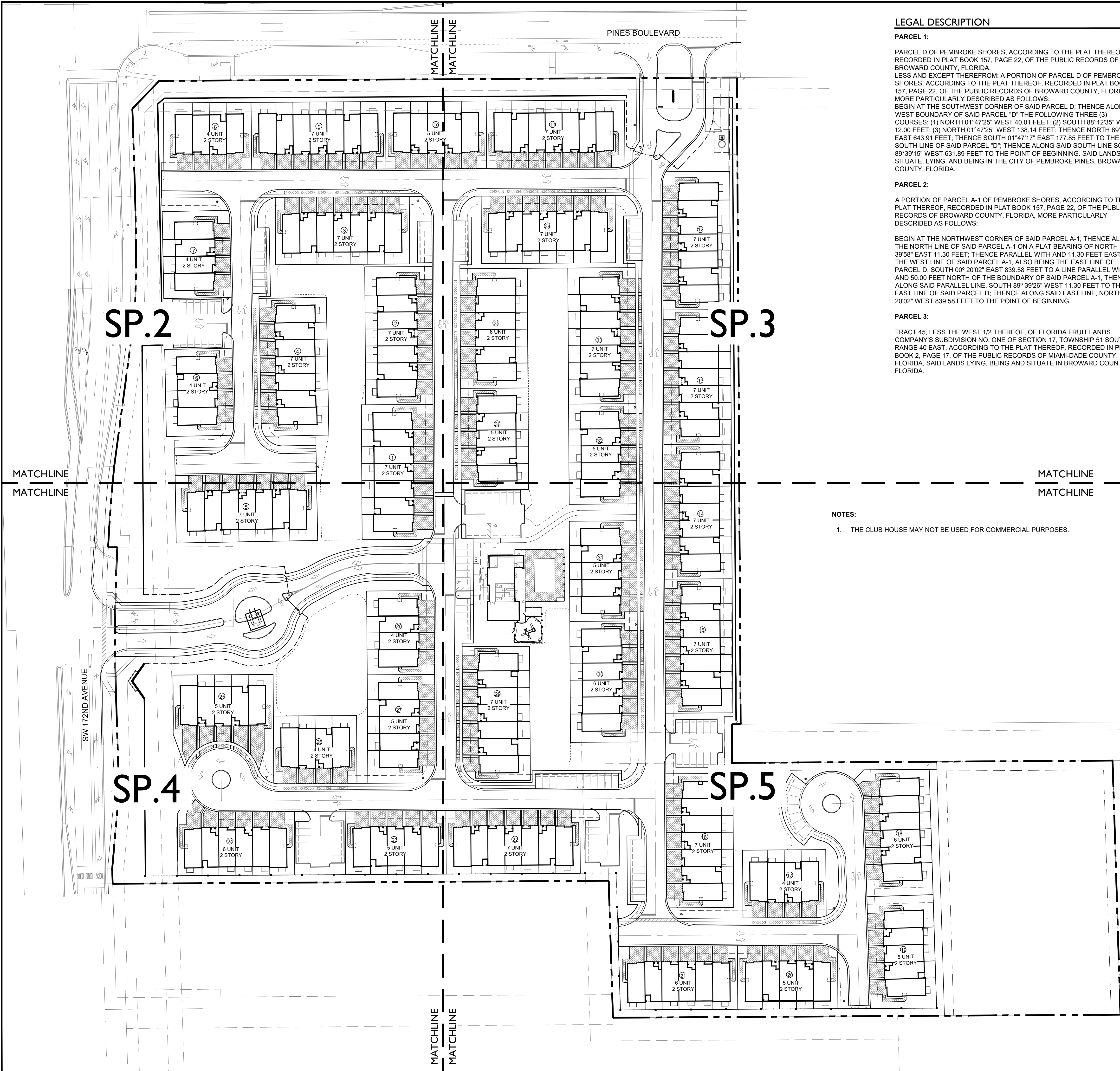




LEGAL DESCRIPTION

PARCEL 1:

PARCEL D OF PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM: A PORTION OF PARCEL D OF PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL D; THENCE ALONG WEST BOUNDARY OF SAID PARCEL "D" THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°47'25" WEST 40.01 FEET; (2) SOUTH 88°12'35" WEST 12.00 FEET; (3) NORTH 01°47'25" WEST 138.14 FEET; THENCE NORTH 89°39'15" EAST 643.91 FEET; THENCE SOUTH 01°47'17" EAST 177.85 FEET TO THE SOUTH LINE OF SAID PARCEL "D"; THENCE ALONG SAID SOUTH LINE SOUTH 89°39'15" WEST 631.89 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

