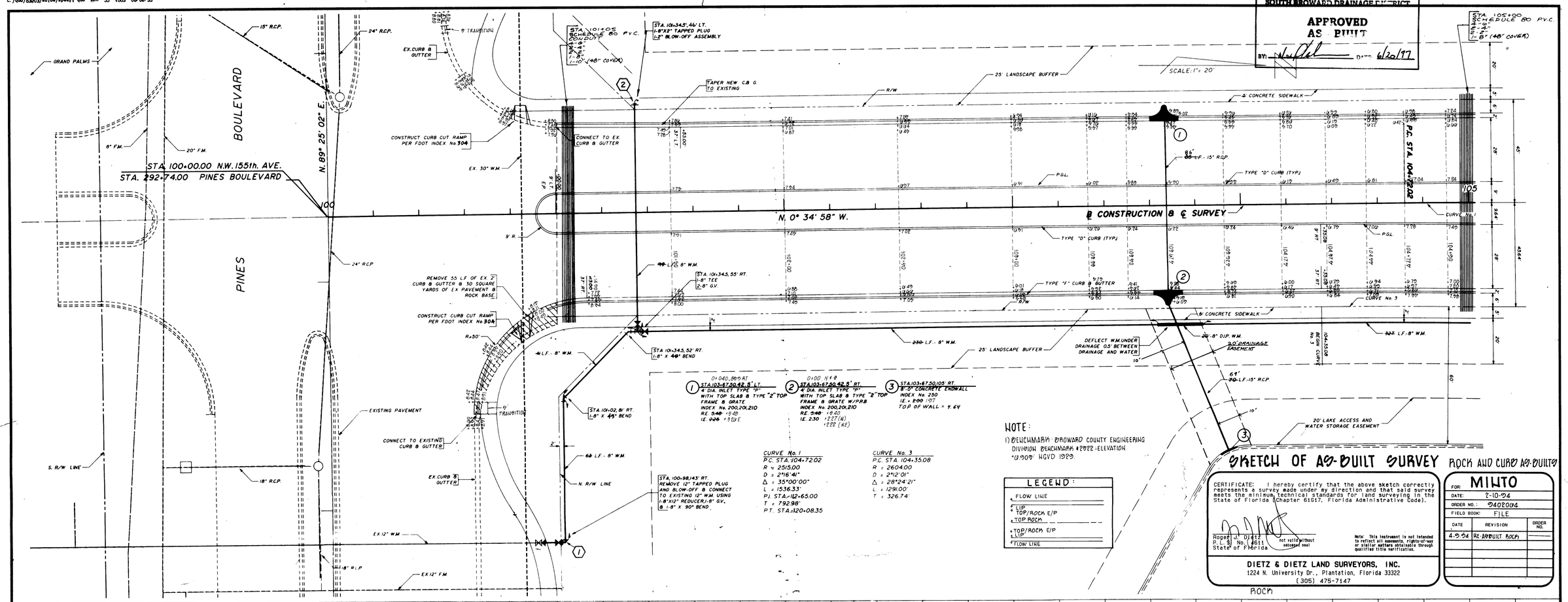
SOUTH BROWARD DRAINAGE DISTRICT
APPROVED AS BUILT
BY: [signature] DATE: 6/20/97



SKETCH OF AS-BUILT SURVEY

ROCK AND CURB AS-BUILTS

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 61G17, Florida Administrative Code).

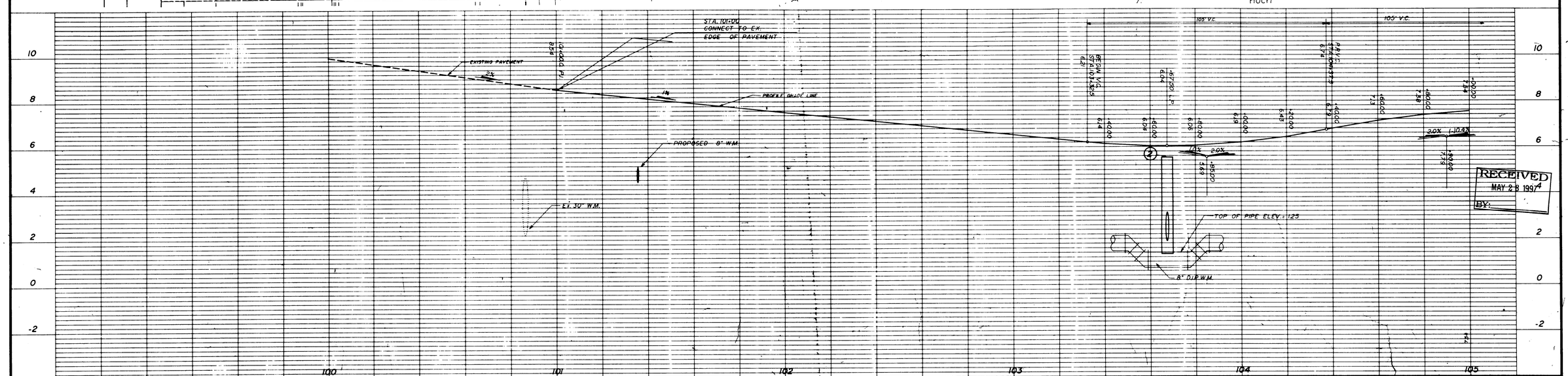
Roger J. Dietz
P.L.S. No. 4611
State of Florida

not valid without raised seal

Note: This instrument is not intended to reflect all easements, rights-of-way or similar matters obtainable through qualified title verification.

DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147

FOR:	MINTO	
DATE:	7-10-94	
ORDER NO.:	9402004	
FIELD BOOK:	FILE	
DATE	REVISION	ORDER NO.
4-9-94	RE-AS-BUILT ROCK	



1/14/94	ADD CONDUIT CROSSING		
8/18/93	REVISE PER PINES UTILITIES		
8/18/93	REVISE PER PINES ENGINEERING	1/19/94	REVISE PER F.D.O.T.
REVISIONS		DATE	REVISIONS

DESIGNED:	G.S.B.	DATE:	6-93
DRAWN:	D.D.D.	DATE:	6-93
CHECKED:		DATE:	

TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

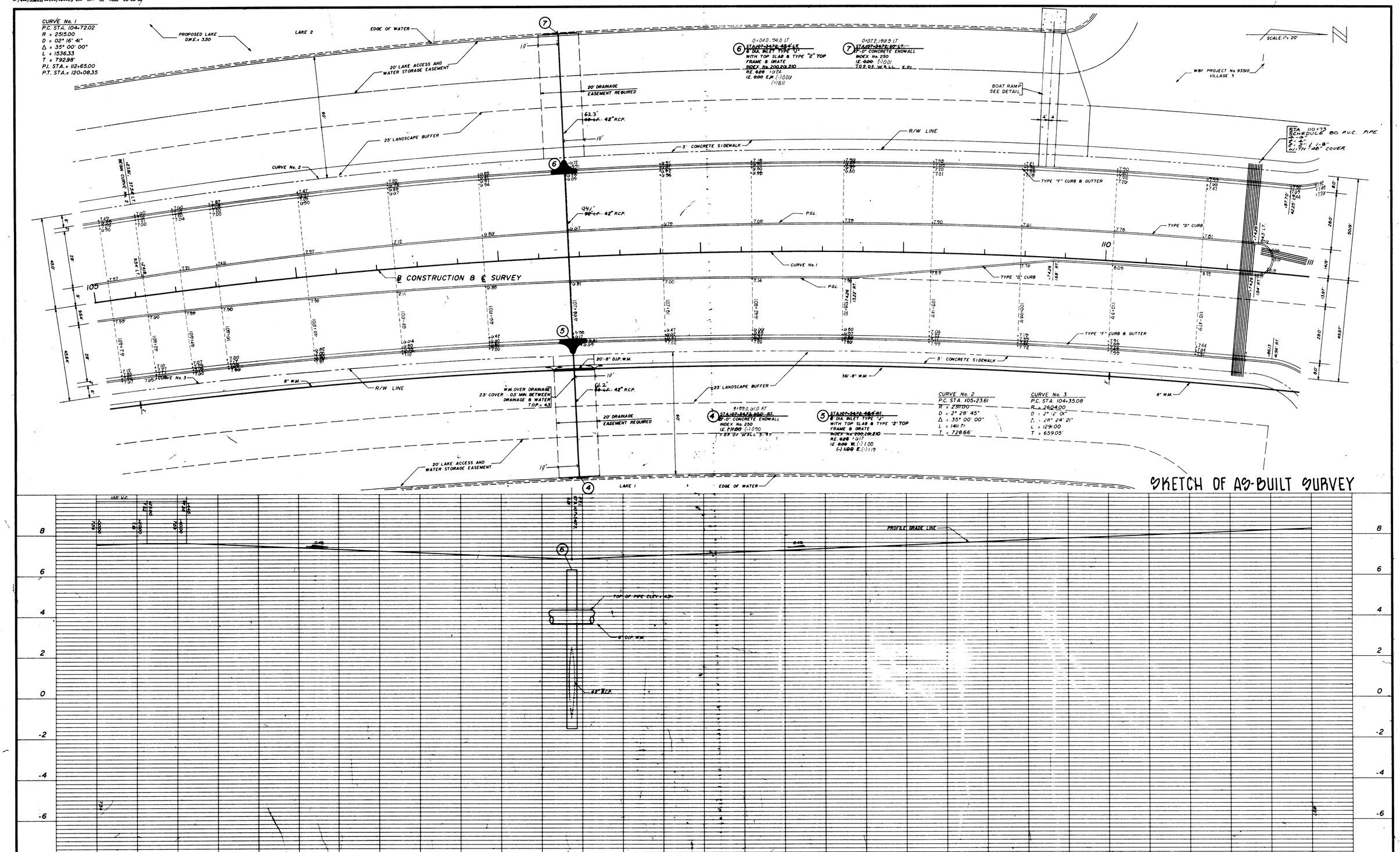
N.W. 155th. AVENUE
STA. 100+00 TO 105+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE:
PROJECT NUMBER 93503
SHEET R3 OF 19

