

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
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Phone: 561-395-8882

LAND USE ATTORNEY/ LAND PLANNER: Dunay, Miskel and Backman, LLP
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ENGINEER/ PLANNER: Schnars Engineering Corporation
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ARCHITECT: A B Design Group
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LANDSCAPE ARCHITECT: Peterson Design Professionals
151 Southwest 7th Terrace
Boca Raton, Florida 33486
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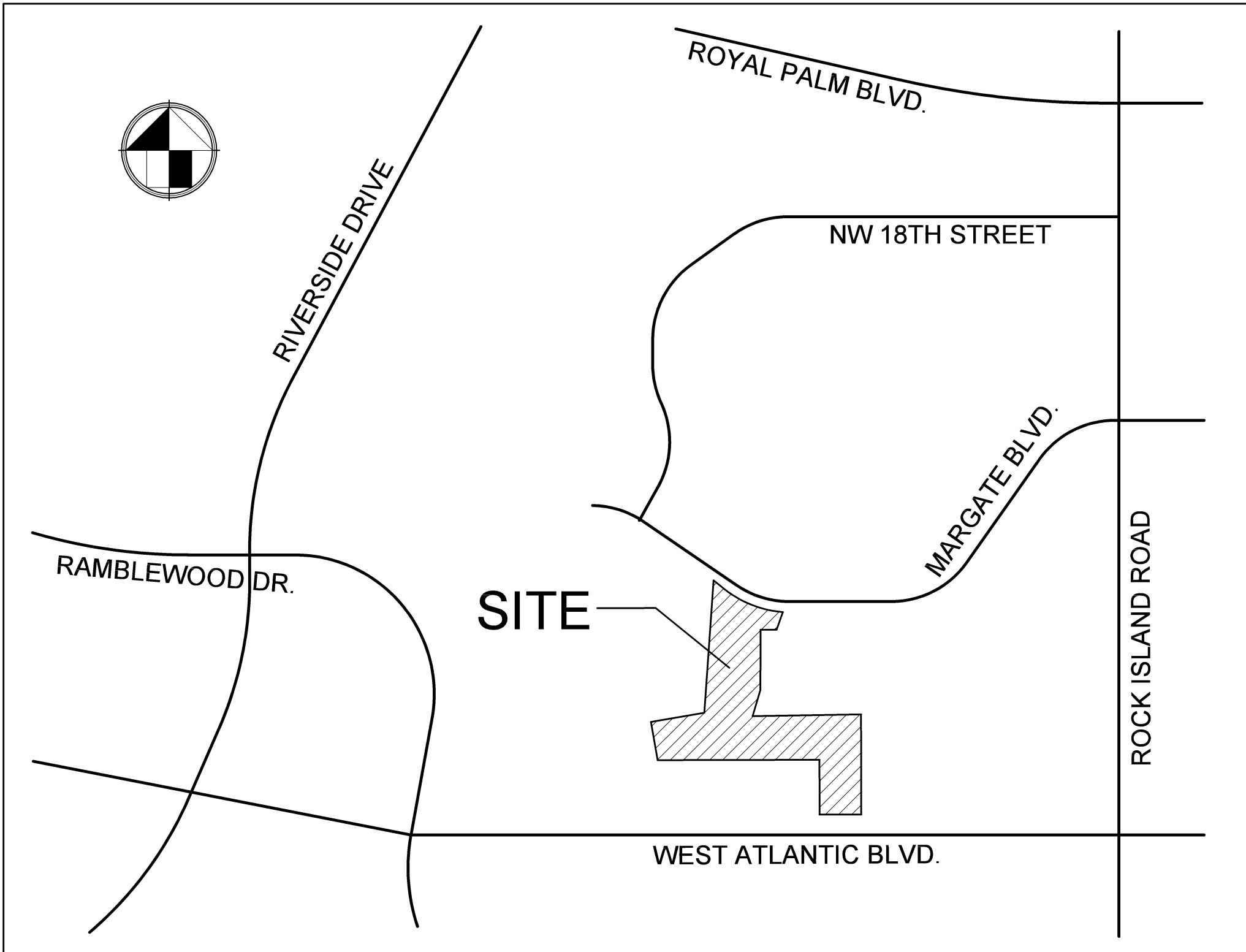
PHOTOMETRIC ENGINEER: Lightworks, Inc.
7447 NW 48th Street, Suite B
Miami, Florida 33166
Phone: 561-641-5570

OWNER:

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

SITE PLAN
FOR

Nove of Margate
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
OPEN SPACE EXHIBIT	SP6

