



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

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**Project Name:** Chick-Fil-A

**Project Location:** 4823 West Atlantic Avenue

**Request:** Class IV Site Plan Modification, Architectural Elevations, Landscape Plans

**Board:** Site Plan Review and Appearance Board

**Meeting Date:** June 27, 2017

**Board Action:**

Approved with a 7-0 vote on each of the following requests: Class IV Site Plan Modification, Architectural Elevations and Landscape Plans.

**Project Description:**

The project is located at 4823 West Atlantic Avenue within Delray Square. The property is a 1.09 acre outparcel within an existing 33 acre shopping center. The proposal is for a 5,086 sq. ft. restaurant with drive-thru, associated parking and landscaping. The parcel is located within the Four Corners Overlay District of the Planned Commercial (PC) Zoning District. The site has a Future Land Use Map (FLUM) of General Commercial (GC).

The project is associated with an approved Master Development Plan for Delray Square. Although existing parking will be removed for the construction of the project, a surplus of required parking remains per the Master Development Plan parking requirements. The addition of interior landscape within the subject parcel increases the percentage of open space area within the shopping center and exceeds the required open space requirements for the subject parcel. The proposed building has similar design features to the existing shopping center to create a visually harmonious addition to the center.

**Board Comments:**

Board comments supportive of the requests.

**Public Comments:**

No members of the public spoke for or against the project.

**Associated Actions:**

N/A

**Next Action:** The SPRAB action is final unless appealed by the City Commission.

## ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Class IV Site Plan Modification, Architectural Elevations, and a Landscape Plan request for **Chick-fil-A (2018-010)** located at **4823 West Atlantic Avenue Delray Square**, pursuant to Land Development Regulations (LDR) Section 2.4.5(F).

## BACKGROUND

The 1.09 acre subject parcel is part of a Master Development Plan for Delray Square, a 33.31 acre site containing an existing shopping center and associated parking developed in Palm Beach County and annexed into the City in 1989. The site has a Future Land Use Map (FLUM) designation of General Commercial (GC) and a zoning designation of Planned Commercial (PC). In 2007, the Four Corners Overlay District was created for the intersection of South Military Trail and West Atlantic Avenue which includes the subject property.

In 2015, a Master Development Plan (MDP) was approved and remains valid. The approval provided for the demolition of the existing Publix and its relocation elsewhere within the property in a new retail building, and the creation of two commercial outbuildings along West Atlantic Avenue, reconfiguration of the interior parking lot area with landscaping upgrades for the improved areas, and a right turn-lane from West Atlantic Avenue as requested by Florida Department of Transportation (FDOT). The associated Class IV Site Plan Modification for those site improvements was subsequently approved, and remains valid (2015-091).

The aforementioned MDP approval included the following relief:

- Waiver to LDR Section 4.4.9(F)(3)(f)(2), which requires a twenty-five foot (25') building setback for parcels within the master development plan; the complete requirement was waived.
- Waiver to LDR Section 4.4.9(F)(3)(d)(1)(d), which requires a twenty-five foot (25') landscape buffer between internal parcels within the Master Plan; the complete requirement was waived.
- Waiver to LDR Section 4.4.9(G)(3)(e)(1)(a), which requires that land area equivalent to at least twenty-five percent (25%) open space be included with the master development plan area; the open space was reduced to 17% which was an existing non-conformity.
- Waiver to LDR Section 4.6.16(B)(4), which requires any modification to an existing development which results in an increase of twenty-five percent (25%) in the gross floor area of the structures situated on site to be upgraded to current landscape standards; the complete requirement was waived as a 32.03% increase was proposed, and the required landscape standards were met within the proposed redevelopment areas.

In August 2017, a modification to the approved MDP was approved by the Planning and Zoning Board. The modification provided for the construction of a new outbuilding for restaurant use adjacent to South Military Trail, and minor square footage modifications for two retail buildings that were previously approved in 2015.

In December 2017, a waiver of LDR Section 4.3.4(H)(6)(b)(3), a special landscape setback requirement along West Atlantic Avenue, was granted. Section 4.3.4(H)(6)(b)(3) requires the landscape area shall be the smaller distance of either 30 feet or ten percent of the average depth of the property; however, in no case shall the landscape area be less than ten feet. The Applicant provided 30 feet of landscape setback except for approximately 30 linear feet along the turn lane at West Atlantic Avenue which is shown at a minimum depth of 24-feet.

## PROJECT DESCRIPTION

The subject proposal is for the construction of a 5,086 square foot, one-story restaurant with drive-thru adjacent to West Atlantic Avenue. The site improvements include the removal of existing parking spaces to accommodate the proposed building, associated parking adjacent to the building. Additionally, landscaping, lighting, a loading zone, and refuse area are proposed.

