



U.S. CONCRETE PRODUCTS :

REVISED 3/2/94
REV. 3/19/94
N. INVERT
14" Ø MOVED
N 15 PIPE 3' T.O.P.

14" Ø
UP 34"
UP 34" Check up dimensions

3' WINNINGHAM & FRADLEY INC.
CONSULTING ENGINEERS SURVEYORS

39" X 36" UP 18" 42" 0 UP 3

RECEIVED March 22, 1994

☒ APPROVED AS NOTED DOK
☐ REVISE & RESUBMIT

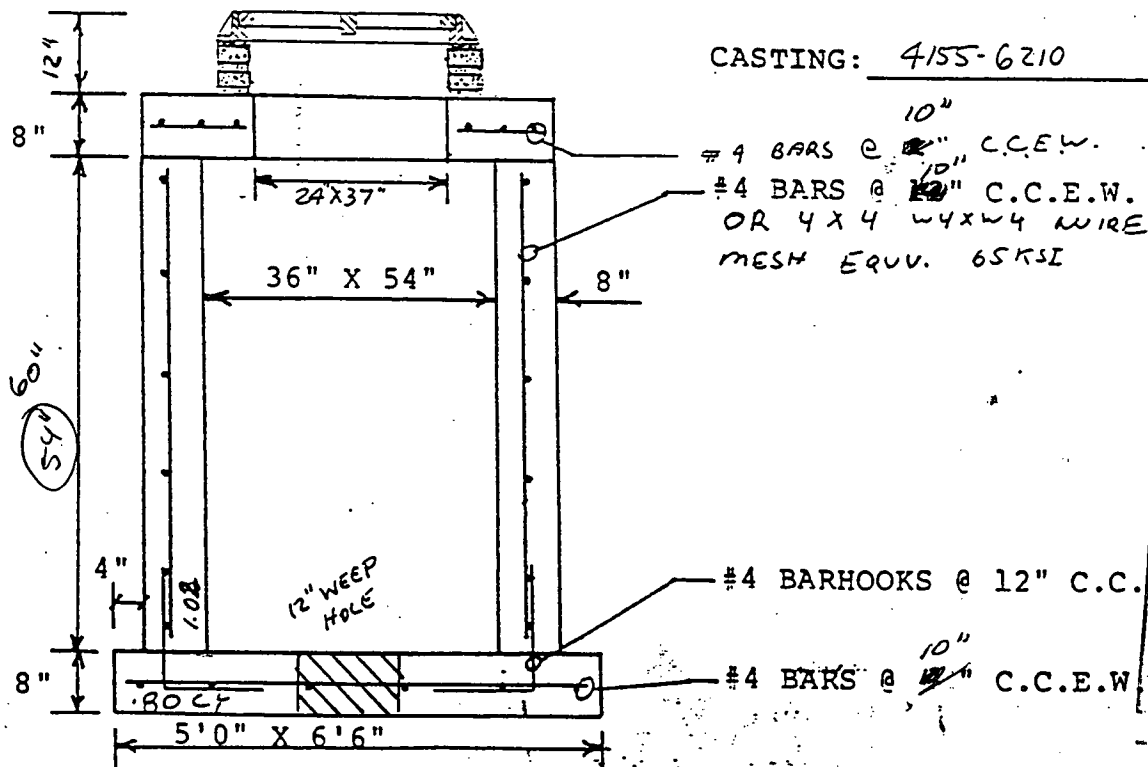
DATE March 24, 1994

DOCUMENT REVIEWED FOR CONFORMANCE WITH
DESIGN CONCEPT. CONTRACTOR SHALL VERIFY ALL
FIELD CONDITIONS AND PROVIDE QUANTITIES
REQUIRED BY CONSTRUCTION DOCUMENTS.

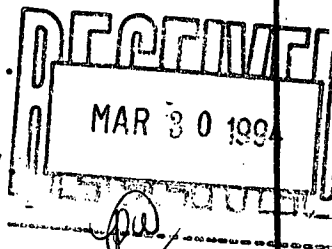
APPROVED
W. JACKSON & SONS CONST. CO

MAR 21 1994

BY: *elton*



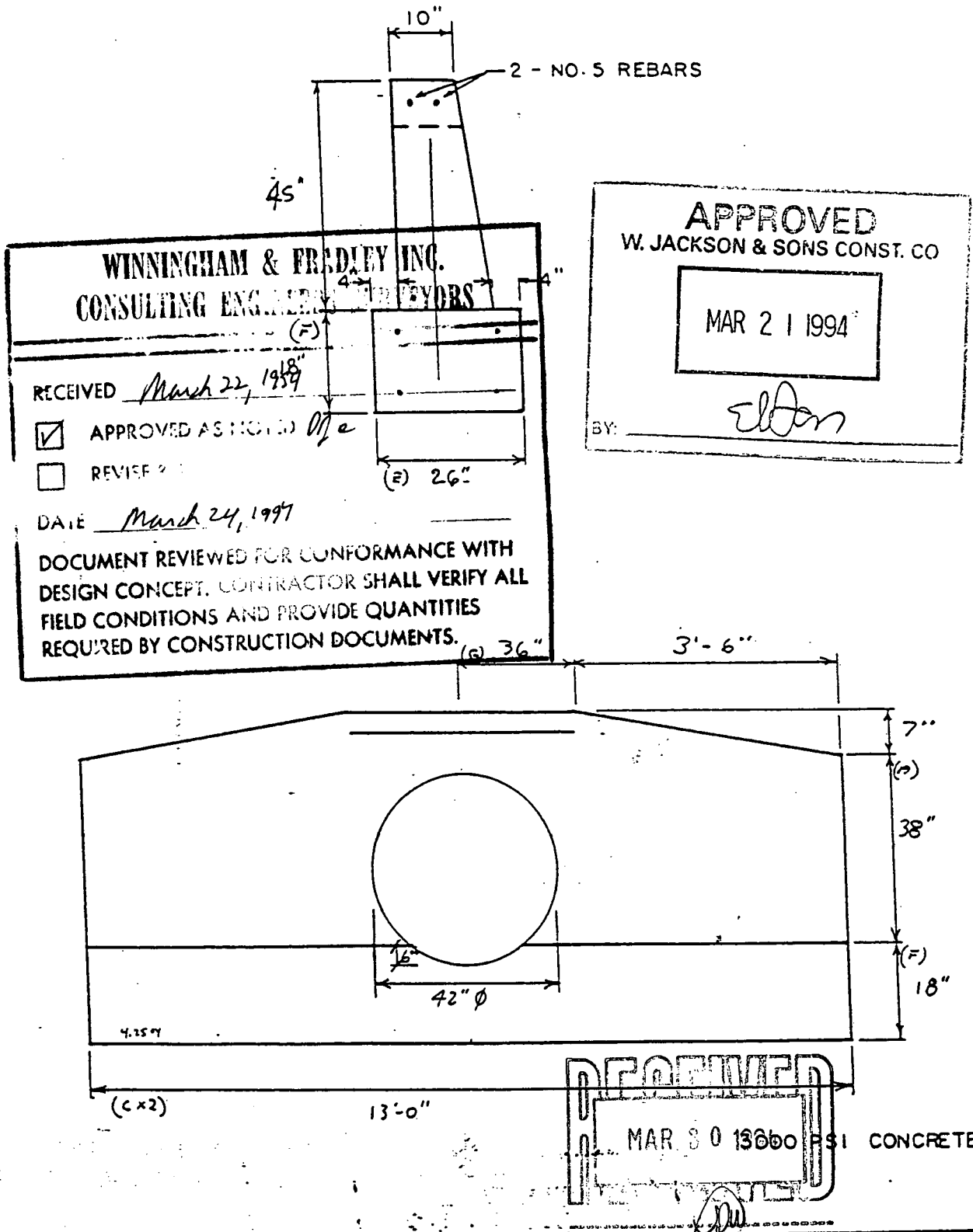
NOTE: ALL CONCRETE TO BE 4000 PSI



JOB NAME: TOWN GATE VILLAGE-9		STRUCTURE NO: 5	
JOB NO: 94-065	STRUCTURE TYPE: 36" X 54" "E" W/P.L.B.		
BASE WEIGHT: 3.64T		CASTING NO: 4/55-6210	
SUMP: 18"		RIM ELEV.: 5.56	
TYPE OF PIPE: 24" RCP (e) 30" RCP (w) 8" PVC		INVERT OUT: .89 (W), 1.50 (E), 2.33 (NFS)	



U.S. CONCRETE PRODUCTS :



JOB NAME: TOWN GATE - VILLAGE 9

STRUCTURE NO: 6

JOB NO: 94-065

STRUCTURE TYPE: ENDWALL

BASE WEIGHT:

CASTING NO:

TOTAL WEIGHT: 8.50T

RIM ELEV.: 4.5

TYPE OF PIPE: 30" RCP

INVERT OUT: .89



U.S. CONCRETE PRODUCTS :

REVISED 3/2/94
REV. 3/18/94
W. JACKSON & SONS
14" Ø MOVED
WBS PRE 3' T.O.P.