SCHNARS
ENGINEERING CORPORATION

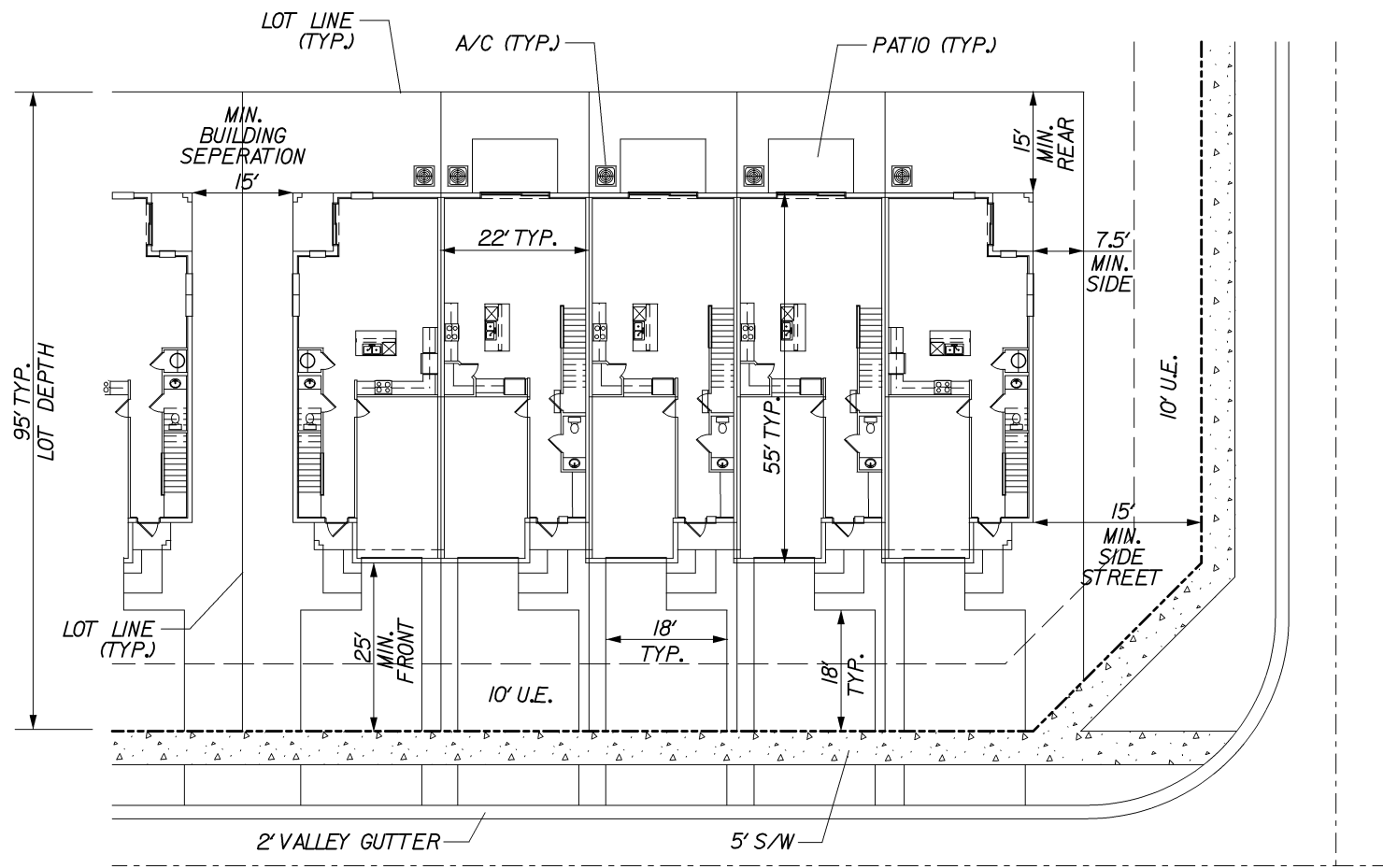
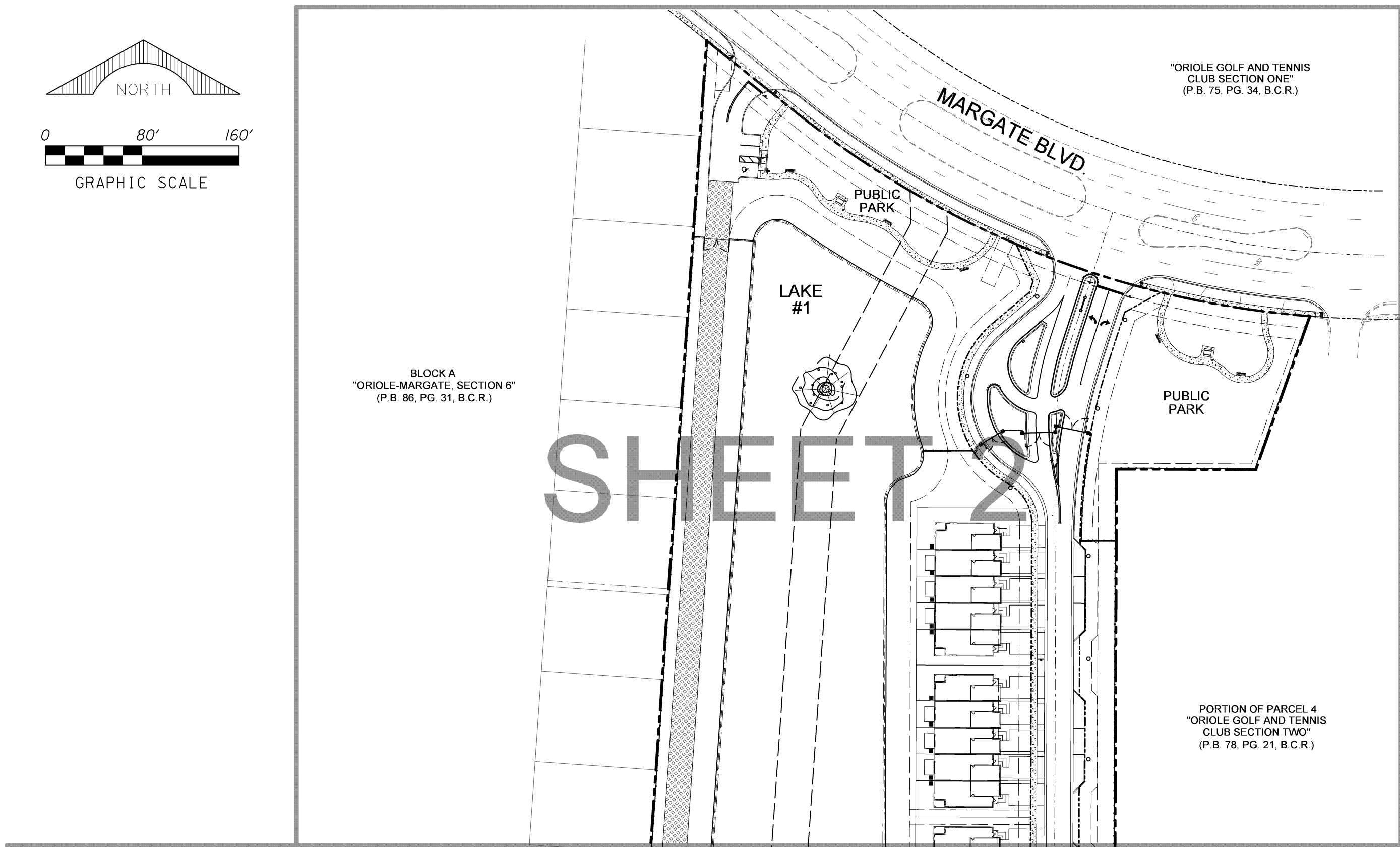
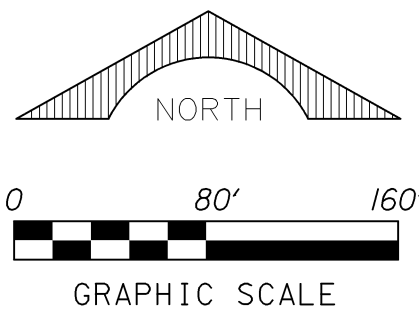
947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487

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CERTIFICATE OF AUTHORIZATION No. 6640

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 10/11/2023.
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Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)



