

BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

SHEET 2

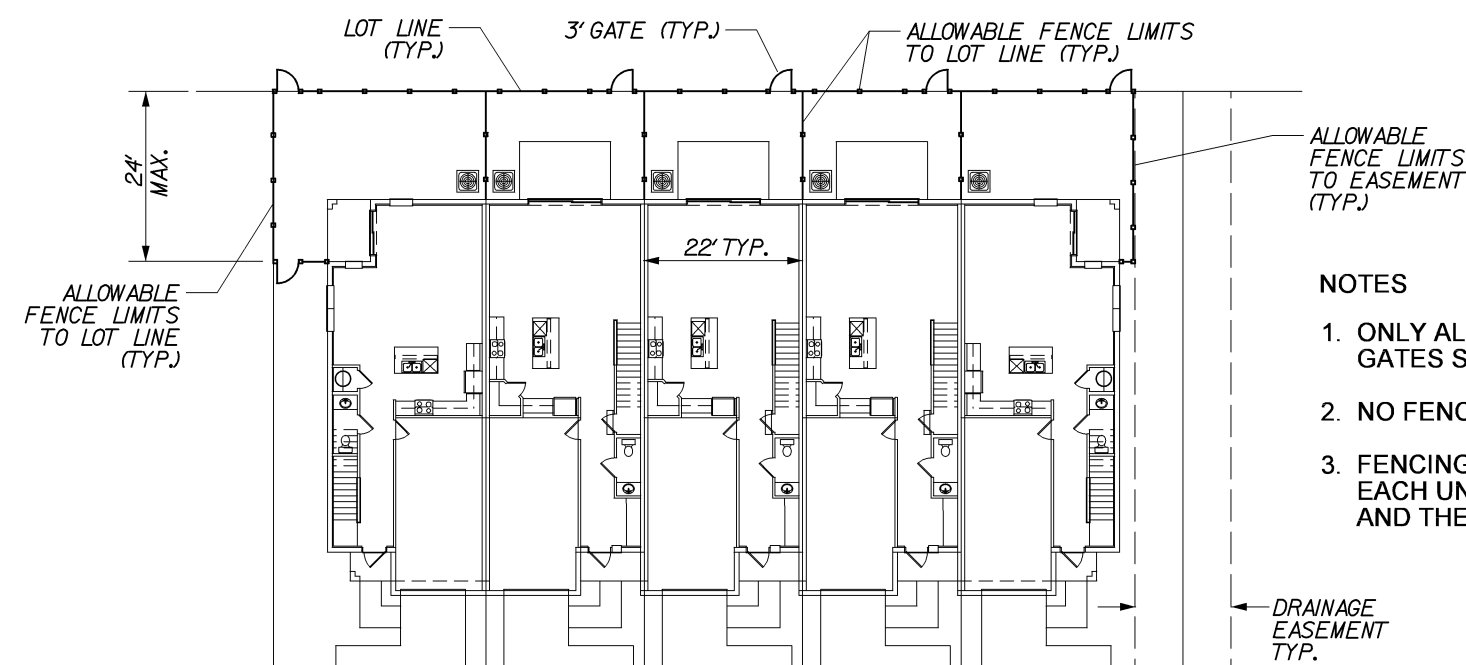
BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

SHEET 3

PARCEL 2
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

PARCEL 2
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

PARCEL 6
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)



