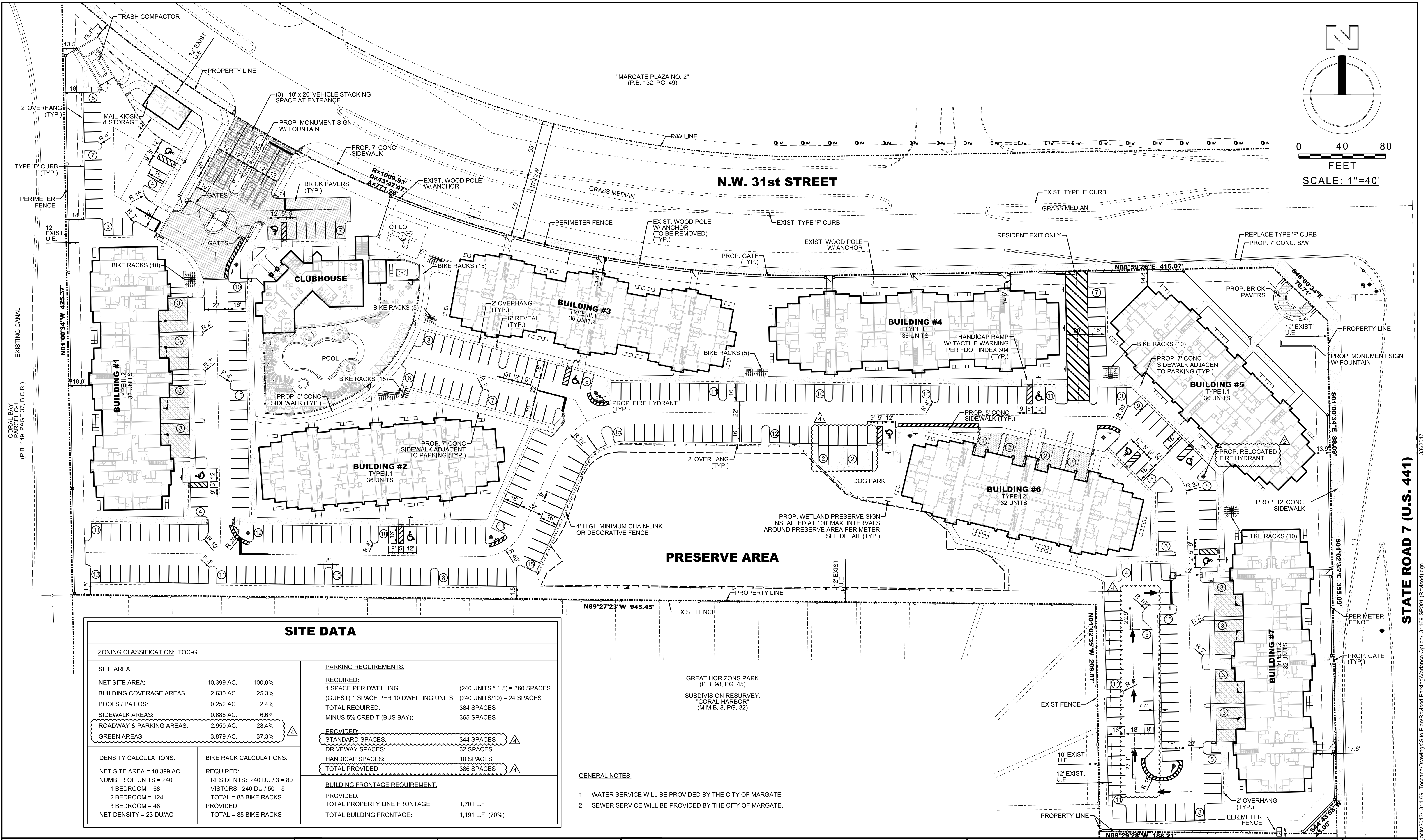




SITE DATA

ZONING CLASSIFICATION: TOC-G

SITE AREA:

NET SITE AREA:	10,399 AC.	100.0%
BUILDING COVERAGE AREAS:	2,630 AC.	25.3%
POOLS / PATIOS:	0.252 AC.	2.4%
SIDEWALK AREAS:	0.688 AC.	6.6%
ROADWAY & PARKING AREAS:	2,950 AC.	28.4%
GREEN AREAS:	3,879 AC.	37.3%

DENSITY CALCULATIONS:

NET SITE AREA = 10,399 AC.
NUMBER OF UNITS = 240
1 BEDROOM = 68
2 BEDROOM = 124
3 BEDROOM = 48
NET DENSITY = 23 DU/AC

BIKE RACK CALCULATIONS:

REQUIRED:
RESIDENTS: 240 DU / 3 = 80
VISITORS: 240 DU / 50 = 5
TOTAL = 85 BIKE RACKS
PROVIDED:
TOTAL = 85 BIKE RACKS

PARKING REQUIREMENTS:

REQUIRED:
1 SPACE PER DWELLING: (240 UNITS * 1.5) = 360 SPACES
(GUEST) 1 SPACE PER 10 DWELLING UNITS: (240 UNITS/10) = 24 SPACES
TOTAL REQUIRED: 384 SPACES
MINUS 5% CREDIT (BUS BAY): 365 SPACES

PROVIDED:
STANDARD SPACES: 344 SPACES
DRIVEWAY SPACES: 32 SPACES
HANDICAP SPACES: 10 SPACES
TOTAL PROVIDED: 386 SPACES

BUILDING FRONTAGE REQUIREMENT:

PROVIDED:
TOTAL PROPERTY LINE FRONTAGE: 1,701 L.F.
TOTAL BUILDING FRONTAGE: 1,191 L.F. (70%)

GENERAL NOTES:

- WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE.
- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE.

GREAT HORIZONS PARK
(P.B. 98, PG. 45)
SUBDIVISION RESURVEY:
"CORAL HARBOR"
(M.M.B. 8, PG. 32)

NO.	DATE	BY	REVISION
4	3/8/17	AQ	SITE PLAN REVISIONS FOR VARIANCE REQUEST
3	1/26/17	RW	SITE PLAN REVISIONS PER DRC COMMENTS
2	10/31/16	RW	SITE PLAN REVISIONS PER DRC COMMENTS
1	9/15/16	RW	SITE PLAN REVISIONS - ADDITIONAL PARKING

Designed by: A.Q. Date: 3/14
Drawn by: R.W. Date: 3/14
Checked by: N.S. Date: 3/14

Approved by: ANTONIO QUEVEDO, P.E. Date: 3/8/2017
Registered Engineer Number 59471
State of Florida



HSQ GROUP, INC.
Engineers · Planners · Surveyors
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Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

TOSCANA
SITE PLAN MODIFICATIONS

PROJECT NUMBER
1311-69
SHEET NUMBER
SP-1