## SITE PLAN ANALYSIS

### Development Standards

The subject property is zoned as the PC Zoning District, within the Four Corners Overlay District, which is subject to the standards of the GC Zoning District. The following chart provides the applicable Development Standards for all of the **Delray Square Shopping Center** (the Master Development Plan), as provided in LDR Sections 4.4.9, GC Zoning District applicable to the Four Corners Overlay District, Section 4.4.12, PC Zoning District, and Section 4.3.4(K), Development Standards. Pursuant to LDR Section 4.4.9(G)(3)(e)(1)(a), where standards unique to the Four Corners Overlay District conflict with standards contained elsewhere in the zoning code, that unique standard shall apply.

	Required	Existing	Provided*
<b>PC Zoning District, Development Standards</b>			
Open Space (Minimum) Delray Square	25%	14.0%	17.6%**
Open Space (Minimum) Chick-fil-A	25%	N/A	30.4%
Front Setback (Minimum): West Atlantic Avenue	30'	35.3'	35.3'
<b>GC Zoning District, Development Standards for the Four Corners Overlay District</b>			
Site Area (Minimum) Delray Square	4 acres	33.31 acres	33.31 acres
Lot Coverage (Maximum) Delray Square	75%	86%	82.4%**
Lot Coverage (Maximum) (Chick-fil-A)	75%	N/A	69.6%
Front Perimeter Landscape Buffer (Minimum): West Atlantic Avenue	30'	30'	24'***
Floor Area (Minimum square feet): (Chick-fil-A site)	4,000	N/A	5,086

\*Provided: Entire Master Development Plan including Chick-fil-A.      \*\*Previously approved waiver.

The information provided in the chart above includes the entire Delray Square Shopping Center as well as site specific information for the Chick-fil-A parcel. Floor area is specific to the site plan application within the Master Development Plan, as they were approved with the MDPM. Existing non-conformities were slightly reduced with the proposed site modifications resulting from the development of the Chick-fil-A site.

### Four Corners Overlay District, Supplemental Regulations

Pursuant to LDR Section 4.4.9(G)(3), a restaurant with drive-thru is permitted per Sections 4.4.9(B)(4).

### Lighting

The proposed lighting consists of under canopy fixtures, wall fixtures, and freestanding poles adjacent to the building. The proposed values are within the permitted minimum and maximum ranges, which comply with the requirements of LDR Section 4.6.8(B)(3), Illumination Standards.

### **Minimum Parking Requirements**

Pursuant to LDR Section 4.6.9(C)(3)(e), shopping centers shall require 4 spaces per 1,000 sq. ft. of gross leaseable floor area, irrespective of uses, for up to 400,000 sq. ft. The entire Delray Square Shopping Center is approved (per the Master Development Plan Modification) for a total of 321,751 square feet of leaseable floor area, which requires 1,287 parking spaces, plus the 4,335 square foot IHOP which requires 17 parking spaces, for a total of 1,304 parking spaces. A total of 1,414 parking spaces have been provided, which includes 74 handicap accessible spaces. The Chick-fil-A site has a requirement of 21 spaces and has provided 42 spaces. The 42 spaces were included in the 1,414 spaces. There are 110 surplus parking spaces, therefore parking requirements for Delray Square have been met.

### **Dumpsters**

Pursuant to LDR Section 4.6.16(H)(3)(n), all dumpster and refuse areas shall be screened. The proposed refuse area is located interior to the property, facing away from the public right of way, but adjacent to the egress of the drive-thru lane and parking area. The refuse area consists of a concrete pad surrounded on three sides by a stucco coated walls and accessed by opaque gates.

## **LANDSCAPE PLAN ANALYSIS**

Pursuant to LDR section 4.6.16(C)(1)(a), prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C). A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance. The proposed landscaping is shown along the subject parcel perimeter, including the landscape buffer area along West Atlantic Avenue, within the proposed parking and the entrance drive. Many native species were utilized in the design. The landscape design within the West Atlantic buffer provides screening of the drive-thru portion of the site as well as the ordering area and pick-up window from the public right-of-way. The proposed landscape islands contain Cathedral Live Oaks and Common Bald Cypress to provide shade to the parking area.

## **ARCHITECTURAL ELEVATIONS ANALYSIS**

Pursuant to 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:

1. 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.
2. 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.
3. 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.

Per LDR Section 4.4.9(G)(3)(e)2, the Four Corners Overlay District requires that any free-standing non-residential structure be architecturally consistent with other structures in the Master Development Plan. The proposed facade elevations illustrate that the elements of the surrounding buildings have been considered. Similar materials, design elements and color are utilized. The standing metal seam

roof and the use of the tower form a cohesive harmonious design that is consistent with the surrounding development. The exterior finishes consist of stone banding which accent the painted stucco. The color scheme is generally earthy with dark bronze accents.