PARCEL 2:

A PORTION OF PARCEL A-1 OF PEMBROKE SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

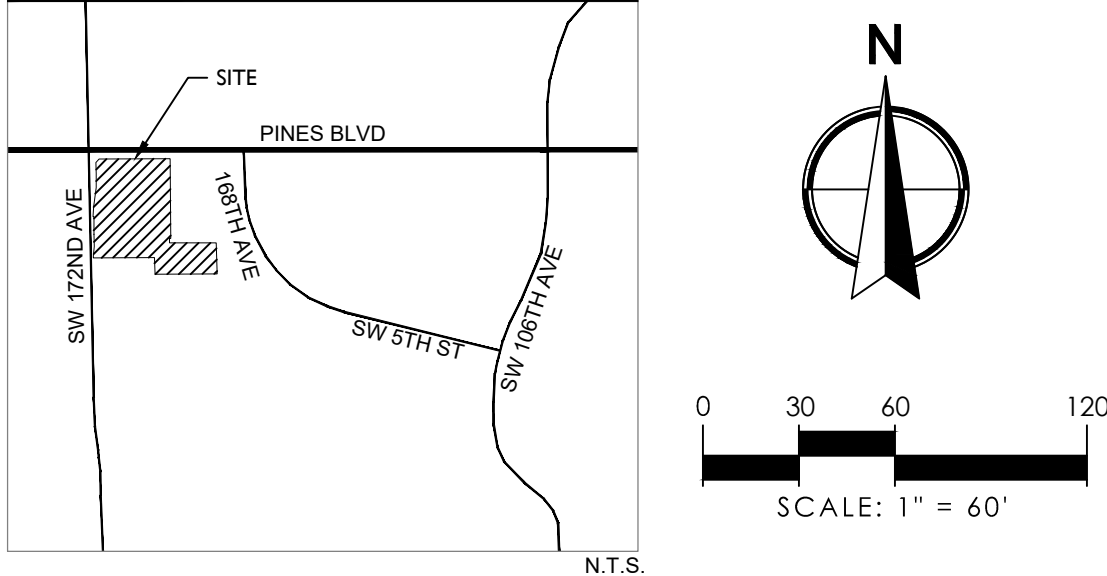
BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL A-1; THENCE ALONG THE NORTH LINE OF SAID PARCEL A-1 ON A PLAT BEARING OF NORTH 89° 39'58" EAST 11.30 FEET; THENCE PARALLEL WITH AND 11.30 FEET EAST OF THE WEST LINE OF SAID PARCEL A-1, ALSO BEING THE EAST LINE OF PARCEL D, SOUTH 00° 20'02" EAST 839.58 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE BOUNDARY OF SAID PARCEL A-1; THENCE ALONG SAID PARALLEL LINE, SOUTH 89° 39'26" WEST 11.30 FEET TO THE EAST LINE OF SAID PARCEL D; THENCE ALONG SAID EAST LINE, NORTH 00° 20'02" WEST 839.58 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TRACT 45, LESS THE WEST 1/2 THEREOF, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. ONE OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

- NOTES:**
1. THE CLUB HOUSE MAY NOT BE USED FOR COMMERCIAL PURPOSES.

