

[illegible]

**OWNER**  
R+L R INVESTMENTS, LLC  
600 GILLAM RD  
WILMINGTON, OHIO 45177

**SURVEYOR**  
PULICE LAND SURVEYORS, INC  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
8201 PETERS ROAD, SUITE 2200  
PLANTATION, FLORIDA 33324  
(954) 535-5100  
CONTACT: SEBASTIAN VITTORINO, P.E.



1"=200

**AT&T DISTRIBUTION**  
TELEPHONE  
CONTACT: DINO FARRUGGIO  
G27896@ATT.COM

**CENTURYLINK**  
LUMEN  
(888) 366-8344 EX. 2

**TECO PEOPLE GAS**  
GAS  
CONTACT: JOAN DOMNING  
(813) 275-3783

**MCI INVESTIGATION**  
FIBER OPTIC, TELEPHONE  
(800) 624-9675 EX. 2

**COMCAST CABLE**  
FIBER OPTIC  
CONTACT: RICARDO DAVIDSON  
(786) 586-8505

**CROWN CASTLE NG**  
FIBER OPTIC  
(888) 632-0931 EX. 2

**FLORIDA POWER & LIGHT**  
ELECTRIC  
CONTACT: JAMIE PURNELL  
(386) 586-6403

**CITY OF PEMBROKE  
PINES PUBLIC SERVICES  
WATER AND SEWER  
CONTACT: MARIA ECHEVERRY  
(954) 518-9040**

**CH2M**  
ENGINEERING  
CONTACT: DENA MANNING  
(954) 518-9095

PREPARED BY:

**Kimley»Horn**

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	GENERAL NOTES
C100	EROSION CONTROL PLAN
C101	EROSION CONTROL DETAILS
C200	DEMOLITION PLAN
C201	DEMOLITION NOTES
C300	SITE PLAN
C301	PAVEMENT MARKING AND SIGNING DETAILS
C400	PAVING GRADING & DRAINAGE PLAN
C401	PAVING GRADING & DRAINAGE DETAILS
C402	PAVING GRADING & DRAINAGE DETAILS
C500	PHOTOMETRICS PLAN
C501	PHOTOMETRICS DETAILS
C600	TRUCK MANEUVERABILITY PLAN
C700	SIGHT TRIANGLE
C800	FIRE NOTES
L100	DISPOSITION PLAN
L200	LANDSCAPE PLAN
L201	LANDSCAPE PLAN
L250	LANDSCAPE DETAILS
L251	LANDSCAPE NOTES



Kenley»Horn

ND ASSOCIATES, INC.  
00, PLANTATION, FL 33324  
FAX: 954-739-2247  
REGISTRY No. 35106

COVER SHEET

**R+L PARKING LOT  
PEMBROKE PINES  
PREPARED FOR  
R+L CARRIERS**

SHEET NUMBER  
C000

PEMBROKE PINES

## REVISIONS

DATE \_\_\_\_\_

SP2024-0008



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.  
[irs.gov/efile](http://www.irs.gov/efile)



















SHOULD ANY SECTION OF THESE DEMOLITION NOTES BE IN DIRECT CONFLICT WITH THE PROVISIONS OR TECHNICAL SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENT FOR THIS PROJECT, THE INTENT OF THE CONTRACT DOCUMENT SHALL GOVERN.

FOR THIS PROJECT, "OWNER" SHALL MEAN R+L CARRIERS AND "ENGINEER" SHALL MEAN THE ENGINEER OF RECORD.

