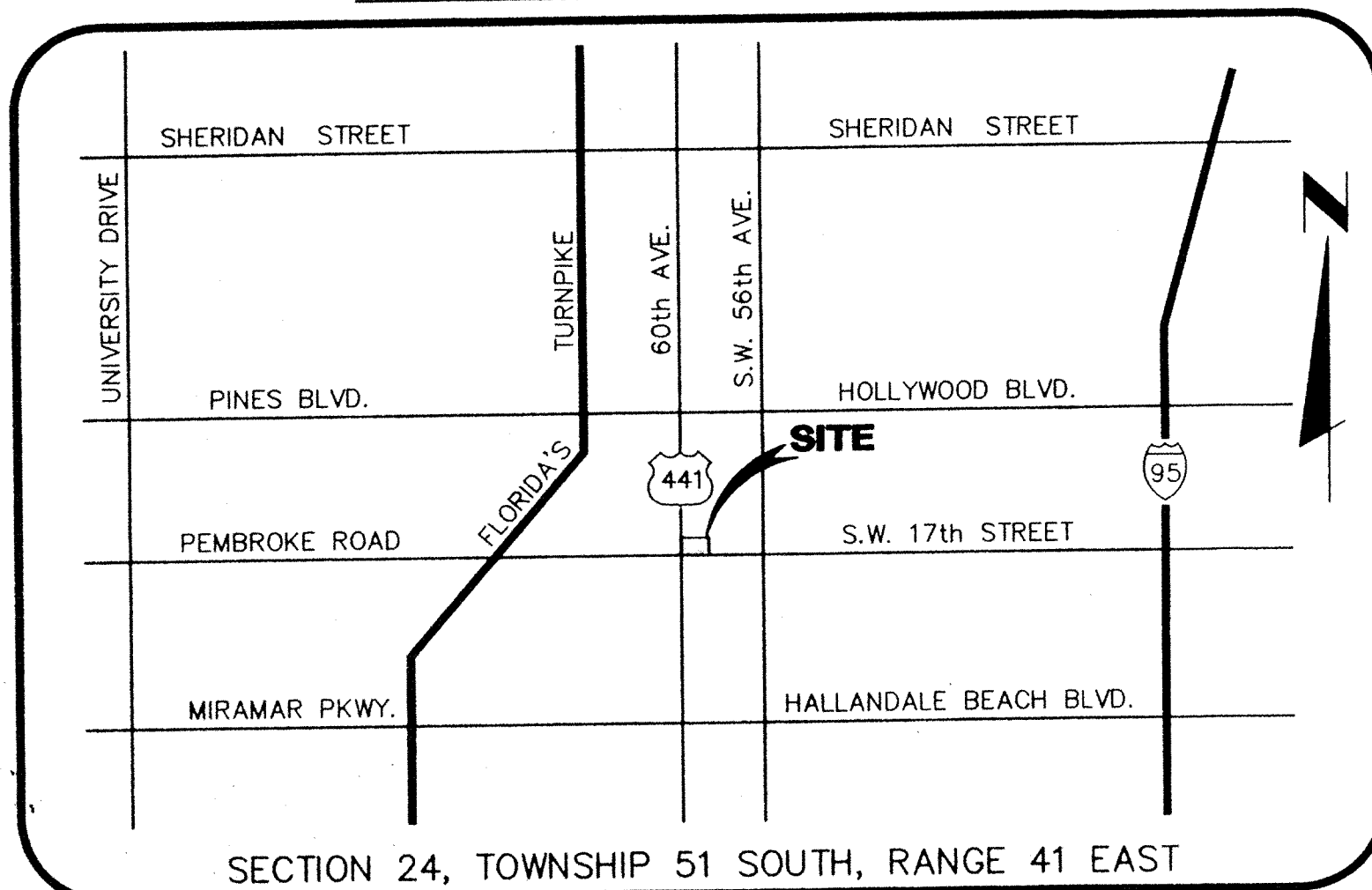


LOCATION MAP



SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST

LEGAL DESCRIPTION

A PORTION OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE RUN NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 2337.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 11 MINUTES 04 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD FOR A DISTANCE OF 37.29 FEET TO A POINT; THENCE RUN NORTH 81 DEGREES 01 MINUTES 08 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD FOR A DISTANCE OF 63.01 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 15 DEGREES 56 MINUTES 35 SECONDS WEST FROM SAID POINT; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 751.78 FEET, THRU A CENTRAL ANGLE OF 14 DEGREES 44 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 193.52 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 19 DEGREES 59 MINUTES 33 SECONDS EAST FROM SAID POINT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, THRU A CENTRAL ANGLE OF 08 DEGREES 15 MINUTES 24 SECONDS, FOR AN ARC DISTANCE OF 7.21 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 01 DEGREES 45 MINUTES 03 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 FOR A DISTANCE OF 295.96 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 20 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 229.20 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 296.21 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 54 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 69.13 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 45 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 22.37 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA (CONTAINING: 73,047 SQUARE FEET = 1.6769 ACRES)

