

SITE PLAN  
FOR

LEGAL DESCRIPTION

PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF PARCEL 4 OF SAID PLAT, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH 00° 03' 23" WEST, 292.60 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. THE FOLLOWING FOUR (4) COURSES: SOUTH 89° 56' 37" EAST, 15.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 664.05 FEET, A DELTA OF 39° 51' 40", AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50° 04' 57" EAST, 725.16 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 22° 15' 10", AN ARC DISTANCE OF 301.52 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 11° 58' 05", AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COURSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.); THENCE SOUTH 20° 36' 41" WEST, 134.67 FEET; THENCE NORTH 88° 35' 00" WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3, THENCE NORTH 01° 25' 00" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONSISTS OF 21.302 ACRES MORE OR LESS.

DEVELOPMENT TEAM

- DEVELOPER:

Fimiani Development Corporation  
5301 North Federal Highway, Suite 350  
Boca Raton, Florida 33487  
Phone: 561-395-8882
- LAND USE  
ATTORNEY/  
LAND PLANNER:

Dunay, Miskel and Backman, LLP  
14 SE 4th Street, Suite 36  
Boca Raton, Florida 33432  
Phone: 561-405-3300
- ENGINEER/  
PLANNER:

Schnars Engineering Corporation  
947 Clint Moore Road  
Boca Raton, Florida 33487  
Phone: 561-241-6455
- ARCHITECT:

A B Design Group  
1441 N. Ronald Reagan Boulevard  
Longwood, Florida 32750  
Phone: 407-774-6078
- LANDSCAPE  
ARCHITECT:

Peterson Design Professionals  
151 Southwest 7th Terrace  
Boca Raton, Florida 33486  
Phone: 561-702-0136
- PHOTOMETRIC  
ENGINEER:

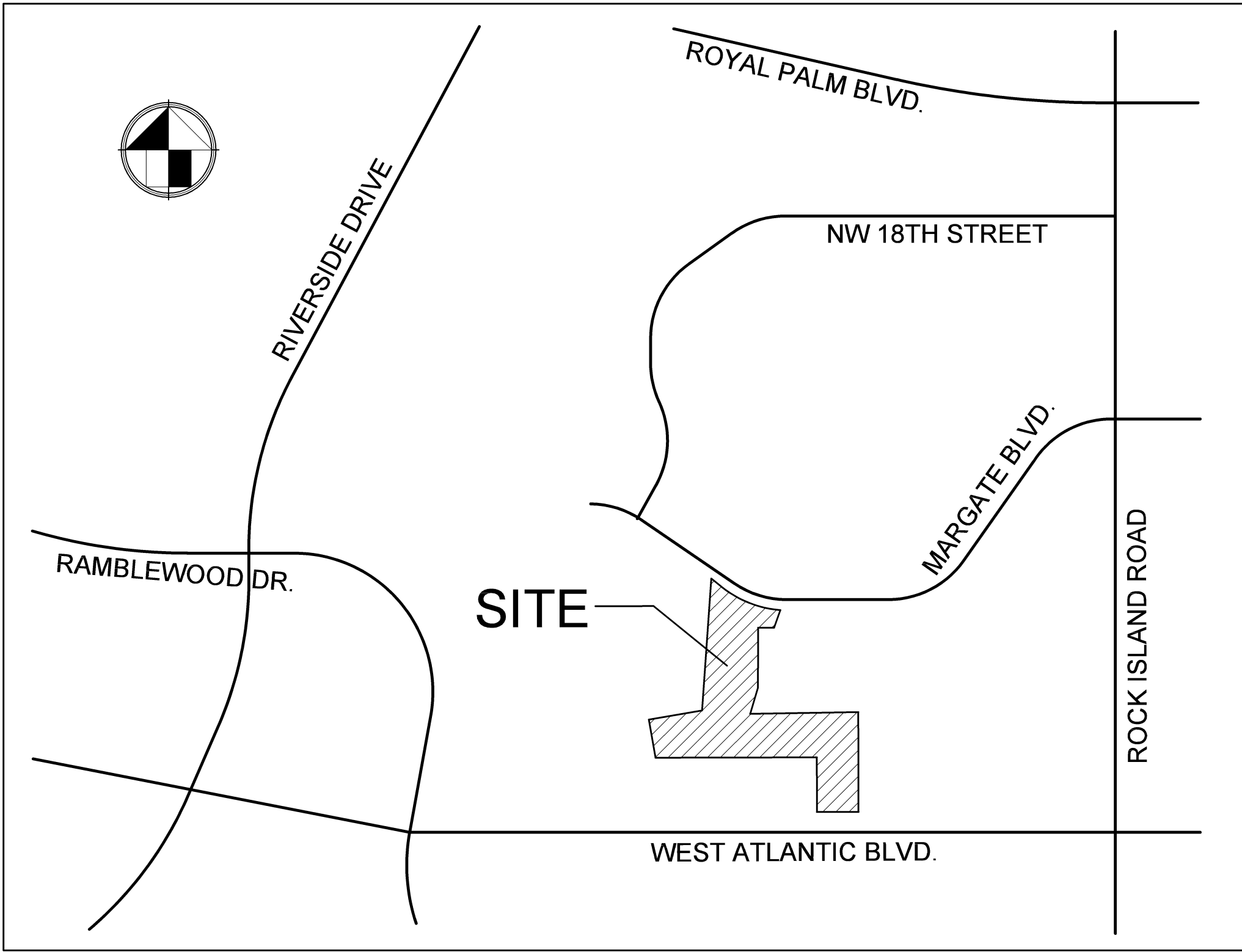
Lightworks, Inc.  
7447 NW 48th Street, Suite B  
Miami, Florida 33166  
Phone: 561-641-5570