14" Ø
UP 34"
Verify up
dimensions

42" Ø
UP 3"
WINNINGHAM & FRADLEY INC.
CONSULTING ENGINEERS SURVEYORS

6" Ø
Ø 10"

RECEIVED

March 22, 1994



APPROVED AS NOTED



REVISE & RESUBMIT

DATE

March 24, 1994

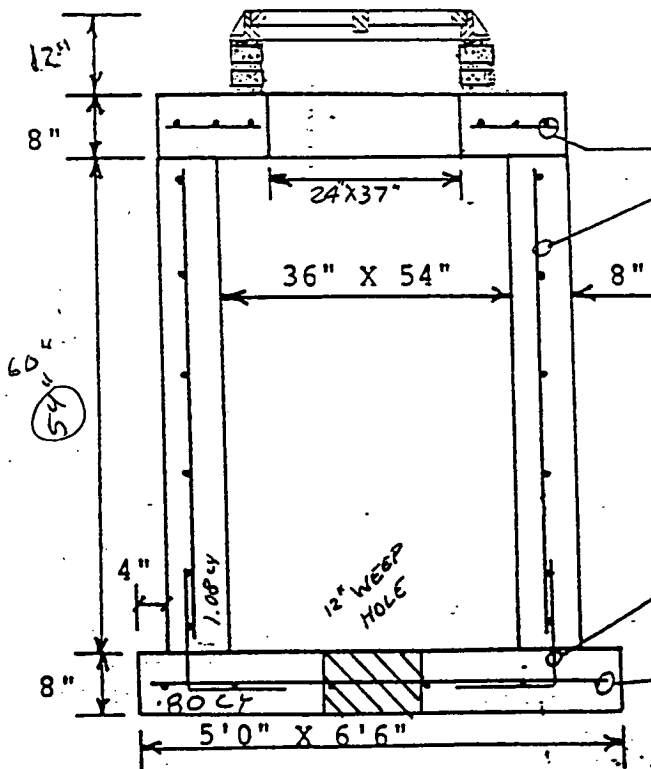
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REQUIRED BY CONSTRUCTION DOCUMENTS.

APPROVED
W. JACKSON & SONS CONST. CO

MAR 21 1994

BY:

Elton



CASTING: 4155-6210

10
#4 BARS @ 12" C.C.E.W.
#4 BARS @ 12" C.C.E.W.
OR 4 X 4 W4XW4 WIRE
MESH EQUIV. 65KSI

#4 BARHOOKS @ 12" O.K.

#4 BARS @ 10" C.C.E.W. MAR 30 1994

NOTE: ALL CONCRETE TO BE 4000-PSI

JOB NAME: TOWN GATE VILLAGE 9

STRUCTURE NO: 12

JOB NO: 94-065

STRUCTURE TYPE: 36" X 54" "E" PRB

BASE WEIGHT: 3.76T

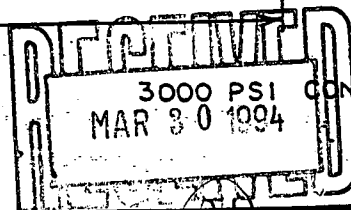
CASTING NO: 4155-6210

SUMP: 18"

RIM ELEV.: 5.56

TYPE OF PIPE: 24" RCP (E) 30" RCP (W), 8" PVC

INVERT OUT: .89 (N), 1.50 (E), 2.33 (N+S)



STRUCTURE No: 13

STRUCTURE TYPE: ENDWALL

CASTING N° :

RIM ELEV. : : : 4.5 +

INVERT OUT : .89



U.S. CONCRETE PRODUCTS :

Revised 3/2/94
REV. 3/15/94
Sump offset conflict holes
REV. 3/18/94
W. JACKSON
NBS PRE 3' T.O.P.

WINNINGHAM & FRADLEY INC.
CONSULTING ENGINEERS SURVEYORS

RECEIVED

March 22, 1994



APPROVED AS NOTED *WJC*



REVISE & RESUBMIT

DATE

March 24, 1994

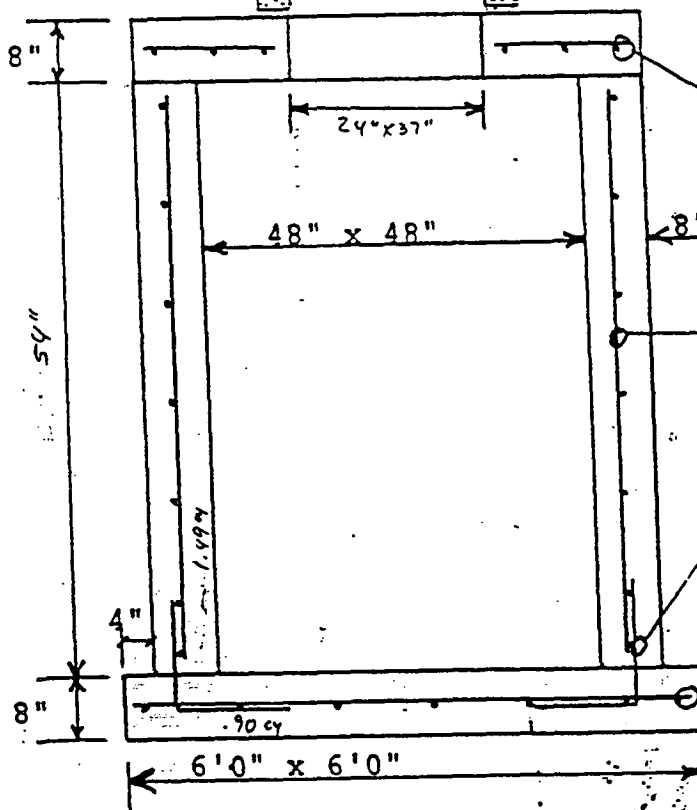
DOCUMENT REVIEWED FOR CONFORMANCE WITH
DESIGN CONCEPT. CONTRACTOR SHALL VERIFY ALL
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REQUIRED BY CONSTRUCTION DOCUMENTS.

APPROVED
W. JACKSON & SONS CONST. CO

MAR 21 1994

BY:

W. Jackson



CASTING: USF 4155-6210

#4 BARS @ 12" C.C.E.W.

#4 BARS @ 12" C.C.E.W.
OR 4x4 W4xW4 WIRE MESH 65KLT
EQV.

#4 BARHOOKS @ 12" C.C.

#4 BARS @ 12" C.C.E.W.

MAR 30 1994

NOTE: ALL CONCRETE TO BE 4000 PSI
REPAIR GRADE 60

JOB NAME: TOWN GATE VILLAGE 9--

STRUCTURE NO: 18

JOB NO: 94-065

STRUCTURE TYPE: 48" X 48" C/B P.R.B.

