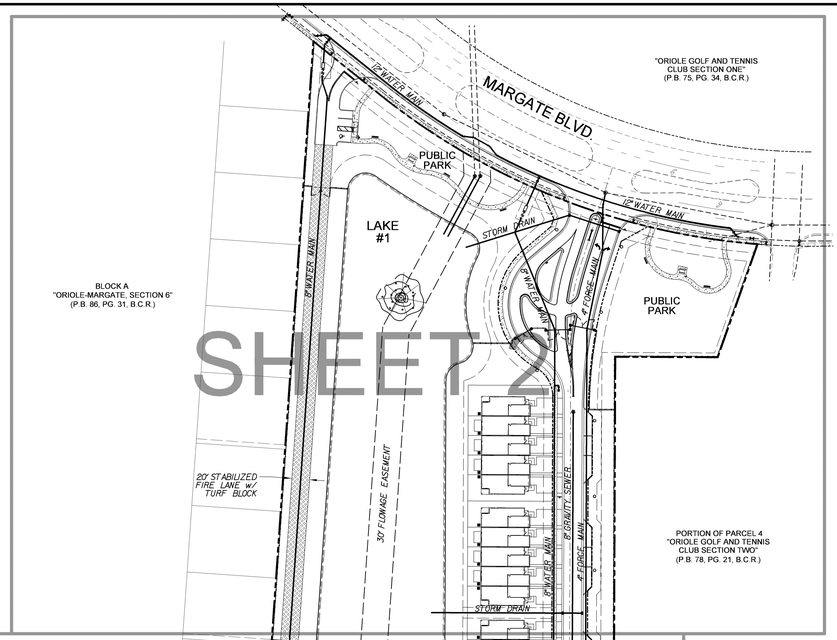

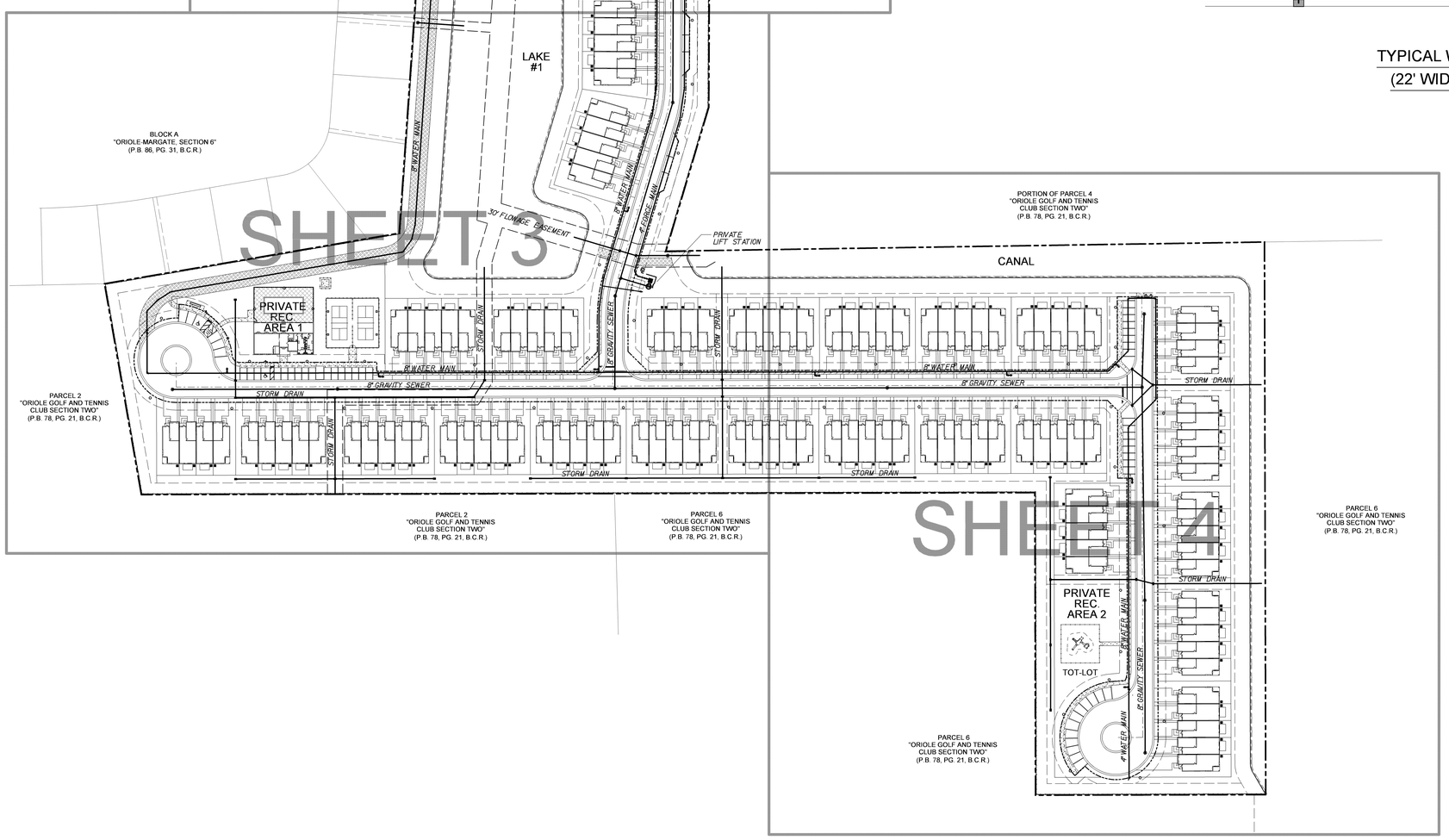

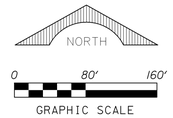

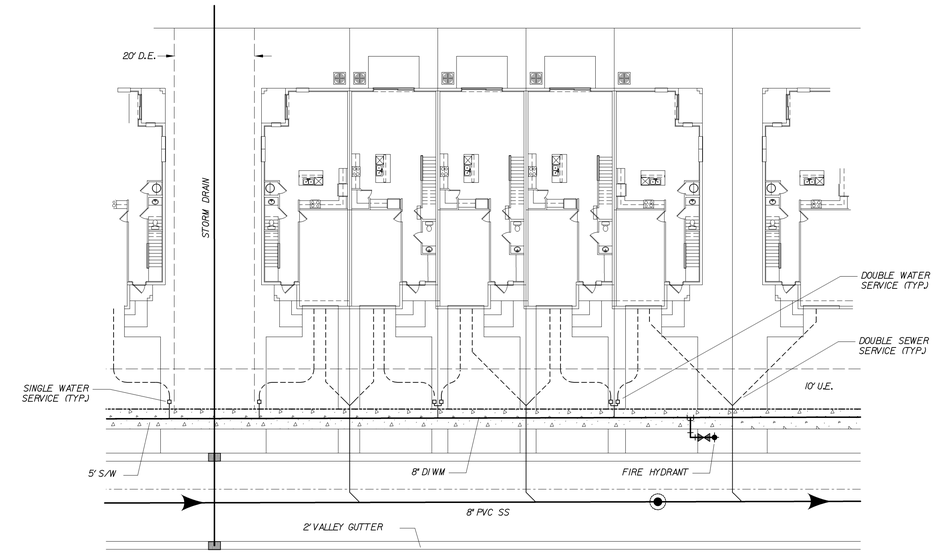

TYPICAL WATER & SEWER DETAIL
(22' WIDE TOWNHOUSE UNITS)
N.T.S.

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

NOTES:

1. 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
2. BROWARD COUNTY 100 YEAR FLOOD ELEVATION MAP: 12.50 FT NAVD
   BROWARD COUNTY 10 YEAR FLOOD ELEVATION MAP: 10.50 FT NAVD
3. PROPOSED ELEVATIONS:
   MINIMUM FINISHED FLOOR = 12.50 FT NAVD
   MINIMUM ROAD = 10.50 FT NAVD
   DESIGN WATER LEVEL: 5.00 FT NAVD
4. A DRAINAGE & FLOWAGE EASEMENT SHALL BE PROVIDED TO THE CITY OF MARGATE THROUGH THE LAKE SYSTEM.
5. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FLOW FROM MARGATE BLVD. AND ADJACENT COMMUNITIES THROUGH THE PROJECT.
6. ALL HANDICAP RAMPS AND DETECTABLE WARNINGS SHALL BE INSTALLED PER FDOT INDEX 522-002.
7. CURB INLET GRATE ELEVATIONS REPRESENT THE EDGE OF PAVEMENT ELEVATION.
8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
9. THE CITY WILL BE GRANTED AN EASEMENT OVER THE LAKE, CANAL, LAKE MAINTENANCE EASEMENTS (LME), PUBLIC DRAINAGE EASEMENTS (PDE), AND ROADWAY TRACTS.
10. ALL ONSITE DRAINAGE, WATER, & SEWER WILL BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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 8/10/23 CITY COMMENTS
3 10/11/23 CITY COMMENTS
4
5

TASK: MASTER PRELIMINARY ENGINEERING PLAN

PROJECT: NOVE OF MARGATE
MARGATE FLORIDA

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 C1 OF 11

P:\CE\9 96527.dwg 10/11/2023