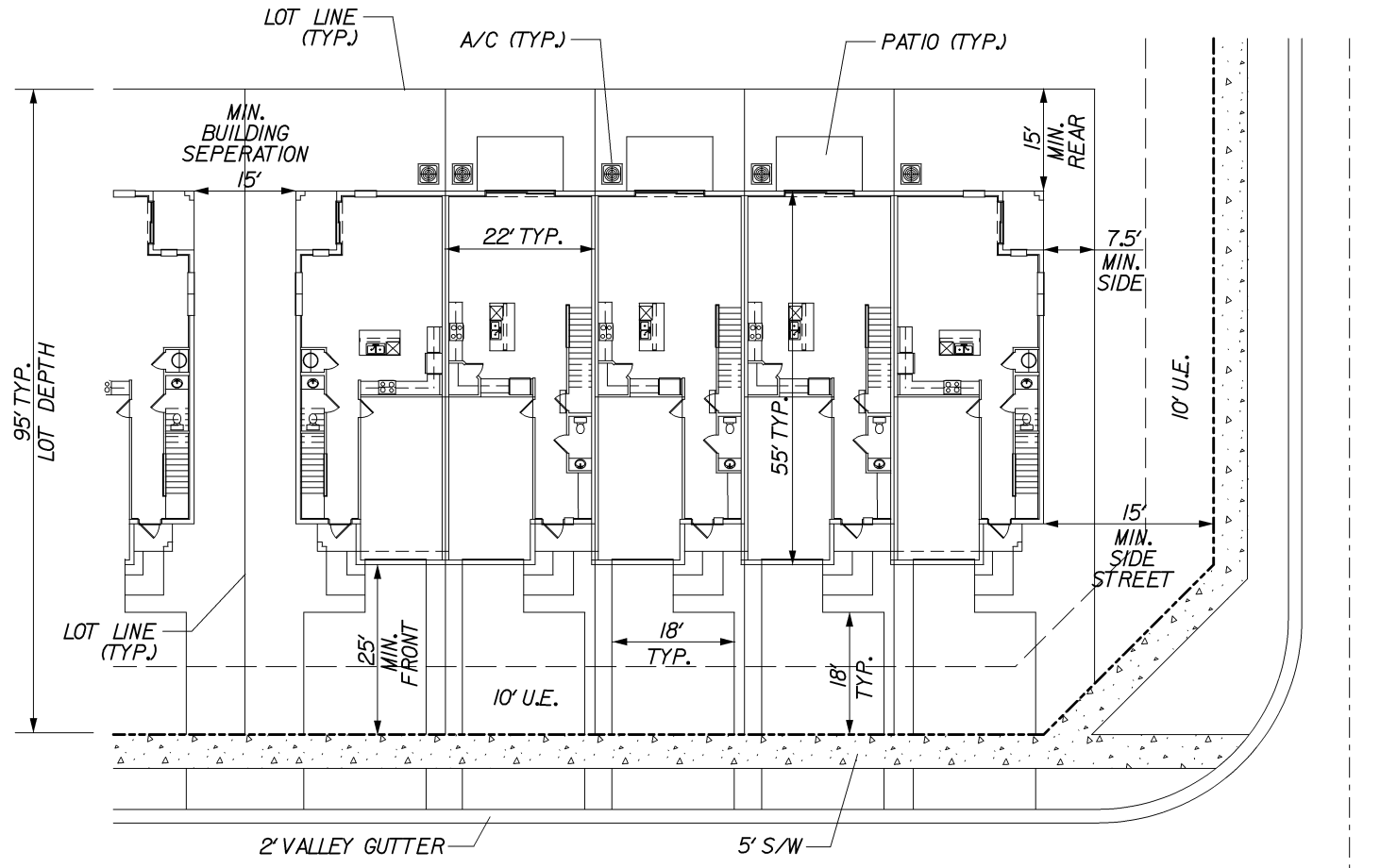


MAXIMUM ALLOWABLE LOT FENCE LIMITS

N.T.S.



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.

SHEET 4

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

SITE DATA

GROSS SITE AREA :	21.96 AC. (TO CENTERLINE OF MARGATE BLVD)
NET SITE AREA :	21.30 AC.
RESIDENTIAL LAND USE AREA :	20.24 AC.

SITE PARCEL AREAS :	FOLIO: 484135050030
	GROSS: 21.33 AC.
	NET: 20.86 AC.
	FOLIO: 484135080010
	GROSS: 0.63 AC.
	NET: 0.44 AC.

TOTAL DWELLING UNITS :	132 - 2 STORY (3 BEDROOM) TOWNHOMES (22' x 95' MIN. LOT SIZE)
TOTAL DENSITY :	6.60 DU / AC (BASED UPON RESIDENTIAL LAND USE AREA)
PUBLIC PARK AREA :	1.72 AC. (GROSS) / 1.21 AC. (NET)

EXISTING FUTURE 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
	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

PROPOSED FUTURE LAND USE :	FOLIO: 484135050030
	CITY OF MARGATE:
	R(7) - RESIDENTIAL (7) WITHIN AN IRREGULAR 8.38
	RESIDENTIAL DASHED LINE AREA (20.24 GROSS AC.)
	BROWARD COUNTY:
	IRREGULAR (8.38) RESIDENTIAL WITHIN A DASHED LINE AREA (20.24 GROSS AC.)
	CITY OF MARGATE:
	PARKS WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA (1.72 GROSS AC.)
	BROWARD COUNTY:
	RECREATION & OPEN SPACE WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA (1.72 GROSS AC.)
	FOLIO: 484135080010
	CITY OF MARGATE:
	PARKS WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA
	BROWARD COUNTY:
	RECREATION & OPEN SPACE WITHIN AN IRREGULAR 8.38 RESIDENTIAL DASHED LINE AREA

