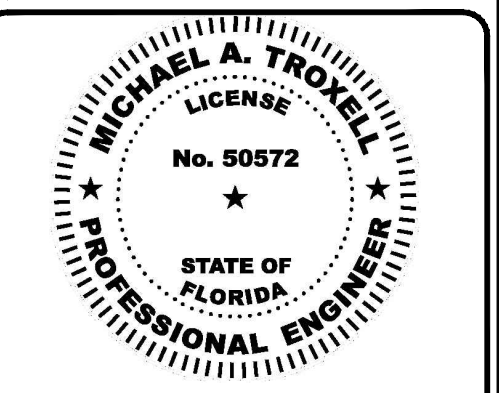
KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

_____ FOR _____

Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach. FL



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



September 12, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

COVER SHEET

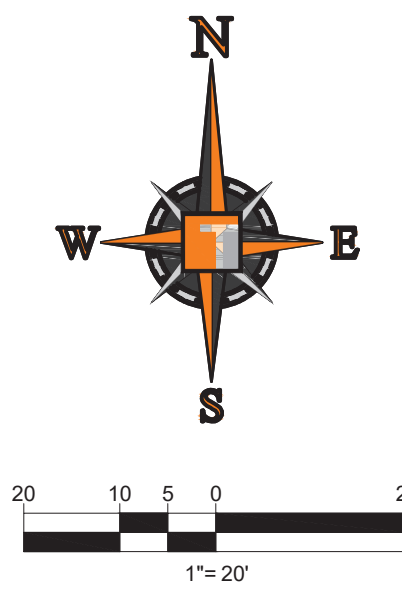
SHEET NUMBER:

C-1.0

Digitally signed by
~~Michael Troxell~~
Date: 2025.07.17
12:04:04 -04'00'

1. METER NUMBER: 77680-0425
ACCOUNT NUMBER: 884605-477680
METER SIZE: 1-1/2"
TO BE REMOVED
2. METER NUMBER: 96500-0421
ACCOUNT NUMBER: 884605-196500
METER SIZE: 1-1/2"
TO BE REMOVED
3. METER NUMBER: 96310-0425
ACCOUNT NUMBER: 884605-196310
METER SIZE: 1-1/2"
TO BE REMOVED

			
EX. BUILDING TO BE REMOVED	EX. PAVEMENT TO BE REMOVED	EX. CONCRETE TO BE REMOVED	EX. CONCRETE TO REMAIN
			
EX. STRIPING TO BE REMOVED		EX. CURB TO BE REMOVED	



DESIGNERS AND CONTRACTORS WORKING ON NEW CONSTRUCTION, RENOVATION OR DEMOLITION PROJECTS MAY BE REQUIRED TO SUBMIT TO THE AUTHORITY HAVING JURISDICTION (AHJ) A FIRE PROTECTION PLAN AS OUTLINED IN NFPA 1 CHAPTER 16.1.2. THIS PLAN SHALL ADDRESS ALL APPLICABLE PROVISIONS AS DESCRIBED IN NFPA 241 (STANDARD FOR SAFEGUARDING, CONSTRUCTION, ALTERATION, AND DEMOLITION).

THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:

AVROM & ASSOCIATES, INC.
50 SW 2ND AVE., STE 102
BOCCA RATON, FL 33432
TITLED: ALTA VAPOR LAND TITLE SURVEY, 2255 S. FEDERAL HIGHWAY
DATED: 11/14/23

2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.

3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.

4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:

A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.

B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE OBTAINED ON SITE AND AVAILABLE FOR REVIEW.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. LOCATE/CAAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.

E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A GENERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOIL, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.

5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.

6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS OR HER WORK. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.

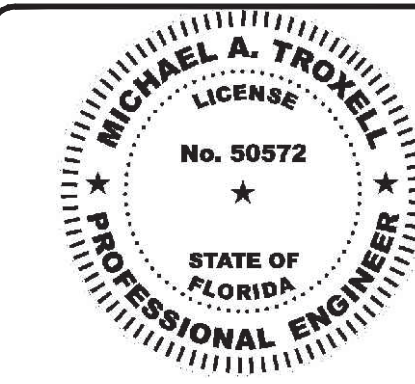
Call 811 or visit sunshine811.com two business days before digging to have buried facilities located and marked.

PROJECT No.: F23008
DRAWN BY: C
CHECKED BY: MA
DATE: 7/11/2
CAD I.D.: F170045 DEMO

Myers Auto Group DK LL
915 S Dixie Hwy
West Palm Beach. FL



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



July 17, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 2752

SHEET NUMBER

C-3.0

MICHAEL A. TROWELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 50572. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL A. TROWELL, PE ON 7/17/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Printed on Thursday, July 17, 2025, 11:47 AM by Corey Sprusansky

E = EMPLOYEES
I = INVENTORY
C = CUSTOMER
D = DISPLAY
S = SERVICE

PROPOSED PARKING						
	CUSTOMER (C)	EMPLOYEES (E)	INVENTORY (I)	DISPLAY (D)	SERVICE (S)	TOTAL
SURFACE	53	0	0	31	0	84
LEVEL 2	3	13	85	0	14	115
LEVEL 3	0	12	89	0	14	115
LEVEL 4	0	1	99	0	20	120
TOTAL	56	26	273	31	48	434

- | TYPE | RATE | AREA | REQUIRED | PROVIDED |
|---------|--------------------------------------|------------|----------|----------|
| TYPE I | 6 SPACES OR
1 SP PER 25,000 S.F | 143,672 SF | 6 | 6 |
| TYPE II | 2 SPACES PLUS
2 SP PER 50,000 S.F | 143,672 SF | 8 | 8 |
| SHOWERS | 2 SPACES PLUS
2 SP PER 50,000 S.F | 143,672 SF | 8 | 1 |

A map of the North End of Portland, Maine, showing the proposed site location. The map includes a north arrow in the top left corner. The proposed site is a shaded rectangular area located on the east side of Old City Hwy, south of the intersection with Portland Blvd. Other streets shown include Lincoln Blvd, Trapeze Blvd, Bolander Drive, Allensford Drive, Banyan Drive, Cypress Drive, Dogwood Drive, and Spruce St. A 'Public Library (U.S. 1)' is also indicated. The map is labeled 'SITING' and 'Public Library (U.S. 1)'.

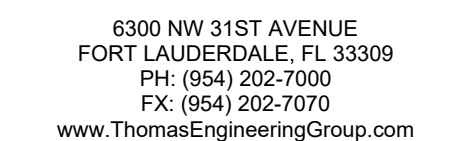
Check positive response codes before you dig!

PROJECT No.:	F230085
DRAWN BY:	CS
CHECKED BY:	MAT
DATE:	7/11/25
CAD I.D.:	F230085 SITE

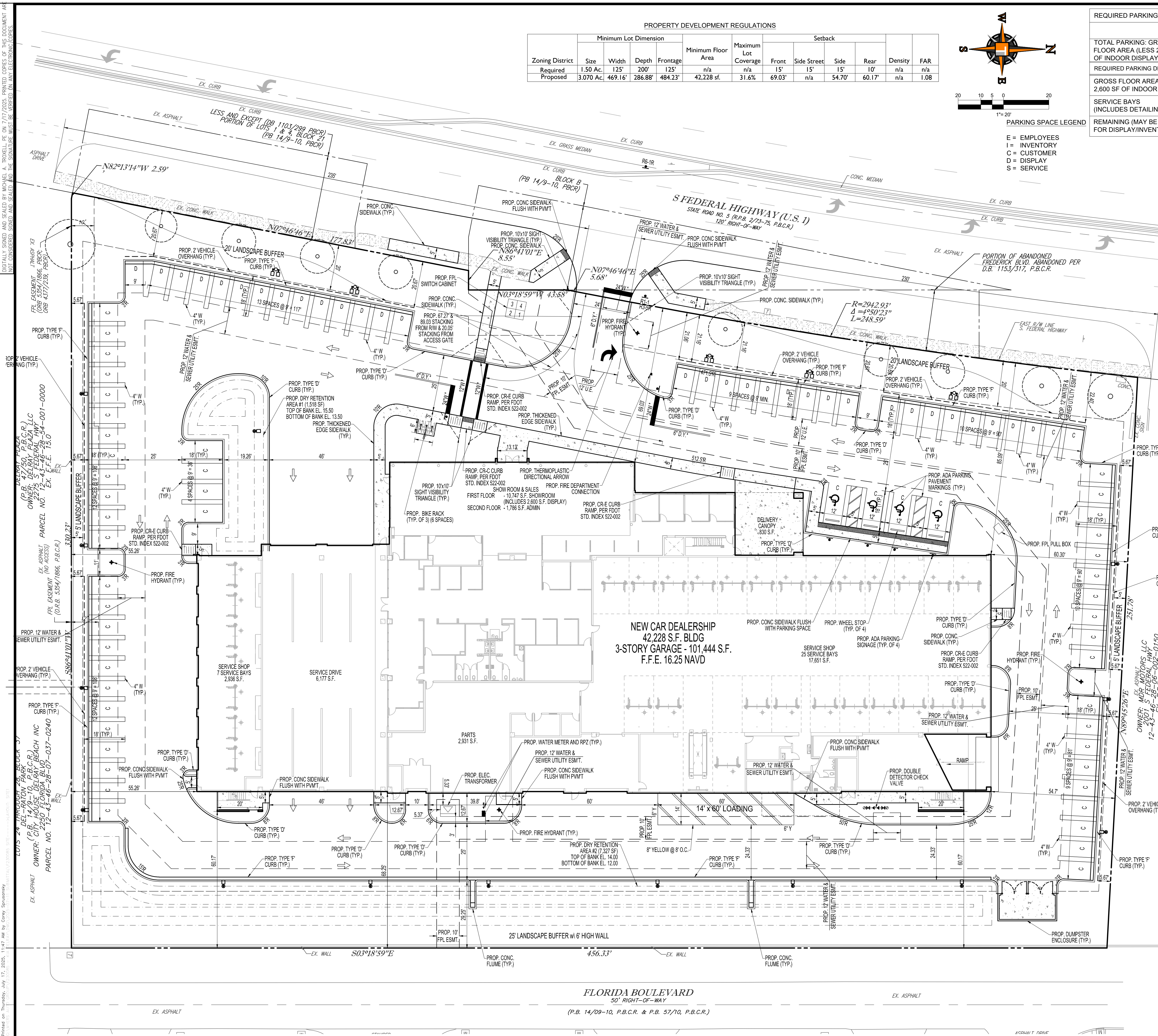
KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

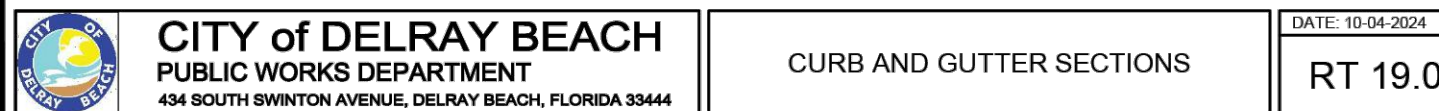
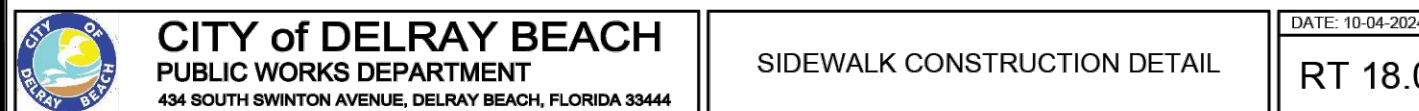
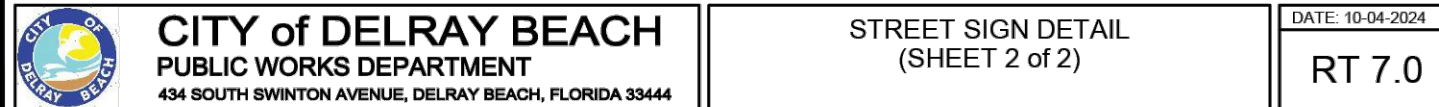
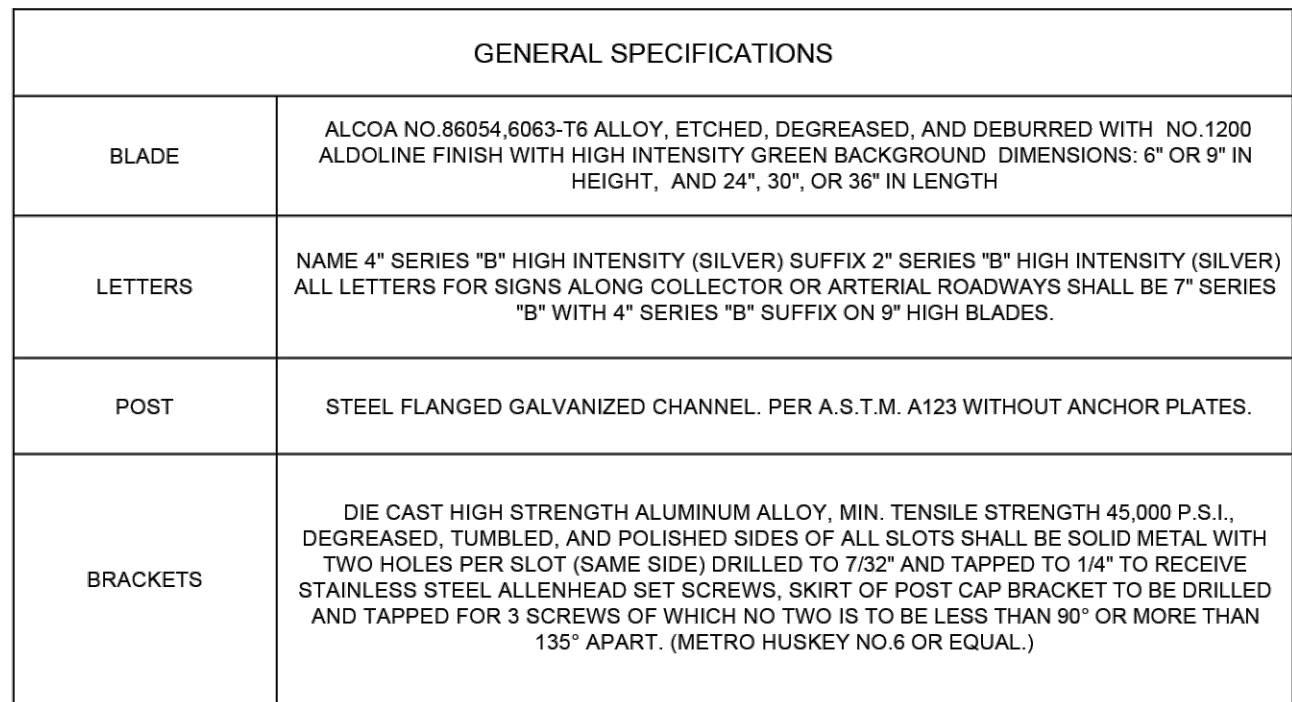
FOR

Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach, FL



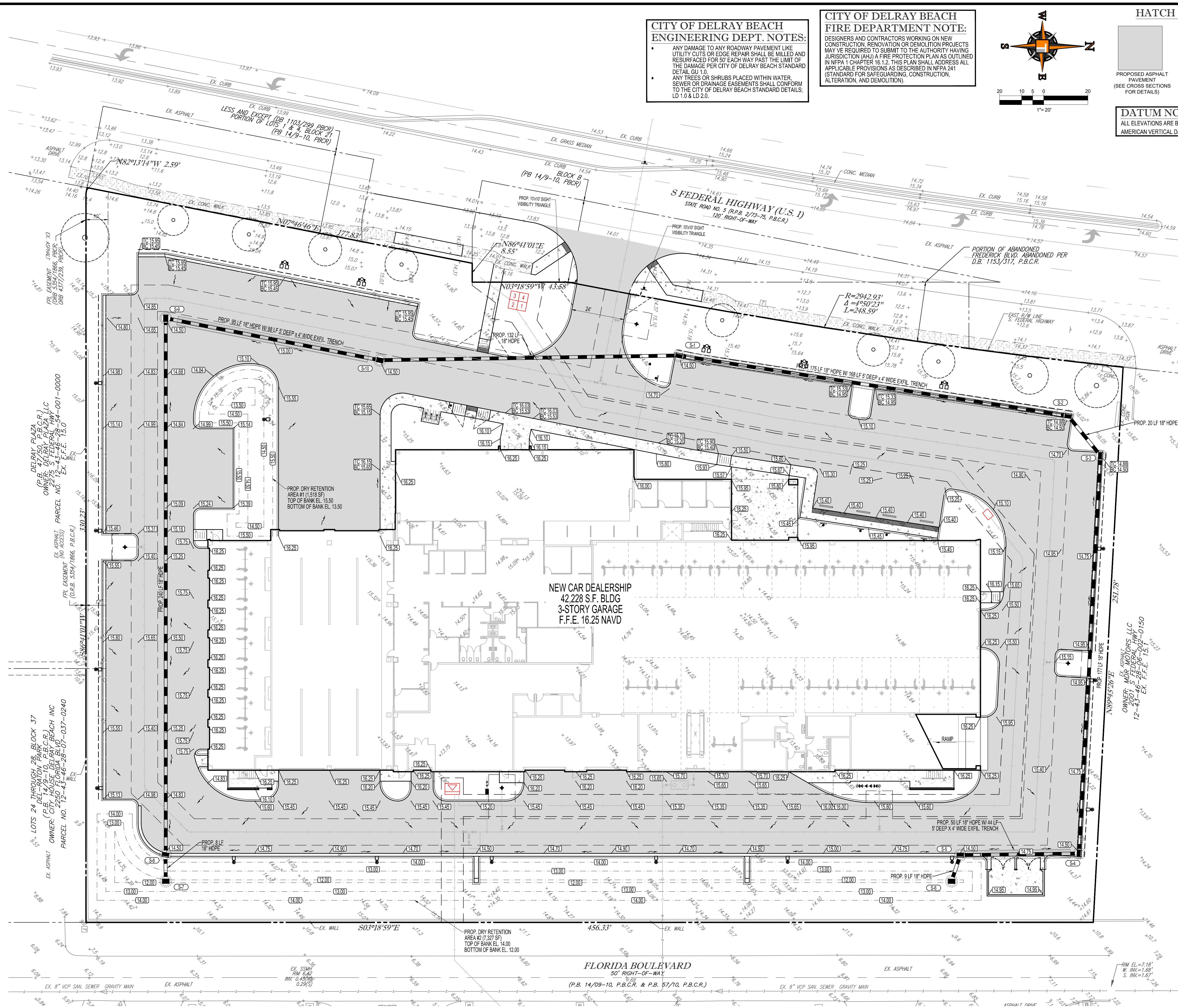
SP-1.0





1502 W. FLETCHER AVE.
UNIT NO. 101
TAMPA FL 33612
P: (813) 379-4100

125 W. INDIANTOWN RD.
SUITE 206
JUPITER FL 33458
P: 561-203-7503

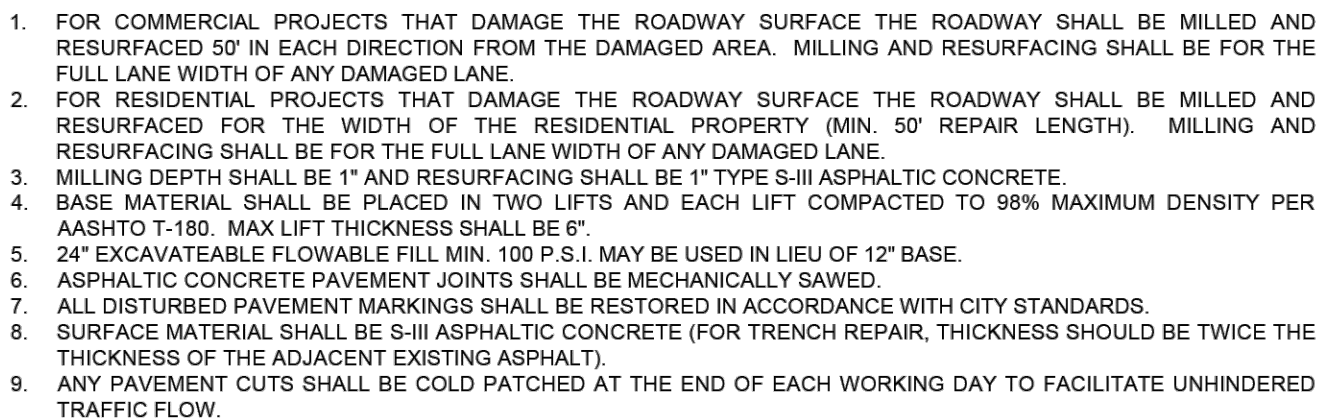
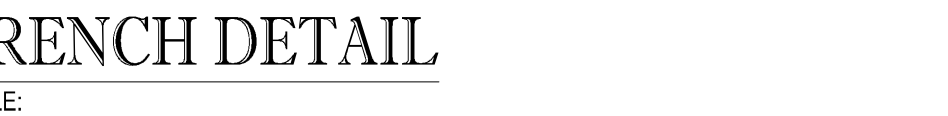




 CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPE C & E INLET GRATE DETAIL	DATE: 10-04-2024
		D8.0

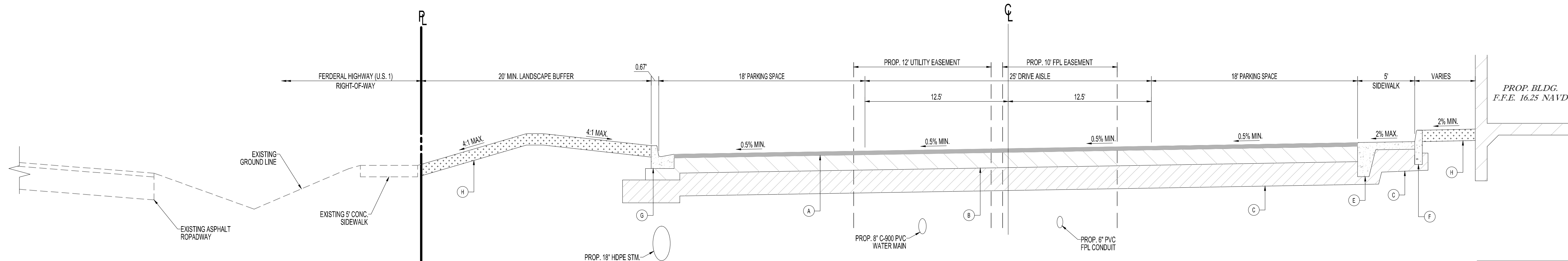


A circular professional engineer seal for Michael A. Troxell. The outer ring contains the text "MICHAEL A. TROXELL" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the word "LICENSE" is at the top, "No. 50572" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by two stars. The seal has a serrated outer edge.



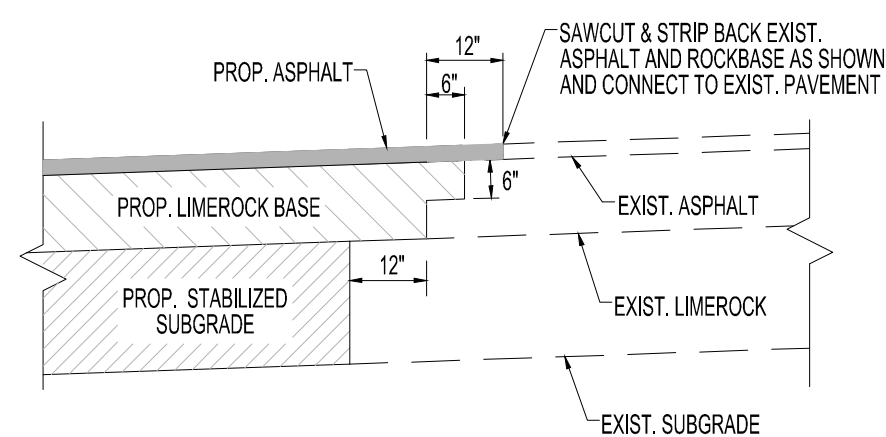
MICHAEL A. TROVIELL, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 56572 - THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL A. TROVIELL, P.E. ON 7/15/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE APPLIED ON ANY ELECTRONIC COPIES.

