

MARLOWE SUNRISE

SITE PLAN SUBMITTAL

PROJECT LOCATED IN:

CITY OF SUNRISE

BROWARD COUNTY, FL

LEGAL DESCRIPTION:

PARCEL A
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 04°34'58" EAST ALONG THE WEST LINE OF SAID TRACT 2 FOR 814.85 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 06°32'46" EAST; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 01°42'50", FOR AN ARC DISTANCE OF 88.69 FEET; THENCE SOUTH 04°34'58" WEST 177.66 FEET; THENCE NORTH 85°25'02" WEST 3.67 FEET; THENCE SOUTH 04°34'58" WEST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 186.81 FEET; THENCE SOUTH 04°34'58" WEST 131.06 FEET; THENCE SOUTH 89°25'02" EAST 195.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST 417.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 494.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 281,669 SQUARE FEET (6.4662 ACRES) (NET) AND 290,336 SQUARE FEET (6.6659 ACRES) (GROSS), MORE OR LESS.

PARCEL B
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF SAID TRACT 2 FOR 272.84 FEET; THENCE NORTH 04°34'58" EAST 593.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°25'02" WEST 186.81 FEET; THENCE NORTH 04°34'58" EAST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 3.67 FEET; THENCE NORTH 04°34'58" EAST 177.66 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 04°49'56" EAST; THENCE ALONG SAID NORTH LINE, THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 00°14'58", FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; 2) SOUTH 85°25'02" EAST 170.23 FEET; THENCE SOUTH 04°34'58" WEST 195.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 35,894 SQUARE FEET (0.8240 ACRES) (NET) AND 54,208 SQUARE FEET (1.2444) (GROSS), MORE OR LESS.

