

MARQUESA APARTMENTS

City of Margate, Broward County, Florida

SITE PLAN

APPLICANT:
TC MC MARGATE APARTMETNS, LLC.
7480 SOUTHWEST 40TH STREET, SUITE # 700
MIAMI, FLORIDA 33155
(305) 364-8505

CIVIL ENGINEER:
SUN-TECH ENGINEERING, INC.
CLIFFORD R. LOUTAN, P.E.
4577 NOB HILL ROAD, SUITE # 102
SUNRISE, FLORIDA 33351
(954) 777-3123
EMAIL: CLOUTAN@SUNTECHENG.COM

ARCHITECT:
PALENZUELA & HEVIA DESIGN GROUP, INC.
EUGENIO PALENZUELA, AIA
12201 SW 133 COURT
MIAMI, FLORIDA 33186
(305) 969-5001
EMAIL: GENE@PHDESIGNGROUP.COM

SURVEYOR:
FORD, ARMENTEROS & FERNANDEZ
1950 NW 9TH AVENUE, 2ND FLOOR
DORAL, FLORIDA 33172

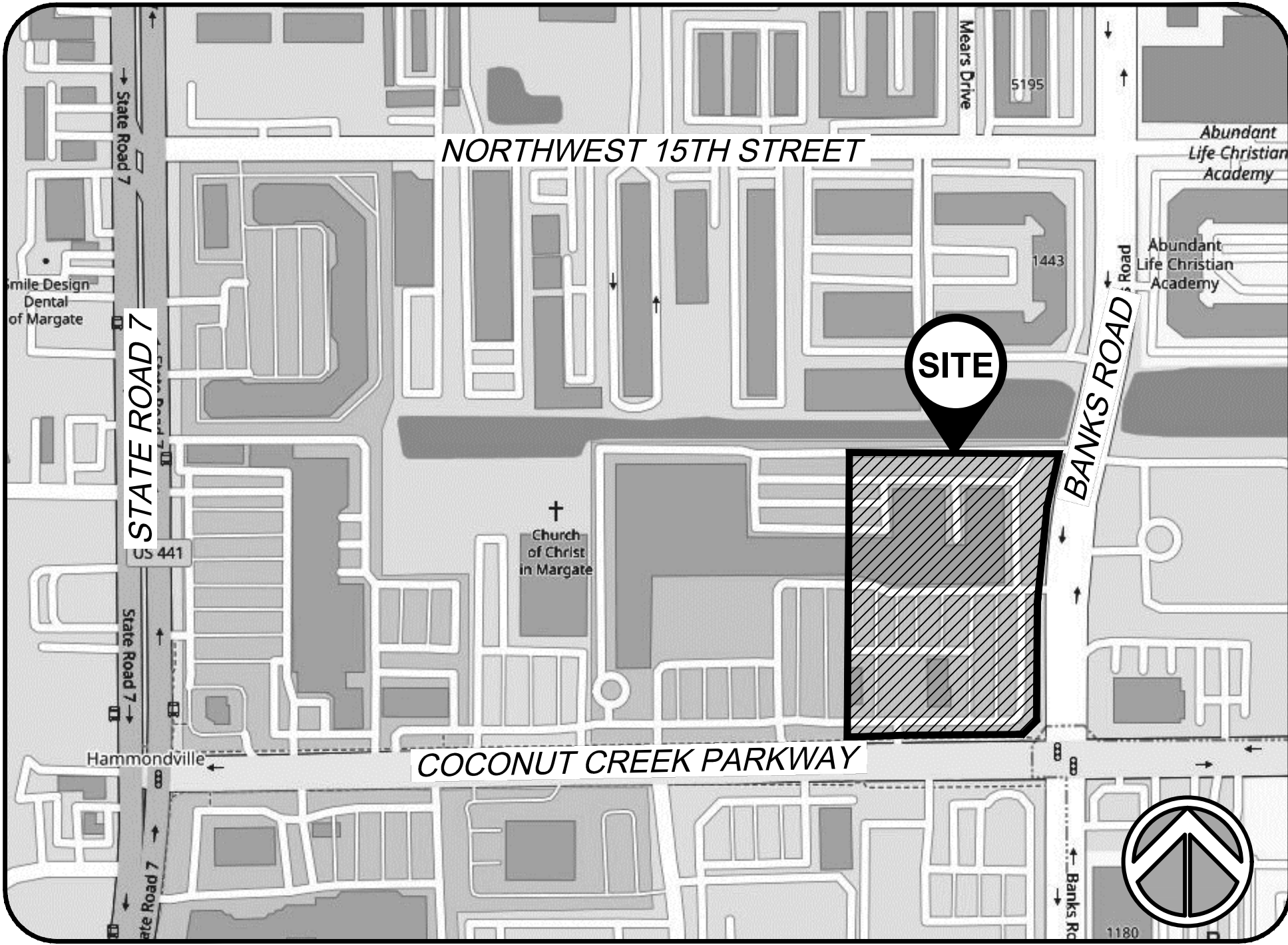
LANDSCAPE ARCHITECT:
JFS DESIGN, INC.
1833 NORTHWEST 140th TERRACE
PEMBROKE PINES, FL 33028
(954)447-1852

Always call 811 two full business days before you dig to have underground utilities located and marked.



DRAWINGS MAY BE OUT OF SCALE DUE TO XEROX REPRODUCTION ERROR.

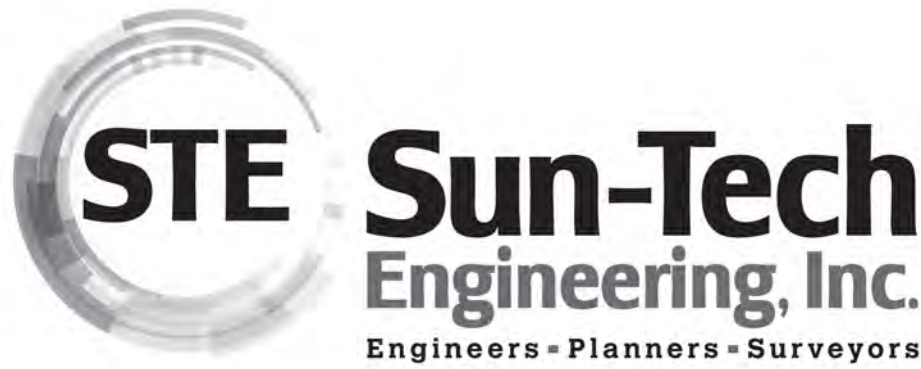
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PLOT DATE: 1/31/2022 4:31 PM BY: Andy Venneman
LAYOUT: [CS-1 (SP)]



SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
LOCATION MAP
N.T.S.

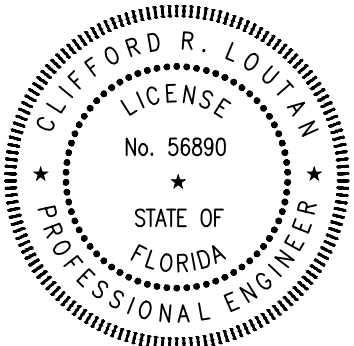
LEGAL DESCRIPTION

A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 548.98 FEET (548.90' PER PLAT) TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°22'31" EAST; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1503.00 FEET AND A CENTRAL ANGLE OF 05°25'00", A DISTANCE OF 142.09 FEET (CENTRAL ANGLE OF 06°50'08" AND A DISTANCE OF 179.31 FEET PER PLAT) TO A POINT OF TANGENCY; THENCE SOUTH 0912°29" WEST, A DISTANCE OF 240.11 FEET (SOUTH 09°20'17" WEST, A DISTANCE OF 202.91 FEET PER PLAT); THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 49.13 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 87°20'17" WEST, A DISTANCE OF 144.45 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 720.32 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.



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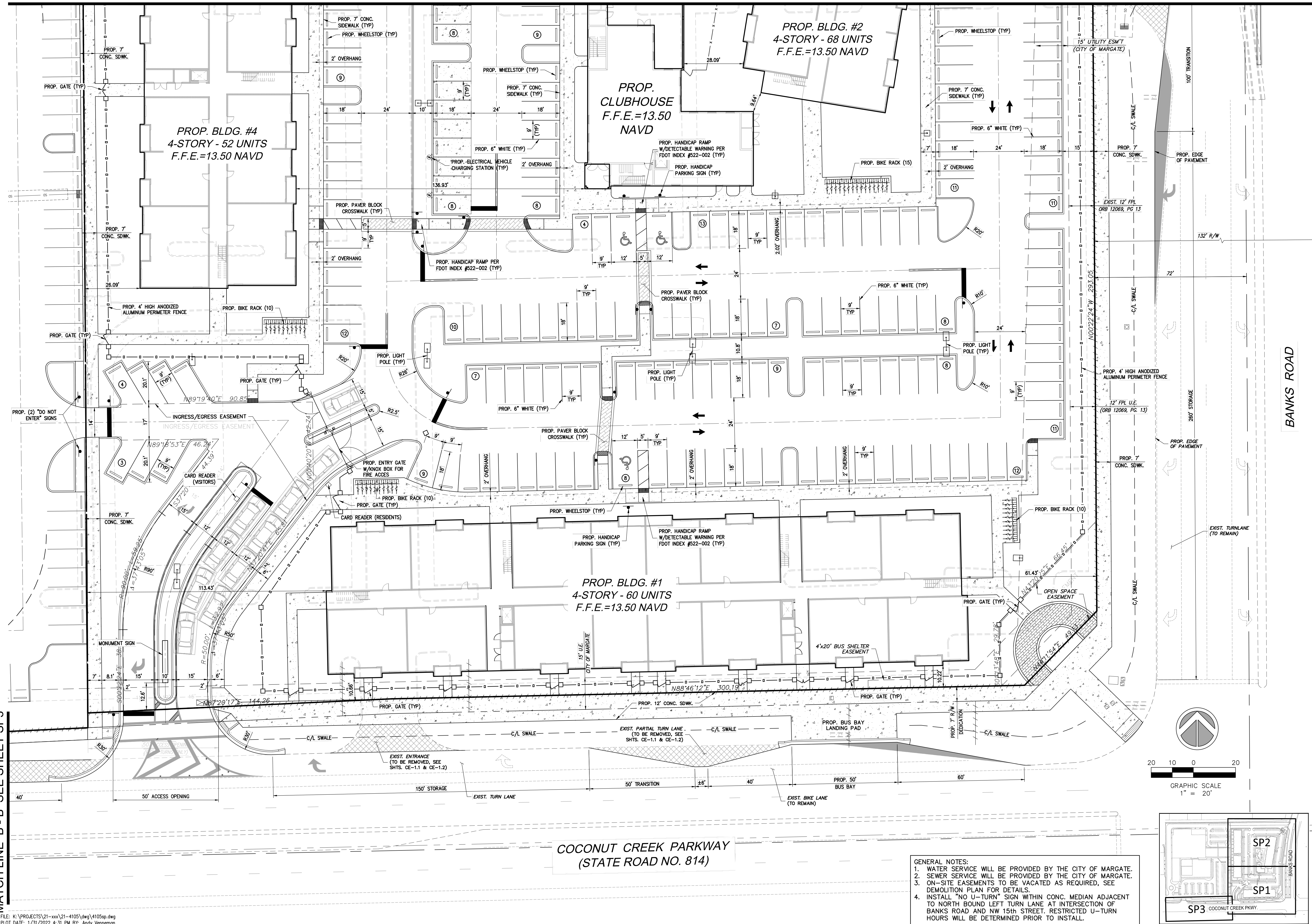


Date: January 31, 2022
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NOTE: ALL ELEVATIONS IN N.A.V.D.88

PROJECT NO. 21-4105
DESIGN DATE: SEP. 2021

MATCH LINE A - A FOR CONTINUATION SEE SHEET SP1



MATCH LINE B - B SEE SHEET SP3

FILE: K:\PROJECTS\21-xxx\21-4105\dwg\4105sp.dwg
PLOT DATE: 1/31/2022 4:31 PM BY: Andy Venneman
LAYOUT: [SP1]

GENERAL NOTES:

1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE.
3. ON-SITE EASEMENTS TO BE VACATED AS REQUIRED, SEE DEMOLITION PLAN FOR DETAILS.
4. INSTALL "NO U-TURN" SIGN WITHIN CONC. MEDIAN ADJACENT TO NORTH BOUND LEFT TURN LANE AT INTERSECTION OF BANKS ROAD AND NW 15TH STREET. RESTRICTED U-TURN HOURS WILL BE DETERMINED PRIOR TO INSTALL.