MAY 27 1997

C:/QBU/93503/BUILD/BUILD1.DWG 05-30-97 08:21 .55 .VGM



SKETCH OF AS-BUILT SURVEY

DATE	REVISIONS	DATE	REVISIONS
1/4/94	ADD CONDUIT CROSSING		
11/18/93	REVISE PER PEMBROKE PINES ENGINEERING		
11/18/93	REVISE PER PEMBROKE PINES UTILITIES		

DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: DATE: 12/1/93

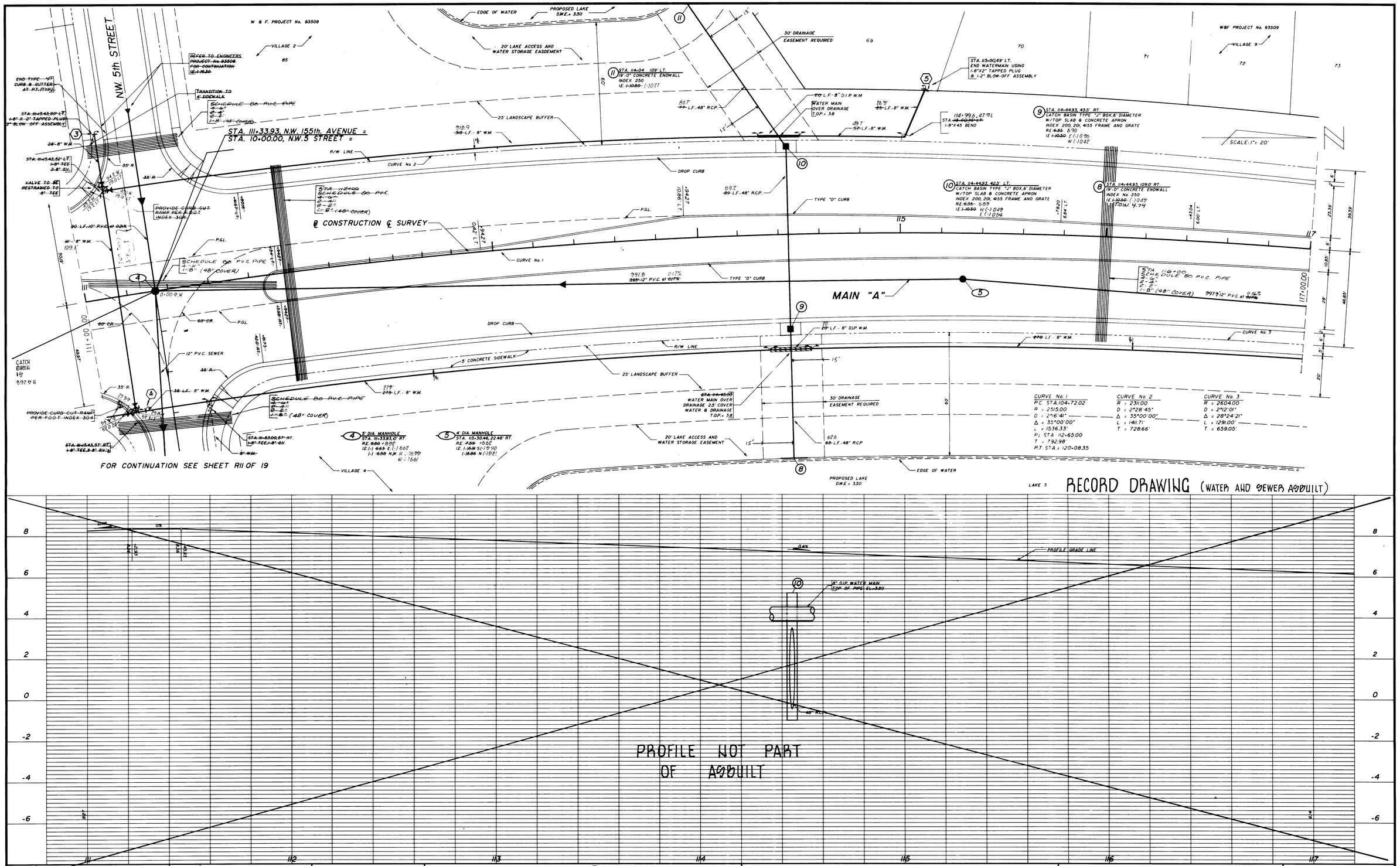
TOWN GATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 105+00 TO 111+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE
PROJECT NUMBER 93503
SHEET R4 OF 19

MAY 27 1997



DATE	REVISIONS	DATE	REVISIONS
11/18/93	REVISE PER PEMBROKE PINES ENGINEERING		
11/30/93	REVISE PER PEMBROKE PINES UTILITIES		
11/8/93	REVISE W.M. PER B.C.P.H.J. COMMENTS	1/4/94	ADD CONDUIT CROSSING

DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: DATE: 12/1/93

TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 111+00 TO 117+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE: MAY 27 1997
PROJECT NUMBER 93503
SHEET R10 OF 19

FOR CONTINUATION OF SEWAGE COLLECTION SYSTEM
SEE ENGINEERS PROJECT No. 93509

SCALE: 1" = 20'

VILLAGE 9
W&F PROJECT No. 93509

STA. 119+78
SCHEDULE 80 PVC PIPE
4"-6"
1-8" (48" COVER)

STA. 119 + 08.33
END CURVE No. 2

P.I. STA. 120+08.35

STA. 122+42.00, 55' LT.
END WATER MAIN USING
1-8"x2" TAPPED PLUG
& 2" BLOW-OFF ASSEMBLY

STA. 122+81.00
N. 55° 34' 58" W.

RIM +6.59
N (-) 9.74
E. (-) 9.72

177.1' @ 19.2

25' LANDSCAPE BUFFER

92 L.F.-8" W.M.

35' R.

R/W LINE

DROP CURB

TYPE "D" CURB

CURVE No. 1

CURVE No. 2

CURVE No. 3

117

120

123

P.O.L.

℄ SURVEY & ℄ CONSTRUCTION

N. 34° 25' 02" E.

MAIN "A"

END OF ASBUILT

LAT. "7A"

10" PVC. SEWER

50 L.F.-8" P.V.C. at 0.40%

8" W.M.

N. 27° 49' 23" E.

5' CONCRETE SIDEWALK

20'-8" D.I.P. W.M.

997.9'
88 L.F.-12" P.V.C. at 0.16%

2717'
84 L.F.-18" R.C.P.