PARCEL C
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

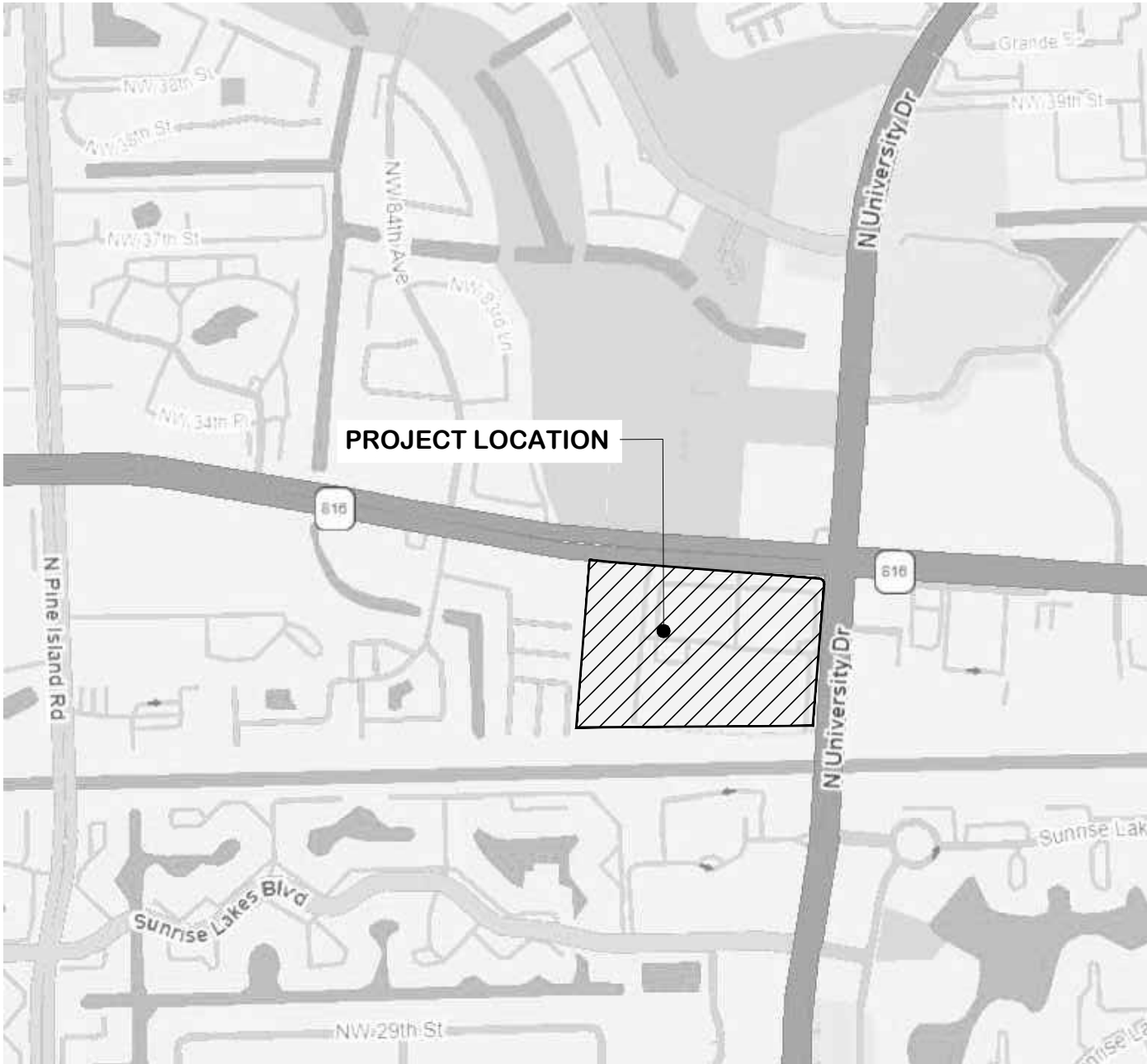
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE NORTH 89°34'58" EAST ALONG THE SOUTH LINE OF SAID TRACT 2 FOR 494.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°34'58" EAST 417.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 85°25'02" WEST 195.80 FEET; THENCE NORTH 04°34'58" EAST 327.62 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2; THENCE SOUTH 85°25'02" EAST ALONG SAID NORTH LINE 844.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST ALONG THE EAST LINE OF SAID TRACT 2 FOR 688.34 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 651.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 553,696 SQUARE FEET (12.7111 ACRES) (NET) AND 669,450 SQUARE FEET (15.8276 ACRES) (GROSS), MORE OR LESS.

OVERALL
TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 871,259 SQUARE FEET (20.0014 ACRES) (NET) AND 1,034,185 SQUARE FEET (23.7416 ACRES) (GROSS), MORE OR LESS.

NOTES:

- 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 THE DETAILS SHOWN, MADE TO SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, SHALL REQUIRE REVIEW FOR CONSISTENCY AND COMPLIANCE WITH THE CITY OF SUNRISE LAND DEVELOPMENT CODE.
- 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.
- THE SUBJECT SITE IS LOCATED WITHIN A WELLFIELD PROTECTION ZONE, AS IDENTIFIED IN THE COMPREHENSIVE PLAN MAP SERIES. PER THE COMPREHENSIVE PLAN, THE CITY OF SUNRISE SHALL CONTINUE TO IMPLEMENT THE BROWARD COUNTY WELLFIELD PROTECTION ORDINANCE, AS AMENDED.



LOCATION MAP

IN SECTION 21, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

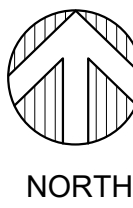
N.T.S.

FEMA FLOOD ZONES

Community No.: 120328
Community Name: City of Sunrise
Panel No: 0345
Suffix: J
Map Number: 12011C0345J
Flood Zones: X, AH
Base Flood Elevation: 8' NAVD88
Date of Map Panel: 7/31/2024
Date of Firm Index: 7/31/2024

ALL ELEVATIONS SHOWN
REFERENCES THE NAVD 88 DATUM

Residential building: 8.95' NAVD 88



AERIAL MAP

N.T.S.