STE **Sun-Tech**
Engineering, Inc.
Engineers • Planners • Surveyors

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MARQUESA APARTMENTS

MARGATE

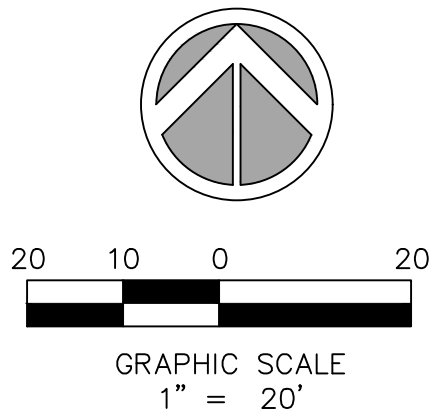
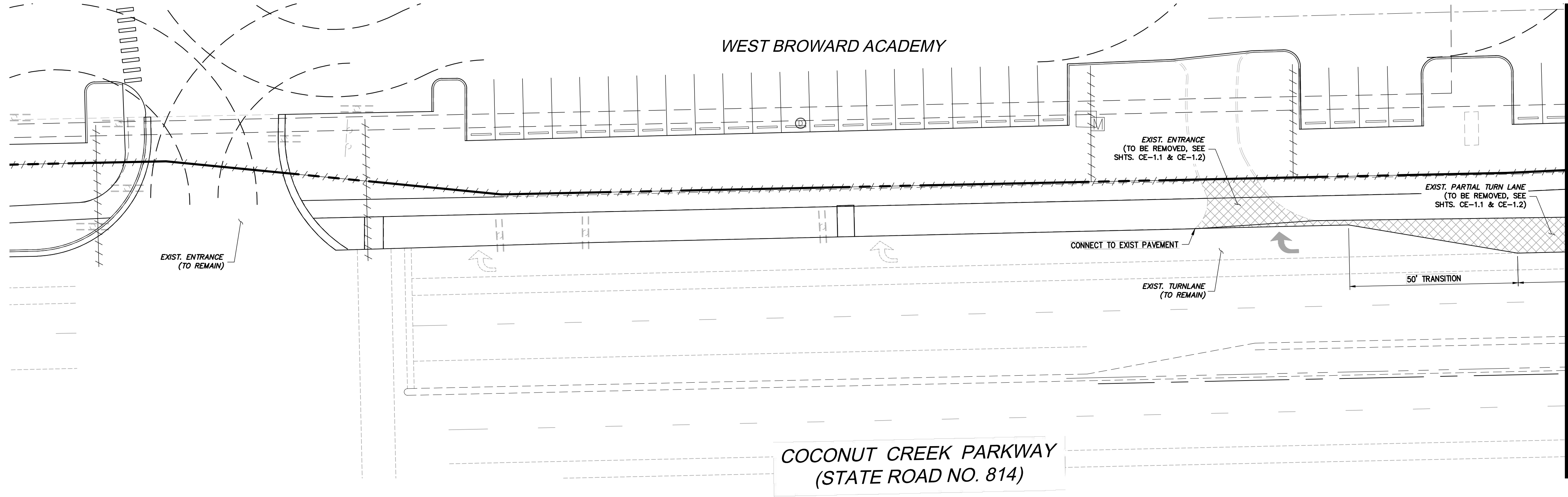
FLORIDA

SITE PLAN

DATE:	SEP 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4105

SHEET No.
SP1





SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	96,400	2.21 AC.	27.5%
PAVED AREA	139,304	3.20 AC.	39.8%
CONCRETE AREA	35,893	0.82 AC.	10.3%
BUILDING AREA	78,408	1.80 AC.	22.4%
TOTAL AREA	350,005	8.04 AC.	100.0%
PERVIOUS CALCULATIONS			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
PERVIOUS	96,400	2.21 AC.	27.5%
IMPERVIOUS	253,605	5.82 AC.	72.5%
APPLICABLE CODE REFERENCES:			
JURISDICTION	CITY OF MARGATE		
ADDRESS	5203 COCONUT CREEK PARKWAY, MARGATE, FL 33063		
ZONING	TOC-C		
LAND USE	VACANT		
TOTAL SITE AREA	353,402 S.F. (8.113 ACRES)		
BUILDING TYPE	APARTMENTS		
WATER SERVICE	CITY OF MARGATE		
WASTEWATER SERICE	CITY OF MARGATE		
PARKING TABULATION			
PARKING REQUIRED	(220 UNITS * 1.5) = 330 SPACES		
SPACE PER DWELLING:	(220 UNITS/10) = 22 SPACES		
(GUEST) 1 SPACE PER 10 DWELLING UNITS:	352 SPACES		
TOTAL REQUIRED:	345 SPACES		
MINUS 2% CREDIT (BUS BAY):			
PARKING PROVIDED			
STANDARD SPACES:	337 SPACES		
HANDICAP SPACES:	10 SPACES		
TOTAL PROVIDED:	347 SPACES		
BUILDING FRONTAGE REQUIREMENT:			
PROVIDED:			
TOTAL PROPERTY LINE FRONTAGE:	444 L.F.		
TOTAL BUILDING FRONTAGE:	316 L.F. (71%)		
OPEN SPACE REQUIREMENTS:	3% OF GROSS SITE AREA		
8.113 AC. X 3% = 0.24 AC. (10,602 S.F.)			
OPEN SPACE PROVIDED:	0.24 AC. (10,627 S.F.)		
(LOCATED BETWEEN PERIMETER FENCE AND GREENWAY INCLUDING PROPOSED PUBLIC PLAZA AT SOUTHEAST PROPERTY CORNER			
DENSITY CALCULATION		BIKE RACK CALCULATIONS:	
SITE AREA	8.035 AC	REQUIRED:	
NUMBER OF UNITS	220	RESIDENTS	220 DU/3=74
1 BEDROOM	68	VISITORS	220 DU/50=5
2 BEDROOM	120	TOTAL	79 BIKE RACKS
3 BEDROOM	32	PROVIDED:	
NET DENSITY	27 DU/AC	TOTAL	80 BIKE RACKS

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REVISIONS	
NO.	DESCRIPTION

MARGATE

MARGATE

FLORIDA

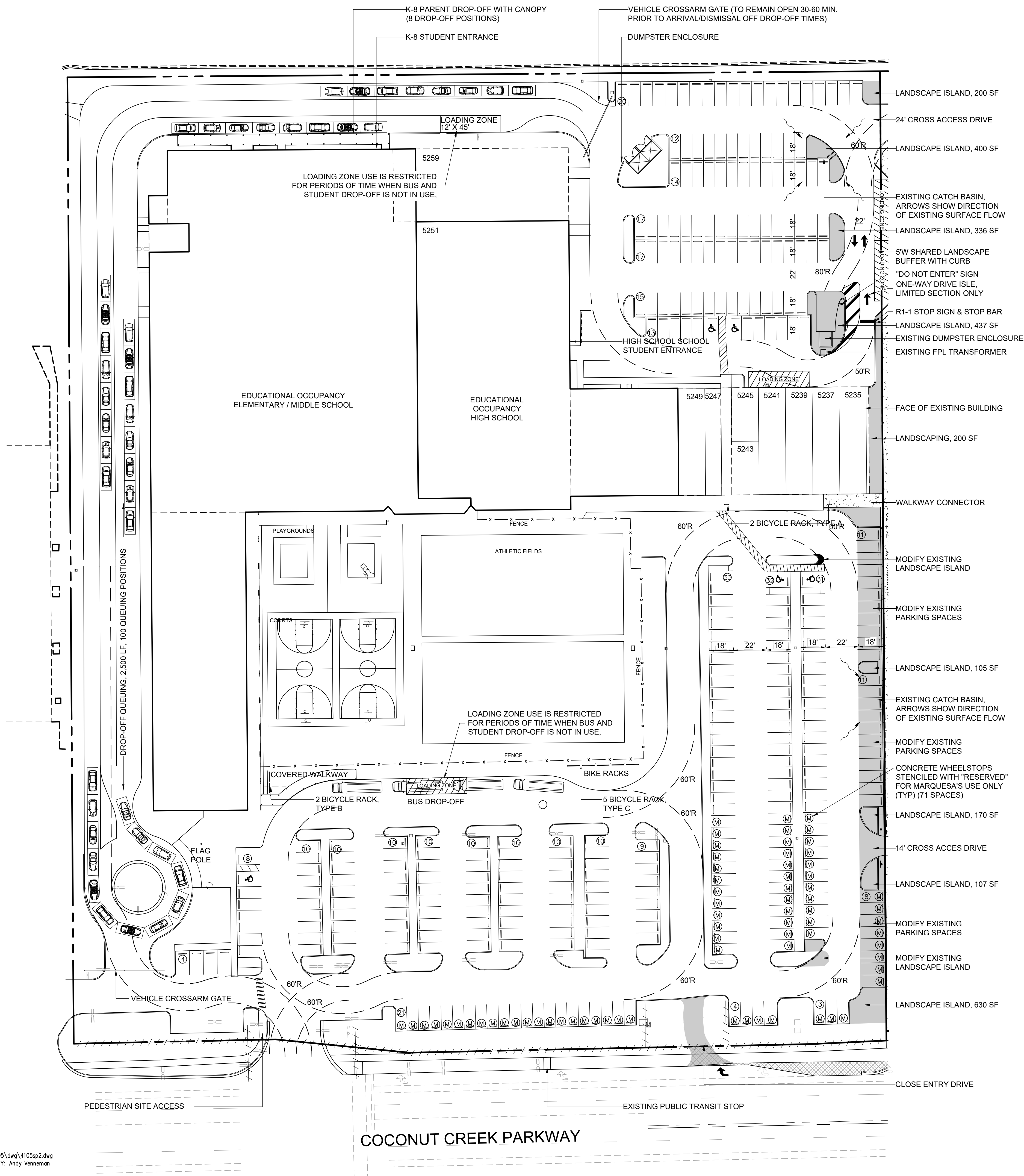
MARQUESA APARTMENTS

SITE PLAN

DATE:	SEP 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4105

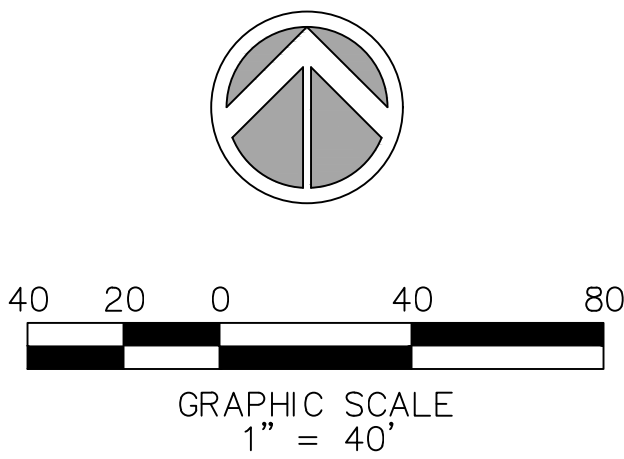
CLIFFORD R. LOUTAN
PROFESSIONAL ENGINEER
No. 56890
STATE OF FLORIDA

Date: **January 31, 2022**
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LEGEND

