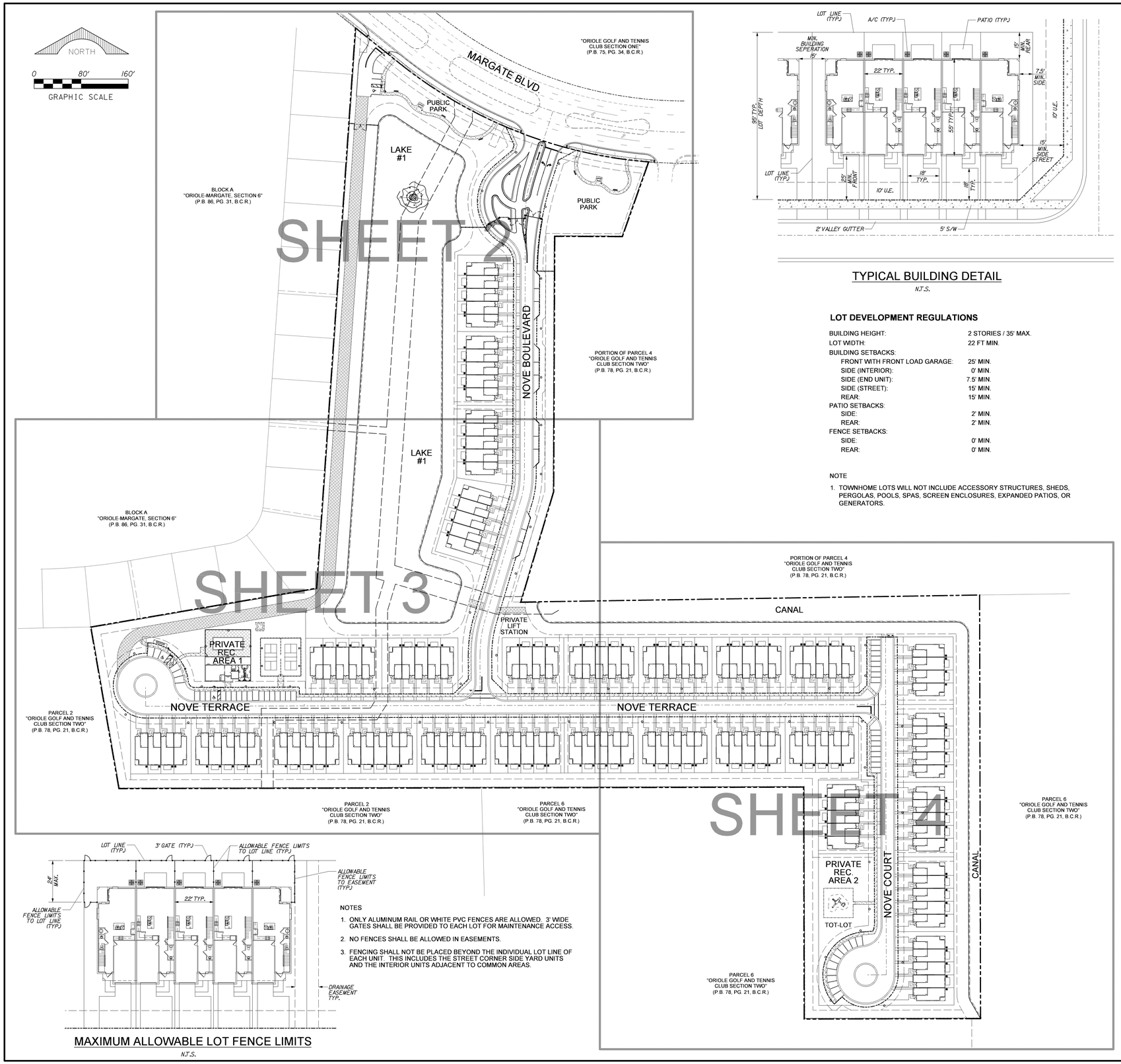

TYPICAL BUILDING DETAIL

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

1. TOWNHOME LOTS WILL NOT INCLUDE ACCESSORY STRUCTURES, SHEDS, PERGOLAS, POOLS, SPAS, SCREEN ENCLOSURES, EXPANDED PATIOS, OR GENERATORS.

NOTES

1. ONLY ALUMINUM RAIL OR WHITE PVC FENCES ARE ALLOWED. 3' WIDE GATES SHALL BE PROVIDED TO EACH LOT FOR MAINTENANCE ACCESS.
2. NO FENCES SHALL BE ALLOWED IN EASEMENTS.
3. 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.

MAXIMUM ALLOWABLE LOT FENCE LIMITS

N.T.S.

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%

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 02/23/2024.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

1. ALL INTERNAL STREETS SHALL BE PRIVATE & MAINTAINED BY H.O.A.
2. ALL PROPOSED ELECTRIC AND COMMUNICATION LINES SHALL BE PLACED UNDERGROUND.
3. OPEN SPACE, LAKE & 20' LAKE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY H.O.A.
4. LAKE IS TO BE USED AS IRRIGATION SOURCE.
5. GARBAGE COLLECTION WILL BE CURBSIDE PICKUP.

SCHNARS ENGINEERING CORPORATION
TEL: (561) 241-6455
FAX: (561) 241-5182
947 CLINT MOORE ROAD
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 8/4/23 CITY COMMENTS
4 10/11/23 CITY COMMENTS
5 2/23/24 ADD STREET NAMES

TASK:

PROJECT:
NOVE OF MARGATE
MARGATE FLORIDA

MASTER SITE PLAN
SITE DATA & DETAILS

SEAL

Jeffrey T Schnars

Digitally signed by Jeffrey T Schnars
Date: 2024.02.23 10:31:37 -05'00'

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 6

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