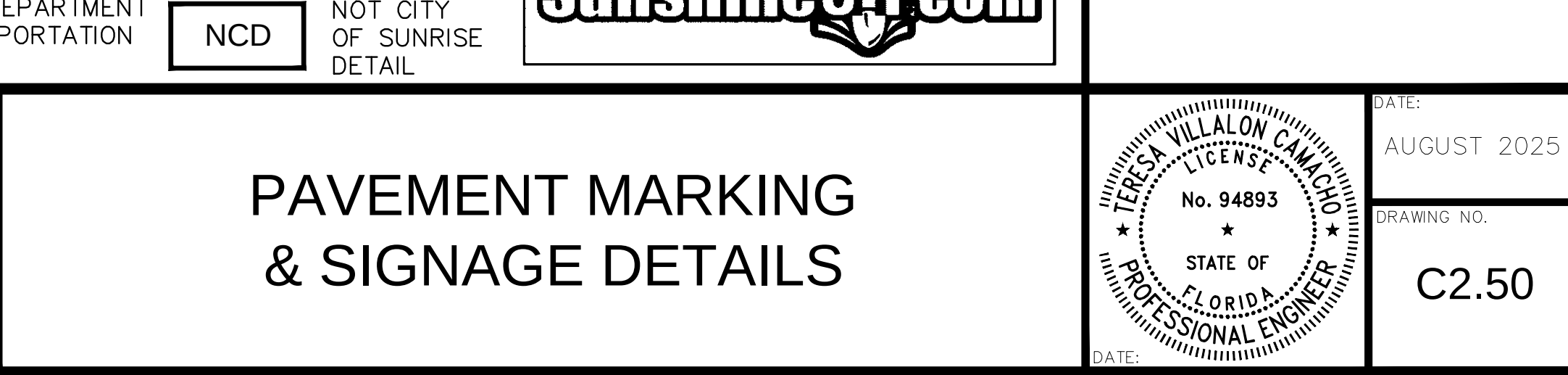
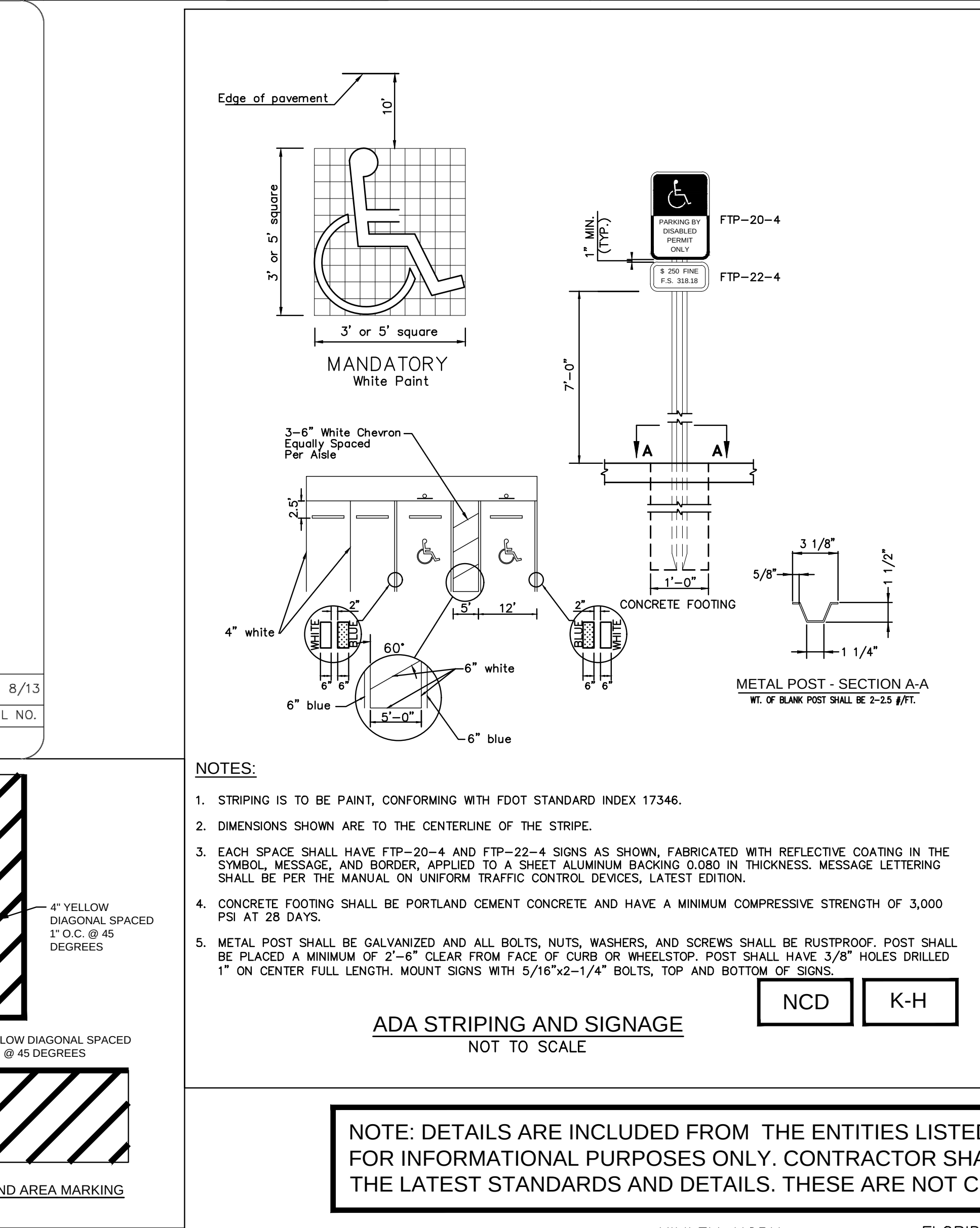
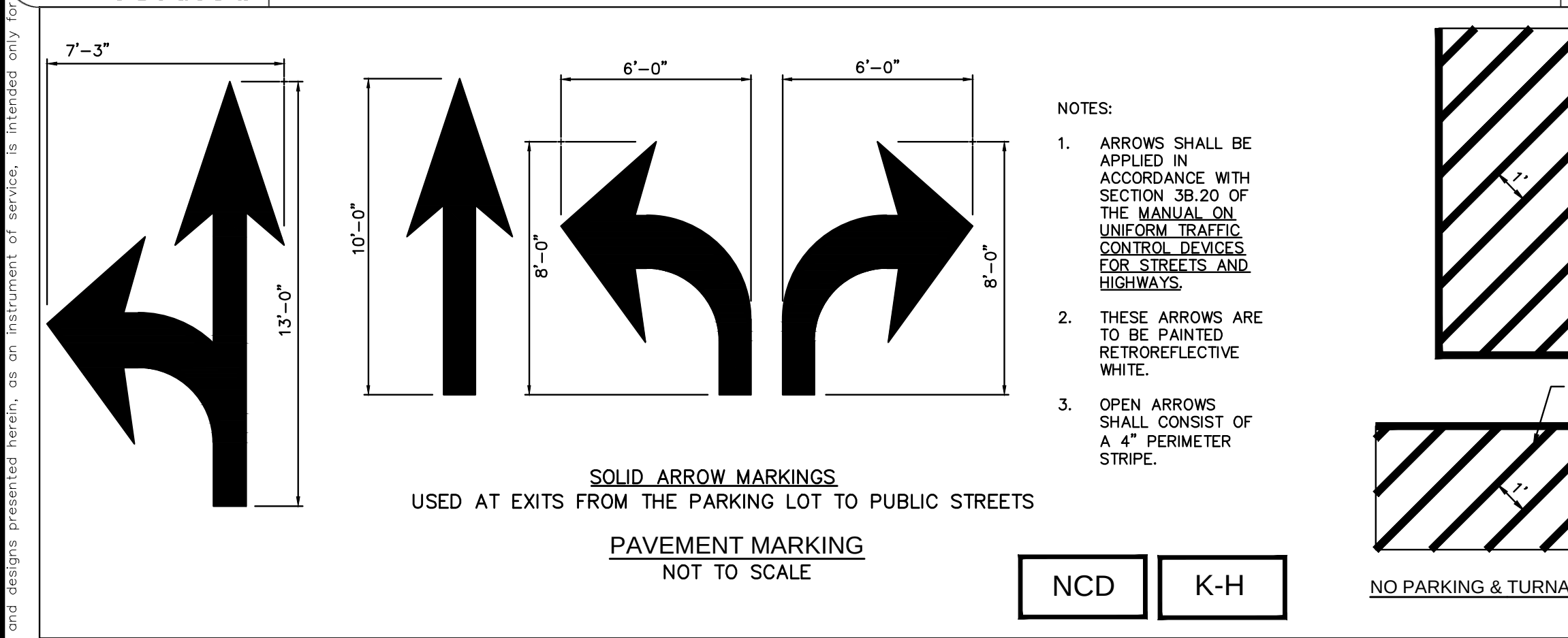
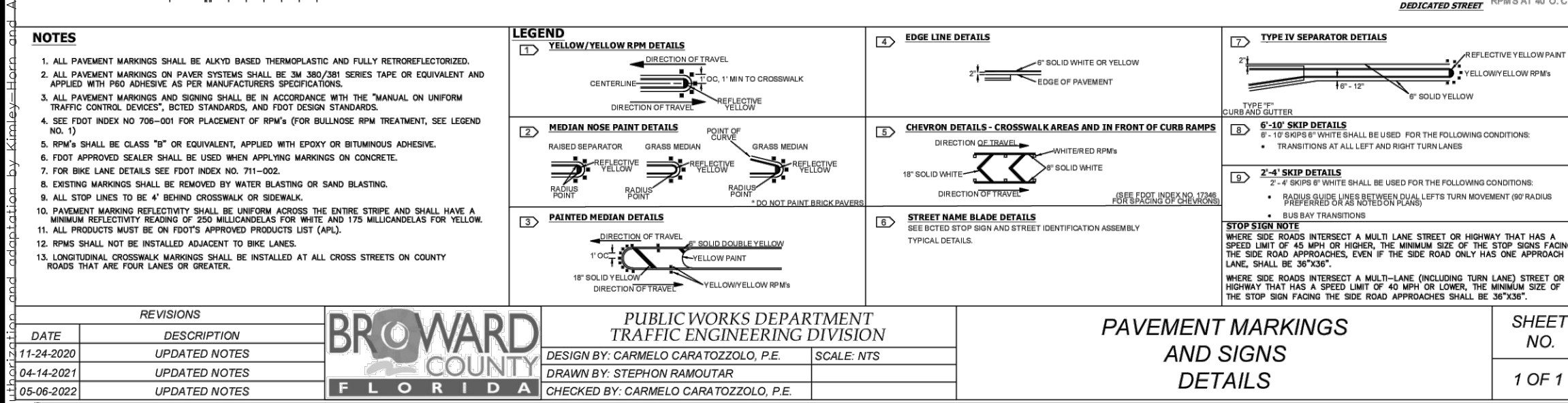
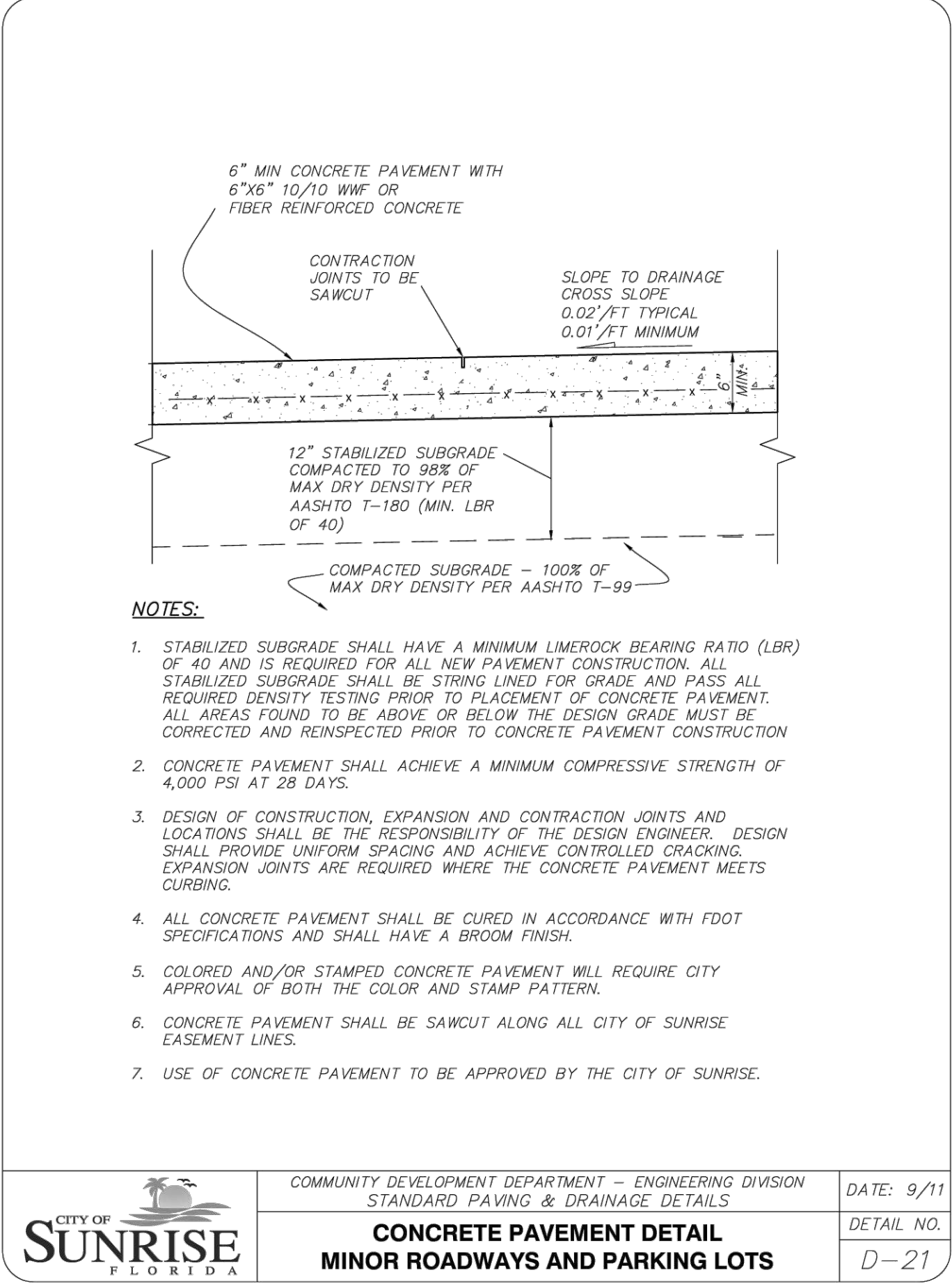
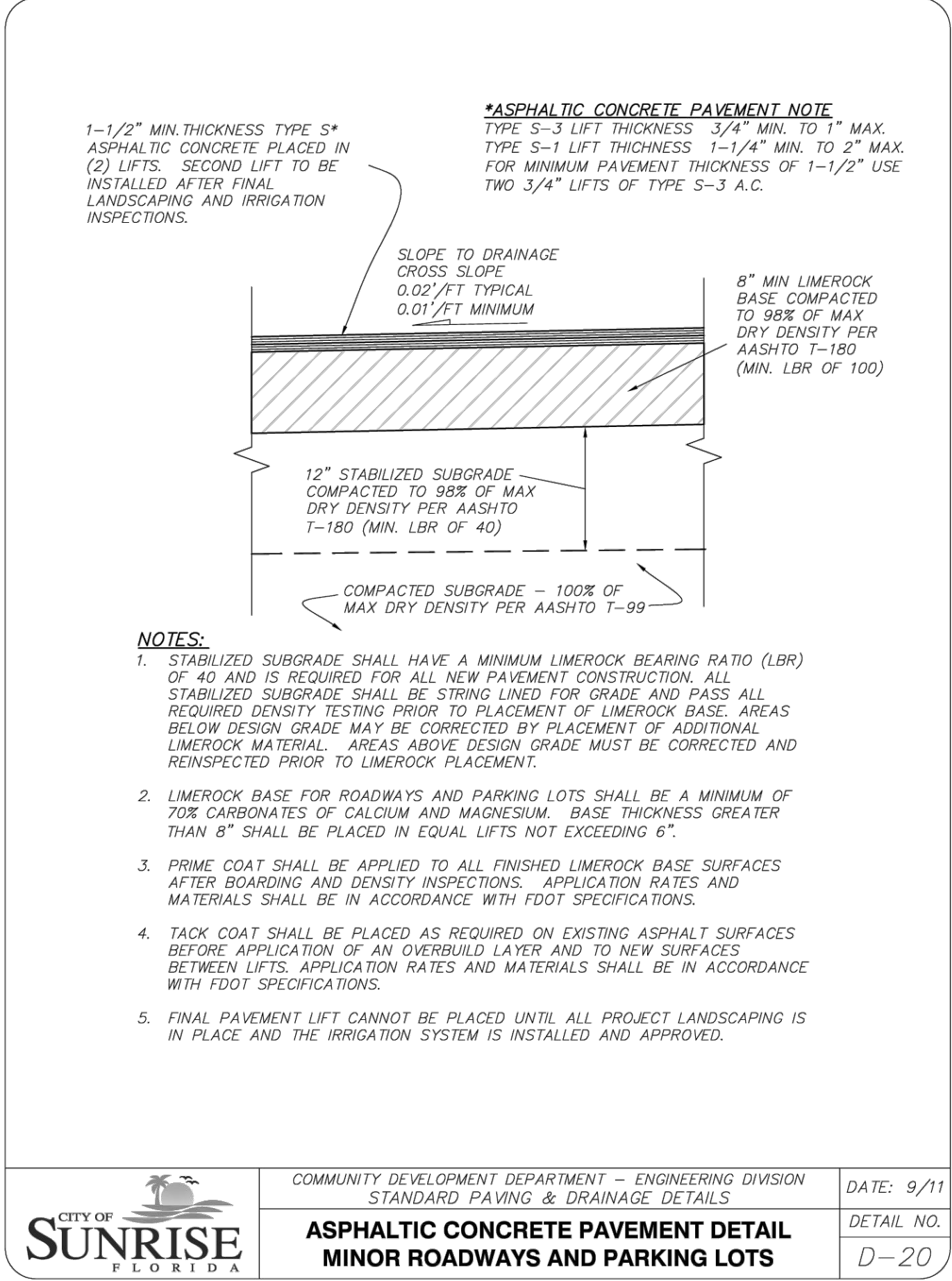
