

PARK ROAD COMMERCIAL

City of Hollywood, Broward County, Florida  
SITE PLAN

OWNER:  
CITY OF HOLLYWOOD  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL. 33020  
(954) 921-3620

ARCHITECT:  
ARCHITECTURAL ALLIANCE LADSCAPE  
PETE EBERSOLE  
612 SW 4TH AVENUE  
FORT LAUDERDALE, FL. 33315  
(954) 764-8858  
pebersole@archall.net

LANDSCAPE ARCHITECT:  
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XIAOYUAN DU  
1512 EAST BROWARD BOULEVARD  
SUITE 110  
FORT LAUDERDALE, FL 33301  
(954) 524-3330  
xdu@edsaplan.com

CIVIL ENGINEER:  
SUN-TECH ENGINEERING, INC.  
CLIFFORD LOUTAN, P.E.  
4577 NOB HILL ROAD, SUITE 102  
SUNRISE, FL 33351  
(954)777-3123  
cloutan@suntecheng.com

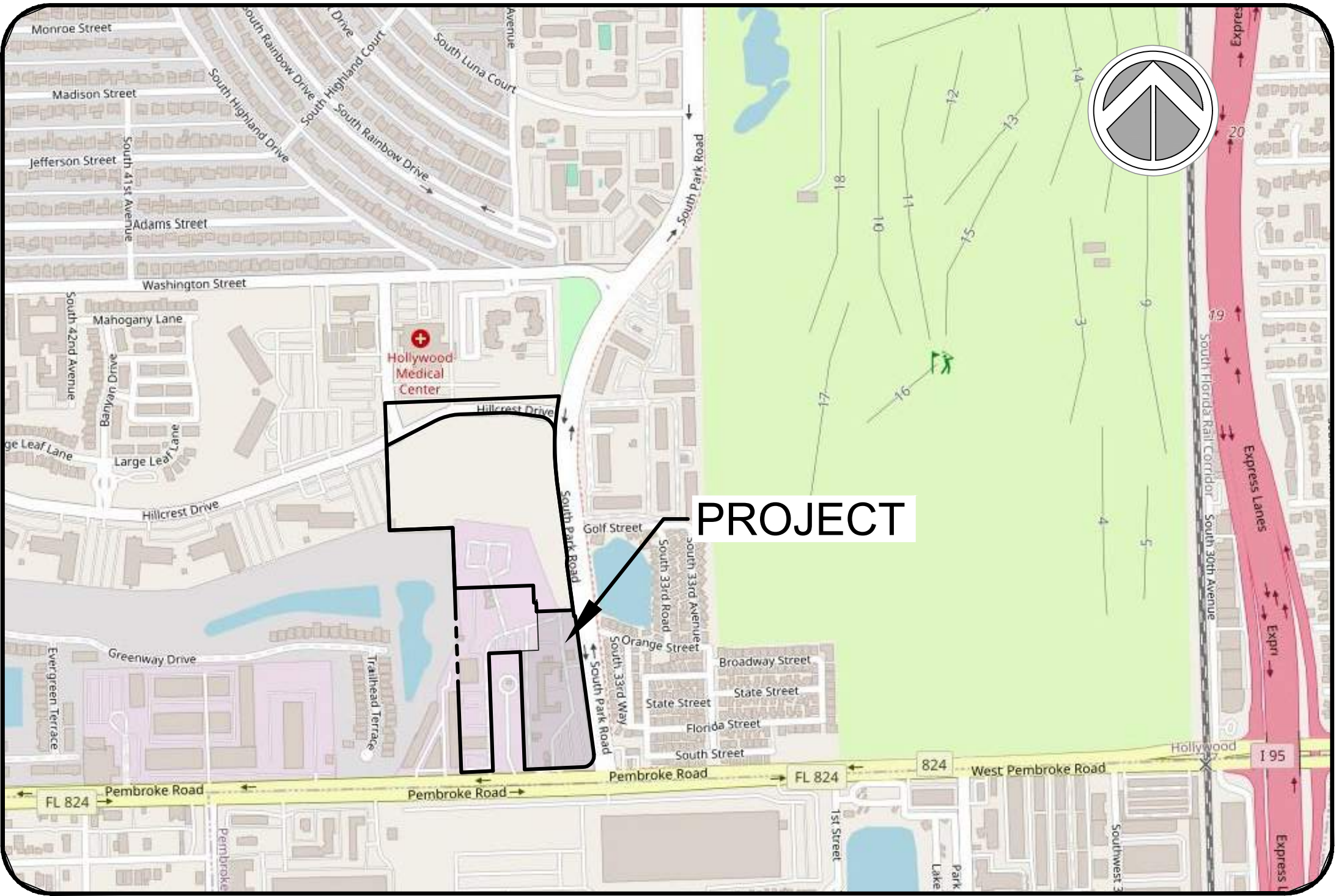
SURVEYOR:  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD.  
SUNRISE, FLORIDA 33351  
(954) 572-1777  
surveys@pulicelandsurveyors.com

LEGAL DESCRIPTION:

BLOCKS 1, 2, 9, & 10 AND PORTIONS OF BLOCKS 3 & 8 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "HOLLYWOOD GOLF HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND PORTIONS OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°01'27" WEST ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 50.00 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID WEST LINE 1,297.02 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°40'46" WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 334.55 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°00'44" WEST ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 674.59 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 87°46'54" EAST ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 922.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, BEING THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 79°35'07" EAST; THENCE SOUTHERLY ON SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,440.00 FEET, A CENTRAL ANGLE OF 18°08'51", FOR AN ARC DISTANCE OF 455.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°41'39" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE 1,456.73 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 95°11'49", FOR AN ARC DISTANCE OF 99.69 FEET TO A POINT OF TANGENCY ON THE AFOREMENTIONED PARALLEL LINE; THENCE SOUTH 87°30'19" WEST ON SAID PARALLEL LINE 310.27 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°02'13" WEST ALONG SAID WEST LINE 623.10 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°36'04" WEST ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 167.34 FEET TO THE NORTHEAST CORNER OF THE WEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 02°01'52" EAST ALONG THE EAST LINE OF SAID WEST 1/4 FOR 623.38 FEET TO A POINT ON SAID PARALLEL LINE; THENCE SOUTH 87°30'19" WEST ON SAID PARALLEL LINE 168.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,340,527 SQUARE FEET (30.7743 ACRES), MORE OR LESS.



SECTION 20, TOWNSHIP 51, RANGE 42  
LOCATION MAP  
N.T.S.

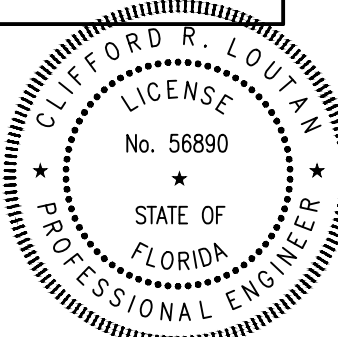


**Sun-Tech**  
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Engineers • Planners • Surveyors

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Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

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Digitally signed  
by Clifford R.  
Clifford R. Loutan  
Date: 2025.01.07  
12:36:57-05'00'

Date: January 7, 2025

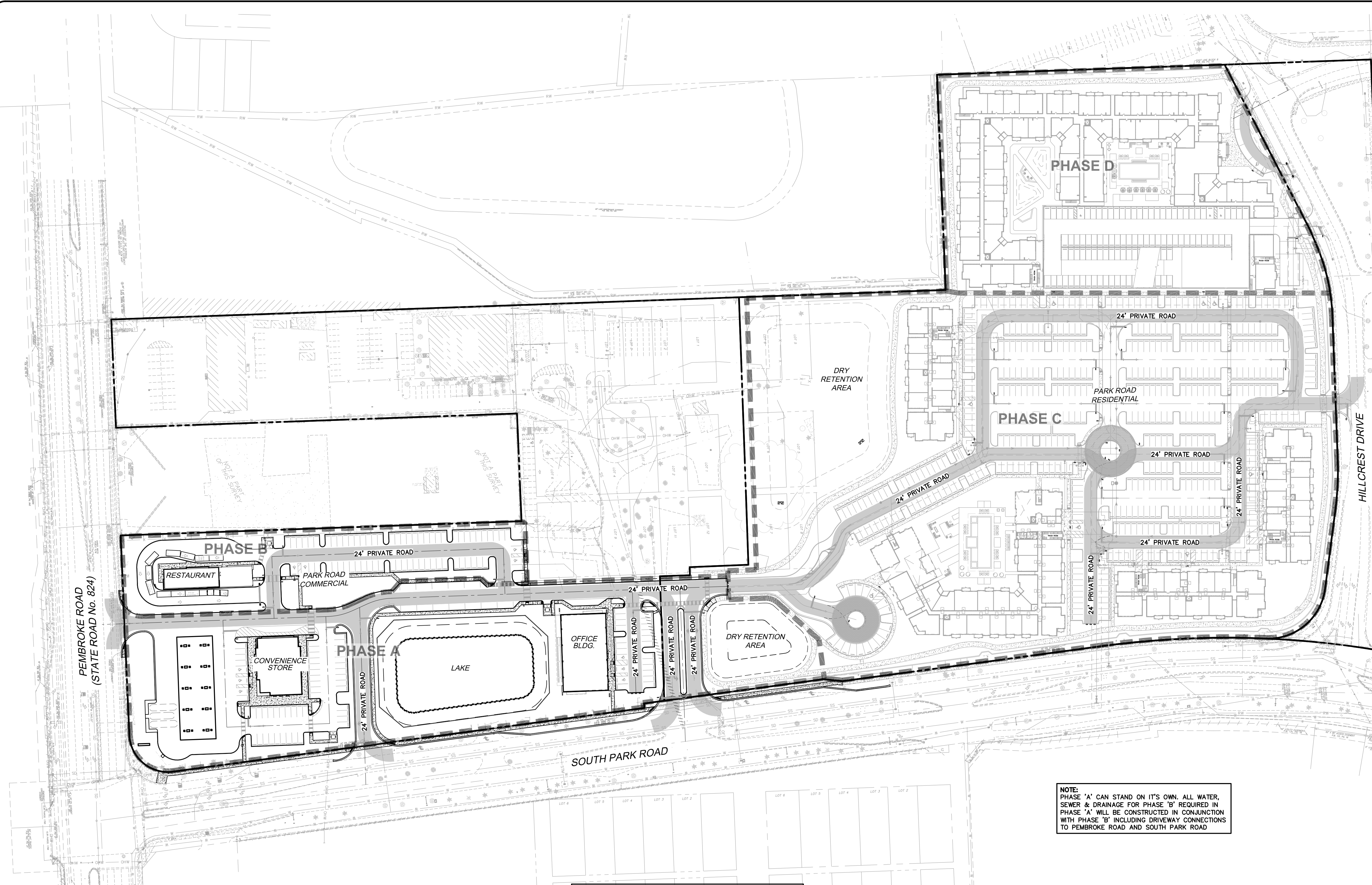
This item has been digitally signed  
and sealed by  
CLIFFORD R. LOUTAN, P.E.  
on the date adjacent to the seal.  
Printed copies of this document are  
not considered signed and sealed and  
the signature must be verified on any  
electronic copies.

Always call 811 two full business days before you dig



PROJECT NO. 20-4027  
DESIGN DATE: DEC. 2023





NOTE:  
PHASE 'A' CAN STAND ON ITS OWN. ALL WATER,  
SEWER & DRAINAGE FOR PHASE 'B' REQUIRED IN  
PHASE 'A' WILL BE CONSTRUCTED IN CONJUNCTION  
WITH PHASE 'B' INCLUDING DRIVEWAY CONNECTIONS  
TO PEMBROKE ROAD AND SOUTH PARK ROAD

| SETBACKS               |                             |          |
|------------------------|-----------------------------|----------|
|                        | REQUIRED PER PD MASTER PLAN | PROVIDED |
| NORTH (REAR)           | 15'                         | 149.78'  |
| SOUTH (FRONT)          | 15'                         | 62.98'   |
| EAST (SIDE)            | 15'                         | 34.53'   |
| WEST (SIDE)            | 15'                         | 53.69'   |
| INTERNAL STREET TO R/W | 25'                         | 28.43'   |

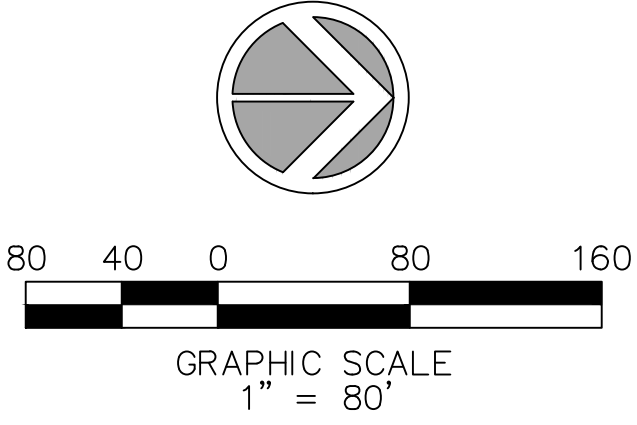
PER PD MASTER PLAN SHOULD SETBACKS ON THE PROPOSED SITE PLAN BE LESS, THE LESS RESTRICTIVE SETBACK WILL APPLY.

| APPLICABLE CODE REFERENCES |                                                                |
|----------------------------|----------------------------------------------------------------|
| ADDRESS                    | 1600 S. PARK ROAD HOLLYWOOD, FL 33021                          |
| JURISDICTION               | CITY OF HOLLYWOOD                                              |
| EXISTING ZONING            | GU (GOVERNMENT USE)                                            |
| PROPOSED ZONING            | PD                                                             |
| EXISTING LAND USE          | UTIL (UTILITIES)                                               |
| PROPOSED LAND USE          | REGIONAL ACTIVITY CENTER                                       |
| BUILDING HEIGHT ALLOW      | 100' MAX. ALLOWED                                              |
| BUILDING HEIGHT PROVIDED   | CONVENIENCE STORE 26'<br>OFFICE BUILDING 39'<br>RESTAURANT 24' |
| GROSS SITE AREA            | 943,588 S.F. = 21.66 AC.                                       |
| NET SITE AREA              | 943,588 S.F. = 21.66 AC.                                       |

- NOTES:**
- ALL UTILITIES AND STORM WATER REQUIREMENTS WILL BE APPLICABLE GOVERNMENTAL REGULATIONS IS REQUIRED.
  - WATER AND SEWER PROVIDED BY CITY OF HOLLYWOOD.
  - ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE ALL PROPOSED AMENITIES IN TOTAL. ANY UP FORM 1/2", BUT NOT GREATER THAN 1/2" WILL BEVELED TO MEET ADA REQUIREMENTS.
  - ALL SIGNAGE SHALL BE IN COMPLIANCE W/THE ZONING AND LAND DEVELOPMENT REGULATIONS
  - MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 ALLOWANCE)

| SITE DATA                                         |                             |            |                       |              |                        |              |                |              |
|---------------------------------------------------|-----------------------------|------------|-----------------------|--------------|------------------------|--------------|----------------|--------------|
|                                                   | REQUIRED PER PD MASTER PLAN |            | PROVIDED (COMMERCIAL) |              | PROVIDED (RESIDENTIAL) |              | TOTAL PROVIDED |              |
|                                                   | AREA (S.F.)                 | PERCENTAGE | AREA (S.F.)           | AREA (ACRES) | AREA (S.F.)            | AREA (ACRES) | AREA (S.F.)    | AREA (ACRES) |
| ASPHALT AREA                                      | N/A                         | N/A        | 113,227.00            | 2.60 AC.     | 211,972.00             | 4.87 AC.     | 325,199.00     | 7.47 AC.     |
| CONCRETE AREA                                     | N/A                         | N/A        | 1,706.00              | 0.04 AC.     | 0.00                   | 0.00 AC.     | 1,706.00       | 0.04 AC.     |
| BUILDINGS                                         | 344,863                     | 35%        | 17,249.00             | 0.40 AC.     | 186,044.00             | 4.27 AC.     | 203,293.00     | 4.67 AC.     |
| SEWALK                                            | N/A                         | N/A        | 12,073.00             | 0.28 AC.     | 67,036.00              | 1.54 AC.     | 79,109.00      | 1.82 AC.     |
| POOL DECK                                         | N/A                         | N/A        | 0.00                  | 0.00 AC.     | 17,019.00              | 0.39 AC.     | 17,019.00      | 0.39 AC.     |
| LAKE                                              | N/A                         | N/A        | 22,149.00             | 0.51 AC.     | 0.00                   | 0.00 AC.     | 22,149.00      | 0.51 AC.     |
| LANDSCAPE AREA                                    | 67,682                      | 25%        | 91,704.00             | 2.11 AC.     | 245,144.00             | 5.6 AC.      | 336,848.00     | 7.73 AC.     |
| TOTAL NET AREA                                    |                             |            | 258,108.00            | 5.93 AC.     | 727,215.00             | 16.69 AC.    | 985,323.00     | 22.62 AC.    |
| OPEN SPACE (LANDSCAPE & LAKE AREA)                | 246,331                     | 25%        | 113,853.00            | 2.61 AC.     | 262,163.00             | 6.02 AC.     | 376,016.00     | 8.63 AC.     |
| VEHICULAR USE AREA LANDSCAPING (VUA) = VUA X 0.25 | N/A                         | 25%        | 56,087.00             | 1.29 AC.     | 202,533.00             | 4.65 AC.     | 258,620.00     | 5.94 AC.     |

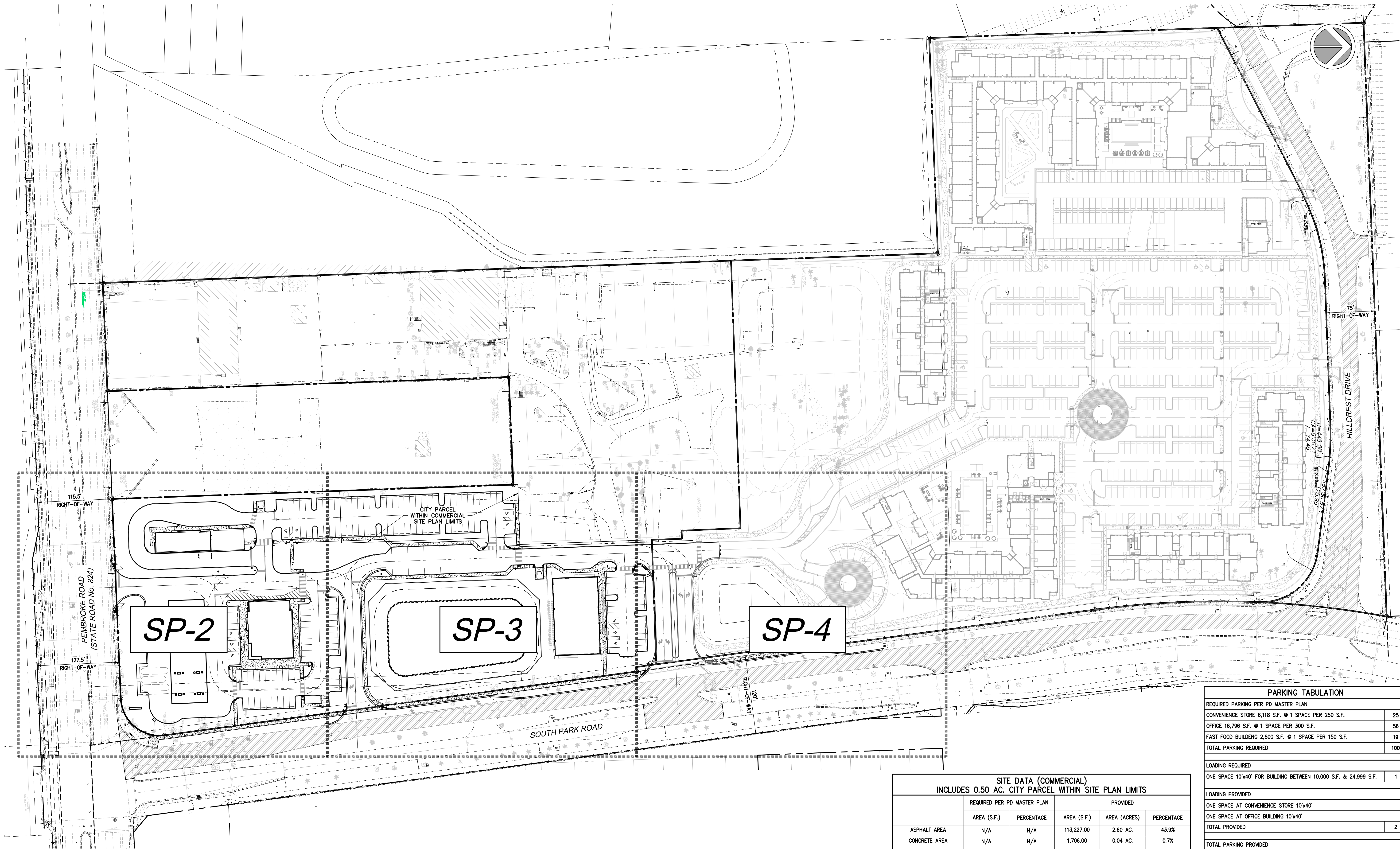
| PERVIOUS CALCULATIONS |  |             |              |             |              |             |            |
|-----------------------|--|-------------|--------------|-------------|--------------|-------------|------------|
|                       |  | AREA (S.F.) | AREA (ACRES) | AREA (S.F.) | AREA (ACRES) | AREA (S.F.) | PERCENTAGE |
| PERVIOUS              |  | 91,704.00   | 2.11 AC.     | 245,144.00  | 5.6 AC.      | 336,848.00  | 34.2%      |
| IMPERVIOUS            |  | 166,404.00  | 3.82 AC.     | 482,071.00  | 11.07 AC.    | 648,475.00  | 65.6%      |



| PARKING TABULATION                                               |       |
|------------------------------------------------------------------|-------|
| REQUIRED PARKING PER PD MASTER PLAN                              |       |
| CONVENIENCE STORE 6,118 S.F. @ 1 SPACES PER 250 S.F.             | 25    |
| OFFICE 16,796 S.F. @ 1 SPACE PER 300 S.F.                        | 56    |
| FAST FOOD BUILDING 2,800 S.F. @ 1 SPACE PER 150 S.F.             | 19    |
| 1.5 SPACES PER UNIT x 618 UNITS                                  | 927   |
| GUEST PARKING (1 SPACE PER 5 UNITS = 618 UNITS/5)                | 124   |
| TOTAL PARKING REQUIRED                                           | 1,151 |
| LOADING REQUIRED                                                 |       |
| ONE SPACE PER BUILDING (10'x25')                                 | 5     |
| LOADING PROVIDED (10'x25')                                       |       |
| TOTAL PROVIDED                                                   | 5     |
| TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES       | 53    |
| TOTAL BIKE PARKING PROVIDED                                      | 68    |
| TOTAL PARKING PROVIDED (SURFACE)                                 |       |
| 9'x19' - 90 DEGREE PARKING (COMM.)                               | 79    |
| 9'x19' - 90 DEGREE PARKING (RESID.)                              | 406   |
| 9'x19' - 90 DEGREE PARKING (RESID. GUEST)                        | 65    |
| 10'x25' - PARALLEL PARKING (COMM.)                               | 12    |
| 10'x25' - PARALLEL PARKING (RESID.)                              | 3     |
| 9'x19' - EV PARKING (EV READY) (COMM.)                           | 6     |
| 9'x19' - EV PARKING (EV READY) (RESID.)                          | 8     |
| 12'x19' - HANDICAP PARKING (COMM.)                               | 7     |
| 12'x19' - HANDICAP PARKING (RESID.)                              | 6     |
| 9'x30' HC PARALLEL PARKING (RESID.)                              | 1     |
| 9'x19' - HANDICAP PARKING (VAN ACCESSIBLE) (COMM.)               | 1     |
| 9'x19' - HANDICAP PARKING (VAN ACCESSIBLE) (RESID.)              | 2     |
| TOTAL SURFACE PARKING                                            | 596   |
| TOTAL PARKING PROVIDED (PARKING GARAGE)                          |       |
| 9'x19' - 90 DEGREE PARKING                                       | 465   |
| 9'x19' - 90 DEGREE PARKING (GUEST)                               | 59    |
| 10'6"x19' - STANDARD PARKING                                     | 37    |
| 12'x19' - HANDICAP PARKING                                       | 15    |
| 9'x19' - HANDICAP PARKING (VAN ACCESSIBLE)                       | 2     |
| 9'x19' - EV PARKING (READY)                                      | 4     |
| TOTAL PARKING GARAGE                                             | 582   |
| GRAND TOTAL PARKING PROVIDED                                     | 1178  |
| TOTAL HANDICAP SPACES REQUIRED                                   |       |
| FOR PARKING PROVIDED OVER 1,000 SPACES 20 SPACES                 | 23    |
| 20 SPACES 1 FOR EVERY 100 SPACES OVER 1,000 SPACES               |       |
| TOTAL HANDICAP SPACES PROVIDED (SURFACE)                         |       |
| 12'x19' HANDICAP PARKING (COMM.)                                 | 7     |
| 12'x19' HANDICAP PARKING (RESID.)                                | 6     |
| 9'x30' HANDICAP PARALLEL PARKING (RESID.)                        | 1     |
| 9'x19' HANDICAP PARKING (COMM.) (VAN ACCESSIBLE)                 | 1     |
| 9'x19' HANDICAP PARKING (RESID.) (VAN ACCESSIBLE)                | 2     |
| TOTAL HANDICAP SPACES PROVIDED PARKING GARAGE                    |       |
| 12'x19' HANDICAP PARKING                                         | 15    |
| 12'x19' HANDICAP PARKING (VAN ACCESSIBLE)                        | 2     |
| TOTAL HANDICAP PARKING PROVIDED                                  | 34    |
| LOADING REQUIRED                                                 |       |
| 1 SPACES PER BUILDING 10'x25' (RESID.)                           | 5     |
| 1 SPACES 10'x40' FOR BUILDINGS BETWEEN 10,000 S.F. & 24,999 S.F. | 1     |
| TOTAL REQUIRED                                                   | 6     |
| LOADING PROVIDED                                                 |       |
| 5 SPACES 10'x25' (RESID.)                                        | 5     |
| 1 SPACES AT CONVENIENCE STORE 10'x40'                            | 1     |
| 1 SPACES AT OFFICE BUILDING 10'x40'                              | 1     |
| TOTAL PROVIDED                                                   | 7     |
| TOTAL BIKE PARKING REQUIRED 1 SPACE PER 20 REQUIRED SPACES       | 60    |
| TOTAL BIKE PARKING PROVIDED (COMM.)                              | 8     |
| TOTAL BIKE PARKING PROVIDED (RESID.)                             | 60    |
| TOTAL BIKE PARKING PROVIDED                                      | 68    |

