

PRELIMINARY ENGINEERING 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

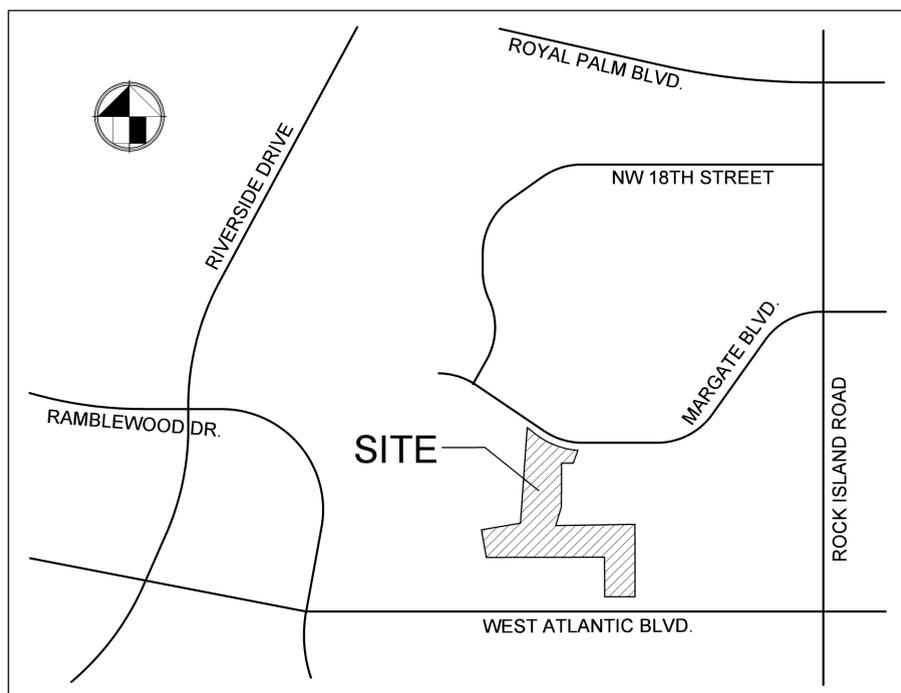
PHOTOMETRIC ENGINEER: Lightworks, Inc.
7447 NW 48th Street, Suite B
Miami, Florida 33166
Phone: 561-641-5570

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>
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PRELIMINARY ENGINEERING PLAN	C2 - C4
PAVEMENT MARKING & SIGNAGE PLAN	C5 - C7
CONSTRUCTION DETAILS	C8 - C10

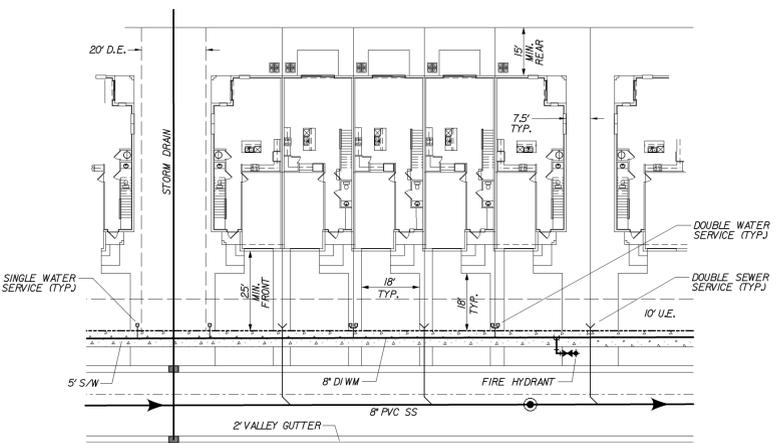
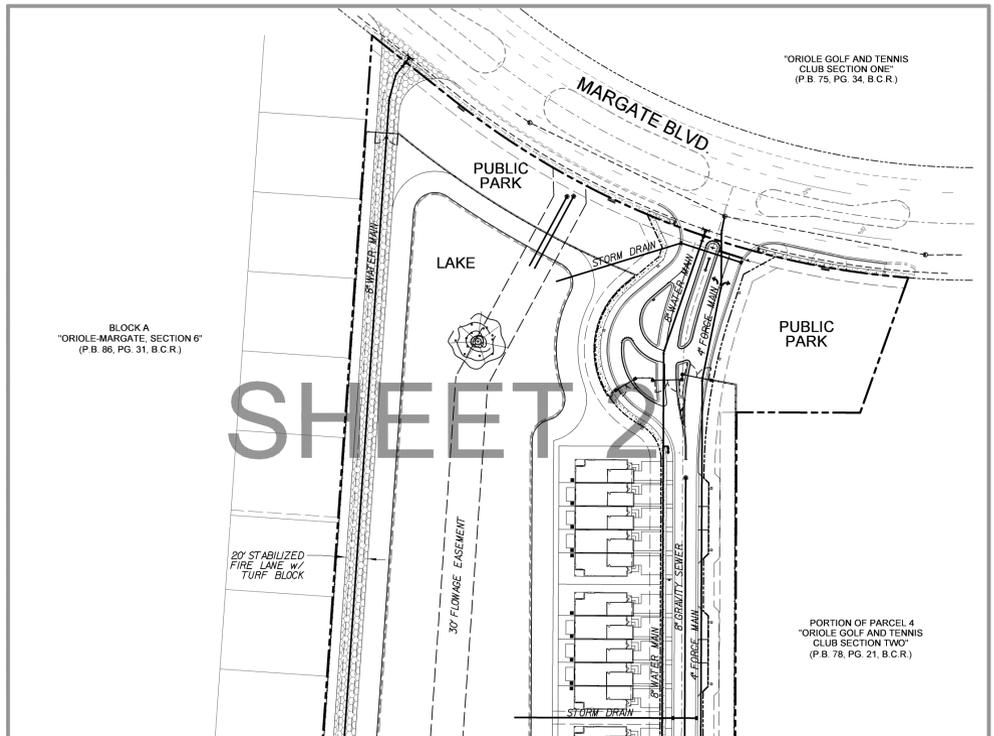
Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 2/27/2023.
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SCHNARS
ENGINEERING CORPORATION

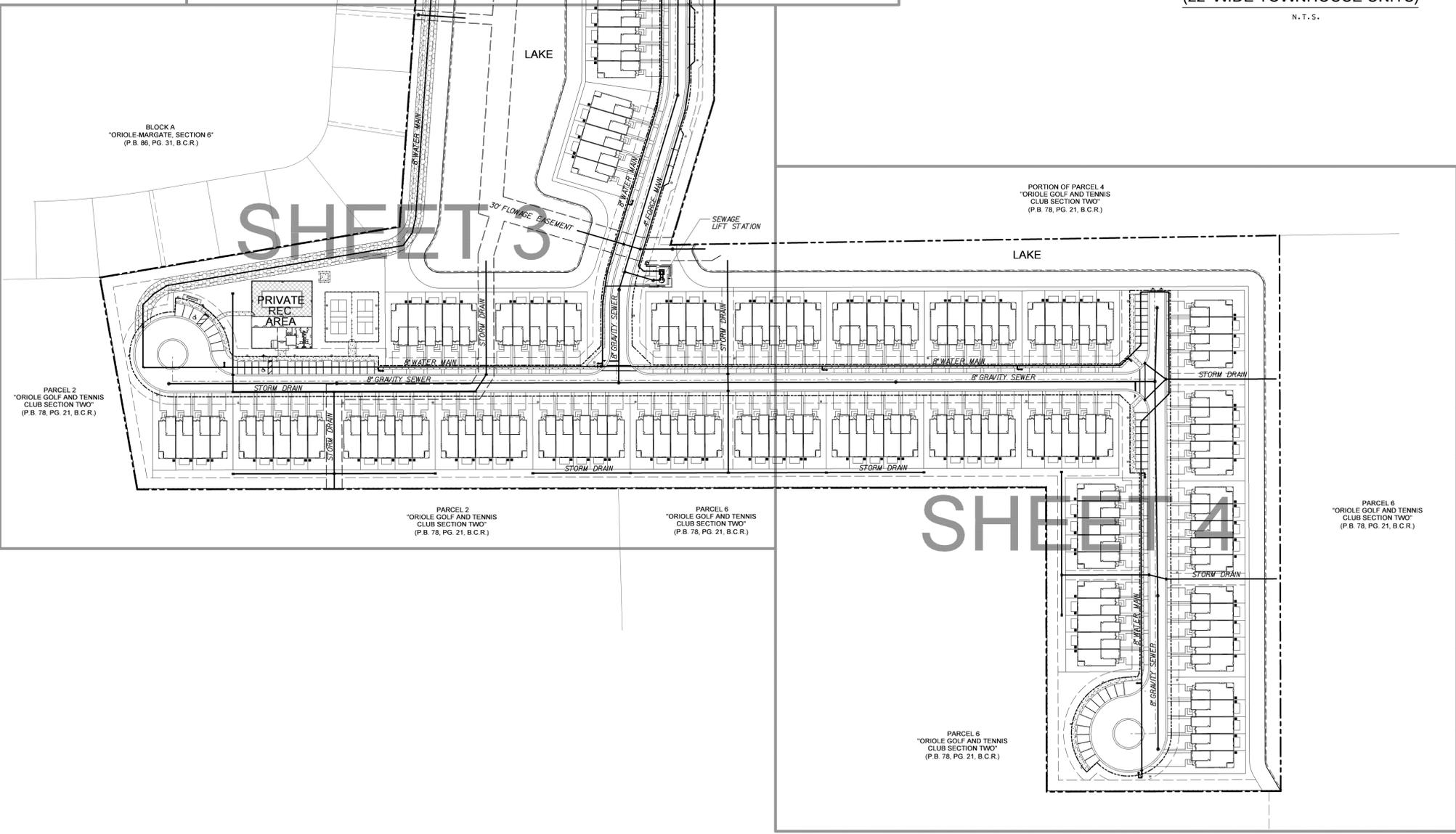
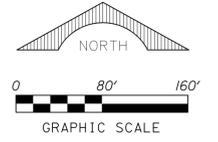
947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487