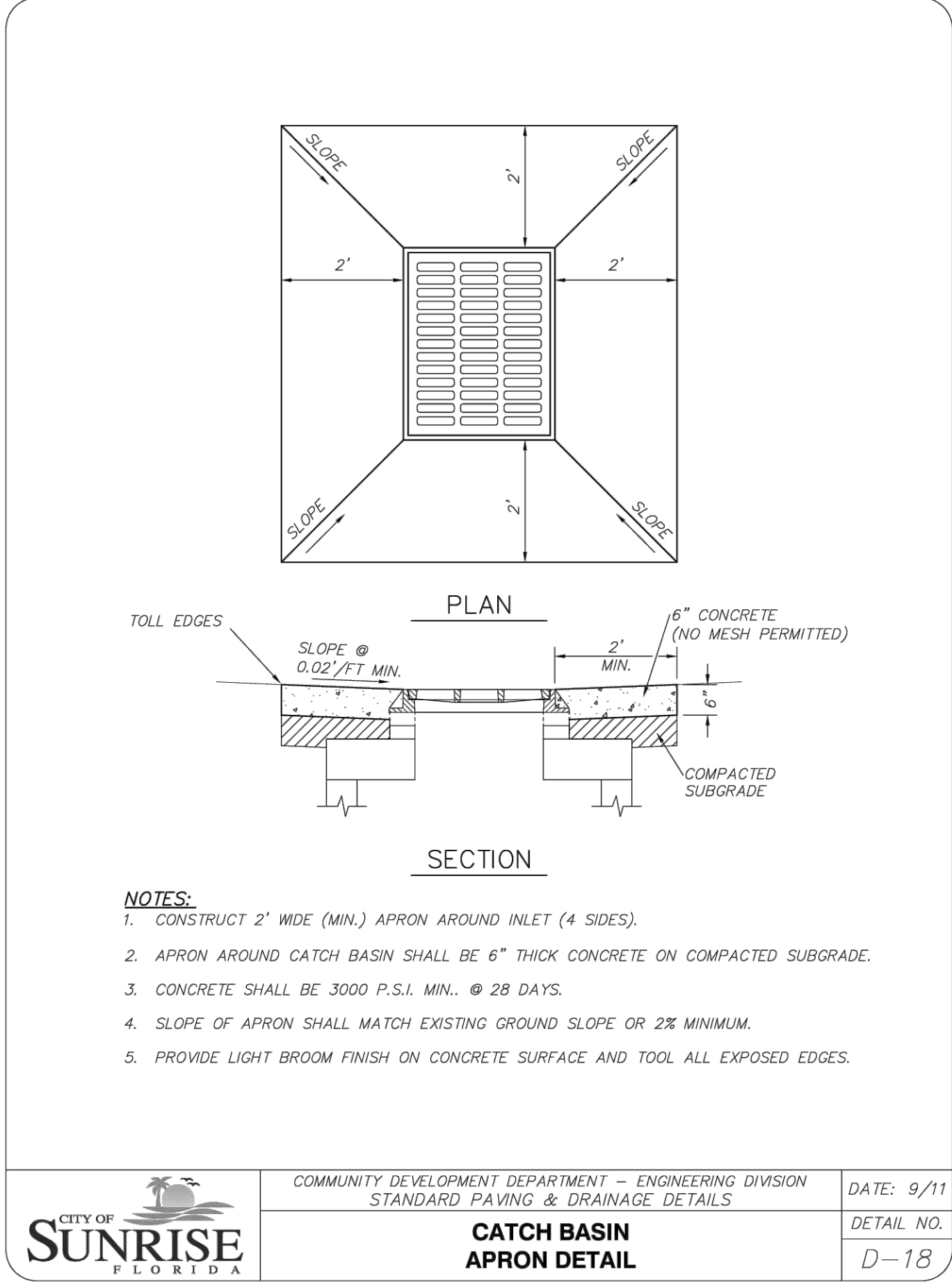
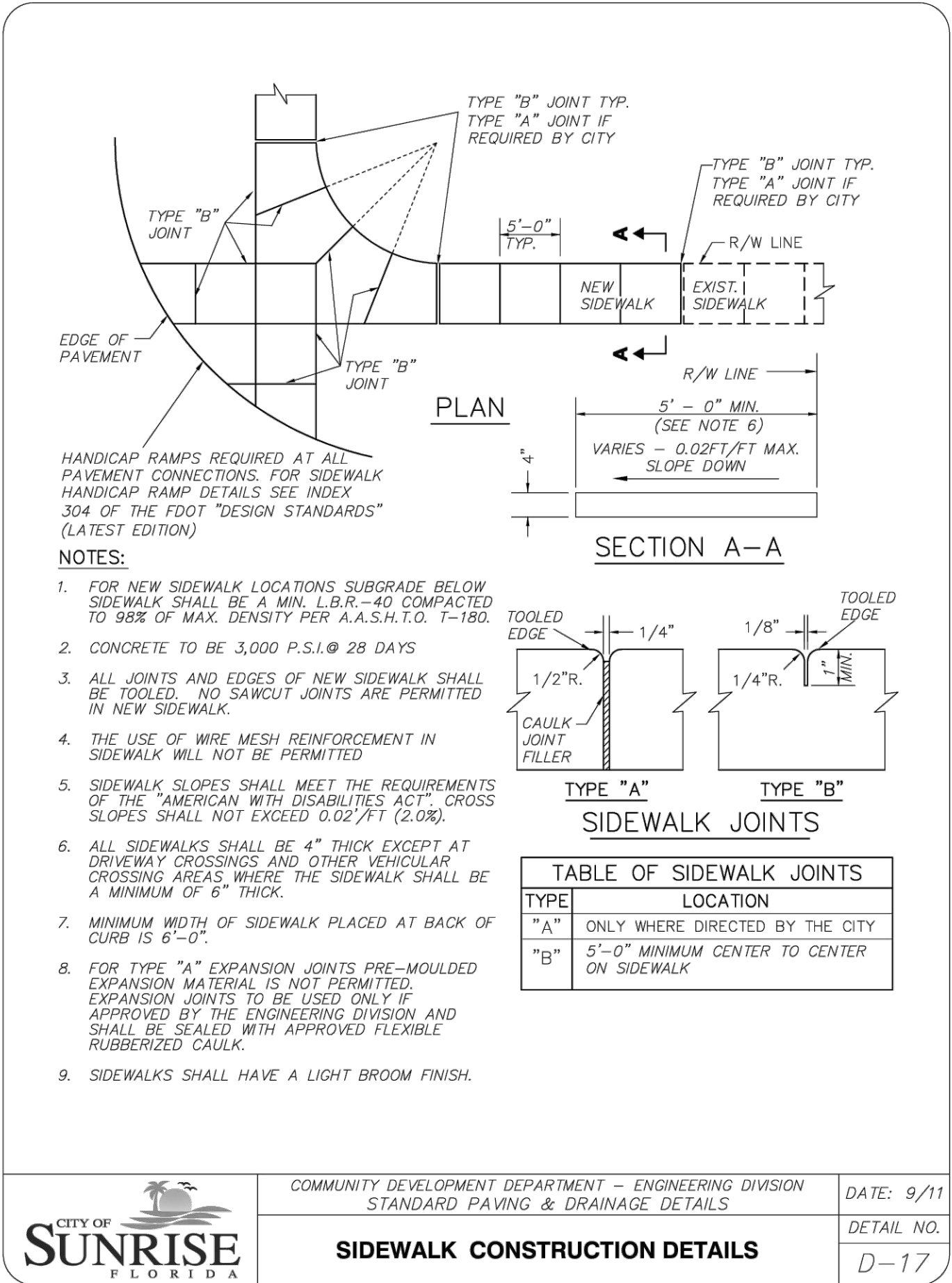
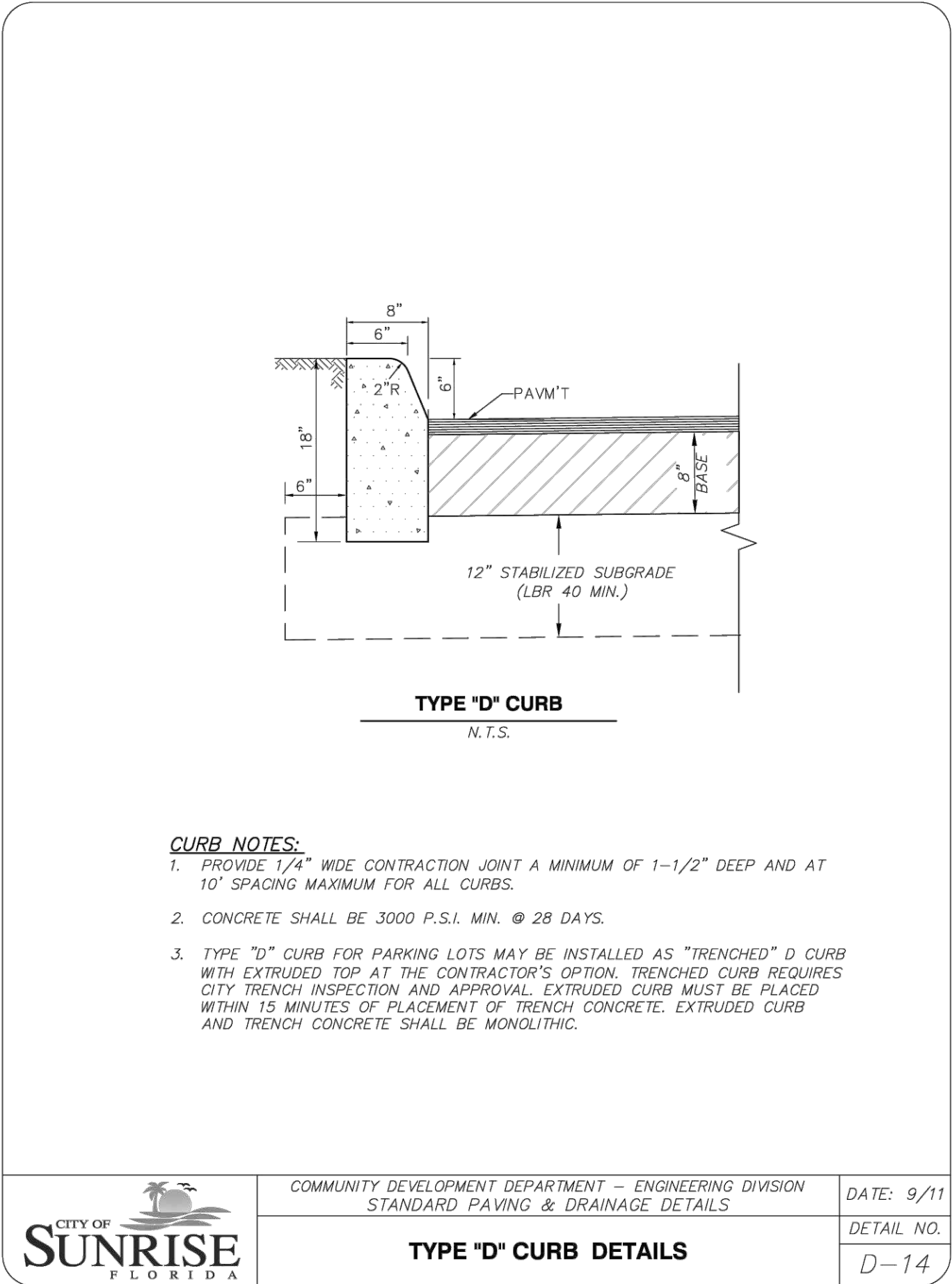
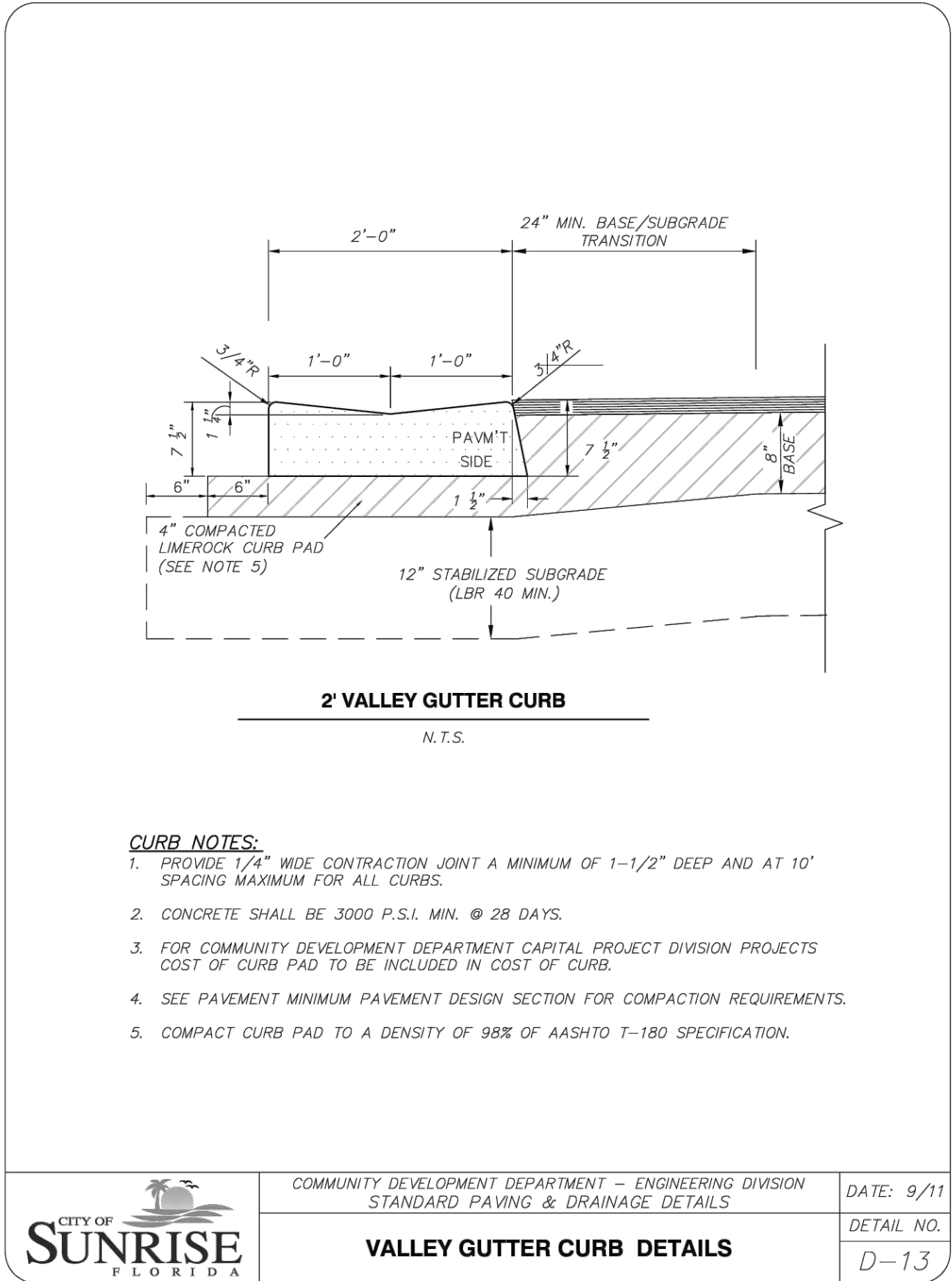
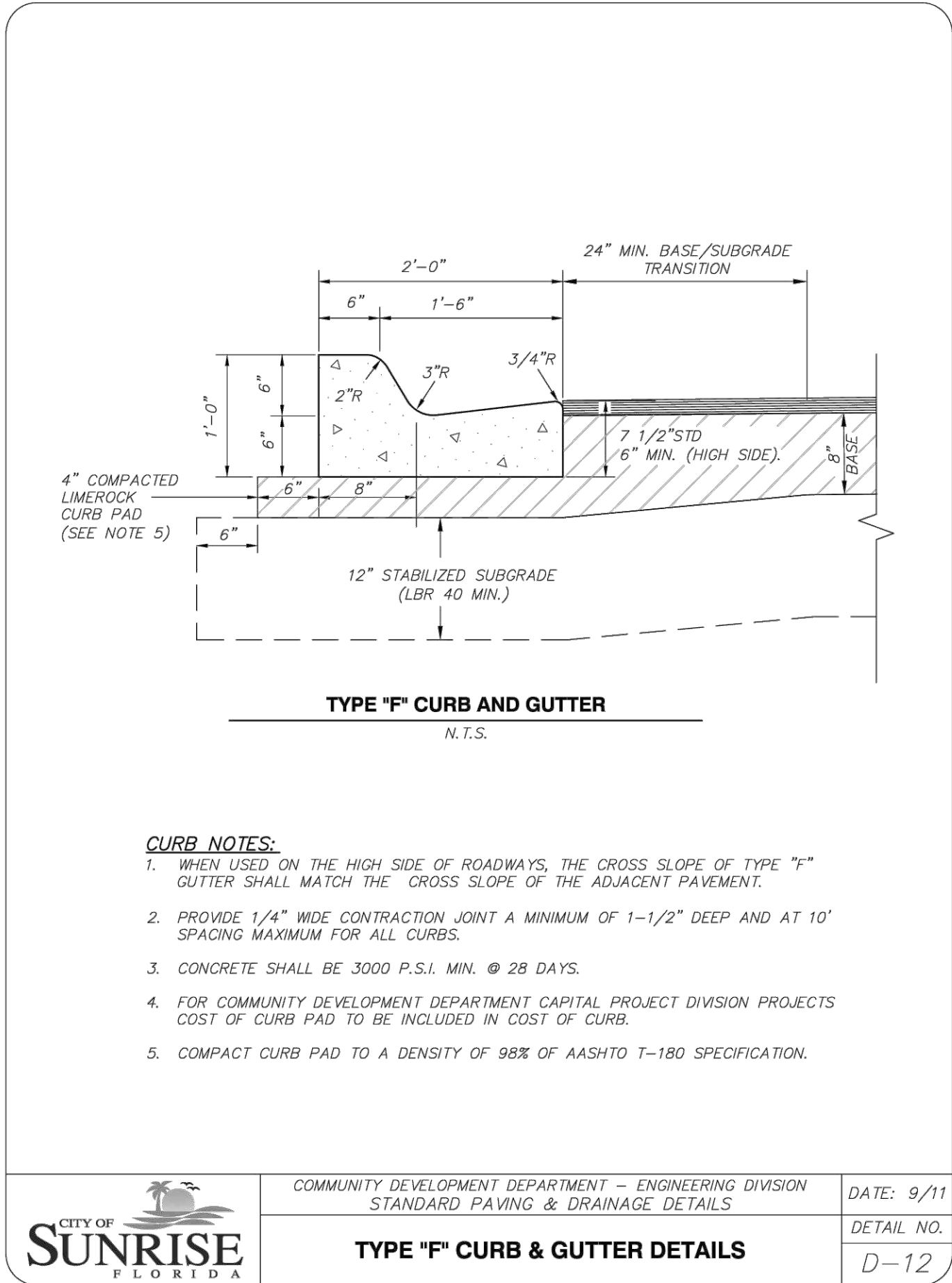




