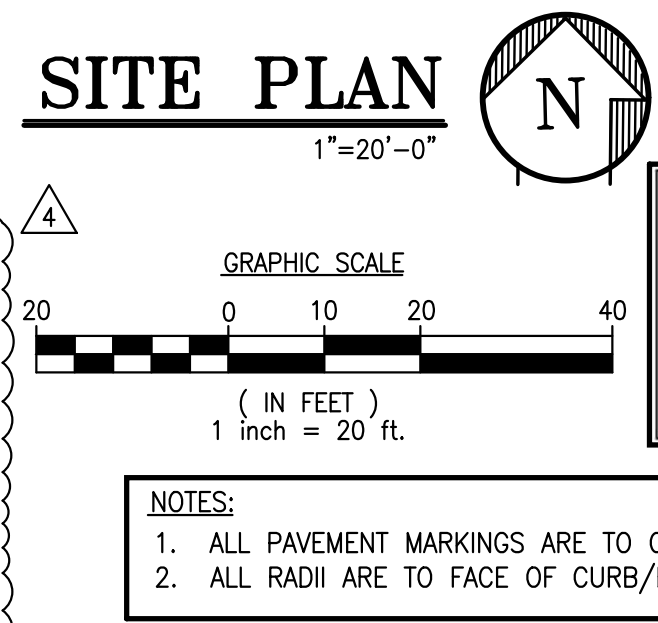




NOTES:

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH LATEST EDITION OF BROWARD COUNTY ENGINEERING STANDARDS AND LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL RADI AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
3. ALL SIGNAGE, EXTERIOR LIGHTING AND DUMPSTER ENCLOSURES SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. HANDICAP PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS.
5. ALL MARKINGS EXCEPT PARKING SPACE LINES SHALL BE THERMOPLASTIC AND 6" WIDE.
6. ALL ROOFTOP ACCESSORIES SHALL BE SCREENED FROM VIEW FROM ALL ADJACENT PROPERTIES AND RIGHT-OF-WAYS.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATION (C.O.R.S.) MIAMI WAAS 1 CORRS ARP, MIAMI INT CORRS ARP AND WEST PALM CORRS ARP USING THE ONLINE POSITIONING USER SERVICE (O.P.U.S.) ON APRIL 26, 2016. TO CONVERT ELEVATIONS TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929), ADD 1.55 FEET.
8. ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH.
9. ALL OUTDOOR SEATING, COVERED ROOF, AND POLES, WILL BE GROUNDED TO PREVENT STATIC BUILDUP/SOCK TO CUSTOMERS/EMPLOYEES.
10. FRONT PARKING SPACES OF BUILDING MUST CONTAIN EMERGENCY BOLLARDS.

DRIVEWAYS & SIDEWALKS		
	OUTPARCEL 4	OVERALL
ASPHALT DRIVEWAY	17,640.45 SQ. FT.	31,754.25 SQ. FT.
CONC. DRIVEWAY (DT)	3,352.00 SQ. FT.	3,352.00 SQ. FT.
CONC. DRIVEWAY (TRASH APRON)	434.15 SQ. FT.	434.15 SQ. FT.
CONCRETE SIDEWALK	1,445.40 SQ. FT.	1,592.60 SQ. FT.
CONC. PAD (TRASH ENCLOSURE)	308.00 SQ. FT.	308.00 SQ. FT.
CONC. TYPE 'D' CURB	1,256.50 LF	2,009.50 LF



Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

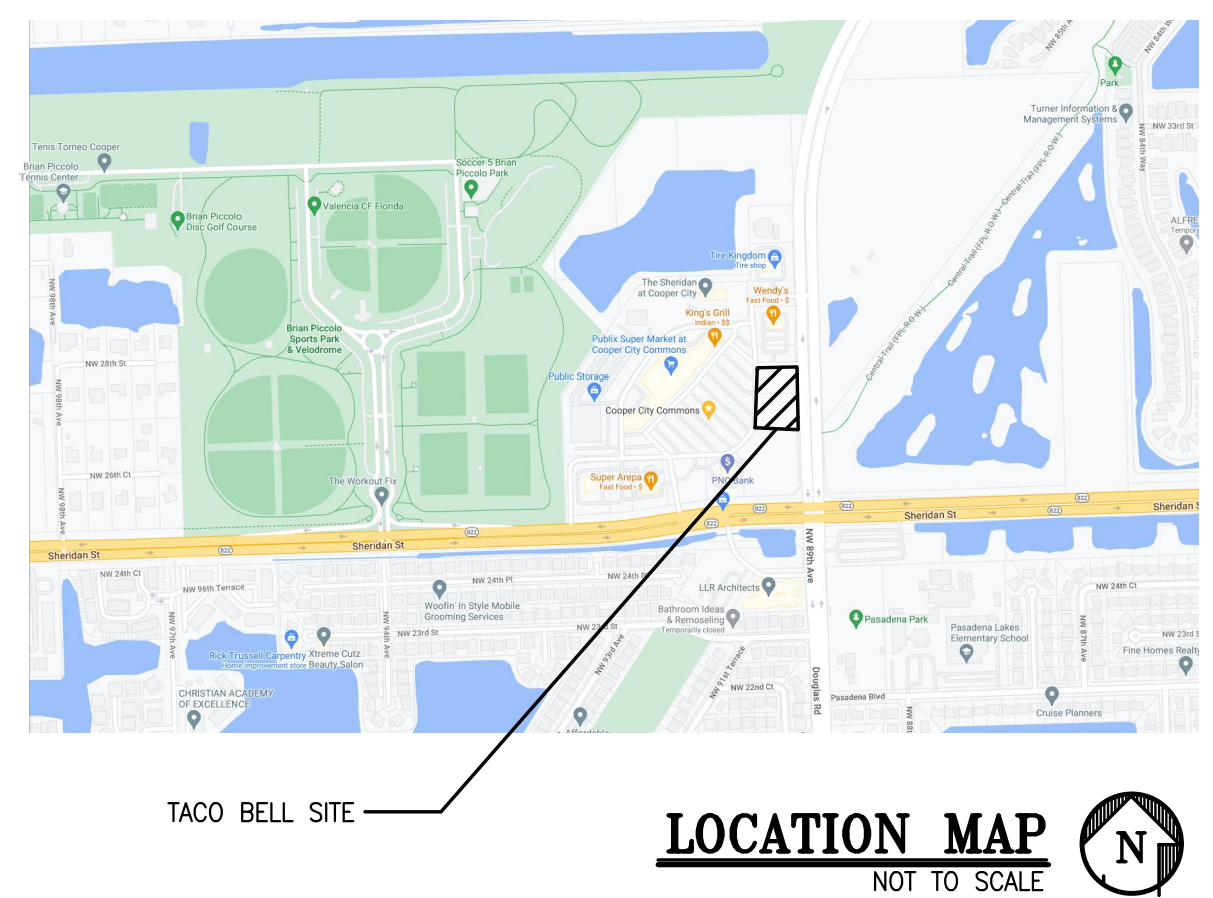
Check positive response codes before you dig!

NOTES:

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH BROWARD COUNTY STDS.
2. ALL RADII ARE TO FACE OF CURB/EDGE OF PAVEMENT.