1. EXISTING CONDITIONS, UTILITIES, STRUCTURES AND OTHER IMPROVEMENTS, AS SHOWN ON THE DEMOLITION DRAWINGS, WERE TAKEN FROM THE SURVEY AND FROM INFORMATION PROVIDED BY UTILITY COMPANIES. AN ATTEMPT HAS BEEN MADE TO SHOW ALL EXISTING STRUCTURES, UTILITIES, DRAINAGES, ETC., IN THEIR APPROXIMATE LOCATION. OTHER MATERIALS MAY BE FOUND UPON VISITING THE SITE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE ALL FACILITIES AND TO DETERMINE THEIR EXTENT. IF SUCH FACILITIES OBSTRUCT THE PROGRESS OF THE WORK AND ARE NOT INDICATED TO BE REMOVED OR RELOCATED, THEY SHALL BE REMOVED OR RELOCATED ONLY AS DIRECTED BY THE OWNER OR ENGINEER OF RECORD, AT NO ADDITIONAL COST TO THE OWNER.
2. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. ORGANIZE AND PERFORM DEMOLITION WORK TO AVOID DAMAGE TO CONSTRUCTION INTENDED TO REMAIN, INCLUDING TREES.
4. DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER, WITH PRECAUTIONS TAKEN TO PREVENT THE DEMOLITION SITE FROM BEING A NUISANCE.
5. PERFORM REMOVAL AND DEMOLITION IN ACCORDANCE WITH DEMOLITION SCHEDULE (REFER TO SECTION IV.) AND TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING ADJACENT BUILDINGS, FURNISHINGS, AND EQUIPMENT. NOTIFY THE ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE SAFETY OF OCCUPANTS OF ADJACENT BUILDINGS, THE NORMAL USE OF THESE FACILITIES, OR THE PHYSICAL CONDITION OF THE STRUCTURES.
6. ALL EXISTING UTILITIES OUTSIDE THE PROPERTY BOUNDARIES ARE TO REMAIN, UNLESS OTHERWISE NOTED.
7. PRIOR TO DEMOLITION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL AFFECTED UTILITY COMPANIES IN ORDER TO COORDINATE THE DEACTIVATION OF ALL EXISTING UTILITY LINES WITHIN THE PROPERTY. ONCE ALL UTILITIES HAVE BEEN DEACTIVATED, ALL UTILITY LINES SHALL BE CUT AND CAPPED INSIDE THE PROPERTY LINE, AND REMOVED (UNLESS OTHERWISE INDICATED).
8. THE CONTRACTOR SHALL USE EXTREME CAUTION IN REMOVING ANY STRUCTURES AND UTILITIES ABOVE AND BELOW GRADE TO PREVENT DAMAGE TO EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. ANY DAMAGE TO EXISTING PIPELINES, UTILITIES, ETC., CAUSED BY THE CONTRACTOR SHALL BE REPAIRED, AT THE CONTRACTOR'S EXPENSE, IN A MANNER ACCEPTABLE TO THE PARTY IN OWNERSHIP OF THE DAMAGED PROPERTY. THE CONTRACTOR SHALL ASSUME ANY EXISTING DAMAGE PRIOR TO BEGINNING WORK. IN THE EVENT OF ACCIDENTAL DISRUPTION OF UTILITIES OR THE DISCOVERY OF PREVIOUSLY UNKNOWN UTILITIES, STOP WORK IMMEDIATELY AND NOTIFY THE AFFECTED UTILITY COMPANY AND THE ENGINEER. DO NOT CONTINUE WORK UNTIL THE UTILITY COMPANY, ENGINEER, AND CONTRACTOR AGREE ON A PLAN TO CORRECT THE SITUATION OR IDENTIFY THE UTILITY SERVICE LINE.
9. EXISTING WORK NOT SPECIFIED FOR REMOVAL, WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED OR ALTERED BY THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED, PATCHED OR REPLACED, SOLELY AT THE CONTRACTOR'S EXPENSE, TO THE ENGINEER'S AND OWNER'S SATISFACTION.
10. TITLE AND RESPONSIBILITY TO MATERIALS AND EQUIPMENT TO BE REMOVED, EXCEPT SALVAGEABLE EQUIPMENT TO BE RETAINED BY THE OWNER, IS VESTED TO THE CONTRACTOR UPON RECEIPT OF NOTICE TO PROCEED. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OR DAMAGE TO SUCH MATERIALS AND EQUIPMENT AFTER THE ISSUANCE OF THE NOTICE TO PROCEED.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
  - A. PROTECT ALL EXISTING STRUCTURAL AND VEGETATIVE ELEMENTS TO REMAIN DURING DEMOLITION UNLESS OTHERWISE SPECIFIED.
  - B. IF APPLICABLE, PATCH AND REPAIR ALL SURFACES WITHIN THE PUBLIC R/W AFFECTED BY DEMOLITION.
  - C. SAW-CUT IN NEAT, STRAIGHT LINES, EXISTING CONC. OR ASPHALT PAVEMENT.
  - D. REMOVE ALL EXISTING IRRIGATION LINES WITHIN THE LIMITS OF DEMOLITION UNLESS OTHERWISE NOTED.
  - E. ALL EXISTING CHAIN LINK FENCES AND CBS WALLS ALONG THE PERIMETER OF THE PROPERTY SHALL REMAIN, UNLESS OTHERWISE SPECIFIED.
  - F. NO ELECTRIC POLES, STREET LIGHTS, WATER METERS/VALVES, FIRE HYDRANTS ETC. WILL BE REMOVED WITHIN THE ROADWAY RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON THE DEMOLITION PLANS.
  - G. MAINTAIN ALL EXISTING SURVEY REFERENCES AND MARKERS IN PLACE, OTHERWISE THEY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, ETC., NECESSARY AND INCIDENTAL TO THE COMPLETION OF ALL SITE DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN, INCLUDING THE LEGAL TRANSPORT AND OFF-SITE DISPOSAL OF DEMOLITION DEBRIS.
2. ALL SITE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
  - A. FULL-DEPTH REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, AND PAVEMENT.
  - B. FULL DEPTH REMOVAL OF EXISTING BUILDING FOUNDATIONS, UNDERGROUND UTILITIES AND RELATED STRUCTURES.
  - C. CLEARING SITE OF VEGETATION AND TREES AS NOTED ON THE LANDSCAPE PLANS.
  - D. CLEARING SITE OF DEMOLITION DEBRIS.
  - E. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
  - F. COORDINATION WITH ALL UTILITY COMPANIES/OWNERS PRIOR TO DEACTIVATION OF EXISTING UTILITIES.

1. DEMOLITION AND TRANSPORTATION OF DEBRIS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS, BONDS, LICENSES, ETC., REQUIRED FOR DEMOLITION AND CLEARING WORK.
2. ANY WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PEMBROKE PINES PUBLIC WORKS DEPARTMENT, AND OTHER GOVERNMENTAL AGENCIES WHO MAY HAVE JURISDICTION OF THE PUBLIC RIGHT-OF-WAY. SAID WORK SHALL NOT BEGIN UNTIL THE CONTRACTOR HAS OBTAINED ALL PERMITS AND NOTIFIED ALL THE GOVERNING AUTHORITIES.

1. AREAS ADJACENT TO DEMOLITION AND REMOVAL WORK MAY BE OCCUPIED AND THEIR ACTIVITIES CANNOT BE INTERRUPTED OR DISTURBED DURING NORMAL WORKING HOURS. DEMOLITION SCHEDULE SHALL BE COORDINATED WITH ALL ADJACENT PROPERTY OWNERS AND ANY OTHER PARTIES WHOSE DAILY ACTIVITIES WOULD BE AFFECTED BY THE DEMOLITION WORK.
2. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, CAPPING AND UTILITY SHUTDOWNS NECESSITATED BY REMOVAL WORK.

