

DISTRICT REQUIREMENTS & GENERAL NOTES

THIS PLAN REFERENCES AN ALTA/ACSM LAND TITLE SURVEY BY:

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 LB#3870

OWNER: HOLLYWOOD COMMONS LLC CARE OF MILBROOK PROPERTIES LTD

APPLICANT: JP MORGAN CHASE BANK C/O BOHLER ENGINEERING INC.

CURRENT USE: 6,720 SF RETAIL BUILDING

PROPOSED USE: 4,252 SF BANK WITH DRIVE THRU SERVICE

LAND USE DESIGNATION: GENERAL BUSINESS

ZONING DESIGNATION: C-3 (MEDIUM INTENSITY COMMERCIAL DISTRICT)

WATER/WASTEWATER SERVICE PROVIDER: CITY OF HOLLYWOOD

TOTAL LEASE SITE AREA: 0.85 AC OR (37,170 SF)

SHOPPING CENTER SITE AREA: 22.08 AC

NON-RESIDENTIAL DEVELOPMENT USE, GFA: BANK 4,252 SF W/ 4 SIDE DRIVE THRU LANES AND BYPASS

PERVIOUS	EXISTING PERVIOUS	PROPOSED PERVIOUS
PERIMETER BUFFER	2,014 SF	
VUA LANDSCAPING	7,215 SF (19.4%)	
TOTAL	9,229 SF (24.9%)	
OVERALL SHOPPING CENTER	EXISTING PERVIOUS	PROPOSED PERVIOUS
	16.69%	16.71%
IMPERVIOUS		
BUILDING AREA	4,252 SF	
VEHICULAR USE AREA	21,966 SF	
SIDEWALK AREA	1,723 SF	
TOTAL	27,941 SF (75.1%)	
BUILDING AREA	REQUIRED	PROPOSED
MAX. BLDG. HEIGHT:	60' MAX	26'-1"
REQUIRED PARKING	REQUIRED	PROPOSED
PROPOSED BANK (1 PER 250 SF)	17 SPACES	45 SPACES
PARKING:		
REQUIRED PARKING	147 SPACES	
OVERALL SHOPPING CENTER	17 SPACES	
PROPOSED BANK	1474 SPACES	
TOTAL	1114 SPACES	
PROVIDED PARKING	1114 SPACES	
EXISTING OVERALL	22 SPACES	
REMOVED SPACES	1092 SPACES	
PROPOSED TOTAL	1092 SPACES	

