SITE DATA

ADDRESS:	WOOLBRIGHT ROAD AND CONGRESS AVENUE	
ZONING:	C3	
SITE AREA:		
PARCEL 1:	93,621 SF / 2.109± AC	
ROW DEDICATION:	2,093± SF / 0.048± AC	
PARCEL 2:		
MCDONALDS:	56,354± SF / 1.294± AC	
FUTURE RETAIL:	63,336± SF / 1.454± AC	
TOTAL:	215,404± SF / 4.945± AC	
MAX BUILDING HEIGHT:	REQUIRED = 45'	PROVIDED = 18'
MAX F.A.R.	MAX = 0.50	PROVIDED = .08
BUILDING AREA:		
MCDONALDS:	4,490 SF	
WALGREENS:	14,378 SF	
MULTI-TENANT RETAIL:	4,745 SF	
TOTAL:	23,613 SF	
SEATING CAPACITY:	64 SEATS	

SETBACKS	REQUIRED	PROVIDED
FRONT (BUILD-TO-LINE)	20'	170.8'
REAR	20'	152.8'
SIDE INTERIOR (SOUTH)	0'	22.0'
SIDE INTERIOR (NORTH)	20'	51.5'
LANDSCAPE BUFFER:	5'	

PARKING SUMMARY

REQUIRED PARKING: (9'x18')

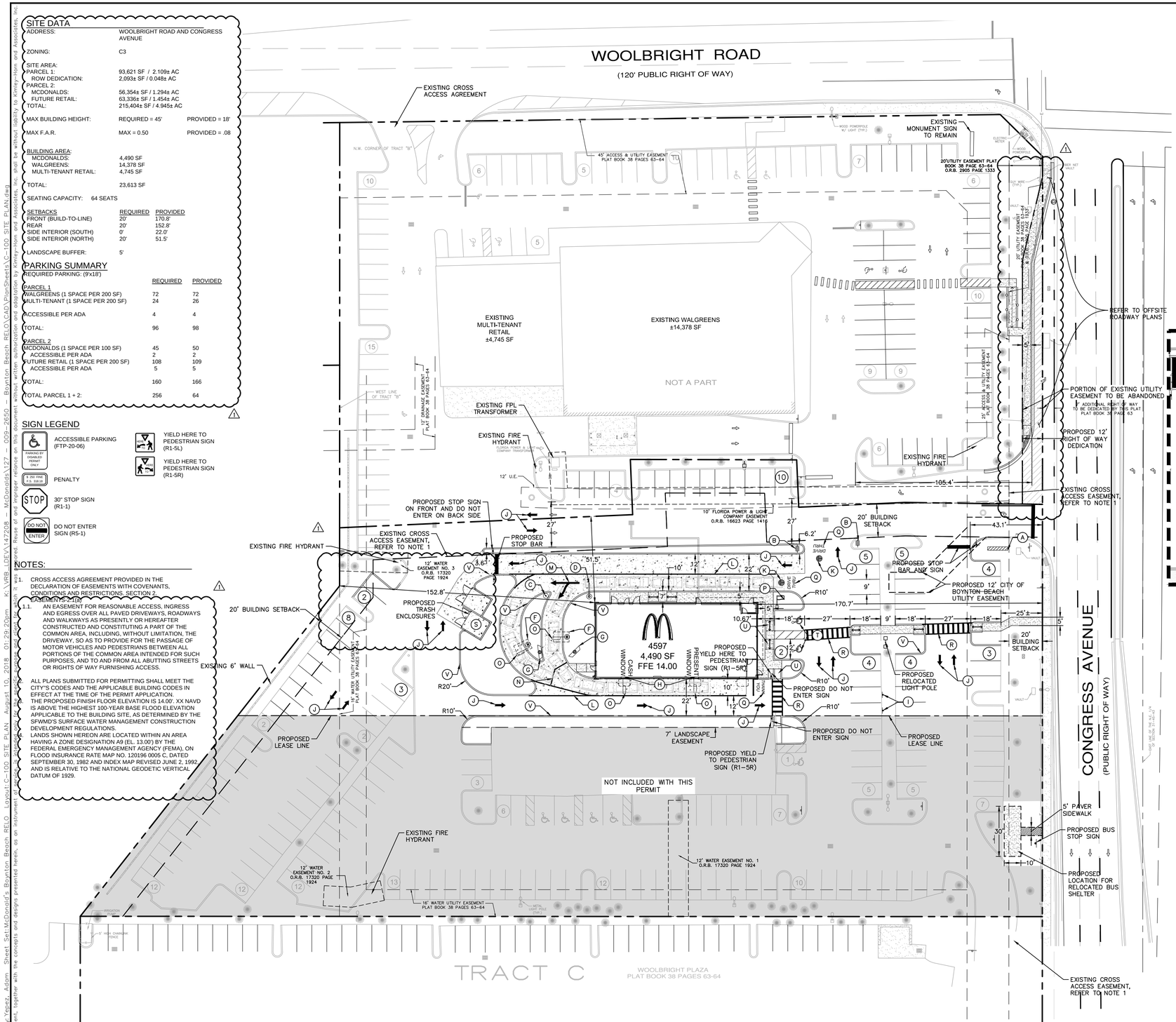
	REQUIRED	PROVIDED
PARCEL 1		
WALGREENS (1 SPACE PER 200 SF)	72	72
MULTI-TENANT (1 SPACE PER 200 SF)	24	26
ACCESSIBLE PER ADA	4	4
TOTAL:	96	98
PARCEL 2		
MCDONALDS (1 SPACE PER 100 SF)	45	50
ACCESSIBLE PER ADA	2	2
FUTURE RETAIL (1 SPACE PER 200 SF)	108	109
ACCESSIBLE PER ADA	5	5
TOTAL:	160	166
TOTAL PARCEL 1 + 2:	256	64