1. CONTROL AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATION OF A NUISANCE IN SURROUNDING AREAS. USE OF WATER TO CONTROL DUST WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
2. NOISE PRODUING ACTIVITIES SHALL BE HELD TO A MINIMUM. INTERNAL COMBUSTION ENGINES AND COMPRESSORS, ETC., SHALL BE EQUIPPED WITH MUFFLERS TO REDUCE NOISE TO A MINIMUM. CONTRACTOR SHALL COMPLY WITH ALL NOISE ABATEMENT ORDINANCES.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
4. DISPOSITION OF DEMOLISHED MATERIALS BY BURNING IS NOT PERMITTED.
5. ALL CLEARING SHALL BE PERFORMED IN A MANNER SUCH AS TO PREVENT ANY WASH-OFF OF SOILS AND DEBRIS FROM THE SITE INTO PUBLIC RIGHT-OF-WAY WATER BODIES, AND/OR STORM DRAINAGE SYSTEMS. APPROPRIATE SEDIMENTATION PONDS, DIKES, COLLARS, AND FILTER MEDIA SHALL BE EMPLOYED TO ENSURE COMPLIANCE WITH THESE REQUIREMENTS. WHERE A SPECIFIC STATUTE GOVERNS THESE PROCEDURES, SUCH STATUTE SHALL BE COMPLIED WITH IN ITS ENTIRETY.
6. AT ALL TIMES DURING THE CLEARING OPERATION, THE EXPOSED AREAS OF SUBGRADE SHALL BE MAINTAINED IN A CONDITION COMPATIBLE WITH POSITIVE DRAINAGE OF THE WORK AREA. NO WATER WILL BE PERMITTED TO STAND IN OPEN EXCAVATIONS. ALL STORMWATER RUNOFF SHALL BE CONTAINED WITHIN THE SITE. FAILURE TO MAINTAIN SUCH DRAINAGE SHALL BE CONSIDERED ADEQUATE CAUSE TO ORDER TEMPORARY SUSPENSION OF THE WORK.
7. IF IT SHOULD BECOME NECESSARY TO STOP WORK FOR INDEFINITE PERIODS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT THE OPERATION OF THE WORK ALREADY PERFORMED, PROVIDE SUITABLE EROSION AND FUNCTIONAL DRAINAGE BY OPENING DITCHES, FILTER DRAINS, TEMPORARY CUT-OFF LINES, AND, ERECT TEMPORARY PROTECTIVE STRUCTURES WHERE NECESSARY. ALL EMBANKMENTS SHALL BE BACK-BLADED AND SUITABLY SEALED TO PROTECT AGAINST ADVERSE WEATHER CONDITIONS.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS WHEN REMOVING ABANDONED AND DE-ENERGIZED MATERIALS. IF ASBESTOS PIPES ARE ENCOUNTERED, THE CONTRACTOR WILL TAKE ALL NECESSARY ABATEMENT MEASURES AS REQUIRED BY THE STATE OF CALIFORNIA TO SAFELY REMOVE AND DISPOSE OF SUCH FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF SAID MATERIALS.
9. THE CONTRACTOR SHALL SECURE THE WORK AREA WITH FENCING OR OTHER MEANS AS APPROVED BY THE OWNER.

1. THE CONTRACTOR SHALL FOLLOW FDOT MAINTENANCE OF TRAFFIC PROCEDURES DURING CONSTRUCTION IN PUBLIC RIGHT-OF-WAYS AND PRIVATE DRIVEWAYS, PEDESTRIANS PATHS, AND ROADWAYS (INDEX 600 SERIES), AND OBTAIN AND OBTAIN APPROVAL OF SUCH MAINTENANCE OF TRAFFIC PLAN FROM THE APPROPRIATE REGULATORY AGENCY.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING, SHORING, TEMPORARY CROSSOVER FOR PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING QUADRALES, LAMPS, WARNING SIGNS AND FLAGS AS REQUIRED BY AGENCIES HAVING JURISDICTION, AND SHALL NOT REMOVE THESE UNTIL THE NEED FOR PROTECTION CEASES.
3. THE CONTRACTOR MAY NOT CLOSE ANY SIDEWALKS WITHOUT PROVIDING ALTERNATE ROUTES IN ACCORDANCE WITH FDOT INDEX 860 AND OBTAINING APPROVAL AND PERMIT FROM THE GOVERNING JURISDICTIONAL AGENCY.
4. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING HIGHWAYS AND MAJOR ARTERIALS. MATERIALS AND EQUIPMENT SHALL BE KEPT OFF THE STREET SURFACES. THE CONTRACTOR MUST REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

1. REMOVE DEMOLISHED CONSTRUCTION MATERIALS AND RELATED DEBRIS FROM THE SITE ON A REGULAR BASIS. ACCUMULATION OF DEBRIS ON THE SITE WILL NOT BE PERMITTED. SELLING OF SALVAGEABLE MATERIALS IS NOT PERMITTED AT THE SITE.
2. REMOVE MATERIALS, INCLUDING DEBRIS AND DUST, AND DISPOSE OF LEGALLY OFF SITE. NO DEBRIS SHALL BE BURNED OR BURIED ON THE SITE AS A MEANS OF DISPOSAL. USE METHODS APPROVED BY THE REGULATORY AGENCIES PRIOR TO BEGINNING CLEANUP OPERATIONS. USE OF BLOWERS TO DISTRIBUTE DUST WILL NOT BE PERMITTED.
3. MATERIAL DESIGNATED FOR REMOVAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND ANY SALVAGE VALUE THERE FROM WILL ACCRUE TO THE CONTRACTOR.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE  
BASED ON THE NAVD 88.



