

## 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  $00^{\circ}03'23''$  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  $89^{\circ}56'37''$  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  $39^{\circ}51'40''$ , AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE, SOUTH  $50^{\circ}04'57''$  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  $22^{\circ}15'10''$ , 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  $11^{\circ}58'05''$ , 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  $20^{\circ}36'41''$  WEST, 134.67 FEET; THENCE NORTH  $88^{\circ}35'00''$  WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3, THENCE NORTH  $01^{\circ}25'00''$  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

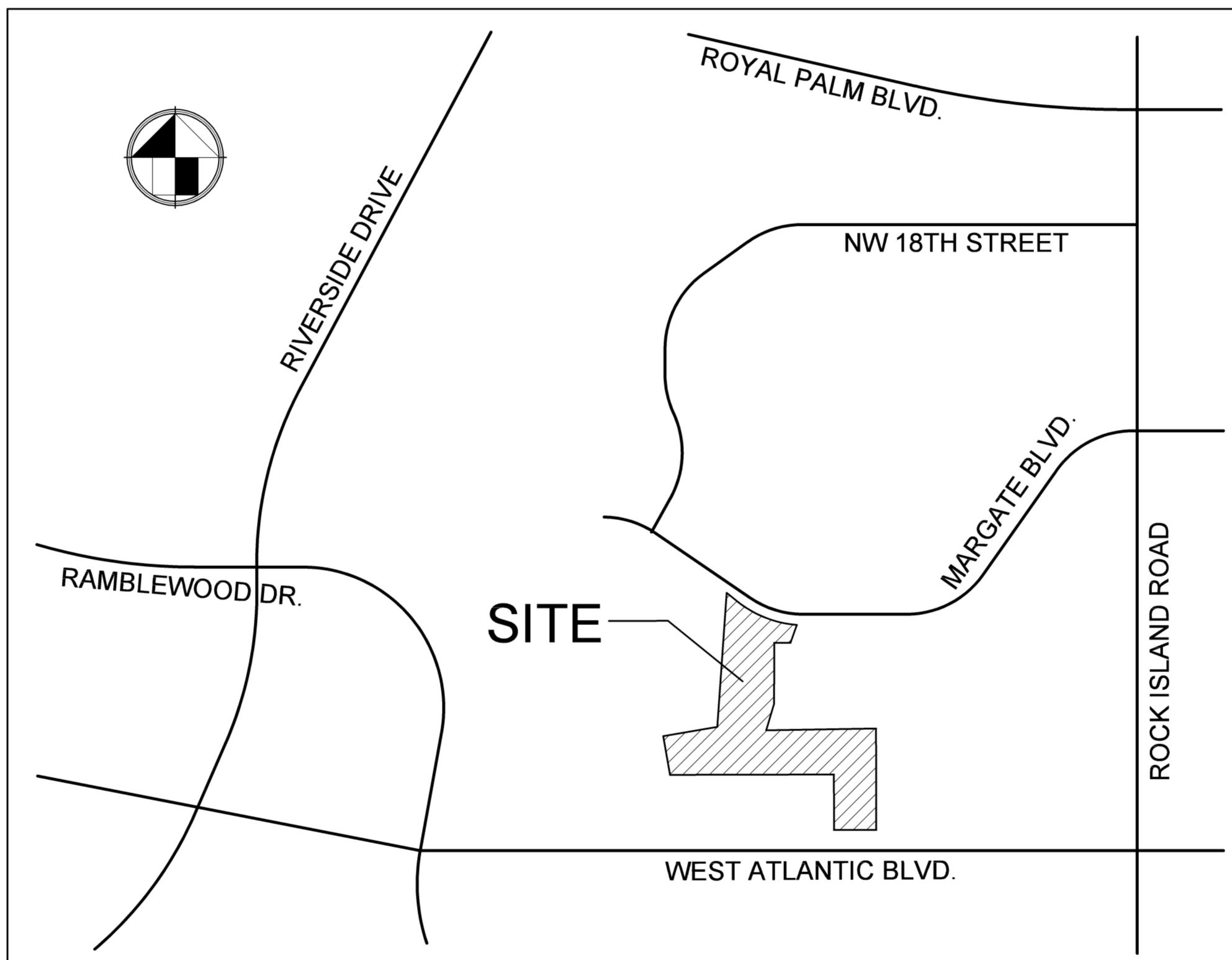
## OWNER:

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

## SITE PLAN FOR

# 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

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.  
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 2/27/2023.  
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**SCHNARS**  
ENGINEERING CORPORATION

