



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Motor Group
Project Location: 1107 Wallace Drive
Request: Class V Site Plan, Landscape Plan and Architectural Elevations and associated stacking distance waiver associated with the new construction of an industrial office/storage building
Board: Site Plan Review and Appearance Board
Meeting Date: March 22, 2017

Board Action:

Class V Site Plan
Approved with conditions 4-0

Architectural Elevations
Approved 4-0

Landscape Plan
Approved 4-0

Waiver Request

Recommend approval (4-0) to the City Commission of a waiver request to reduce the stacking distance from 20' to 11'1" for the driveway on SW 10th Avenue.

Project Description:

The subject property is located south of SW 10th Street between Wallace Drive and SW 10th Avenue and is zoned Light Industrial (LI). The parcel measures 0.45 acres, and is vacant.

The development proposal involves the construction of a 7,558 sq. ft. office /storage building that accommodates 6,250 sq. ft. on the ground floor and 1,308 sq. ft. mezzanine level attendant offices. The propose use is an automobile brokerage office with the storage of vehicles within the building. Other site improvements include the construction of two parking lots fronting on Wallace drive and SW 10th Avenue which accommodates a total of 11 parking spaces; associated landscaping, security perimeter fences and site lighting.

The request also involves a waiver to LDR Section 4.6.9(D)(3)(c)(1), whereas a minimum 20 foot stacking distance is required a stacking distance of 11' 1" is proposed at the driveway along SW 10th Avenue.

Board Comments:

The Board comments were supportive of the project.

Public Comments:

Two members of the public spoke in support of the project.

Associated Actions:

Consideration of the waiver to the stacking distance will be forwarded to the City Commission for action.

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: March 8, 2017
ITEM: Motor Group (1107 Wallace Drive) – Class V Site Plan For the Construction of a Partial Two-Story 7,558 sq. ft. Building, Parking Lot and Landscaping Improvements

RECOMMENDATION: Approval of a Class V Site Plan, Landscape Plan, Architectural Elevation Plan and recommend approval of a waiver to the stacking distance

GENERAL DATA:

Owner/Applicant..... Jordan Huffer,
Motorgroup, LLC

Location..... South of SW 10th Street,
between Wallace Drive and
SW 10th Avenue

Property Size..... 0.45 Acres

Future Land Use Map..... CMR (Commerce)

Current Zoning..... LI (Light Industrial)

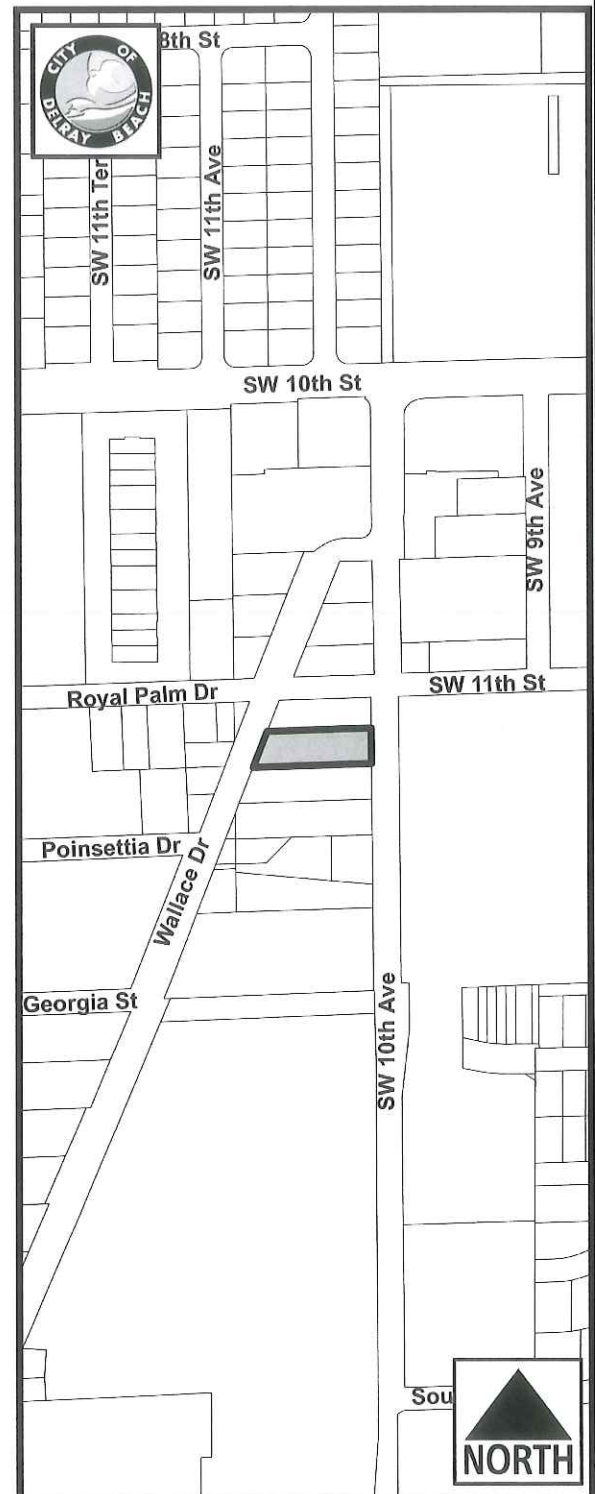
Adjacent Zoning..... North: LI (Light Industrial)
East: RM (Medium Density
Residential)
South: LI (Light Industrial)
West: MIC (Mixed Industrial and
Commercial)

Existing Land Use..... Vacant

Proposed Land Use..... Business Office (Automobile
Brokerage) with accessory
storage

Water Service..... Existing on Wallace Drive

Sewer Service..... Existing on Wallace



ITEM BEFORE THE BOARD

The action before the Board is approval of the following aspects of a Class V Site Plan request for **Motor Group**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(1)(a):

- ☐ Site Plan;
- ☐ Landscape Plan; and,
- ☐ Architectural Elevations;

The subject property is located south of SW 10th Street between Wallace Drive and SW 10th Avenue.

BACKGROUND

The subject site consists of a tract of land being a portion of Lot 30, Subdivision of Section 20, 46-43, Plat Book 1 Page 4, within the LI (Light Industrial) zoning district. The parcel measures 0.45 acres, and is vacant.

The site is located within the Wallace Drive Overlay District. The Wallace Drive Industrial Area Redevelopment Plan was adopted by the City Commission on January 6, 2004. The Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. At its meeting of February 3, 2004, the City Commission approved a text amendment to LDR Section 4.4.26 (Light Industrial zoning district) for the creation of the Wallace Drive Overlay District associated with the Wallace Drive Industrial Area Redevelopment Plan.

Now before the Board for consideration is approval of a Class V Site Plan, Landscape Plan and Architectural Elevations associated with construction of a 7,558 sq. ft. warehouse/storage building designed for the storage of vehicles.

PROJECT DESCRIPTION

The development proposal consists of the following:

- ☐ Construction of a partial two-story 7,558 sq. ft. warehouse/storage building that accommodates 6,250 sq. ft. on the ground floor and 1,308 sq. ft. mezzanine level attendant offices.
- ☐ Construction of 11 parking spaces that includes one handicap space and three compact spaces.
- ☐ Provision of security perimeter fences and gates.
- ☐ Associated landscaping and site lighting fixtures.
- ☐ The site plan also includes the following waiver requests:
A waiver to LDR Section 4.6.9(D)(3)(c)(1), whereas a minimum 20 foot stacking distance is required a stacking distance of 11' 1" is proposed at the driveway along SW 10th Avenue.

WALLACE DRIVE OVERLAY DISTRICT

LDR Section 4.5.8(A): The Wallace Drive Overlay District is defined as the area bounded by SW 10th Street on the north, Georgia Street on the south, SW 9th Avenue on the east and Wallace Drive on the west. The regulations established in Section 4.4.26(F)(3) shall apply to all LI zoned parcels within the overlay district.

LDR Section 4.4.26(F)(3): Within the Wallace Drive Overlay District, the Development Standards depicted in Section 4.3.4(K) Development Standards Matrix, shall be the same as those of the MIC (Mixed Industrial and Commercial) Zoning District.

Accordingly, as indicated in the following "Site Plan Analysis" section of this staff report, the 1107 Wallace Drive development proposal is consistent with the (MIC) Mixed Industrial and Commercial Zoning District Development Standards.

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall be specifically addressed by the body taking final action on the site and development application/request.

LDR Section 4.4.26(B), Principal Uses and Structures Permitted:

The proposed use of the property is an automobile brokerage establishment. Within the Light Industrial zoning district general **Business Office** is listed as principal (permitted) uses, with the accessory use of **wholesale storage within a structure**, as referenced in LDR Section 4.4.26(B)(2). The proposed use of an **Automobile Brokerage** is a permitted use at the property, provided the storage of vehicles are within the enclosed structure.

Pursuant to Section 4.4.26(B), when these uses are located within Wellfield Protection Zone 1, 2, or 3, the products may not include those which are listed on the Regulated Substance List as maintained per Section 4.5.5(B) (Wellfield protection). The subject site is not located within wellfield zones 1, 2 or 3 therefore this requirement does not apply.

Development Standards (Light Industrial Zoning District):

Pursuant to LDR Section 4.4.26(F)(1), for each foot in height above twenty-five feet (25'), the front and street side setbacks shall be increased by one foot (1'). The height of the building is 27'4" thus the required front setback shall be increased by 2'. A front setback of 51.7' is provided. Thus this requirement is met.

Special District Regulations (Light Industrial Zoning District):

Pursuant to LDR Section 4.4.26(H)(1), overhead doors shall not face adjacent rights-of-way except when it is clearly demonstrated that no opportunity exists to do otherwise.

A 12' wide by 14' high horizontal rolling door with impact resistant metal clad panels is proposed on the east building elevation facing SW 10th Street. The site is bounded by two streets and due to its narrow width, the development of the site would be severely impacted by requiring the overhead rolling door to be located along the north or south building facades.

Pursuant to LDR Section 4.4.26(H)(2), all required setback areas shall be landscaped with no paving except for driveways and walkways leading to structures on the premises. As such, driveways and walkways shall be generally perpendicular to the property line. The development

proposal has provided the required landscape areas around the perimeter of the parcel. Thus, this LDR requirement has been met.

Pursuant to LDR Section 4.4.26(H)(4), All industrial operations and activity on the premises, except loading and unloading, shall be conducted wholly within an enclosed building. No outside activity is proposed. Thus this requirement is met.

LDR Section 4.3.4(K), Base District Development Standards:

As stated above, the Wallace Drive Overlay District Development Standards depicted in the Section 4.3.4(K) Development Standards Matrix, shall be the same as those of the MIC (Mixed Industrial and Commercial) Zoning District.