174 L.F.-8" W.M.

79 L.F.-8" W.M.

RESTRAIN VALVE
TO 8" TEE

STA. 120+43.37' RT.
W.M. OVER DRAINAGE
T.O.P. = 4.8

25' LANDSCAPE BUFFER

226 L.F. 8" W.M.

TAPER 5' SIDEWALK
INTO 4' WALK

STA. 122+42.37' RT.
1-8" GB055, 3-8" G.V.
1-8" TAPPED PLUG
1-2" BLOW-OFF ASSEMBLY

RESTRAIN VALVE
TO 8" TEE

STA. 119+20.00
45.8'
8"x2" TAPPED PLUG
2 BLOW-OFF
18-8" W.M.
2-8" G.V.
1-8" TEE

STA. 87+35.83
W.M. OVER DRAINAGE
T.O.P. = 3.50

20' DRAINAGE
EASEMENT REQUIRED

20' LAKE ACCESS AND
WATER STORAGE EASEMENT

BOAT RAMP

EDGE OF WATER

VILLAGE 7

(12) STA. 87+35.83, 107' RT.
15'-0" SNOWALL
INDEX No. 250
I.E. 0.00 (0.71)
T.O.W. 3.98

(13) STA. 87+35.83, 45.78' RT.
TYPE "P" BOX W/TOP GLAB
6' DIA. MANHOLE AND CONCRETE
APRON W/ "PAB" 4155 FRAME
AND GRATE INDEX No. 200, 201
R.E. 0.00 + 5.18
I.E. 0.00 E + 0.71
2.00 W. + 1.66
1.50 N. + 1.49

(14) STA. 87+35.83, 65' LT.
TYPE "C" INLET W/4155-6210
FRAME AND GRATE AND
2' CONCRETE APRON
INDEX No. 232
R.E. 0.00 + 6.19
I.E. 0.00 + 2.15

(15) STA. 87+35.83, 35.00' LT.
TYPE "C" INLET W/4155-6210
FRAME AND GRATE AND
2' CONCRETE APRON
INDEX No. 232
R.E. 0.00 + 5.79
I.E. 0.00 + 1.40

(6) STA. 119+20.03, 17.70' RT.
4' DIA. MANHOLE
R.E. 6.57 6.77
I.E. 1.00 S. & N. (-) 5.23

(7) STA. 122+97.00, 0' RT.
4' DIA. MANHOLE
R.E. 6.09
I.E. (-) 4.22 S. (-) 4.19
(-) 4.23 W. (-) 4.40
(-) 4.38 N. (-) 4.56
(-) 4.42 E. (-) 4.08

(16) STA. 120+13.00, 55' RT.
TYPE "C" INLET W/4155-6210
FRAME AND GRATE AND
2' CONCRETE APRON
INDEX No. 232
R.E. 0.00 (6.51)
I.E. 0.00 (2.01)

(17) STA. 120+13.00, 27' RT.
TYPE "C" INLET
W/CONCRETE APRON
4155 FRAME & GRATE
INDEX No. 232
R.E. 0.00 (6.57)
I.E. 0.00 E+W (1.96)(S)
0.00 S. (1.86)(E)
(1.8)(W)

(18) STA. 120+13.00, 27' LT.
TYPE "C" INLET
W/CONCRETE APRON
4155 FRAME & GRATE
INDEX No. 232
R.E. 0.00 (6.57)
I.E. 0.00 (1.98)(S)
(1.99)(W)

(19) STA. 120+13.00, 55' LT.
TYPE "C" INLET W/4155-6210
FRAME AND GRATE AND
2' CONCRETE APRON
INDEX No. 232
R.E. 0.00 (6.57)
I.E. 0.00 (2.47)

CURVE No. 1	CURVE No. 2	CURVE No. 3
P.C. STA. 104+72.02	R = 2311	R = 2604
P.I. STA. 112+65.00	D = 2°28'45"	D = 2°12'01"
R = 2595	Δ = 35°00'00"	Δ = 28°29'21"
D = 2°16'41"	L = 1411.71'	L = 1291.00'
Δ = 35°00'00"	T = 728.66'	T = 659.05'
L = 1536.33'		
T = 792.98'		

(7A) STA. 122+97.00, 50' RT.
4' DIA. MANHOLE
R.E. 0.19 (2.1)
I.E. (-) 4.22 W.
(-) 4.06 E PLUGGED
WITH BRICK AND
MORTAR PLUG
N. (-) 4.78
E. (-) 4.19

SKETCH OF ASBUILT SURVEY

RECORD DRAWING

PROFILE GRADE LINE

PROFILE NOT PART OF ASBUILT

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 61G17, Florida Administrative Code).

Moses A. Dietz
P.L.S. No. 2611
State of Florida

DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-2147

Note: This instrument is not intended to reflect all easements, rights-of-way or other encumbrances of record which may be revealed through additional title verification.

FOR:	MINTO
DATE:	4-20-94
ORDER No.:	9404092
FIELD BOOK:	167-29
DATE	REVISION
ORDER No.	

DATE	REVISIONS
11/30/93	REVISE PER PEMBROKE PINES UTILITIES
8/18/93	REVISE PER PEMBROOK PINES ENGINEERING
6/16/93	REVISE PER PEMBROOK PINES UTILITIES

DATE	REVISIONS
10/6/94	REVISE WATER SERVICE (NEW 1" SMALL ORDER)

DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: G.S.B. DATE: 12/1/93

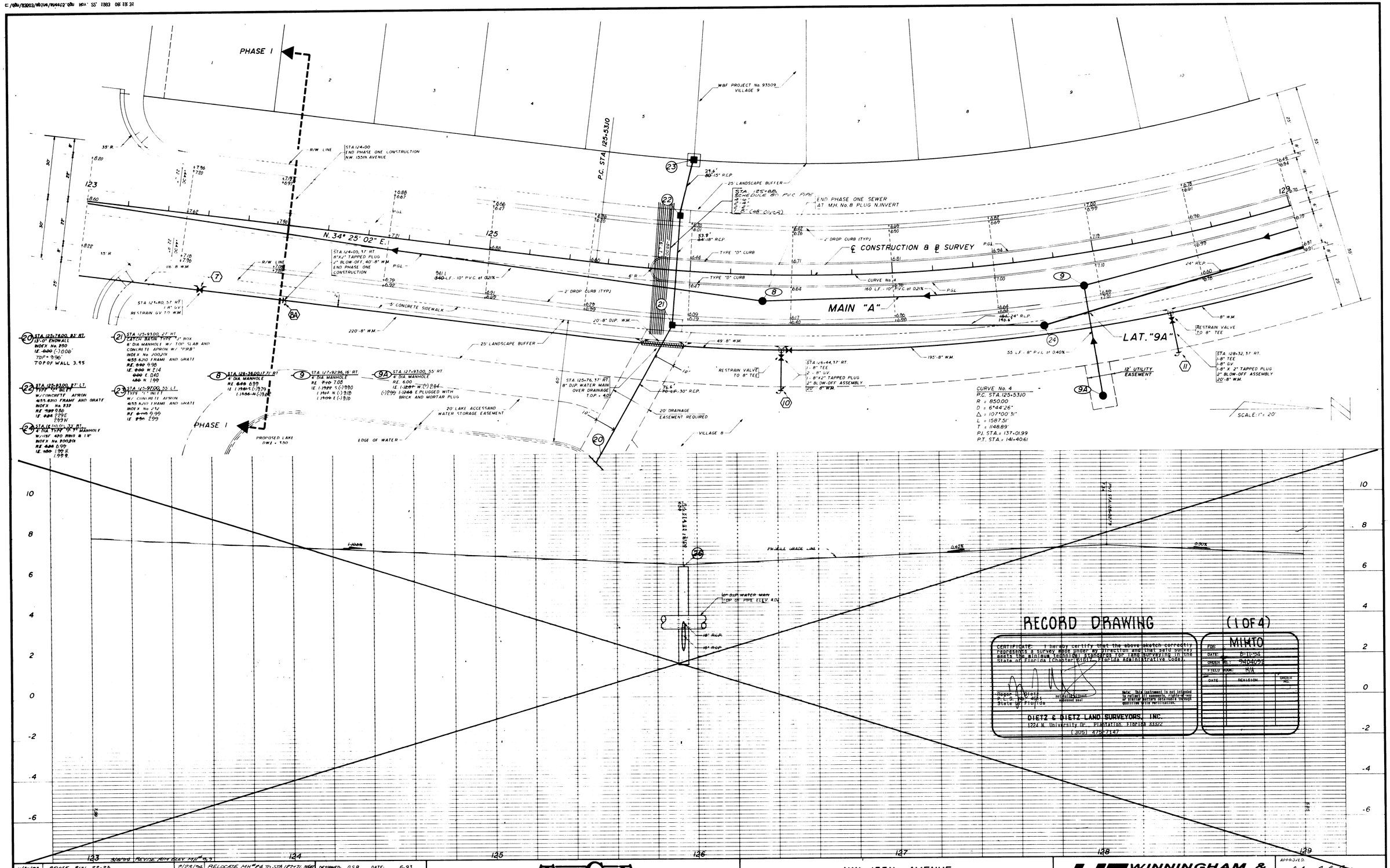
TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 117+00 TO 123+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE:
PROJECT NUMBER 93503
SHEET 16 OF 19

