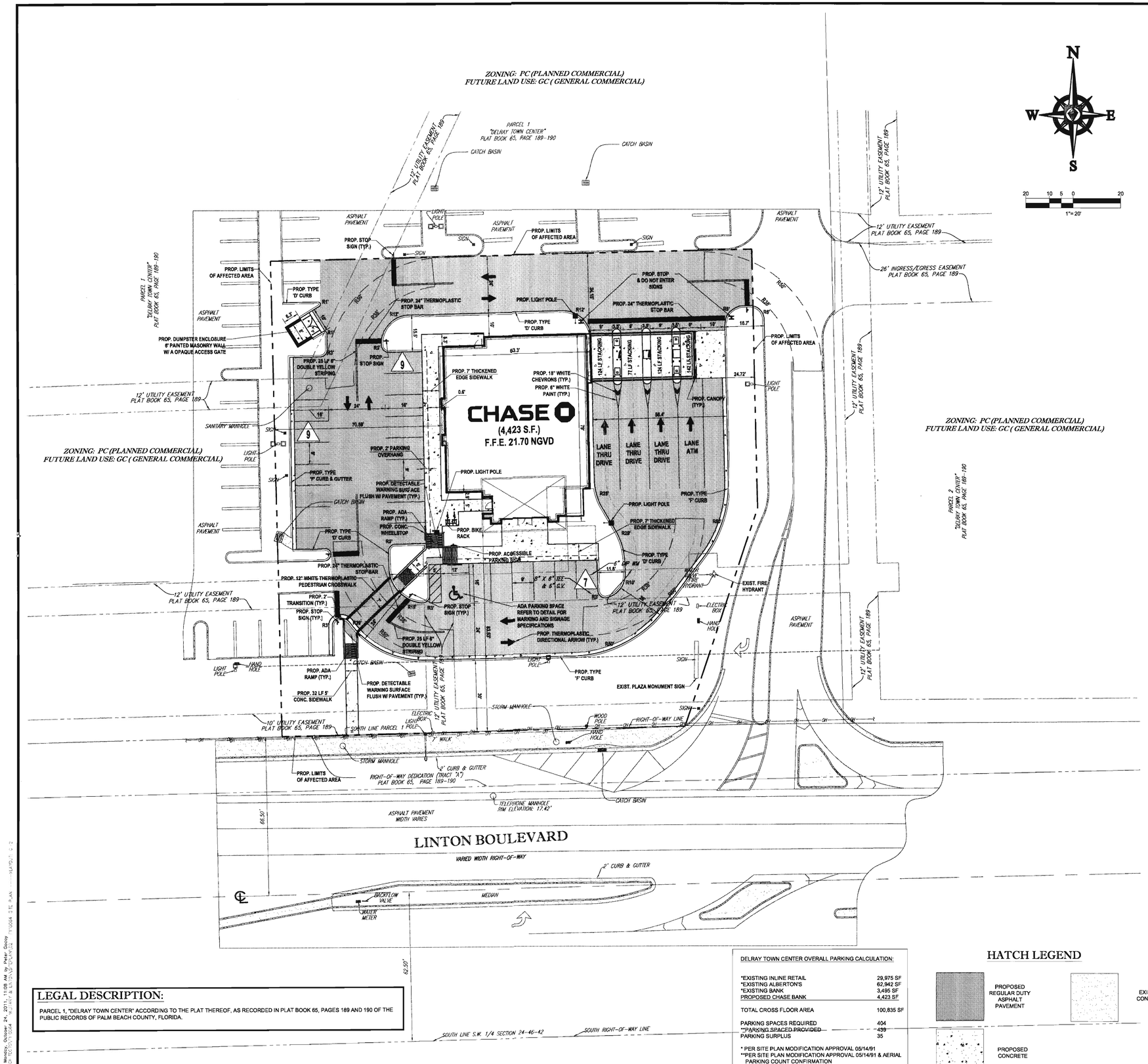

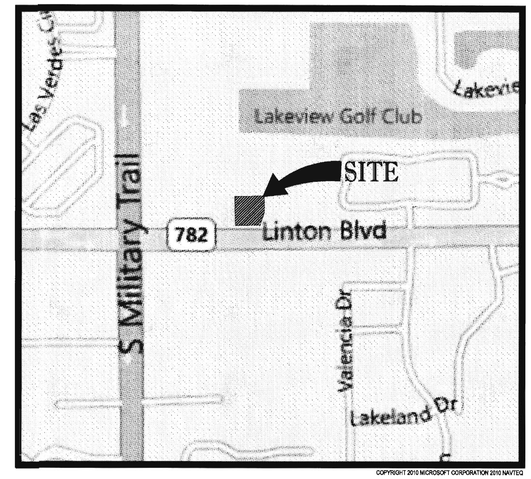

LOCATION MAP
N.T.S.

