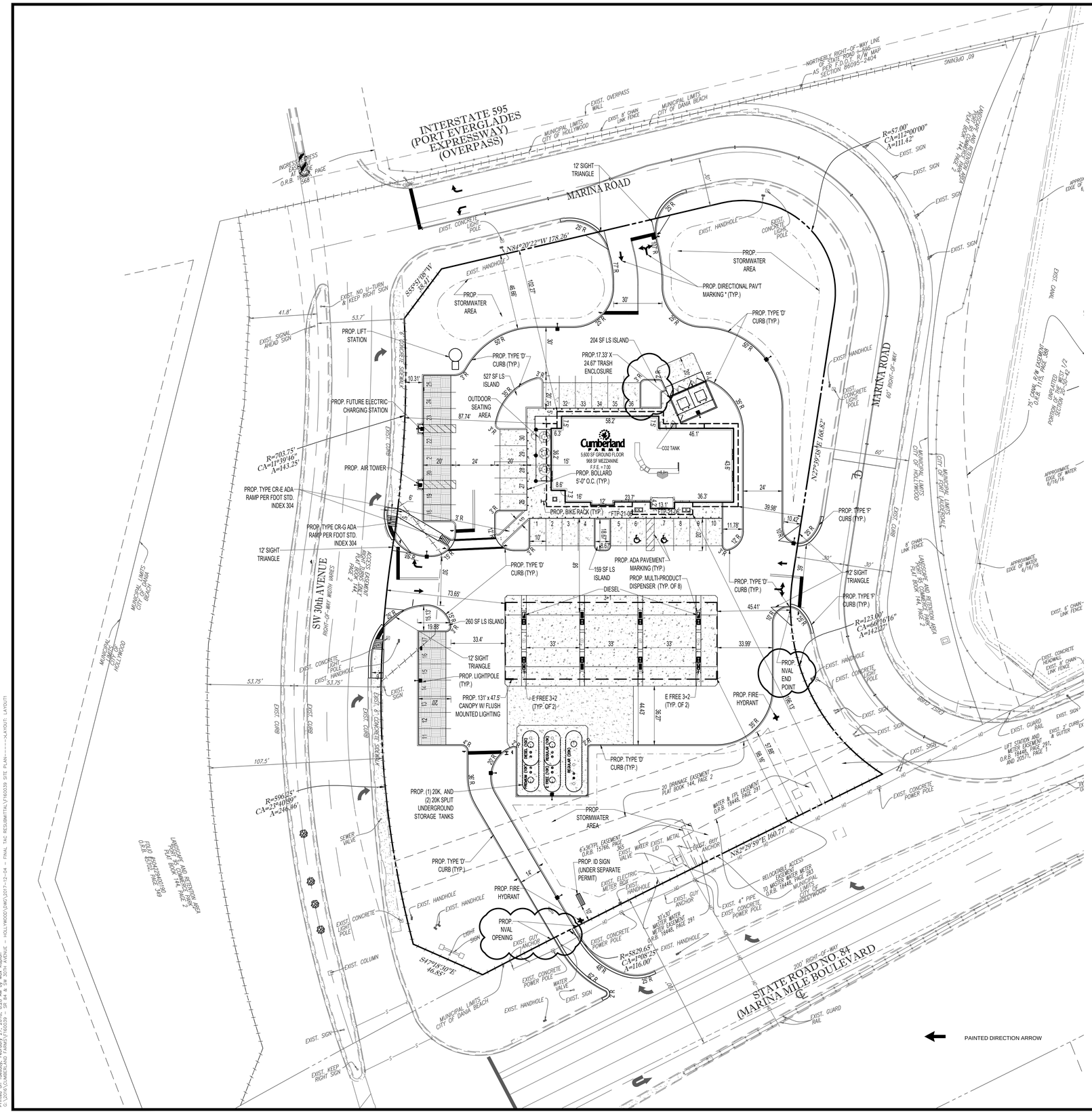

SITE DATA

JURISDICTION: CITY OF HOLLYWOOD

ZONING DISTRICT: C-4 – MEDIUM/HIGH INTENSITY COMMERICAL DISTRICT

LAND USE INFORMATION:
- DESIGNATION: COMMERCIAL
- CURRENT USE: VACANT
- PROPOSED USE: COMMERCIAL – SERVICE STATION W/ 16 PUMPS; CONVENIENCE STORE (ACCESSORY USE)

WATER/WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD PUBLIC UTILITIES

SITE AREA:

GROSS AREA	108,136 S.F	2.48 AC.
R/W DEDICATION	0 S.F	0.00 AC.
NET AREA	108,136 S.F	2.48 AC.