**R+L PARKING LOT  
PEMBROKE PINES  
PREPARED FOR  
R+L CARRIERS**

APR 2025  
SCALE AS SHOWN  
DESIGNED BY SV

73

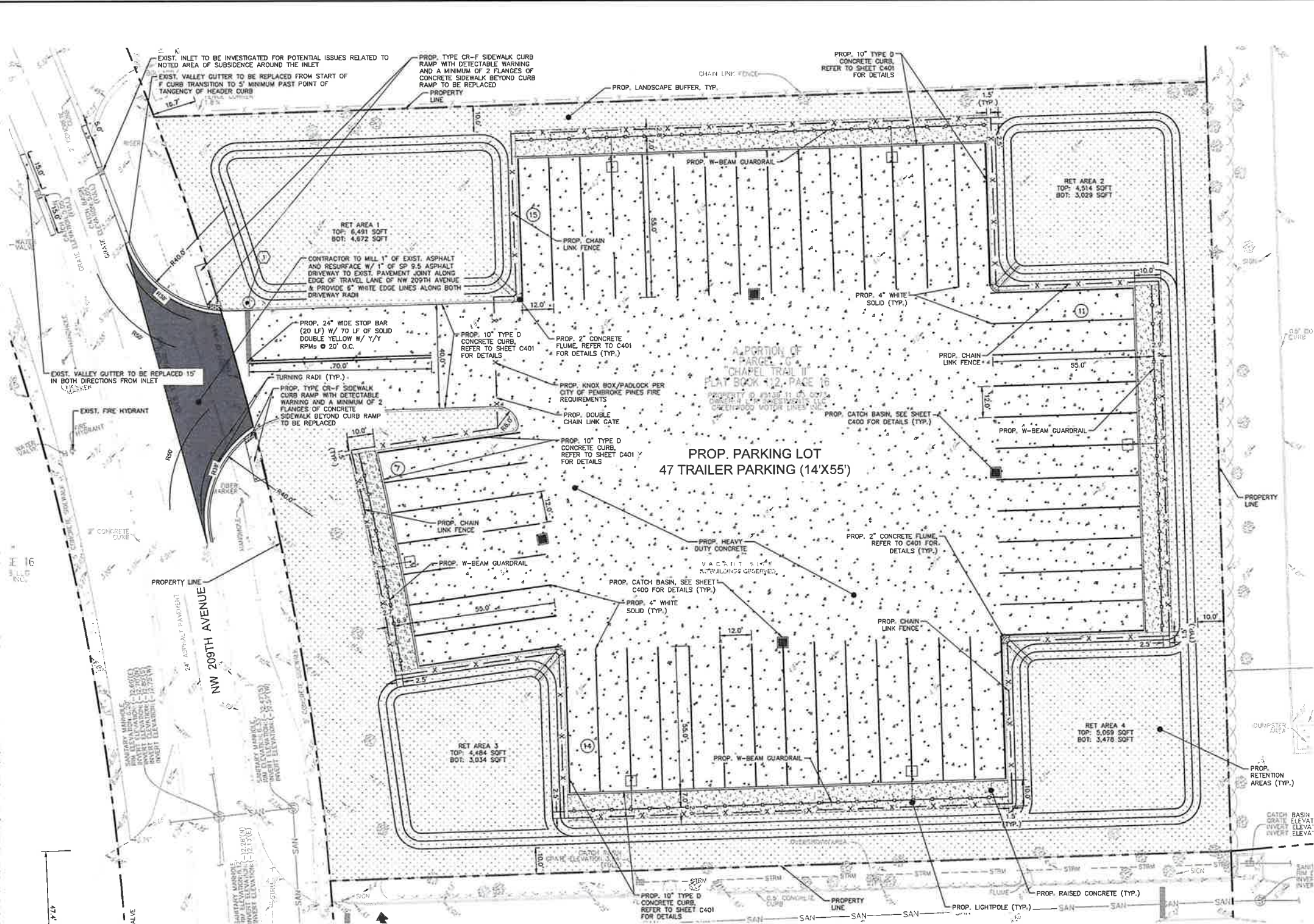
## REVISIONS

DATE \_\_\_\_\_

Y



Printed By: Victorino, Sebastian - Sheet Set: R+L PARKING LOT PEBROKE PINES - Logon: C300 SITE PLAN - April 01, 2025, 01:03:26pm - K:\V\ch\143\1430001\1430001.dwg - User: Victorino, Sebastian - Plot: R+L PARKING LOT PEBROKE PINES - Plot Date: 4/1/2025 1:03:26 PM - Plot Scale: 1"=40' - Plot Orientation: Landscape - Plot Size: 11.0" x 17.0" - Plot Area: 187.0" x 11.0" - Plot Perimeter: 39.0" - Plot Volume: 429.0" - Plot Weight: 1.43 MB - Plot Pages: 1 - Plot Status: OK - Plot Comments: This document, together with the specifications and design presented herein, is intended only for the specific purpose and client for which it was prepared. Review of this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



- CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES:**
- ALL PAVEMENT MARKINGS AND SIGNAGE, INCLUDING THE SUPPORT POSTS, SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
  - ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED AND FOOT STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR "STANDARD PAINT".
  - ALL DOUBLE YELLOW PAVEMENT MARKINGS ASSOCIATED WITH "STOP BARS" ARE TO HAVE YELLOW/YELLOW RPMs AT 20' O.C.
  - REFLECTIVE PAVEMENT MARKERS (RPMs) SHALL BE CLASS "B" OR EQUIVALENT APPLIED WITH EXPOXY OR BITUMINOUS ADHESIVE PER FDOT'S APPROVED PRODUCTS LIST (APL). PLACEMENT OF RPMs SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" INDEX NO. T06-001. PROVIDE THE FOLLOWING REFLECTIVE PAVEMENT MARKERS (RPMs) IN THE CENTER OF THE NEAREST TRAVEL/STREET LANE:  
BLUE (FIRE HYDRANTS)  
WHITE (WATER MAIN VALVES IN ADJACENT GREENLANDSCAPE AREAS)  
ORANGE (SEWER MAIN/HOLES IN ADJACENT GREENLANDSCAPE AREAS)  
GREEN (SEWER FORCE MAIN VALVES IN ADJACENT GREENLANDSCAPE AREAS)  
RED (FDC - FIRE DEPARTMENT CONNECTIONS)
  - PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS PLANS, INDEX NOS. 711-001 AND T00-102 AND LATEST CITY STANDARD DETAIL R-32, "ACCESSIBLE PARKING SPACE DETAILS".
  - WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE. THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
  - ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.

- ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FDOT "STANDARD PLANS", INDEX NO. 522-002.
- ALL PEDESTRIAN ACCESSIBLE CROSSINGS SHALL COMPLY WITH FDOT AND MUTCD STANDARDS. "WID-BLOCK" TYPE PEDESTRIAN ACCESSIBLE CROSSINGS SHALL BE 10' IN WIDTH AND HAVE "SPECIAL EMPHASIS" PAVEMENT MARKINGS AND PEDESTRIAN ACCESSIBLE CROSSING SIGNAGE AND PEDESTRIAN ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE PER FDOT "DESIGN MANUAL", SECTION 230 AND MUTCD STANDARDS. IF A "CROSSING" STRICTLY SERVES OR IS DESIGNATED FOR ACCESS TO ACCESSIBLE PARKING SPACES, THE USE OF ACCESSIBLE CROSSING (W11-2) SIGNAGE IS RECOMMENDED INSTEAD OF THE TYPICAL PEDESTRIAN CROSSING (W11-2) SIGNAGE. THERMOPLASTIC MATERIAL FOR "SPECIAL EMPHASIS" PAVEMENT MARKINGS (CROSSWALKS) SHALL BE "PREPARED OR HIGH FRICTION" THERMOPLASTIC COMPLYING WITH FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 711.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, SIXTH EDITION, "ACCESSIBILITY".
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS, INCLUDING SLOPING, NON-CONFORMING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, ACCESSIBLE ROUTES AND RAMPS WILL BE REQUIRED TO BE CORRECTED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.

