

PROJECT TEAM

DEVELOPER

BBB PLAZA ASSOCIATES LTD.
6001 BROKEN SOUND PKWY NW, SUITE 408
BOCA RATON, FL 33487
CONTACT: LARRY ABRAMS

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
1615 SOUTH CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: (561) 330-2345
CONTACT: JOSHUA D. HORNING, P.E.

PLANNER

KIMLEY-HORN & ASSOCIATES, INC.
1615 SOUTH CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: (561) 330-2345
CONTACT: MARK RICKARDS, AICP

SURVEYOR

CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33433
PHONE: (561) 392-1991
CONTACT: DAVID P. LINDLEY, P.L.S.

SITE DEVELOPMENT PLANS

FOR

BED BATH & BEYOND PLAZA

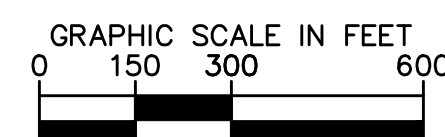
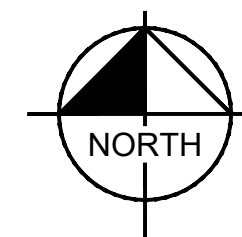
PREPARED FOR

BBB PLAZA ASSOCIATES LTD.



VICINITY MAP

SECTION: 13 TOWNSHIP: 46S RANGE: 42E



Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
1	SURVEY
2	SURVEY
3	SURVEY
C1.00	MASTER PLAN
C2.00	CLASS IV SITE PLAN
C3.00	PRELIMINARY ENGINEERING PLAN
C3.10	PRELIMINARY ENGINEERING DETAILS
C4.00	COMPOSITE OVERLAY PLAN
C5.00	DEMOLITION PLAN
L0.00	TREE DISPOSITION PLAN
L0.01	TREE DISPOSITION PLAN
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.10	LANDSCAPE DETAILS
L1.11	LANDSCAPE NOTES
IR1.00	IRRIGATION PLAN
IR1.10	IRRIGATION DETAILS
IR1.11	IRRIGATION NOTES
IR1.12	IRRIGATION NOTES
P0.00	PHOTOMETRIC PLAN
A-1	FLOOR PLAN
A-2	ROOF PLAN
A-2.1	DETAILS
A-3	ELEVATIONS
A-3.1	COLORED ELEVATIONS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY JOSHUA D. HORNING, P.E., ON
4/13/21 USING A SHA-1 AUTHENTICATION
CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SHA-1 CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV + 1.506' = NGVD '29 ELEVATION

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW
DIAL 811

DAYS
DIG

The logo for 811, featuring the number 811 in a large, bold, sans-serif font. Below the number is a stylized graphic of a shovel with its handle pointing upwards and its head pointing downwards, integrated into the base of the number.

Know what's **below**
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BED BATH & BEYOND
PLAZA
PREPARED FOR
BBB PLAZA
ASSOCIATES LTD.
DAY BEACH