BUILDING AREA:

GROUND FLOOR AREA	5,600 S.F.
MEZZANINE AREA:	968 S.F.
GROSS FLOOR AREA:	6,568 S.F.

DIMENSION REGULATIONS:

	REQUIRED	PROPOSED
SET BACKS:		
FRONT – NORTH (FEET):	15	196.13 (BUILDING) 98.16 (CANOPY)
SIDE – EAST (FEET):	15	87.74 (BUILDING) 73.65 (CANOPY)
SIDE – WEST (FEET):	15	39.98 (BUILDING) 45.41 (CANOPY)
REAR – SOUTH (FEET):	15	102.27
BUILDING HEIGHT	175' MAX	33.33'
CANOPY HEIGHT		21.00'

	EXISTING			PROPOSED			CHANGE	
IMPERVIOUS:	S.F.	ACRES	%	S.F.	ACRES	%	S.F.	ACRES
BUILDING	0	0.00	0.0%	5,600	0.13	5.2%	(+)5,600	(+)0.13
PAVEMENT	0	0.00	0.0%	49,738	1.14	46.0%	(+)49,738	(+)1.14
SIDEWALK/CURB	0	0.00	0.0%	4,969	0.11	4.6%	(+)4,969	(+)0.11
TOTAL	0	0.00	0.0%	60,307	1.38	55.8%	(+)60,307	(+)1.38
PERVIOUS:	108,136	2.48	100.0%	47,829	1.10	44.2%	(–)60,307	(–)1.38
TOTAL	108,136	2.48	100.0%	108,136	2.48	100.0%	0	0

LANDSCAPE BUFFER:

	REQUIRED	PROPOSED
FRONT – NORTH (FEET):	10	57.88
SIDE – EAST (FEET):	10	10.31
SIDE – WEST (FEET):	10	10.42
REAR – SOUTH (FEET):	10	46.66

PARKING DATA

REQUIRED:

USE	AREA	RATIO	AMOUNT
CUMBERLAND FARMS	6,568 S.F.	1 SPACE/ 250	27 SPACES

PROVIDED:

TYPE	AMOUNT
STANDARD SPACES	34
ACCESSIBLE SPACES	2
TOTAL SPACES	36

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

HATCH LEGEND / KEY

- PROPOSED PERVIOUS CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING CONCRETE SIDEWALK TO REMAIN

NOTE:

THE MAXIMUM FOOT-CANDLE LEVEL AT ANY PROPERTY LINE ADJACENT TO A RESIDENTIALLY ZONED DISTRICT SHALL BE 0.5 FOOT-CANDLES

LEGAL DESCRIPTION

PARCEL A, OF "PORT 95 COMMERCE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GREEN BUILDING PRACTICES IMPLEMENTED:

1. BICYCLE STORAGE
2. RECYCLING - DEDICATED AREA FOR COLLECTING RECYCLEDMATERIALS
3. RADIANT BARRIER - ENERGY STAR QUALIFIED - APPLIED TOATTIC OR CRAWLSPACE
4. ENERGY EFFICIENT (LOW E) WINDOWS
5. ENERGY STAR APPROVED ROOFING MATERIALS
6. PROGRAMMABLE THERMOSTATS
7. OCCUPANCY/VACANCY SENSORS
8. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICTRECOMMENDATIONS (LATEST EDITION)
9. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING
10. ALL HOT WATER PIPES INSULATED
11. ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE
12. PERVIOUS PAVEMENT

NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

VARIANCE REQUESTED:

	REQUIRED	PROVIDED
CONCRETE CAR STOPS (SECTION 7.1.B.2.K)	6' LONG CAR STOPS	NONE

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 33458 P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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FINAL TAC SUBMITTAL

PROJECT No.:	F160039
DRAWN BY:	JFV
CHECKED BY:	MAT
DATE:	01-09-2018
CAD I.D.:	F160039 SITE PLAN

PROJECT:

CUMBERLAND FARMS STATE ROAD 84 & SW 30TH AVENUE

FOR

CUMBERLAND FARMS, INC.

CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
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MICHAEL A. TROXELL
PROFESSIONAL ENGINEER
February 27, 2018
FLORIDA LICENSE No. 50572
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

CFG04.0

Printed on Tuesday, February 27, 2018, 8:28 AM by Max Kaplan
C:\2016\CUMBERLAND FARMS\F160039 – SR 84 & SW 30TH AVENUE – HOLLYWOOD\DWG\2017-12-04 – FINAL TAC RESUBMITTAL\F160039 SITE PLAN-----LAYOUT: LAYOUT1