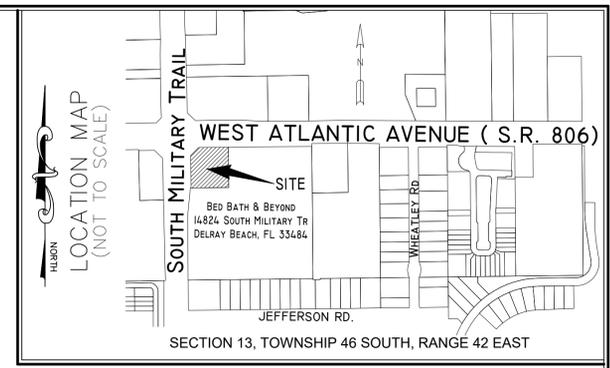
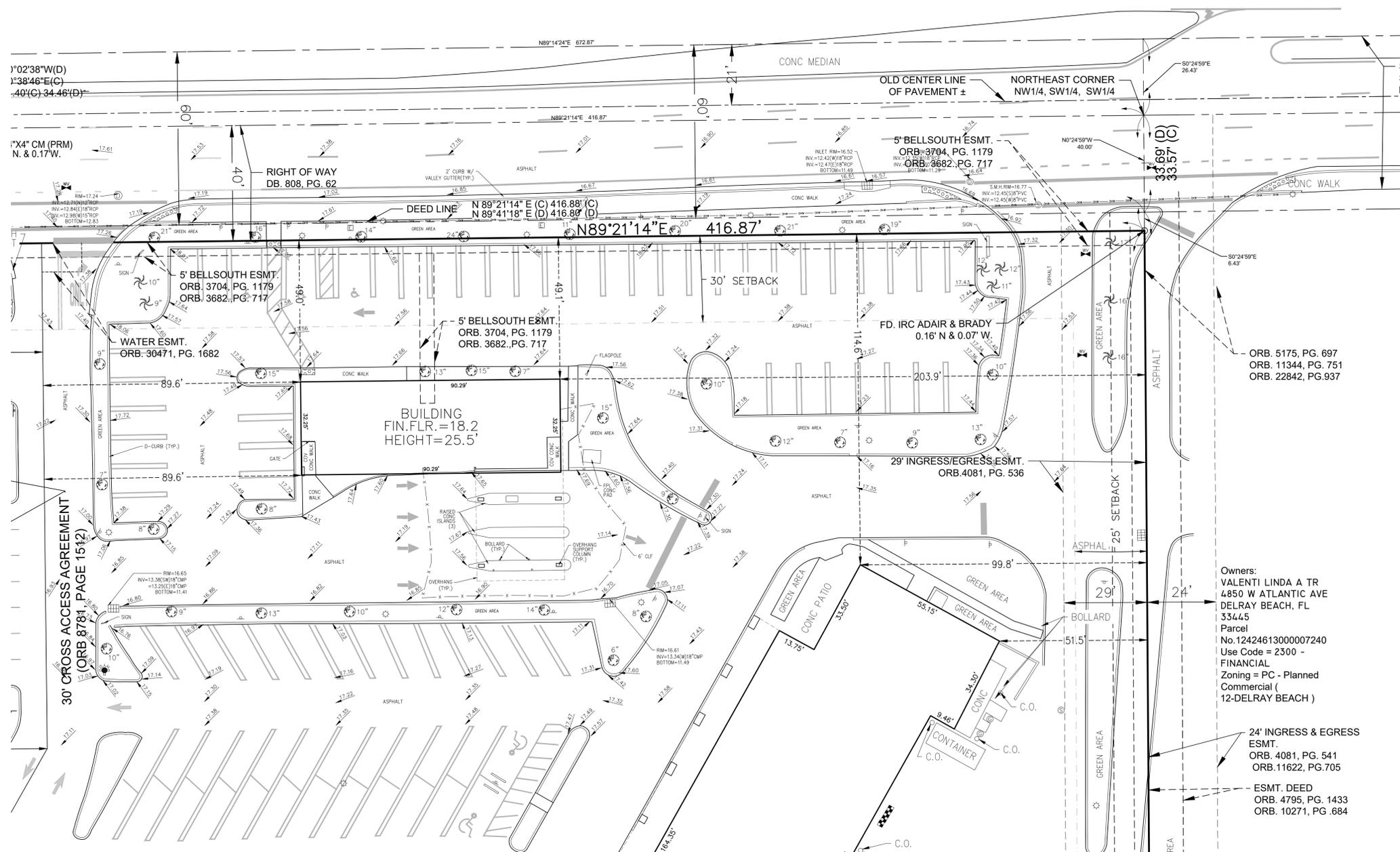


DETAIL FROM SHEET 1



1°02'38"W(D)
1°38'46"E(C)
40'(C) 34.46'(D)

1"X4" CM (PRM)
N. & 0.17'W.