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

CERTIFICATE OF AUTHORIZATION No. 6640



TYPICAL WATER & SEWER DETAIL
(22' WIDE TOWNHOUSE UNITS)
N.T.S.



NOTES:

- FEMA FIRM FLOOD ZONES:
COMMUNITY PANEL NO. 12011 C 0355 H DATED 8/18/2014
FLOOD ZONES: AE (EL. 11.0 FT. NAVD), AND X
- BROWARD COUNTY 100 YEAR FLOOD ELEVATION MAP: 12.50 FT NAVD
BROWARD COUNTY 10 YEAR FLOOD ELEVATION MAP: 10.50 FT NAVD
- PROPOSED ELEVATIONS:
MINIMUM FINISHED FLOOR = 12.50 FT NAVD
MINIMUM ROAD = 10.50 FT NAVD
DESIGN WATER LEVEL: 5.00 FT NAVD
- A DRAINAGE & FLOWAGE EASEMENT SHALL BE PROVIDED TO THE CITY OF MARGATE THROUGH THE LAKE SYSTEM.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FLOW FROM MARGATE BLVD. AND ADJACENT COMMUNITIES THROUGH THE PROJECT.
- ALL HANDICAP RAMPS AND DETECTABLE WARNINGS SHALL BE INSTALLED PER FDOT INDEX 522-002.
- CURB INLET GRATE ELEVATIONS REPRESENT THE EDGE OF PAVEMENT ELEVATION.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

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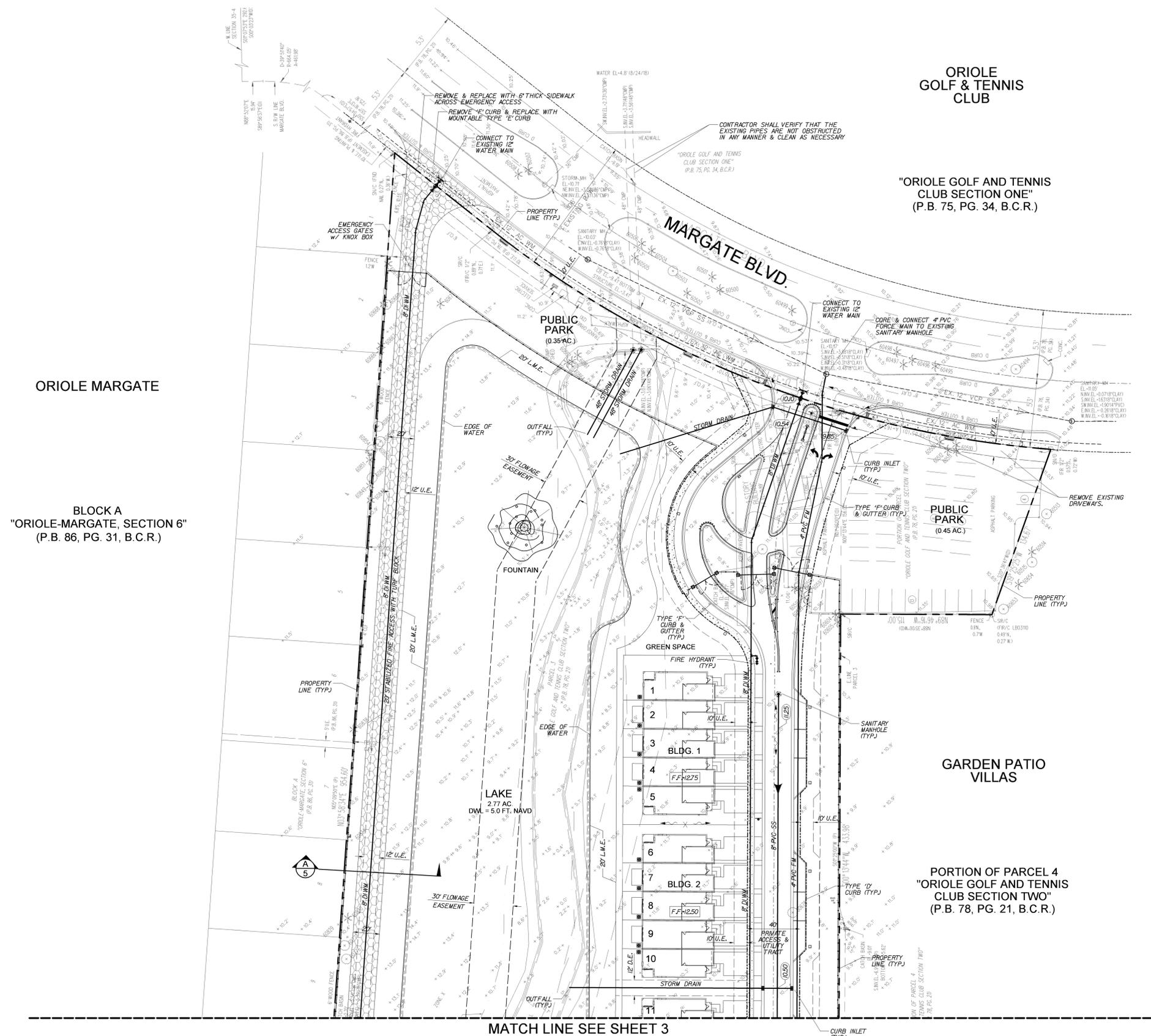
ORIGINAL: OCT. 2022

REVISIONS:	13/23 CITY COMMENTS
1	
2	
3	
4	
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TASK:	MASTER PRELIMINARY ENGINEERING PLAN
-------	--

PROJECT:	SPRINGDALE TOWNHOMES MARGATE
STATE:	FLORIDA

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
CHECKED	JWM
Q.C.	JTS
SHEET	C1 OF 10



ORIOLE MARGATE

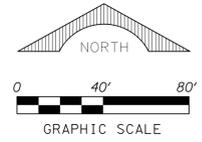
BLOCK A
"ORIOLE-MARGATE, SECTION 6"
(P.B. 86, PG. 31, B.C.R.)