- PROPOSED IMPROVEMENTS
- EXISTING SITE, NO WORK



DIMENSIONAL CRITERIA

STANDARD PARKING SPACE	9' X 18'
2-WAY DRIVE ISLE	22'
FIRE TRUCK, SCHOOL BUS, AND COMMERCIAL TRUCK ACCESS FAC 68A-60, FFPC / NFPA1 CH 18 AND PRIOR AHJ APVL	20' WIDE, 60' OUTSIDE RADIUS
WHEEL STOPS	ALL PARKING SPACES
ILLUMINATION	LEVEL 1, 11c

PARKING DATA

USE	PROPOSED	REQUIRED
STANDARD PARKING	355	245
DISABLED PARKING	8*	5*
TOTAL PARKING	363	250
BICYCLE PARKING	87	46
LOADING ZONES	3	3
VEHICULAR RESERVOIR (SCHOOL)	14 / 100	-

REQUIRED PARKING CALCULATIONS

RETAIL - 17,442GSF X 4/1000 = 70 SPACES

ULI SHARED PARKING SECOND EDITION
TB. 2.2 COMMUNITY SHOPPING CENTER

ELEMENTARY / MIDDLE SCHOOL - 68,101 GSF
STUDENTS - 910 FTE
STAFF - 50 X 1 PER STAFF (SREF) = 50 SPACES
VISITOR - 1/100 STUDENTS (FBC) = 10 SPACES

(CALCULATION BASED ON THE STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES CH 52C(1)(10), FBC 453, AND FLORIDA STATUTE 1002.33(18)(a))

HIGH SCHOOL - 30,201 GSF
STUDENTS - 400 PER SESSION (200 DRIVING AGE)
STAFF - 25 X 1 PER STAFF (SREF) = 25 SPACES
STUDENTS - 200 X 1/10 PER STUDENT (SREF) = 20 SPACES
VISITOR - 1/100 STUDENTS (FBC) = 4 SPACES

(CALCULATION BASED ON THE STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES CH 52C(1)(10), FBC 453, AND FLORIDA STATUTE 1002.33(18)(a))

MARQUESA UTILIZATION (PARKING EASEMENT) = 71 SPACES

TOTAL REQUIRED PARKING = 250 SPACES**

BICYCLE PARKING - 115,724 GSF X 1/2,500 (9.12/F)2 = 46 BICYCLES

LOADING ZONES (33.9(D)(1)) = 3 SPACES

EVENT NON-CONCURRENT PARKING = 109 SPACES***

* REQUIRED PARKING FOR DISABLED 2% PER FABC TB. 202.8
** ASSUMES CONCURRENT USE OF PARKING SPACES
*** NON-CONCURRENT EVENING PARKING FOR CAFETERIA

SITE ACCESSORIES

TAG	DESCRIPTION	MODEL
A	BICYCLE RACK TYPE 1	PARK MODEL 526-1001
B	BICYCLE RACK TYPE 2	RIBBON RACK RB-09 BLACK OR EQUAL
C	BICYCLE RACK TYPE 3	RIBBON RACK RB-11 BLACK OR EQUAL

USE TABULATION

BAY	USE	AREA	TENANT
5261	EDUCATION	68,101	ELEM. / MID. SCHOOL
5259	VACANT	6,754	
5251	SCHOOL	30,201	HIGH SCHOOL
5249	PLACE OF WORSHIP	1,589	CHURCH
5247	VACANT	953	
5245	VACANT	794	
5243	VACANT	794	
5241	VACANT	1,611	
5239	OFFICE	1,589	DENTIST
5237	VACANT	1,589	
5235	PLACE OF WORSHIP	1,749	CHURCH
TOTALS		115,724 SF	

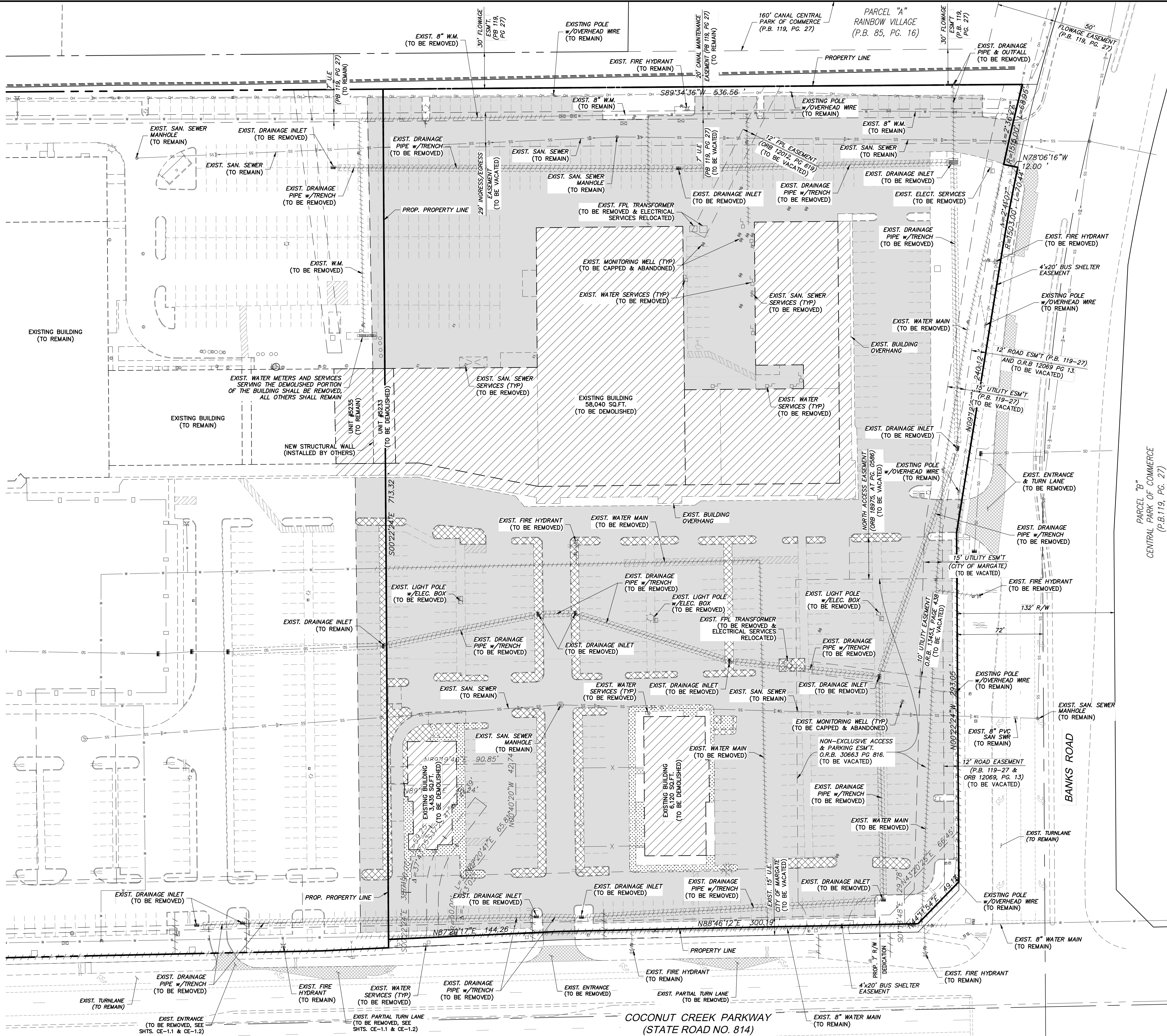
NO.	DATE	DESCRIPTION

DEMOLITION NOTES

1. THIS PLAN DEPICTS THE DEMOLITION OF ALL EXISTING BUILDINGS, PAVEMENT AND OTHER IMPROVEMENTS WITHIN THE LIMIT OF WORK BOUNDARY, AS INDICATED.
2. CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES NOTIFICATION CENTER SUNSHINE STATE ONE CALL AT 1-800-432-4770, F.P. & L., THE CITY OF MARGATE, BROWARD COUNTY WATER AND SEWER AUTHORITY AND ALL OTHER UTILITY COMPANIES 48 HOURS PRIOR TO DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES.
3. EXISTING UTILITIES ARE PLOTTED FROM BEST AVAILABLE INFORMATION. CONTACT UTILITY AGENCIES BEFORE CONSTRUCTION IS STARTED TO VERIFY LOCATION AND DEPTH OF UNDERGROUND UTILITIES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION AND COORDINATE WITH THE VARIOUS UTILITIES TO RELOCATE, BYPASS OR OTHERWISE ENSURE THAT UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION.
5. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCY BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. MONUMENTS OR PROPERTY LINE MARKERS LOCATED WITHIN THE LIMITS OF CONSTRUCTION SHALL NOT BE DISTURBED.
7. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPEN AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES WHEN THE CONTRACTOR IS NOT WORKING. UNLESS OTHERWISE DETERMINED, ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN AND VEHICULAR TRAFFIC.
8. ALL ELEVATIONS SHOWN REFER TO N.A.V.D. OF 1988.
9. CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE 'TRENCH SAFETY ACT' FOR ALL TRENCHING OPERATIONS.
10. CONTRACTOR TO COORDINATE AND OBTAIN ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION OVER THE SITE OR REGULATING CONSTRUCTION OPERATIONS.
11. EXISTING DRAINAGE INLETS NOTED TO REMAIN SHALL BE COVERED TO PREVENT THE ENTRY OF CONSTRUCTION DEBRIS.
12. CONTRACTOR TO COORDINATE WITH CITY OF MARGATE THE PLUGGING OF EXISTING WATER LINE AND SANITARY SEWER PRIOR TO DEMOLITION OF BUILDING.
13. CONTRACTOR SHALL COORDINATE WITH FPL & SITE ELECTRICAL ENGINEER FOR ELECTRICAL REMOVAL OR DEMOLITION.
14. CONTRACTOR TO CAP EXISTING GAS LINE, IF NECESSARY, PRIOR TO DEMOLITION OF BUILDING. CONTACT UTILITIES-GAS DIVISION 48 HOURS PRIOR TO START OF CONSTRUCTION (954)572-2299.
15. CONTRACTOR TO DISPOSE DEBRIS TO AN APPROVED SITE.
16. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS OUTSIDE THE SCOPE OF WORK.
17. CONTRACTOR TO PROTECT EXISTING FACILITIES (CATCH BASIN, EXFILTRATION TRENCH, ETC.) NOT BEING DEPICTED AS DEMOLISHED ON THIS PLAN.
18. EXIST. TREES TO BE REMOVED/RELOCATED IN ACCORDANCE W/LANDSCAPE PLANS & COORDINATE W/LANDSCAPE ARCHITECT.
19. THIS DRAWING IS BASED ON A 'BOUNDARY & TOPOGRAPHIC SURVEY' PREPARED BY HSQ GROUP, INC. DATED JULY 16TH 2019.
20. ALL REMOVED MATERIAL CANNOT BE RE-USED OR RELOCATED; FIRE HYDRANTS CANNOT BE RELOCATED.
21. ALL EXISTING WATER METERS REMOVED AS PART OF THIS DEMOLITION PLAN SHALL BE RETURNED TO THE CITY OF MARGATE.