EXISTING ZONING :	FOLIO: 484135050030
	S-1 (RECREATIONAL DISTRICT)
	FOLIO: 484135080010
	R-3A (MULTIPLE FAMILY DWELLING DISTRICT)
PROPOSED ZONING :	FOLIO: 484135050030
	PUD (PLANNED UNIT DEVELOPMENT)
	FOLIO: 484135080010
	PUD (PLANNED UNIT DEVELOPMENT)

SITE COVERAGES

NET SITE AREA :	21.30 AC.	100%
RESIDENTIAL LOT AREA :	7.38 AC.	34.6%
BLDG. FOOTPRINTS :	3.68 AC.	
DRIVEWAYS :	1.18 AC.	
SIDEWALKS / PATIOS :	0.30 AC.	
PERVIOUS :	2.22 AC.	
PRIVATE ROAD TRACT :	3.44 AC.	16.2%
PAVEMENT :	2.28 AC.	
DRIVEWAYS :	0.30 AC.	
SIDEWALKS :	0.36 AC.	
PERVIOUS :	0.50 AC.	
LAKE #1 SURFACE :	2.78 AC.	13.1%
CANAL SURFACE :	1.01 AC.	4.7%
PRIVATE RECREATION AREA 1:	0.57 AC.	2.7%
CLUBHOUSE :	0.07 AC.	
POOL DECK :	0.08 AC.	
SIDEWALK :	0.02 AC.	
PICKLEBALL COURTS :	0.10 AC.	
PERVIOUS :	0.30 AC.	
PRIVATE RECREATION AREA 2:	0.35 AC.	1.6%
SIDEWALK :	0.01 AC.	
PERVIOUS :	0.34 AC.	
PUBLIC PARK AREA :	1.21 AC.	5.7%
PAVEMENT :	0.07 AC.	
SIDEWALK :	0.06 AC.	
PERVIOUS :	1.08 AC.	
OTHER OPEN SPACE :	4.56 AC.	21.4%
IMPERVIOUS :	0.62 AC.	
PERVIOUS :	3.94 AC.	
TOTAL PERVIOUS :	8.39 AC.	39.4%
TOTAL IMPERVIOUS :	12.91 AC.	60.6%

PROVIDED OPEN SPACE

	PROVIDED	ALLOWED	NOTES
LAKE #1 (SURFACE) :	2.78 AC.	1.39 AC.	50% (MAX. PER CODE)
OTHER OPEN SPACE :	3.26 AC.	3.26 AC.	100%
PUBLIC PARK :	1.21 AC.	0.91 AC.	75% (MAX. PER CODE)
PRIVATE RECREATION AREA 1:	0.57 AC.	0.43 AC.	75% (MAX. PER CODE)
PRIVATE RECREATION AREA 2:	0.35 AC.	0.26 AC.	75% (MAX. PER CODE)
FIRE ACCESS (WITHIN 25' SETBACK) :	0.36 AC.	0.18 AC.	50% (MAX. PER CODE)
LOT AREA (USEABLE) :	1.19 AC.	1.07 AC.	5% (MAX. PER NET SITE)

TOTAL PROVIDED OPEN SPACE :	7.50 AC.	35%
TOTAL REQUIRED OPEN SPACE :	7.46 AC.	35%

MINIMUM SITE REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM BLDG. HEIGHT:	N/A	31 FT 4 IN (2 STORY)
MINIMUM PERIPHERAL SETBACK:	25 FT	25 FT
MINIMUM BUILDING SEPERATION:	N/A	15 FT
MINIMUM FRONT BLDG. SETBACK:	N/A	25 FT (FROM ROAD TRACT)
MINIMUM REAR BLDG. SETBACK:	N/A	40 FT (FROM PROPERTY LINE)

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
132 MULTI-FAMILY D.U.	396 SPACES	396 SPACES
(3 BEDROOM TOWNHOMES)	1 SPACE PER BEDROOM	1 GARAGE & 2 DRIVEWAY SPACES PER UNIT
15% SUPPLEMENTAL GUEST PARKING	60 SPACES (396 x 15%)	62 SPACES
TOTAL	456 SPACES	458 SPACES

RECREATION AREA ADA PARKING REQUIREMENTS

	REQUIRED	PROVIDED
ADA PARKING SPACES	1 SPACE	2 SPACES

PUBLIC PARK PARKING

PROVIDED 2 REGULAR PARKING SPACES & 1 ADA SPACE

GENERAL NOTES

- ALL INTERNAL STREETS SHALL BE PRIVATE & MAINTAINED BY H.O.A.
- ALL PROPOSED ELECTRIC AND COMMUNICATION LINES SHALL BE PLACED UNDERGROUND.
- OPEN SPACE, LAKE & 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

SCHNARS
ENGINEERING CORPORATION

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
TEL: (561) 241-1465
FAX: (561) 241-5182

ORIGINAL: OCT. 2022

REVISIONS:

1	1/3/23 CITY COMMENTS
2	2/27/23 CITY COMMENTS
3	8/4/23 CITY COMMENTS
4	10/11/23 CITY COMMENTS
5	2/23/24 ADD STREET NAMES

MASTER SITE PLAN

SITE DATA & DETAILS

TASK:

NOVE OF MARGATE

FLORIDA

MARGATE

PROJECT:

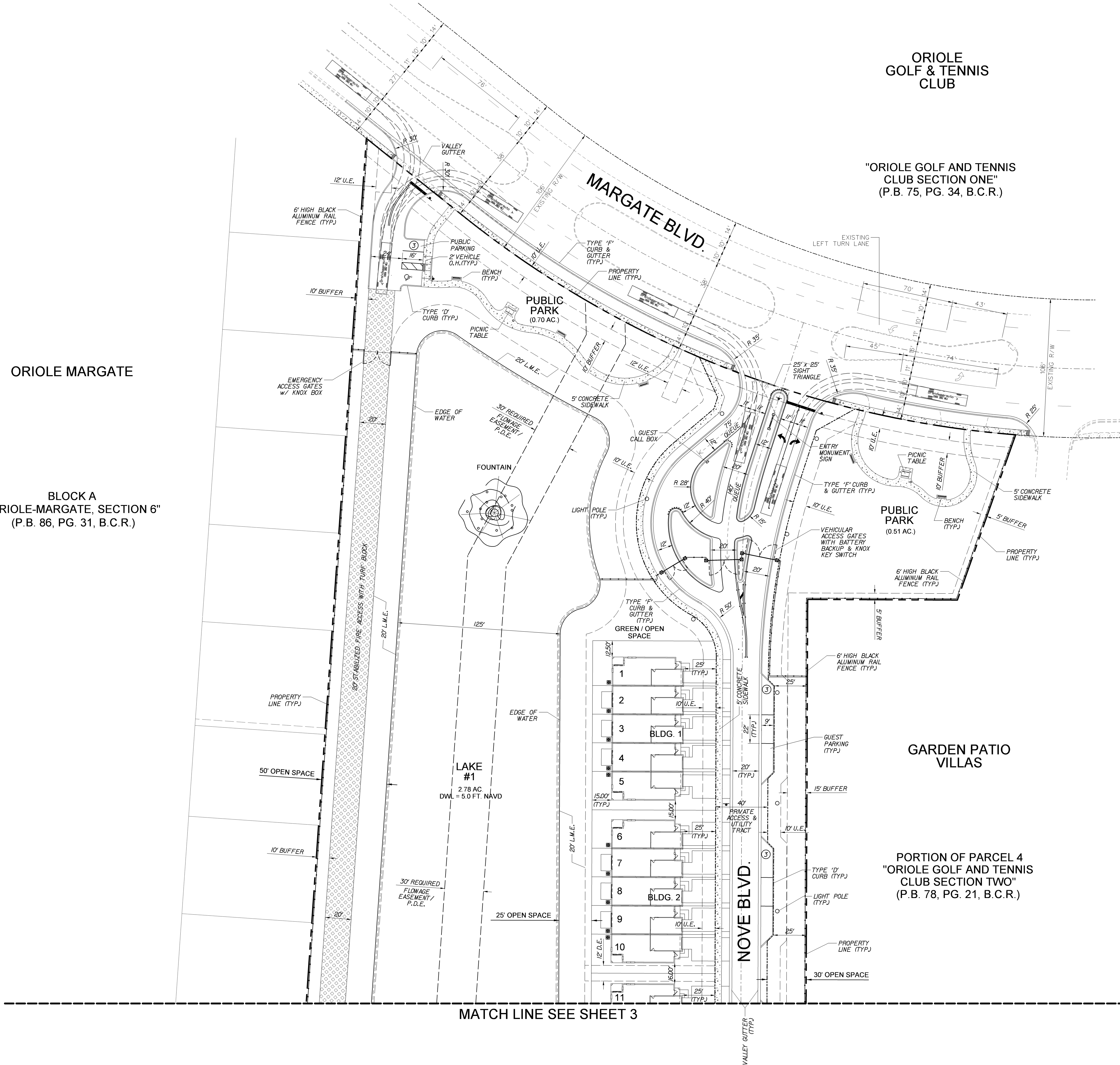
SCALE

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

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

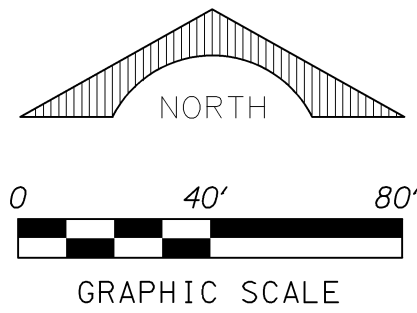
SHEET SP1 OF 6

9/3/23 AM 2/23/2024



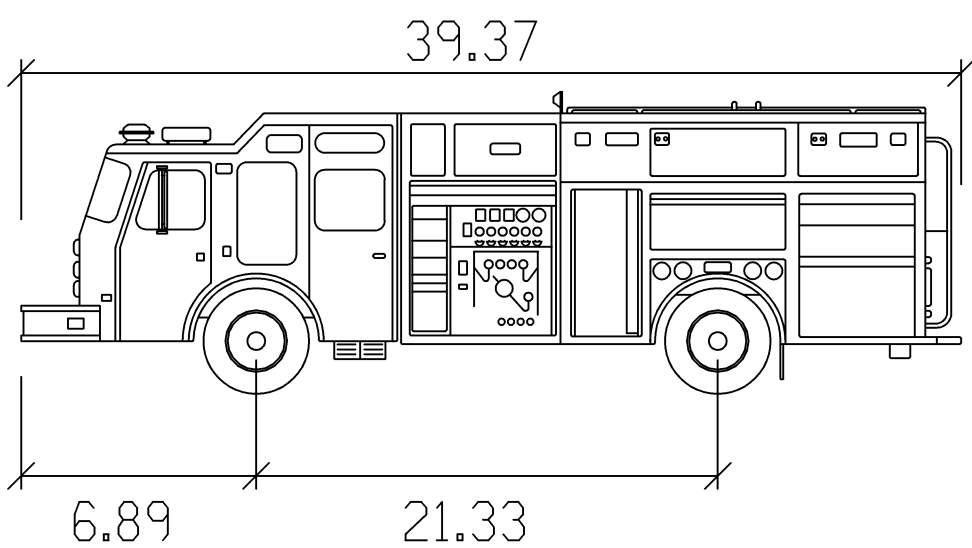
ORIOLE
GOLF & TENNIS
CLUB

"ORIOLE GOLF AND TENNIS
CLUB SECTION ONE"
(P.B. 75, PG. 34, B.C.R.)



ORIOLE MARGATE

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



FIRE TRUCK		feet
Width	:	8.37
Track	:	7.89
Lock to Lock Time	:	6.0
Steering Angle	:	36.2

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 SWING 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.

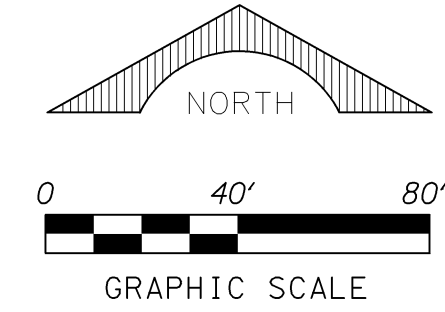
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ORIGINAL:	OCT. 2022
REVISIONS:	
1	1/3/23 CITY COMMENTS
2	2/27/23 CITY COMMENTS
3	8/4/23 CITY COMMENTS
4	10/11/23 CITY COMMENTS
5	2/23/24 ADD STREET NAMES

PROJECT:	TASK:	
	SITE PLAN	
PROJECT:	NOVE OF MARGATE	
	FLORIDA	
MARGATE		

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

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
CHECKED	JWM
Q.C.	JTS
SHEET SP2 OF 6	



MATCH LINE SEE SHEET 2

GARDEN PATIO VILLAS

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

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

ORIOLE MARGATE

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

ORIOLE GARDENS
CONDOMINIUM PH 2

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.)

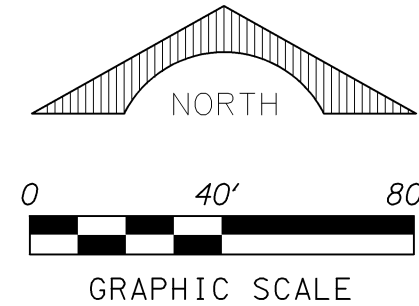
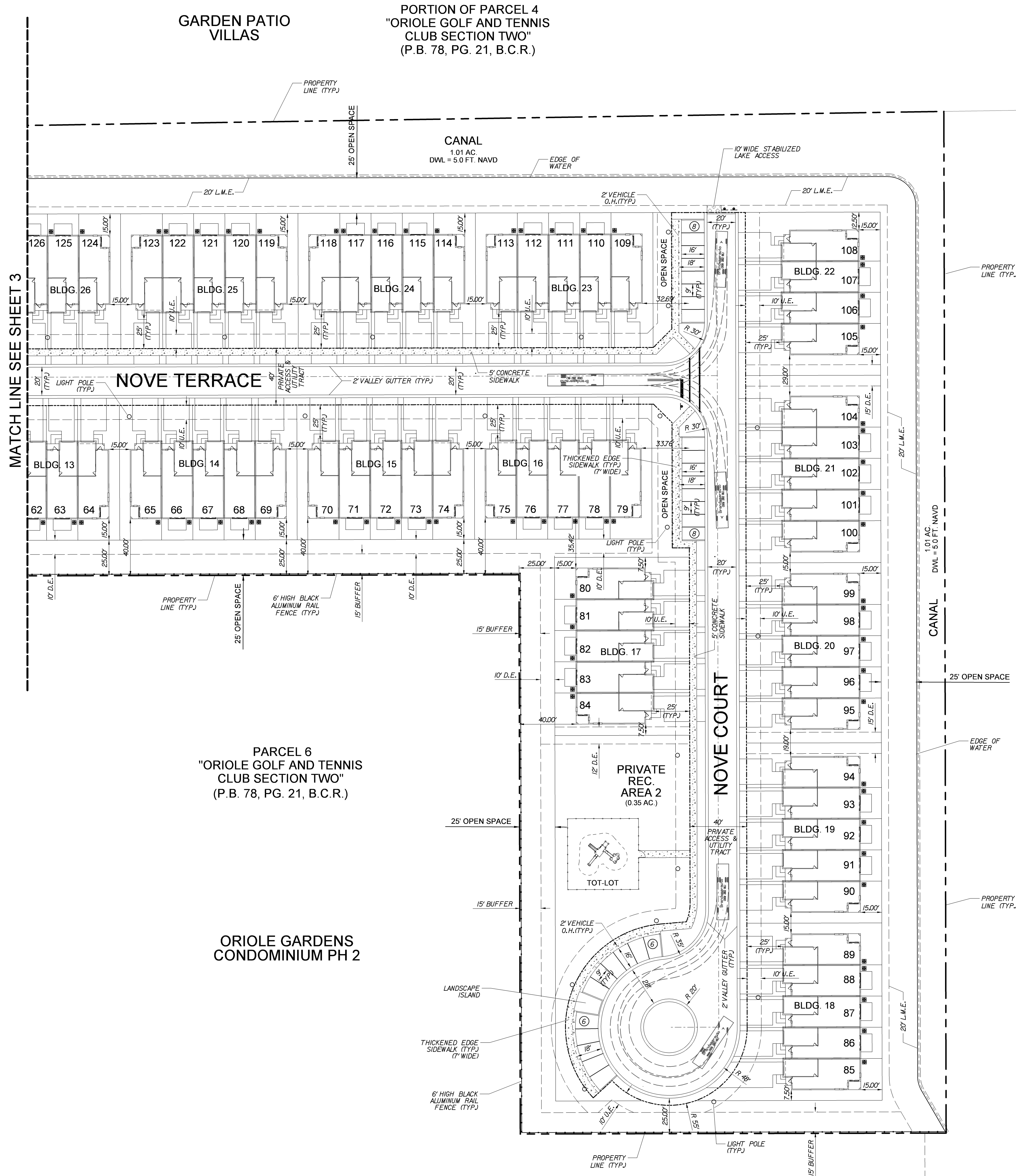
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FAX: (561) 241-1512
CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL:	OCT. 2022
REVISIONS:	
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3	10/11/23 CITY COMMENTS
4	2/23/24 ADD STREET NAMES
5	