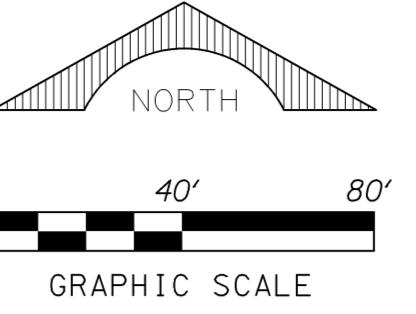
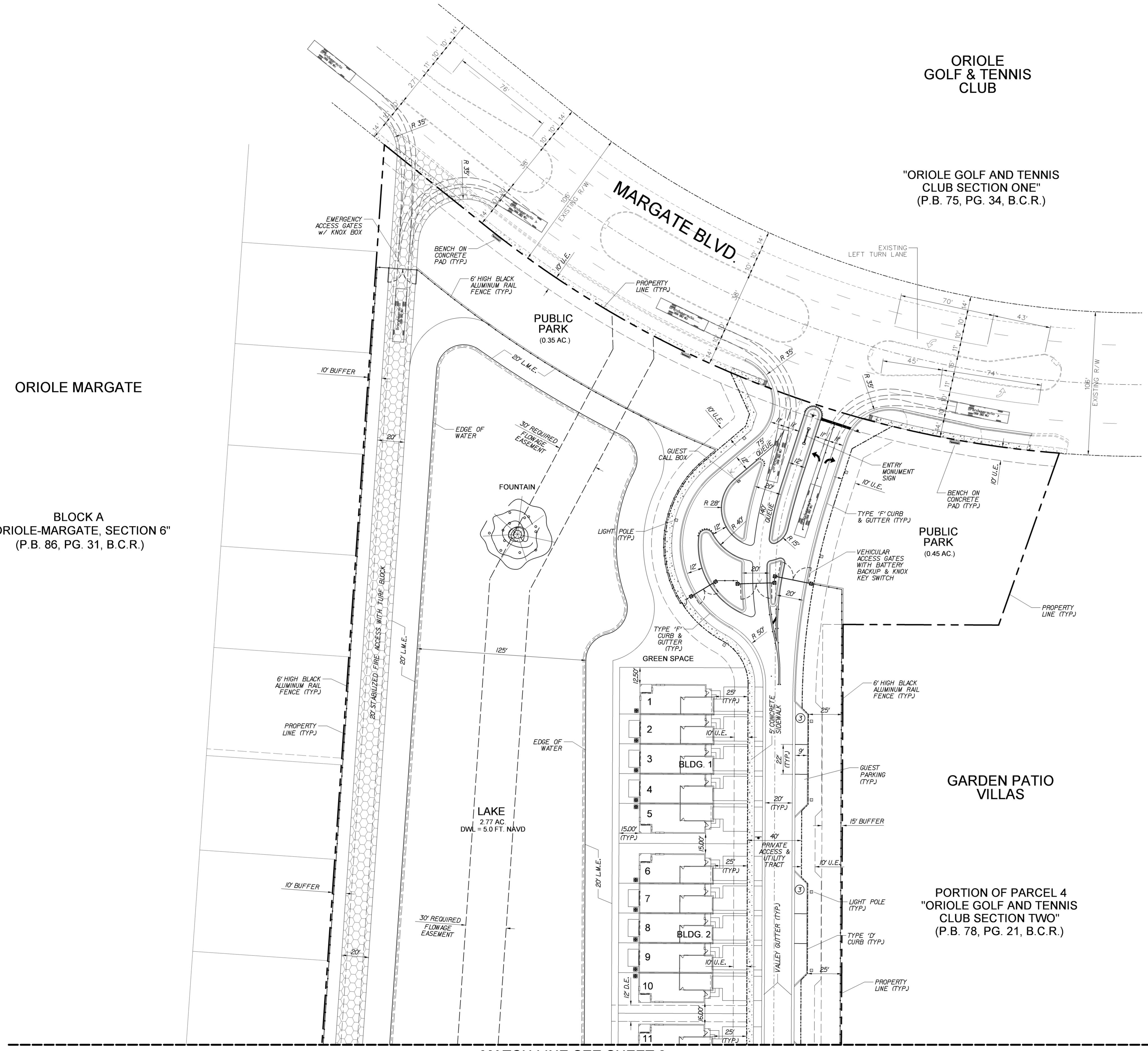
947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487