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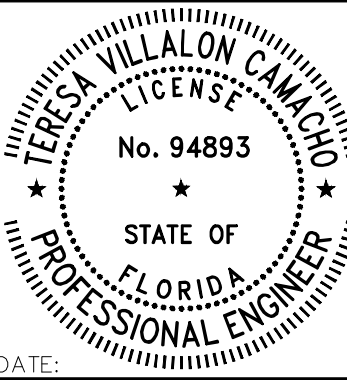
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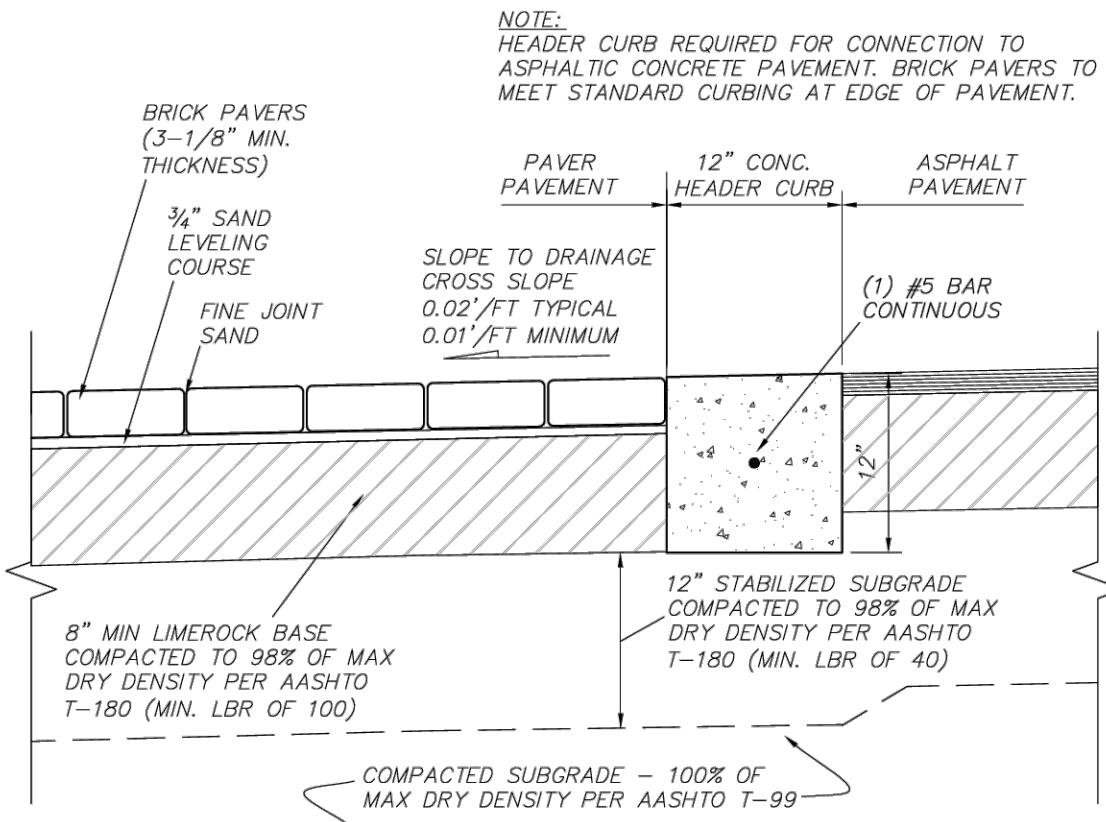
DATE:
AUGUST 2025