OWNER:

Margate Executive Golf Course, LLC  
5301 North Federal Highway, Suite 350  
Boca Raton, Florida 33487

# Springdale Townhomes

## Margate, Florida



LOCATION MAP  
S 35, T 48S, R 41E  
NOT TO SCALE

INDEX OF SHEETS

<u>SHEET DESCRIPTION</u>	<u>SHEET NO.</u>
MASTER SITE PLAN .....	SP1
SITE PLAN .....	SP2 - SP4
SITE PLAN DETAILS .....	SP5

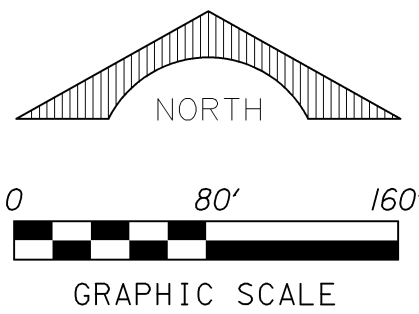
**SCHNARS**  
ENGINEERING CORPORATION

947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487  
TEL: (561) 241-6455 • FAX: (561) 241-5182  
CERTIFICATE OF AUTHORIZATION No. 6640

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





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.)

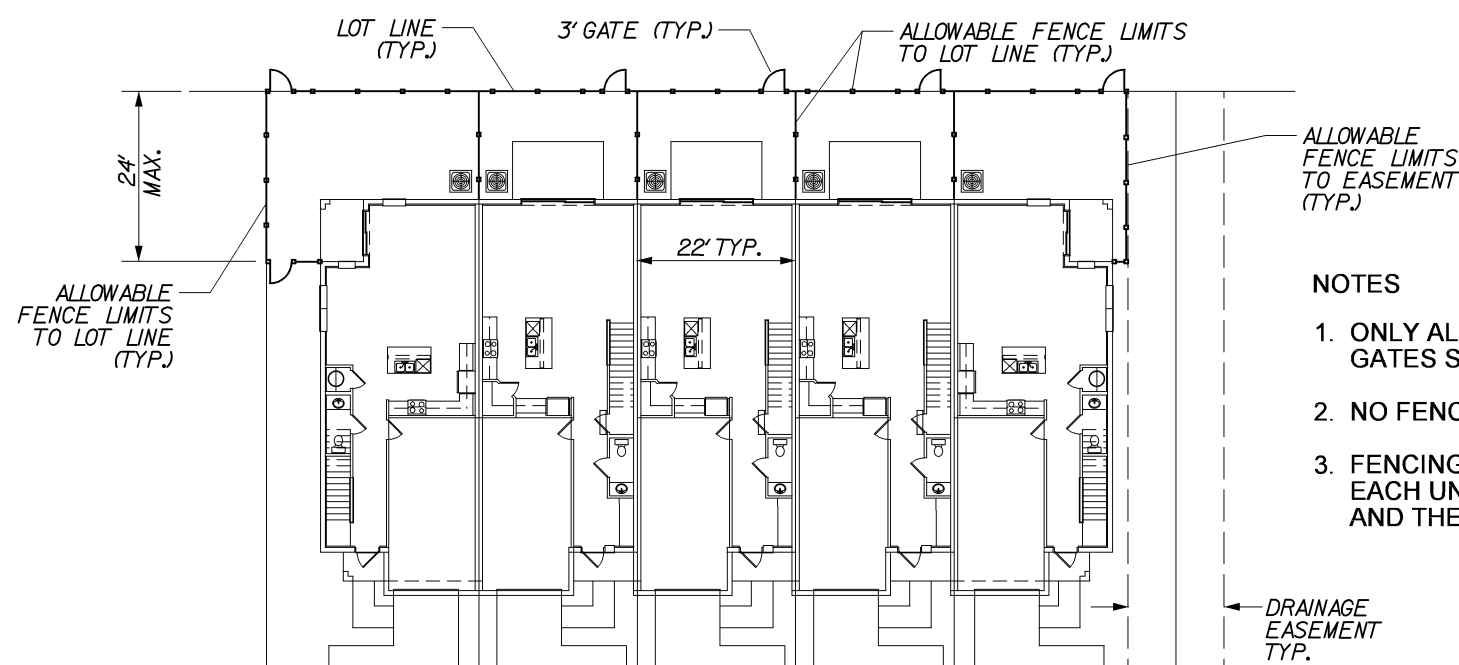
PARCEL 2  
"ORIOLE GOLF AND TENNIS  
CLUB SECTION TWO"  
(P.B. 78, PG. 21, B.C.R.)

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

SHEET 4

PARCEL 6  
"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.

#### NOTES

- ONLY ALUMINUM RAIL OR WHITE PVC FENCES ARE ALLOWED. 3" WIDE GATES SHALL BE PROVIDED TO EACH LOT FOR MAINTENANCE ACCESS.
- NO FENCES SHALL BE ALLOWED IN EASEMENTS.
- FENCING SHALL NOT BE PLACED BEYOND THE INDIVIDUAL LOT LINE OF EACH UNIT. THIS INCLUDES THE STREET CORNER SIDE YARD UNITS AND THE INTERIOR UNITS ADJACENT TO COMMON AREAS.

LIFT STATION

LAKE

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

BUILDING HEIGHT: 2 STORIES / 35' MAX.  
LOT WIDTH: 22' FT. MIN.