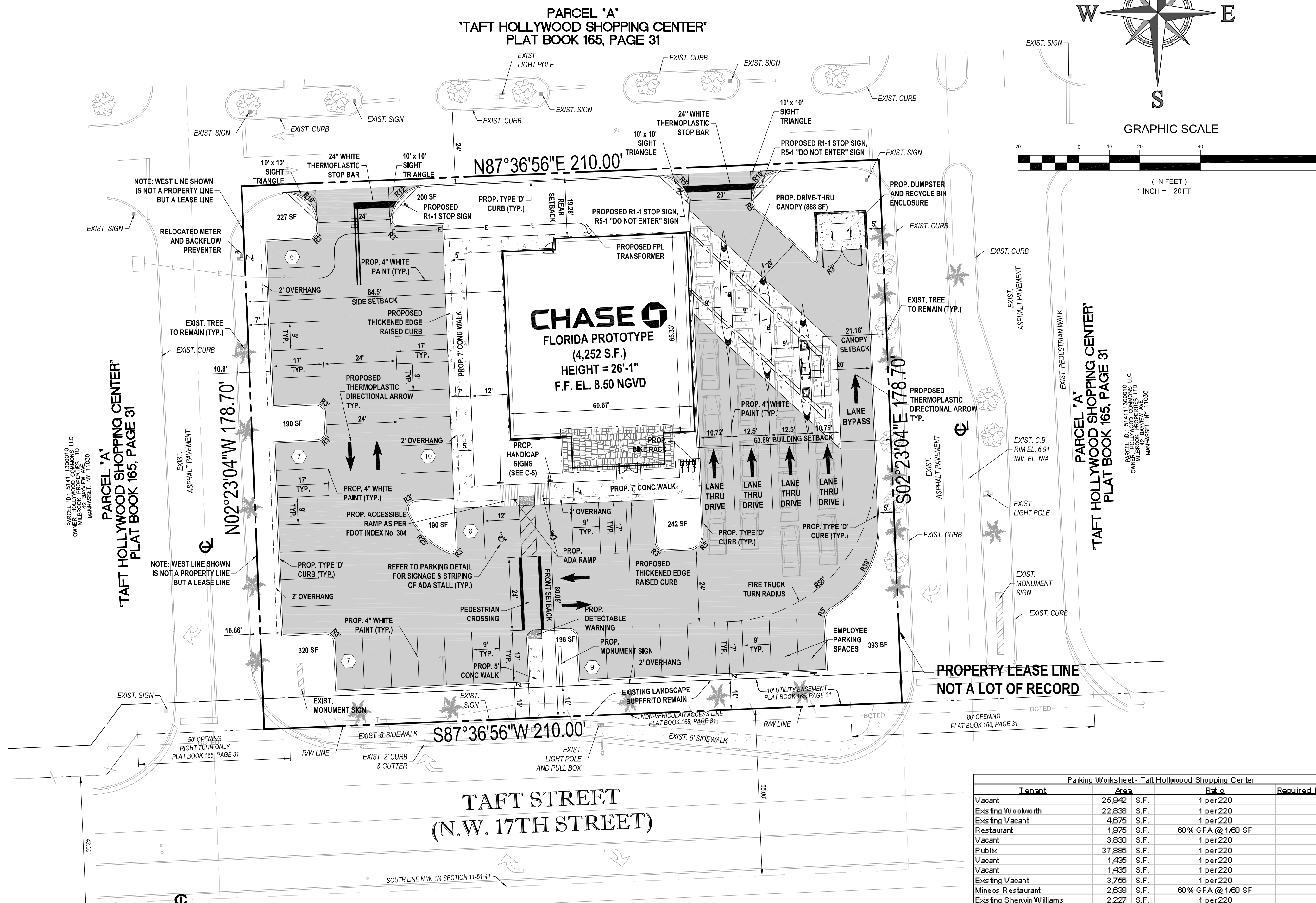
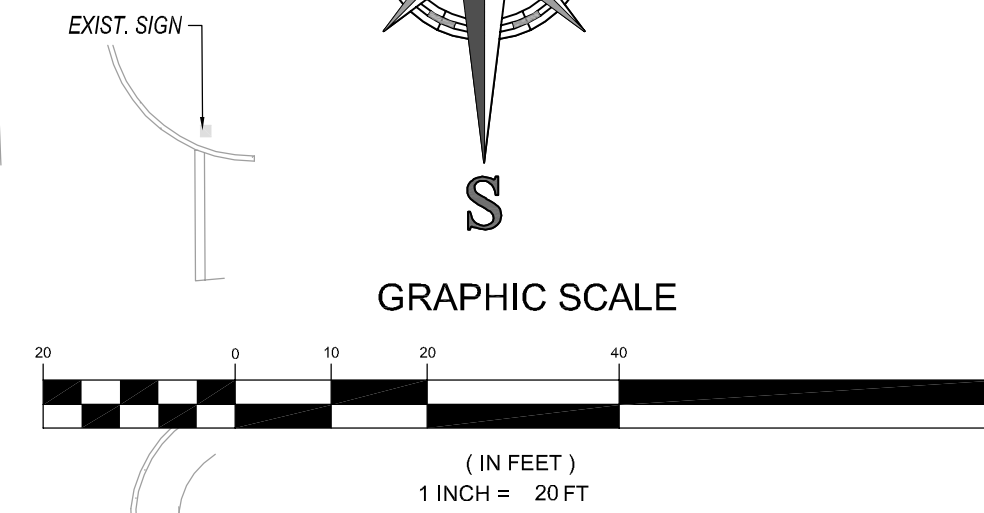
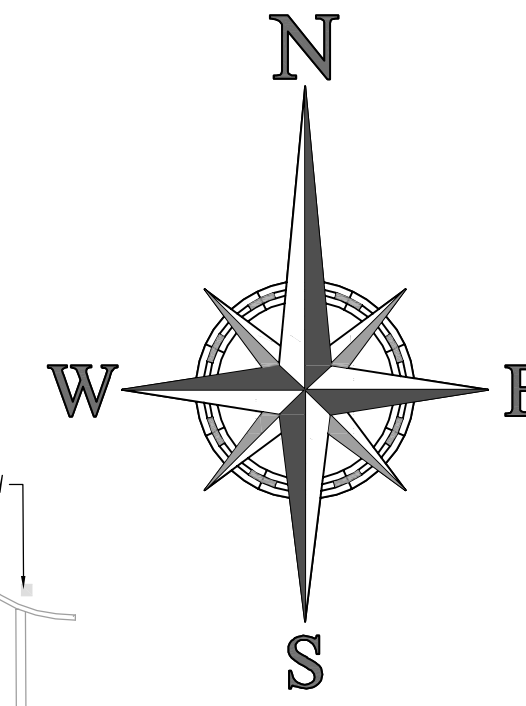
PROPOSED SETBACKS:	REQUIRED	PROPOSED
BUILDING		
FRONT (SOUTH)	15'	80.09'
REAR (NORTH)	15'	19.28'
SIDE (EAST)	0'	63.89' BUILDING 21.16' CANOPY
SIDE (WEST)	0'	84.50'

