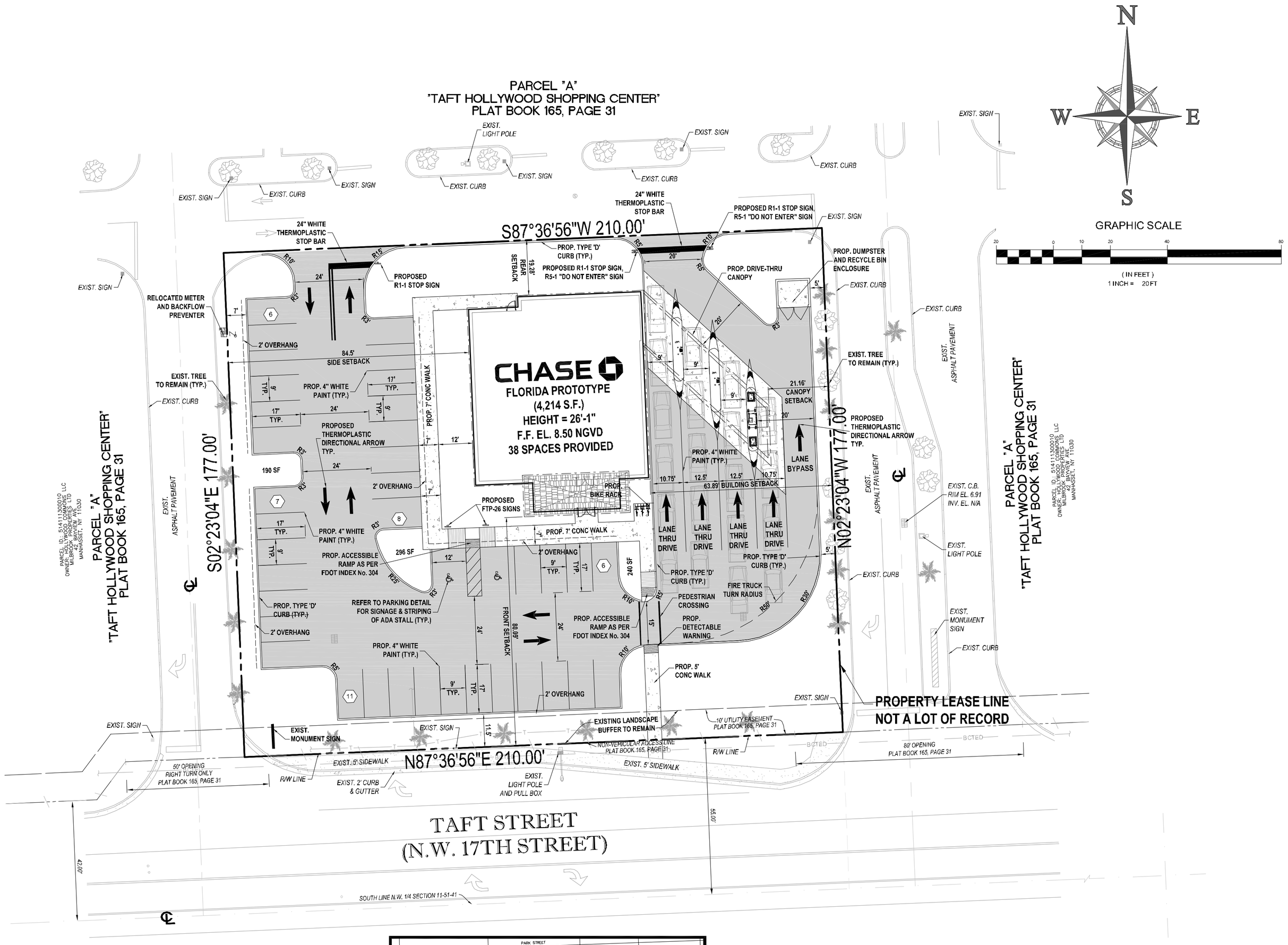
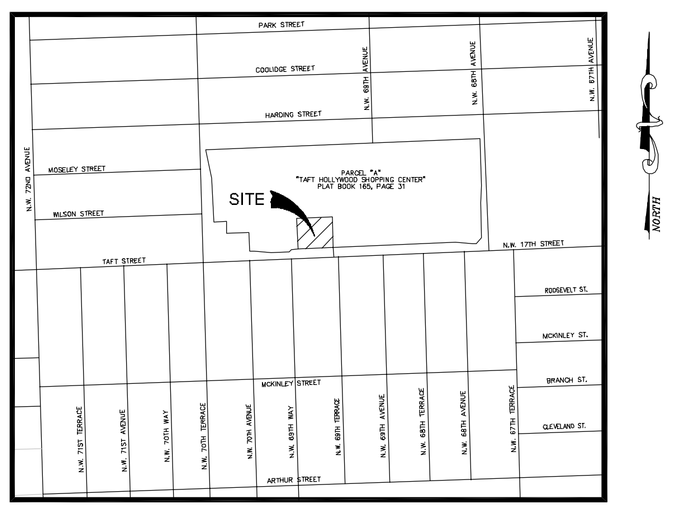