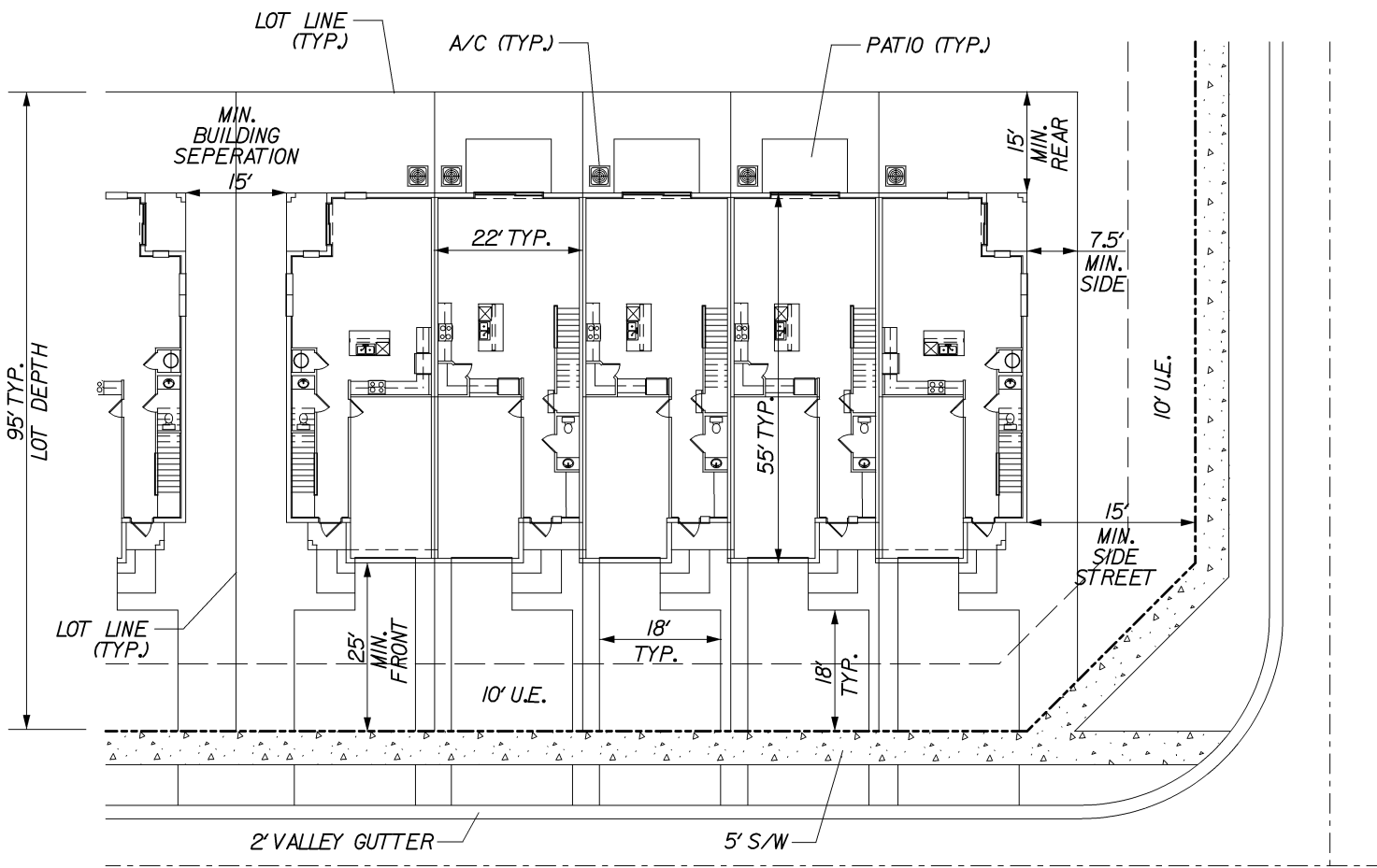
BUILDING SETBACKS:  
FRONT WITH FRONT LOAD GARAGE: 25' MIN.  
SIDE (INTERIOR): 0' MIN.  
SIDE (END UNIT): 7.5' MIN.  
SIDE (STREET): 15' MIN.  
REAR: 15' MIN.

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.



#### 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) FOLIO: 484135080010 R-3A (MULTIPLE FAMILY DWELLING DISTRICT)
PROPOSED ZONING :	FOLIO: 484135050030 PUD (PLANNED UNIT DEVELOPMENT) & S-2 (OPEN SPACE DISTRICT) FOLIO: 484135080010 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 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 SEPARATE 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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BOCA RATON, FLORIDA 33487  
CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022	
REVISIONS:	
1 1/3/23 CITY COMMENTS	
2 2/27/23 CITY COMMENTS	
3	
4	
5	