TYPICAL BUILDING DETAIL

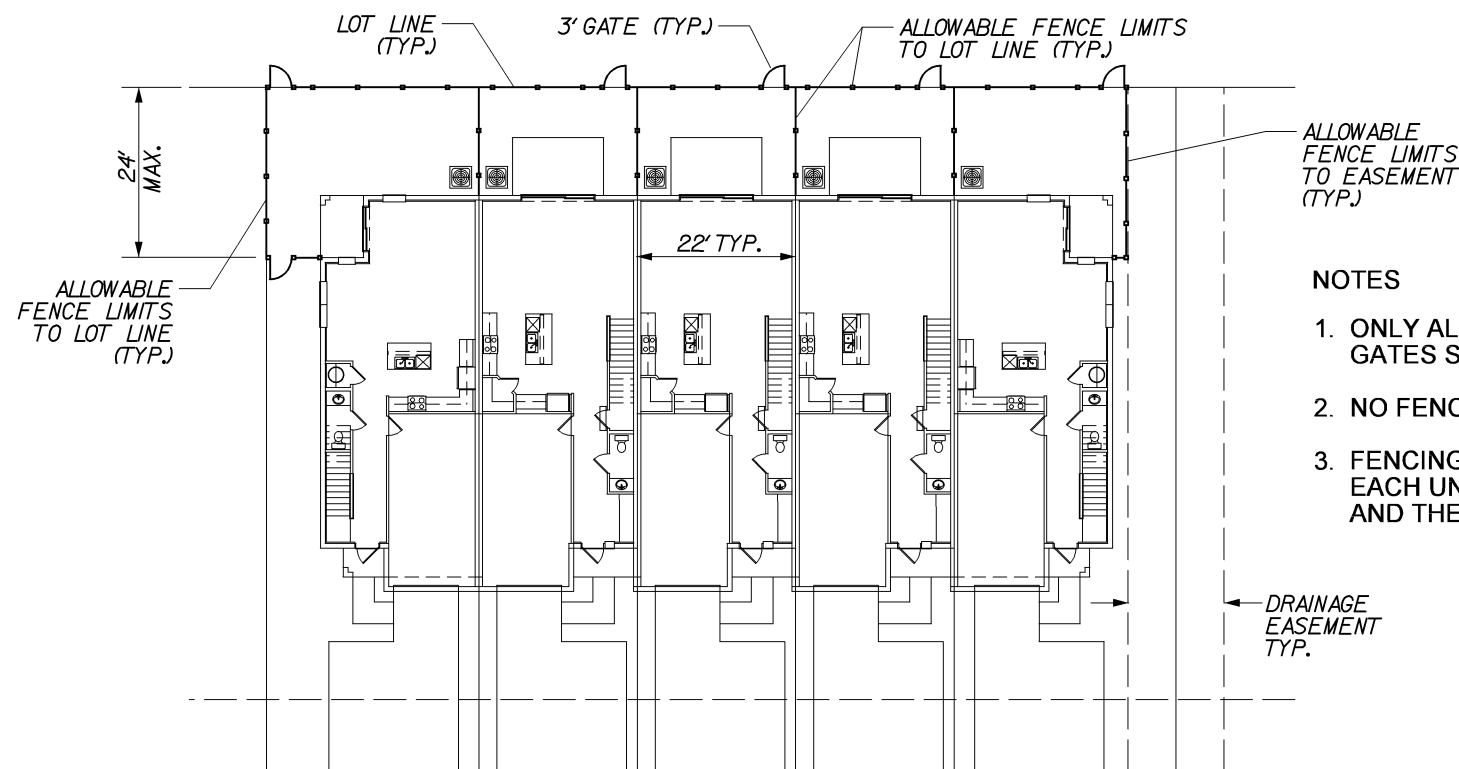
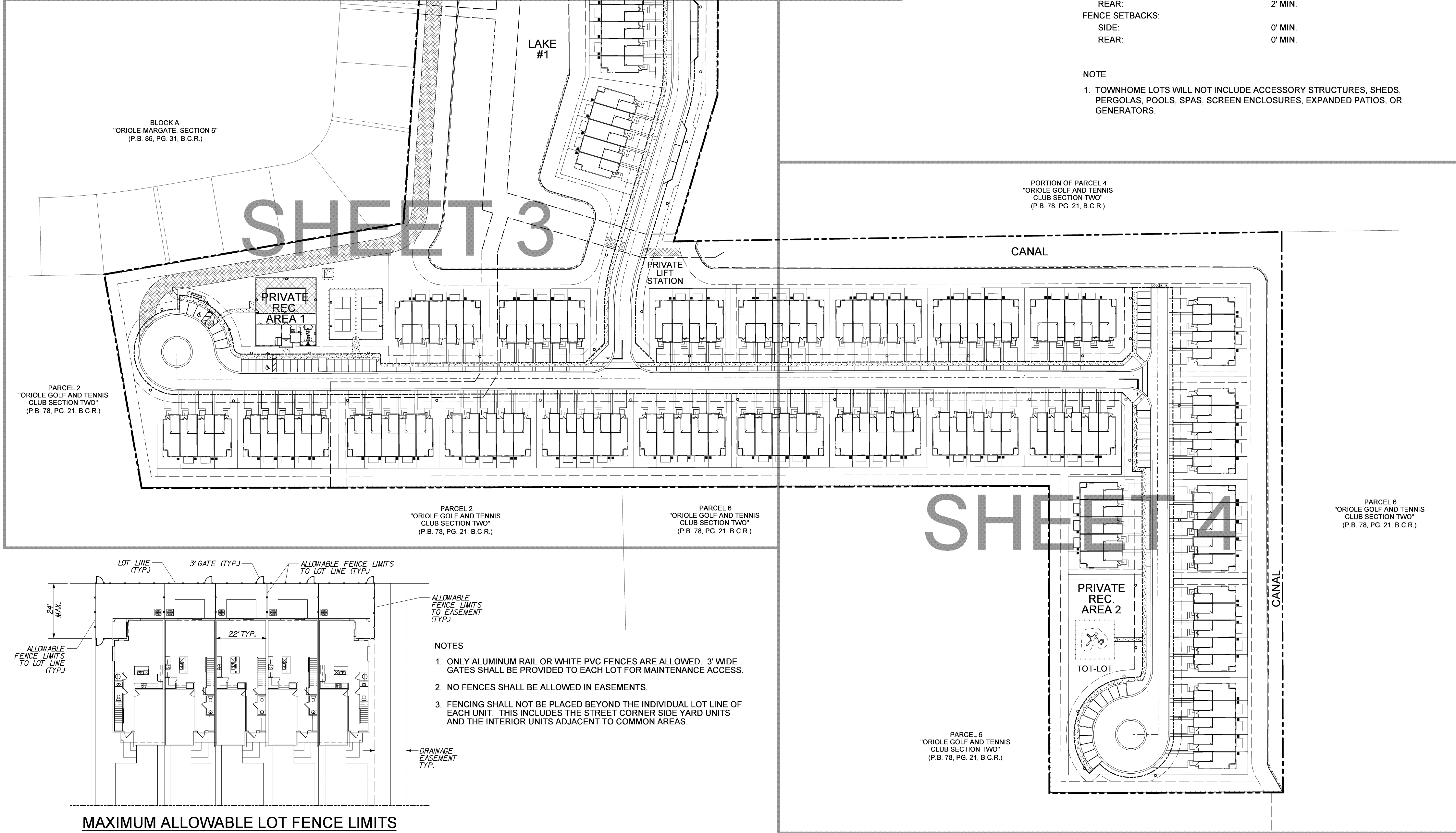
N.T.S.

