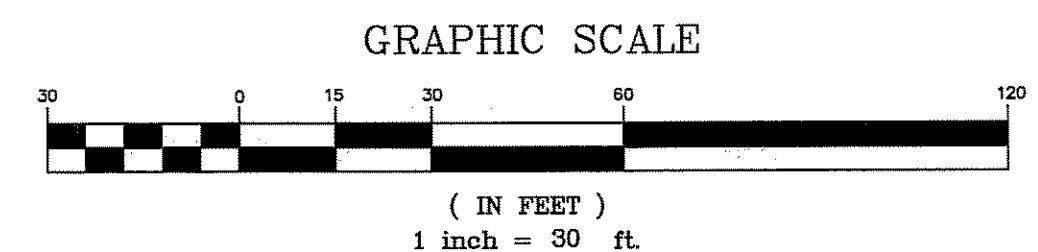
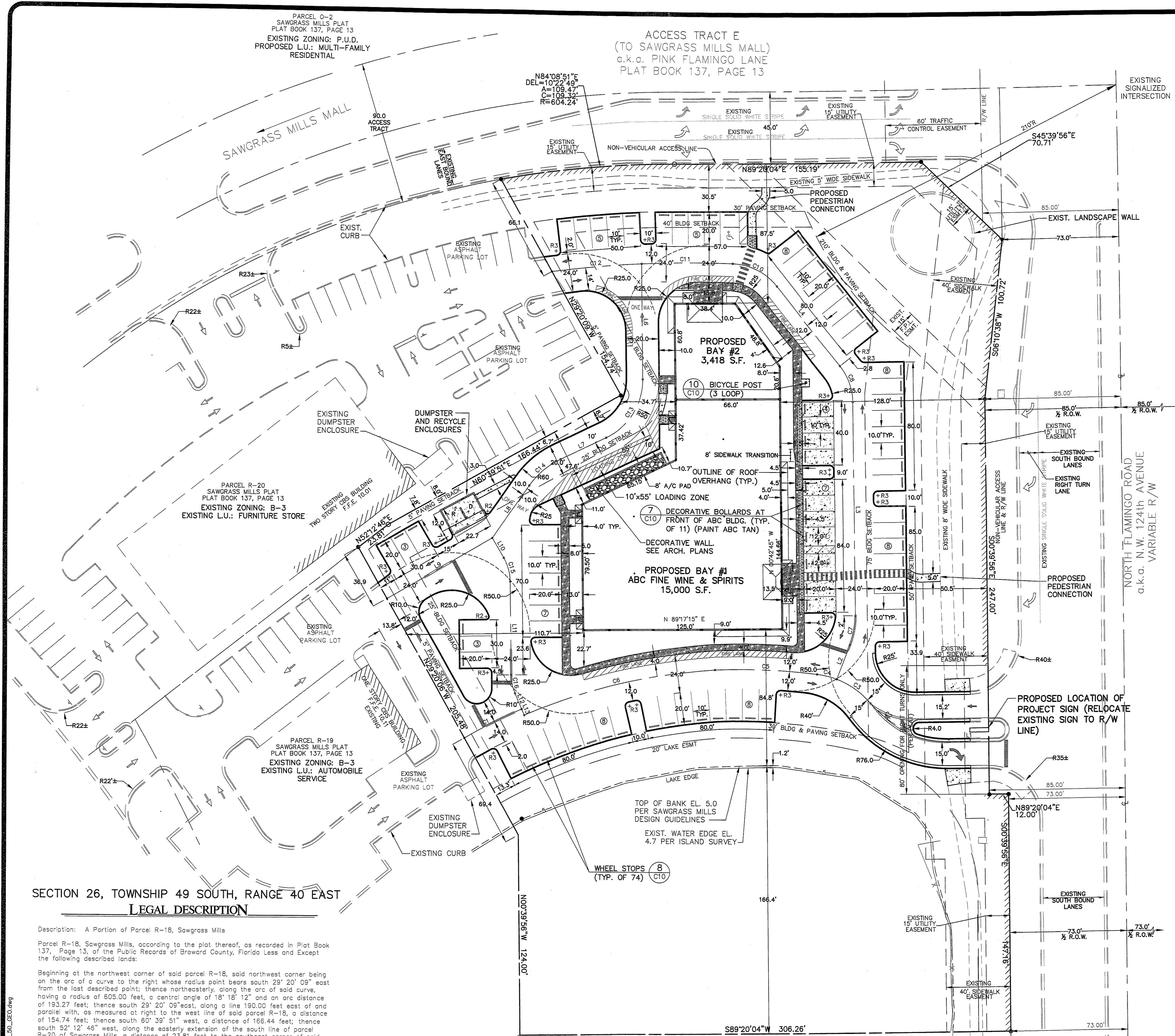