CODES, ORDINANCES & AUTHORITIES HAVING JURISDICTION
GOVERNING THE WORK INCLUDE BUT ARE NOT LIMITED TO:

FLORIDA BUILDING CODE: BUILDING, 8TH EDITION (2023)

FLORIDA BUILDING CODE: ACCESSIBILITY, 8TH EDITION (2023)

FLORIDA FIRE PREVENTION CODE 8TH EDITION (2023)

BASED ON NFPA 1, FIRE CODE, 2024 EDITION

NFPA 101, LIFE SAFETY CODE, 2024 EDITION

FAIR HOUSING ACT DESIGN MANUAL: 1998 (SAFE HARBOR)

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CITY OF SUNRISE, FL CODE OF ORDINANCES

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• OWNER / DEVELOPER
GREYSTAR
421 NE 6TH ST.
FORT LAUDERDALE, FL 33304
(954) 678 2388

• ARCHITECT:
MSA ARCHITECTS
ARCHITECTS & PLANNERS
8950 SW 74th COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273 9911
FL. AA C000895

• LANDSCAPE ARCHITECT
ARCHITECTURAL ALLIANCE
612 SW 4TH AVE.
FORT LAUDERDALE, FL 33315
(954) 764 8858

• SURVEYOR
POLICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
(954) 572 1777

• CIVIL
THOMAS ENGINEERING GROUP
ENGINEERS & PLANNING
6300 NW 31ST AVE.
FT. LAUDERDALE, FL 33309
(954) 202-7000

• PHOTOMETRIC
FRANYE ENGINEERS INC.
10610 NW 27TH ST.
DORAL, FLORIDA 33172
(305) 592-1360

• TRAFFIC
KIMLEY — HORN
TRAFFIC ENGINEERING
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL, 33411
(561) 845 0665



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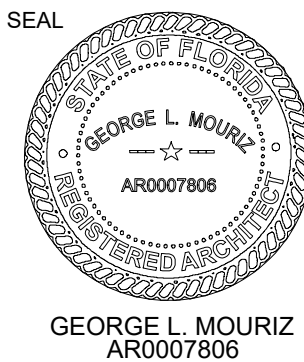
CLIENT:

GREYSTAR
421 NE 6TH ST., FORT LAUDERDALE, FL 33304

PROJECT:

MARLOWE SUNRISE
SITE PLAN
8050-8338 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA, 33351