The elevations are generally in good taste and will not materially depreciate the surrounding environment. Therefore, positive findings can be made with regard to the criteria listed in 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:

Section 3.1.1 (A), Future Land Use Map: The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

Section 3.1.1 (B), Concurrency: A positive finding of concurrency was made with the review of the Master Development Plan Modification, including a positive concurrency finding for streets and traffic by the Palm Beach County Traffic Division.

Section 3.1.1 (C), Consistency (Standards for Site Plan Actions and Specific Areas): As described in Appendix A, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

Section 3.1.1 (D), Compliance With the Land Development Regulations: As described under the Site Plan Analysis of this report, a positive finding of compliance with the LDRs can be made.

### Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), 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.

The following table indicates the zoning and land use of the properties surrounding the Master Development Plan where the subject parcel is located:

	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
North	GC, Agricultural (A) & Single Family Residential (R-1-A)	KFC Restaurant, Boy's Farmer's Market & Lee's Crossing Subdivision
East	Planned Office Center (POC)	Multi-Building Professional Office Complex
South	GC & PC	Gasoline Station, Delray West Shopping Plaza, Bank, Vacant Land and Dunkin Donuts

West	PC	Marketplace at Delray Shopping Center
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With the review and approval of the MDPM in August of 2017, the proposed site improvements were found to be consistent with the PC Zoning district uses which allow all retail uses (inclusive of restaurants) permitted with the General Commercial (GC) zoning district. The existing Delray Square shopping plaza has coexisted with the adjacent properties without any adverse effects, and none are anticipated. A positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will remain compatible and harmonious with adjacent and nearby properties.

**Comprehensive Plan Policies:** A review of the objectives and policies of the adopted Comprehensive Plan were conducted with the review of the Master Development Plan Modification which was found to be in compliance and meeting the intent.

## ASSESSMENT AND CONCLUSION

The proposed building, as well as the proposed improvements, are consistent with the existing Delray Square Shopping Center all of which are typical of suburban development in this area of the western portion of the city. The addition of a new restaurant will provide new dining opportunities for the residents in adjacent neighborhoods, and continue to increase the economic value of this significant intersection. The proposal is consistent with the policies of the Comprehensive Plan and can be found consistent with the Land Development Regulations.

## ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class IV Site Plan Modification (2018-010) for Chick-fil-A at Delray Square located at 4823 West Atlantic Avenue, 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) and Chapter 3 of the Land Development Regulations.
- C. Deny the Class IV Site Plan Modification (2018-010) for Chick-fil-A at Delray Square located at 4823 West Atlantic Avenue, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is not consistent with the Comprehensive Plan and does not meet criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

## REVIEW BY OTHERS

The development proposal is not in a geographic area requiring review by the Pineapple Grove Main Street (PGMS), West Atlantic Redevelopment Coalition (WARC), Historic Preservation Board (HPB), Downtown Development Authority (DDA) or the Community Redevelopment Agency (CRA).

**Public Notice:**

Formal public notice is not required. No comments have been received to date. Any letters of objection and/or support for this project received subsequent to publication of this report will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- ☐ Sunset Pines

<b>STAFF RECOMMENDATION</b>
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By separate motions:

**Site Plan**

Approve the Class IV Site Plan Modification (2018-010) for Chick-fil-A at Delray Square located at 4823 West Atlantic Avenue, 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) and Chapter 3 of the Land Development Regulations.

**Landscape Plan**

Approve the Landscape Plan (2018-010) for Chick-fil-A at Delray Square located at 4823 West Atlantic Avenue, 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 LDR Section 4.6.16.

**Architectural Elevations**

Approve the Architectural Elevations (2018-010) for Chick-fil-A at Delray Square located at 4823 West Atlantic Avenue, 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 LDR Section 4.6.18(E).

