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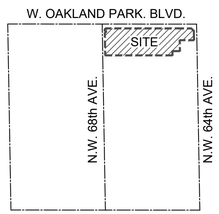
PLAT
PLAT SHEET
PLAT SHEET
PLAT SHEET

FLOOD ELEVATION NOTE

1. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)
2. FLOOD ZONE X
3. BASE FLOOD ELEVATION = +9.00' NAVD (+10.57' NGVD)
4. ALL STRUCTURES DESIGNED BASED ON LATEST VERSION OF ASCE 24.

APPLICABLE CODES

- FLORIDA BUILDING CODE 2023 (8th ED.) - BUILDING
- FLORIDA BUILDING CODE 2023 (8th ED.) - ACCESSIBILITY
- FLORIDA FIRE PREVENTION CODE 2023 (8th ED.)
- NFPA 101 - FLORIDA EDITION (2021)
- NFPA 1 - FLORIDA EDITION (2021)
- FHA - FAIR HOUSING ACT



A PORTION OF THE NE ¼ OF SEC. 27, TOWHSHIP 49 SOUTH, RANGE 41 EAST, LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FORIDA AS PER B.C.R. PLAT BOOK 87 PAGE 30.

PLAT MAP
SCALE 1" = 1,000'

NEW PUD DEVELOPMENT FOR:

ENSPIRE AT SUNRISE

WEST OAKLAND PARK BOULEVARD &
NORTHWEST 68th AVENUE
SUNRISE, FL 33313

FOLIO NO.: ·494127330012 ·494127330010

ENSPIRE
BY PINNACLE

LEGAL DESCRIPTION

THE WEST 275 FEET OF TRACT "A", OF SUNRISE OAKLAND FRONTAGE SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THEREFROM THE PROPERTY DEEDED TO BROWARD COUNTY BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6661, PAGE 111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRIANGULAR PARCEL OF LAND LOCATED IN TRACT "A" OF "SUNRISE OAKLAND FRONTAGE SECTION", AS RECORDED IN PLAT BOOK 87, PAGE 30. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTHERLY LINE OF THE 40-FOOT ROADWAY EASEMENT AS SHOWN ON SAID PLAT OF "SUNRISE OAKLAND FRONTAGE SECTION"; ON THE WEST BY THE WEST LINE OF SAID TRACT "A"; ON THE SOUTHEAST BY THE CHORD OF AN ARC WHICH IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.0 FEET, TANGENT TO THE SOUTHERLY LINE OF SAID 40-FOOT ROADWAY EASEMENT AND TANGENT TO THE WEST LINE OF SAID TRACT "A".

TOGETHER WITH:

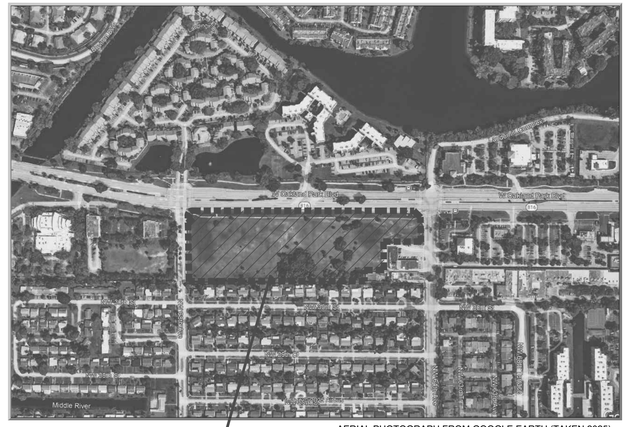
TRACT "A", OF SUNRISE OAKLAND FRONTAGE SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 130 FEET OF THE SOUTH 60 FEET THEREOF, AND LESS THEREFROM THE PROPERTY DEEDED TO BROWARD COUNTY BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6661, PAGE 111 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRIANGULAR PARCEL OF LAND LOCATED IN TRACT "A" OF "SUNRISE OAKLAND FRONTAGE SECTION", AS RECORDED IN PLAT BOOK 87, PAGE 30, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTHERLY LINE OF THE 40-FOOT ROADWAY EASEMENT AS SHOWN ON SAID PLAT OF "SUNRISE OAKLAND FRONTAGE SECTION"; ON THE WEST BY THE WEST LINE OF SAID TRACT "A"; ON THE SOUTHEAST BY THE CHORD OF AN ARC WHICH IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.0 FEET, TANGENT TO THE SOUTHERLY LINE OF SAID 40-FOOT ROADWAY EASEMENT AND TANGENT TO THE WEST LINE OF SAID TRACT "A".

TOGETHER WITH

PARCEL "A" OF SOUSA PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF SUNRISE. BROWARD COUNTY, FLORIDA AND CONTAINING 420,219 SQUARE FEET (9.647 ACRES) MORE OR LESS.



AERIAL PHOTOGRAPH FROM GOOGLE EARTH (TAKEN 2025)

AERIAL MAP
N.T.S



LOCATION MAP
N.T.S

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 FLORIDA BUILDING CODE. ANY CHANGE TO DETAILS SHOWN TO SATISFY THE REQUIREMENTS OF FLORIDA BUILDING CODE, SHALL REQUIRE REVIEW FOR CONSISTENCY AND COMPLIANCE WITH THE CITY OF SUNRISE LAND DEVELOPMENT CODE.

2. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF SUNRISE MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

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PROJECT
ENSPIRE AT SUNRISE
MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

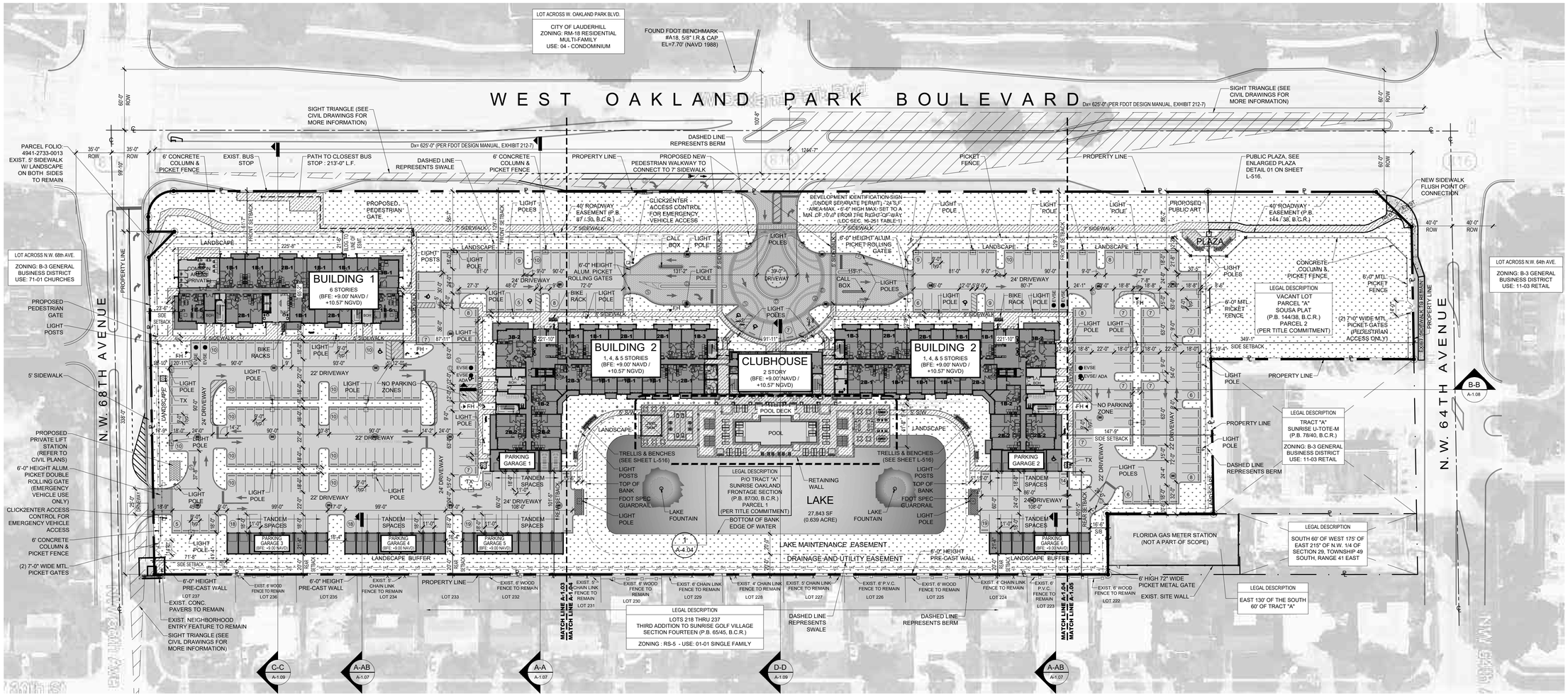
DRAWING TITLE
COVER SHEET
SCALE: N.T.S.

SEAL

DATE
11-04-2025

SHEET NO.
A-0.01

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SITE PLAN LEGEND

- LIGHT POLE SINGLE HEAD
- LIGHT POLE DOUBLE HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TRAFFIC SIGN
- CATCH BASIN
- EVSE — ELECTRIC VEHICLE CHARGING PORT
- BENCHMARK AS PER LATEST SURVEY DATA JULY 26, 2025
- BICYCLE RACK
- SITE BENCHES
- SANITARY SEWER COVER
- STORM DRAIN
- TRANSFORMER (TX)
- BACKFLOW PREVENTER

ACCESSIBLE PARKING

ALL ACCESSIBLE PARKING TO MEET ALL APPLICABLE FEDERAL AND STATE CONDES INCLUDING, BUT NOT LIMITED TO ADA, FHA, AND FBC - ACCESSIBILITY.

SEE SHEET A-8.01 FOR ACCESSIBLE PARKING DETAILS.

TRASH PICKUP NARRATIVE

TRASH COLLECTION WILL OCCUR IN THE MORNINGS AT WHICH POINT ALL WASTE RECEPTACLES FROM TRASH COMPACTORS (WHICH ARE STORED INSIDE TRASH ROOMS PROVIDED). PROPERTY MANAGEMENT WILL BRING TRASH AND RECYCLING BINS TO DESIGNATED TRASH PICK-UP AREA ON SCHEDULED TRASH/ RECYCLING PICK UP DAYS. PROPERTY MANAGEMENT WILL COORDINATE TRASH / RECYCLING DAYS ACCORDINGLY.

PARKING GARAGE NOTES

1. PARKING GARAGE BAYS AND CORRESPONDING TANDEM SPACES SHALL BE LEASED TO TENANTS ON A FIRST-COME, FIRST-SERVED BASIS.
2. PRIORITY WILL BE GIVEN TO UNITS THAT HAVE TWO VEHICLES. IF A GARAGE CANNOT BE LEASED, IT WILL STILL BE ASSIGNED TO A UNIT WITH TWO VEHICLES.
3. LEASES WILL INCLUDE LANGUAGE THAT:
   - 3.1. PROHIBITS THE USE OF GARAGE BAYS FOR STORAGE OR AS HABITABLE SPACE.
   - 3.2. SPECIFIES THAT ALL PARKING GARAGES ARE TO BE USED EXCLUSIVELY FOR PARKING VEHICLES.
   - 3.3. MANAGEMENT WILL ENFORCE THESE REQUIREMENTS THROUGH LEASE AGREEMENTS SIGNED BY TENANTS.
4. VEHICLE IDENTIFICATION STICKERS (RFID) WILL BE USED TO CONTROL AND ENFORCE PROPER USE OF THE GARAGE SPACES.

FLOOD ELEVATION NOTE

1. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)
2. FLOOD ZONE X
3. BASE FLOOD ELEVATION = +9.00' NAVD (+10.57' NGVD)
4. ALL STRUCTURES DESIGNED BASED ON LATEST VERSION OF ASCE 24.

PROPOSED ART AT PLAZA NOTE

PRIOR TO THE BUILDING PERMIT SUBMITTAL, THE APPLICANT SHALL PROVIDE THE DETAILS AND ESTIMATED COST OF THE PUBLIC ART TO THE CITY MANAGER OR DESIGNEE. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF THE PUBLIC ART.