LOCATION MAP



SITE DATA

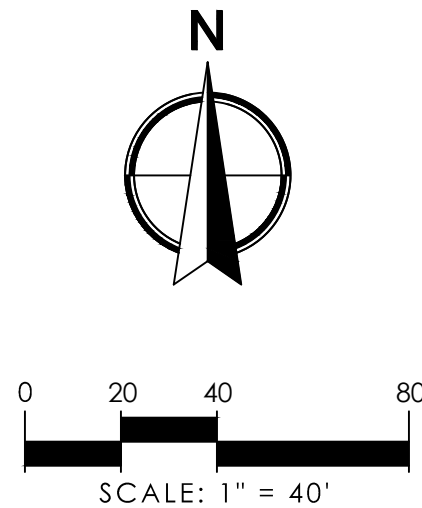
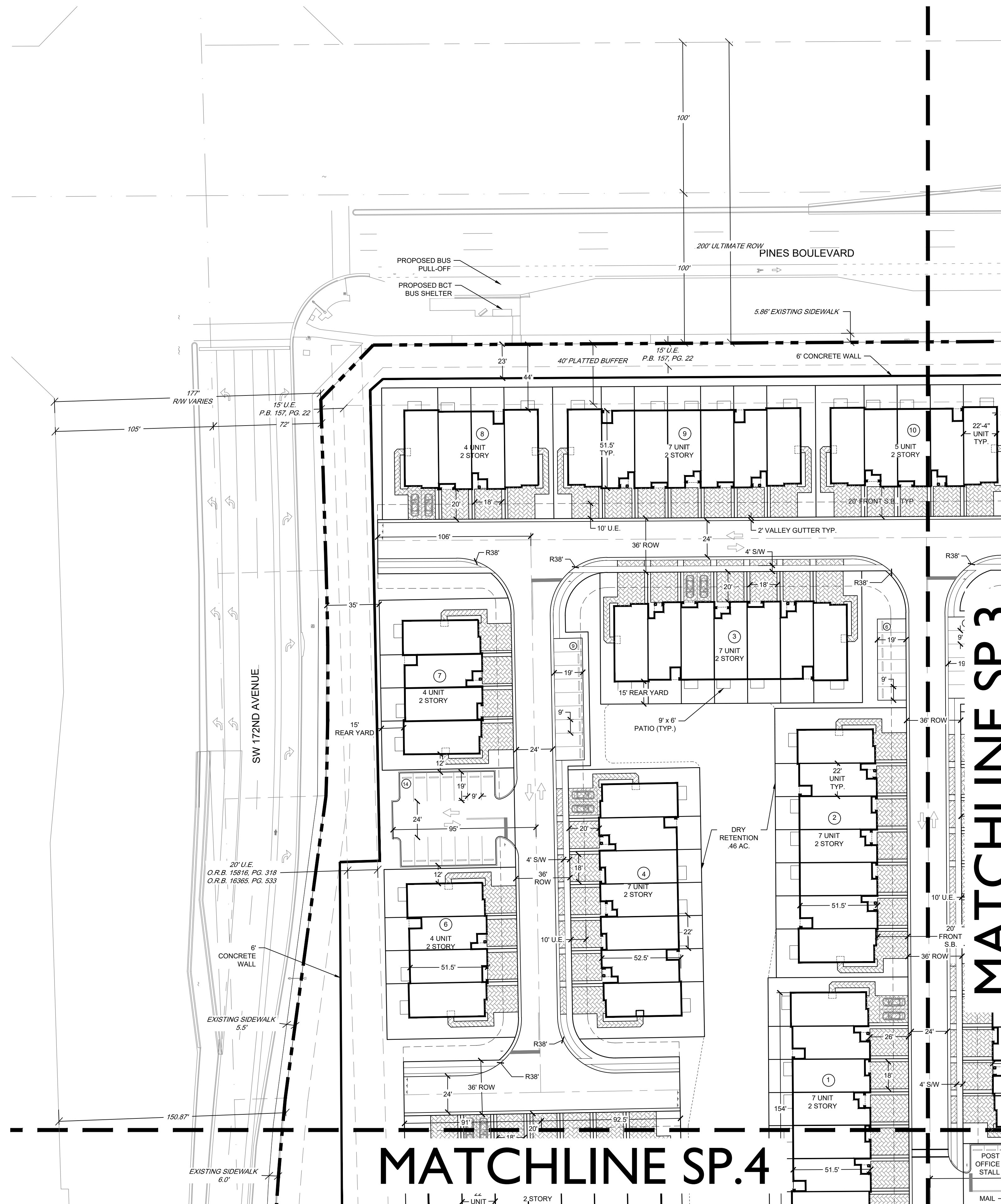
SITE AREA	
GROSS	26.88 AC.
NET	23.50 AC.
GROSS DENSITY	7.84 DU/AC.
NET DENSITY	8.98 DU/AC.
EXISTING LAND USE	COMMERCIAL/IRREGULAR
PROPOSED LAND USE	IRREGULAR RESIDENTIAL
EXISTING ZONING	PUD/A-1
PROPOSED ZONING	PUD
UTILITIES	
ELECTRIC	FPL
WATER AND SEWER	CITY OF PEMBROKE PINES
TOTAL UNIT COUNT	211 UNITS
4 UNIT (6)	24
5 UNIT (9)	45
6 UNIT (5)	30
7 UNIT (16)	112
SQUARE FOOTAGE OF UNITS	
3 BEDROOM	1,731 SF.
4 BEDROOM	1,855 TO 1,955 SF.
BUILDING COVERAGE	231,740 SF (5.32 AC.)
BUILDING HEIGHT	31'-6" (TWO STORY)
TOTAL REQUIRED PARKING SPACES	538 SP.
PER UNIT (2 PER UNIT)	422 SP.
GUEST SPACES (5.5 PER PER 10 UNITS)	116 SP.
TOTAL PROVIDED PARKING SPACES	*759 SP.
GARAGE PARKING	211 SP.
DRIVEWAY PARKING (2 CARS PER UNIT)	418 SP.
DRIVEWAY PARKING (3 CARS PER UNIT)	6 SP.
TOTAL ON-STREET GUEST PARKING	124 SP.
STANDARD GUEST PARKING	122 SP.
ADA GUEST PARKING	2 SP.
RESERVED POST OFFICE VEHICLE	1 SP.
*2.6 SPACES/UNIT EXCLUDING GARAGE PARKING	
3.6 SPACES/UNIT TOTAL	
OPEN SPACE	
REQUIRED	9.4 AC (35% GROSS AC.)
PROPOSED	11.09 AC (41.2% GROSS AC.)
TOTAL DRY RETENTION	1.54 AC.
TOTAL RECREATION AREA	0.35 AC.