MAY 27 1997



DATE	REVISIONS	DATE	REVISIONS
11/30/93	REVISE R/W EL 22-23	2/23/94	RELOCATE MH #24 TO STA 127+71, 35'
11/18/93	REVISE PER PEMBROKE PINES ENGINEERING	1/6/94	REVISE STRUCTURE #23 R/W ELEVATION
11/16/93	REVISE PER PEMBROKE PINES UTILITIES	1/4/94	ADD CONDUIT CROSSING

3/18/93 REVISE R/W ELEV M/H #23

DESIGNED: G.S.B.	DATE: 6-93	
DRAWN: D.D.D.	DATE: 6-93	
CHECKED:	DATE: 12/1/93	

TOWN GATE

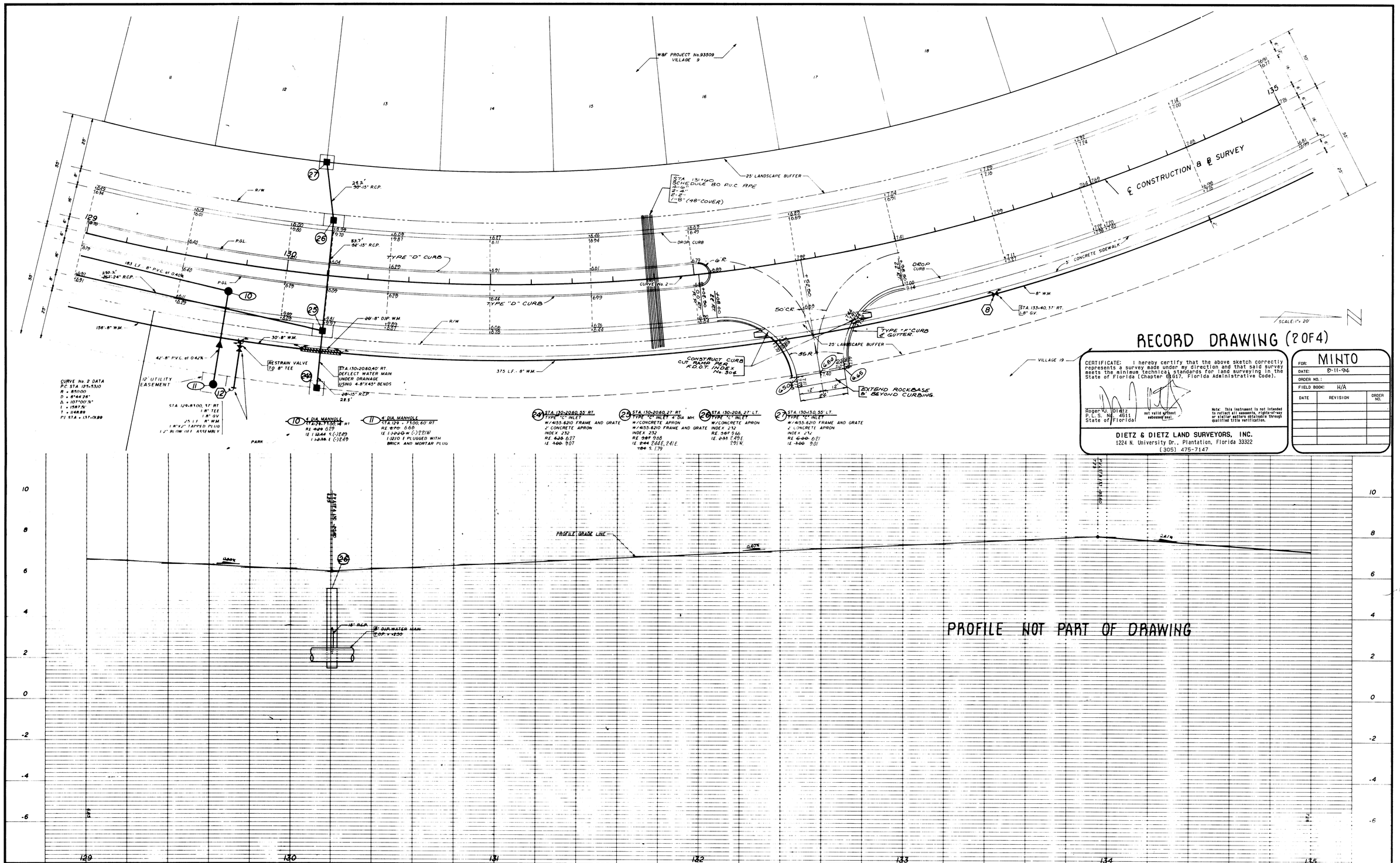
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 123+00 TO 129+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED: DATE: MAY 27 1997

PROJECT NUMBER 93503 SHEET 22 OF 19



RECORD DRAWING (2 OF 4)

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 61G17, Florida Administrative Code).

Roger W. Dietz
P.L.S. No. 4611
State of Florida

not valid without embossed seal.

Note: This instrument is not intended to reflect all easements, rights-of-way or similar matters obtainable through qualified title verification.

DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147

FOR:	MINTO
DATE:	8-11-94
ORDER NO.:	
FIELD BOOK:	H/A

DATE	REVISION	ORDER NO.

DATE	REVISIONS	DATE	REVISIONS
11/30/93	ADD UTILITY EASEMENT	7/5/94	ADD TURN LANE STA. 132+52.50
11/18/93	REVISE PER PEMBROOK PINES ENGINEERING	1/6/94	REVISE STRUCTURE #27 RIM ELEVATION
11/18/93	REVISE PER PEMBROOK PINES UTILITIES	1/4/94	ADD CONDUIT CROSSING

DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: CDW DATE: 12/1/93

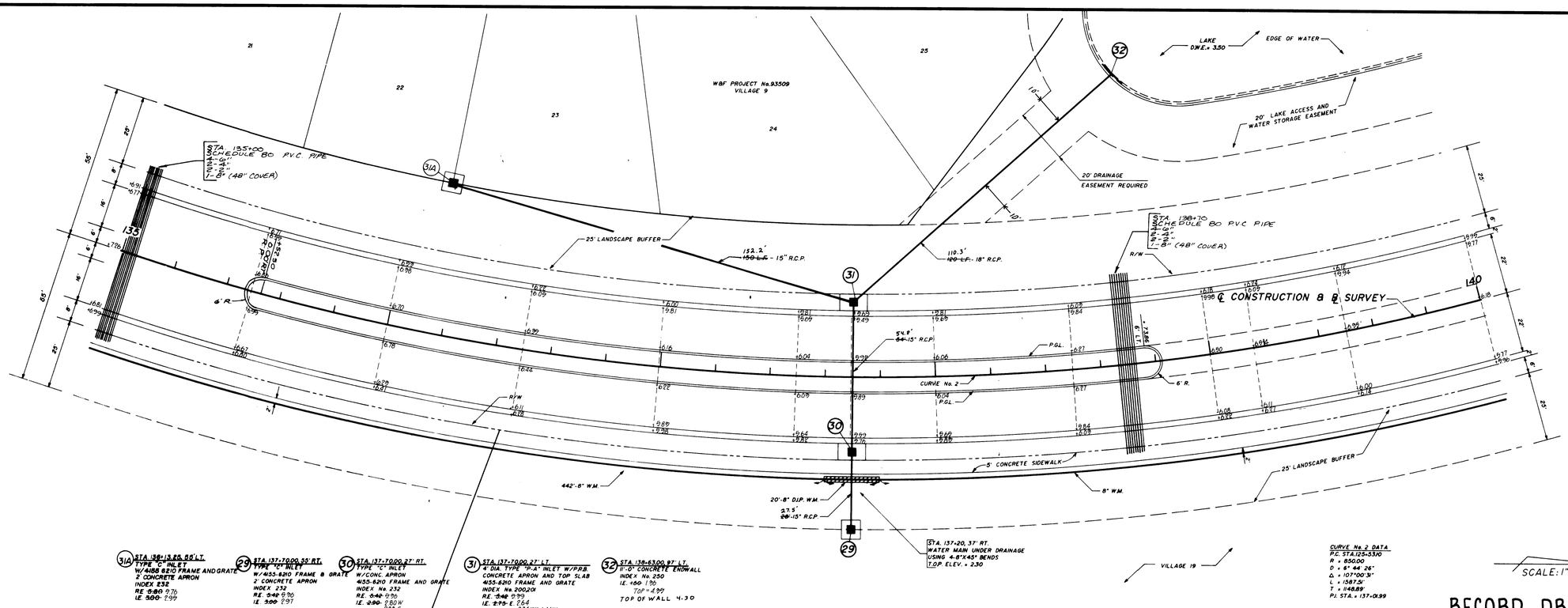
TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 129+00 TO 135+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED
DATE
PROJECT NUMBER 93503
SHEET R8 OF 19