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PROJECT

ENSPIRE AT SUNRISE

MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

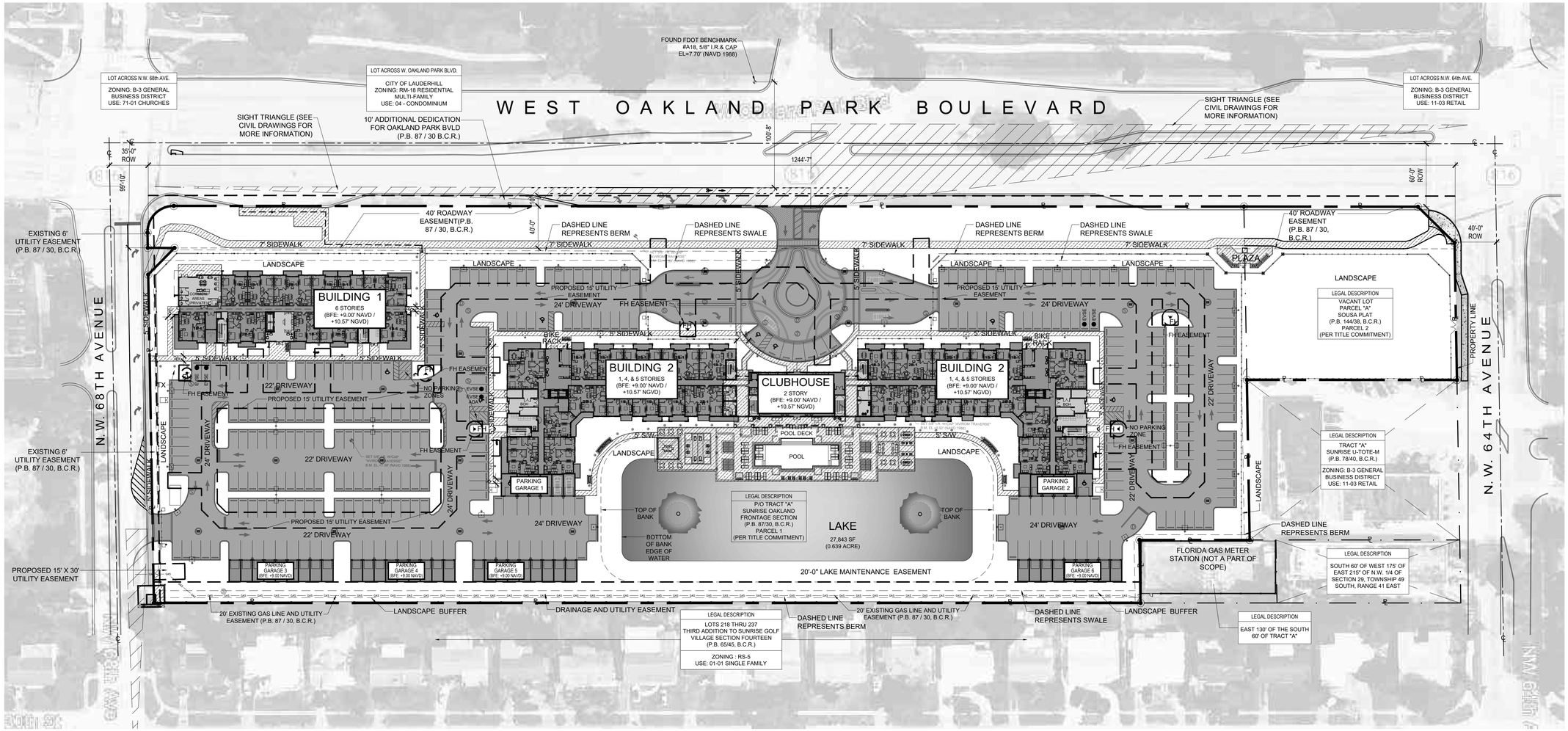
OVERALL SITE PLAN & GROUND FLOOR PLAN
SCALE: 1" = 50'

SEAL

DATE 11-04-2025

SHEET NO. A-1.01

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PROJECT

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W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

EASEMENT SITE PLAN

SCALE: 1" = 50'

SEAL

DATE
11-04-2025

SHEET NO.
A-1.01A

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SITE DATA TABLE

ZONING CLASSIFICATION			PUD
FUTURE LAND USE			COMMERCIAL
FOLIO NUMBERS		494127330012	494127330010
A.) GROSS SITE AREA (INCLUDING ROADWAYS)		520,283 SF	(11.94 ACRES)
B.) NET SITE AREA		420,219 SF	(9.64 ACRES)
C.) OPEN SPACE REQUIREMENTS			
	LANDSCAPE AREA PROVIDED		154,884 SF
	TOTAL PERVIOUS AREAS	(36.9% OF NET)	154,884 SF
	BUILDING FOOTPRINTS		
	BUILDING 1		15,257 SF
	BUILDING 2		47,262 SF
	GARAGES	(2,127 X 4)	8,508 SF
	TOTAL BUILDING FOOTPRINTS		71,027 SF
	SWIMMING POOL		1,870 SF
	DRIVEWAYS/PARKING (V.U.A.)		133,311 SF
	WALKWAYS / POOL DECK		30,978 SF
	LAKE		27,843 SF
	UTILITIES (LIFT STATION, FPL PADS, ETC.)		306 SF
	TOTAL IMPERVIOUS AREAS	(63.1% OF NET)	265,335 SF
	OPEN SPACE REQUIRED	(35% OF GROSS)	182,099.05 S.F.
	LANDSCAPE, POOL DECK, SIDEWALKS:		185,862 S.F.
	LAKE (MAX. 25% OF REQ. OPEN SPACE = 45,525 SF)		27,843 SF
	TOTAL OPEN SPACE PROVIDED:	(41.07% OF GROSS)	213,705 SF
D.) BUILDING SETBACKS			
	FRONT (NORTH) AT W OAKLAND PARK BLVD	61'-7"	(TO BUILDING 1)
		129'-3"	(TO BUILDING 2)
	SIDE (WEST) AT NW 68th AVE	23'-6"	(TO BUILDING 1)
		71'-8"	(TO GARAGE 3)
	REAR (SOUTH) INTERIOR - ADJACENT TO SFR	20'-0"	(TO GARAGES 3-6)
		101'-5"	(TO BUILDING 2)
	SIDE STREET (EAST) AT NW 64th AVE	349'-1"	(TO BUILDING 2)
	SIDE (EAST) - TO ADJACENT LOT	147'-9"	(TO BUILDING 2)
	SIDE (EAST) - TO ADJACENT LOT	16'-4"	(TO GARAGE 6)
	SEPARATION BETWEEN BUILDINGS	87'-11"	(BTW. BLDG.S 1 & 2)
		16'-6"	(BTW. GARAGES)
E.) NUMBER OF DWELLING UNITS BY NUMBER OF BEDROOMS			
	NO. OF BEDROOMS / BATHROOMS	QTY.	(%)
	ONE BEDROOM / ONE BATHROOM	116	50.6%
	TWO BEDROOM / TWO BATHROOM	92	40.1%
	THREE BEDROOM / TWO BATHROOM	21	9.2%
	TOTAL	229	
	TOTAL NUMBER OF BEDS	363	
F.) MINIMUM SIZE FOR DWELLING AS PER PUD			
	NO. OF BEDROOMS	REQUIRED	PROVIDED
	ONE BEDROOM	700 SF	709 SF
	TWO BEDROOM	1,000 SF	1,015 SF
	THREE BEDROOM	1,175 SF	1,188 SF
G.) FLOOR AREA RATIO			
	GROSS BUILDING FOOTPRINTS	71,027 SF	(1.63 ACRES)
	GROSS SITE AREA (INCLUDING ROADWAYS)	520,283 SF	(11.94 ACRES)
	F.A.R. (G.B.F. / G.S.A. = F.A.R.)	0.14 FAR	
H.) PROPOSED USES			
	MULTI-FAMILY RESIDENTIAL (APARTMENTS)		
	LEASING OFFICE		
	PRIVATE CLUBHOUSE / AMENITIES		
I.) DENSITY			
	229 DWELLING UNITS / 11.18 GROSS ACRES =		20.48 UNITS / ACRE

J.) BUILDING HEIGHT PER PUD

	ALLOWED	PROVIDED
BUILDING 1 (6-STORY)	80' MAX.	68'
BUILDING 2 (4 & 5 STORY)	80' MAX.	58'
CLUBHOUSE (2 STORY)	80' MAX.	33'-6"
GARAGES (1 STORY)	35' MAX.	14'

K.) DISTANCE BETWEEN BUILDINGS

	REQUIRED	PROVIDED
BETWEEN BUILDING 1 AND BUILDING 2	30'-0"	87'-11"
BETWEEN GARAGE 1 AND GARAGE 5	30'-0"	60'-0"
BETWEEN GARAGE 2 AND GARAGE 6	30'-0"	60'-0"

L.) LOT COVERAGE

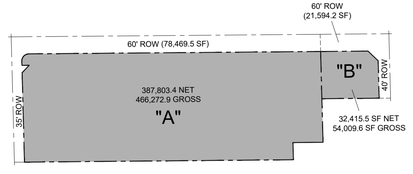
BUILDING FOOTPRINT		71,027 SF
NET SITE AREA		420,219 SF
LOT COVERAGE %		16.9%

M.) PARKING DATA

REQUIRED PARKING		
1.75 SPACES FOR EA. 1 BEDROOM UNIT	(116 UNITS x 1.75)	203
2.0 SPACES FOR EA. 2 BEDROOM UNIT	(92 UNITS x 2)	184
2.5 SPACES FOR EA. 3 BEDROOM UNIT	(21 UNITS x 2.5)	52.5
SUB-TOTAL		440
GUEST PARKING - 10% OF REQUIRED	(10% OF 440)	44
TOTAL REQUIRED PARKING		484
RATIO PER UNIT		2.11
RATIO PER BED		1.33
PROPOSED PARKING PER PUD		
TYPE OF SPACE		QTY.
STANDARD PARKING SPACES (SURFACE LOT)		280
STANDARD EV SPACES		6
ACCESSIBLE (ADA) SPACES		6
ACCESSIBLE (ADA) EV SPACES		2
STANDARD PARKING SPACES (IN GARAGES)		46
ACCESSIBLE PARKING SPACES (IN GARAGES)		2
TANDEM SPACES (IN FRON T OF GARAGES)		48
TOTAL		390
RATIO PER UNIT		1.703
RATIO PER BED		1.07
	REQUIRED	PROVIDED
EVSE SPACES (2% OF TOTAL SPACES REQUIRED)	7.8	8
BICYCLE PARKING (5% OF TOTAL SPACES PROVIDED)	19.5	21

N.) LOADING SPACES: NO LOADING SPACES REQUIRED NOR PROVIDED

SITE AREA BREAKDOWN



TRACT	NET	GROSS	ROW
"A"	387,803.4 SF (8.9 ACRES)	466,272.9 SF (10.7 ACRES)	78,469.5 SF
"B"	32,415.5 SF (0.72 ACRES)	54,009.6 SF (1.24 ACRES)	21,594.2 SF
TOTALS:	420,219 SF (9.64 ACRES)	520,283 SF (11.94 ACRES)	

UNIT BREAKDOWN (BUILDING 1)

UNIT TYPE	1B-1	1B-6	2B-1	2B-4	3B-1	TOTAL
AREA (S.F.)	729	725	1,059	1,058	1,188	
GROUND	5	2	3	0	1	11
2ND	5	0	3	2	2	12
3RD	5	0	3	2	2	12
4TH	5	0	3	2	2	12
5TH	5	0	3	2	2	12
6TH	5	0	3	2	2	12
TOTAL UNITS	30	2	18	10	11	**71**
TOTAL LEASABLE AREA (SQ.FT.)	21,870.00	1,450.00	19,062.00	10,580.00	13,068.00	**66,030.00**
BEDS	30	2	36	20	33	**121**
PERCENTAGE	42.25%	2.82%	25.35%	14.08%	15.49%	100.00%

UNIT BREAKDOWN (BUILDING 2)

UNIT TYPE	1B-1	1B-2	1B-3	1B-4	1B-5	2B-1	2B-2	2B-3	3B-2	TOTAL
AREA (S.F.)	729	709	871	714	761	1,059	1,060	1,015	1,301	
GROUND	10	2	2	0	0	6	4	2	2	28
2ND	12	2	2	0	0	8	4	2	2	32
3RD	12	2	2	0	2	8	4	2	2	34
4TH	12	2	2	0	2	8	4	2	2	34
5TH	12	0	2	2	2	8	0	2	2	30
TOTAL UNITS	58	8	10	2	6	38	16	10	10	**158**
TOTAL LEASABLE AREA (SQ.FT.)	42,282.00	5,672.00	8,710.00	1,428.00	4,566.00	40,242.00	16,960.00	10,150.00	13,010.00	**143,020.00**
BEDS	58	8	10	2	6	76	32	20	30	**242**
PERCENTAGE	36.71%	5.06%	6.33%	1.27%	3.80%	24.05%	10.13%	6.33%	6.33%	100.00%
	1B UNITS 53.16%					**2B UNITS 40.51%**			**3B 6.33%**	

REVISIONS:	