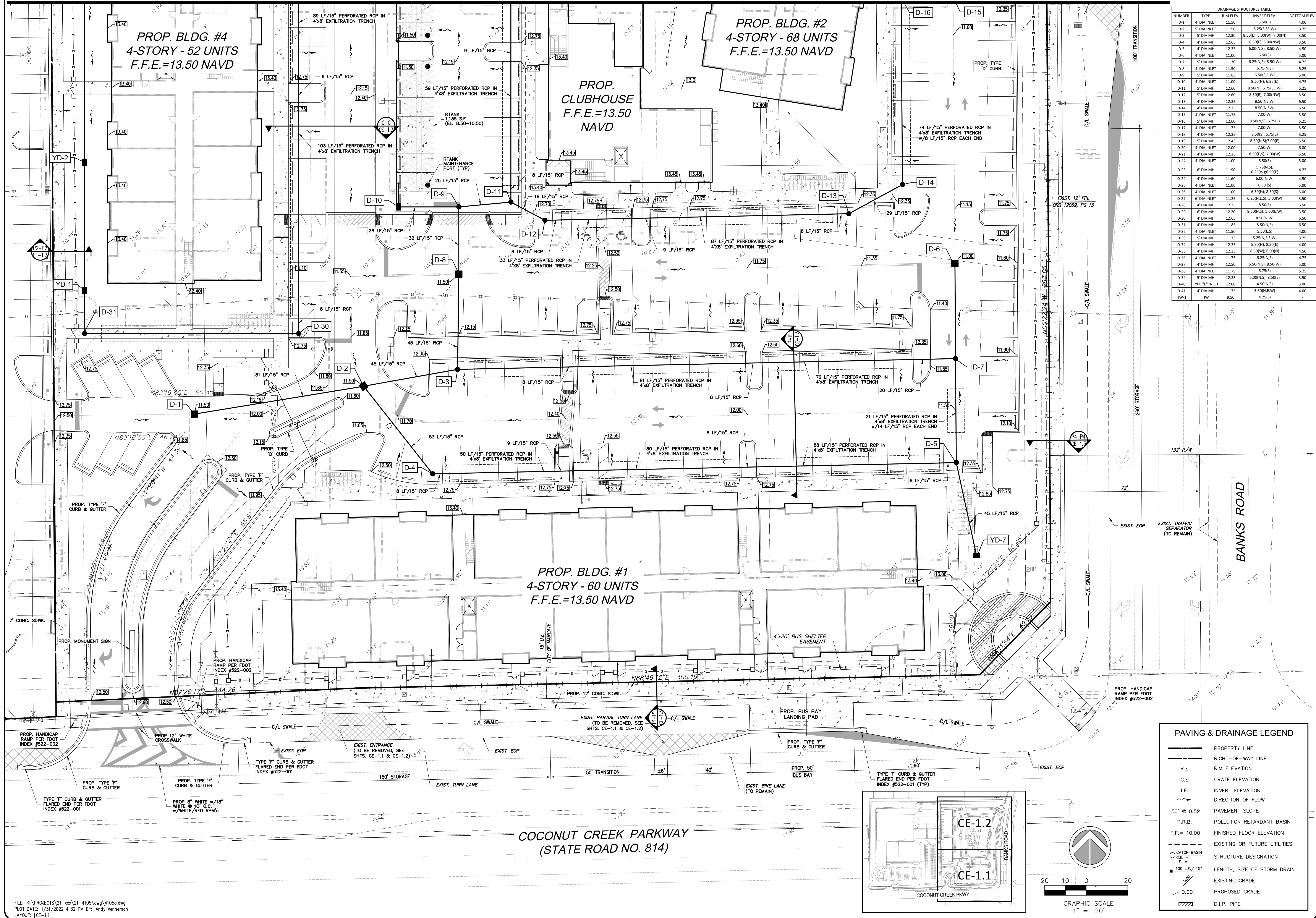
LEGEND:

- EXIST. BUILDING TO BE REMOVED, AREA TO BE LEVELED OFF.
- EXIST. ASPHALT & CURBING TO BE REMOVED, AREA TO BE LEVELED OFF.
- EXIST. CONCRETE TO BE REMOVED, AREA TO BE LEVELED OFF.
- EXIST. OPEN SPACE TO BE CLEARED & GRUBBED AND LEVELED OFF.
- WATER, DRAINAGE AND SEWER LINES TO BE REMOVED
- EXIST. LIGHT POLES TO BE REMOVED (SEE NOTE 13)
- UTILITY TO BE GROUTED AND ABANDONED IN PLACE.



REVISIONS	
NO.	DESCRIPTION

MATCH LINE FOR CONTINUATION SEE SHEET CE-1.2



DRAINAGE STRUCTURES TABLE			
NUMBER	TYPE	RIM ELEV.	INVERT ELEV.
D-1	4" DIA INLET	11.50	5.50(E)
D-2	5" DIA INLET	11.50	5.25(E,SE,W)
D-3	5" DIA MH	12.30	8.50(E); 5.00(W); 7.00(N)
D-4	4" DIA MH	12.65	8.50(E); 5.00(N,W)
D-5	4" DIA MH	12.35	6.00(N,S); 8.50(W)
D-6	4" DIA INLET	11.00	5.50(E)
D-7	5" DIA MH	11.30	6.25(N,S); 8.50(W)
D-8	4" DIA INLET	11.50	6.75(N,S)
D-9	5" DIA MH	11.85	6.50(E,W)
D-10	4" DIA INLET	11.00	8.50(N); 6.25(E)
D-11	5" DIA MH	12.60	8.50(N); 6.75(E,W)
D-12	5" DIA MH	12.60	8.50(N); 7.00(W)
D-13	4" DIA MH	12.35	8.50(N,W)
D-14	4" DIA MH	12.35	8.50(N,W)
D-15	4" DIA INLET	11.75	7.00(W)
D-16	5" DIA MH	12.60	8.50(N,S); 6.75(E)
D-17	4" DIA INLET	11.75	7.00(W)
D-18	4" DIA MH	12.35	8.50(S); 6.75(E)
D-19	5" DIA MH	12.45	8.50(N,S); 7.00(E)
D-20	4" DIA INLET	12.00	7.50(W)
D-21	4" DIA MH	12.25	8.50(E,S); 7.00(W)
D-22	4" DIA INLET	11.00	6.50(E)
D-23	6" DIA MH	11.90	5.75(N,S); 6.25(W); 5.50(E)
D-24	4" DIA MH	11.60	6.00(N,W)
D-25	4" DIA INLET	11.00	6.50(S)
D-26	4" DIA INLET	11.00	6.50(N); 8.50(S)
D-27	6" DIA INLET	11.25	6.25(N,E,S); 5.00(W)
D-28	4" DIA MH	12.25	8.50(S)
D-29	6" DIA MH	12.20	8.50(N,S); 5.00(E,W)
D-30	4" DIA MH	12.65	8.50(N,W)
D-31	4" DIA MH	11.85	8.50(N,E)
D-32	4" DIA INLET	11.50	5.50(E,S)
D-33	5" DIA MH	11.75	5.25(N,E,W)
D-34	4" DIA MH	12.35	5.50(N); 8.50(E)
D-35	4" DIA MH	12.35	8.50(W); 6.00(N)
D-36	4" DIA INLET	11.75	6.25(N,W)
D-37	4" DIA MH	12.50	6.50(N,S); 8.50(W)
D-38	4" DIA INLET	11.75	6.75(S)
D-39	5" DIA MH	12.35	5.00(N,S); 8.50(E)
D-40	TYPE "E" INLET	12.00	4.50(N,S)
D-41	4" DIA MH	11.75	5.50(N,E,W)
HW-1	HW	9.50	4.25(S)

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntech.com

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Fax (954) 777-3114

REVISIONS	
NO.	DESCRIPTION

MARGATE FLORIDA

MARQUESA APARTMENTS

PAVING, GRADING & DRAINAGE PLAN

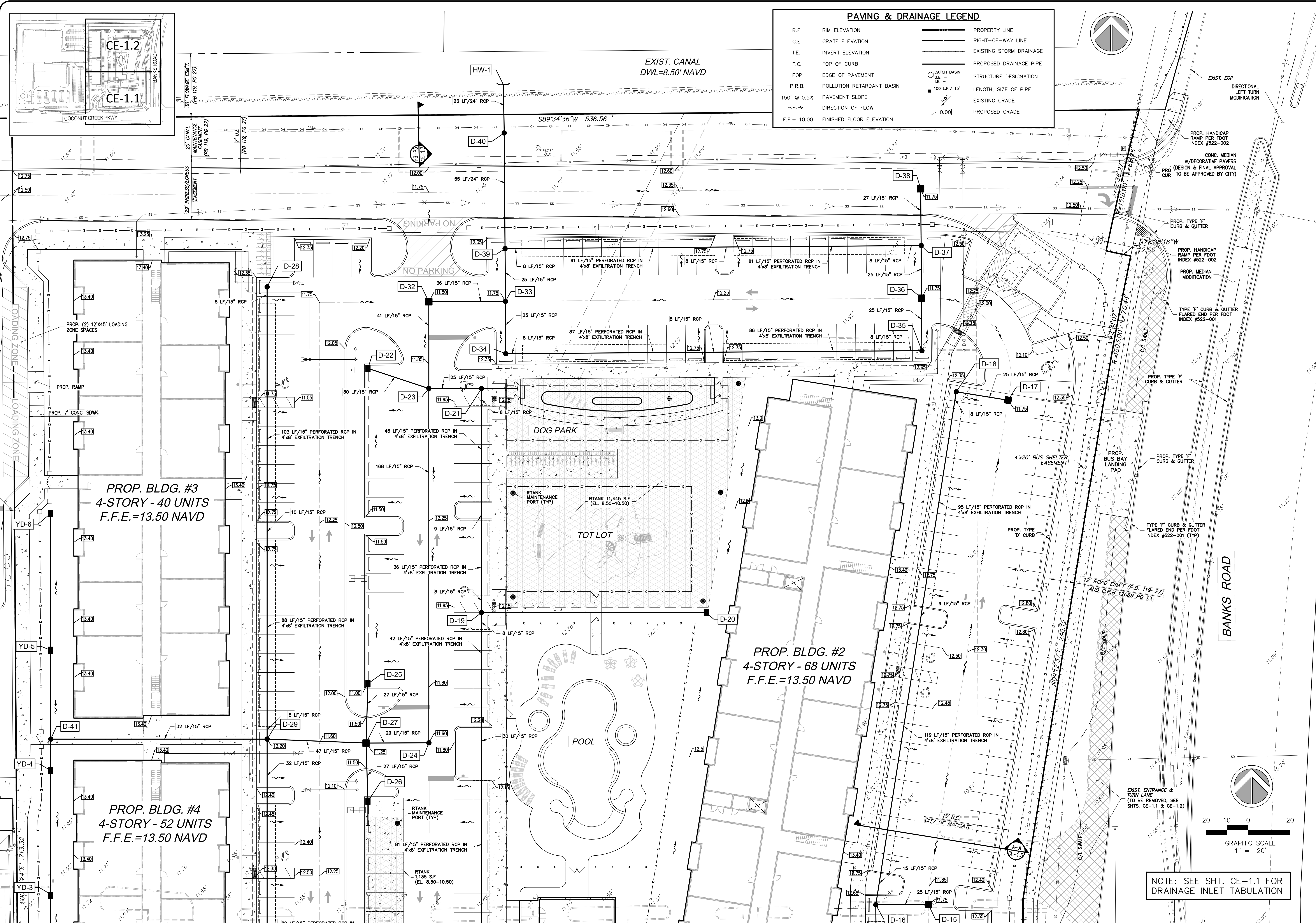
DATE: SEP 2021
SCALE: 1" = 20'
DESIGNED BY: C.R.L.
DRAWN BY: A.V.
JOB #: 21-4105

CLIFFORD R. LOUTAN
P.E.
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: January 31, 2022

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SHEET No.
CE-1.1



PAVING & DRAINAGE LEGEND			
R.E.	RIM ELEVATION	---	PROPERTY LINE
G.E.	GRATE ELEVATION	---	RIGHT-OF-WAY LINE
I.E.	INVERT ELEVATION	---	EXISTING STORM DRAINAGE
T.C.	TOP OF CURB	---	PROPOSED DRAINAGE PIPE
EOP	EDGE OF PAVEMENT	---	STRUCTURE DESIGNATION
P.R.B.	POLLUTION RETARDANT BASIN	---	LENGTH, SIZE OF PIPE
150' @ 0.5%	PAVEMENT SLOPE	---	EXISTING GRADE
---	DIRECTION OF FLOW	---	PROPOSED GRADE
F.F. = 10.00	FINISHED FLOOR ELEVATION	---	

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REVISIONS	
NO.	DESCRIPTION

MARGATE

FLORIDA

MARQUESA APARTMENTS

PAVING, GRADING & DRAINAGE PLAN

DATE: SEP 2021

SCALE: 1" = 20'

DESIGNED BY: C.R.L.

