

LOCATION MAP
NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:
(TITLE COMMITMENT)

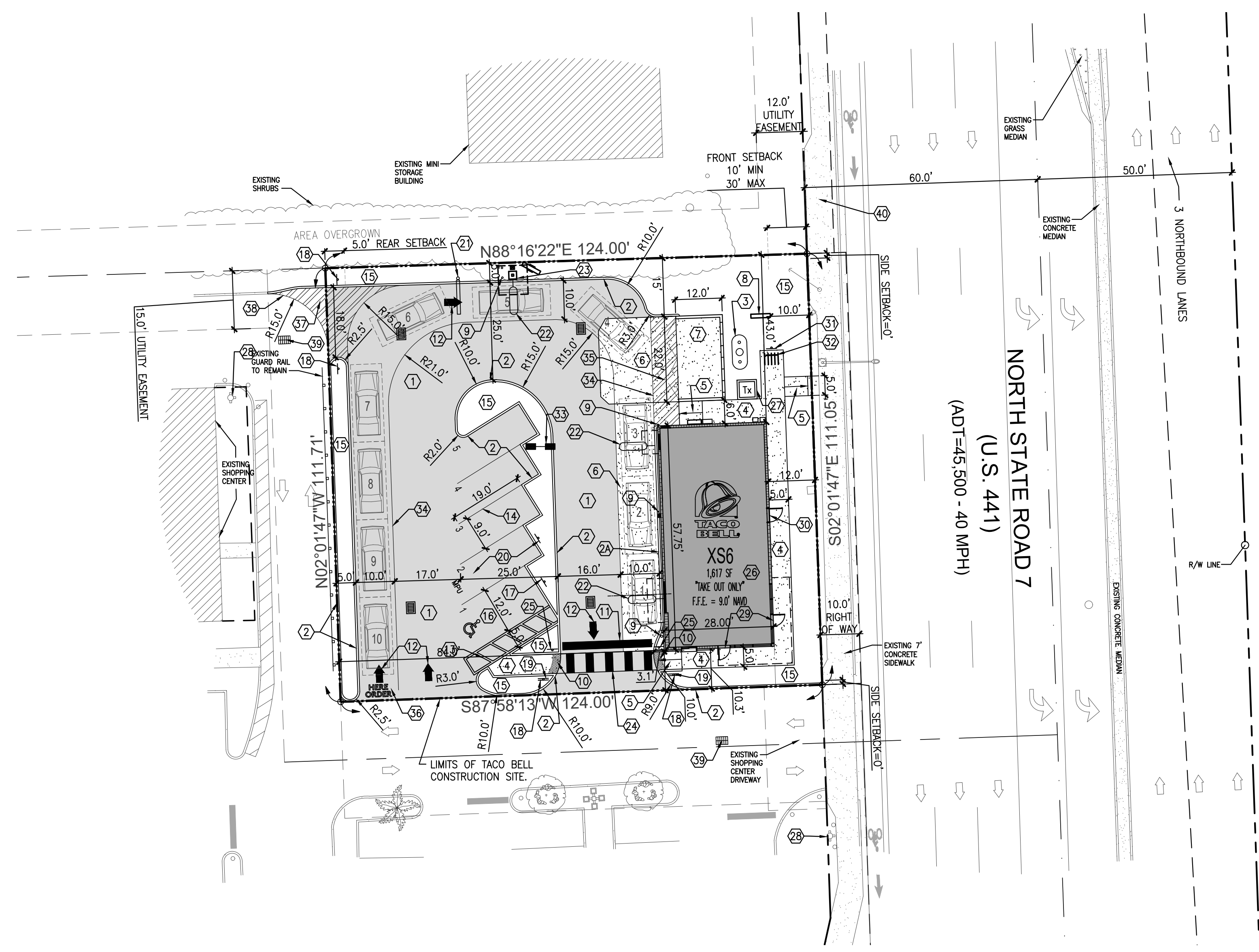
PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

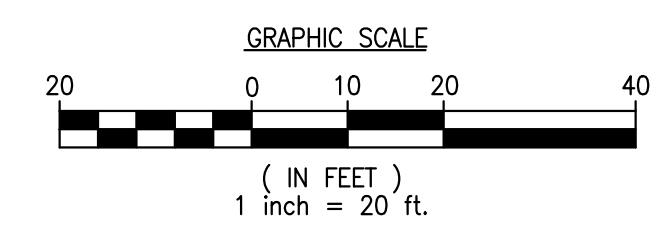
COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS

(PER ORDINANCE 0-2011-06)

- ENERGY STAR APPROVED ROOFING MATERIALS.
- AT LEAST 80% OF PLANTS, TREES AND GRASS PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION), LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- UTILIZE LED LIGHTS FOR OVER 90% OF PARKING LOT LIGHTING.
- REFRIGERANT: ALL BUILDING HVAC & R SYSTEMS ARE FREE OF CFU'S AND HALONS.
- REDEVELOPMENT OF EXISTING SITE - LOCATE THE BUILDING ON A SITE THAT HAS EXISTING HARDSCAPE OR BUILDINGS THAT MUST BE REPLACED BY THE NEW DEVELOPMENT AND HAS EXISTING UTILITY CONNECTIONS TO THE SITE.
- ACCESS TO PUBLIC TRANSPORTATION - THE SITE IS LOCATED WITHIN 1/2 MILE OF EXISTING RAIL NODE OR 1/4 MILE OF AT LEAST 1 ACTIVE BUS STOP.
- SIDEWALKS - PROVIDE SIDEWALKS FOR ALL PATHS TO ADJACENT CITY STREETS THAT ARE MINIMUM 4' WIDE WITH CONCRETE OR OTHER FIRM, SLIP RESISTANT SURFACES.
- REDUCE HEAT ISLAND EFFECT - UTILIZE A COOL-ROOF THAT WILL HAVE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78, WHICH REDUCES THE HEAT ISLAND EFFECT.
- DURABLE EXTERIOR MATERIALS-BUILDING DESIGN SHALL INCLUDE DURABLE EXTERIOR BUILDING WALL AND WINDOW MATERIALS TO PREVENT DAMAGE FROM HIGH WINDS. THE EXTERIOR SURFACE OF A MINIMUM OF 80% OF WALLS SHALL BE CONCRETE OR BRICK MASONRY. WINDOWS SHALL HAVE IMPACT RESISTANT GLAZING.
- LOW FLOW TOILET FIXTURES. THE TOILETS SHALL HAVE A MAXIMUM WATER USE OF 1.28 GPF. URINALS SHALL HAVE A MAXIMUM WATER USE OF 0.5 GPF. CALCULATIONS MUST BE SUBMITTED WITH PLANS. SYSTEM MUST PASS ALL REQUIRED INSPECTIONS BY PLUMBING INSPECTOR.



SITE PLAN
1"=20'-0"



SITE PLAN LEGEND

	TRANSFORMER BOX ON PAD
#	NUMBER OF PARKING SPACE
	ACCESSIBLE PARKING SPACES
	NEW ASPHALT DRIVEWAY
	NEW CONC. SIDEWALK/ DRIVEWAY

DRIVEWAYS & SIDEWALKS

NEW ASPHALT PAVEMENT:	7,103.43 SQ. FT.
NEW CONC. DRIVEWAY (DT):	673.70 SQ. FT.
NEW CONC. DRIVEWAY (TRASH AREA):	406.00 SQ. FT.
NEW CONC. SIDEWALK:	837.17 SQ. FT.
NEW CONC. PAD (TRASH ENCLOSURE):	264.00 SQ. FT.
NEW LINEAR FT OF CURB (TYPE 'D'):	664.14 FT.

- NOTES:**
- ALL PAVEMENT MARKINGS ARE TO COMPLY WITH THE CITY OF HOLLYWOOD BUILDING DEP. STANDARDS & FDOT.
 - ALL RADI AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
 - ALL SIGNAGE, CANOPIES, & DUMPSTER ENCLOSURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
 - PAVEMENT MARKING MATERIAL TO BE PAINT UNLESS OTHERWISE NOTED.
 - ALL LIGHTS AND LIGHTING SHALL BE DESIGNED AND ARRANGED AS NOT TO CAUSE A DIRECT GLARE INTO ADJACENT PROPERTIES.