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.



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.

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
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REVISIONS:

1 1/3/23 CITY COMMENTS

2 2/27/23 CITY COMMENTS

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PROJECT:

NOVE OF MARGATE

MARGATE

TASK:

MASTER SITE PLAN

SITE DATA & DETAILS

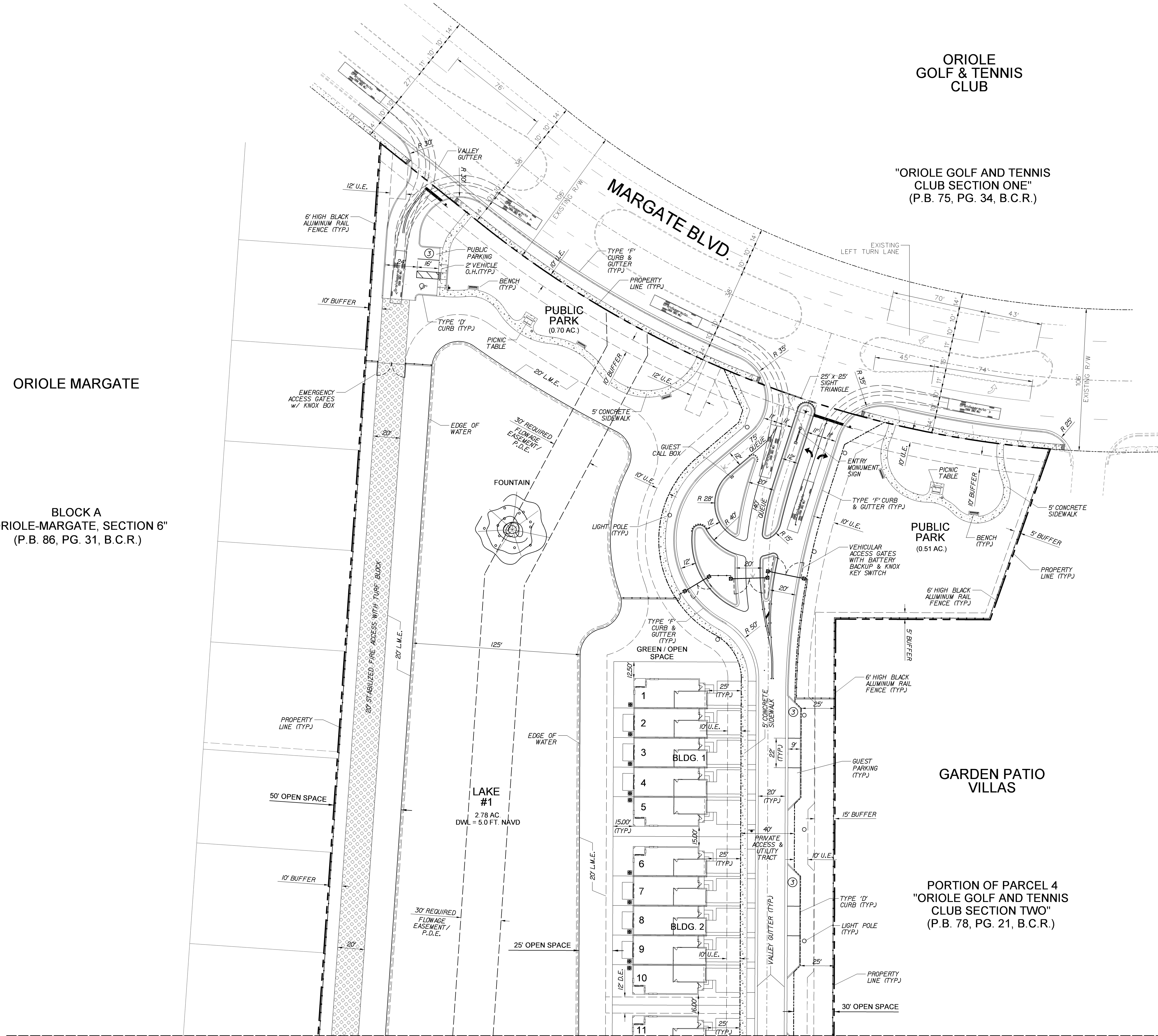
FLORIDA

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

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

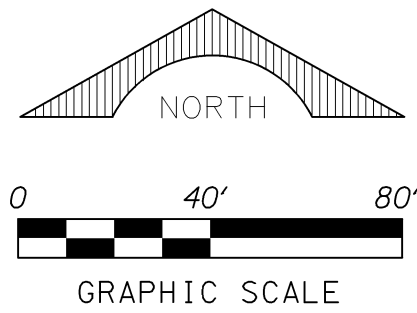
SHEET SP1 OF 6

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ORIOLE
GOLF & TENNIS
CLUB

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

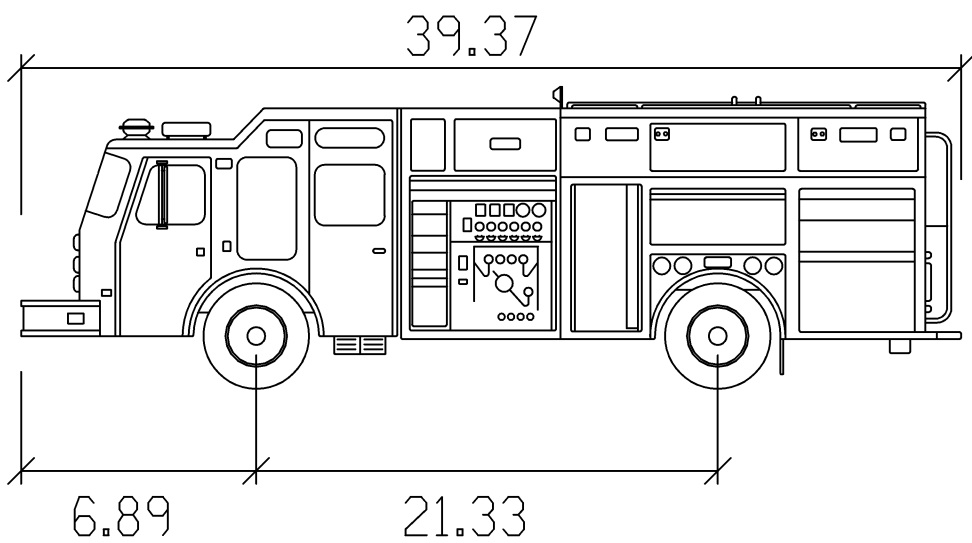


ORIOLE MARGATE

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

GARDEN PATIO
VILLAS

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

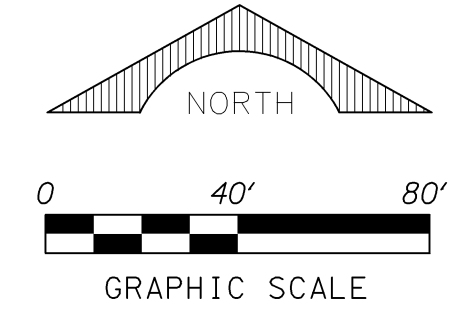
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PROJECT:	NOVE OF MARGATE	TASK:	SITE PLAN
MARGATE	FLORIDA		