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JOB #: 21-4105

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

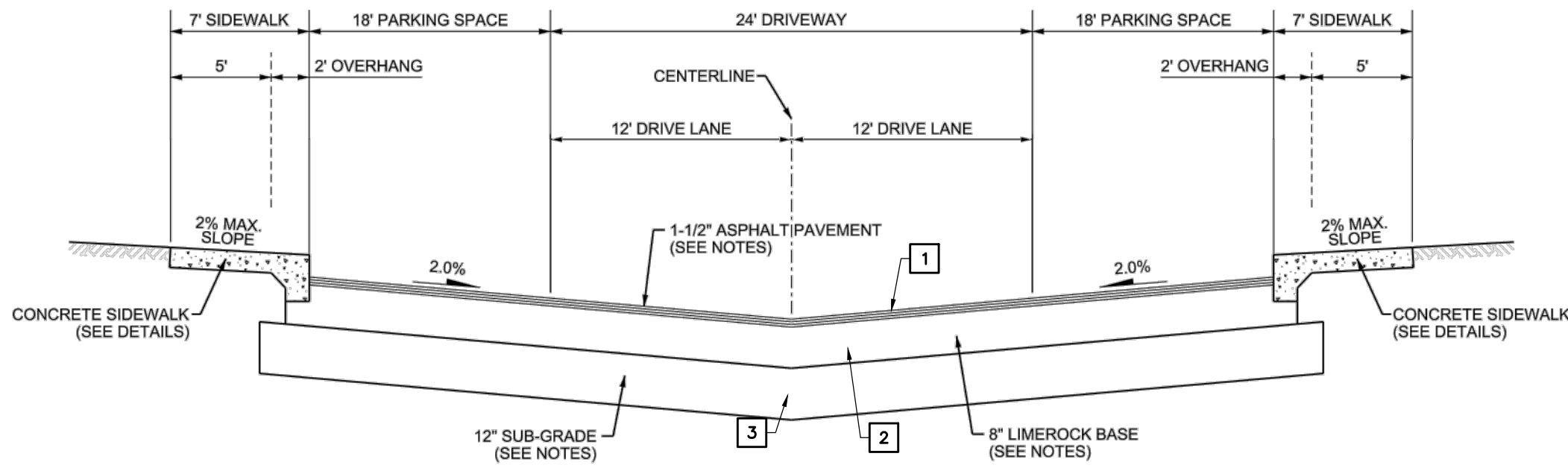
Date: January 31, 2022
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SHEET No.
CE-1.2

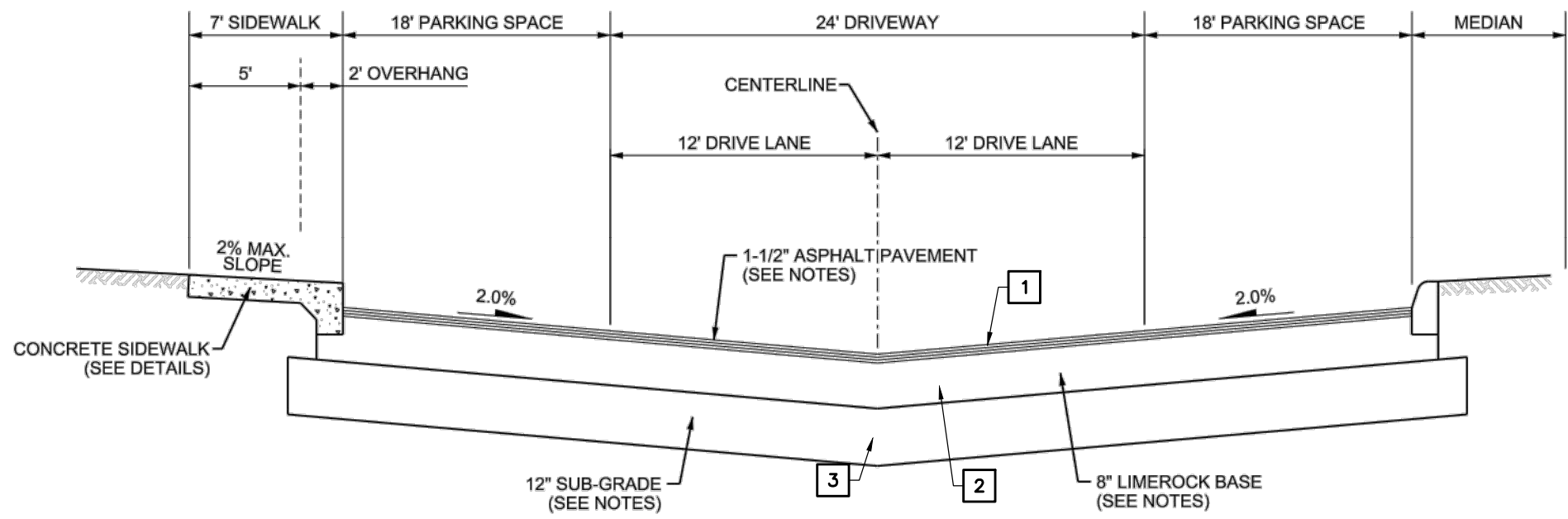
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PLOT DATE: 1/31/2022 4:32 PM BY: Andy Venneman
LAYOUT: [CE-1.2]

MATCH LINE FOR CONTINUATION SEE SHEET CE-1.1

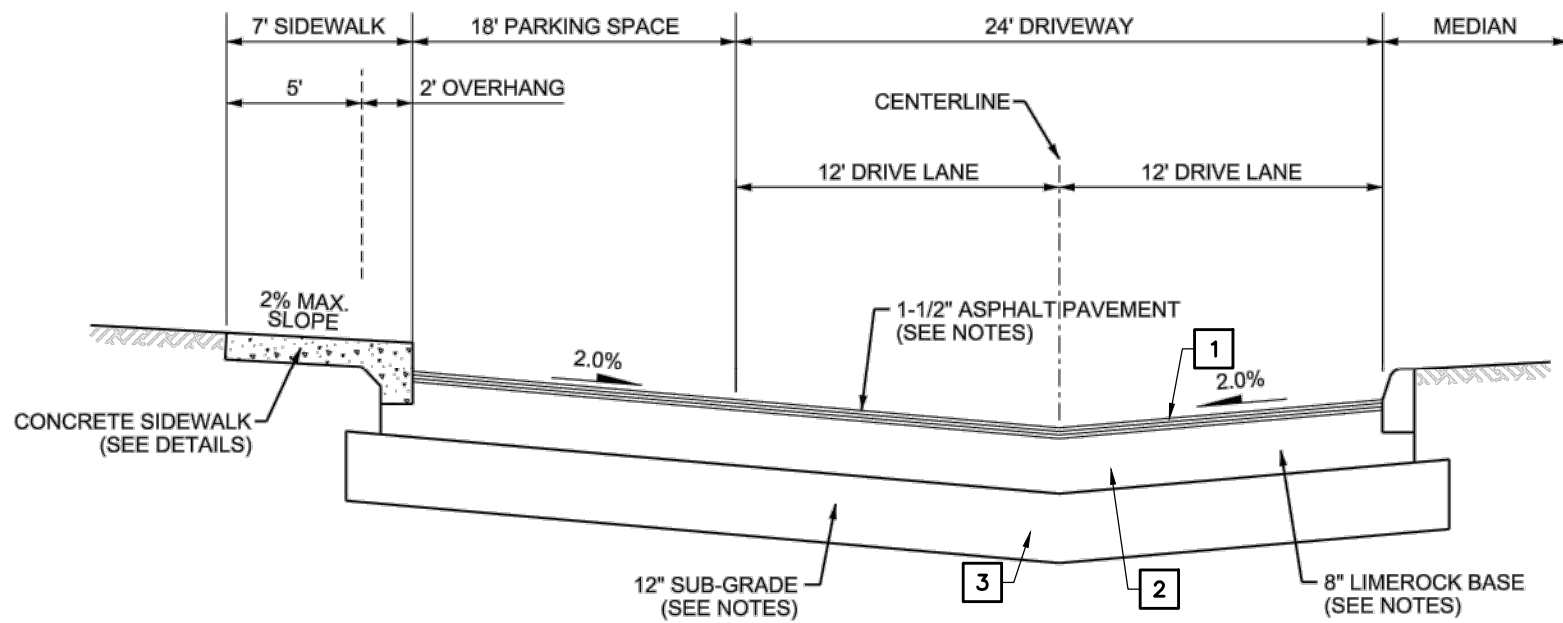
NOTE: SEE SHT. CE-1.1 FOR DRAINAGE INLET TABULATION



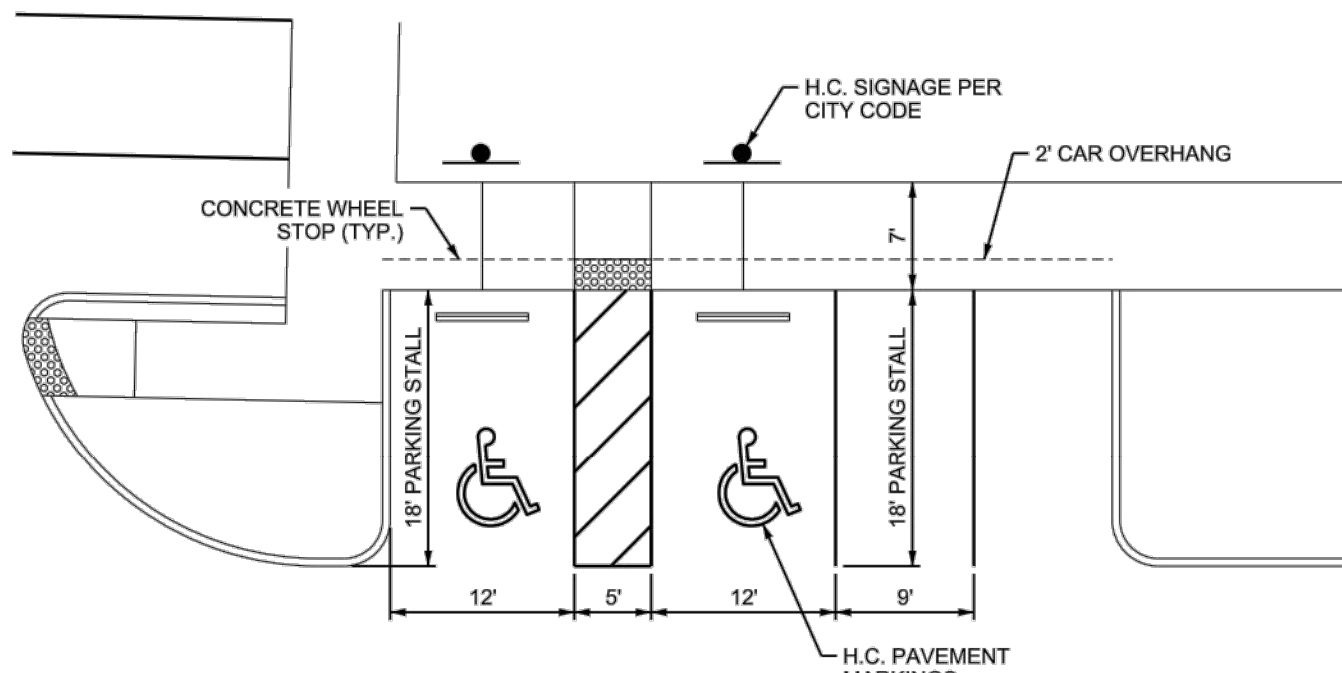
TYPICAL PARKING LOT SECTION A-A
N.T.S.