ORIOLE GOLF & TENNIS CLUB

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

GARDEN PATIO VILLAS

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



LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
U.E.	UTILITY EASEMENT
Symbol	SANITARY SEWER MANHOLE
Symbol	SEWER LATERAL
Symbol	STORM CATCH BASIN
Symbol	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
Symbol	PROPOSED GATE VALVE
Symbol	DIRECTION OF OVERLAND FLOW
Symbol	HIGH POINT
Symbol	F.F. + 10.00 FINISHED FLOOR ELEVATION
Symbol	EXISTING UTILITIES
Symbol	EXISTING ELEVATION
Symbol	PROPERTY LINE
Symbol	EXISTING INFORMATION
Symbol	PROPOSED INFORMATION
Symbol	NEW CONCRETE SIDEWALK
Symbol	EXISTING CONCRETE
Symbol	PROPOSED OFFSITE ASPHALT
Symbol	PROPOSED CONCRETE PAVERS
Symbol	PROPOSED LIGHT POLE

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MATCH LINE SEE SHEET 3

SCHNARS
ENGINEERING CORPORATION

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

TEL: (561) 241-1455
FAX: (561) 241-1512

ORIGINAL: OCT. 2022

REVISIONS:

1	1/3/23 CITY COMMENTS
2	3/27/23 CITY COMMENTS
3	
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TASK:

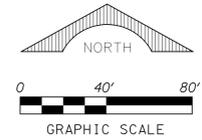
PRELIMINARY ENGINEERING PLAN

PROJECT:

SPRINGDALE TOWNHOMES
MARGATE
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



ORIGINAL: OCT. 2022

REVISIONS:	DATE	DESCRIPTION
1	12/23 CITY COMMENTS	
2	3/27/23 CITY COMMENTS	
3		
4		
5		

TASK:	PRELIMINARY ENGINEERING PLAN
-------	------------------------------

PROJECT:	SPRINGDALE TOWNHOMES	FLORIDA
	MARGATE	

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

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

GARDEN PATIO
VILLAS

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

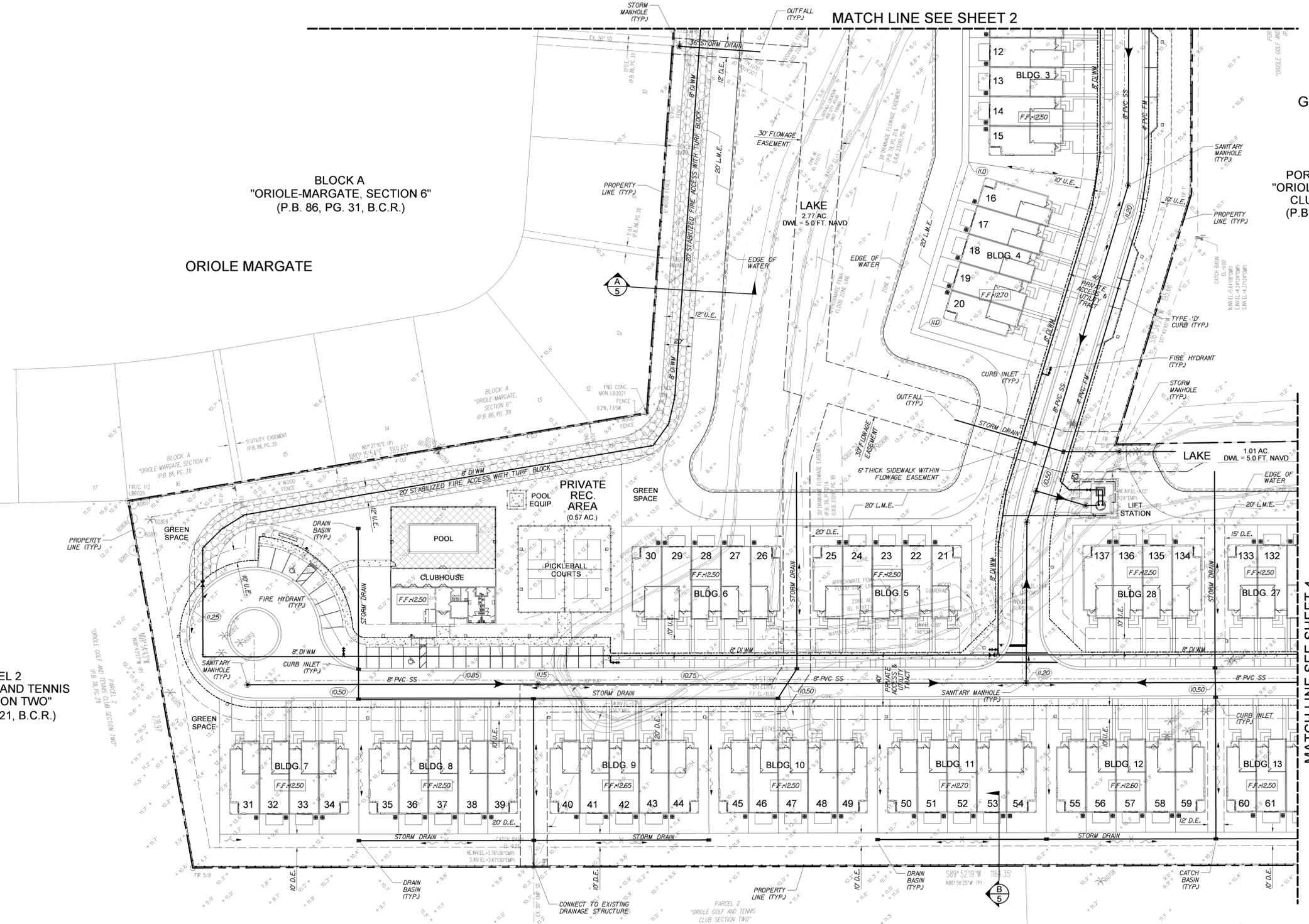
ORIOLE MARGATE

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.)



LEGEND

RE.	RIM ELEVATION
GE.	GRATE ELEVATION
IE.	INVERT ELEVATION
UE.	UTILITY EASEMENT
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	SEWER LATERAL
(Symbol)	STORM CATCH BASIN
(Symbol)	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
(Symbol)	PROPOSED GATE VALVE
(Symbol)	DIRECTION OF OVERLAND FLOW
(Symbol)	HIGH POINT
FF+10.00	FINISHED FLOOR ELEVATION
(Symbol)	EXISTING UTILITIES
(Symbol)	EXISTING ELEVATION
(Symbol)	PROPERTY LINE
(Symbol)	EXISTING INFORMATION
(Symbol)	PROPOSED INFORMATION
(Symbol)	NEW CONCRETE SIDEWALK
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED OFFSITE ASPHALT
(Symbol)	PROPOSED CONCRETE PAVERS
(Symbol)	PROPOSED LIGHT POLE