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT



LOCATION MAP

NOT TO SCALE

NOTE:

1. 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: 8.0 FEET; PANEL #12511 0394P; MAP DATE: 08/18/92
2. BURGLAR ALARMS WILL NOT FACE TOWARD RESIDENTIAL PROPERTIES.
3. DRIVE THRU CANOPY WILL NOT INTERFERE WITH BYPASS LANE.

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:	4,214 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 4,214 SF W/ 4 SIDE DRIVE THRU LANES AND BYPASS

PERVIOUS		
PERIMETER BUFFER		2,063 SF
VUA LANDSCAPING		9,180 SF (25%)
	TOTAL	11,243 SF (30%)
IMPERVIOUS		
BUILDING AREA		4,214 SF
VEHICULAR USE AREA		19,835 SF
SIDEWALK AREA		1,554 SF
VEHICULAR OVERHANG		324 SF
	TOTAL	25,927 SF (70%)

	REQUIRED	PROPOSED
BUILDING AREA		4,214
FLOOR AREA RATIO (FAR):		0.11
MAX. BLDG. HEIGHT:	60' MAX	26'-1"

	REQUIRED	PROPOSED
REQUIRED PARKING		
EXISTING RETAIL	30.2 SPACES	0 SPACES
PROPOSED BANK (1 PER 250 SF)	0 SPACES	17 SPACES

PROVIDED PARKING	
EXISTING RETAIL	67 SPACES
PROPOSED BANK	44 SPACES (INCLUDES 2 HANDICAPPED SPACES)

	REQUIRED	PROPOSED
OVERALL PARKING		
CURRENT PER LAST APPROVED SITE PLAN	1455	1114
PROPOSED	1442	1091

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

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'

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 #3923 AT THE SOUTHEAST 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 VARIED WIDTH RIGHT-OF-WAY, 595.75 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:
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALPHARETTA, GA ◆ CHANTILLY, VA
◆ PURCHASE, NY ◆ STERLING, VA
◆ RONKONKOMA, NY ◆ WARRENTON, VA
◆ PHOENIX, AZ ◆ WEST PALM BEACH, FL
◆ CENTER VALLEY, PA

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	F090052
DRAWN BY:	AAM
CHECKED BY:	JMG
DATE:	
SCALE:	AS NOTED
CAD I.D.:	02-SITE PLAN

PROJECT:

HOLLYWOOD PALMS LOCATION

FOR

BDG ARCHITECTS

CHASE

6975 TAFT ST.
CITY OF HOLLYWOOD
BROWARD COUNTY
FLORIDA

BOHLER ENGINEERING

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JASON M. GUNTHER

PROFESSIONAL ENGINEER
March 16, 2010
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-2

Printed on Tuesday, March 16, 2010, 11:01 AM by Alex Malone
G:\BDG ARCHITECTS\F090052 - NW 17TH STREET - NW 70TH TERRACE, HOLLYWOOD\SITEPLAN\02-SITE PLAN------>LAYOUT: SP--1