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |





- NOTES:**
- ALL UTILITIES AND STORM WATER REQUIREMENTS WILL BE APPLICABLE GOVERNMENTAL REGULATIONS IS REQUIRED.
  - WATER AND SEWER PROVIDED BY CITY OF HOLLYWOOD.
  - ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE ALL PROPOSED AMENITIES IN TOTAL. ANY UP FORM 1/2", BUT NOT GREATER THAN 1/2" WILL BEVELED TO MEET ADA REQUIREMENTS.
  - ALL SIGNAGE SHALL BE IN COMPLIANCE W/THE ZONING AND LAND DEVELOPMENT REGULATIONS
  - MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 ALLOWANCE)
  - ALL SIGNS WHICH ARE ELECTRONICALLY ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH PLAN.
  - ALL RESIDENTIAL DEVELOPMENTS THAT ANTICIPATE PHASED DEVELOPMENT SHALL INCLUDE PROPOSED AMENITIES IN TOTAL.

| APPLICABLE CODE REFERENCES |                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------|
| ADDRESS                    | 1600 S. PARK ROAD HOLLYWOOD, FL 33021                                                  |
| JURISDICTION               | CITY OF HOLLYWOOD                                                                      |
| EXISTING ZONING            | GU (GOVERNMENT USE)                                                                    |
| PROPOSED ZONING            | PD                                                                                     |
| EXISTING LAND USE          | UTL (UTILITIES)                                                                        |
| PROPOSED LAND USE          | GENERAL BUSINESS HIGH (50) RESIDENTIAL                                                 |
| BUILDING HEIGHT            | 100' MAX. ALLOWED<br>CONVENIENCE STORE: 26'<br>OFFICE BUILDING: 39'<br>RESTAURANT: 24' |
| GROSS SITE AREA            | 270,769 S.F. = 6.22 AC.                                                                |
| NET SITE AREA              | 270,769 S.F. = 6.22 AC.                                                                |

| SETBACKS               |                             |          |
|------------------------|-----------------------------|----------|
|                        | REQUIRED PER PD MASTER PLAN | PROVIDED |
| NORTH (REAR)           | 15'                         | 149.78'  |
| SOUTH (FRONT)          | 15'                         | 62.98'   |
| EAST (SIDE)            | 15'                         | 34.53'   |
| WEST (SIDE)            | 15'                         | 53.69'   |
| INTERNAL STREET TO R/W | 25'                         | 28.43'   |

PER PD MASTER PLAN SHOULD SETBACKS ON THE PROPOSED SITE PLAN BE LESS, THE LESS RESTRICTIVE SETBACK WILL APPLY.

| SITE DATA (COMMERCIAL)<br>INCLUDES 0.50 AC. CITY PARCEL WITHIN SITE PLAN LIMITS |                             |            |             |              |            |
|---------------------------------------------------------------------------------|-----------------------------|------------|-------------|--------------|------------|
|                                                                                 | REQUIRED PER PD MASTER PLAN |            | PROVIDED    |              |            |
|                                                                                 | AREA (S.F.)                 | PERCENTAGE | AREA (S.F.) | AREA (ACRES) | PERCENTAGE |
| ASPHALT AREA                                                                    | N/A                         | N/A        | 113,227.00  | 2.60 AC.     | 43.9%      |
| CONCRETE AREA                                                                   | N/A                         | N/A        | 1,706.00    | 0.04 AC.     | 0.7%       |
| BUILDINGS                                                                       | 64,527                      | 25%        | 17,249.00   | 0.40 AC.     | 6.7%       |
| SIDEWALK                                                                        | N/A                         | N/A        | 12,073.00   | 0.28 AC.     | 4.7%       |
| LAKE                                                                            | N/A                         | N/A        | 22,149.00   | 0.51 AC.     | 8.6%       |
| LANDSCAPE AREA                                                                  | 64,527                      | 25%        | 91,704.00   | 2.11 AC.     | 35.5%      |
| TOTAL NET AREA                                                                  |                             |            | 258,108.00  | 5.93 AC.     | 100.0%     |
| OPEN SPACE (LANDSCAPE & LAKE AREA)                                              | 64,527                      | 25%        | 113,853.00  | 2.61 AC.     | 44.1%      |
| VEHICULAR USE AREA<br>LANDSCAPING (N/A) =<br>113,227 X 0.25                     | 28,307                      | 25%        | 56,086.22   |              | 39.10%     |

| PERMOUS CALCULATIONS |             |              |            |
|----------------------|-------------|--------------|------------|
|                      | AREA (S.F.) | AREA (ACRES) | PERCENTAGE |
| PERMOUS              |             | 2.11 AC.     | 35.5%      |
| IMPERMOUS            |             | 166,404.00   | 64.5%      |

| PARKING TABULATION                                               |     |
|------------------------------------------------------------------|-----|
| REQUIRED PARKING PER PD MASTER PLAN                              |     |
| CONVENIENCE STORE 6,118 S.F. @ 1 SPACE PER 250 S.F.              | 25  |
| OFFICE 16,796 S.F. @ 1 SPACE PER 300 S.F.                        | 56  |
| FAST FOOD BUILDING 2,800 S.F. @ 1 SPACE PER 150 S.F.             | 19  |
| TOTAL PARKING REQUIRED                                           | 100 |
| LOADING REQUIRED                                                 |     |
| ONE SPACE 10'x40' FOR BUILDING BETWEEN 10,000 S.F. & 24,999 S.F. | 1   |
| LOADING PROVIDED                                                 |     |
| ONE SPACE AT CONVENIENCE STORE 10'x40'                           |     |
| ONE SPACE AT OFFICE BUILDING 10'x40'                             |     |
| TOTAL PROVIDED                                                   | 2   |
| TOTAL PARKING PROVIDED                                           |     |
| 9'x19' - 90 DEGREE PARKING (DOES NOT INCLUDE CITY PARCEL)        | 79  |
| 10'x25' - PARALLEL PARKING                                       | 12  |
| 9'x19' - EV PARKING (EV READY)                                   | 6   |
| 12'x19' - HANDICAP PARKING (DOES NOT INCLUDE CITY PARCEL)        | 7   |
| 9'x19' - HANDICAP PARKING (VAN ACCESSIBLE)                       | 1   |
| TOTAL PARKING PROVIDED                                           | 105 |
| TOTAL PARKING THIS SITE PLAN                                     | 105 |
| TOTAL HANDICAP SPACES REQUIRED                                   |     |
| FOR PARKING PROVIDED BETWEEN 101 - 150 SPACES                    | 5   |
| TOTAL VAN ACCESSIBLE SPACES REQUIRED                             |     |
| FOR PARKING PROVIDED BETWEEN 101 - 150 SPACES                    | 1   |
| TOTAL BIKE PARKING REQ.: 1 SPACE PER 20 REQ. PARKING SPACES      |     |
| TOTAL BIKE PARKING PROVIDED:                                     | 8   |

DATE: 8/22/24  
SCALE: N.T.S.  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027



| REVISIONS |             |
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| NO.       | DESCRIPTION |
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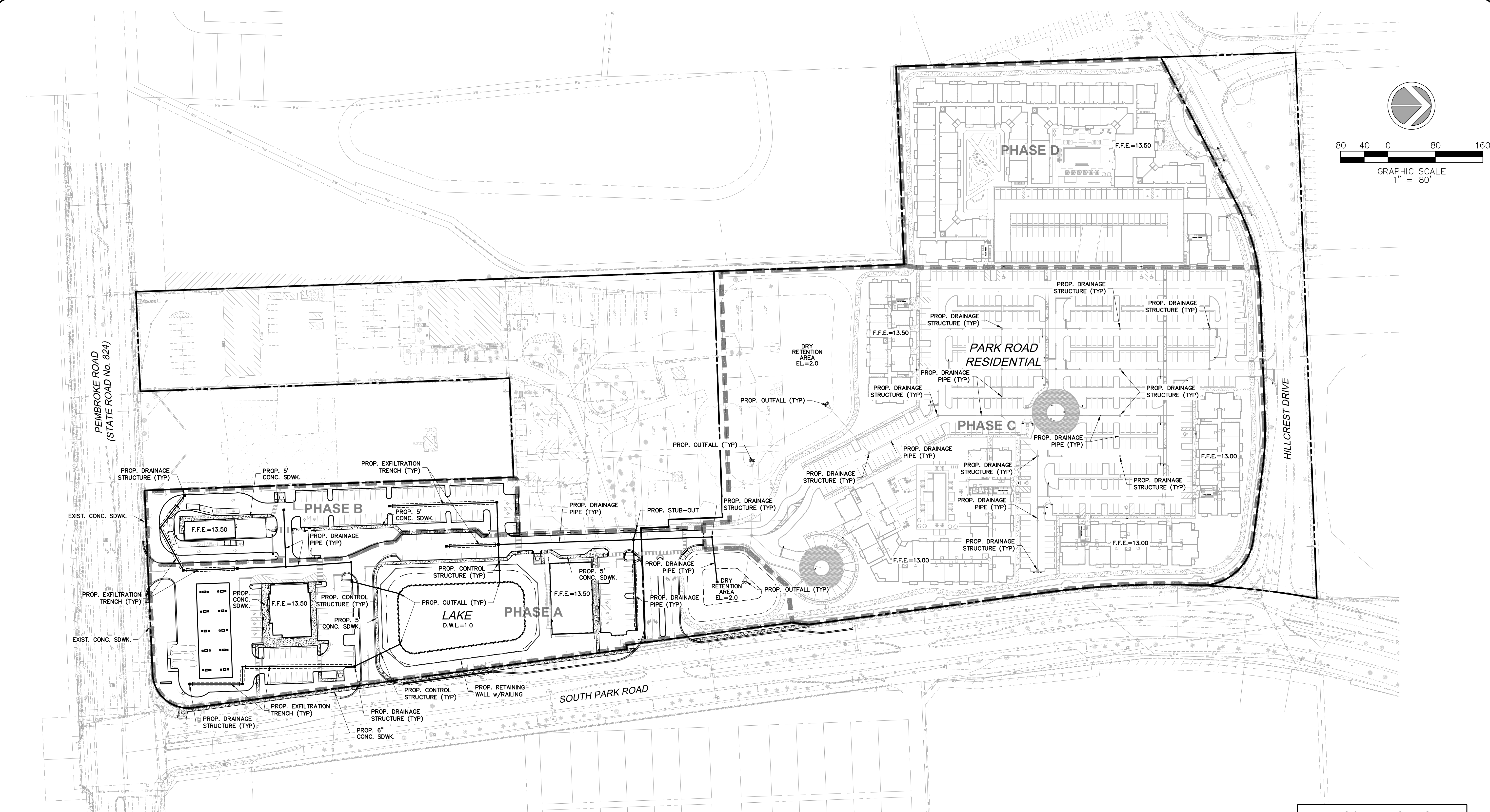








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PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa  
LAYOUT: [PD-0]



**NOTE:**

ALL ELEVATIONS IN N.A.V.D. 88.

CONVERSION FACTOR FROM N.G.V.D. 29 TO N.A.V.D. 88 IS  
(-)1.58 (11.00 N.G.V.D. = 9.42 N.A.V.D.)

**PAVING & DRAINAGE LEGEND**

|                |                                          |
|----------------|------------------------------------------|
|                | PROPERTY LINE                            |
|                | RIGHT-OF-WAY LINE                        |
| R.E.           | RIM ELEVATION                            |
| G.E.           | GRATE ELEVATION                          |
| I.E.           | INVERT ELEVATION                         |
|                | DIRECTION OF FLOW                        |
| 150' @ 0.5%    | PAVEMENT SLOPE                           |
| P.R.B.         | POLLUTION RETARDANT BASIN                |
| F.F.= 10.00    | FINISHED FLOOR ELEVATION                 |
|                | EXISTING OR FUTURE UTILITIES             |
|                | STRUCTURE DESIGNATION                    |
| 100 L.F. / 15' | LENGTH, SIZE OF STORM DRAIN              |
|                | EXISTING GRADE                           |
|                | PROPOSED GRADE                           |
| D.I.P. PIPE    | D.I.P. PIPE                              |
|                | DRAINAGE STRUCTURE w/PIPE                |
|                | DRAINAGE STRUCTURE w/EXFILTRATION TRENCH |

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|     |      |             |

PARK ROAD COMMERCIAL

CITY OF HOLLYWOOD  
FLORIDA  
PAVING & DRAINAGE  
OVERALL PLAN

|              |         |
|--------------|---------|
| DATE:        | 8/22/24 |
| SCALE:       | 1"=80'  |
| DESIGNED BY: | M.G.    |
| DRAWN BY:    | A.V.    |
| JOB #:       | 20-4027 |

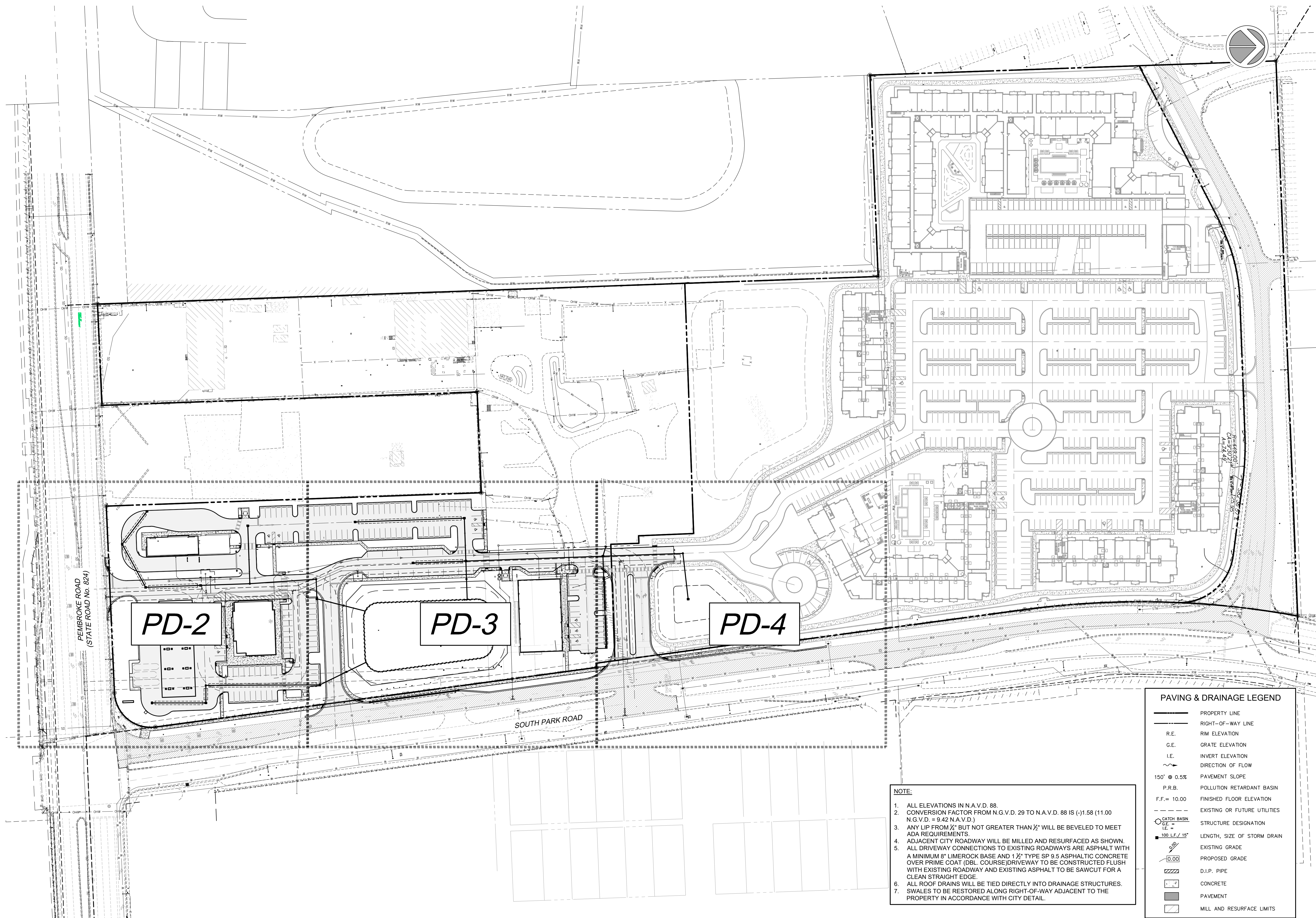
CLIFFORD R. LOUTAN  
P.E.  
No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Date: January 7, 2025  
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SHEET No.  
PD-0



K:\PROJECTS\20-xx\20-4027\dwg\4027d-comm.dwg PD-1 1/7/2025 11:49:32 AM L1 Sun-Tech Engineering, Inc. (NAS) Sun-Tech Engineering, Inc. (NAS)

FILE: K:\PROJECTS\20-xx\20-4027\dwg\4027d-comm.dwg  
PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa  
LAYOUT: [PD-1]



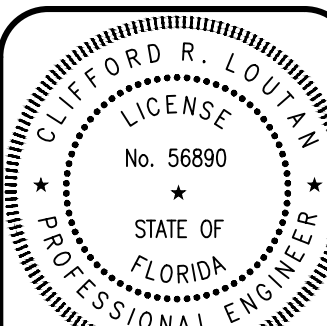
NOTE:

1. ALL ELEVATIONS IN N.A.V.D. 88.
2. CONVERSION FACTOR FROM N.G.V.D. 29 TO N.A.V.D. 88 IS (-)1.58 (11.00 N.G.V.D. = 9.42 N.A.V.D.)
3. ANY LIP FROM 1/2" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
4. ADJACENT CITY ROADWAY WILL BE MILLED AND RESURFACED AS SHOWN.
5. ALL DRIVEWAY CONNECTIONS TO EXISTING ROADWAYS ARE ASPHALT WITH A MINIMUM 8" LIMEROCK BASE AND 1 1/2" TYPE SP 9.5 ASPHALTIC CONCRETE OVER PRIME COAT (DBL. COURSE) DRIVEWAY TO BE CONSTRUCTED FLUSH WITH EXISTING ROADWAY AND EXISTING ASPHALT TO BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
6. ALL ROOF DRAINS WILL BE TIED DIRECTLY INTO DRAINAGE STRUCTURES.
7. SWALES TO BE RESTORED ALONG RIGHT-OF-WAY ADJACENT TO THE PROPERTY IN ACCORDANCE WITH CITY DETAIL.

PAVING & DRAINAGE LEGEND

|                |                              |
|----------------|------------------------------|
| —              | PROPERTY LINE                |
| —              | RIGHT-OF-WAY LINE            |
| R.E.           | RIM ELEVATION                |
| G.E.           | GRATE ELEVATION              |
| I.E.           | INVERT ELEVATION             |
| —              | DIRECTION OF FLOW            |
| 150' @ 0.5%    | PAVEMENT SLOPE               |
| P.R.B.         | POLLUTION RETARDANT BASIN    |
| F.F. = 10.00   | FINISHED FLOOR ELEVATION     |
| ---            | EXISTING OR FUTURE UTILITIES |
| —              | STRUCTURE DESIGNATION        |
| 100 L.F. / 15' | LENGTH, SIZE OF STORM DRAIN  |
| —              | EXISTING GRADE               |
| 0.00           | PROPOSED GRADE               |
| —              | D.I.P. PIPE                  |
| —              | CONCRETE                     |
| —              | PAVEMENT                     |
| —              | MILL AND RESURFACE LIMITS    |

DATE: 8/22/24  
SCALE: N.T.S.  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027



Date: January 7, 2025  
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PD-1

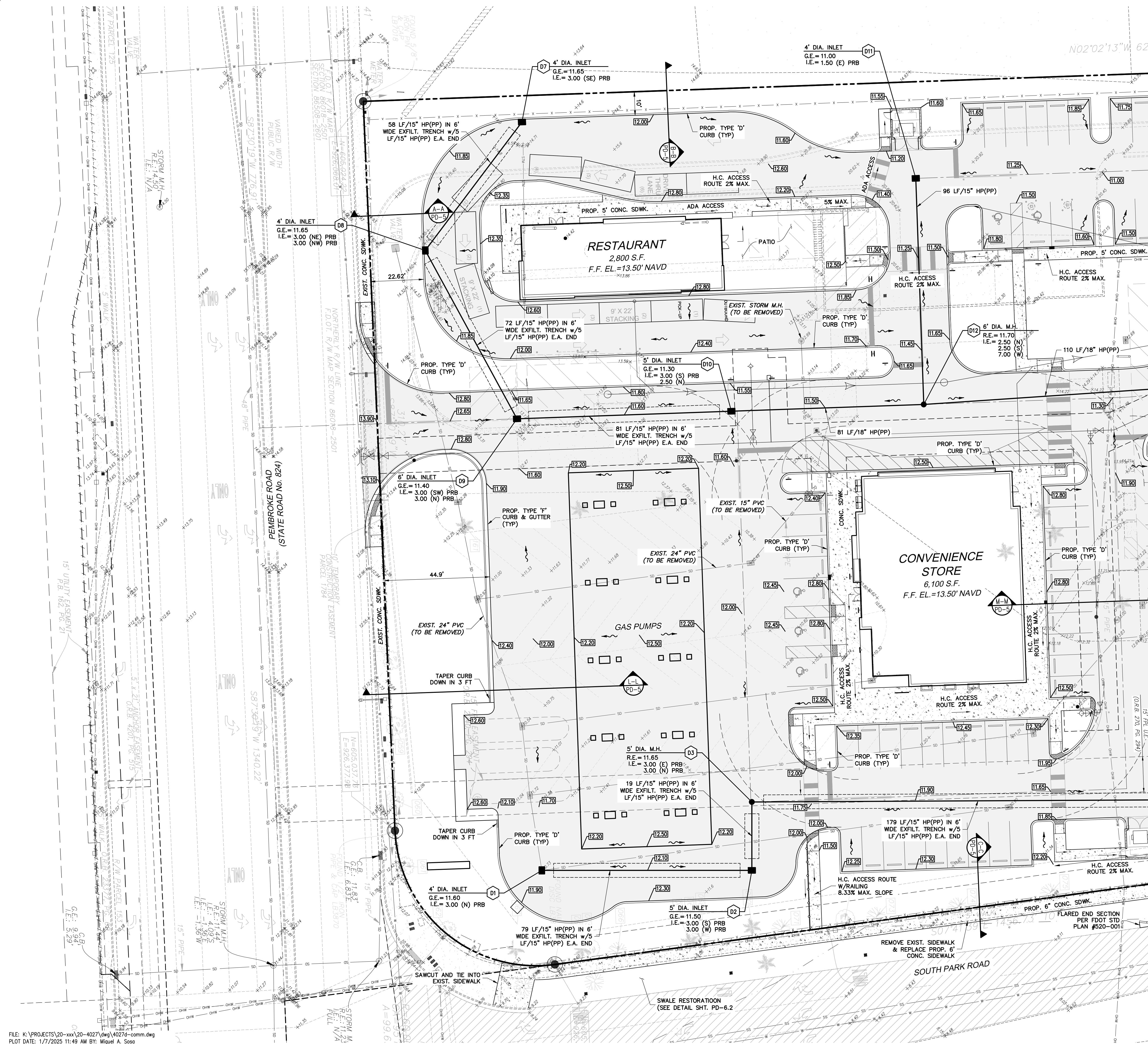
PARK ROAD COMMERCIAL  
CITY OF HOLLYWOOD  
FLORIDA  
PAVING, GRADING &  
DRAINAGE KEY MAP

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
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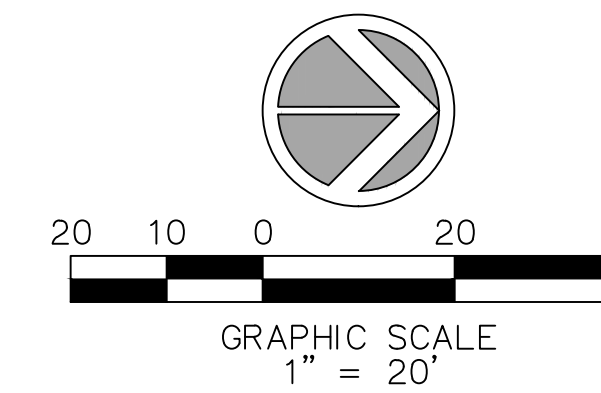


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PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa  
LAYOUT: [PD-2]



ALL ELEVATIONS REFER TO  
NAVD 88 VERTICAL DATUM

| PAVING & DRAINAGE LEGEND |                              |
|--------------------------|------------------------------|
|                          | PROPERTY LINE                |
|                          | RIGHT-OF-WAY LINE            |
| R.E.                     | RIM ELEVATION                |
| G.E.                     | GRATE ELEVATION              |
| I.E.                     | INVERT ELEVATION             |
|                          | DIRECTION OF FLOW            |
| 150' @ 0.5%              | PAVEMENT SLOPE               |
| P.R.B.                   | POLLUTION RETARDANT BASIN    |
| F.F. = 10.00             | FINISHED FLOOR ELEVATION     |
|                          | EXISTING OR FUTURE UTILITIES |
|                          | CATCH BASIN                  |
|                          | STRUCTURE DESIGNATION        |
| 100' L.F. / 15"          | LENGTH, SIZE OF STORM DRAIN  |
|                          | EXISTING GRADE               |
|                          | PROPOSED GRADE               |
|                          | D.I.P. PIPE                  |
|                          | CONCRETE                     |
|                          | PAVEMENT                     |
|                          | MILL AND RESURFACE LIMITS    |



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**PARK ROAD COMMERCIAL**  
CITY OF HOLLYWOOD  
FLORIDA  
**PAVING, GRADING & DRAINAGE PLAN**