- ALL VEHICULAR TRAFFIC/PEDESTRIAN PAVEMENT MARKINGS AND SIGNAGE WITHIN THE PROJECT LIMITS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH BCTED STANDARDS/REQUIREMENTS. ALL NON-CONFORMING PAVEMENT MARKINGS AND SIGNAGE, INCLUDING THE SUPPORT POSTS, WILL BE REQUIRED TO BE REPLACED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- A FINAL INSPECTION OF THE COMPLETED SITE ENGINEERING IMPROVEMENTS/WORK MUST BE SCHEDULED THROUGH THE CITY ENVIRONMENTAL SERVICES/ENGINEERING DIVISION FOR ACCEPTANCE OF THE WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.

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 THE NAVD 85.



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.  
www.callsunshine.com

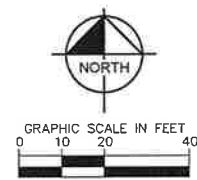
LEGEND	
	PROPERTY LINE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED GREEN AREA
	PROPOSED SIGN
	PROPOSED LIGHTING FIXTURES
	PROPOSED CHAIN LINK FENCE
	PROPOSED W-BEAM GUARDRAIL
	PROPOSED LIMITS OF DRIVEWAY ASPHALT MILLING & RESURFACING (1" MIN.)

SIGN QUANTITY			
LEGEND	SIGN SYMBOL	SIGN NUMBER & DIMENSIONS	QUANTITY
	STOP	R1-1 30" X 30"	

AREA BREAKDOWN			
EXISTING CONDITIONS			
PERVIOUS	106,341 SF	2.44 AC	97.60%
IMPERVIOUS	2,568 SF	0.06 AC	2.40%
TOTAL	108,909 SF	2.50 AC	100%
PROPOSED CONDITIONS			
PERVIOUS	42,777 SF	0.98 AC	39.28%
IMPERVIOUS	66,132 SF	1.52 AC	60.72%
TOTAL	108,909 SF	2.50 AC	100%

SITE INFORMATION	
ADDRESS	NW 209TH AVENUE, PEMBROKE PINES
FOLIO	513911030073
ZONING	PUD (PLANNED UNIT DEVELOPMENT)
PARKING	47 TRAILERS (14' x 55')

NOTE: THERE ARE NO PROPOSED WATER BODIES OR WET RETENTION AREAS.



No.	REVISIONS	DATE	BY



KINLEY-HORN AND ASSOCIATES, INC.  
14300 NW 209TH AVENUE, SUITE 2200, PLANTATION, FL 33324  
954-535-5100 FAX: 954-739-2247  
WWW.KINLEY-HORN.COM REGISTRY NO. 35106

