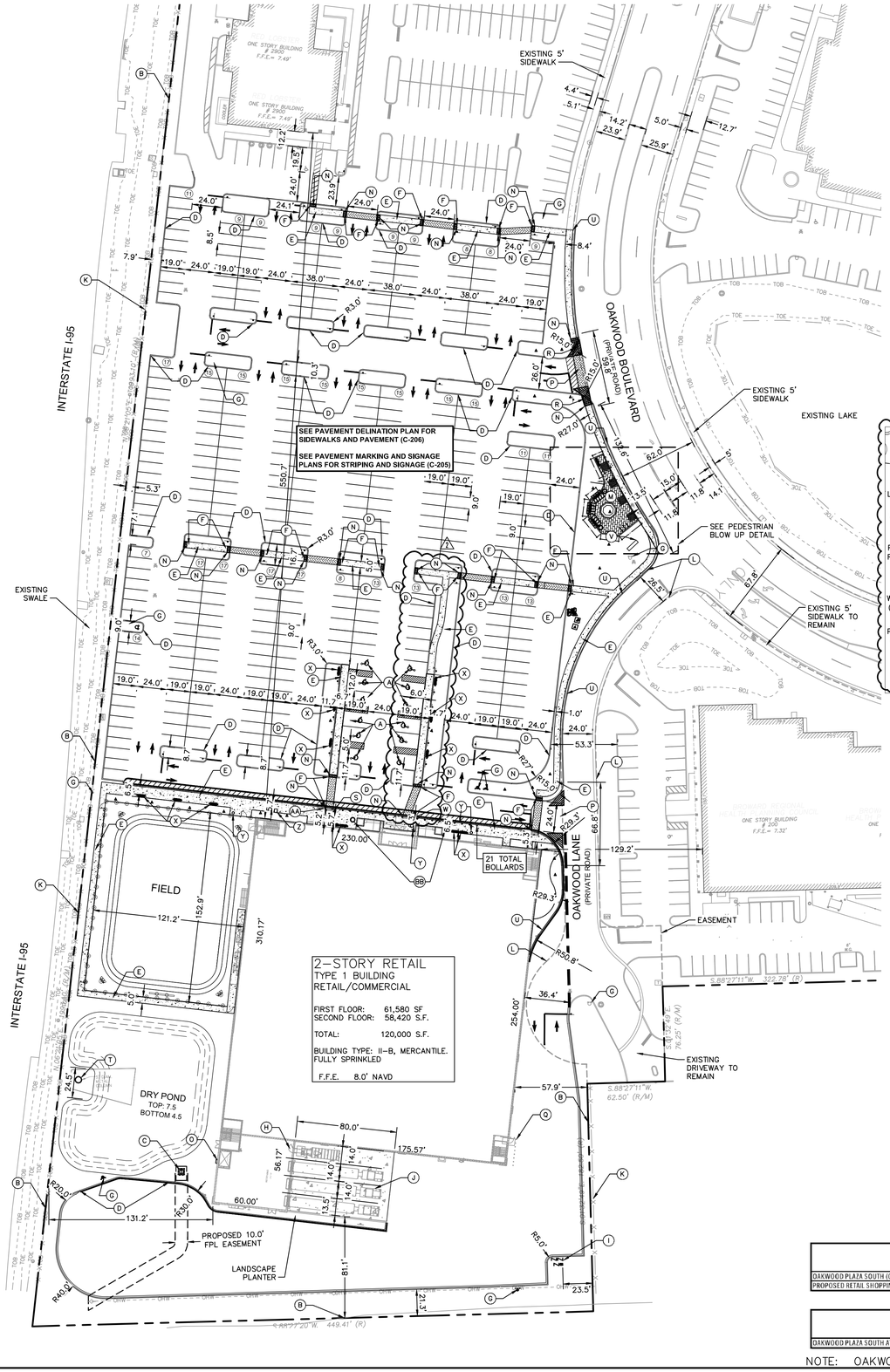


SITE LEGEND

- (A) ACCESSIBLE PARKING SPACE (TYP.) (SEE SHEET C-201 FOR DETAIL, WITH ADA SIGN)
- (B) PROPERTY LINE
- (C) CONCRETE TRANSFORMER PAD AND TRANSFORMER, CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (D) 6" TYPE 'D' CURB (SEE SHEET C-202 AND SHEET C-206)
- (E) STANDARD DUTY CONCRETE SIDEWALK (5' MIN) (SEE SHEET C-202 AND SHEET C-206)
- (F) FDOT CURB RAMP TYPE CR-E INDEX 522-002 (SEE SHEET C-201 FOR DETAIL AND SHEET C-206)
- (G) PROPOSED OR EXISTING FIRE HYDRANTS
- (H) COMPACTOR (SEE SHEET C-201)
- (I) WATER/ FIRE EQUIPMENT
- (J) LOADING DOCK (SEE ARCH PLANS)
- (K) EXISTING FENCE TO REMAIN
- (L) EXISTING ACCESS EASEMENT
- (M) PEDESTRIAN PLAZA (SEE SHEET L-301 AND BLOW UP BELOW)
- (N) DETECTABLE WARNING PER FDOT INDEX 522-002 (SEE SHEET C-201)
- (O) GAS METER (SEE ARCH. PLANS)
- (P) ASPHALT DRIVEWAY (SEE SHEET C-350 AND DETAIL C-20 ON SHEET C-202)
- (Q) PROPOSED BOLLARDS (SEE SHEET C-201)
- (R) FDOT CURB RAMP TYPE CR-F INDEX 522-002 (SEE SHEET C-201 FOR DETAIL AND SHEET C-206)
- (S) FDOT CURB RAMP TYPE CR-A INDEX 522-002 (SEE SHEET C-201 FOR DETAIL AND SHEET C-206)
- (T) EXISTING FREEWAY SIGN TO REMAIN (LONG TERM LEASE WITH OWNER/SIGN COMPANY)
- (U) 6" TYPE 'F' CURB AND GUTTER (SEE DETAIL C-26 ON SHEET C-202)
- (V) PROPOSED MONUMENT SIGN (SIGN WILL BE UP TO MAXIMUM ALLOWED BY CODE, DESIGN WILL BE SUBMITTED WITH PERMIT APPLICATION)
- (W) FDOT CURB RAMP TYPE CR-C INDEX 522-002 (SEE SHEET C-201 FOR DETAIL)
- (X) BENCH (SEE LANDSCAPING PLANS)
- (Y) TRASH BIN (SEE LANDSCAPING PLANS)
- (Z) BIKE RACK (SEE LANDSCAPING PLANS)
- (AA) BOLLARD (SEE LANDSCAPING PLANS)
- (BB) LARGE PLANTER (SEE LANDSCAPING PLANS)

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MAIL DELIVERY NOTE
MAIL DELIEVERY WILL BE INSIDE STORE

SITE LIGHTING CONFORMANCE NOTE