PROFESSIONAL TEAM

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FLORIDA POWER AND LIGHT
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WATER & SEWER
CITY OF HOLLYWOOD-UTIL. DEPT.
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FAX: (305) 967-4229
ROGER CALLAVA

PEMBROKE RD./U.S. HWY 441
STORE NO. 021-04386

Walgreens

CONSTRUCTION PLANS

City of Hollywood, Florida

Prepared For:

Oregon Partners No.2, Ltd.
d/b/a Barclay Group

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DBED #980629050

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2. SITE PLAN
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4. UTILITY PLAN
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6. DEMOLITION PLAN
7. SPECIFICATIONS and NOTES
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9. PAVING, GRADING and DRAINAGE DETAILS
10. MAINTENANCE of TRAFFIC DETAILS
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- S1. BOUNDARY AND TOPOGRAPHIC SURVEY
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- L2. LANDSCAPE DETAILS

SITE DATA

PROJECT INTENT:

INTENT OF THIS PROJECT IS THE CONSTRUCTION OF A 15,930 S.F. WALGREENS RETAIL STORE WITH APPLICABLE PARKING, DRAINAGE AND UTILITY IMPROVEMENTS.

PROPERTY LOCATION:

NORTHEAST CORNER OF THE INTERSECTION OF PEMBROKE ROAD AND U.S. HWY. 441
SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST
5999 PEMBROKE RD., HOLLYWOOD, FL 33023

EXISTING PROPERTY AREA:

TOTAL = 1.68 ACRES - 73,047 S.F.

PROPERTY ZONING:

C-4 (MEDIUM/HIGH INTENSITY COMMERCIAL DISTRICT)

EXISTING PROPERTY LAND USE:

THE SITE IS PRESENTLY OCCUPIED BY A GAS STATION / CAR WASH WITH APPLICABLE PARKING.

PROPOSED PROPERTY LAND USE:

15,930 S.F. WALGREENS RETAIL STORE

MAXIMUM BUILDING HEIGHT:

ALLOWED = 175 FT. - PROPOSED = 28' (ONE STORY)

LOT COVERAGE CALCULATIONS: (EXISTING)

DESCRIPTION	S.F.	ACRES	%
PAVEMENT & SIDEWALK	56,981	1.31	78.00
BUILDING	1,913	0.04	2.50
TOTAL IMPERVIOUS	58,794	1.35	80.50
TOTAL LANDSCAPE / OPEN	14,253	0.33	19.50
TOTAL SITE AREA	73,047	1.68	100.00

LOT COVERAGE CALCULATIONS: (PROPOSED)

DESCRIPTION	S.F.	ACRES	%
SIDEWALK	4,394	0.10	6.01
PAVEMENT	31,512	0.72	43.14
BUILDING	15,930	0.37	21.81
TOTAL IMPERVIOUS	51,836	1.19	70.96
TOTAL LANDSCAPE / OPEN	17,724	0.41	24.27
R/W DEDICATION	3,487	0.08	4.77
TOTAL SITE AREA	73,047	1.68	100.00

INTERIOR LANDSCAPE AREA: (REQUIRED)

DESCRIPTION	S.F.
TOTAL LANDSCAPE / OPEN AREA	17,724
EXTERIOR LANDSCAPE BUFFER AREA	7,250
INTERIOR LANDSCAPE AREA	10,474

PERCENTAGE = 10,474 / (10,474 + 31,512) = 25% PROVIDED INTERIOR LANDSCAPE AREA

PROPERTY SETBACKS:

FRONT: ZERO (0) FEET
SIDES: ZERO (0) FEET
CORNER: ZERO (0) FEET

PARKING CALCULATIONS:

WALGREENS (PROPOSED)
15,930 SF @ 1/250 SF = 64 REQUIRED/64 PROVIDED

D & B TILE CO. (EXISTING)
6,000 SF WAREHOUSE @ 1/1000 SF = 6
800 SF OFFICE @ 1/250 SF = 4
23,465 SF RETAIL/SHOWROOM @ 1/250 SF = 94
104 REQUIRED / 104 PROVIDED

GOODYEAR TIRE CENTER (EXISTING)
4,765 SF OFFICE @ 1/250 SF = 19
3,159 SF AUTO SERVICE @ 1/400 SF = 8
27 REQUIRED / 27 PROVIDED

PARKING PROPOSED:

SPACES PROVIDED:
REGULAR SPACES ARE (9 FT. WIDE X 17 FT. DEEP) OR (9 FT. WIDE X 18 FT. DEEP)
OR (9 FT. WIDE X 19 FT. DEEP) OR (9 FT. WIDE X 20 FT. DEEP)
HANDICAP SPACES ARE 12 FT. WIDE X 20 FT. DEEP

FLOOD ZONE:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP PANEL No. 125113 0312F, BROWARD COUNTY, FLORIDA (DATED 8/8/92) THE SITE IS IN FLOOD ZONE X AND THE BASE FLOOD ELEVATION IS N/A.

SEP 02 1999

Robert H. Piero

* 64174

SEP 3 1999

98-04

CITY OF HOLLYWOOD
ENGINEERING DIVISION

PEMBROKE/441-WALGREENS
AEI JOB # 007-033