According to LDR Section 4.3.4 - Development Standards Matrix for Non-residential Zoning Districts, the following apply to LI (Light Industrial) & MIC (Mixed Industrial and Commercial) zoning districts:

Wallace Drive Overlay District	Max. Lot Coverage (%)	Min. Open Space (%)	Min. Front Setback (ft.) - W	Min. Side Interior Setback (ft.) - N	Min. Side Interior Setback (ft.) - S	Min. Rear Setback (ft.) - E	Max. Bldg. Height (ft.)
MIC	50	25	25	10	10	10	48
LI	50	25	10	5	10	10	48
Provided	34.6	33.7	51.7	10	10	50	27.35'

All items demonstrate compliance.

Parking:

Per LDR Section 4.6.9(C)(3), industrial uses shall provide 3.0 spaces per 1,000 square feet of gross floor area for (manufacturing, assembly and attendant offices) and 1 space for each 1,000 square feet of gross floor area devoted to storage and warehouse uses. The proposed 6,250 sq. ft. of storage area will require 6.25 parking spaces (i.e. $6,250 \text{ sq. ft.} \div 1,000 = 6.250$ spaces). The 1,308 sq. ft. mezzanine office space will require 3.924 spaces ($1,308 \times 3/1,000 = 3.924$). A total of 10.15 spaces are required which is rounded to 10 spaces. Eleven spaces are provided including a handicap accessible space and 3 compact spaces, thus this requirement is met.

Handicap Accessible Parking:

Pursuant to LDR Section 4.6.9(C) (1) (b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction.

The Florida Accessibility Code for Building Construction and Federal ADA requires 1 ADA compliant space for every 25 spaces up to the first 100 spaces. As the project will provide less than 25 parking spaces, 1 ADA compliant spaces is required. The site plan shows 1 ADA parking space, thus meeting the code requirement.

Compact Parking:

Pursuant to LDR Section 4.6.9(C)(1)(g), up to 30% of the required parking for any use may be designated for compact cars. The development proposal includes 3 compact parking spaces which represent 27.27% of the total spaces provided, thus meeting this requirement.

Stacking Distance:

Pursuant to LDR Section 4.6.9(D)(3)(c)(1), provisions must be made for stacking and transitioning of incoming traffic from a public street, such that traffic may not backup into the public street system. The minimum distance between a right-of-way and the first parking space or aisle way in a parking lot that contains less than 50 spaces (for a non-local street) is 20'.

Both Wallace Drive and SW 10th Avenue are classified as collector roadways. Thus a minimum stacking distance of 20 feet is required. On Wallace Drive a stacking distance of 27 feet is provided between the right-of-way to the first parking space and a queuing distance of 20 feet is provided to the proposed gate. On SW 10th Avenue the stacking/queuing distance to the first parking space/gate is 11' 1".

WAIVER ANALYSIS

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and,
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Pursuant to LDR Section 4.6.9(D)(3)(c)(1), the minimum stacking distance shall be 20 feet for parking lot that contains 50 or fewer spaces for a non-local street. The applicant has proposed a stacking distance of 11' 1" at the driveway along SW 10th Avenue.

The applicant has provided the following verbatim justification statement regarding the waiver request:

"Purpose of this letter is to request partial relief from the required 20 foot stacking/queing distance, at the 'secondary' driveway to the project (east side) on SW 10th Avenue. For the following reasons it is believed that this waiver should be granted:

- A) The project has a main entrance on Wallace Drive which DOES provide the required 20 foot stacking/queuing distance to the motorized gate.
The 'secondary' entry driveway in question, off 10th avenue shall be used on a very limited basis and is not intended for visitors or as a main vehicular access to the project. This driveway connects to the east parking lot of the project that contains only 6 parking stalls.
- B) Even though this stacking/queuing distance from property line to gate is 11'-2"; please note that the actual distance from edge of dedicated R.O.W. to gate is 21'-2" (this is the 10 feet of ROW, the owner had to dedicate to the city for landscaping and continuous public side walk; should this ROW dedication not have been required, the 20 foot stacking distance would have been met). Therefore; in reality there will always be a physical 20 ft. stacking distance here unless the City in the future decides to eliminate the public sidewalk running north south on 10th Avenue, which seems highly unlikely.
- C) More so to the edge of actual/existing pavement on SW 10th avenue the stacking/queuing distance is increased to 38'-0". Please notice that there is also an existing bus stop located in the R.O.W. near the NE corner of the property and its location further ensures that this 38'-0" actual queuing distance will be maintained in the

future.

- D) Finally, SW 10th avenue roadway currently has a paved, 28'-0" width. Even if in the future this road was widened and the bus stop is abandoned to allow for widening of this street, this project would still provide a physical queuing distance of 21'-2" as noted in B) above.
- E) The likelihood of this portion of 10th avenue ever being widened along this subject property is also not conceivable due to 1) the limited amount of traffic and properties it serves along this street and 2) since across this subject property, on 10th Ave (east) is a residential complex, whose R.O.W. on the (east side of 10th Ave) has already been determined and its streetscape within the ROW is comprised of landscape, public walk and a masonry screen wall, making it highly unlikely that this road will ever be widened. For these reasons we are respectfully requesting a waiver be granted to allow for the shortened queuing / stacking distance from the secondary access drive on SW 10th Avenue. Please refer to sheet A0.1.1 below for dimensions/distances noted in this justification statement."

The site is served by two parking lots. The primary lot is located along Wallace Drive and provides access to the main entrance of the building. The parking lot for which the waiver is requested is located to the rear of the structure and functions as a secondary parking lot. This parking lot accommodates 6 parking spaces.

With the development of the site, a right-of-way dedication of 10 feet is proposed for SW 10th Avenue. When consideration is given to include the length of the stacking area where the driveway apron tapers (i.e. to the edge of street pavement, a stacking distance of 38' 3" is provided. The reduction in the stacking distance will not affect the neighboring areas or create an unsafe situation, as this parking lot is designed to service secondary traffic. Thus, granting of the requested waiver will not diminish the provision of public facilities or result in the grant of a special privilege. Consequently, positive findings can be made in the reduction of the required stacking from 20 feet to 11' 1" with respect to LDR Section 2.4.7(B)(5).

Driveway Width:

Pursuant to LDR Section 4.6.9(D)(3), the point of access to street shall be a maximum of 24 feet unless specifically approved as a part of the site and development plan. The proposed driveway width for both entrances is 24 feet thus this requirement is met.

Refuse Enclosure:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides and have vision obscuring gates on the fourth side, unless such areas are not visible from a public right-of-way. The applicant has proposed the utilization of roll-out carts which will be stored within the building. Thus, this requirement does not apply.

Loading Area:

Pursuant to LDR Section 4.6.10(A) and (B), space for accommodating the unloading of merchandise, inventory, materials, supplies, and products shall be provided on the site where a use which requires such items is located. The applicant has indicated that all vehicles are driven individually to the site. Additionally the building is designed to accommodate the unloading of vehicles within the building. Thus this requirement is met.

Bicycle Facility:

Pursuant to LDR Section 4.6.9(C)(1)(c) and Transportation Element Policy D-2.2 of the Comprehensive Plan, bicycle parking facilities shall be provided for all new developments and

redevelopment of sites. A bike rack accommodating 5 bikes is noted on the site plan, however a detail of the bike rack is not provided and this is noted as a condition of approval.

Lighting:

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. A detail shall be provided which indicates that all pole mounted light fixtures do not exceed the 25' maximum height requirement. For buildings and structures, point calculations must be provided which meet the minimum and maximum requirements for accent pathways, building entrances, landscape lighting, canopies and overhangs. A photometric plan has been provided, which meet the minimum and maximum standards. However, the CPTED review by the Police Department notes the following concerns:

"While lighting meets code requirements, from a safety and security standpoint the lighting is still far from adequate given, especially given the use of this property. Poor lighting will make this location a target for thefts.

The North and South side lacks lighting. The average for both sides is 0.1 foot candles which is below the recommended 5 foot candles. The East and West side have an average of 2.6 foot candles which is also below the recommended 5 foot candles. It is recommended to increase lighting and use LED or Metal Halide lighting for better color rendering. This would pair well with the surveillance cameras for photo recognition in case an incident occurred. Staff recommends that additional wall mounted light fixtures with cut-off luminaries are placed on the north and south sides of the building as well as at the building entrances. This is noted as a condition of approval.

Visibility at Intersections:

Pursuant to LDR Section 4.6.14(B)(1), when an access way intersects a street or alley, 10' sight visibility triangles areas shall be provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of 10' feet along the driveway and a length of 10' along the property line and the third side being a line connecting the ends of the other two lines. The 10' sight visibility triangles for access to the have been depicted. Thus, this LDR requirement is met.

Sidewalks:

Pursuant to 6.1.3, sidewalks are to provide a safe place for pedestrian travel. Generally, sidewalks are required along both sides of all streets. The development proposal includes the construction of a new 5' wide concrete sidewalk along Wallace Drive and SW 10th Avenue. Thus, this standard is met.

Bus Shelters:

Pursuant to LDR Section 2.4.3(D)(7) a bus shelter is required as follows:

- (a) Said plans for the following projects shall include a bus shelter:
 - (i) A new residential project that has twenty five (25) or more units;
 - (ii) A non-residential project that is greater than 10,000 square feet;
 - (iii) A project that is adjacent to an existing or proposed transit stop.

- (b) When the placement of a bus shelter for a qualifying project would be located less than the standard minimum distance from an existing shelter (applied and determined by Palm Tran), then the project shall contribute the full cost of the purchase and installation of a complete bus shelter.

Since bus shelter cannot be installed due to right-of-way requirement on an adjacent property, a contribution for the full cost of the bus shelter in the amount of \$11,000 towards the City's Bus Shelter Program in accordance with LDR Section 2.4.3 (D)(7) is required. This is noted as a condition of approval.

Undergrounding of Utilities:

Pursuant to LDR Section 6.1.8, utility facilities serving the development shall be located underground throughout the development. All existing and proposed utilities associated with the development must be located underground and a note to this effect is included site plan. Thus, the intent to meet this standard is documented accordingly.

LANDSCAPE PLAN

The site is densely vegetated and consists primarily of Australian Pines and Brazilian Peppers which will be removed. An arborist report dated February 26, 2016 indicated that other vegetation including a Live Oak and Strangler Fig found on the site were in poor condition and recommended removal. One Slash Pine 25' diameter was noted as in good condition, however, removal was recommended due to future construction activities.

The landscape plan submitted has been evaluated by the City's Senior Landscape Planner. The landscape plan provides perimeter and building foundation landscape material and calls for various native plants including Pigeon Plum and East Palatka Holly as well as plants that are suitable for the local climate.

The landscape plan has been reviewed by the Senior Landscape Planner and has been found to be in compliance with applicable requirements of LDR Section 4.6.16 and Section 4.6.19.

