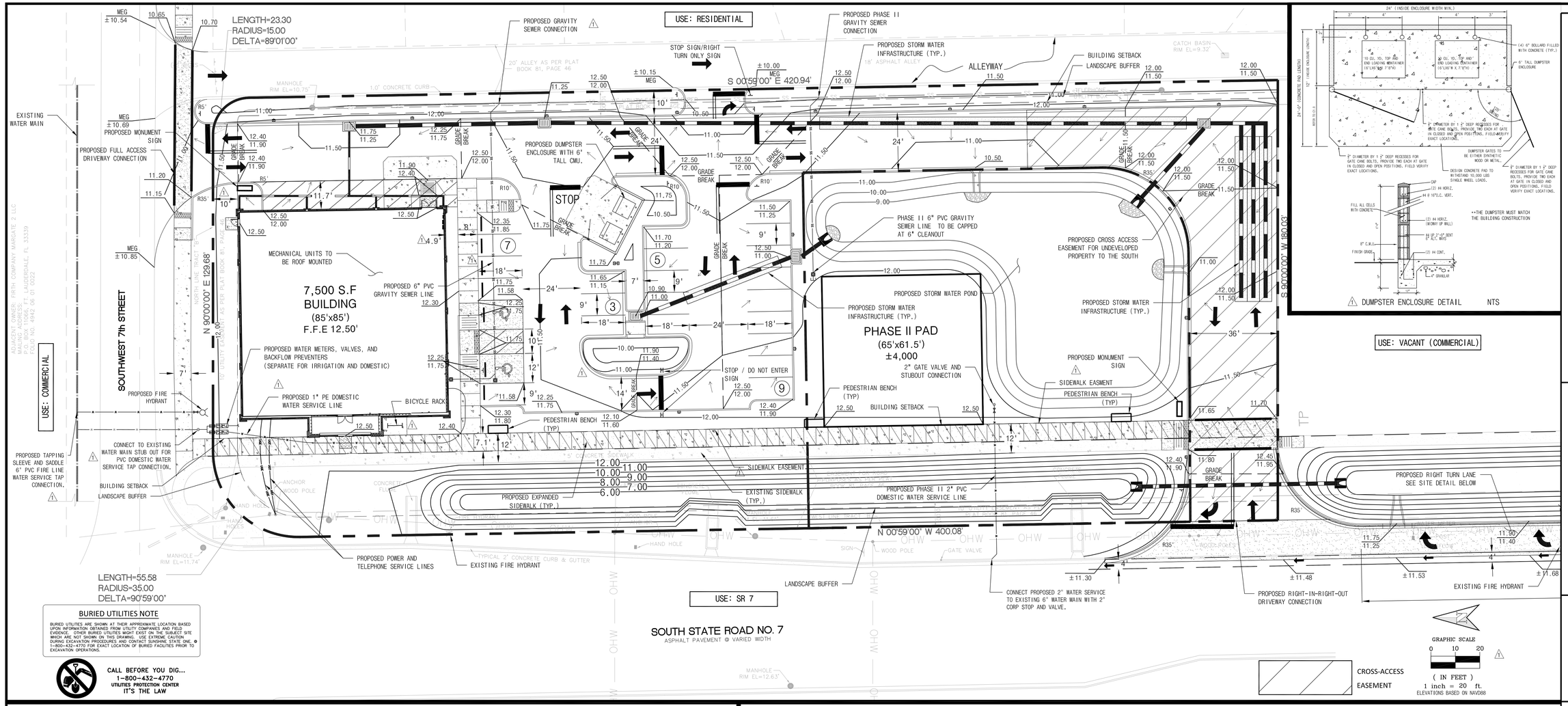


BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE, @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG... 1-800-432-4770 UTILITIES PROTECTION CENTER IT'S THE LAW

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'

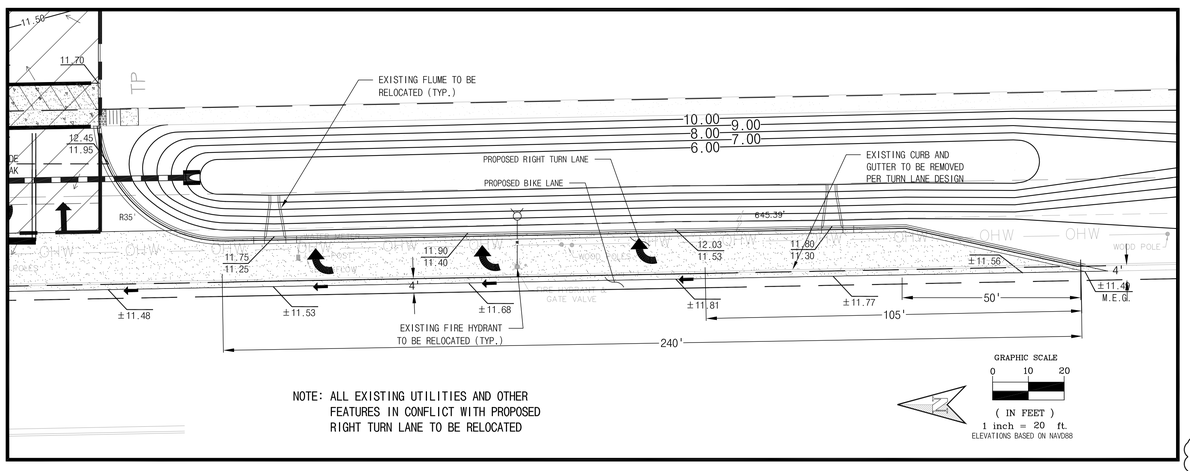
	REQUIRED	PROPOSED
MAX BUILDING HEIGHT	24'	22'
MAX FLOOR AREA RATIO	N/A	9.6%
GROSS FLOOR AREA	±7,500	

FEMA: THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP NO.12011C0355H, 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



NOTE: ALL EXISTING UTILITIES AND OTHER FEATURES IN CONFLICT WITH PROPOSED RIGHT TURN LANE TO BE RELOCATED

TURN LANE SITE DETAIL

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

DEVELOPMENT PLANS

NO:	DATE:	REVISION/ISSUE:	BY:
1	8-18-15	CITY OF MARGATE DRC COMMENTS	FG
2	10-13-15	CITY OF MARGATE 2ND DRC COMMENTS	FG

ENGINEER'S NAME & PE#

JASON D. BULLARD, P.E.
P.E. LICENSE NO. 73800

PROJECT #	215.004
DATE	06/25/2015
SHEET	DP1.0
SCALE	1:20

DEVELOPMENT PLAN