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 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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CERTIFICATE OF AUTHORIZATION No. 6640

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SITE PLAN

NOVE OF MARGATE

FLORIDA

MARGATE

PROJECT:

TASK:

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1 1/3/23 CITY COMMENTS

2 8/4/23 CITY COMMENTS

3 10/11/23 CITY COMMENTS

4

5

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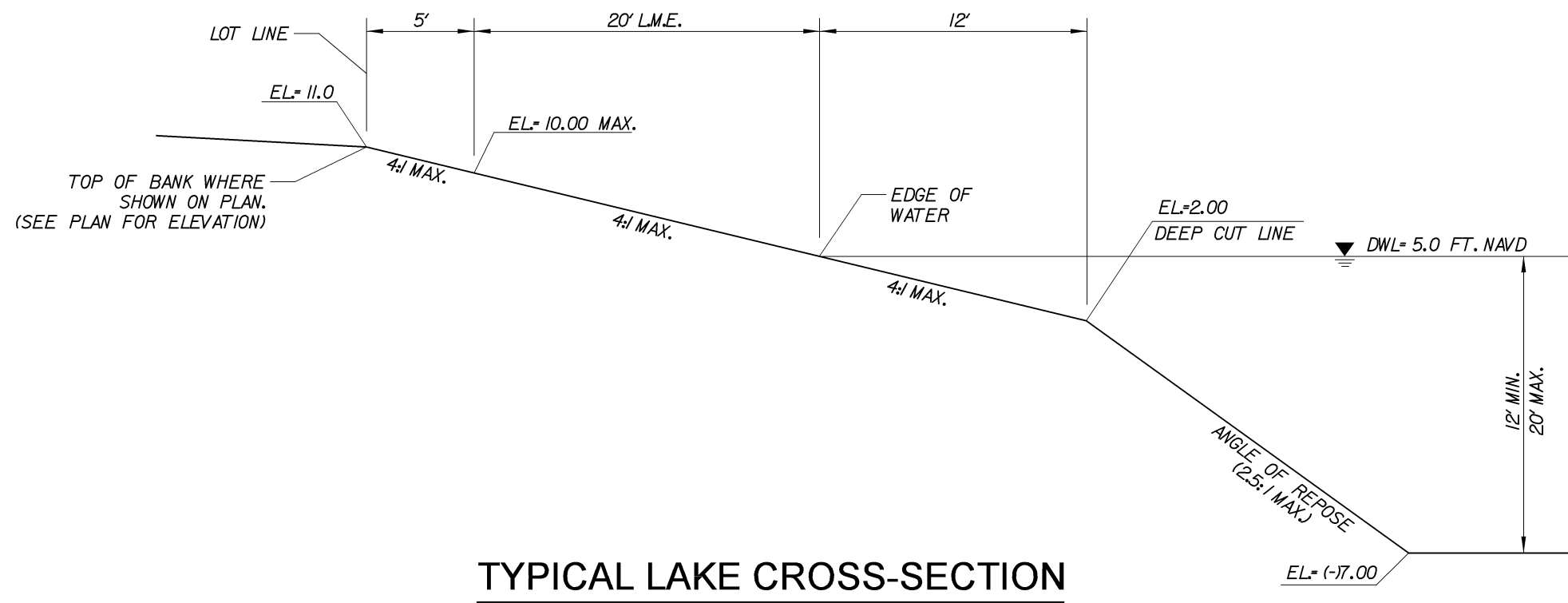
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ORIGINAL: OCT. 2022

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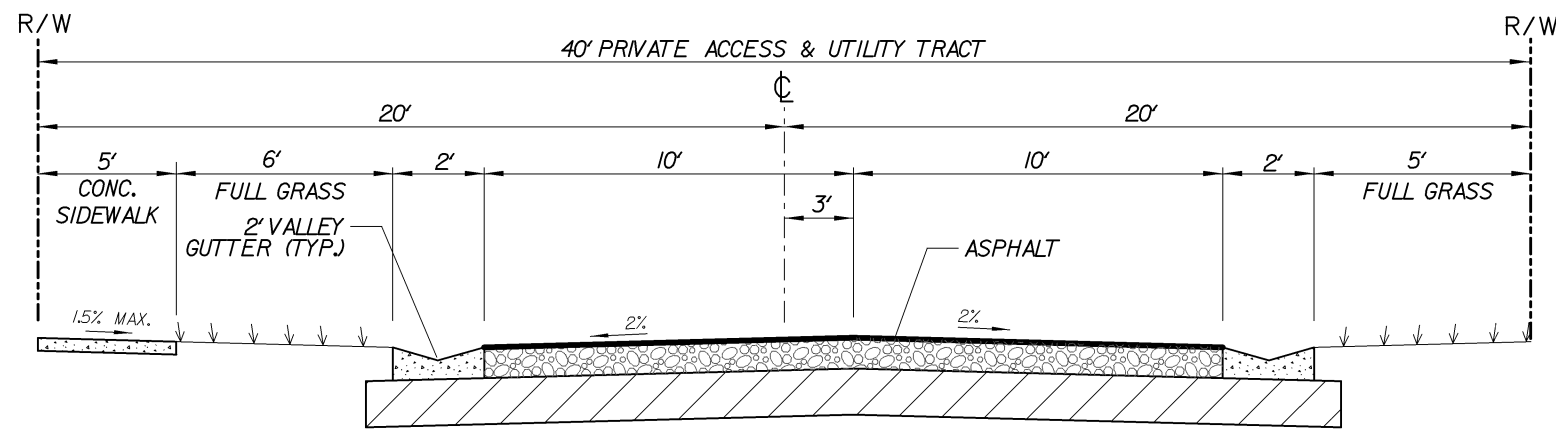


TYPICAL LAKE CROSS-SECTION

N.T.S.