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www.atlarchitecture.com

CLIENT

PINNACLE
COMMITTED TO EXCELLENCE
9100 SOUTH DADELAND BLVD. SUITE 700, MIAMI, FL 33156

PROJECT

ENSPIRE AT SUNRISE
MULTIFAMILY PROJECT
W. OAKLAND PARK BLVD. & N.W. 68th AVE.
SUNRISE, FLORIDA 33313

DRAWING TITLE

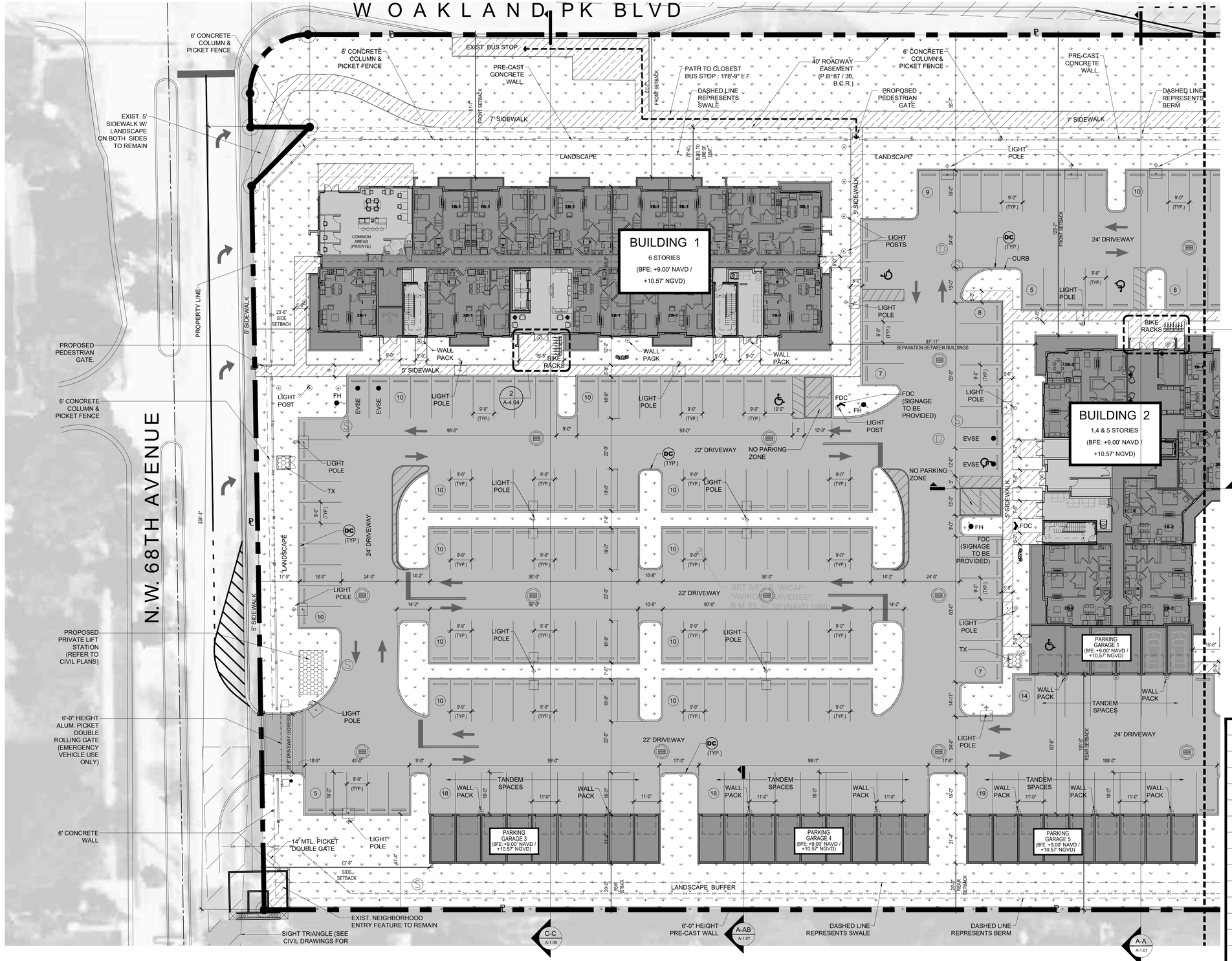
SITE DATA & NOTES

SEAL

DATE
11-04-2025

SHEET NO.
A-1.02

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NOTE

1. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)
2. FLOOD ZONE X
3. BASE FLOOD ELEVATION = +9.00' NAVD (+10.57' NGVD)

SITE PLAN LEGEND

- LIGHT POLE SINGLE HEAD
- LIGHT POLE DOUBLE HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TRAFFIC SIGN
- CATCH BASIN
- EVSE ELECTRIC VEHICLE CHARGING PORT
- BENCHMARK AS PER LATEST SURVEY DATA JULY 26, 2025
- BICYCLE RACK
- SITE BENCHES
- SANITARY SEWER COVER
- STORM DRAIN
- TRANSFORMER (TX)
- BACKFLOW PREVENTER
- PROP TYPE 'D' CURB

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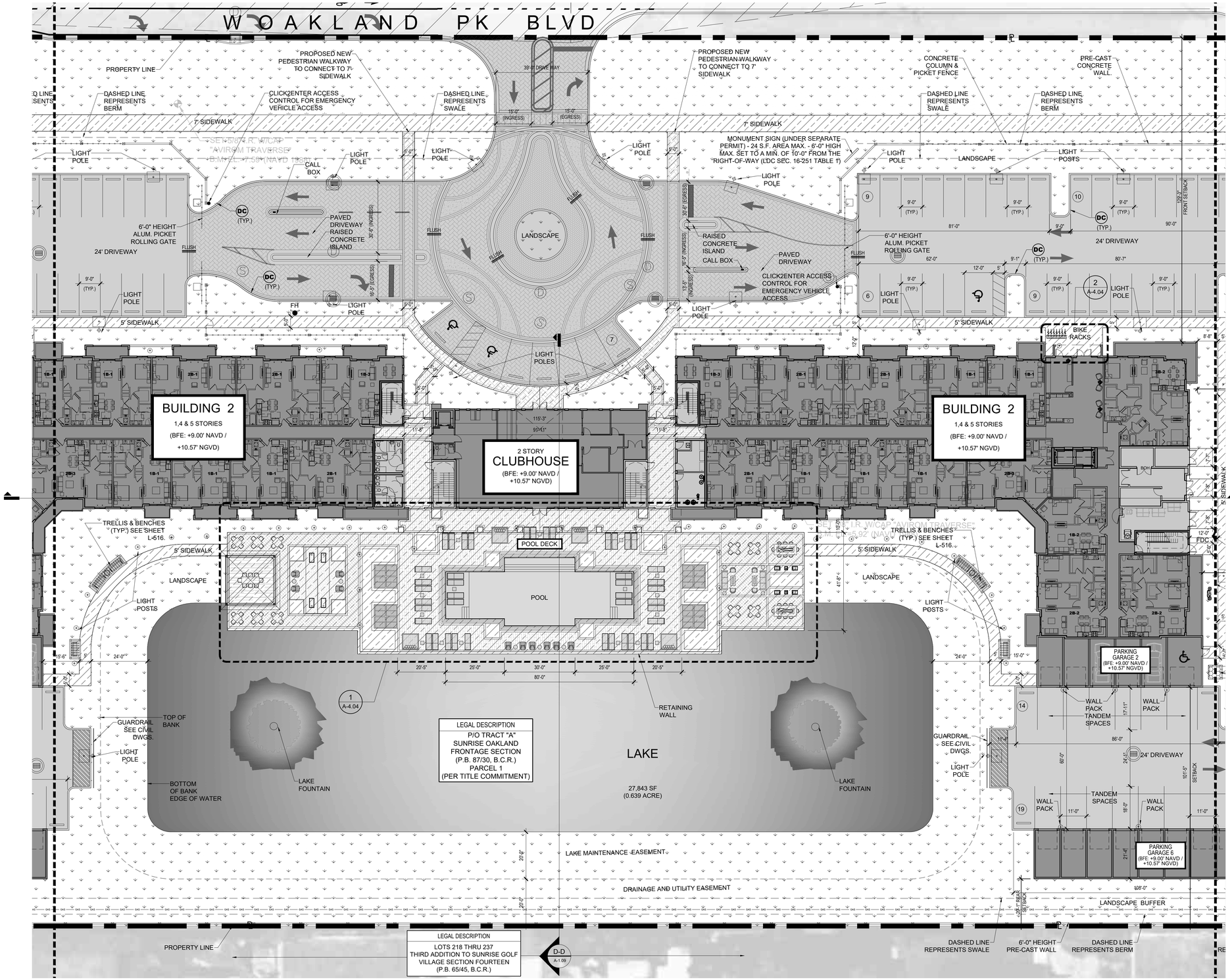
PARTIAL SITE PLAN
SCALE: 1" = 20'

SEAL

DATE 11-04-2025

SHEET NO. A-1.03

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SITE PLAN LEGEND

- LIGHT POLE SINGLE HEAD
- LIGHT POLE DOUBLE HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TRAFFIC SIGN
- CATCH BASIN
- EVSE ELECTRIC VEHICLE CHARGING PORT
- BENCHMARK AS PER LATEST SURVEY DATA JULY 26, 2025
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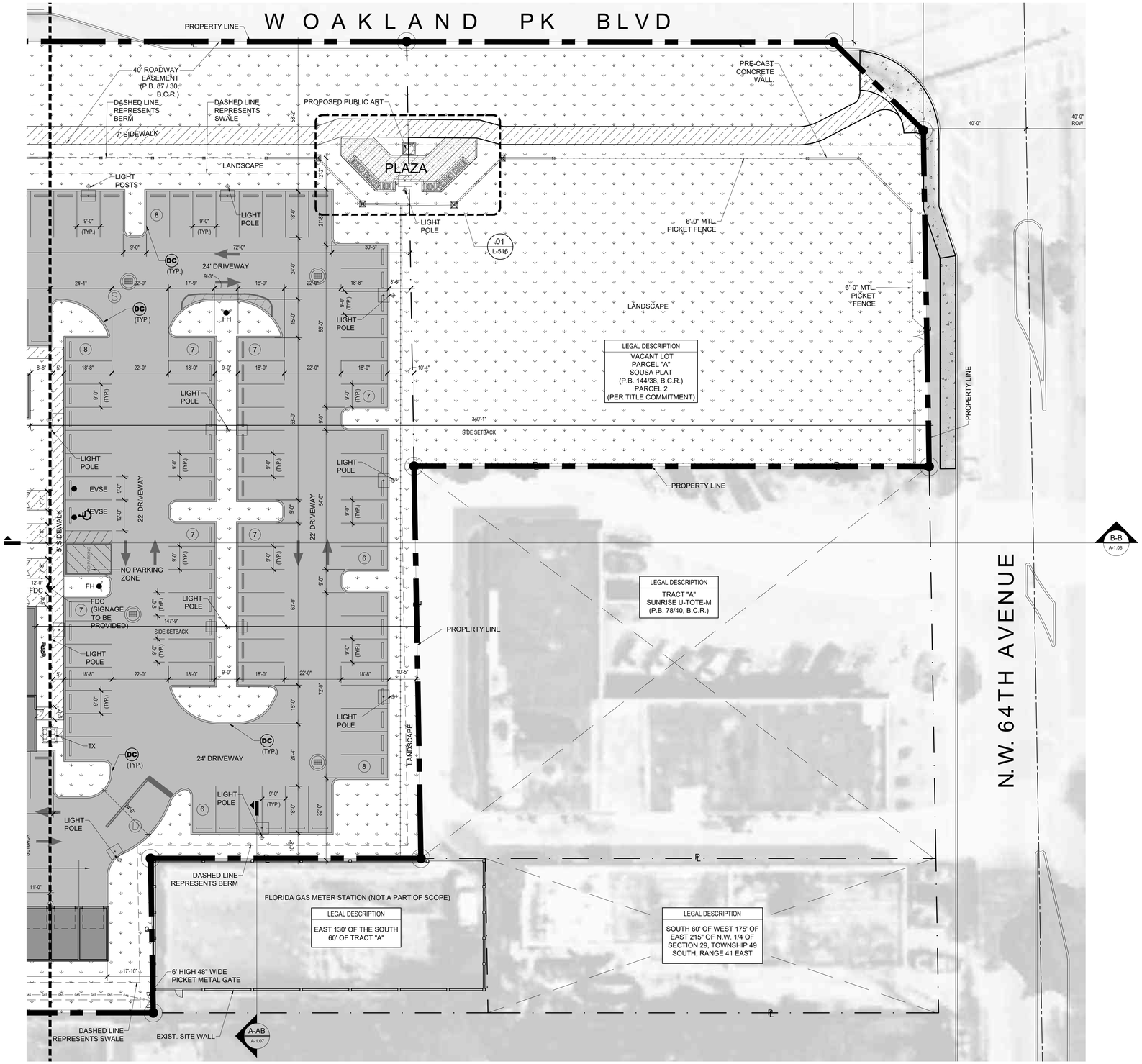
PARTIAL SITE PLAN
SCALE: 1" = 20'

