WESTERRA PHASE I - POD 4

CITY OF SUNRISE

COMMUNITY DEVELOPMENT DEPARTMENT

SP-000444-2025

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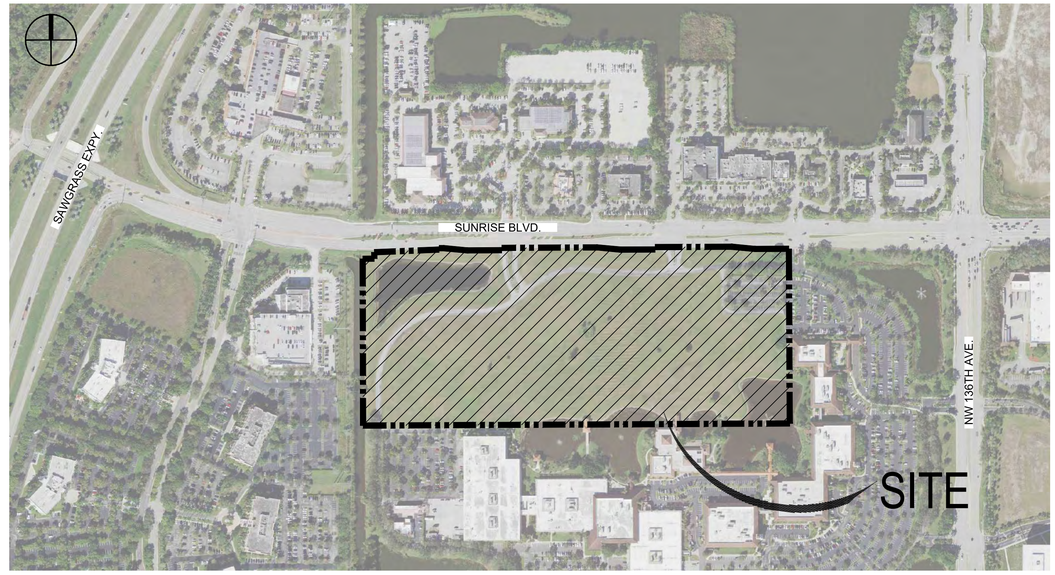
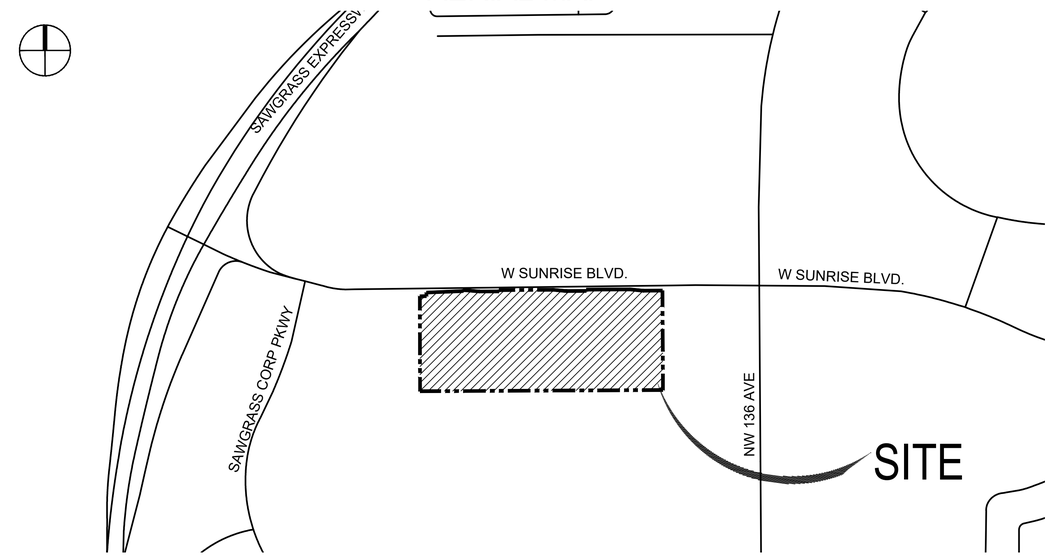


AERIAL MAP



LOCATION MAP

SECTION 34, TOWNSHIP 49 S, RANGE 40 E

PROJECT TEAM

OWNER: RUBY CENTRE ASSOCIATES, LLC
C/O GL COMMERCIAL
1600 SAWGRASS CORPORATE PKWY, #400
SUNRISE, FL 33323
954-603-0373
Contact: Michael Friedman
email: mike.friedman@glcommercial.com

ARCHITECT: MSA ARCHITECTS, INC.
8950 SW 74TH CT. #1513
KENDALL, FL 33156
305-273-9911
Contact: Anette McSwain
email: amcswain@msaarchitectsinc.com

PLANNING/ LANDSCAPE ARCHITECT: CRAVEN THOMPSON & ASSOCIATES, INC.
3563 N.W. 53 STREET
FORT LAUDERDALE, FLORIDA
33309-6311
954-739-6400
Contact: Erik Schofield, P.L.A.
email: eschofield@craventhompson.com

LIGHTING: FRANYIE ENGINEERS INC.
10610 NW 27TH ST.
MIAMI, FL 33172
305-592-1360
Contact: Viviana Franyie
email: vivi@franyie.com

CIVIL ENGINEERING: SUN TECH ENGINEERING, INC.
4577 N. NOB HILLL ROAD, SUITE 102
SUNRISE, FLORIDA 33351
954-777-3123
Contact: Clifford R. Loutan, P.E.
email: cloutan@suntecheng.com

LEGAL DESCRIPTION:
EXHIBIT "A"

PARCEL 1:

A PORTION OF PARCEL "A", SUNRISE INDUSTRIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 348.86 FEET;
THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 410.00 FEET;
THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCEOF 100.50 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 330.00 FEET;
THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 145.70 FEET;
THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 752.20 FEET;
THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 1836.63 FEET TO THE WEST BOUNDARY OF SAID PARCEL "A";
THENCE NORTH 00°07'53" WEST ALONG WEST BOUNDARY, A DISTANCE OF 762.20 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST SAID POINT HAVING A FLORIDA STATE PLANE COORDINATE OF N659090.45 AND E717071.26 (EAST ZONE);
THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 60.00 FEET;
THENCE NORTH 89°42'48" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" , SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°42'48 EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34;
THENCE SOUTH 00°07'53" EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 43.77 FEET;
THENCE SOUTH 89°43'09" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE;
THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPT THE FOLLOWING:
A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;
THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION34, A DISTANCE OF 60.00 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34;
THENCE NORTH 89°42'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°42'48" EAST ALONG SAID NORTH LINE, A DISTANCE OF 278.88 FEET;
THENCE SOUTH 00°17'12" EAST., A DISTANCE OF 6.00 FEET;
THENCE SOUTH 87°39'36" WEST, A DISTANCE OF 279.10 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.
PARCEL II:
NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN, AND SUBJECT TO, THAT PERPETUAL NON-EXCLUSIVE AGREEMENT, DATED JULY 10, 1989, FILED SEPTEMBER 27, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88). ELEV. 0.00 NAVD88 = ELEV. 1.59 NGVD29

CTA PROJECT NUMBER 21-0061-001-02

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NOTE:
1. THIS SITE PLAN SET IS APPROVED PURSUANT TO SECTION 16-31 OF THE CITY OF SUNRISE LAND DEVELOPMENT CODE AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE. ANY CHANGES TO DETAILS SHOWN, TO SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, SHALL REQUIRE REVIEW FOR CONSISTENCY AND COMPLIANCE WITH THE CITY OF SUNRISE LAND DEVELOPMENT CODE.
2. WATER AND WASTEWATER SERVICES PROVIDED BY THE CITY OF SUNRISE UTILITIES.
3. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF SUNRISE MINIMUM DESIGN AND CONSTRUCTION STANDARDS.
4. ALL PROPOSED ELEVATIONS ARE IN NAVD 1988.
6. 2023, 8th EDITION FLORIDA BUILDING CODE AND ACCESSIBILITY CODE USED FOR SITE DESIGN.

FLOOD ZONES & BASE ELEVATIONS: AE (ELE. 7), AND X

No.	REVISIONS	DATE	BY

SCALE: NTS
DESIGNED BY: EWS
DRAWN BY: EWS / AR
CHECKED BY: SWP

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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GL COMMERCIAL
1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

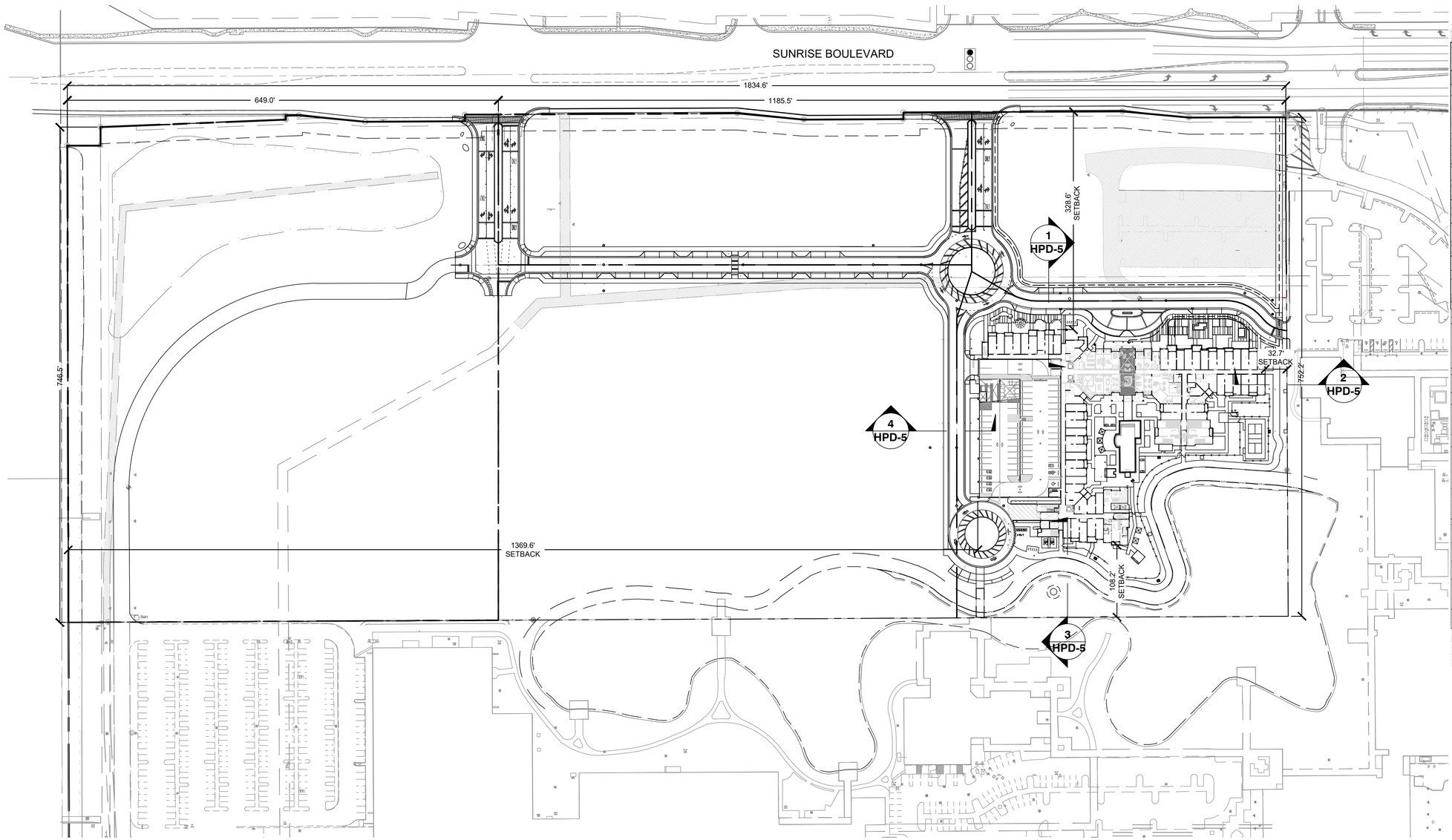
COVER SHEET

SEAL: LICENSED PROFESSIONAL ARCHITECT STATE OF FLORIDA
ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. CVR

PROJECT NO. 21-0061-001-02



SITE DATA:

WESTERRA POD 4 RESIDENTIAL

SITE DATA CALCULATIONS PER WESTERRA DEVELOPMENT AGREEMENT

JURISDICTION:	CITY OF SUNRISE, FL.
LAND USE:	LAC (LOCAL ACTIVITY CENTER)
ZONING DISTRICT:	PDD (PLANNED DEVELOPMENT DISTRICT)

	WESTERRA PHASE 1	POD 4 (REQUIRED)	PROVIDED (WITHIN POD 4)
GROSS SITE AREA:	1,813,275 SF (41.63) Ac.	268,551 SF (6.17) Ac.	
NET SITE AREA:	1,387,879 SF (31.86) Ac.	238,273 SF (5.47) Ac.	**100%**
RESIDENTIAL BUILDING COVERAGE			49,325 SF
GARAGE COVERAGE:			25,390 SF
TOTAL BUILDING COVERAGE (RESIDENTIAL + GARAGE):			74,915 SF
VEHICULAR USE:			23,701 SF
SIDEWALK, PLAZAS, PAVING, ETC.:			38,714 SF
SYNTHETIC TURF			4,087 SF
TOTAL LAKE AREA:	91,531 SF (2.10) Ac.	N/A	**45,273 SF** (1.04) Ac.
LAKE AREA ALLOWED TO BE COUNTED TOWARDS OPEN SPACE: (NO MORE THAN 50% OF REQUIRED OPEN SPACE)		17,870 SF MAX. (0.41) Ac.	**17,870 SF MAX.** (0.41) Ac.
IMPERVIOUS AREA (BLDG., SIDEWALKS/PAVING, PARKING, ROOF, OTHER IMPERVIOUS SURFACES LIKE LAKE)		85.0% MAX. 202,532 SF MAX.	**78.4%** 186,851 SF
TOTAL PERVIOUS AREA (DOES NOT INCLUDE LAKE).			51,582 SF
			21.6%
LAC REQUIRED OPEN SPACE (DOES NOT INCLUDE 5,140 SQ. FT. POCKET PARK OR LAKE)	1.68 ACRES 73,181 SQ. FT.	MIN 12,558 SQ. FT.	**89,244 SF**
		5.3%	37.5%
OPEN SPACE (DOES NOT INCLUDE POCKET PARK):	19.0%	MIN. 35,741 SQ. FT.	**107,114 SF**
			45.0%
POCKET PARK:	10,000 SQ. FT. MIN.	5,000 SQ. FT.	**5,140 SF**

BUILDING :	REQUIRED		PROVIDED	
	STORIES	HEIGHT	STORIES	HEIGHT
MULTI-FAMILY RESIDENTIAL BUILDING	6 TO 10	60' TO 120'	8	FLOOR HEIGHT OF LAST HABITABLE FLOOR, 91' TO TOP OF ARCH. ELEMENT
PARKING GARAGE BUILDING	3 TO 6	30' TO 90'	8*	77.2' TO TOP OF ARCH. ELEMENT

*NOTE: AMENDING MASTER DEVELOPMENT AGREEMENT TO CHANGE ALLOWED FLOOR MAXIMUM FOR GARAGE.