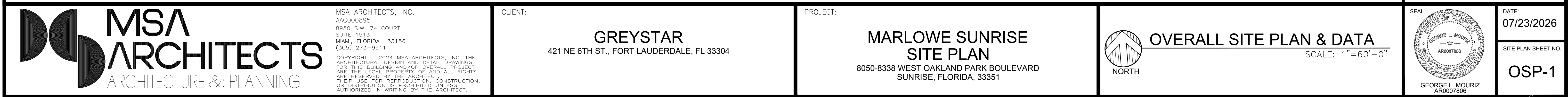
COVER SHEET AND INDEX

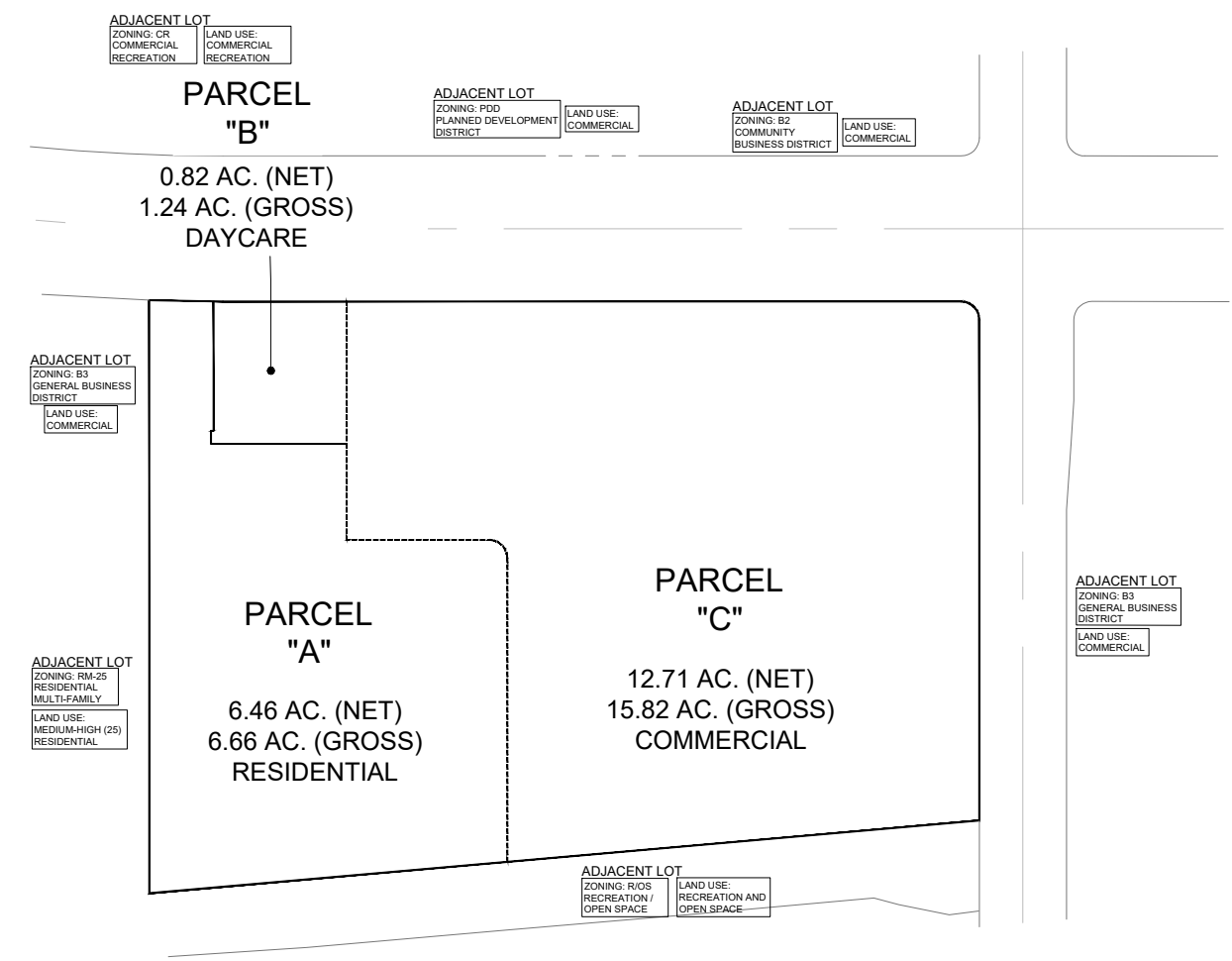
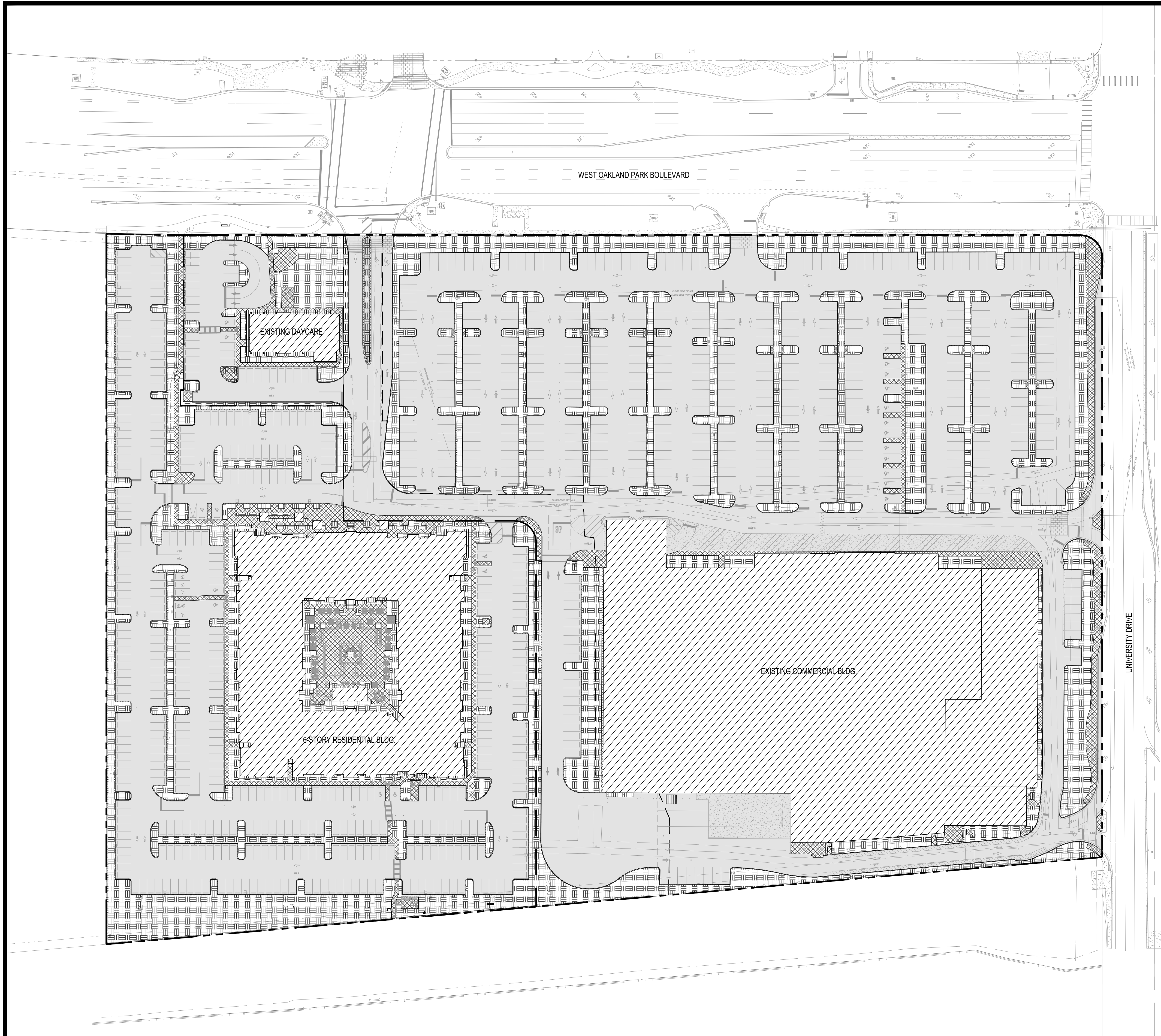