	MASTER SITE PLAN	
	SITE DATA & DETAILS	
TASK:		
PROJECT:	SPRINGDALE TOWNHOMES	FLORIDA
	MARGATE	

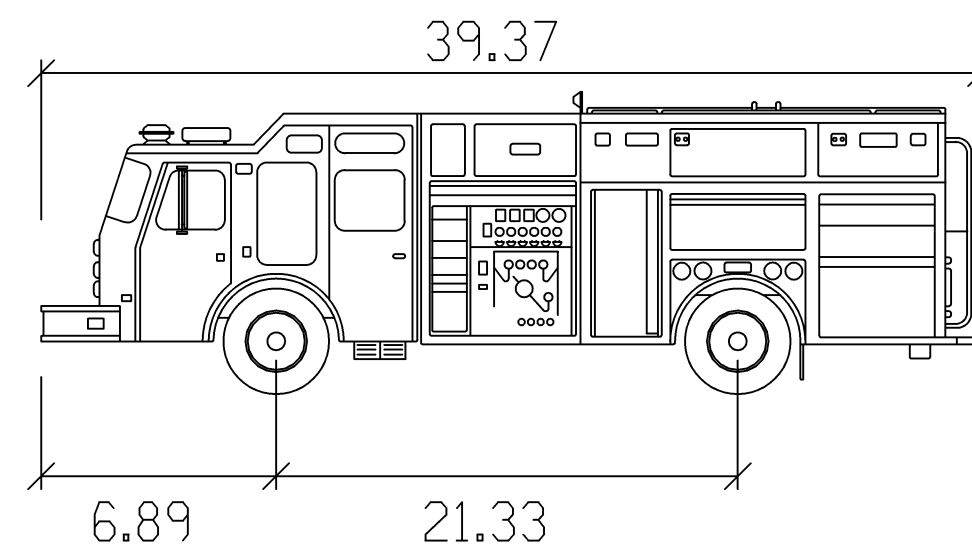
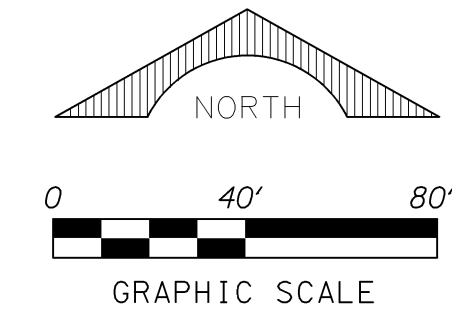
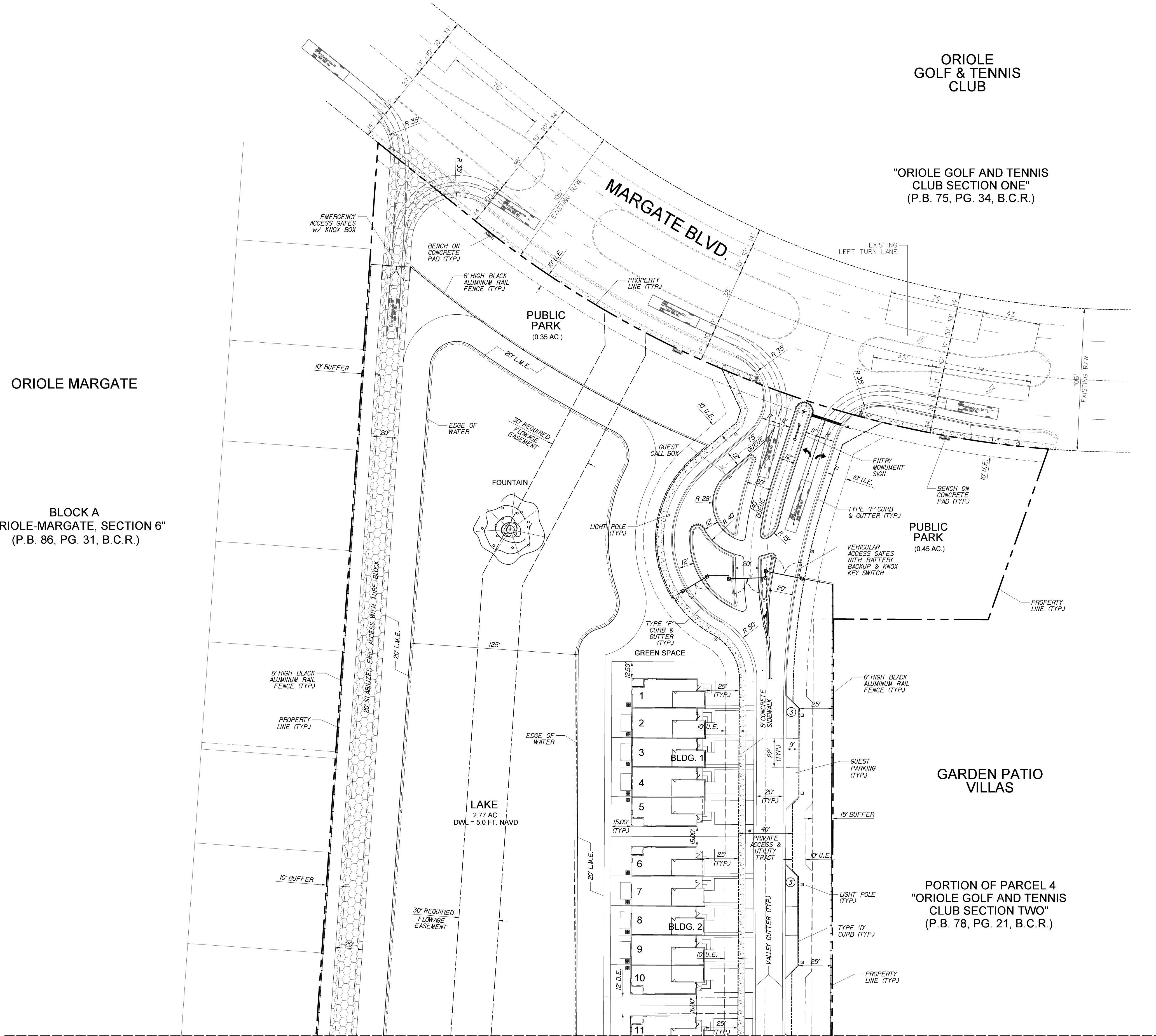
SEAL

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 SP1 OF 5





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

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ORIGINAL: OCT. 2022

REVISIONS:

1	12/23 CITY COMMENTS
2	2/27/23 CITY COMMENTS
3	
4	
5	

PROJECT:

**SPRINGDALE TOWNHOMES**

TASK:

**SITE PLAN**

SEAL

FLORIDA

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Civil Engineer  
Florida Registration No. 46697  
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JOB NO. 17180

