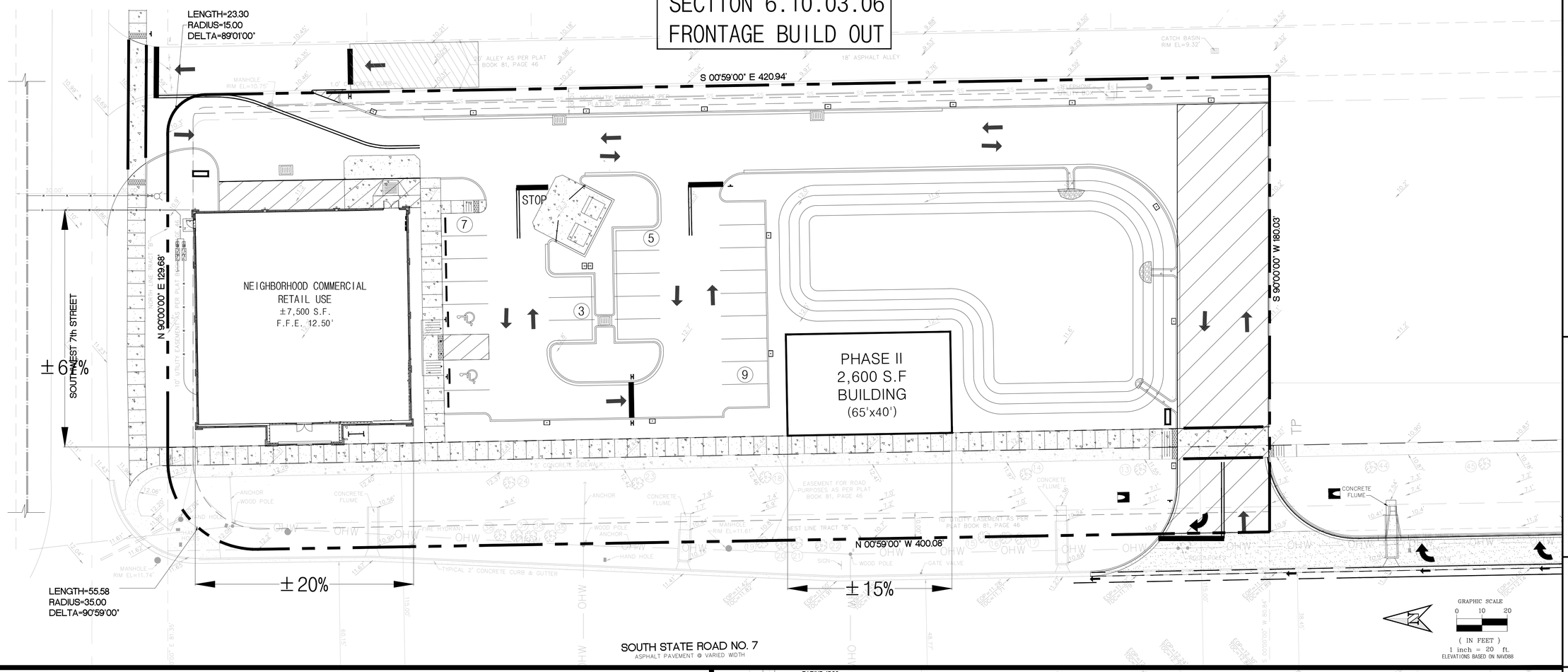
VARIANCE PLAN
SECTION 6.10.03.06
FRONTAGE BUILD OUT



DOLLAR GENERAL AT MARGATE

SITE SPECIFIC INFORMATION

PARCEL NUMBER	494206180930, 494206180931, 494206180932
PROPERTY AREA	±1.79 ACRES
EXISTING USE	VACANT
PROPOSED USE	COMMERCIAL(DOLLAR GENERAL)
ZONING CLASSIFICATION	
PROJECT	TOC-C (TRANSIT ORIENTED CORRIDOR)
ADJACENT (N)	S.W 7TH ST
ADJACENT (E)	ALLEY WITH (R4) RESIDENTIAL BEHIND IT
ADJACENT (W)	S.R. 7
ADJACENT (S)	TOC-C (TRANSIT ORIENTED CORRIDOR)
PARKING REQ.	3 SPACE PER 1,000 SF OF NON-STORAGE AREA 5,686 SF / 1,000 SF /3 = 19 SPACES TOTAL = 19 REQUIRED
PARKING PROPOSED	22 (REGULAR) + 2 (HANDICAP) = 24 (TOTAL)

BUILDING SETBACKS

	FRONT(W)	SIDE (N)	SIDE (S)	REAR (E)
REQUIRED	0' (FROM EDGE SIDEWALK)	15' (FROM EDGE OF ROADWAY)	0'	17' (FROM CENTER OF ALLEY WAY)
PROPOSED	0'	10' (FROM PROPERTY LINE)	334'	46'