DATE:
07/23/2026

SITE PLAN SHEET NO.

SPCS-1





LAND USE AND ZONING DIAGRAM
SCALE: N.T.S.

LEGEND	
	REFERS TO BUILDING COVERAGE (BLDG. FOOTPRINT)
	REFERS TO CANOPIES, OVERHANGS AND OTHER PROJECTIONS
	REFERS TO IMPERVIOUS AREA (SIDEWALKS, PLAZAS AND OTHER)
	REFERS TO PERVIOUS AREA
	REFERS TO VEHICULAR USE AREA

ABBREVIATION LEGEND	
LS:	LANDSCAPE
ELEV:	ELEVATION
CONC:	CONCRETE
BLDG:	BUILDING
H:	HEIGHT
ALUM:	ALUMINUM
PROP:	PROPOSED
EXIST:	EXISTING
SF:	SQUARE FEET
STBK:	SETBACK
FI:	FIRE HYDRANT
RES:	RESIDENTIAL
A/C:	AIR CONDITIONED
C&G:	CURB & GUTTER
FFE:	FINISH FLOOR ELEVATION
U.O.N:	UNLESS OTHERWISE NOTED
C.O.S:	COMMON OPEN SPACE
N/A:	NOT APPLICABLE
ESMT:	ESSEMENT
R.O.W:	RIGHT OF WAY
SS:	SANITARY SEWER
MH:	MANHOLE