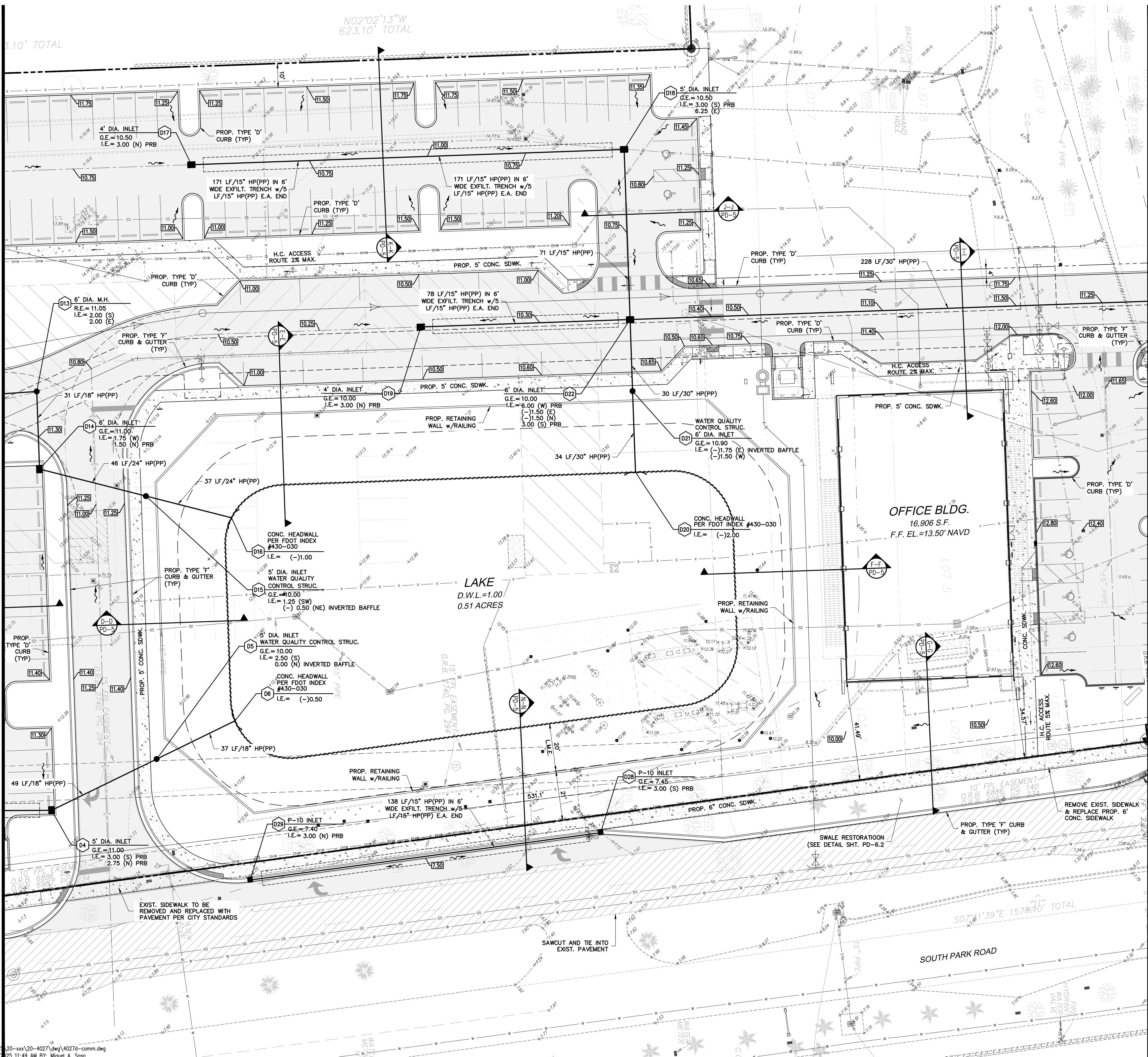
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| DATE:        | 8/22/24 |
| SCALE:       | 1"=20'  |
| DESIGNED BY: | M.G.    |
| DRAWN BY:    | I.A.B.  |
| JOB #:       | 20-4027 |

CLIFFORD R. LOUTAN  
Professional Engineer  
No. 56890  
STATE OF FLORIDA  
Date: January 7, 2025  
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PLOT DATE: 1/7/2025 11:49 AM BY: Miguel A. Sosa  
LAYOUT: [PD-3]

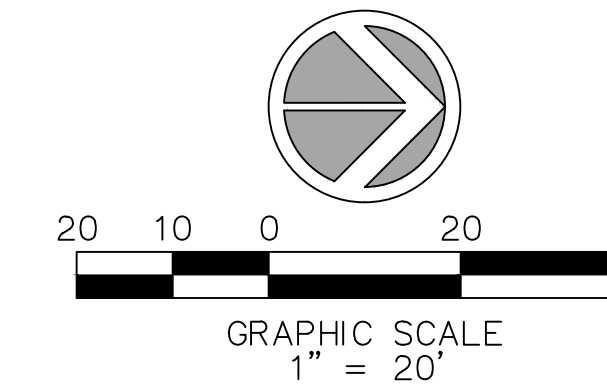
MATCH LINE FOR CONTINUATION SEE SHEET PD-2



ALL ELEVATIONS REFER TO  
NAVD 88 VERTICAL DATUM

PAVING & DRAINAGE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- DIRECTION OF FLOW
- 150' @ 0.5% PAVEMENT SLOPE
- P.R.B. POLLUTION RETARDANT BASIN
- F.F.= 10.00 FINISHED FLOOR ELEVATION
- EXISTING OR FUTURE UTILITIES
- STRUCTURE DESIGNATION
- LENGTH, SIZE OF STORM DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- D.I.P. PIPE
- CONCRETE
- PAVEMENT
- MILL AND RESURFACE LIMITS



PARK ROAD COMMERCIAL  
PAVING, GRADING &  
DRAINAGE PLAN

DATE: 8/22/24  
SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027

CLIFFORD R. LOUTAN  
P.E.  
No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Date: January 7, 2025  
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SHEET No.  
PD-3

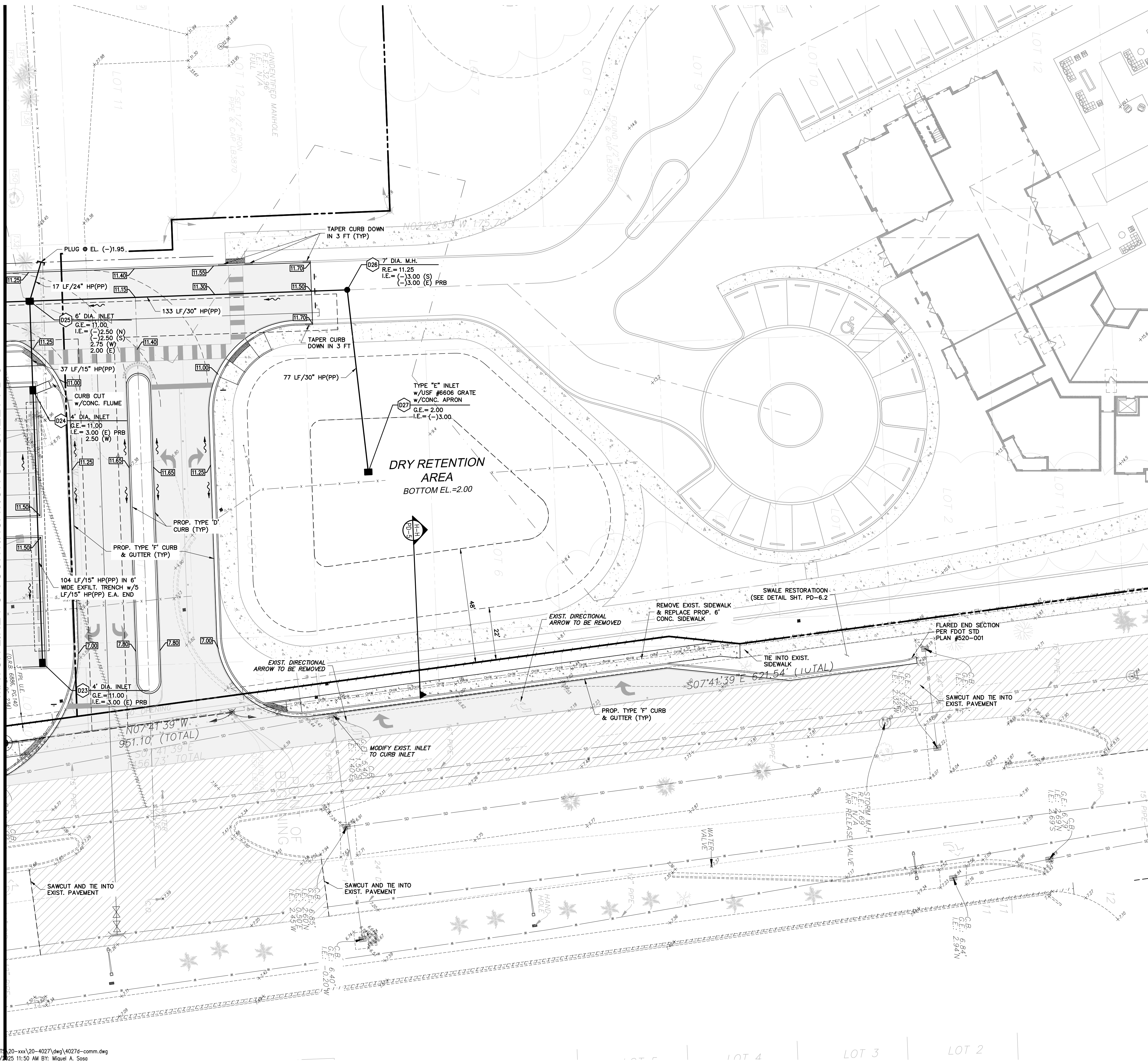
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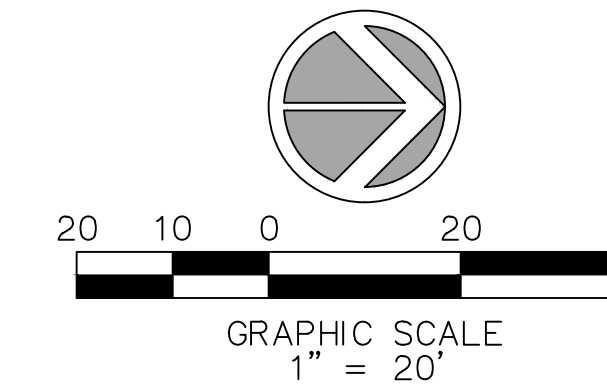
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PLOT DATE: 1/7/2025 11:50 AM BY: Miguel A. Sosa  
LAYOUT: [PD-4]

MATCH LINE FOR CONTINUATION SEE SHEET PD-3



ALL ELEVATIONS REFER TO  
NAVD 88 VERTICAL DATUM

| PAVING & DRAINAGE LEGEND |                              |
|--------------------------|------------------------------|
|                          | PROPERTY LINE                |
|                          | RIGHT-OF-WAY LINE            |
| R.E.                     | RIM ELEVATION                |
| G.E.                     | GRATE ELEVATION              |
| I.E.                     | INVERT ELEVATION             |
|                          | DIRECTION OF FLOW            |
| 150' @ 0.5%              | PAVEMENT SLOPE               |
| P.R.B.                   | POLLUTION RETARDANT BASIN    |
| F.F. = 10.00             | FINISHED FLOOR ELEVATION     |
|                          | EXISTING OR FUTURE UTILITIES |
|                          | CATCH BASIN                  |
|                          | STRUCTURE DESIGNATION        |
|                          | LENGTH, SIZE OF STORM DRAIN  |
|                          | EXISTING GRADE               |
|                          | PROPOSED GRADE               |
|                          | D.I.P. PIPE                  |
|                          | CONCRETE                     |
|                          | PAVEMENT                     |
|                          | MILL AND RESURFACE LIMITS    |



| REVISIONS |             |
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**PARK ROAD COMMERCIAL**  
FLORIDA  
**PAVING, GRADING &  
DRAINAGE PLAN**  
CITY OF HOLLYWOOD

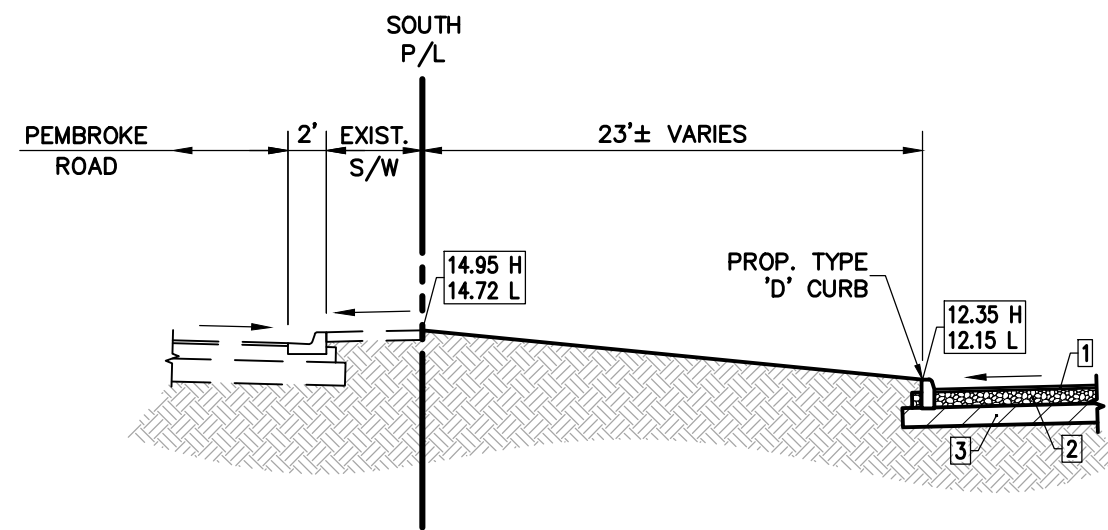
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SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027

CLIFFORD R. LOUTAN  
LICENSE  
No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Date: January 7, 2025  
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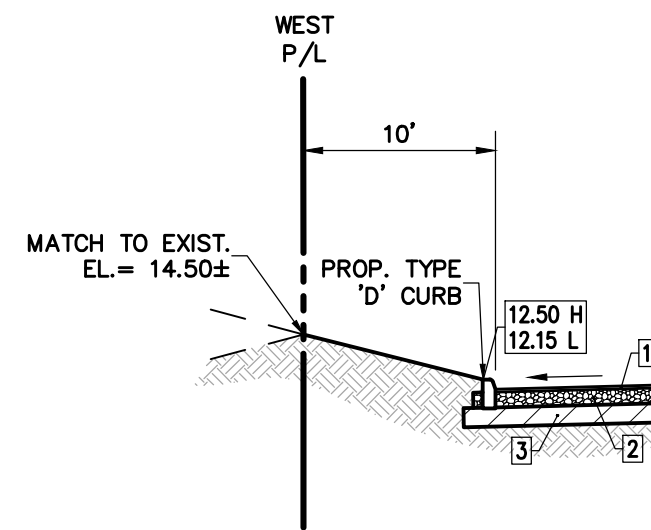
SHEET No.  
PD-4

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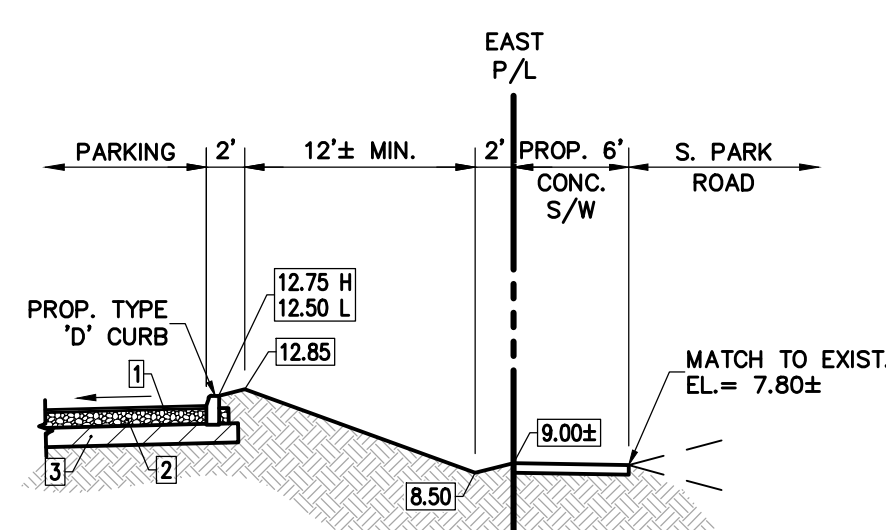




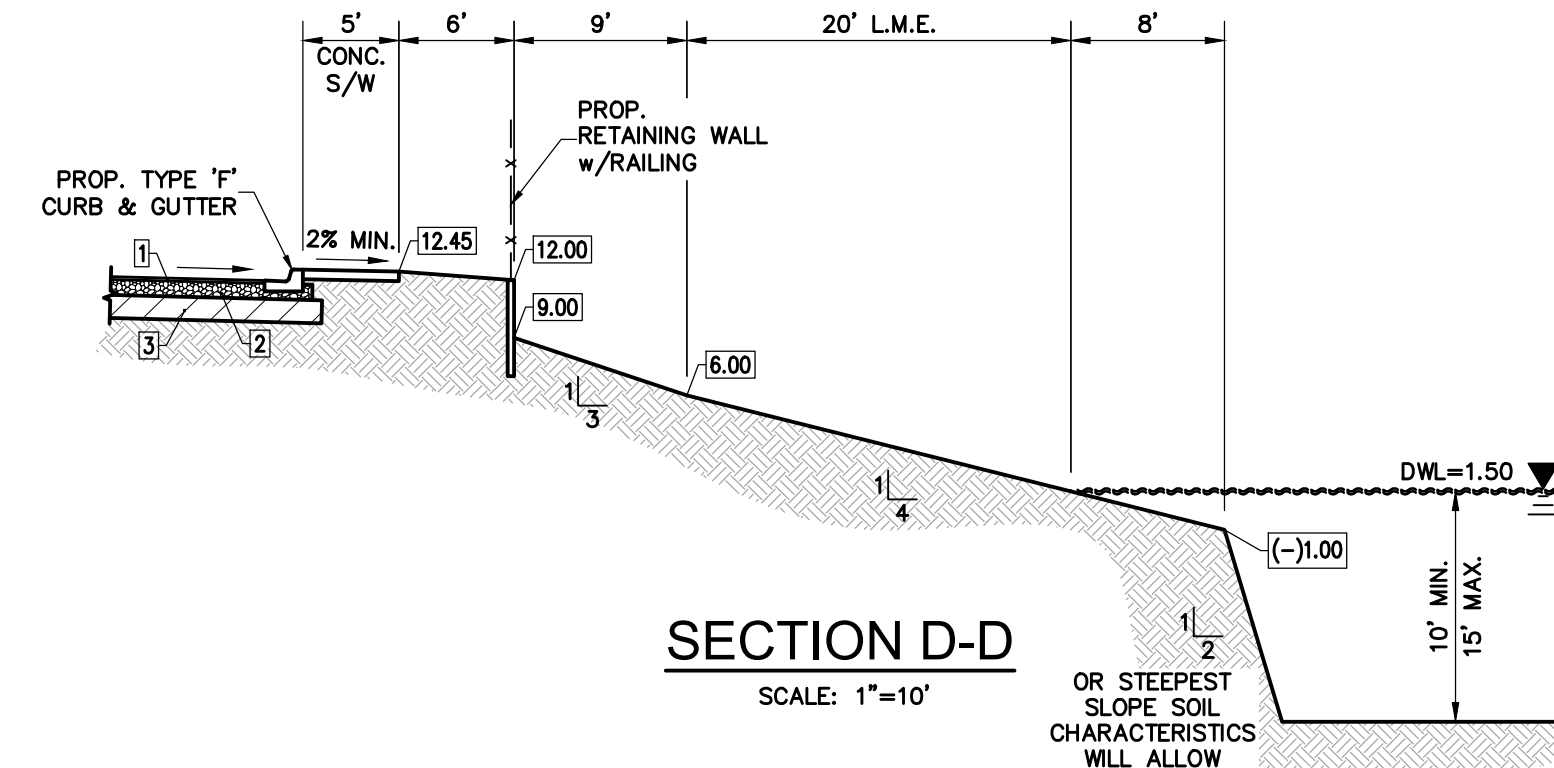
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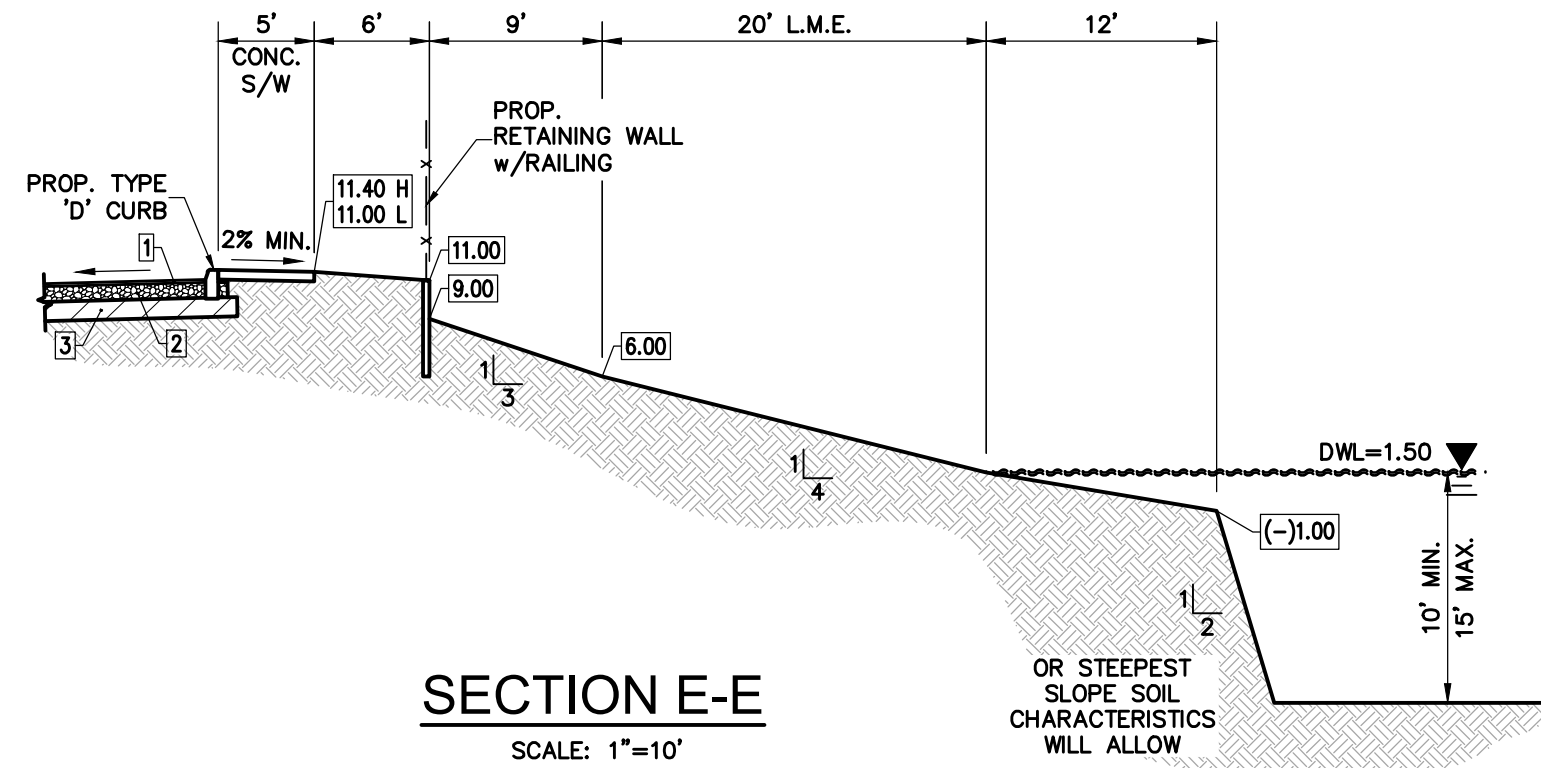
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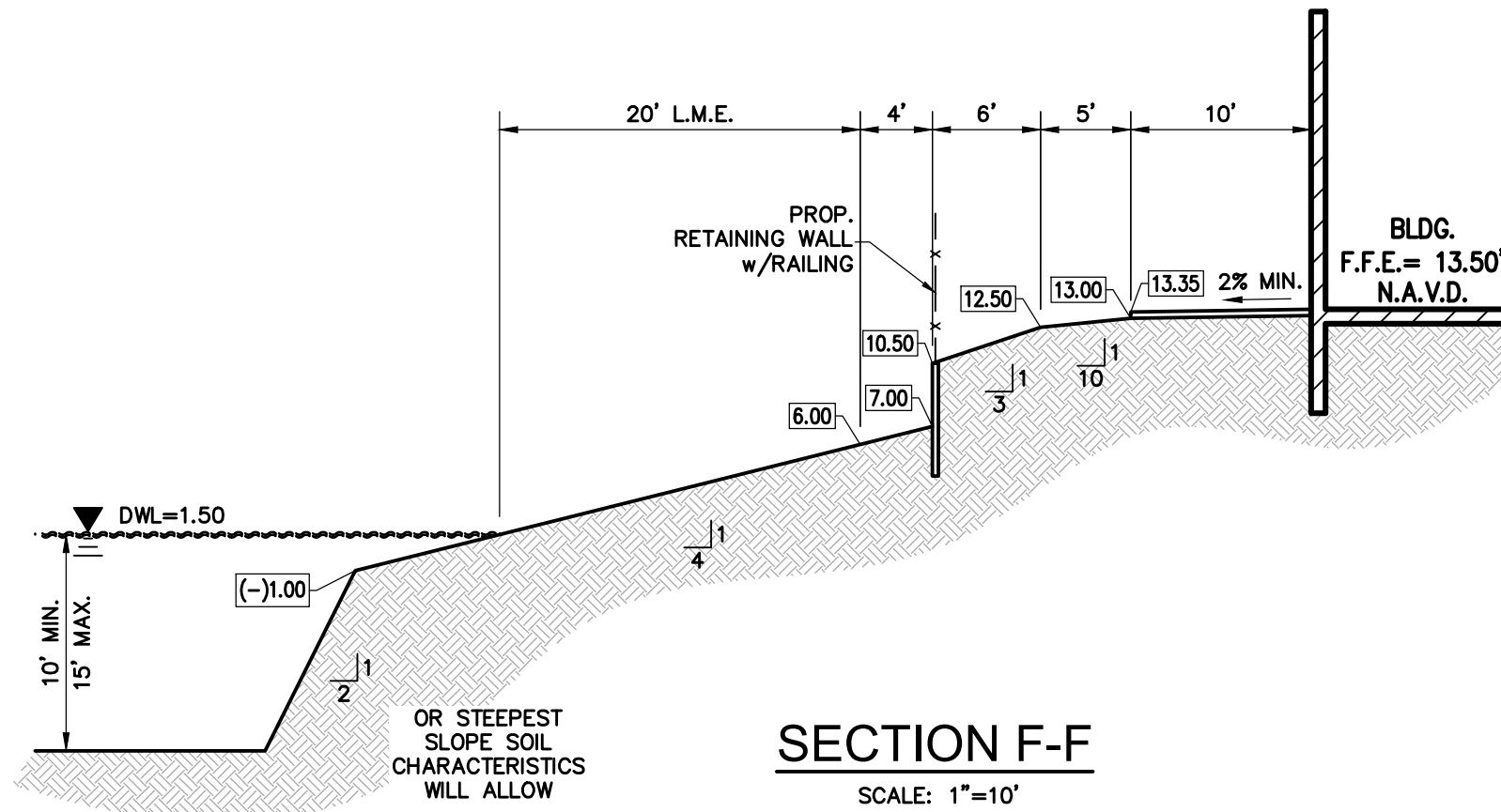
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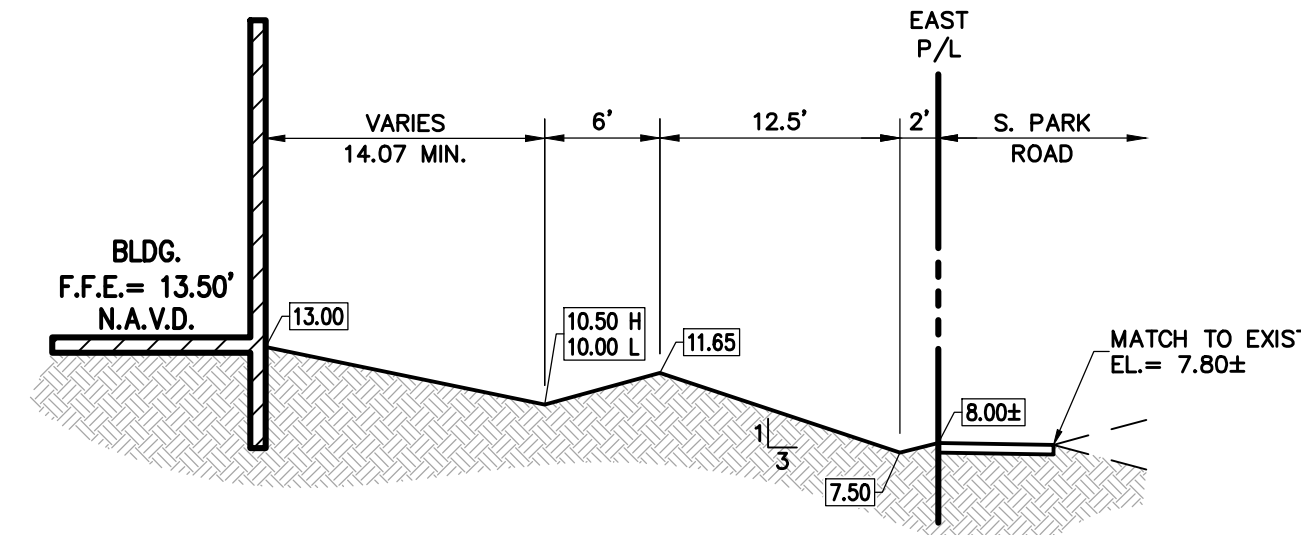
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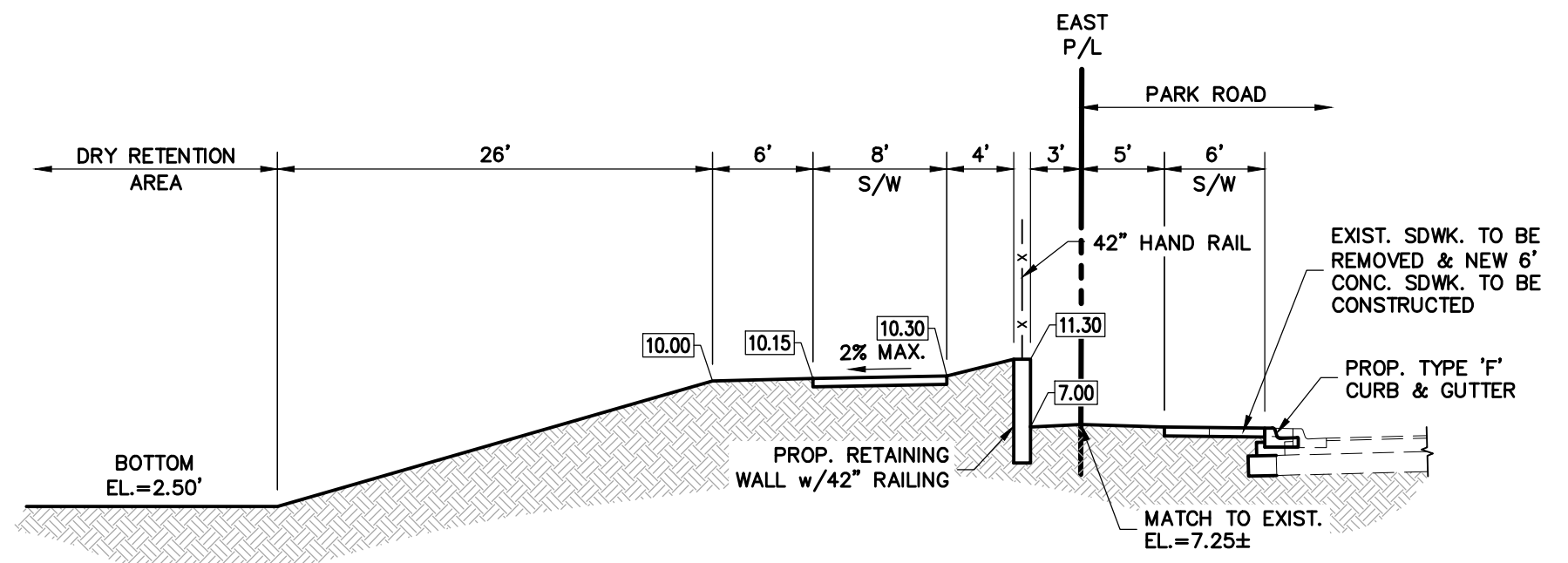
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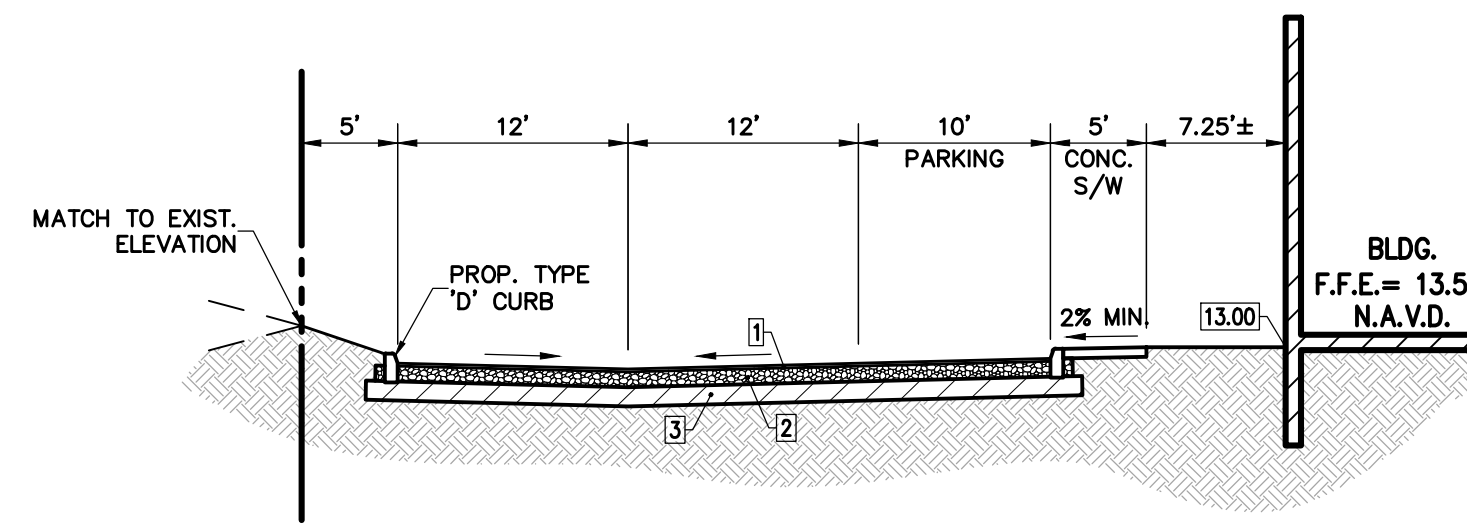
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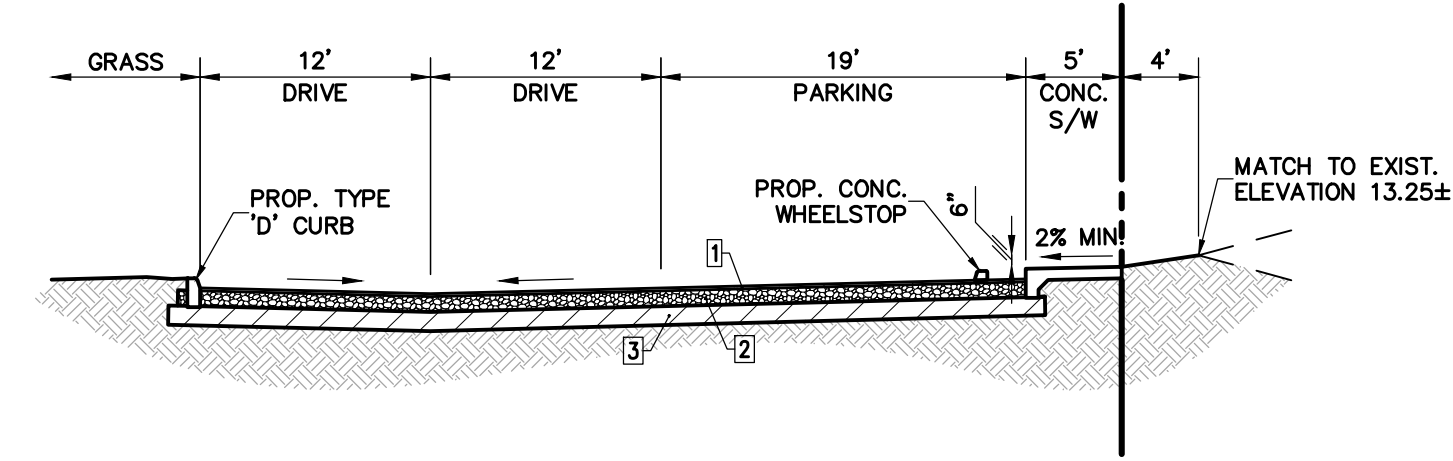
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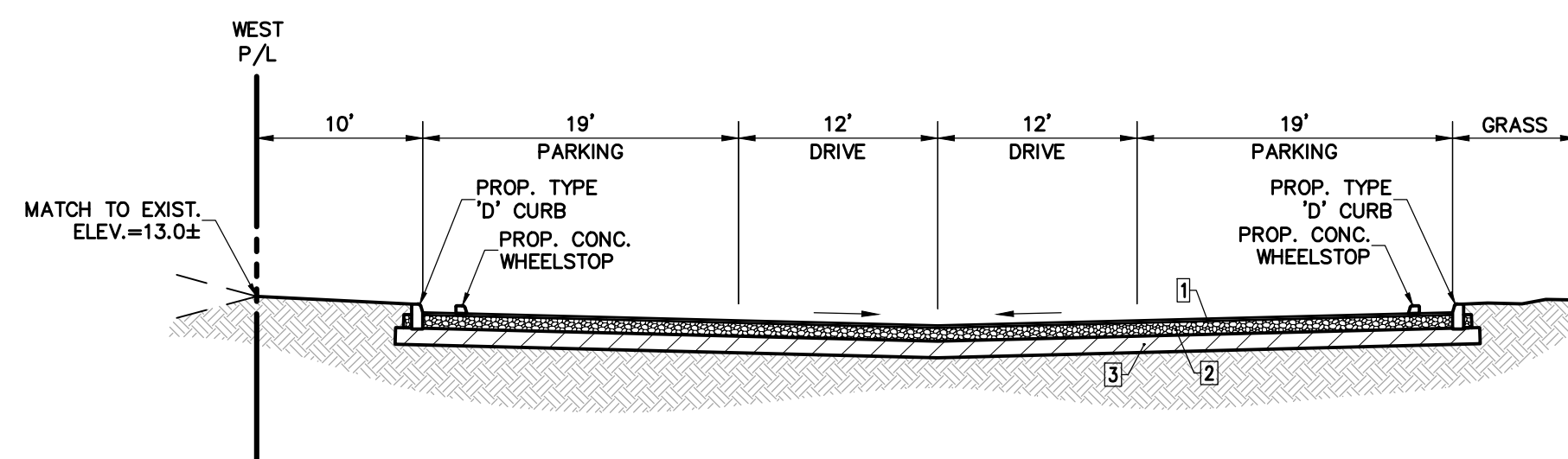
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SCALE: 1"=10'