LEGEND

AC. = ACRES	O.R.B. = OFFICIAL RECORD BOOK
D.E. = DRAINAGE EASEMENT	G.S. = GREEN SPACE TRACT
D.U. = DWELLING UNITS	P.B. = PLAT BOOK
EX. = EXISTING	PDR = PROPERTY DEVELOPMENT REGULATIONS
EXT. = EXTERIOR UNIT	PG. = PAGE
FH = FIRE HYDRANT	R. = RADIUS
FLU = FUTURE LAND USE	R.O.W. = RIGHT-OF-WAY
INT. = INTERIOR UNIT	SWW = SIDEWALK
L.A.E. = LIMITED ACCESS EASEMENT	S.B. = SETBACK
L.M.E. = LAKE MAINTENANCE EASEMENT	S.F. = SQUARE FEET
M = MODEL UNIT	TYP = TYPICAL
OHME = OVERHANG/MAINTENANCE EASEMENT	U.E. = UTILITY EASEMENT

NO.	DATE	DESCRIPTION	BY
05-11-20	05-11-20	SITE PLAN RESUBMITTAL	
08-14-20	08-14-20	ENGINEERING REVIEW	
10-28-20	10-28-20	SITE PLAN RESUBMITTAL	
03-04-21	03-04-21	SITE PLAN RESUBMITTAL	
04-26-21	04-26-21	CITY COMMISSION FINAL	

CAD 39/1500-R-SITING	NO.	DATE	DESCRIPTION	BY
39/1500	39/1500	RC		
		KN		
		11-21-19		



LEGEND

AC = ACRES	O/S = OPEN SPACE TRACT
D.E. = DRAINAGE EASEMENT	P.B. = PLAT BOOK
D.U. = DWELLING UNITS	PR = PROPERTY DEVELOPMENT
EX. = EXISTING	REGULATIONS
EXT. = EXTERIOR UNIT	PGR = PAGE
F.D. = FIRE HYDRANT	R = RADIUS
FLU = FUTURE LAND USE	R.O.W. = RIGHT-OF-WAY
INT. = INTERIOR UNIT	S/W = SIDEWALK
L.A.E. = LIMITED ACCESS	S.B. = SETBACK
EASEMENT	S.F. = SQUARE FEET
L.M.E. = LAKE MAINTENANCE	TYP = TYPICAL
EASEMENT	U.E. = UTILITY EASEMENT
M = MODEL UNIT	
OHME = OVERHANG/MAINTENANCE	
EASEMENT	
O.R.B. = OFFICIAL RECORD BOOK	