MAY 27 1997



31A STA. 138+13.25, 55' LT.
TYPE "C" INLET
W/ 4155 6210 FRAME AND GRATE
2' CONCRETE APRON
INDEX 232
RE ~~5.80~~ 9.76
IE ~~5.00~~ 7.99

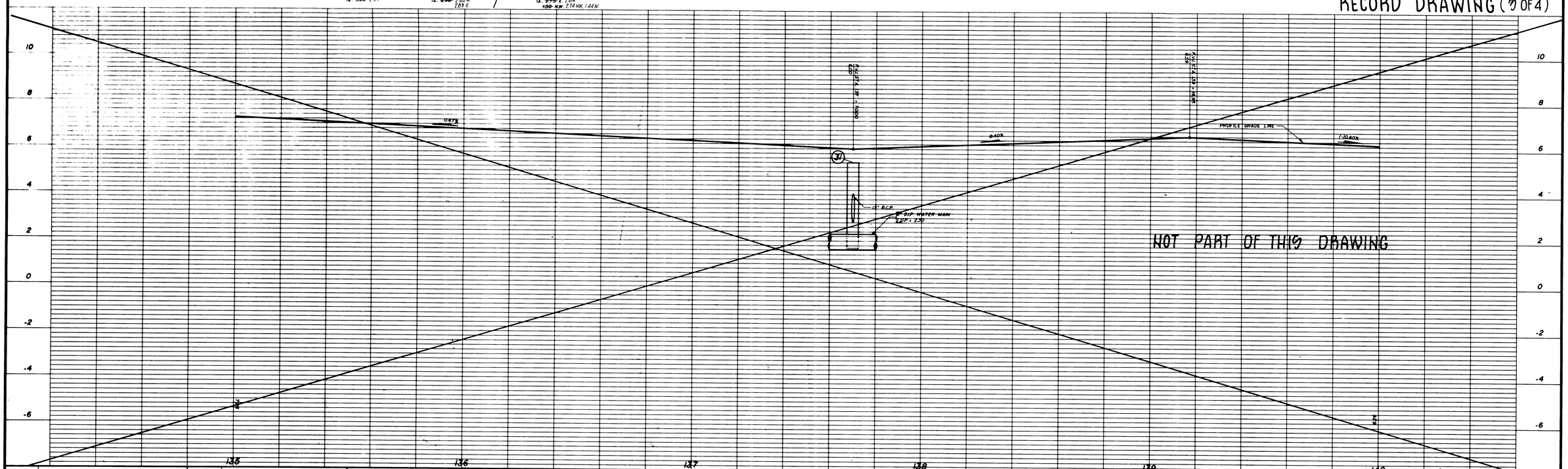
29 STA. 137+00.00, 35' RT.
TYPE "C" INLET
W/ 4155-6210 FRAME & GRATE
2' CONCRETE APRON
INDEX 232
RE ~~5.42~~ 9.36
IE ~~5.00~~ 7.97

30 STA. 137+00.00, 27' RT.
TYPE "C" INLET
W/ CONC. APRON
4155-6210 FRAME AND GRATE
INDEX No. 232
RE ~~5.42~~ 9.36
IE. ~~2.90~~ 7.80 W
7.83 E

31 STA. 137+00.00, 27' LT.
4' DIA. TYPE "P-A" INLET W/ P.R.B.
CONCRETE APRON AND TOP SLAB
4155-6210 FRAME AND GRATE
INDEX No. 200201
RE. ~~5.42~~ 9.39
IE. ~~2.75~~ E. 7.64
~~1.50~~ NW. 7.14 NW, 1.44 W.

32 STA. 138+63.00, 97' LT.
11'-0" CONCRETE ENDWALL
INDEX No. 250
I.E. ~~+6.0~~ 1.96
TOP = 4.97
TOP OF WALL 4.30

CURVE No. 2 DATA
P.C. STA. 135+53.10
R = 850.00
D = 6° 44' 26"
Δ = 107°00'36"
L = 1587.51'
T = 1148.89'
P.I. STA. = 137+01.99



DATE	REVISIONS	DATE	REVISIONS
11/30/93	ADD INLET No. 31A & 150'- 15" R.C.P.		
11/18/93	REVISE PER PEMBROKE PINES ENGINEERING	7/5/94	ADD TURN LANE STA. 132+50 ±
11/18/93	REVISE PER PEMBROKE PINES UTILITIES	1/4/94	ADD CONDUIT CROSSING

DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: CRW DATE: 12/11/93

TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 135+00 TO 140+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE:
PROJECT NUMBER 93503
SHEET R9 OF 19

MAY 27 1997

MINTO
TITLE:
DATE: 8-11-94
DRAWING NO.: 94104292
FIELD BOOK: N/A

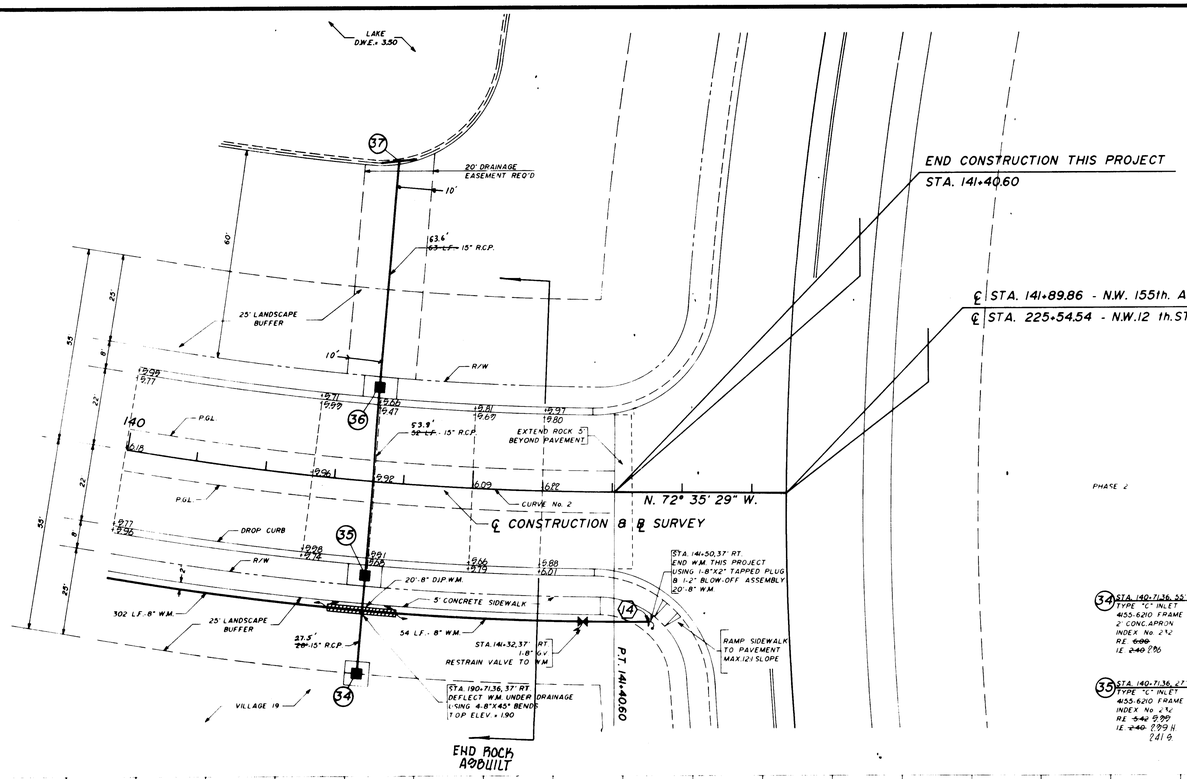
DATE	REVISION	DRAWER NO.

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards set forth by the State of Florida (Chapter-61G17, Florida Administrative Code).

Roger J. Dietz
Reg. No. 3322
State of Florida

NOTE: This instrument is not intended for use in conveyancing unless or until it is signed and sealed by a Florida licensed surveyor and mapper.

DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147



34 STA. 140+71.36, 52' RT.
TYPE "C" INLET
4155-6210 FRAME AND GRATE
2' CONC. APRON
INDEX No. 232
RE ~~6.00~~
IE ~~2.40~~ 2.86

35 STA. 140+71.36, 27' RT
TYPE "C" INLET
4155-6210 FRAME AND GRATE
INDEX No. 232
RE ~~5.42~~ 5.99
IE ~~2.40~~ 2.99 H
2.41 S

36 STA. 140+71.36, 27' LT
TYPE "C" INLET W/ PPB
4155-6210 FRAME AND GRATE
INDEX No. 232
RE ~~5.42~~ 5.99
IE ~~2.30~~ 2.81 H
2.80 S

37 STA. 140+71.36, 90' RT
8'-0" CONCRETE ENDWALL
INDEX No. 250
IE ~~2.25~~ 2.82
TOP= 4.84
TOP OF WALL 4.79

CURVE No. 2 DATA
P.C. STA. 125+53.10
R = 850.00'
D = 6°44'26"
Δ = 107°00'31"
L = 158.75'
T = 114.89'
P.I. STA. = 137+01.99

RECORD DRAWING (4 OF 4)

CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 61G17, Florida Administrative Code).

Roger J. Dietz
P.L.S. No. 4611
State of Florida

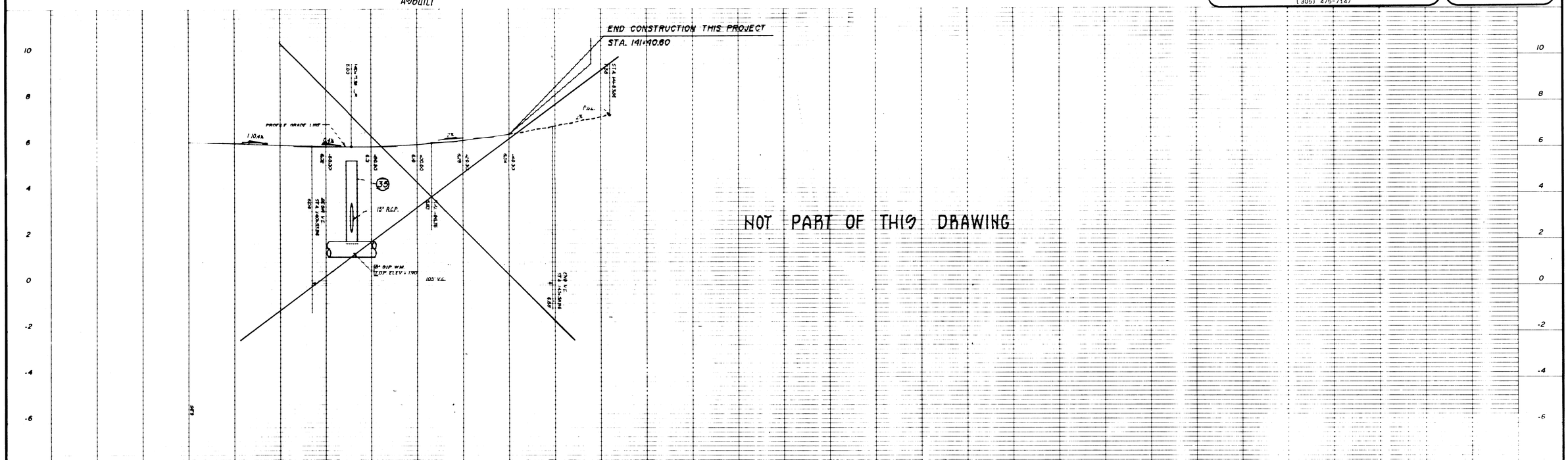
not valid without embossed seal

Note: This instrument is not intended to reflect all easements, rights-of-way or similar matters obtainable through qualified title verification.

DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147

FOR:	MINTO
DATE:	8-11-94
ORDER NO.:	9404092
FIELD BOOK:	N/A

DATE	REVISION	ORDER NO.



DATE	REVISIONS	DATE	REVISIONS
11/16/93	REVISE PER PINES UTILITIES		
11/16/93	REVISE PER PINES ENGINEERING		

DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: J.W.W. DATE: 12/1/93

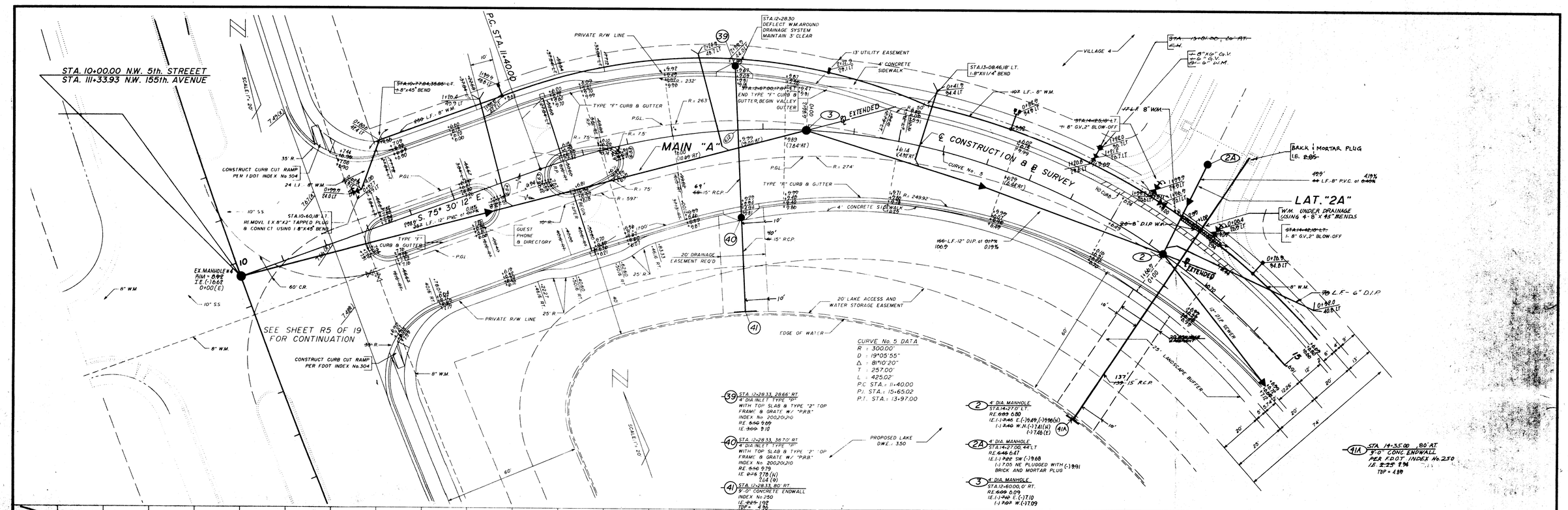
TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 155th. AVENUE
STA. 140+00 TO 141+89.86

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE:
PROJECT NUMBER 93503
SHEET R10 OF 19