SHEET NUMBER
C0.00

Kimley»»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

JOSHUA D. HORNING

FL LICENSE NUMBER
C 7 E O F

E: 03/16/21

KHA PROJECT

DATE
APR 2021

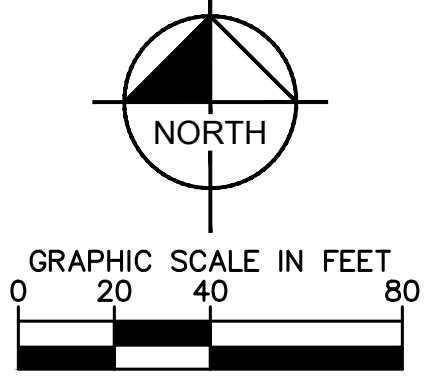
SCALE	AS SHOWN
DESIGNED BY	MTR

DRAWN BY	JJC
----------	-----

COVER SHEET

DELRAY BEACH
FL

No.	REVISIONS	DATE	BY
-----	-----------	------	----



PROJECT INFORMATION			
PROJECT NAME	BED BATH AND BEYOND PLAZA		
PBC PCN #	12-4246-13-00-000-7070 ¹ 12-42-46-13-30-001-0000 ¹		
ZONING DESIGNATION	PC AND GC (FOUR CORNERS OVERLAY) ¹		
FUTURE LAND USE	COMMERCIAL		
LAND AREA	404,301 SF / 9.2815 AC		
	CODE PROVISION	EXISTING	PROPOSED
GROSS BUILDING AREA (SF)	N/A	89,373	86,477
AUTO RENTAL FACILITY	MAX 5%	1,983 (2.3%)	1,983 (2.3%)
LOT COVERAGE	75% MAXIMUM	87.93%	86.92%
OPEN SPACE	25 MINIMUM	48,801 (12%) ²	54,759 (14%) ²
² EXISTING NONCONFORMITY REDUCED, AFFECTED AREA IS IN EXCESS OF 25%			
PC ZONING DISTRICT CRITERIA			
PC	REQUIRED	PROPOSED	
MINIMUM LOT SIZE (SF)	10,000	404,301	
MINIMUM LOT WIDTH (FT)	50	567	
MINIMUM LOT DEPTH (FT)	100	657	
MINIMUM LOT FRONTAGE (FT)	50	1,245	
SETBACKS (FT)			
	REQUIRED	EXISTING	PROVIDED
ATLANTIC AVE	BETWEEN 30-42'	49.1'	49.1'
MILITARY TRAIL	10	38.2	38.2
SIDE INTERIOR	10	50.2'	50.2'
REAR	10	35'	35'
*PER SECTION 4.4.9(G)(3)E USE FOUR CORNERS OVERLAY PROVISION WHERE IN CONFLICT			
MAXIMUM BUILDING HEIGHT	±29' MAX (MEASURED FROM CROWN OF	±29'	±29'
PARKING			
	PARKING RATIO	REQUIRED PARKING	
OVERALL SHOPPING CENTER (70,308 SF)	4/1000	281	
CVS (13,215 SF)	4/1000	53	
STARBUCKS (2,564 SF)	4/1000	10	
STARBUCKS OUTDOOR SEATING (390)	4/1000	2	
	TOTAL REQUIRED PARKING	346	
	TOTAL PROVIDED PARKING	352	
STARBUCKS BICYCLE PARKING			
REQUIRED BICYCLE PARKING (2,954 SF) (2/10,000 OR 2 MINIMUM)		2	
PROVIDED BICYCLE PARKING		2	

WAIVER REQUEST		
LAND DEVELOPMENT CODE SECTION	REQUIREMENT	PROVIDED
4.4.9(G)(3)(e)(2)	4,000 SQUARE FEET MINIMUM FOR A FREESTANDING BUILDING	2,954 (INCLUDES 390 SF OUTDOOR DINING)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY JOSHUA D. HORNING, P.E., ON
4/13/21 USING A SHA-1 AUTHENTICATION
CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SHA-1 CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV + 1.506' = NGVD '29 ELEVATION


CALL 2 WORKING DAYS
BEFORE YOU DIG


IT'S THE LAW!
DIAL 811

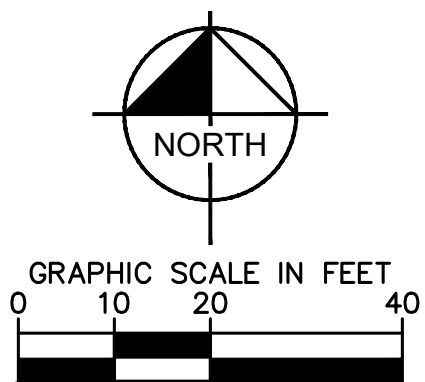
811

Know what's **below.**
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



SHEET NUMBER C1.00	BED BATH & BEYOND PLAZA PREPARED FOR BBB PLAZA ASSOCIATES LTD. DELRAY BEACH FL	MASTER PLAN	KHA PROJECT 140549000	LICENSED PROFESSIONAL	 <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696</p>	No.	REVISIONS	DATE	BY
			DATE APR 2021	JOSHUA D. HORNING					
			SCALE AS SHOWN	FL LICENSE NUMBER					
			DESIGNED BY MTR	67505					
			DRAWN BY JJC	DATE: 03/16/21					
			CHECKED BY JDH						