- CONSTRUCTION NOTES:**
- 1 ASPHALT PAVEMENT AS PER DETAIL.
 - 2 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
 - 2A 9" P.C.C. TYPE 'B' CURB AS PER DETAIL.
 - 3 P.C.C. CURB EDGE SIDEWALK AS PER DETAIL.
 - 4 P.C.C. CONCRETE SIDEWALK AS PER DETAIL.
 - 5 P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
 - 6 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER.
 - 7 TRASH ENCLOSURE AS PER DETAIL.
 - 8 EXISTING TREE TO REMAIN (TYP.)-REFER TO LANDSCAPE PLANS.
 - 9 STEEL BOLLARD AS PER DETAIL.
 - 10 WHEEL STOP.
 - 11 24" STOP BAR WHITE (THERMOPLASTIC)
 - 12 TRAFFIC ARROWS PAINTED WHITE.
 - 13 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
 - 14 2-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
 - 15 LANDSCAPE AREA.
 - 16 HANDICAP PARKING AS PER DETAIL.
 - 17 HANDICAP SIGN 7'-0" A.F.P. WITH EMERGENCY BOLLARD.
 - 18 STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
 - 19 STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
 - 20 EXISTING LANDSCAPING TO REMAIN
 - 21 SENSOR LOOP AT MENU & D/T WINDOW
 - 22 ELECTRIC METER
 - 23 MENU BOARD, ORDER POINT WITH CANOPY.
 - 24 CLEARANCE BAR
 - 25 PEDESTRIAN CROSSING PER FDOT INDEX No. 17346
 - 26 PEDESTRIAN CROSSING SIGN PER MUTCD
 - 27 EXISTING SAN. SEWER MANHOLE
 - 28 CONNECTION TO PINE ISLAND RD. SIDEWALK.
 - 29 PROVIDE BUILDING ADDRESS "XXXX" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
 - 30 PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
 - 31 'BICYCLE PARKING' SIGN
 - 32 BICYCLE RACK BY HUNTCO-MODEL BR-5 OR APPROVED EQUAL
 - 33 6" WHITE STRIPE
 - 34 6" WHITE STRIPE @ 45"-24" O.C.
 - 35 ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
 - 36 6" DOUBLE YELLOW (25')
 - 37 6" DOUBLE YELLOW (18')
 - 38 BUILDING SIGN
 - 39 SAWCUT EXISTING PAVEMENT. NEW PAVEMENT TO MATCH EXIST.
 - 40 MOBILE ORDER PARKING SPACE W/ SIGN.
 - 41 EV PARKING SPACE WITH SIGN.
 - 42 GREASE INTERCEPTOR LOCATION (DASHED LINE)
 - 43 TRANSFORMER PAD - COORDINATE WITH FPL.
 - 44 F.P.L. VAULT.
 - 45 PROPOSED LED SITE LIGHTING - REFER TO SHEET CE-1.
 - 46 PROPOSED FIRE HYDRANT. SEE DETAIL W-6 ON SHEET C-3.
 - 47 PROP. DOUBLE DETECTOR CHECK VALVE & FIRE DEPT. CONNECTION
 - 48 PROP. EMERGENCY BOLLARDS.
 - 49 PROPOSED IRRIGATION PUMP & WELL.
 - 50 PROPOSED CATCH BASIN.
 - 51 PROPOSED WATER METER.
 - 52 PROPOSED BACKFLOW PREVENTER FOR WATER SERVICE.
 - 53 PROPOSED D/T CANOPY (DOTTED LINE).

- SITE PLAN LEGEND**
- TRANSFORMER BOX ON PAD
 - EXISTING TRAFFIC SIGNAL
 - NUMBER OF PARKING SPACE
 - ACCESSIBLE PARKING SPACES
 - NEW ASPHALT DRIVEWAY
 - NEW CONC. SIDEWALK/ DRIVEWAY



LEGAL DESCRIPTION:

Outparcel 4 and portion of Shopping Center site.

That part of Parcel A of COOPER CITY COMMONS, according to the plat thereof as recorded in Plat Book 170, Page 119 and 120 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel A; thence North 42°50'07" East, along the Easterly boundary of said Parcel A, 49.50 feet; thence North 02°10'20" West, continuing along said Easterly boundary, 300.00 feet to the Point of Beginning; thence South 87°49'40" West, 140.74 feet; thence North 82°10'00" West, 96.17 feet to the beginning of a non-tangential curve concave to the West, said curve having a radius of 175.00 feet, a central angle of 20°27'26", a chord distance of 62.15 feet and a chord bearing of North 11°46'31" East; thence Northerly along said curve on an arc length of 62.48 feet; thence North 01°32'48" East, tangent to said curve, 102.22 feet; thence North 00°54'06" West, 15.98 feet; thence North 87°49'40" East, 15.00 feet; thence North 00°54'06" West, 81.60 feet to the beginning of a tangential curve concave to the Southeast, said curve having a radius of 38.00 feet, a central angle of 88°43'46", a chord distance of 53.14 feet and a chord bearing of North 43°27'47" East; thence Northeasterly along said curve on an arc length of 58.85 feet; thence North 87°49'40" East, tangent to said curve, 172.88 feet to a point lying on the Easterly boundary of said Parcel A; thence South 00°54'06" East, along said Easterly boundary, 144.55 feet; thence South 01°32'48" West, continuing along said Easterly boundary, 169.59 feet to the said Point of Beginning.