MAXIMUM ALLOWABLE LOT FENCE LIMITS

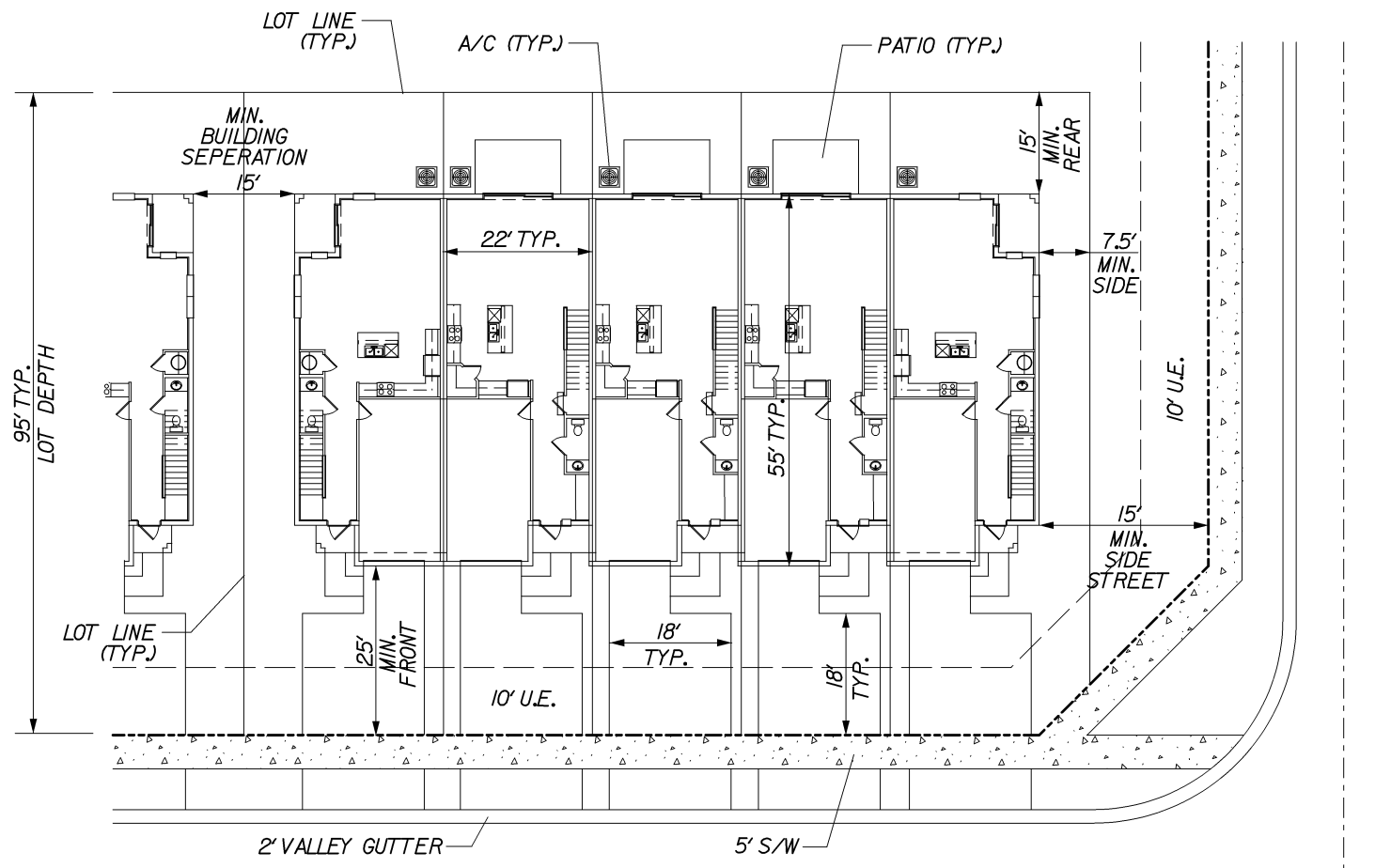
N.T.S.

PORTION OF PARCEL 4
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)

PORTION OF PARCEL 4
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SHEET 4

PARCEL 6
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21, B.C.R.)



TYPICAL BUILDING DETAIL

N.T.S.

LOT DEVELOPMENT REGULATIONS

BUILDING HEIGHT:	2 STORIES / 35' MAX.
LOT WIDTH:	22 FT. MIN.
BUILDING SETBACKS:	
FRONT WITH FRONT LOAD GARAGE:	25' MIN.
SIDE (INTERIOR):	0' MIN.
SIDE (END UNIT):	7.5' MIN.
SIDE (STREET):	15' MIN.
REAR:	15' MIN.
PATIO SETBACKS:	
SIDE:	2' MIN.
REAR:	2' MIN.
FENCE SETBACKS:	
SIDE:	0' MIN.
REAR:	0' MIN.

NOTE

- TOWNHOME LOTS WILL NOT INCLUDE ACCESSORY STRUCTURES, SHEDS, PERGOLAS, POOLS, SPAS, SCREEN ENCLOSURES, EXPANDED PATIOS, OR GENERATORS.

SITE DATA

SITE AREA :	21.30 AC.
PARK SITE AREA :	0.80 AC.
RESIDENTIAL SITE AREA :	20.50 AC.
GROSS RESIDENTIAL SITE AREA :	20.73 AC. (TO CENTERLINE OF MARGATE BLVD.)
TOTAL DWELLING UNITS :	137 - 2 STORY (3 BEDROOM) TOWNHOMES 22' x 95' MIN. LOT SIZE
TOTAL DENSITY :	6.61 DU / AC (BASED UPON GROSS RESIDENTIAL AREA)
EXISTING LAND USE :	FOLIO: 484135050030 CITY OF MARGATE: CR - COMMERCIAL RECREATION WITHIN AN IRREGULAR 7.6 RESIDENTIAL DASHED LINE AREA BROWARD COUNTY: RECREATION & OPEN SPACE WITHIN AN IRREGULAR 7.6 RESIDENTIAL DASHED LINE AREA
PROPOSED LAND USE :	FOLIO: 484135080010 CITY OF MARGATE: R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 7.6 RESIDENTIAL DASHED LINE AREA BROWARD COUNTY: IRREGULAR RESIDENTIAL (7.6) WITHIN A DASHED LINE AREA
EXISTING ZONING :	FOLIO: 484135050030 S-1 (RECREATIONAL DISTRICT)
PROPOSED ZONING :	FOLIO: 484135080010 R-3A (MULTIPLE FAMILY DWELLING DISTRICT)
	FOLIO: 484135050030 PUD (PLANNED UNIT DEVELOPMENT) & S-2 (OPEN SPACE DISTRICT)

SITE COVERAGES

SITE AREA :	21.30 AC.
DEDICATED PUBLIC PARK :	0.80 AC.
SIDEWALKS :	0.16 AC.
PERVIOUS :	0.64 AC.
RESIDENTIAL SITE AREA :	20.50 AC. 100%
RESIDENTIAL LOT AREA :	7.64 AC. 37.2%
BLDG. FOOTPRINTS :	3.74 AC.
DRIVEWAYS :	1.22 AC.
SIDEWALKS / PATIOS :	0.32 AC.
PERVIOUS :	2.36 AC.
PRIVATE ROAD TRACT :	3.44 AC. 16.8%
PAVEMENT :	2.28 AC.
DRIVEWAYS :	0.31 AC.
SIDEWALKS :	0.36 AC.
PERVIOUS :	0.49 AC.
BUFFERS :	1.27 AC. 6.2%
LAKE TRACT :	5.43 AC. 26.5%
LAKE BANK :	1.64 AC.
LAKE SURFACE :	3.79 AC.
PRIVATE RECREATION AREA :	0.57 AC. 2.8%
CLUBHOUSE :	0.07 AC.
POOL DECK :	0.08 AC.
SIDEWALK :	0.02 AC.
PICKLEBALL COURTS :	0.10 AC.
PERVIOUS :	0.30 AC.
MISC. GREEN SPACE :	2.15 AC. 10.5%
IMPERVIOUS :	0.62 AC.
PERVIOUS :	1.53 AC.

PROVIDED OPEN SPACE

	PROVIDED	ALLOWED	NOTES
LAKE #1 (SURFACE) :	2.78 AC.	1.39 AC.	50% MAX. ALLOWED
LAKE BANKS :	1.64 AC.	1.64 AC.	
LOT AREA (EXCLUDES BLDG) :	3.90 AC.	1.03 AC.	5% OF NET SITE ALLOWED
BUFFERS :	1.27 AC.	1.27 AC.	
PRIVATE RECREATION AREA :	0.57 AC.	0.29 AC.	50% MAX. ALLOWED
MISC. GREEN SPACE :	2.15 AC.	2.15 AC.	

TOTAL PROVIDED OPEN SPACE :	7.77 AC.	37.9%
TOTAL REQUIRED OPEN SPACE :	7.18 AC.	35.0%
TOTAL PERVIOUS :	7.59 AC.	37.0%
TOTAL IMPERVIOUS :	12.91 AC.	63.0%

MINIMUM SITE REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM BLDG. HEIGHT:	N/A	31 FT 4 IN
MINIMUM PERIPHERAL SETBACK:	25 FT	25 FT
MINIMUM BUILDING SEPERATION:	N/A	15 FT
MINIMUM FRONT BLDG. SETBACK:	N/A	25 FT
MINIMUM REAR BLDG. SETBACK:	N/A	40 FT

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
137 MULTI-FAMILY D.U. (3 BEDROOM TOWNHOMES)	411 SPACES 1 SPACE PER BEDROOM	411 SPACES 1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
15% SUPPLEMENTAL GUEST PARKING (411 x 15%)	62 SPACES	62 SPACES (INCLUDES 2 H/C)
TOTAL	473 SPACES	473 SPACES

GENERAL NOTES

- ALL INTERNAL STREETS SHALL BE PRIVATE & MAINTAINED BY H.O.A.
- ALL PROPOSED ELECTRIC AND COMMUNICATION LINES SHALL BE PLACED UNDERGROUND.
- 20' LAKE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY H.O.A.
- LAKE IS TO BE USED AS IRRIGATION SOURCE.
- GARBAGE COLLECTION WILL BE CURBSIDE PICKUP.

FIRE DEPARTMENT NOTES

- PEDESTRIAN GATES TO HAVE A KEY PAD CONTROL FOR RESIDENT ACCESS. GATE TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW ALL GATES TO MANUALLY OPEN BY PUSHING SWNG GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.
- VEHICULAR ACCESS GATES TO BE EQUIPPED WITH KNOX KEY ELECTRONIC SWITCH TO OPEN THE GATE PER CITY FIRE DEPARTMENT REQUIREMENTS. SWITCH IS TO BE MOUNTED ON THE GATE BOX OR ON A SEPERATE PEDESTAL TO MEET FIRE DEPARTMENT REQUIREMENTS. VEHICLE GATES TO UNLOCK AUTOMATICALLY DURING MECHANICAL FAILURE TO ALLOW VEHICLE GATES TO MANUALLY OPEN BY PUSHING SWING GATES. DURING POWER FAILURE GATES WILL SWITCH TO BATTERY OPERATED SYSTEM.

SCHNARS
ENGINEERING CORPORATION

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ORIGINAL: OCT. 2022

REVISIONS:

1 1/3/23 CITY COMMENTS

2 2/27/23 CITY COMMENTS

3

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MASTER SITE PLAN

SITE DATA & DETAILS

PROJECT: SPRINGDALE TOWNHOMES

FLORIDA

MARGATE

SEAL

Jeffrey T. Schnars, P.E.
Florida Registration No. 46697
(FOR THE FIRM)

JOB NO. 17180
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS

SHEET SP1 OF 5

8/20/23 2/27/2023