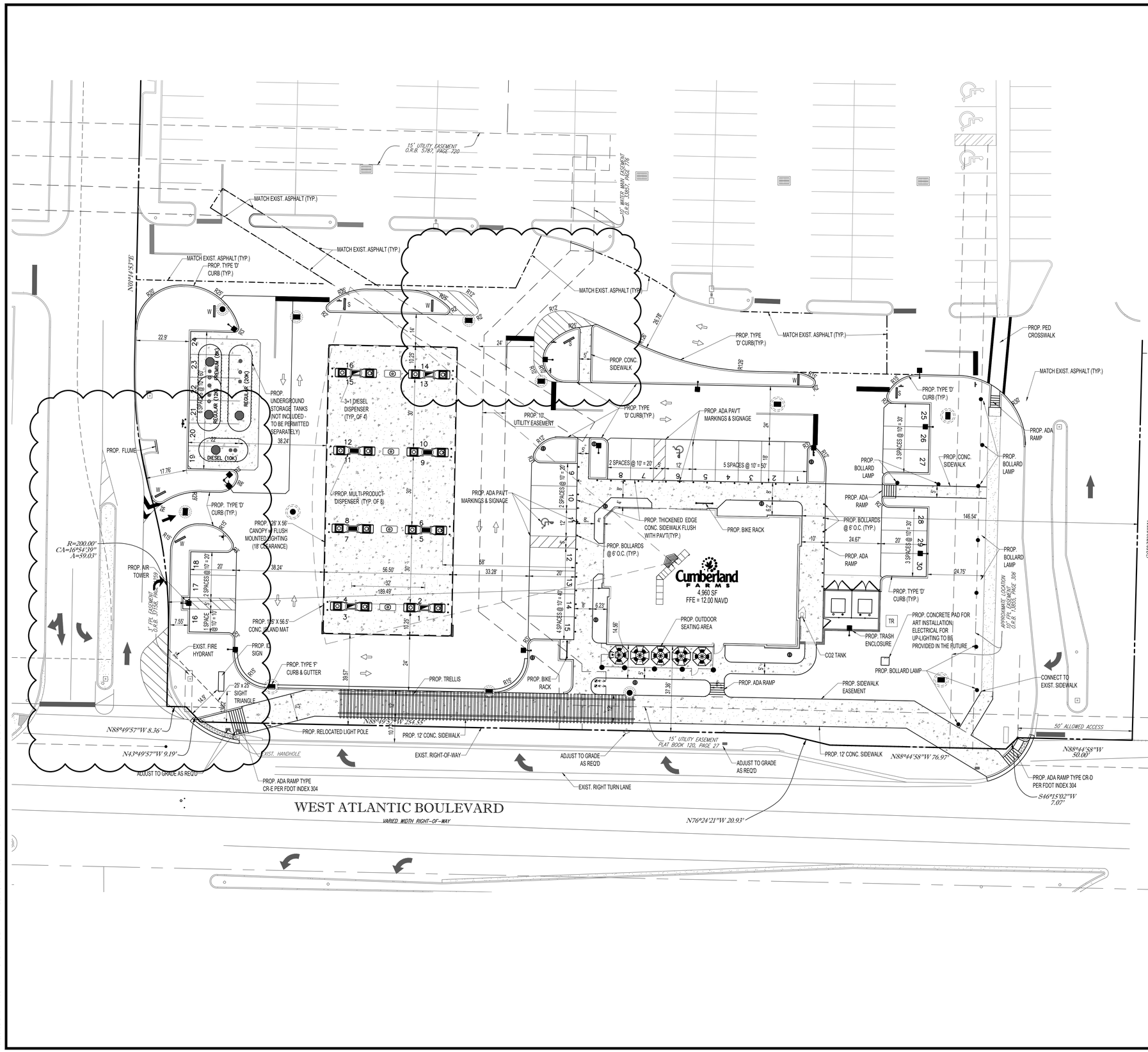

SITE DATA

OWNER:	LAKEWOOD RETAIL LLC 2851 JOHN STREET SUITE 1 MARKHAM CANADA, ON L3R 5R7
TAX MAP ID#:	4841-36-06-0010 4841-36-06-0018 4842-31-17-0013 4842-31-17-0014
TOTAL AREA:	604,046 SF 13.87 AC
FEMA FLOOD ZONE:	ZONE X PER FLOOD PANEL 1200470355H (EFFECTIVE 8/18/2014)
LAND USE INFORMATION:	
CURRENT USE:	COMMERCIAL-WALGREENS
PROPOSED USE:	CONVENIENCE STORE WITH FUEL PUMPS
FUTURE LAND USE DESIGNATION:	COMMERCIAL
ZONING DESIGNATION:	TOC-C TRANSIENT ORIENTED CORRIDOR DISTRICT

TYPE OF CONSTRUCTION:

AFFECTED SITE AREA:	72,889. S.F	1.67 AC.
FLOOR AREA (S.F.):	4,960. S.F.	0.11 AC.

DIMENSION REGULATIONS:	REQUIRED	PROPOSED
AFFECTED AREA:		
FRONT SETBACK - SOUTH (FEET):	25'	37.36'(BLDG) 39.57'(CANOPY)
MAX. BLDG COVERAGE (PERCENT):	40%	6.8%
MIN. LANDSCAPE AREA (PERCENT):	15%	23.4%
MAX. HEIGHT (FEET):	66'	30'-0"

AFFECTED SITE AREA:

	EXISTING			PROPOSED			CHANGE	
IMPERVIOUS:	S.F.	ACRES	%	S.F.	ACRES	%	S.F.	ACRES
BUILDING	14,446	0.33	19.8%	4,960	0.11	6.8%	(-)9,486	(-)0.22
PAVEMENT	42,260	0.97	58.0%	39,938	0.92	54.8%	(-)2,322	(-)0.05
SIDEWALK/CURB	5,643	0.13	7.7%	10,954	0.25	15.0%	(+)5,311	(+)0.12
TOTAL	62,143	1.43	85.5%	55,852	1.28	76.5%	(-)6,497	(-)0.15
PERVIOUS:	10,540	0.24	14.5%	17,037	0.39	23.4%	(+)6,497	(+)0.15
TOTAL	72,889	1.67	100.0%	72,889	1.67	100.0%	0	0