<p style="text-align: center;"><b>APPENDIX A</b> <b>STANDARDS FOR SITE PLAN ACTIONS</b></p>
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- 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 purposes 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. Property shall be developed or redeveloped 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   X    
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   X  

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   X  

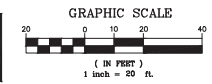
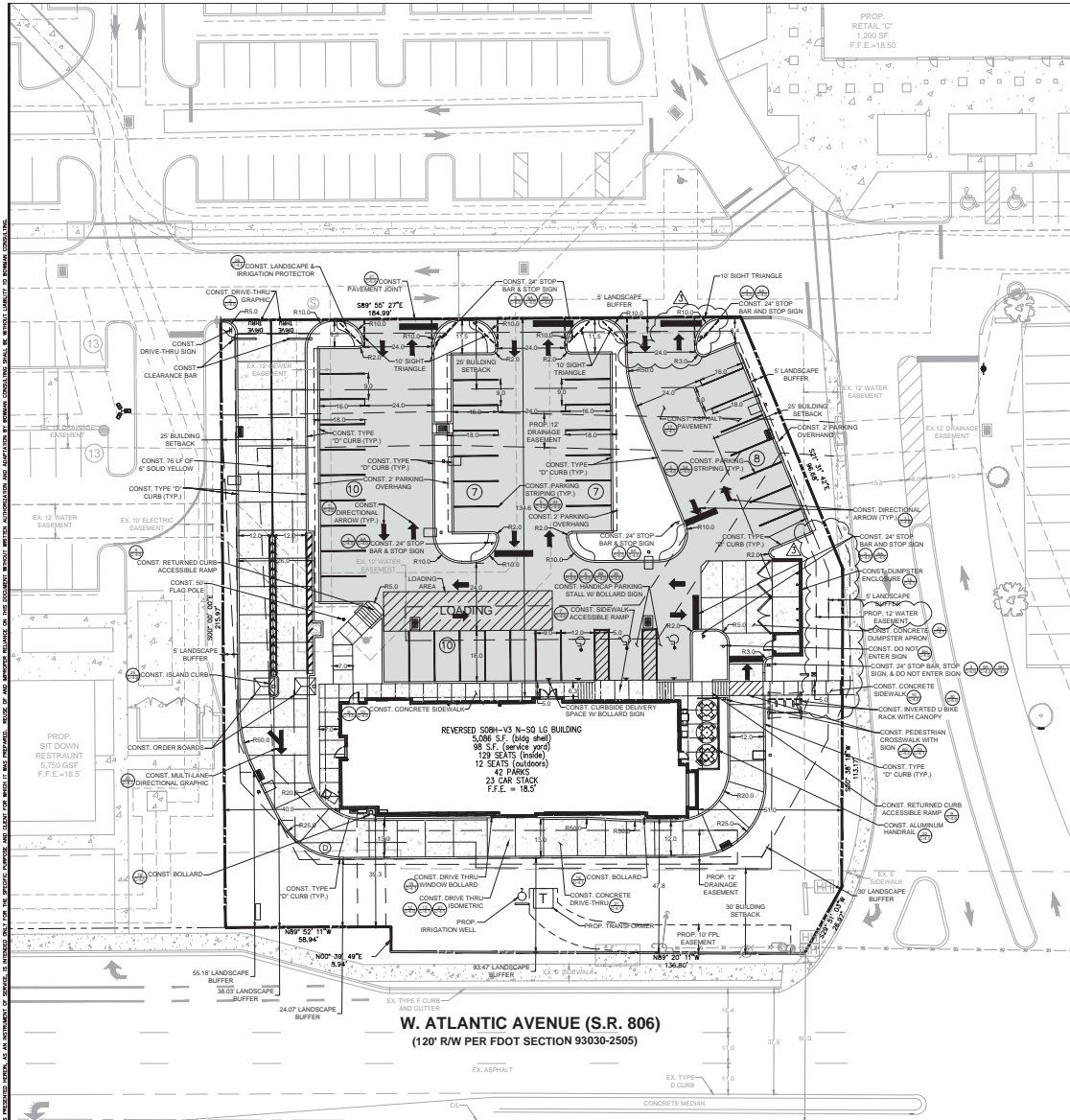
Does not meet intent

- 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       X      

Meets intent of standard

Does not meet intent



LEGEND	
PROPOSED ASPHALT	EXISTING CONC. SIDEWALK
PROPOSED CONC. SIDEWALK	EXISTING DRAINAGE STRUCTURES
PROPOSED CONC. DRIVE	EXISTING HYDRANT
PROPOSED DUMPSTER PAD	EXISTING TEE
PROPOSED SIGN	EXISTING CORPORATION STOP
PROPOSED TRANSFORMER	EXISTING SIGN
PROPOSED DETAIL CALLOUT	EXISTING WATER METER
LANDSCAPE SETBACK	EXISTING WATER VALVE
PROPOSED PARCEL LINE	EXISTING LIGHT POLE
PROPOSED TYPE 'D' CURB	EXISTING LIGHT POLE
PROPOSED TYPE C INLET	EXISTING WOOD UTILITY POLE
	EXISTING SANITARY MAN HOLE
	EXISTING SANITARY CLEAN-OUT