BASE WEIGHT: 478T

CASTING NO: 4155-6210

SUMP: 6" x 18"

RIM ELEV.: 5.56

TYPE OF PIPE: 30" RCP, 8" RVC

INVERT OUT: 89W -1.00E

2-33 NEWSW

U.S. CONCRETE PRODUCTS :

WINNINGHAM & FRADLEY INC.
CONSULTING ENGINEERS

RECEIVED

March 22, 1994



APPROVED AS NOTED DSV



REVISE & RESUBMIT

DATE

March 24, 1994

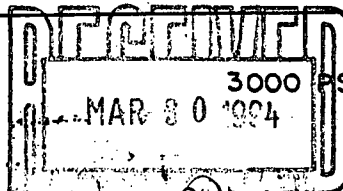
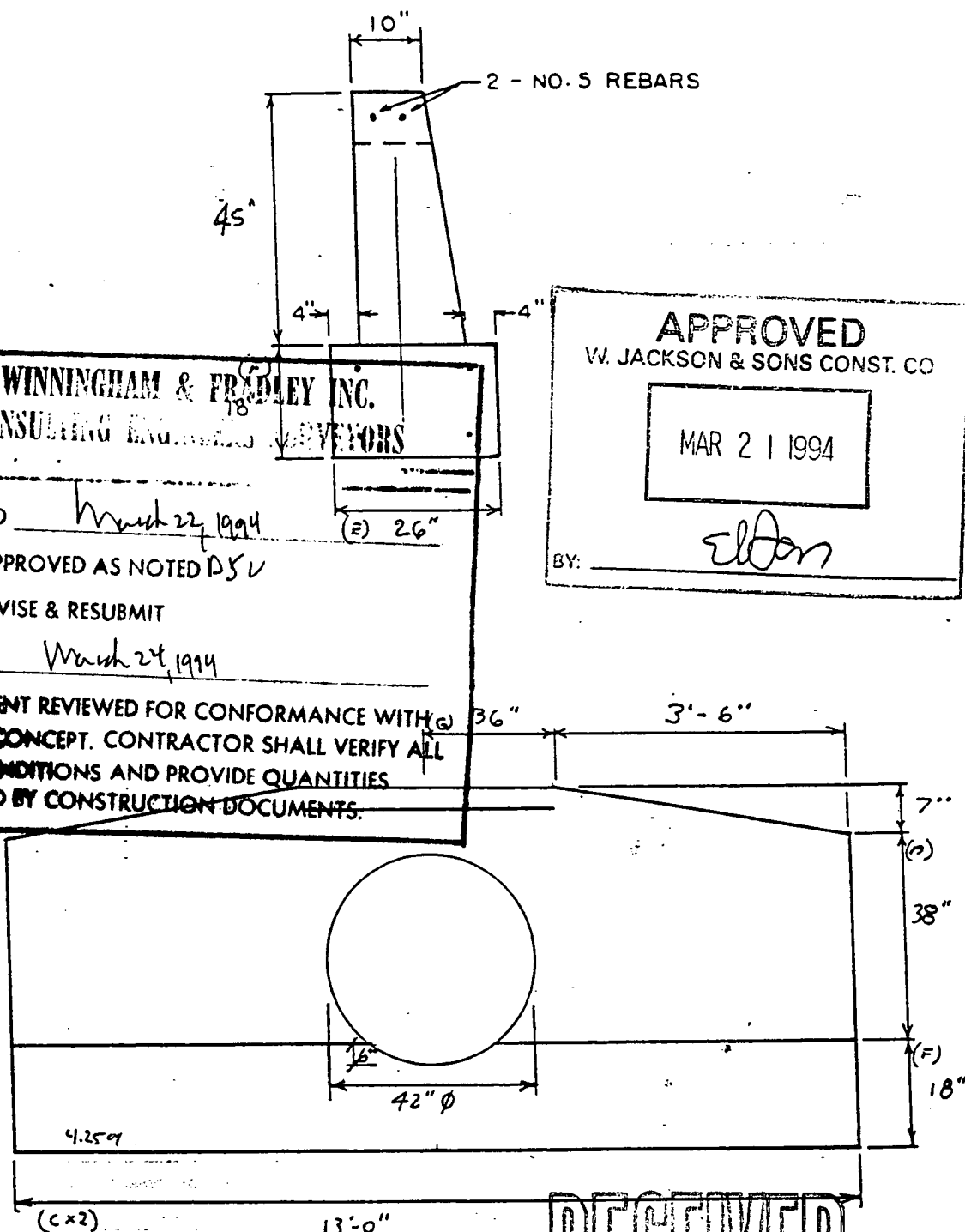
DOCUMENT REVIEWED FOR CONFORMANCE WITH
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REQUIRED BY CONSTRUCTION DOCUMENTS.

APPROVED
W. JACKSON & SONS CONST. CO

MAR 21 1994

BY:

Elton



JOB NAME: TOWN GATE - VILLAGE 9

STRUCTURE NO: 19

JOB NO: 94-065

STRUCTURE TYPE: ENDWALL

BASE WEIGHT: 8.50T

CASTING NO:

TOTAL WEIGHT: 8.50T

RIM ELEV.: 4.54

TYPE OF PIPE: 30" RCP

INVERT OUT: .89



U.S. CONCRETE PRODUCTS :

REV. 3/2/77
REV. 3/15/77

WINNINGHAM & FRADLEY INC.
CONSULTING ENGINEERS SURVEYORS

RECEIVED

S. INVERT
ETW PIPE 3' T.O.P.

March 29, 1994

☒ APPROVED AS NOTED

☐ REVISE & RESUBMIT

DATE

March 30, 1994

DOCUMENT REVIEWED FOR CONFORMANCE WITH
DESIGN CONCEPT. CONTRACTOR SHALL VERIFY ALL
FIELD CONDITIONS AND PROVIDE QUANTITIES
REQUIRED BY CONSTRUCTION DOCUMENTS.

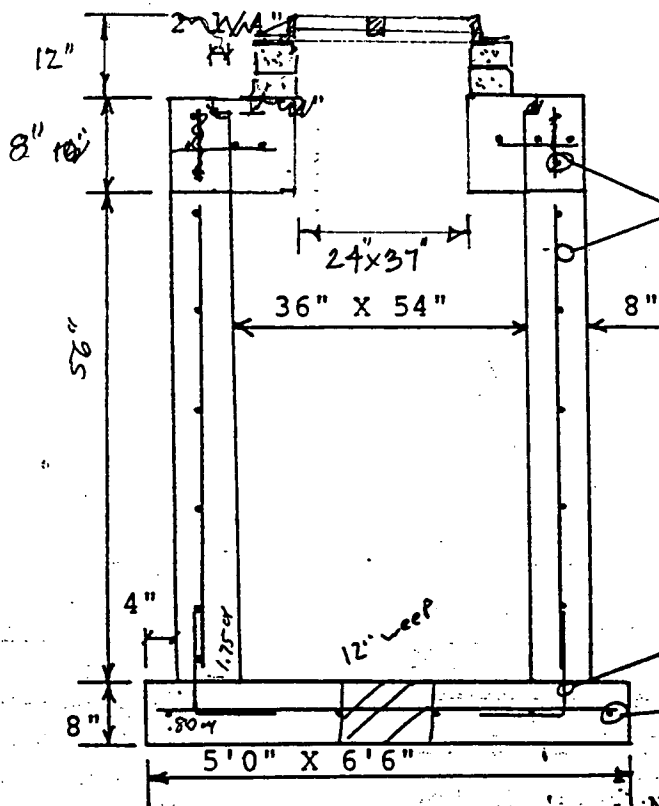
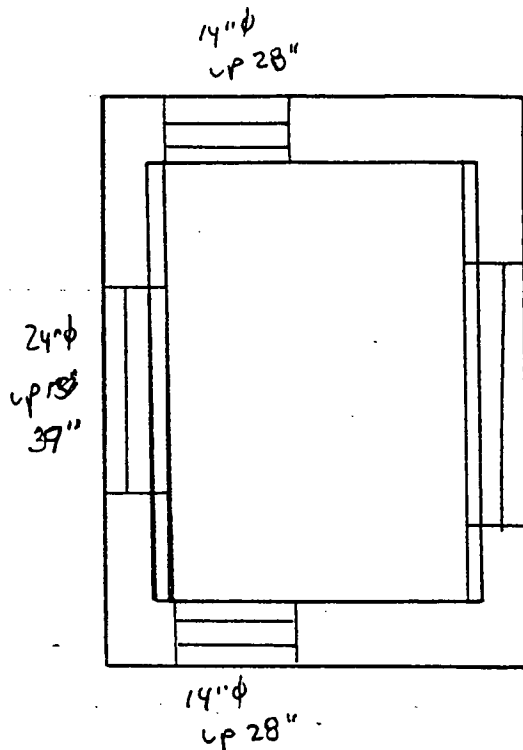
APPROVED

W. JACKSON & SONS CONST. CO

MAR 21 1994

BY:

Edon



CASTING: USF 4155-6210
USF 6300

#4 BARS @ 10" C.C.E.W.
OR 4x4 ~ 4.5 x ~ 4.5 mesh

#4 BARHOOKS @ 6 min

#4 BARS @ 10" C.C.E.W.