RIGHT OF WAY
DB. 808, PG. 62

DEED LINE
N 89°21'14" E (C) 416.88'(C)
N 89°41'18" E (D) 416.80'(D)

5' BELLSOUTH ESMT.
ORB. 3704, PG. 1179
ORB. 3682, PG. 717

5' BELLSOUTH ESMT.
ORB. 3704, PG. 1179
ORB. 3682, PG. 717

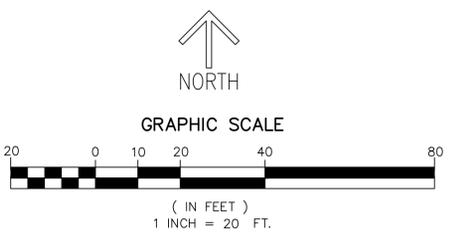
FD. IRC ADAIR & BRADY
0.16' N & 0.07' W

BUILDING
FIN. FLR. = 18.2
HEIGHT = 25.5'

29' INGRESS/EGRESS ESMT.
ORB. 4081, PG. 536

Owners:
VALENTI LINDA A TR
4850 W ATLANTIC AVE
DELRAY BEACH, FL
33445
Parcel
No. 1242461300007240
Use Code = 2300 -
FINANCIAL
Zoning = PC - Planned
Commercial (12-DELRAY BEACH)

24' INGRESS & EGRESS
ESMT.
ORB. 4081, PG. 541
ORB. 11622, PG. 705
ESMT. DEED
ORB. 4795, PG. 1433
ORB. 10271, PG. 684



- SYMBOLS:**
- = QUARTER CORNER
 - = FND 5/8" IRON ROD WITH PLASTIC
 - = CAP LB#35591
 - = LIGHT POLE
- TREE LEGEND**
- = CATCH BASIN
 - = WATER VALVE
 - = FIRE DEPARTMENT CONNECTION
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = GREASETRAP MANHOLE
 - = SINGLE SUPPORT SIGN
 - = GUY ANCHOR
 - = WATER METER
 - = BACKFLOW PREVENTER
 - = ELECTRIC HANDHOLE
 - = WOOD POWER POLE (UNLESS NOTED)
 - = CONCRETE POWER POLE (UNLESS NOTED)
 - = CLEAN OUT
 - = IRRIGATION CONTROL VALVE
 - = OVERHEAD WIRES
 - = OAK with DIAMETER AT BREAST HEIGHT
 - = PALM TREE with DIAMETER AT BREAST HEIGHT

- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - B.M. = BENCHMARK ELEVATION
 - (C) = CALCULATED
 - C.L. = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CONC = CONCRETE
 - CU = CUBIC
 - CATV = CABLE TV
 - (D) = DEED BOOK
 - (E) = ELECTRICAL
 - ESMT = EASEMENT
 - FFEL = FINISH FLOOR ELEVATION
 - FD = FOUND
 - FPL = FLORIDA POWER AND LIGHT
 - IR = IRON ROD
 - IRC = IRON ROD & CAP
 - IP = IRON PIPE
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEYOR
 - (M) = MEASURED
 - N.T.S. = NOT TO SCALE
 - ORB = OFFICIAL RECORD BOOK
 - P.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.L. = PLAT BOOK
 - PK/D = PARKER-KALON NAIL & DISC
 - PG = PAGE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - SBTR = SOUTHERN BELL TELEPHONE RISER
 - SP = SQUARE FEET
 - SMH = SANITARY MANHOLE
 - WF = WOOD FENCE
 - WUP = WOOD UTILITY POLE
 - P.B.C.P.C. = PALM BEACH COUNTY PUBLISHED COORDINATES

ADD DETAIL SHEET 2	REVISIONS	DATE	BY
		9/18/2020	RW

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33433
PHONE: (561) 392-1991 / FAX: (561) 750-1452

ALTA/NSPS LAND TITLE SURVEY
CVS/PLAZA - MILITARY & ATLANTIC
14802 S MILITARY TRAIL
DELRAY BEACH

DATE	01/18/19
DRAWN BY	TKM
F.B./ PG.	ELEC.
SCALE	SHOWN

JOB #	7477
SHT. NO.	2
OF 3 SHEETS	

ZONING, BUILDING & PARKING INFO – PARCEL 1

1. Date of Existing Ordinance:	December 10th, 2018
2. Existing Zoning Designation:	"PC" Planned Commercial District within the Four Corners Overlay District
3. Adjacent Zoning Designation and/or Uses if Applicable:	North / West: "PC" and "GC" South: "GC" and "R-1-A" East: "PC" Planned Commercial
4. Existing Land Use:	Shopping Center including Restaurant, Retail, Medical Office, Professional Office, Personal Service and Car Rental Office Businesses