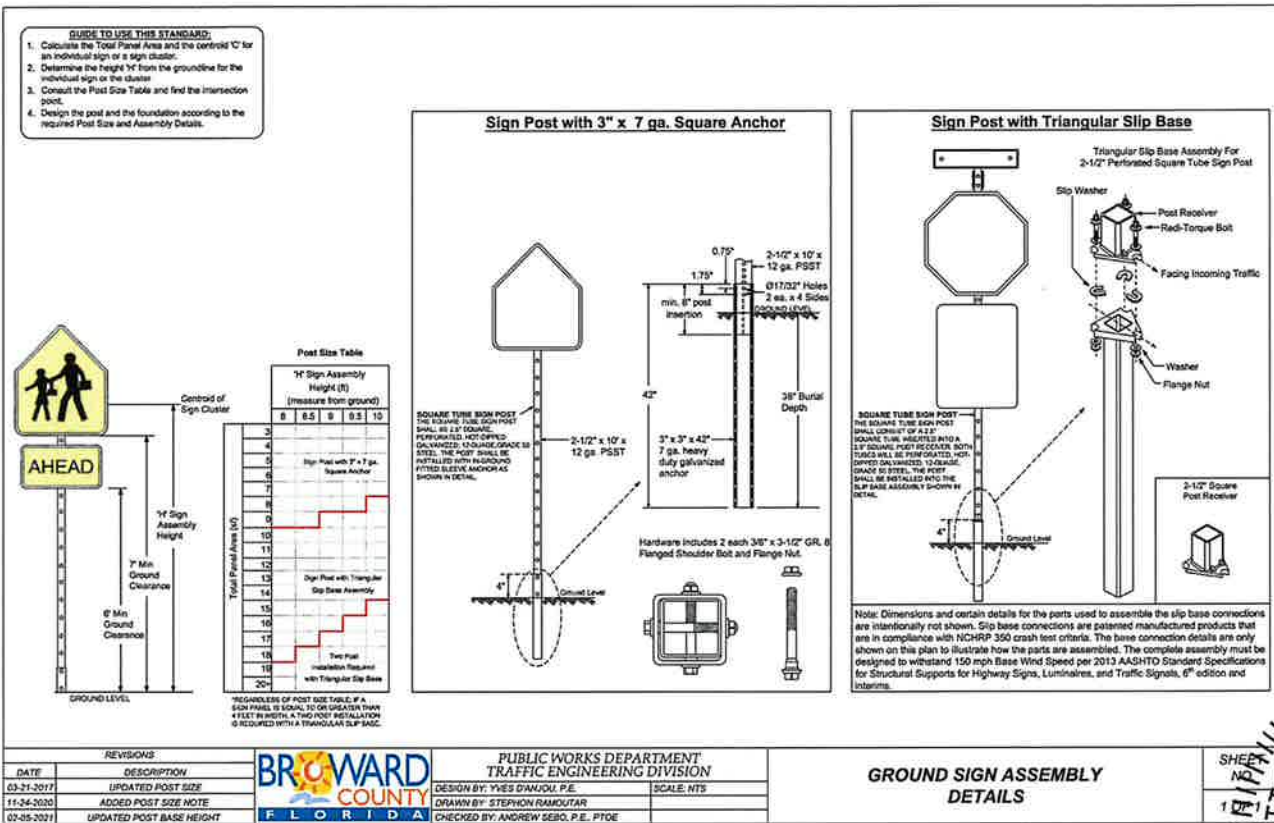
# SITE PLAN

R+L PARKING LOT  
PEMBROKE PINES  
PREPARED FOR  
R+L CARRIERS

SHEET NUMBER  
C300

SP2024-0008

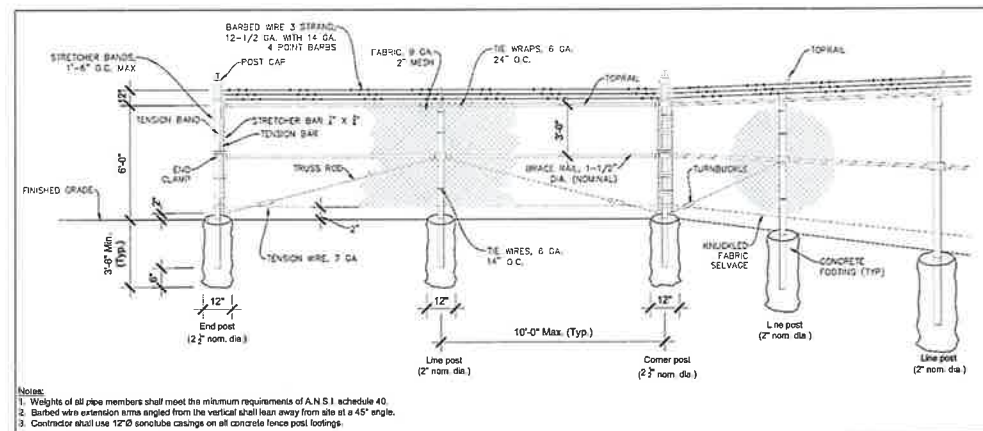
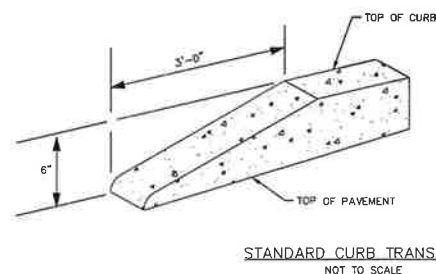
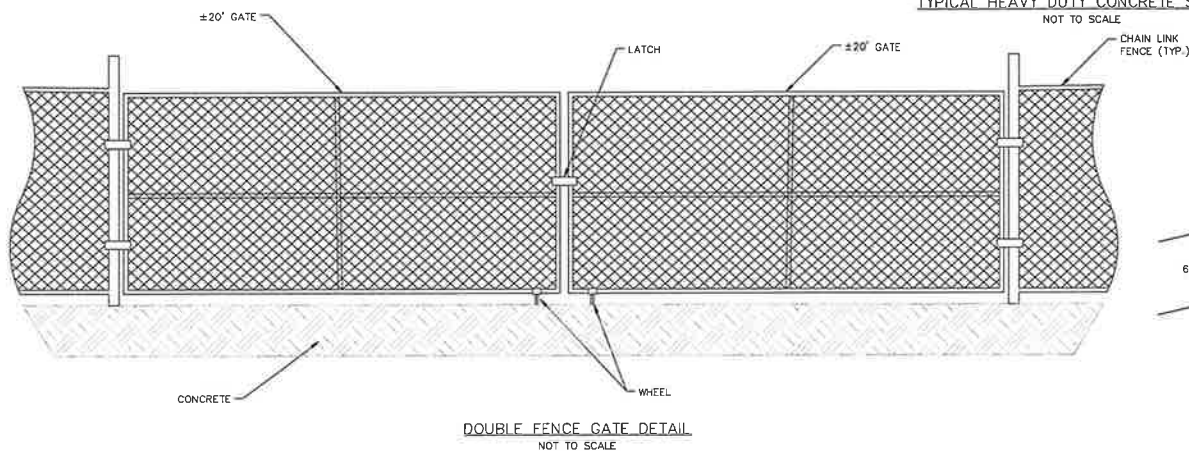
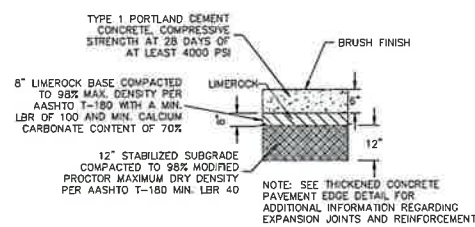
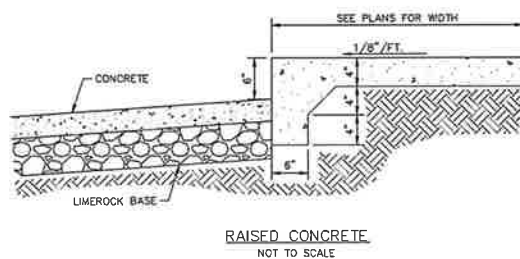
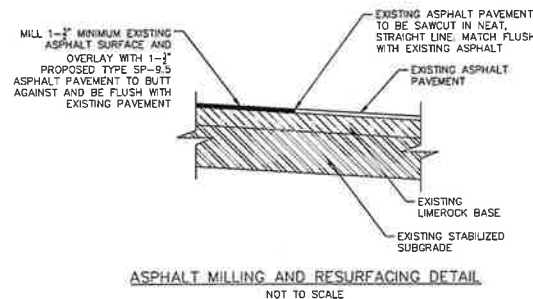
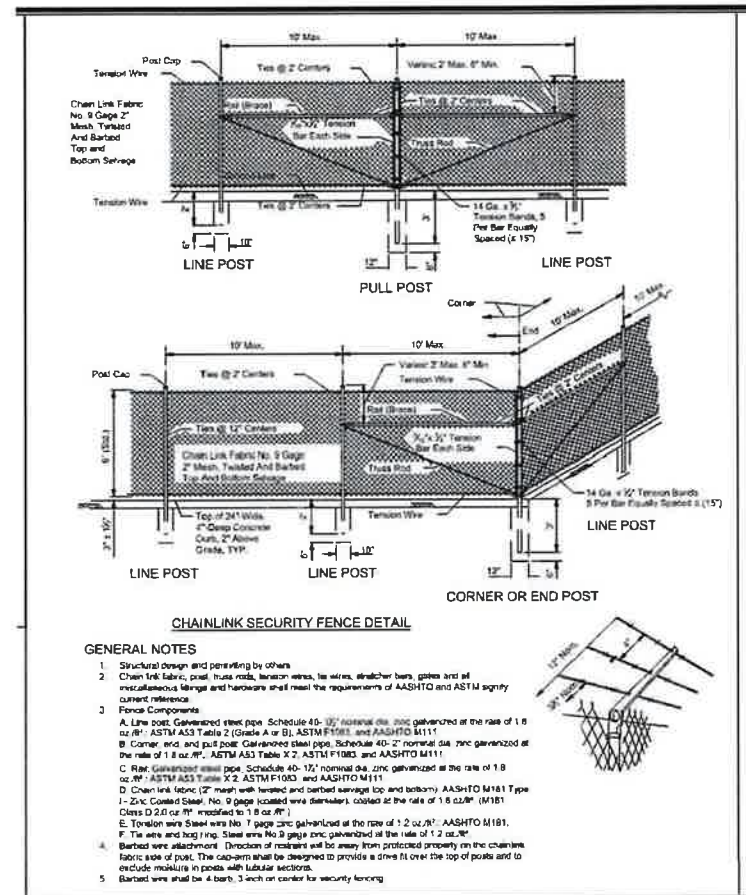
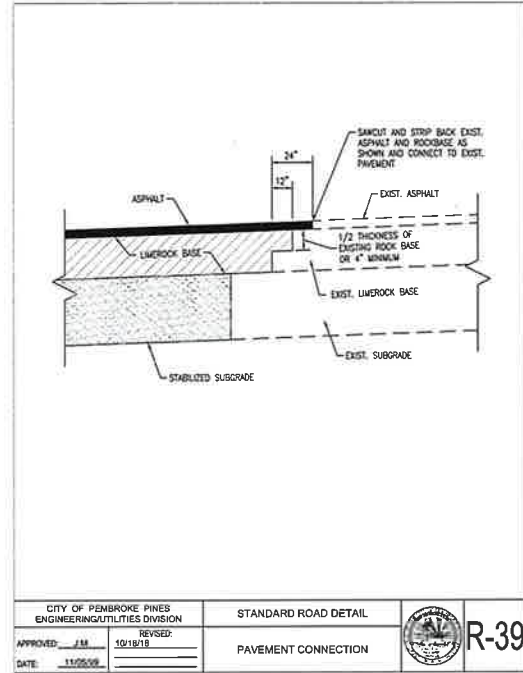












ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT); A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITIONS THROUGHOUT THE PROJECT.

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 THE NAVD 88.



**KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG**

It's fast. It's free. It's the law.

[callsunshine.com](http://callsunshine.com)



## PAVING GRADING & DRAINAGE DETAILS

R+L PARKING LOT  
PEMBROKE PINES  
PREPARED FOR  
R+L CARRIERS

SHEET NUMBER  
**C401**

PEMBROKE PINES

REVISIONS

No.	
-----	--

DATE	BY
------	----

[illegible]















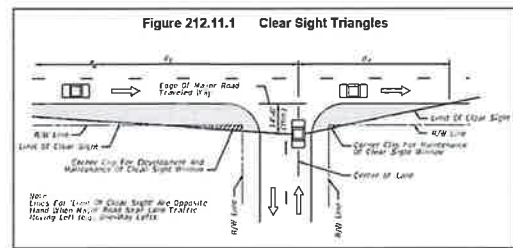




**INTERSECTION SIGHT DISTANCE: 2-LANE UNDIVIDED**

SIGHT DISTANCE ( $d$ ) AND RELATED DISTANCES ( $d_1$ ,  $d_2$ ) (FEET)

Design Speed (mph)	$d_1$	$d_2$	$d$
15	100	100	200
20	133	133	267
25	167	167	333
30	200	200	400
35	233	233	467
40	267	267	533
45	300	300	600
50	333	333	667
55	367	367	733
60	400	400	800
65	433	433	867
70	467	467	933
75	500	500	1000
80	533	533	1067
85	567	567	1133
90	600	600	1200
95	633	633	1267
100	667	667	1333



ALL ELEVATIONS SHOWN ON THESE PLANS ARE  
BASED ON THE NAVD 88.



SP2024-0008

**R+L PARKING LOT  
PEMBROKE PINES  
PREPARED FOR  
R+L CARRIERS**

PEMBROKE PINES

## SIGHT TRIANGLE

KHA PROJECT  
LICENSED PROFESSIONAL

143/54065  
DATE  
No. 92568

APRIL 2025  
SCALE AG SHOWT  
SEBASTIAN VITORINO, P.E.

DESIGNED BY  FL LICENSE NUMBER  STATE OF 

DRAWN BY **11-RO** STATE OF **CA**  
DATE **4/1/2025**

FLORIDA

# PROFESSIONAL

11

# Kinley» Horn

**JOHN WILEY & SONS**  
605 THIRD AVENUE  
NEW YORK, NY 10158-8001  
TEL: 212 850 6000 FAX: 212 850 6097  
[WWW.WILEY-HORN.COM](http://WWW.WILEY-HORN.COM)

6111119

1000















Printed By: Torres, Tommy - Street, Site: 124, PARKING LOT, PEMBROKE PINES, LOGO: L1201 LANDSCAPE PLAN, April 01, 2025, 01:13:23pm, K:\N\c\p\124\1201 LANDSCAPE PLAN.dwg  
This document, together with the contracts and designs generated herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

