TEL: (561) 241-6455 • FAX: (561) 241-5182

CERTIFICATE OF AUTHORIZATION No. 6640

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





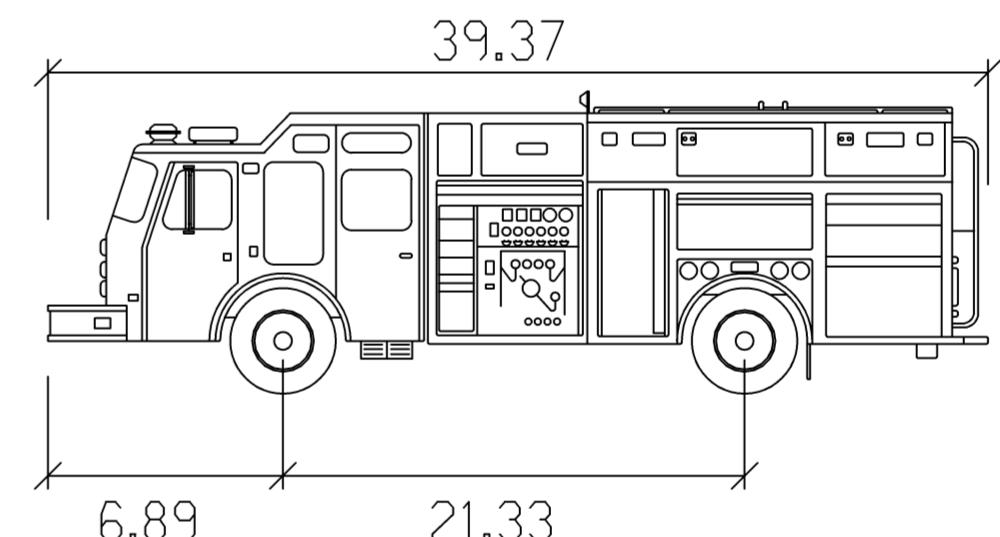
# ORIOLE GOLF & TENNIS CLUB

"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.)**

**MATCH LINE SEE SHEET**



# FIRE TRUCK

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

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# SCHNAI ENGINEERING CORPOF

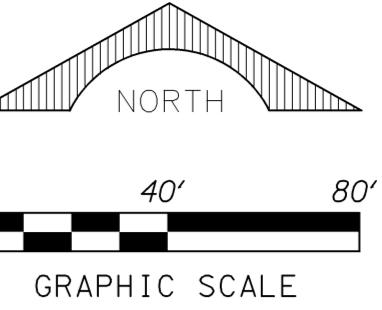
ORIGINAL:	<u>OCT. 2022</u>
REVISIONS:	
1	<u>1/3/23</u> CITY COMMENTS
2	<u>2/27/23</u> CITY COMMENTS
3	_____
4	_____
5	_____

## SITE PLAN

ECT:

## PROJECT:

Jeffrey T. Schnars, P.E. Civil Engineer Florida Registration No. 46697 (FOR THE FIRM)	
JOB NO. <u>17180</u>	
DRAWN <u>RAD</u>	
DESIGNED <u>JTS</u>	
CHECKED <u>JWM</u>	
Q.C. <u>JTS</u>	
SHEET <u>SP2</u> OF <u>5</u>	



A graphic scale consisting of a horizontal line with three vertical tick marks. The first tick mark is labeled '0' to its left. The second tick mark is labeled '40'' to its left. The third tick mark is labeled '80' to its left. The distance between the first and second tick marks is equivalent to the distance between the second and third tick marks.

## MATCH LINE SEE SHEET 2

**BLOCK A**  
**"ORIOLE-MARGATE, SECTION**  
**(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

PARCEL 2  
"ORIOLE GOLF AND TENN  
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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ORIGINAL: <u>OCT. 2022</u>	REVISIONS:
	<u>1</u> <u>1/23</u> CITY COMMENTS
	<u>2</u> _____
	<u>3</u> _____
	<u>4</u> _____
	<u>5</u> _____