CHICK-FIL-A SITE SUMMARY		
ZONING	PLANNED COMMERCIAL (PC)	
OVERLAY	FOUR CORNERS OVERLAY DISTRICT	
USE	RESTAURANT W/DRIVE THRU	
FUTURE LAND USE	GENERAL COMMERCIAL (GC)	
BUILDING	REQUIRED	PROVIDED
SIZE	4,000 SF (MIN.)	5,088 SF
ASPHALT	25' (MAX.)	25' ± ± 1'-away
PARKING	9' x 18' (9')	
STALL SIZE		42
TOTAL SPACES		9
HANDICAP SPACES		3

CHICK-FIL-A SITE CALCULATIONS		
TOTAL SITE AREA	47,346 SF	(1.09 AC.) (102%)
OPEN SPACE AREA	14,373 SF	(0.33 AC.) (30.4%)
PAVING AREA (LOT COVERAGE)	3,088 SF	(0.07 AC.) (3.2%)
PAVING SIDEWALK AREA	27,887 SF	(0.64 AC.) (58.5%)
TOTAL IMPERVIOUS AREA	32,073 SF	(0.75 AC.) (68.6%)

CHICK-FIL-A BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (NORTH)	25'	134.6'
LEFT SIDE (WEST)	25'	40.9'
RIGHT SIDE (EAST)	25'	61.9'
REAR (SOUTH)	30'	47.9'

CHICK-FIL-A PERIMETER BUFFERS		
BUFFER	REQUIRED	PROVIDED
PERIMETER FRONTAGE LANDSCAPE BUFFER (ATLANTIC 50' ±)	30'	24.07'
PERIMETER SIDEWALK BUFFER	5'	5' (W), 5' (E), 5' (N)

DELAY SQUARE SITE CALCULATIONS			
	REQUIRED	EXISTING	PROVIDED
PC ZONING DISTRICT DEVELOPMENT STANDARDS			
OPEN SPACE (MINIMUM)	25%	14%	17.6%
FRONT SETBACK (MINIMUM) WEST	30 FT	N/A	40.9 FT
PC ZONING DISTRICT DEVELOPMENT STANDARDS FOR THE FOUR CORNERS OVERLAY DISTRICT			
SITE AREA (MINIMUM)	4 AC	33.31 AC	33.31 AC
LOT COVERAGE (MAXIMUM)	75%	86%	82.4%
FRONT SETBACK (MINIMUM) SUFFER (MINIMUM)	30 FT	5.7 FT	27.5 FT
MAYOR 2015-01-09 AM APPROVED APRIL 20, 2015			
[SIGNED] [NAME] [TITLE]			

PARKING CALCULATIONS			
USE	AREA	RATIO	REQUIRED SPACES
SHOPPING CENTER	321,751 SF	4/1000 GFA	1,267
CHICK-FIL-A	5,088 SF ± 188 SF	4/1000 GFA	21
TOTAL PARKING REQUIRED			1,358
SHOPPING CENTER STANDARD PARKING (12' X 18')			74
TOTAL SHOPPING CENTER PARKING PROVIDED			1,457
CHICK-FIL-A STANDARD PARKING (12' X 18')			39
CHICK-FIL-A HANDICAP PARKING (12' X 18')			3
TOTAL CHICK-FIL-A PARKING PROVIDED			49
TOTAL PARKING PROVIDED			1,498
CHICK-FIL-A BICYCLE PARKING PROVIDED			6

**DELIVERY NOTE**  
1. ALL PRODUCT DELIVERIES WILL TAKE PLACE OUTSIDE OF OPERATING HOURS.



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
3/29/18 R.M.

CITY COMMENTS -  
ROUND 1  
Mark Date By  
5/01/18 R.M.

CITY COMMENTS -  
ROUND 2  
Mark Date By  
5/31/18 R.M.