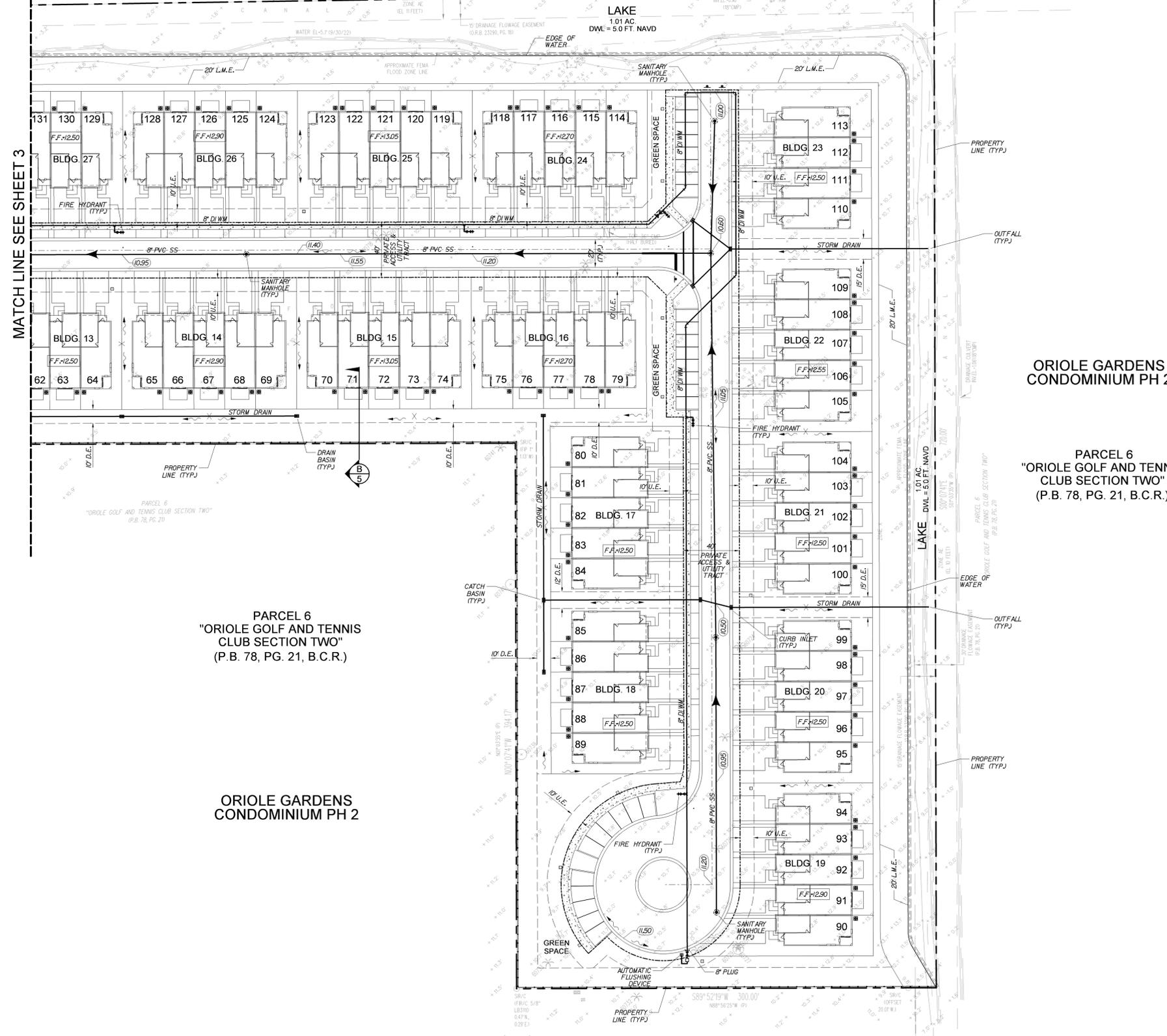
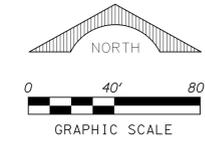
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MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

GARDEN PATIO VILLAS

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



ORIOLE GARDENS
CONDOMINIUM PH 2

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

PARCEL 6
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(P.B. 78, PG. 21, B.C.R.)

ORIOLE GARDENS
CONDOMINIUM PH 2

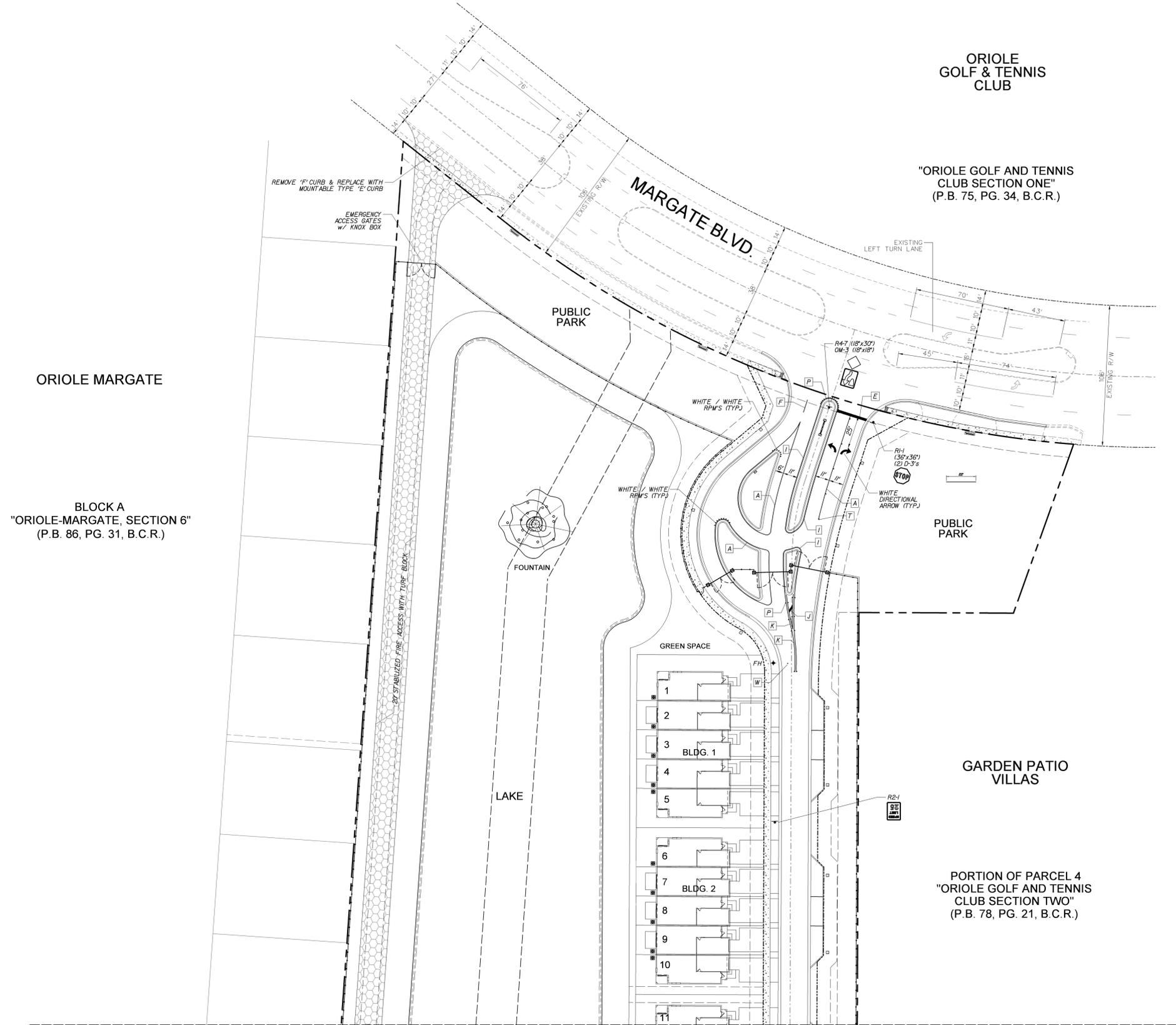
LEGEND	
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
U.E.	UTILITY EASEMENT
⊙	SANITARY SEWER MANHOLE
—	SEWER LATERAL
■	STORM CATCH BASIN
⊕	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
⊗	PROPOSED GATE VALVE
→	DIRECTION OF OVERLAND FLOW
X	HIGH POINT
FF+10.00	FINISHED FLOOR ELEVATION
---	EXISTING UTILITIES
---	EXISTING ELEVATION
---	PROPERTY LINE
---	EXISTING INFORMATION
---	PROPOSED INFORMATION
▨	NEW CONCRETE SIDEWALK
▨	EXISTING CONCRETE
▨	PROPOSED OFFSITE ASPHALT
▨	PROPOSED CONCRETE PAVERS
□	PROPOSED LIGHT POLE

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ORIGINAL: OCT. 2022	REVISIONS:
1	12/23 CITY COMMENTS
2	
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TASK:	PRELIMINARY ENGINEERING PLAN
PROJECT:	SPRINGDALE TOWNHOMES
STATE:	FLORIDA

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



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.)

MARGATE BLVD.