**SCHNARS**  
ENGINEERING CORPORATION

947 CLINT MOORE ROAD  
BOCA RATON, FLORIDA 33487  
CERTIFICATE OF AUTHORIZATION No. 6640

TEL: (561) 241-6455  
FAX: (561) 241-5182

PROJECT:	SPRINGDALE TOWNHOMES	FLORIDA
TASK:		MARGATE

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

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JOB NO. 17180

DRAWN RAD

DESIGNED JTS

CHECKED JWM

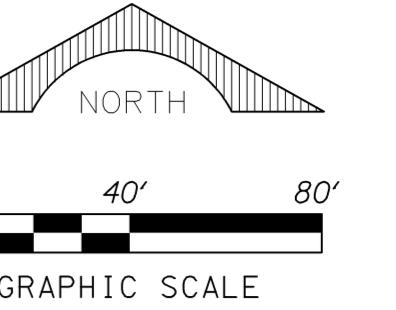
Q.C. JTS

SHEET SP 3 OF 5

FILE # 446/2023

# GARDEN PATIO VILLAS

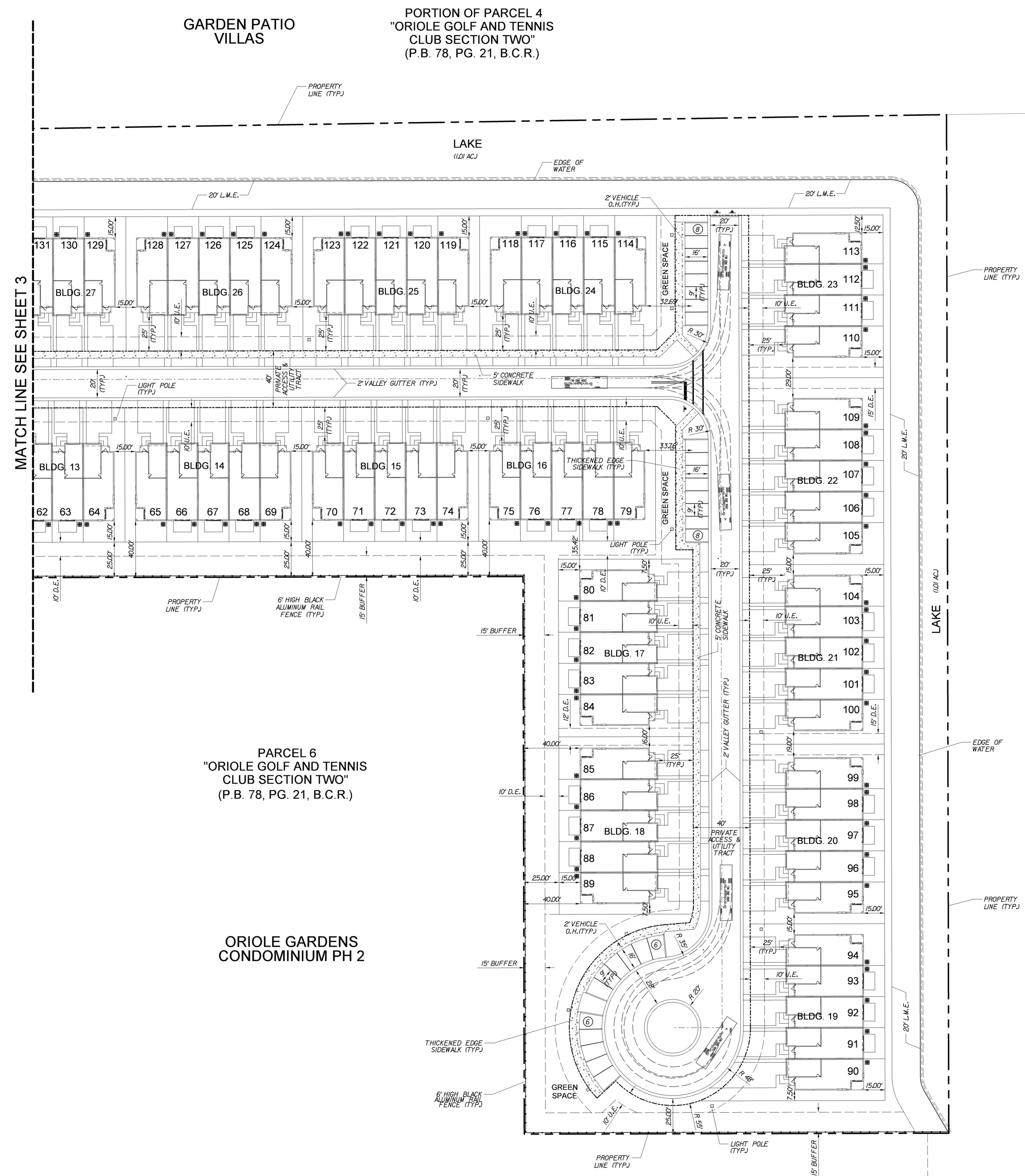
**PORTION OF PARCEL 4  
"ORIOLE GOLF AND TENNIS  
CLUB SECTION TWO"  
(P.B. 78, PG. 21, B.C.R.)**



MATCH LINE SEE SHEET 3

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

## ORIOLE GARDENS CONDOMINIUM PH



# ORIOLE GARDENS CONDOMINIUM PH 2

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

reyy T. Schnars, Professional Engineer, State  
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PROJECT: **SP** MARGAT

# SPRINGDALE TOWNHOMES

TASK:

TASK:

# SITE PLAN

The logo for Schinars Engineering Corporation. It features a large, bold, black 'S' on the left and a large, bold, black 'C' on the right. The letters are slightly overlapping and have a modern, sans-serif font. To the right of the 'S' and 'C', the word 'ENGINEERING' is written in a smaller, bold, black, all-caps font. To the right of 'ENGINEERING', the word 'CORPORATION' is written in a smaller, bold, black, all-caps font. The entire logo is set against a white background with a thin black border around the page.

The logo consists of a large, bold, black 'RS' monogram. To the right of the 'RS', the word 'CORPORATION' is written in a smaller, vertical, grey, sans-serif font.