PC ZONING DISTRICT CRITERIA		
PC	REQUIRED	PROPOSED
MINIMUM LOT SIZE (SF)	10,000	404,301
MINIMUM LOT WIDTH (FT)	50	567
MINIMUM LOT DEPTH (FT)	100	657
MINIMUM LOT FRONTAGE (FT)	50	1,245

PARKING		
	PARKING RATIO	REQUIRED PARKING
OVERALL SHOPPING CENTER (70,308 SF)	4/1000	281
CVS (13,215 SF)	4/1000	53
STARBUCKS (2,564 SF)	4/1000	10
STARBUCKS OUTDOOR SEATING (390)	4/1000	2
	TOTAL REQUIRED PARKING	346
	TOTAL PROVIDED PARKING	352

²Waiver previously granted for existing condition

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!

811


Know what's below.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SHA-1 CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

DIAL 811

Know what's below!
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Kimley»»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

JOSHUA D. HORNING

DATE:

CHECKED BY JDH

CLASS IV SITE PLAN

BED BATH & BEYOND

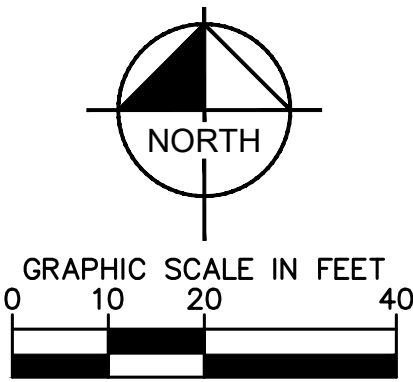
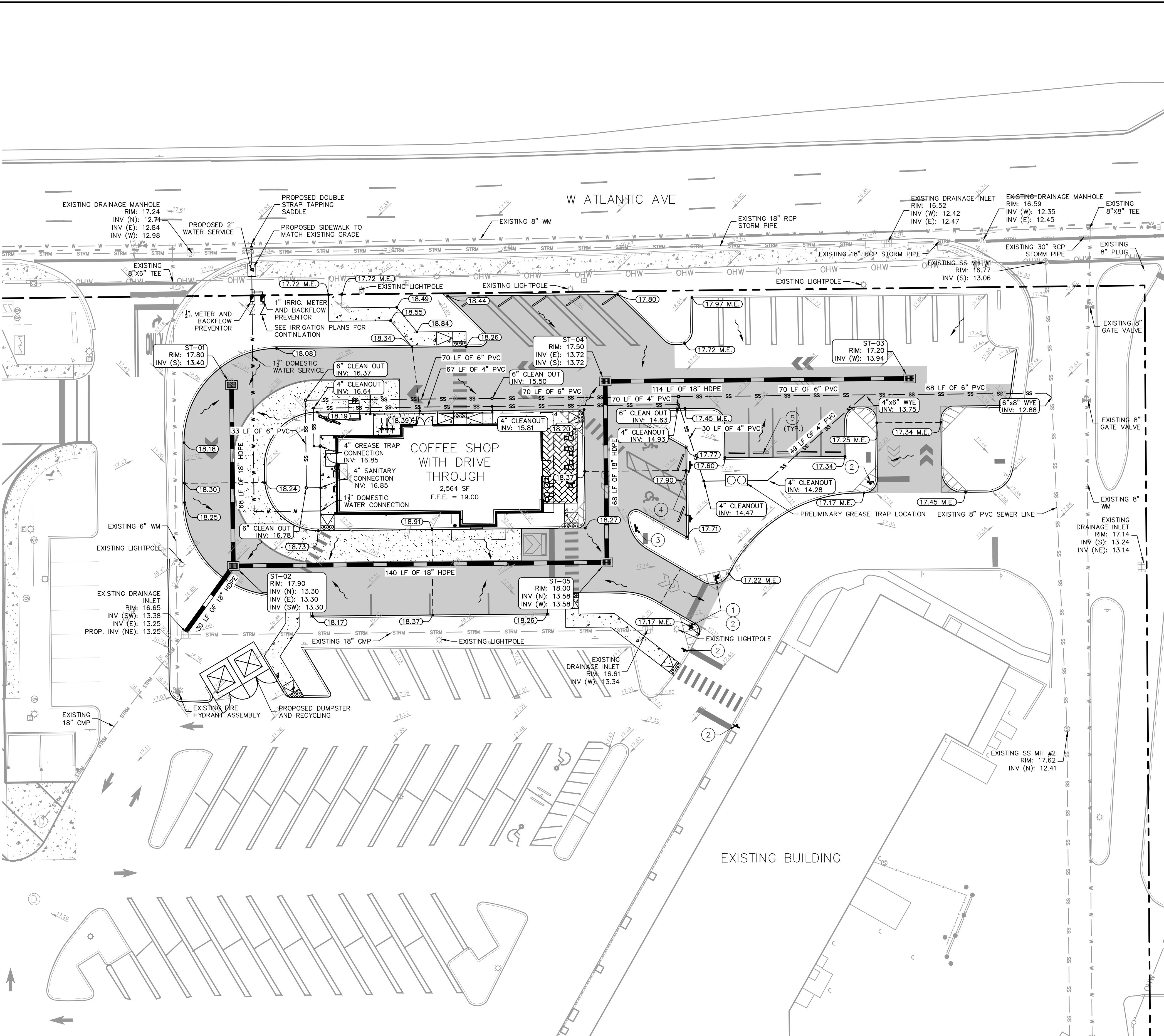
PREPARED FOR