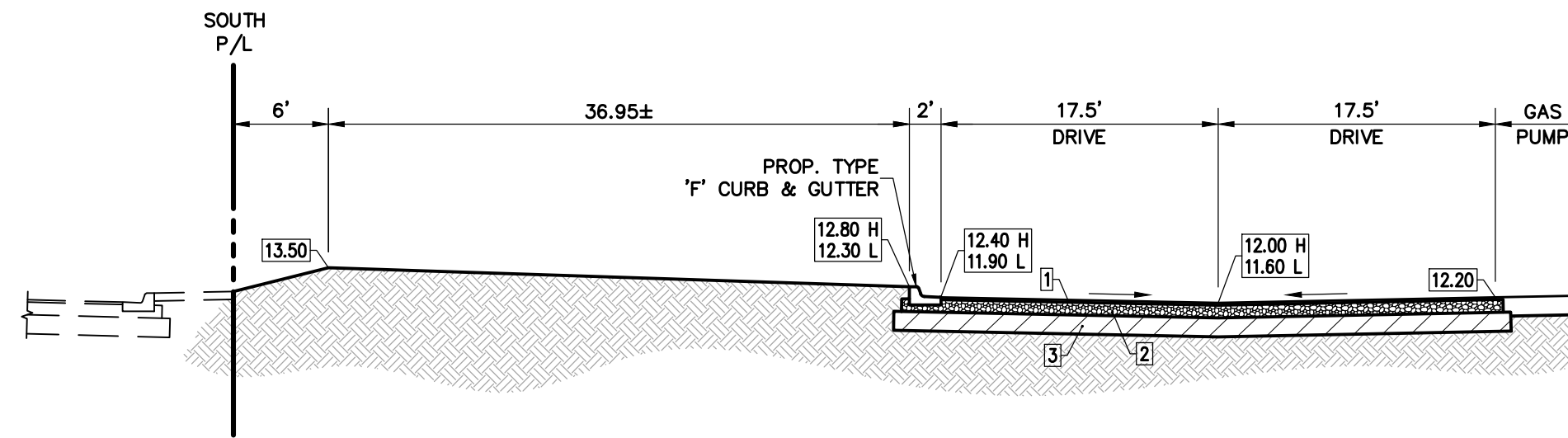
SECTION I-I  
SCALE: 1"=10'



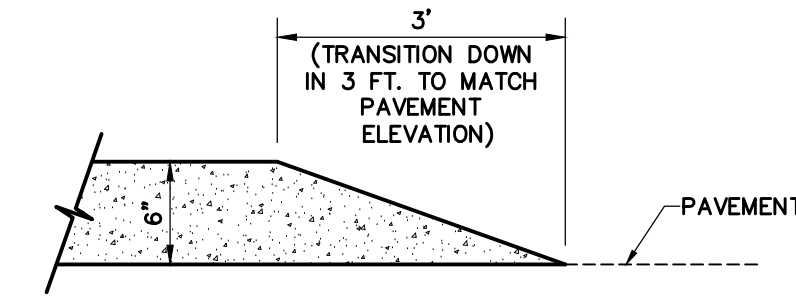
SECTION J-J  
SCALE: 1"=10'



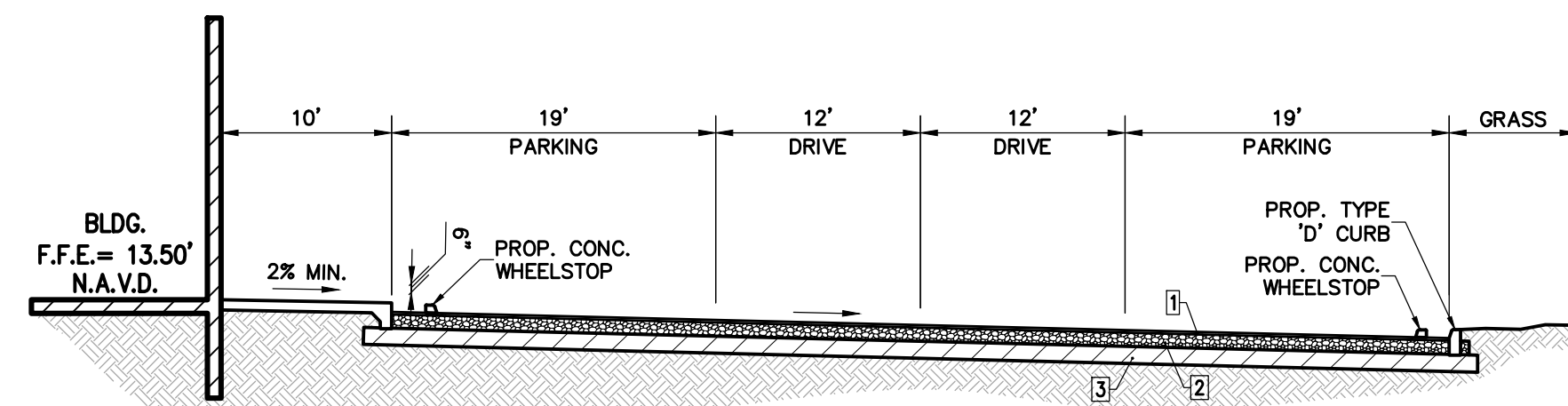
SECTION K-K  
SCALE: 1"=10'



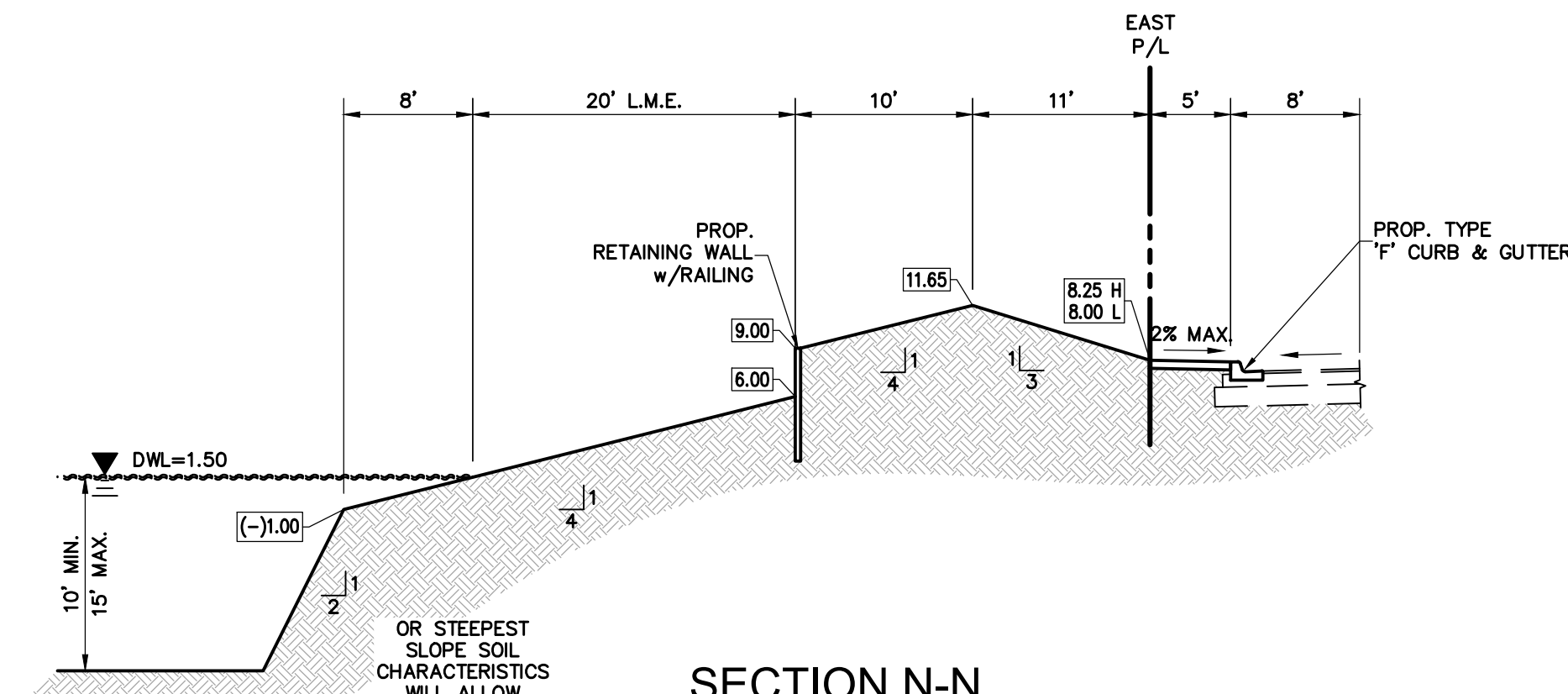
SECTION L-L  
SCALE: 1"=10'



CURB TAPER DETAIL  
SCALE: 1"=10'



SECTION M-M  
SCALE: 1"=10'



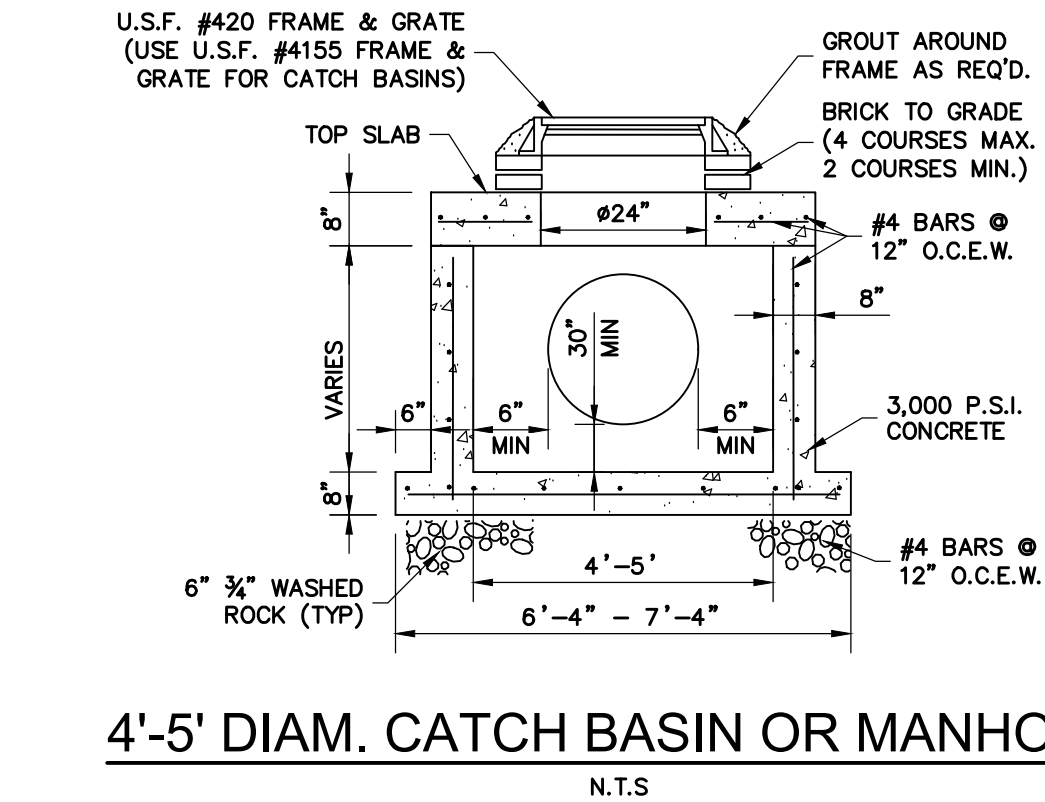
SECTION N-N  
SCALE: 1"=10'

- ON-SITE PAVEMENT NOTES:
1. 1/2" THICK ASPHALT, TWO LIFTS, 3/4" TYPE S-3 ASPHALT.
  2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM) 8" THICK PRIMED COMPACTED IN ACCORDANCE W/AASHTO SPECIFICATION T-180 TO 98% DENSITY, MIN. LBR 100.
  3. 12" STABILIZED SUBGRADE MIN. DRY DENSITY 115 PCF COMPACTED TO 98% AASHTO T-180 METHOD "C" MIN. LBR TO BE 40.

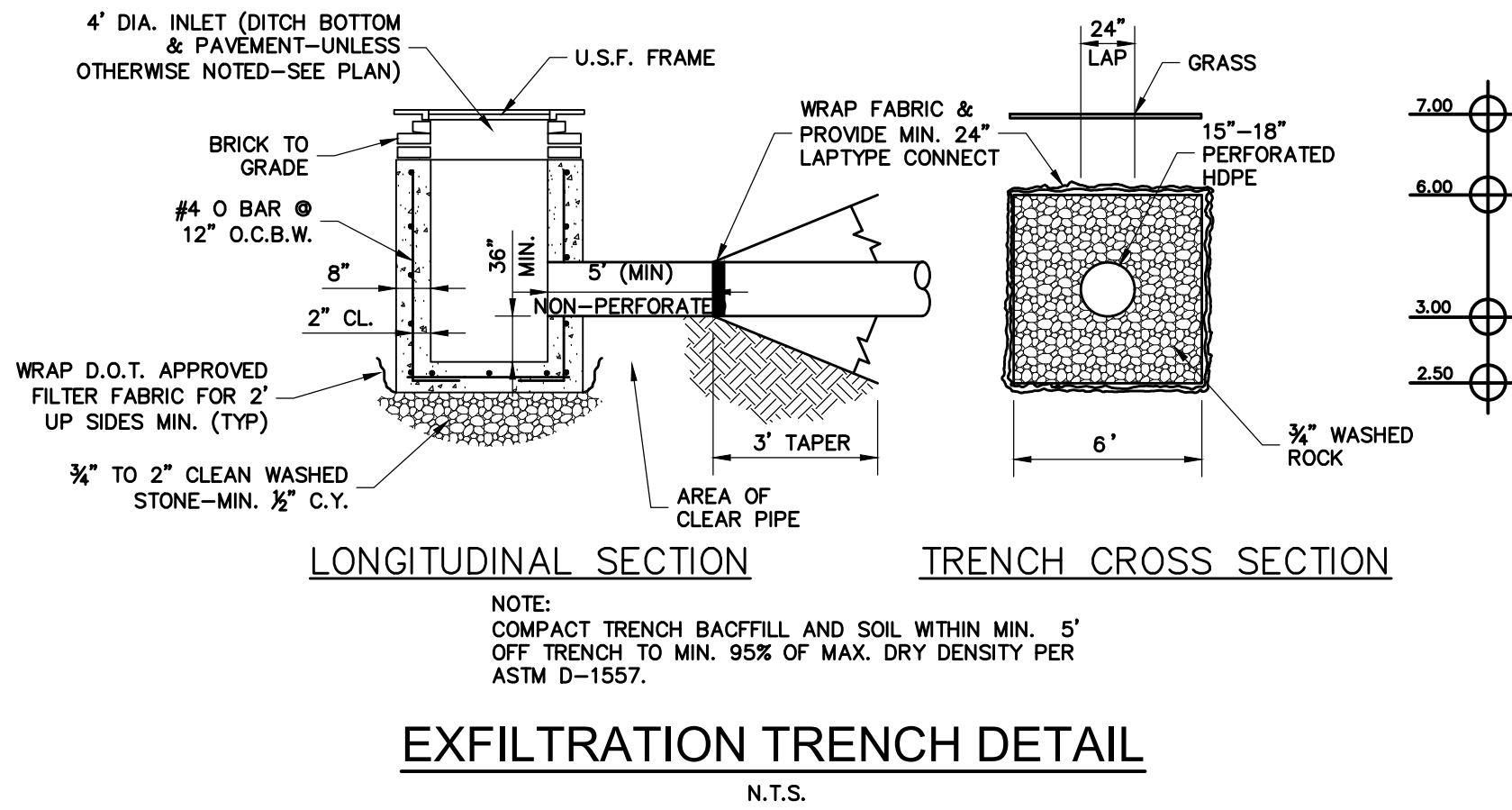
| NO. | DATE | DESCRIPTION |
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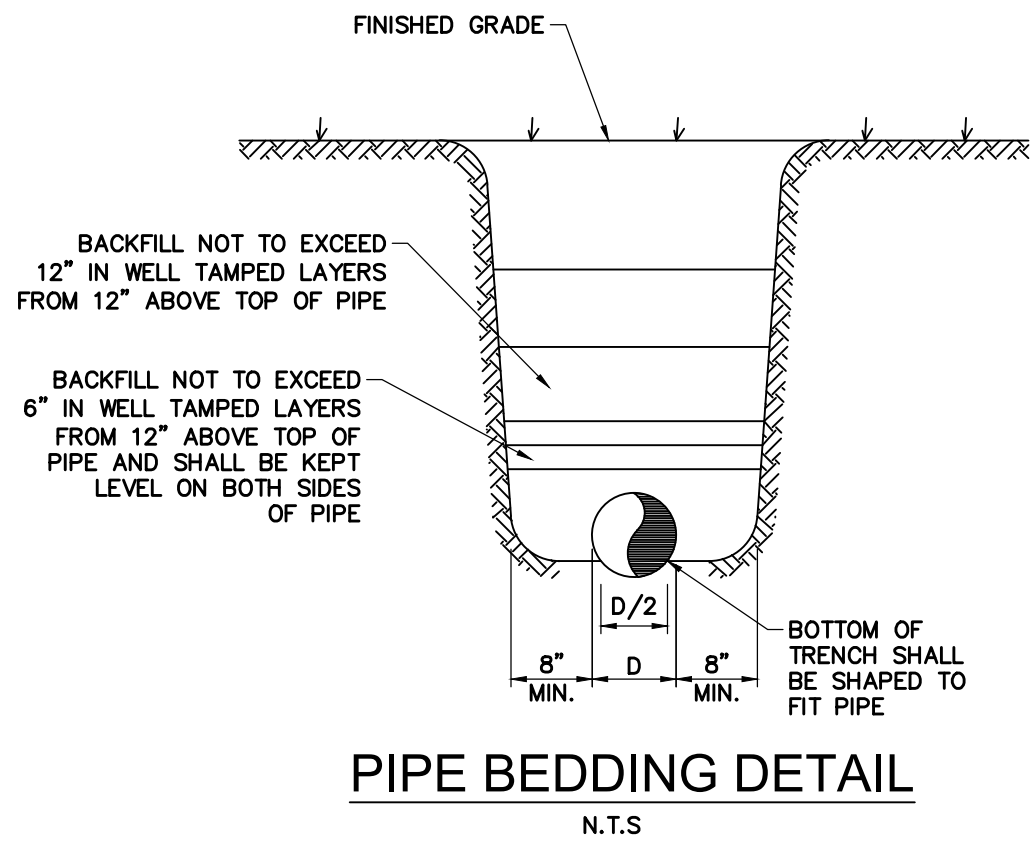
K:\PROJECTS\20-xxx\20-4027.dwg 1/7/2025 11:50:21 AM 11 Sun-Tech Engineering, Inc. (NAS) Sun-Tech Engineering, Inc. (NAS)



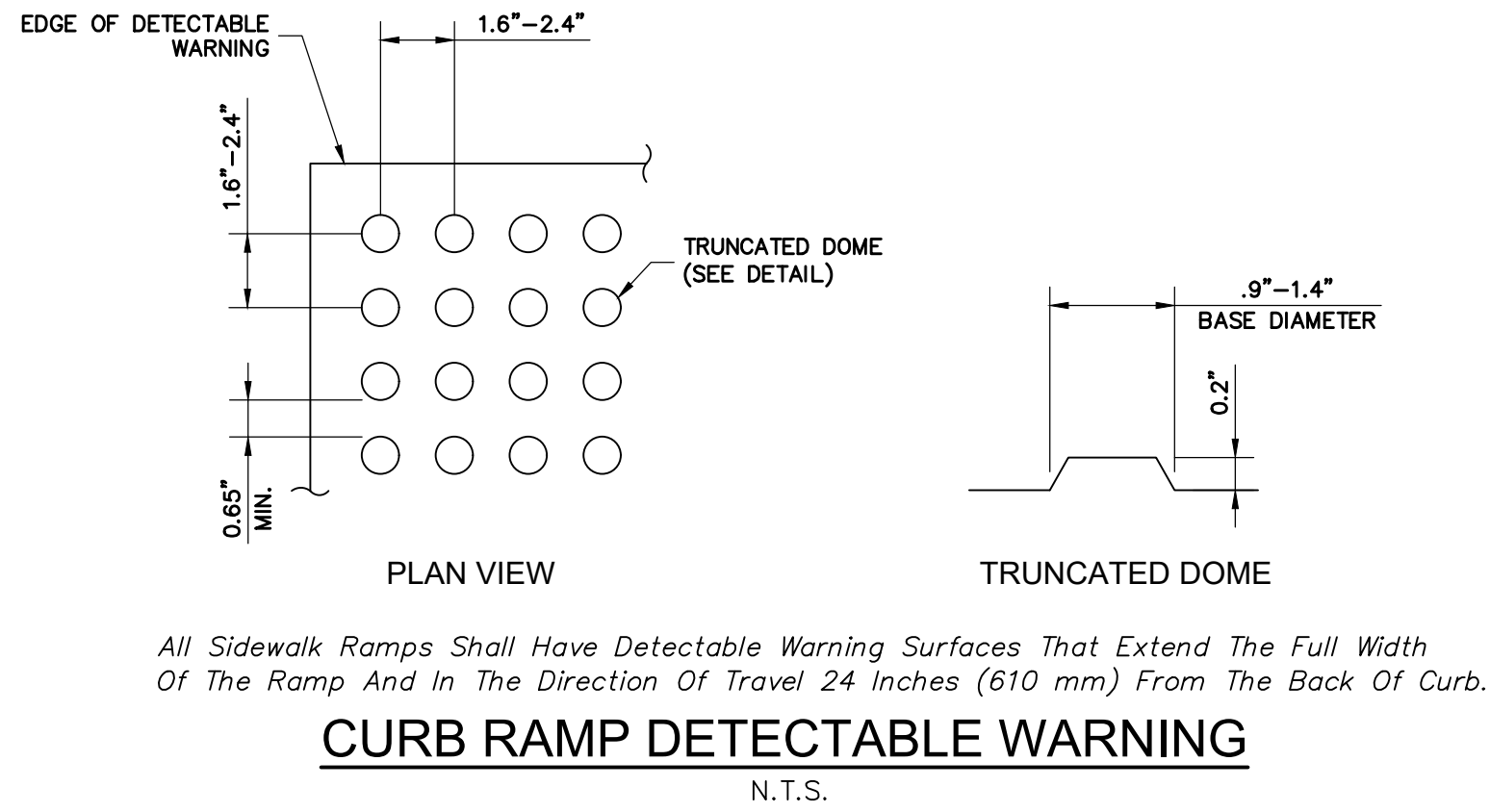
4'-5' DIAM. CATCH BASIN OR MANHOLE



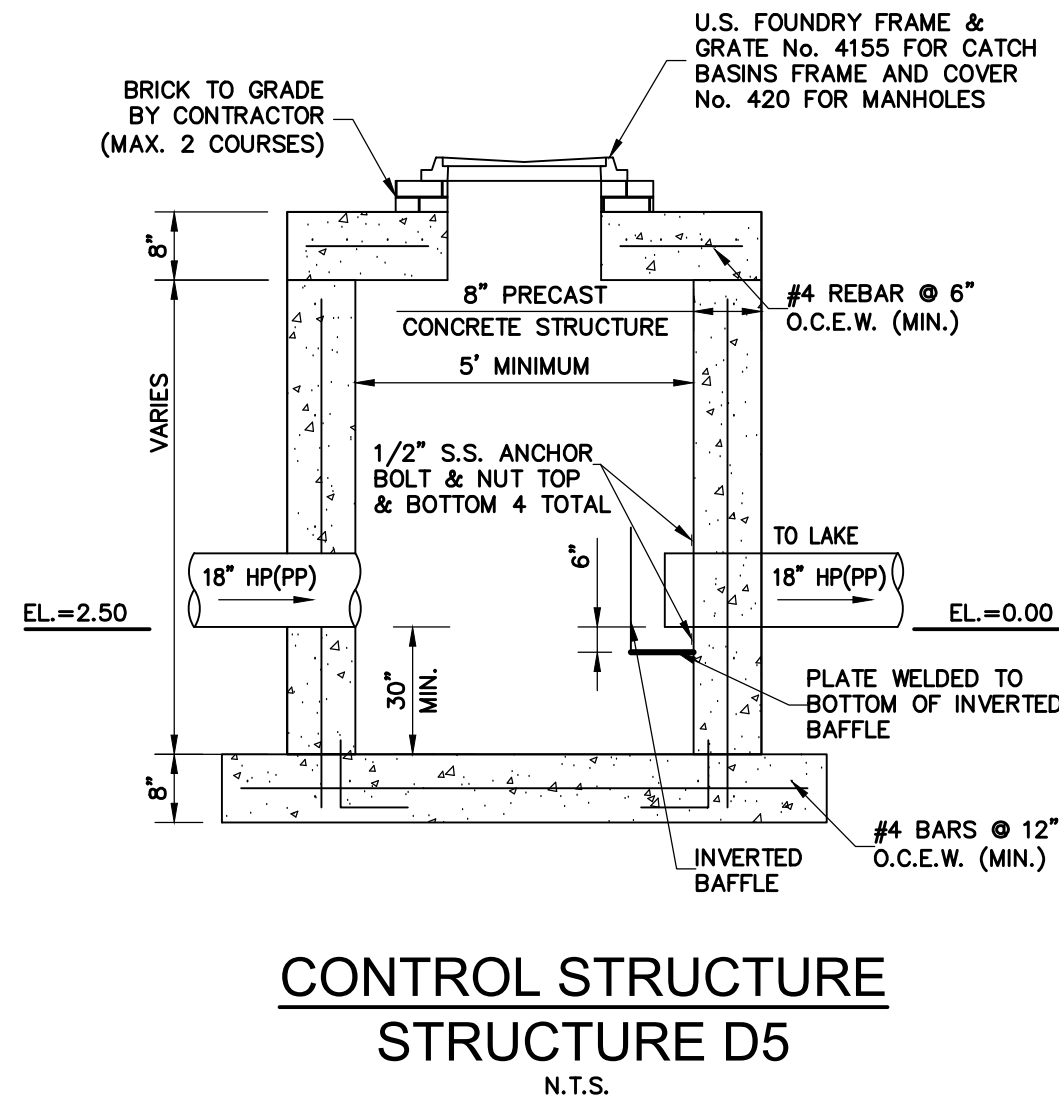
EXFILTRATION TRENCH DETAIL



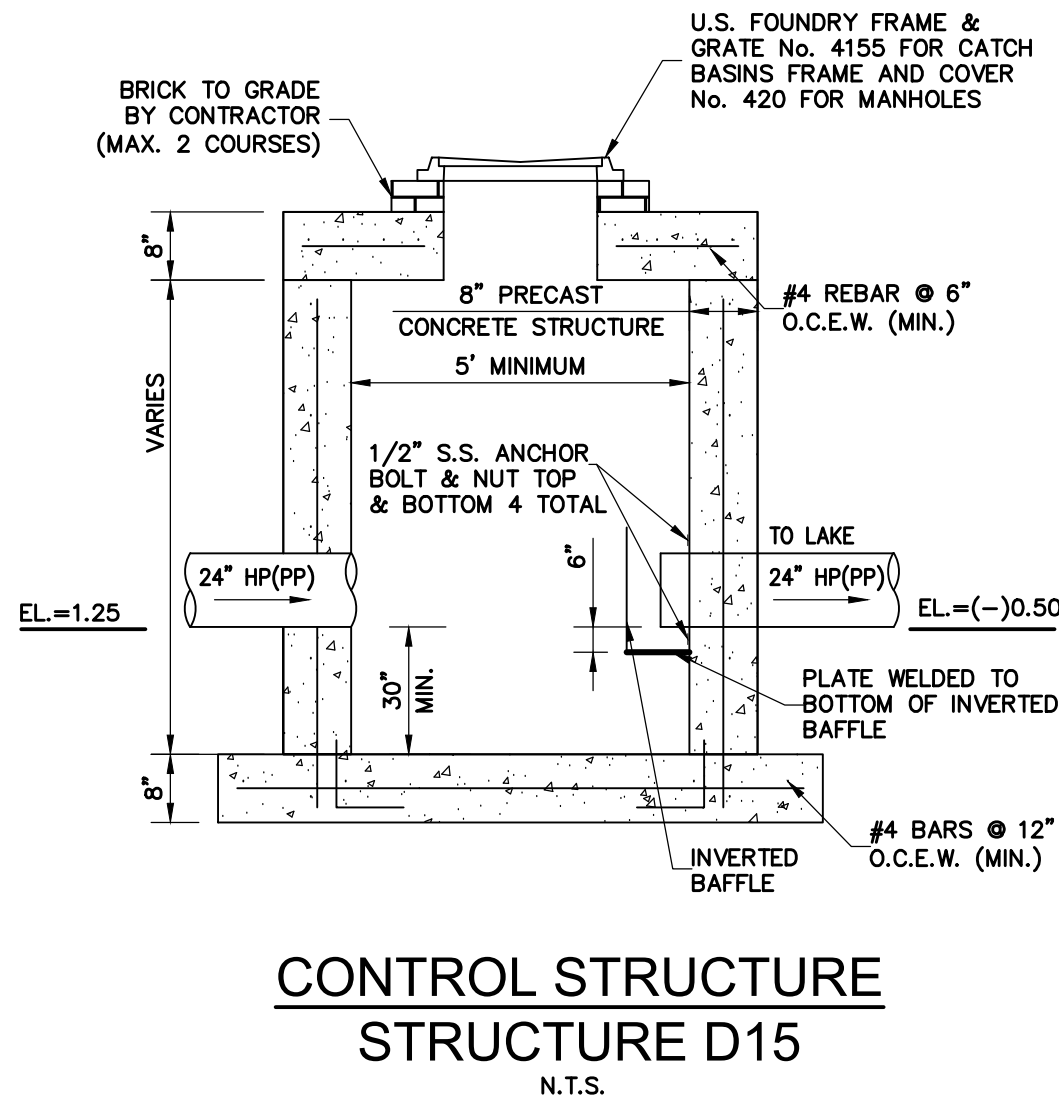
PIPE BEDDING DETAIL



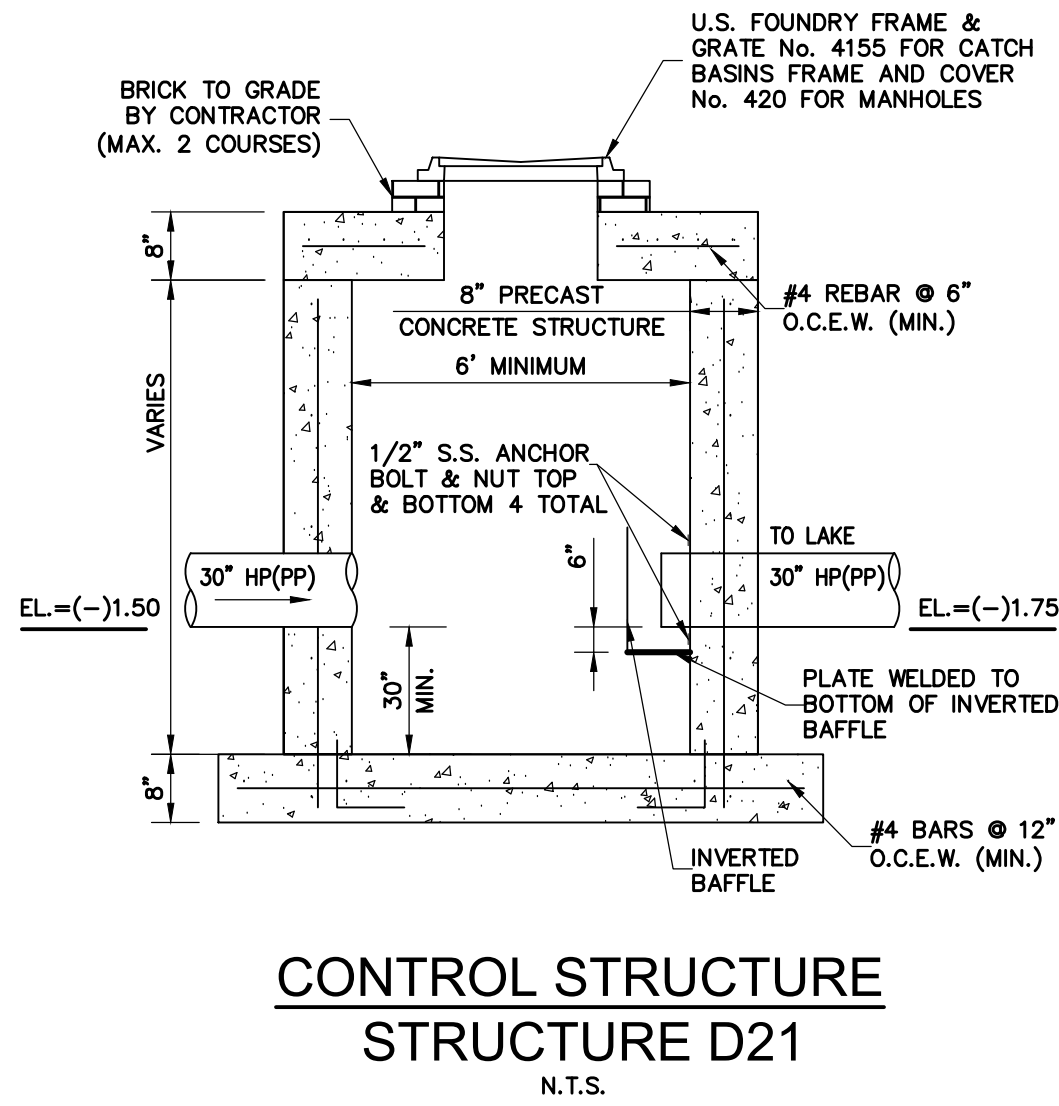
CURB RAMP DETECTABLE WARNING



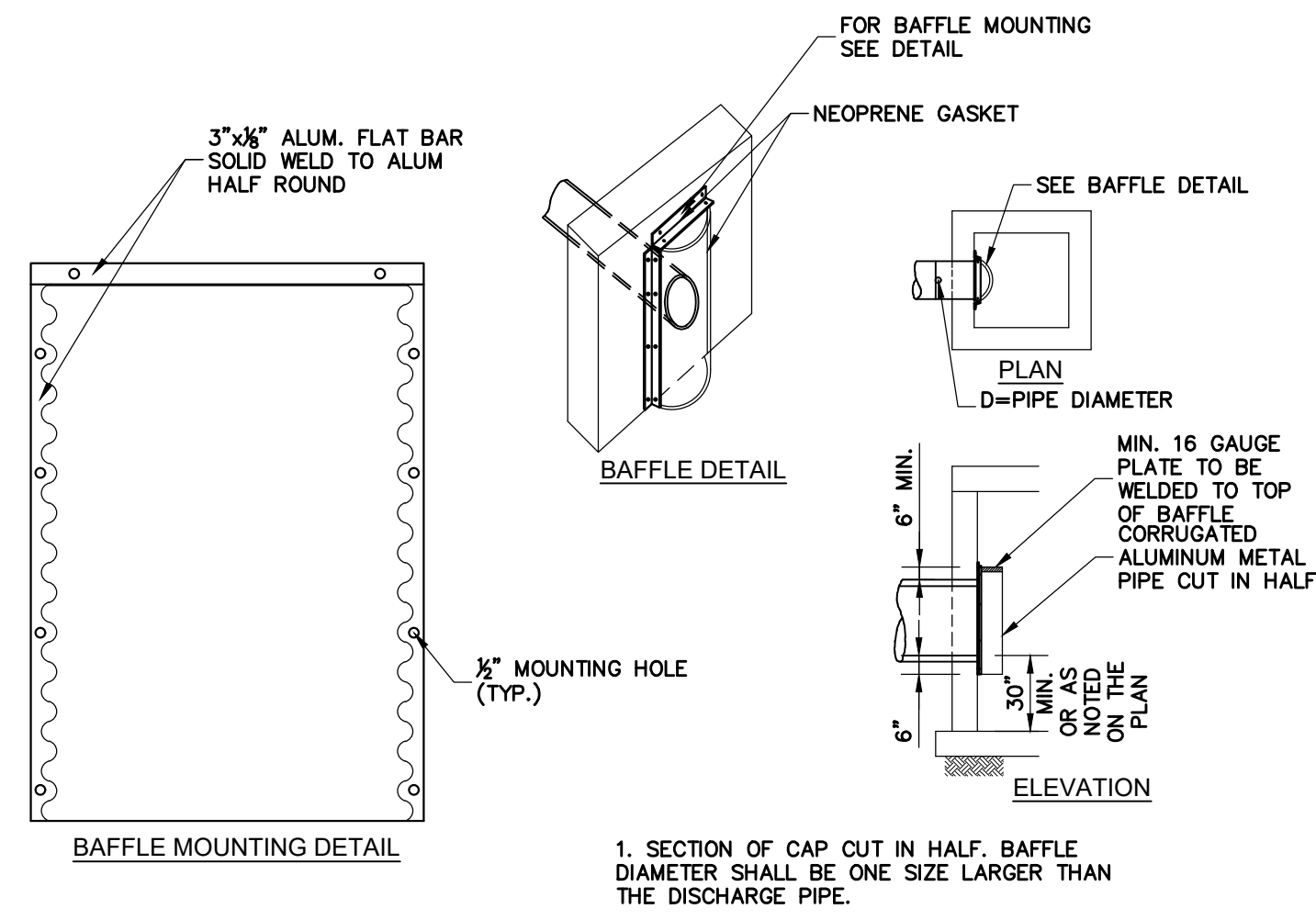
CONTROL STRUCTURE  
STRUCTURE D5



CONTROL STRUCTURE  
STRUCTURE D15



CONTROL STRUCTURE  
STRUCTURE D21



POLLUTION RETARDANT BASIN

(ALL STRUCTURES SEE PLAN FOR BAFFLE LOCATION)

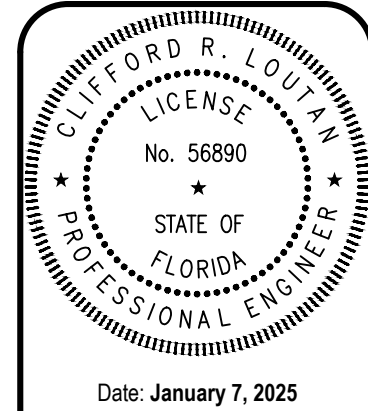
NOTE:

INVERTED BAFFLE: PLATE TO BE WELDED TO BOTTOM OF BAFFLE. TOP OF BAFFLE TO BE OPEN AND SET AT ELEVATION AS SHOWN ON CONTROL STRUCTURE DETAILS