PARKING DATA

REQUIRED:

USE	AREA	RATIO	AMOUNT
CONVENIENCE STORE	4,960 S.F.	1 SPACE/ 300 S.F.	17 SPACES

PROVIDED:

TYPE	AMOUNT
STANDARD SPACES (MIN. 10' X 20')	28
ACCESSIBLE SPACES (MIN. 12' X 18')	2
TOTAL SPACES	30

LOADING ZONE:
LESS THAN 10,000 S.F. - NO LOADING SPACE REQUIRED

FRONTAGE BUILDOUT (LOT FRONTAGE=378.7 FEET)
REQUIRED: 70% (265.1 FEET)
PROVIDED: 32% (121.8 FEET)

HATCH LEGEND / KEY

- PROPOSED CONCRETE PAVEMENT
- PROPOSED MILL & RESURFACE
- EXISTING CONCRETE SIDEWALK TO REMAIN
- "SEE YOU SOON" DIRECTIONAL SIGN (TO BE PERMITTED SEPARATELY) (TYP.)
- "WELCOME" DIRECTIONAL SIGN (TO BE PERMITTED SEPARATELY) (TYP.)
- PROPOSED ASPHALT PAVEMENT
- DIRECTIONAL FLOW ARROW

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33468 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	09/14/17	REV. TRELLIS LENGTH & SIGN LOCATIONS	MAT

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PERMIT SET

PROJECT No.:	F140147
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CAD I.D.:	F140147-SITE PLAN - COPY

PROJECT:

5485 WEST ATLANTIC BOULEVARD

FOR

Cumberland FARMS

MARGATE, FL

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PROFESSIONAL ENGINEER
February 1, 2018
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

CFG04.0

DATE: 04/07/2017

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