Printed on Tuesday, July 15, 2025, 2:24 PM by Mike Trovelli
C:\Users\mtrovelli\OneDrive\Documents\PROJECTS\2504010101\SECTION-3.DWG

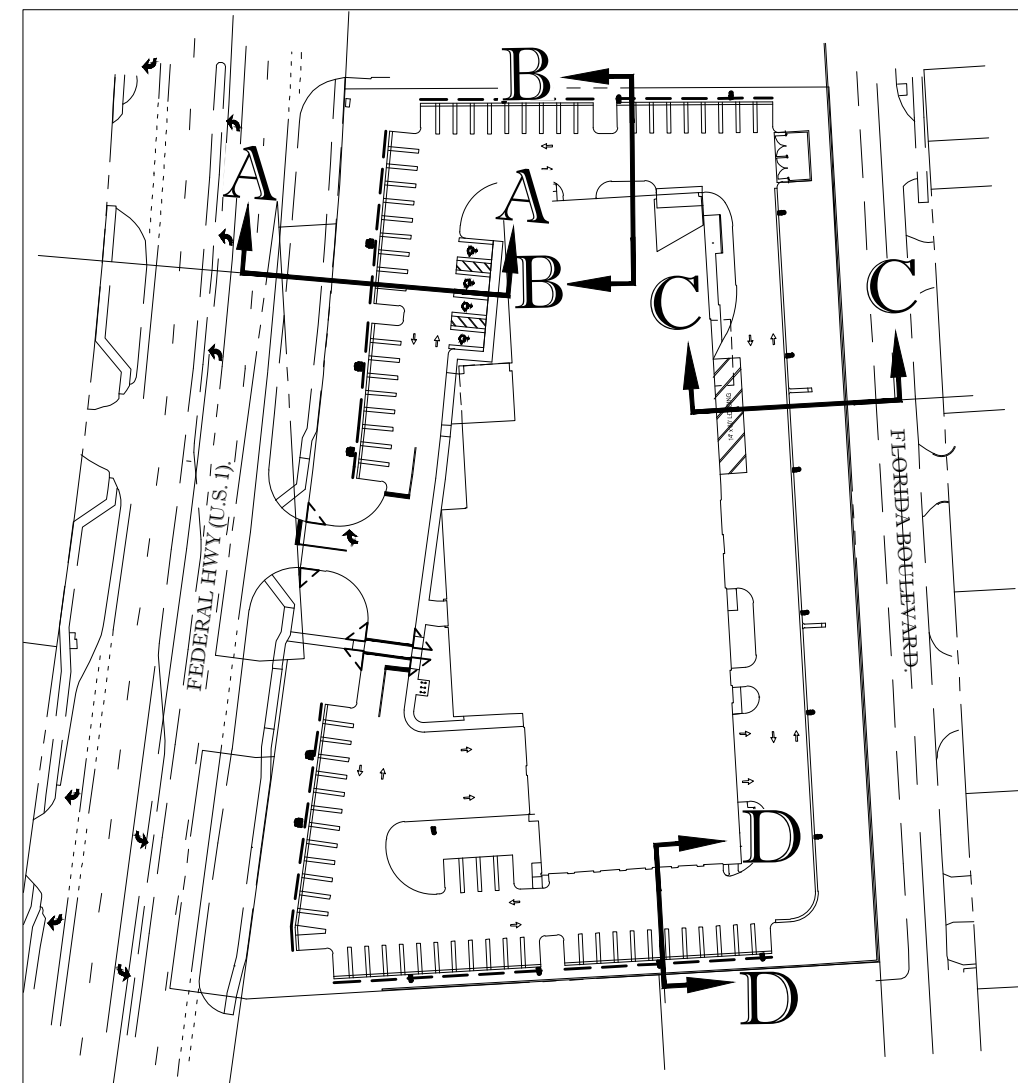


SECTION A-A
NOT TO SCALE

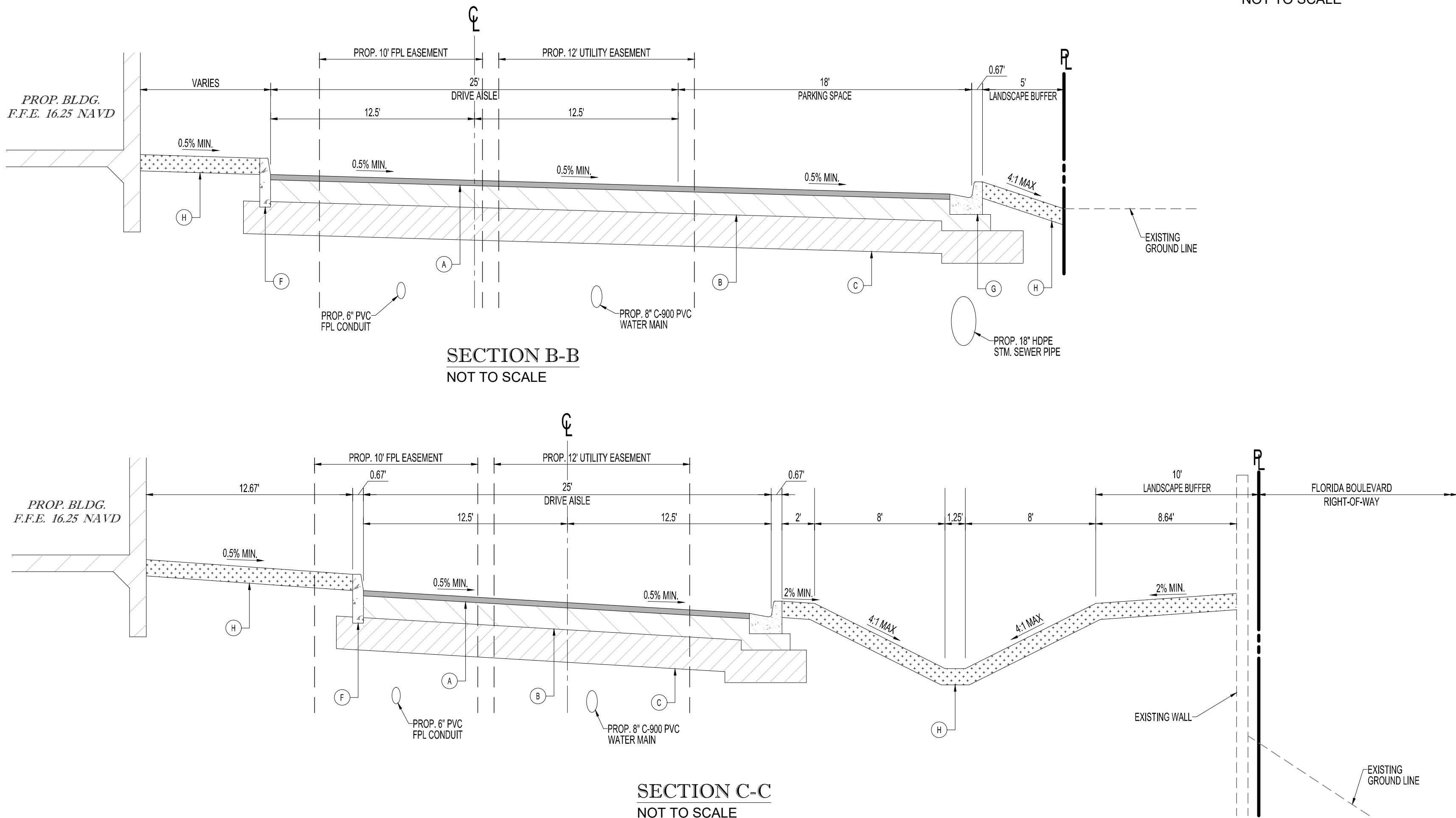
- SIDEWALK, PAVEMENT AND CURBING NOTES:**
1. ALL CONCRETE SIDEWALKS LOCATED WITHIN DRIVEWAY CURB RETURNS AND WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6" IN THICKNESS AND ALL SIDEWALKS ON-SITE SHALL BE 4" IN THICKNESS UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALKS, PAVEMENT AND CURBING SHALL BE DESIGNED PURSUANT TO THE CITY OF DELRAY BEACH STANDARD DETAIL WHEN APPLICABLE.



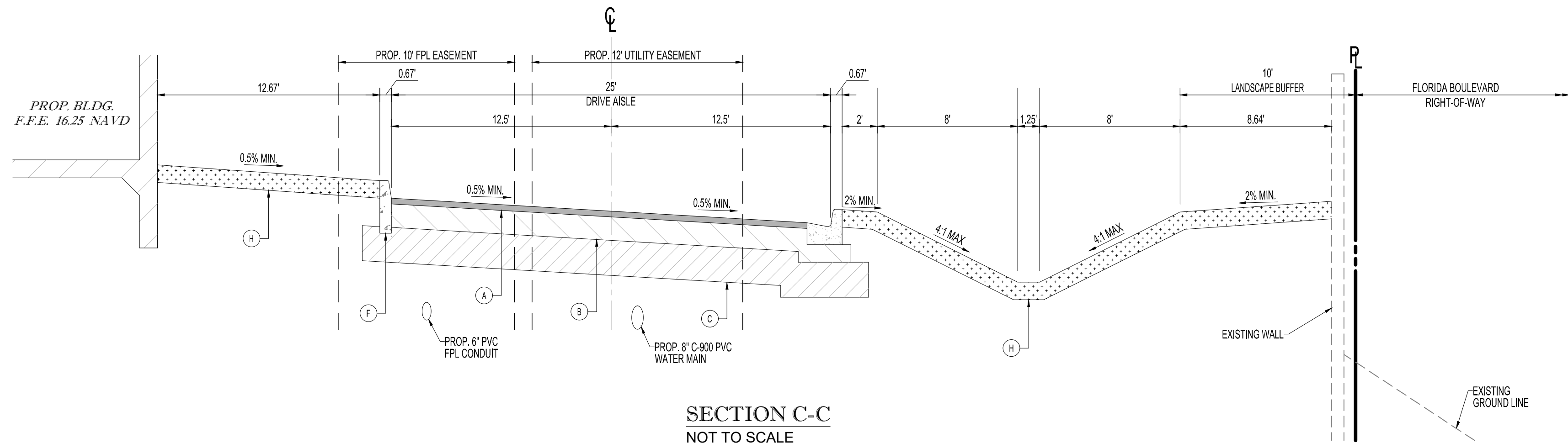
EXISTING PAVEMENT TIE-IN DETAIL



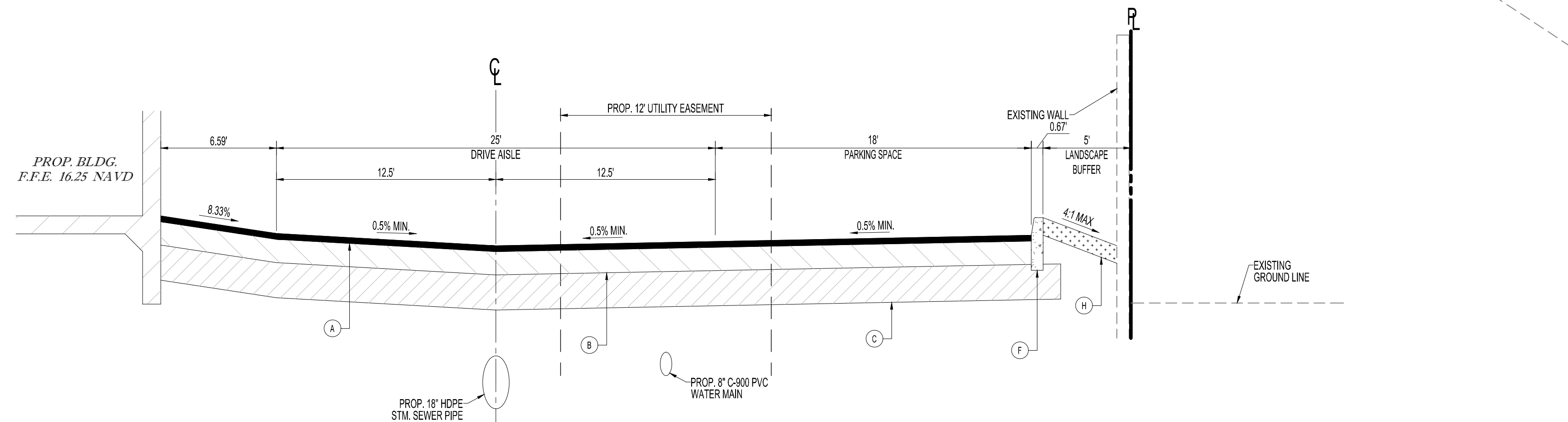
KEY MAP



SECTION B-B
NOT TO SCALE



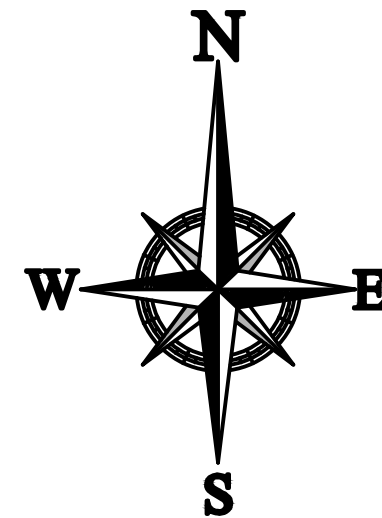
SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE

PAVEMENT NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE ROADWAYS, RIGHT-OF-WAYS AND UTILITY/DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE APPROXIMATELY ONE DENSITY FOR EVERY 7000 SQUARE FEET OF ROAD.
3. LIMEROCK BASE SHALL BE PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATE (LBR) OF 100, SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 60, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS.
4. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED, TESTED AND ACCEPTED.
5. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
6. APPLY TACK COAT BETWEEN PAVING COURSES AS PER CITY OF DELRAY BEACH STANDARDS (0.05 GAL/SYD).
7. ALL GRADES SHOWN ARE FINISH ASPHALT PAVEMENT GRADES (2ND LIFT) UNLESS OTHERWISE NOTED.
8. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
9. ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
10. LABORATORY PROCTOR COMPACTION TEST (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD.



THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1502 W. FLETCHER AVE.
SUITE 200
TAMPA, FL 33612
P: (813) 379-4100
F: (813) 379-4100
WWW.THOMASENGINEERINGGROUP.COM

REVISIONS			
REV.	DATE	COMMENT	BY

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ENTITLEMENT			
PROJECT No.:	F230085	CS	
DRAWN BY:	CS		
CHECKED BY:	MAT		
DATE:	7/11/25		
CAD I.D.:	F230085 SECTIONS		

PROJECT:
KIA Delray
2255 S. Federal Hwy
Delray Beach, FL
FOR
Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach, FL

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
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MICHAEL A. TROVIELL
LICENSE
No. 50572
STATE OF FLORIDA
PROFESSIONAL ENGINEER
July 15, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
SECTIONS
SHEET NUMBER:
PD-3.0

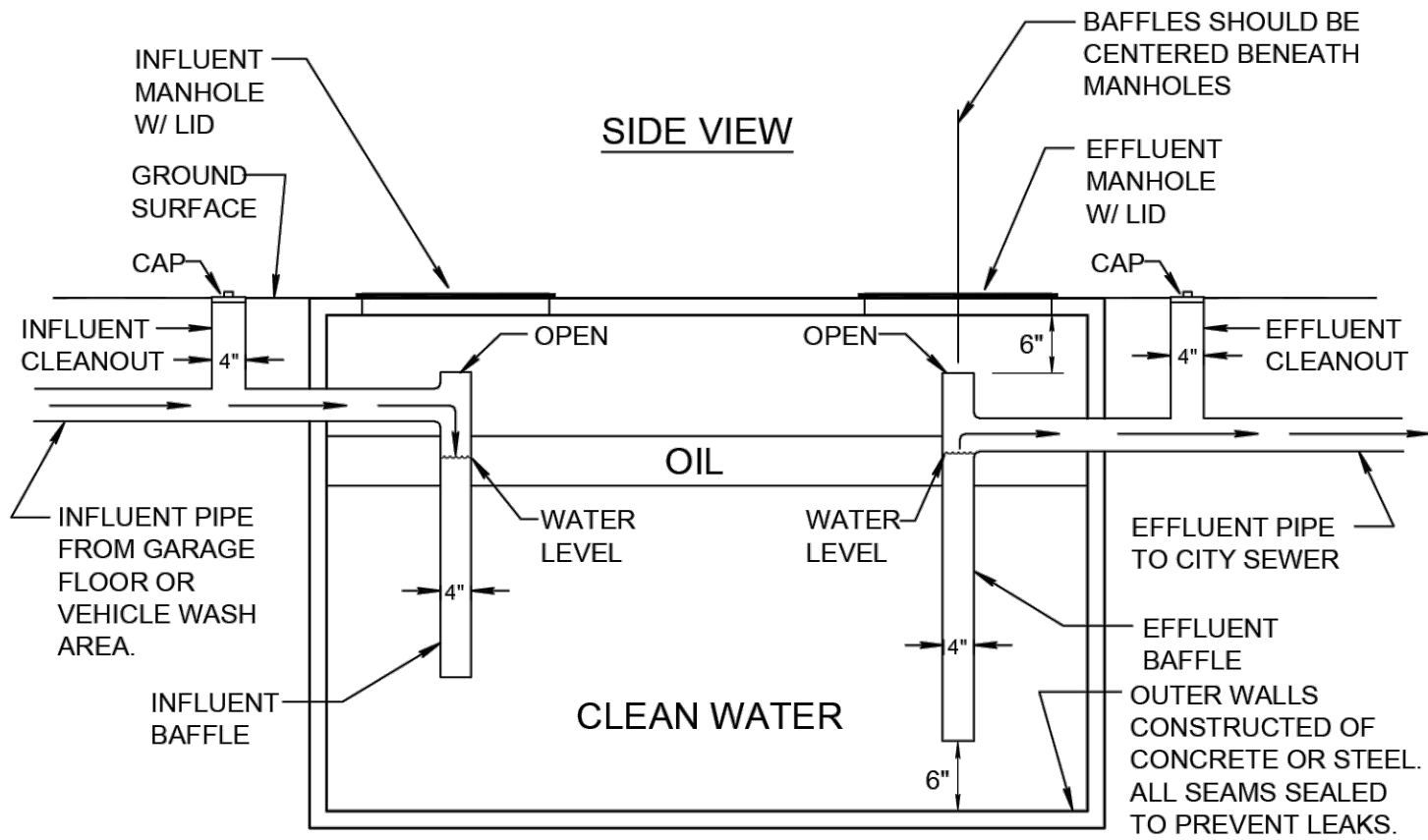


SIZING AND LOCATION:

NOTE:

NOMINAL PIPE SIZE, IN.	TRANSVERSE AREA OF PIPE, SQ. IN.	MINIMUM FLOW REQUIREMENTS (INTERIOR AREAS), SQ. IN.
1-1/2"	2.04	3.06
2	3.14	4.71
3	7.06	10.59
4	12.50	18.90
5	19.60	29.40
6	28.30	42.45
8	50.25	75.38

G.P.M.= .0104 x R x A
G.P.M.= GALLONS PER MINUTE
R= INTENSITY (INCHES/HOUR)
A= AREA (SQUARE FEET) .0104 =
CONVERSION FACTOR

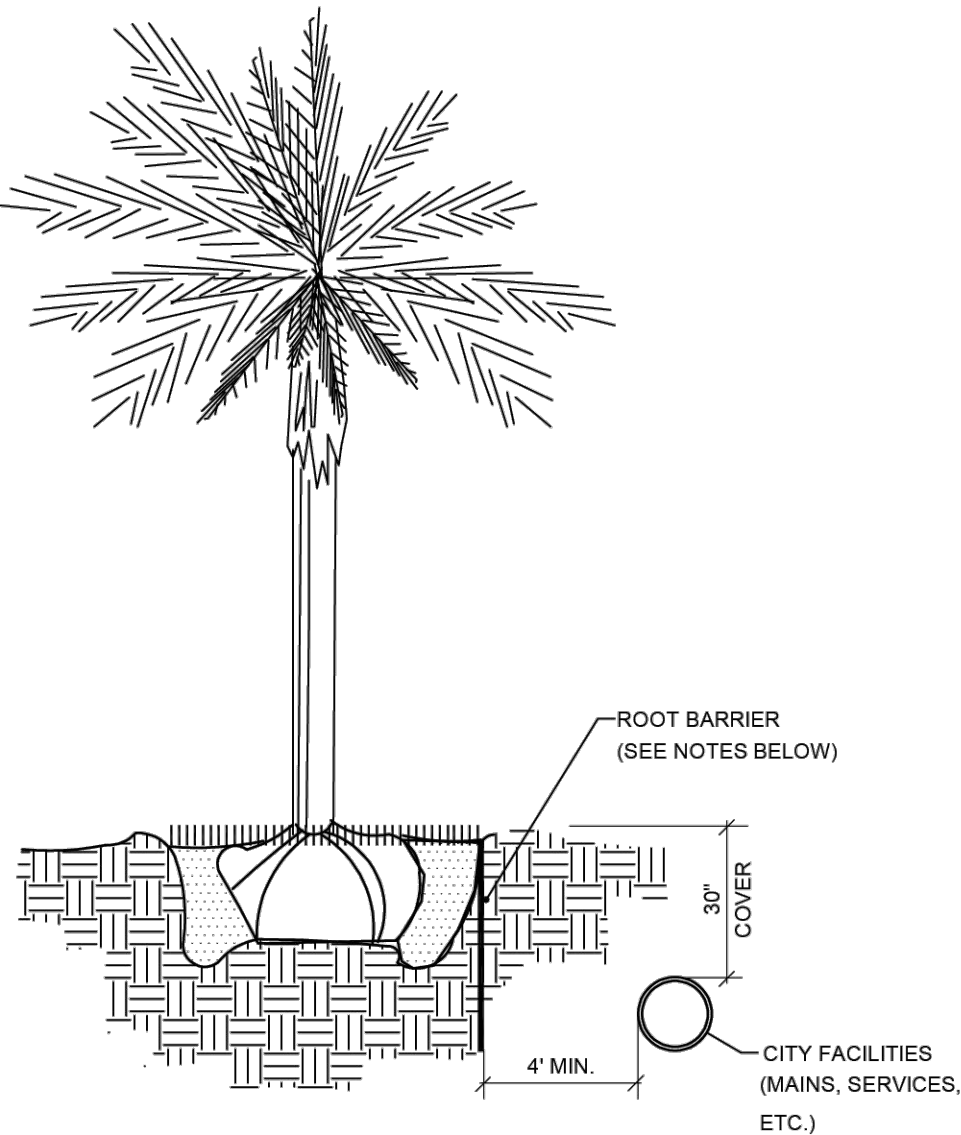


- ALL NEW AND EXISTING BUSINESSES OR INDUSTRIES THAT USE PETROLEUM BASE PRODUCTS IN THEIR DAY TO DAY ACTIVITIES WILL BE REQUIRED TO INSTALL AN OIL/WATER SEPARATOR IF THEY CHOOSE TO OPERATE WITH OPEN FLOOR DRAINS.

- ALL SIDES OF IN-GROUND OIL/WATER SEPARATOR UNITS (EXCEPT ACCESS DOORS AND MANHOLES) ARE REQUIRED TO COMPLY WITH FLORIDA PLUMBING CODE, EFFECTIVE MARCH 1, 2009.

- IF INSTALLED, ACCESS DOOR TO IN-GROUND OIL/WATER SEPARATOR UNITS SHALL BE CONSTRUCTED OF ALUMINUM WITH H-20 LOADING CAPACITY PER SPECIFICATIONS BY U.S. FOUNDRY, CORP. OR EQUIVALENT.

- OIL INTERCEPTORS SHALL BE PUMPED OUT COMPLETELY AT A MINIMUM OF ONCE EVERY NINETY (90) DAYS, OR MORE FREQUENTLY AS NEEDED TO PREVENT CARRY OVER OF OIL INTO COLLECTION SYSTEM. SECTION 53.057 OIL & A GREASE MANAGEMENT.



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.

The diagram illustrates the correct use of a Pig Launcher and Receiver for Wye Entry and Wye Exit. It consists of two parts: WYE ENTRY and WYE EXIT.

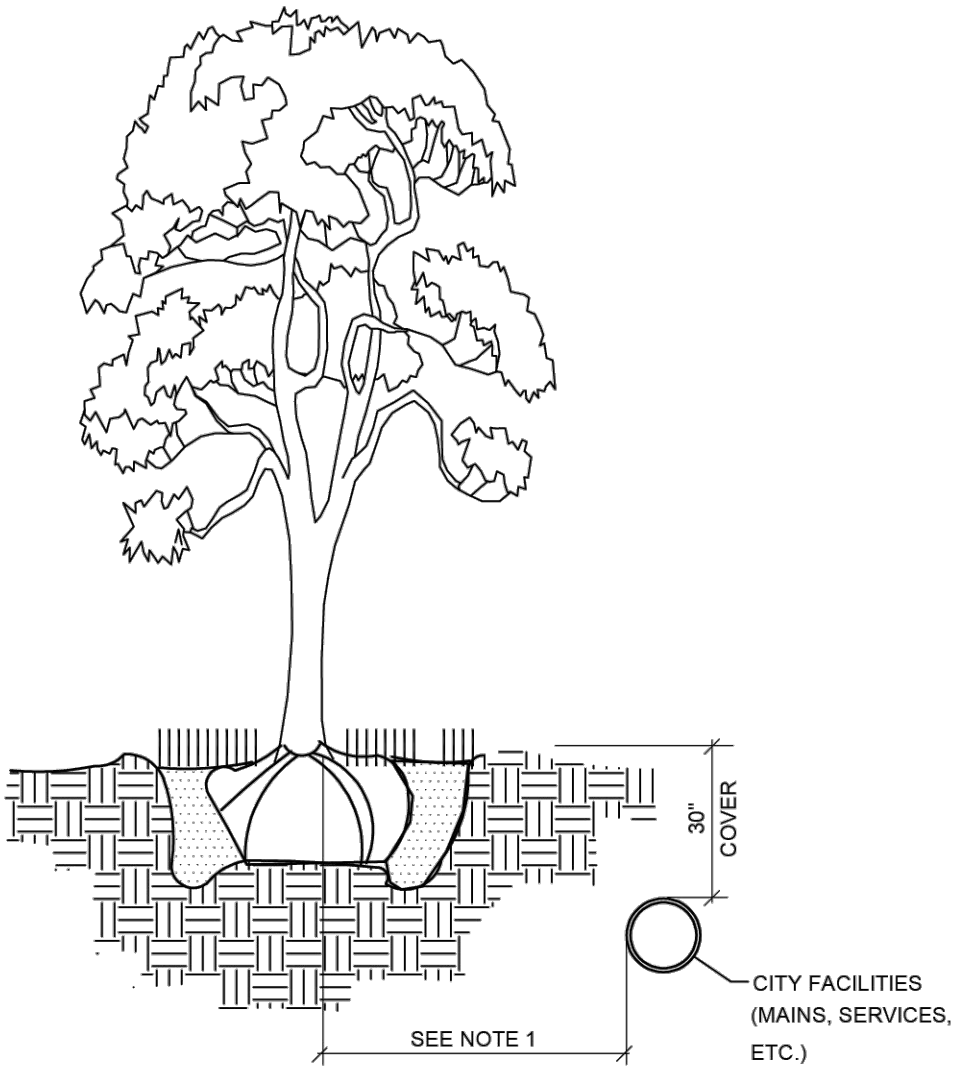
WYE ENTRY: A Pig Launcher is shown at the top, connected to a horizontal pipe. The launcher is labeled "PIG" and has a "CLOSED" valve. The horizontal pipe has a "CLOSED" valve at the wye entry point. The pig is shown entering the horizontal pipe from the launcher.

