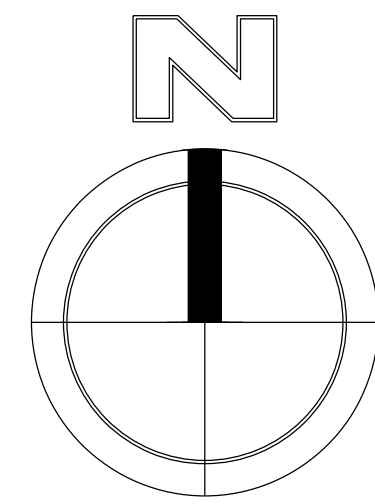




0 40 80
FEET
SCALE: 1"=40'

LEGEND

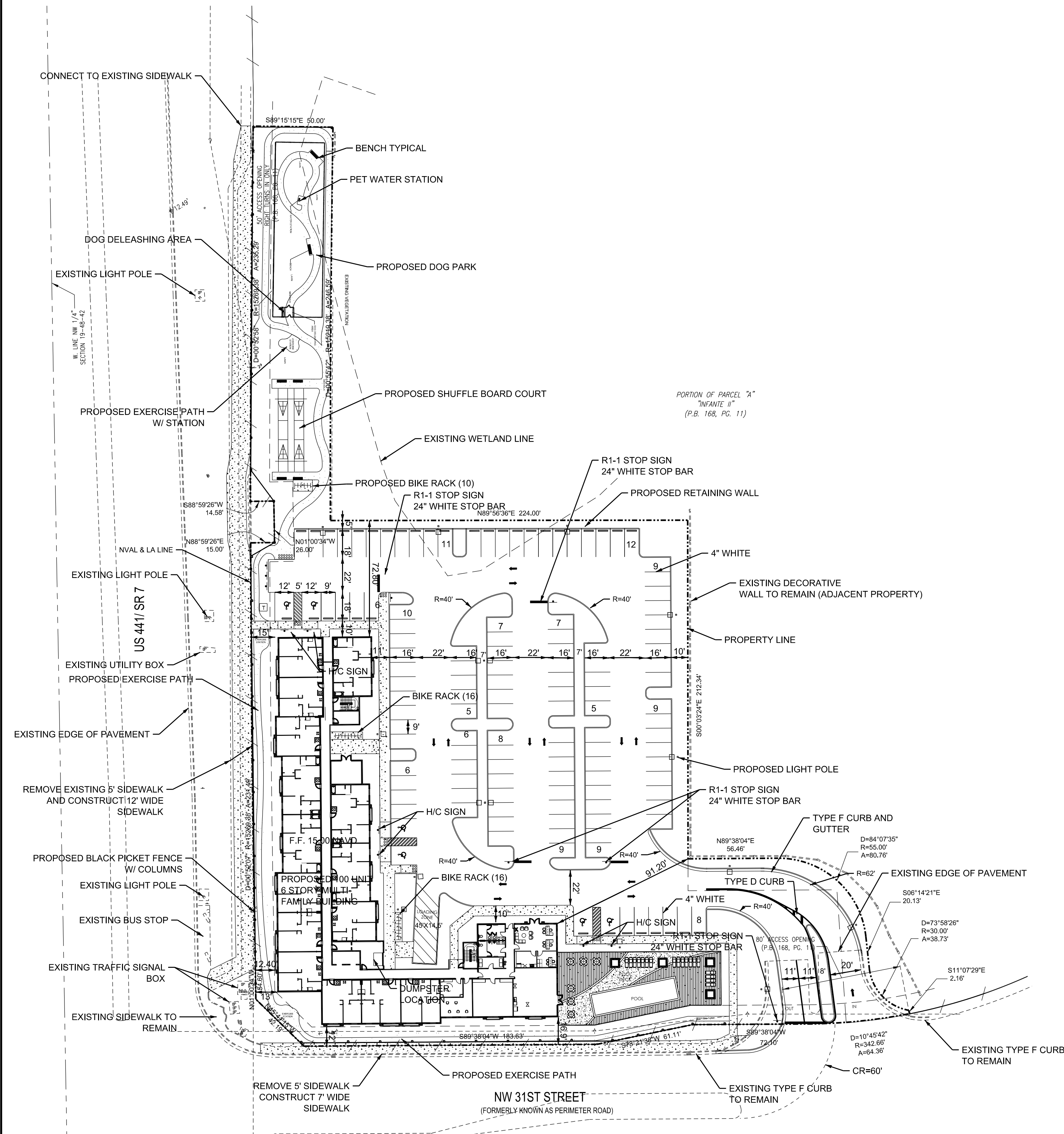
- LIGHT POLE
- FPL TRANSFORMER
- HANDICAP STALL
- SIGN
- PERVIOUS SIDEWALK
- CONCRETE SIDEWALK