CITY COMMENTS -  
ROUND 3  
Seal

WILLIAM PFEFFER, P.E.  
LICENSE NO. 73058  
5/4/2018



STORE  
ATLANTIC & MILITARY FSR  
508H-N-50-LG-R

4823 WEST ATLANTIC AVENUE  
DELRAY BEACH, FLORIDA 33445

SHEET TITLE  
SITE PLAN

VERSION: 2017-024  
ISSUE DATE: 04-2017

80% Preliminary  
80% Submittal  
For Construction

Job No.: 010014-01-018

Store : 03707

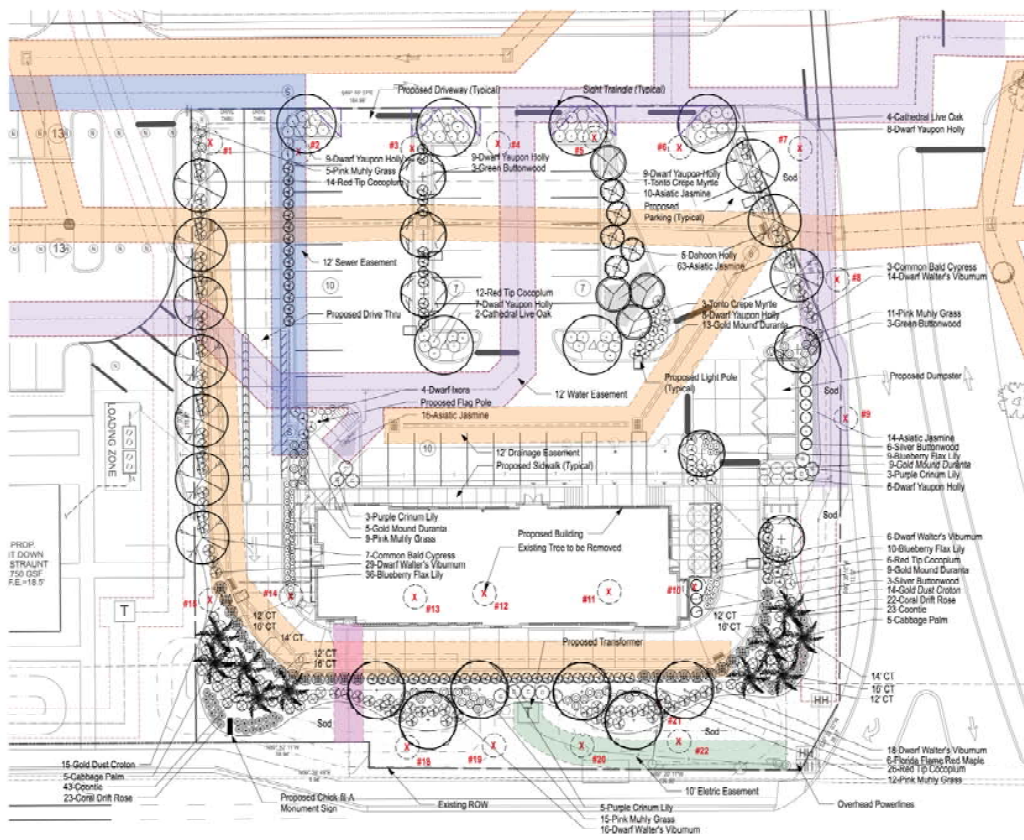
Date : 5/4/2018

Drawn By : R.M.

Checked By: B.P.

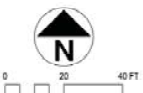
Sheet

C-2.0



## LEGEND

- X EXISTING TREE TO BE REMOVED
- 12' DRAINAGE EASEMENT
- 12' WATER EASEMENT
- 12' SEWER EASEMENT
- 10' ELECTRIC EASEMENT
- 10' GAS EASEMENT



Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.1 & LD 1.2 (sheet L-1.1)

Trees shall not be planted within ten (10) feet of any underground utilities; A Root Barrier is required if a tree or palm is to be placed within four (4) feet of a utility. (see City of Delray Beach Standard Detail LD 1.1 & LD 1.2 - sheet L-1.1)

Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a twelve (12) inch buffer from inside of curb or pavement. A suitable planting soil mixture of fifty/fifty (50/50), sixty/fifty (60/40) (sand/topsoil) or as otherwise indicated by a Registered Landscape Architect, shall either be backfilled in place for the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall be screened to remove rock and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. (Per LDR 4.6.16)(3)(v)

A LANDSCAPE COST ESTIMATE FOR PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.

A TREE/SHRUBS/VEGETATION REMOVAL PERMIT APPLICATION SHALL BE PROVIDED AT TIME OF BUILDING PERMIT

## Southeast Arborist, LLC

Michael Carter  
BVA Certified Arborist (FL-00065)  
P.O. Box 124343  
Fort Lauderdale, FL 33324  
(954) 584-0123  
mcart@searborist.com

Manley Land Design  
10-000 Ocean Road  
Alpharetta, GA 30009  
(770) 442-8171  
www.manleylanddesign.com