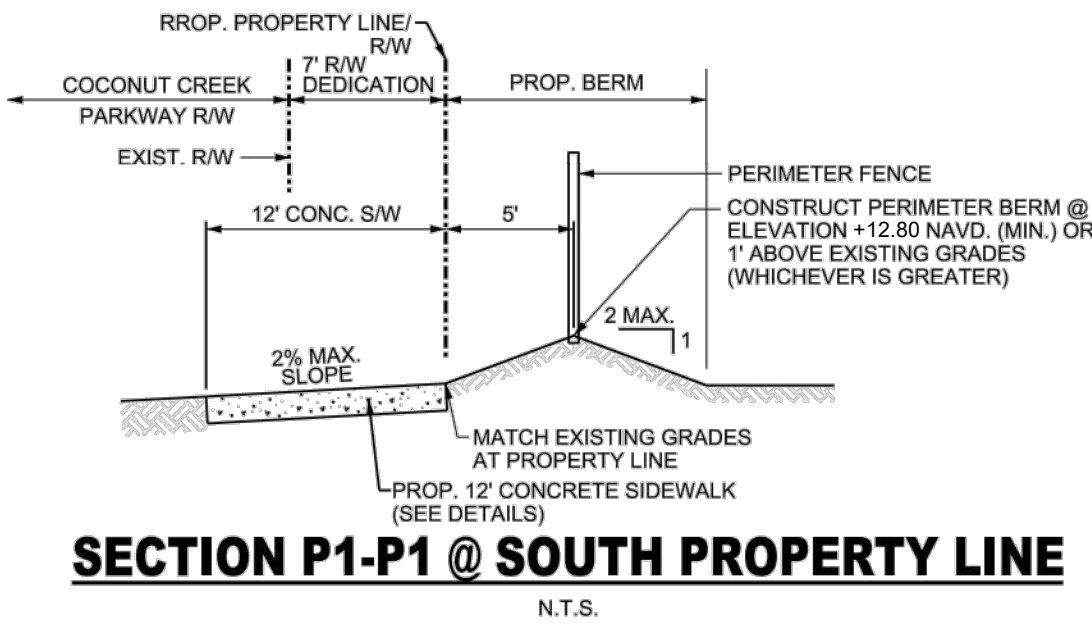
TYPICAL PARKING LOT SECTION B-B
N.T.S.



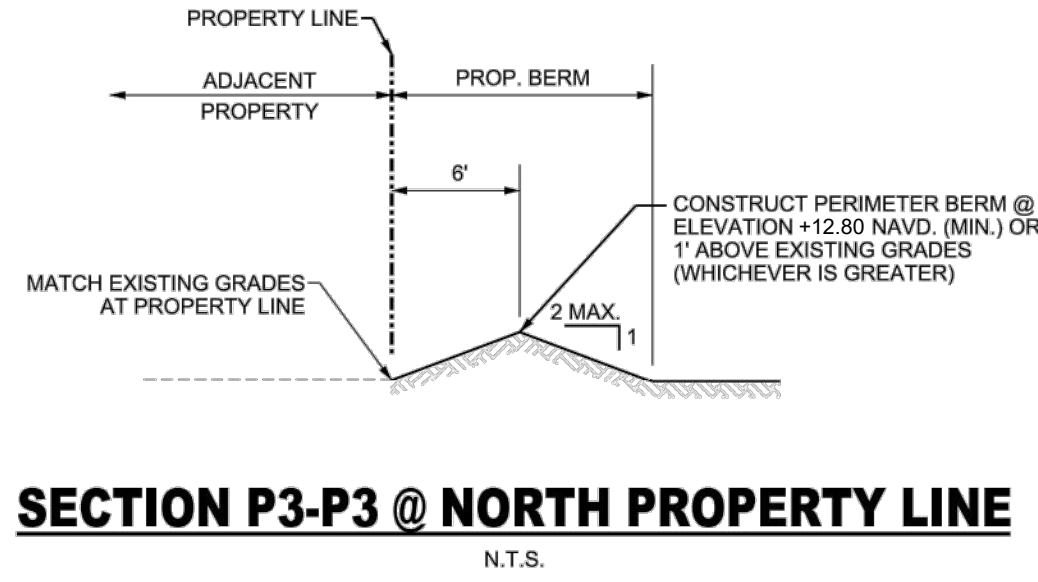
TYPICAL PARKING LOT SECTION C-C
N.T.S.



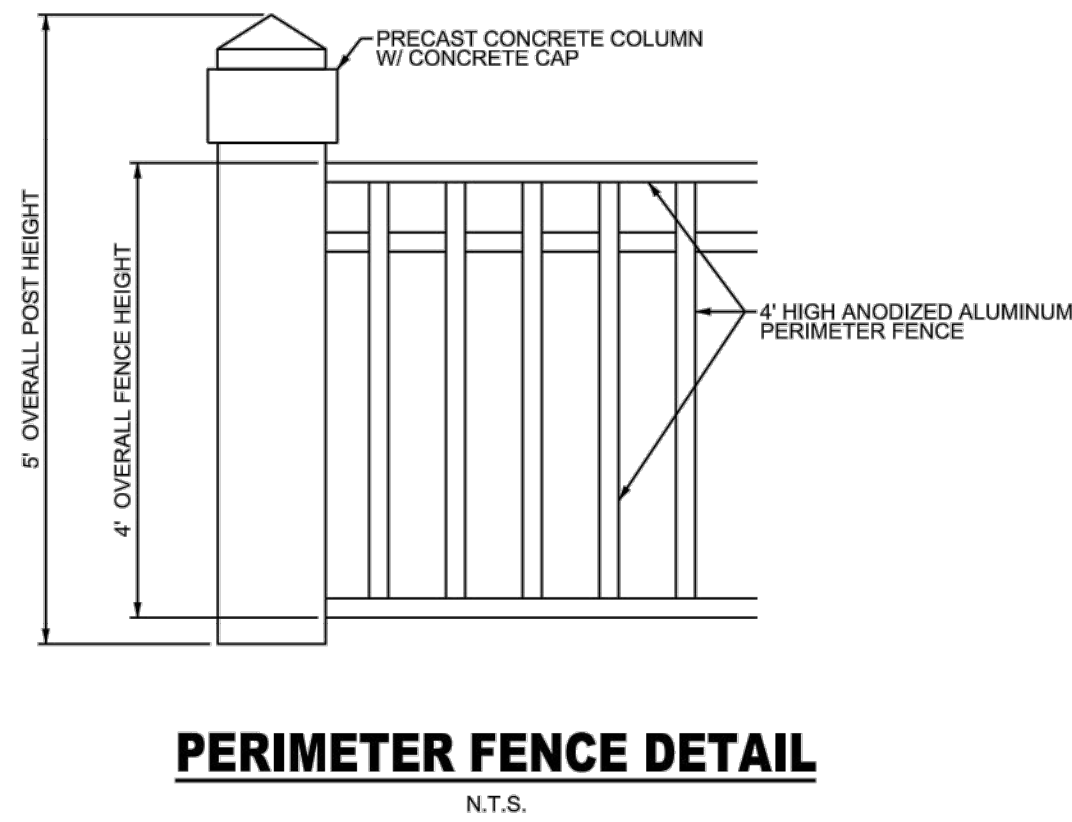
POOL & REC AREA FENCE DETAIL
N.T.S.



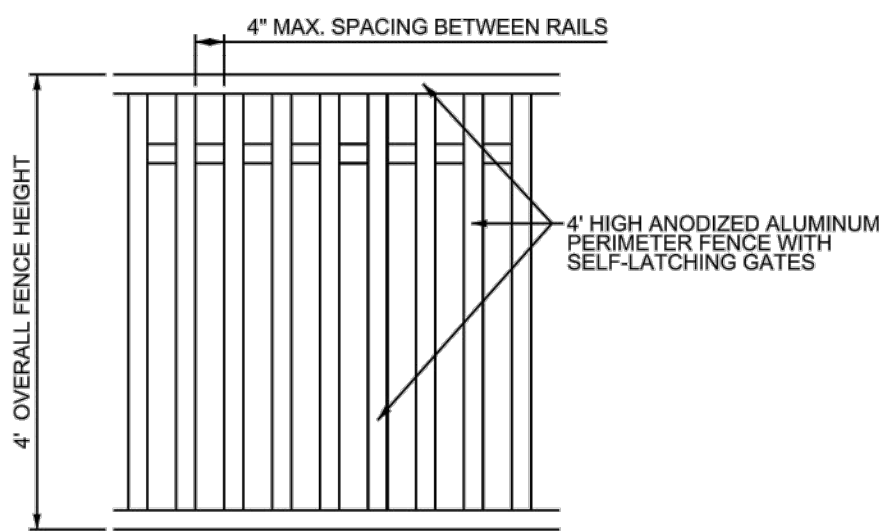
SECTION P1-P1 @ SOUTH PROPERTY LINE
N.T.S.



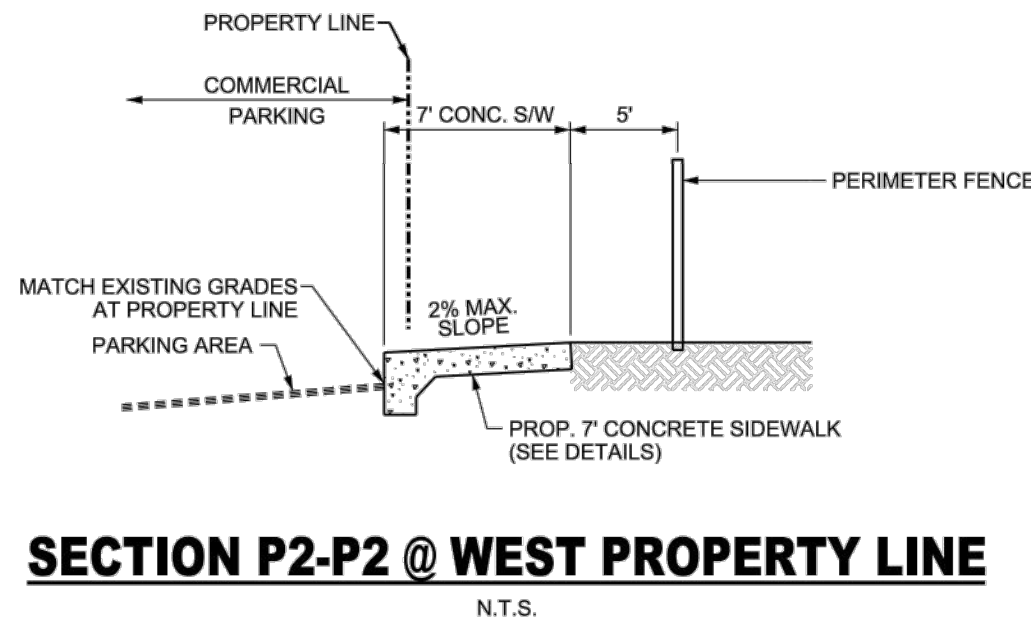
SECTION P3-P3 @ NORTH PROPERTY LINE
N.T.S.