WYE EXIT: A Pig Receiver is shown at the top, connected to a horizontal pipe. The receiver is labeled "PIG" and has a "CLOSED" valve. The horizontal pipe has a "CLOSED" valve at the wye exit point. The pig is shown exiting the horizontal pipe into the receiver.

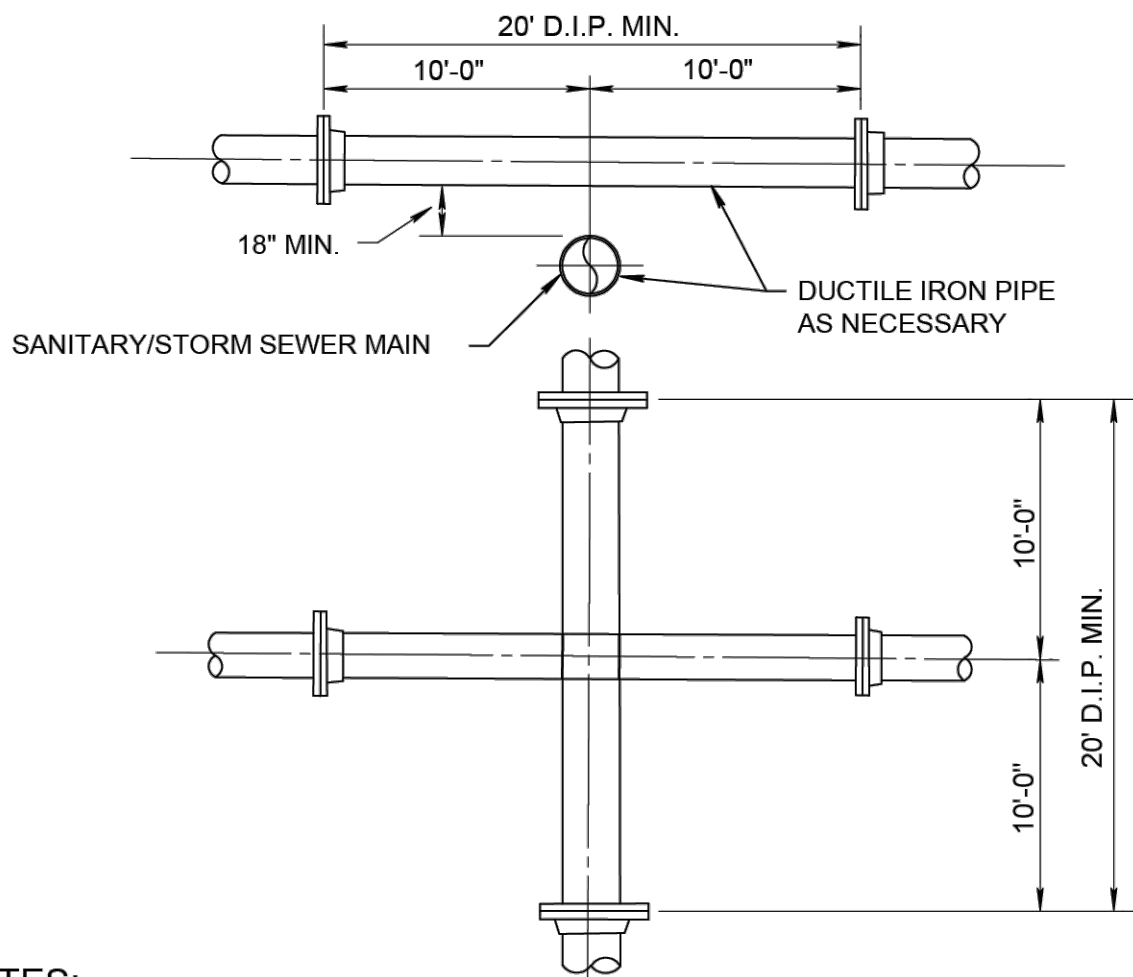
HINGED CLOSURE

ALL NEWLY INSTALLED PRESSURE PIPE SHALL BE "PIGGED" UNTIL CLEAN AND APPROVED BY ENGINEER DURING THE FILLING AND FLUSHING OPERATION. PIG SIZE SHALL BE PIPE DIAMETER PLUS 2" OR NEXT LARGER DIAMETER.

INDUSTRIAL PRETREATMENT
PROGRAM SAND/GRIT
INTERCEPTOR FOR CAR WASH



1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED



1. STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE LOWER PIPE SHALL BE LAPPED UNDER THE UPPER PIPE. THE MINIMUM VERTICAL SEPARATION EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE WATER MAIN SHALL BE COVERED FOR A MINIMUM OF 18 INCHES. JOINT ARRANGEMENTS SHALL BE AS SHOWN STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 350 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.

2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
5. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

WATER MAIN & SEWER CONFLICTS

TYPICAL TREE WITH
ROOT BARRIER

1. THE DATA IN THE PREVIOUS TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:

SOIL TYPE	SAND
TEST PRESSURE	150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
DEPTH OF BURY	3'
TRENCH TYPE	3
SAFETY FACTOR	1.5
VERTICAL OFF-SET	3'
MINIMUM PIPE LENGTHS ALONG TEE RUN	5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
5. THE PREVIOUS TABLE SHALL SERVE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OR RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
6. SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 (LATEST EDITION) AND DIPRA RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2 (LATEST EDITION).
7. RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MINIMUM LENGTH REQUIRED.

PIPE RESTRAINT TABLE
PRESSURE PIPE
(SHEET 2 OF 2)

MINIMUM LENGTHS OF PIPE (FT) TO BE RESTRAINED									
FITTING TYPE		PIPE SIZE							
		4"	6"	8"	10"	12"	16"	20"	24"
90° HORIZ. BEND		14	20	25	30	35	45	54	62
45° HORIZ. BEND		6	8	11	13	15	19	22	26
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6
90° VERT. OFFSET	UPPER BEND	55	79	103	125	147	189	228	266
	LOWER BEND	22	38	49	59	69	88	106	123
45° VERT. OFFSET	UPPER BEND	22	32	42	51	60	77	93	109
	LOWER BEND	10	14	19	23	28	35	43	50
22.5° VERT. OFFSET	UPPER BEND	7	12	17	21	26	34	42	49
	LOWER BEND	2	4	6	8	10	14	17	21
11.25° VERT. OFFSET	UPPER BEND	3	4	6	9	11	15	19	22
	LOWER BEND	1	1	1	2	3	5	7	8
PLUG (DEAD END)		32	45	59	70	83	107	129	151
INLINE VALVE		32	45	59	70	83	107	129	151
TEE (BRANCH RESTRAINT)	4" X 0"	23							
	6" X 0"	21	35						
	8" X 0"	18	34	47					
	10" X 0"	16	32	46	58				
	12" X 0"	13	30	44	57	69			
	16" X 0"	7	26	41	55	67	90		
	20" X 0"	1	21	38	52	65	88	109	
	24" X 0"	1	16	34	49	62	86	108	129
REDUCER (LARGER PIPE RESTRAINT)	6" X 0"	23							
	8" X 0"	38	25						
	10" X 0"	57	43	24					
	12" X 0"	72	60	44	41				
	16" X 0"	99	90	78	75	45			
	20" X 0"	123	116	107	105	81	45		
	24" X 0"	146	140	132	131	111	82	45	
RESTRAIN PIPE ONE BELL PAST MINIMUM DISTANCE									

PIPE RESTRAINT TABLE
PRESSURE PIPE
(SHEET 1 OF 2)

125 W. INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

[illegible]

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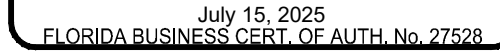
PROJECT No.:	F230085
DRAWN BY:	CS
CHECKED BY:	MAT
DATE:	7/11/25
CAD I.D.:	F230085 WSU DTL

KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

— FOR —

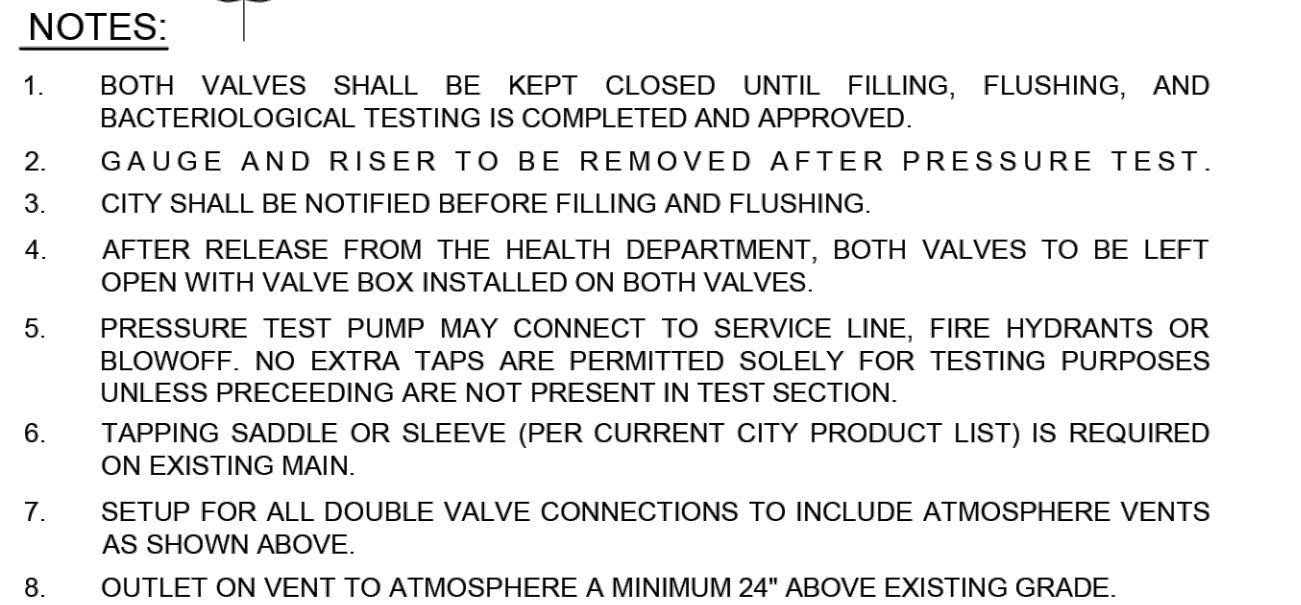
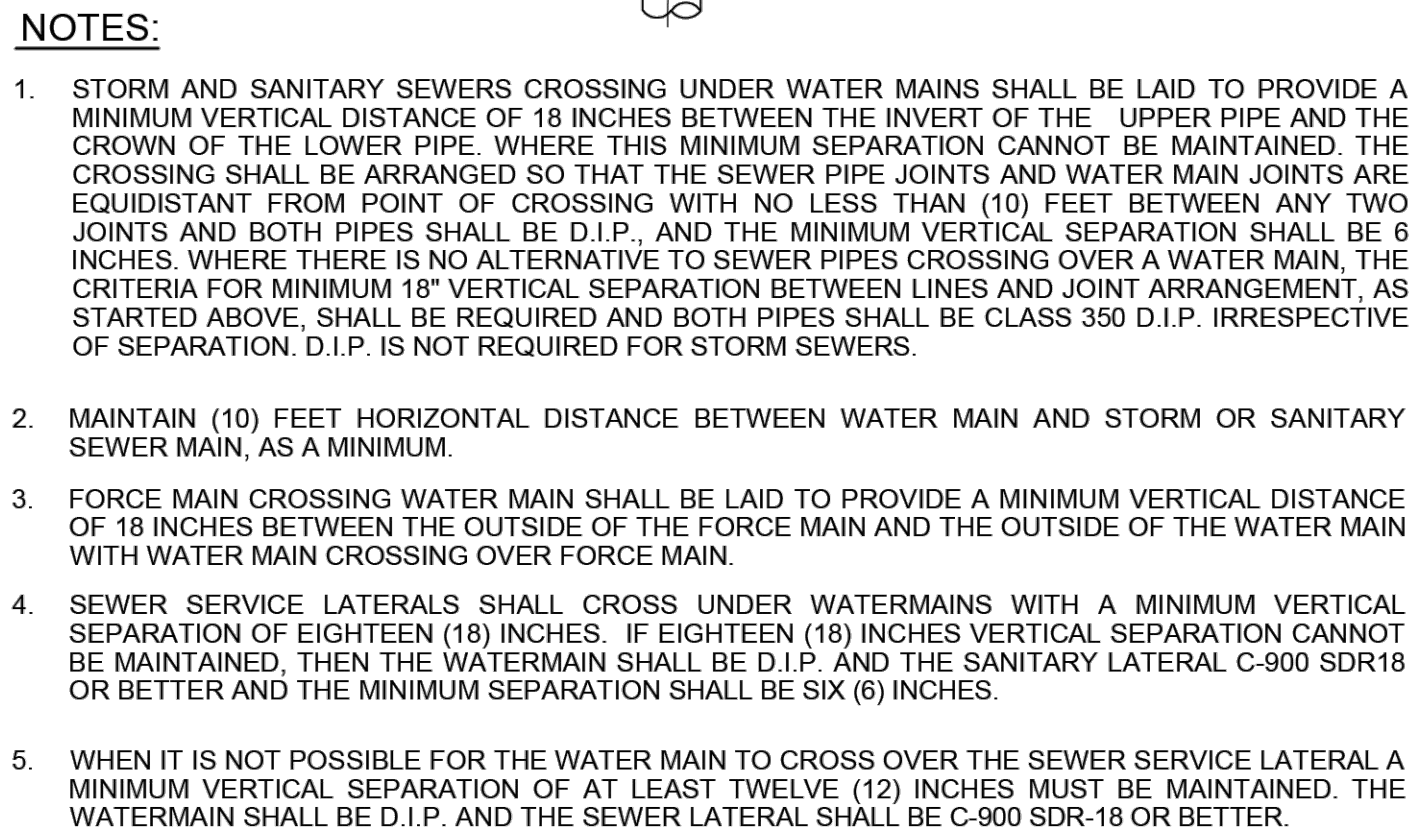
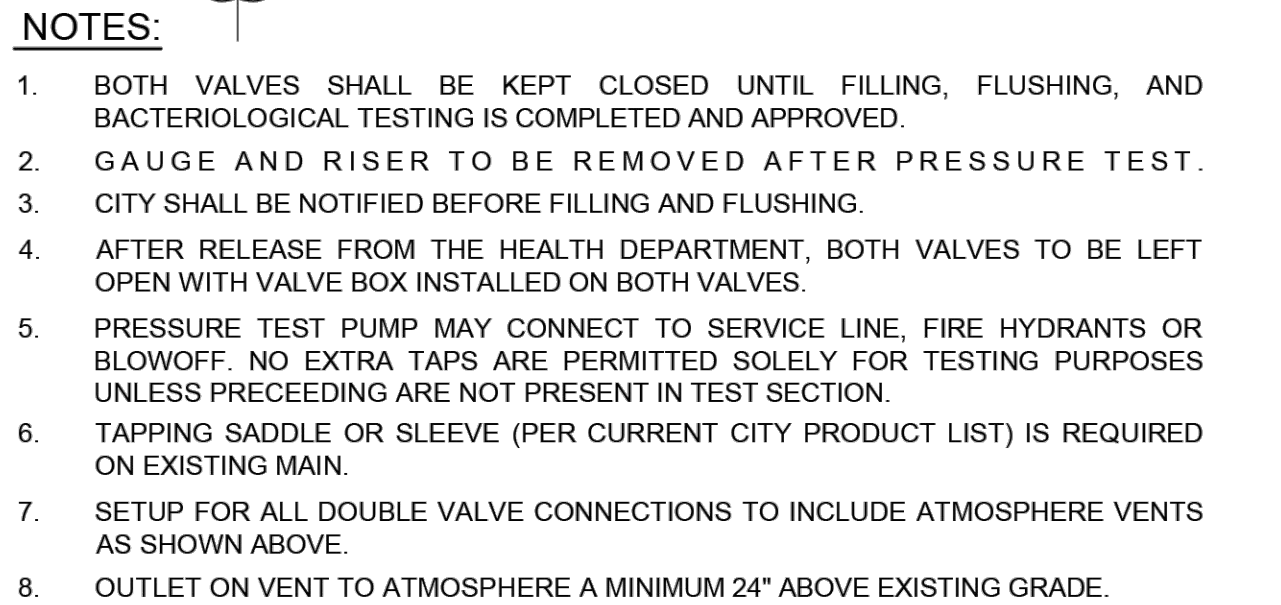
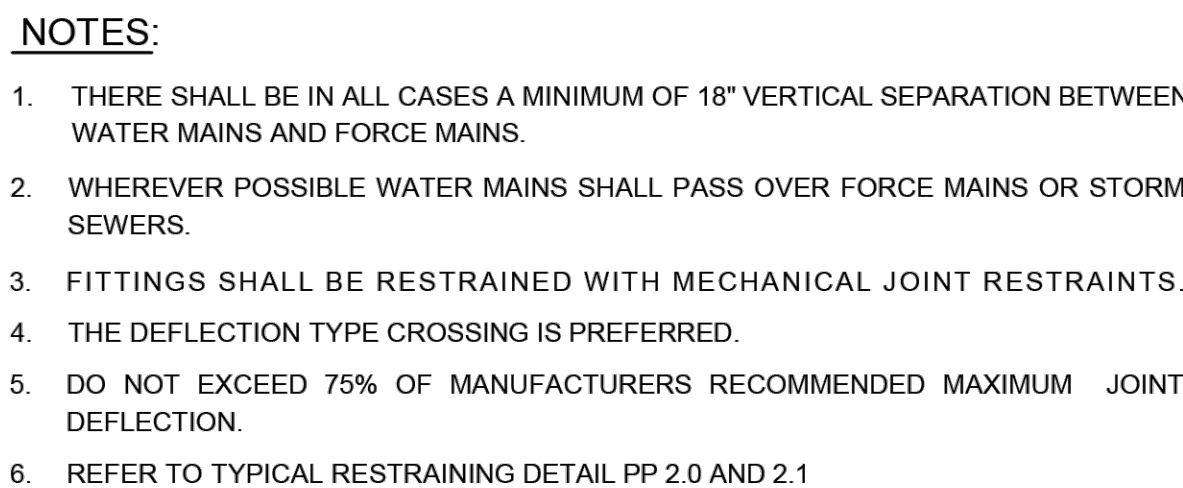
Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach, FL

6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
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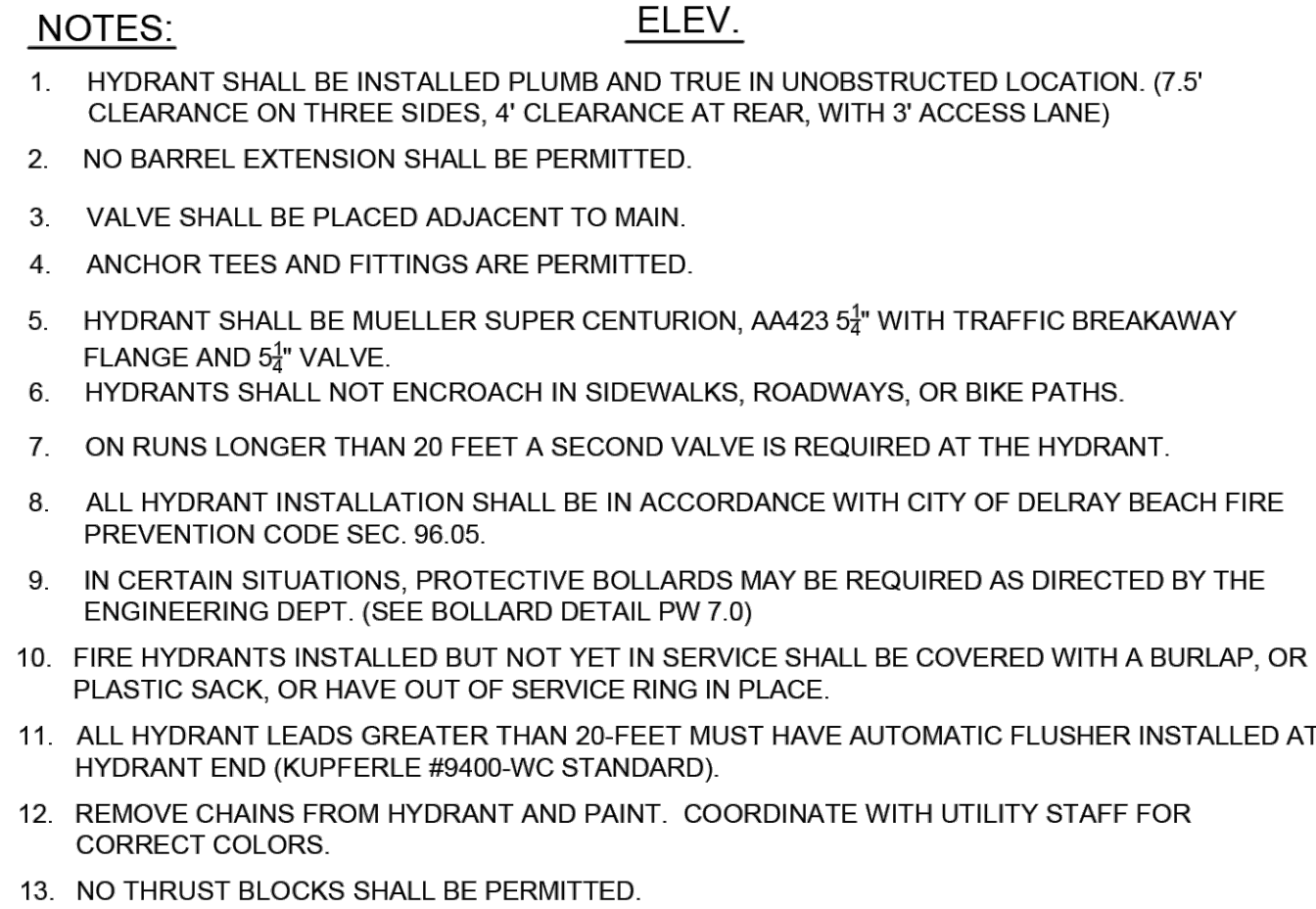
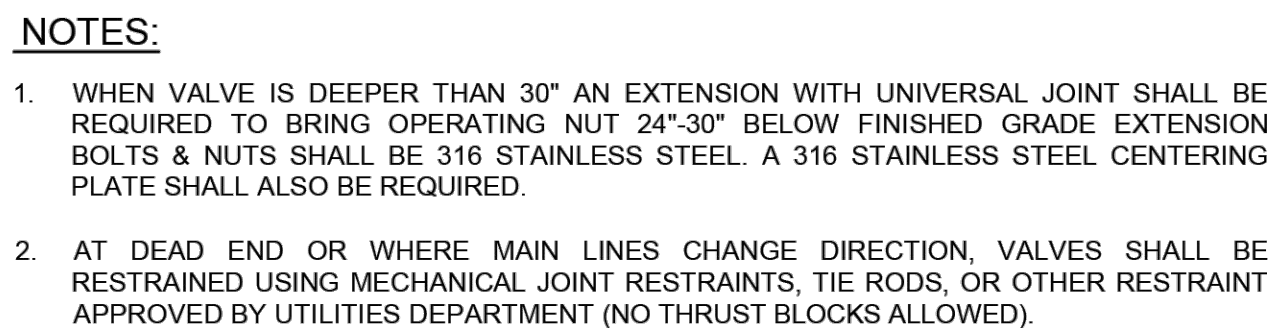
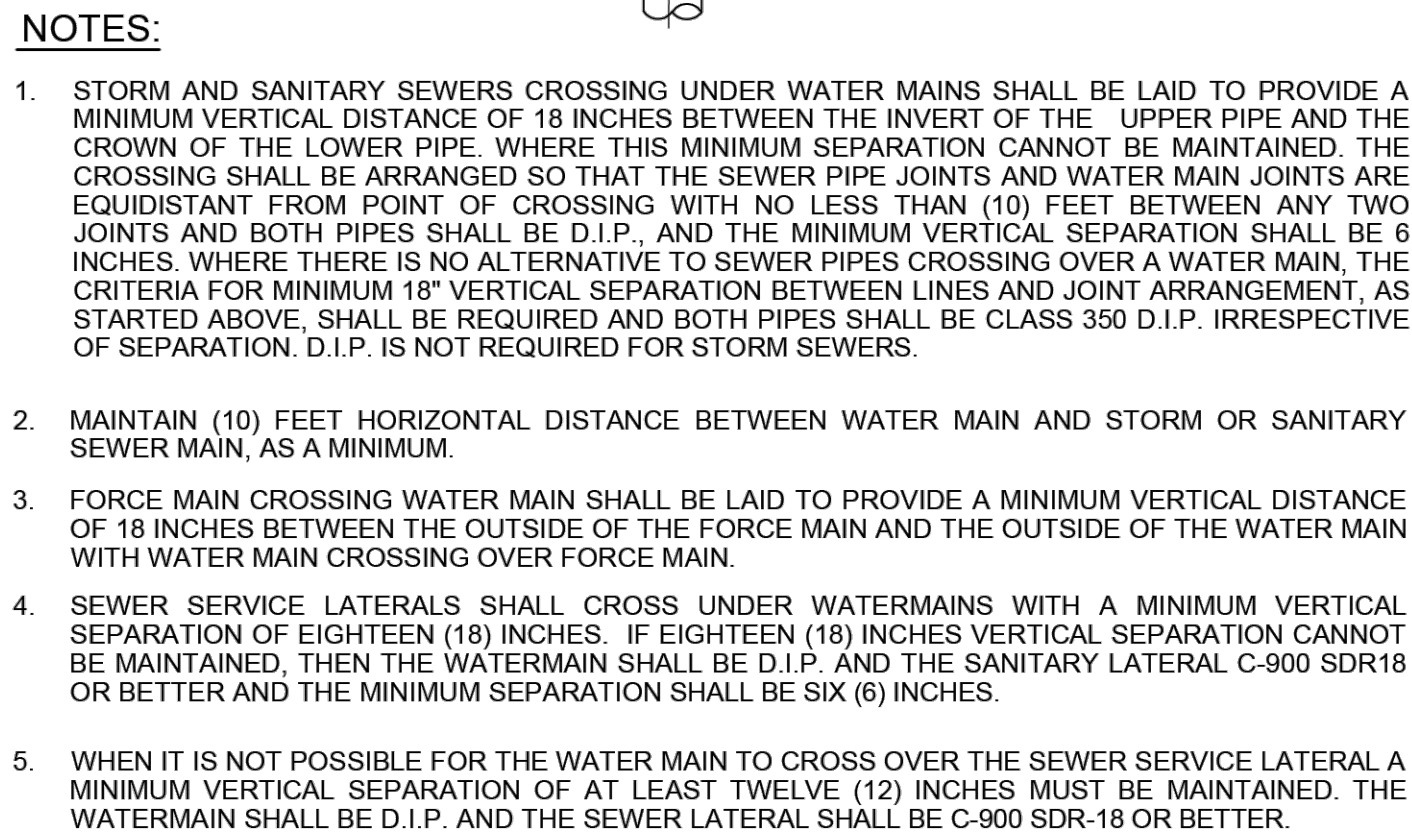