SEAL

DATE
11-04-2025

SHEET NO.
A-1.04

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SITE PLAN LEGEND

- LIGHT POLE SINGLE HEAD
- LIGHT POLE DOUBLE HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- TRAFFIC SIGN
- CATCH BASIN
- EVSE ELECTRIC VEHICLE CHARGING PORT
- BENCHMARK AS PER LATEST SURVEY DATA JULY 26, 2025
- BICYCLE RACK
- SITE BENCHES
- SANITARY SEWER COVER
- STORM DRAIN
- TRANSFORMER (TX)
- BACKFLOW PREVENTER
- PROP TYPE 'D' CURB

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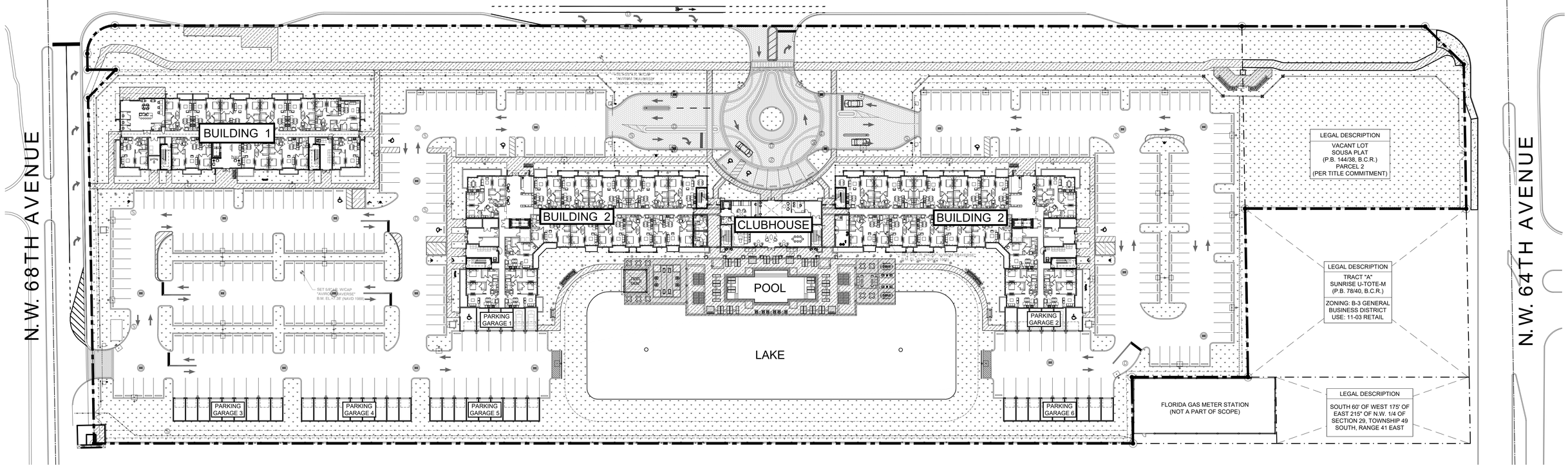
PARTIAL SITE PLAN
SCALE: 1" = 20'

SEAL

DATE
11-04-2025

SHEET NO.
A-1.05

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AREA BREAKDOWN TABULATION			
COLOR TAG	AREA NAME	SQ. FT.	%
	BUILDINGS & PARKING GARAGE	71,027 S.F.	16.90
	WALKWAYS & POOL DECK	30,978 S.F.	7.37
	UTILITY	306 S.F.	0.07
	DRIVEWAY & PARKING	133,311 S.F.	31.73
	LAKE	27,843 S.F.	6.63
	SWIMMING POOL	1,870 S.F.	0.45
	LANDSCAPE	154,884 S.F.	36.85
	SUB TOTAL (NET AREA)	420,219 S.F. (9.64 ACRE)	100
	ROW AREAS	100,064 S.F.	
	TOTAL GROSS AREA (NET + ROW)	520,283 S.F. (11.94 ACRE)	

OPEN SPACE TABULATION			
COLOR TAG	AREA NAME	SQ. FT.	%
	WALKWAYS & POOL DECK	30,978 S.F.	5.95
	LAKE (MAX 25% OF REQ.)	27,843 S.F.	5.35
	LANDSCAPE	154,884 S.F.	29.77
	TOTAL (PROVIDED)	213,705 S.F. (4.9 ACRES)	41.07

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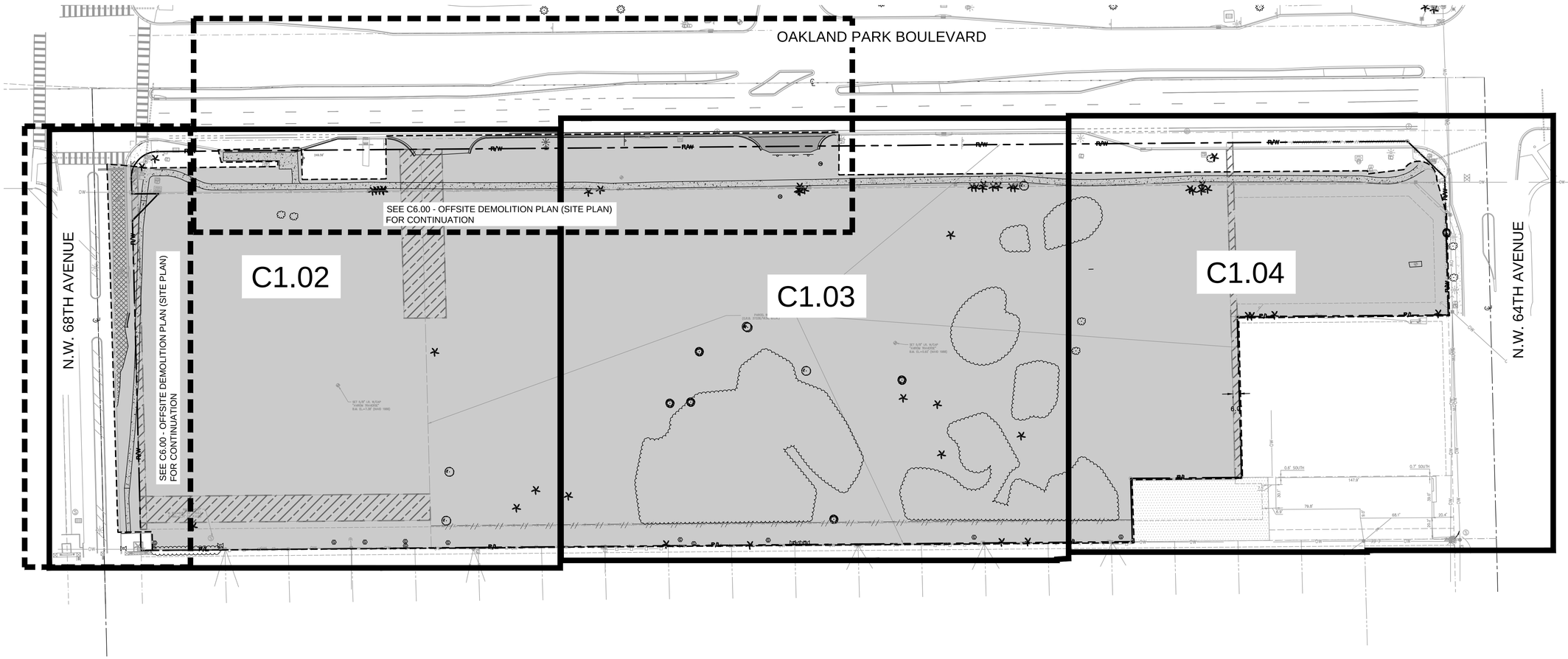
DRAWING TITLE
OPEN SPACE DIAGRAM
SCALE: 1" = 50'

SEAL

DATE
11-04-2025

SHEET NO.
A-1.06

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DEMOLITION NOTES:

1. INFORMATION ON THIS PLAN IS BASED ON THE SURVEY PROVIDED BY AVIROM & ASSOCIATES, INC., DATED 08/06/2024.
2. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION, AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN OMITTED FROM THE PLAN. THE CONTRACTOR SHALL THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
3. SEE LANDSCAPE PLANS FOR TREES TO REMAIN, BE REMOVED, RELOCATED, OR PROTECTED.
4. ALL MODIFICATIONS, REMOVALS AND RELOCATIONS OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO SAWCUT AND MATCH EXISTING WHEN CONNECTING TO ADJACENT PAVEMENT.
6. IF REQUIRED, CONTRACTOR TO COORDINATE WITH THE CITY OF SUNRISE TO OBTAIN AN APPROVED MAINTENANCE OF TRAFFIC PLAN FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO COMMENCING WORK.
7. DO NOT BLOCK OR OBSTRUCT FIRE HYDRANTS AT ANY TIME. PROVIDE CERTIFIED FIRE EXTINGUISHERS ONSITE.
8. POST SIGN WITH 6-INCH TALL BUILDING ADDRESS VISIBLE TO STREET VIEW.
9. IF ASBESTOS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS TO PREPARE, AS REQUIRED, ALL NECESSARY ABATEMENT AS PER ENVIRONMENTAL REGULATIONS.
10. CONTRACTOR SHALL VISIT JOB SITE AND PHYSICALLY SURVEY ALL OF THE AS-BUILT CONDITIONS TO ASCERTAIN THE FULL SCOPE OF CLEARING AND DEMOLITION WORK. IF CONDITIONS ARE ENCOUNTERED OTHER THAN THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
11. ANY GRAFFITI OR UNAPPROVED SIGNS THAT SHOW UP ON THE CONSTRUCTION FENCE OR JOBSITE SHALL BE REMOVED IMMEDIATELY.
12. INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTIONS TO THE SIDEWALK SHOULD THEY COME LOOSE.
13. CONTRACTOR SHALL SEEK CITY/COUNTY APPROVAL FOR ANY PUBLIC SIDEWALKS AND/OR STREETS TO BE CLOSED DURING CONSTRUCTION.
14. CONTRACTOR SHALL ENSURE PROPER EROSION CONTROL IS IN PLACE PRIOR TO DEMOLITION.
15. CONTRACTOR SHALL ENSURE UTILITY SERVICES ARE MAINTAINED AT ALL TIMES FOR ADJACENT PARCELS.
16. ABANDONED PIPE LINES TO BE GROUT FILLED OR REMOVED
17. CONTRACTOR SHALL PROVIDE ADDITIONAL TURBIDITY BARRIER IF REQUESTED BY THE CITY OF SUNRISE.
18. CONTRACTOR SHALL REMOVE EXISTING FENCING ON SOUTH PERIMETER OF THE SITE THAT IS WITHIN THE PROPERTY BOUNDARIES.

LEGEND

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- EXIST FENCE TO REMOVE
- EXIST WATER MAIN TO REMOVE
- EXIST SEWER MAIN TO REMOVE
- EXIST STORM MAIN TO REMOVE
- EXIST OVERHEAD ELECTRIC TO REMOVE
- EXIST COMMUNICATIONS LINE TO REMOVE
- EXIST GAS LINE TO REMOVE
- EXIST WATER MAIN TO REMAIN
- EXIST SEWER MAIN TO REMAIN
- EXIST STORM MAIN TO REMAIN
- EXIST OVERHEAD ELECTRIC TO REMAIN
- EXIST COMMUNICATIONS LINE TO REMAIN
- EXIST IRRIGATION MAIN LINE TO REMAIN
- EXIST GAS LINE TO REMAIN
- EXIST OVERHEAD ELECTRIC POLE
- EXIST LIGHT POLE TO REMOVE

PAVING LEGEND

- LIMITS OF DEMOLITION (UNLESS OTHERWISE INDICATED)
- EXIST ASPHALT PAVEMENT TO REMOVE
- LIMITS OF OFFSITE PAVEMENT MILL AND OVERLAY
- EXIST PAVERS TO REMOVE
- EXIST CONCRETE TO REMOVE
- EXIST CONCRETE TO REMAIN

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.57' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:_____ DATE:_____
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING AND SIGNS

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PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

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REVISIONS
1 11/4/25 REV. 1 DRC COMM.
2 01/28/26 REV. 2 DRC COMM.