DRAWN RAD

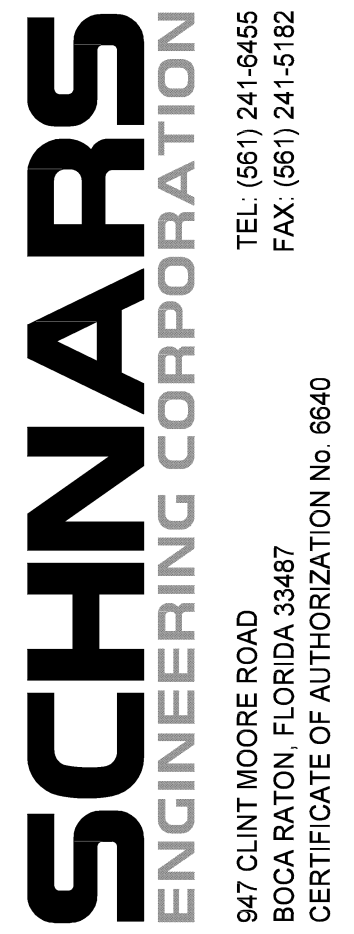
DESIGNED JTS

CHECKED JWM

Q.C. JTS

SHEET SP2 OF 5





ORIGINAL: OCT. 2022

REVISIONS:

1	1/3/23	CITY COMMENTS
2		
3		
4		
5		

## SITE PLAN

CT: **SPRINGDALE TOWNHOMES**

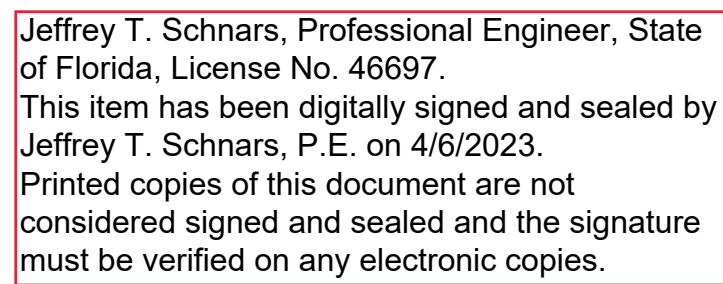
**FLORIDA**

**MARGATE**

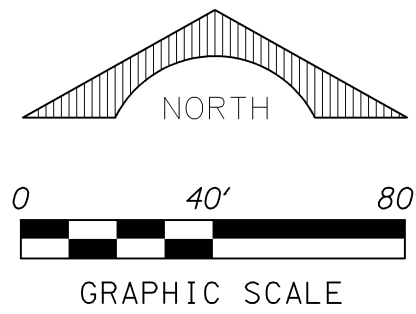
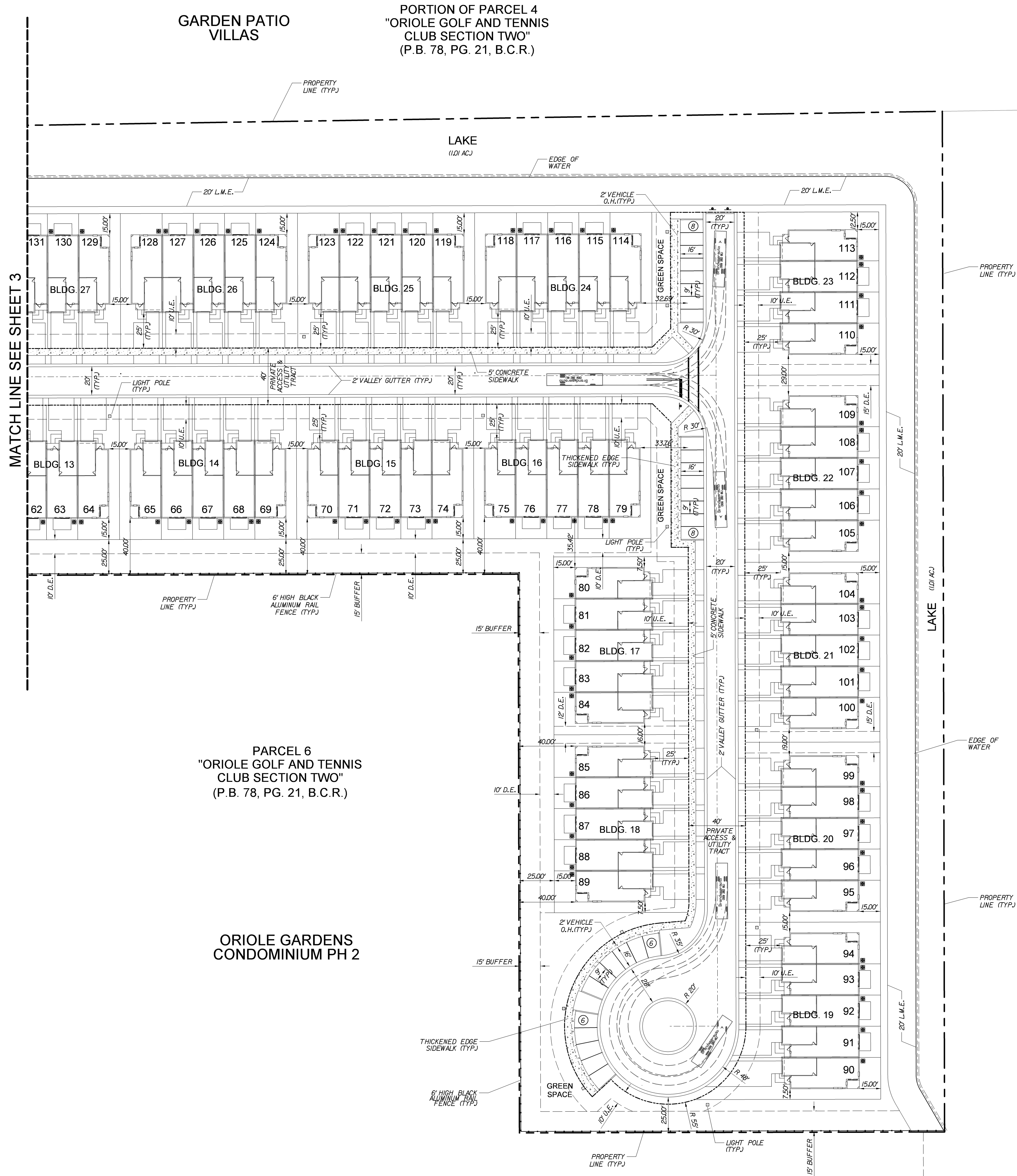
Jeffrey T. Schnars, P.E.  
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Florida Registration No. 46597  
(FOR THE FIRM)