PARCEL 0-2
SAWGRASS MILLS PLAT
PLAT BOOK 137, PAGE 13
EXISTING ZONING: P.U.D.
PROPOSED L.U.: MULTI-FAMILY
RESIDENTIAL

ACCESS TRACT E
(TO SAWGRASS MILLS MALL)
a.k.a. PINK FLAMINGO LANE
PLAT BOOK 137, PAGE 13



- LEGEND:**
- ⑤ NUMBER OF PARKING STALLS
 - DIRECTION OF TRAFFIC
 - [Pattern] STAMPED CONCRETE SIDEWALK (LONDON SLATE)
 - [Pattern] STAMPED CONCRETE SIDEWALK (TRUNCATED DOME)
 - [Pattern] PLATTED NON-VEHICULAR ACCESS LIMITS (AT RIGHT-OF-WAY LINE)

SITE DATA:

ADDRESS: _____ NORTH FLAMINGO ROAD
 EXISTING ZONING: _____ B3 (General Business District)
 PROPOSED ZONING: _____ B3 (General Business District)
 EXISTING LAND USE: _____ COMMERCIAL RETAIL
 PROPOSED LAND USE: _____ COMMERCIAL RETAIL
 SITE AREA: _____ 3.863 ACRES (168,270 SQ. FT.)
 BUILDING AREA:
 ABC (BAY #1): _____ 15,000 SF
 BAY #2: _____ 3,418 SF
 TOTAL: _____ 18,418 SF
 F.A.R. PROVIDED: _____ 0.1095
 BUILDING HEIGHT: _____ 35' ALLOWED BY CODE
 19'-8" TO PROPOSED BUILDING FACADE
 22'-10" TO PROPOSED TOP OF HIP

BUILDING SETBACKS:

MIN. PER CODE	PER MALL GUIDELINES
ROADS: 75 FT. @ TRAFFICWAY	75 FT. @ N. FLAMINGO ROAD
25 FT. @ STREET	40 FT. @ PINK FLAMINGO LANE
	210 FT. @ CORNER (FROM CL)
SIDE: 10 FT.	10 FT.
REAR: 20 FT.	25 FT.
LAKE: N/A	30 FT.

SETBACKS PROVIDED:
 ROADS: 88.5 FT. @ PINK FLAMINGO LN.; 128 FT. @ N. FLAMINGO RD
 SIDE: 34.7 FT.
 REAR: 84.8 FT. (LAKE TOP OF BANK ELEV. 5.0 TO BUILDING)
 166.4 FT. (PROPERTY LINE TO TOP OF BANK ELEV. 5.0)

PARKING DATA:

REQUIREMENTS:
 REQUIRED PARKING: _____ 1 SPACE/250 S.F.
 TOTAL REQ'D. PARKING: _____ 18,418 S.F. / 250 = 73.67 SPACES
 PROPOSED: _____ 74 SPACES (71 STANDARD; 3 H/C)

LOADING SPACE REQ'D: _____ 1 SPACE (10'x40' MIN.)
 PROVIDED: _____ 1 SPACE (10'x55')