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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
KHA PROJECT NO.: 044638006

SUNRISE FL

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC

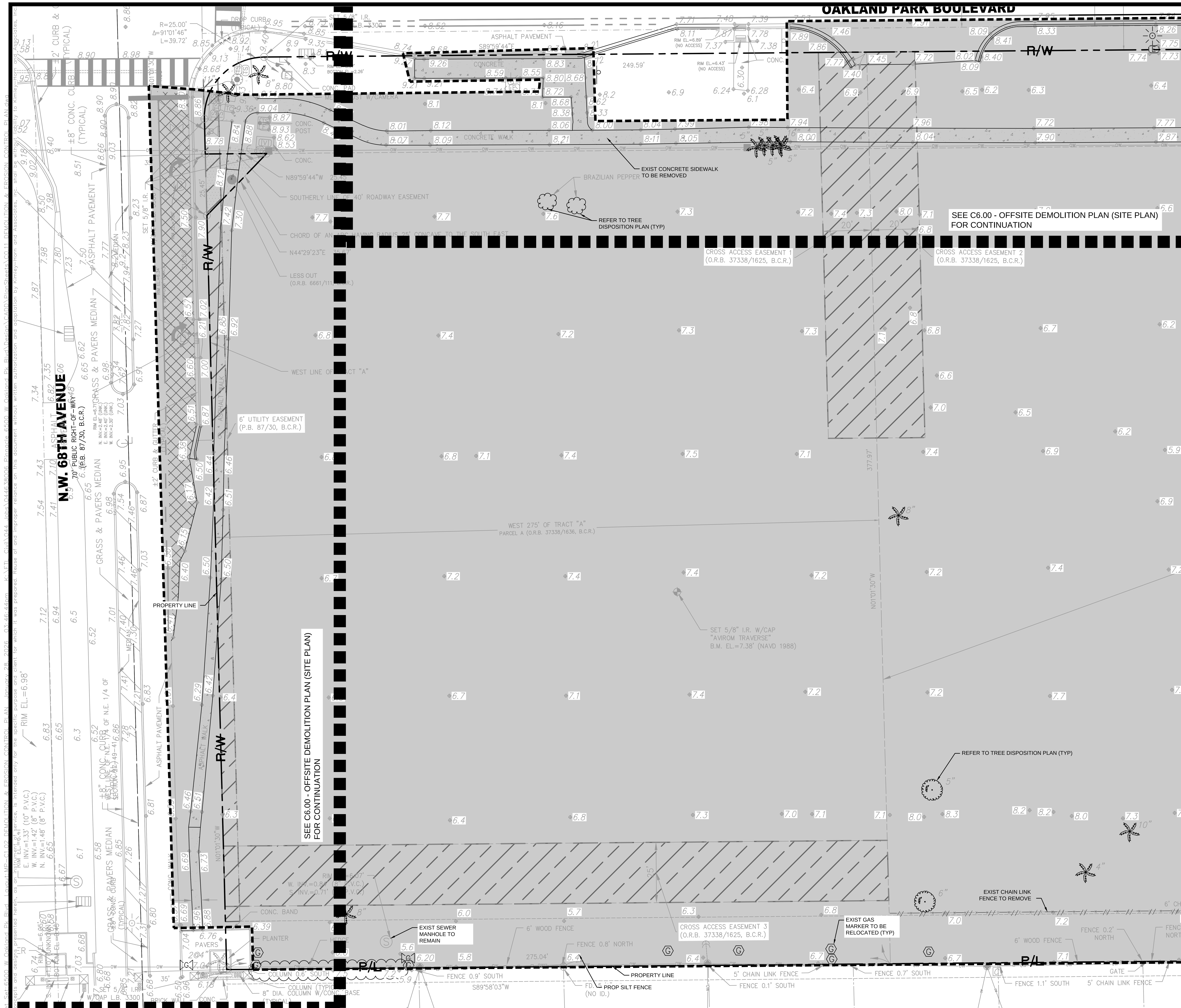
OVERALL DEMOLITION PLAN (SITE PLAN)

TERESA VILLALON-CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:

DATE: AUGUST 2025

DRAWING NO. C1.01

Printed By: Villalon, Teresa Date: 1/28/2026 W:\Oakland Pk Blvd\work\01 Overall Demolition Plan (Site Plan).dwg
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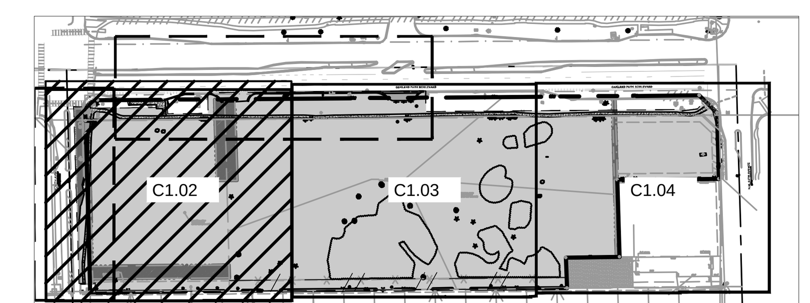
LEGEND

℄	CENTER LINE OF ROADWAY
P/L R/W	PROPERTY LINE AND/OR RIGHT-OF-WAY
—//—	EXIST FENCE TO REMOVE
W	EXIST WATER MAIN TO REMOVE
SAN	EXIST SEWER MAIN TO REMOVE
STM	EXIST STORM MAIN TO REMOVE
OW	EXIST OVERHEAD ELECTRIC TO REMOVE
T	EXIST COMMUNICATIONS LINE T0 REMOVE
GAS	EXIST GAS LINE TO REMOVE
W	EXIST WATER MAIN TO REMAIN
SAN	EXIST SEWER MAIN TO REMAIN
STM	EXIST STORM MAIN TO REMAIN
OW	EXIST OVERHEAD ELECTRIC TO REMAIN
T	EXIST COMMUNICATIONS LINE TO REMAIN
IRM	EXIST IRRIGATION MAIN LINE TO REMAIN
GAS	EXIST GAS LINE TO REMAIN
	EXIST OVERHEAD ELECTRIC POLE
	EXIST LIGHT POLE TO REMOVE

PAVING LEGEND

- LIMITS OF DEMOLITION (UNLESS OTHERWISE INDICATED)
- EXIST ASPHALT PAVEMENT TO REMOVE
- LIMITS OF OFFSITE PAVEMENT MILL AND OVERLAY
- EXIST PAVERS TO REMOVE
- EXIST CONCRETE TO REMOVE
- EXIST CONCRETE TO REMAIN

REFER TO SHEET C1.01 - OVERALL DEMOLITION PLAN (SITE PLAN) FOR NOTES.



KEY MAP

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

- ☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
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BY:________________DATE:____________
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KHA PROJECT NO.: 044638006

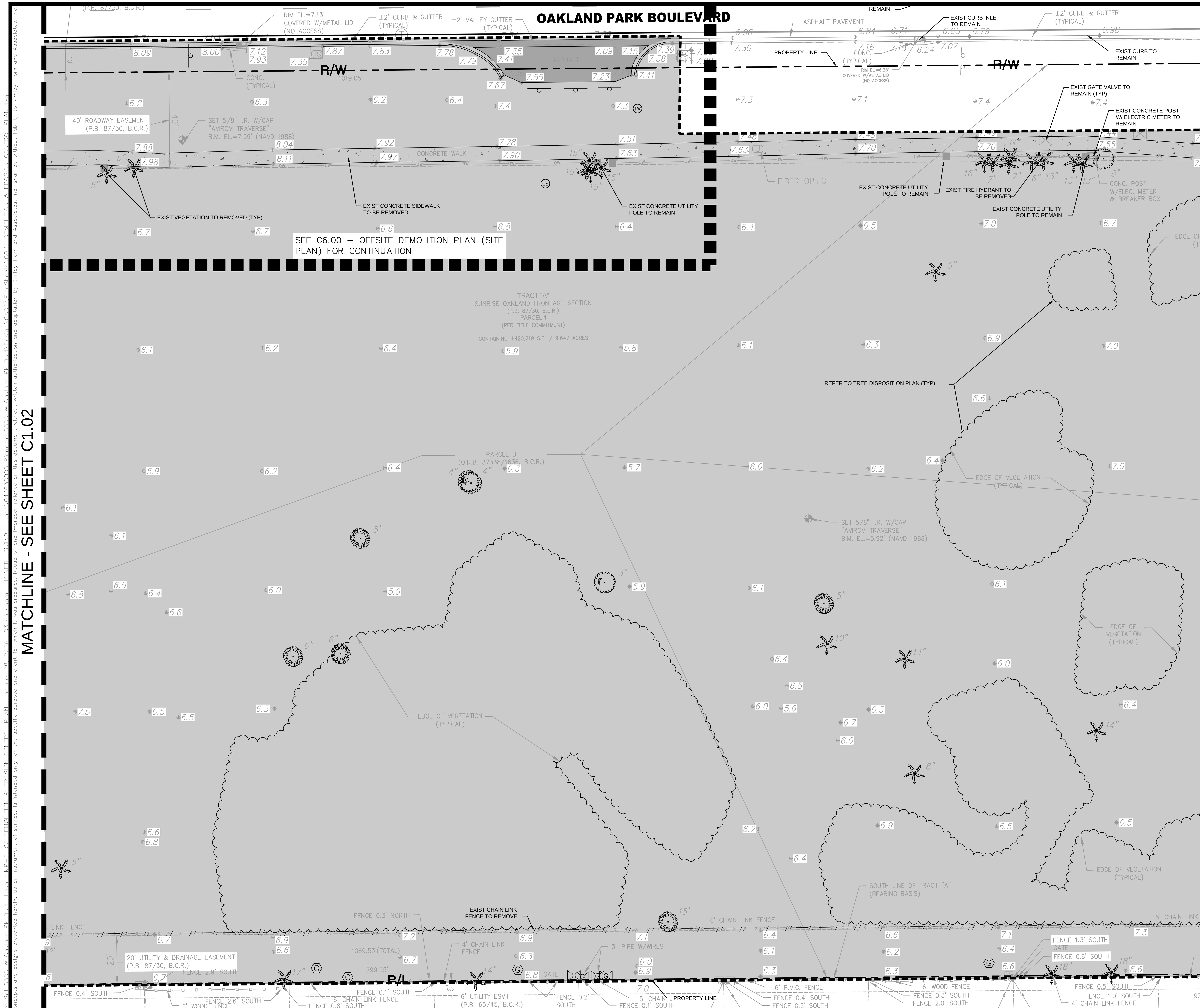
ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC

SUNRISE FL

DEMOLITION PLAN (SITE PLAN)

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: AUGUST 2025
DRAWING NO. C1.02



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

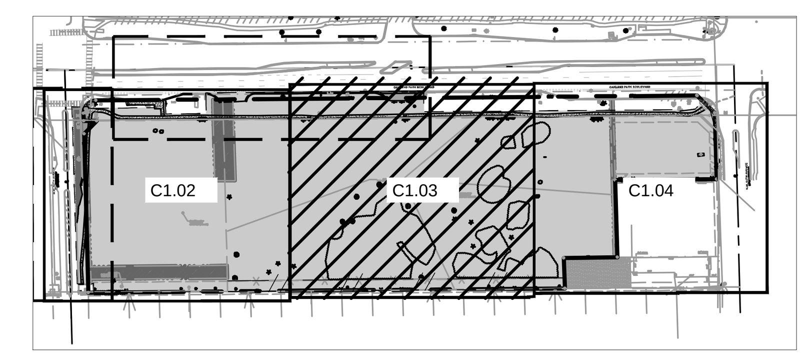
LEGEND

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- EXIST LIGHT POLE TO REMOVE

PAVING LEGEND

- LIMITS OF DEMOLITION (UNLESS OTHERWISE INDICATED)
- EXIST ASPHALT PAVEMENT TO REMOVE
- LIMITS OF OFFSITE PAVEMENT MILL AND OVERLAY
- EXIST PAVERS TO REMOVE
- EXIST CONCRETE TO REMOVE
- EXIST CONCRETE TO REMAIN

REFER TO SHEET C1.01 - OVERALL DEMOLITION PLAN (SITE PLAN) FOR NOTES.



PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTE:
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☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:________________DATE:__________
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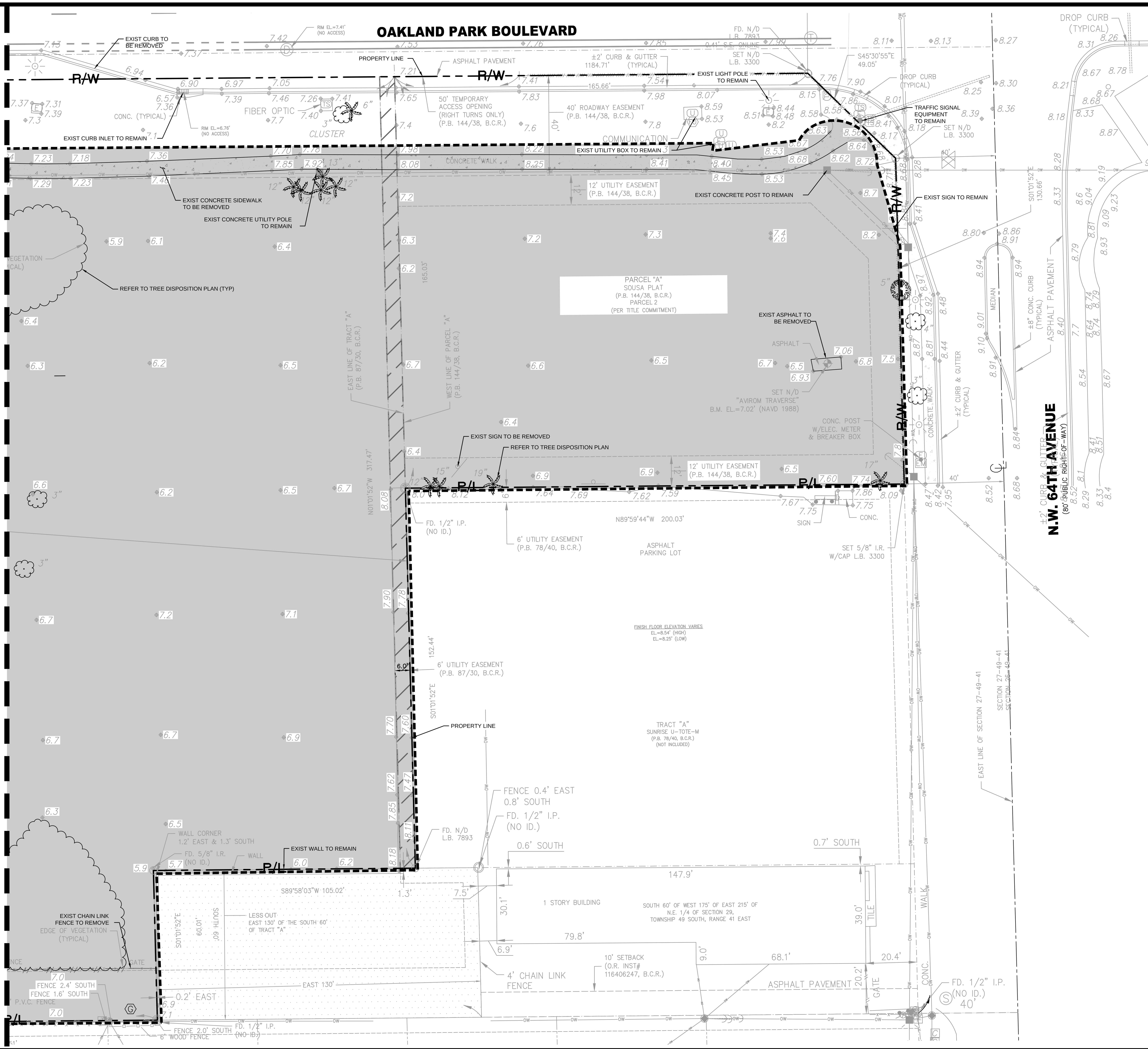
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KHA PROJECT NO.: 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC
SUNRISE FL

DEMOLITION PLAN (SITE PLAN)

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:

DATE: AUGUST 2025
DRAWING NO. C1.03



NORTH

GRAPHIC SCALE IN FEET

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1" = 20'

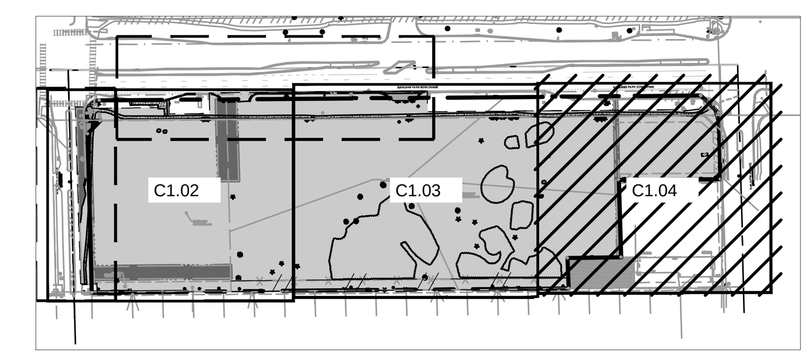
LEGEND

℄	CENTER LINE OF ROADWAY
P/L R/W	PROPERTY LINE AND/OR RIGHT-OF-WAY
// //	EXIST FENCE TO REMOVE
W W	EXIST WATER MAIN TO REMOVE
SAN SAN	EXIST SEWER MAIN TO REMOVE
STM STM	EXIST STORM MAIN TO REMOVE
OW	EXIST OVERHEAD ELECTRIC TO REMOVE
T T	EXIST COMMUNICATIONS LINE T0 REMOVE
GAS GAS	EXIST GAS LINE TO REMOVE
W W	EXIST WATER MAIN TO REMAIN
SAN SAN	EXIST SEWER MAIN TO REMAIN
STM STM	EXIST STORM MAIN TO REMAIN
OW	EXIST OVERHEAD ELECTRIC TO REMAIN
T T	EXIST COMMUNICATIONS LINE TO REMAIN
IRM IRM	EXIST IRRIGATION MAIN LINE TO REMAIN
GAS GAS	EXIST GAS LINE TO REMAIN
	EXIST OVERHEAD ELECTRIC POLE
	EXIST LIGHT POLE TO REMOVE

PAVING LEGEND

- LIMITS OF DEMOLITION (UNLESS OTHERWISE INDICATED)
- EXIST ASPHALT PAVEMENT TO REMOVE
- LIMITS OF OFFSITE PAVEMENT MILL AND OVERLAY
- EXIST PAVERS TO REMOVE
- EXIST CONCRETE TO REMOVE
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BY:____________ DATE:____________
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KHA PROJECT NO.: 044638006

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PREPARED FOR

PINNACLE COMMUNITIES II, LLC

SUNRISE FL

DEMOLITION PLAN (SITE PLAN)

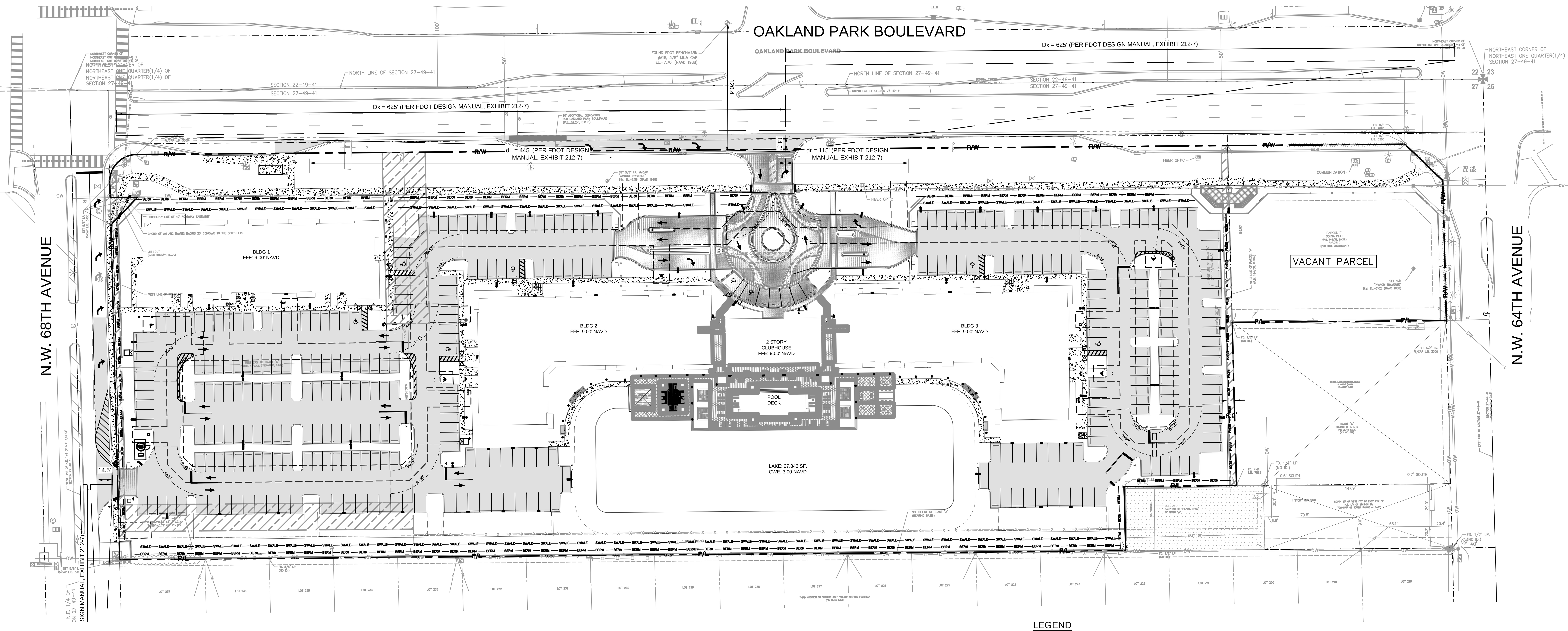
TERESA VILLALON CAMACHO
LICENSE
No. 94893
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE:

DATE: AUGUST 2025

DRAWING NO. C1.04

Plotted By: Villalon, Teresa Sheet Set: 6500 W Oakland Pk Blvd Layout: MP-C1.04 DEMOLITION & EROSION CONTROL PLAN January 28, 2026 03:46:52pm K:\FTL_Civil\044_Jobs\044638006 Pinnacle 6500 W Oakland Pk Blvd\Design\CADD\PlanSheets\C0.11 DEMOLITION & EROSION CONTROL PLAN.dwg
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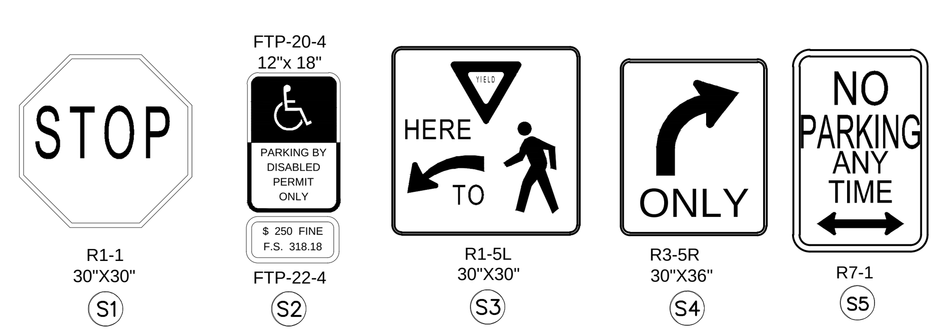


NOTES:

1. ALL SIGNS REQUIRE A SEPARATE ZONING AND BUILDING PERMIT. AN ENGINEERING PERMIT FROM THE CITY OF SUNRISE IS REQUIRED FOR THE INSTALLATION OF ALL TRAFFIC CONTROL SIGNAGE, PAVEMENT MARKINGS AND STRIPING.
2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. CURB RAMPS W/ DETECTABLE WARNINGS AND CROSSWALKS WILL BE COMPLIANT WITH FDOT STANDARD PLANS AND INDEX 522-002 AND 711-001 LATEST EDITION.
4. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF SUNRISE STANDARDS. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
5. ALL DIMENSIONS SHOWN ARE EDGE OF PAVEMENT FOR TYPE "D" CURB, TYPE "F" CURB AND GUTTER, OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
6. ALL STRIPING AND PAVEMENT MARKINGS LEADING TO RIGHT-OF-WAY MUST BE THERMOPLASTIC.
7. ALL SIGNAGE LEADING TO RIGHT-OF-WAY MUST BE HIGH INTENSITY.

ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED IN CONFORMANCE WITH BCTED AND MUTCD STANDARDS.