DRAWING NO.
C2.51

DATE:



Plotter: Set: 6500 W. Oakland Pl. Blvd. - model: MP-122-52 PAVEMENT MARKING & SIGNAGE DETAILS - January 28, 2026 03:48:11pm K.F.T. CIVIL/044 Job: 044638006 Pinnacle 6500 W. Oakland Pl. Blvd. Design: 044638006 Standard Paving & Drainage Details, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1. STABILIZED SUBGRADE SHALL HAVE A MINIMUM LIME ROCK BEARING RATIO (LBR) OF 40 AND IS REQUIRED FOR ALL NEW PAVEMENT CONSTRUCTION. ALL STABILIZED SUBGRADE SHALL BE STRING LINED FOR GRADE AND PASS ALL REQUIRED DENSITY TESTING PRIOR TO PLACEMENT OF CONCRETE PAVEMENT SYSTEM. ALL AREAS FOUND TO BE ABOVE OR BELOW THE DESIGN GRADE MUST BE CORRECTED AND REINSPECTED PRIOR TO PAVEMENT CONSTRUCTION.
2. LIME ROCK BASE FOR ROADWAYS AND PARKING LOTS SHALL BE A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM. BASE THICKNESS GREATER THAN 8" SHALL BE INSTALLED IN EQUAL LIFTS NOT EXCEEDING 6".
3. BASE PRIME COAT WILL NOT BE REQUIRED FOR BRICK PAVEMENT BASE.
4. SHOP DRAWING AND SUBMITTALS REQUIRED FOR THE PROPOSED PAVEMENT MODULES, PAVEMENT PATTERN, LEVELING SAND AND JOINT SAND MATERIALS. PAVEMENT SHALL BE LAID LEVEL TO ALL ADJACENT PAVEMENTS AND TO THE FINISH GRADE WITH A TOLERANCE OF 1/4".
5. PAVEMENT PAVEMENT SHALL BE PROTECTED FROM ALL TRAFFIC UNTIL COMPLETED AND APPROVED FOR USE BY THE CITY ENGINEERING DIVISION INSPECTOR.
6. USE OF BRICK PAVEMENT PAVEMENT WILL REQUIRE APPROVAL BY THE CITY. APPROVAL SHALL INCLUDE LOCATION, COLOR AND PAVEMENT PATTERN.

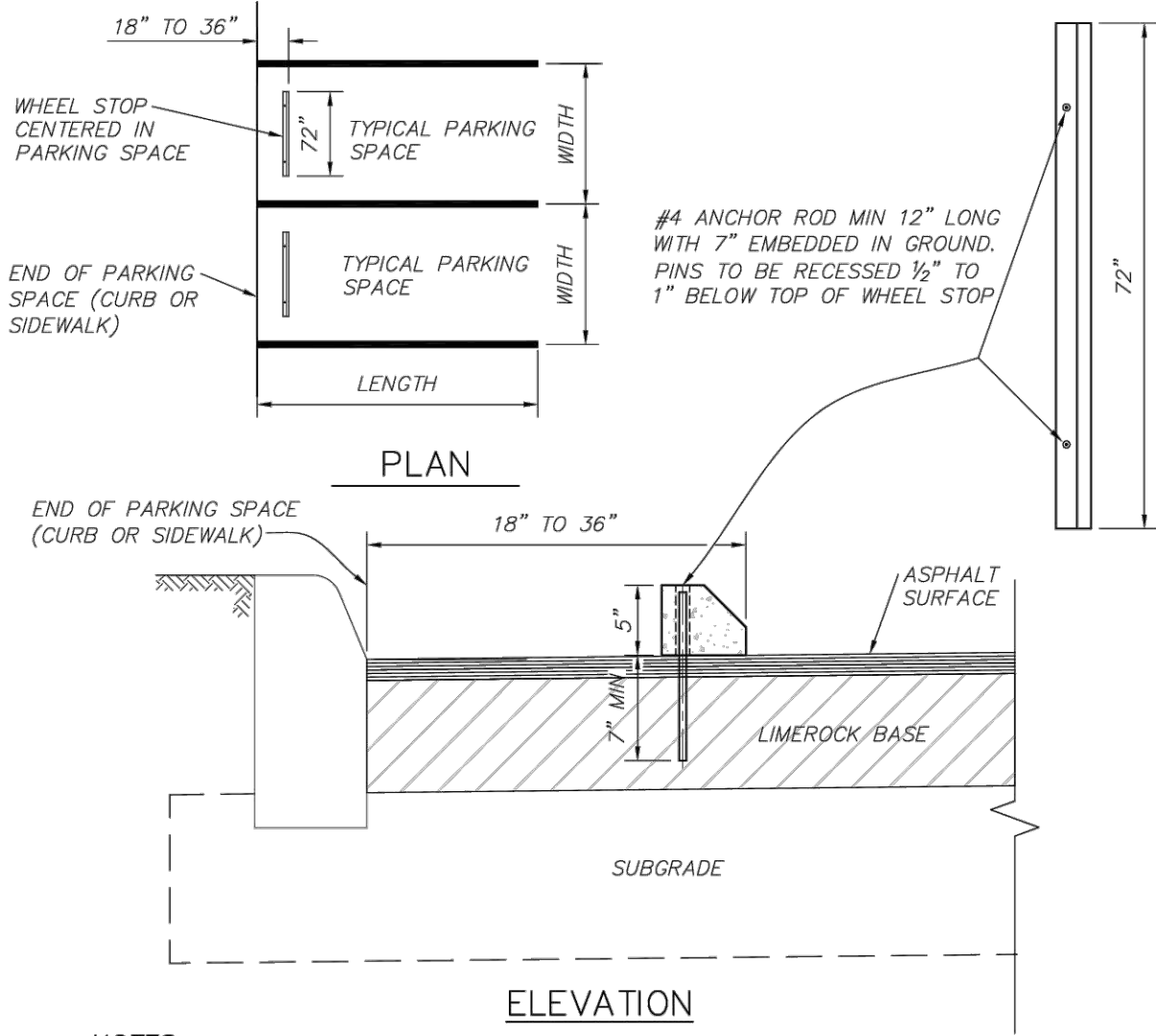


COMMUNITY DEVELOPMENT DEPARTMENT – ENGINEERING DIVISION
STANDARD PAVING & DRAINAGE DETAILS

DATE: 9/11

**BRICK PAVEMENT PAVEMENT DETAIL
MINOR ROADWAYS AND PARKING LOTS**

DETAIL NO.
D-22



NOTES:

1. WHEELSTOP SIZES MAY VARY DEPENDING ON MANUFACTURER.
2. WHEELSTOPS SHALL BE UNPAINTED OR PAINTED WHITE OR YELLOW EXCEPT AT HANDICAP SPACES WHICH SHALL IN ALL CASES BE UNPAINTED.
3. ANCHOR RODS SHALL BE MINIMUM OF #4 REBAR, 12" LONG WITH 7" MINIMUM EMBEDMENT.
4. IN PAVEMENT AREAS THE ANCHOR RODS SHALL BE A MINIMUM OF 18" LONG. HOLES SHALL BE PRE-DRILLED.
5. WHEELSTOPS ARE REQUIRED ON ALL ANGLED PARKING SPACES (EXCEPT PARALLEL SPACES) AND ALL PARKING SPACES LESS THAN 20 FEET IN LENGTH.
6. DISTANCE FROM END OF PARKING TO FACE OF WHEELSTOP SHALL BE THE SAME THROUGHOUT THE PROJECT.