PARKING	REQUIRED	PROPOSED
SOUTH PARKING	10'	10'

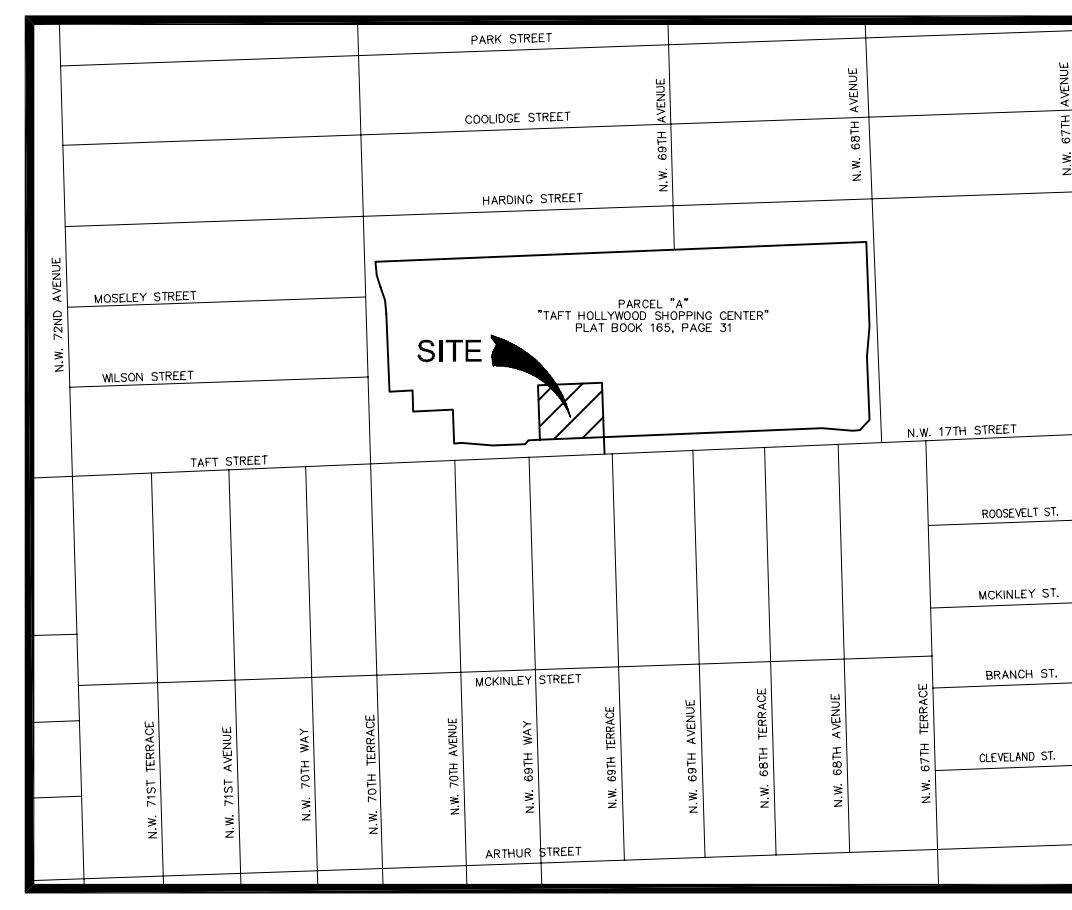
NOTE: LEASE PARCEL IS NOT A PARCEL OF RECORD ONLY SOUTH PROPERTY LINE IS APPLICABLE.