TASK:	SITE PLAN
PROJECT:	NOVE OF MARGATE
LOCATION:	FLORIDA
DATE:	MARGATE

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
CHECKED	JWM
Q.C.	JTS
SHEET	SP3 OF 6



ORIOLE GARDENS
CONDOMINIUM PH 2

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

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2 8/4/23 CITY COMMENTS

3 10/11/23 CITY COMMENTS

4 2/23/24 ADD STREET NAMES

5

PROJECT:

NOVE OF MARGATE

MARGATE

TASK:

SITE PLAN

FLORIDA

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

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

SHEET SP4 OF 6

SCHNARS

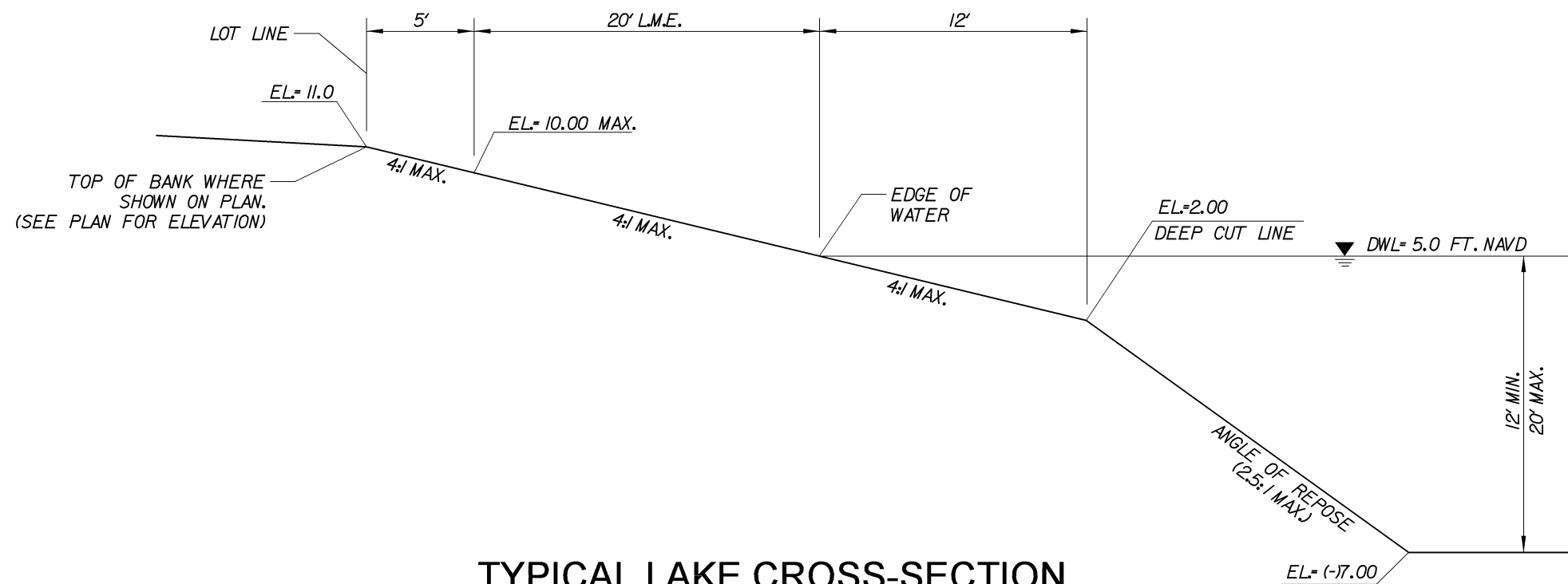
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CERTIFICATE OF AUTHORIZATION No. 6640