ASSOCIATES LTD.





DELRAY BEACH FL

SHEET NUMBER





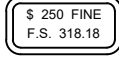
C2.00



LEGEND

	PROPERTY LINE
	PROPOSED SIDEWALK
	PROPOSED ASPHALT
	BREAK LINE

KEY NOTES

1		R5-1
2		R1-1 30"x30"
3		R3-5R
4	 	FTP-20-4 FTP-22-4
5	CONCRETE WHEELSTOP. SEE DETAIL SHEET C3.10.	
#	PARKING COUNT	

- ## NOTES
1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
 2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 3" STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
 3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2020 DESIGN STANDARDS INDEX 522.
 4. ALL STOP BARS AND CROWDSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 5. FINAL GREASE TRAP LOCATION TO BE DETERMINED.
 6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 7. 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.

NOTE: THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. FINAL ENGINEERING DRAWINGS AND CALCULATIONS WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTS.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY JOSHUA D. HORNING, P.E., ON
4/13/21 USING A SHA-1 AUTHENTICATION
CODE.



PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SHA-1 CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV + 1.506' = NGVD '29 ELEVATION

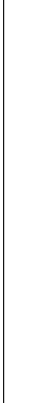
CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

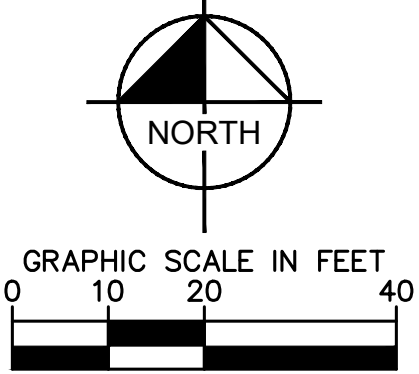
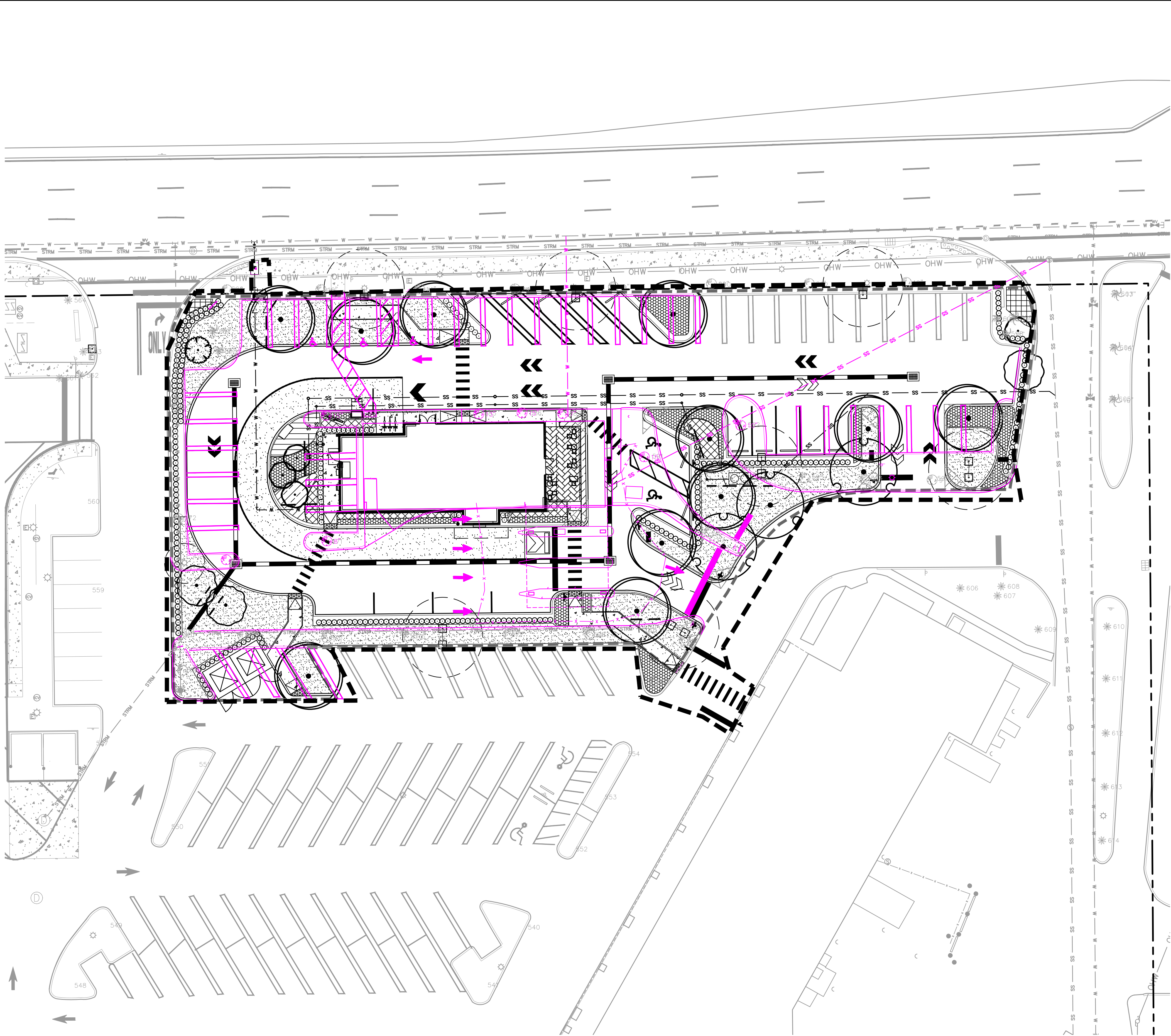
Know what's **below.**
Call before you dig.



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

BED BATH & BEYOND PLAZA PREPARED FOR BBB PLAZA ASSOCIATES LTD. DELRAY BEACH		PRELIMINARY ENGINEERING PLAN		 <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561.321.7300 FAX: 561.321.7301 WWW.KIMLEY-HORN.COM CA 00000698</p>	
SHEET NUMBER C3.00		KHA PROJECT 140549000 DATE APR 2021 SCALE AS SHOWN DESIGNED BY MTR DRAWN BY JUC CHECKED BY JDH		LICENSED PROFESSIONAL JOSHUA D. HORNING FL LICENSE NUMBER 67505 DATE: 03/16/21	
				No.	
				REVISIONS	
				DATE	
				BY	

Plotted: B:\Covellaro, Juliana - Sheet Set-BED BATH & BEYOND PLAZA - Layout-C4.00 COMPOSITE OVERLAY PLAN - April 13, 2021 - 07:37:51am - K:\bdc-cl\140549000 - bbb plaza\CADD\plansheets\C4.00 COMPOSITE OVERLAY PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM
- EXISTING OVERHEAD ELECTRIC
- PROPOSED LANDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)
- EXISTING LIGHTPOLE
- SANITARY SEWER TO BE DEMOLISHED
- WATER TO BE DEMOLISHED
- LANDSCAPE TO BE DEMOLISHED (SEE LANDSCAPE PLANS FOR DETAILS)
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED LANDSCAPE (SEE LANDSCAPE PLANS FOR DETAILS)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSHUA D. HORNING, P.E., ON 4/13/21 USING A SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988:
NAVD '88 ELEV + 1.508' = NGVD '29 ELEVATION

CALL 2 WORKING DAYS BEFORE YOU DIG

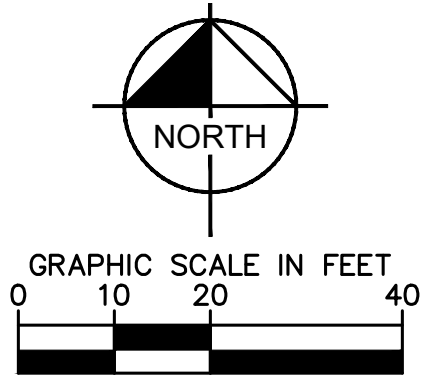
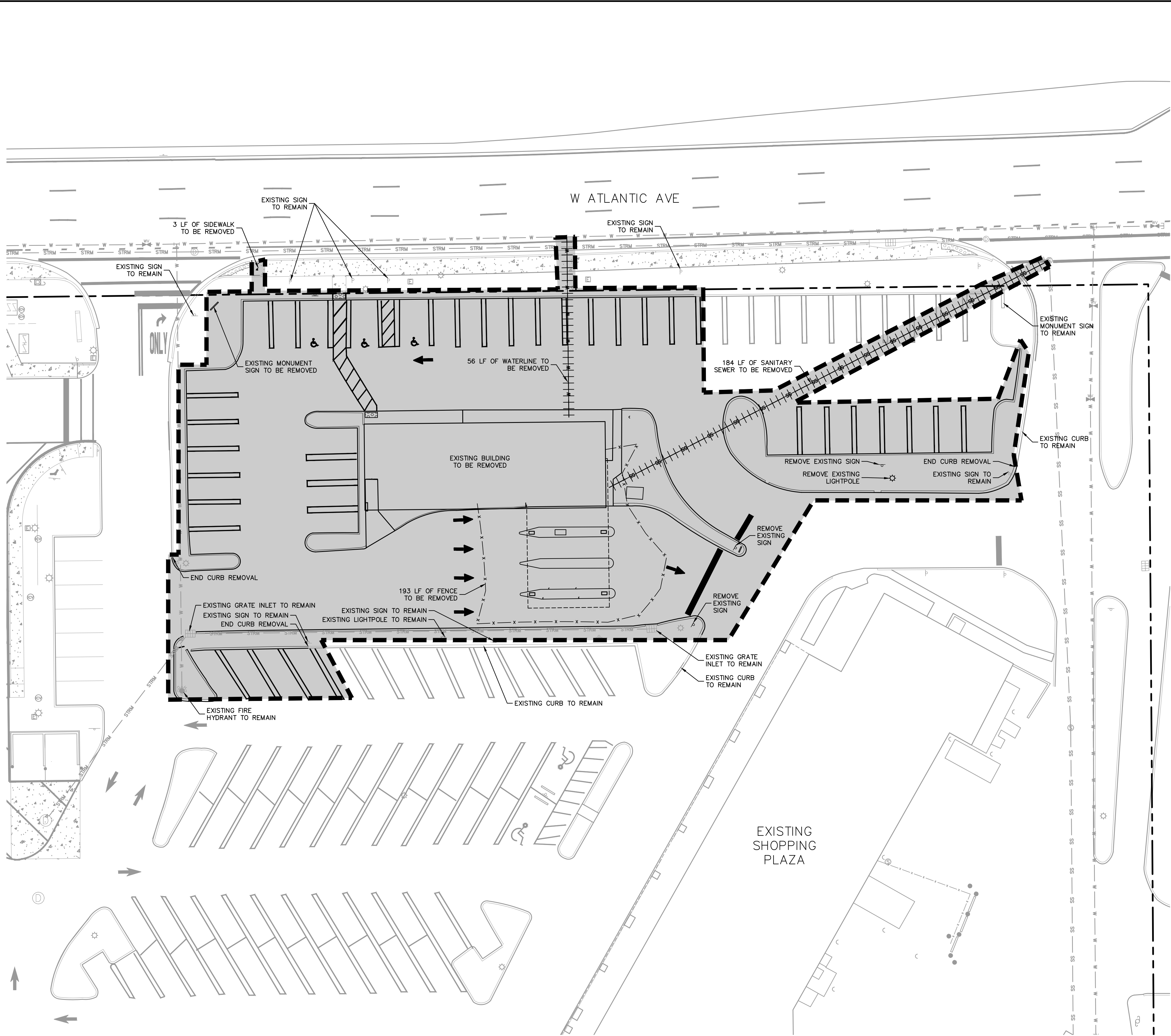
IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KHA PROJECT 140549000		DATE APR 2021		SCALE AS SHOWN		DESIGNED BY MTR		DRAWN BY JJC		CHECKED BY JDH		DATE 03/16/21		DATE 03/16/21		BY BY	
COMPOSITE OVERLAY PLAN		BED BATH & BEYOND PLAZA		PREPARED FOR BBB PLAZA ASSOCIATES LTD.		FL		SHEET NUMBER C4.00		DELRAY BEACH		REVISIONS		No.			
<p>Kimley»Horn</p> <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 0000696</p>																	