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

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JOB NO. 17180

DRAWN RAD

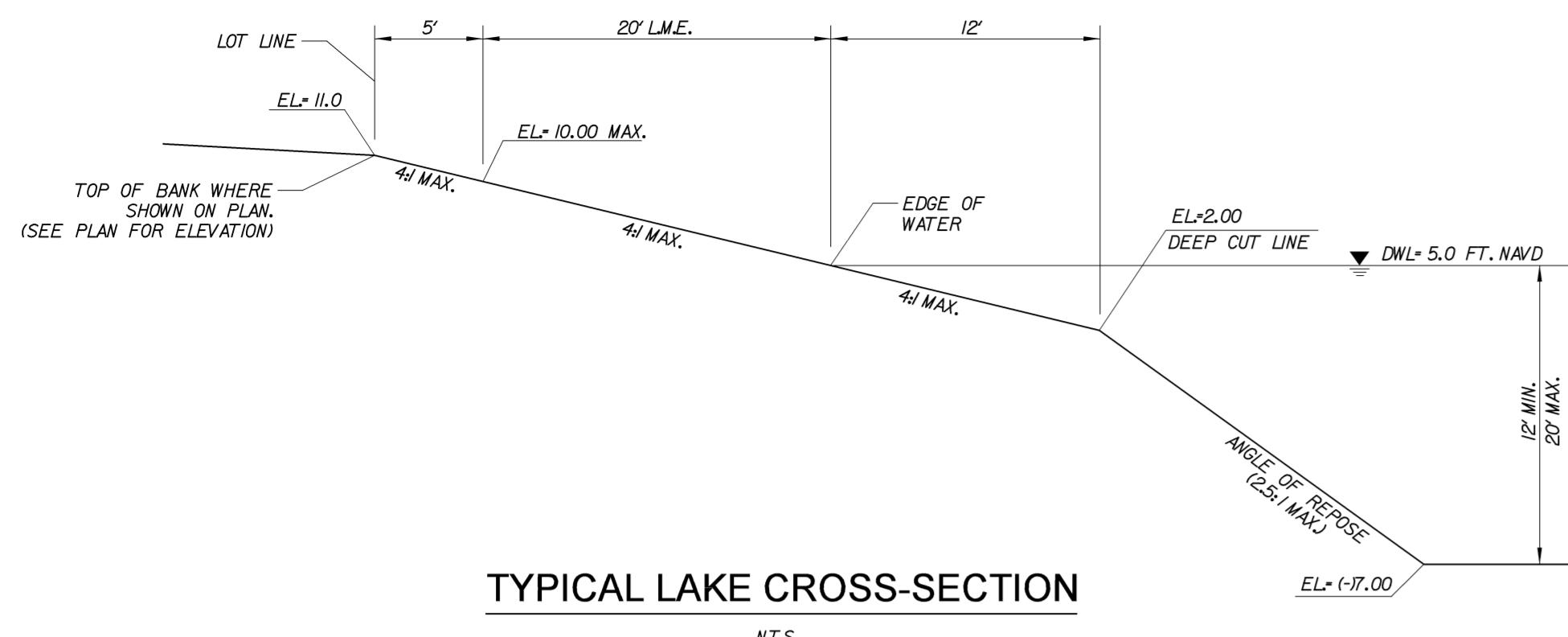