2/23/2024

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FILE2

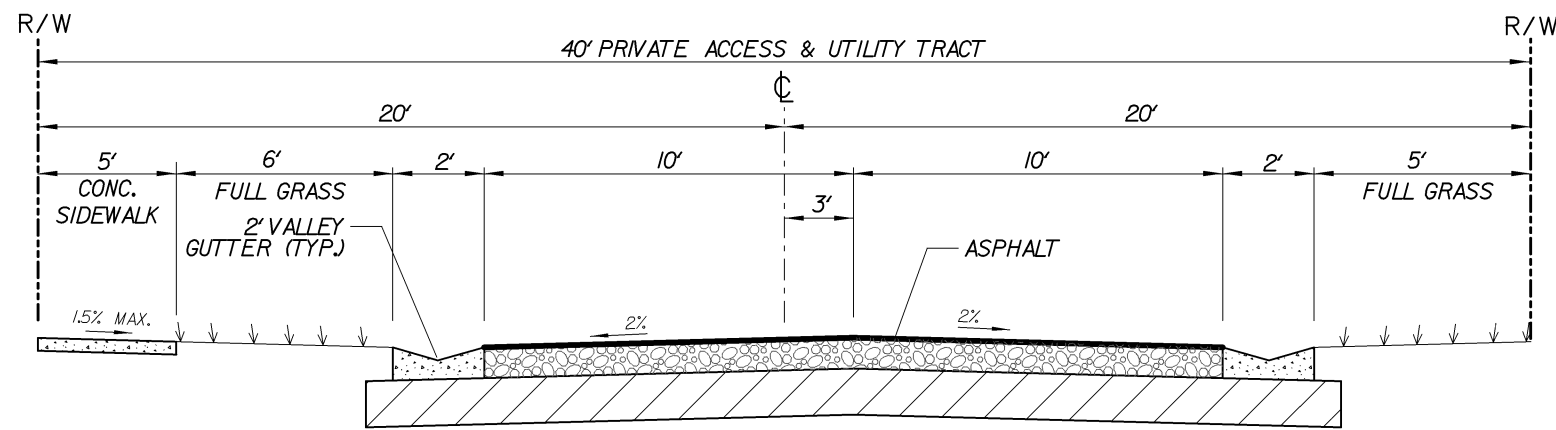


TYPICAL LAKE CROSS-SECTION

N.T.S.

NOTE:

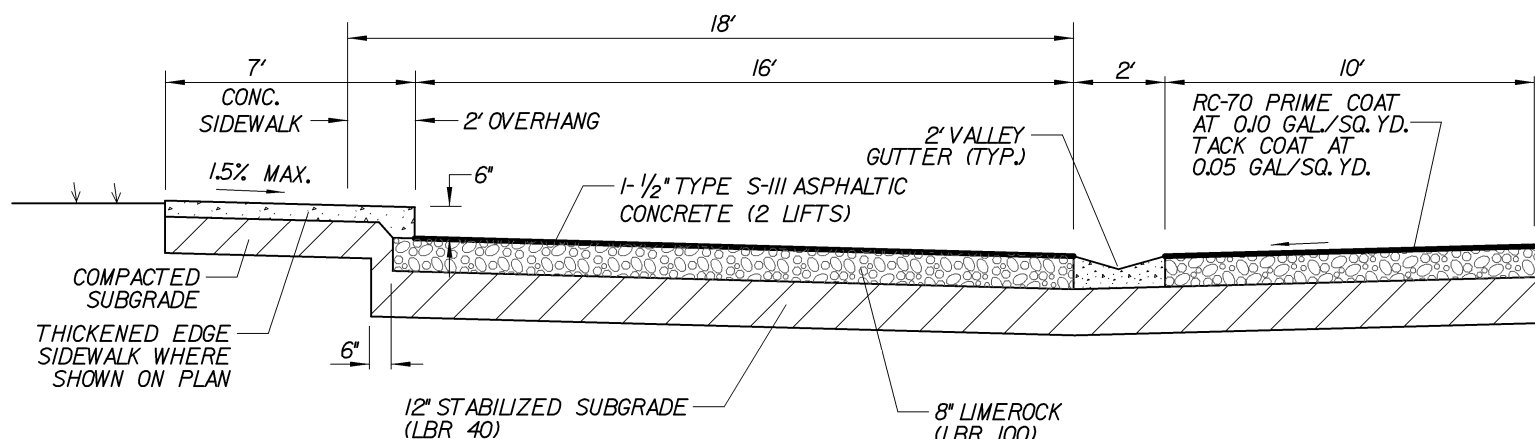
ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.