ARCHITECTURAL ELEVATIONS

LDR Section 4.6.18(E) - Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- (a) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (b) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (c) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation is a contemporary industrial style consisting of concrete block walls with a smooth stucco finish with ¾" aluminum clear anodized reveals. The west elevation exhibits impact resistant dark gray tinted storefront glass system with transom windows. A concrete eyebrow extending 3'6" from the building separates the transom windows from the storefront glass above. The east elevation features a 12' x 14' horizontal rolling impact resistant insulated door with 2' x 6' metal clad panels; storefront glass doors with aluminum frames; and concrete eyebrows above the entrance doors. Impact resistant dark gray tinted windows located on the second story are proposed along the north and south elevations. The building will have a flat roof (sloped) with a 2.5'± parapet for screening the roof top mechanical equipment.

The color palette consists of white, red concrete eyebrows with dark gray tinted storefront glass. The combination of these colors will provide visual interest and will be an aesthetic improvement to the surrounding neighborhood. The proposed architectural elevations will positively contribute to the surrounding area, increase adjacent property values and benefit the City as a whole. Based upon the above, positive findings can be made with respect to LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a Future Land Use Map (FLUM) designation of Commerce (CMR) and a zoning designation of Light industrial (LI). The proposed use of general office (automobile brokerage) with accessory storage is listed as principal uses in the LI zone district. Based upon the above, a positive finding with respect to consistency with the FLUM designation can be made.

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water, sewer, streets, drainage, parks and recreation, solid waste, and schools.

LDR Section 3.1.1(C) - Consistency (Standards for Site Plan Actions):

As described in Appendix "B", a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDR can be made, when all outstanding items attached as conditions of approval are addressed.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following applicable objectives and/or policies are noted:

Transportation Element Policy D-2.2: Bicycle parking and facilities shall be required on all new development and redevelopment. The development proposal has accommodated a bicycle rack that accommodated 5 bikes. Thus, compliance with this standard is confirmed.

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations; is complimentary to adjacent land uses; and fulfills remaining land use needs.

The property is bordered by Light Industrial (LI) zoned property to the north and south. RM (Multiple Family Residential) zoned property abuts the property to the east and Mixed Industrial and Commercial (MIC) zoned property abuts the subject property on the west.

There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed development. The proposed use does not involve activities that would generate noise, odors, pollutants and the use of warehouse/storage will not be incompatible with adjacent residential land uses. Thus no adverse impacts are anticipated. Therefore, based upon the above, no compatibility issues will exist between the proposed development and the surrounding land uses and positive findings can be made with regard to Future Land Use Element Objective A-1.

LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings): The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

Industrial Zoning Adjacent to Residential Zoning:

Pursuant to **LDR Section 4.6.4(B)(2)**, where the rear or side of industrially zoned property does not directly abuts residentially zoned property, but is separated from it by a street, alley, railroad, waterway, park, or other public open space, the industrially zoned property shall provide a 50-foot building setback from the property line located adjacent to the separator.

The east side of the property does not directly abuts RM zoned property, but is separated by SW 10th Avenue. The proposal has provided a 50' building setback as required.

To the north, it is noted that the single family residential is not an allowed use in the LI (Light Industrial District), and thus, no buffer is required.

The following table identifies the zoning designations and uses adjacent to the subject property:

	Zoning District:	Land Use:
North	Light Industrial (LI)	Single family residential
East	Multiple Family Residential (RM)	Groves of Delray (Retirement Community)
South	Light Industrial (LI)	Single family residential/vacant Approved self-storage facility
West	Mixed Industrial & Commercial (MIC)	Vacant

Given the above, compatibility between the proposed development and the surrounding properties is found. Further, there are no potential conflicts between the proposed industrial development and the adjacent developments relative to the Comprehensive Plan. Thus, positive findings can be made with respect to LDR Section 2.4.5(F)(5)(Compatibility).

WALLACE DRIVE REDEVELOPMENT AREA

Future Land Use Element Policy C-1.8: The Wallace Drive Redevelopment Plan includes the area that is bordered by SW 10th Street on the north; Milfred Street on the south; SW 9th Avenue on the east; and Tangelo Terrace on the west. The area had developed under County jurisdiction into a mix of incompatible land uses with limited public infrastructure and little or no code enforcement. The Wallace Drive Industrial Area Redevelopment Plan was adopted by City Commission on January 6, 2004. The Plan establishes proposed land use designations for the Redevelopment Area. Future development must be in accordance with the provisions of the Redevelopment Plan. The Redevelopment Plan encourages the development of light industrial, limited commercial and office uses in an urban setting. Aggregation of parcels is encouraged throughout the area to accommodate unified development.

The Redevelopment Plan states that due to its close proximity to Interstate-95 and the Linton Boulevard interchange, the area is a prime location for uses which need good access for the distribution of goods and services. The MIC (Mixed Industrial and Commercial) and the LI (Light Industrial) zoning districts are compatible with a variety of industrial uses, including manufacturing, assembly, storage and distribution facilities. The Redevelopment Plan further identifies the subject property specifically for development as industrial use.

The development proposal is consistent with the guidelines for redevelopment of the Wallace Drive Industrial Area. Therefore, positive findings can be made with regard to Future Land Use Element Policy C-1.8. Thus, this consistency with this policy is confirmed.

REVIEW BY OTHERS

The development proposal is not located in an area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA).

The proposal was reviewed by the Green Implementation Advancement Board (GIAB) on January 19, 2017 and the Board recommended that the building incorporate sustainable design features such as water efficient plumbing, LED light fixtures, a lighting control system for efficiency.

Courtesy Notices:

Courtesy notices have been sent to the Groves of Delray, Woods of Southridge and La Paloma homeowners Associations.

Public Notices:

No public notification is required for site plans. No letters of objection or support have been received to date. Any letters of objection or support received after preparation of this staff report will be disclosed at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The project proposes an automobile brokerage office with storage facility for vehicles within the LI (Light Industrial) Zoning District. A waiver to the stacking distance is necessary to support the request. The use is compatible with adjacent properties. The development will be consistent with the objectives and policies of the Comprehensive Plan and Chapter 3 of the Land Development Regulations as well as the Wallace Drive Industrial Area Redevelopment Plan, provided that the conditions of approval are addressed. Positive findings can be made with respect to LDR Section 2.4.5(F)(5).

ALTERNATIVE ACTIONS

- A. Approve the Class V Site Plan, Landscape Plan, Architectural Elevations for **Motor Group**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations.
- B. Approve with conditions, the Class V Site Plan, Landscape Plan, Architectural Elevations for **Motor Group**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations.
- C. Deny the Class V Site Plan, Landscape Plan, Architectural Elevations for **Motor Group**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and do not meet criteria set forth in Sections 2.4.5(F)(5), 4.6.16, 4.6.18(E) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Waiver Request:

Recommend approval to the City Commission of a waiver request to LDR Section 4.6.9(D)(3)(c)(1) to reduce the required stacking distance from 20' to 11' 1" along SW 10th Avenue, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with LDR Section 2.4.7(B)(5).

Site Plan*

Move **approval** of the Class V Site Plan for **Motor Group**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5), 2.4.5(F)(1)(a) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. Revise the site plan to show a detail of the proposed bike rack.
2. That additional wall mounted light fixtures with cut-off luminaries are placed on the north and south sides of the building.
3. That a contribution in the amount of \$11,000 towards the City's Bus Shelter Program is paid prior to the issuance of the building permit.

4. That a plat of the property is recorded prior to the issuance of the building permit.

* Note: If the site plan is denied no further action shall be taken on the landscape plan or the architectural elevation plan.

Landscape Plan

Move **approval** of the landscape plan for **Motor Group**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.16 and Chapter 3 of the Land Development Regulations.

Architectural Elevations:

Move **approval** of the architectural elevations for **Motor Group**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(F)(5), 4.6.18(E) and Chapter 3 of the Land Development Regulations.

Staff Report Prepared by: Jasmin Allen, Senior Planner

Attachments: Appendices "A" & "B", Site Plan, Landscape Plan, Architectural Elevations, Engineering Plan, Photometric Plan, Survey, Arborist Report

APPENDIX "A" CONCURRENCY FINDINGS
--

Pursuant to **LDR Section 3.1.1(B), Concurrency**, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: Water service is available via an existing 10" sewer main along the west parcel boundary abutting the Wallace Drive right-of-way. Sewer service is available via an existing 8" sewer main along the west parcel boundary abutting the Wallace Drive right-of-way. Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population based on the current FLUM. The development proposal will have an insignificant impact on these services. Thus, a positive finding with respect to this level of service standard can be made.

Streets and Traffic: The applicant has submitted a traffic study indicating that the proposed project will generate 53 Average Daily Trips (ADT), with 7 AM peak hour trips and 7 PM peak hour trips. The project obtained a letter from the Palm Beach County Traffic Division indicating that the development proposal meets concurrency on June 28, 2016.

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

Solid Waste: The proposed 7,558 sq. ft. building warehouse/storage building will generate 19.65 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2046. Thus, a positive finding with respect to this level of service standard can be made.

Drainage: Drainage will be accommodated on-site. There is no negative impact on drainage anticipated as it relates to this level of service standard.

Schools: School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

APPENDIX "B" STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable		
Meets intent of standard	X	
Does not meet intent		

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable		
Meets intent of standard	X	
Does not meet intent		

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable	X	
Meets intent of standard		
Does not meet intent		

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable		
Meets intent of standard	X	
Does not meet intent		

- E. Development of vacant land which is zoned for residential shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable	X	
Meets intent of standard		
Does not meet intent		

- F. Vacant property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable		
Meets intent of standard	X	
Does not meet intent		

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable	☒	
Meets intent of standard		
Does not meet intent		

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable		
Meets intent of standard	☒	
Does not meet intent		

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable		
Meets intent of standard	☒	
Does not meet intent		

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable	☒	
Meets intent of standard		
Does not meet intent		

MOTOR GROUP

1107 Wallace Drive
Delray Beach, Florida

ZONING DESIGNATION

L1 (LIGHT INDUSTRIAL), within the Wallace Drive Overlay District; per LDR Section 4.4.26 (F) (3), the Development Standards depicted in Section 4.3.4 (K) Development Standards Matrix, shall be the same as those of the MIC (Mixed Industrial and Commercial) zoning district

TYPE OF CONSTRUCTION:

V-B (FULLY SPRINKLERED)

OCCUPANCY TYPE:

F-1 (FACTORY - INDUSTRIAL)

MAXIMUM BLDG HEIGHT:

ALLOWED (per MIC Standards): 48 feet
MAXIMUM PROPOSED: 30'-0" Δ

REFER TO SITE PLAN SHEET A0.1 FOR PROJECT DATA

ALL WORK TO COMPLY WITH THE FOLLOWING CODES:

THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH ALL CITY OF DELRAY BEACH LAND DEVELOPMENT REGULATIONS, BUILDING DEPARTMENT REQUIREMENTS AND AMENDMENTS, AND FOLLOWING CODES:

2014 FLORIDA BUILDING CODE
NATIONAL ELECTRICAL CODE 2008
2012 THE FLORIDA FIRE PREVENTION CODE 5TH EDITION
NFPA-101, 2012 EDITION W/ FLORIDA AMENDMENTS
NFPA 1 UNIFORM FIRE CODE 2012 W/ FLORIDA AMENDMENTS
FLORIDA STATUTES
FLORIDA ADMINISTRATIVE CODE

SURVEY

CIVIL ENGINEERING:

C-1 CIVIL SITE IMPROVEMENTS PLAN
C-2 PAVING AND DRAINAGE DETAILS
C-3 PAVING AND DRAINAGE DETAILS
C-4 PAVING AND DRAINAGE DETAILS
C-5 WATER AND WASTEWATER DETAILS
C-6 POLLUTION PREVENTION PLAN

ARCHITECTURAL:

A-0.0 COVER SHEET
A-0.1 SITE PLAN & SITE DETAILS
A-0.1.1 SITE PLAN Δ
A-1.0 GROUND FLOOR PLAN
A-1.1 MEZZANINE FLOOR PLANS
A-3.0 ROOF PLAN
A-4.0 ELEVATIONS
A-4.1 ELEVATIONS

ELECTRICAL ENGINEERING:

ES1.1 PHOTOMETRIC SITE PLAN

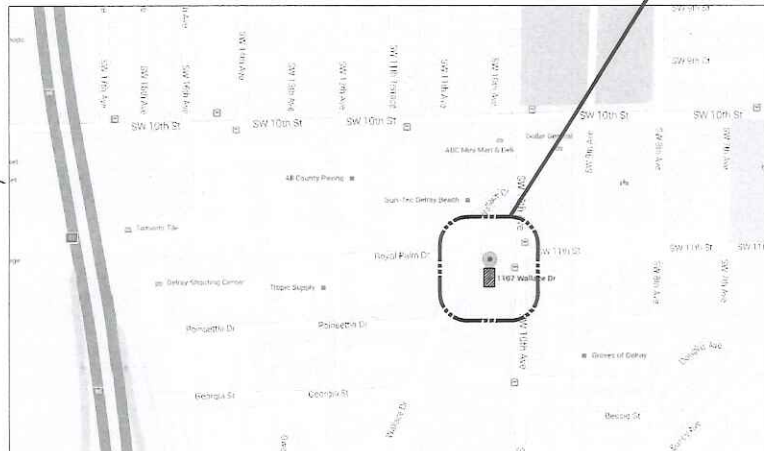
LANDSCAPE ARCHITECTURE:

LP-1 LANDSCAPE PLAN
LP-2 LANDSCAPE DETAILS

BUILDING STATISTICS

GENERAL NOTES

THIS PROJECT:



CLIENT:

MOTOR GROUP
81100 SW 10th Street, Suite K
Delray Beach, FL 33444
Contact: Jordan Huffer
T 954-646-7447
E-mail: jordan@motorgroup.com

ARCHITECT:

HNM ARCHITECTURE, LLC (AA26000726)
3705 North Federal Highway, Delray Beach, FL 33483
E-mail: jmayo@hnm-architecture.com
Contact: JAIME MAYO
T 561-753-2225

CIVIL ENGINEER:

ENVIRODESIGN ASSOCIATES, INC.
298 Pineapple Grove Way, Delray Beach, FL 33444
E-mail: brian@envirodesign.com
Contact: Brian Beckers
T 561-274-6500

LANDSCAPE ARCHITECT:

MAJESTIC VIEWS, LANDSCAPE ARCHITECTS, INC.
4711 Cypress Drive South, Boynton Beach, FL 33436
E-mail: louis@majesticviewsla.com
Contact: Louis Ilias G. Vlahos
T 561-752-9835

ELECTRICAL ENGINEER:

TYEC
112 Southwest 10th Street, Delray Beach, FL 33483
E-mail: rec@tyec.com
Contact: Andrew Youngross
T 561-274-0200

LOCATION MAP

PROJECT TEAM

DRAWING INDEX

Motor Group
1107 Wallace Drive
Delray Beach, Florida

2017-02-02
PLANNING AND ZONING COMMENTS: 1

2017-02-02
PLANNING AND ZONING COMMENTS: 1

2017-02-02
PLANNING AND ZONING COMMENTS: 1

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PLANNING AND ZONING COMMENTS: 1

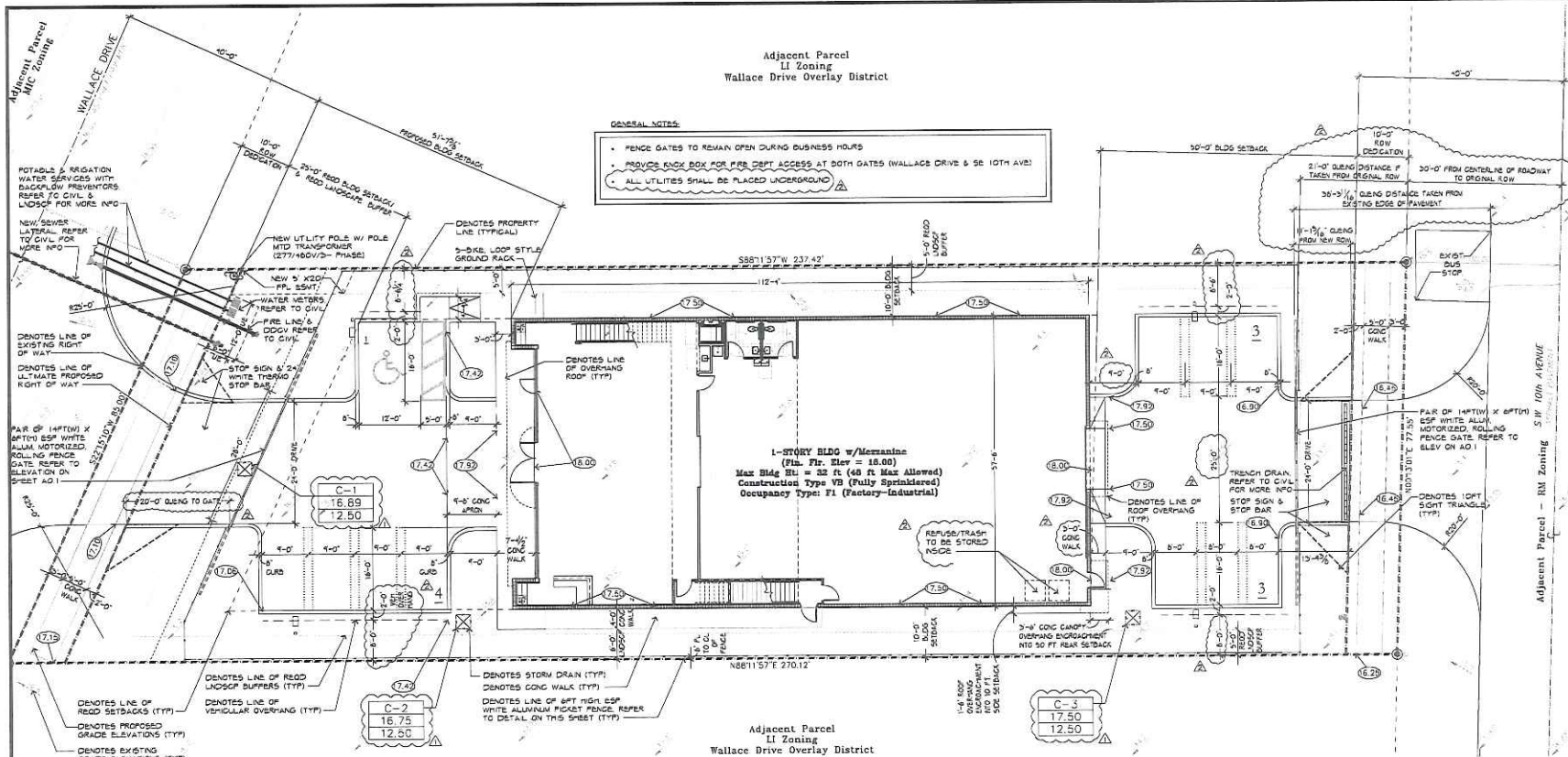
2017-02-02
PLANNING AND ZONING COMMENTS: 1

2017-02-02
PLANNING AND ZONING COMMENTS: 1

Adjacent Parcel
LI Zoning
Wallace Drive Overlay District

GENERAL NOTES:

- FENCE GATES TO REMAIN OPEN DURING BUSINESS HOURS
- PROVIDES KICK BOX FOR PER DEPT ACCESS AT BOTH GATES (WALLACE DRIVE & SE 10TH AVE)
- ALL UTILITIES SHALL BE PLACED UNDERGROUND



SITE STATISTICS

GROSS SITE AREA:	19,671.5 sf or 0.45 Acres
less ROW dedications:	-1,625.5 sf
SITE AREA (NEW):	18,046 SF or 0.41 Acres
LOT COVERAGE ALLOWED =	9,023 SF (50.0% of Site Area)
GROUND FLOOR AREA =	6,250 SF (34.6% of Site Area)
TOTAL FLOOR AREA =	7,558 SF (41.8% of Site Area)
(Total Floor Area above includes: 1,308 sf of Mezzanine)	
PARKING/PAVED AREAS =	5,767 SF (32.0% of Site Area)
OPEN (landscaped) SPACE =	6,029 SF (33.4% of Site Area)
WATER BODIES =	NOT APPLICABLE

MISCELLANEOUS DATA:

INTENDED USE OF STRUCTURE:
Storage of Vehicles and attendant's office.

ROOF TOP EQUIPMENT SCREENING:
Refer to South Elevation 2 on Sheet A4.0

PARKING

PARKING CALCULATIONS

GROSS BUILDING AREA:	7,558 sf
Ground Floor Storage/Warehouse:	6,250 sf
Mezzanine Floor Attendant Offices:	1,308 sf

REQUIREMENTS FOR INDUSTRIAL USES:

- Storage/Warehouse @ 1 space for each 1,000 sf of gross floor area devoted to storage & warehouse use:
 $6,250 / 1,000 = 7$ spaces required
- General Industrial @ 3 spaces per 1,000 sf of gross floor area devoted to Attendant Offices:
 $1,308 / 1,000 = 1.295 \times 3 = 4$ spaces required

TOTAL PARKING REQUIRED: 11

TOTAL PARKING PROVIDED: 11

PARKING SPACES PROVIDED:

I.C. STALLS: 1
STANDARD STALLS: 7
COMPACT STALLS: 3 (27% of Total - 30% permitted)

SETBACKS (MIC STANDARDS - LI within Wallace Drive Overlay District)

	REQUIRED	PROVIDED
FRONT (WALLACE DRIVE - WEST):	25 ft.	51'-7"
REAR (SW 10TH AVENUE - EAST):	50 ft.	50'-0"

Notes:

1. Per LDR Section 4.6.4 (B) (2) a 50 ft Rear Setback is Required in lieu of the 10 ft required per MIC standards due to subject property's rear not directly abutting residential but instead being separated from Residential Zoning by a street (SW 10th Ave)

2. Refer to Site Plan for depiction of 3'-6" Concrete Canopy Overhang Encroachment into 50 ft. Setback

SIDE INTERIOR (NORTH): 10 ft. 10 ft.

