GENERAL NOTES:

1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
3. ALL ADDRESSES ARE MARGATE FLORIDA 33063 UNITS NUMBERS ARE 100'S 1ST FLOOR 200'S SECOND FLOOR 300'S THIRD FLOOR.

N

0 60 120
FEET

SCALE: 1"=60'

SITE DATA

LAND USE CLASSIFICATION: RESIDENTIAL MEDIUM 10 DU./AC.

ZONING CLASSIFICATION: PUD

SITE AREA:

NET SITE AREA (PHASE I):	15.244 AC.	100.0%
BUILDING COVERAGE AREAS:	2.905 AC.	19.0%
POOL/PATIOS:	0.187 AC.	1.2%
SIDEWALK AREAS:	0.839 AC.	5.5%
ROADWAY AND PARKING AREAS:	4.658 AC.	30.6%
LAKE AREA:	2.310 AC.	15.0%
GREEN AREAS:	4.385 AC.	28.8%

PARKING REQUIREMENTS:

REQUIRED:
PER VARIANCE BA-19-2008
THE NUMBER OF SURFACE PARKING STALLS REQUIRED IS 409 SPACES

PROVIDED:

GARAGE SPACES (6 PER BLDG):	54	SPACES
DRIVEWAY SPACES (6 PER BLDG):	54	SPACES
STANDARD SPACES:	436	SPACES
HANDICAP SPACES (2% OF TOTAL)	11	SPACES
TOTAL PROVIDED:	553	SPACES

DENSITY CALCULATIONS:

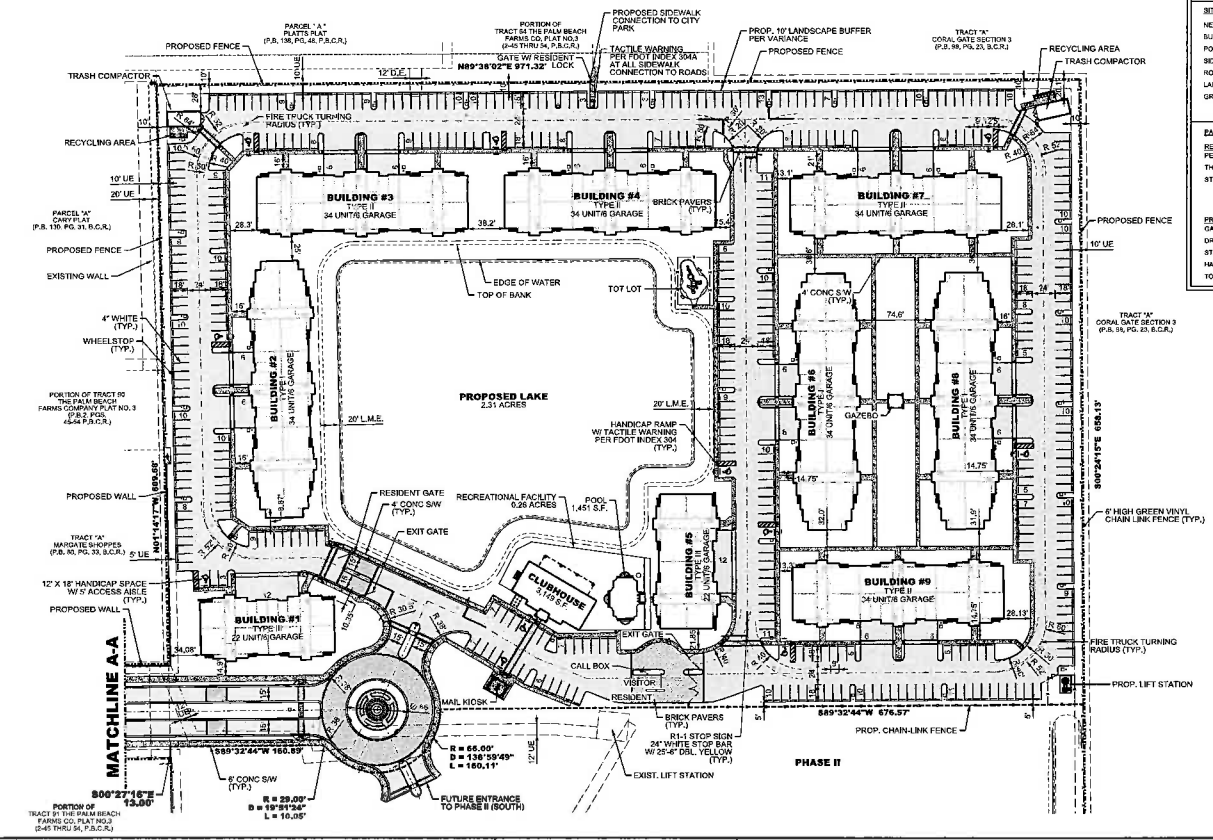
NET SITE AREA:	15.244 AC.(152.4 UNITS PER 10DU/AC)
NUMBER OF UNITS:	282 UNITS
72 - ONE BED	
174 - TWO BED	
36 - THREE BED	
NET DENSITY:	18.5 DU/AC

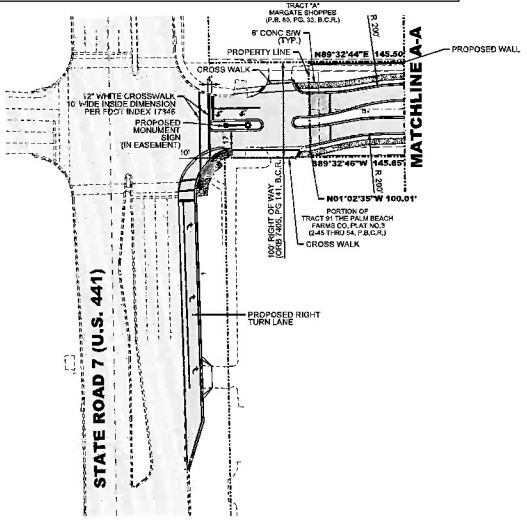
SETBACK REQUIREMENTS:

	REQUIRED:	PROVIDED:
PERIMETER:	10 FEET	10 FEET
BETWEEN BLDGS:	20 FEET	38 FEET
RACK TO SIDE:	20 FEET	25 FEET
FRONT:	8 FEET	11 FEET

OPEN SPACE REQUIREMENTS PHASE ONE:

NET ACREAGE PHASE I:	15.244 AC.
REQUIRED OPEN SPACE:	35% (5.33 AC.)
RECREATION FACILITY:	0.26 AC. (50% TOWARDS OPEN SPACE)
LAKE:	2.31 AC. (50% TOWARDS OPEN SPACE)
GREEN AREA:	4.38 AC.
TOTAL OPEN SPACE PROVIDED:	37.1% (5.66 AC.)





NO.	DATE	BY	REVISION
2	03/18/14	R.W.	REVISED PER DRC COMMENTS
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13
Drawn by: R.W. Date: 12/13
Checked by: N.S. Date: 12/13

Approved by: JAY HUEBNER Date: 3/18/2014
Registered Engineer Number: 54615
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

SITE PLAN

PROJECT NUMBER 1305-26
SHEET NUMBER SP1

3/18/2014
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