MEETING DATES:

PACO	DEC 19, 2022
PRELIMINARY TAC	FEB 6, 2023
FINAL TAC	

CONSTRUCTION NOTES:

- ASPHALT PAVEMENT AS PER DETAIL.
- 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
- 9" P.C.C. TYPE 'B' CURB AS PER DETAIL.
- LP TANK
- P.C.C. CONCRETE SIDEWALK AS PER DETAIL
- P.C.C. HANDICAP RAMP - MAX SLOPE 1:12, WITH 6" EDGE PROTECTION CURB.
- 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.
- TRASH ENCLOSURE AS PER DETAIL SHT. C-7 (UNDER SEPARATE PERMIT).
- PROPOSED 24 S.F. - 8' HIGH MONUMENT SIGN (UNDER SEPARATE PERMIT)
- STEEL BOLLARD AS PER DETAIL.
- PROVIDE YELLOW DETECTABLE WARNING SURFACE
- 24" STOP BAR WHITE (THERMOPLASTIC)
- TRAFFIC ARROWS PAINTED WHITE.
- 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- 4" WHITE STRIPE (TYPICAL AT PARKING SPACES)
- LANDSCAPE AREA. EXISTING LARGE TREES TO REMAIN.
- HANDICAP PARKING AS PER DETAIL.
- HANDICAP SIGN 7'-0" A.F.P.
- STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
- PARKING SPACE W/MOBILE ORDER PICK-UP SIGN
- DRIVE-THRU CLEARANCE BAR BY SIGN CO.
- SENSOR LOOP AT D/T WINDOWS AND MENU BOARD
- DIGITAL MENU BOARD AND SPEAKER PEDESTAL W/CANOPY
- PEDESTRIAN CROSSING PER F.D.O.T. INDEX NO. 17346
- PEDESTRIAN CROSSING SIGN
- ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- PROPOSED TRANSFORMER PAD
- EXISTING FIRE HYDRANT
- PROVIDE BUILDING ADDRESS "XXXX" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
- PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
- "BICYCLE PARKING" SIGN
- BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL
- PROPOSED PARKING LIGHTS (REFER TO SHEET CE-1)
- 6" WHITE STRIPE (THERMOPLASTIC)
- 6" WHITE STRIPES AT 45' @ 24" O.C. (THERMOPLASTIC)
- DRIVE-THRU PAVEMENT MARKINGS
- 18" YELLOW STRIPES AT 45' @ 4' O.C. (THERMOPLASTIC)
- 6" DOUBLE YELLOW STRIPE (THERMOPLASTIC)
- EXISTING CATCH BASIN
- EXISTING BUS STOP. ROUTE #18

SITE AND CODE DATA

DESCRIPTION	TACO BELL RESTAURANT AT THE SHERIDAN OAK PLAZA		
CURRENT ZONING	C-MU (Central Mixed-Use District)		
CURRENT LAND USE	Commercial		
CURRENT USE	Commercial		

1 GENERAL INFORMATION

DESCRIPTION	TYPE	GROSS BUILDING AREA
NON-RESIDENTIAL	New Restaurant	1,600 SF
FAR	N/A	
TOTAL SITE AREA	13,811 (NET) SF	(0.317 Acres)
TOTAL BUILDING	1,617 SF	11.71%
TOTAL VEHICULAR USE AREA	8,183 SF	59.25%
INTERIOR LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SET BACK AREA)	2,909.7 SF	35.94% of vehicular use area
TOTAL OPEN SPACE AREA	2,909.7 SF	21.07%

2 SETBACKS

NEW RESTAURANT			LANDSCAPE			PARKING		
DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED
FRONT (EAST)	10'-0"/30'-0"	12'-0"						
REAR (WEST)	5'-0"	84'-0"						
SIDE (NORTH)	0'-0"	43'-0"						
SIDE (SOUTH)	0'-0"	10'-0"						

3 MINIMUM ACTIVE USES

FRONTAGE	REQUIRED	PROVIDED
U.S. 441 (111.05 FT)	60%	57.75' (52%)

4 HEIGHTS PROVIDED

NEW RESTAURANT			LANDSCAPE			PARKING		
DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED
HEIGHT	140'-0"	21'-4"						

5 PARKING DATA

DESCRIPTION	MINIMUM 1 PER 150 SF BUILDING AREA	REQUIRED MINIMUM	REQUIRED MAXIMUM
NEW RESTAURANT, TAKE OUT	Standard parking spaces for 1,617 SF	11 sp	-
TOTAL STANDARD PARKING SPACES		11 sp	-
		11 sp	PROVIDED 5 SPACES INCLUDING 1 HC

6 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND SPECIAL EXCEPTION

SPECIAL EXCEPTION	REQUIRED	PROVIDED	COMMENTS
VARIANCE			
PARKING SPACES	11	5	7.2.28
ACTIVE USE	60%	52%	C-MU (ii)
TRANSPARENCY	50%	27.90%	TOC D-D.3.a(ii)(c)

GROUP

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

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021



SITE PLAN

C-1

PLOT DATE: