

TACO BELL

PROPOSED TACO BELL RESTAURANT

Cooper City Commons,
2500 Pine Island Rd.,
Cooper City, FL 33024

TENANT:

TACO BELL OF AMERICA, INC.
1 GLEN BELL WAY
IRVINE, CALIFORNIA 92618
(609) 617-2185
ATTN: DIANA DECICCO

ARCHITECT:

CKE GROUP, INC.
17190 ROYAL PALM BLVD., SUITE 2
WESTON, FLORIDA 33326
(305) 558-4124
ATTN: EDUARDO L. CARCACHE, P.E.

ENGINEER:

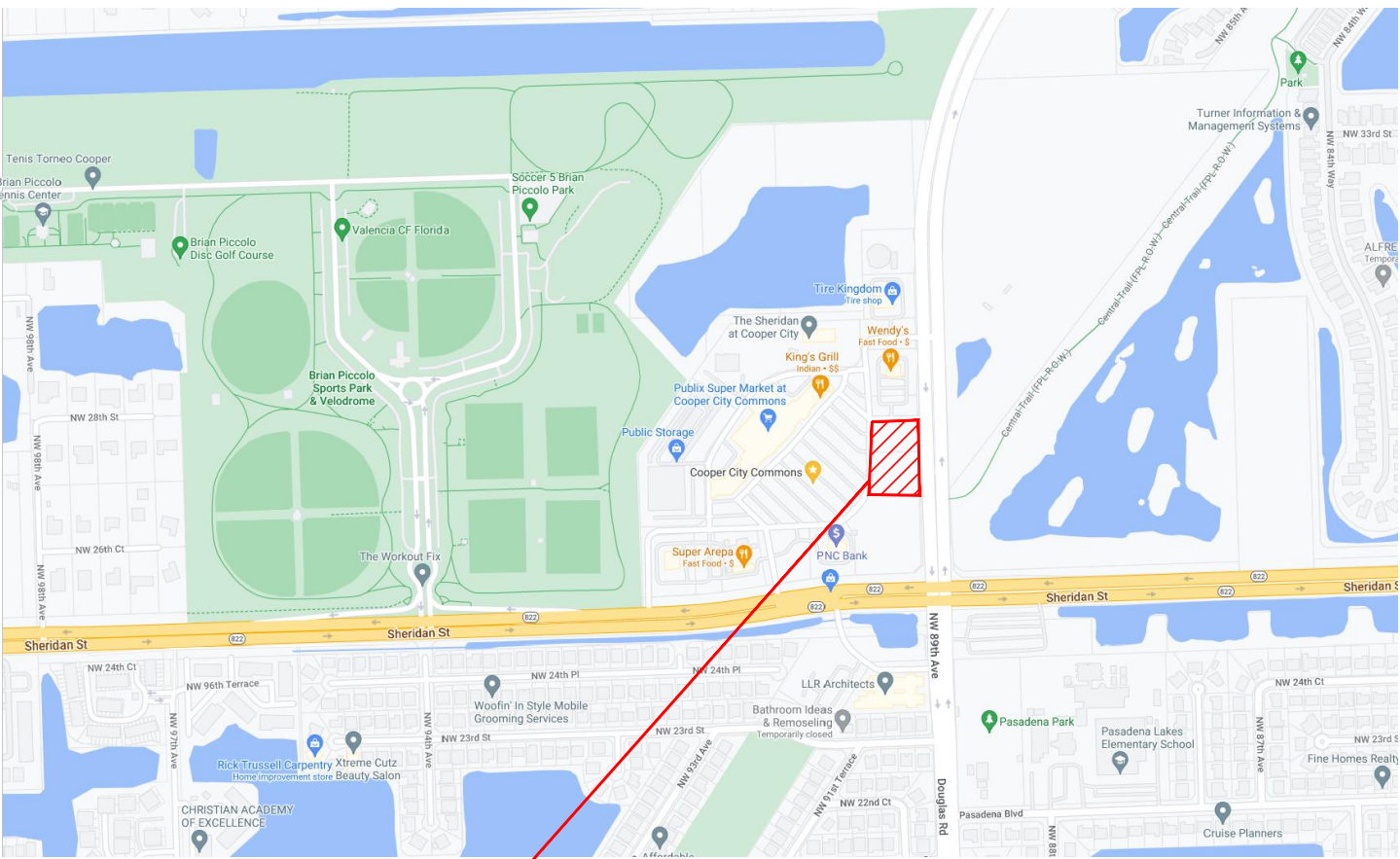
CKE GROUP, INC.
17190 ROYAL PALM BLVD., SUITE 2
WESTON, FLORIDA 33326
(305) 558-4124
ATTN: EDUARDO L. CARCACHE, P.E.

SURVEYOR:

FORTIN, LEAVY, SKILES, INC.
180 NE 168 STREET
N. MIAMI BEACH, FLORIDA 33351
(305) 653-4493
ATTN: DANIEL C. FORTIN JR., P.S.M.

LANDSCAPE:

RICHARD BARTLETT LANDSCAPE, INC.
12773 W. FOREST HILL BLVD. SUITE 213
WELLINGTON, FLORIDA 33414
(561) 795-0443
ATTN: RICHARD BARTLETT



LOCATION MAP



TACO BELL SITE

THIS SITE LIES IN SECTION 5, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA.

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 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 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.

BROWARD COUNTY PROPERTY PARCEL ID NO.'S: 514105230014 AND 514105230010.

REVISIONS:

- 05-23-24 CITY COMMENTS
- 07-26-24 CITY COMMENTS
- 10-09-24 ADDRESS
- 10-24-24 CITY COMMENTS

INDEX OF DRAWINGS:

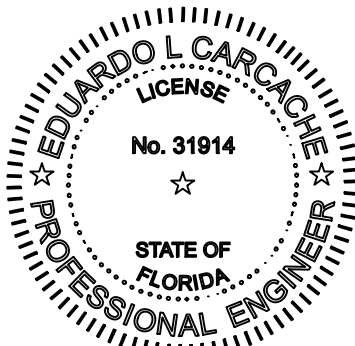
- COVER SHEET
- PLAT
- SURVEY
- SD-1 SITE DEMOLITION PLAN
- C-0 AERIAL OVERLAY OVERALL SITE PLAN
- C-1 SITE PLAN
- C-2 PAVING AND GRADING PLAN
- C-3 SITE UTILITY PLAN
- C-3.1 SITE UTILITY DETAILS
- C-4 SITE DETAILS
- C-5 SITE DETAILS & SECTIONS
- C-6 STORMWATER POLLUTION PREVENTION PLAN
- C-6.1 STORMWATER POLLUTION PREVENTION DETAILS & NOTES
- C-7 TRASH ENCLOSURE DETAIL
- C-8 PAVEMENT MARKING & SIGNAGE
- CE-1 SITE LIGHTING PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE SPECS
- TD-1 TREE DISPOSITION PLAN
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION SPECS
- A-1.0 FLOOR PLAN
- A-4.0 EXTERIOR ELEVATIONS
- A-4.1 BUILDING CROSS SECTIONS
- A-4.2 COLOR ELEVATIONS

ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

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.



EDUARDO L. CARCACHE, PE 31914
CKE GROUP, INC. COA-4432

CKE GROUP
INCORPORATED
engineering • architecture • planning