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

SHEET SP3 OF 5







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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ORIGINAL:	OCT. 2022
REVISIONS:	1 12/23 CITY COMMENTS
	2
	3
	4
	5

TASK:	SITE PLAN
PROJECT:	SPRINGDALE TOWNHOMES
	MARGATE
	FLORIDA

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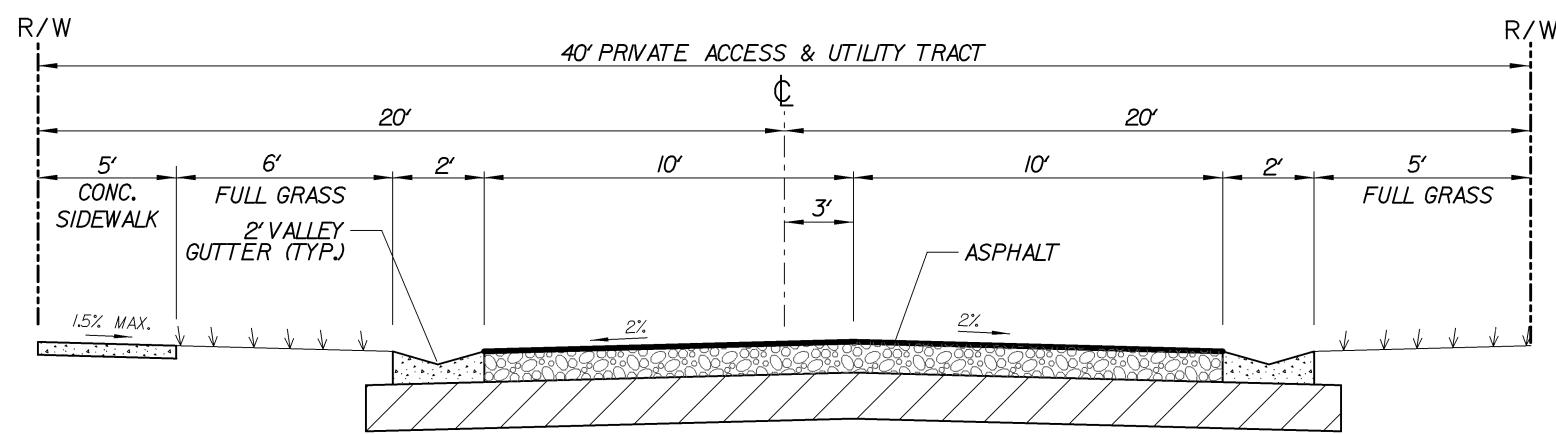
JOB NO. 17180  
DRAWN RAD  
DESIGNED JTS  
CHECKED JWM  
Q.C. JTS

## TYPICAL LAKE CROSS-SECTION

*N.T.S.*

**NOTE:**

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



## TYPICAL ROAD SECTION

TE ROAD TRACT  
N.T.S.