March 23, 2018

## TREE APPROPRIATE

1. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 11' Height; 30' Spread; 10' Net Spacing
2. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 12' Height; 30' Spread; 10' Net Spacing
3. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 13' Height; 30' Spread; 10' Net Spacing
4. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 14' Height; 30' Spread; 10' Net Spacing
5. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 15' Height; 30' Spread; 10' Net Spacing
6. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 16' Height; 30' Spread; 10' Net Spacing
7. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 17' Height; 30' Spread; 10' Net Spacing
8. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 18' Height; 30' Spread; 10' Net Spacing
9. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 19' Height; 30' Spread; 10' Net Spacing
10. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 20' Height; 30' Spread; 10' Net Spacing
11. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 21' Height; 30' Spread; 10' Net Spacing
12. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 22' Height; 30' Spread; 10' Net Spacing
13. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 23' Height; 30' Spread; 10' Net Spacing
14. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 24' Height; 30' Spread; 10' Net Spacing
15. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 25' Height; 30' Spread; 10' Net Spacing
16. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 26' Height; 30' Spread; 10' Net Spacing
17. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 27' Height; 30' Spread; 10' Net Spacing
18. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 28' Height; 30' Spread; 10' Net Spacing
19. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 29' Height; 30' Spread; 10' Net Spacing
20. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 30' Height; 30' Spread; 10' Net Spacing
21. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 31' Height; 30' Spread; 10' Net Spacing
22. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 32' Height; 30' Spread; 10' Net Spacing
23. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 33' Height; 30' Spread; 10' Net Spacing
24. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 34' Height; 30' Spread; 10' Net Spacing
25. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 35' Height; 30' Spread; 10' Net Spacing
26. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 36' Height; 30' Spread; 10' Net Spacing
27. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 37' Height; 30' Spread; 10' Net Spacing
28. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 38' Height; 30' Spread; 10' Net Spacing
29. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 39' Height; 30' Spread; 10' Net Spacing
30. Oak, Condition Rating: Good 30% Transmittance; 10 DBH; 40' Height; 30' Spread; 10' Net Spacing

## PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
6	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	Min. 16 Hgt.; Min. 7 Sp.; Florida #1 Grade or better	Native; Min. 7 CT; B & B; Single Straight Leader
6	Conocarpus erectus	Green Buttonwood	Min. 16 Hgt.; Min. 7 Sp.; Florida #1 Grade or better	Native; Min. 7 CT; B & B; Tree Form
5	Isis coccinea	Dahoon Holly	Min. 16 Hgt.; Min. 7 Sp.; Florida #1 Grade or better	Native; Min. 7 CT; B & B; Tree Form
4	Ligustrum indica 'Tortu'	Tortu Crape Myrtle	Min. 16 Hgt.; Min. 7 Sp.; Florida #1 Grade or better	Native; Min. 7 CT; B & B; Standard Tree Form
4	Quercus virginiana 'N25 A'	Carolinian Live Oak	Min. 16 Hgt.; Min. 7 Sp.; Florida #1 Grade or better	Native; Min. 7 CT; B & B; Single Straight Leader
10	Sabal palmetto	Cabbage Palm	12' 16' CT; Florida #1 Grade or better	Native; CT as shown
10	Taxodium distichum	Common Bald Cypress	Min. 16 Hgt.; Min. 7 Sp.; Florida #1 Grade or better	Native; Min. 7 CT; B & B; Single Straight Leader
<b>Shrubs</b>				
68	Chrysanthemum laevis	Red Tip Conegum	3 Gal.; Florida #1 Grade or better	Native
9	Conocarpus variegatus 'Tropic Fire'	Variegated Green Buttonwood	1 Gal.; Florida #1 Grade or better	Native/Non-Native
9	Conocarpus erectus 'Silver Dust'	Silver Buttonwood	3 Gal.; Min. 24" Hgt. Florida #1 Grade or better	Native
11	Coronaria argentea 'Queen of the West'	Purple Cereus Lily	3 Gal.; Florida #1 Grade or better	Non-Native
36	Duranta repens 'Gold Mound'	Gold Mound Duranta	3 Gal.; Florida #1 Grade or better	Native
56	Isis coccinea 'Nana'	Dahoon Holly	3 Gal.; Florida #1 Grade or better	Native
4	Isis coccinea	Dahoon Holly	3 Gal.; Florida #1 Grade or better	Native
12	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.; Florida #1 Grade or better	Native
45	Rosa 'Najota'	Conch Rose	3 Gal.; Florida #1 Grade or better	Native
63	Viburnum obovatum 'Dense'	Dwarf Water's Viburnum	3 Gal.; Florida #1 Grade or better	Native
66	Zamia pumila	Coontie	3 Gal.; Florida #1 Grade or better	Native
<b>Groundcovers</b>				
55	Dorstenia americana 'Blueberry'	Blueberry Flax Lily	1 Gal.; Florida #1 Grade or better	Native
103	Trachypogon setosus	Awalee Jasmine	1 Gal.; Florida #1 Grade or better	Non-Native; 24" Basing
7942	Stenotaphrum secundatum	St. Augustine Grass	3 Gal.; Florida #1 Grade or better	Native