RECEIVED
MAR 30 1994

NOTE: ALL CONCRETE TO BE 4000-PSI

JOB NAME: TOWN GATE - VILLAGE 9

STRUCTURE NO: 22

JOB NO: 94-065

STRUCTURE TYPE: 36" X 54"

"E" PRB

BASE WEIGHT:

CASTING NO: 6300 4155-6210

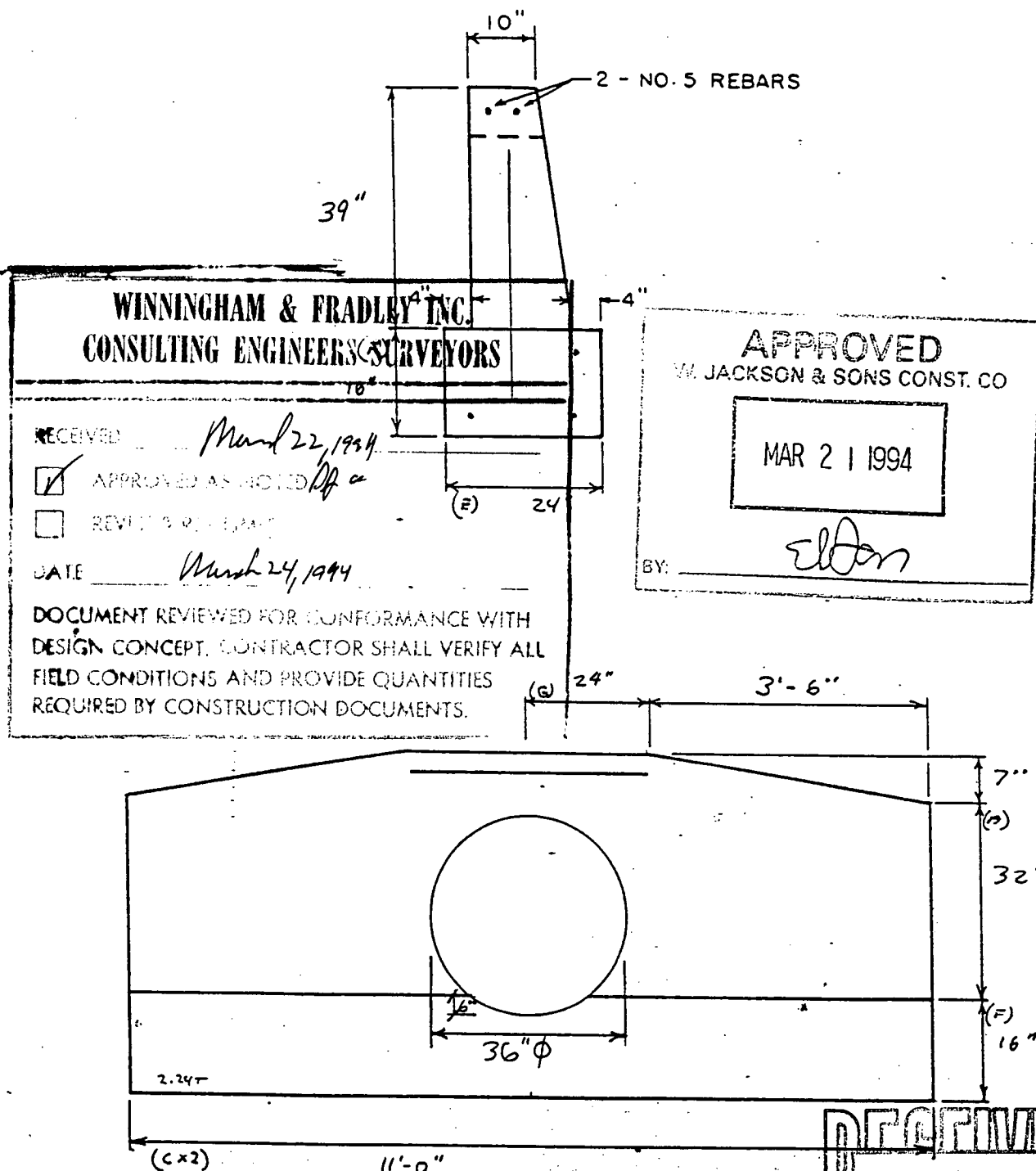
TOTAL WEIGHT: 5.10T sum P: 18"

RIM ELEV.: 5.56

TYPE OF PIPE: 15" RCP(N) 24" RCP(S) 8" PVC

INVERT OUT: 1.39 (S) 2.95(N) 2.33

U.S. CONCRETE PRODUCTS :



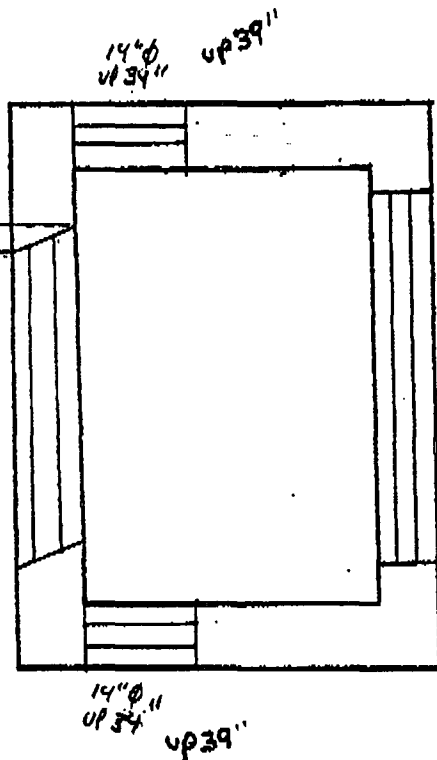
3000 PSI CONCRETE

JOB NAME: TOWN GATE-VILLAGE 9		STRUCTURE NO: 23
JOB NO: 94-065	STRUCTURE TYPE: ENDWALL	
BASE WEIGHT:	CASTING NO:	
TOTAL WEIGHT: 4.48T	RIM ELEV.: 4.57	
TYPE OF PIPE: 24" RCP	INVERT OUT: 1.39	

U.S. CONCRETE PRODUCTS :

REVISED 3/2/99

REV 4/4 Sump

REV. 3/18/94
N. INHUT14" Ø MOVED
N. SPIKE 3 T.O.P.

WINNINGHAM & FRADLEY INC. CONSULTING ENGINEERS SURVEYORS

RECEIVED

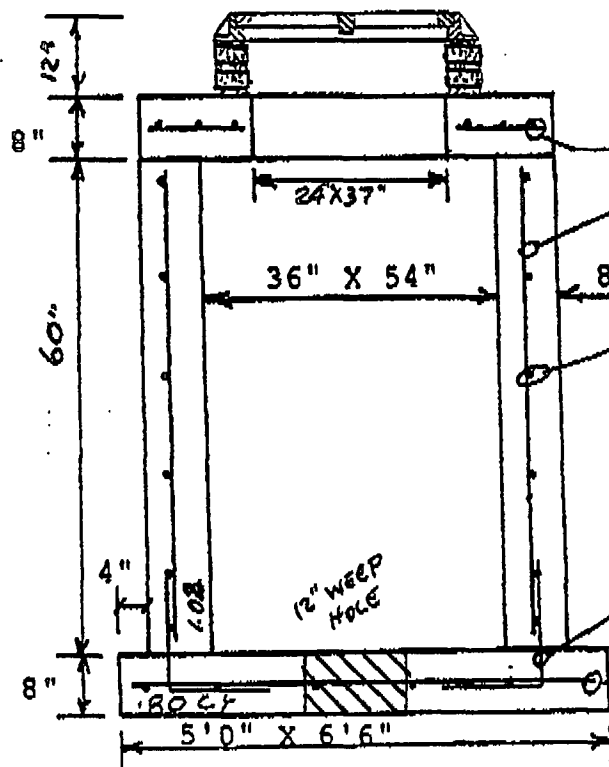
April 4, 1994

☒ APPROVED AS NOTED☐ REVISE ?