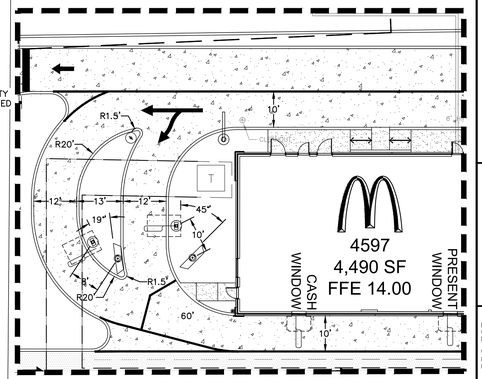
SIGN LEGEND

- ACCESSIBLE PARKING (FTP-20-06)
- PENALTY
- 30" STOP SIGN (R1-1)
- DO NOT ENTER SIGN (R5-1)
- YIELD HERE TO PEDESTRIAN SIGN (R1-5L)
- YIELD HERE TO PEDESTRIAN SIGN (R1-5R)

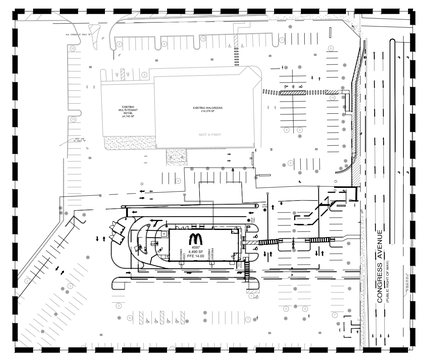
NOTES:

1. CROSS ACCESS AGREEMENT PROVIDED IN THE DECLARATION OF EASEMENTS WITH COVENANTS, CONDITIONS AND RESTRICTIONS, SECTION 2. EASEMENTS:
   1.1. AN EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER ALL PAVED DRIVEWAYS, ROADWAYS AND WALKWAYS AS PRESENTLY OR HEREAFTER CONSTRUCTED AND CONSTITUTING A PART OF THE COMMON AREA, INCLUDING, WITHOUT LIMITATION, THE DRIVEWAY, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE COMMON AREA INTENDED FOR SUCH PURPOSES, AND TO AND FROM ALL ABUTTING STREETS OR RIGHTS OF WAY FURNISHING ACCESS.
2. ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF THE PERMIT APPLICATION.
3. THE PROPOSED FINISH FLOOR ELEVATION IS 14.00'. XX NAVD IS ABOVE THE HIGHEST 100-YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE, AS DETERMINED BY THE SFWMD'S SURFACE WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.
4. LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION A9 (EL. 13.00') BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 120196 0005 C, DATED SEPTEMBER 30, 1982 AND INDEX MAP REVISED JUNE 2, 1992, AND IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.





DRIVE THRU DETAIL
SCALE: 1"=20'



DELIVERY TRUCK DETAIL
SCALE: 1"=20'

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS 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.

No.	REVISIONS	DATE	BY
1	PER CITY P&Z COMMENTS	08-08-18	AC

Kimley»Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 000000696

LICENSED PROFESSIONAL
BLAINE BERGSTRESSER
FLORIDA LICENSE NUMBER
84598

KHA PROJECT	147208127
DATE	06/26/2018
SCALE	AS SHOWN
DESIGNED BY	SJR
DRAWN BY	SJR
CHECKED BY	PVR
DATE:	———

SITE PLAN

MCDONALD'S
BOYNTON BEACH RELO
PREPARED FOR
MCDONALD'S USA, LLC
BOYNTON BEACH FLORIDA

SHEET NUMBER
C-100

Plotted By: Yenez, Adam Sheet Set: McDonald's Boynton Beach RELO Layout: C-100 SITE PLAN August 10, 2018 01:29:20pm K:\WBR_LDEV\147208 – McDonalds\127 – 009-2650 – Boynton Beach RELO\CAD\PlanSheets\C-100 SITE PLAN.dwg
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