MAY 27 1997


STA. 10+00.00 N.W. 5th. STREEET
STA. 111+33.93 N.W. 155th. AVENUE
P.C. STA. 11+40.00
MAIN "A"
℄ CONSTRUCTION & ℄ SURVEY
S. 75° 30' 12" E.
EXTENDED
LAT. "2A"
SEE SHEET R5 OF 19 FOR CONTINUATION
CURVE No. 5 DATA
R = 300.00'
D = 19°05'55"
Δ = 81°10'20"
T = 257.00'
L = 425.02'
P.C. STA.: 11+40.00
P.I. STA.: 15+65.02
P.T. STA.: 13+97.00
PROPOSED LAKE D.W.E.: 3.50
39 STA. 12+28.33, 28.66' RT.
4' DIA. INLET TYPE "P" WITH TOP SLAB & TYPE "2" TOP FRAME & GRATE W/ "PRB" INDEX No. 200,201,210
RE 6.50 9.09
IE 3.60 3.10
40 STA. 12+28.33, 38.70' RT.
4' DIA. INLET TYPE "P" WITH TOP SLAB & TYPE "2" TOP FRAME & GRATE W/ "PRB" INDEX No. 200,201,210
RE 6.50 9.79
IE 6.75 7.75 (N)
7.04 (W)
41 STA. 12+28.33, 80' RT.
9'-0" CONCRETE ENDWALL INDEX No. 250
IE 2.25 1.98
TOP = 4.90
TOP OF WALL 4.43
2 4' DIA. MANHOLE
STA. 14+27.00' LT.
RE 6.89 6.80
IE (-) 3.46 E (-) 3.49, (-) 3.96 (N)
(-) 3.40 W.N. (-) 7.41 (N)
(-) 7.46 (E)
41A
2A 4' DIA. MANHOLE
STA. 14+27.00, 44' LT
RE 6.46 6.47
IE (-) 3.52 SW (-) 3.68
(-) 7.05 NE PLUGGED WITH (-) 3.91 BRICK AND MORTAR PLUG
3 4' DIA. MANHOLE
STA. 12+60.00, 0' RT.
RE 6.99 6.09
IE (-) 7.40 E. (-) 7.10
(-) 7.07 W. (-) 7.09
41A STA. 14+35.00, 80' RT.
9'-0" CONC. ENDWALL PER F.D.O.T. INDEX No. 250
IE 2.25 2.14
TOP = 4.89
BACK & MORTAR PLUG I.E. 2.05
LAT. "2A"
W.M. UNDER DRAINAGE USING 4-8" X 45° BENDS
BOTTOM OF 15" R.C.P. ELEV = 2.49
TOP OF PIPE ELEVATION = 1.99
8" D.I.P. W.M.
227.95' V.C.
END VERTICAL CURVE STA. 24+79.95 EL. = 6.08
BEGIN VERTICAL CURVE STA. 22+51.95 EL. = 7.80
RECORD DRAWING
CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 61G17, Florida Administrative Code).
Roger W. Dietz P.L.S. No. 4610 State of Florida
not valid without embossed seal
Note: This instrument is not intended to reflect all easements, rights-of-way or similar matters obtainable through qualified title verification.
DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147
FOR: MINTO
DATE: 8-11-94
ORDER NO.:
FIELD BOOK: N/A
DATE | REVISION | ORDER NO.
9/16/94 ADD LATERAL "2A" & "2AA"
5/2/94 ADD 15" R.C.P. & STRUCTURE 41A
11/16/93 REVISE PER PINES UTILITIES
11/16/93 REVISE PER PINES ENGINEERING
11/8/93 REVISE PER BPHU COMMENTS
DATE REVISIONS
3/29/94 REVISE PER CITY COMMENTS
3/2/94 REVISE ENT TO VIL 4.5.6 EXPAND FOR GATE
11/30/93 REVISE PER PEMBROKE PINES
DATE REVISIONS
DESIGNED: G.S.B. DATE: 6-93
DRAWN: D.D.D. DATE: 6-93
CHECKED: DATE
TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER
N.W. 151h. STREET & 154th. AVENUE
STA. 10+00 TO 15+00
WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS
APPROVED:
DATE
PROJECT NUMBER 93503
SHEET 11 OF 19
MAY 27 1997

CURVE No. 5 DATA
R = 300.00'
D = 19°05'15"
Δ = 8°10'20"
T = 257.00'
L = 425.02'
P.C. STA. = 11+40.02
P.I. STA. = 15+65.02
P.T. STA. = 13+97.00

CURVE No. 6 DATA
R = 700.00'
D = 8°11'00"
Δ = 20°04'00"
A = 245.61'
T = 123.85
P.C. STA. = 16+70.02
P.I. STA. = 17+93.87
P.T. STA. = 19+15.18

CURVE No. 7 DATA
R = 200.00'
D = 28° 38'52"
Δ = 76°25'57"
A = 266.80'
T = 157.48'
P.C. STA. = 20+25.94
P.I. STA. = 21+83.42
P.T. STA. = 22+92.74

SCALE 1" = 20'

(43) STA. 18+46.50, 16.0' LT.
TYPE "C" INLET
4155 FRAME AND GRATE
W/CONCRETE APRON
INDEX No. 232
RE 5.50 9.49
IE ~~2.75~~ 2.73

(44) STA. 18+46.50, 14.0' RT.
TYPE "C" INLET
"P-9" TOP "PRB"
INDEX No. 232.24
RE ~~5.76~~ 7.80
IE ~~2.60~~ 2.61 E
2.65 W

(45) STA. 18+46.50, 80' RT.
9'-0" CONCRETE ENDWALL
INDEX No. 250
IE ~~2.25~~ 7.22
TOP 9.14
TOP OF WALL 5.23

P.T. STA. 15+65.01

P.C. STA. 16+70.02
END PHASE ONE

P.T. STA. 19+15.18

P.T. STA. 20+25.94

CURVE No 7

S. 05° 40' 08" E.

S. 14° 23' 52" E.

℄ CONSTRUCTION & ℄ SURVEY

MAIN "B"

CURVE No 5

CURVE No 6

R = 250'

~~153~~ L.F.-12" DIP. at ~~0.5%~~ 0.54%
~~152.6~~

~~99.7~~
~~34~~ L.F.-12" DIP. at ~~0.4%~~
1" WATER SERVICE

~~6" THICK~~ CONC. SLAB W/ 6X6 - W20 X W20 WELDED WIRE FABRIC

~~STA. 15+76.00, 48' RT.~~
SINGLE WATER SERVICE
5/8" METER W/ BACK FLOW PROTECTOR

CONTROL PANEL

6' HIGH CHAIN LINK FENCE

*DIP. SEWER MAIN ~~SHALL BE~~ COATED WITH PROTECTO 401 EPOXY

GATE

~~STA. 15+80.00, 30' RT.~~
8" X 90° BEND

~~STA. 15+80.00, 44' RT.~~
8" X 90° BEND 0+11.9, 97.0 RT

~~CONSTRUCT 15'~~
~~PAVED DRIVEWAY~~
~~TO LIFT STATION~~

~~STA. 15+80.45 RT.~~
LIFT STATION (SEE SHEET 19/19 OF 20 FOR DETAILS, TOP = (-)3.80)
IE ~~(-)7.21~~ (-)7.01
~~(-)7.20~~ (-)7.00
(-)12.69 BOTTOM OF STRUCTURE

6"x6" REDUCER 0+09.0, 96.0 RT

TRANSITION FROM TYPE "F" CURB AND GUTTER TO DROP CURB TYPICAL EACH SIDE.

(1) 5' DIA. MANHOLE
STA. 15+80.0', 9' RT.
RE ~~6.80~~ 6.91
IE (-) ~~7.77~~ W. (-)7.80
(-) ~~7.72~~ N.S. (-)7.77
(-) 7.78

2' VALLEY GUTTER

~~330~~ L.F.-12" D.I.P. at ~~0.4%~~

VILLAGE 4

50' R

~~END OF SAL TO BE CONSTRUCTED AT ALL TEMPORARY DEAD ENDS INSTALL 8" LIMEROCK & 3/4" TYPE S-3 ASPHALT OVER PRIME COAT~~

END PHASE ONE
~~WATER MAIN~~
~~STA. 16+70.00~~
~~20'-0" W.M.~~
~~8"X2" TAPPED PLUG~~
~~2" BLOW-OFF~~

~~STA. 16+50.00, 18' LT.~~
~~2" G.V.~~
~~RESTRAIN 18' W.M.~~

35' R

38' LT. R.P.

~~5. FDOT REFLECTORS CASE II RED PER INDEX No. 17349~~

~~STA. 17+50.5, 26' LT. F.H.~~
~~+ 8" x 6" TEE (+7.2), (-12.0) LT~~
~~+ 6" G.V. (+7.2), (-14.7) LT~~
~~+ F.H. (+7.2), (-19.2) LT~~
~~6'-6" W.M.~~

~~DEFLECT W.M. AROUND DRAINAGE SYSTEM~~
~~MAINTAIN 1' SEPERATION~~

12' UTILITY EASEMENT

4' CONCRETE SIDEWALK

PRIVATE R/W LINE

2' VALLEY GUTTER

TYPE "F" CURB & GUTTER

VALLEY GUTTER

PRIVATE R/W LINE

~~250' L.F.~~ 8" P.V.C. F.M.

~~14~~ 8" P.V.C. F.M.

~~STA. 18+40.00, 26' RT.~~
~~45° BEND~~
~~BEGIN ASSEMBLY~~

~~24~~
~~30~~ 15" R.C.P.

P.G.L.

~~STA. 18+53.75, 30' RT.~~
~~8" X 45° BEND~~
~~END ASSEMBLY~~

~~67'~~
~~6~~ 15" R.C.P.

20 DRAINAGE EASEMENT REQ'D

~~RELOCATE~~ FORCEMAIN UNDER DRAINAGE
TOP OF FORCEMAIN
~~ELEV. +1.50~~

~~592~~ L.F.- 8" W.M.

~~842~~ L.F.-12" PVC at ~~0.12%~~ ~~0.10%~~

~~STA. 19+80.00, 26' RT.~~
~~AIR RELEASE VALVE~~
~~TOP ELEV. 3.60~~

8" W.M.