1. Building Set-Back Lines		
	Required	Existing
Setbacks (Per the Four Corners Overlay Regulations)		
a. Atlantic Avenue / Military Trail Frontage:	30 Feet to a Maximum Building Height of 42 Feet; thereafter, additional setbacks for the portion of the building exceeding 42 Feet shall be a minimum of an additional 10 Feet (30 Feet Required)	West Atlantic Avenue (S.R. 806): 49 Feet at Minimum (Per Survey) State Road 809 (Military Trail): 64 Feet at Minimum (Per Survey)
b. Internal Parcel Lines:	25 Feet	South Lot Line: 35 Feet at Minimum (Per Survey) East Lot Line: 50.15 Feet at Minimum (Per Survey)
Buffer (Per the Four Corners Overlay Regulations) (Parking, structures, perimeter roadways, and other paving is not permitted within this buffer...The width of the buffer shall be the smaller distance of either the dimensions below or 10% of the average depth of the property; however, in no case shall the landscape be a width of less than 10 Feet)		
a. Adjacent to a Collector or Arteria Street:	30 Feet Lot Depth – 658 (Per Approximate Scale of Survey) 658 x 10% = 65.8 (30 Feet Required)	West Atlantic Avenue (S.R. 806): 2 Feet (Per Approximate Scale of Survey) State Road 809 (Military Trail): 10 Feet (Per Approximate Scale of Survey)
b. Abutting on a Residentially Zoned Property:	40 Feet Lot Depth – 658 (Per Approximate Scale of Survey) 658 x 10% = 65.8 (40 Feet Required)	South Lot Line: 4 Feet (Per Approximate Scale of Survey)
c. Adjacent to but separated from residentially zoned property by a street, waterway, alley, railway or park:	25 Feet Lot Depth – 658 (Per Approximate Scale of Survey) 658 x 10% = 65.8 (25 Feet Required)	Not applicable as the property is not separated from a Residential District by any of the specified ways
d. Abutting non residentially zoned property:	25 Feet Lot Depth – 658 (Per Approximate Scale of Survey) 658 x 10% = 65.8 (25 Feet Required)	East Lot Line: 5 Feet (Per Approximate Scale of Survey)
e. When commercial and / or office uses abut residential parcels within the Four Corners Overlay master development plan:	25 Feet Lot Depth – 658 (Per Approximate Scale of Survey) 658 x 10% = 65.8 (25 Feet Required)	Not applicable as the property does not abut on a Residential District within the Four Corners Overlay

2. Building Size	
a. Maximum Building Height or Stories:	Per the Four Corners Overlay Regulations: 60 Feet on parcels of 4 Acres or More and a Maximum of 48 Feet for Parcels less than 4 Acres (60 Feet Required)
b. Existing Building Height or Stories:	29 Feet (Per Survey) 1 Story (Per Review of Aerial Imagery)
c. Building Site Area Requirements:	Minimum Lot Frontage: 50 Feet Existing: Exceeds 50 Feet along West Atlantic and State Road 809 (Per Review of Survey) Minimum Lot Depth: 100 Feet Existing: Exceeds 100 Feet (Per Review of Survey) Minimum Lot Width: 50 Feet Existing: Exceeds 50 Feet (Per Review of Survey) Minimum Lot Size: 10,000 Square Feet Existing: 367,164.94 Square Feet (Per Scale of Survey)

4. Parking	
a. Parking Space Formula:	Shopping Centers (25,000 – 400,000 Square Feet): 4 Spaces per 1,000 Square Feet of Gross Floor Area (74,927 / 1,000) x 4 = 300
b. Parking Spaces Required:	300 Total Parking Spaces
c. Existing Parking Spaces:	365 Total Parking Spaces, including 16 Handicap Parking Spaces (Per Survey) Less 62 Spaces to the Lease Area CVS Parcel for a total of 303 Parking Spaces

ZONING, BUILDING & PARKING INFO – PARCEL 2

1. Date of Existing Ordinance:	December 10th, 2018
2. Existing Zoning Designation:	"GC" General Commercial District within the Four Corners Overlay District
3. Adjacent Zoning Designation and/or Uses if Applicable:	North / South / East: "PC" West: "PC" and "GC"
4. Existing Land Use:	Retail / Pharmacy with Drive-thru Window and Minute Clinic

