



LEGAL DESCRIPTION:

PARCEL "A", BOYNTON LAKES COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 36,807 SQUARE FEET (0.84 ACRES) MORE OR LESS.

SITE DATA TABLE:			
PROJECT INFORMATION			
ADDRESS	4798 N. CONGRESS AVE, BOYNTON BEACH		
FUTURE LAND USE DESIGNATION	LOCAL RETAIL COMMERCIAL (LRC)		
ZONING DESIGNATION	COMMUNITY COMMERCIAL (C-3)		
TYPE OF USE	CONVENIENCE AND GAS STATION		
FOLIO NUMBER	08-43-45-08-14-001-0000		
GROSS SITE AREA	36,807 SFT		0.84 AC
BUILDING AREA	2,540 SFT		0.06 AC
ZONING DISTRICT REQUIREMENTS			
BUILDING HEIGHT	45 FT MAX.	21'- 4"	
BUILDING COVERAGE AREA	40% MAX.	7%	
SETBACK REQUIREMENTS			
BUILDING			
FRONT YARD (CONGRESS)	35 FT	125.12 FT	
INTERIOR SIDE YARD (EAST)	20 FT	20.04 FT	
STREET SIDE/CORNER YARD (HYPOLUXO)	35 FT	79.28 FT	
REAR YARD (SOUTH)	20 FT	49.11 FT	
SITE AREA CALCULATIONS			
NET SITE AREA	36,807		
IMPERVIOUS AREA			
PROPOSED BUILDING	2,540	6.90%	0.06
PAVEMENT / VUA	20,999	57.05%	0.48
CONCRETE SIDEWALK & DUMPSTER	2,551	6.93%	0.06
PERVIOUS AREA/OPENSOURCE	10,717	29.12%	0.25
TOTAL	36,807	100.0%	0.84
PARKING REQUIREMENTS			
GASOLINE STATION PARKING RATIO	1 SPACE PER 250 SFT		
	REQUIRED	PROVIDED	
PARKING	11	11	
LOADING ZONE PROVIDED	1	1	



301 East Atlantic Boulevard
Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO. :		
REVISIONS		
NO.	DESCRIPTION	DATE
1	DART SUBMITTAL	3/12/2019
2	P&Z SUBMITTAL	4/25/2019

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.



#34785
4798 CONGRESS AVE.
BOYNTON BEACH,
FLORIDA 33426

SCALE:	AS NOTED
DATE ISSUED:	JANUARY 2019
DRAWN BY:	AM
DESIGNED BY:	AM
CHECKED BY:	TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP-101

SHEET of

PROJECT NO. 09725.27