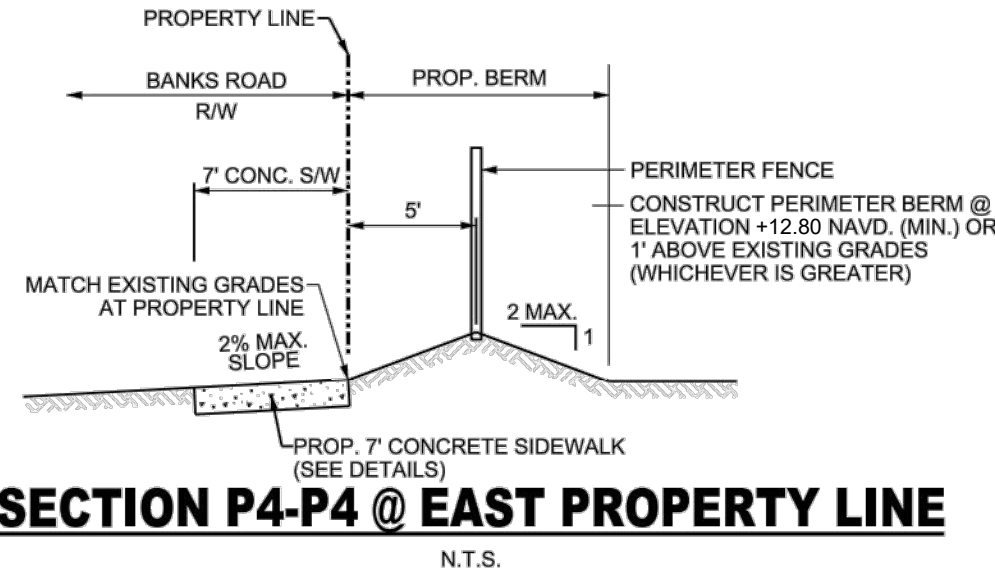
PERIMETER FENCE DETAIL
N.T.S.



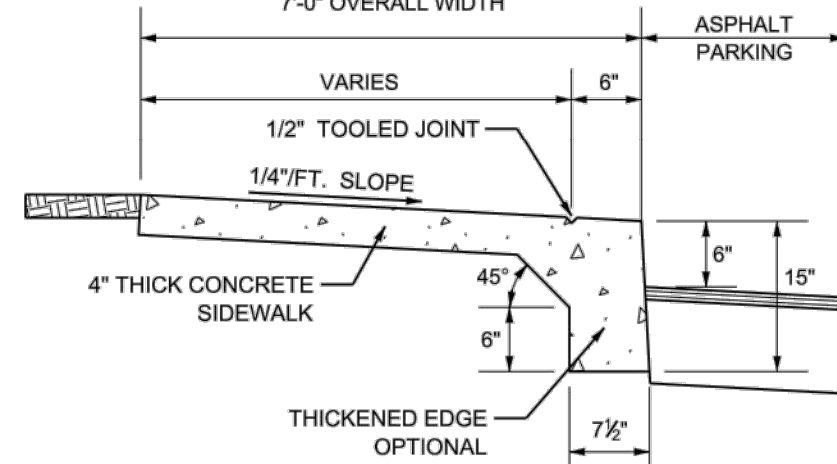
POOL & REC AREA FENCE DETAIL
N.T.S.



SECTION P2-P2 @ WEST PROPERTY LINE
N.T.S.



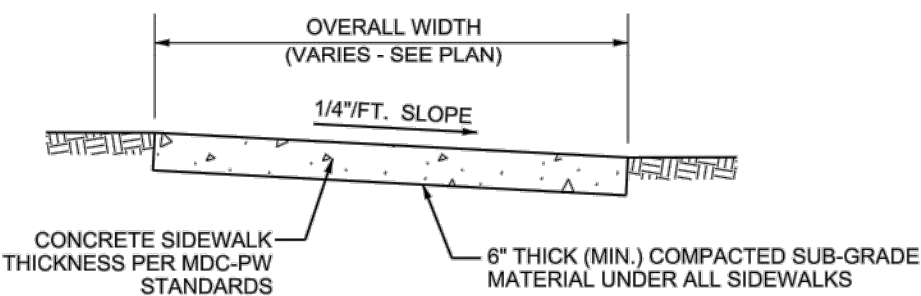
SECTION P4-P4 @ EAST PROPERTY LINE
N.T.S.



NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISE FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

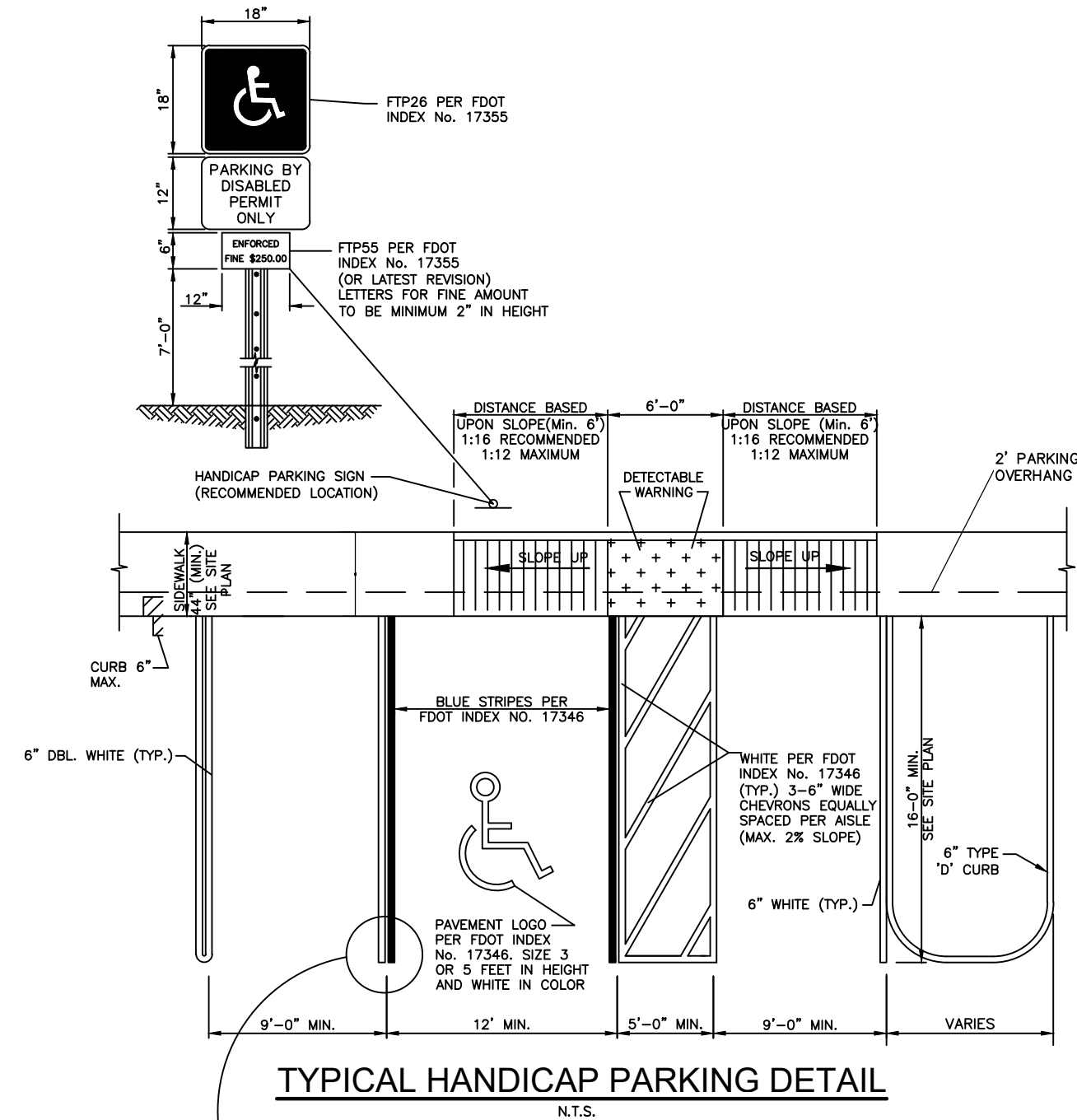
CONCRETE SIDEWALK DETAILS
N.T.S.



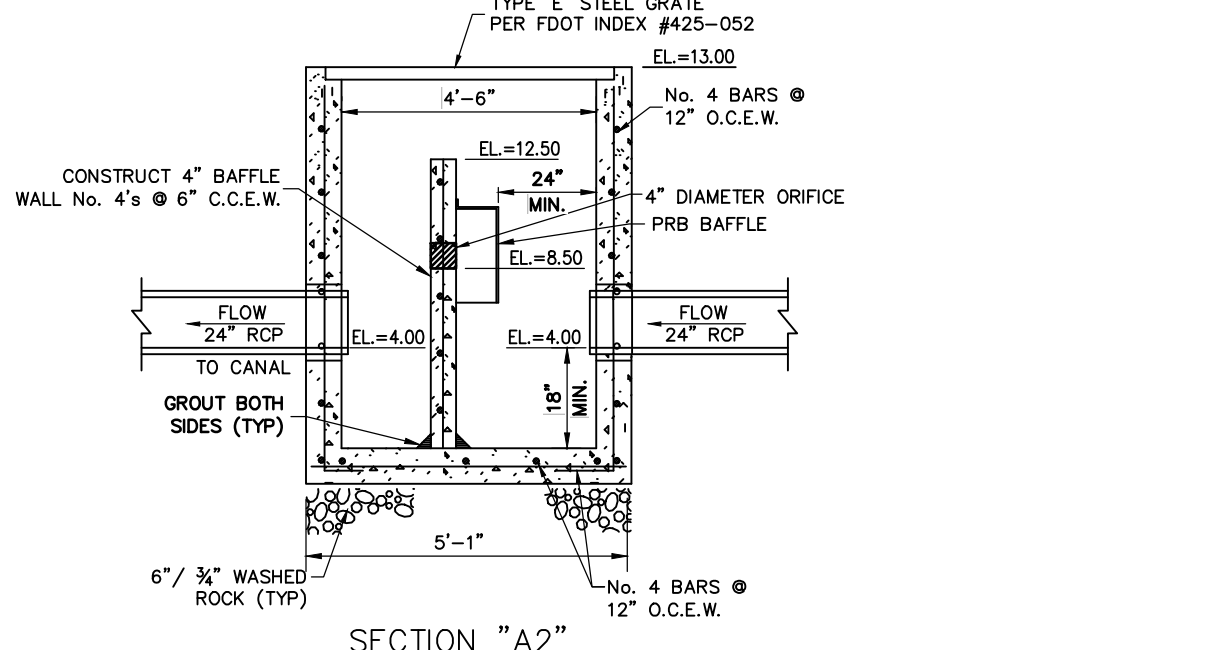
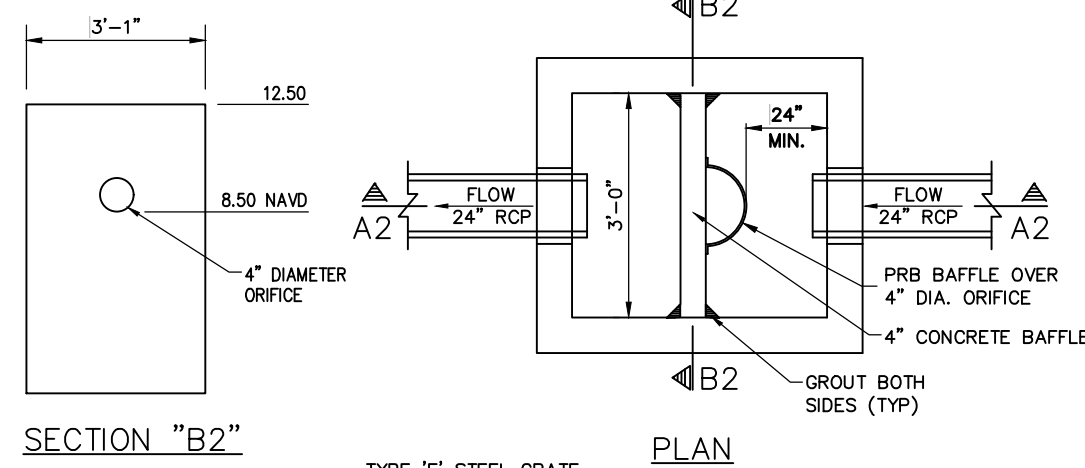
GENERAL NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISE FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 2,500 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