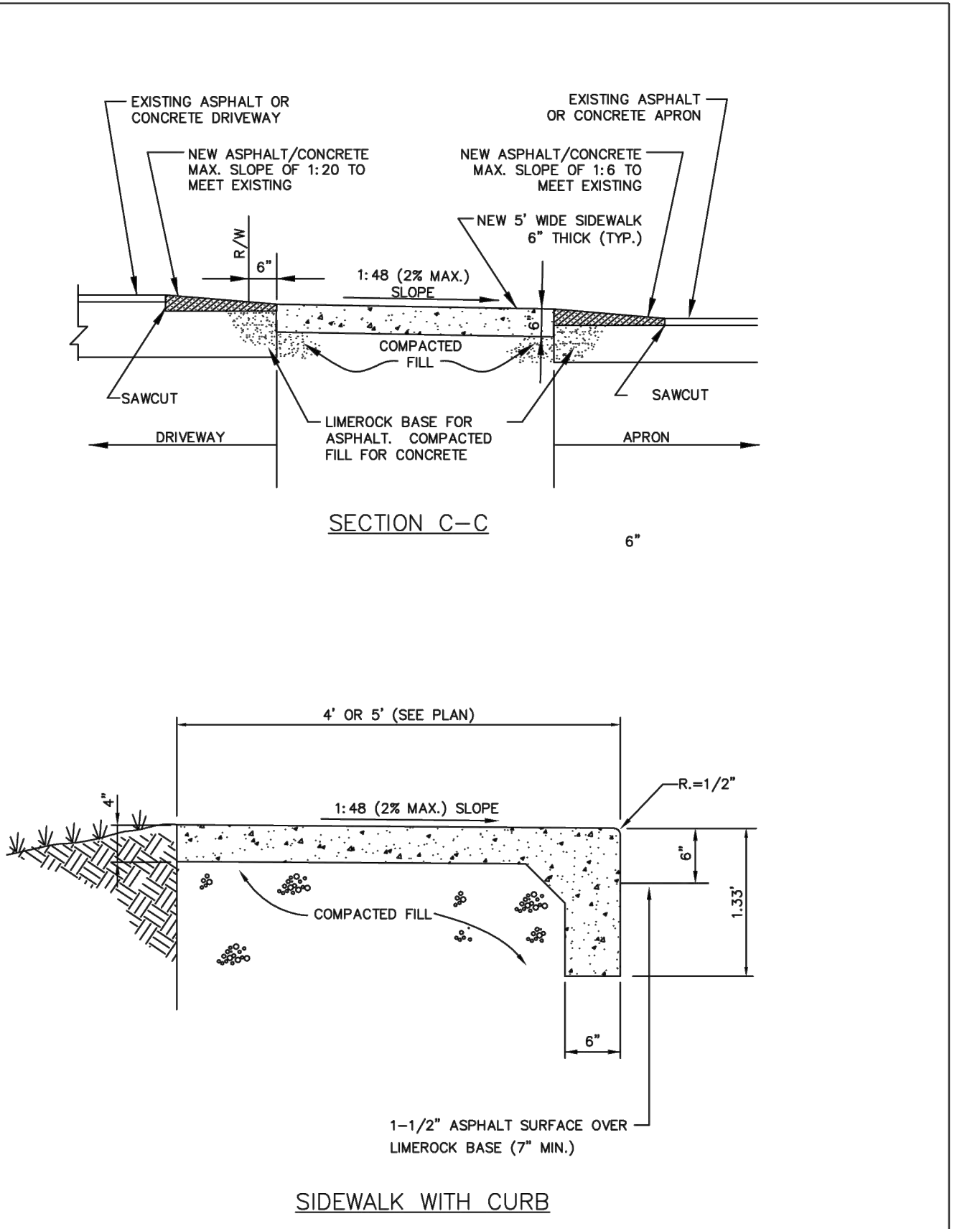
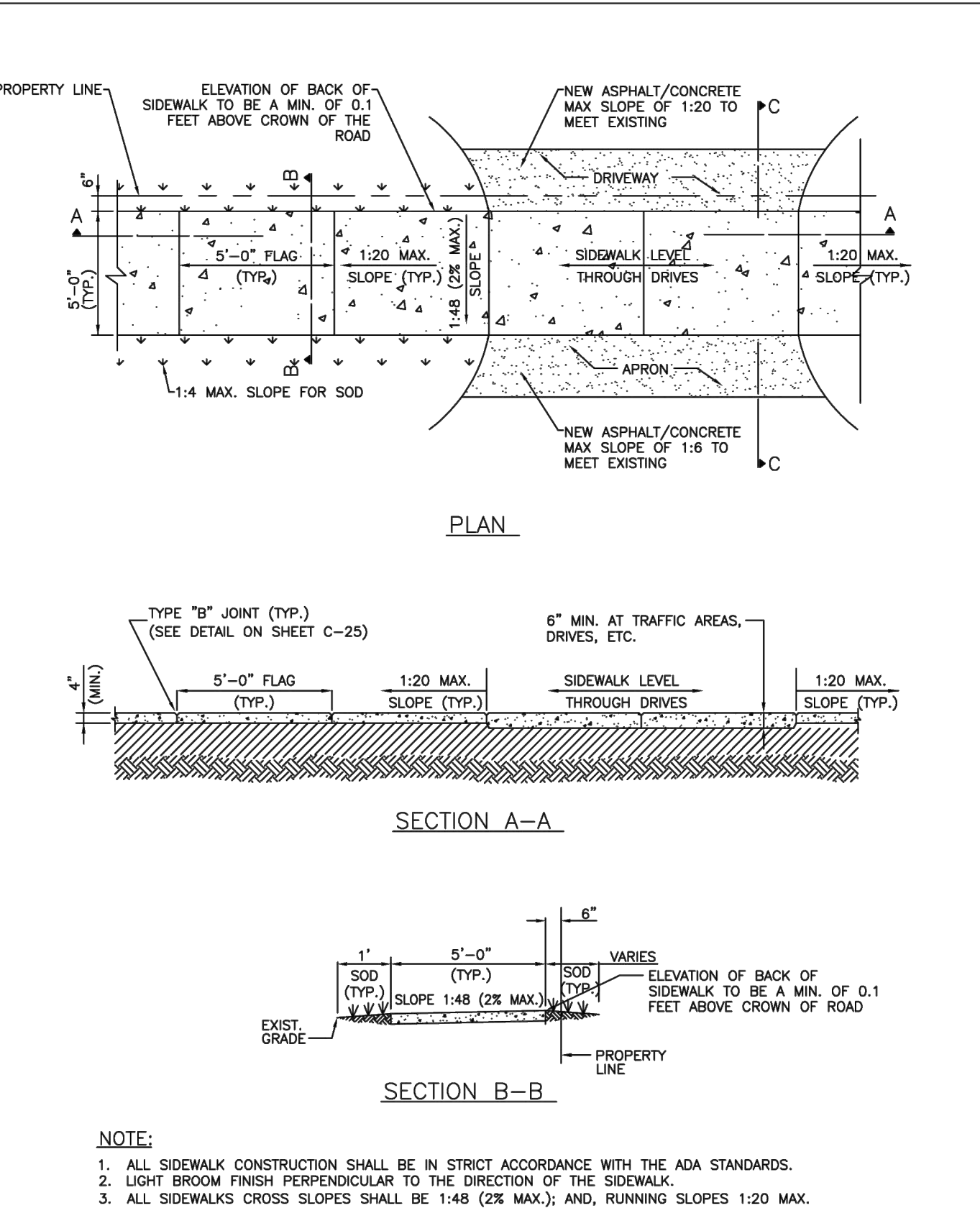
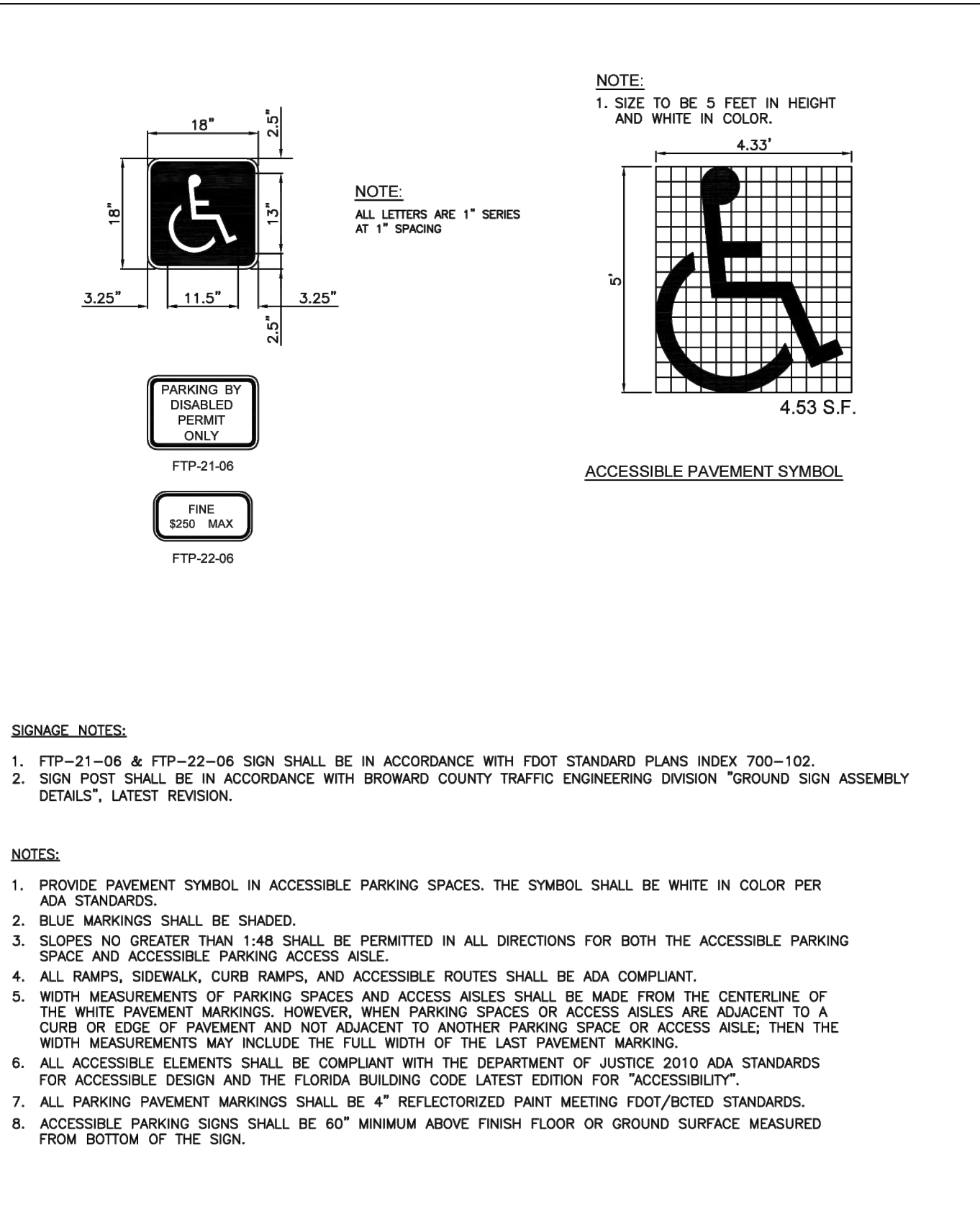
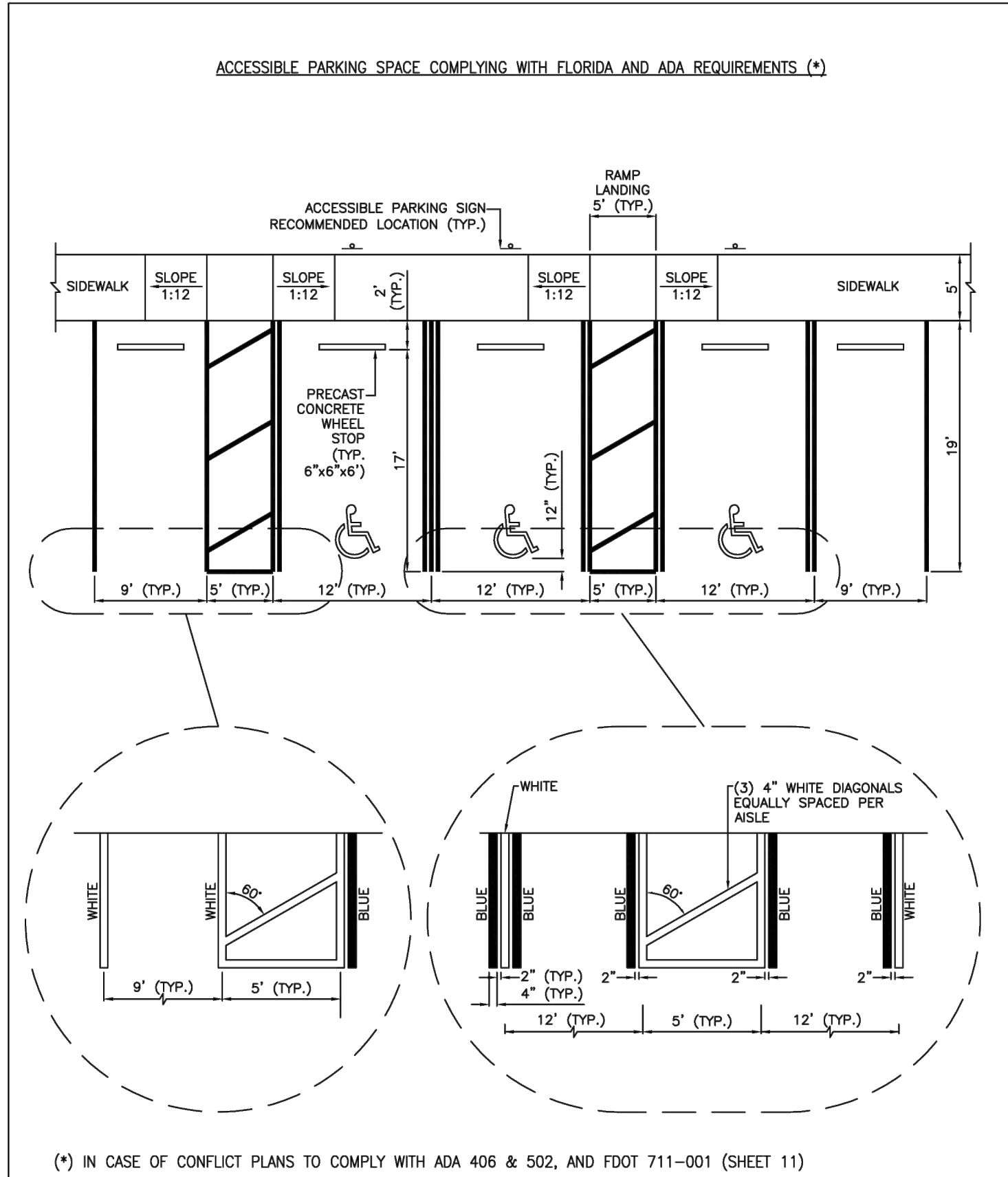
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| PARK ROAD COMMERCIAL               |  |
| CITY OF HOLLYWOOD                  |  |
| FLORIDA                            |  |
| PAVING, GRADING & DRAINAGE DETAILS |  |

|              |         |
|--------------|---------|
| DATE:        | 8/22/24 |
| SCALE:       | N.T.S.  |
| DESIGNED BY: | M.G.    |
| DRAWN BY:    | I.A.B   |
| JOB #:       | 20-4027 |





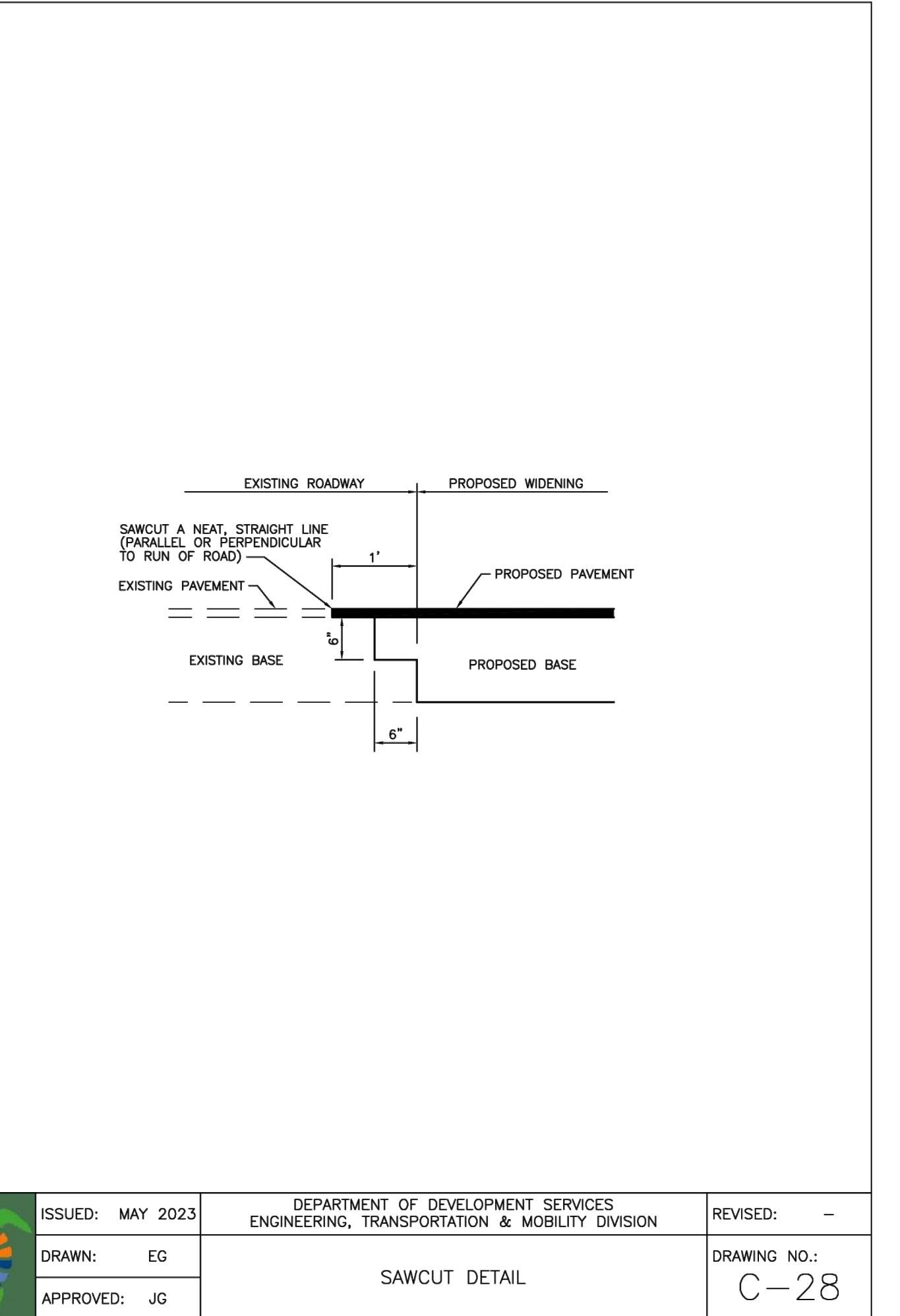
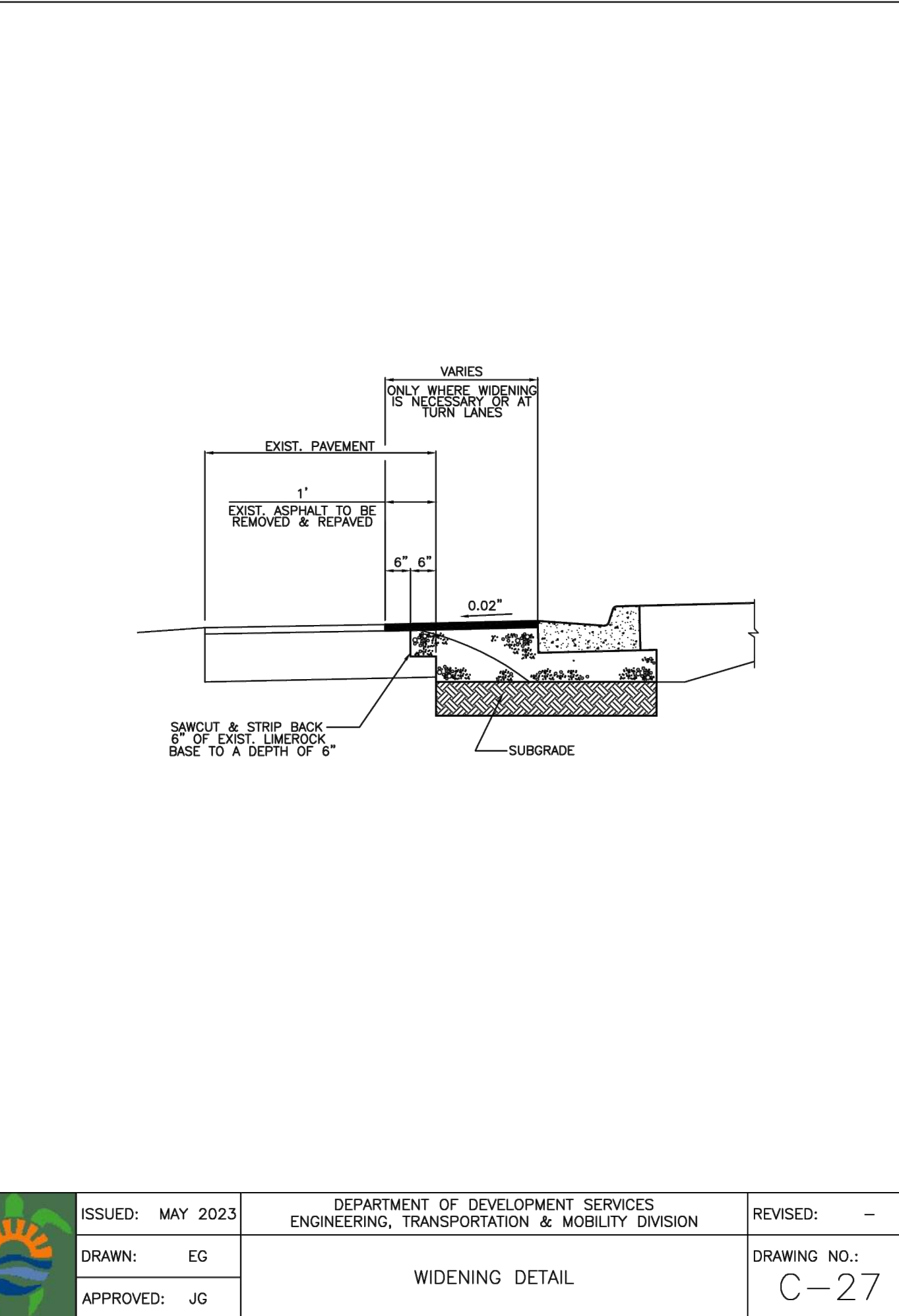
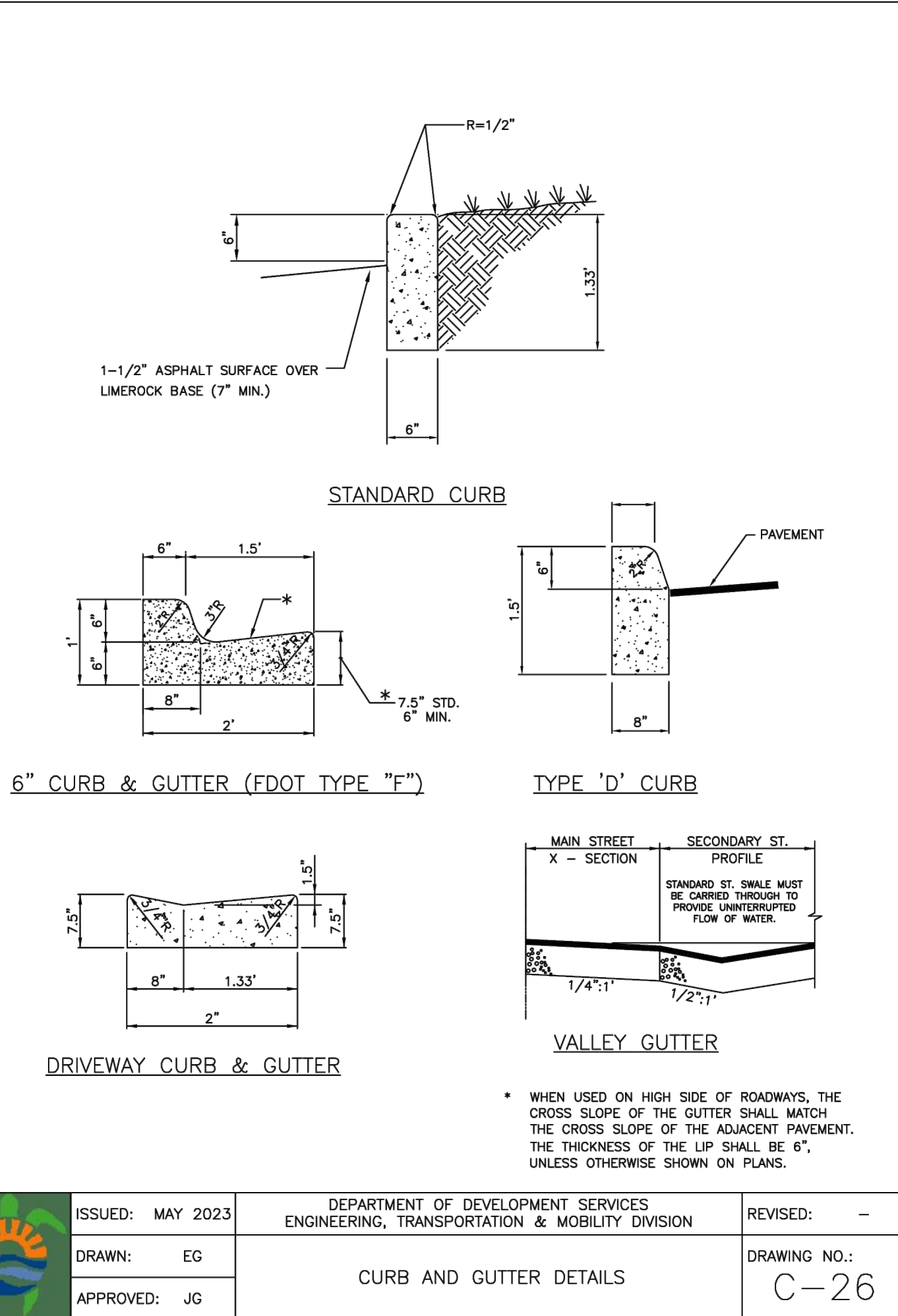
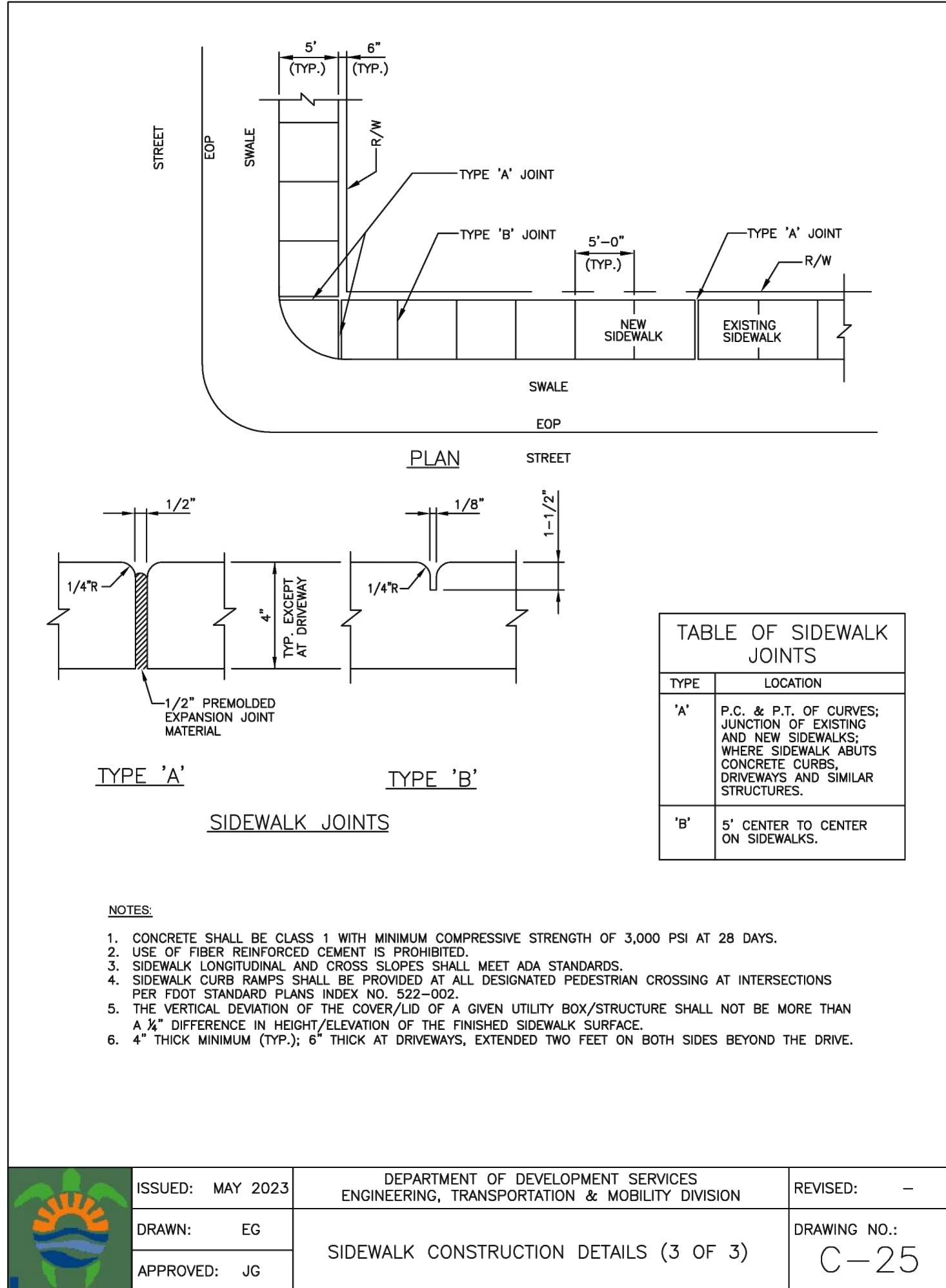


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| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: -        |
| DRAWN: EG        | ACCESSIBLE PARKING SPACE DETAILS<br>(1 OF 2)                                          | DRAWING NO.: C-21 |
| APPROVED: JG     |                                                                                       |                   |

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| DRAWN: EG        | ACCESSIBLE PARKING SPACE DETAILS<br>(2 OF 2)                                          | DRAWING NO.: C-22 |
| APPROVED: JG     |                                                                                       |                   |

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| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: -        |
| DRAWN: EG        | SIDEWALK CONSTRUCTION DETAILS (1 OF 3)                                                | DRAWING NO.: C-23 |
| APPROVED: JG     |                                                                                       |                   |