	AREA (SF):	AREA (Acres)	FAR
FLOOR AREA RATIO (FAR)- 383,645 SF / 238,273 SF:	383,645 SF	(8.81) Ac.	1.61
			% OF SITE
LOT COVERAGE:	73,243 SF	(1.68) Ac.	30.7%

BUILDING SETBACK:	REQUIRED	PROVIDED
RESIDENTIAL BLDG.		
FRONT YARD (NORTH P.L.):	25.00'	328.6'
SIDE YARD (EAST P.L.):	10.00'	32.7'
SIDE YARD (WEST P.L.):	62.00'	1,369.6'
REAR YARD (SOUTH P.L.):	10.00'	108.2'

UNIT SIZES / QUANTITY:	REQUIRED	QUANTITY	PROVIDED
1 BEDROOM	725 SF	142 UNITS	725-795 SF
2 BEDROOM	1,000 SF	123 UNITS	1,096 - 1,358 SF
3 BEDROOM	1,200 SF	29 UNITS	1,358 SF
TOTAL UNITS:			**294 UNITS**

PARKING DATA:			REQUIRED	PROVIDED
MULTI-FAMILY RESIDENTIAL IN PARKING GARAGE(PER DEVELOPER'S AGREEMENT)				
1 BEDROOM	142	1.7 SPACES / UNIT	242	242
2 BEDROOM	123	1.7 SPACES / UNIT	210	210
3 BEDROOM	29	1.7 SPACES / UNIT	50	51
GUEST		10% OF REQUIRED	51	51
		TOTAL:	553	554
ACCESSIBLE PARKING:				
		TOTAL ACCESSIBLE SPACES	13 (PER FBC SEC 208.2)	13
EV PARKING:				
		ELECTIVE	0	6
PARALLEL PARKING:				
			N/A	6*
BIKE PARKING				
		5% OF REQUIRED PARKING	28	69 (30 IN EXTERIOR BIKE RACKS AND 49 IN BIKE STORAGE ROOM IN GARAGE
LOADING SPACE:				
		RESIDENTIAL BUILDING	1 - 10' X 40'	2 - 12' X 40'

*NOTE: ONLY COUNTING PARALLEL PARKING WITHIN EXTENTS OF POD 4 ALONG SOUTH SIDE OF DRIVE, NOT COUNTED TOWARDS SITE PARKING REQUIREMENTS

LEAVE BLANK - FOR CITY USE ONLY

0 40' 80' 160'

SCALE: 1"=80'-0"

No.	REVISIONS	DATE	BY

SCALE: 1" = 50'-0"

DESIGNED BY: EWS

DRAWN BY: EWS / AR

CHECKED BY: SWP

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

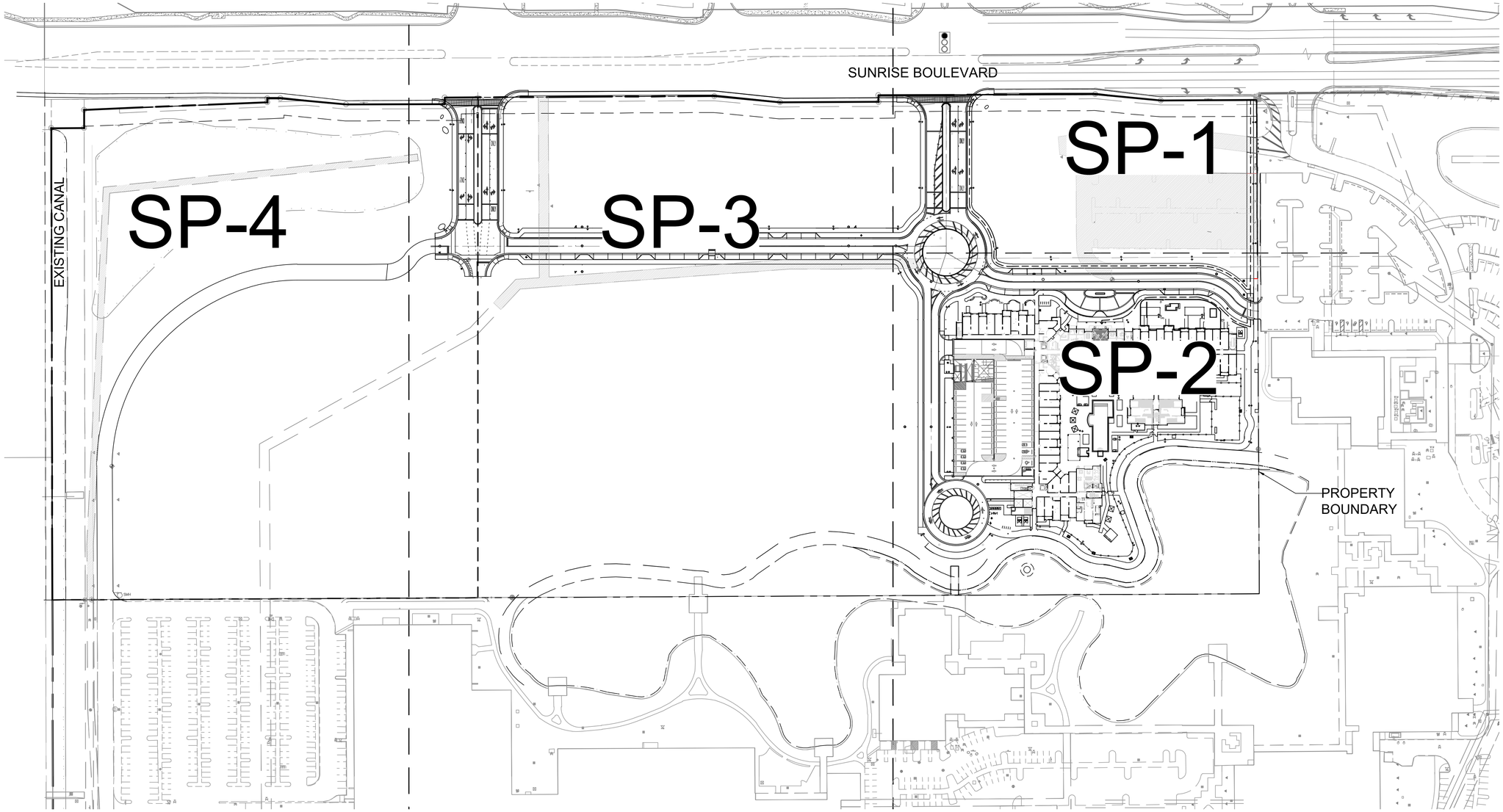
OVERALL SITE PLAN

SEAL: ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. OSP

PROJECT NO. 21-0061-001-02



0 40' 80' 160'

SCALE: 1"=80'-0"

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SCALE: 1" = 80'-0"

DESIGNED BY: EWS

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SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

OVERALL SITE PLAN / KEY MAP

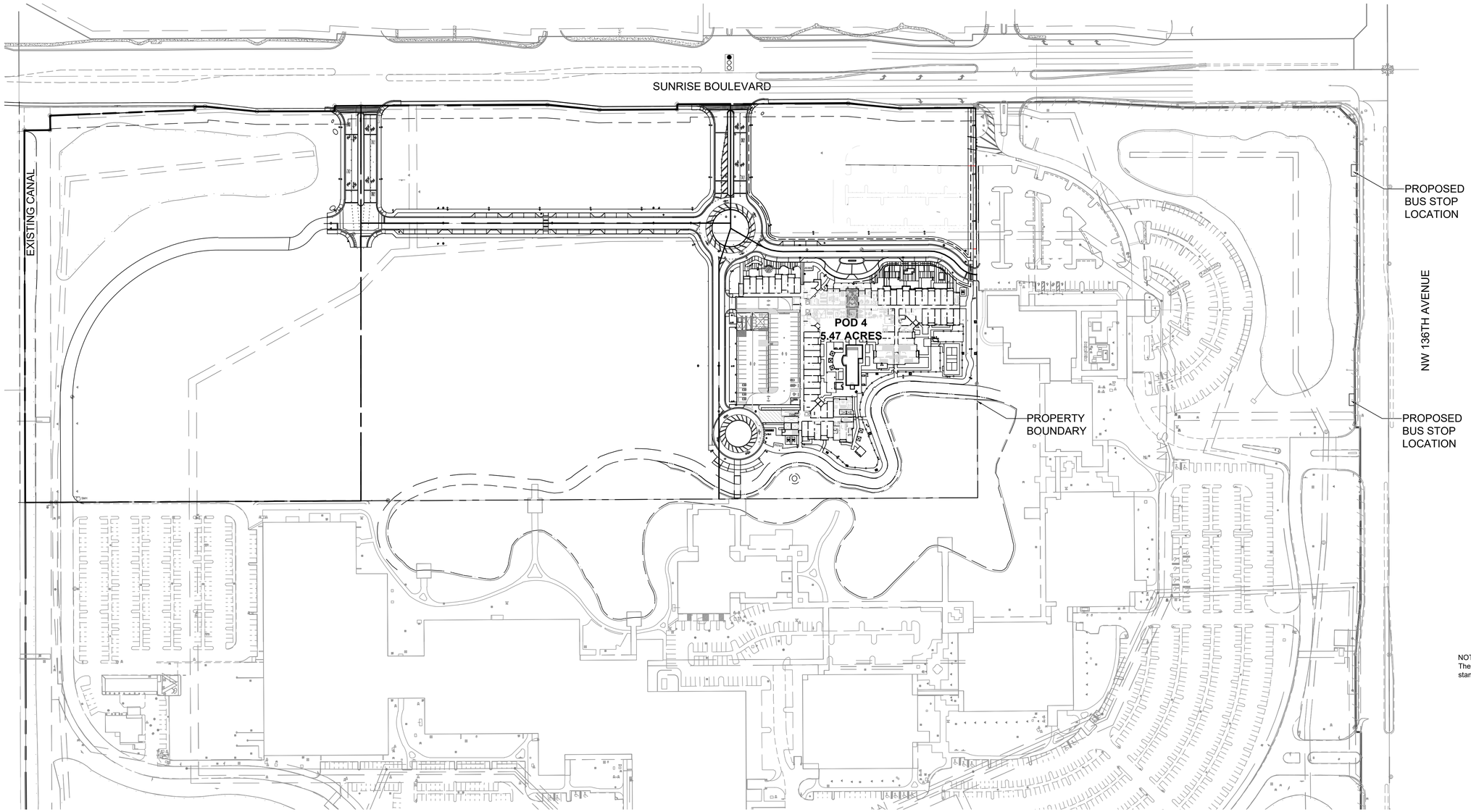
SEAL:

ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. OSP-2

PROJECT NO. 21-0061-001-02



NOTE: The final bus shelters locations will be determined by the Broward County Transit. The bus shelters will be installed by the developer as per the City's approved design standards.

0 50' 100' 200'

SCALE: 1"=100'-0"

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No.	REVISIONS	DATE	BY

SCALE: 1" = 100'-0"

DESIGNED BY: EWS

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1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

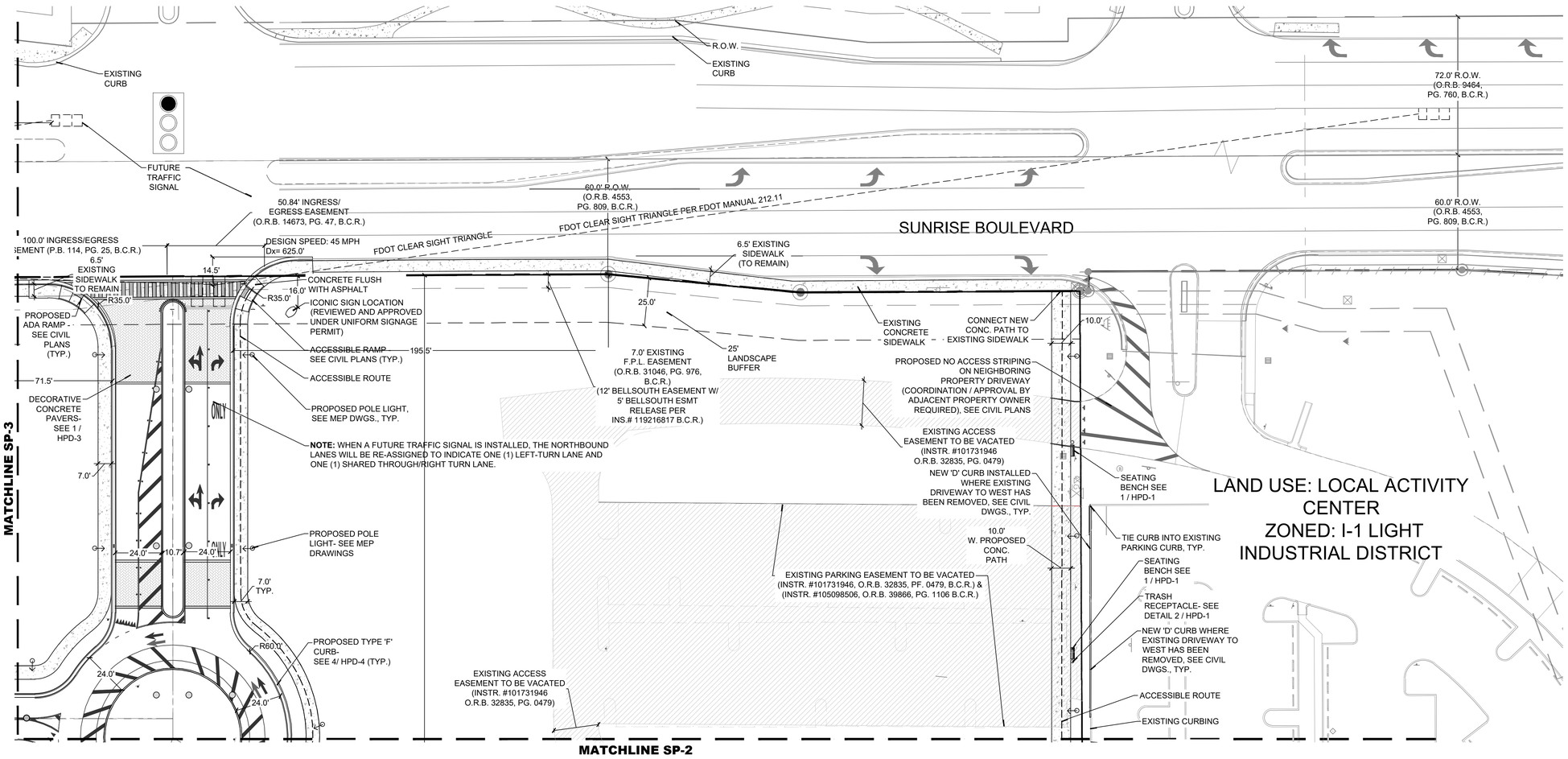
OVERALL SITE CONTEXT PLAN

SEAL: ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. OSP-3

PROJECT NO. 21-0061-001-02

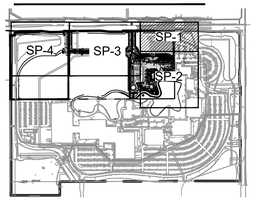


LEGEND

- PROPOSED LUMINAIRE POLE LIGHT (REFER TO E-1 & E-2)
- PROPOSED BOLLARD LIGHTING (SEE ELECTRICAL PLANS SHEETS E-1 & E-2)
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- ACCESSIBLE CURB RAMP
- PROPERTY LINE
- VEHICULAR DIRECTIONAL OR INFO POST AND PANEL SIGN (TYP.)
- EV PARKING SPACE
- PROPOSED INLET GRATES
- PROPOSED SEWER CLEANOUTS
- PROPOSED SEWER MANHOLES
- DDCV
- RPZ & WATER METER
- PROPOSED STORM DRAIN MANHOLES
- D.W.L. DESIGN WATER LINE

NOTE:
1.) ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.
2.) ALL EXTERIOR LIGHT FEATURES SHALL BE USED FOR PHOTOMETRICS. THE APPLICATION SHALL DEMONSTRATE COMPLIANCE WITH THE DESIGN STANDARDS SEC. 12(A)
3.) ELEVATION DATUM NAVD 88 AND 2020 FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION WERE USED FOR SITE DESIGN

KEY MAP



0 15' 30' 60'
SCALE: 1"=30'-0"

LEAVE BLANK - FOR CITY USE ONLY

No.	REVISIONS	DATE	BY

SCALE: 1" = 30'-0"
DESIGNED BY: EWS
DRAWN BY: EWS / AR
CHECKED BY: SWP

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

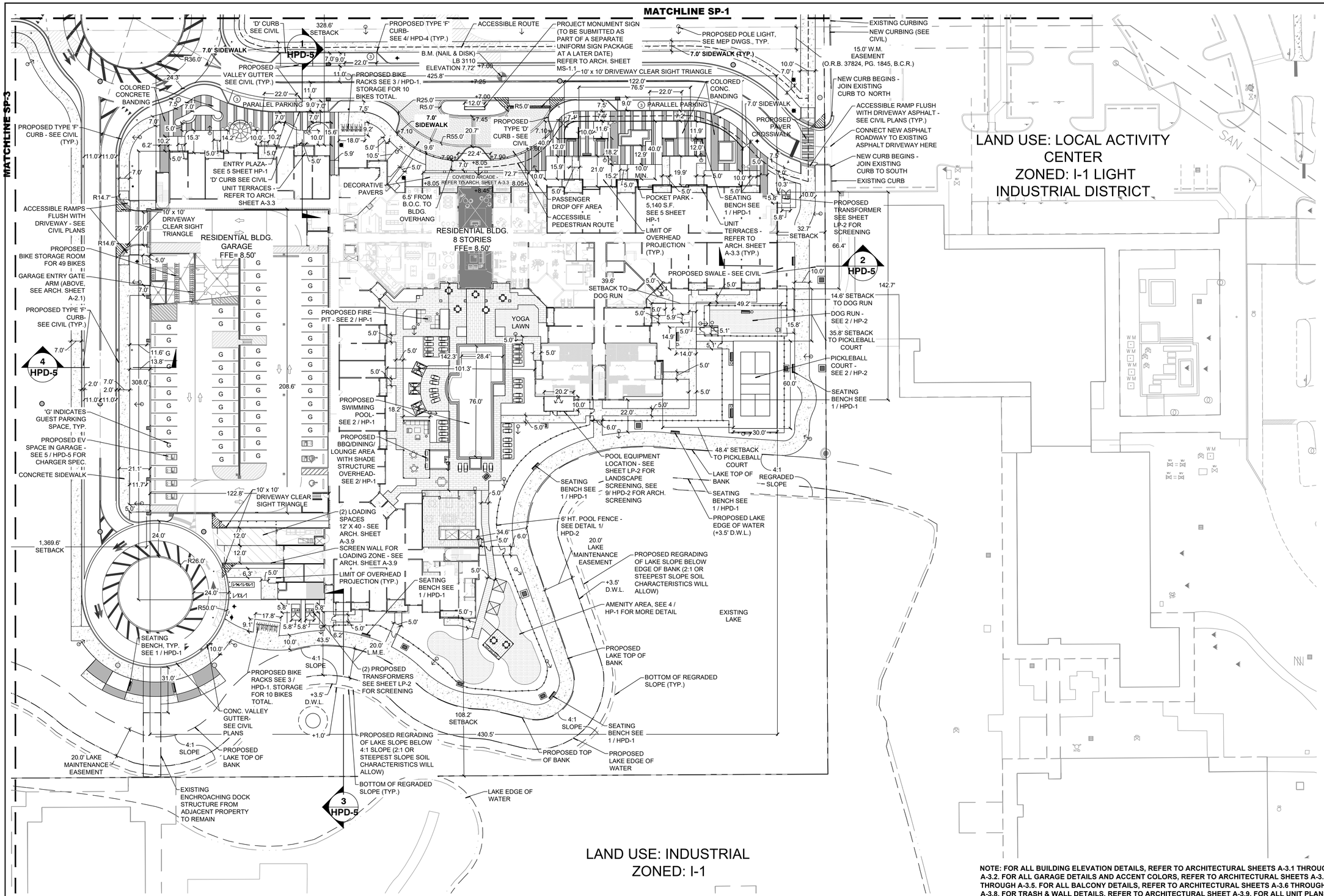
SITE PLAN

SEAL:
ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. SP-1

PROJECT NO. 21-0061-001-02

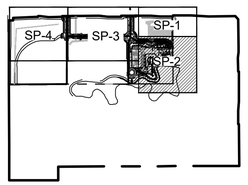


LEGEND

- PROPOSED LUMINAIRE POLE LIGHT (REFER TO E-1 & E-2)
- PROPOSED BOLLARD LIGHTING (SEE ELECTRICAL PLANS SHEETS E-1 & E-2)
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- ACCESSIBLE CURB RAMP
- PROPERTY LINE
- VEHICULAR DIRECTIONAL OR INFO POST AND PANEL SIGN (TYP.)
- EV PARKING SPACE
- PROPOSED INLET GRATES
- PROPOSED SEWER CLEANOUTS
- PROPOSED SEWER MANHOLES
- DDCV
- RPZ & WATER METER
- PROPOSED STORM DRAIN MANHOLES
- D.W.L. DESIGN WATER LINE

NOTE:
1.) ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.
2.) ALL EXTERIOR LIGHT FEATURES SHALL BE USED FOR PHOTOMETRICS. THE APPLICATION SHALL DEMONSTRATE COMPLIANCE WITH THE DESIGN STANDARDS SEC. 12(A)
3.) ELEVATION DATUM NAVD 88 AND 2020 FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION WERE USED FOR SITE DESIGN

KEY MAP



0 15' 30' 60'
SCALE: 1"=30'-0"

LEAVE BLANK - FOR CITY USE ONLY

NOTE: FOR ALL BUILDING ELEVATION DETAILS, REFER TO ARCHITECTURAL SHEETS A-3.1 THROUGH A-3.2. FOR ALL GARAGE DETAILS AND ACCENT COLORS, REFER TO ARCHITECTURAL SHEETS A-3.3 THROUGH A-3.5. FOR ALL BALCONY DETAILS, REFER TO ARCHITECTURAL SHEETS A-3.6 THROUGH A-3.8. FOR TRASH & WALL DETAILS, REFER TO ARCHITECTURAL SHEET A-3.9. FOR ALL UNIT PLANS, REFER TO ARCHITECTURAL SHEETS A-4.1 THROUGH A-4.4.

No.	REVISIONS	DATE	BY

SCALE: 1" = 30'-0"
DESIGNED BY: EWS
DRAWN BY: EWS / AR
CHECKED BY: SWP

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SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

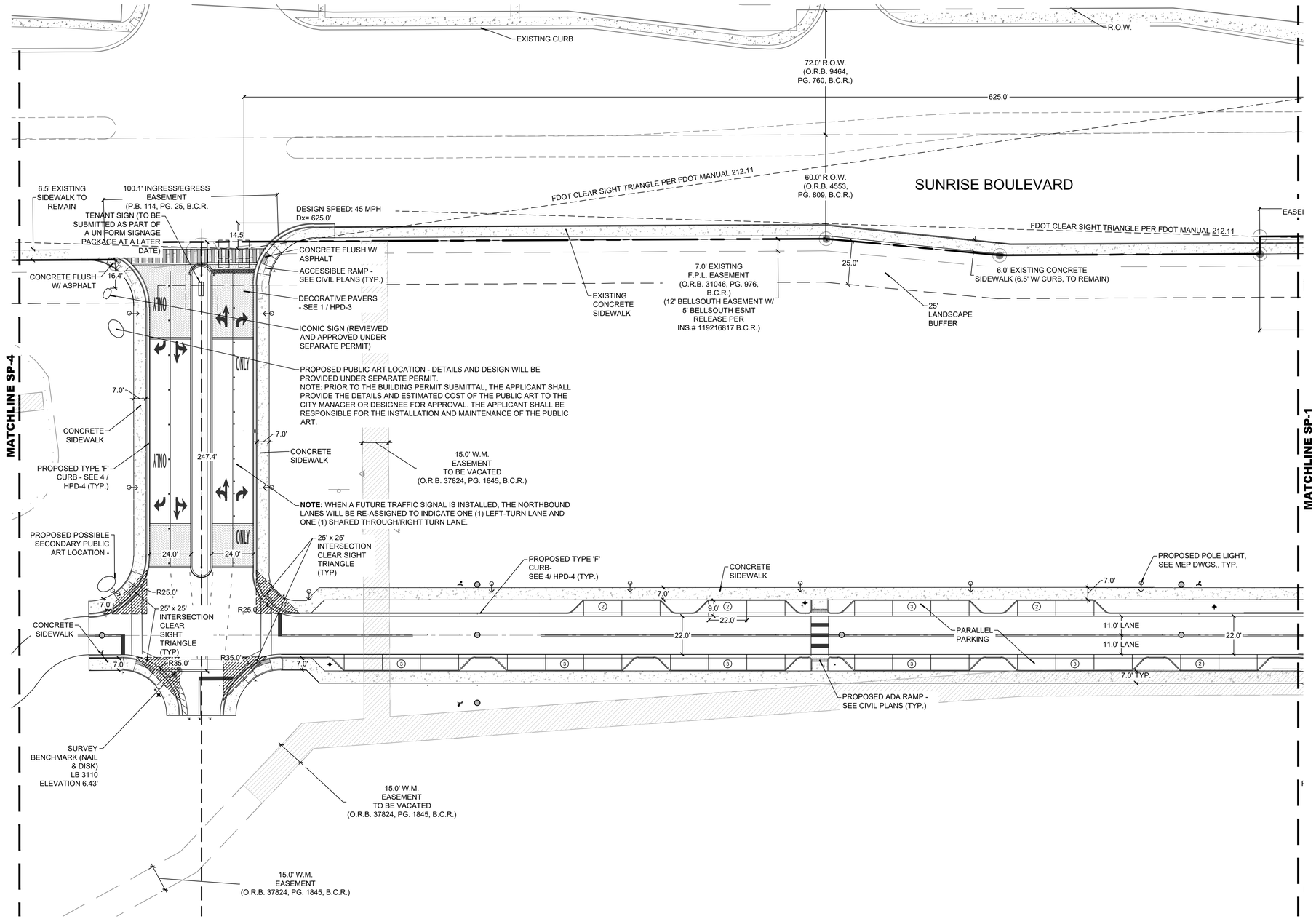
SITE PLAN

SEAL: ERIK W. SCHOFIELD Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. SP-2

PROJECT NO. 21-0061-001-02



LEGEND

- PROPOSED LUMINAIRE POLE LIGHT (REFER TO E-1 & E-2)
- PROPOSED BOLLARD LIGHTING (SEE ELECTRICAL PLANS SHEETS E-1 & E-2)
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- ACCESSIBLE CURB RAMP
- PROPERTY LINE
- VEHICULAR DIRECTIONAL OR INFO POST AND PANEL SIGN (TYP.)
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- D.W.L. DESIGN WATER LINE

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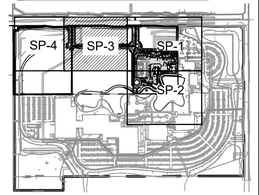
KEY MAP



0 15' 30' 60'
SCALE: 1"=30'-0"

LEAVE BLANK - FOR CITY USE ONLY

No.	REVISIONS	DATE	BY

SCALE: 1" = 30'-0"
DESIGNED BY: EWS
DRAWN BY: EWS / AR
CHECKED BY: SWP

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SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

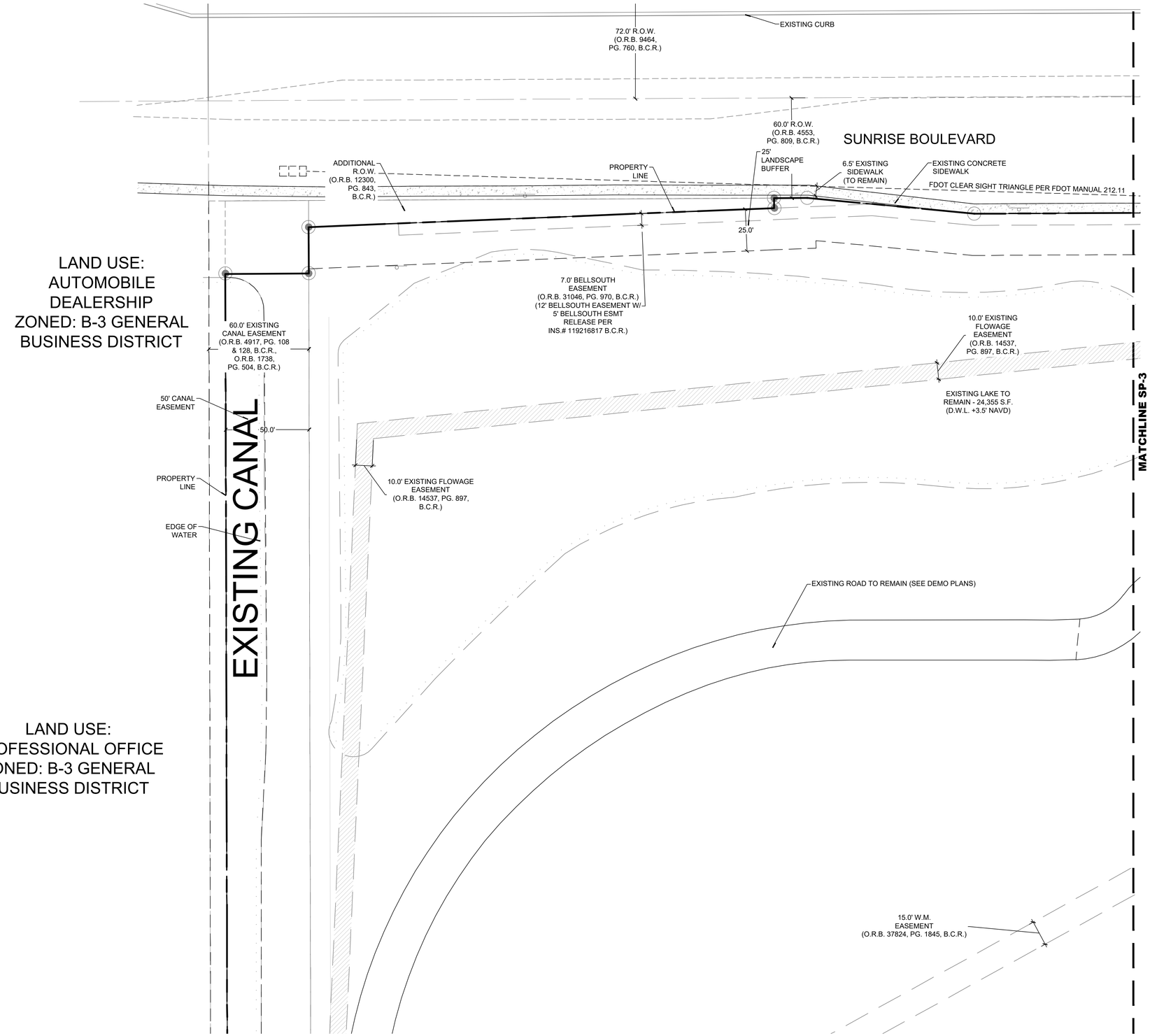
SITE PLAN

SEAL: STATE OF FLORIDA
ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

PROJECT NO. 21-0061-001-02

DRAWING NO. SP-3



LEGEND

- PROPOSED LUMINAIRE POLE LIGHT (REFER TO E-1 & E-2)
- PROPOSED BOLLARD LIGHTING (SEE ELECTRICAL PLANS SHEETS E-1 & E-2)
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- PROPOSED FIRE HYDRANT
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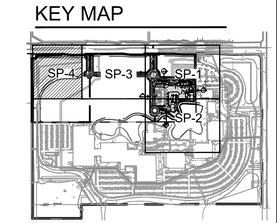
3.) ELEVATION DATUM NAVD 88 AND 2020 FLORIDA BUILDING CODE ACCESSIBILITY 7TH EDITION WERE USED FOR SITE DESIGN

KEY MAP



0 15' 30' 60'
SCALE: 1"=30'-0"

LEAVE BLANK - FOR CITY USE ONLY

No.	REVISIONS	DATE	BY

SCALE: 1" = 30'-0"
DESIGNED BY: EWS
DRAWN BY: EWS / AR
CHECKED BY: SWP

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1600 SAWGRASS CORPORATE PKWY #150
SUNRISE, FLORIDA 33323

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

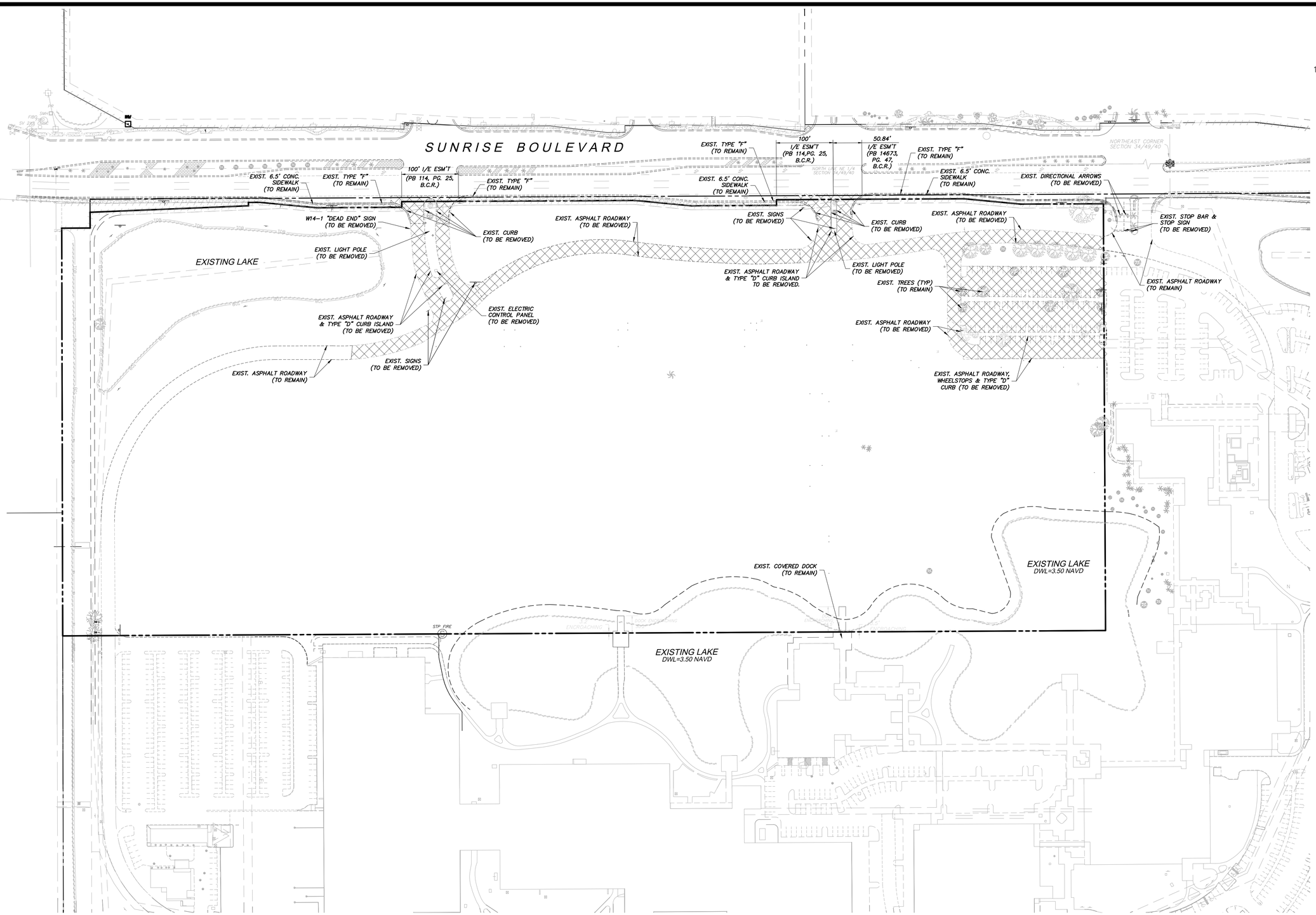
SITE PLAN

SEAL: STATE OF FLORIDA ERIK W. SCHOFIELD LICENSED
ERIK W. SCHOFIELD
Florida R.L.A. No. 6667682

DATE: 06/09/2026

DRAWING NO. SP-4

PROJECT NO. 21-0061-001-02



LEGEND

- PROPERTY LINE
- EXIST. ASPHALT & CURB TO BE REMOVED

SITE BENCHMARK ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ARE BASED ON BROWARD COUNTY PUBLISHED BENCHMARK NO. 3246, HAVING AN ELEVATION OF 7.57 FEET.

NOTE: ALL ELEVATIONS IN NAVD88

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Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

PROJECT NO. 22-4152

WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

DEMOLITION PLAN

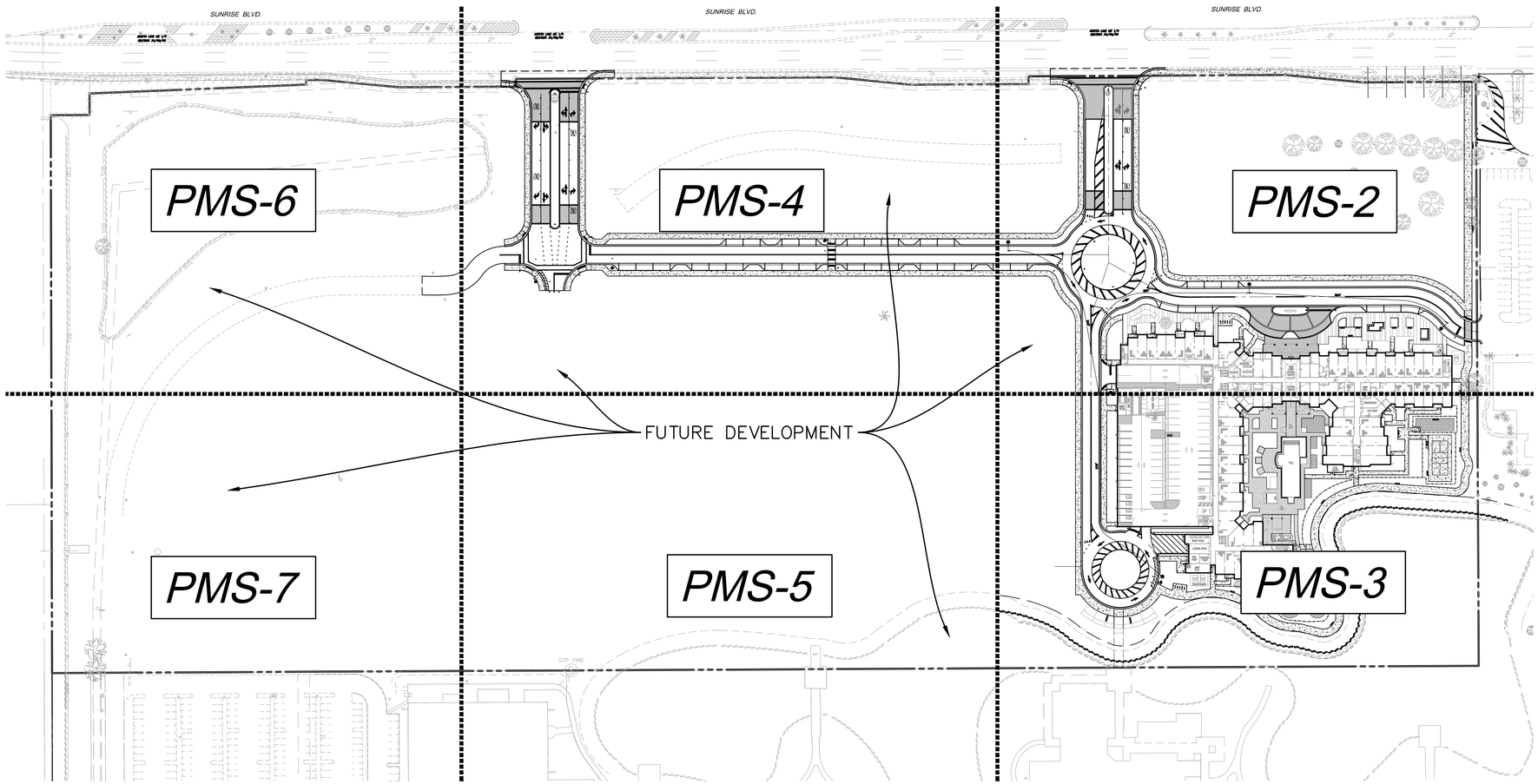
SEAL: CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. D-1

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275demo.dwg
PLOT DATE: 6/9/2026 4:43 PM BY: Andy Vennerman
LAYOUT: [D-1]



80 40 0 80 160

GRAPHIC SCALE
1" = 80'

NOTE: ALL ELEVATIONS IN NAVD88

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Fax (954) 777-3114

PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

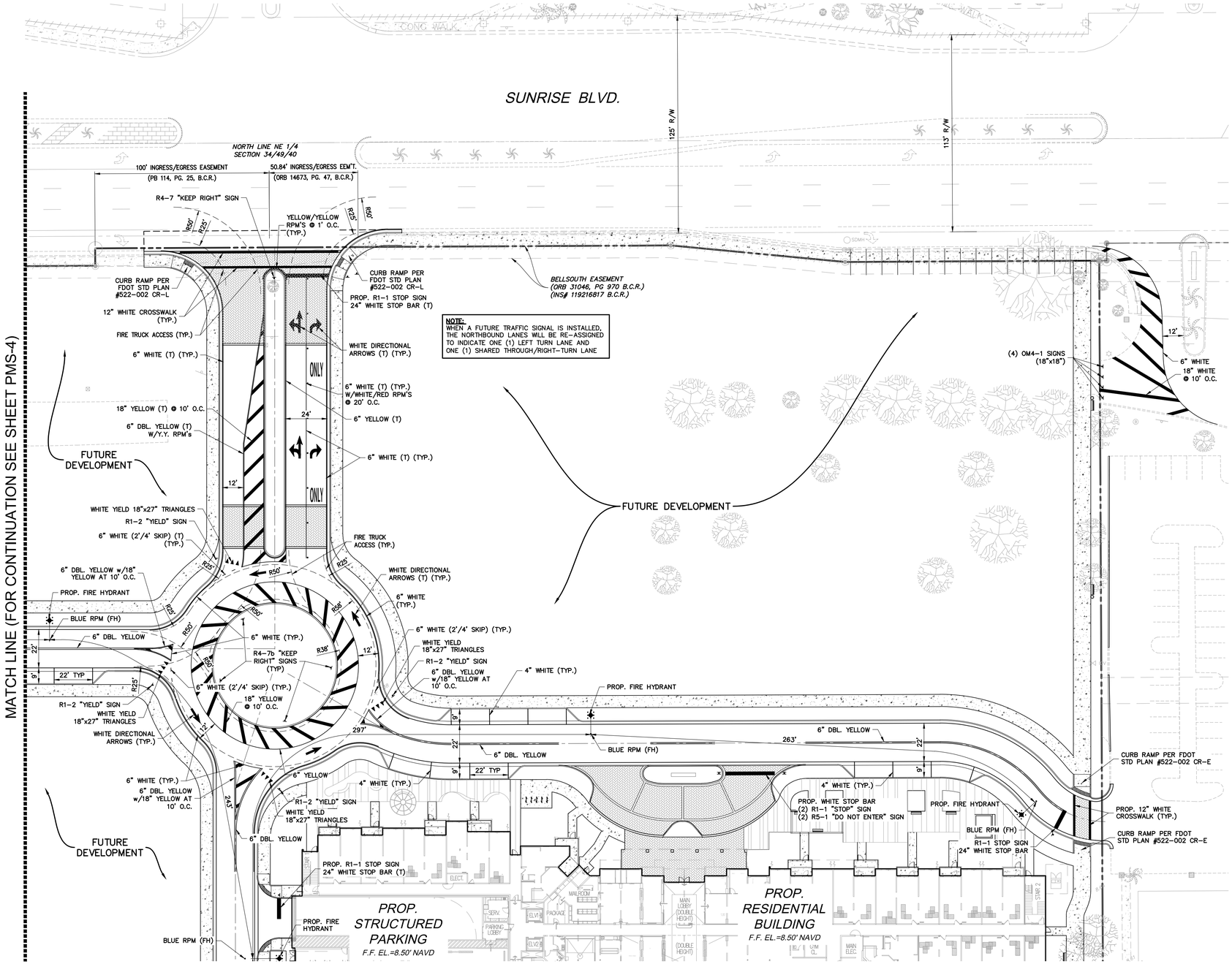
PAVEMENT MARKING AND SIGNAGE
KEY MAP

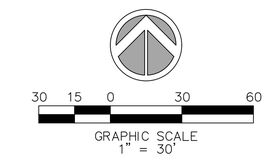
SEAL
CLIFFORD R. LOTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Date: June 9, 2026

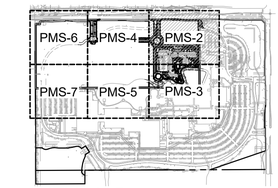
DATE:
06/01/2025

DRAWING NO.
PMS-1

FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:43 PM BY: Andy Venneman
LAYOUT: [PMS-1]







KEY MAP

PAVEMENT MARKING LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- SIGNAGE
- BIKE LANE
- DIRECTIONAL ARROW
- Y/Y RPM's @ 1' O.C. MAX.
- EDGE OF PAVEMENT OR FACE OF EXTRUDED CURB
- 6" SOLID YELLOW w/Y/Y R.P.M.'s @ 40' O.C.
- DIRECTION OF TRAFFIC — 18" SOLID YELLOW — Y/Y RPM's @ 1' O.C. MAX. — DIRECTION OF TRAFFIC — 6" SOLID DBL. YELLOW

NOTE: ALL ELEVATIONS IN NAVD88

LEAVE BLANK – FOR CITY USE ONLY

NOTES:

1. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE w/B.C.T.E.D. AND M.U.T.C.D. STANDARDS
2. ALL STRIPING IN RIGHT OF WAY SHALL BE THERMOPLASTIC.
3. ALL SIGNAGE LEADING TO RIGHT-OF-WAY SHALL BE HIGH INTENSITY.
4. "NO-PARKING FIRE LANE STRIPING/SIGNAGE" TO BE IN ACCORDANCE WITH THE CITY'S FIRE DEPARTMENT REQUIREMENTS.

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Phone (954) 777-3123
Fax (954) 777-3114

PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

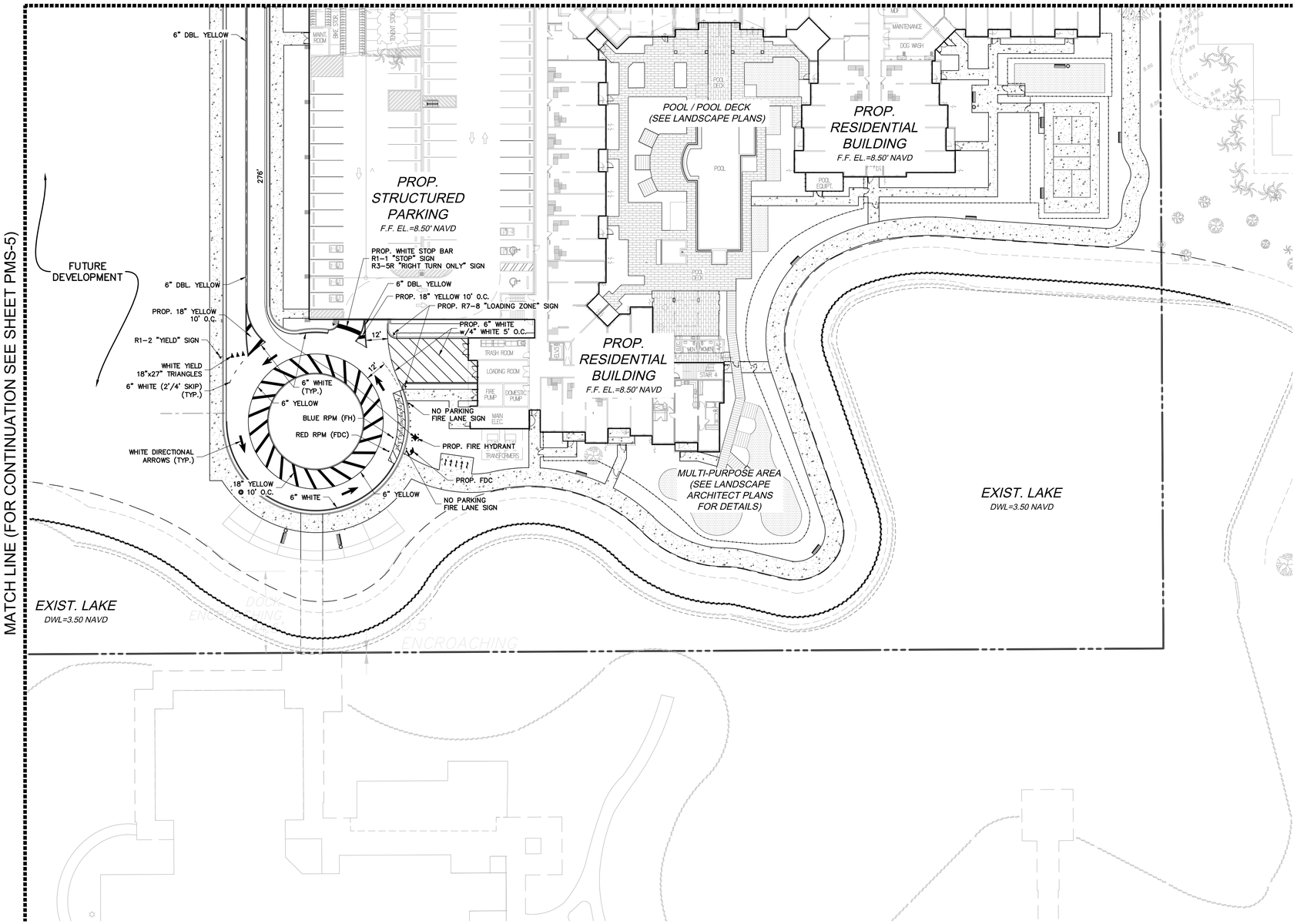
PAVEMENT MARKING AND SIGNAGE PLAN

SEAL: CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. PMS-2

FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:43 PM BY: Andy Venneman
LAYOUT: [PMS-2]



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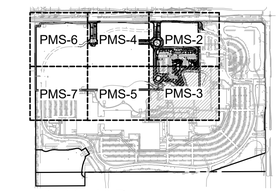
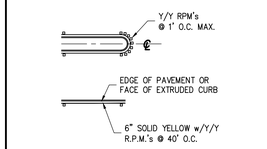
GRAPHIC SCALE
1" = 30'



KEY MAP

PAVEMENT MARKING LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- SIGNAGE
- BIKE LANE
- DIRECTIONAL ARROW



NOTE: ALL ELEVATIONS IN NAVD88

LEAVE BLANK – FOR CITY USE ONLY

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

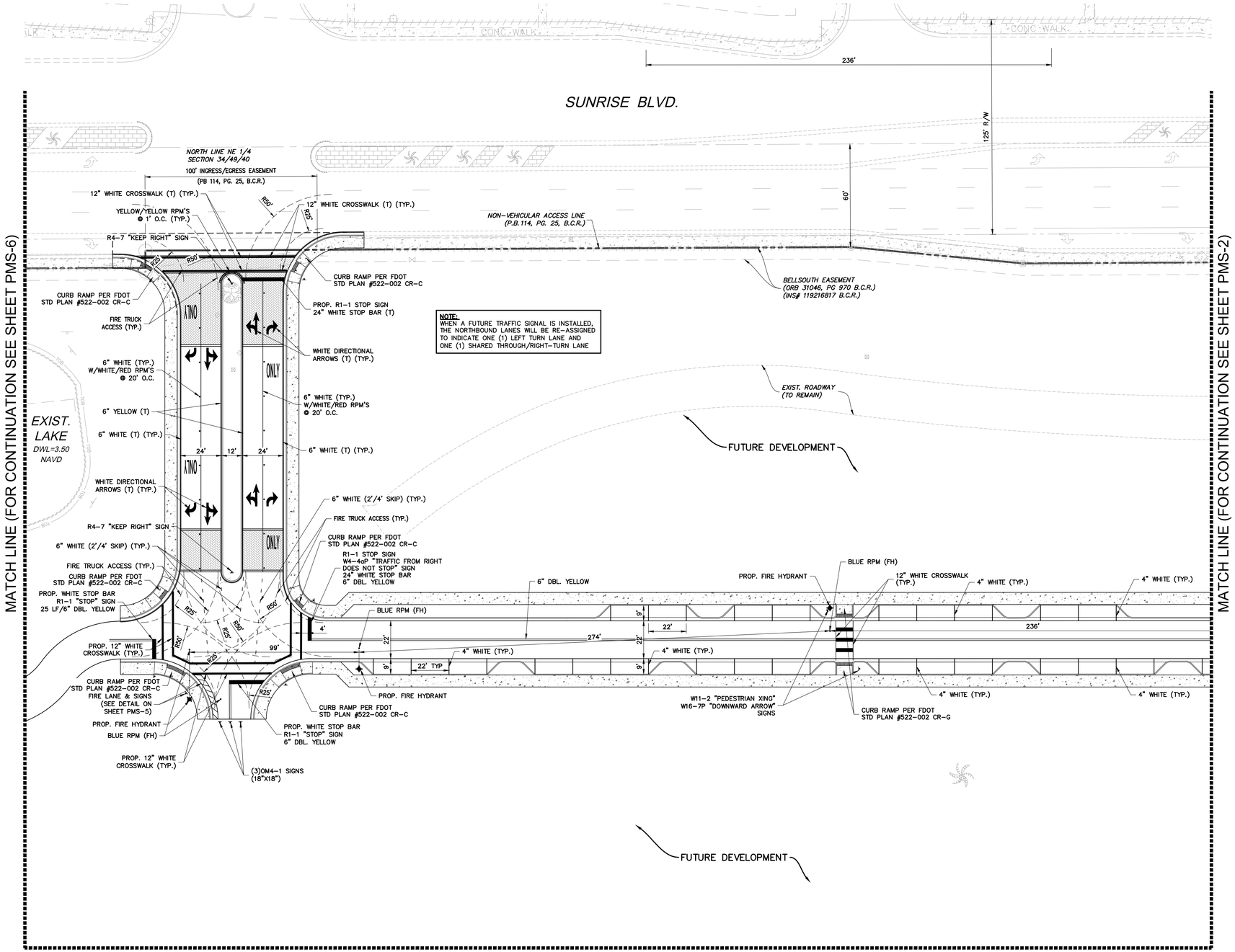
PAVEMENT MARKING AND SIGNAGE PLAN

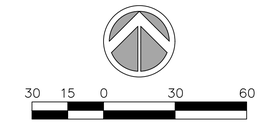
SEAL: CLIFFORD R. LOTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

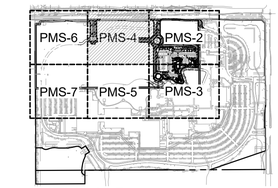
DATE: 06/01/2025

DRAWING NO. PMS-3

FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:44 PM BY: Andy Venneman
LAYOUT: [PMS-3]







KEY MAP

PAVEMENT MARKING LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- SIGNAGE
- BIKE LANE
- DIRECTIONAL ARROW
- Y/Y RPM's @ 1' O.C. MAX.
- EDGE OF PAVEMENT OR FACE OF EXTRUDED CURB
- 6" SOLID YELLOW w/Y/Y R.P.M.'s @ 40' O.C.
- DIRECTION OF TRAFFIC — 18" SOLID YELLOW
- Y/Y RPM's @ 1' O.C. MAX.
- DIRECTION OF TRAFFIC — 6" SOLID DBL. YELLOW

NOTE: ALL ELEVATIONS IN NAVD88

LEAVE BLANK – FOR CITY USE ONLY

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Fax (954) 777-3114

PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

PAVEMENT MARKING AND SIGNAGE PLAN

SEAL: CLIFFORD R. LOVAN, LICENSE No. 56890, STATE OF FLORIDA, PROFESSIONAL ENGINEER

Date: June 9, 2026

DATE: 06/01/2025

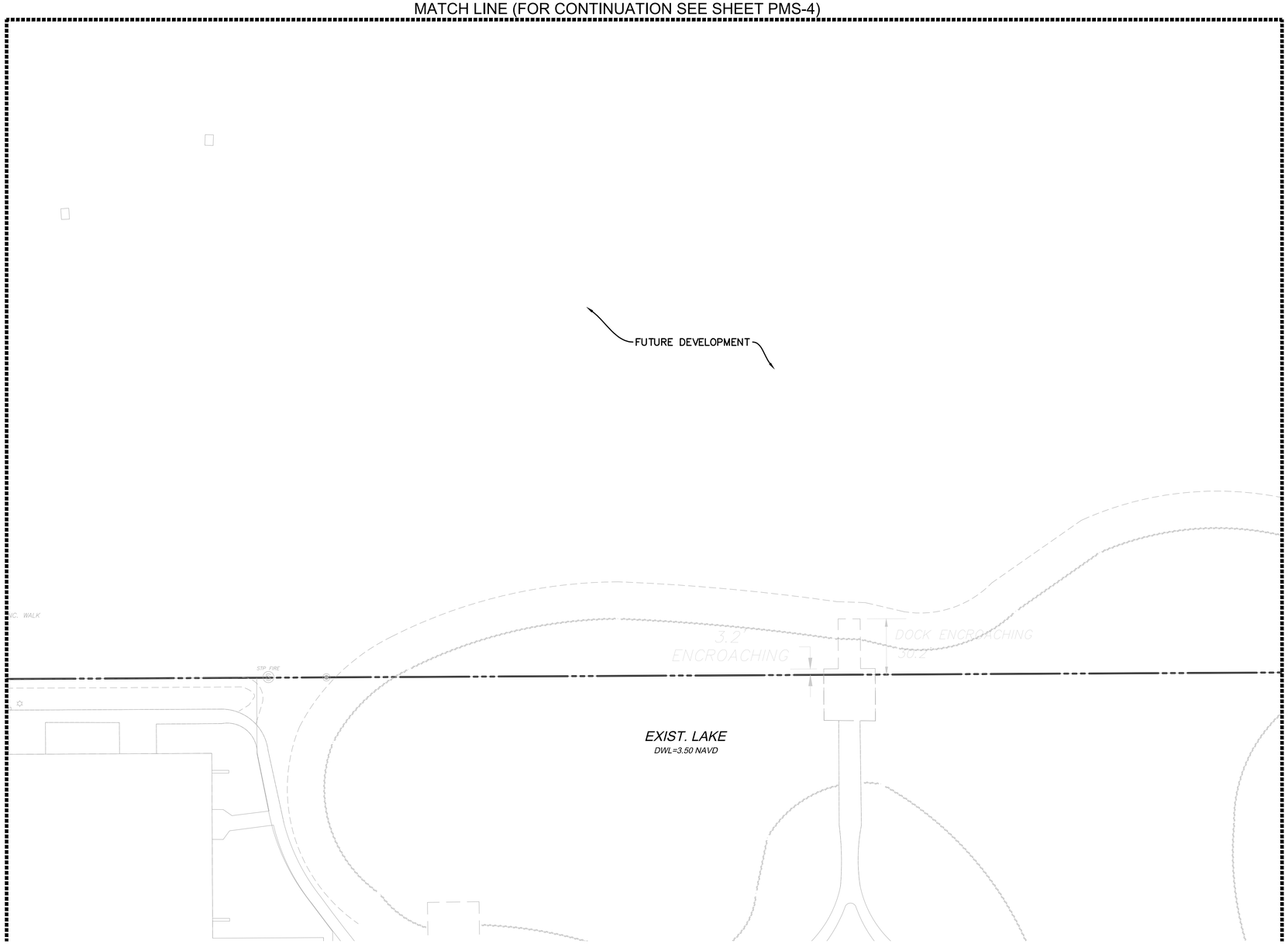
DRAWING NO. PMS-4

FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:44 PM BY: Andy Venneman
LAYOUT: [PMS-4]

MATCH LINE (FOR CONTINUATION SEE SHEET PMS-4)

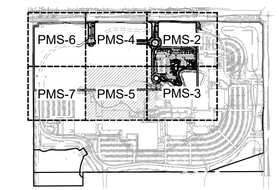
MATCH LINE (FOR CONTINUATION SEE SHEET PMS-7)

MATCH LINE (FOR CONTINUATION SEE SHEET PMS-3)



30 15 0 30 60

GRAPHIC SCALE
1" = 30'



KEY MAP

PAVEMENT MARKING LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- SIGNAGE
- BIKE LANE
- DIRECTIONAL ARROW
- Y/Y RPM's @ 1' O.C. MAX.
- EDGE OF PAVEMENT OR FACE OF EXTRUDED CURB
- 6" SOLID YELLOW w/Y/Y R.P.M.'s @ 40' O.C.
- DIRECTION OF TRAFFIC
- 18" SOLID YELLOW
- Y/Y RPM's @ 1' O.C. MAX.
- DIRECTION OF TRAFFIC
- 6" SOLID DBL. YELLOW

NOTE: ALL ELEVATIONS IN NAVD88

LEAVE BLANK – FOR CITY USE ONLY

NOTES:

1. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE w/B.C.T.E.D. AND M.U.T.C.D. STANDARDS
2. ALL STRIPING IN RIGHT OF WAY SHALL BE THERMOPLASTIC.
3. ALL SIGNAGE LEADING TO RIGHT–OF–WAY SHALL BE HIGH INTENSITY.
4. "NO–PARKING FIRE LANE STRIPING/SIGNAGE" TO BE IN ACCORDANCE WITH THE CITY'S FIRE DEPARTMENT REQUIREMENTS.

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Fax (954) 777-3114

PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

PAVEMENT MARKING AND SIGNAGE PLAN

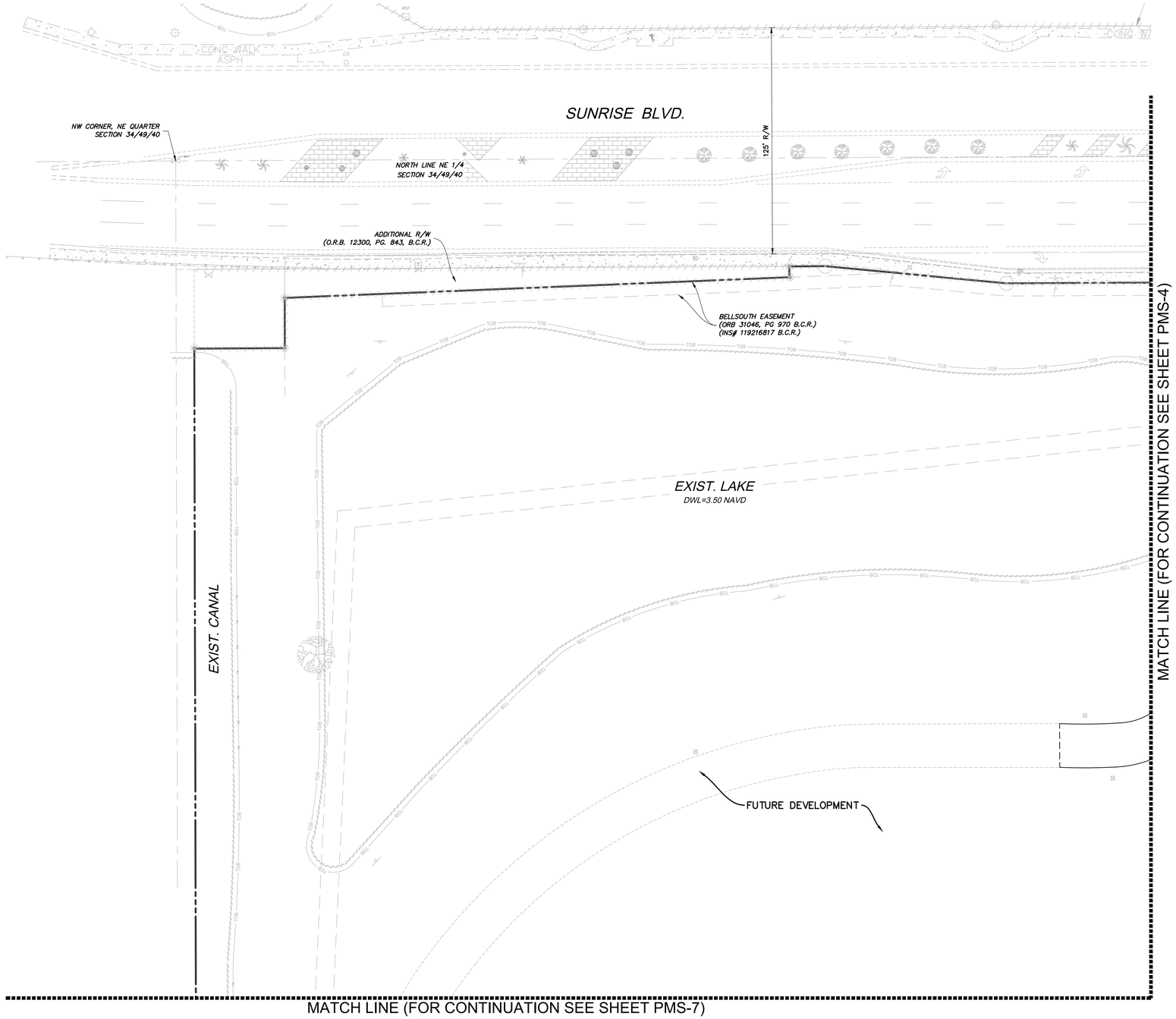
SEAL: CLIFFORD R. LOUIAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. PMS-5

FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:44 PM BY: Andy Venneman
LAYOUT: [PMS-5]



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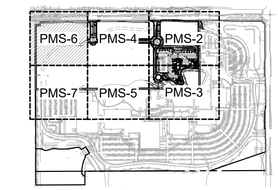
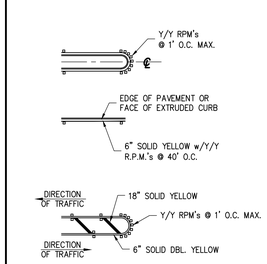
GRAPHIC SCALE
1" = 30'



KEY MAP

PAVEMENT MARKING LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- SIGNAGE
- BIKE LANE
- DIRECTIONAL ARROW



NOTE: ALL ELEVATIONS IN NAVD88

LEAVE BLANK – FOR CITY USE ONLY

NOTES:

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

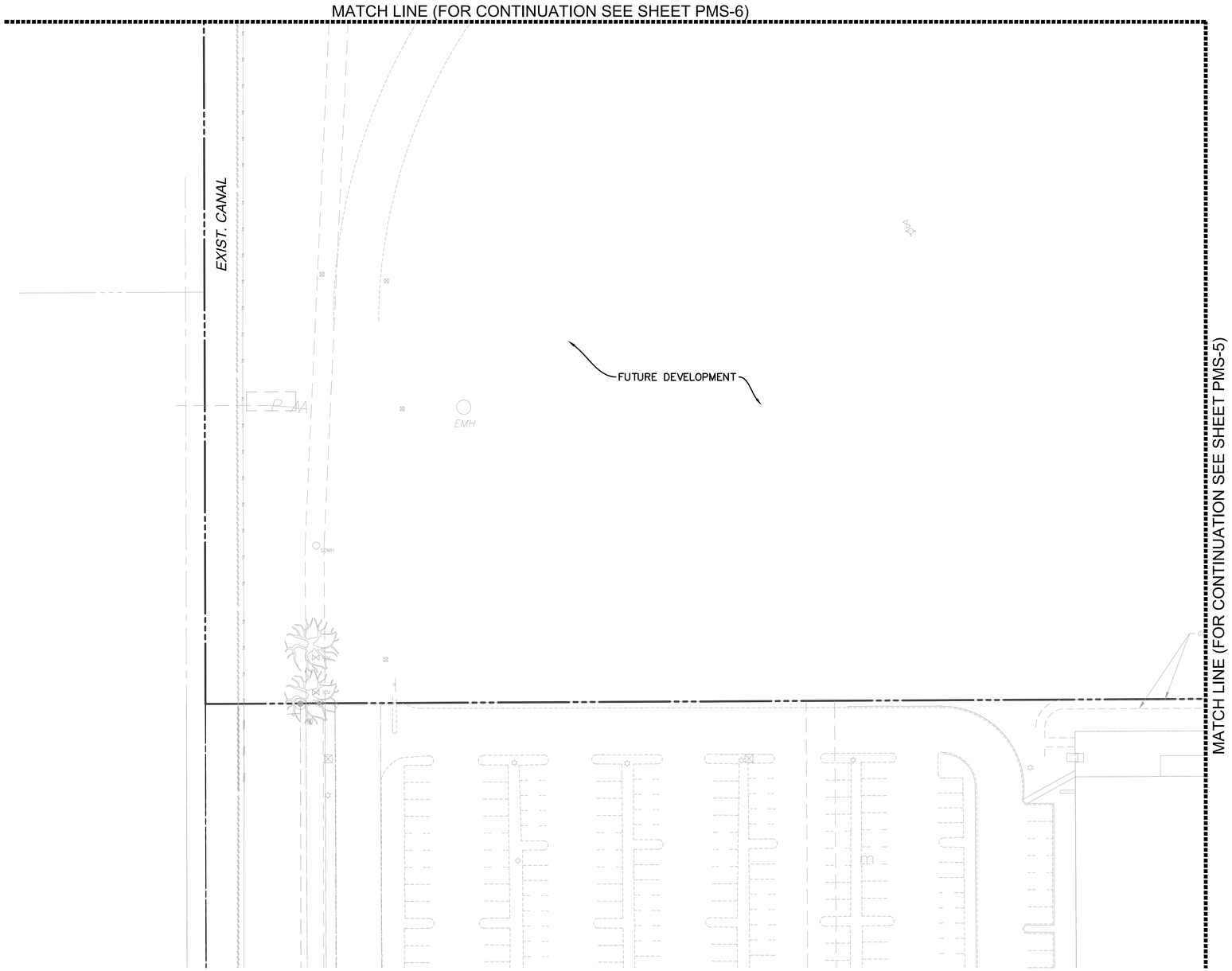
PAVEMENT MARKING
AND SIGNAGE PLAN

SEAL: CLIFFORD R. LOVAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. PMS-6

FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:44 PM BY: Andy Venneman
LAYOUT: [PMS-6]



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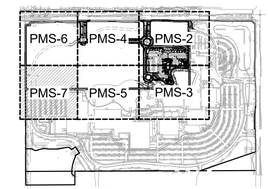
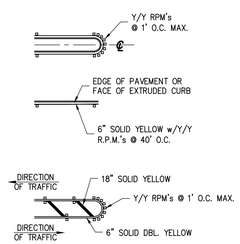
GRAPHIC SCALE
1" = 30'



KEY MAP

PAVEMENT MARKING LEGEND

- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- SIGNAGE
- BIKE LANE
- DIRECTIONAL ARROW



NOTE: ALL ELEVATIONS IN NAVD88

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

PAVEMENT MARKING AND SIGNAGE PLAN

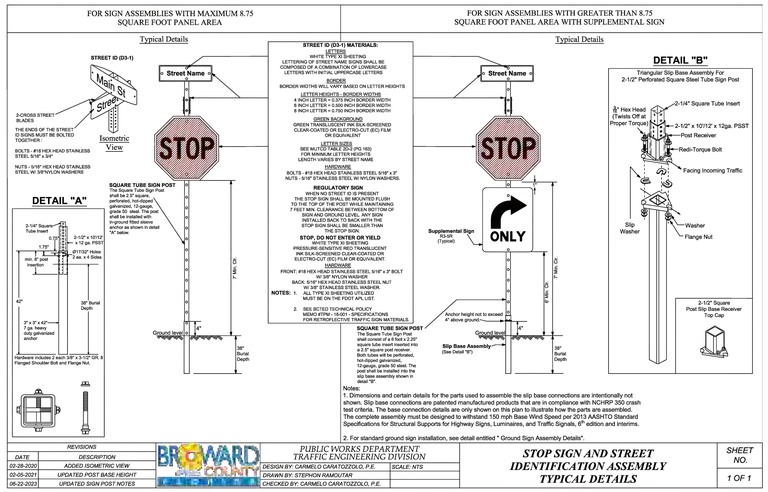
SEAL: CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: June 9, 2026

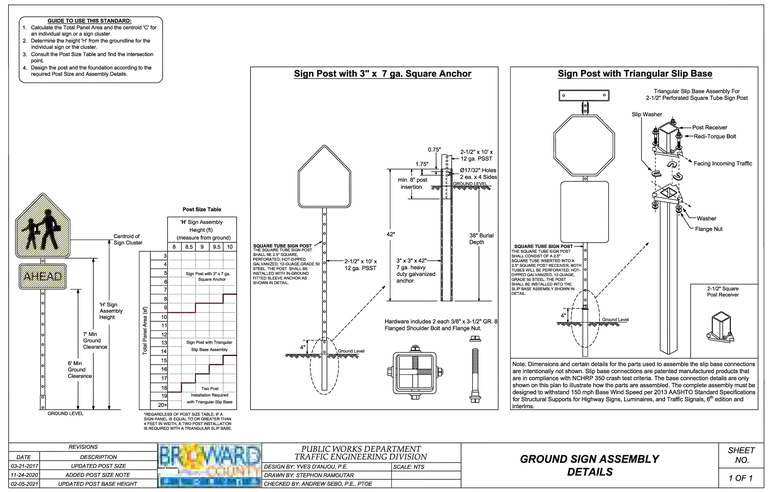
DATE: 06/01/2025

DRAWING NO. PMS-7

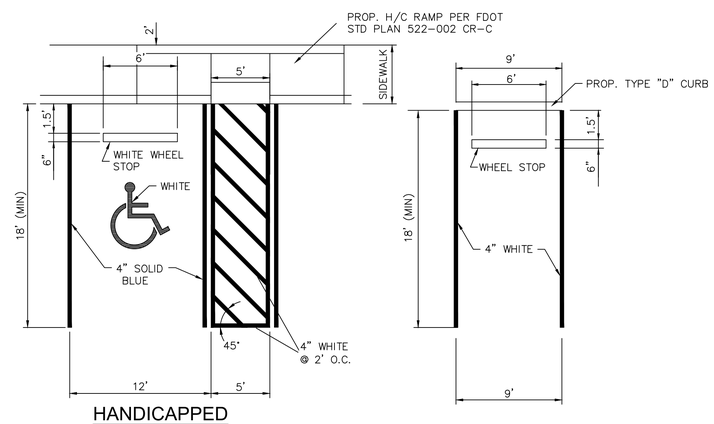
FILE: K:\PROJECTS\25-xxx\25-4275\dwg\4275pms.dwg
PLOT DATE: 6/9/2026 4:45 PM BY: Andy Venneman
LAYOUT: {PMS-7}



REVISIONS				
DATE	DESCRIPTION	BROWARD COUNTY	PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION	STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS	SHEET NO.
02-28-2020	ADDED ISOMETRIC VIEW		DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS	
02-05-2021	UPDATED POST BASE HEIGHT		DRAWN BY: STEPHON RAMOUTAR		1 OF 1
06-22-2023	UPDATED SIGN POST NOTES		CHECKED BY: CARMELO CARATOZZOLO, P.E.		



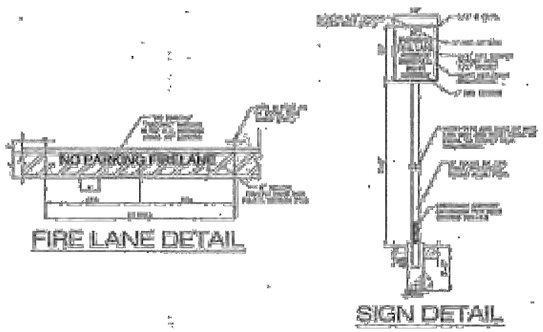
REVISIONS				
DATE	DESCRIPTION	BROWARD COUNTY	PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING DIVISION	GROUND SIGN ASSEMBLY DETAILS	SHEET NO.
03-21-2017	UPDATED POST SIZE		DESIGN BY: YVES D'ANJOU, P.E.	SCALE: NTS	
11-24-2020	ADDED POST SIZE NOTE		DRAWN BY: STEPHON RAMOUTAR		1 OF 1
03-05-2021	UPDATED POST BASE HEIGHT		CHECKED BY: ANDREW SEBO, P.E., PTOE		



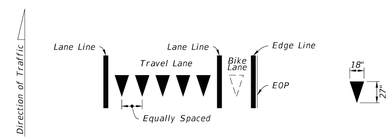
HANDICAPPED

TYPICAL

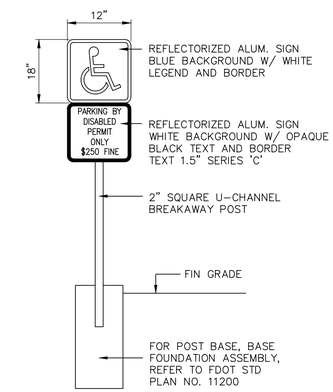
TYPICAL PARKING DETAIL
N.T.S.



FIRE LANE STRIPPING AND SIGNAGE DETAIL



YIELD LINES
N.T.S.



DISABLED SIGNAGE
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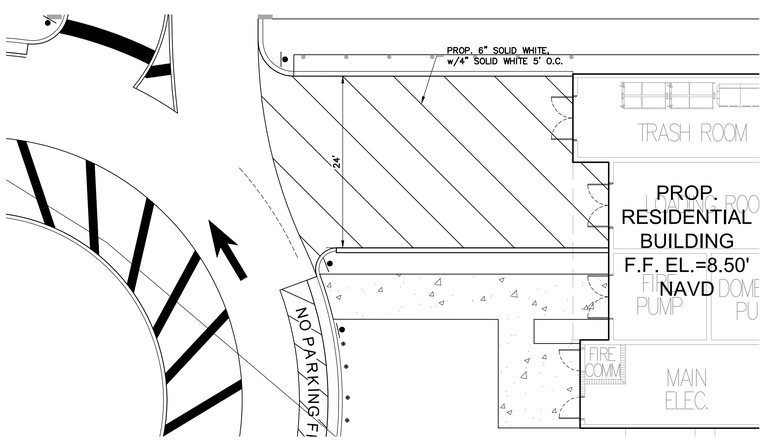
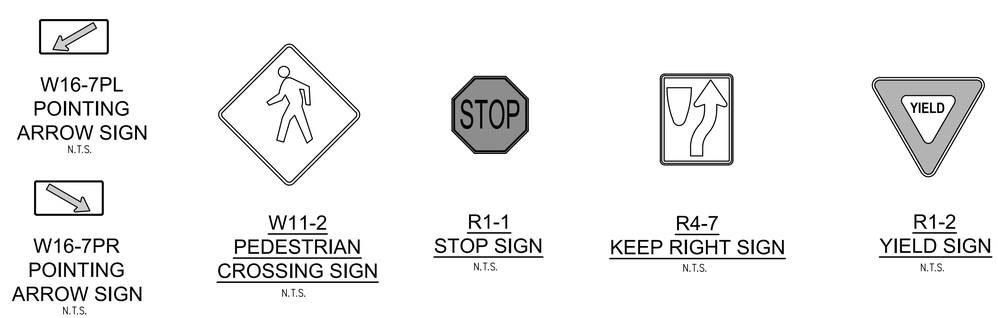


LOADING ZONE DETAIL
N.T.S.



W16-7PL POINTING ARROW SIGN
N.T.S.

W16-7PR POINTING ARROW SIGN
N.T.S.

W11-2 PEDESTRIAN CROSSING SIGN
N.T.S.

R1-1 STOP SIGN
N.T.S.

R4-7 KEEP RIGHT SIGN
N.T.S.

R1-2 YIELD SIGN
N.T.S.

NOTE: ALL ELEVATIONS IN NAVD88

LEAVE BLANK – FOR CITY USE ONLY

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PROJECT NO. 25-4275

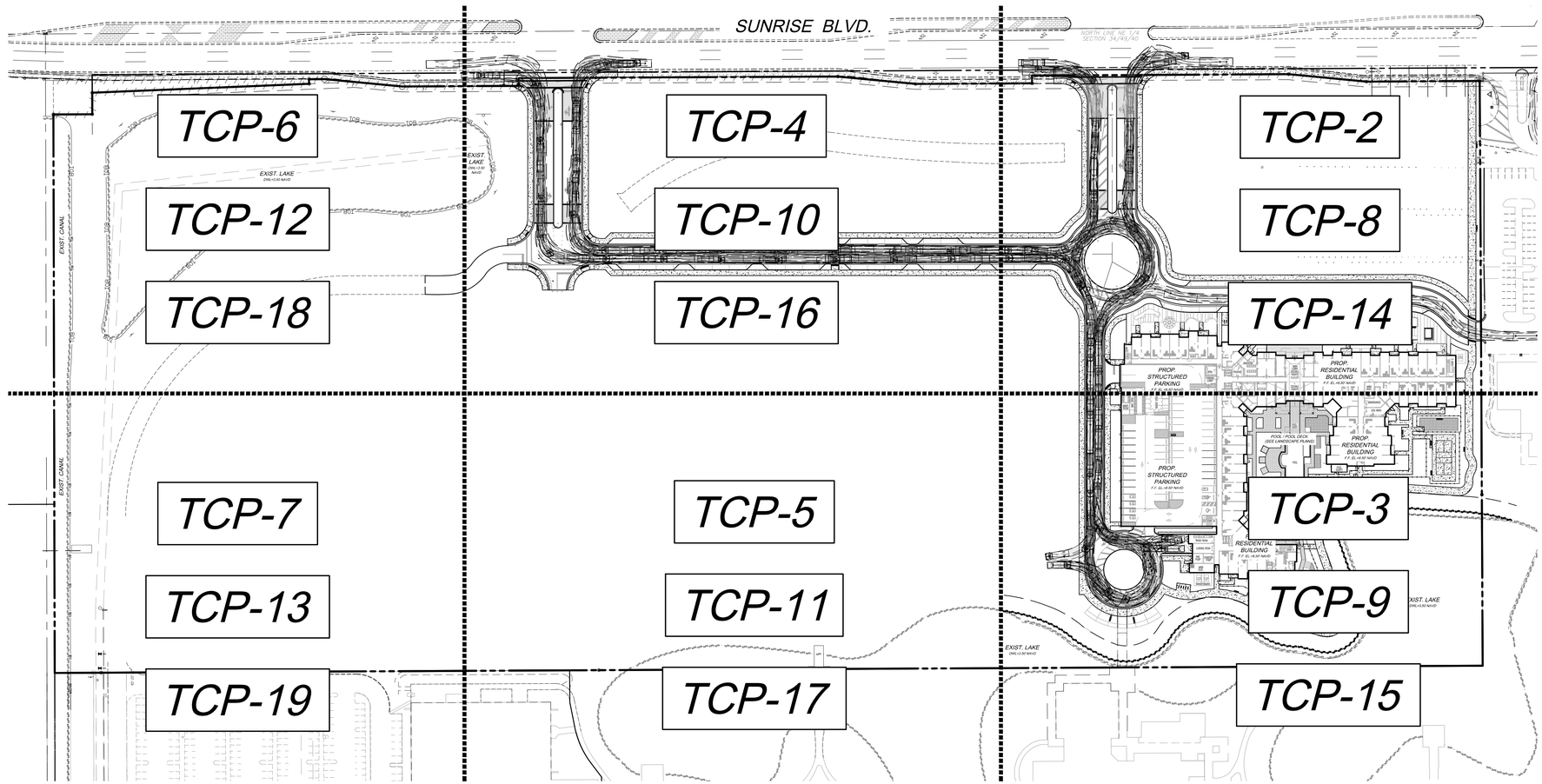
WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

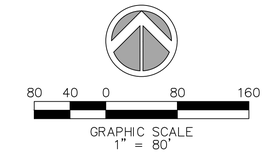
PAVEMENT MARKING AND SIGNAGE PLAN

SEAL: CLIFFORD R. LOUAH, LICENSE No. 56890, STATE OF FLORIDA, PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. PMS-8





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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

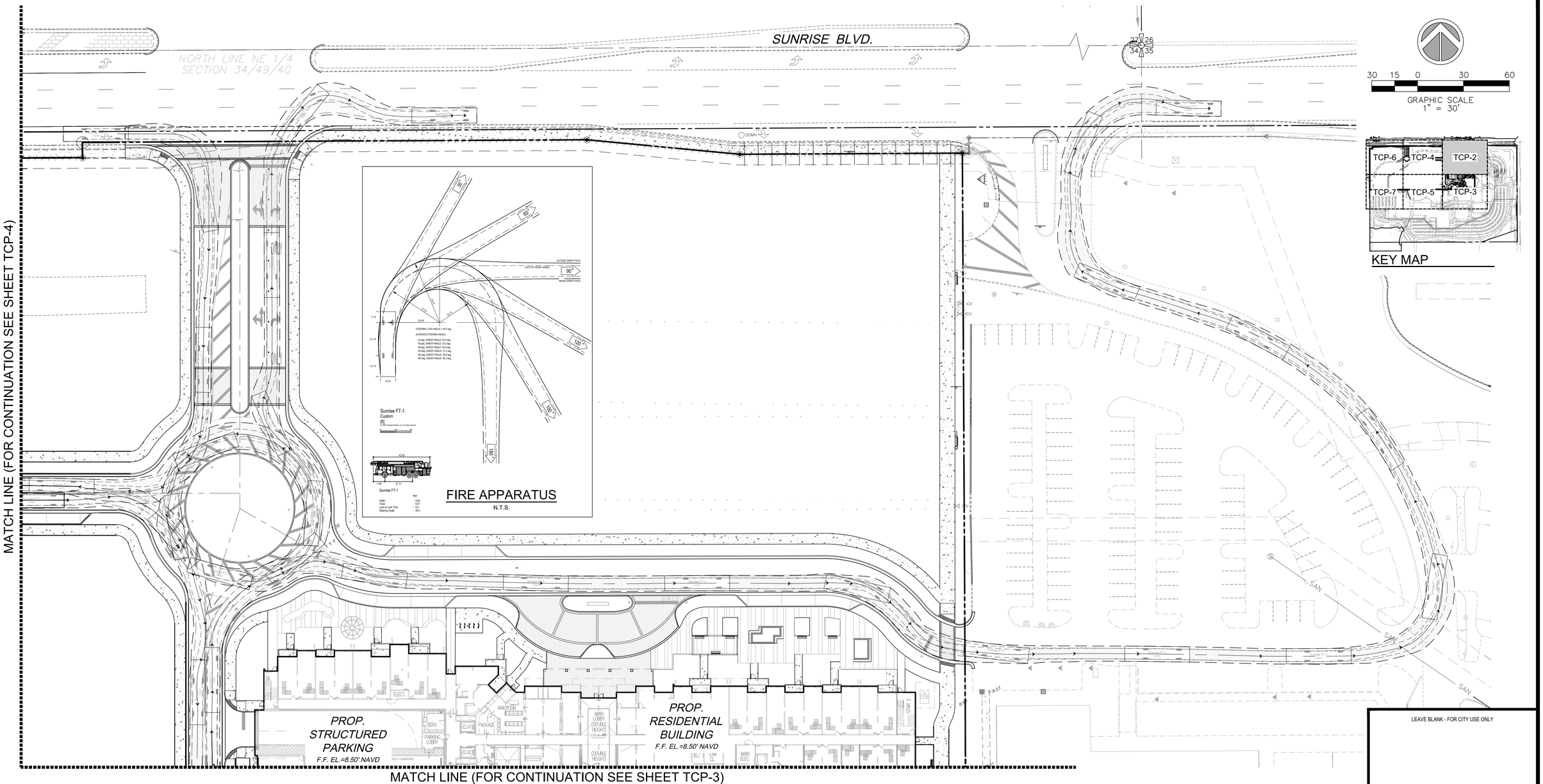
CONCEPTUAL
TRAFFIC CIRCULATION PLAN
KEY MAP

SEAL: CLIFFORD R. LOVAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. TCP-1

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
PLOT DATE: 6/9/2026 4:45 PM BY: Andy Venneman
LAYOUT: [TCP-1]



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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

CONCEPTUAL
TRAFFIC CIRCULATION PLAN
FIRE APPARATUS

SEAL: CLIFFORD R. LOVAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

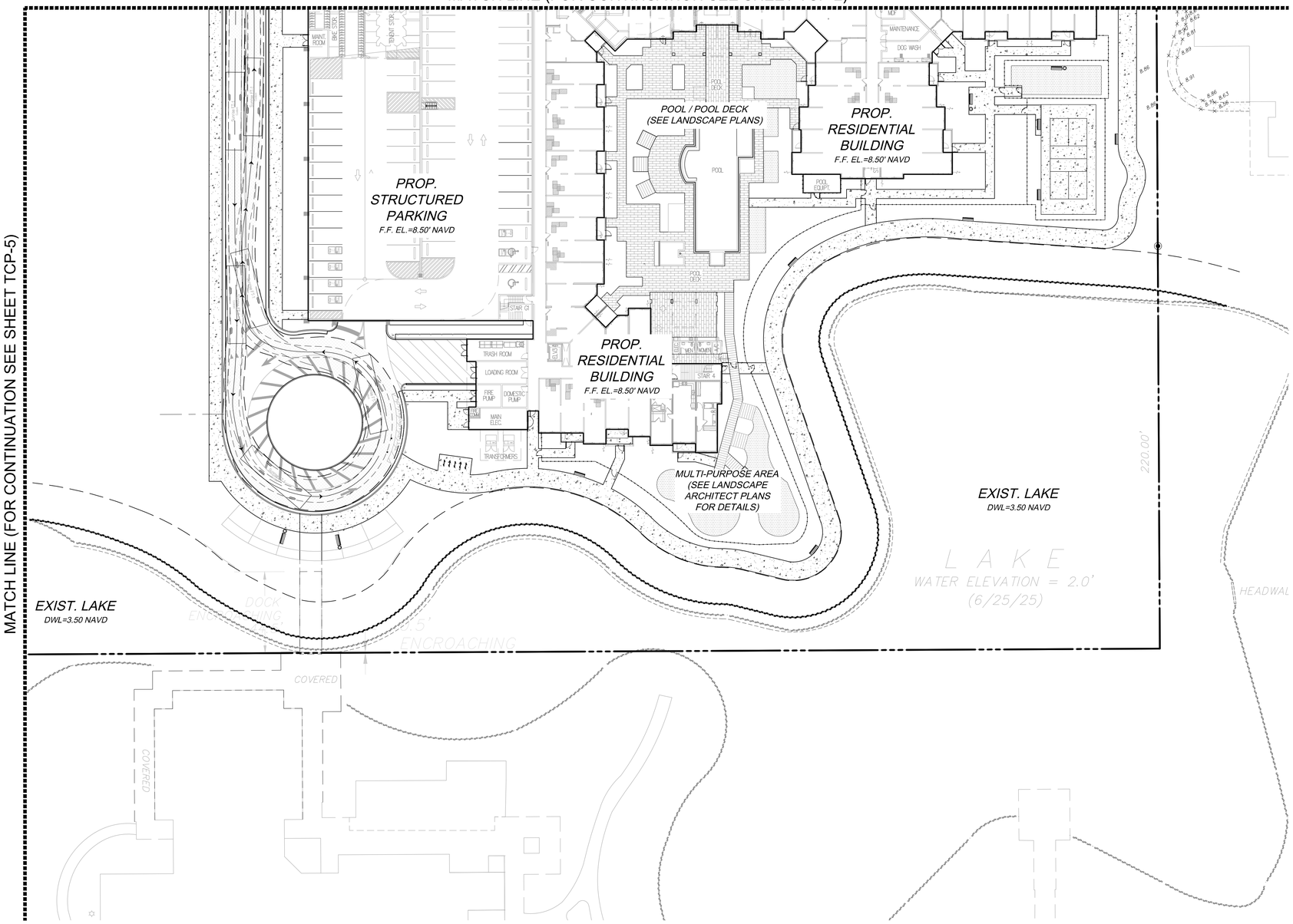
DATE: 06/01/2025

DRAWING NO. TCP-2

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
PLOT DATE: 6/9/2026 4:46 PM BY: Andy Venneman
LAYOUT: [TCP-2]

MATCH LINE (FOR CONTINUATION SEE SHEET TCP-2)

MATCH LINE (FOR CONTINUATION SEE SHEET TCP-5)



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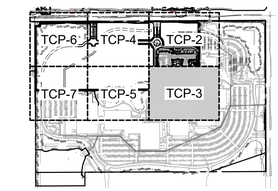
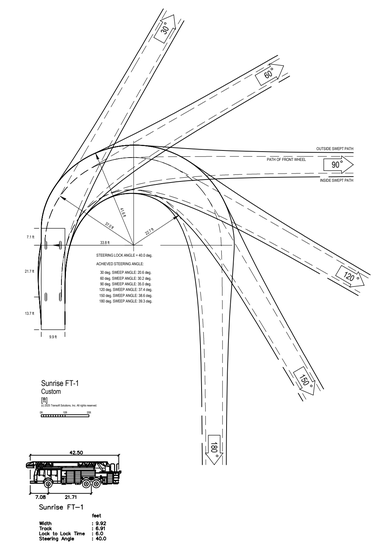
GRAPHIC SCALE
1" = 30'



KEY MAP



FIRE APPARATUS

N.T.S.

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

CONCEPTUAL
TRAFFIC CIRCULATION PLAN
FIRE APPARATUS

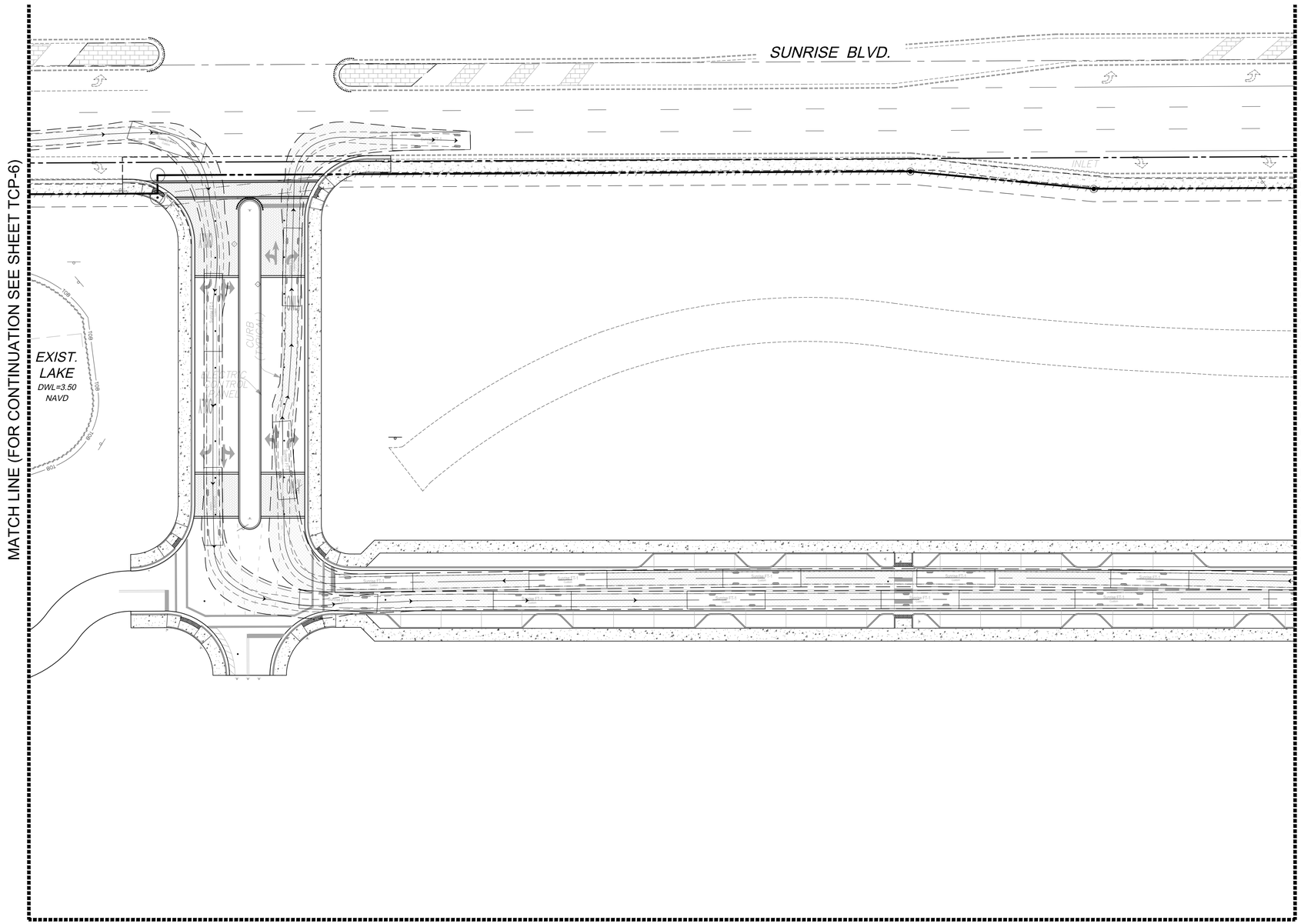
SEAL: CLIFFORD R. LOUIAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. TCP-3

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
PLOT DATE: 6/9/2026 4:46 PM BY: Andy Venneman
LAYOUT: [TCP-3]



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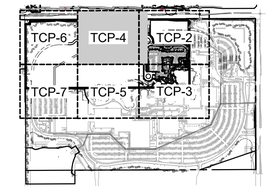
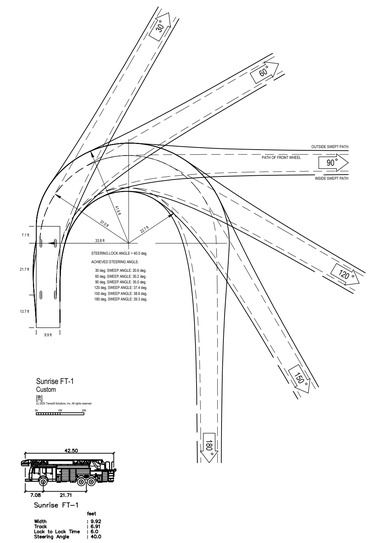
GRAPHIC SCALE
1" = 30'



KEY MAP



FIRE APPARATUS

N.T.S.

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

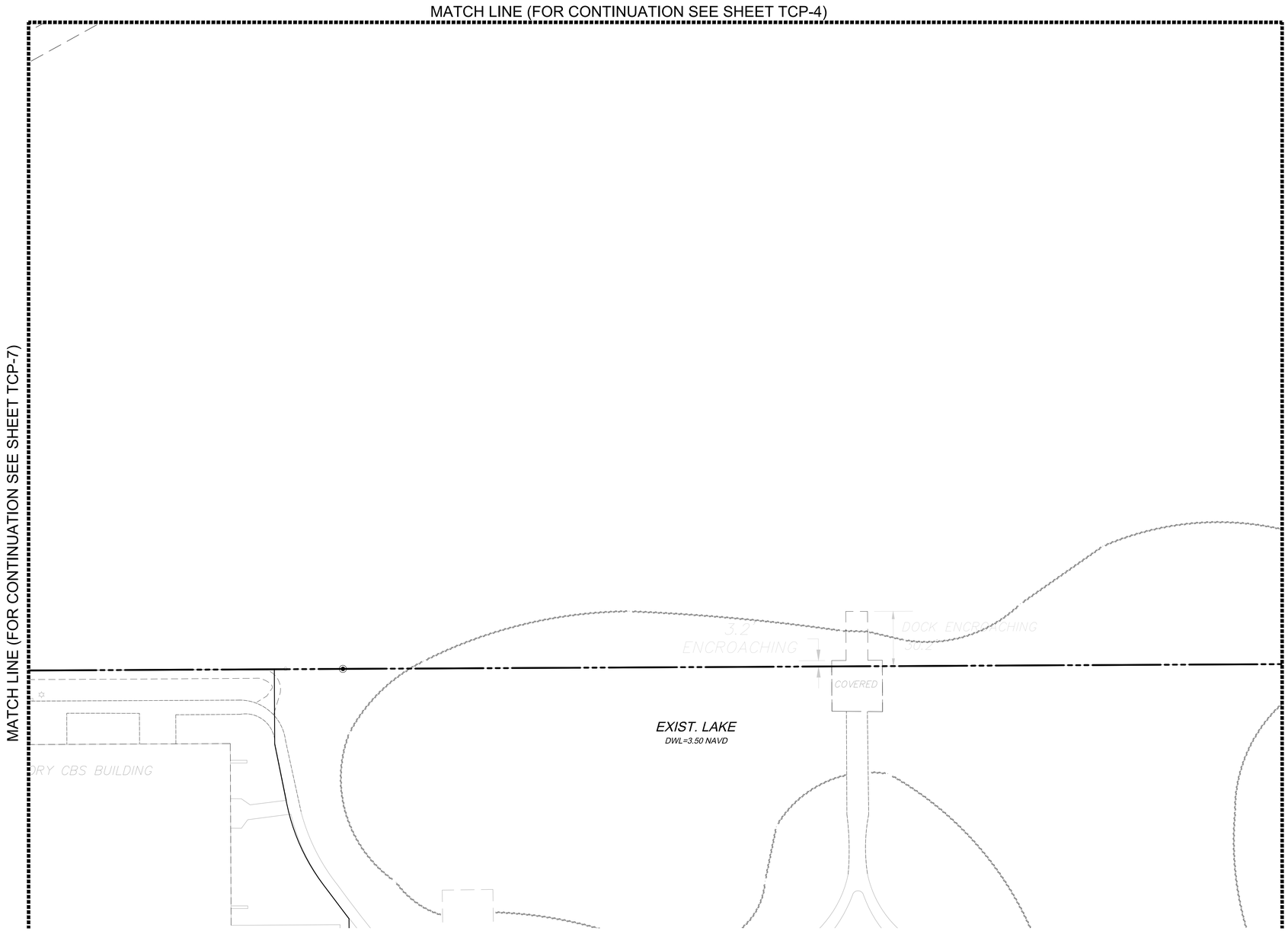
CONCEPTUAL
TRAFFIC CIRCULATION PLAN
FIRE APPARATUS

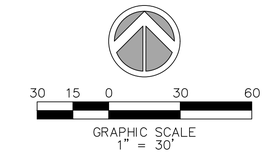
SEAL: CLIFFORD R. LOVLAND LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

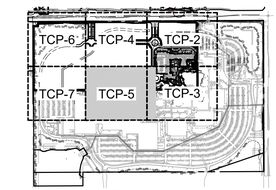
DATE: 06/01/2025

DRAWING NO. TCP-4

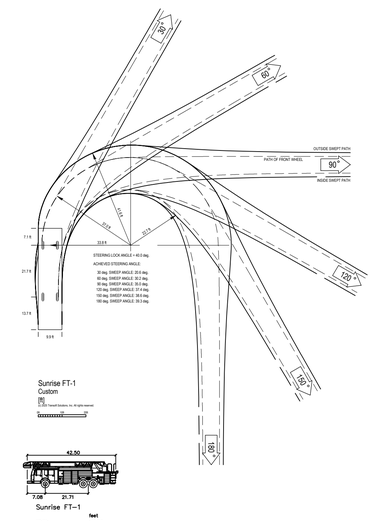
FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
PLOT DATE: 6/9/2026 4:46 PM BY: Andy Venneman
LAYOUT: [TCP-4]







KEY MAP



LOADING VEHICLE

N.T.S.

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

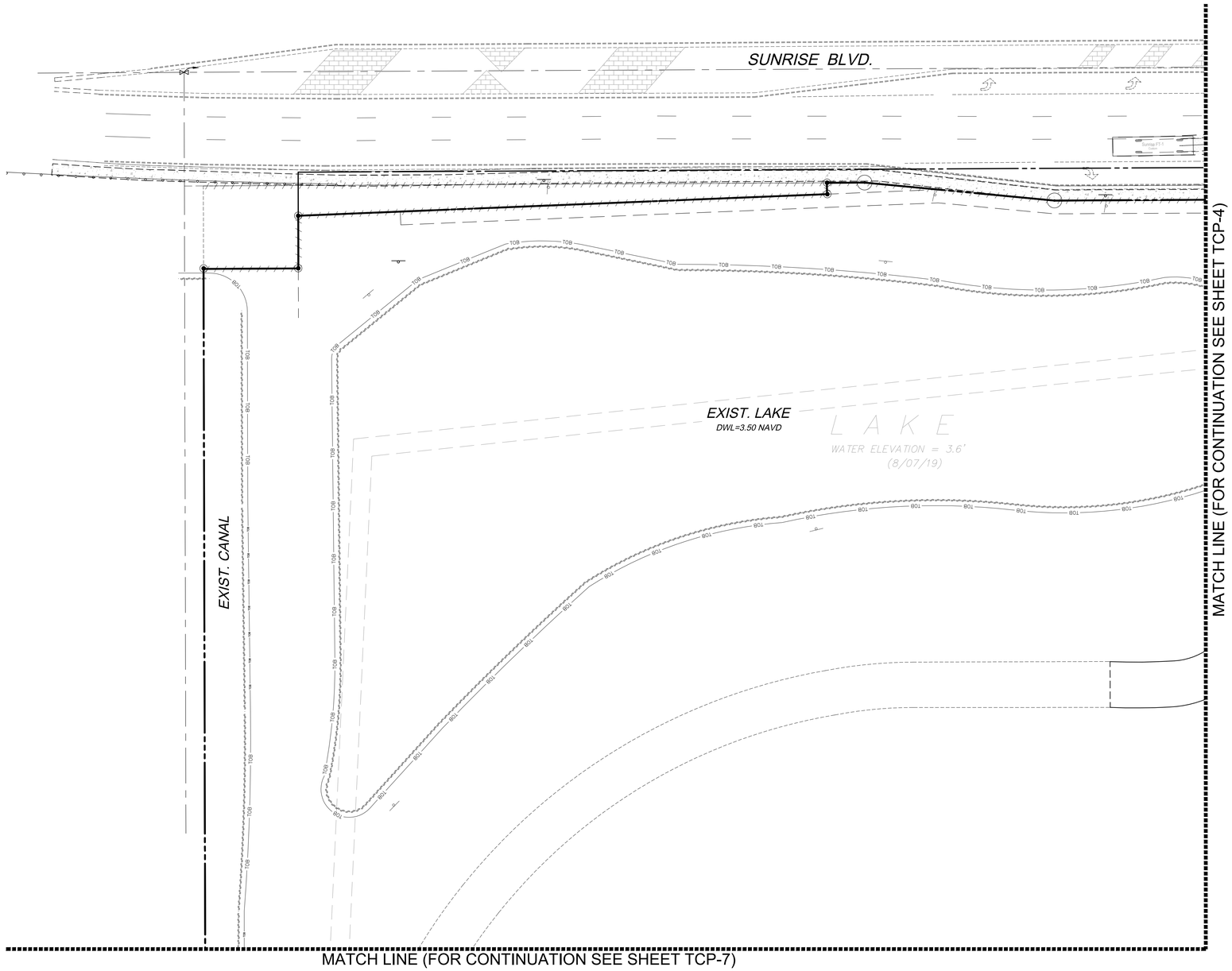
CONCEPTUAL
TRAFFIC CIRCULATION PLAN
FIRE APPARATUS

SEAL: CLIFFORD R. LOUAT, LICENSE No. 56890, STATE OF FLORIDA, PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. TCP-5

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
PLOT DATE: 6/9/2026 4:47 PM BY: Andy Venneman
LAYOUT: [TCP-5]



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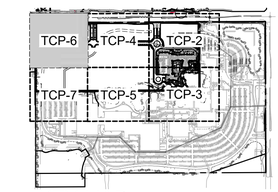
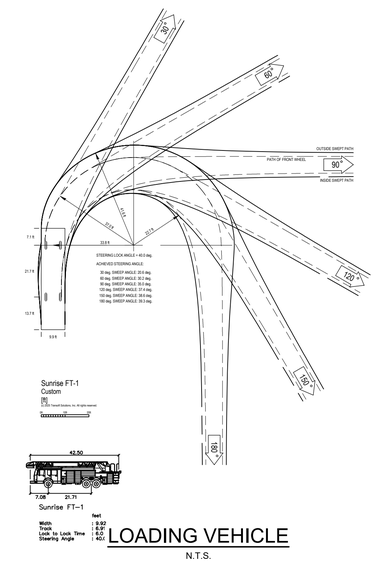
GRAPHIC SCALE
1" = 30'



KEY MAP



LOADING VEHICLE
N.T.S.

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4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
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Phone (954) 777-3123
Fax (954) 777-3114

PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

CONCEPTUAL
TRAFFIC CIRCULATION PLAN
FIRE APPARATUS

SEAL: CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. TCP-6

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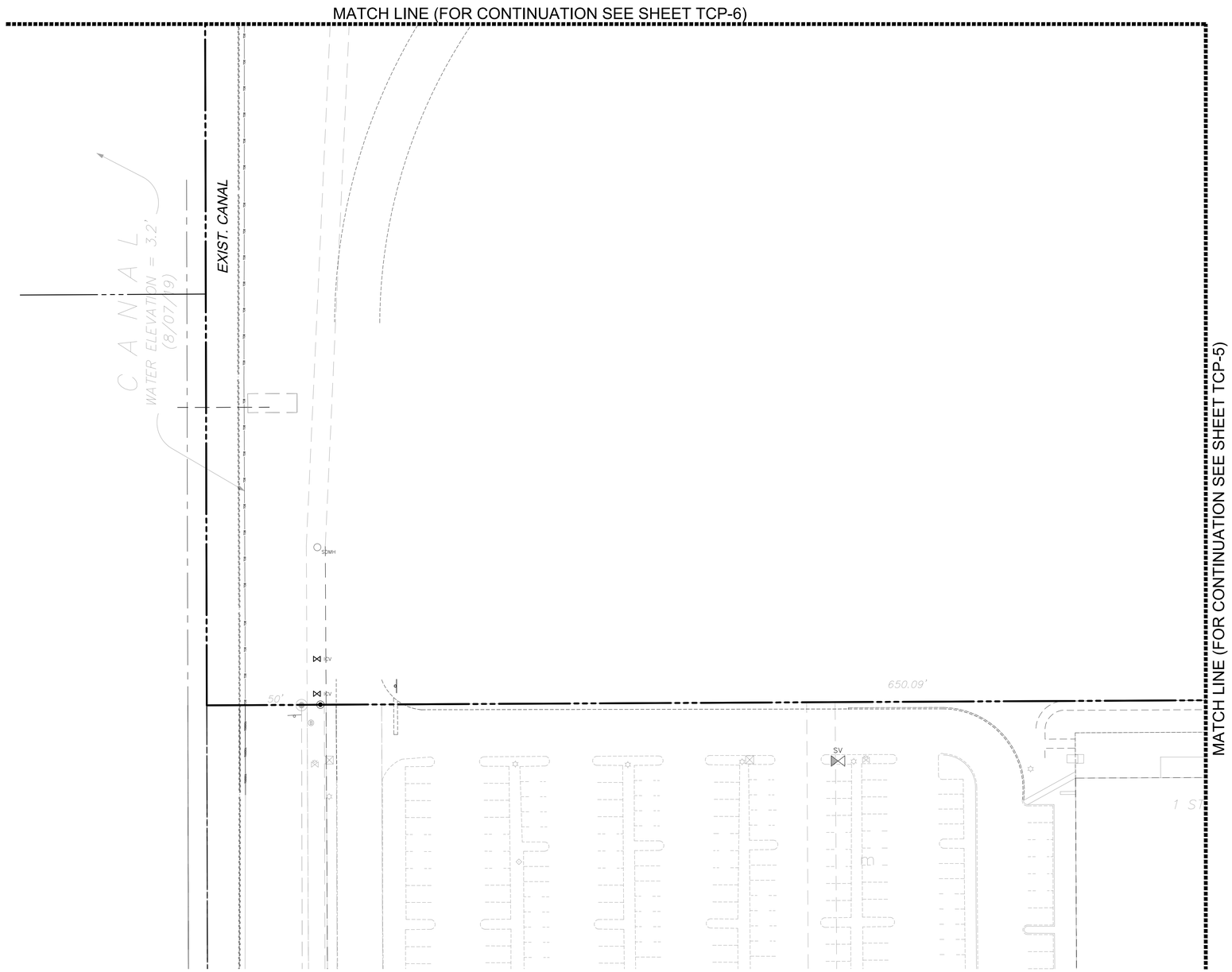
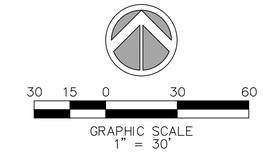
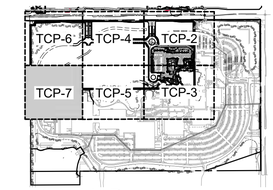
PLOT DATE: 6/9/2026 4:47 PM BY: Andy Venneman
LAYOUT: [TCP-6]







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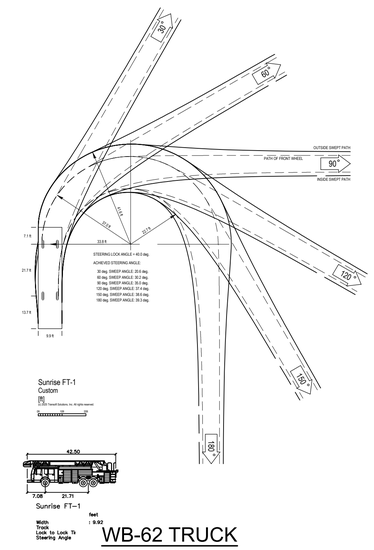

WB-62 TRUCK

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WESTERRA PHASE I - POD 4

SUNRISE, FLORIDA

CONCEPTUAL
TRAFFIC CIRCULATION PLAN
FIRE APPARATUS

SEAL: CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. TCP-7

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
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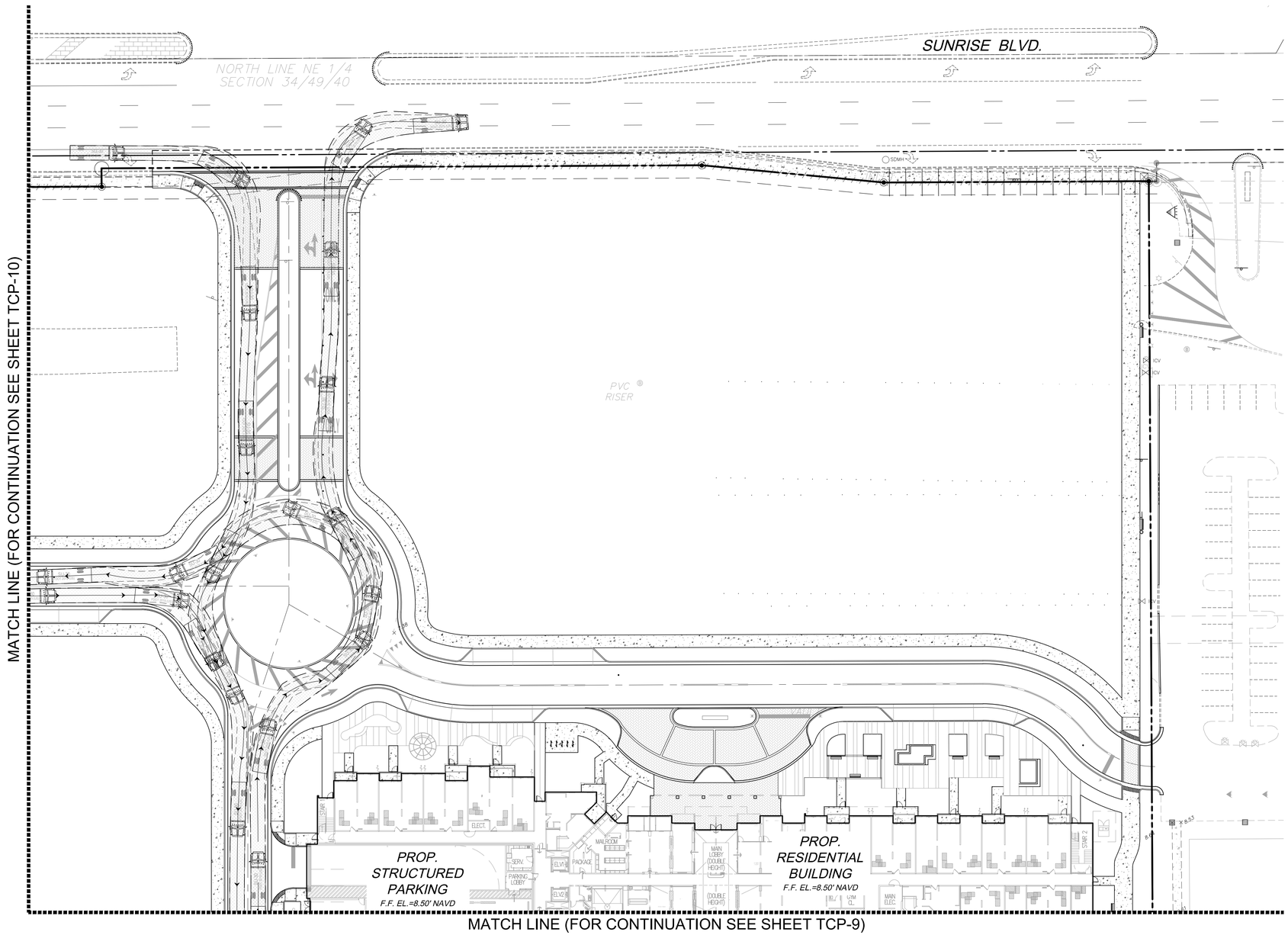
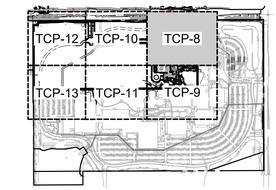
LAYOUT: [TCP-7]





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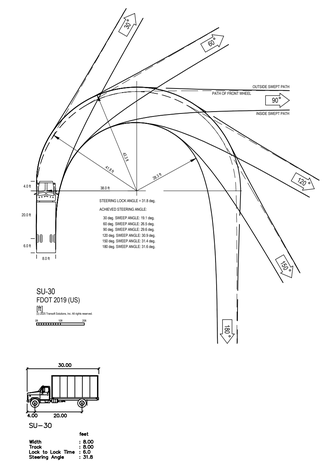

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PROJECT NO. 25-4275

WESTERRA PHASE I - POD 4
SUNRISE, FLORIDA

CONCEPTUAL
TRAFFIC CIRCULATION PLAN
LOADING

SEAL: CLIFFORD R. LOUTAY LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER
Date: June 9, 2026

DATE: 06/01/2025

DRAWING NO. TCP-8

FILE: K:\PROJECTS\25-xxx\25-4275\dwg_4275tcp.dwg
PLOT DATE: 6/9/2026 4:47 PM BY: Andy Venneman
LAYOUT: [TCP-8]