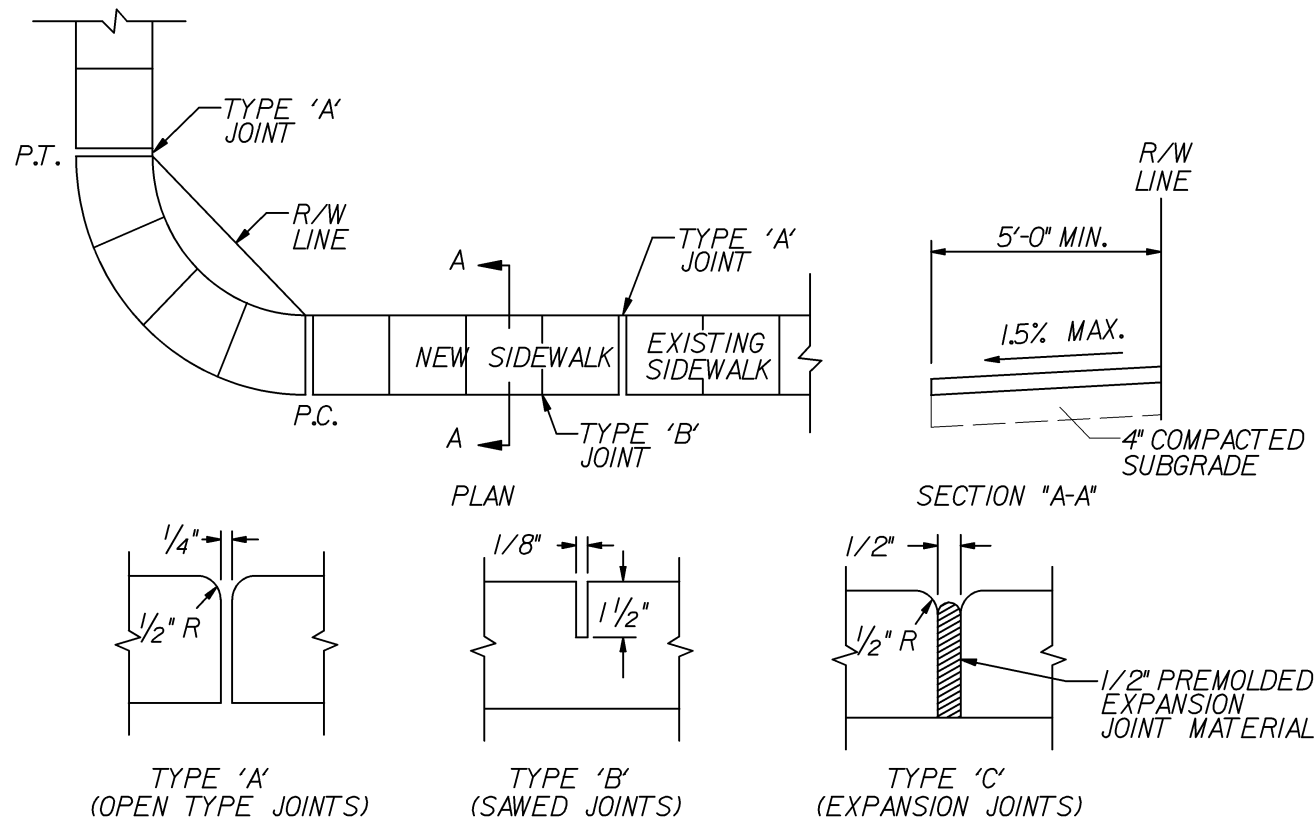


TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
RESIDENTIAL AREAS & CART PATHS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

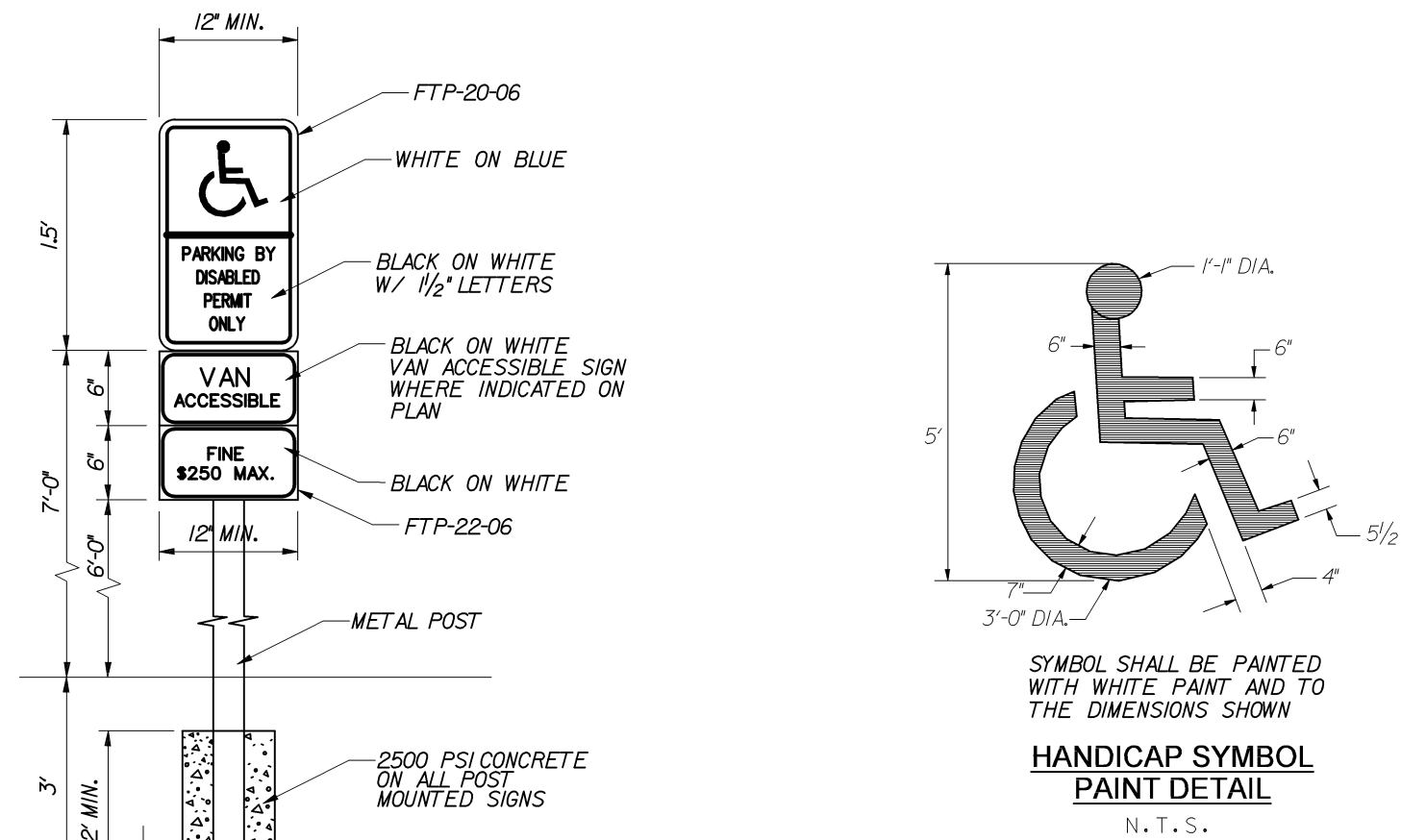
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

NOTES:

1. SUBGRADE TO BE A MINIMUM 4" OF CLEAN SAND OR SANDY LOAM COMPACTED TO 95% DENSITY AASHTO T-99.
2. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN. 2500 PSI @ 28 DAYS.  
 AT DRIVEWAY LOCATIONS, SIDEWALKS SHALL BE 6" THICK AND SHALL INCLUDE A WELDED WIRE MESH WITH 2" OR LOWER FROM THE BOTTOM AND END.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN'S 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 GUTTER AND SHALL BE GIVEN A TRANSVERSE HAIR BROOM FINISH.
5. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH FOOT INDEX 522-002.