BIKE PARKING PROVIDED: _____ 3 SPACES

CURVE TABLE

CURVE	LENGTH	RADIUS	Delta	Tangent
C1	40.09	366.75	61°5'0"	20.07
C2	55.54	63.00	50°30'43"	29.72
C3	26.06	52.00	28°42'38"	13.31
C4	12.70	52.00	13°59'55"	6.38
C5	63.94	380.83	9°37'09"	32.04
C6	123.44	364.75	19°23'28"	62.32
C7	18.94	50.00	21°42'19"	9.59
C8	24.41	37.00	37°48'08"	12.87
C9	-	-	-	-
C10	32.05	37.00	49°37'24"	17.11
C11	57.04	650.17	5°01'36"	28.54
C12	56.43	650.17	4°58'21"	28.23
C13	45.48	40.00	65°08'38"	25.55
C14	25.94	50.00	29°43'38"	13.27
C15	15.43	30.00	29°28'16"	7.89
C16	11.85	30.00	22°37'28"	6.00

LINE TABLE

LINE	LENGTH	BEARING
L1	24.88	S89°20'04"W
L2	22.99	N20°59'34"E
L3	134.11	N00°42'45"W
L4	63.99	N38°30'53"W
L5	-	-
L6	72.85	S00°42'45"E
L7	31.43	S84°25'55"W
L8	40.45	S34°42'14"W
L9	76.12	S59°48'59"W
L10	14.38	S30°11'01"E
L11	58.50	S00°42'45"E
L12	10.59	S23°20'11"E
L13	4.08	S23°20'11"E

- NOTES:**
- 1) DIMENSIONS ARE TO FACE OF CURB.
 - 2) BUILDING ADDRESSES SHALL BE VISIBLE FROM THE ROADWAY.
 - 3) BROWARD COUNTY TRAFFIC ENGINEERING APPROVAL REQUIRED

**SECTION 26, TOWNSHIP 49 SOUTH, RANGE 40 EAST
LEGAL DESCRIPTION**

Description: A Portion of Parcel R-18, Sawgrass Mills

Parcel R-18, Sawgrass Mills, according to the plat thereof, as recorded in Plat Book 137, Page 13, of the Public Records of Broward County, Florida Less and Except the following described lands:

Beginning at the northwest corner of said parcel R-18, said northwest corner being on the arc of a curve to the right whose radius point bears south 29° 20' 09" east from the last described point; thence northeasterly, along the arc of said curve, having a radius of 605.00 feet, a central angle of 18° 18' 12" and on arc distance of 193.27 feet; thence south 29° 20' 09" east, along a line 190.00 feet east of and parallel with, as measured at right to the west line of said parcel R-18, a distance of 154.74 feet; thence south 60° 39' 51" west, a distance of 166.44 feet; thence south 52° 12' 45" west, along the easterly extension of the south line of parcel R-20 of Sawgrass Mills, a distance of 23.81 feet to the southeast corner of said parcel R-20; thence North 29° 20' 09" west along the east boundary of said parcel R-20, a distance of 188.85 feet to the point of beginning.

Said lands lying in the city of Sunrise, Broward County, Florida. Containing 168,270 square feet, or 3.863 acres more or less.

Subject to all easements, reservations and rights of way of record.

REVISIONS

NO.	DATE	BY

DRMP
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 1505 East Colonial Drive - Orlando, Florida 32803
 Phone: 407.896.0594 Fax: 407.896.4836
 Florida Certificate of Authorization No. 26648

Dyer, Riddle, Mills, & Precourt, Inc.

WARNING: IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

JUN 01 2006

JOHN C. KELLY, P.E.
 FLORIDA P.E. #44011

ABC LIQUORS, INC.
 8889 B. ORANGE AVE - ORLANDO, FLA. 32824

ABC FINE WINE & SPIRITS STORE #50
 SAWGRASS MILLS, NORTH FLAMINGO ROAD, SUNRISE, FLORIDA

GEOMETRY PLAN

DRAWN: CKS
 CHECKED: JCK
 DATE: OCT. 2006
 SCALE: 1" = 30'
 JOB NO.: 05-0344.000
 SHEET: C5