DISTRICT REQUIREMENTS & GENERAL NOTES

1. THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

   PULICE LAND SURVEYORS, INC.
   5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351
   TELEPHONE: (954) 572-1777 FAX: (954) 572-1778

2. OWNER/APPLICANT: JP MORGAN CHASE

3. DATA TABLE:

CURRENT USE:	BLOCKBUSTER VIDEO
PROPOSED USE:	BANK w/ DRIVE THRU (PERMITTED USE)
LAND USE DESIGNATION:	GC (GENERAL COMMERCIAL)
ZONING DESIGNATION:	PC (PLANNED COMMERCIAL)
WATER/WASTEWATER SERVICE PROVIDER:	CITY OF DELRAY BEACH
AFFECTED SITE AREA:	0.90 AC or (39,154 SF)

	SQ. FT.	% OF SITE
IMPERVIOUS (71.6%)		
SIDEWALK	1,275 SF	(3.3%)
PAVEMENT	22,340 SF	(57.0%)
BUILDING	4,423 SF	(11.3%)
PERVIOUS (28.4%)		
LANDSCAPE AREA	11,116 SF (28.4%)	
TOTAL AREA (100%)	39,154 SF (0.90 ACRES)	

BLDG FOOTPRINT COVERAGE:	4,423 SF
DRIVE-THRU CANOPY:	875 SF
NON -RESIDENTIAL DEVELOPMENT USE, GFA:	BANK 5,298 SF W/ 3 DRIVE THRU & 1 ATM LANES

4. PARKING DATA (AFFECTED AREA)

   PARKING FORMULA 1 SPACE FOR EVERY 250 SF
   4,423 SF \ 250 = 17.58 OR 18

	REQUIRED	PROVIDED
STANDARD PARKING	17	24
ACCESSIBLE PARKING	1	1
TOTAL SPACES	18	25
LOADING ZONE	N/A	N/A

	REQUIRED	PROPOSED
MAX. FLOOR AREA RATIO - (FAR): (AFFECTED AREA)	0.40	0.113
MAX. BLDG. HEIGHT:	48'	26'-3"
MIN . LOT SIZE:	10,000 SF	39,154 SF
MIN. LOT WIDTH:	50	170.09'
MIN. LOT DEPTH:	100	200.17'

5. DISTRICT REQUIREMENTS CHART (AFFECTED AREA)

SETBACKS:	REQUIRED	PROPOSED
FRONT (SOUTH)	10'	83.53'
REAR (NORTH)	10'	34.15'
SIDE (EAST)	10'	24.72'
SIDE (WEST)	10'	70.59'
OPEN SPACE:	11,143 SF (28.5%)	

LANDSCAPE BUFFERS	REQUIRED	PROPOSED
FRONT (SOUTH)	30'	30'
REAR(NORTH)	NA	NA
SIDE (EAST)	NA	NA
SIDE (WEST)	NA	NA

LEGAL DESCRIPTION:

PARCEL 1, "DELRAY TOWN CENTER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 189 AND 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DELRAY TOWN CENTER OVERALL PARKING CALCULATION:

*EXISTING INLINE RETAIL	29,975 SF
*EXISTING ALBERTON'S	62,942 SF
*EXISTING BANK	3,485 SF
PROPOSED CHASE BANK	4,423 SF
TOTAL CROSS FLOOR AREA	100,835 SF
PARKING SPACES REQUIRED	404
**PARKING SPACES PROVIDED	439
PARKING SURPLUS	35

* PER SITE PLAN MODIFICATION APPROVAL 05/14/91
**PER SITE PLAN MODIFICATION APPROVAL 05/14/91 & AERIAL PARKING COUNT CONFIRMATION

HATCH LEGEND

PROPOSED REGULAR DUTY ASPHALT PAVEMENT

EXISTING CONCRETE

PROPOSED CONCRETE

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES
◆ SOUTHBOROUGH, MA ◆ TOWNE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ PURCHASE, NY ◆ STERLING, VA
◆ ROCHESTER, NY ◆ WASHINGTON, VA
◆ CHALFONT, PA ◆ FORT LAUDERDALE, FL
◆ CENTER VALLEY, PA ◆ TAMPA, FL

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REVISIONS:

REV.:	DATE:	COMMENT:	BY:

PROJECT No.:	F100064
DRAWN BY:	JFV
CHECKED BY:	EMM
DATE:	09-15-11
SCALE:	AS NOTED
CAD I.D.:	02 - F110064-SITE PLAN

PROJECT:

LINTON BLVD. & S. MILITARY TRAIL CHASE BANK

FOR

BDG ARCHITECTS DEVELOPMENT

CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

BOHLER ENGINEERING

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EDWARD M. McDONALD
No. 71615
PROFESSIONAL ENGINEER
October 24, 2011
FLORIDA LICENSE No. 71615
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-2

Printed on Monday, October 24, 2011, 11:08 AM by Peter Gaoy
G:\DEL ACH TDC\F110064 - MILITARY & LINTON\02-CAD\F110064 SITE PLAN ----- F110064 SITE PLAN