SIGN LEGEND



LEGEND

P/L R/W	PROPERTY LINE/ RIGHT-OF-WAY
	EXIST CONCRETE
	PROP CONCRETE
	PROP PAVERS (REFER TO HARDSCAPE PLANS)
	PROP PAVERS (REFER TO HARDSCAPE PLANS)
	EXIST EASEMENTS TO BE VACATED
	PROP EASEMENT
	PROP ASPHALT PAVEMENT
FC	PROP TYPE 'F' CURB AND GUTTER
DC	PROP TYPE 'D' CURB
VG	PROP VALLEY GUTTER
#	PARKING STALL COUNT
	ADA PARKING STALL
	SIGN LOCATION
	LEFT TURN/THROUGH LANE ARROW & RIGHT TURN ARROW PER FDOT STANDARD 711-001
	LIGHT POLE
	REFLECTIVE RPM
CR-X	CURB RAMP REFER TO NOTE 3 ON SHEET C2.00
	AIR CONDITIONING UNIT
	PROP FIRE HYDRANT
	PROP METER AND BACKFLOW PREVENTER
	PROP 6" DDCV
	PROP 6" FDC
	PROP TRANSFORMER
R=25' R=50'	FIRE TRUCK 25' AND 50' RADII

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

STRIPING KEY

- A = 6" SOLID WHITE
- B = 12" SOLID WHITE
- C = 24" SOLID WHITE
- D = 6" SKIP WHITE TYP (6'-10')
- E = 6" SKIP WHITE TYP (2'-4')
- F = 6" DOUBLE YELLOW
- G = WHITE/RED BI-DIRECTIONAL RPM
- H = YELLOW BI-DIRECTIONAL RPM
- I = BLUE BI-DIRECTIONAL RPM
- J = RED BI-DIRECTIONAL RPM
- K = GREEN BIKE LANE
- L = 4" SOLID WHITE

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- ☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
- ☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:__________________DATE:_____________
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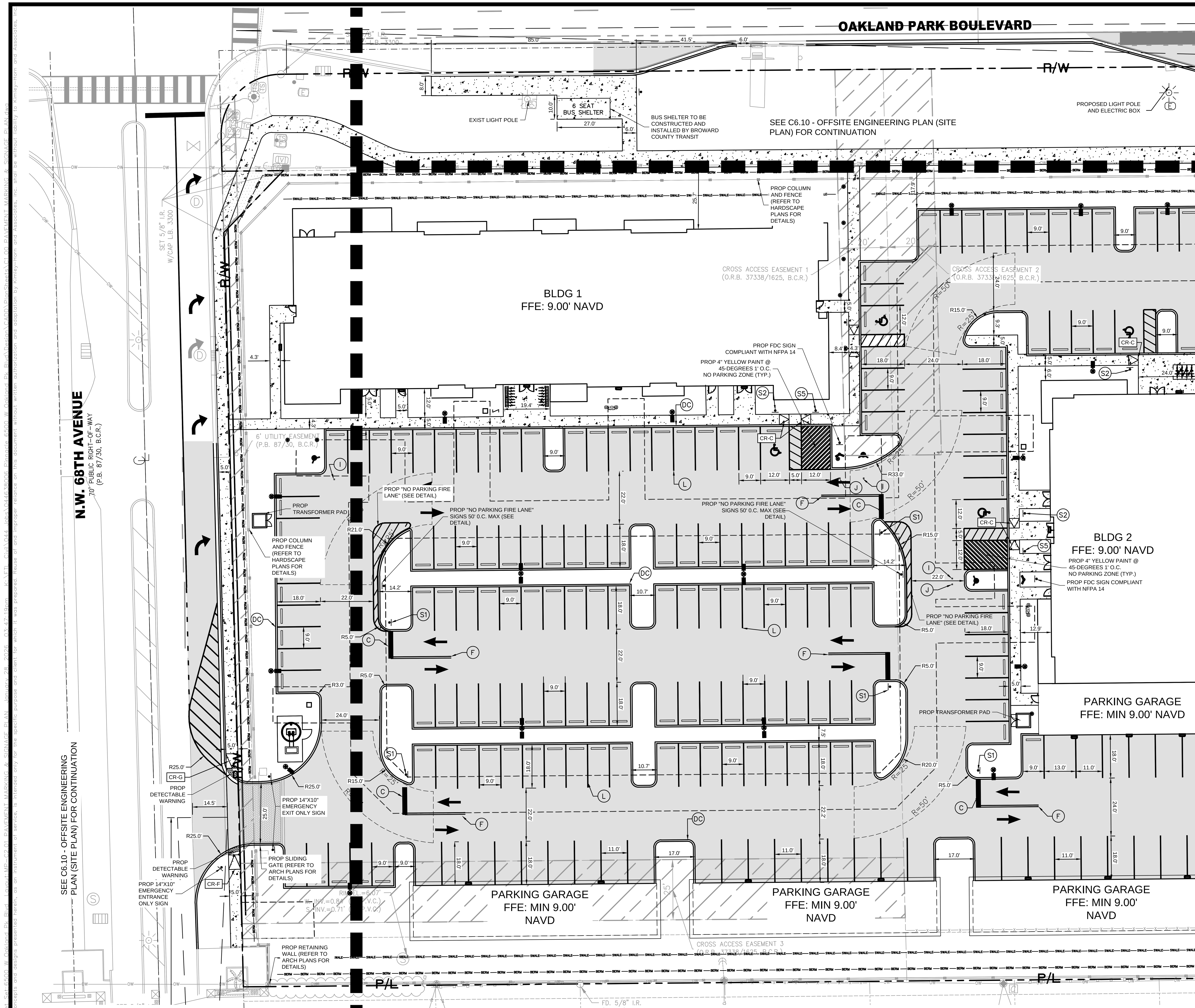
ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC
SUNRISE FL

OVERALL PAVEMENT MARKING & SIGNAGE PLAN

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:

DATE: AUGUST 2025
DRAWING NO. C2.00

Plotted By: Villalon, Teresa Sheet Set: 6500 W Oakland Pk Blvd Layout: MP-C2.00 OVERALL PAVEMENT MARKING & SIGNAGE PLAN January 28, 2026 03:47:11pm K:\FTL_Civil\044_Jobs\044638006_Pinnacle 6500 W Oakland Pk Blvd\Design\CADD\PlanSheets\C1.00 PAVEMENT MARKING & SIGNAGE PLAN.dwg
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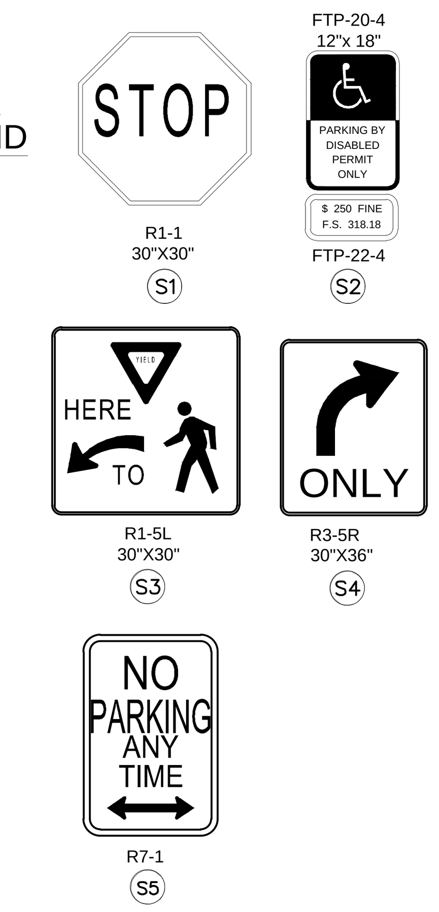
1" = 20'

NORTH

LEGEND

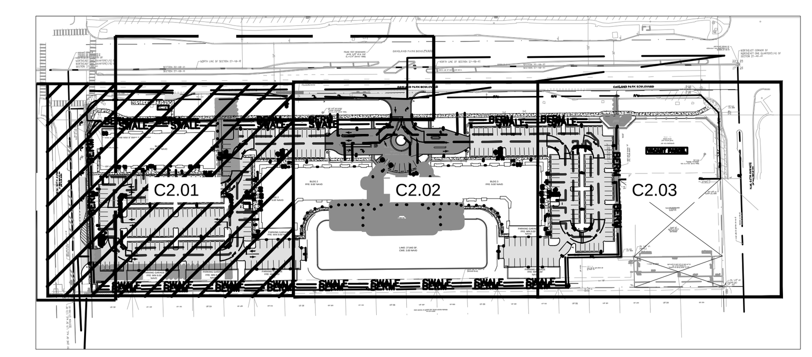
- P/L R/W — PROPERTY LINE/ RIGHT-OF-WAY
- EXIST CONCRETE
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- PROP PAVERS (REFER TO HARDSCAPE PLANS)
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- EXIST EASEMENTS TO BE VACATED
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- (FC) PROP TYPE 'F' CURB AND GUTTER
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- (#) PARKING STALL COUNT
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- SIGN LOCATION
- LEFT TURN/THROUGH LANE ARROW & RIGHT TURN ARROW PER FDOT STANDARD 711-001
- LIGHT POLE
- REFLECTIVE RPM
- CR–X CURB RAMP REFER TO NOTE 3 ON SHEET C2.00
- AIR CONDITIONING UNIT
- PROP FIRE HYDRANT
- PROP METER AND BACKFLOW PREVENTER
- PROP 6" DDCV
- PROP 6" FDC
- PROP TRANSFORMER
- FIRE TRUCK 25' AND 50' RADII

SIGN LEGEND



STRIPING KEY

- (A) = 6" SOLID WHITE
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- (E) = 6" SKIP WHITE TYP (2'-4')
- (F) = 6" DOUBLE YELLOW
- (G) = WHITE/RED BI-DIRECTIONAL RPM
- (H) = YELLOW BI-DIRECTIONAL RPM
- (I) = BLUE BI-DIRECTIONAL RPM
- (J) = RED BI-DIRECTIONAL RPM
- (K) = GREEN BIKE LANE
- (L) = 4" SOLID WHITE



KEY MAP

REFER TO C2.00 - OVERALL PAVEMENT MARKING & SIGNAGE PLAN FOR NOTES.

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BY:____________DATE:____________

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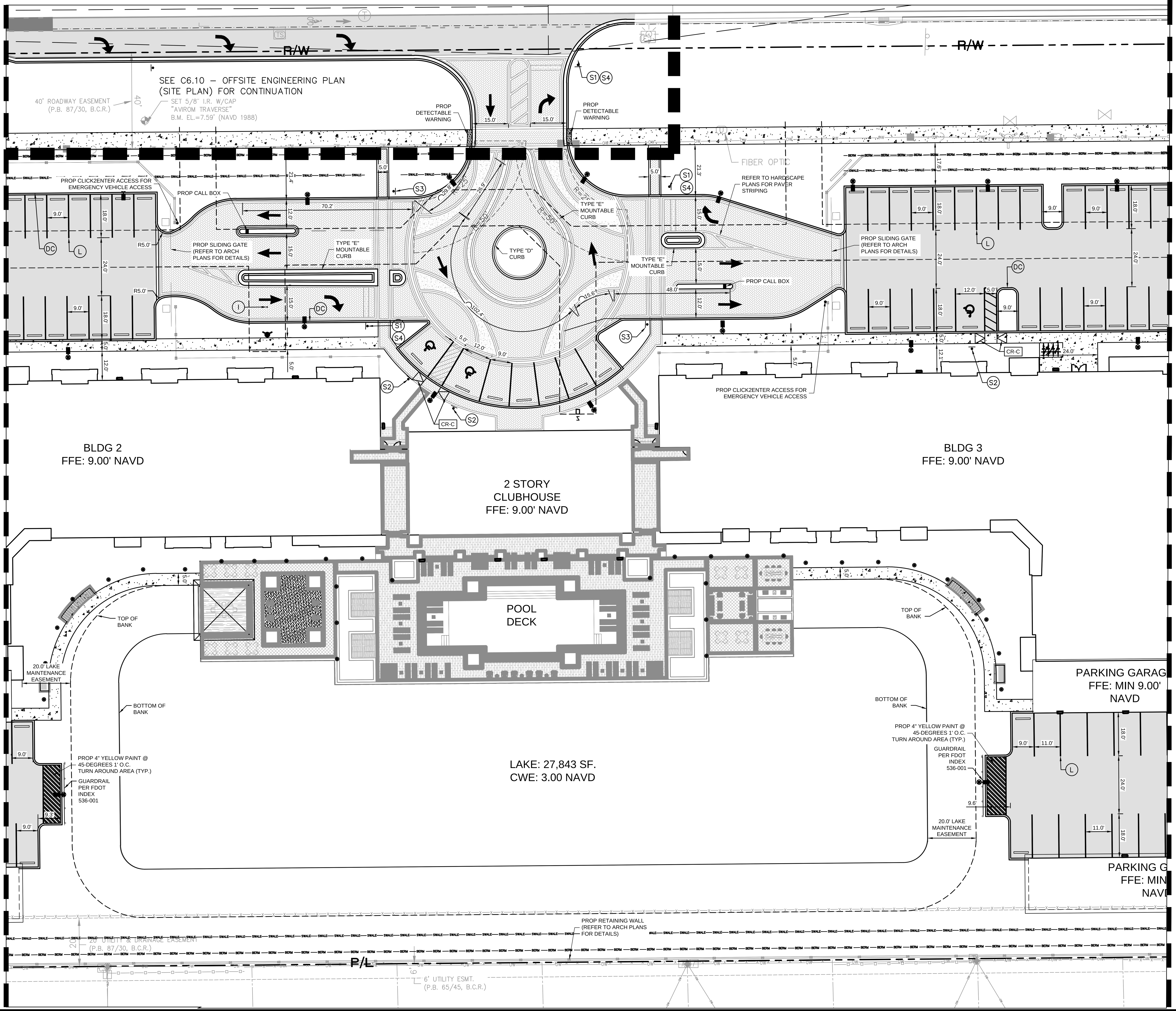
PAVEMENT MARKING & SIGNAGE PLAN