COMMUNITY DEVELOPMENT DEPARTMENT – ENGINEERING DIVISION
STANDARD PAVING & DRAINAGE DETAILS

DATE: 9/11

WHEELSTOP DETAIL

DETAIL NO.
D-25

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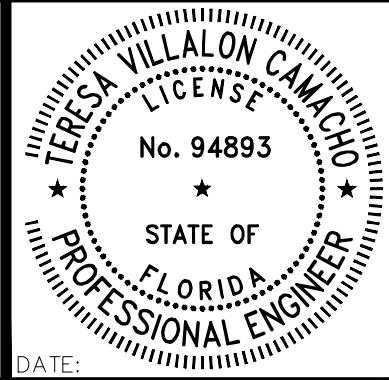
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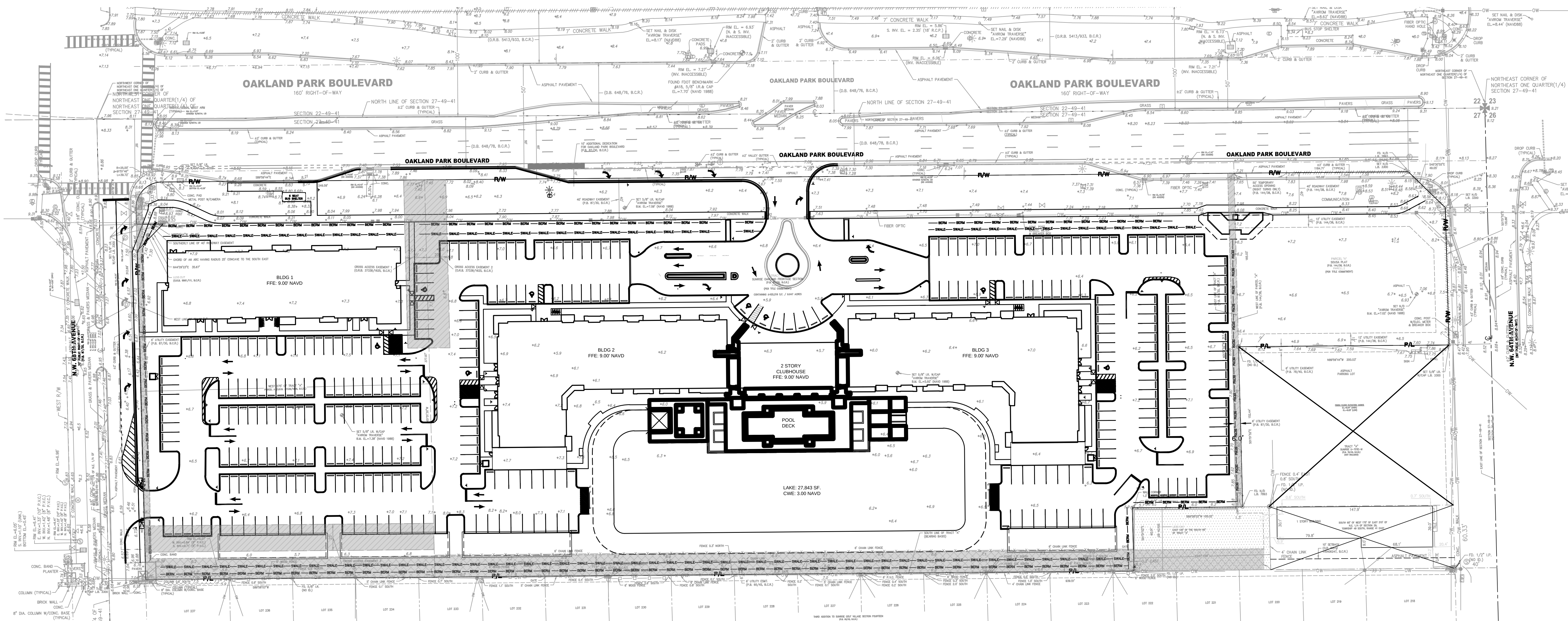
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Plotted By: Millon Torres, P.E. Date: 08/28/2025. Project: 6500 W. Oakland Pk Blvd. (Enclave 20250). Plan: 08-48-2300. Title: EXISTING EASEMENT VACATION PLAN. This document, together with the drawings, is intended only for the specific purpose and client for which it was prepared. No other use or reliance should be placed on this document without the written consent of Kimley-Horn and Associates, Inc.

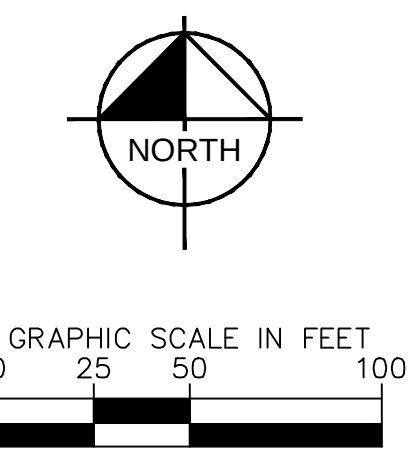


LEGEND

P/L - R/W PROPERTY LINE/RIGHT-OF-WAY

EXIST EASEMENTS TO BE VACATED

EXIST EASEMENTS TO REMAIN



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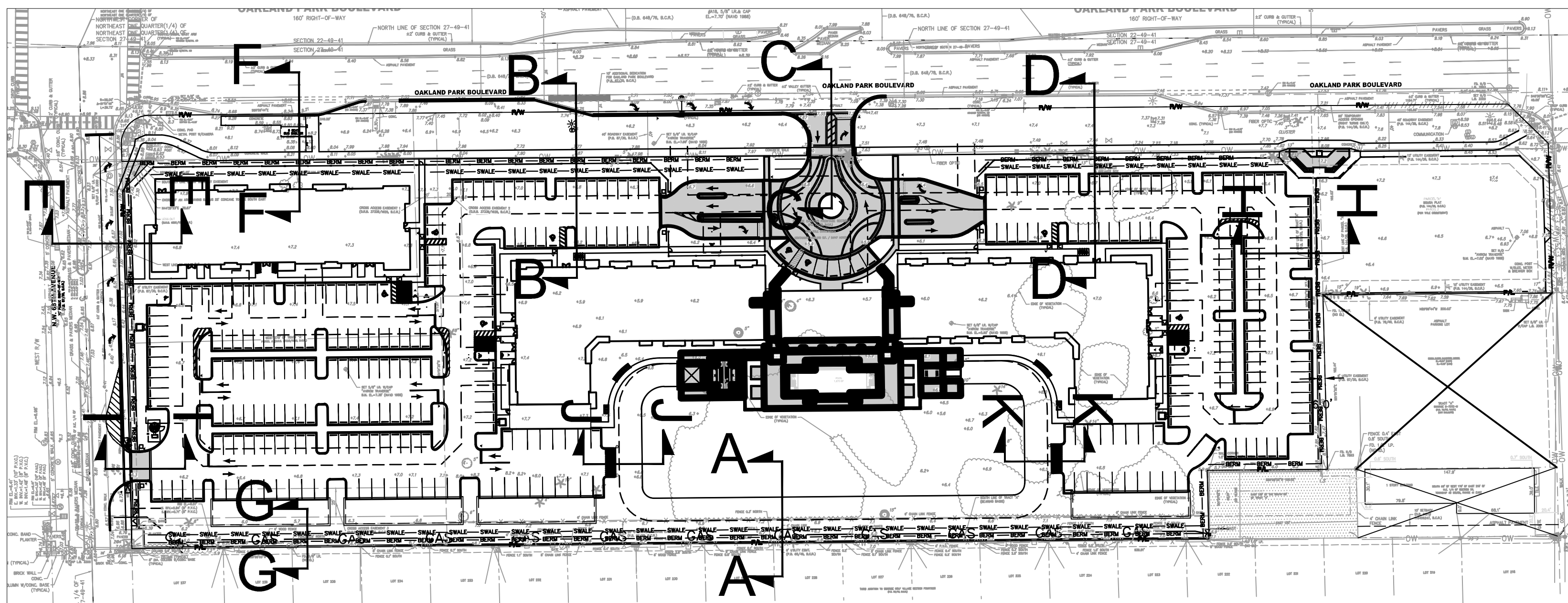
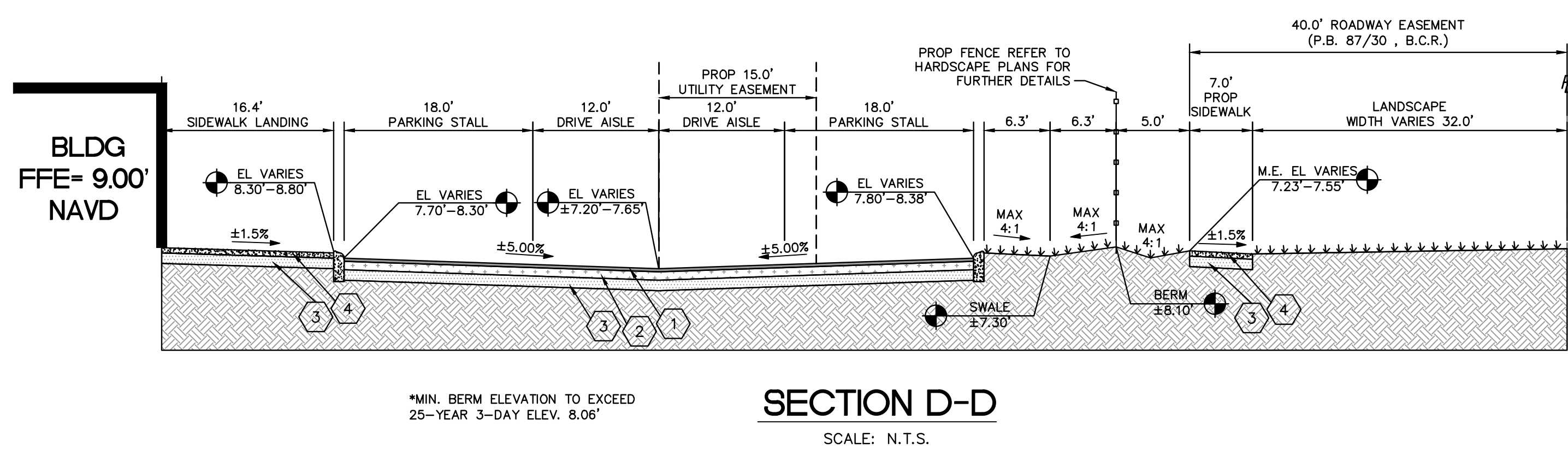
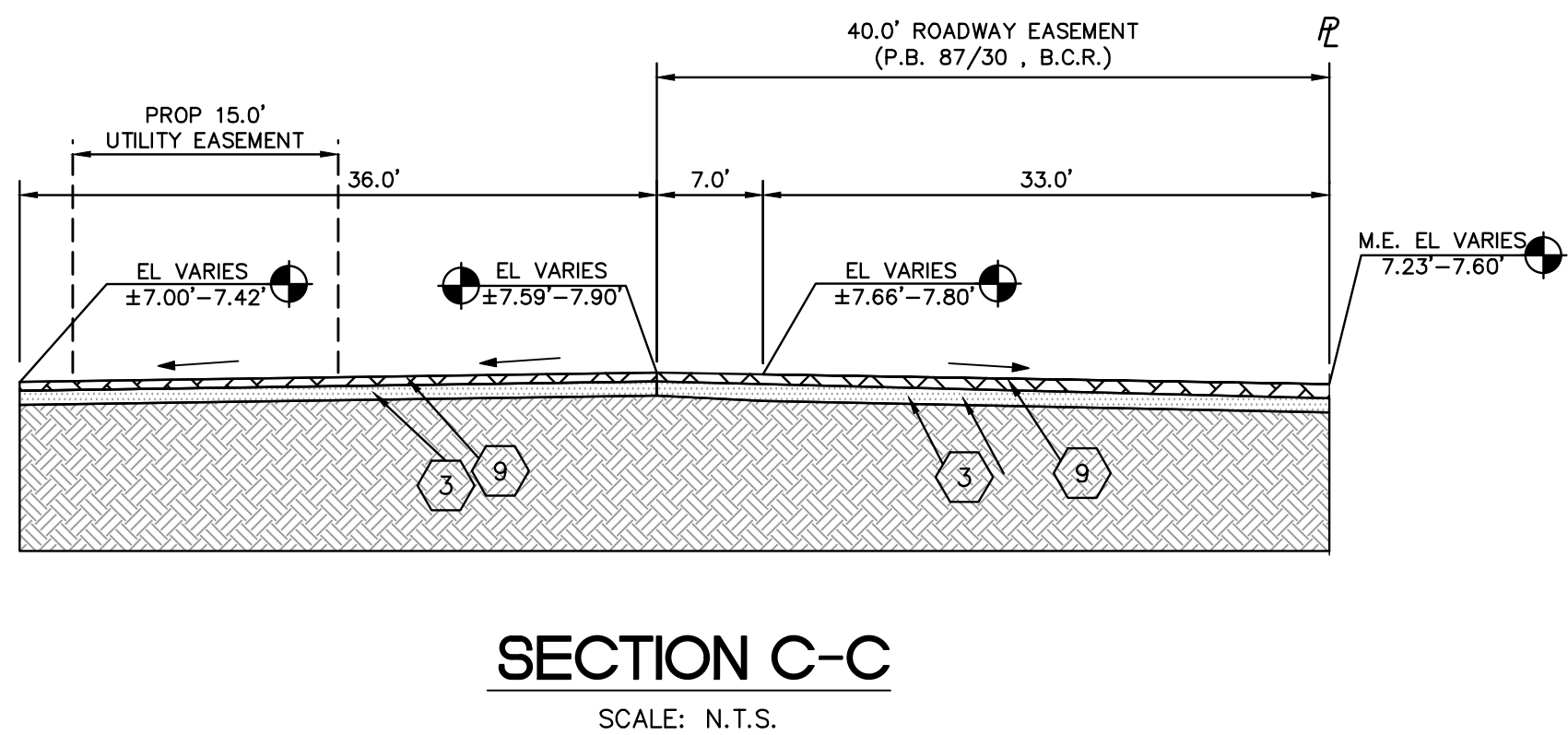
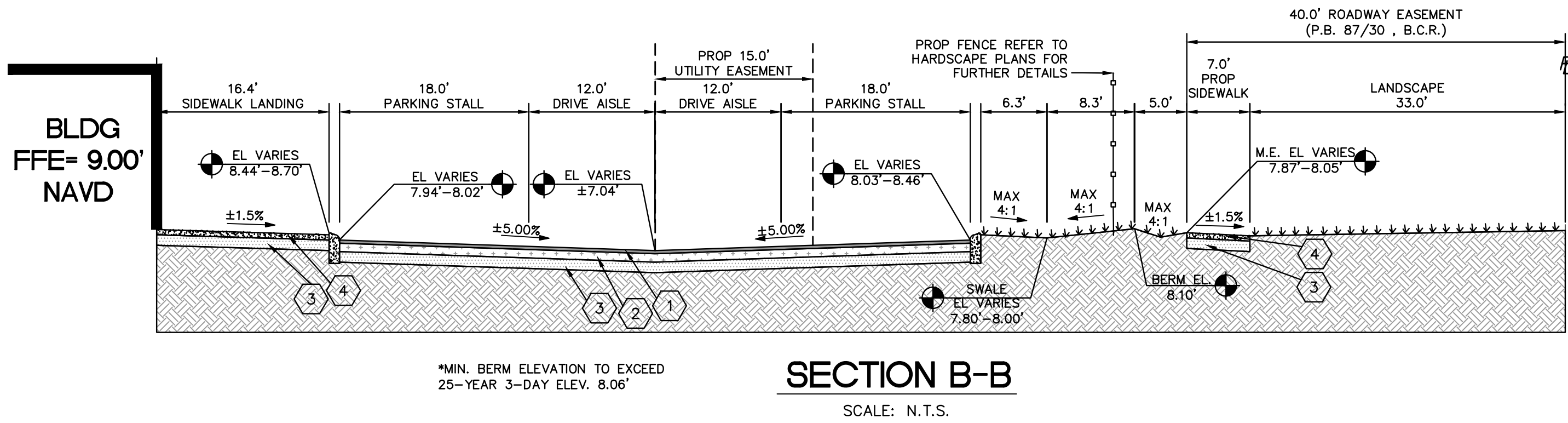
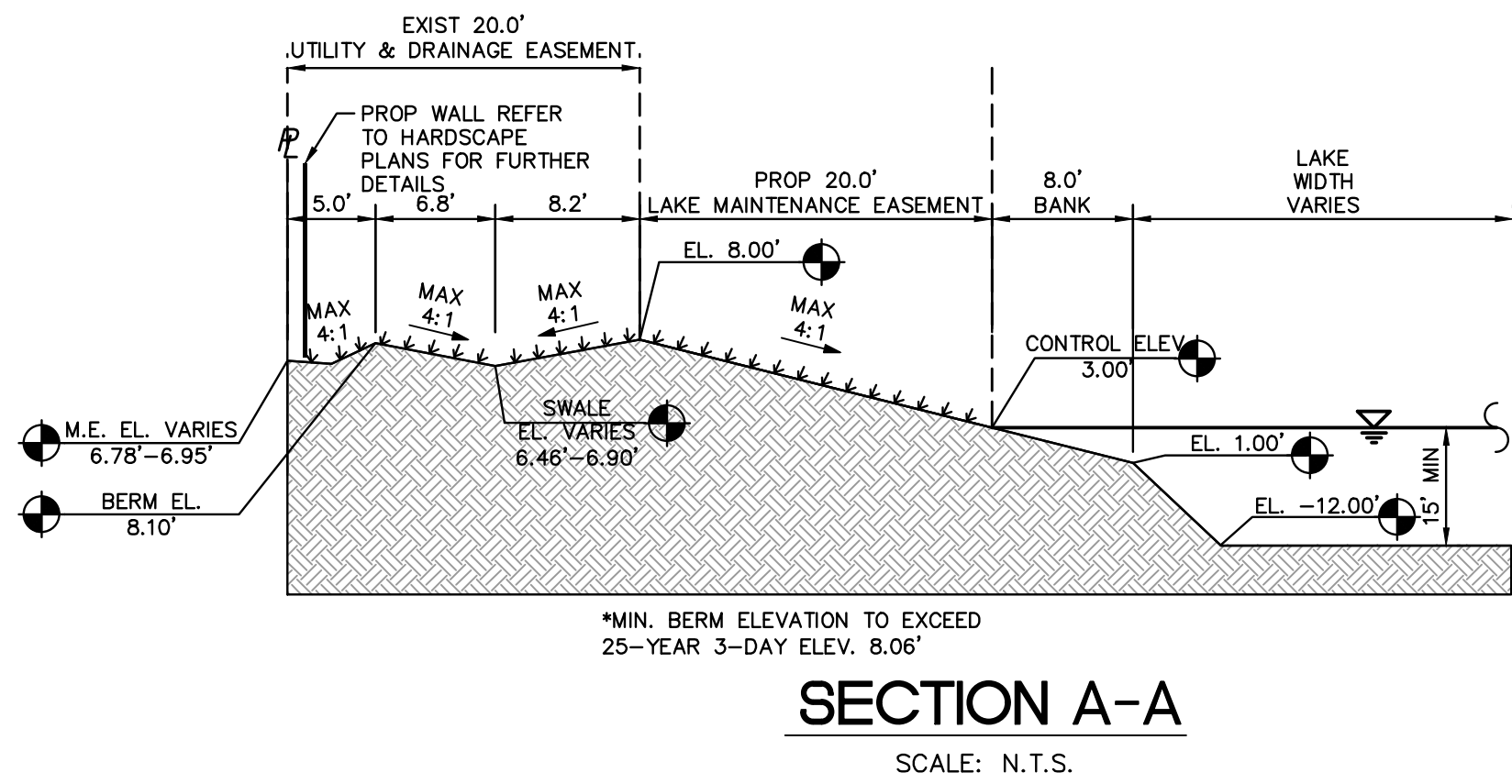
**EXISTING EASEMENT
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- 1 1/2" ASPHALT TYPE SP-9.5 TO BE PLACED IN TWO LIFTS W/ SECOND LIFT BEING PLACED AT COMPLETION OF LANDSCAPING AND PRIOR TO SUBSTANTIAL COMPLETION
- 2 8" LIMEROCK BASE COMPACTED AT LEAST 98% WITH MINIMUM LBR OF 100
- 3 12" FDOT TYPE B STABILIZED SUBGRADE LBR 40, FDOT 160-2 (CONTRACTOR ADD AND COMPACT ADDITIONAL SUBGRADE AS REQUIRED)
- 4 PAVERS (SEE LANDSCAPE PLANS BY RHETT ROY FOR DETAILS)
- 5 4" THICK CONCRETE SIDEWALK AT 3,000 PSI @ 28 DAYS WITH LIGHT BROOM FINISH (PER CITY OF SUNRISE DETAIL D-17)
- 6 TYPE 'D' CURB
- 7 8" WIDE HEADER CURB (3,000 PSI) W/ 1 #4 BAR CONT.
- 8 2" ASPHALT TYPE SP 9.5 TO BE PLACED IN TWO LIFTS W/ SECOND LIFT BEING PLACED AT COMPLETION OF LANDSCAPING AND PRIOR TO SUBSTANTIAL COMPLETION
- 9 PAVERS (SEE LANDSCAPE PLANS FOR DETAILS)