PROPOSED LANDSCAPE BUFFERS:	REQUIRED	PROPOSED
FRONT (SOUTH)	10'	10'
REAR (NORTH)	N/A (INTERIOR)	0'
SIDE (EAST)	N/A (INTERIOR)	5'
SIDE (WEST)	N/A (INTERIOR)	5.5'

VARIANCE REQUESTS			
CODE SECTION	CODE PROVISION	PROPOSED CHANGE	
C1	8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS)	MONUMENT SIGN - FOR PROPERTIES EXCEEDING 300' OF FRONTAGE - PRIMARY SIGN, 1 SECONDARY SIGN.	ADDITIONAL MONUMENT SIGN
C2	8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS)	1 WALL SIGN PER STREET FRONTAGE	3 WALL SIGNS
C3	8.5.B.4 (COMMERCIAL RELATED DISTRICTS - PRIMARY SIGNS)	WALL SIGNAGE ALLOWED IS 1 SF PER 1 L.F. LF = 60.67, SF = 60.67	146.74 SF
C4	7.2.A REQUIRED PARKING	OVERALL SHOPPING CENTER CURRENT REQUIRED 1487, PROVIDED 1114, DEFICIT 373, PROPOSED REQUIRED 1092	LOSS OF 9 SPACES OVERALL



Tenant	Area	Ratio	Required Parking
Vacant	25,942 S.F.	1 per 220	117.9
Exis tng Woolworth	22,838 S.F.	1 per 220	103.8
Exis tng Vacant	4,675 S.F.	1 per 220	21.3
Restaurant	1,975 S.F.	60% GFA @ 1,800 SF	19.9
Vacant	3,830 S.F.	1 per 220	17.4
Public	37,886 S.F.	1 per 220	172.2
Vacant	1,436 S.F.	1 per 220	6.5
Vacant	1,436 S.F.	1 per 220	6.5
Exis tng Vacant	3,756 S.F.	1 per 220	17.1
Mine os Restaurant	2,638 S.F.	60% GFA @ 1,800 SF	26.4
Exis tng Shenwin Williams	2,227 S.F.	1 per 220	10.1
Exis tng Bob's Beauty	1,226 S.F.	1 per 220	5.6
Vacant	3,042 S.F.	1 per 220	13.8
Exis tng Vacant	16,500 S.F.	1 per 220	75.0
Milhouse Group Office	1,100 S.F.	1 per 250	4.4
Exis tng Cinema 12	34,938 S.F.	2305 seats @ 141 seats	576.3
Exis tng Absolutely Pets	1,190 S.F.	1 per 220	5.4
Exis tng Super Wash	1,204 S.F.	1 per 220	5.5
Exis tng Social Club	960 S.F.	1 per 220	4.4
Exis tng Center Barber	715 S.F.	1 per 220	3.3
Exis tng Jewelry	718 S.F.	1 per 220	3.3
Anchor Bar	1,588 S.F.	1 per 220	7.3
Printer	1,330 S.F.	1 per 220	6.0
Vacant	1,366 S.F.	1 per 220	6.2
Big Wheel Schwin	6,539 S.F.	1 per 220	30.0
Exis tng Spa Lady	11,111 S.F.	1 per 220	50.5
Outparcel # 1 - Walgreens	15,806 S.F.	1 per 220	71.8
Outparcel # 2 - Taco Bell	2,139 S.F.	60% GFA @ 1,800 SF	21.4
Outparcel # 3 - Hollywood Video	6,640 S.F.	1 per 220	30.2
Outparcel # 4 - Future Retail	6,500 S.F.	1 per 220	29.5
Outparcel # 5 - Existing Vacant	4,036 S.F.	1 per 220	18.3
Existing Total Building Area	227,273 S.F.	Exis tng Total Required Parking	1,487
Proposed Change		Proposed Total Provided Parking	1114
		deficit	373
Exis tng Total Required Parking			1496.6
Outparcel #3 - Hollywood Video	6,640 S.F.	1/220	-30.2
Outparcel #3 - Chase Bank	4,262 S.F.	1 per 250	-17.0
Proposed Total Building Area	224,885 S.F.	Proposed Total Required Parking	1474
		Proposed Total Provided Parking	1092
		deficit	382