TYPICAL ROAD SECTION

40' PRIVATE ROAD TRACT

N. T. S.



TYPICAL PARKING WITH SIDEWALK DETAIL

N. T. S.

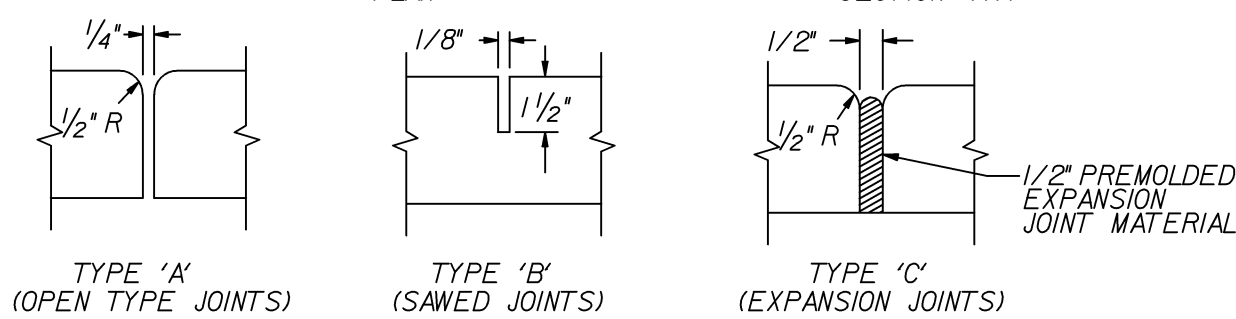
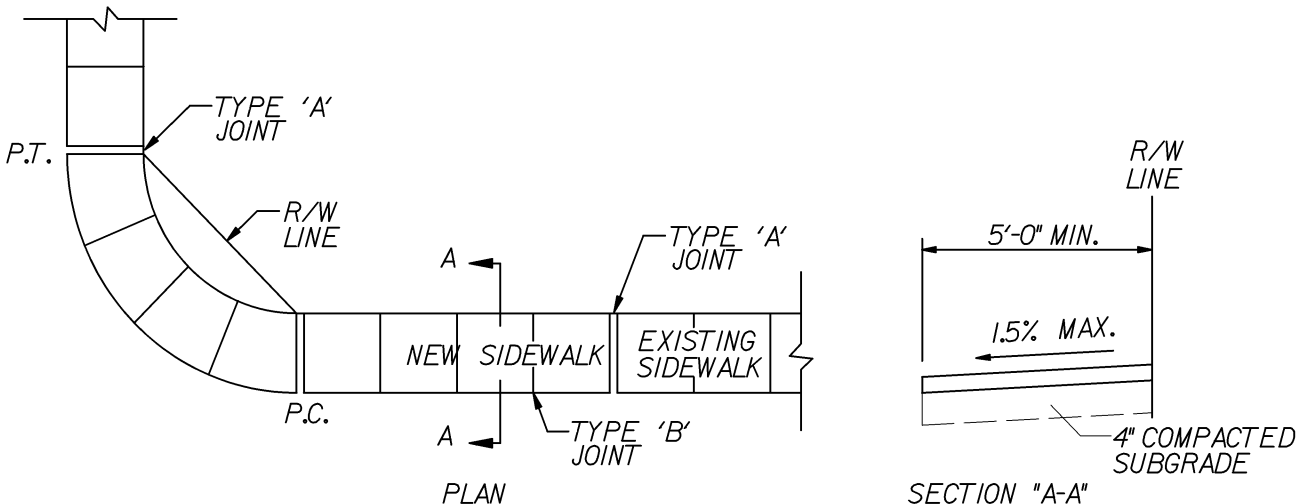


TABLE OF SIDEWALK THICKNESS - T'	
LOCATION	T'
RESIDENTIAL AREAS & CART PATHS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

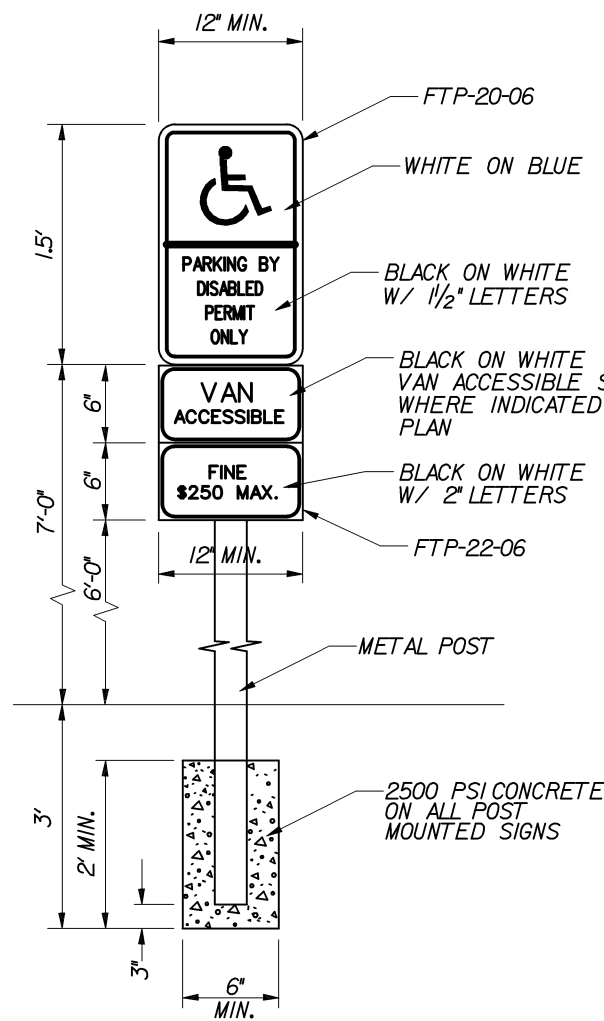
* AT THE DISCRETION OF THE ENGINEER

NOTES:

- SUBGRADE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM COMPACTED TO 95% DENSITY AASHTO T-99.
- SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN. 2500 PSI @ 28 DAYS.
- AT DRIVEWAY LOCATIONS, SIDEWALKS SHALL BE 6" THICK AND SHALL INCLUDE 6X6, W/ 4XW/4 WELDED WIDE MESH WITH 2" OR LOWER FROM THE BOTTOM AND END.
- SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS DISABILITIES ACT. SIDEWALKS SHALL HAVE A MAXIMUM TRANSVERSE SLOPE OF .002 FEET PER FOOT AND A MINIMUM TRANSVERSE SLOPE OF .001 FEET PER FOOT TOWARD THE SWALE OR GUTTER AND SHALL BE GIVEN A TRANSVERSE HAIR BROOM FINISH.
- RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH FDOT INDEX 522-002.