GENERAL NOTES:

- WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
- ALL ADDRESSES ARE MARGATE FLORIDA 33063 UNITS NUMBERS ARE 100'S 1ST FLOOR 200'S SECOND FLOOR 300'S THIRD FLOOR 400'S FOUR FLOOR AND 500'S FIFTH FLOOR.

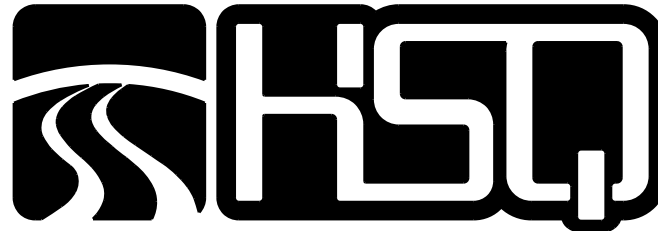
SITE DATA

LAND USE CLASSIFICATION: TOC	ZONING CLASSIFICATION: TOC-G																
SITE AREA: NET SITE AREA: 2.50 AC. 100.0% BUILDING COVERAGE AREAS: 0.42 AC. 16.8% POOLS/PATIOS: 0.09 AC. 3.6% SIDEWALK AREAS: 0.20 AC. 8.0% ROADWAY AND PARKING AREAS: 1.12 AC. 44.8% GREEN AREAS: 0.67 AC. 26.8%	DENSITY CALCULATIONS: NET SITE AREA: 2.50 AC.(40 UNITS PER ACRE) NUMBER OF UNITS: 100 UNITS BUILDING HEIGHT: 6 STORIES																
	SETBACK REQUIREMENTS: <table><tr><td></td><td>REQUIRED:</td><td>PROVIDED:</td></tr><tr><td>NORTH:</td><td>10 FEET</td><td>10 FEET</td></tr><tr><td>SOUTH:</td><td>20 FEET</td><td>20 FEET</td></tr><tr><td>EAST:</td><td>20 FEET</td><td>28 FEET</td></tr><tr><td>WEST:</td><td>5 FEET</td><td>10 FEET</td></tr></table>				REQUIRED:	PROVIDED:	NORTH:	10 FEET	10 FEET	SOUTH:	20 FEET	20 FEET	EAST:	20 FEET	28 FEET	WEST:	5 FEET
	REQUIRED:	PROVIDED:															
NORTH:	10 FEET	10 FEET															
SOUTH:	20 FEET	20 FEET															
EAST:	20 FEET	28 FEET															
WEST:	5 FEET	10 FEET															
PARKING REQUIREMENTS: REQUIRED: PER VARIANCE REQUESTED 1.0 PARKING SPACES PER UNIT 1 GUEST SPACE PER 5 UNITS 100 UNITS / 5 = 20 SPACES 100 / 5 = 20 SPACES TOTAL REQUIRED 120 SPACES PROVIDED: STANDARD SPACES: 121 SPACES HANDICAP SPACES (1 PER 25) 6 SPACES TOTAL PROVIDED: 127 SPACES BIKE SPACES REQUIRED: 35 SPACES BIKE SPACES PROVIDED: 42 SPACES	OPEN SPACE REQUIREMENTS ALL PUD: NET ACREAGE: 2.50AC. REQUIRED OPEN SPACE: 15% (0.38 AC.) RECREATION FACILITY: 0.29 AC. (50% TOWARDS OPEN SPACE) GREEN AREA: 0.67 AC. TOTAL OPEN SPACE PROVIDED: 32% (0.81 AC.)																



NO.	DATE	BY	REVISIONS

Designed by: JH Date: 3/16
Drawn by: AZ Date: 3/16
Checked by: JH Date: 3/16



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Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
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C26258 · LB7924

ARBOR VIEW
SITE PLAN

SCALE:
1" = 50'
PROJECT NUMBER:
1510-76
SHEET NUMBER:
SP-1

Date: 5/10/2016
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida

2:\projects\2015\1502-15 greenacres ribbon\drawings\site plan\1502-15-re.dgn 5/10/2016