PUBLIC PARK

FOUNTAIN

LAKE

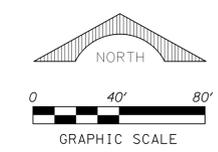
GREEN SPACE

BLDG. 1

BLDG. 2

GARDEN PATIO
VILLAS

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



STRIPING KEY

- A - 6" SOLID WHITE
- B - 8" SOLID WHITE
- C - 12" SOLID WHITE
- D - 18" SOLID WHITE
- E - 24" SOLID WHITE
- F - 6" SKIP WHITE TYP (10'-30')
- G - 6" SKIP WHITE TYP (6'-10')
- H - 6" SKIP WHITE TYP (2'-4')
- I - 6" SOLID YELLOW
- J - 18" SOLID YELLOW
- K - 6" DOUBLE YELLOW
- L - 6" SKIP YELLOW TYP (10'-30')
- M - 6" SKIP YELLOW TYP (6'-10')
- N - 6" SKIP YELLOW TYP (2'-4')
- P - RPM BI-DIRECTIONAL AMBER/AMBER
- R - FDP WHITE
- S - FDP YELLOW
- T - RPM BI-DIRECTIONAL WHITE/RED
- U - RPM BI-DIRECTIONAL RED/YELLOW
- W - RPM BI-DIRECTIONAL BLUE/BLUE
- X - 6" DOUBLE WHITE
- Y - 6" SKIP DOUBLE WHITE TYP (2'-4')

MATCH LINE SEE SHEET 7

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SCHNARS
ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
TEL: (561) 241-1645
FAX: (561) 241-1512

ORIGINAL: OCT. 2022

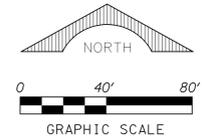
REVISIONS:	1	2	3	4	5
13/23 CITY COMMENTS					
2/27/23 CITY COMMENTS					

PROJECT:	TASK:
SPRINGDALE TOWNHOMES	PAVEMENT MARKING & SIGNAGE PLAN

MARGATE	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



MATCH LINE SEE SHEET 6

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

GARDEN PATIO
VILLAS

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

ORIOLE MARGATE

LAKE

LAKE

STRIPING KEY

- A - 6" SOLID WHITE
- B - 8" SOLID WHITE
- C - 12" SOLID WHITE
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- E - 24" SOLID WHITE
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- W - RPM BI-DIRECTIONAL BLUE/BLUE
- X - 6" DOUBLE WHITE
- Y - 6" SKIP DOUBLE WHITE TYP (2'-4')

PRIVATE
REC. AREA
(0.57 AC.)

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.)

MATCH LINE SEE SHEET 8

ORIGINAL: OCT. 2022

REVISIONS:

1	12/23 CITY COMMENTS
2	
3	
4	
5	

TASK:

PAVEMENT MARKING & SIGNAGE PLAN

PROJECT:

SPRINGDALE TOWNHOMES
MARGATE
FLORIDA

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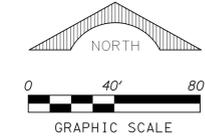
Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)

JOB NO.	17180
DRAWN	RAD
DESIGNED	JTS
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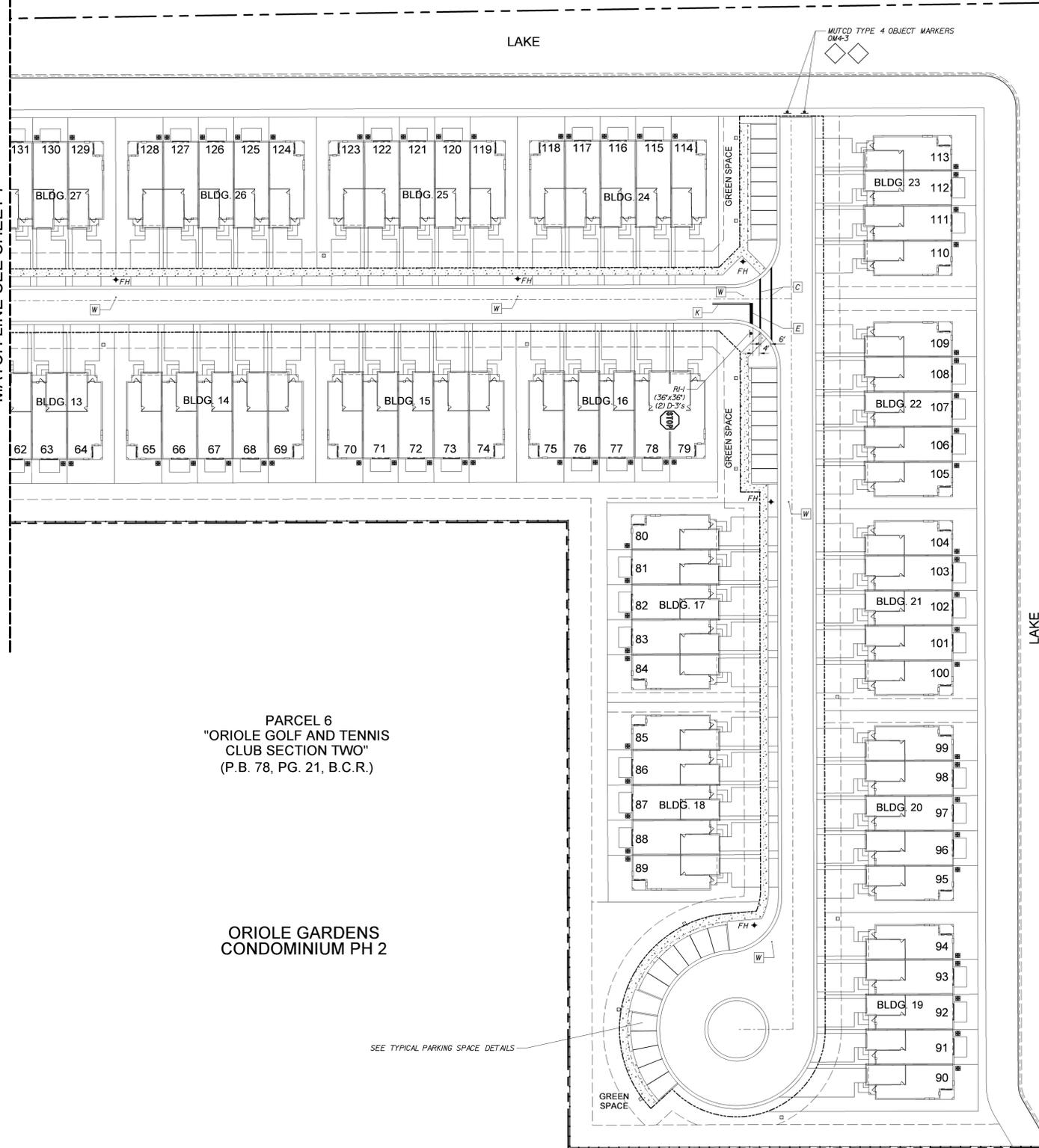
4/6/2023

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 7



STRIPING KEY

- A - 6" SOLID WHITE
- B - 8" SOLID WHITE
- C - 12" SOLID WHITE
- D - 18" SOLID WHITE
- E - 24" SOLID WHITE
- F - 6" SKIP WHITE TYP (10'-30')
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- W - RPM BI-DIRECTIONAL BLUE/BLUE
- X - 6" DOUBLE WHITE
- Y - 6" SKIP DOUBLE WHITE TYP (2'-4')

ORIOLE GARDENS CONDOMINIUM PH 2

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.)