UTILITY DETAILS

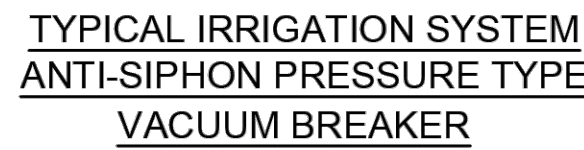
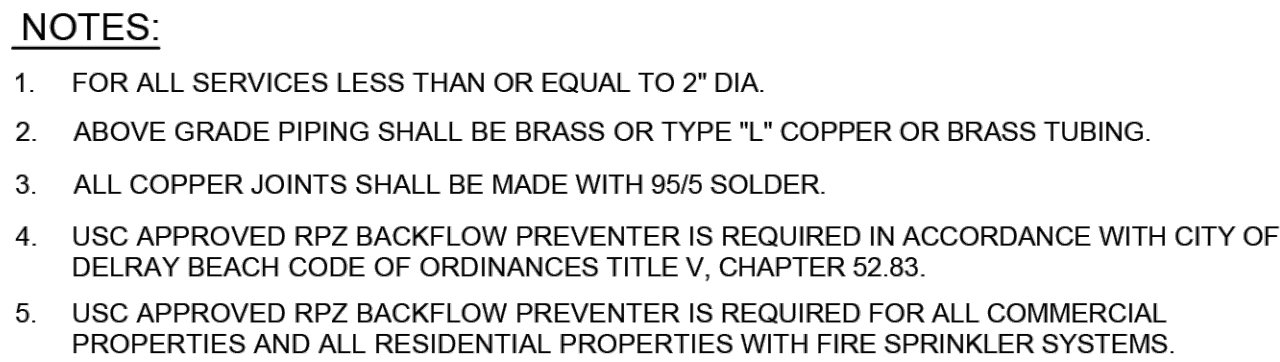
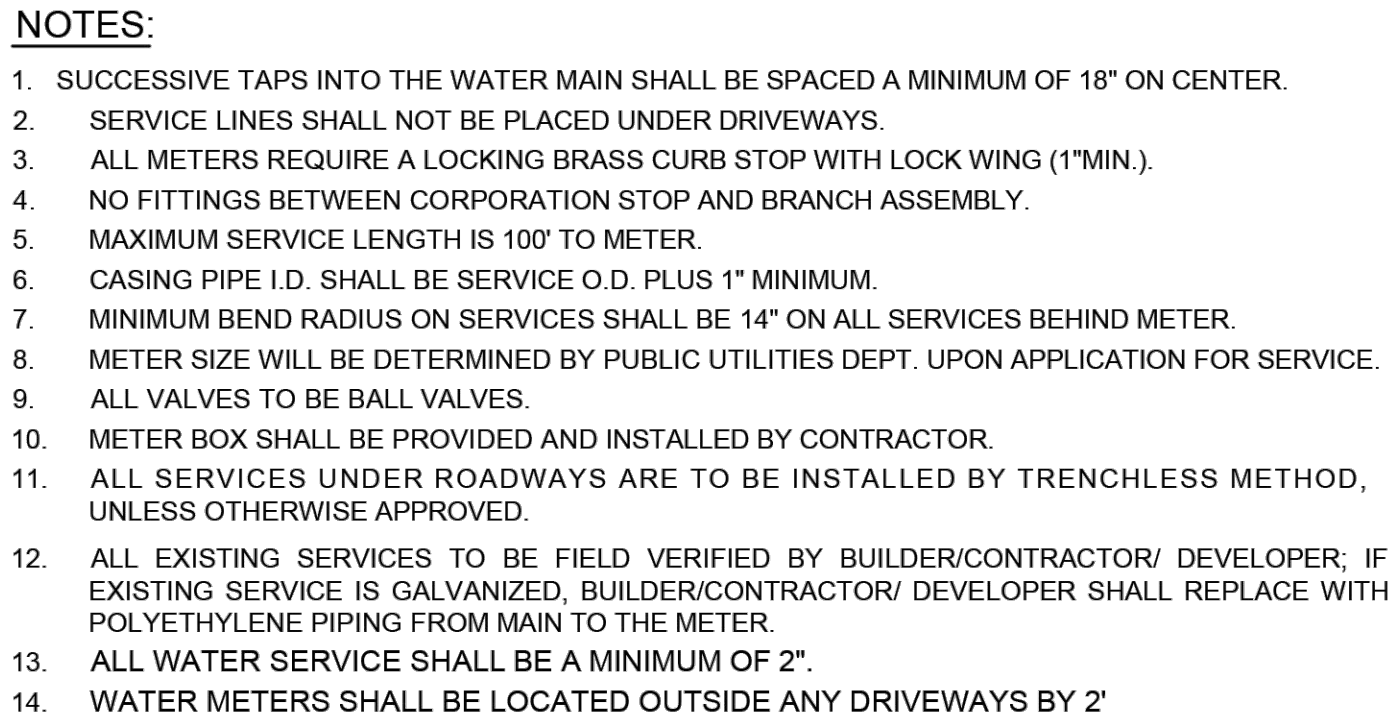
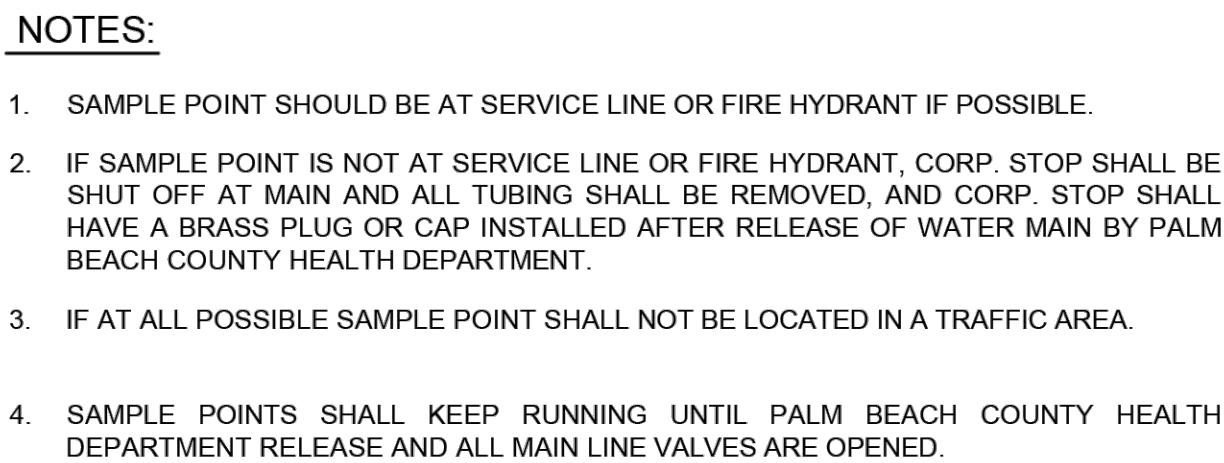
U-2.0



 CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	FILL & FLUSH DETAIL	DATE: 10-04-2024
		PW 1.0



 CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	BOLLARD DETAIL	DATE: 10-04-2024
		PW 7.1



- NOTES:**
1. WATTS REGULATOR COMPANY OR EQUIVALENT.
 2. VALVE SHALL MEET OR EXCEED THE A.S.S.E., BS&A AND U.S.C.F. REQUIREMENTS.
 3. SHALL ALSO BE LISTED BY IAPMO (UPC).
 4. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER.

[illegible]

 CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL URBAN/REDEVELOPMENT AREA SERVICE CONNECTION	DATE: 10-04-2024 PW 12.0
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 CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	ANTI-SIPHON PRESSURE TYPE VACUUM BREAKER	DATE: 10-04-2024 PW 17.0
		

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ENTITLEMENT

PROJECT No.:	F230085
DRAWN BY:	CS
CHECKED BY:	MAT
DATE:	7/11/25
CAD I.D.:	F230085 WSU DTLS

PROJECT:

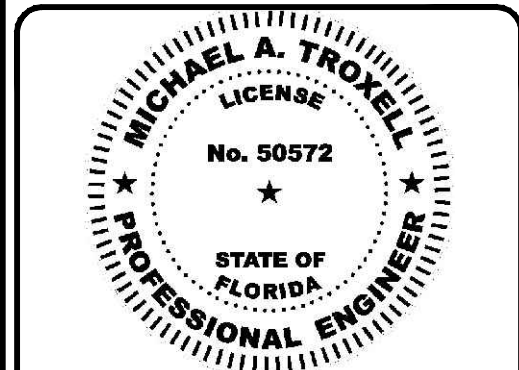
KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

- FOR

Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach. FL



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July 15, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

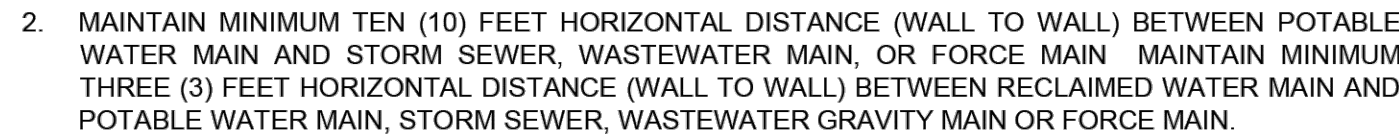
UTILITY DETAILS

SHEET NUMBER

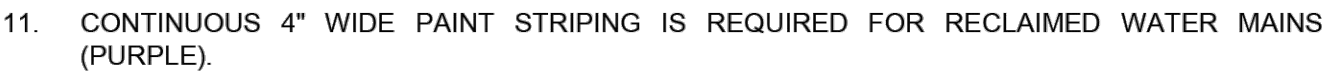
U-2.2

Printed on Tuesday, July 15, 2025, 2:24 PM by Mike Trovelli
G:\MYERS AUTO GROUP\F230085 - KIA DELRAY\DWG\2025-07-11 SUBMITTAL\F230085 WSU DTL5----->LAYOUT: WSU DTL4

6. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MINIMUM 12" VERTICAL SEPARATION. WHERE THIS MINIMUM SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MINIMUM 10' LONG CASING CENTERED OVER THE CROSSING WITH MINIMUM 6" VERTICAL SEPARATION.



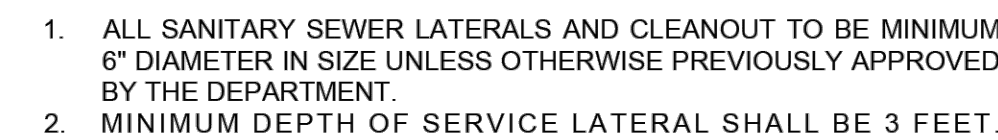
8. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MINIMUM 12" VERTICAL SEPARATION. WHERE THIS MINIMUM SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MINIMUM 10' LONG CASING CENTERED OVER THE CROSSING WITH MINIMUM 6" VERTICAL SEPARATION.