LOCATION MAP
NOT TO SCALE

NOTE:

- THE AREA OF THIS PROPERTY IS 37,170 SQUARE FEET SQUARE FEET, 0.8533 ACRES. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. CITY OF HOLLYWOOD BENCHMARK NAIL & DISC AT INTERSECTION OF N 67 TERR. & TAFT STREET. ELEVATION: 7.99' FLOOD ZONE: AH: BASE FLOOD ELEVATION: 6.0 FEET; PANEL #125113 0304F; MAP DATE: 08/18/92
- BURGLAR ALARMS WILL NOT FACE TOWARD RESIDENTIAL PROPERTIES.
- DRIVE THRU CANOPY WILL NOT INTERFERE WITH BYPASS LANE.
- DRIVE THRU LANES WILL NOT BE MODIFIED TO ACCOMMODATE ADDITIONAL DRIVE THRU LANE, ATM LANE, OR CANOPY BUILDING OVERHANG.
- PEDESTRIAN CROSSING REFER TO PARKING DETAIL FOR SIGNAGE & STRIPING OF ADA STALL (TYP.)
- LIGHTING LEVELS ADJACENT TO RESIDENTIAL PROPERTIES WILL NOT EXCEED 0.5 FOOT CANDLES.

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "TAFT HOLLYWOOD SHOPPING CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC LABELED #3823 AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST AS DEPICTED ON SAID PLAT; THENCE SOUTH 87°36'56" WEST ON THE SOUTH LINE OF SAID NORTHWEST 1/4, ALSO BEING THE CENTERLINE OF TAFT STREET, A VARED WIDTH RIGHT-OF-WAY, 906.75 FEET; THENCE NORTH 02°23'04" WEST 55.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET (55 FOOT HALF RIGHT-OF-WAY AT THIS POINT), ALSO BEING THE SOUTH LINE OF SAID PARCEL "A" AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°23'04" WEST 177.00 FEET; THENCE SOUTH 87°36'56" WEST 210.00 FEET; THENCE SOUTH 02°23'04" EAST 177.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF TAFT STREET AND SOUTH LINE OF PARCEL "A"; THENCE NORTH 87°36'56" EAST ON SAID NORTH RIGHT-OF-WAY LINE AND ON SAID SOUTH LINE (THE BOUNDARY LINE AND THE RIGHT-OF-WAY LINE ARE THE SAME) 210.00 FEET TO THE POINT OF BEGINNING.

BOHLER ENGINEERING

CORPORATE OFFICE: WARREN, NJ

OFFICES:

- SOUTH BRIDGEVILLE, OH
- BONNE BOULEVARD, VA
- STERLING, VA
- PURCHASE, NY
- CHAMBERS, PA
- CENTER VALLEY, PA
- LOWE LAUDERDALE, FL

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

REV.	DATE	REVISIONS:	BY:
1	5/4/2010	REVISED PER TAC COMMENTS	CAD

PROJECT No.: F090062

DRAWN BY: AAM

CHECKED BY: JMC

DATE: AS NOTED

SCALE: 02-SITE PLAN

HOLLYWOOD PALMS LOCATION

FOR

BDG ARCHITECTS

CHASE

6975 TAFT ST.
CITY OF HOLLYWOOD
BROWARD COUNTY
FLORIDA

BOHLER ENGINEERING

August 4, 2010

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JASON M. GUNTHER

PROFESSIONAL ENGINEER

August 4, 2010

FLORIDA LICENSE NO. 58629
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

SITE PLAN

SHEET NUMBER: **C-2**