THE SIGHT LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED LIGHTING WITH MAX FOOT CANDLE LEVEL AT ALL PROPERTY LINES = 0.5 (ADJACENT TO RESIDENTIAL).

GREEN ORDINANCE NOTE
FLORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

MECHANICAL EQUIPMENT NOTE
ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

PHASING INFORMATION
SITE WILL BE CONSTRUCTED WITH PAD FOR BUILDING. BUILDING WILL BE CONSTRUCTED AFTER SITE IS CLOSE TO COMPLETE AND SIGNED OFF.

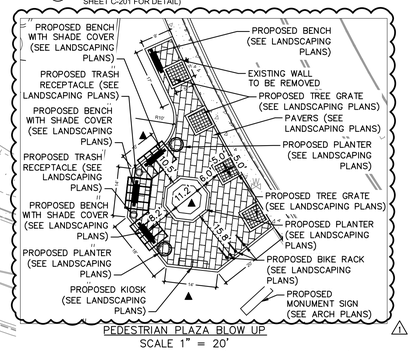
SITE PLAN APPROVAL NOTE
CHANGES TO THE DESIGN OF THE SITE PLAN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

ADA NOTE
ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS ALONG ALL SIDEWALKS AND ADA PATHS

NOTES:
-ALL CURB RADII ARE 3' ON ALL LANDSCAPING ISLANDS UNLESS OTHERWISE NOTED.

SIGNAGE NOTE:
-ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE OAKWOOD SIGN REGULATIONS

LEGEND
- PROPERTY LINE
- PROPOSED CURB
- EXISTING EASEMENTS
- PROPOSED CURB AND GUTTER
- STANDARD DUTY PAVEMENT
- HEAVY DUTY ASPHALT
- VISIBILITY TRIANGLE (12'X12')
- ADA DETECTABLE WARNING
- PROPOSED LIGHT POLES (SEE SHEET SL200)
- EXISTING SIDEWALK
- PROPOSED SIDEWALK (STANDARD GREY CONCRETE WITH BROOM FINISH)
- 6X9, 3 1/8" CROSSWALK VEHICULAR PAVERS FROM BELGARD PATTERN: HERRINGBONE
- 12X6, 2 3/8" PEDESTRIAN PAVERS FROM BELGARD PATTERN 1/2 RUNNING BOND



PEDESTRIAN PLAZA BLOW UP
SCALE 1" = 20'

LEGAL DISCRIPTION — PARCEL 2:

(LUPA SOUTH):

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95; THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL; THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL; THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET; THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET; THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET; THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET; THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

SITE DATA (WORK AREA)

PROJECT DESCRIPTION:

PARCEL ID: 514204120620 & 514204120627

LOCATION: HOLLYWOOD, FL

ADDRESS: 2800 OAKWOOD BLVD HOLLYWOOD FL 33020

LAND USE: OAKWOOD ACTIVITY CENTER

ZONING DISTRICT: OAKWOOD PLAZA PD

FLOOD ZONE: ZONE AE AND ZONE X

SITE AREA:

SITE COVERAGE:	PROVIDED	
BUILDING AREA:	1.71 A.C.	
OPEN SPACE:	1.54 A.C.	
IMPERVIOUS AREA:	5.06 A.C.	
TOTAL:	8.20 A.C.	357,100 S.F.

BUILDING SETBACKS:	REQUIRED	PROVIDED
EAST:	0	57.9'
SOUTH:	0	81.1'
WEST:	0	131.2'
NORTH:	0	N/A (INTERNAL PARCEL LINE)

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH (FRONT):	0	0
EAST (SIDE):	0	1.0'
SOUTH (REAR):	0	21.3'
WEST (SIDE):	0	5.3'

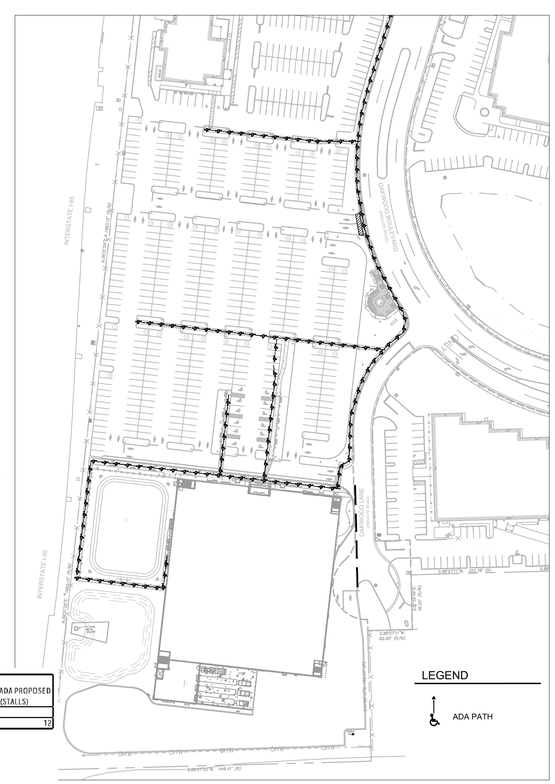
BUILDING HEIGHT:	MAXIMUM	PROVIDED
	300'	64'
BUILDING STORIES:	30	2

PARKING SUMMARY:

	SQUARE FOOTAGE	PARKING (STALLS)	EXISTING PARKING RATION PER 1000 S.F.	REQUIRED PARKING RATIO WITH 3.5/1000	PARKING REMOVED WITH DEMOLITION (STALLS)	PARKING SURPLUS (STALLS)	TOTAL ADA REQUIRED (STALLS)	TOTAL ADA PROPOSED (STALLS)
OAKWOOD PLAZA SOUTH (CURRENT)	317,972	2,024	6.37	1,113	N/A	911		
PROPOSED RETAIL SHOPPING CENTER	120,000	398	N/A	420	667		9	12

	SQUARE FOOTAGE	PARKING (STALLS)	EXISTING PARKING RATION PER 1000 S.F.	REQUIRED PARKING RATIO WITH 3.5/1000	PARKING SURPLUS (STALLS)
OAKWOOD PLAZA SOUTH AT PROJECT COMPLETION	437,972	1,755	4.01	1,533	222

NOTE: OAKWOOD PLAZA PD GUIDELINES ALLOWS SHARED PARKING IN SHOPPING CENTER



ADA PATH
1" = 100'

No.	REVISIONS	DATE	BY
1	MINOR SITE CHANGES	1/22/2025	DBT
2	CITY OF HOLLYWOOD PLANNING REVISIONS	9/3/2024	SHB

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL ENGINEER — GREGORY D. WILFONG — No. 63166 — STATE OF FLORIDA

Digitally signed by GREGORY D WILFONG
DN: cn=GREGORY D WILFONG, c=US, o=KIMLEY-HORN AND ASSOCIATES, email=greg.wilfong@kimley-horn.com
Date: 2025.01.22 16:18:04 -05'00'

KHA PROJECT 147507131
DATE 9/3/2024
SCALE AS SHOWN
DESIGNED BY SHB
DRAWN BY SHB
CHECKED BY GDW

SITE PLAN

OAKWOOD SOUTH RETAIL SHOPPING CENTER

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-200

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