SIDE INTERIOR (SOUTH): 10 ft. 10 ft.

Note: Refer to Site Plan for depiction of 1'-6" Concrete Canopy Overhang Encroachment into 10 ft. Setback

Motor Group
1107 Wallace Drive
Delray Beach, Florida

2017.01.24
PLANNING AND ZONING COMMENTS: 2
2016.11.04
PLANNING AND ZONING COMMENTS: 1
2016.11.04
PLANNING AND ZONING COMMENTS: 1

HMM
ARCHITECTURE



2016.09.19
2016.09.19
2016.09.19

16-019
2016-09-19
1" = 10'-0"

SITE PLAN

A-0.1.1

1 SITE PLAN



A-1.0



A-1.1



	207-11-01 PLANNING AND ZONING COMMENTS
	208-11-04 PLANNING AND ZONING COMMENTS
209-11-01 DATE REVIEWED	

ALL COMMENTS ON APPLICATIONS AND RELATED DOCUMENTS TO THE CITY ENGINEERING DEPARTMENT AND ALL MUST BE RETURNED TO THE CITY ENGINEERING DEPARTMENT WITHIN 10 BUSINESS DAYS OF THE DATE OF THE REVIEW. IF A COMMENT IS NOT RETURNED WITHIN 10 BUSINESS DAYS, IT WILL BE DEEMED TO BE A COMMENT ON THE PROJECT AND NOT A COMMENT ON THE PROJECT.



2012年12月27日 星期四 14:00

FORM NO. 10-1 (FEBRUARY 2017)	16-019
ISSUED DATE:	2017-02-02
SCALE:	3/16" = 1'-0"

EAST & NORTH
BUILDING
ELEVATIONS

A-4.1





PROPERTY LINE

SECTION IDENTIFIER	PLAN PAGE
	
	
	
	
	
	

"NOT FOR CONSTRUCTION"

CIVIL SITE IMPROVEMENTS PLAN FOR:

MOTOR GROUP
1107 WALLACE DR
DELRAY BEACH, FLORIDA

 **EnviroDesign Associates Inc.**
www.envirodesign.com

ENGINEERS • ENVIRONMENTAL CONSULTANTS

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone (561) 274-6500 For (561) 274-8558

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 2/03/17
JOB NO. 16045-ENG
SHEET NO. 1 OF 6

NOTE: ALL UTILITY SERVICES ARE TO BE PLACED UNDERGROUND

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

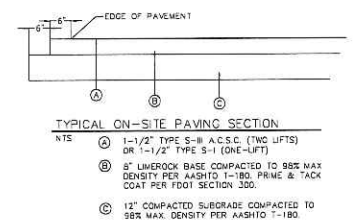
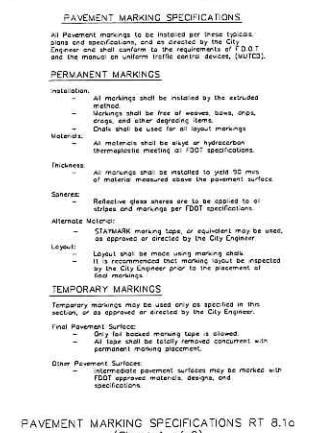
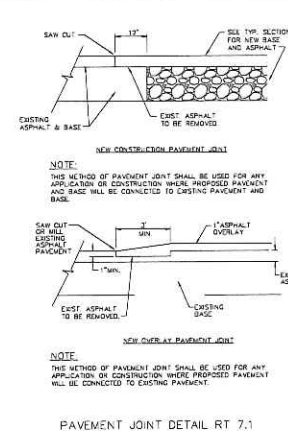
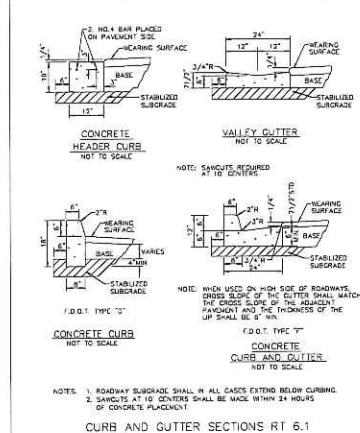
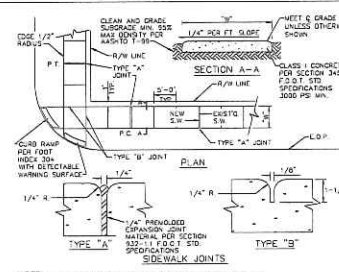
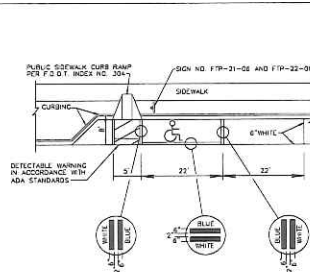
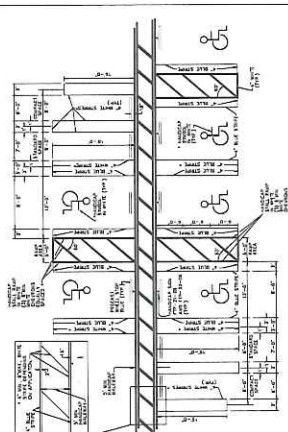
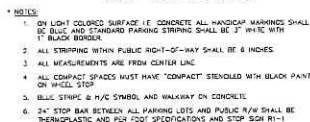


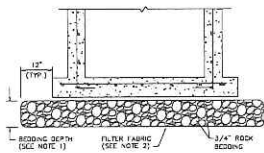
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SCALE: 1" = 20'

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NOTES:

1. BEDDING DEPTH SHALL BE 12" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.O.D.T. SPECIFICATION SECTION 985.

STANDARD BEDDING D 3.1

INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
C	2'-0"	3'-1"	U.S. FOUNDRY No. 672	10" R.C.P.	24" R.C.P.
E	3'-0"	4'-0"	U.S. FOUNDRY No. 630	24" R.C.P.	36" R.C.P.

U.S. FOUNDRY GRATE #632 OR EQUAL



TYPE "C"

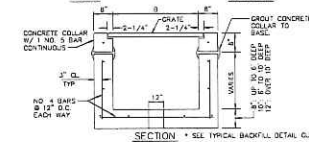
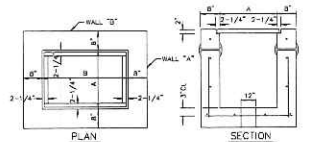


TYPE "E"

NOTES:

1. ALL GRATES SHALL BE SUITABLE FOR H-20 LOADING (MODERATE TRAFFIC LOADS).
2. WHEN INSTALLED IN PAVEMENT OR WITHIN 6" OF PAVEMENT USE U.S. #630-#632.

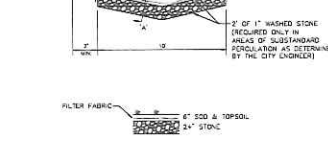
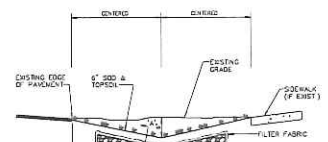
TYPE C & E INLET GRATE DETAIL D 6.1



INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
C	2'-0"	3'-1"	U.S. FOUNDRY No. 672	10" R.C.P.	24" R.C.P.
E	3'-0"	4'-0"	U.S. FOUNDRY No. 630	24" R.C.P.	36" R.C.P.

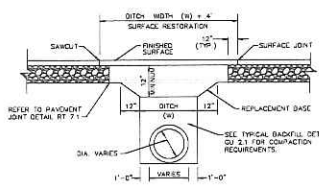
1. INLET TO BE PRECAST WITH CLASS "A" 4000 P.S.I. CONCRETE.
2. ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
3. 12" DIA. DEEP HOLE REQUIRED IN ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE EXCEPT IN HEADWALLS.
4. 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.
5. SEE SECOND DETAIL D 3.1.
6. ALL STRUCTURES TO BE 4 SEED ANGLE SHOULDERS.

TYPE C & E INLET DETAIL D 7.1



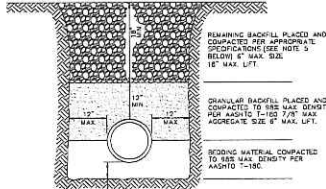
1. CONTRACTOR TO REPLACE ALL REGISTRATION TRAILS & SHROBBURY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1



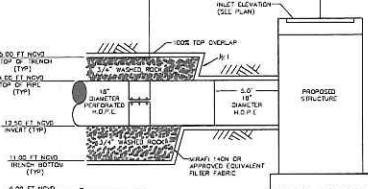
1. REPLACEMENT BASE TO BE AT MIN. 12" THICK.
2. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 95% MAXIMUM DENSITY PER ASTM 1-183 (MAX. LIFT THICKNESS - 6").
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
5. SURFACE MATERIAL SHALL BE F.O.D.T. TYPE C-11 OR C-12 ASPHALT CONC. (MIN. THICKNESS 1 1/2").
6. ANY PAINT, CUTS SHALL BE COLORED PATCHED AT END OF EACH REMOVED DAY TO FACILITATE UNINTERRUPTED TRAFFIC FLOW.

PAVEMENT REPAIR DETAIL GU 1.1



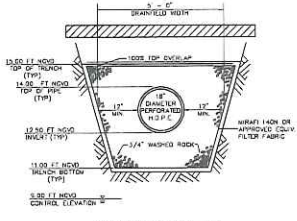
1. UNDESIRABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LAND ROCK SHALL BE REMOVED. BEDDING MATERIAL AND BACKFILL, CONSISTING OF WASHED AND GRADED LUMBER 3/8" 7/8" SUMP.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE CONCRETE UNDER THE PIPE MAINDRAINS.
3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A 24" TRENCH.
4. BACKFILL SHALL BE FREE OF UNDESIRABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. COMPACT BACKFILL TO 95% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE (ASTM 1-183).
6. COMPACTED AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS. CONTRACTOR NOT FOLLOWING THIS PROCEDURE FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EVALUATE THE AREA IN QUESTION DOWN TO THE BEDDING MATERIAL, THEN BACKFILL, FOLLOWING THE ABOVE PROCEDURES.