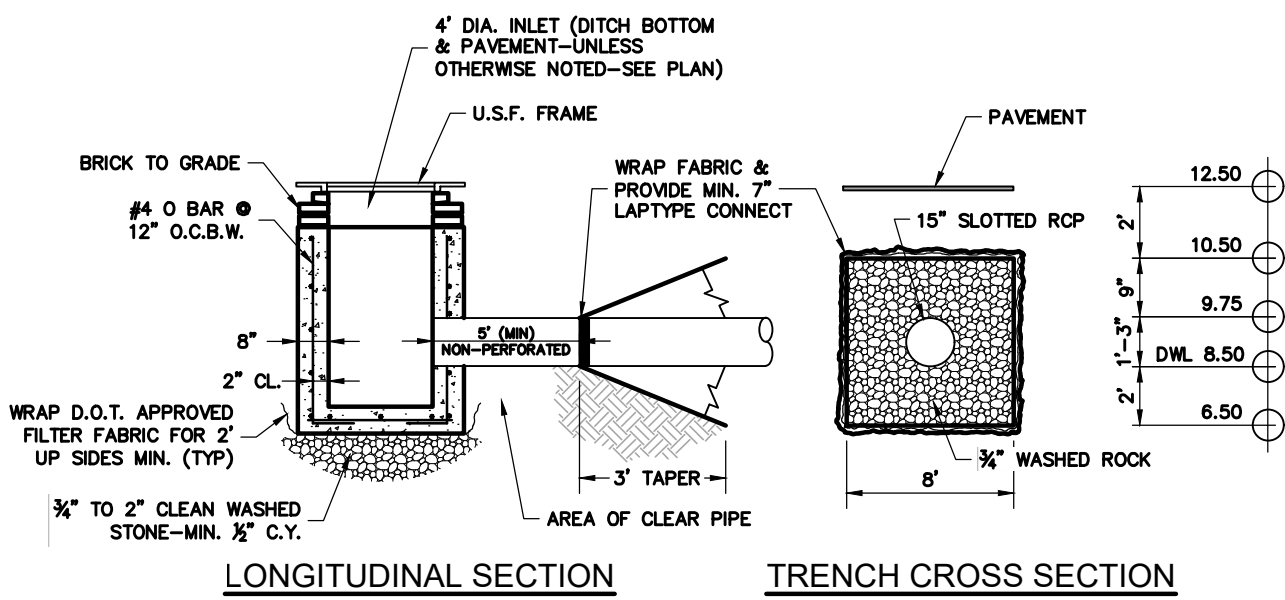
CONCRETE SIDEWALK DETAILS



TYPICAL HANDICAP PARKING DETAIL
N.T.S.



FDOT TYPE 'E' PROJECT CONTROL STRUCTURE DETAIL
N.T.S.

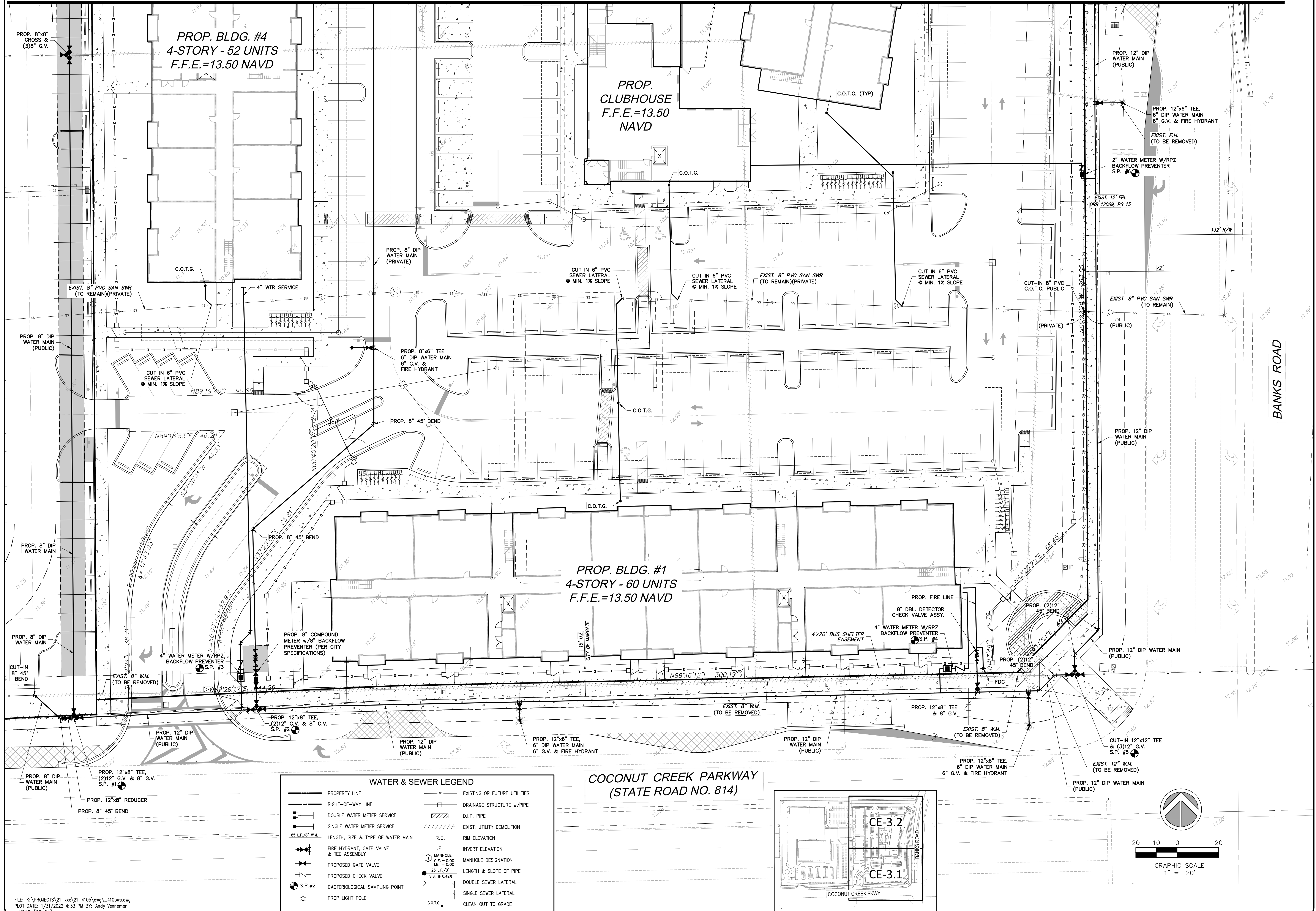


EXFILTRATION TRENCH DETAIL

NOTE: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OFF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

REVISIONS	
NO.	DESCRIPTION

MATCH LINE FOR CONTINUATION SEE SHEET CE-3.2

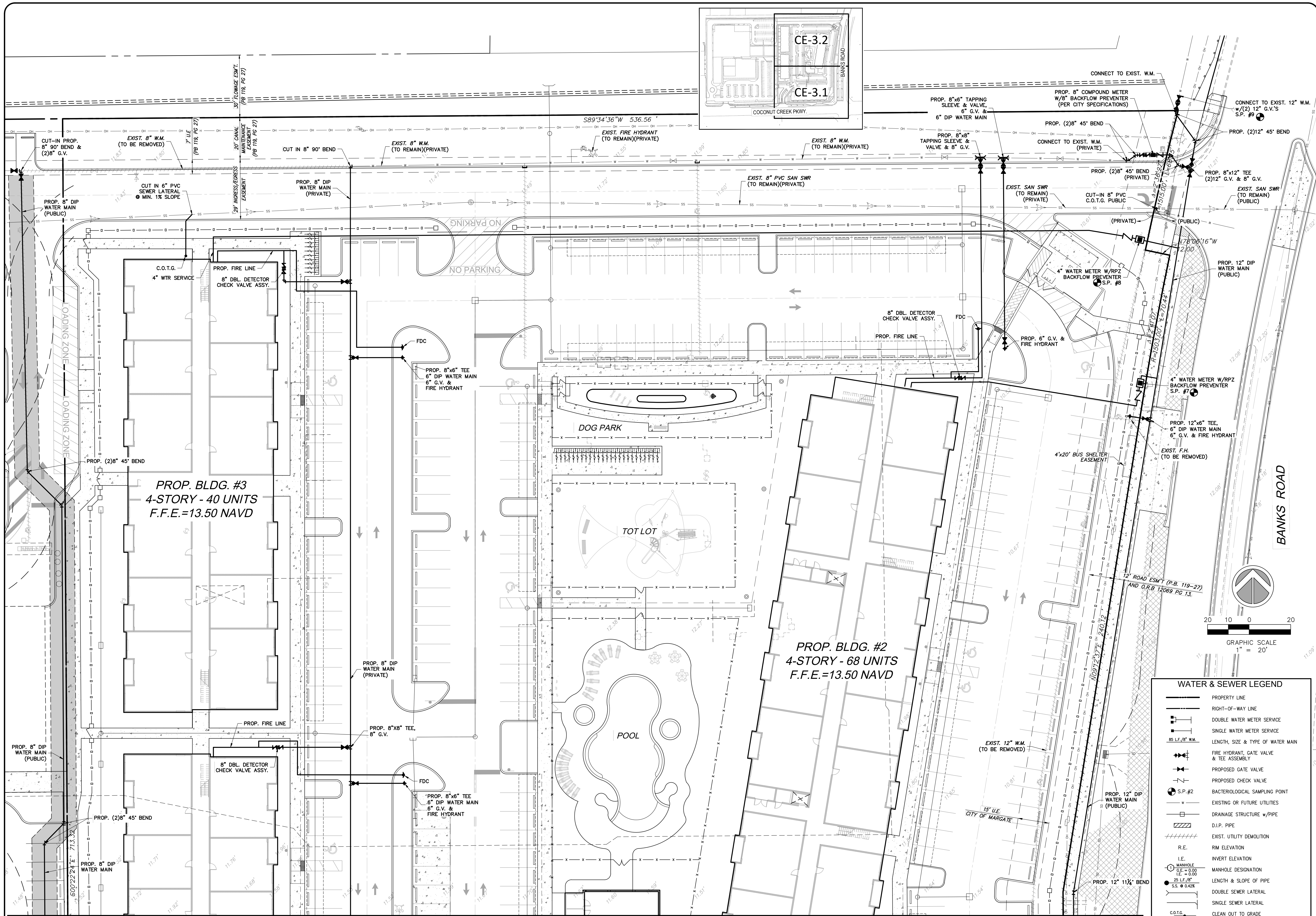


NO.	DATE	DESCRIPTION

DATE: SEP 2021
SCALE: 1" = 20'
DESIGNED BY: C.R.L.
DRAWN BY: A.V.
JOB #: 21-4105

CLIFFORD R. LOUTAN
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FILE: K:\PROJECTS\21-xxx\21-4105\dwg\4105ws.dwg
PLOT DATE: 1/31/2022 4:33 PM BY: Andy Venneman
LAYOUT: [CE-3.2]

MATCH LINE FOR CONTINUATION SEE SHEET CE-1.1

WATER & SEWER LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
	EXIST. UTILITY DEMOLITION
	RIM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

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REVISIONS	
NO.	DESCRIPTION

MARGATEFLORIDAMARQUESA APARTMENTS

WATER & SEWER PLAN

DATE:	SEP 2021
SCALE:	1" = 20'
DESIGNED BY:	C.R.L.
DRAWN BY:	A.V.
JOB #:	21-4105

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CE-3.2