LOT COVERAGE			
TOTAL NET SITE AREA:		871,259 sf	20.00 ac
MAX. ALLOWED (Per Design Guidelines)	%	Square Footage (SF)	Acreage (Ac.)
Impervious Area (Includes Lot Coverage)	85%	740,570 sf	17.00 ac
Lot Coverage	35%	304,941 sf	7.00 ac
PROVIDED	%	Square Footage (SF)	Acreage (Ac.)
Lot Coverage			
	Building Footprint	24.2%	210,909 sf 4.84 ac
	Canopies, Overhangs and Other projections	0.3%	2,967 sf .07 ac
Total Lot Coverage:		24.5%	213,876 sf 4.91 ac
Impervious Area			
	Lot Coverage	24.5%	213,876 sf 4.91 ac
	Sidewalks, Plazas and other Impervious Areas	5.9%	51,809 sf 1.19 ac
	Vehicular Use Area (VUA)	50.1%	436,139 sf 10.01 ac
Total Impervious Area:		80.6%	701,824 sf 16.11 ac
	Total Pervious Area	19.4%	169,435 sf 3.89 ac
Impervious + Pervious Area		100.0%	871,259 sf 20.00 ac

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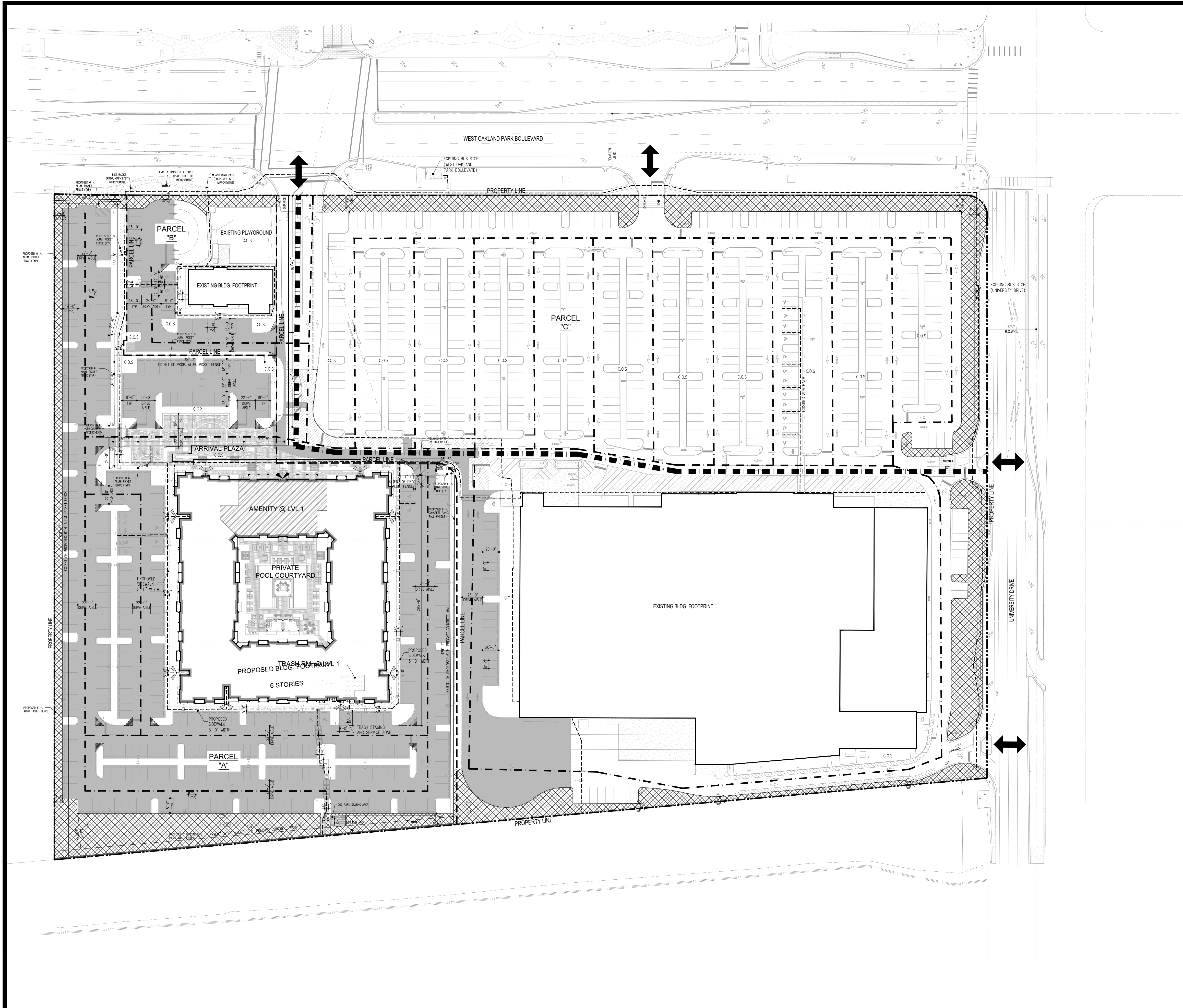
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PROJECT:
**MARLOWE SUNRISE
SITE PLAN**
8050-8338 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA, 33351