DATE

April 4, 1994

DOCUMENT REVIEWED FOR CONFORMANCE WITH
DESIGN CONCEPT. CONTRACTOR SHALL VERIFY ALL
FIELD CONDITIONS AND PROVIDE QUANTITIES
REQUIRED BY CONSTRUCTION DOCUMENTS.



CASTING: 4/55-6210

#4 BARS @ 12" C.C.E.W.

#4 BARS @ 12" C.C.
OR 4 X 4 W X W WIRE
MESH EQUIV. 65KSI

#4 BARS @ 10" C.C.

#4 BARHOOKS @ 12" C.C.

#4 BARS @ 12" C.C.E.W.

NOTE: ALL CONCRETE TO BE 4000 PSI

JOB NAME: TOWN GATE VILLAGE-9

STRUCTURE NO: 5

JOB NO: 94-065

STRUCTURE TYPE: 36" X 54" "E"

BASE WEIGHT: 3.64T

CASTING NO: 4/55-6210

SUMP: 24"

(-) 1.11

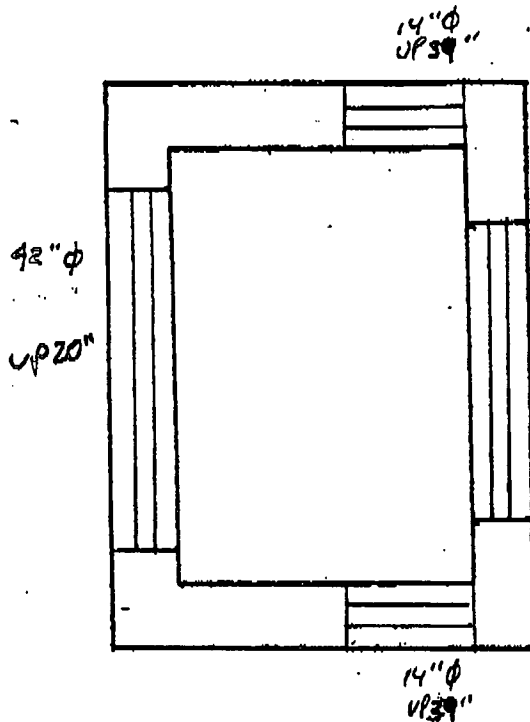
RIM ELEV.: 5.56

SUMP ELEV.: 89 (1.11) (5.56) 2.33 (N.E.S)

U.S. CONCRETE PRODUCTS :

REVISED 3/2/94
REV. 3/18/94
W/10/94
14" MOVED
AS PER S' TOP.

REV. 4/4/94



WINNINGHAM & FRADLEY INC. CONSULTING ENGINEERS SURVEYORS

RECEIVED

April 4, 1994

APPROVED AS NOTED *etc*

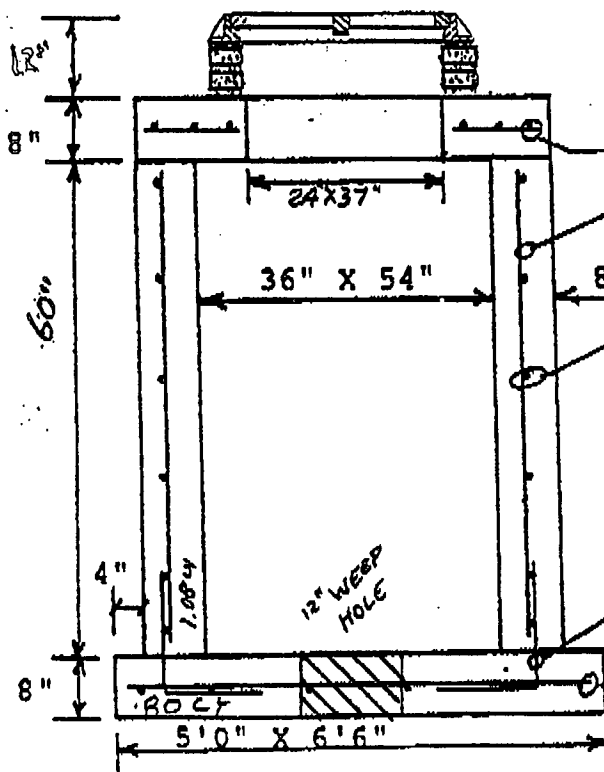
REVISE & RESUBMIT

36" φ

UP 28"

REV. April 4, 1994

DOCUMENT REVIEWED FOR CONFORMANCE WITH
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REQUIRED BY CONSTRUCTION DOCUMENTS.



CASTING: 4/55-6210

#4 BARS @ 10" C.C.E.W.
#4 BARS @ 12" C.C.
OR 4 X 4 WYXWY WIRE
MESH EQUIV. 65KSI
#4 BARS @ 10" C.C.

#4 BARHOOKS @ 12" C.C.

#4 BARS @ 12" C.C.E.W.

NOTE: ALL CONCRETE TO BE 4000 PSI

JOB NAME: TOWN GATE VILLAGE-9

STRUCTURE NO: 12

JOB NO: 94-065

STRUCTURE TYPE: 36" X 54" "E" PRB

BASE WEIGHT: 3.76T

(11.1)

CASTING NO: 4/55-6210

SUMP: 24"

RIM ELEV.: 5.56

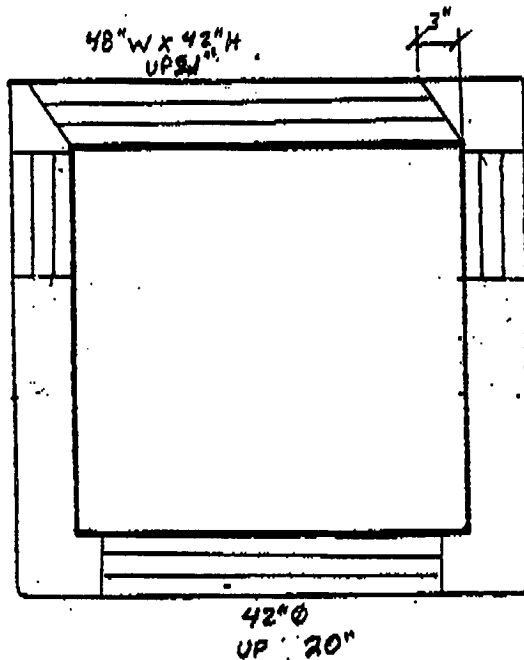
INVERT OUT: 2.23 (N.B.S.)


U.S. CONCRETE PRODUCTS :