DESIGNED JTS

CHECKED JWM

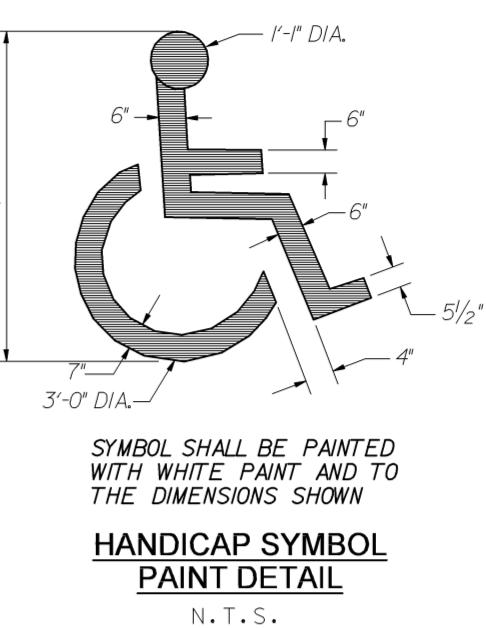
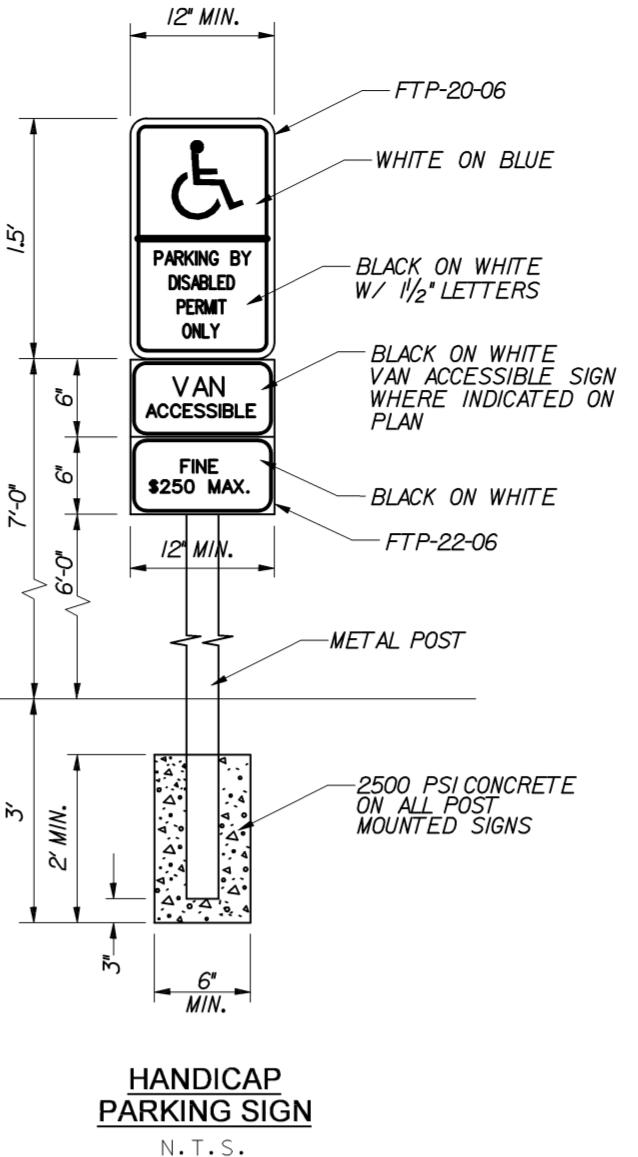
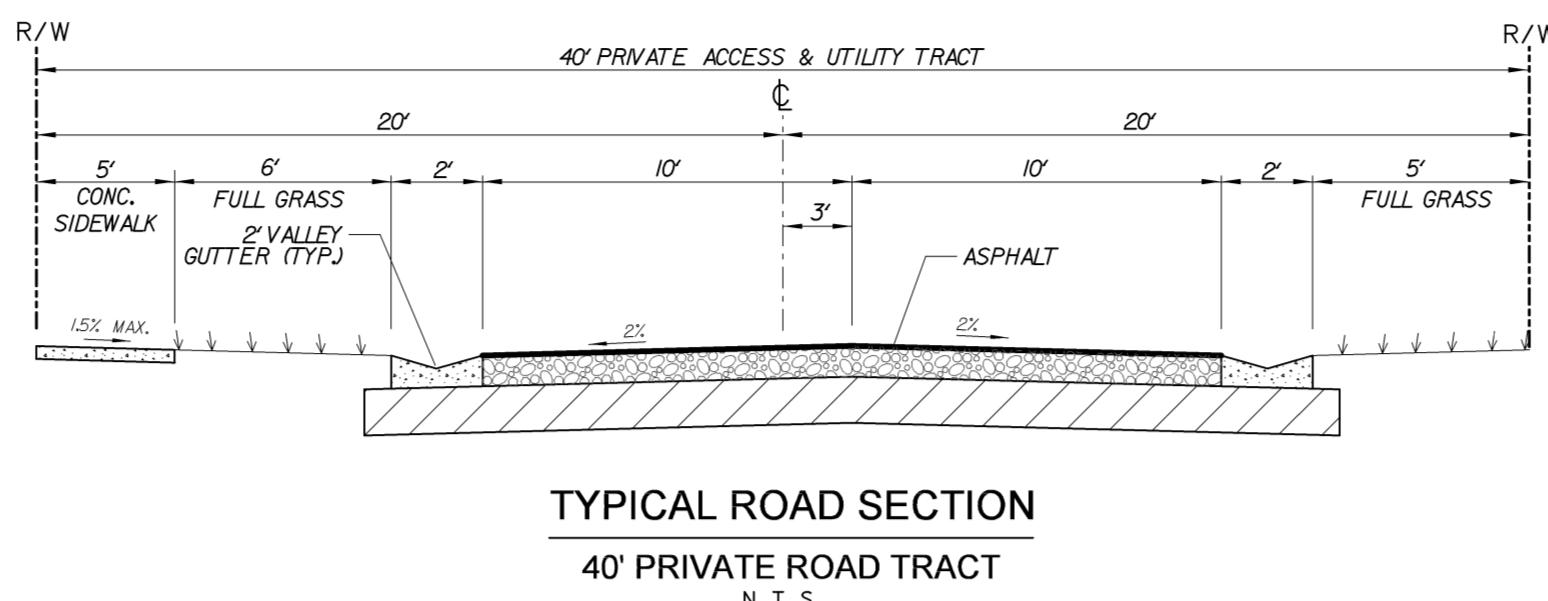
Q.C. JTS