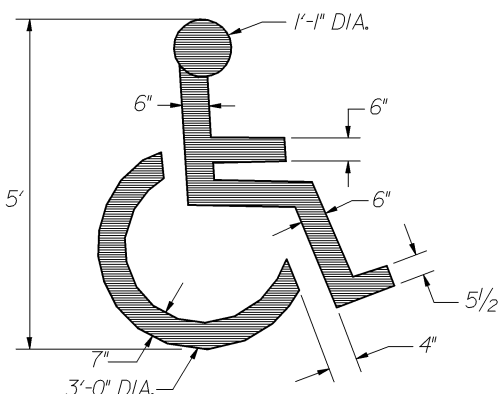
SIDEWALK DETAIL

N. T. S.



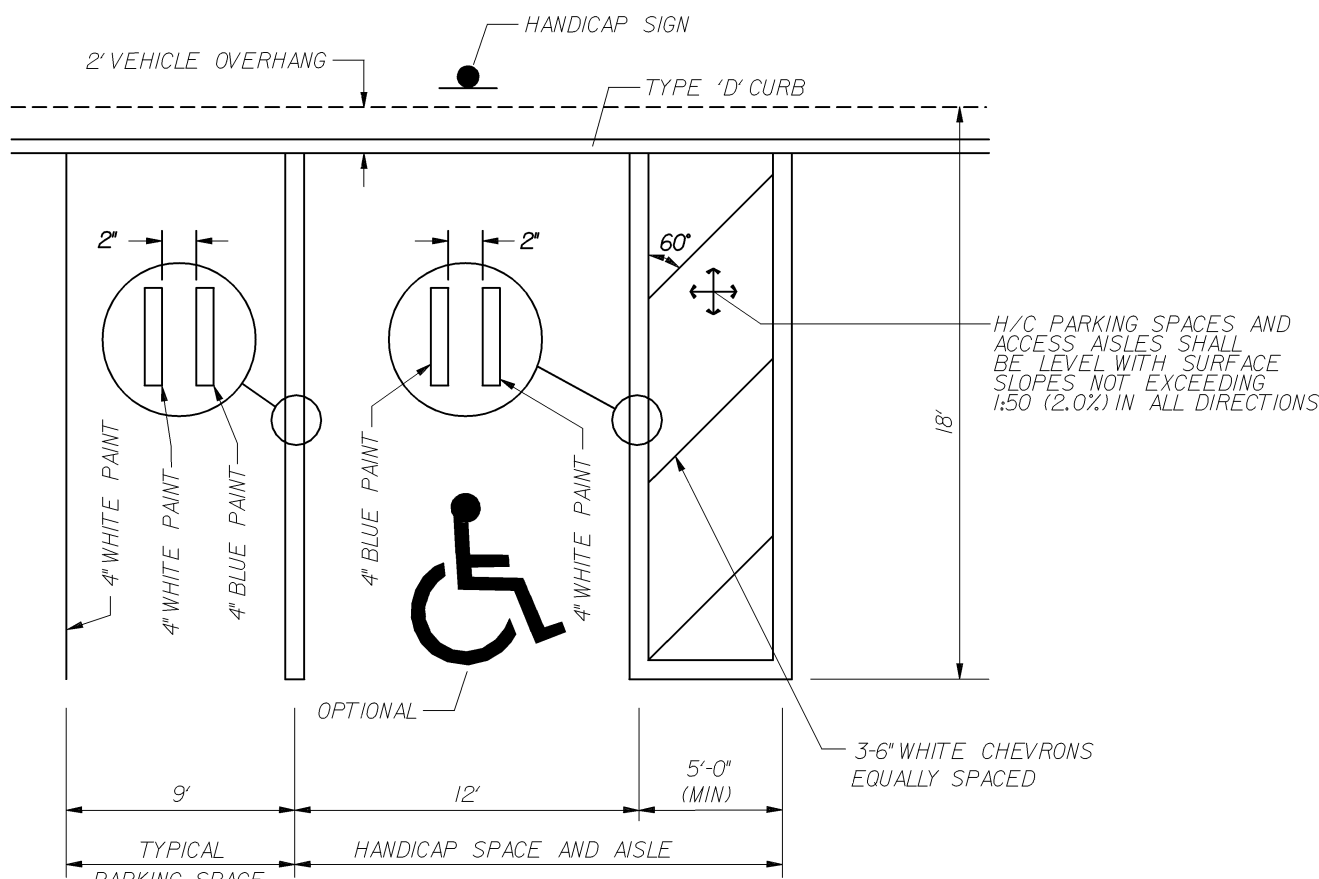
HANDICAP PARKING SIGN

N. T. S.



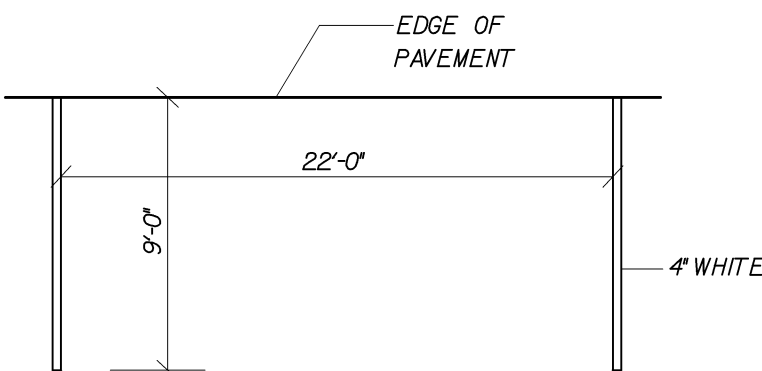
HANDICAP SYMBOL PAINT DETAIL

N. T. S.



TYPICAL PARKING DETAILS

N. T. S.



PARALLEL PARKING SPACE

N. T. S.

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4

5

SITE PLAN DETAILS

NOVE OF MARGATE

FLORIDA

MARGATE

SEAL

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

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

SHEET SP5 OF 6

8/1/24

5/3/24 AM

10/11/2023