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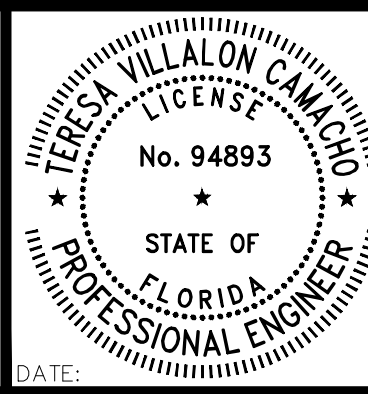
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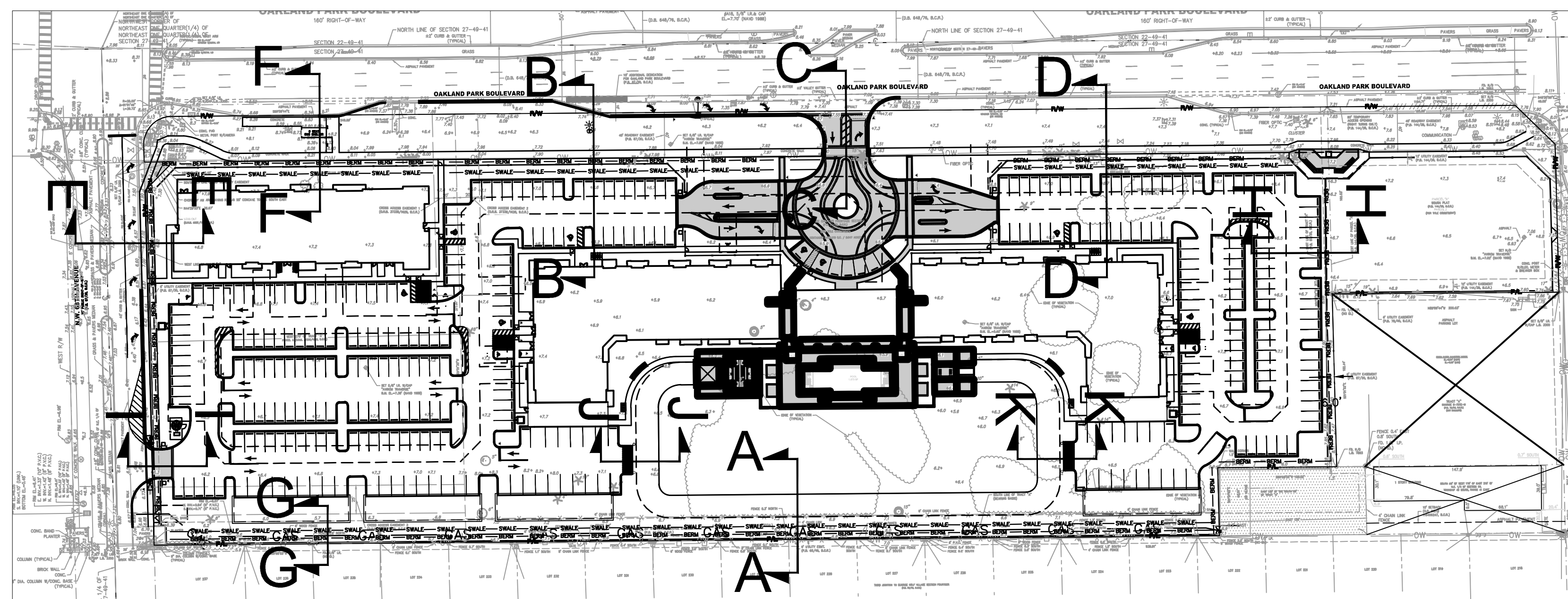
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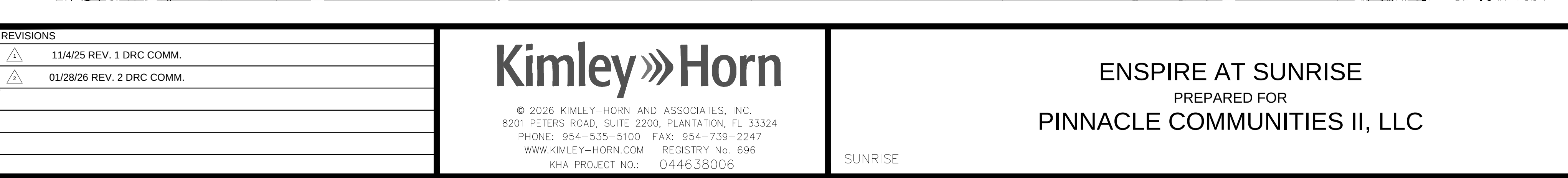
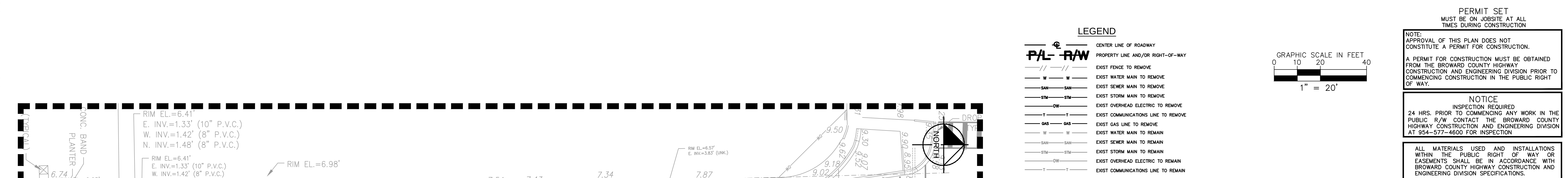
CROSS SECTIONS

DATE: _____

DATE: AUGUST 2025

DRAWING NO.