 REVISED 2/2/94
 REV. 3/15/94
 SUMP OFF SET

 REV. SUMP
 4-4

CONFIRM 40/03

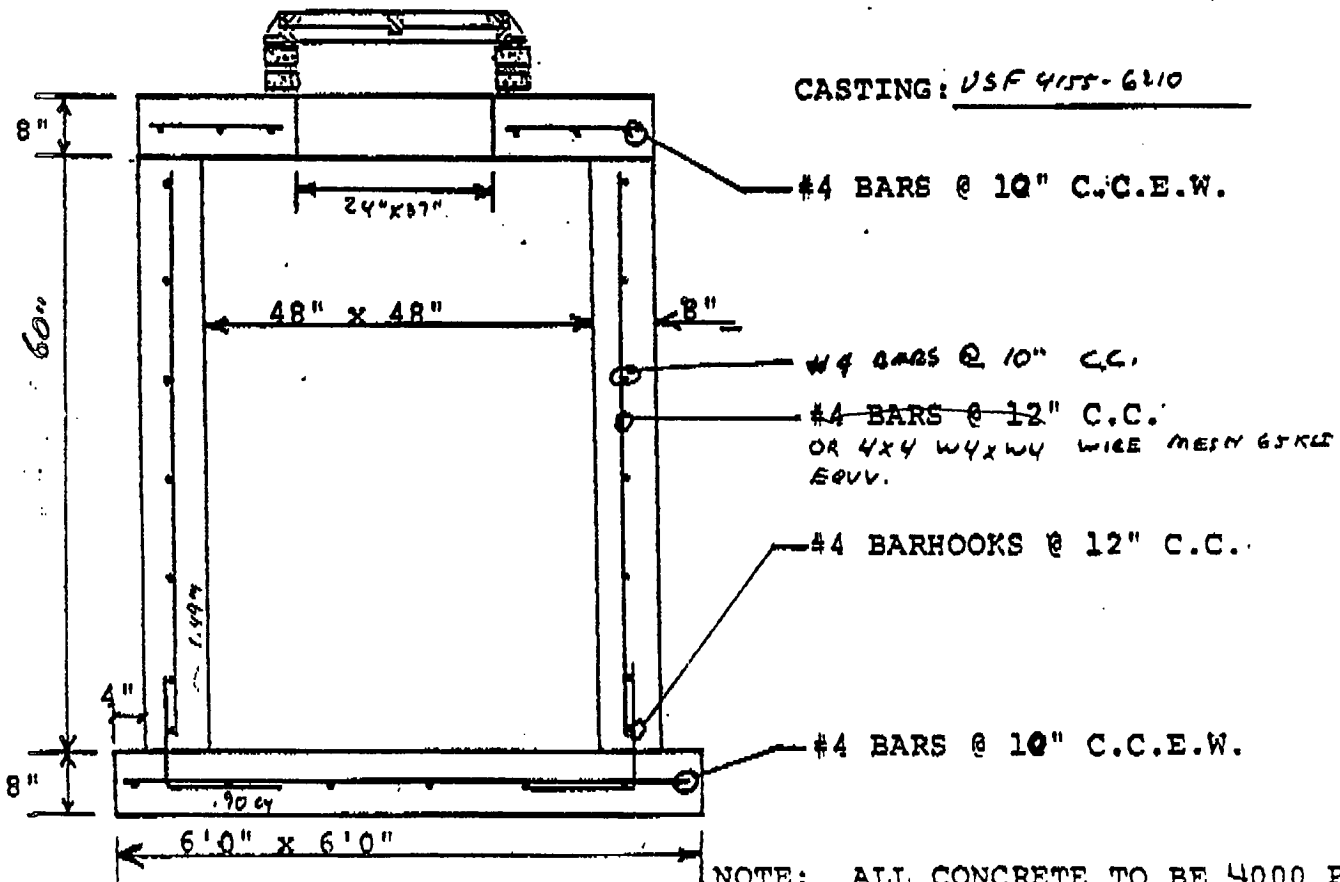
 REV. 3/18/94
 W. WILSON
 HAS PHS 3' T.O.P.

WINNINGHAM & FRADLEY INC.
14" CONSULTING ENGINEERS

UP 39"

 RECEIVED April 4, 1994
☒ APPROVED AS NOTED *de*
☐ REVISE & RESUBMIT

 DATE April 4, 1994

 DOCUMENT REVIEWED FOR CONFORMANCE WITH
 DESIGN CONCEPT. CONTRACTOR SHALL VERIFY ALL
 FIELD CONDITIONS AND PROVIDE QUANTITIES
 REQUIRED BY CONSTRUCTION DOCUMENTS.

 CASTING: USF 4155-6210

 NOTE: ALL CONCRETE TO BE 4000 PSI
 REBAR GRADE 60

 JOB NAME: TOWN GATE VILLAGE 9

 STRUCTURE NO: 18

 JOB NO: 94-065

 STRUCTURE TYPE: 48" X 48" C/B P.R.B.

 BASE WEIGHT: 478T

 CASTING NO: 4155-6210

 SUMP: 24"

(-) 1.11

 RIM ELEV.: 5.56

 TYPE OF PIPE: 30" RCP 8" PVC

 INVERT OUT: 89W 1.00 F

2.33 NEWSW

U.S. CONCRETE PRODUCTS :

REV. 3/2/94
REV. 3/10/94
TTC TO TTE

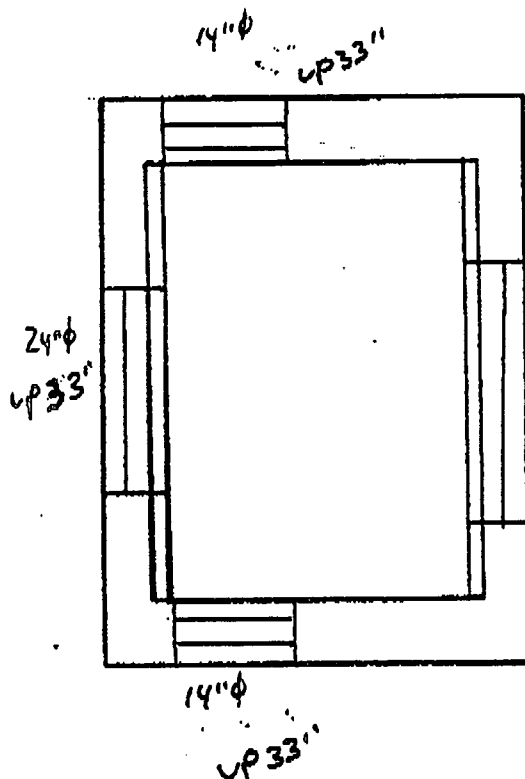
Sump
Offset Contract 4003
Ditch Bottom / Casting
REV. 3/10/94
S. INVERT
8'0" PIPE 8' T.O.P.

REV. 4-4

Sump

T/S

N. INV. FROM 2.95 TO 2.15



36"φ

UP 20"

WINNINGHAM & FRADLEY INC. CONSULTING ENGINEERS SURVEYORS

RECEIVED

April 4, 1994



APPROVED AS NOTED *RF*

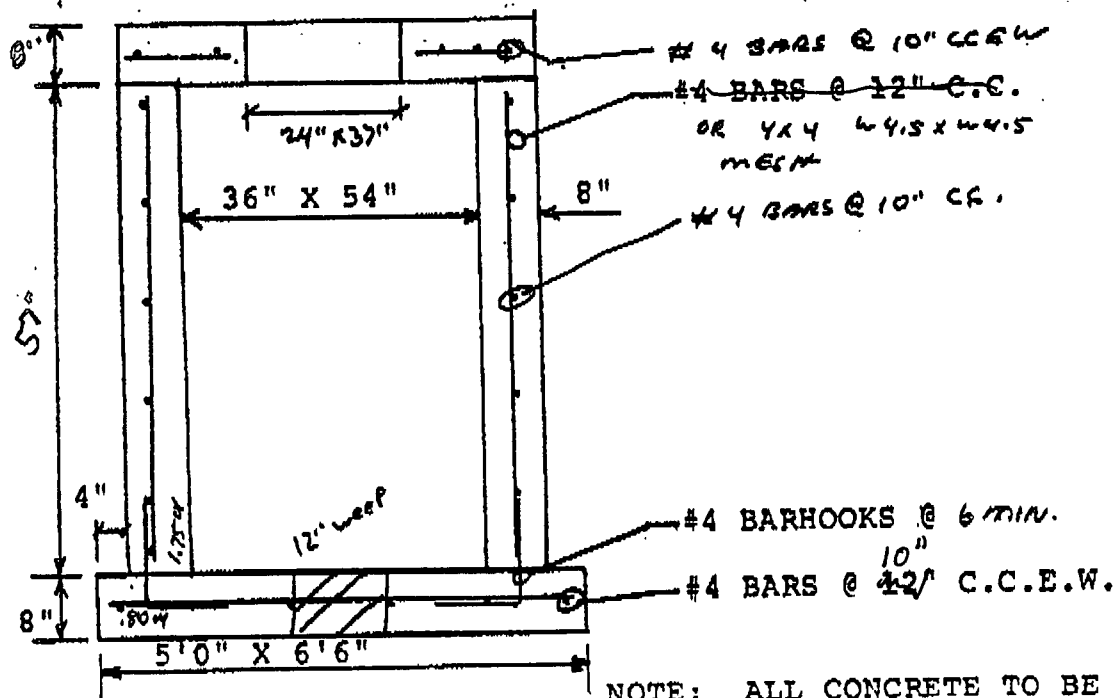


REVISE & RESUBMIT

DATE: April 4, 1994

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REQUIRED BY CONSTRUCTION DOCUMENTS.