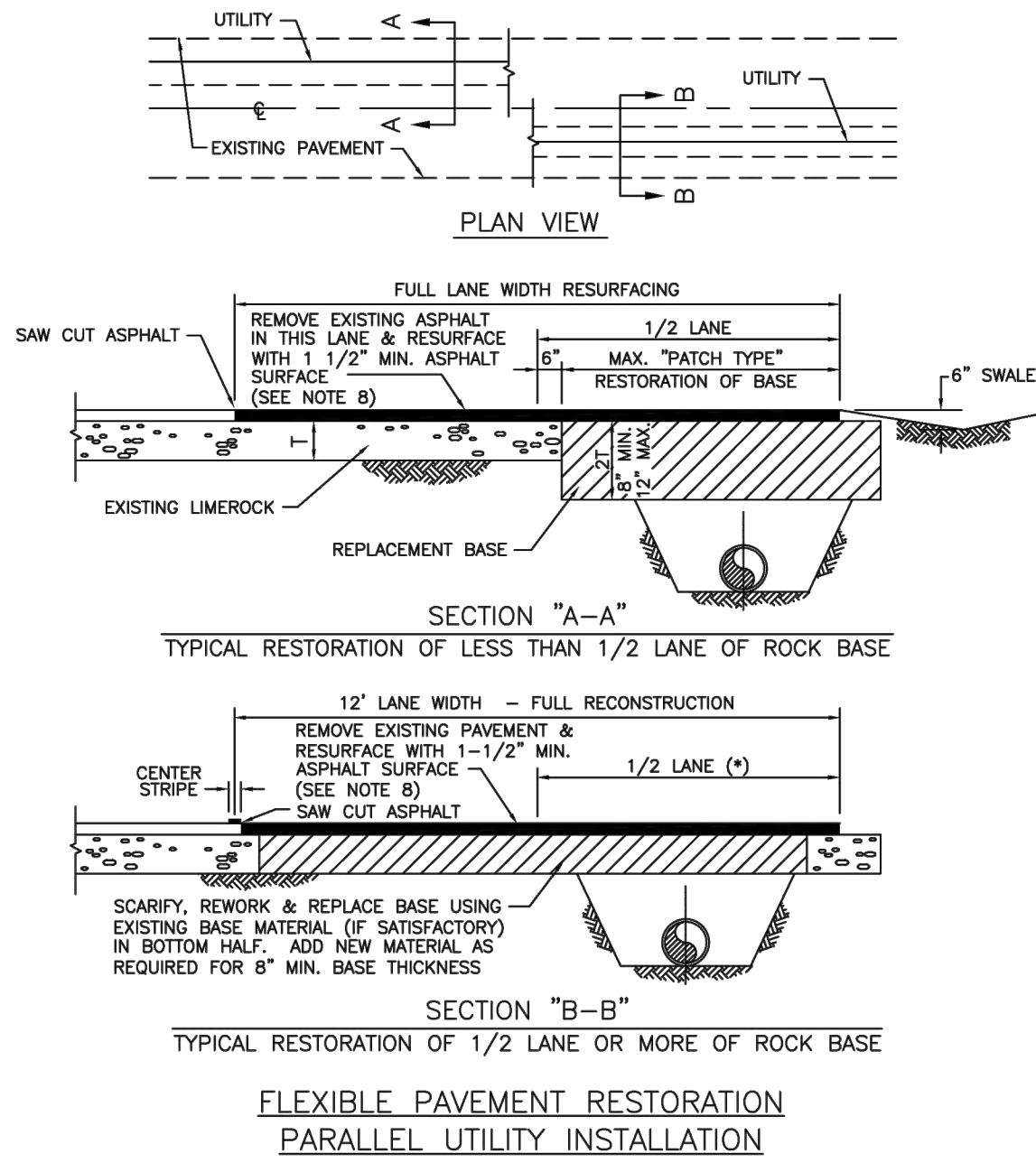
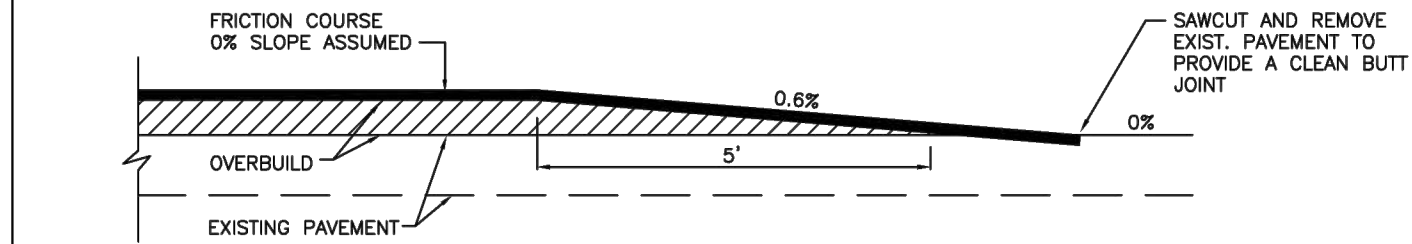
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| ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: -        |
| DRAWN: EG        | SIDEWALK CONSTRUCTION DETAILS (2 OF 3)                                                | DRAWING NO.: C-24 |
| APPROVED: JG     |                                                                                       |                   |



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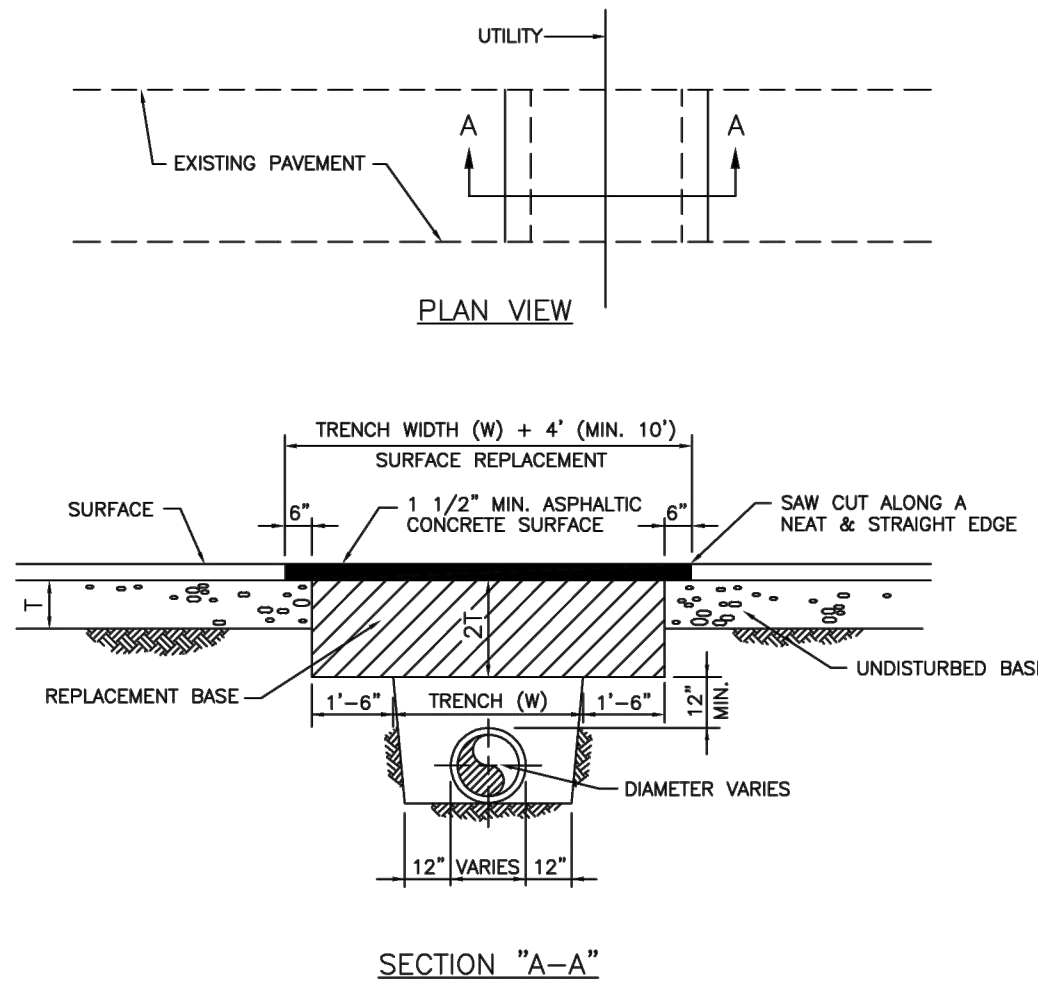
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(\*) IF TRENCH IMPACTS MORE THAN 1/2 A LANE WIDTH SECTION B-B SHALL BE USED.

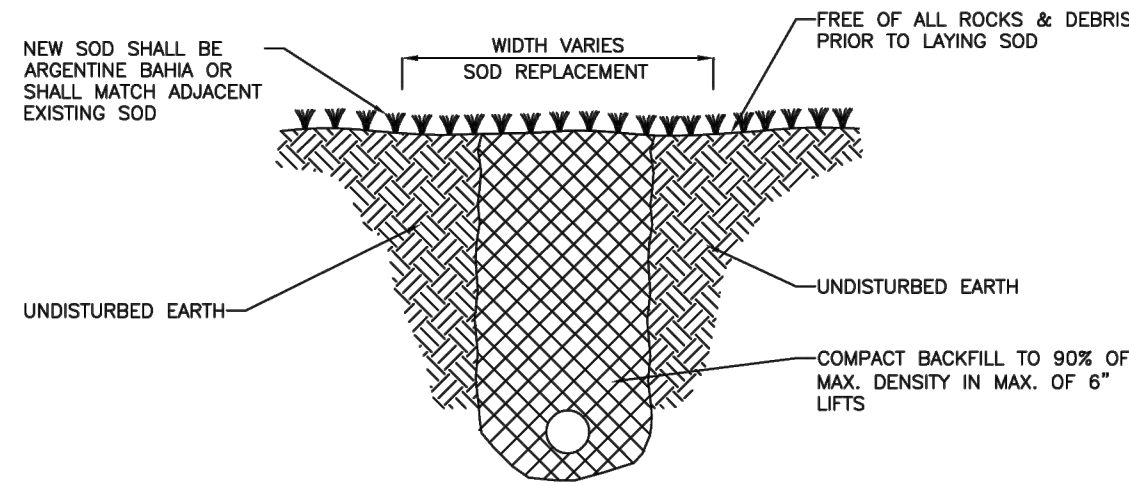
NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
6. RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE AND SHALL BE APPLIED A MINIMUM OF 1-1/2" INCHES IN THICKNESS.
7. FULL ROAD WIDTH RESURFACING MAY BE REQUIRED. SEE PLANS.



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

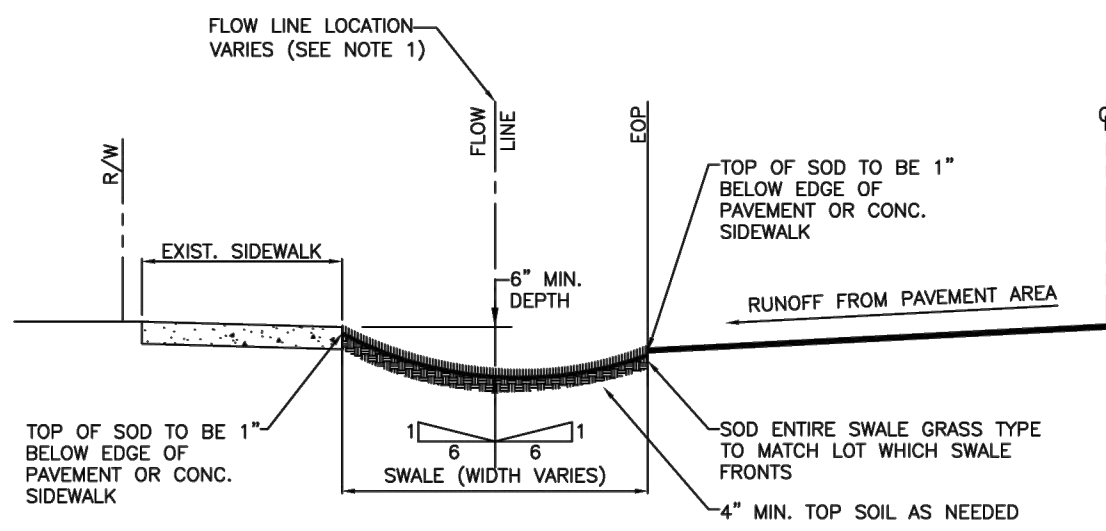


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|  | DRAWN: EG        | FEATHERING DETAIL                                                                     | DRAWING NO.: C-29 |
|  | APPROVED: JG     |                                                                                       |                   |

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|  | DRAWN: EG        | FLEXIBLE PAVEMENT RESTORATION<br>PARALLEL UTILITY INSTALLATION                        | DRAWING NO.: C-30 |
|  | APPROVED: JG     |                                                                                       |                   |

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|  | ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: --       |
|  | DRAWN: EG        | FLEXIBLE PAVEMENT RESTORATION<br>PERPEND. UTILITY INSTALLATION                        | DRAWING NO.: C-31 |
|  | APPROVED: JG     |                                                                                       |                   |

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|  | ISSUED: MAY 2023 | DEPARTMENT OF DEVELOPMENT SERVICES<br>ENGINEERING, TRANSPORTATION & MOBILITY DIVISION | REVISED: --       |
|  | DRAWN: EG        | TURF RESTORATION DETAIL                                                               | DRAWING NO.: C-32 |
|  | APPROVED: JG     |                                                                                       |                   |



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 8:1 SLOPE FROM THE EDGE OF 5/4" AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOWN ABOVE.

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|  | DRAWN: EG        | TYPICAL SWALE GRADING                                                                 | DRAWING NO.: C-33 |
|  | APPROVED: JG     |                                                                                       |                   |

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PLOT DATE: 1/7/2025 11:50 AM BY: Miguel A. Sosa  
LAYOUT: [PD-6.2]

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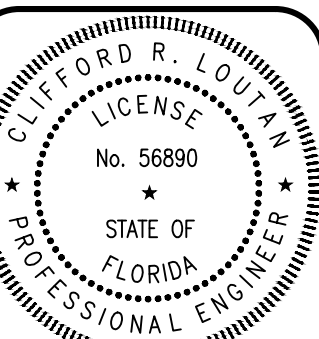
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PARK ROAD COMMERCIAL

FLORIDA

CITY OF HOLLYWOOD  
PAVING, GRADING &  
DRAINAGE DETAILS

DATE: 8/22/24  
SCALE: N.T.S.  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B  
JOB #: 20-4027



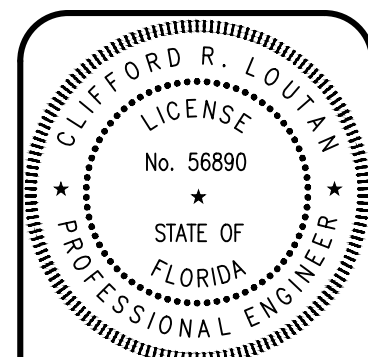
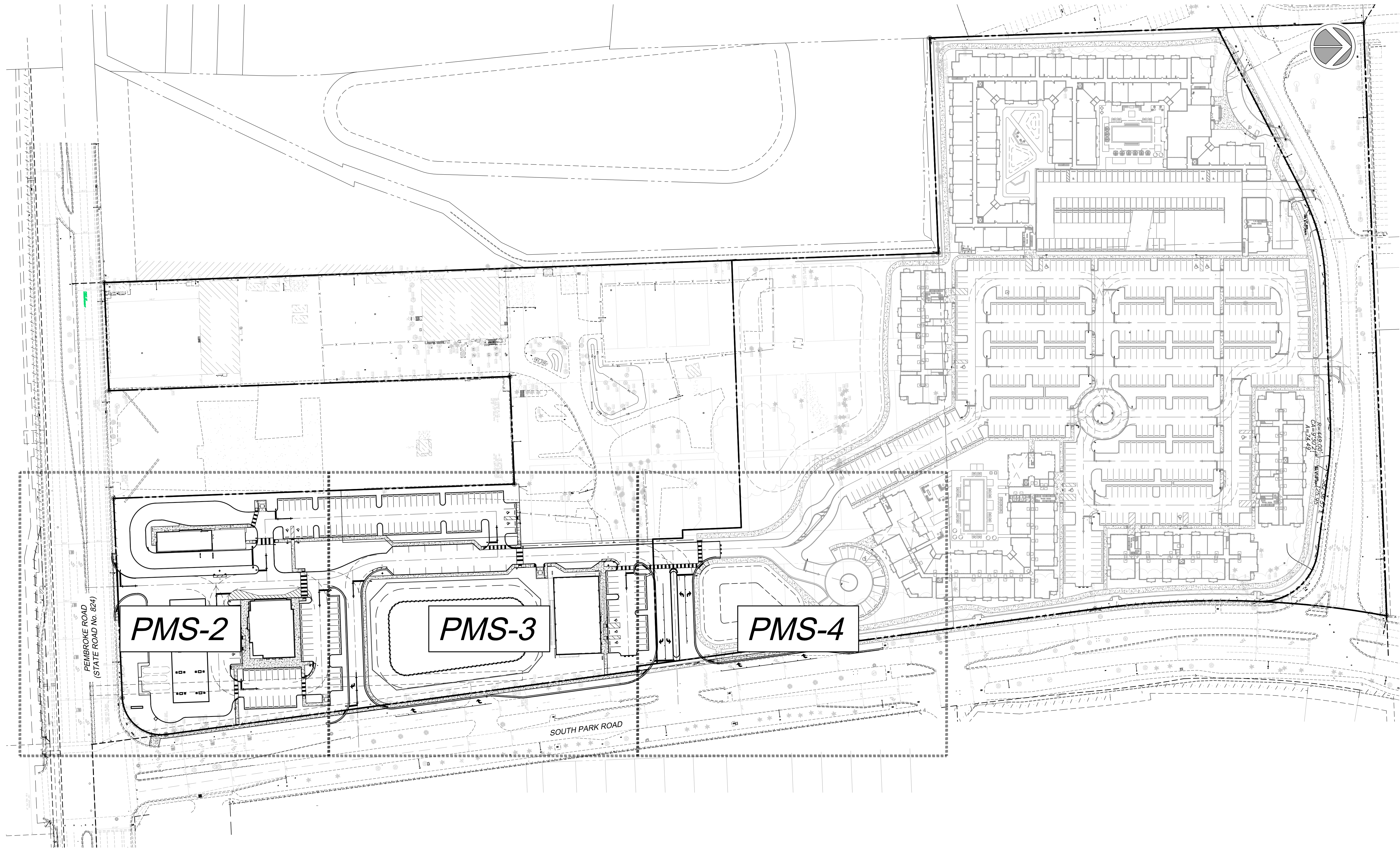
Date: January 7, 2025

SHEET No.  
PD-6.2



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LAYOUT: [PMS-1]



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SHEET No.  
PMS-1

PARK ROAD COMMERCIAL  
CITY OF HOLLYWOOD  
FLORIDA  
PAVEMENT MARKINGS  
AND SIGNAGE KEY MAP

DATE: 8/22/24  
SCALE: N.T.S.  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027

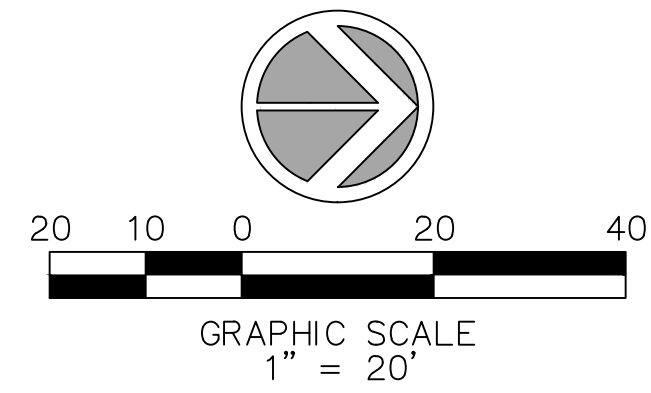
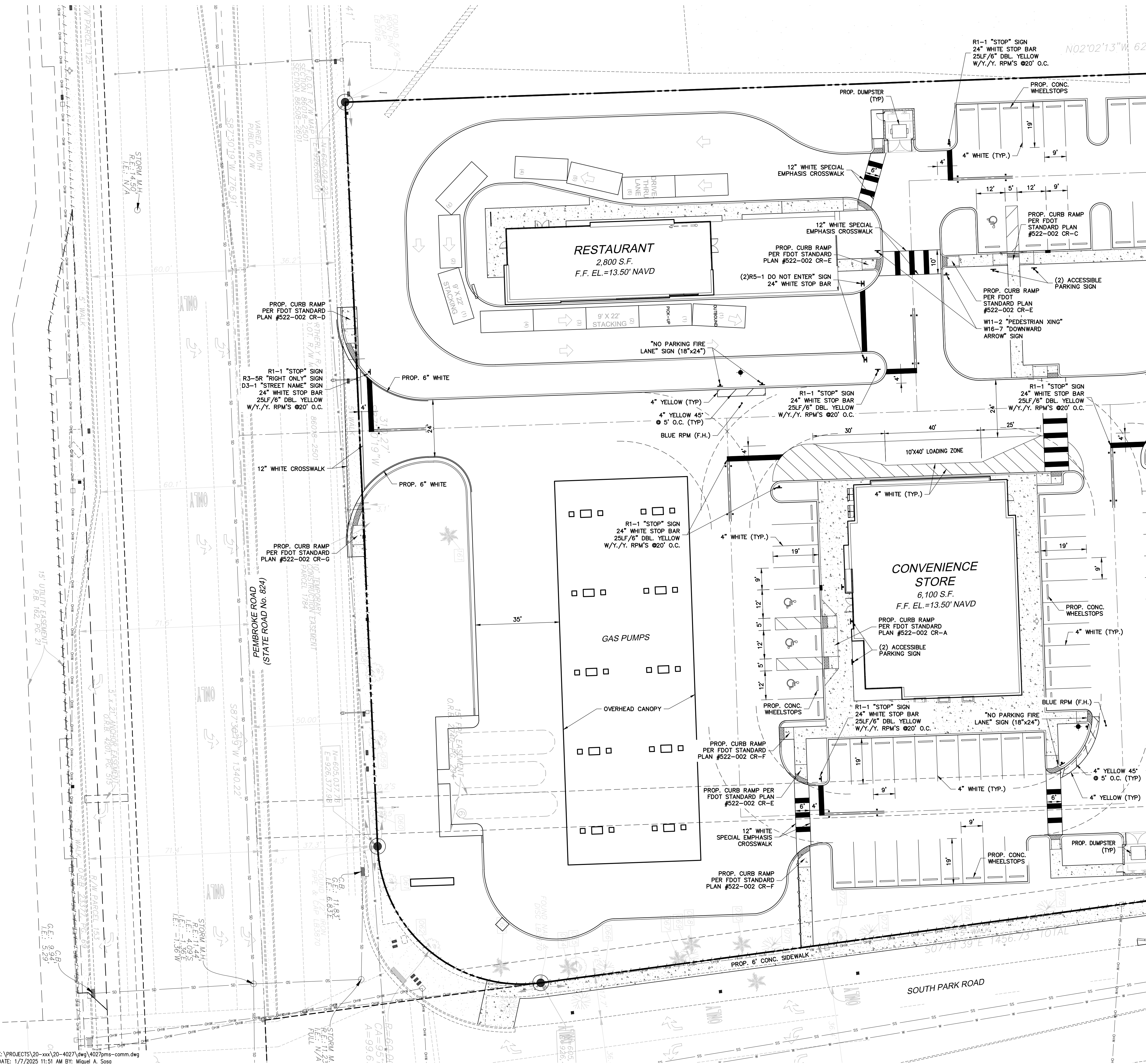
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LAYOUT: [PMS-2]

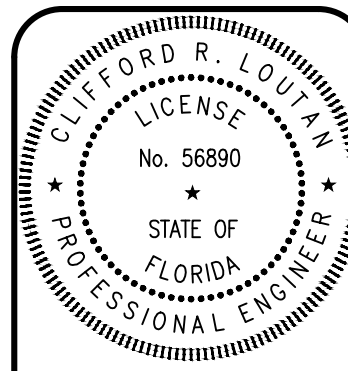


MATCH LINE FOR CONTINUATION SEE SHEET PMS-3

#### PAVEMENT MARKING AND SIGNING NOTES:

1. FIRST LIFT OF ASPHALT STRIPING SHALL BE PAINT. THE SECOND LIFT SHALL BE THERMOPLASTIC.
2. A MINIMUM OF 3/4" OF ASPHALT SHALL BE INSTALLED AS FINAL LIFT.
3. STOP SIGNS (R1-1) SHALL BE 30"x30".
4. REFER TO B.C.T.E.D. STANDARD DETAIL SHEET, MARCH 1999 FOR ADDITIONAL INFORMATION.
5. ALL SIGNS MUST MEET BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND M.U.T.C.D. AND SHALL BE TRADE MARKED.
6. STREET SIGNS (D3-1) & STOP SIGNS (R1-1) SHALL BE HIGH INTENSITY.
7. ALL STOP SIGNS (R1-1) TO INCLUDE (D3-1) STREET NAME SIGNS

DATE: 8/22/24  
SCALE: 1" = 20'  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B  
JOB #: 20-4027



Date: January 7, 2025  
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PMS-2