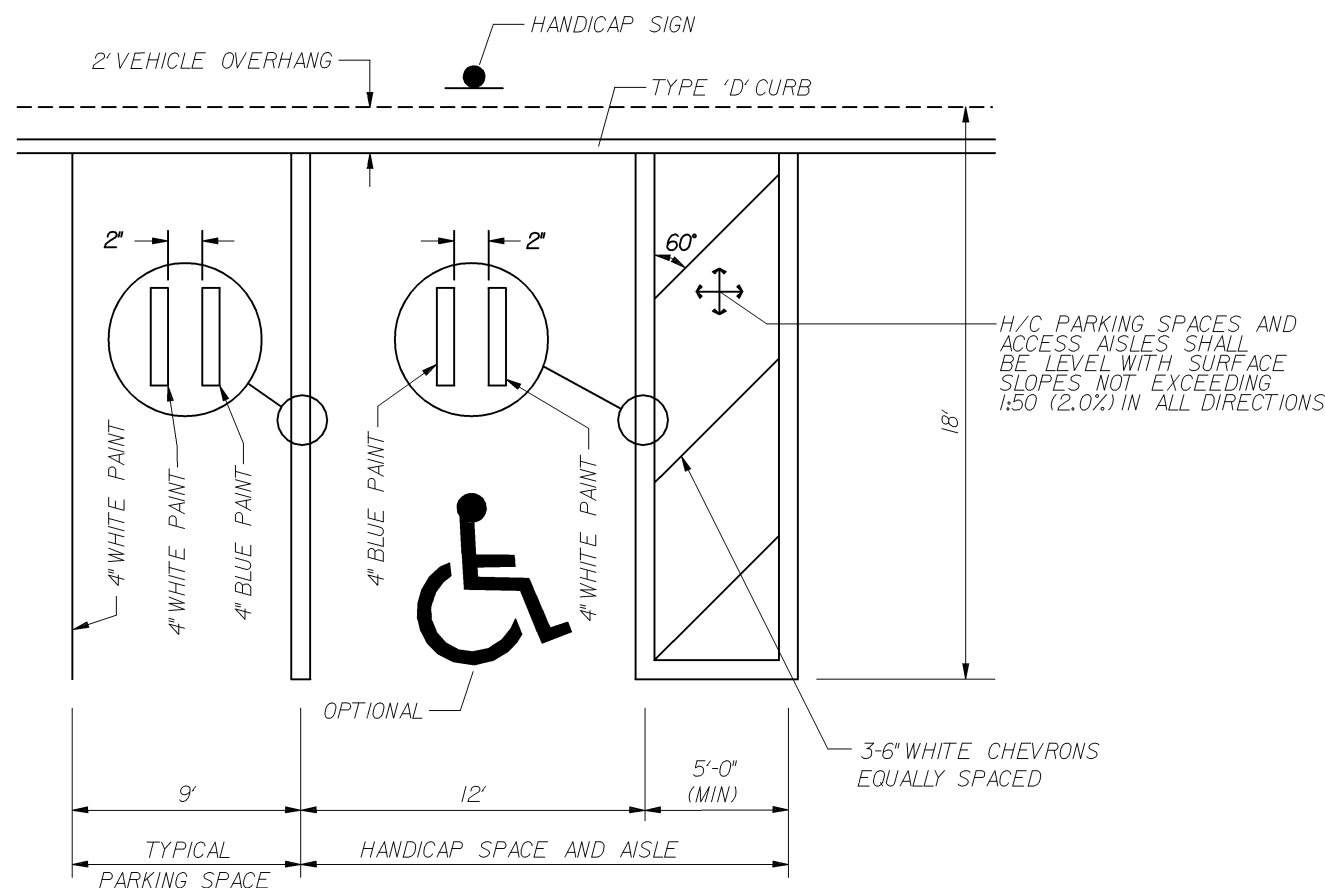
## SIDEWALK DETAIL

N.T.S.



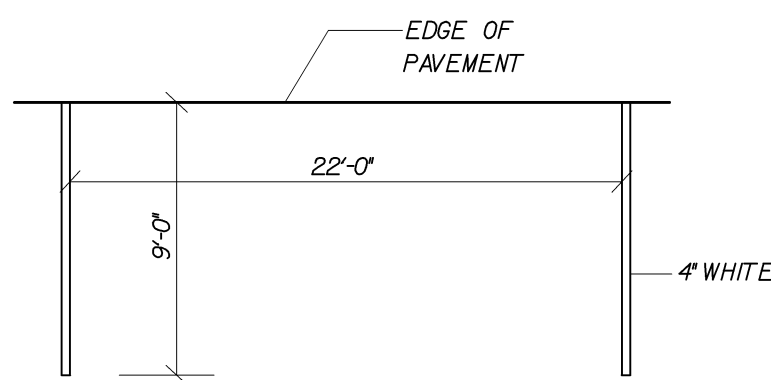
HANDICAP SYMBOL  
PAINT DETAIL

N.T.S.



## TYPICAL PARKING DETAILS

N.T.S.



## PARALLEL PARKING SPACE

N.T.S.

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