1. Building Set-Back Lines		
	Required	Existing
Setbacks (Per the Four Corners Overlay Regulations)		
a. Atlantic Avenue / Military Trail Frontage:	30 Feet to a Maximum Building Height of 42 Feet; thereafter, additional setbacks for the portion of the building exceeding 42 Feet shall be a minimum of an additional 10 Feet (30 Feet Required)	West Atlantic Avenue (S.R. 806): 35.3 Feet at Minimum (Per Survey) State Road 809 (Military Trail): 36.2 Feet at Minimum (Per Survey)
b. Internal Parcel Lines:	25 Feet	South Lot Line: 24.9 Feet at Minimum (Per Survey) Note, the roof cover setback of 21.3 feet is an allowed protrusion into the 25 foot building setback as per Section 4.3.4.H.4 East Lot Line: 57 Feet (Per Approximate Scale of Survey)
Buffer (Per the Four Corners Overlay Regulations) (Parking, structures, perimeter roadways, and other paving is not permitted within this buffer...The width of the buffer shall be the smaller distance of either the dimensions below or 10% of the average depth of the property; however, in no case shall the landscape be a width of less than 10 Feet)		
a. Adjacent to a Collector or Arteria Street:	30 Feet Lot Depth – 198 Feet (Per Approximate Scale of Survey) 189 x 10% = 19.8 Feet (19.8 Foot Buffer Required)	West Atlantic Avenue (S.R. 806): 27 Feet (Per Approximate Scale of Survey) State Road 809 (Military Trail): 30 Feet (Per Approximate Scale of Survey)
b. Abutting on a Residentially Zoned Property:	40 Feet Lot Depth – 198 Feet (Per Approximate Scale of Survey) 189 x 10% = 19.8 Feet (19.8 Foot Buffer Required)	Not applicable as the property does not abut on a Residential Zone
c. Adjacent to but separated from residentially zoned property by a street, waterway, alley, railway or park:	25 Feet Lot Depth – 198 Feet (Per Approximate Scale of Survey) 189 x 10% = 19.8 Feet (19.8 Foot Buffer Required)	Not applicable as the property is not separated from a Residential District by any of the specified ways
d. Abutting non residentially zoned property:	25 Feet Lot Depth – 198 Feet (Per Approximate Scale of Survey) 189 x 10% = 19.8 Feet (19.8 Foot Buffer Required)	Perimeter of CVS and Shopping Center parcels in aggregate: Minimum of at least 25 feet (Per survey and review of aerial image) Please note, as confirmed by the site plan, landscape buffers were approved for the perimeter of the entire development.
e. When commercial and / or office uses abut residential parcels within the Four Corners Overlay master development plan:	25 Feet Lot Depth – 198 Feet (Per Approximate Scale of Survey) 189 x 10% = 19.8 Feet (19.8 Foot Buffer Required)	Not applicable as the property does not abut on a Residential District within the Four Corners Overlay

2. Building Size	
a. Maximum Building Height or Stories:	Per the Four Corners Overlay Regulations: 60 Feet on parcels of 4 Acres or More and a Maximum of 48 Feet for Parcels less than 4 Acres (48 Feet Required)
b. Existing Building Height or Stories:	30 Feet (Per Survey) 1 Story (Per Review of Aerial Imagery)
c. Building Site Area Requirements:	Minimum site area: 4 acres Existing: 11,372 per site plan (CVS, including lease area and Shopping Center) Please note, the Four Corners Overlay allows for aggregation of parcels.

4. Parking	
a. Parking Space Formula:	General Commercial Uses: 4.5 Spaces per 1,000 Square Feet of Gross Floor Area (13,249.61 / 1,000) x 4.5 = 59
b. Parking Spaces Required:	59 Total Parking Spaces
c. Existing Parking Spaces:	62 Total Parking Spaces, including 4 Handicap Parking Spaces (Per Hand Count of Survey)
Please note, as evidenced by the attached Site Plan, the development is subject to the lease area lot line as depicted on the Site Plan and Survey. As such the development is also allotted the parking spaces within said area for the required total parking count. The property has access to a total of 62 Parking Spaces.	

DATE	02/14/2020
FILE NAME	7477_SURV
REVISIONS	
ADD. DEPT. / COUNTY	
TRM	
BY	

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
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CVS/PLAZA – MILITARY & ATLANTIC
14802 S MILITARY TRAIL
DELRAY BEACH

DATE	01/18/19
DRAWN BY	TKM
F.B./ PG.	ELEC.
SCALE	SHOWN

JOB #	7477
SHT. NO.	3
OF	3 SHEETS