CASTING: 05/85 5610



NOTE: ALL CONCRETE TO BE 4000 PSI

JOB NAME: TOWN GATE VILLAGE 9			STRUCTURE NO: 22
JOB NO: 94-065	STRUCTURE TYPE: 36" X 54" "E" PRB		
BASE WEIGHT:		CASTING NO:	4155-6210
TOTAL WEIGHT: 5.10T	Sump: 24" (2.61)	RIM ELEV.:	5.56
TYPE OF PIPE: 15" RCP(N) 24" RCP(S) 8" PVC		INVERT OUT:	1.39 (S) 2.45(N) 2.33

Category:

Paving & Drainage

Doc Type:

Plans & As-builts

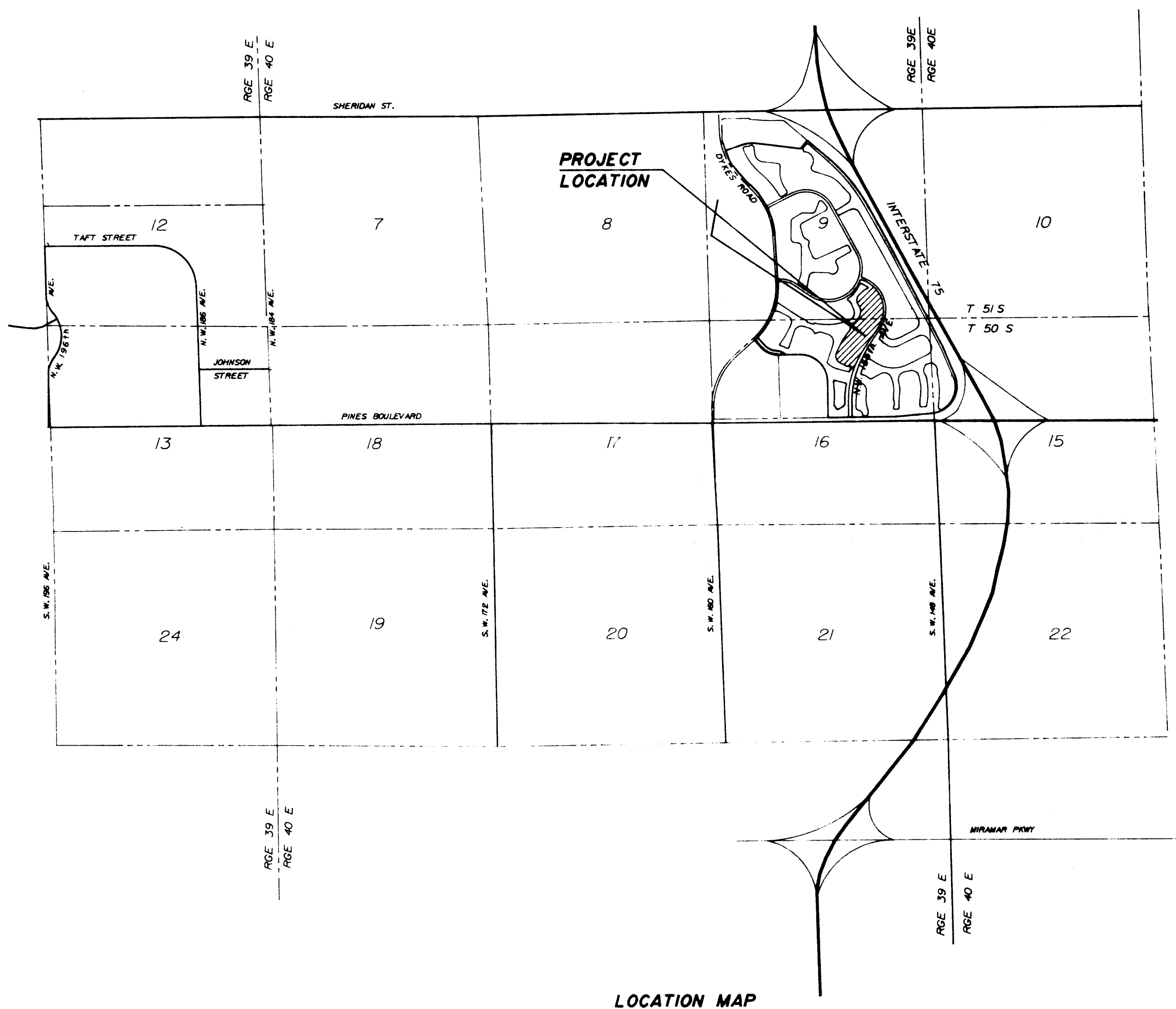
Gate 03/44

TOWNGATE - VILLAGE 9

CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

MINTO COMMUNITIES (PEMBROKE) INC. - GENERAL PARTNER

LEGEND	
	SANITARY STRUCTURE DESIGNATION
	LENGTH, SIZE, TYPE, AND SLOPE OF PIPE
	FIRE HYDRANT WITH GATE VALVE & B.R.
	BACTERIOLOGICAL SAMPLING POINT
	RIM ELEVATION
	INVERT ELEVATION
	INLET DESIGNATION
	LENGTH, SIZE, AND TYPE OF PIPE
	FLOW OR WARP LINE
	RIDGE LINE
	PAVEMENT SLOPE AND DIRECTION
	DIRECTION OF OVERLAND FLOW
	POLLUTION RETARDANT BAFFLE
	FINISHED FLOOR ELEVATION
	CONCRETE SIDEWALK
	EXISTING OR FUTURE UTILITIES
	PROPOSED GRADE
	EXISTING GRADE
	PROPOSED PAVEMENT
	EXISTING OR FUTURE PAVEMENT
	FIRE HYDRANT
	GATE VALVE
	WATER MAIN
	FORCE MAIN
	BLUE REFLECTOR
	PAVEMENT RESTORATION
	PAVEMENT AND/OR ROCK REMOVAL
	SIDEWALK OR GUTTER REMOVAL



INDEX TO SHEETS	
DESCRIPTION	SHEET NUMBER
GENERAL NOTES	GN OF 1
PAVING AND DRAINAGE SYSTEM - PLAN	PDI OF 3
PAVING AND DRAINAGE SYSTEM - PLAN	PD2 OF 3
PAVING AND DRAINAGE SYSTEM - DETAILS	PD3 OF 3
TRAFFIC MARKINGS - PLAN	TMI OF 1
WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM - PLAN	WSI OF 6
WATER DISTRIBUTION AND SEWAGE COLLECTION SYSTEM - PLAN	WS2 OF 6
SEWAGE COLLECTION SYSTEM - PROFILES	WS3 OF 6
SEWAGE COLLECTION SYSTEM - PROFILES	WS4 OF 6
WATER DISTRIBUTION SYSTEM - DETAILS	WS5 OF 6
SEWAGE COLLECTION SYSTEM - DETAILS	WS6 OF 6

LEGAL DESCRIPTION:

A portion of Parcel "C", TOWNGATE, according to the plat thereof, as recorded in Plat Book __, Page __, of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the southernmost Southwest corner of said Parcel "C"; thence North 00°37'58" West, along the West line of said Parcel "C" (bearing based on the record plat), for 930.00 feet to a point on a curve; thence Northeastly along the arc of a curve to the left, and along said West line of Parcel "C", having a radius of 700.00 feet and a central angle of 14°01'52", for 171.42 feet; thence North 29°00'00" East for 687.02 feet to the POINT OF BEGINNING; thence continue North 29°00'00" East for 263.04 feet to a point of curvature; thence Northeastly along the arc of a curve to the right, having a radius of 1400.00 feet and a central angle of 16°59'43", for 407.12 feet to a point of reverse curvature; thence Northerly along the arc of a curve to the left, having a radius of 50.00 feet and a central angle of 62°29'59", for 48.81 feet to a point of reverse curvature; thence Northerly along the arc of a curve to the right, having a radius of 50.00 feet and a central angle of 44°16'17", for 38.52 feet to a point of tangency; thence North 34°28'03" East for 116.00 feet to a point of curvature; thence Northeastly along the arc of a curve to the right, having a radius of 50.00 feet and a central angle of 49°27'30", for 43.16 feet to a point of tangency; thence North 34°28'03" East for 138.11 feet to a point of curvature; thence Northeastly and Northwesterly along the arc of a curve to the left, having a radius of 870.00 feet and a central angle of 71°54'13", for 338.84 feet to a point of reverse curvature; thence Northeastly and Northwesterly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 64°29'10", for 248.00 feet to a point of tangency; thence North 47°00'00" East for 160.53 feet to a point of curvature; thence Northeastly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 32°00'00", for 111.70 feet to a point of tangency; thence North 79°00'00" East for 78.28 feet to a point on a curve at which a radial line bears South 41°07'24" West; thence Southeastly and Southwestly along the arc of a curve to the right, having a radius of 706.00 feet and a central angle of 63°24'29", for 1107.38 feet to a point of tangency; thence South 34°28'03" West for 644.88 feet to a point of curvature; thence Southwestly along the arc of a curve to the left, having a radius of 2355.00 feet and a central angle of 11°28'30", for 457.85 feet; thence South 78°08'00" West for 71.81 feet to a point of curvature; thence Westerly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 5°49'00", for 139.59 feet to a point of tangency; thence North 84°00'00" West for 186.00 feet to a point of curvature; thence Northwestly and Northeastly along the arc of a curve to the right, having a radius of 200.00 feet and a central angle of 90°00'00", for 314.16 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

PAVING AND DRAINAGE SYSTEM

TRAFFIC MARKINGS

WATER DISTRIBUTION SYSTEM

SEWAGE COLLECTION SYSTEM

SOUTH BROWARD DRAINAGE DISTRICT

APPROVED
AS - BUILT

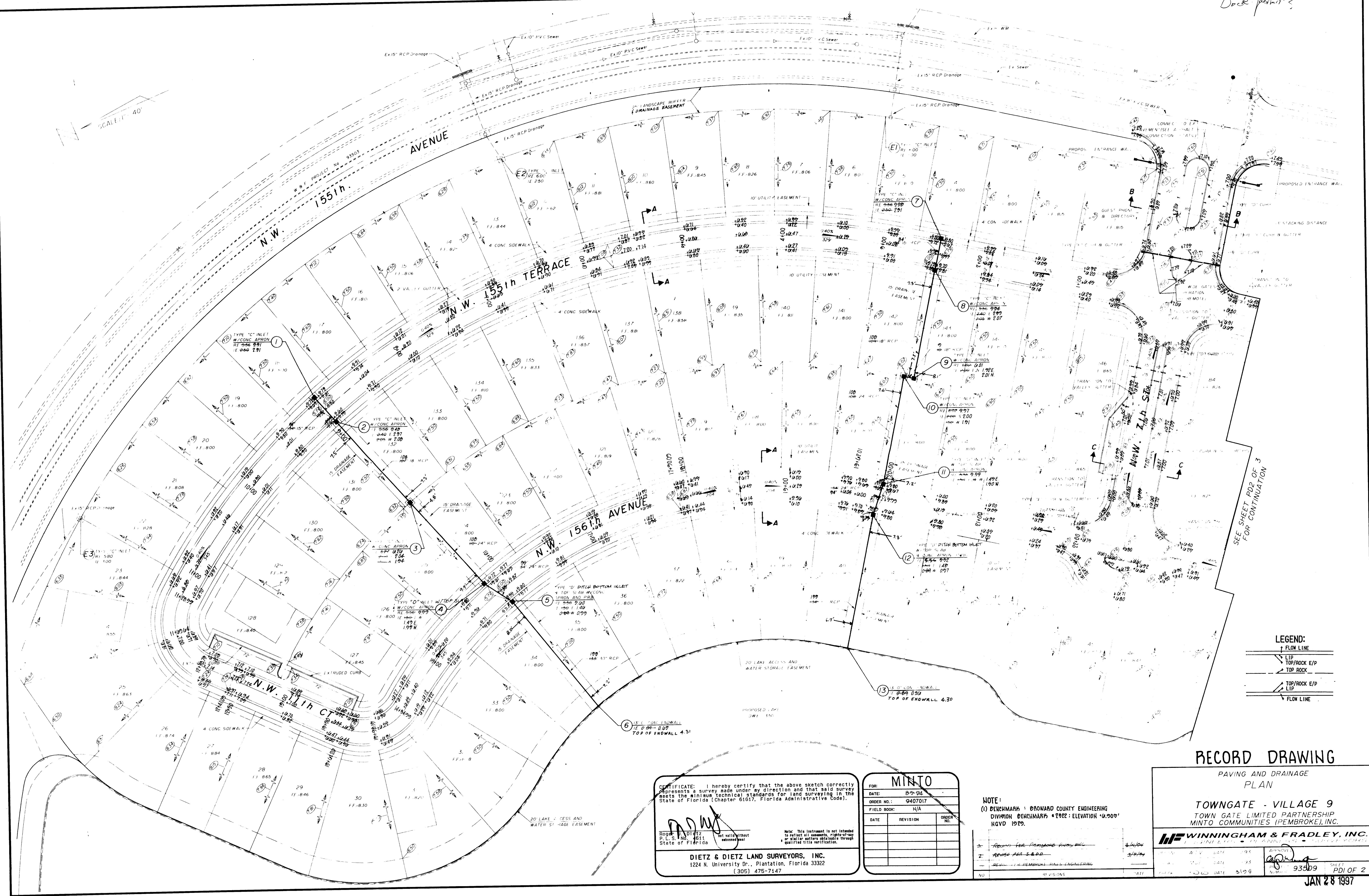
BY: *[Signature]* DATE: 3/7/97

RECEIVED
FEB 05 1997
BY: _____

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS

PROJECT NO. 93508 DATE: JAN 28 1997

806 N.W. 156th Ave
Dock permit?



- LEGEND:
- FLON LINE
 - LIP
 - TOP/ROCK E/P
 - TOP ROCK
 - TOP/ROCK E/P
 - LIP
 - FLON LINE

RECORD DRAWING

PAVING AND DRAINAGE
PLAN

TOWNGATE - VILLAGE 9
TOWN GATE LIMITED PARTNERSHIP
MINTO COMMUNITIES (PEMBROKE), INC.

WINNINGHAM & FRADLEY, INC.
ENGINEERS • PLANNERS • SURVEYORS

DATE	1/28/97	BY	WJF
DATE	1/28/97	BY	WJF
DATE	1/28/97	BY	WJF
DATE	1/28/97	BY	WJF

93509 PD1 OF 2

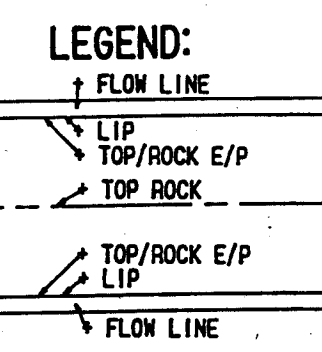
CERTIFICATE: I hereby certify that the above sketch correctly represents a survey made under my direction and that said survey meets the minimum technical standards for land surveying in the State of Florida (Chapter 61617, Florida Administrative Code).

[Signature]
ROBERT DIETZ
P.L.S. NO. 4611
State of Florida

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

MINTO			
FOR:	MINTO		
DATE:	8-9-94		
ORDER NO.:	9407017		
FIELD BOOK:	N/A		
DATE	REVISION	ORDER NO.	

NOTE:
(1) BENCHMARK: BROWARD COUNTY ENGINEERING
DIVISION BENCHMARK #2022 ELEVATION +0.000'
NGVD 1929.



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 616.07, Florida Administrative Code).

[Handwritten Signature]

Roger N. Dietz
P. O. Box 4611
State of Florida

not valid without
attached seal

Note: This instrument is not intended to reflect all easements, right-of-way or other matters available through qualified title examination.

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

[illegible]

RECORD DRAWING			
PAVING AND DRAINAGE PLAN			
TOWNGATE - VILLAGE 9			
TOWNGATE LIMITED PARTNERSHIP MINTO COMMUNITIES (PEMBROKE), INC.			
WINNINGHAM & FRADLEY, INC. ENGINEERS • PLANNERS • SURVEYORS			
DESIGNED: W.T.V.	DATE: 11/93	(SHEET NO.) 	
DRAWN: M.J.T.	DATE: 11/93	(BY) 	
CHECKED: J.D.D.	DATE: 3/94	M.B.R. 93509	SHEET PD2 OF 2