C4.61



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

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

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

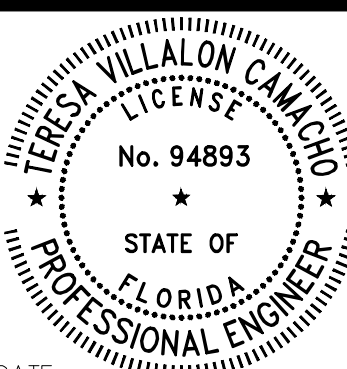
Sunshine811.com

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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LEAVE BLANK - FOR CITY USE ONLY

C6.00

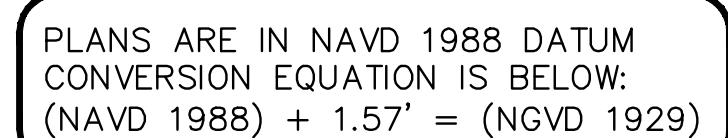
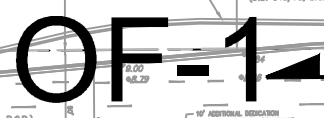


DATE:
AUGUST 2025

DRAWING NO.
C6.10



- 1 1 1/2" ASPHALT TYPE SP-9.5 TO BE PLACED IN TWO LIFTS W/ SECOND LIFT BEING PLACED AT COMPLETION OF LANDSCAPING AND PRIOR TO SUBSTANTIAL COMPLETION
- 2 8" LIMEROCK BASE COMPACTED AT LEAST 98% WITH MINIMUM LBR OF 100
- 3 12" FDOT TYPE B STABILIZED SUBGRADE LBR 40, FDOT 160-2 (CONTRACTOR ADD AND COMPACT ADDITIONAL SUBGRADE AS REQUIRED)
- 4 PAVERS (SEE LANDSCAPE PLANS BY RHETT ROY FOR DETAILS)
- 5 4" THICK CONCRETE SIDEWALK AT 3,000 PSI @ 28 DAYS WITH LIGHT BROOM FINISH (PER CITY OF SUNRISE DETAIL D-17)
- 6 TYPE 'D' CURB
- 7 8" WIDE HEADER CURB (3,000 PSI) W/ 1 #4 BAR CONT.
- 8 2" ASPHALT TYPE SP 9.5 TO BE PLACED IN TWO LIFTS W/ SECOND LIFT BEING PLACED AT COMPLETION OF LANDSCAPING AND PRIOR TO SUBSTANTIAL COMPLETION
- 9 PAVERS (SEE LANDSCAPE PLANS FOR DETAILS)



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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K-H

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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY TERESA VILLALON-CAMACHO,
P.E. ON THE DATE ADJACENT TO THE SEAL.

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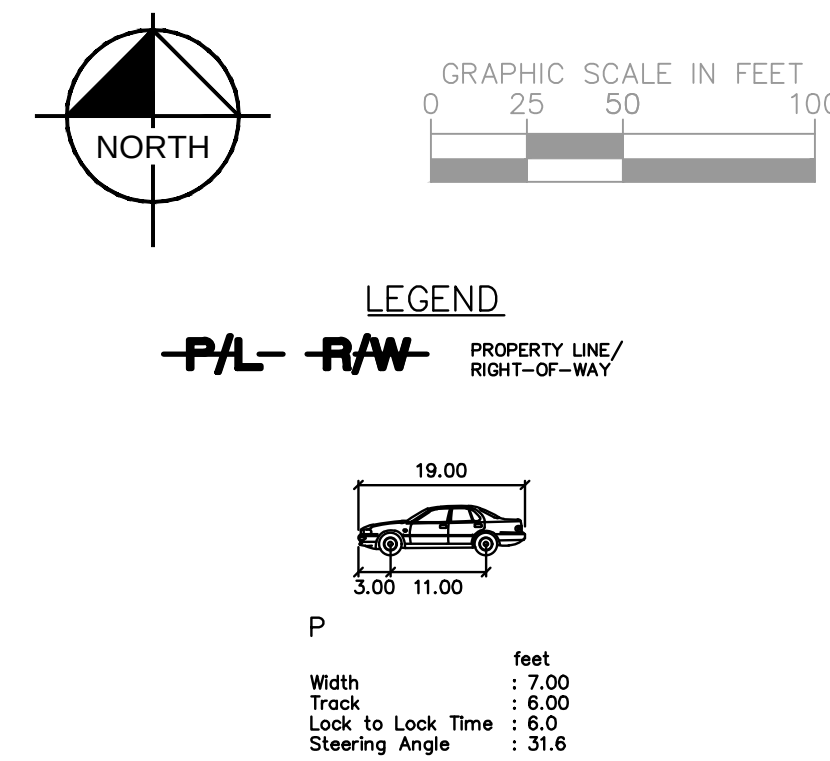
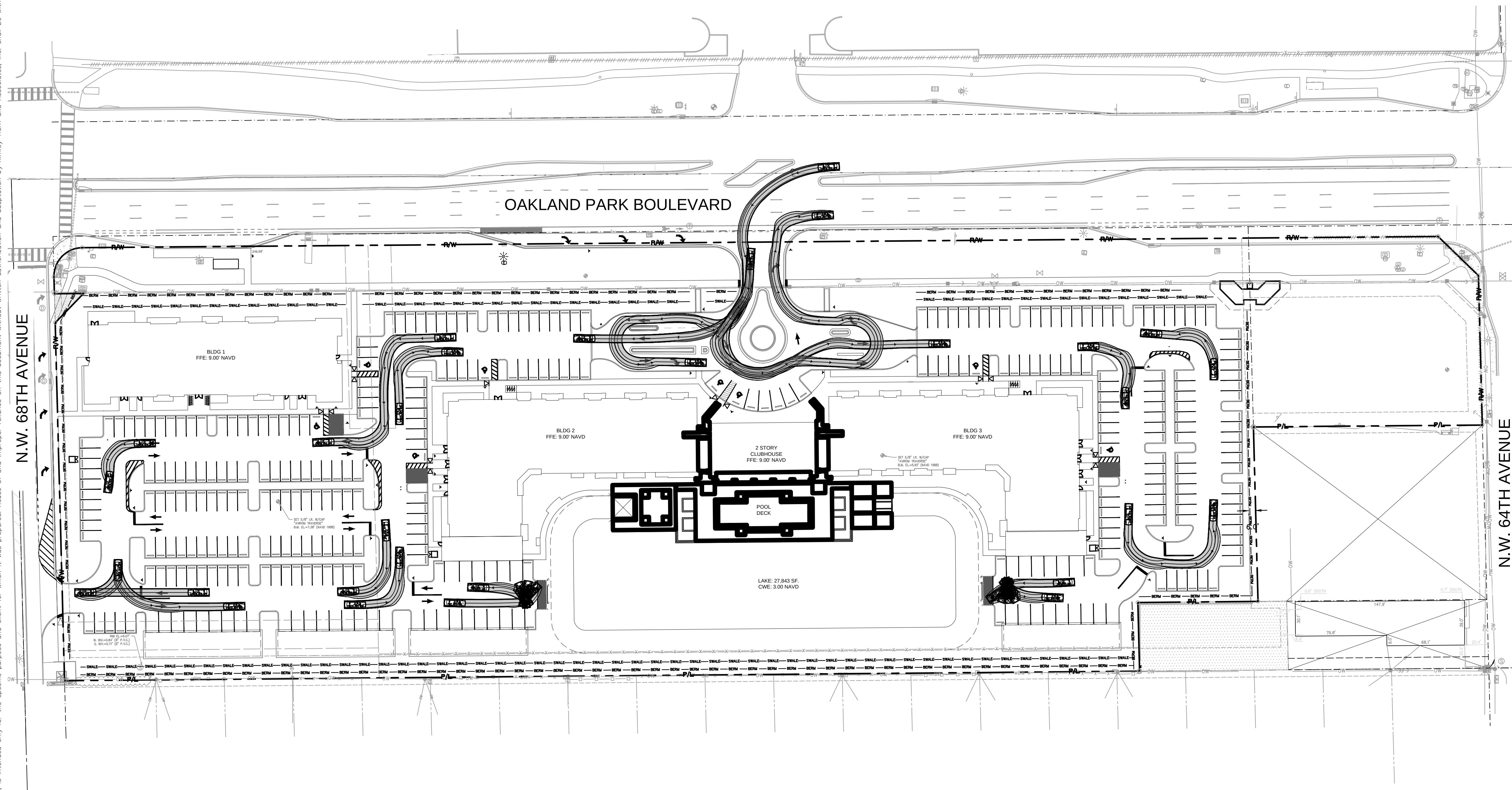
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REVISIONS	
11/4/25 REV. 1 DRC COMM.	
01/28/26 REV. 2 DRC COMM.	

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8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
KHA PROJECT NO.: 044638006

FL

OFFSITE ENGINEERING DETAILS



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: _____

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OF PAVEMENT MARKING AND SIGNS

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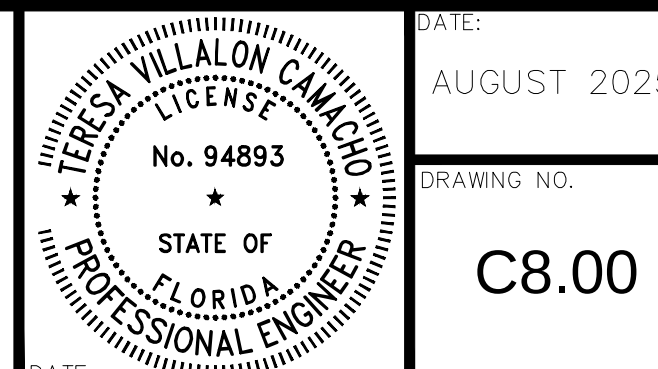
REVISIONS	
△	11/4/25 REV. 1 DRC COMM.
△	01/28/26 REV. 2 DRC COMM.

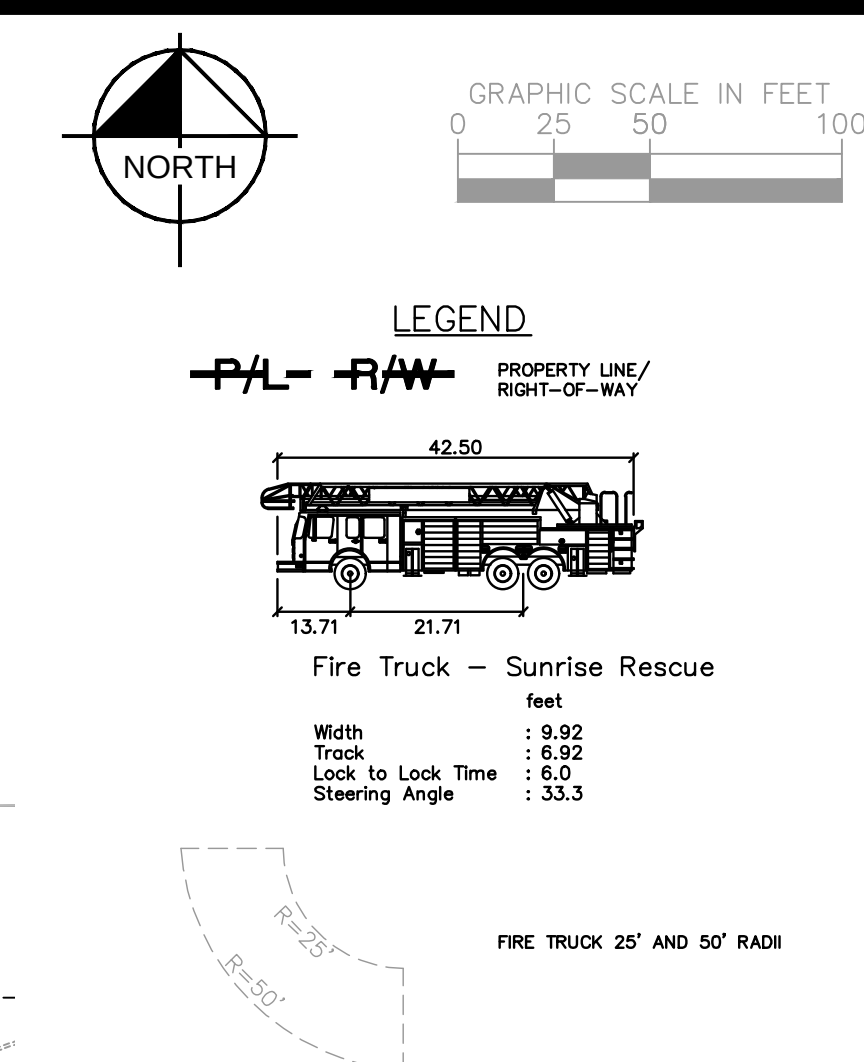
Kimley»Horn

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KHA PROJECT NO. 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC

PASSENGER CAR CIRCULATION PLAN





PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
 $(\text{NAVD } 1988) + 1.57' = (\text{NGVD } 1929)$

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

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PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____
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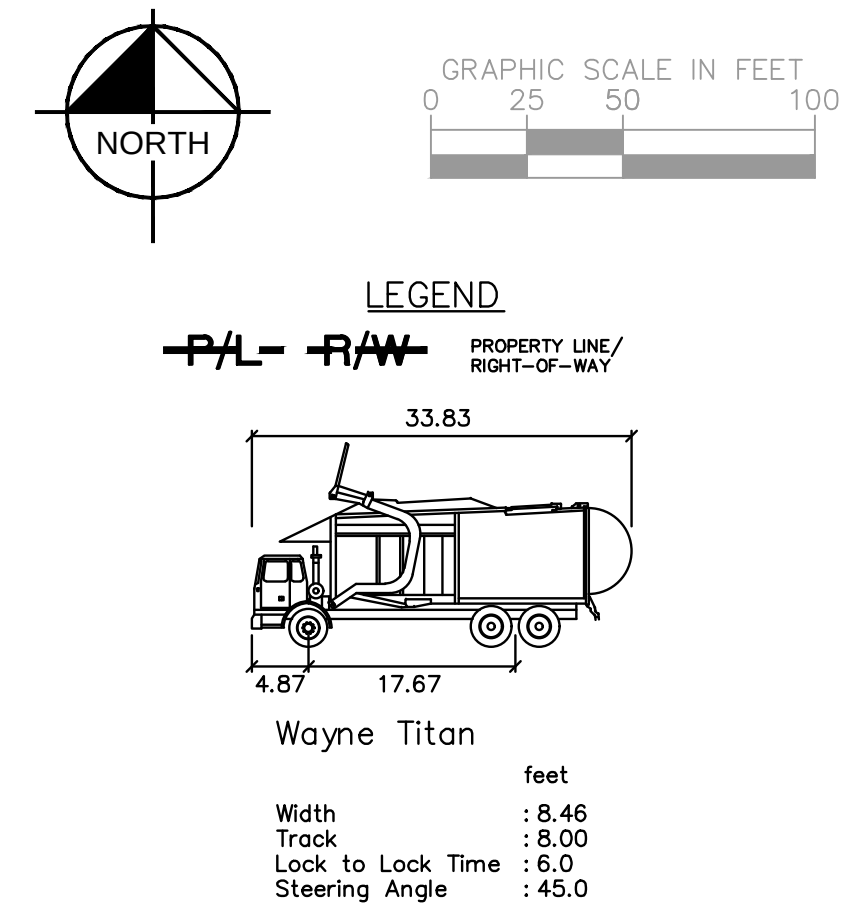
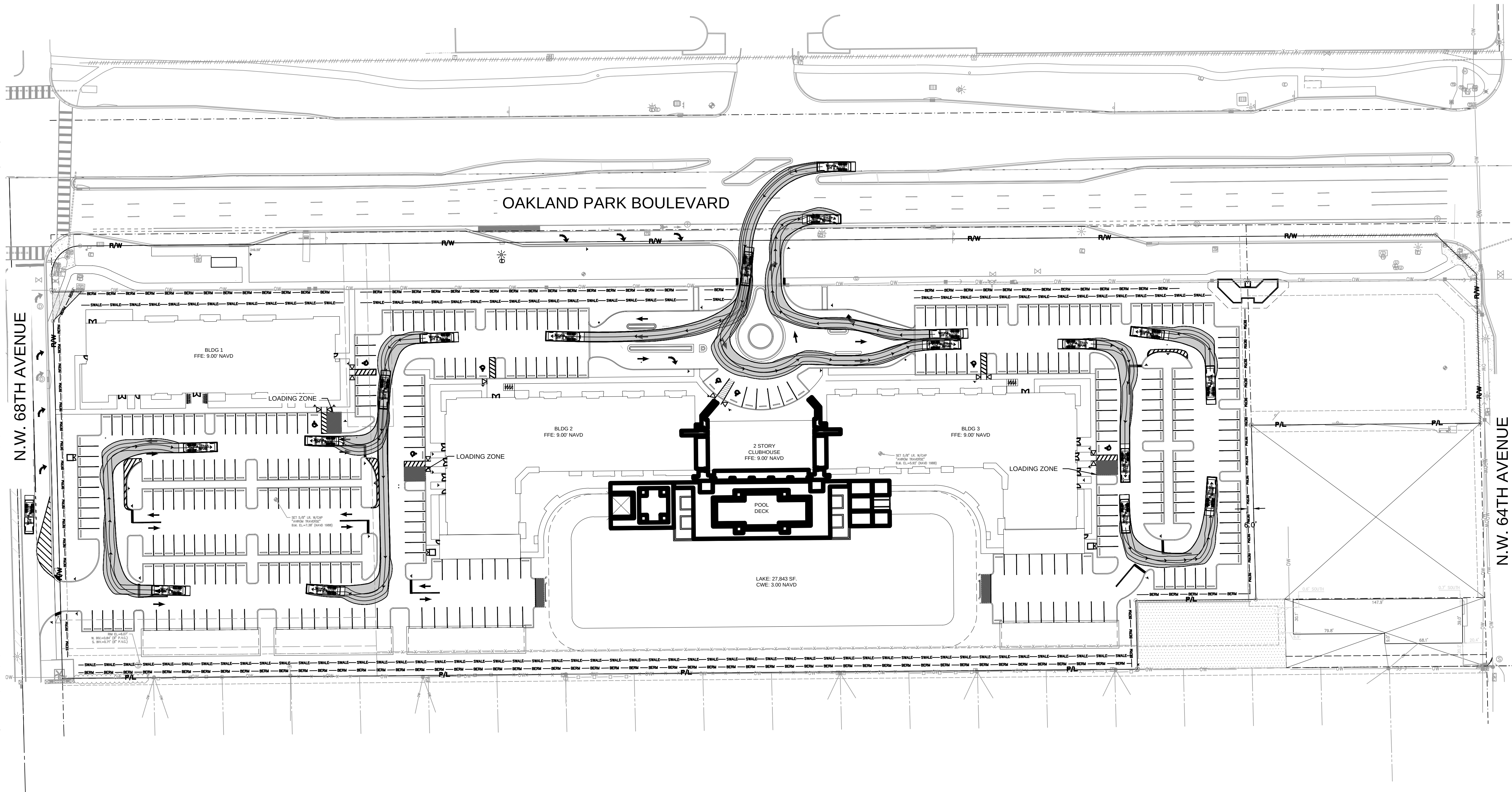
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KHA PROJECT NO.: 044638006

SUNRISE

FL

A circular professional engineer seal for the State of Florida. The outer ring contains the text "TERESA VILLALON CANACHO" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. The inner circle contains the word "LICENSE" at the top, the license number "No. 94893" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars on each side.



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

THE PRESENCE OF GROUNDWATER
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BROWARD COUNTY HIGHWAY CONSTRUCTION AND
ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

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PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL
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Always call 811 two full business days before you dig



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

Kimley»»Horn

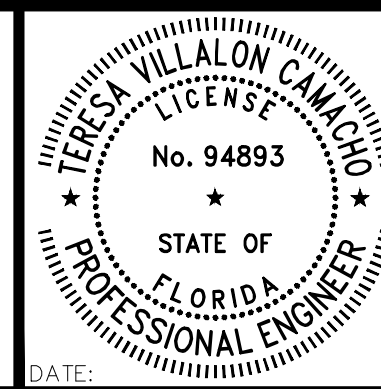
2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 696
KHA PROJECT NO. 044638006

ENSPIRE AT SUNRISE
PREPARED FOR
PINNACLE COMMUNITIES II, LLC

SUNRISE

FL

REFUSE VEHICLE PLAN



DATE: AUGUST 2025

DRAWING NO.

C8.20

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S REPORT:

- Reproductions of this sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitments issued by Stewart Title Guaranty Company, Title Commitment No. 20240183, dated May 08, 2024 and Commitment No. 20240359, Sept. 9, 2024. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon was prepared by the Surveyor. (West 275 feet, description per the commitment)
- No underground improvements were located.
- Bearings and distances shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are based on the south line of Tract "A" of SUNRISE OAKLAND FRONTAGE SECTION, having a bearing of S89°58'03"W.
- The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 120110C0361H, Community Number 120328, dated 8/18/2014.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this site, the model value of (+) 1.57 must be added algebraically to the NAVD 1988 height. This conversion was calculated utilizing the U.S. Army Corps of Engineers Program Corpscon for Windows, Version 6.0.1.
- Benchmark Description: Florida Department of Transportation Benchmark #A18, Elevation = 7.70 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:480 (1"=40').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Property Address: 6500 W. Oakland Park Boulevard, Sunrise, Florida.
- Abbreviation Legend: ALTA = American Land Title Association; B.C.R. = Broward County Records; B.M. = Benchmark; Δ = Central Angle; C = Centerline; CONC. = Concrete; EL. = Elevation; ELEC. = Electric; ESMT. = Easement; F.B. = Field Book; FDOT = Florida Department of Transportation; FD. = Found; ID. = Identification; INST# = Instrument Number; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L. = Arc Length; L.B. = Licensed Business; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; PG. = Page; P.L.S. = Professional Land Surveyor; P/O = Portion of; P.V.C. = Polyvinyl Chloride; R = Radius; S.F. = Square Feet; T.O.B. = Top of Bank; W/ = With; W/CAP = With Surveyors Cap.

SUMMARY TABLE FOR:

SCHEDULE B PART II EXCEPTIONS (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN & AFFECTED AREA
No. 5 P.B. 6545	No	Offsite
No. 6 O.R. INST# 116406247	Yes	As shown

SUMMARY TABLE FOR:

SCHEDULE B-II EXCEPTIONS (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN & AFFECTED AREA
No. 5 P.B. 8730	Yes	As shown; Affects Parcel 1
No. 6 P.B. 144/38	Yes	As shown; Affects Parcel 2
No. 7 O.R.B. 35224/909	Yes	Not plottable; Affects Parcel 1
O.R.B. 37338/1636	Yes	As shown; Affects Parcel 1
No. 8 O.R.B. 37338/1625	Yes	As shown; Affects Parcel 1

SUMMARY TABLE FOR:

SCHEDULE B-II EXCEPTIONS (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN & AFFECTED AREA
No. 5 P.B. 8730	Yes	As shown
No. 7 O.R.B. 20617/396	Yes	As shown
No. 9 O.R.B. 37338/1625	Yes	As shown
No. 10 O.R.B. 35224/909	Yes	As shown
O.R.B. 37338/1636	Yes	As shown

DATA TABLE

PARCEL 1	= 420,219 sq. ft. / 9.647 acres
TOTAL NET	= 420,219 sq. ft. / 9.647 acres
TOTAL GROSS	= 520,283 sq. ft. / 11.94 acres
Gross area is the net area together with the adjacent half right of way	

NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

NOT VALID WITHOUT SHEETS 1 AND 2

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on July 26, 2025.

Date: 02/02/2026

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIOM & ASSOCIATES, INC.
L.B. No. 3300



AVIOM & ASSOCIATES, INC.

SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIOMSURVEY.com

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REVISIONS

REVISED PER NEW TITLE COMMITMENT
COLLECT MANHOLE & CATCH BASIN
ADD COMMITMENT INFO FOR WEST 275 FEET
BOUNDARY SURVEY OF SOUTHEAST PARCEL
REVISE ADD NET AND GROSS AREA
REVISE PER COMMENTS
TOPO AT ADJACENT RIGHT-OF-WAYS
ADD FOOT BENCHMARK INFORMATION

DATE

07/24/2024
08/05/2024
10/29/2024
03/07/2025
03/26/2025
07/24/2025
07/26/2025
1/21/2026

F.B. / PG.

N/A
2224/27
2047/63
2255/62-66

BY

S.K.
S.K.
JTD
JTD
JTD
JTD
M.A.J.
JTD

CK'D

J.T.D.
J.T.D.
J.T.D.
J.T.D.
J.T.D.
J.T.D.
J.T.D.
J.T.D.

DATE

F.B. / PG.

BY

CK'D

ALTA / NSPS LAND TITLE SURVEY
PORTION OF SECTION 27-TOWNSHIP 49S-RANGE 41 E
PORTION OF TRACT "A"
SUNRISE OAKLAND FRONTAGE SECTION (P.B. 87, PG. 30, B.C.R.)
PARCEL "A"
SOUSA PLAT (P.B. 144, PG. 38, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

JOB #:

13112-2

SCALE:

1" = 40'

DATE:

07/02/2024

BY:

S.K.

CHECKED:

J.T.D.

F.B.

2224

PG.

15-23

SHEET:

1 of 2