Plotted: B:\Covellaro, Juliana - Sheet Set-BED BATH & BEYOND PLAZA - Layout: C5.00 DEMOLITION PLAN - April 13, 2021 07:37:58am K:\bed_civil\140549000 - K:\bed_civil\140549000 - bbb plaza\CADD\plansheets\C5.00 DEMOLITION PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- ++++ REMOVE EXISTING UNDERGROUND UTILITY
- LIMITS OF WORK. REMOVE ALL EXIST. LANDSCAPE, PAVEMENT AND SURFACE IMPROVEMENTS UNLESS OTHERWISE NOTED. PROTECT IN PLACE ALL UNDERGROUND UTILITIES UNLESS OTHERWISE STATED.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988:
NAVD '88 ELEV + 1.506' = NGVD '29 ELEVATION

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811



SUNSHINE STATE ONE CALL OF FLORIDA, INC.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED
AND SEALED BY JOSHUA D. HORNING, P.E., ON
4/13/21 USING A SHA-1 AUTHENTICATION
CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SHA-1 CODE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

KHA PROJECT 140549000	LICENSED PROFESSIONAL
DATE APR 2021	JOSHUA D. HORNING
SCALE AS SHOWN	FL LICENSE NUMBER 67505
DESIGNED BY MTR	DATE: 03/16/21
DRAWN BY JJC	
CHECKED BY JDH	

DEMOLITION PLAN

BED BATH & BEYOND
PLAZA
PREPARED FOR
BBB PLAZA
ASSOCIATES LTD.

DELRAY BEACH FL

SHEET NUMBER
C5.00