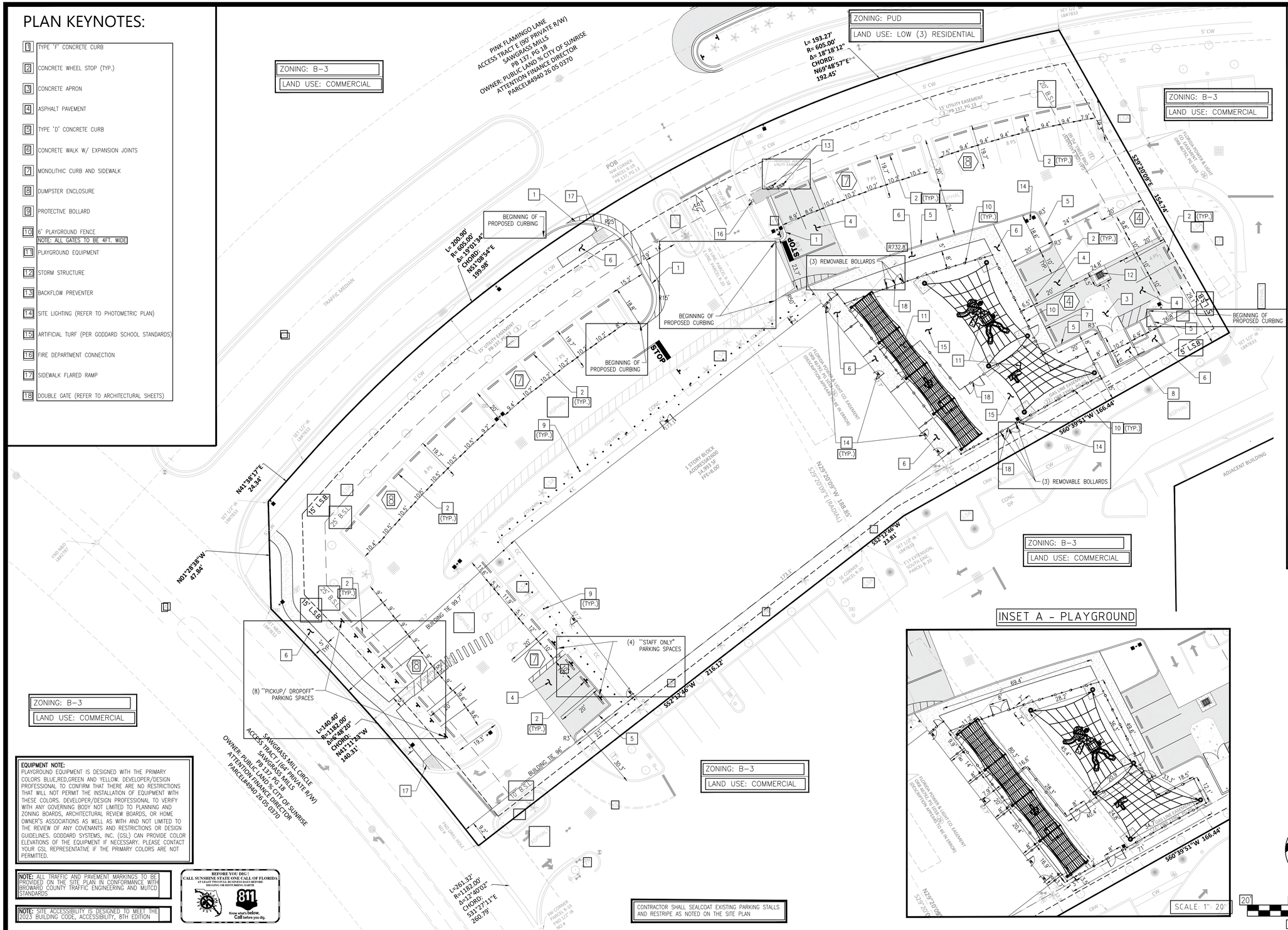
PLAN KEYNOTES:

1. TYPE 'F' CONCRETE CURB
2. CONCRETE WHEEL STOP (TYP.)
3. CONCRETE APRON
4. ASPHALT PAVEMENT
5. TYPE 'D' CONCRETE CURB
6. CONCRETE WALK W/ EXPANSION JOINTS
7. MONOLITHIC CURB AND SIDEWALK
8. DUMPSTER ENCLOSURE
9. PROTECTIVE BOLLARD
10. 6' PLAYGROUND FENCE
    NOTE: ALL GATES TO BE 4FT. WIDE
11. PLAYGROUND EQUIPMENT
12. STORM STRUCTURE
13. BACKFLOW PREVENTER
14. SITE LIGHTING (REFER TO PHOTOMETRIC PLAN)
15. ARTIFICIAL TURF (PER GODDARD SCHOOL STANDARDS)
16. FIRE DEPARTMENT CONNECTION
17. SIDEWALK FLARED RAMP
18. DOUBLE GATE (REFER TO ARCHITECTURAL SHEETS)



INSET A - PLAYGROUND

NORTH

20' 0 20' 40'

GRAPHIC SCALE

SITE DATA

PROPERTY LOCATION:	2600 SAWGRASS MILLS CIRCLE SUNRISE, FLORIDA 33323
ZONING:	B-3 (GENERAL BUSINESS DISTRICT) WESTERN SUNRISE ENTERTAINMENT DISTRICT OF THE WESTERN SUNRISE AREA
FUTURE LANDUSE:	COMMERCIAL
GROSS SITE AREA:	76,898 SF (1.765± AC)
NET SITE AREA:	45,758 SF (1.050± AC)
EXISTING BUILDING HEIGHT = 24 FT.	
REQUIRED BUILDING HEIGHT = 250' FT. (MAX.)	
FLOOR AREA RATIO (FAR):	
REQUIRED FAR = 2.0 (MAX.)	
PROPOSED 14,993 SF/76,898 SF = 19.5%	
LOT COVERAGE:	16,154 SF/76,898 SF = 21.0%

SECTION/TOWNSHIP/RANGE: S26/T49S/R40E

BUILDING SETBACKS	REQUIRED	MINIMUM PROVIDED
FRONT (SOUTHWEST, SAWGRASS MILL CIR)	25 FT	96.0 FT
SIDE (NORTHEAST, PINK FLAMINGO LN)	25 FT	83.3 FT
SIDE (SOUTHWEST)	10 FT	9.9 FT
REAR (NORTHEAST)	75 FT	139.1 FT

LANDSCAPE BUFFER		
FRONT (SOUTHWEST, SAWGRASS MILL CIR)	15 FT	20.2 FT (VARIES)
SIDE (NORTHEAST, PINK FLAMINGO LN)	15 FT	19.5 FT
SIDE (SOUTHEAST)	5 FT	6.0 FT (VARIES)
REAR (NORTHEAST)	5 FT	5.0 FT

EXISTING SITE AREA CALCULATIONS:			
PERVIOUS AREA	21,690 SF	0.498 AC	(28.2%)
TOTAL IMPERVIOUS AREA	55,208 SF	1.267 AC	(71.8%)
BUILDING AREA	14,993 SF	0.344 AC	(19.5%)
PAVEMENT AREA	40,215 SF	0.923 AC	(52.3%)
SITE AREA	76,898 SF	1.765 AC	(100%)

PROPOSED SITE AREA CALCULATIONS:			
PERVIOUS AREA	21,709 SF	0.498 AC	(28.2%)
TOTAL IMPERVIOUS AREA	55,189 SF	1.267 AC	(71.8%)
BUILDING AREA	14,993 SF	0.344 AC	(19.5%)
PAVEMENT AREA	35,924 SF	0.811 AC	(46.7%)
TURF AREA	4,292 SF	0.112 AC	(5.6%)
SITE AREA	76,898 SF	1.765 AC	(100%)

PARKING REQUIRED:

ONE (1) SPACE FOR EACH FIVE (5) ENROLLEES BASED ON LICENSE CAPACITY, PLUS ONE (1) SPACE FOR EVERY THREE HUNDRED (300) SQUARE FEET OF OFFICE AREA. IN ADDITION, A MINIMUM OF THREE (3) STACKING SPACES SHALL BE PROVIDED IN CLOSE PROXIMITY TO THE ENTRANCE OF THE BUILDING TO PROVIDE EASY INGRESS AND EGRESS FROM THE BUILDING. CALCULATION BASED ON 220 ENROLLEES AND 300 SF OF OFFICE