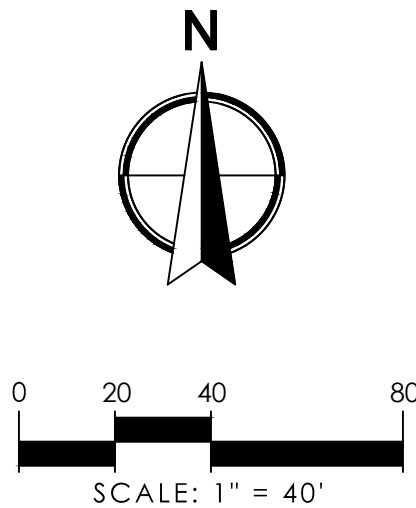
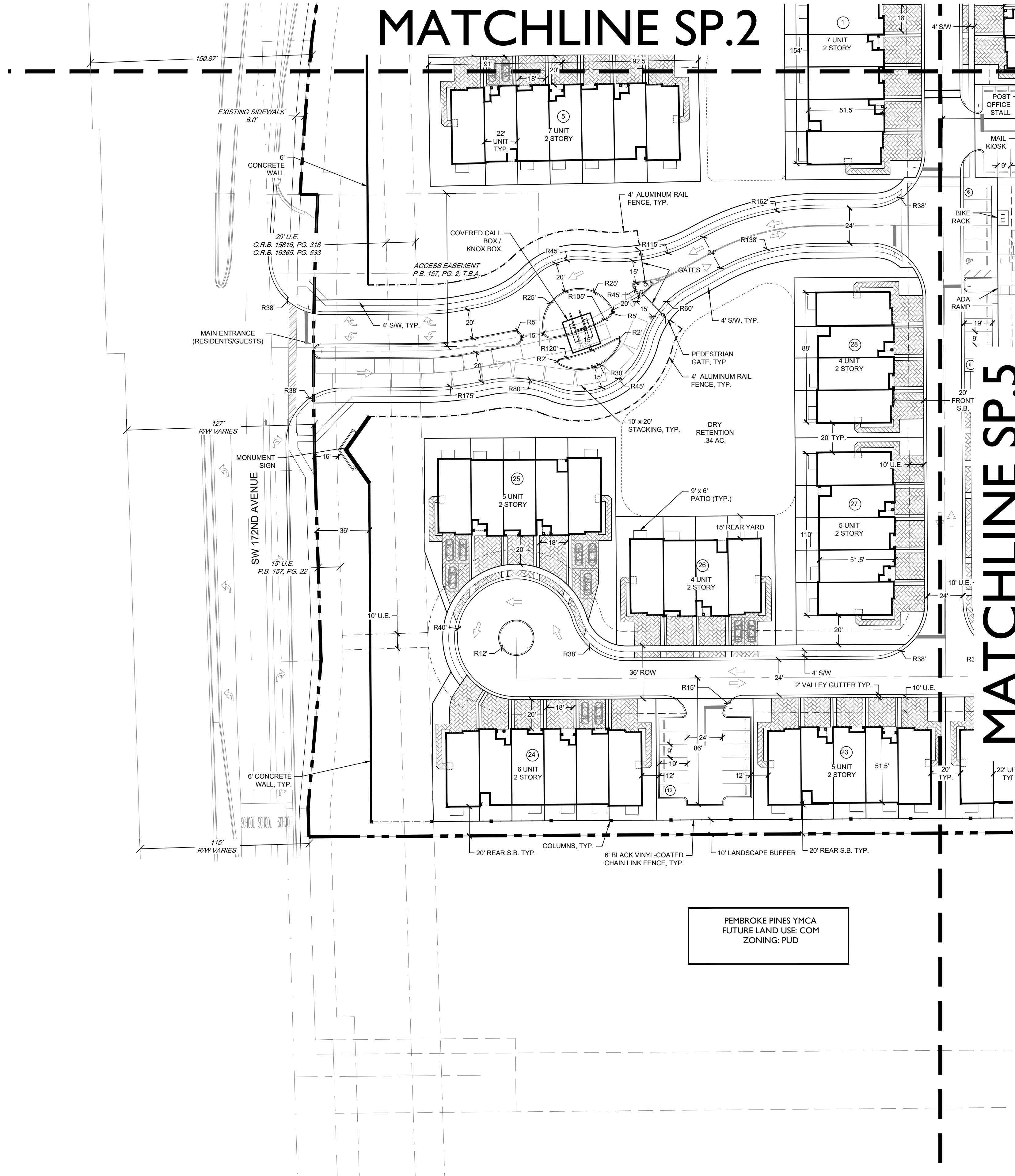
CAD 301600-PLS SITE DWG		REVISIONS	
NO.	DATE	DESCRIPTION	BY
	05-11-20	SITE PLAN RESUBMITTAL	
	08-14-20	ENGINEERING REVIEW	
	10-28-20	SITE PLAN RESUBMITTAL	
	03-24-21	CITY COMMISSION PRELIM	
	04-26-21	CITY COMMISSION FINAL	
	11-21-19		