LOT COVERAGE DIAGRAM
SCALE: 1"=60'-0"

SEAL

DATE:
07/23/2026
SITE PLAN SHEET NO.
OSP-2



LEGEND

- POINT OF CONNECTION TO LOCAL STREETS
- PRIMARY BLDG. ACCESS
- SECONDARY BLDG. ACCESS
- INDOOR AMENITIES
- LANDSCAPE BUFFER
- ADA PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION*
- 2-WAY INTERNAL DRIVEWAYS
- 2-WAY INTERNAL COLLECTOR DRIVE
- COMMON OPEN SPACE
- TRASH ROOM/COMPACTOR ENCLOSURE
- PROPERTY LINE
- PARCEL LINE
- PROPOSED 6' HT. PRECAST WALL
- PROPOSED 6' HT. ALUMINUM PICKET FENCE
- INTERNAL SIGHT TRIANGLE

ABBREVIATION LEGEND

- C.O.S.: COMMON OPEN SPACE
- TYP.: TYPICAL
- STBK.: SETBACK
- BLDG.: BUILDING
- HT.: HEIGHT
- ALUM.: ALUMINUM
- RESI.: RESIDENTIAL
- PROP.: PROPOSED
- CONC.: CONCRETE
- EXIST.: EXISTING

FINISH LEGEND

- PROPOSED ASPHALT DRIVE
- PROPOSED STAMPED CONC./PAVERS
- PROPOSED STAMPED/ CONC. PAVERS
- PROPOSED CONCRETE
- PROPOSED WOOD PORCELAIN PAVER (POOL COURTYARD)
- PROPOSED ARTIFICIAL TURF (POOL COURTYARD)
- EXISTING CONCRETE TO REMAIN
- EXISTING STAMPED CONC. PAVERS TO REMAIN

*NOTE: BICYCLES WILL SHARE PATHS WITH CARS. THERE ARE NO EXCLUSIVE BICYCLE LANES WITHIN THE PROJECT.

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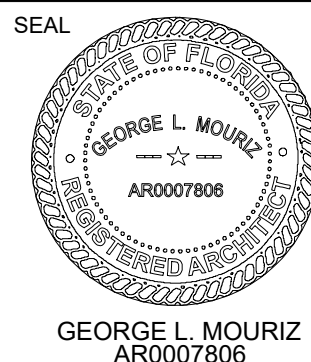
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PROJECT:
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SITE PLAN
8050-8338 WEST OAKLAND PARK BOULEVARD
SUNRISE, FLORIDA, 33351



CIRCULATION DIAGRAM

SCALE: 1"=60'-0"



DATE:
07/23/2026

SITE PLAN SHEET NO.

OSP-3