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

DATE: AUGUST 2025

DRAWING NO. C2.01



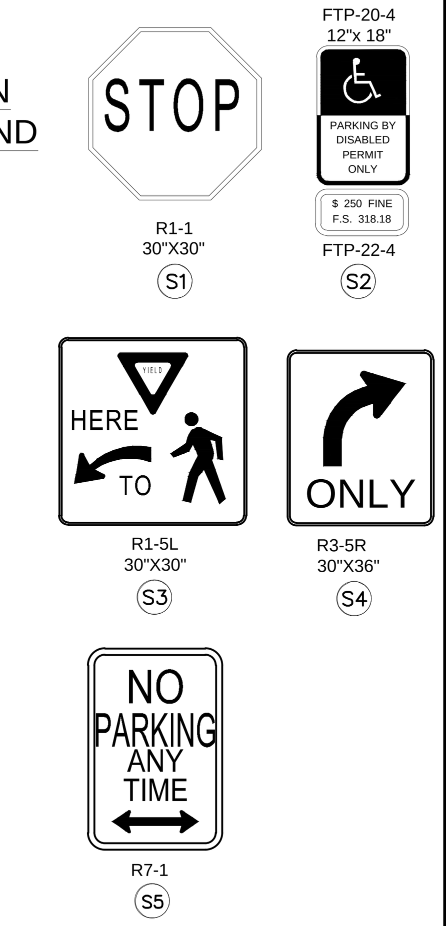
GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'

NORTH

LEGEND

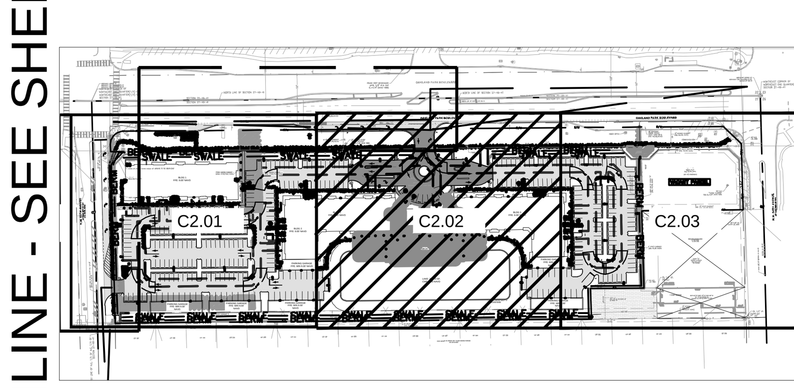
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- (L) = 4" SOLID WHITE



KEY MAP

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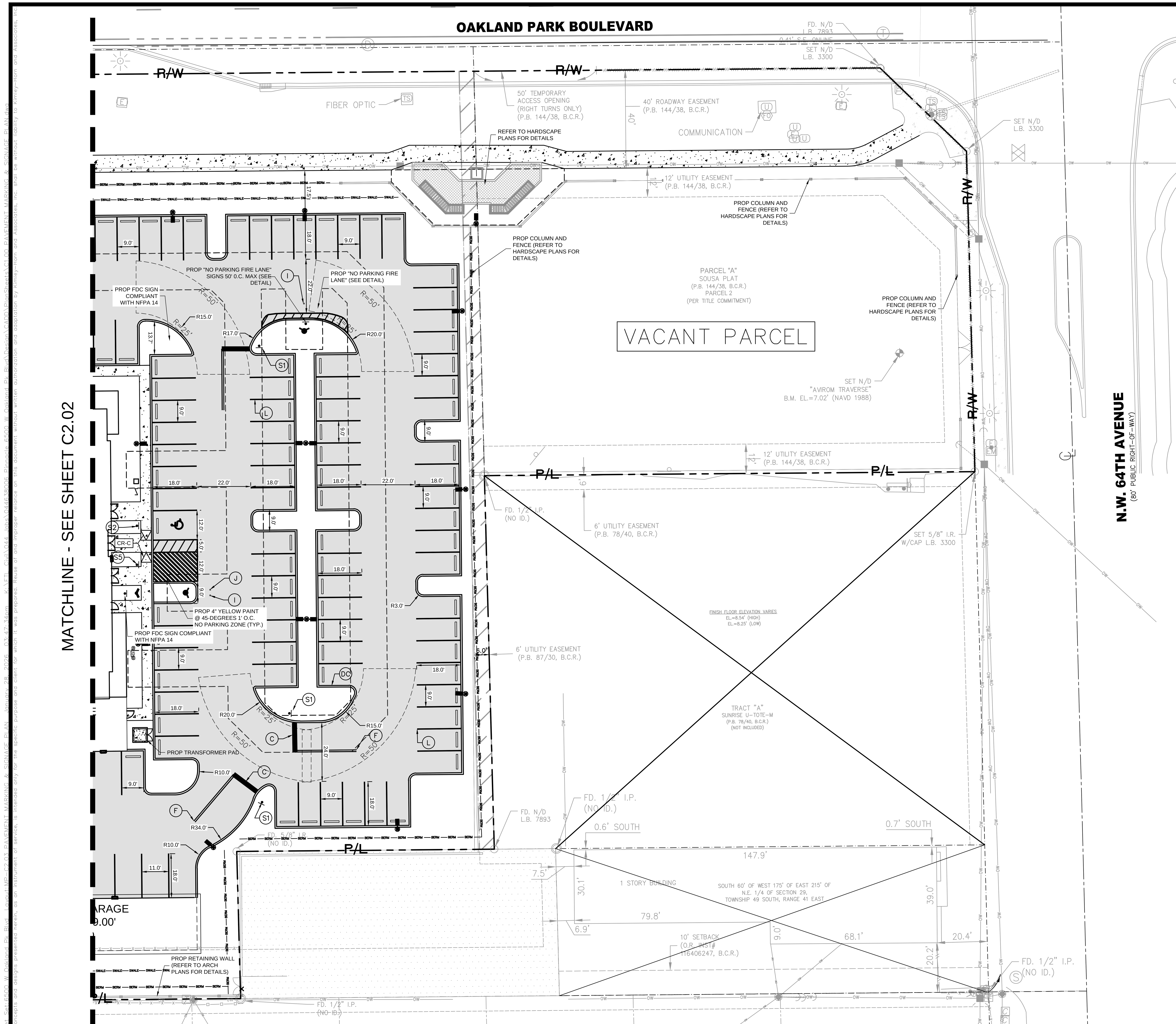
SUNRISE FL

PAVEMENT MARKING & SIGNAGE PLAN

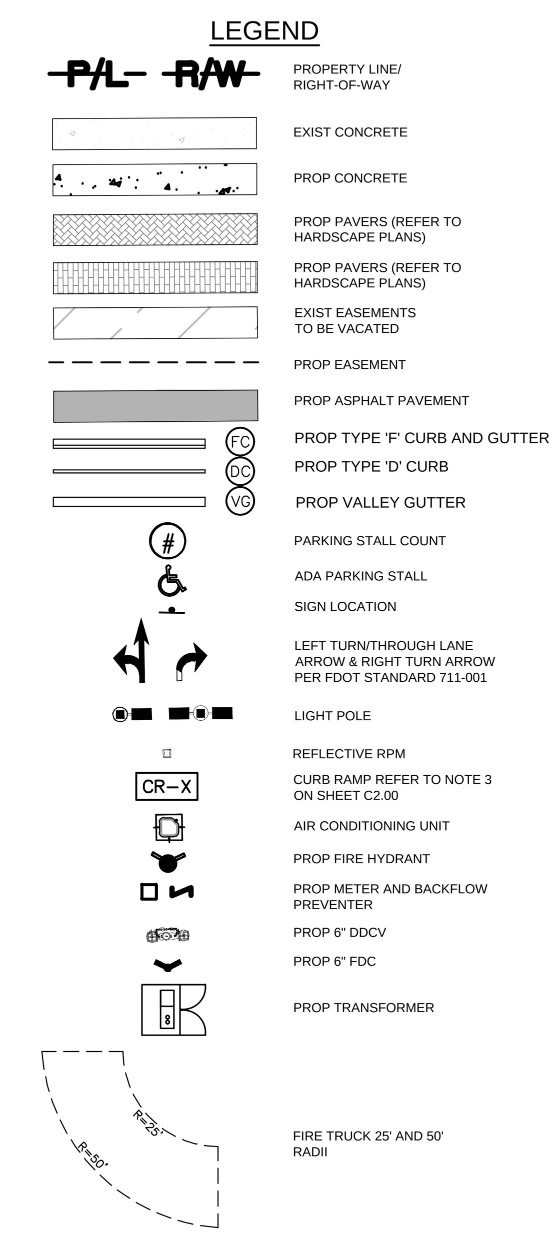
TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER

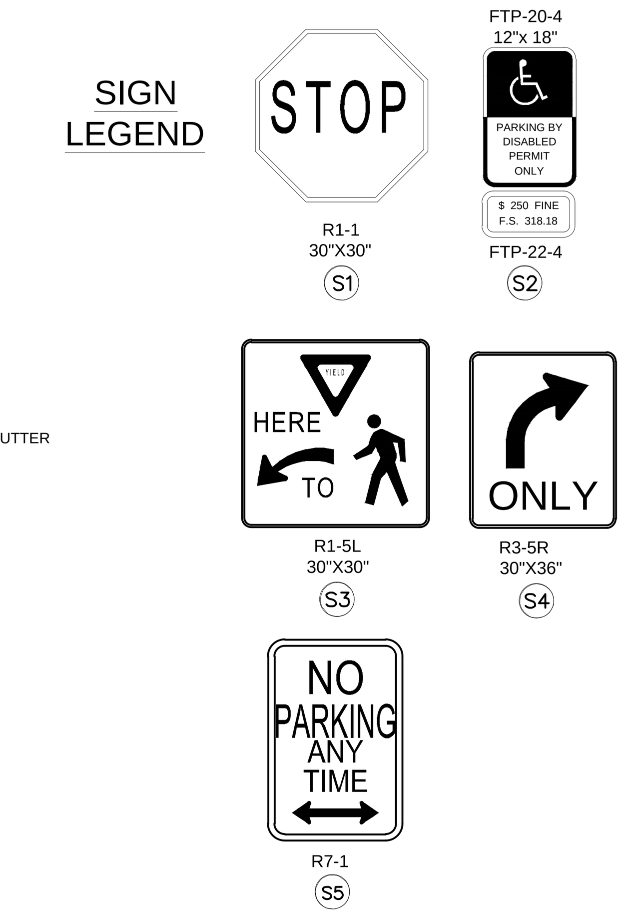
DATE: AUGUST 2025

DRAWING NO. C2.02



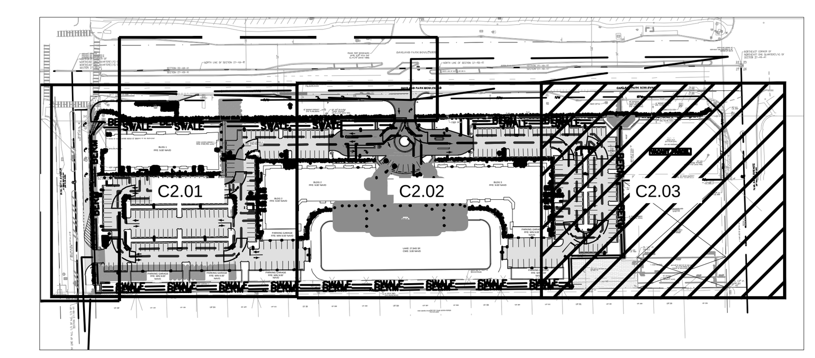






STRIPING KEY

- (A) = 6" SOLID WHITE
- (B) = 12" SOLID WHITE
- (C) = 24" SOLID WHITE
- (D) = 6" SKIP WHITE TYP (6'-10')
- (E) = 6" SKIP WHITE TYP (2'-4')
- (F) = 6" DOUBLE YELLOW
- (G) = WHITE/RED BI-DIRECTIONAL RPM
- (H) = YELLOW BI-DIRECTIONAL RPM
- (I) = BLUE BI-DIRECTIONAL RPM
- (J) = RED BI-DIRECTIONAL RPM
- (K) = GREEN BIKE LANE
- (L) = 4" SOLID WHITE



KEY MAP

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.

A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION

ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

REFER TO C2.00 - OVERALL PAVEMENT MARKING & SIGNAGE PLAN FOR NOTES.

ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED IN CONFORMANCE WITH BCTED AND MUTCD STANDARDS.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TERESA VILLALON-CAMACHO, P.E. 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.

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.57' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

LEAVE BLANK – FOR CITY USE ONLY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY:________________DATE:____________
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING AND SIGNS

Always call 811 two full business days before you dig
Sunshine811.com

REVISIONS

1	11/4/25 REV. 1 DRC COMM.
2	01/28/26 REV. 2 DRC COMM.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
KHA PROJECT NO.: 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC
SUNRISE FL

PAVEMENT MARKING & SIGNAGE PLAN

TERESA VILLALON CAMACHO LICENSE No. 94893 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE:

DATE: AUGUST 2025
DRAWING NO. C2.03

Plotted By: Villalon, Teresa Sheet Set: 6500 W Oakland Pk Blvd Layout: MP-C2.03 PAVEMENT MARKING & SIGNAGE PLAN January 28, 2026 03:47:34pm K:\FTL_Civil\044_Jobs\044638006_Pinnacle 6500 W Oakland Pk Blvd\Design\CADD\PlanSheets\C1.00 PAVEMENT MARKING & SIGNAGE PLAN.dwg
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