## LANDSCAPE REQUIREMENTS

(See City of Delray Beach Landscape Calculation Form for Multiple Family, Commercial & Industrial this sheet)

### A. FRONTAGE

- REQUIRED**
1. 30' landscape strip along Atlantic Ave.
  2. 1 tree per 30' along N.W. and abutting properties 657 LF (Surrounding Parking / VUA)
- PROVIDED**
1. 20-30' landscape strip provided along Atlantic Ave.
  2. 3 Green Buttonwood, 10 Bald Cypress, 10 Crape Myrtle, 10 Palm (2)

### B. INTERIOR

- REQUIRED**
1. Min. 10% of total VUA must be landscape area
  2. 23,877 SF x 10% = 2,387 SF Required
  3. 1 shade tree or 3 palms per 125 SF of required landscape area
  4. 2,387 SF / 125 = 19 trees
  5. Islands must be a min. 155 SF; 8' width
  6. 1 shade tree with a min. of 755 SF of shrubs is required per island
- PROVIDED**
1. 6,513 SF of interior landscape area provided
  2. 4 Green Buttonwood, 8 Live Oak, 4 Crape Myrtle, 5 Dahoon Holly (19)
  3. Islands meet min. size requirements
  4. 1 shade tree with shrubs provided in every island (Except island with water structures and dog pole)

### C. TREES REMOVED (See Arborist Report this sheet)

- REQUIRED**
1. All Trees Removed (15 Good, 3 Poor)
  2. 3 Palms Removed
- PROVIDED**
1. 47 Trees @ 4' Cal. (10' Hgt.)

## LANDSCAPE NOTES

### SOUTHEAST

1. Landscape Contractor to read and understand the Landscape Specifications (sheet L-10) prior to installing site. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleared of construction debris (e.g. concrete, rock, native, building materials, etc.) prior to adding and spreading of the topsoil.
9. In all planting lot islands, the General Contractor is responsible to remove all debris, mulch/soil/wooden subgrade to a min. 30" depth. Add topsoil to a 9" depth height above island curbs, refer to landscape specifications and landscape island detail.
10. Prior to beginning work, the Landscape Contractor shall provide the General Contractor and observe the site conditions under the work to be done. Notify the General Contractor of any unsatisfactory conditions, work not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
11. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
12. Landscaping shall be installed in accordance with ANSI Z60.1 "The American Standard for Nursery Stock" and the associated standards of the American Association of Nurserymen.
13. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
14. Soil to be tested to determine fertilizer and lime requirements prior to laying soil.
15. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Much annual and perennial beds with 2-3 inch depth of trim mulch.
16. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
17. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
18. Soil to be delivered from (2) less than 24 hours prior to arriving on site, laid immediately, rolled, and watered thoroughly immediately after planting. Edge of soil at planting beds to be 1/2" minimum; see Landscape Details.
19. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tree marks and dimensions to be retained.
20. Water thoroughly twice in first 24 hours and apply mulch immediately.
21. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a minimum rate of growth at the end of the guarantee period. The Landscape Contractor shall be responsible for acts of God or vandalism. See Landscape Specifications for warranty requirements/exceptions.
22. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/exceptions.
23. Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. See Irrigation Plan L-200 for design. Irrigation as built shall be provided to the Landscape Architect within 24 hours of irrigation system completion.
24. Stake all overgrown and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
25. Remove stakes and gyping from all trees after one year from planting.

## LANDSCAPE CALCULATION FORM

### MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL

### CITY OF DELRAY BEACH

(561) 243-7200

A	TOTAL LOT AREA	47,346 S.F.
B	STRUCTURED PARKING, VULCANIZES, UTILITY & T.O.	3,297 S.F.
C	TOTAL PERVIOUS LOT AREA	44,049 S.F.
D	AREA OF SHADABLE AND SHADED COVERED AREAS	0 S.F. (X 30)
E	AREA OF SHADABLE AND SHADED COVERED AREAS	0 S.F.
F	NATIVE VEGETATION REQUIRED	1,078 S.F.
G	NATIVE VEGETATION PROVIDED	5,200 S.F.
H	TOTAL PAVED VEHICULAR USE AREA	3,363 S.F.
I	TOTAL INTERIOR LANDSCAPE AREA	2,387 S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	6,513 S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	19 TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	19 TREES
M	TOTAL INTERIOR SHADE TREES PROVIDED	19 TREES
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	22 TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	22 TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED OR REPLACED	0 TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	21 TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	21 TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	47 TREES



**manley**  
LAND DESIGN  
Landscape Architecture

5200 Buffington Rd.  
Atlanta, Georgia  
30349-2998

Revisions:  
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