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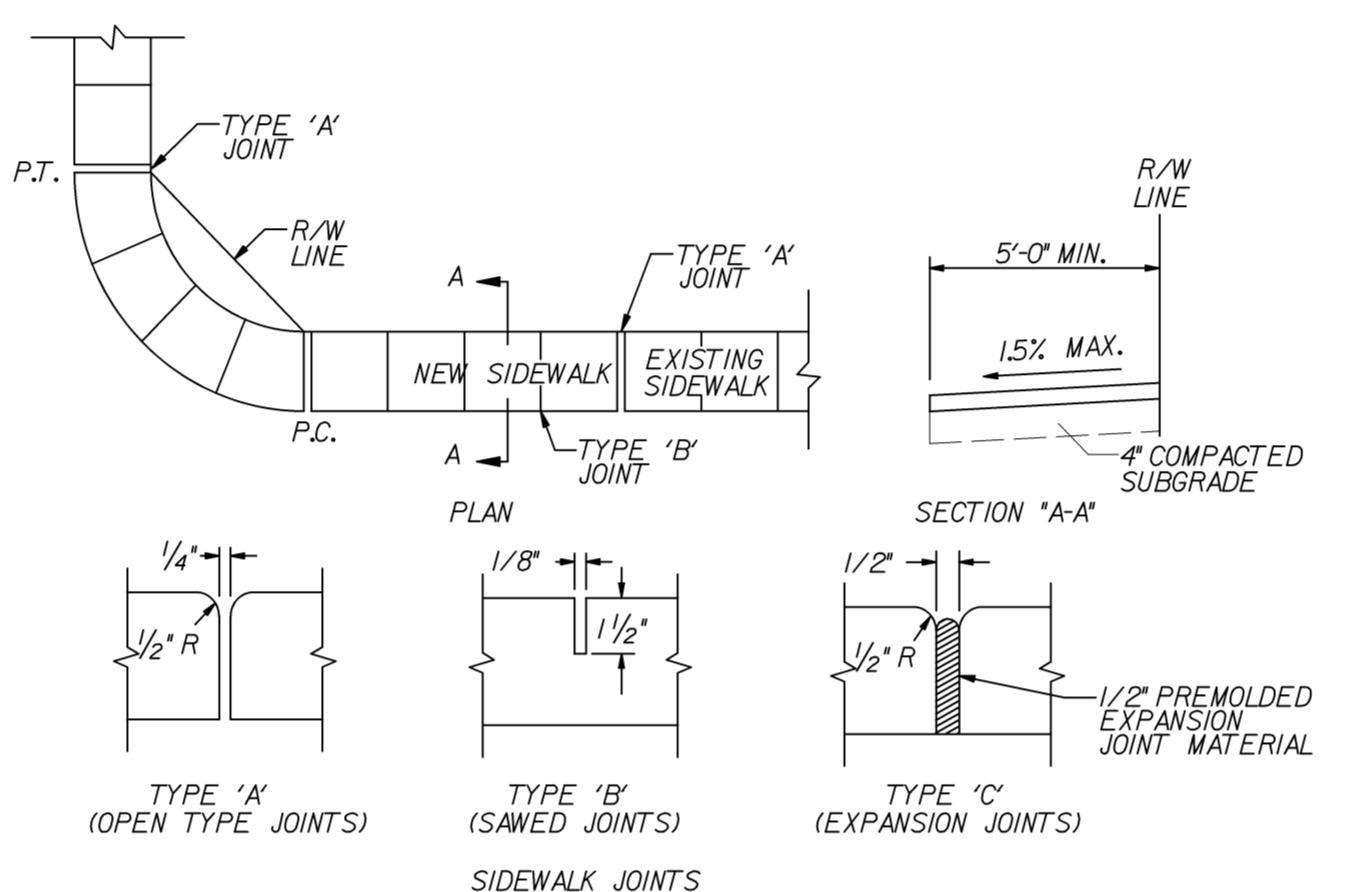
SHEET SP4 OF 5