TYPICAL BACKFILL DETAIL GU 2.1



PERFORATED PIPE TRENCH

N.T.S.



PERFORATED PIPE TRENCH

N.T.S.



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"NOT FOR CONSTRUCTION"

PAVING & DRAINAGE DETAILS FOR:

MOTOR GROUP
1107 WALLACE DR
DELRAY BEACH, FLORIDA

EnviroDesign
INC.
ENGINEERS • ENVIRONMENTAL CONSULTANTS
2801 N.W. 10th Ave., Suite 200, Fort Lauderdale, FL 33311
Phone: (561) 774-6500 Fax: (561) 274-8558

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
11/30/16
JOB NO.
16045-DTL
SHEET NO.
3 OF 6

PAVING, GRADING AND DRAINAGE NOTES

- ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.
- COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 4" BEYOND VALLEY CUTTER, TYPE "T" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDANCE TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CONTINUED OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATION SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS.
- SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CEMENTATION OF CALCIUM AND MAGNESIUM IN THE MATERIAL.
- LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDWARE IS ENCOUNTERED IN THE SWALE AREA, IT WILL BE REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
- WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
- CLEARING AND CRUSHING - WHEN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
- CLUMBO - WHERE CLUMBO OR OTHER PLANT CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE, EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
- PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION, PRIME (ASP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.
- TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FOOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.

CITY OF DELRAY BEACH GENERAL NOTES

- ALL CITY OF DELRAY BEACH STANDARD DETAILS INCLUDED IN THE CIVIL PLANS PREPARED BY ENVIRONMENTAL ASSOCIATES, INC. HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.
- CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRONMENTAL ASSOCIATES, INC.
- 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.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FOOT FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
- NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.
- ALL SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ALL SIDEWALKS MUST TO EXCEED 1:48 CROSS-SLOPE AND 1:20 RUNNING SLOPES. ALL RAMPS MUST TO EXCEED 1:48 CROSS-SLOPE AND 1:12 RUNNING SLOPES WITH MAXIMUM RISE AND RUNS PER ADA REQUIREMENTS WITH RAILINGS WHERE NEEDED. LANDINGS WITH 1:48 CROSS- AND RUNNING-SLOPES ARE TO BE PROVIDED AT TOPS AND BOTTOMS OF ALL RAMPS.
- CITY OF DELRAY BEACH UTILITY DIVISION MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY SHUTDOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT 361-243-7312.
- THE EXISTING SANITARY SEWER LINE MUST BE TELEVIEWD PRIOR TO AND AFTER ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT.
- UPON APPROVAL AND RECEIPT OF PERMIT, THE CONTRACTOR SHALL CONTACT THE CITY OF DELRAY BEACH DEPUTY DIRECTOR OF CONSTRUCTION AT 361-243-7320 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING ANY SITE WORK.
- ALL WATER METER SIZES TO BE DETERMINED BY PLUMBING ENGINEERING OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.
- ALL CITY OF DELRAY BEACH 2014 STANDARD DETAILS INCLUDED IN THIS SET OF PLANS AND DETAILS HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.

GENERAL NOTES

- CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL ELEVATIONS REFER TO N.G.V.D. 1929. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 180 (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM).
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMITS CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONCRETE SHALL DEVELOP 2500 P.S.I. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 P.S.I. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.

GENERAL NOTES

DEFINITIONS

- CITY - THE CITY OF DELRAY BEACH
- CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
- ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION

PROCEDURE

- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INSTALLATION OF ANY WATER AND SEWER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, LICENSES AND OTHER INTERESTED PARTIES.
- ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
- A MINIMUM OF THREE (3) COPIES OF THE CURRENT APPROVED PRODUCT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCING THE PRE-CONSTRUCTION MEETING. ALL PRE-MANUFACTURED SHALL SUBMIT THREE (3) COPIES OF AN AFFIDAVIT THAT THE PIPE AND COUPLERS WERE MANUFACTURED IN ACCORDANCE WITH ASTM C131/A21.21-91.
- ALL APPLICABLE PERMITS MUST BE OBTAINED WITH COPIES PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. ONLY THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
- THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
- CONTRACTOR SHALL NOT DISTURB EXISTING CITY WARES OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALUES AND IMPORTANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
- FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHESION TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.



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"NOT FOR CONSTRUCTION"

PAVING & DRAINAGE DETAILS FOR:

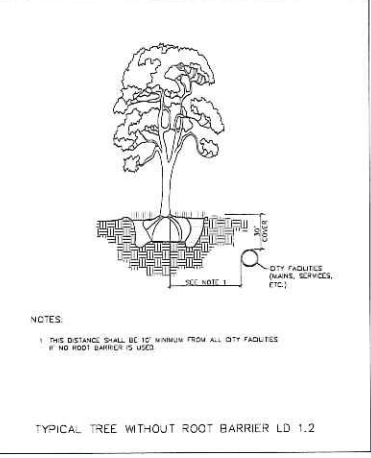
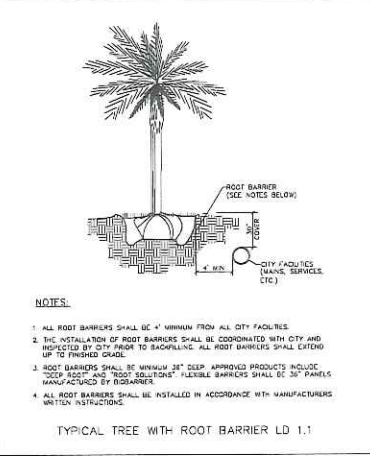
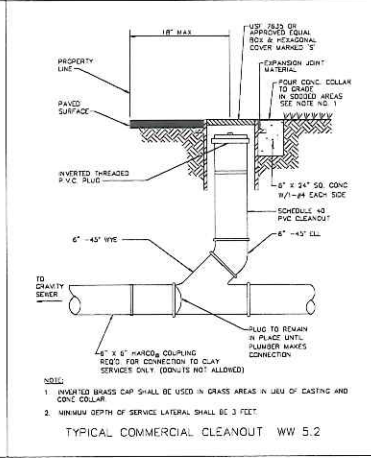
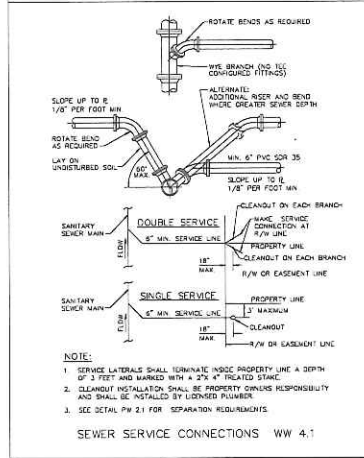
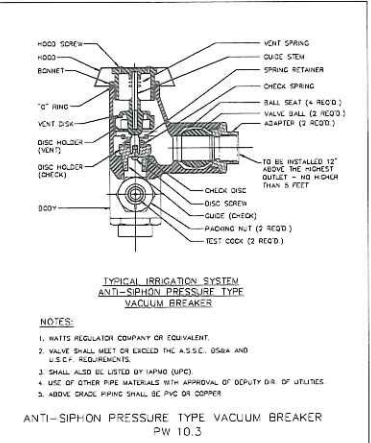
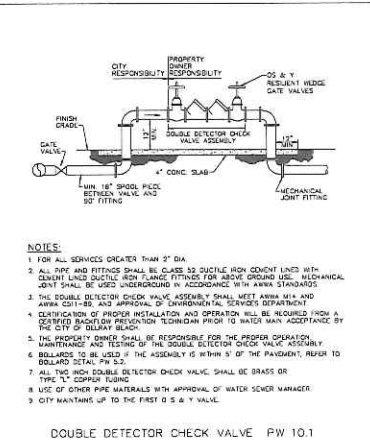
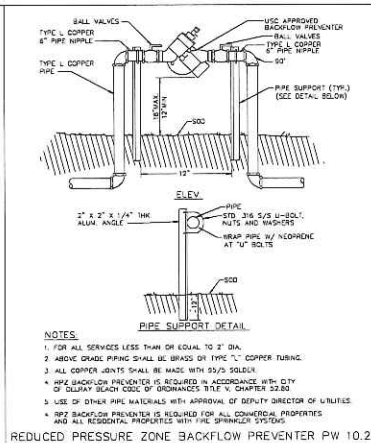
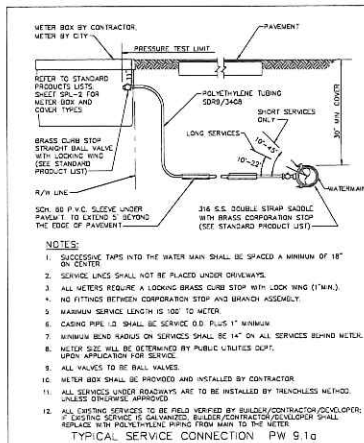
MOTOR GROUP

1107 WALLACE DR

DELRAY BEACH, FLORIDA

EnviroDesign
ENVIRONMENTAL ASSOCIATES, INC.
238 NE 10th Avenue, Suite 200, Delray Beach, FL 33444
Phone: (561) 274-8500 Fax: (561) 274-8505

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 11/30/16
JOB NO. 16045-DTL
SHEET NO. 4 of 6



"NOT FOR CONSTRUCTION"

REV.	DATE	REVISIONS
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WATER & WASTEWATER DETAILS FOR:

MOTOR GROUP
1107 WALLACE DR
DELRAY BEACH, FLORIDA

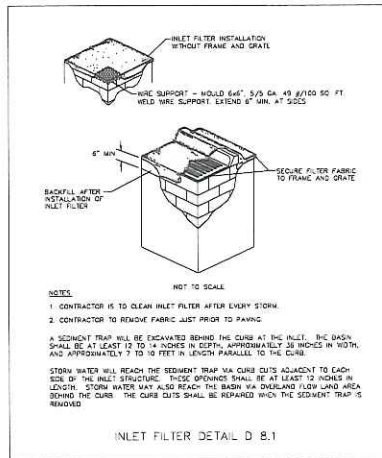
EnviroDesign
ENGINEERS • ENVIRONMENTAL CONSULTANTS
288 S. W. 10th Ave., Suite 1000, Ft. Lauderdale, FL 33304
Phone: (561) 774-8500 Fax: (561) 774-8555

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CHECKED: J.A.P.
DATE: 11/30/16
JOB NO. 16045-DTL
SHEET NO. 5 OF 6