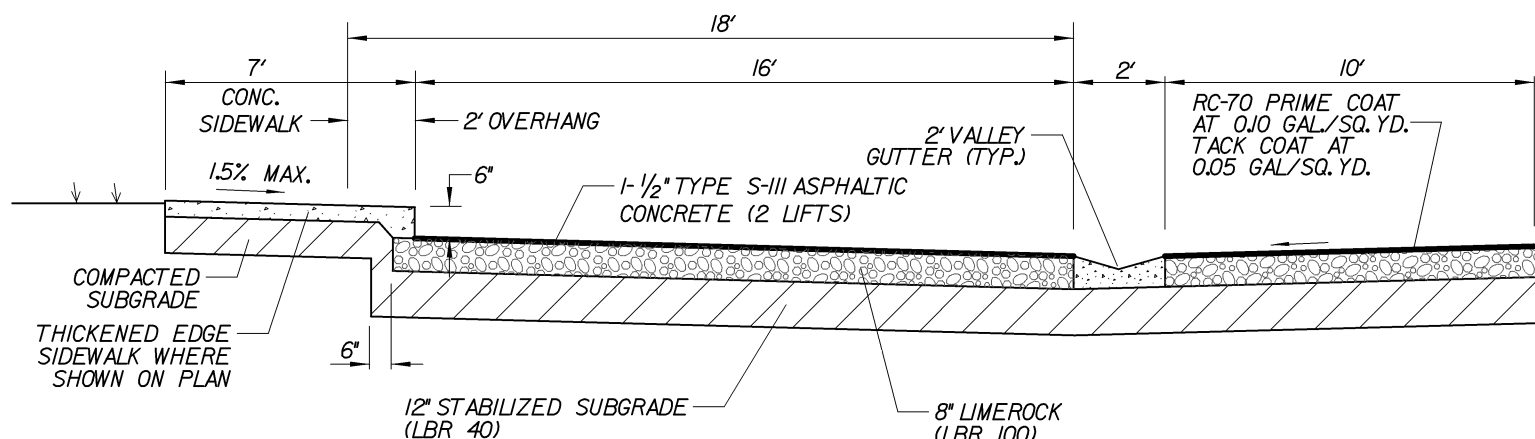
NOTE:

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



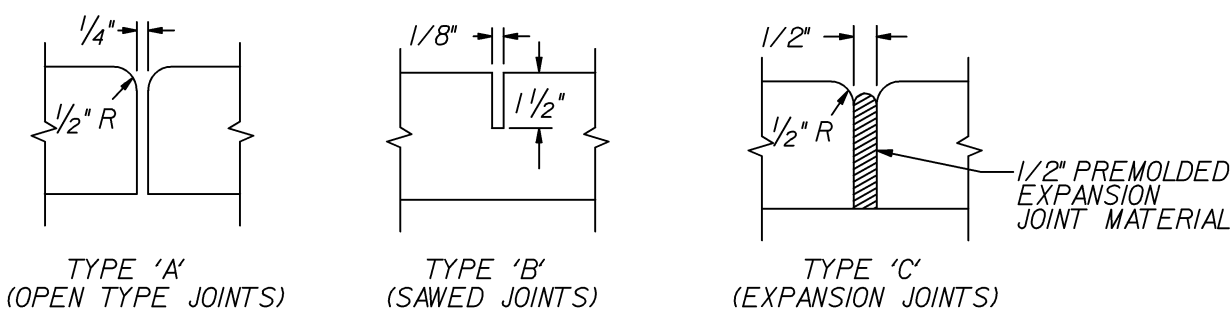
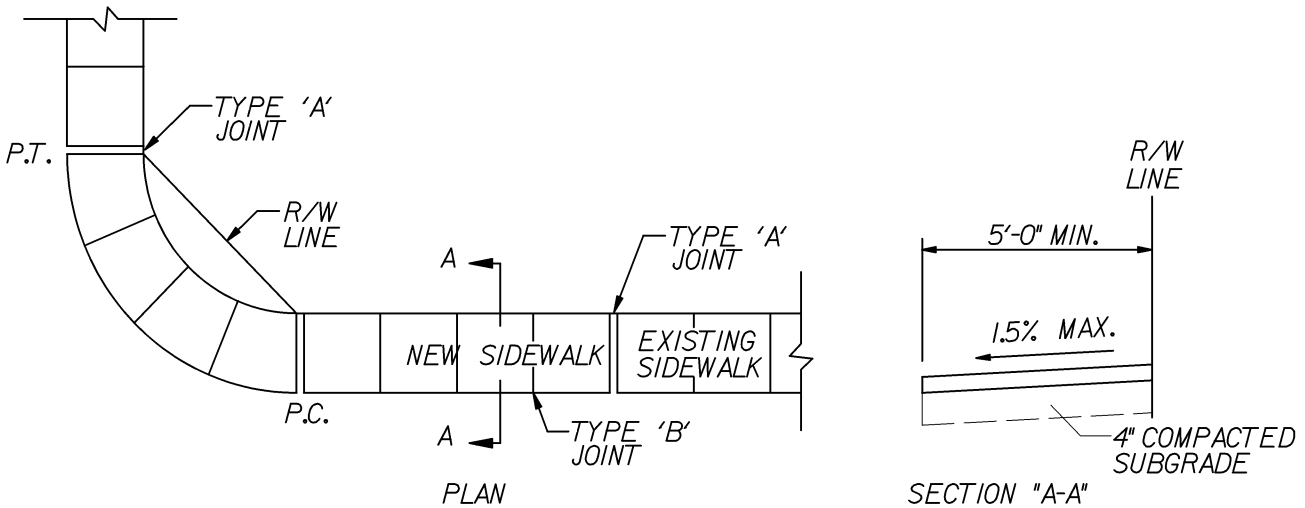
TYPICAL ROAD SECTION

40' PRIVATE ROAD TRACT
N. T. S.



TYPICAL PARKING WITH SIDEWALK DETAIL

N. T. S.



SIDEWALK JOINTS

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

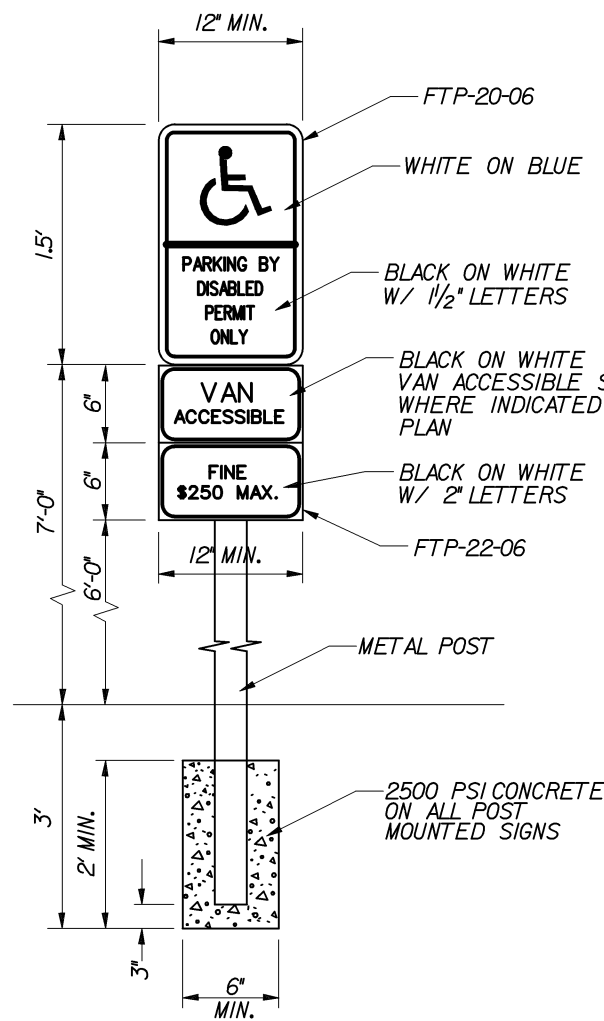
* AT THE DISCRETION OF THE ENGINEER

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, W1.4XW1.4 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.

