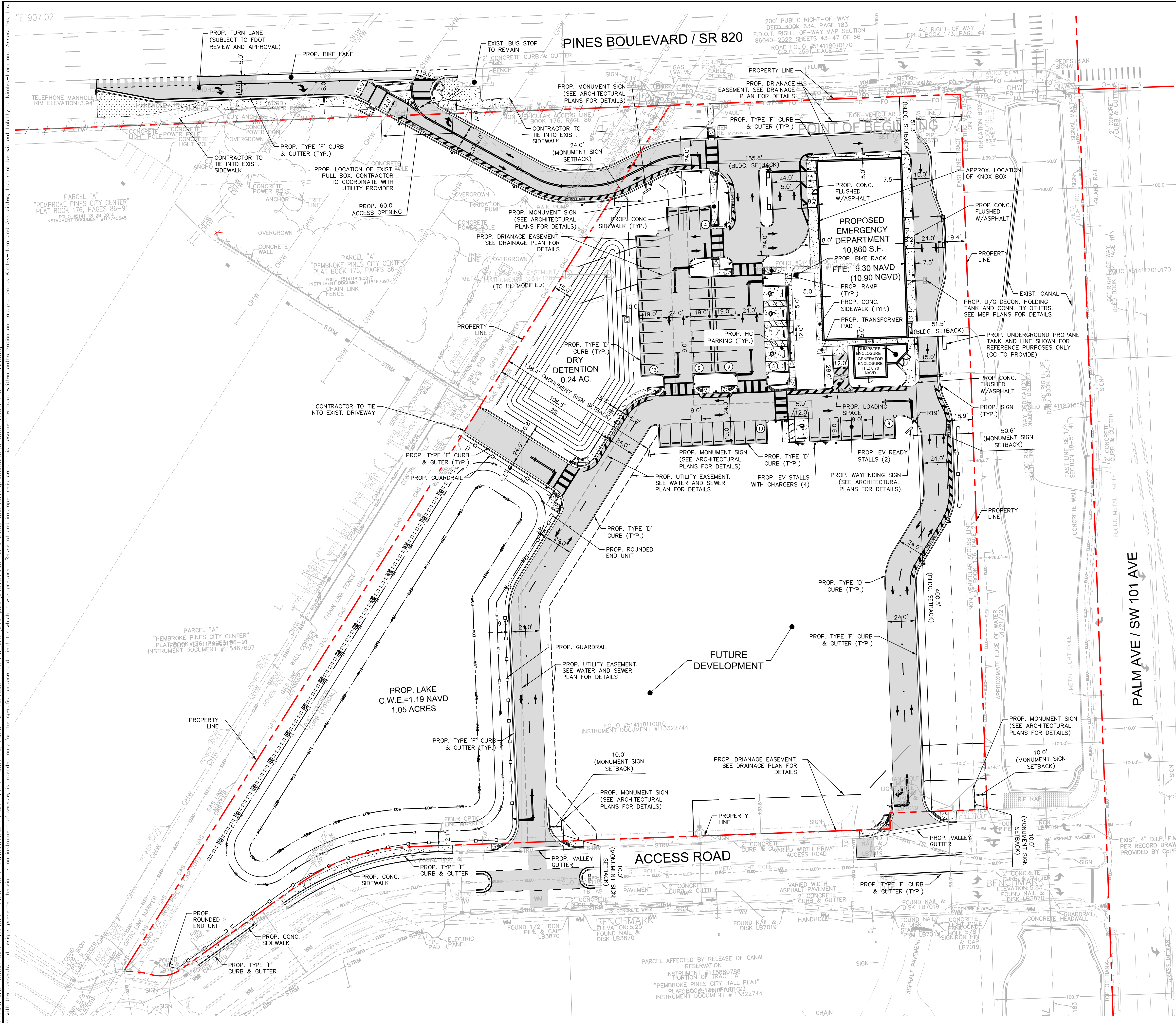


Plotted By: Fernando, Alejandro. Street: PEMBROKE PINES FSER. Layout: MASTER SITE PLAN. MDW. 25. 2023. 04:45:15pm. K:\V\civil\043\_jobs\043787005\_terra\_pines\_fser\CAD\043787005\_MASTER\_SITE\_PLAN.dwg. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OVERALL SITE		
LAND USE DATA		
LAND USE		RAC
ZONING		
CURRENT		MXD
FAR		PROVIDED
SITE AREA		289,956 SF 6.66 AC
PARKING CATEGORY INFORMATION		
	REQUIRED	PROVIDED
STANDARD	(MEDICAL SPECIALIZED @ 3.5 SPACES / 1000 SF)	37
ADA		4
EV STALLS W/ CHARGERS	EV PARKING REQUIRED (3 EV STALLS WITH CHARGERS / 3 EV READY)	4
EV STALLS READY		2
TOTAL		59
AREA BREAKDOWN		
AREA TYPE	ACRES	PERCENTAGE
PERVIOUS	4.19	62.87%
IMPERVIOUS	2.47	37.14%
BUILDING	0.25	3.75%
CONCRETE	0.19	2.82%
ASPHALT	1.41	21.18%
Lake	0.63	9.39%
TOTAL	6.66	100.0%
SET BACK		
		PROVIDED (FT)
NORTH		51.3
SOUTH		400.8
EAST		51.5
WEST		130.9

**PERMIT SET**  
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

**NOTICE**  
INSPECTION REQUIRED

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

**NOTE:**  
APPROVALS 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.

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.

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 & SIGNS

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

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 88 DATUM. TO CONVERT ELEVATIONS TO NGVD 29, ADD 1.60'.

**811** KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
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**Kimley»Horn**  
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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. 35106

LICENSED PROFESSIONAL: CARLOS FLORIAN  
FL LICENSE NUMBER: 80500  
DATE: 5/25/2023

KHA PROJECT: 043787005  
DATE: APR. 2023  
SCALE: AS SHOWN  
DESIGNED BY: KVM  
DRAWN BY: BL  
CHECKED BY: CF

**MASTER SITE PLAN**

PEMBROKE PINES FSER  
PREPARED FOR  
HEREFORD DOOLEY  
ARCHITECTS, INC.

PEMBROKE PINES

SHEET NUMBER  
**C400.0**

NO. DATE BY

4 12/21/2022 JAC