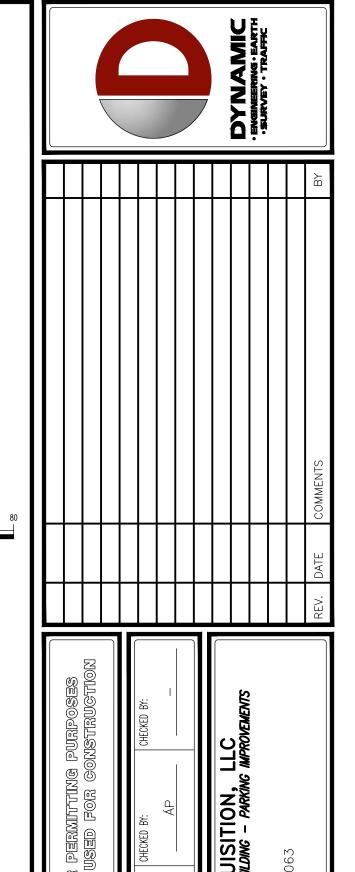


HORIZONTAL CONTROL & STRIPING NOTES

- 1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
- 2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300.
- 3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
- 4. 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 THE LATEST FOOT DESIGN STANDARD PLANS INDEX 304.
- 5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE
- 6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
- 7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

	SITE DAT	TA		
PARCEL NO.:	484231060040			
ADDRESS:		MARGATE, FLORIDA 3300	63	
OWNER:	MARGATE ACQUISITION			
EXISTING ZONING:	TOC-CC TRANSIT-OF	IENTED CORRIDOR- CITY	CENTER	
ADJACENT ZONING:				
NORTH:	TOC-CC, TRANSIT-ORIENTED CORRIDOR-CITY CENTER			
EAST:	BODY OF WATER, S-2, OPEN SPACE DISTRICT			
SOUTH:	TOC-CC, TRANSIT-ORIENTED CORRIDOR-CITY CENTER			
WEST:	TOC-CC, TRANSIT-ORIENTED CORRIDOR-CITY CENTER			
CURRENT USE:	SENIOR ASSISTED LIVING FACILITY			
FUTURE LAND USE:	AC – ACTIVITY CENTER			
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL			
DENSITY:	173 TOTAL UNITS OF 2 BEDROOMS OR LESS = 23.76 DU/AC			
FLOOD ZONE:	FEMA ZONE X; BFE 11.0 NAVD (12011C0355J, EFF. JULY 31, 2024)			
FLOOR AREA:	74,706.07 SF (1.72 AC)			
FLOOR AREA RATIO:	0.24			
BUILDING HEIGHT:	3 STORY (40.94 FT)			
RETENTION AREAS:	N/A			
VEHICULAR USE AREA:	113,399.40 SF (2.60) AC)		
YEITICOLAIN OOL AINLA.	DEVELOPMENT DA	<u> </u>		
LOT CONTENTO	PROPOSED (SF)		DEDO	THE ACE
LOT COVERAGE	\ /	PROPOSED (AC)		NTAGE
NET PROJECT SITE AREA:	317,326.39	7.28		0%
BUILDING COVERAGE AREA:	74,706.07	1.72		.5%
IMPERVIOUS AREA:	216,535.42	4.97		24%
PERVIOUS AREA (GREEN SPACE):	100,790.97	2.31	31.	76%
	BUILDING SETBACI			
	REQI	JIRED		POSED
FRONT (N)	16.0'		75.8'	
SIDE (W)	0.0'		67	'.5'
SIDE (E)	0	.0'	78.8'	
REAR (S)		3.0'		3.6'
V (PARKING			
PARKING RATIO:	REQUIRED	TYPE	EXISTING	PROPOSED
2 SPACES/DU OF 2 BEDROOMS OR LESS (§40.705.2.I.2)	322	STANDARD	202	261
5% REDUCTION APPLIED (§40.554.K)	7	ADA	15	7
DWELLING UNITS (1–2 BEDROOMS): 173 DU	/	ADA	IJ	/
	F0			
15% OF REQUIRED SPACES TO BE ALLOCATED FOR GUESTS	50		047	000
TOTAL	379		217	268

NEW PARKING AREAS ARE CONCEPTUAL AND INTENDED TO SHOW POTENTIAL LOCATIONS WHICH WILL BE DETERMINED DURING SPECIAL EXCEPTION PROCESS.



10	DRAWN E	PRO
Know what's bolicall before y	ALL ST. EXCAVATO PREPAR SURF.	TECT YOURSELF ATES REQUIRE NOTIFICATION OF RS, DESIGNERS, OR ANY PERSON ING TO DISTURB THE EARTH'S ACE ANYWHERE IN ANY STATE T PHONE NUMBERS VIS 811.COM
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ÁNGEL P	PIÑERO

PROFESSION	AL ENGINEER
florida licen DATE:	ISE No. 88047

•	
SITE	PLAN

	SCALE: (H) AS (V) NOTED	DATE: 06/13/2
	PROJECT No:	1
Н	5419-24-03092	

SHEET No: C1.00