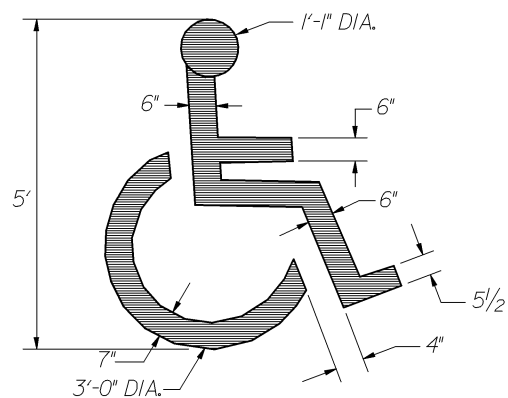
SIDEWALK DETAIL

N. T. S.



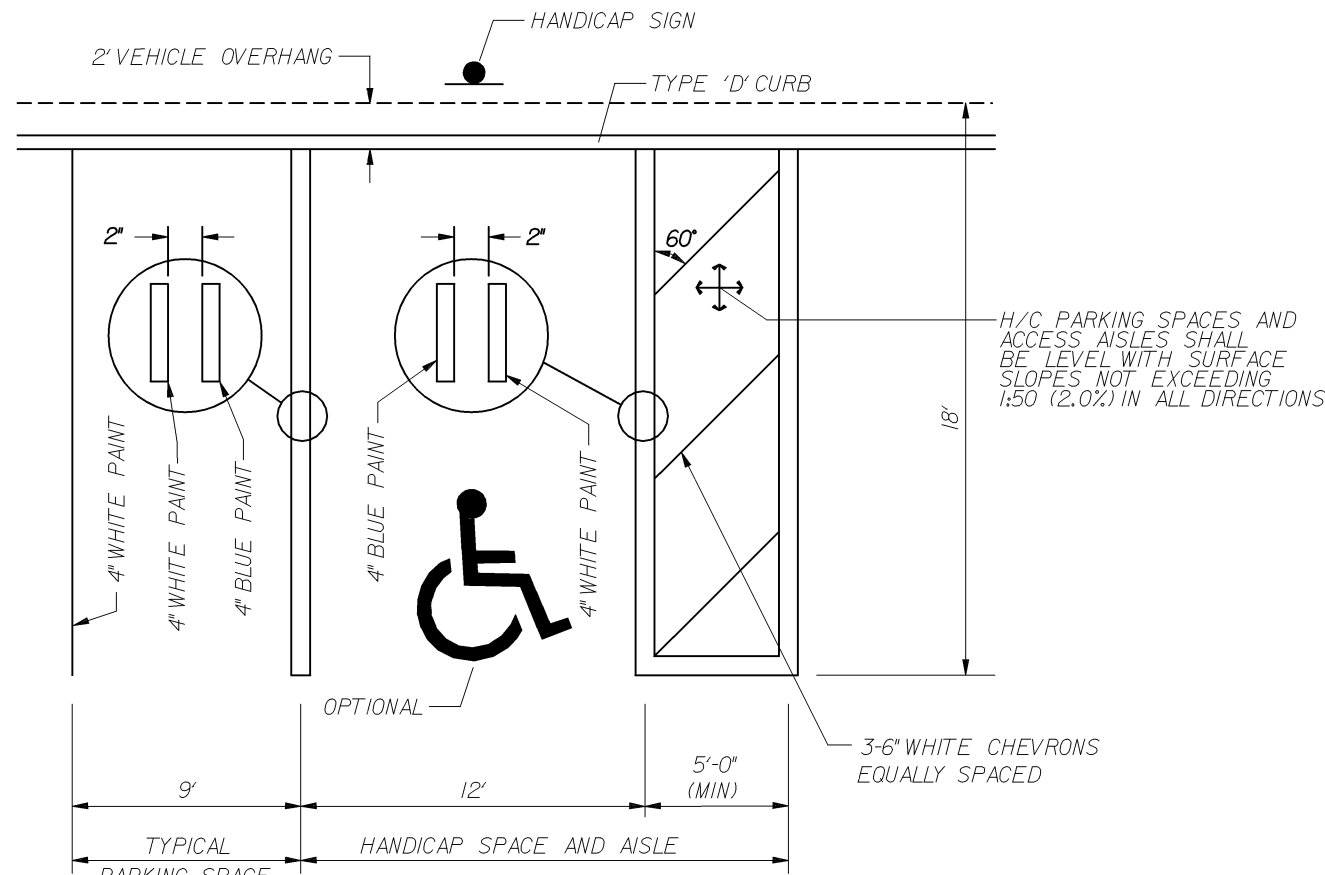
HANDICAP PARKING SIGN

N. T. S.



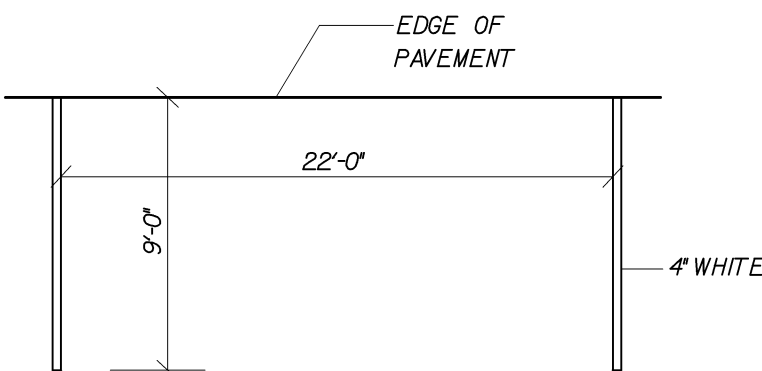
HANDICAP SYMBOL PAINT DETAIL

N. T. S.



TYPICAL PARKING DETAILS

N. T. S.



PARALLEL PARKING SPACE

N. T. S.

Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
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SCHNARS
ENGINEERING CORPORATION