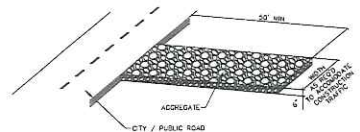
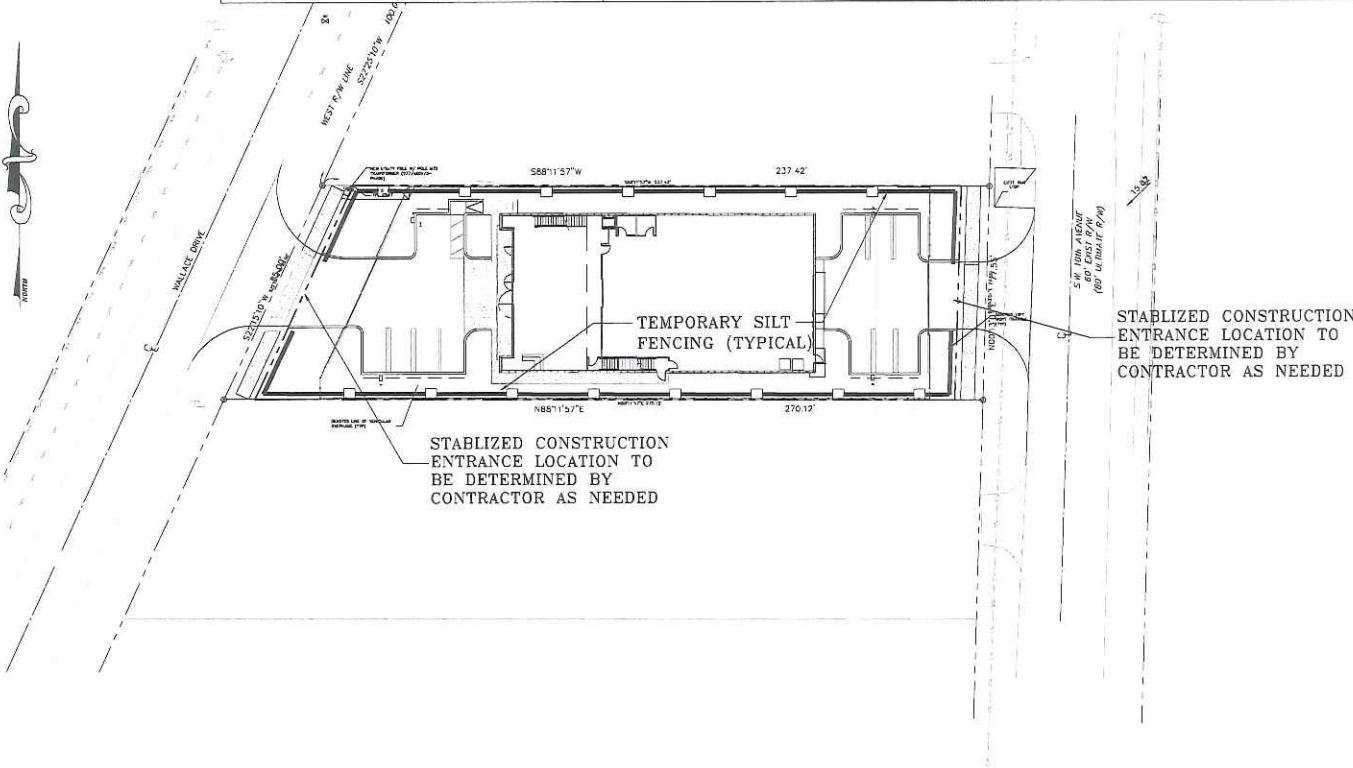
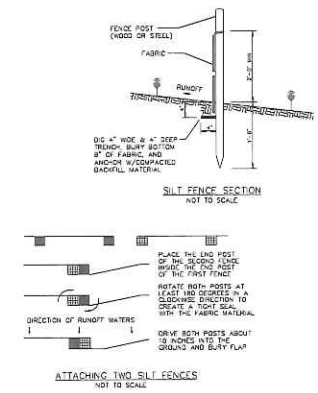
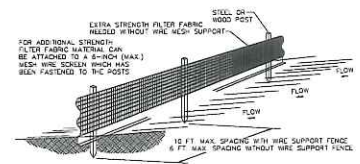


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EROSION CONTROL NOTES DETAIL D9.1



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (NOT AGGREGATE NO. 1) AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE BIRTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



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SCALE: 1" = 20'

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REV.	DATE	DESCRIPTION	BY	CHKD.
001	11/20/18	UPDATE TO MATCH SITE PLAN CHANGES		
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POLLUTION PREVENTION PLAN FOR:
MOTOR GROUP
1107 WALLACE DR
DELRAY BEACH, FLORIDA

EnviroDesign Associates, Inc.
ENGINEERS • ENVIRONMENTAL CONSULTANTS
2400 FORD ROAD, SUITE 200, DELRAY BEACH, FL 33444
Phone: (561) 274-6500 Fax: (561) 274-8555

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
2/03/17
JOB NO.
16045-ENG
SHEET NO.
6 OF 6



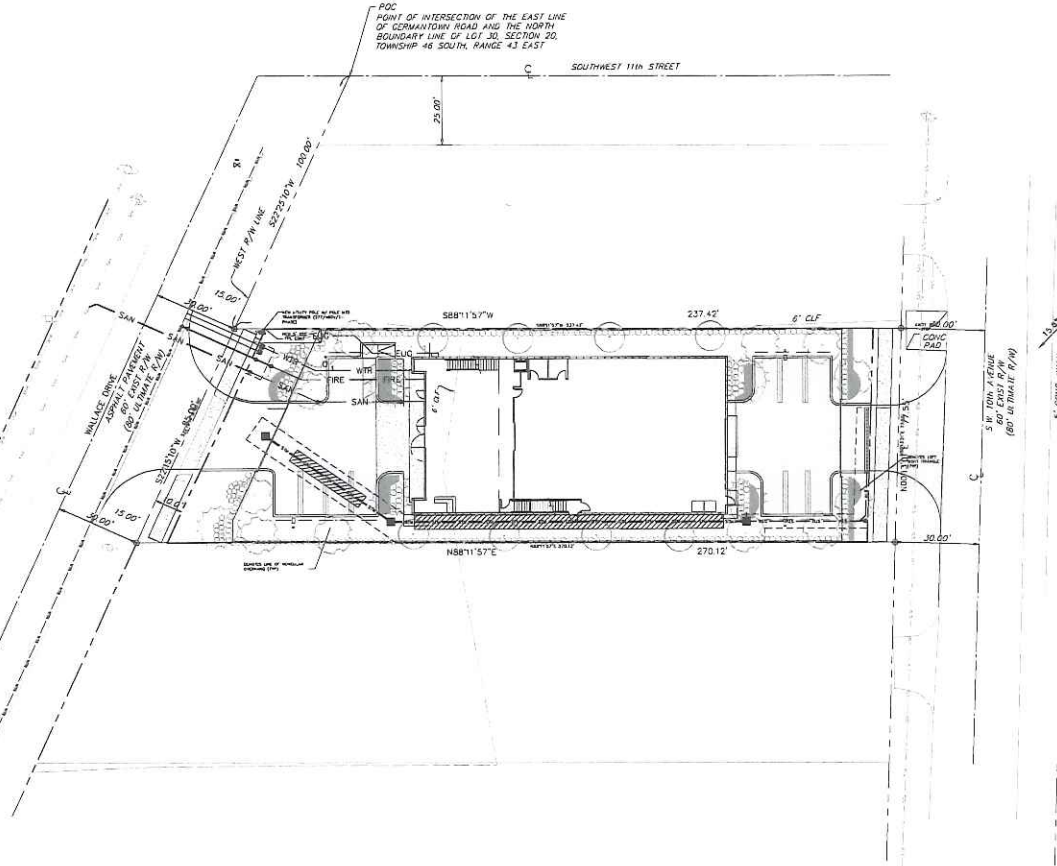
POC
POINT OF INTERSECTION OF THE EAST LINE
OF CORMANTON ROAD AND THE NORTH
BOUNDARY LINE OF LOT 30, SECTION 20,
TOWNSHIP 46 SOUTH, RANGE 43 EAST



LOCATION MAP
N.T.S.



"NOT FOR CONSTRUCTION"



LEGEND:

- | | | | | |
|-----|------------------------------------|-----|-----|------------------------------|
| --- | PROPERTY LINE | --- | STV | EXISTING STORM LINE |
| --- | PROPOSED STORM LINE | --- | SAN | EXISTING SANITARY SEWER LINE |
| --- | PROPOSED SANITARY SEWER LINE | --- | WTR | EXISTING WATER LINE |
| --- | PROPOSED WATER LINE | --- | ELG | EXISTING OVERHEAD LINES |
| --- | PROPOSED ELECTRIC UNDERGROUND LINE | --- | GAS | EXISTING GAS LINES |
| --- | PROPOSED GAS LINE | | | |

UTILITY PROVIDER SIGNOFF:

FPL	SIGNATURE _____	TITLE _____
	PRINT NAME _____	DATE _____
CDWCAST	SIGNATURE _____	TITLE _____
	PRINT NAME _____	DATE _____
AT&T	SIGNATURE _____	TITLE _____
	PRINT NAME _____	DATE _____
FPL	SIGNATURE _____	TITLE _____
	PRINT NAME _____	DATE _____



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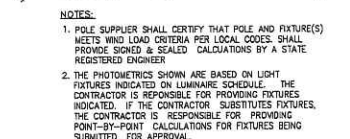
SCALE: 1" = 20'
0 10 20 30 40

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COMPOSITE UTILITY PLAN FOR:
MOTOR GROUP
1107 WALLACE DR
DELRAY BEACH, FLORIDA

EnviroDesign
ENGINEERS • ENVIRONMENTAL CONSULTANTS
280 FLORIDA CENTRAL EXPRESSWAY, SUITE 200
DELRAY BEACH, FLORIDA 33444
Phone: (561) 274-8550 Fax: (561) 274-8558

DRAWN:
B.A.B.
CHECKED:
J.A.P.
DATE:
2/03/17
JOB NO.
10046-ENG
SHEET NO.
1 OF 1

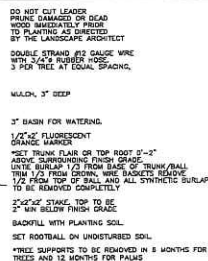


Luminaire Locations											
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1	A	18.79	3.00	70.00	20.00	0.00	0.00	18.79	1.75	0.0	
2	A	9.37	16.40	70.00	20.00	160.00	0.00	9.37	17.19	0.0	
3	A	156.00	3.88	70.00	20.00	0.00	0.00	156.00	7.38	0.0	
4	A	154.00	12.12	70.00	20.00	160.00	0.00	154.00	17.47	0.0	

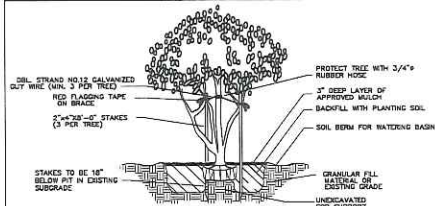
THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEER'S DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