8" F.M.

STA. 20+00.00, 26' RT.
8" X 90° BEND

STA. 20+00.00, 44' RT.
8" X 90° BEND

8" F.M.

BOAT RAMP SEE DETAIL

LAKE ACCESS AND WATER STORAGE EASEMENT

CONSTRUCT BOAT RAMP SEE DETAIL

(1A) END PHASE ONE SEWER AT MH 1A
STA. 19+15.18, 9' RT.
5' DIA. MANHOLE
RE ~~6.27~~ 6.19
IE (-) ~~7.16~~ N. (-)7.04
~~(-) 7.10~~ S. (-)7.07

RECORD DRAWING (SEWAGE AND WATER)

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Roger J. Dietz
P.L.S. No. 4671
State of Florida

~~not valid without raised seal~~

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DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147

FOR: MINTO
DATE: 9-11-94
ORDER NO.: 940409Z
FIELD BOOK: N/A

DATE	REVISION	ORDER NO.

PVI STA 15+46.4
7.29

0.4%

0.4%

PVI STA 18+46.50
6.00

0.4%

(43)

15" R.C.P.

8" D.I.P. F.M.
T.O.P. = 1.50

PROFILE NOT PART OF DRAWING

7.09

7.20

8 6 4 2 0 -2 -4 -6

15 16 17 18 19 20 21

DATE	REVISIONS	DATE	REVISIONS
11/16/93	REVISE PER PINES UTILITIES	3/28/94	REVISE PER CITY COMMENTS
11/16/93	REVISE PER PINES ENGINEERING	3/02/94	REVISE ENT. PER VIL 4,5,6 SITE PLAN
11/16/93	REVISE PER B.C.P.H.U. COMMENTS	11/30/93	REVISE PER PEMBROKE PINES
		3/30/94	ADD W & S SERVICE TO VIL. 4-6

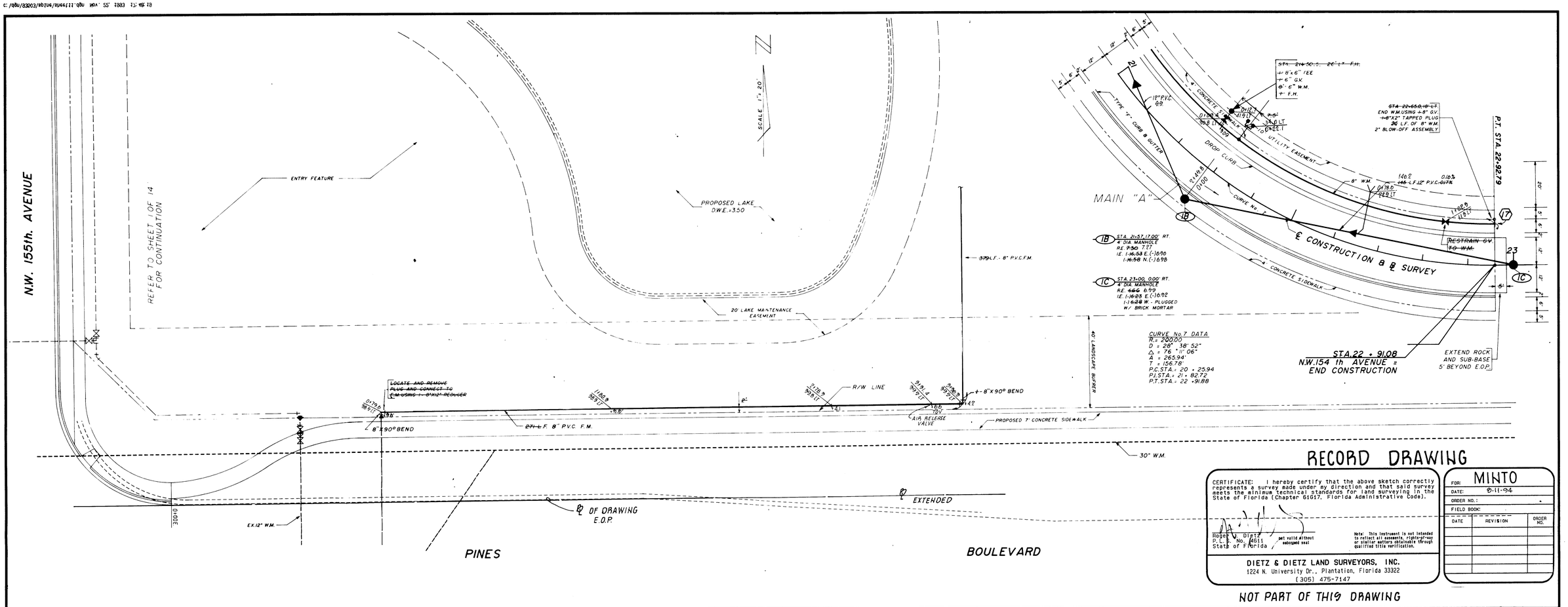
DESIGNED: G.S.B. DATE: 9 - 93
DRAWN: G.D.H. DATE: 9 - 93
CHECKED: DATE:

TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 154th. AVENUE
STA. 15+00 TO 21+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE: MAY 27 1997
PROJECT NUMBER: 93503
SHEET: R12 OF 19



RECORD DRAWING

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Roger V. Dietz
P.L.S. No. 4611
State of Florida

not valid without embossed seal

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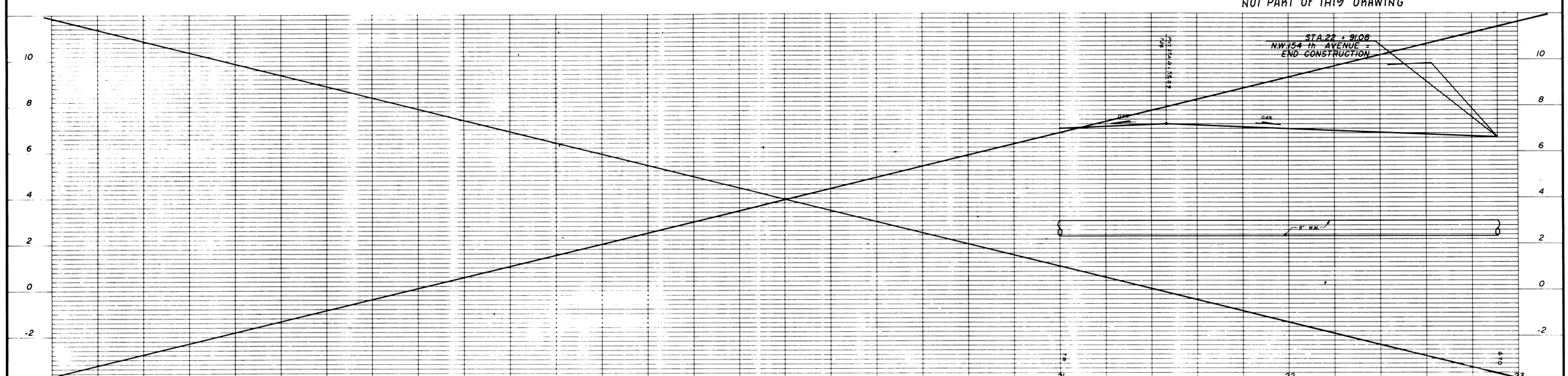
DIETZ & DIETZ LAND SURVEYORS, INC.
1224 N. University Dr., Plantation, Florida 33322
(305) 475-7147

FOR: MINTO
DATE: 9-11-94
ORDER NO.:
FIELD BOOK:

DATE	REVISION	ORDER NO.

NOT PART OF THIS DRAWING



3/7/94	REVISE RIM ELEV. MH #18		
12/10/93	CHANGE PIPE MATERIAL PER CITY	6/22/94	REVISE HIGH POINT PER VILLAGE 15 DESIGN
11/30/93	REVISE PER PEMBROKE PINES UTILITIES	4/14/93	ADD W & S SERVICES FOR VILLAGE
DATE	REVISIONS	DATE	REVISIONS

DESIGNED: G.S.B. DATE: 9/93
DRAWN: D.D.D. DATE: 9/93
CHECKED: [illegible] DATE: [illegible]

TOWNGATE
MINTO COMMUNITIES (PEMBROKE), INC. - GENERAL PARTNER

N.W. 154th. AVENUE
STA. 21+00 TO 23+00

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

APPROVED:
DATE:
PROJECT NUMBER 93503
SHEET R13 OF 19

MAY 27 1997