TEL: (561) 241-1455
FAX: (561) 241-5182

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487

CERTIFICATE OF AUTHORIZATION No. 6640

ORIGINAL: OCT. 2022

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TASK: SITE PLAN DETAILS

PROJECT: NOVE OF MARGATE

FLORIDA

MARGATE

SEAL

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

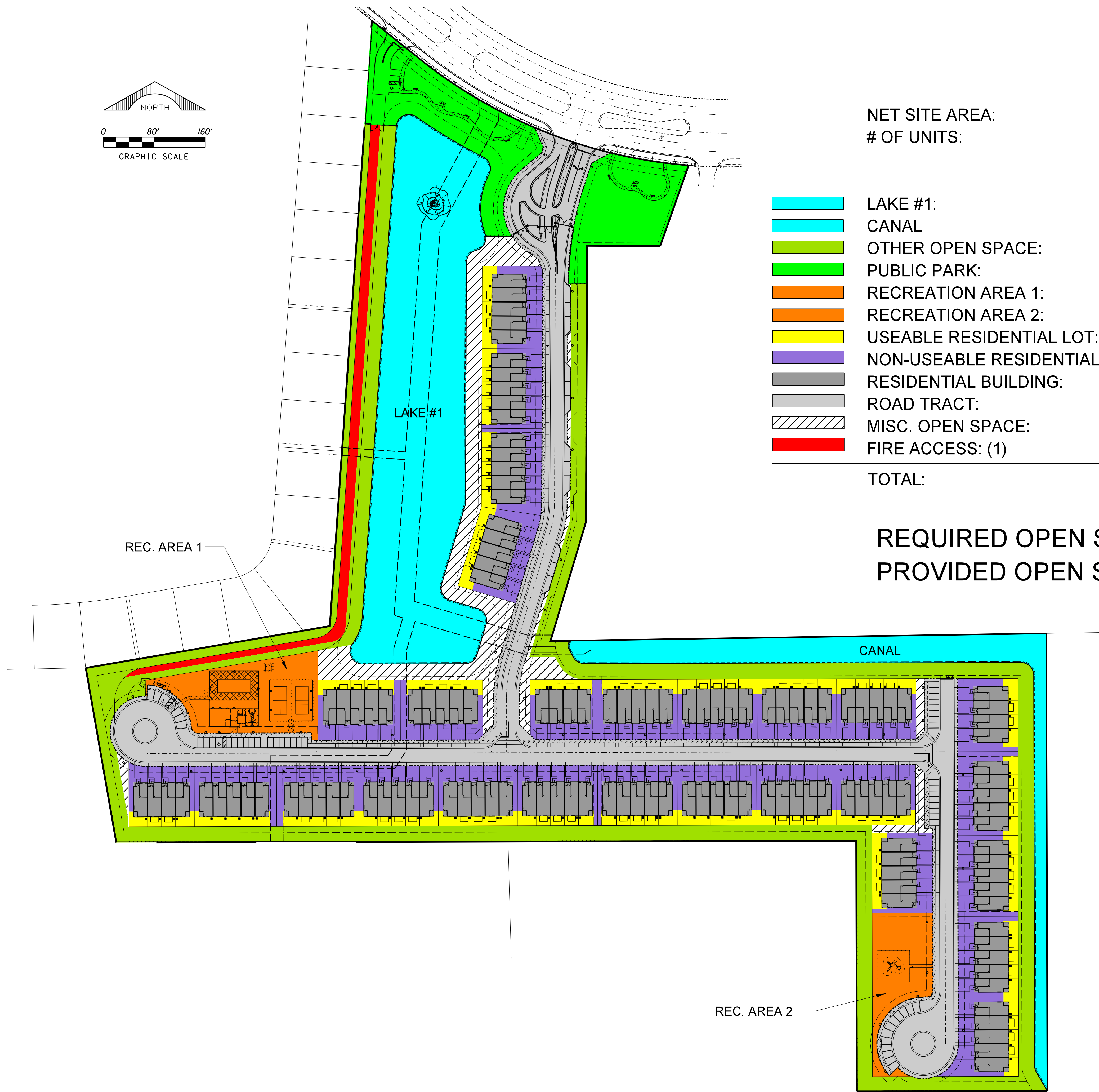
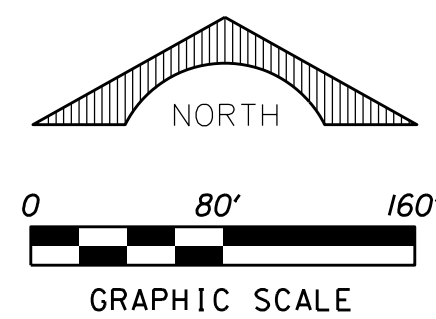
JOB NO. 17180
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS

SHEET SP5 of 6

8/1/23

5/3/24 AM

10/11/2023



NET SITE AREA: 21.302 AC.
OF UNITS: 132 DU

		PERCENT ALLOWED	
LAKE #1:	2.777 AC.	1.389 AC.	50% (MAX. PER CODE)
CANAL	1.006 AC.	EXCLUDED	0%
OTHER OPEN SPACE:	3.260 AC.	3.260 AC.	100%
PUBLIC PARK:	1.208 AC.	0.906 AC.	75% (MAX. PER CODE)
RECREATION AREA 1:	0.566 AC.	0.425 AC.	75% (MAX. PER CODE)
RECREATION AREA 2:	0.349 AC.	0.262 AC.	75% (MAX. PER CODE)
USEABLE RESIDENTIAL LOT:	1.189 AC.	1.065 AC.	5% (MAX. PER PUD AREA)
NON-USEABLE RESIDENTIAL LOT:	2.522 AC.	EXCLUDED	0%
RESIDENTIAL BUILDING:	3.667 AC.	EXCLUDED	0%
ROAD TRACT:	3.443 AC.	EXCLUDED	0%
MISC. OPEN SPACE:	0.958 AC.	EXCLUDED	0%
FIRE ACCESS: (1)	0.357 AC.	0.179 AC.	50%
TOTAL:	21.302 AC.	7.486 AC.	

REQUIRED OPEN SPACE: 7.455 AC. 35.0%
PROVIDED OPEN SPACE: 7.486 AC. 35.1%

NOTES:
(1) WITHIN 25 FT. PERIPHERAL SETBACK.

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ORIGINAL: OCT. 2022

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1 9/22/23 CITY COMMENTS

2 9/25/23 CITY COMMENTS

3 10/12/23 CITY COMMENTS

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5

PROJECT:

NOVE OF MARGATE

MARGATE

TASK:

OPEN SPACE EXHIBIT

STATE:

FLORIDA

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 SP6 OF 6

SCHNARS

ENGINEERING CORPORATION

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#1/12/23

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