PEMBROKE PINES CODE REQUIREMENTS:	REQUIRED	PROPOSED
SEC 155.661 (G) MINIMUM LANDSCAPE REQUIREMENTS		
TREES SHALL HAVE NO MORE THAN 20% OF A SINGLE SPECIES. 65 TREES * 20 = 13 TREES MAX	13 TREES MAX	13 TREES
ALL PROPERTIES THREE STORIES AND BELOW MINIMUM: (A) 20% OF REQUIRED TREES MEET 14-16' H WITH 3" DBH. (B) 20% OF REQUIRED TREES MEET 12-14' H WITH 2" DBH. (C) 60% OF REQUIRED TREES MEET 155.664 (M).	NA	NA
ALL PROPERTIES FOUR STORIES AND ABOVE MINIMUM: (A) 30% OF REQUIRED TREES MEET 14-16' H WITH 3" DBH. (B) 30% OF REQUIRED TREES MEET 12-14' H WITH 2" DBH. (C) 40% OF REQUIRED TREES MEET 155.664 (M).	NA	NA
SEC 155.661 (I) LANDSCAPE ADJACENT TO PUBLIC ROW		
A (10') FOOT BUFFER SHALL BE PROVIDED AND (1) TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET. WEST BUFFER: 303 LF / 50 = 7 TREES A 2' MIN. HEDGE SHALL BE PROVIDED ALONG THE PERIMETER.	7 TREES	1 EXIST + 6 PROP.
SEC 155.661 (I) LANDSCAPE ADJACENT TO ABUTTING PROPERTIES		
A (10') FOOT BUFFER SHALL BE PROVIDED AND (1) TREE SHALL BE PLANTED FOR EVERY 50 LINEAR FEET. NORTH BUFFER: 405 LF / 50 = 9 TREES EAST BUFFER: 296 LF / 50 = 6 TREES SOUTH BUFFER: 347 LF / 50 = 7 TREES A 2' MIN. HEDGE SHALL BE PROVIDED ALONG THE PERIMETER.	9 TREES 6 TREES 6 TREES	12 PROPOSED 9 PROPOSED 4 EXIST + 6 PROP.
SEC 155.662 NONRESIDENTIAL PROPERTY REQUIREMENTS		
(1) TREE FOR EVERY 5,000 SF AND (10) SHRUBS FOR EVERY 5,000 SF OF GROSS SITE AREA. 108,902 SF / 5000 = 22 TREES 108,902 SF / 5000 * 10 = 218 SHRUBS	22 TREES 218 SHRUBS	64 TREES 1,676 SHRUBS
SEC 155.663 (F) INTERIOR PARKING AND PAVED AREA LANDSCAPING		
PARKING LOTS SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS: 2. TEN SQUARE FEET OF INTERIOR LANDSCAPING EVERY PARKING SPACE UP TO 50 SPACES. 47 SPACES * 10 = 470 SF OF INTERIOR LANDSCAPING 3. ONE SQUARE FOOT OF LANDSCAPING: (A) EVERY 100 SQUARE FEET OF PAVED AREAS UP TO 50,000 SQUARE FEET; AND (B) EVERY 200 SQUARE FEET OF PAVED AREA OVER 50,000 SQUARE FEET; 50,000 SF / 100 = 500 SF OF LANDSCAPING 59,337 - 50,000 / 200 = 47 SF OF LANDSCAPING 500 SF + 47 SF = 547 SF OF LANDSCAPING	470 SF OF INTERIOR LANDSCAPING       547 SF OF LANDSCAPING	3,595 SF OF ** INTERIOR LANDSCAPING       42,786 SF OF LANDSCAPING

\*\*INTERIOR LANDSCAPE AREA CALCULATIONS EXCLUDE RETENTION AREAS

PLANTING NOTES:

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT TOL.	QTY
TREES									
	--	--	Existing Tree To Remain	Existing					5
	AR	Acer rubrum	Red Maple	F.G.	3" DBH	16' HT X 7' SPR	Yes	Medium	12
	BS	Bursera simaruba	Gumbo Limbo	F.G.	3" DBH	16' HT X 7' SPR	Yes	Yes	10
	CE	Conocarpus erectus	Green Buttonwood	F.G.	3" DBH	16' HT X 7' SPR	Yes	Yes	13
	QV	Quercus virginiana	Southern Live Oak	F.G.	3" DBH	16' HT X 7' SPR	Yes	Yes	12
	SP	Sabal palmetto	Sabal Palm	F.G.		18'-20' OA	Yes	Yes	4
	TD	Taxodium distichum	Bald Cypress	F.G.	3" DBH	13' HT X 6' SPR	Yes	Yes	13
SHRUBS									
	CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	24" O.C.	30" HT x 24" SPR	Yes	Yes	308
	CS	Clusia guttifera	Clusia	Cont.	24" O.C.	36" HT x 24" SPR	Yes	Yes	283
	SC	Serenoa repens 'Cinerea'	Silver Saw Palmetto	Cont.	36" O.C.	36" HT x 36" SPR	Yes	Yes	15
	ZP	Zamia pumila	Coontie	Cont.	18" O.C.	24" HT x 18" SPR	Yes	Yes	71
GROUND COVERS									
	LM	Liriope muscari	Lilyturf	Cont.	12" O.C.	12' HT. x 12' SPR.	No	Yes	549
	PN	Phyla nodiflora	Fragfruit	Cont.	12" O.C.	6" HT x 6" SPR	Yes	Yes	140
	SOD1	Paspalum notatum	Argentine Bahiagrass	SOD					±25,010 sf
	SOD2	Stenotaphrum secundatum 'Floratan'	Floratan St. Augustine Grass	SOD					±13,261 sf
	TA	Trachelospermum asiaticum	Asiatic Jasmine	Cont.	12" O.C.	12" HT	No	Yes	310

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 THE NAVD 88.



SP2024-0008

R+L PARKING LOT  
PEMBROKE PINES  
PREPARED FOR  
R+L CARRIERS

LANDSCAPE PLAN

SHEET NUMBER  
L201

PEMBROKE PINES

FL

Kimley»Horn

\*\*2025 KIMLEY-HORN AND ASSOCIATES, INC.  
2201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324  
PHONE: 954-555-5100 FAX: 954-739-2247  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



REVISIONS

DATE

BY