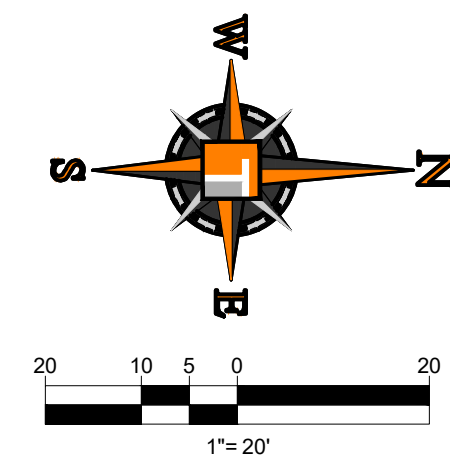
7. PRESSURE TEST DURATION TO BE MINIMUM 2 HOURS



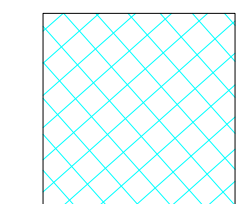
 CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT	GRAVITY SEWER NOTES	DATE: 10-04-2024 WW 1.0
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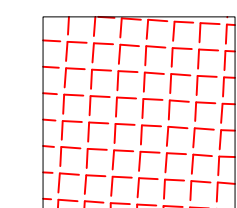
U-2.3



PROPOSED BUFFER
LANDSCAPE AREA
16,168 SF (0.371 AC)



PROPOSED
INTERIOR LANDSCAPE AREA
8,672 SF (0.199 AC)



PROPOSED
DRY RETENTION ARE
8,845 SF (0.203 AC)

IMPERVIOUS AREA	SF	PROPOSED	
		ACRES	%
BUILDINGS	42,494	0.976	31.8
IMPERVIOUS	57,561	1.321	43.0
<u>TOTAL IMPERVIOUS</u>	<u>100,055</u>	<u>2.297</u>	<u>75.8</u>
PERVIOUS AREA			
BUFFER LANDSCAPE	16,168	0.371	12.1
INTERIOR LANDSCAPE	8,672	0.199	6.5
RETENTION AREA	8,845	0.203	6.6
<u>TOTAL PERVIOUS</u>	<u>33,685</u>	<u>0.773</u>	<u>25.2</u>
<u>TOTAL SITE AREA</u>	<u>133,740</u>	<u>3.070</u>	<u>100.0</u>

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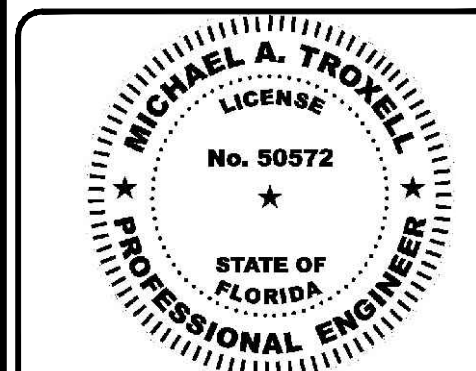
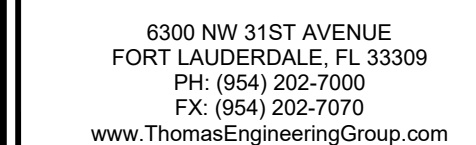
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PROJECT No.:	F23008
DRAWN BY:	C
CHECKED BY:	MA
DATE:	7/11/2
CAD I.D.:	F230085 OPEN SPACE EXHIBI

PROJECT:

KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

— FOR —
Myers Auto Group DK LL
915 S Dixie Hwy
West Palm Beach, FL

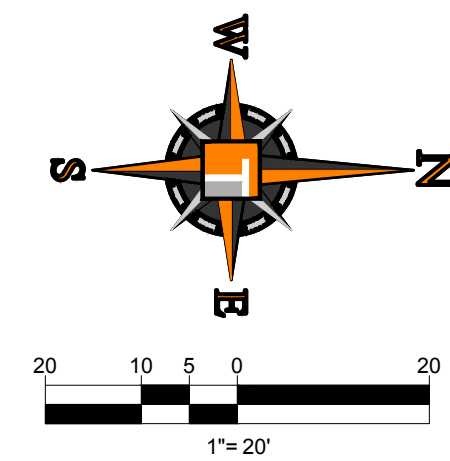


July 15, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 2752

OPEN SPACE EXHIBIT

SHEET NUMBER:

EX-1.0



PROPOSED PARKING						
	CUSTOMER (C)	EMPLOYEES (E)	INVENTORY (I)	DISPLAY (D)	SERVICE (S)	TOTAL
SURFACE	53	0	0	31	0	84
LEVEL 2	3	13	85	0	14	115
LEVEL 3	0	12	89	0	14	115
LEVEL 4	0	1	99	0	20	120
TOTAL	56	26	273	31	48	434

PARKING SPACE LEGEND

E = EMPLOYEES
I = INVENTORY
C = CUSTOMER
D = DISPLAY
S = SERVICE

HATCH LEGEND

CUSTOMER PARKING
53 TOTAL SURFACE
SPACES (49 STANDARD
SPACES & 4 ADA SPACES)



DISPLAY PARKING
TOTAL SURFACE SPACE

THOMAS
ENGINEERING GROUP

LAND PLANNING • LANDSCAPE ARCHITECTS

1502 W. FLETCHER AVE.
TAMPA, FL 33612
P. (813) 379-4100

1410 W. INDIANTOWN RD.
SUITE 1F, 33458
P. 861-203-7503

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[illegible]

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig

ENTITLEMENT

PROJECT No.: F230085
DRAWN BY: CS
CHECKED BY: MAT
DATE: 7/11/25
CAD I.D.: F230085 COLORED SURFACE

PROJECT: _____

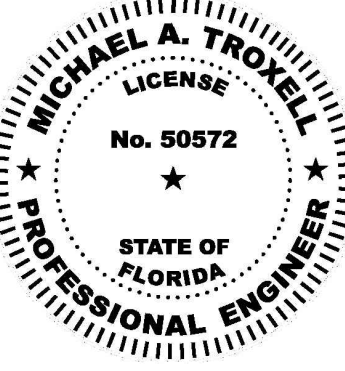
KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

FOR

Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach, FL



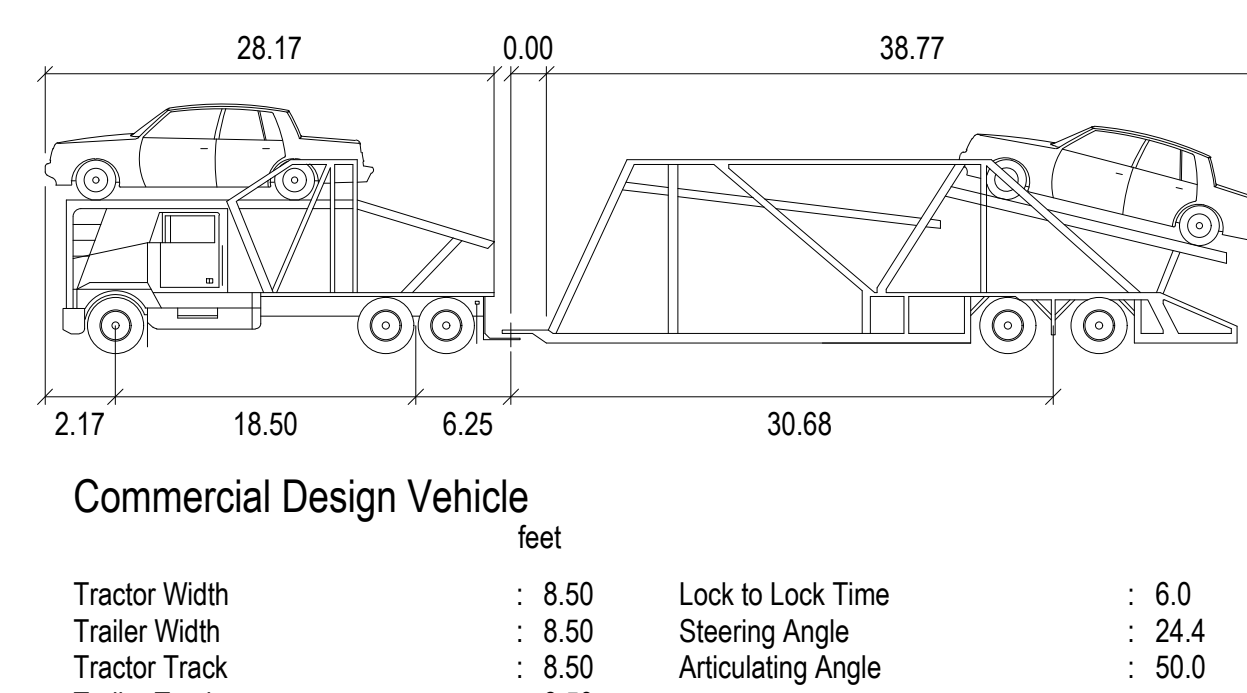
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



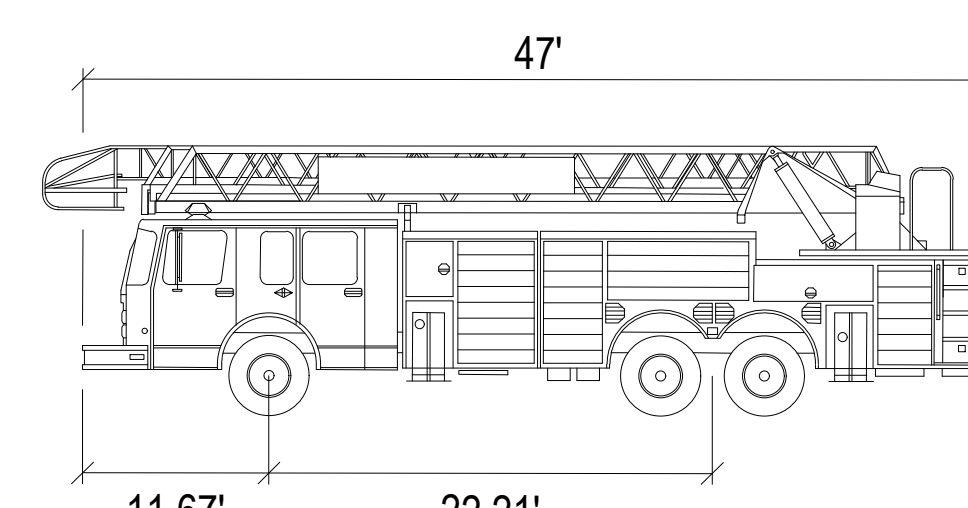
July 15, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
**COLORED
SURFACE
PARKING EXHIBIT**

EX-2.0

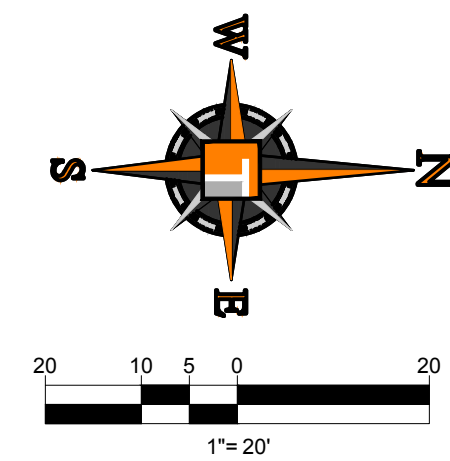


Printed on Tuesday, July 15, 2025, 2:25 PM by Mike Troxell



Width	:	8.00
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	40.0

[illegible]



NOTES:
1) BASED ON THE SCOPE OF THE PROPOSED IMPROVEMENTS, IT IS ANTICIPATED THAT THERE WILL NOT BE ANY ROAD OR LANE CLOSURES DURING CONSTRUCTION WHICH WOULD EXCEED 14 DAYS.



1502 W. FLETCHER AVE.
UNIT NO. 101
TAMPA, FL 33612
P: (813) 379-4100

125 W. INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

[illegible]

Sunshine 811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig

ENTITLEMENT

PROJECT No.: F23008
DRAWN BY: C
CHECKED BY: MA
DATE: 7/11/2
CAD I.D.: F230085 STAGING PLAI

PROJECT:

KIA Delray
2255 S. Federal Hwy
Delray Beach, FL

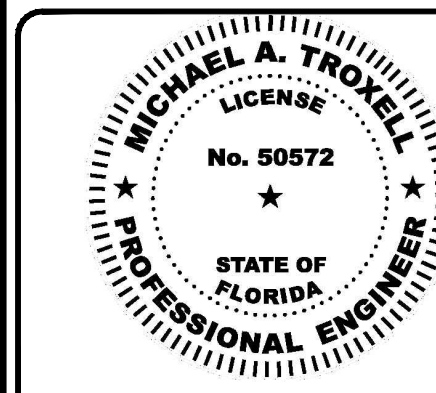
FO

Myers Auto Group DK LLC
915 S Dixie Hwy
West Palm Beach, FL



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

www.ThomasEngineeringGroup.com



September 12, 2025
FLORIDA BUSINESS CERT. OF AUTH. No. 2752

SHEET TITLE:

CONSTRUCTION STAGING PLAN

SHEET NUMBER

EX-5.0