= (220 ENROLLEES / 5) + (300 SF OFFICE / 300)
= 44 + 1
= 45 SPACES

PARKING REQUIRED: 45 SPACES (NOT INCLUDED STACKING SPACES)

PARKING PROVIDED:

REGULAR	38 SPACES
ACCESSIBLE	3 SPACES
STACKING SPACES (PICK-UP / DROP-OFF)	8 SPACES
STAFF ONLY	4 SPACES
TOTAL	53 SPACES

EQUIPMENT NOTE:
PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE,RED,GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.

NOTE: ALL TRAFFIC AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN IN CONFORMANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING AND MUTCD STANDARDS

NOTE: SITE ACCESSIBILITY IS DESIGNED TO MEET THE 2023 BUILDING CODE, ACCESSIBILITY, 8TH EDITION

BEFORE YOU DIG! CALL SUNSHINE STATE ONE CALL OF FLORIDA AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
811 Know what's below. Call before you dig.

DRAWN: LF
CHECKED: DL
PROJECT NO: 2024.139

REVISION	DATE	REVISION	DATE

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

THE GODDARD SCHOOL OF SUNRISE

DAYCARE CENTER
2600 SAWGRASS MILLS CIRCLE
SUNRISE, FLORIDA 33323

SITE PLAN

This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

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

Robert Ziegenfuss c=US, o=Z Development Services, dnQualifier=A01410D0000019DEA68028C000371EF, cn=Robert Ziegenfuss 2025.09.16 12:35:10 -04'00'

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

DATE: 09/12/2024

DRAWING NO. SP2

PLAN KEYNOTES:

1. TYPE "F" CONCRETE CURB — D-12, SP4
2. ASPHALT PAVEMENT — D-20, SP4

NOTE: ALL MEDIAN WORK, LANDSCAPING AND IRRIGATION IN THE MEDIAN SHALL BE MAINTAINED BY SIMON (MALL OWNER)

NORTH

10' 0 10' 20'

PINK FLAMINGO LANE
ACCESS TRACT E (90' PRIVATE R/W)
SAWGRASS MILLS
PB 137, PG 18
OWNER: PUBLIC LAND % CITY OF SUNRISE
ATTENTION FINANCE DIRECTOR
PARCEL#4940 26 05 0370

BEGINNING OF PROPOSED CURB

165.5'

51.3'

5' CW

TRAFFIC MEDIAN

12'

12'

13'4"

R8.6'

R15'

NEW PAVEMENT LINE

BEGINNING OF PROPOSED CURB

L= 193.27'
R= 605.00'
Δ= 18°18'12"
CHORD:
N69°48'57"E
192.45'

SET 1/2" IR LB#7833

5' CW

15' UTILITY EASEMENT PB 137, PG 13

UGCTV

5 PS

8 PS

7 PS

LSA

ASPHALT

GAS LINE EASEMENT ORB 23961, PG 60

FLORIDA POWER & LIGHT CO. EASEMENT ORB 46792, PG 1018

S29°20'05"

POB
NW CORNER
PARCEL R-18
PB 137, PG 13

5' CW

SIGN

STOP BAR (TYPICAL)

STOP

W LINE PARCEL R-18
E LINE, PARCEL R-20

L= 199.90'
R= 605.00'
Δ= 19°01'34"
CHORD:
N51°08'54"E
199.98'

DRAWN: LF
CHECKED: DL

PROJECT NO: 2024.139

REVISION	DATE	REVISION	DATE

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

THE GODDARD SCHOOL OF SUNRISE

DAYCARE CENTER
2600 SAWGRASS MILLS CIRCLE
SUNRISE, FLORIDA 33323

TURN LANE SITE PLAN

This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

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Robert Ziegenfuss c=US, o=Z Development Services, dnQualifier=A01410D0000190EA6802BC000371EF, cn=Robert Ziegenfuss 2025.09.16 12:34:41 -04'00'

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

DATE: 09/12/2024

DRAWING NO. SP2.1