ORIOLE GARDENS CONDOMINIUM PH 2

SEE TYPICAL PARKING SPACE DETAILS

SCHNARS
ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
TEL: (561) 241-6465
FAX: (561) 241-5182
CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022

REVISIONS:	1/23/23	CITY COMMENTS
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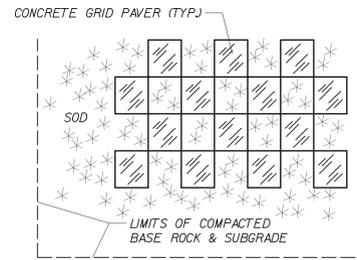
PROJECT:	SPRINGDALE TOWNHOMES
TASK:	PAVEMENT MARKING & SIGNAGE PLAN

PROJECT:	MARGATE
STATE:	FLORIDA

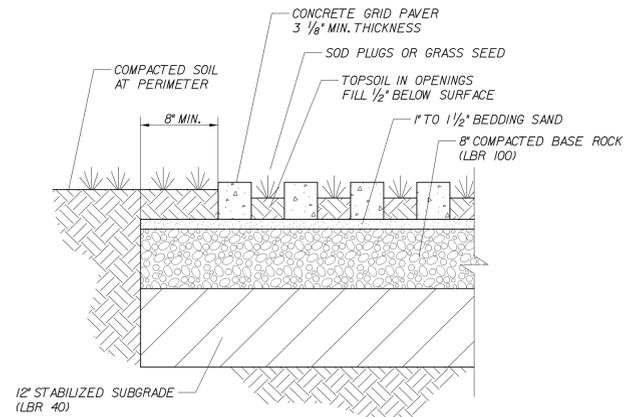
Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)

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

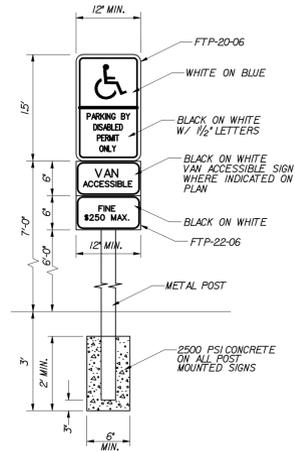


PLAN

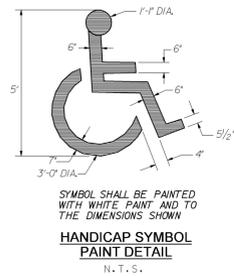


SECTION
CONCRETE GRID PAVER FIRELANE

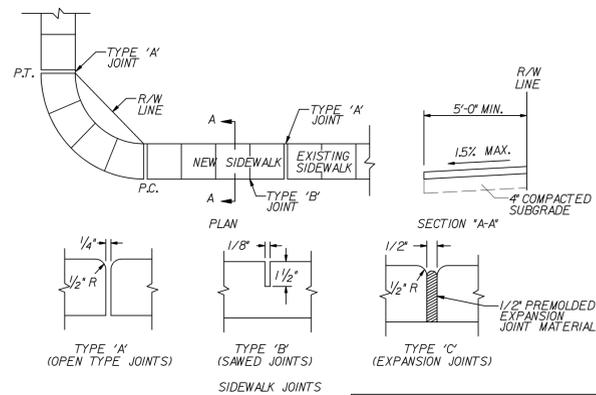
N.T.S.



HANDICAP PARKING SIGN
N.T.S.



HANDICAP SYMBOL
PAINT DETAIL
N.T.S.



SIDEWALK DETAIL

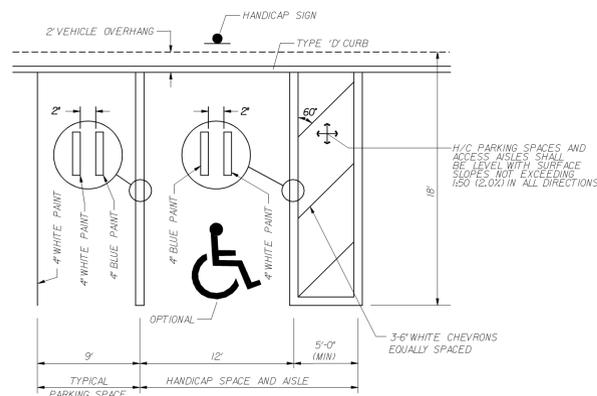
N.T.S.

- 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, W14X14 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 0.02 FEET PER FOOT AND A MINIMUM TRANSVERSE SLOPE OF 0.01 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 FOOT INDEX 522-002.

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

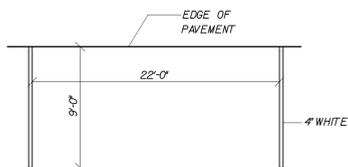
TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
RESIDENTIAL AREAS & CART PATHS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

* AT THE DISCRETION OF THE ENGINEER



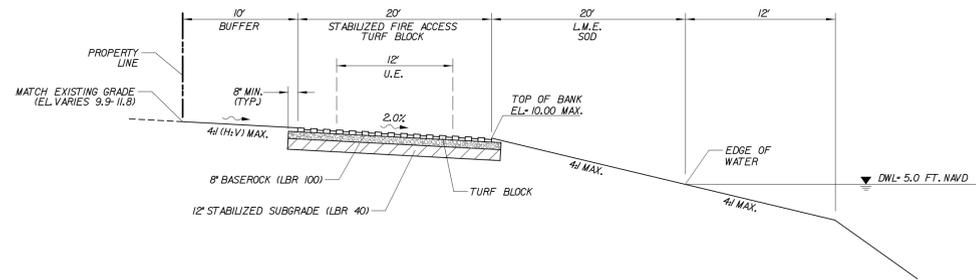
TYPICAL PARKING DETAILS

N.T.S.



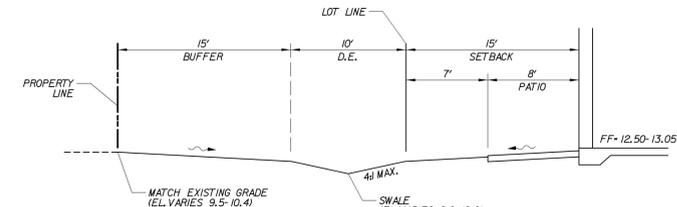
PARALLEL PARKING SPACE

N.T.S.



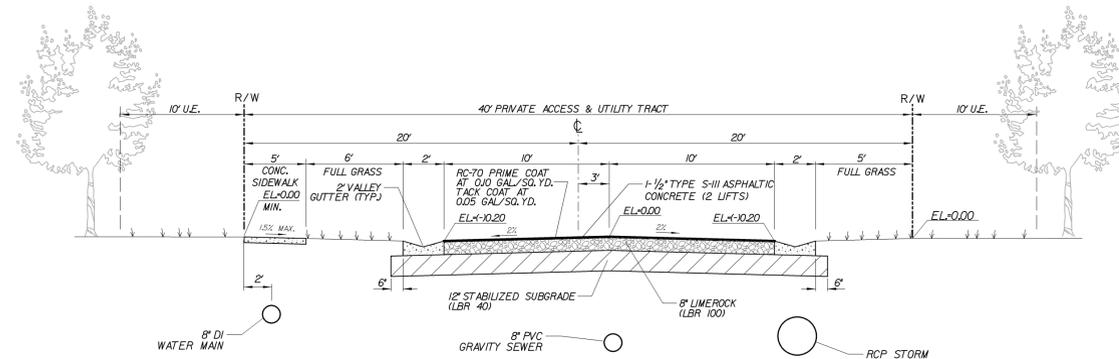
SECTION "A"

N.T.S.



SECTION "B"

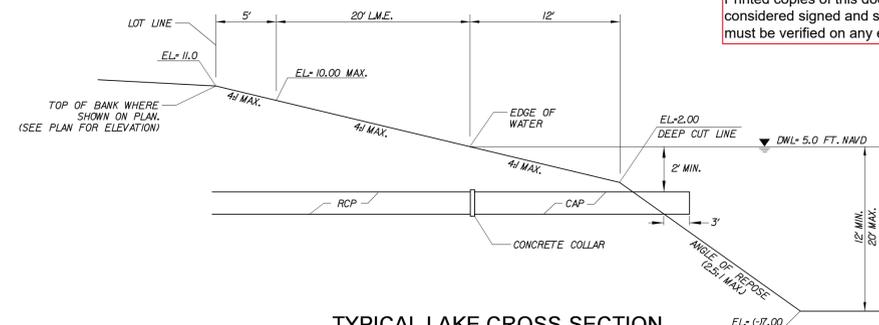
N.T.S.



TYPICAL ROAD SECTION

40' ROAD TRACT

N.T.S.