LANDSCAPE BUFFER

	FRONT (W)	SIDE (N)	SIDE (S)	REAR (E)
REQUIRED	8'	10'	0'	5'
PROPOSED	49'	15'	0'	10'

	REQUIRED	PROPOSED
MAX.BUILDING HEIGHT	24'	22'
MAX FLOOR AREA RATIO	N/A	9.6%

GROSS FLOOR AREA ±7,500

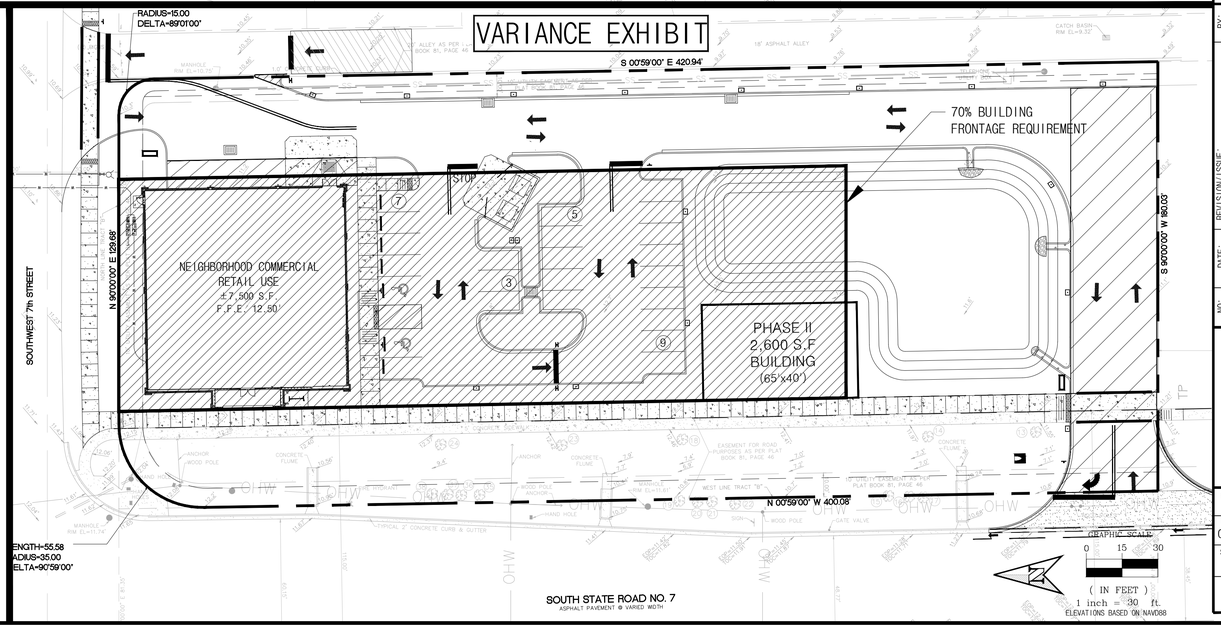
FEMA THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP NO.12011C0335H, FOR BROWARD COUNTY, FLORIDA, DATED AUGUST 18, 2014. TO BE VERIFIED BY LOCAL FEMA OFFICIAL.

*TOTAL LAND AREA ±1.79 ACRES
AREA LISTED BELOW EXCLUDES THE 30' ROADWAY EASEMENT WHICH EQUATES TO ±0.33 ACRES

LAND USE TABLE

DESCRIPTION	AREA (SF)	AREA(AC)	% AREA
BASIN #1	±63,601	±1.46	100.00
PRE-DEVELOPMENT IMPERVIOUS AREA	±8,300	±0.19	13.05
POST-DEVELOPMENT CONTRIBUTING BASIN #1 AREA	±63,601	±1.46	100.00
BUILDING AREA	±7,500	±0.17	11.79
ASPHALT AREA (VUA)	±26,232	±0.60	41.24
CONCRETE AREA	±5,526	±0.13	8.69
TOTAL IMPERVIOUS	±39,258	±0.90	61.72
GREEN	±9,227	±0.23	14.51
POND	±15,116	±0.33	23.77
TOTAL PERVIOUS	±24,343	±0.56	38.28

VARIANCE EXHIBIT



DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

PROJECT: DOLLAR GENERAL AT MARGATE

HANLEX CIVIL, LLC
1825 S. ORANGE BLOSSOM TRAIL
APOPKA, FL 32703
P: (407) 889-9400
F: (407) 889-8328
COA: 29910

NO:	DATE:	REVISION/ISSUE:	BY:
1			

ENGINEER'S NAME & PE#

PROJECT # 215.004
DATE 09/11/2015
SCALE NOTED
SHEET V.E
VARIANCE EXHIBIT