SITE PLAN

SHEET:
SP-2



C:\pwworking\pwworking\dwg\1301500.dwg 4/26/2021 4:42:27 PM 4/26/2021 4:39:08 PM



LEGEND

- | | |
|--------------------------------------|--|
| AC. = ACRES | O/S = OPEN SPACE TRACT |
| D.E. = DRAINAGE EASEMENT | P.B. = PLAT BOOK |
| D.U. = DWELLING UNITS | PDR = PROPERTY DEVELOPMENT REGULATIONS |
| EX. = EXISTING | PG. = PAGE |
| EXT. = EXTERIOR UNIT | R = RADIUS |
| ⊙ = FIRE HYDRANT | R.O.W. = RIGHT-OF-WAY |
| FLU = FUTURE LAND USE | S/W = SIDEWALK |
| INT. = INTERIOR UNIT | S.B. = SETBACK |
| L.A.E. = LIMITED ACCESS EASEMENT | S.F. = SQUARE FEET |
| L.M.E. = LAKE MAINTENANCE EASEMENT | TYP = TYPICAL |
| M = MODEL UNIT | U.E. = UTILITY EASEMENT |
| OHME = OVERHANG/MAINTENANCE EASEMENT | |
| O.R.B. = OFFICIAL RECORD BOOK | |

**MERRICK SQUARE
TOWNHOMES**

SITE PLAN

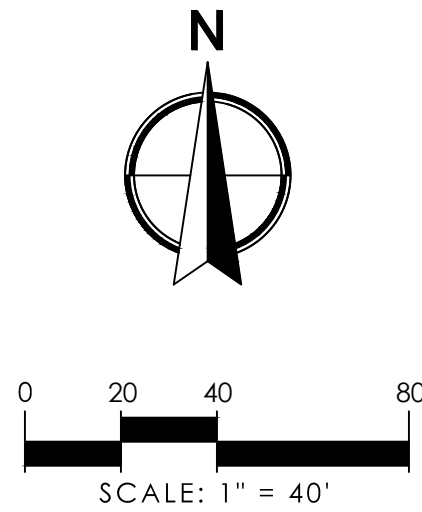
NO.		DATE	DESCRIPTION	BY
CAD 39/1500-PL-SITEDWG				
JOB NO.		39/1500	05-11-20 SITE PLAN RESUBMITTAL	
			08-14-20 ENGINEERING REVIEW	
DRAWN BY		RC	10-28-20 SITE PLAN RESUBMITTAL	
			03-24-21 SITE PLAN RESUBMITTAL	
CHECK BY		KN	04-26-21 CITY COMMISSION FINAL	
DATE		11-21-19		

**SHEET:
SP-4**

Rootsweb Castle C:\pwworking\pwworking\castles\15115004_P1_SITE.dwg --- Plotted: 4/26/2021 4:42:48 PM Server: 4/26/2021 4:39:08 PM

MATCHLINE SP.4

MATCHLINE SP.3



PEMBROKE SHORES PUD
FUTURE LAND USE: IRR
ZONING: PUD

LEGEND

- | | |
|-------------------------------|----------------------------|
| AC. = ACRES | O/S = OPEN SPACE TRACT |
| D.E. = DRAINAGE EASEMENT | P.B. = PLAT BOOK |
| D.U. = DWELLING UNITS | PDR = PROPERTY DEVELOPMENT |
| EX. = EXISTING | REGULATIONS |
| EXT. = EXTERIOR UNIT | PG. = PAGE |
| ⊙ = FIRE HYDRANT | R = RADIUS |
| FLU = FUTURE LAND USE | R.O.W. = RIGHT-OF-WAY |
| INT. = INTERIOR UNIT | S/W = SIDEWALK |
| L.A.E. = LIMITED ACCESS | S.B. = SETBACK |
| EASEMENT | S.F. = SQUARE FEET |
| L.M.E. = LAKE MAINTENANCE | TYP = TYPICAL |
| EASEMENT | U.E. = UTILITY EASEMENT |
| M = MODEL UNIT | |
| OHME = OVERHANG/MAINTENANCE | |
| EASEMENT | |
| O.R.B. = OFFICIAL RECORD BOOK | |

PEMBROKE SHORES PUD
FUTURE LAND USE: IRR
ZONING: PUD

PEMBROKE PINES YMCA
FUTURE LAND USE: COM
ZONING: PUD

PEMBROKE SHORES PUD
FUTURE LAND USE: IRR
ZONING: PUD

MERRICK SQUARE
TOWNHOMES

SITE PLAN

REVISIONS		NO.	DATE	DESCRIPTION	BY
CAD 39/1500-PL-SITEDWG					
JOB NO.	39/1500				
DRAWN BY	RC				
CHECK BY	KN				
DATE	11-21-19				

SHEET:
SP-5