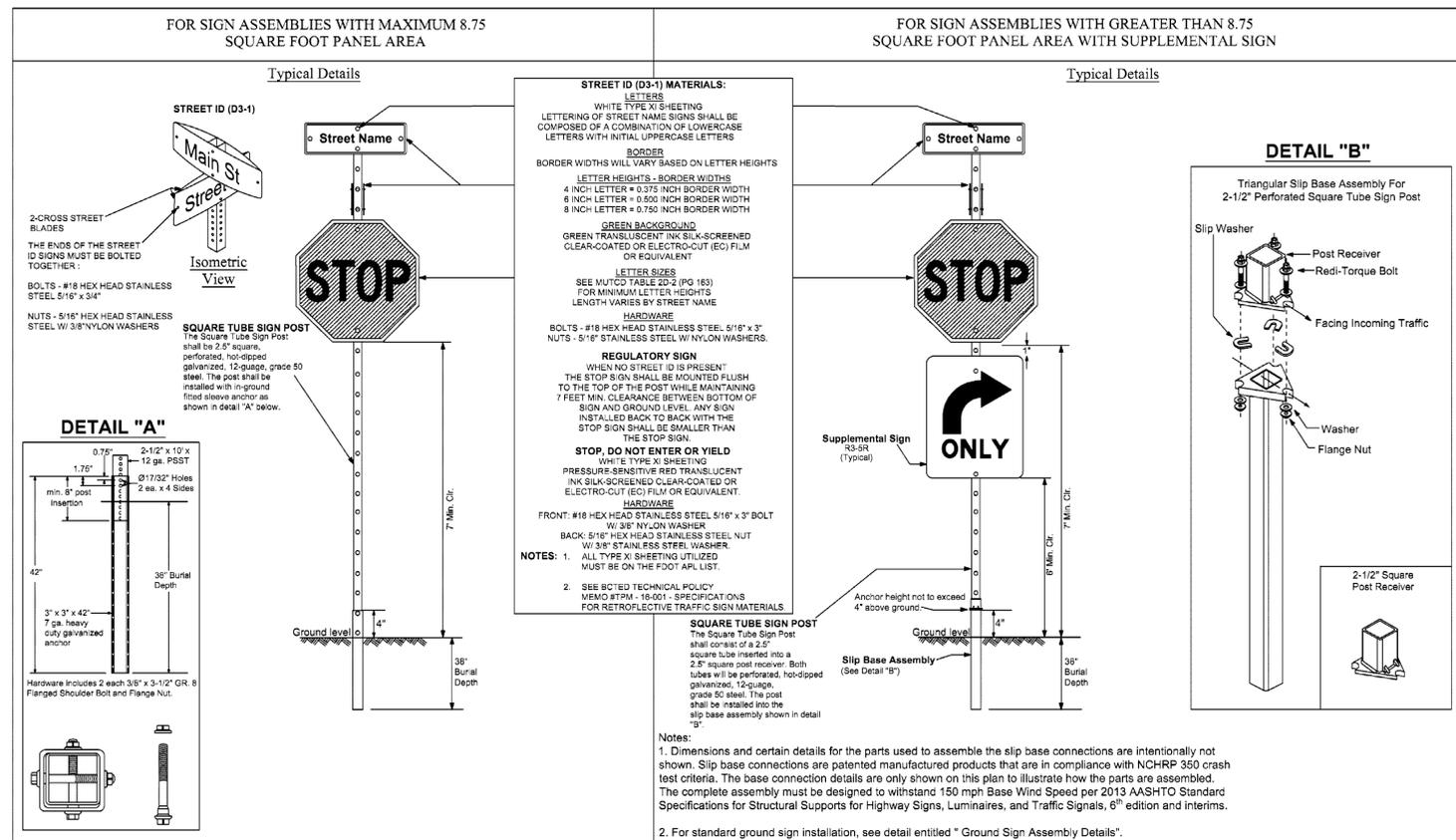


TYPICAL LAKE CROSS-SECTION

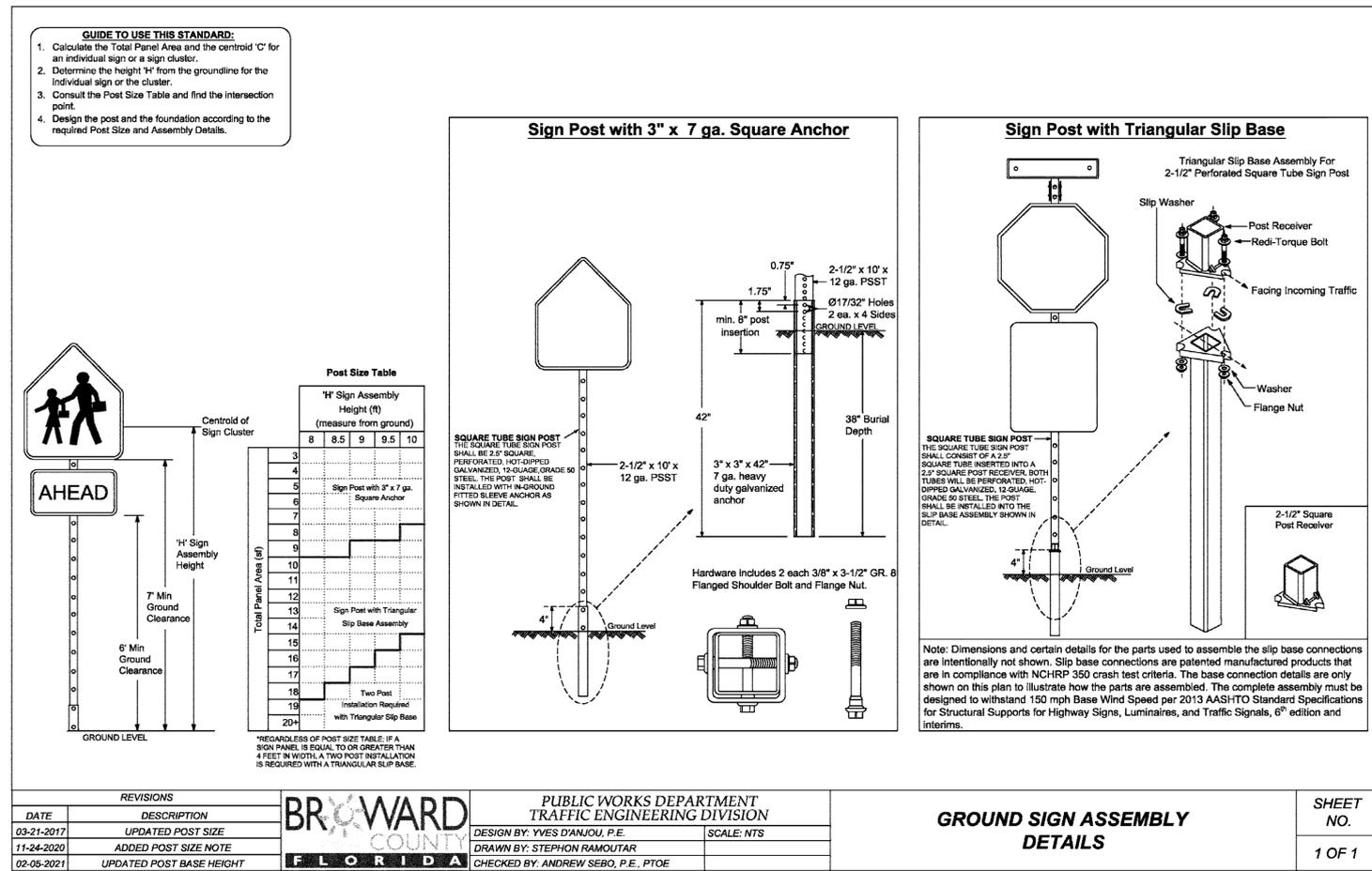
N.T.S.