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



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

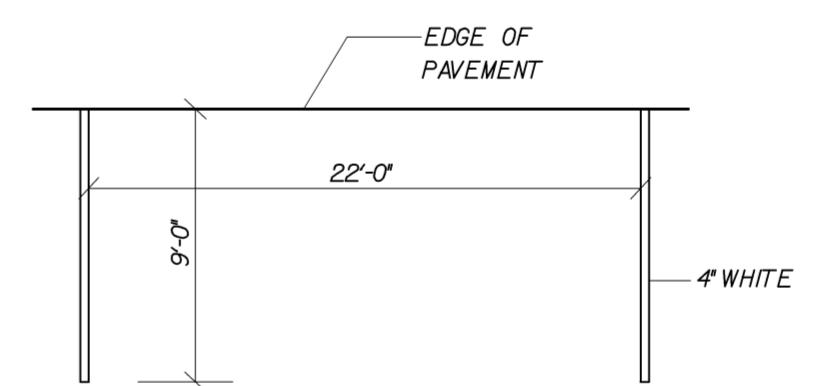
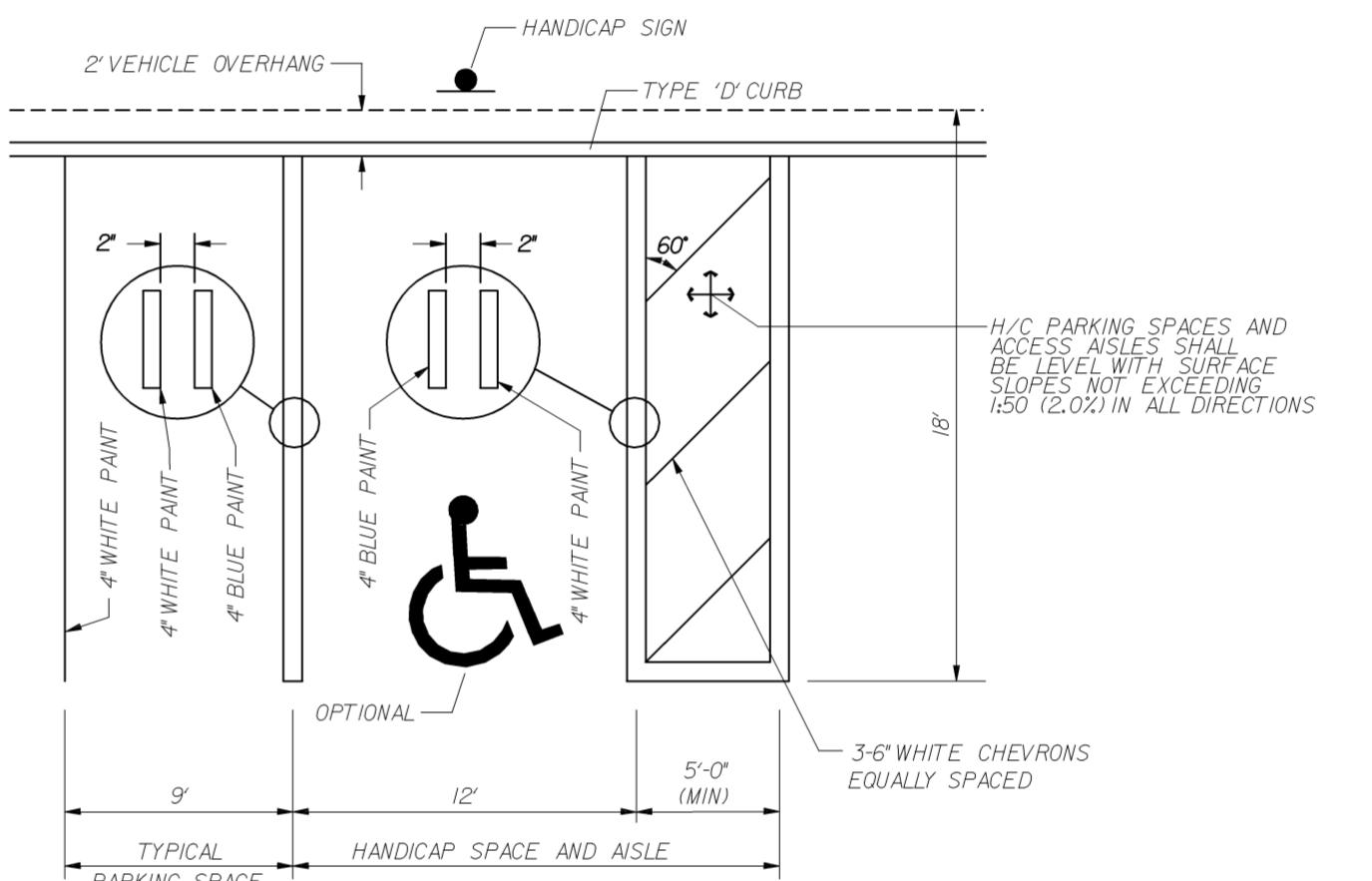


TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS
'C'	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

- 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.  
3. AT DRIVEWAY LOCATIONS, SIDEWALKS SHALL BE 6" THICK AND SHALL  
INCLUDE 6X6, 1/4" X 1/4" WELDED WIDE MESH WITH 2" OR LOWER  
FROM THE BOTTOM AND END.  
4. 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  
0.00 FEET PER FOOT TOWARD THE SWALE OR GUTTER AND SHALL BE  
GIVEN A TRANSVERSE HAIR BROOM FINISH.  
5. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE  
WITH FDOT INDEX 522-002.

**SIDEWALK DETAIL**

N.T.S.



PROJECT:	SITE PLAN DETAILS
SPRINGDALE TOWNHOMES MARGATE FLORIDA	

SEAL

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(FOR THE FIRM)  
JOB NO. 17180  
DRAWN RAD  
DESIGNED JTS  
CHECKED JWM  
Q.C. JTS  
FILED

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