SITE PLAN
PHOTOMETRICS

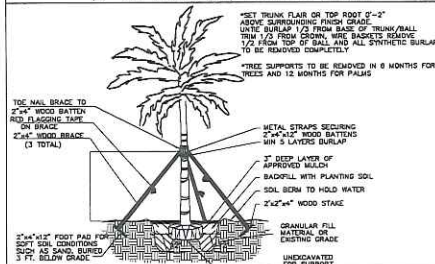
ES1.1



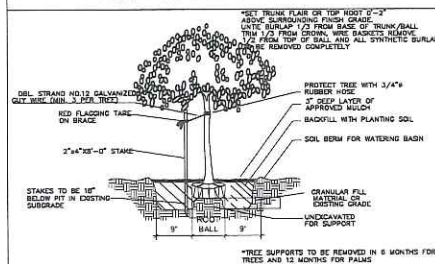
LARGE TREE
(2" cal. and over) PLANTING DETAIL



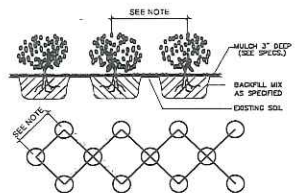
MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL



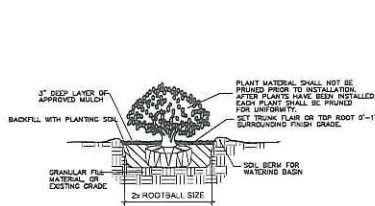
PALM PLANTING DETAIL



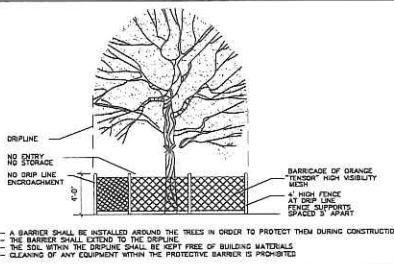
SMALL TREE
(2" cal. and under) PLANTING DETAIL



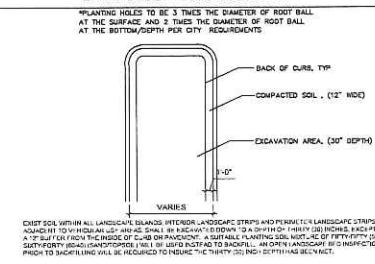
SHRUB / GROUND COVER SPACING DETAIL



SHRUB PLANTING DETAIL



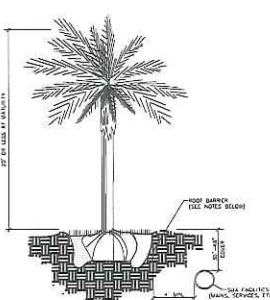
TREE PRESERVATION
RICADE FENCING DETAIL



PARKING ISLAND
EXCAVATION DETAIL

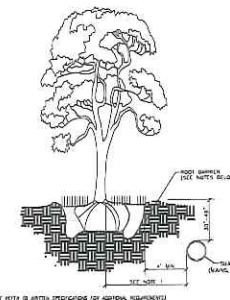
GENERAL NOTES:

- [illegible]



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOST BARRIER AND 10' MINIMUM IF NO ROOST BARRIER IS USED.
2. ALL ROOST BARRIERS SHALL BE "MINIMUM FROM ALL SEAGUARD FACILITIES."
3. THE INSTALLATION OF ROOST BARRIERS SHALL BE COORDINATED WITH SEAGUARD AND MONITORED BY SEAGUARD. ALL ROOST BARRIERS SHALL EXTEND UP TO FINGERED DUGL.
4. ROOST BARRIERS SHALL BE MINIMUM 20' GIRTH. APPROVED PRODUCTS INCLUDE "DEEP ROOST" AND "ROOST BARRIERS SHALL BE 30" PLYS/MANUFACTURED BY BOMBARDIER."
5. ALL ROOST BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.



NOTES (PLEASE REFER TO BIRTH SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 10' MINIMUM WITH MOST BARRIER AND 15' MINIMUM IF NO MOST BARRIER IS USED.
2. ALL MOST BARRIER SHALL BE A MINIMUM FROM ALL STRENGTH FACILITIES.
3. THE INSTALLATION OF MOST BARRIERS SHALL BE COORDINATED WITH SEARCHED AND INSPECTED BY SEARCHED PRIOR TO INSTALLING. ALL MOST BARRIERS SHALL ENTER UP TO FIVE-FOOT CHASE.
4. MOST BARRIERS SHALL BE MINIMUM 20' DEEP. APPROVED PRODUCTS INCLUDE "DEEP HOOP" AND "DEEP SOLUTION" FLEXIBLE BARRIERS SHALL BE 20' MINUS MANUFACTURED BY APPROVED.
5. ALL MOST BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. LARGE PUMP TRUCKS INCLUDE NOVA, PRANSER/MAN, ARROW AND SIMILAR SIZED TRUCKS.

Typical Small Tree or Palm Tree with Root Barrier Typ. Canopy Tree, Large or Exotic Palm Tree with Root Barrier

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MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management



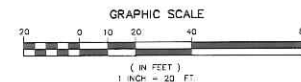
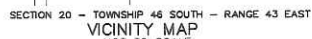
LOUIS ILIAS VLACHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #2600031

REV. NO.	DATE
----------	------

JOB NO:
DRAWN BY: LIV
DATE: 11.16.16
SCALE: NO SCALE

SHEET NO.
LP-2



1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SCALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED PROFESSIONAL LAND SURVEYOR.
3. THIS SURVEY WAS COMPLETED BY G. L. ROBERTSON, LICENSED LAND SURVEYOR, LICENSE NUMBER 37381, DATED JANUARY 23, 2016 AT 11:00 A.M.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODESIC VERTICAL.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N 81° 32' 00" E, ALONG THE NORTH LINE OF LOT 30.
6. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDEVELOPED FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MADE BY OTHER THAN THE SIGNING PARTY OR HIS OR HER AUTHORIZED REPRESENTATIVE WILL BE AT THE SIGNING PARTY'S RISK.
9. PARTIALS:
10. GROUND POINT NO. 3; COMMUNITY PANEL 100, 10090 0200 02; DATE: OCTOBER 15, 1987
11. GROUND ORIGIN DESCRIPTION: PAUL HENRI CHATELAIN, BORN: 1847
12. GROUND ORIGIN DESCRIPTION: PAUL HENRI CHATELAIN, BORN: 1847

DESCRIPTION:
A PORTION OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS
RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SEMINOLAN ROAD AND THE NORTH LINE OF LOT 30, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE 5.227633" W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE 5.227633" W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET; THENCE N 89°12'22" E, A DISTANCE OF 370.05 FEET TO A POINT OF INTERSECTION WITH

RECORD BOOK 8256, PAGE 1148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°09'44"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 77.53 FEET; THENCE S.88°17'02"W, A DISTANCE OF 237.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,561 SQUARE FEET/0.45 ACRES MORE OR LESS
SAID LANDS SITUATE IN SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

CERTIFICATE
I HEREBY CERTIFICATE THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 28, 2016. I FURTHER CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 55-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.012.

JEFFREY R WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #J559

[illegible]

CAULFIELD & WHEELER, INC.
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700 S. GOSWOLD ROAD, SUITE 100
BLOOMINGTON, FLORIDA 33510
PHONE (504) 332-1199 / FAX (504) 750-8850

1107 WALLACE DRIVE
BOUNDARY AND TOPOGRAPHIC
SURVEY

DATE	12/21/10
DRAWN BY	JL
FB / PG.	ELEC
SCALE	1"=20'

JOB # 4976
SHEET NO. 1
OF 0 SHEETS



2
1/8"=1'-0" WEST BUILDING ELEVATION



1
1/8"=1'-0" EAST BUILDING ELEVATION



2
1/8"=1'-0" SOUTH BUILDING ELEVATION



2
1/8"=1'-0" NORTH BUILDING ELEVATION

Motor Group
1107 Wallace Drive
Delray Beach, Florida

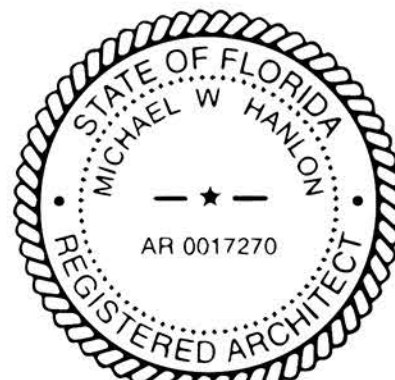
2016-11-04
PLANNING AND ZONING COMMENTS - 1

NO. DATE REVISION

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

HNM
ARCHITECTURE
3705 North Federal Highway • Delray Beach, Florida 33483 • T: 561.733.2225
info@hnmarchitect.com • AIA2600078 • www.hnmarchitect.com



MICHAEL W. HANLON
FLORIDA REGISTERED ARCHITECT • REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
16-019
ISSUED DATE:
2016-07-15
SCALE:
3/16"=1'-0"

TITLE:
WEST
BUILDING
ELEVATIONS

DRAWING NUMBER:
A-4.2

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8056 96th Court South
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Fax: (561) 364-7340
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Arborist Report

Prepared For:
Southern Development Services
200 Lindell blvd, Ste. 923
Delray Beach, FL 33483

Date: 2/26/16

Reference:
1107.1113.1125 Wallace Drive,
Delray Beach, FL.

The following trees were inspected for condition and recommended for the following dispositions.

Lot 1107

1. 1 Live oak 10" dbh. Poor condition, half canopy, poor branching structure. Recommend removal.
2. 1 Str. fig 38" dbh. Poor condition, rot present, past wind event damage. Recommend removal.

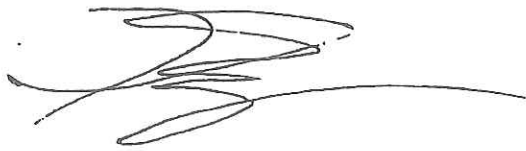
Lot 1113

3. 4. 2 Slash pines 19" dbh each. Dead
5. 1 Slash pine 22" dbh. Dead
6. 1 Slash pine 25" dbh. Good condition. Recommend removal due to future construction activities.

Lot ~~1107~~ 1119 + 1203

7. 1 Ficus N. 24" dbh. Dead
8. 1 Ficus N. 62" dbh. Poor condition, hypoxylon canker present throughout canopy. Recommend removal.
9. 1 Str. Fig 35" dbh. Poor condition, past wind event damage, rot, major limb torn out. Recommend removal.
10. 1 Royal poinciana 29" dbh. Dead.
11. 1 Live oak 27" dbh. Poor condition, sparse canopy, decline, included bark. Recommend removal.

The above information is based upon visual inspection only and is to the best of my knowledge.



Tom Gurley
Certified Arborist #FL-0527