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

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
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DATE	DESCRIPTION	DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS	SHEET NO.
04-09-2019	UPDATED MATERIAL NOTES	DRAWN BY: STEPHON RAMOUTAR		1 OF 1
02-28-2020	ADDED ISOMETRIC VIEW	CHECKED BY: ANDREW SEBO, P.E., PTOE		
02-05-2021	UPDATED POST BASE HEIGHT			



PAVEMENT MARKING AND SIGNING NOTES

- THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711-MINIMUM THICKNESS 90 MILS (ALKYD ONLY).
- ALL SIGNS & MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
- THERMOPLASTIC SHALL BE USED UNLESS OTHERWISE APPROVED BY BROWARD COUNTY TRAFFIC ENGINEERING DIVISION AND THE CITY ENGINEER. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC EXCEPT PARKING SPACE MARKINGS WHICH SHALL BE PAINT.
- THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION. HOWEVER, WHERE CONFLICTS EXIST, THIS TYPICALLY SHALL TAKE PRECEDENT OVER FDOT STANDARD SPECIFICATIONS.
- ONE BLUE / BLUE REFLECTIVE PAVEMENT MARKER SHALL BE PLACED IN THE MIDDLE OF THE TRAFFIC LANE NEAREST TO AND DIRECTLY IN FRONT OF THE FIRE HYDRANT.
- ALL R1-1 STOP SIGNS SHALL BE 30" x 30" AND ALL R1-1, R2-1, R5-1 AND D-3's SHALL BE DIAMOND GRADE, TYPE XI SHEETING.
- ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". ANY DISCREPANCY IN THE CODE OR ON THE PLAN SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
- PAVEMENT MARKINGS LOCATED IN BRICK PAVERS SHALL BE THE APPROPRIATE COLOR AND HIGH INTENSITY REFLECTORIZED BRICK PAVERS PER FDOT STANDARDS. COLORED BRICK PAVERS IN PARKING SPACES DO NOT NEED TO BE REFLECTORIZED.
- ALL SIGNS REQUIRE A SEPARATE BUILDING PERMIT.
- PARKING SPACES ARE NOT REQUIRED TO BE REFLECTORIZED.
- ALL REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED PER BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS, SHALL BE CLASS "B", AND APPROVED BY BROWARD COUNTY TRAFFIC ENGINEERING AND THE CITY ENGINEER BEFORE INSTALLATION.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS (LATEST EDITION).
- ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
- CONFLICTING EXISTING PAVEMENT MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
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PROJECT: SPRINGDALE TOWNHOMES
TASK: CONSTRUCTION DETAILS
FLORIDA

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/23/23	CITY COMMENTS
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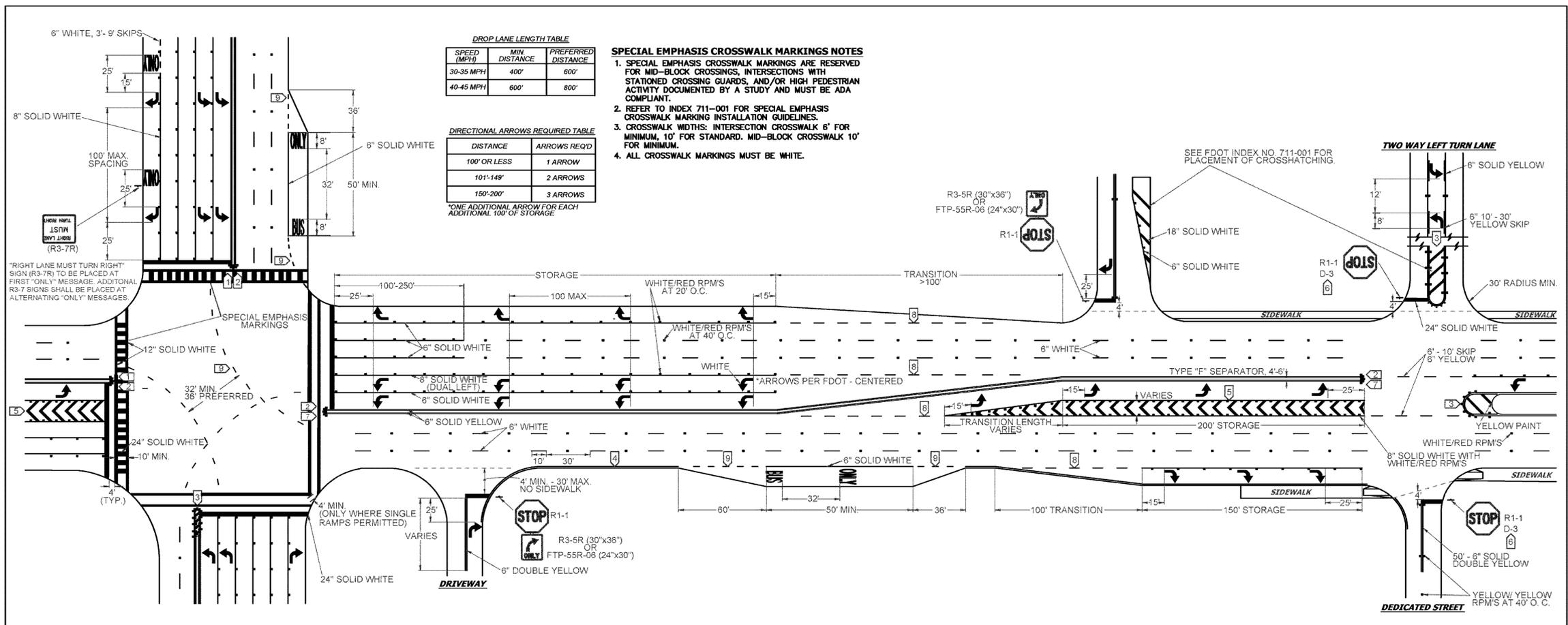
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ORIGINAL: OCT. 2022
REVISIONS:
1 1/3/23 CITY COMMENTS
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TASK: CONSTRUCTION DETAILS

PROJECT: SPRINGDALE TOWNHOMES
MARGATE
FLORIDA

JOB NO. 17180
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS
SHEET C10 OF 10



- NOTES:
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
 - BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BLINKER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
 - THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT, AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAINTED ASPHALT, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BLINKER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK AND ASPHALT WORK.
 - ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.

- NOTES**
- ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
 - ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH P80 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
 - SEE FDOT INDEX NO 706-001 FOR PLACEMENT OF RPM'S (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
 - RPM'S SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
 - FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
 - FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711-002.
 - EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
 - ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
 - PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
 - ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
 - RPM'S SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
 - LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND

- YELLOW/YELLOW RPM DETAILS**
DIRECTION OF TRAVEL
CENTERLINE
DIRECTION OF TRAVEL
REFLECTIVE YELLOW
1' OC, 1' MIN TO CROSSWALK
- MEDIAN NOSE PAINT DETAILS**
RAISED SEPARATOR
GRASS MEDIAN
POINT OF CURVE
GRASS MEDIAN
REFLECTIVE YELLOW
RADIUS POINT
RADIUS POINT
RADIUS POINT
* DO NOT PAINT BRICK PAVERS
- PAINTED MEDIAN DETAILS**
DIRECTION OF TRAVEL
DIRECTION OF TRAVEL
1' OC
6" SOLID DOUBLE YELLOW
YELLOW PAINT
YELLOW/YELLOW RPM'S
- EDGE LINE DETAILS**
6" SOLID WHITE OR YELLOW
EDGE OF PAVEMENT
- CHEVRON DETAILS - CROSSWALK AREAS AND IN FRONT OF CURB RAMPS**
DIRECTION OF TRAVEL
DIRECTION OF TRAVEL
18" SOLID WHITE
WHITE/RED RPM'S
8" SOLID WHITE
(SEE FDOT INDEX NO. 17346 FOR SPACING OF CHEVRONS)
- STREET NAME BLADE DETAILS**
SEE BCTED STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS.
- TYPE IV SEPARATOR DETAILS**
REFLECTIVE YELLOW PAINT
YELLOW/YELLOW RPM'S
6" SOLID YELLOW
TYPE "F" CURB AND GUTTER
16" - 12"
- 6'-10' SKIP DETAILS**
6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
• TRANSITIONS AT ALL LEFT AND RIGHT TURN LANES
- 2'-4' SKIP DETAILS**
2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:
• RADIUS GUIDE LINES BETWEEN DUAL LEFTS TURN MOVEMENT (90° RADIUS PREFERRED OR AS NOTED ON PLANS)
• BUS BAY TRANSITIONS
- STOP SIGN NOTE**
WHERE SIDE ROADS INTERSECT A MULTI-LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"x36".
WHERE SIDE ROADS INTERSECT A MULTI-LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"x36".

REVISIONS

DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES



**PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION**
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DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATTOZZOLO, P.E.

**PAVEMENT MARKINGS
AND SIGNS
DETAILS**
SHEET NO. 1 OF 1

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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