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PAVEMENT MARKINGS  
AND SIGNAGE PLAN  
FLORIDA  
CITY OF HOLLYWOOD

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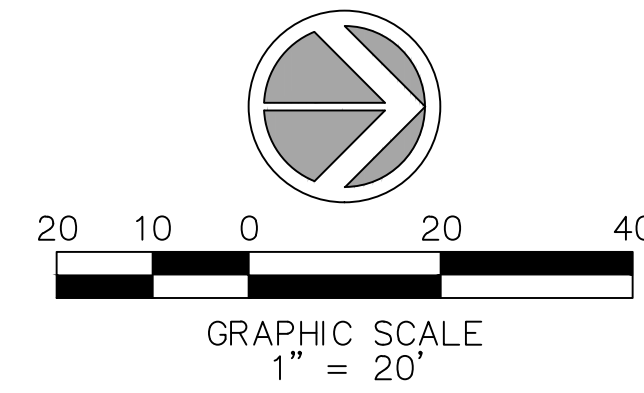
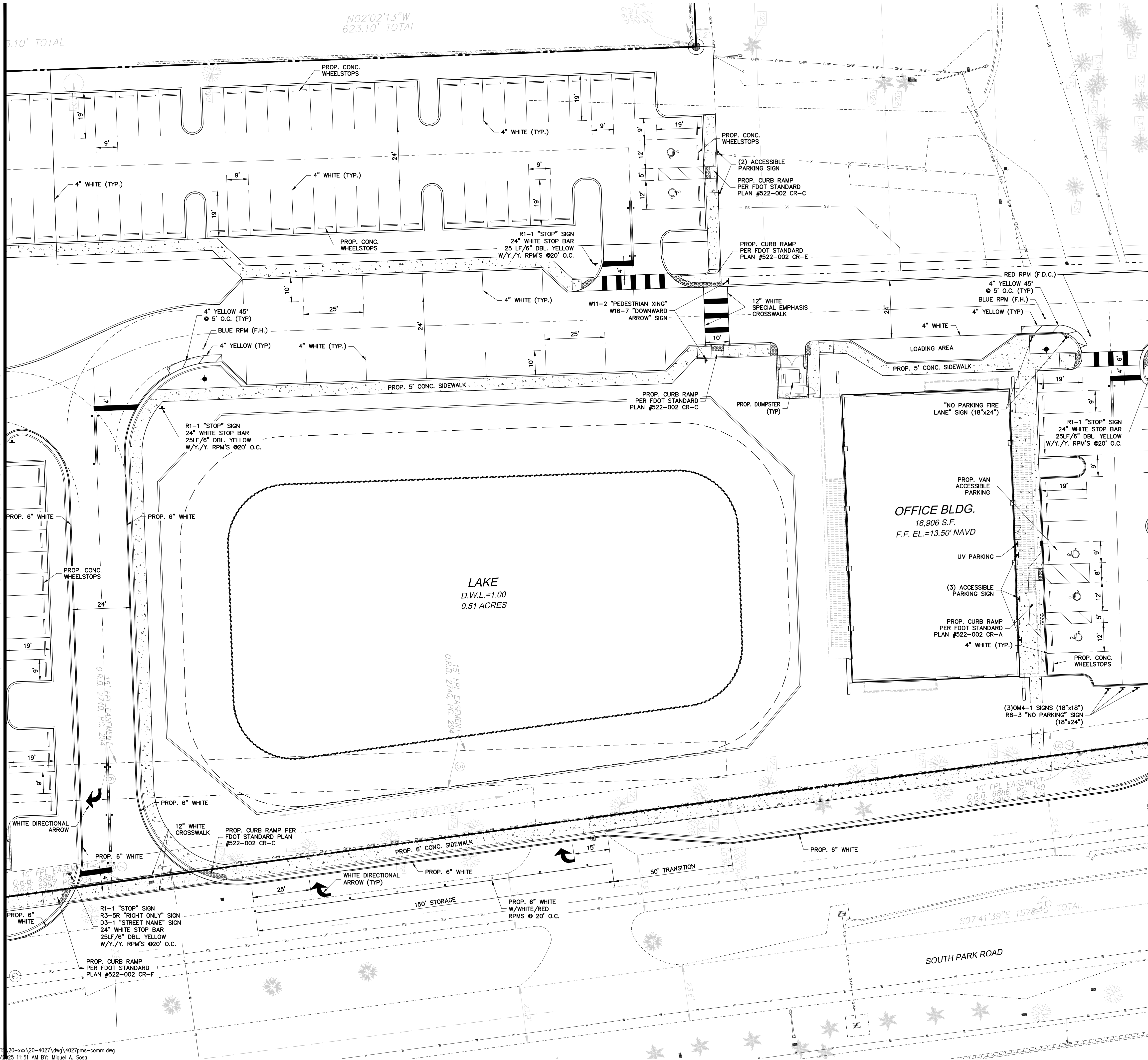


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PLOT DATE: 1/7/2025 11:51 AM BY: Miguel A. Sosa  
LAYOUT: [PMS-3]

MATCH LINE FOR CONTINUATION SEE SHEET PMS-2

MATCH LINE FOR CONTINUATION SEE SHEET PMS-4



PAVEMENT MARKING AND SIGNING NOTES:

1. FIRST LIFT OF ASPHALT STRIPING SHALL BE PAINT. THE SECOND LIFT SHALL BE THERMOPLASTIC.
2. A MINIMUM OF 3/4" OF ASPHALT SHALL BE INSTALLED AS FINAL LIFT.
3. STOP SIGNS (R1-1) SHALL BE 30"x30".
4. REFER TO B.C.T.E.D. STANDARD DETAIL SHEET, MARCH 1999 FOR ADDITIONAL INFORMATION.
5. ALL SIGNS MUST MEET BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND M.U.T.C.D. AND SHALL BE TRADE MARKED.
6. STREET SIGNS (D3-1) & STOP SIGNS (R1-1) SHALL BE HIGH INTENSITY.
7. ALL STOP SIGNS (R1-1) TO INCLUDE (D3-1) STREET NAME SIGNS

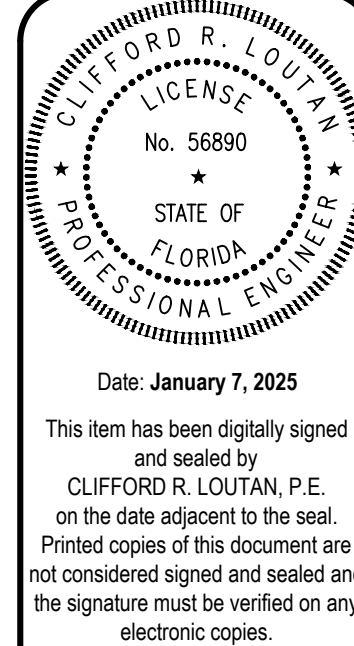
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PARK ROAD COMMERCIAL  
PAVEMENT MARKINGS  
AND SIGNAGE PLAN  
FLORIDA  
CITY OF HOLLYWOOD

DATE: 8/22/24  
SCALE: 1" = 20'  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027



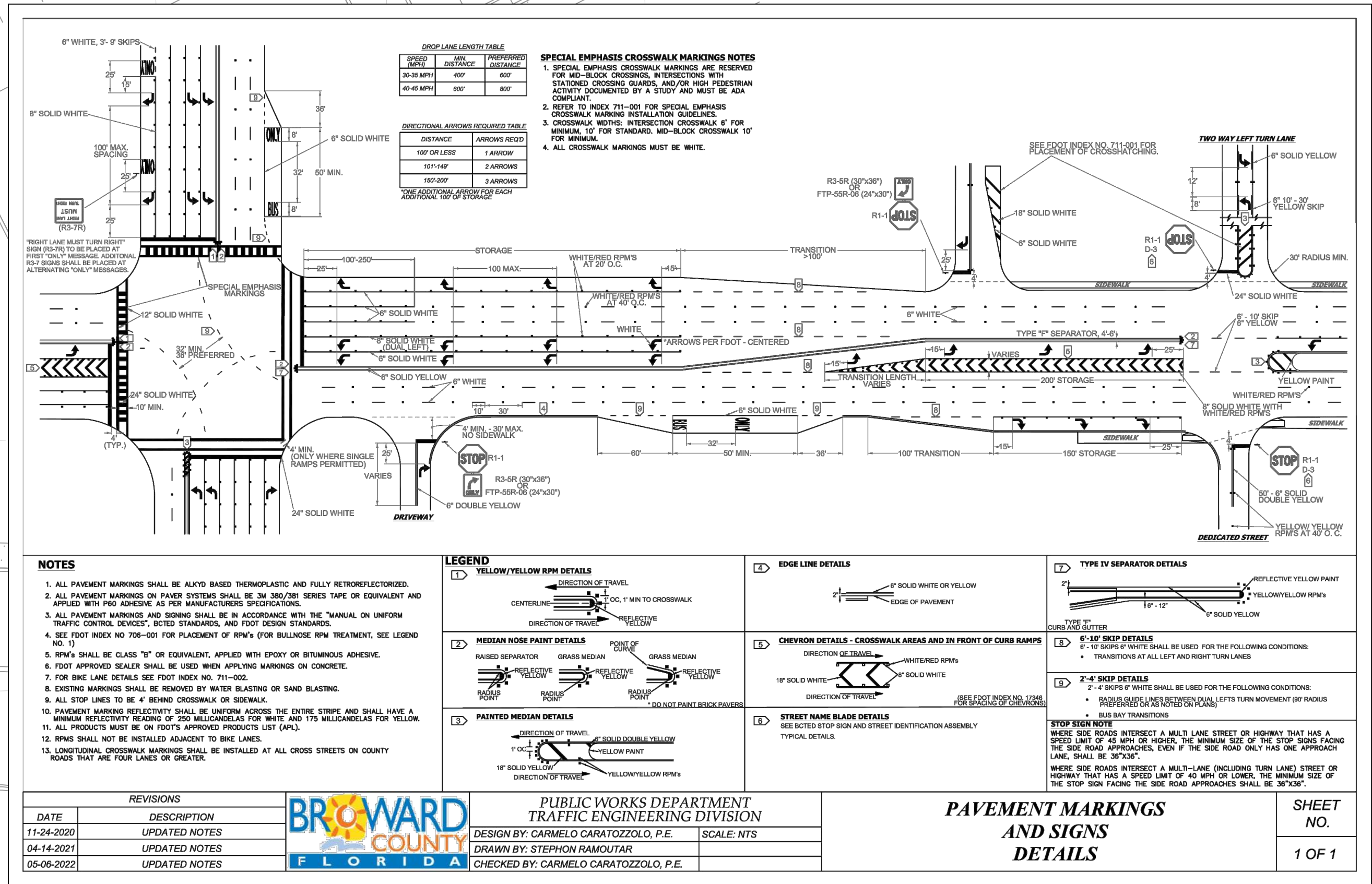
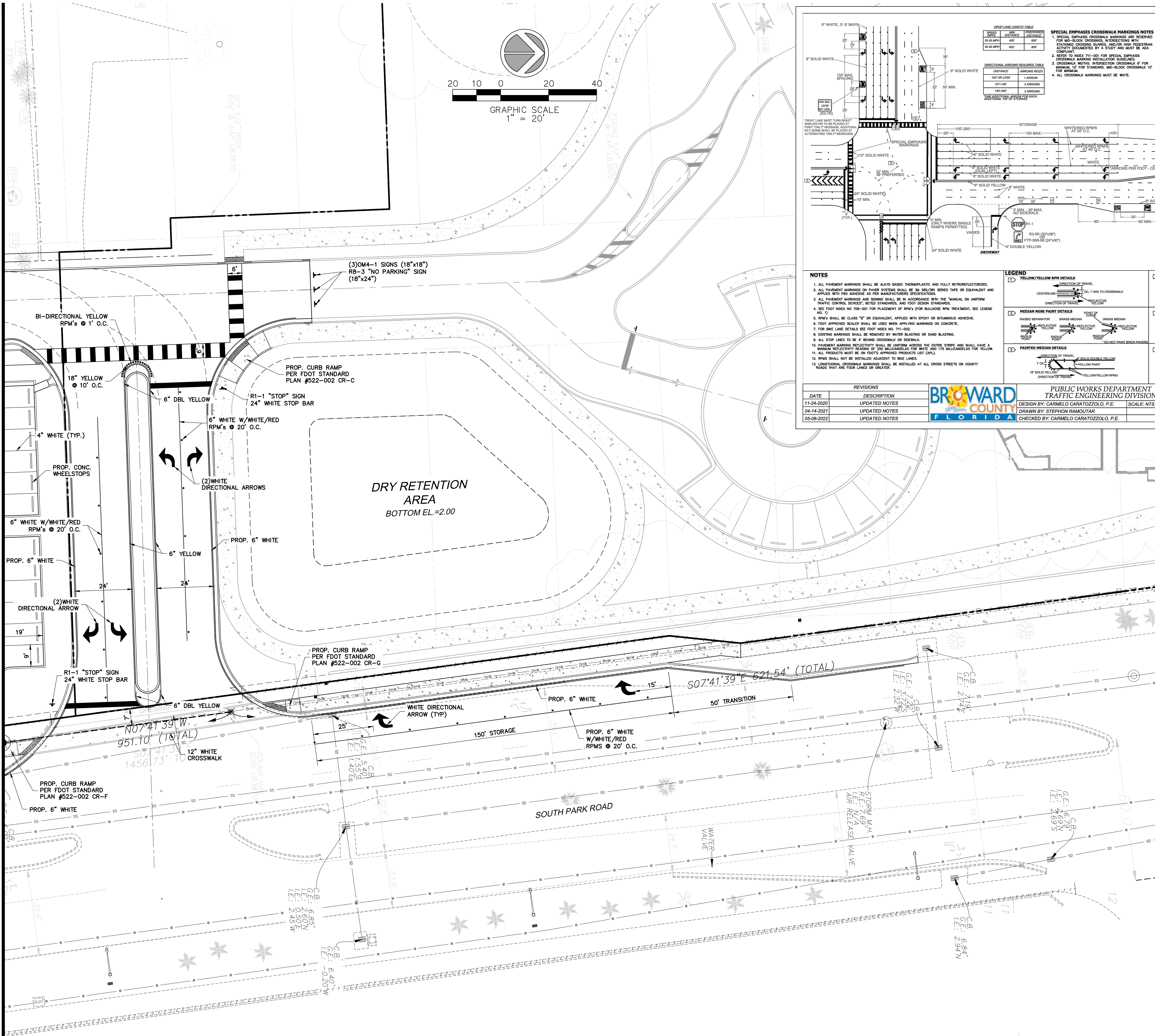
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PMS-3



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PLOT DATE: 1/7/2025 11:51 AM BY: Miguel A. Sosa  
LAYOUT: [PMS-4]

MATCH LINE FOR CONTINUATION SEE SHEET PMS-3



**PAVEMENT MARKING AND SIGNING NOTES:**

- FIRST LIFT OF ASPHALT STRIPING SHALL BE PAINT. THE SECOND LIFT SHALL BE THERMOPLASTIC.
- A MINIMUM OF 3/4" OF ASPHALT SHALL BE INSTALLED AS FINAL LIFT.
- STOP SIGNS (R1-1) SHALL BE 30"x30".
- REFER TO B.C.T.E.D. STANDARD DETAIL SHEET, MARCH 1999 FOR ADDITIONAL INFORMATION.
- ALL SIGNS MUST MEET BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS AND M.U.T.C.D. AND SHALL BE TRADE MARKED.
- STREET SIGNS (D3-1) & STOP SIGNS (R1-1) SHALL BE HIGH INTENSITY.
- ALL STOP SIGNS (R1-1) TO INCLUDE (D3-1) STREET NAME SIGNS

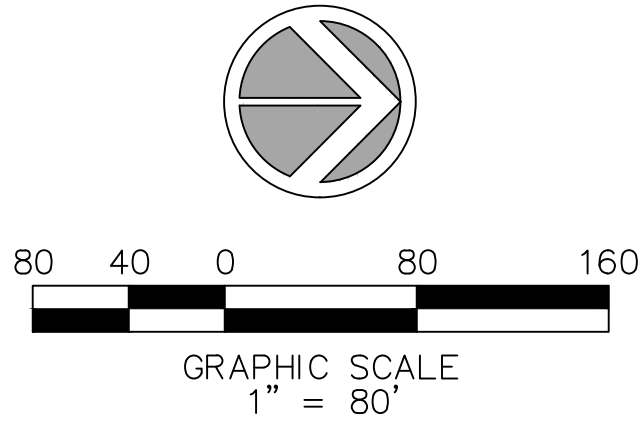
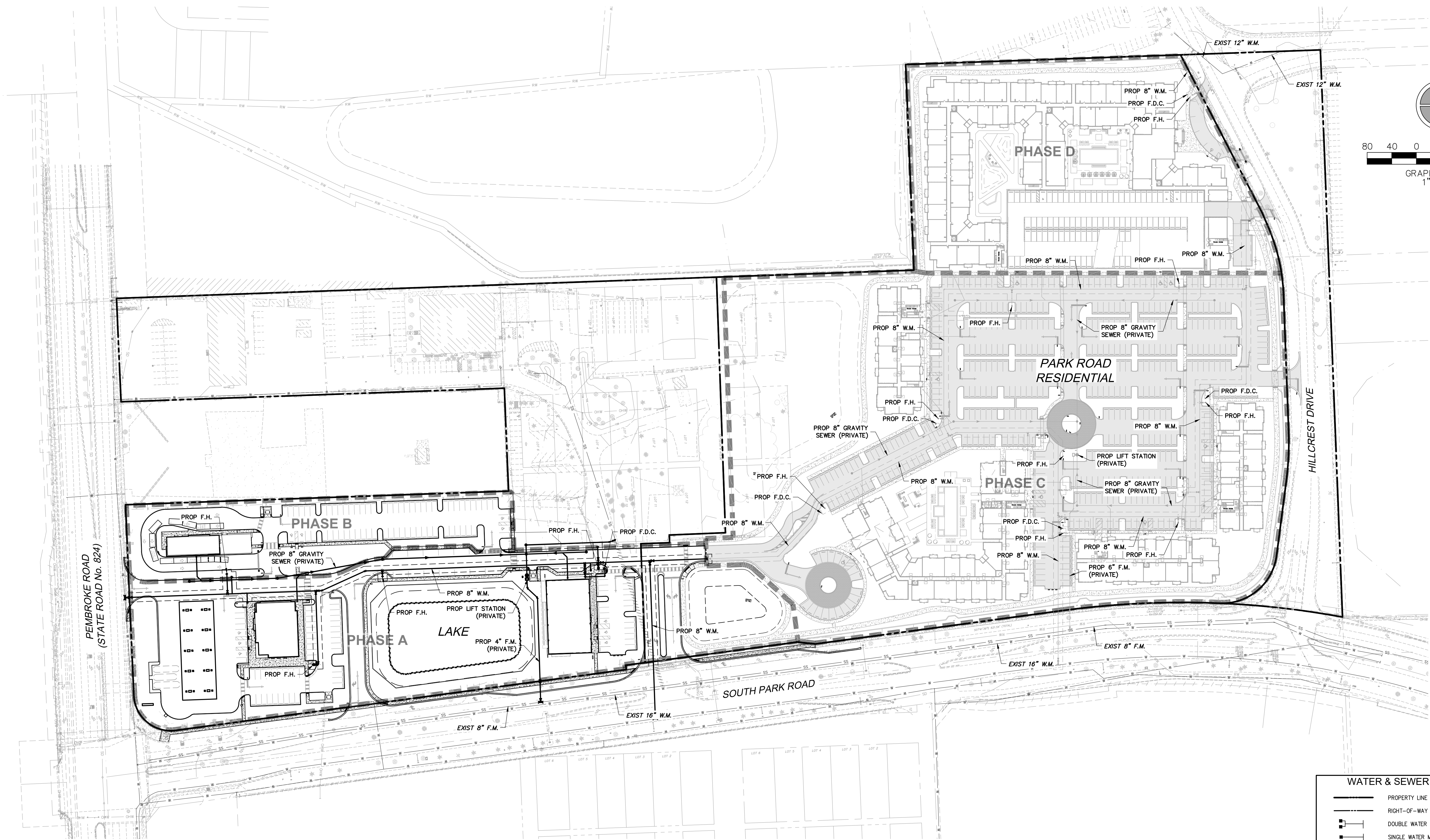
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DATE: 8/22/24  
SCALE: 1" = 20'  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027

CLIFFORD R. LOUTAN  
LICENSE  
No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Date: January 7, 2025  
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LAYOUT: [WS-0]



| WATER & SEWER LEGEND |                                         |
|----------------------|-----------------------------------------|
|                      | PROPERTY LINE                           |
|                      | RIGHT-OF-WAY LINE                       |
|                      | DOUBLE WATER METER SERVICE              |
|                      | SINGLE WATER METER SERVICE              |
|                      | LENGTH, SIZE & TYPE OF WATER MAIN       |
|                      | FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY |
|                      | PROPOSED GATE VALVE                     |
|                      | PROPOSED CHECK VALVE                    |
|                      | BACTERIOLOGICAL SAMPLING POINT          |
|                      | EXISTING OR FUTURE UTILITIES            |
|                      | DRAINAGE STRUCTURE w/PIPE               |
|                      | D.I.P. PIPE                             |
|                      | EXIST. UTILITY DEMOLITION               |
|                      | RIM ELEVATION                           |
|                      | INVERT ELEVATION                        |
|                      | MANHOLE DESIGNATION                     |
|                      | LENGTH & SLOPE OF PIPE                  |
|                      | DOUBLE SEWER LATERAL                    |
|                      | SINGLE SEWER LATERAL                    |
|                      | CLEAN OUT TO GRADE                      |
|                      | PROP LIGHT POLE                         |

| REVISIONS |             |
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PARK ROAD COMMERCIAL

CITY OF HOLLYWOOD

FLORIDA

WATER & SEWER

OVERALL PLAN

DATE: 8/22/24  
SCALE: 1"=80'  
DESIGNED BY: M.G.  
DRAWN BY: A.V.  
JOB #: 20-4027

CLIFFORD R. LOUTAN

LICENSE

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STATE OF FLORIDA

PROFESSIONAL ENGINEER

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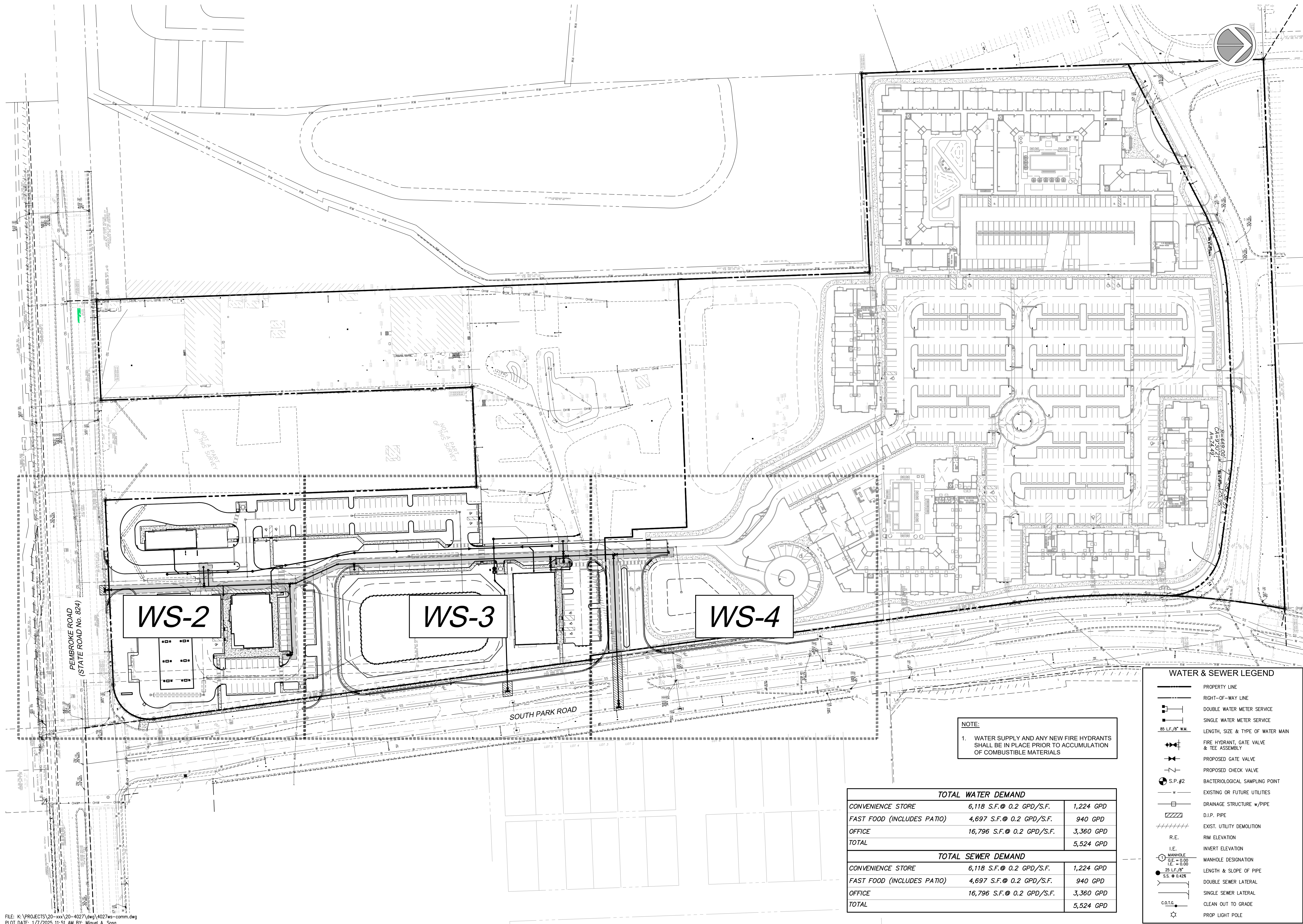
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Phone (954) 777-3123  
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PLOT DATE: 1/7/2025 11:51 AM BY: Miguel A. Sosa  
LAYOUT: [WS-1]



NOTE:  
1. WATER SUPPLY AND ANY NEW FIRE HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS

| TOTAL WATER DEMAND         |                            |           |
|----------------------------|----------------------------|-----------|
| CONVENIENCE STORE          | 6,118 S.F. @ 0.2 GPD/S.F.  | 1,224 GPD |
| FAST FOOD (INCLUDES PATIO) | 4,697 S.F. @ 0.2 GPD/S.F.  | 940 GPD   |
| OFFICE                     | 16,796 S.F. @ 0.2 GPD/S.F. | 3,360 GPD |
| TOTAL                      |                            | 5,524 GPD |

| TOTAL SEWER DEMAND         |                            |           |
|----------------------------|----------------------------|-----------|
| CONVENIENCE STORE          | 6,118 S.F. @ 0.2 GPD/S.F.  | 1,224 GPD |
| FAST FOOD (INCLUDES PATIO) | 4,697 S.F. @ 0.2 GPD/S.F.  | 940 GPD   |
| OFFICE                     | 16,796 S.F. @ 0.2 GPD/S.F. | 3,360 GPD |
| TOTAL                      |                            | 5,524 GPD |

| WATER & SEWER LEGEND |                                         |
|----------------------|-----------------------------------------|
|                      | PROPERTY LINE                           |
|                      | RIGHT-OF-WAY LINE                       |
|                      | DOUBLE WATER METER SERVICE              |
|                      | SINGLE WATER METER SERVICE              |
|                      | LENGTH, SIZE & TYPE OF WATER MAIN       |
|                      | FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY |
|                      | PROPOSED GATE VALVE                     |
|                      | PROPOSED CHECK VALVE                    |
|                      | BACTERIOLOGICAL SAMPLING POINT          |
|                      | EXISTING OR FUTURE UTILITIES            |
|                      | DRAINAGE STRUCTURE w/PIPE               |
|                      | D.I.P. PIPE                             |
|                      | EXIST. UTILITY DEMOTION                 |
|                      | R.E.                                    |
|                      | INVERT ELEVATION                        |
|                      | MANHOLE DESIGNATION                     |
|                      | LENGTH & SLOPE OF PIPE                  |
|                      | DOUBLE SEWER LATERAL                    |
|                      | SINGLE SEWER LATERAL                    |
|                      | CLEAN OUT TO GRADE                      |
|                      | PROP LIGHT POLE                         |

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |

DATE: 8/22/24  
SCALE: N.T.S.  
DESIGNED BY: M.G.  
DRAWN BY: I.A.B.  
JOB #: 20-4027

CLIFFORD R. LOUTAN  
P.E.  
No. 56890  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

Date: January 7, 2025  
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.