ZONING: B-3 (GENERAL BUSINESS)

LAND USE: C-COMMERCIAL

TACO BELL SITE ANALYSIS

OUTPARCEL 4

TOTAL LAND AREA:	43,563.00 SQ. FT. (1.0± ACRES)
TOTAL BUILDING COVERAGE:	2,521.00 SQ. FT. (5.79 %)
BUILDING COVERAGE:	2,306.00 SQ. FT.
PATIO COVERAGE:	215.00 SQ. FT.
TOTAL LANDSCAPED AREA:	17,739.70 SQ. FT. (40.72 %)
TOTAL PAVED AREA & WALKS:	23,302.30 SQ. FT. (53.49 %)
PERVIOUS AREA:	17,739.70 SQ. FT. (40.72 %)
IMPERVIOUS AREA:	25,823.30 SQ. FT. (59.28 %)

OVERALL ANALYSIS (INCLUDES NORTH PARKING AREA)

NORTH PARKING AREA:	24,647.00 SQ. FT. (0.566± ACRES)
OUTPARCEL 4 AREA:	43,563.00 SQ. FT. (1.0± ACRES)
TOTAL LAND AREA:	68,210.00 SQ. FT. (1.566± ACRES)
TOTAL BUILDING COVERAGE:	2,521.00 SQ. FT. (3.70 %)
BUILDING COVERAGE:	2,306.00 SQ. FT.
PATIO COVERAGE:	215.00 SQ. FT.
TOTAL LANDSCAPED AREA:	28,248.00 SQ. FT. (41.41 %)
TOTAL PAVED AREA & WALKS:	37,441.00 SQ. FT. (54.89 %)
PERVIOUS AREA:	28,248.00 SQ. FT. (41.41 %)
IMPERVIOUS AREA:	39,962.00 SQ. FT. (58.59 %)

OVERALL PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED: (2,521/50)	51 SPACES
TACO BELL PARKING SPACES PROVIDED:	25 SPACES
OUTSIDE PARKING SPACES PROVIDED:	33 SPACES
TOTAL PARKING SPACES PROVIDED: (INCLUDING HANDICAP)	58 SPACES
TOTAL HANDICAP SPACES REQUIRED:	3 SPACES
TOTAL HANDICAP SPACES PROVIDED:	3 SPACES
LOADING ZONE REQUIRED:	NONE
LOADING ZONE PROVIDED:	NONE

NOTE:

DELIVERIES ARE SCHEDULED PRIOR TO OPENING OR AT NON-PEAK HOURS. NO DELIVERIES ACCEPTED DURING PEAK HOURS.

BUILDING SETBACKS:

REQUIRED:	PROVIDED:
FRONT SETBACK (EAST):	NONE 54.30'
REAR SETBACK (WEST):	NONE 79.80'
SIDE SETBACK (NORTH):	NONE 108.2' / 227.0'
SIDE SETBACK (SOUTH):	NONE 30.20'

CKE GROUP INCORPORATED
engineering • architecture • planning
17190 ROYAL PALM BLVD.
SUITE #2
WESTON, FLORIDA 33326
PHONE: (305) 558-4124
FAX: (305) 826-0619
EB#0004432

EDUARDO L. CARCACHÉ
LICENSE No. 31914
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHÉ
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14985

This Item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

	DATE	REMARKS
1	05-23-24	CITY COMMENTS
2	07-26-24	CITY COMMENTS
3	10-09-24	ADDRESS
4	10-24-24	CITY COMMENTS

CONTRACT DATE: MAY 29, 2023
BUILDING TYPE: ENDEAVOR PRE-PAY
PLAN VERSION:
BRAND DESIGNER: TIFFANIE SHIVELY
SITE NUMBER: 316151
STORE NUMBER: TB-592827
PA/PM: DIANA DE CICCIO
DRAWN BY: AG.
JOB NO.: CKE 1851

TACO BELL
COOPER CITY COMMONS
2500 PINE ISLAND RD.
COOPER CITY, FL 33024

ENDEAVOR PRE-PAY
SITE PLAN

C-1

PLOT DATE: