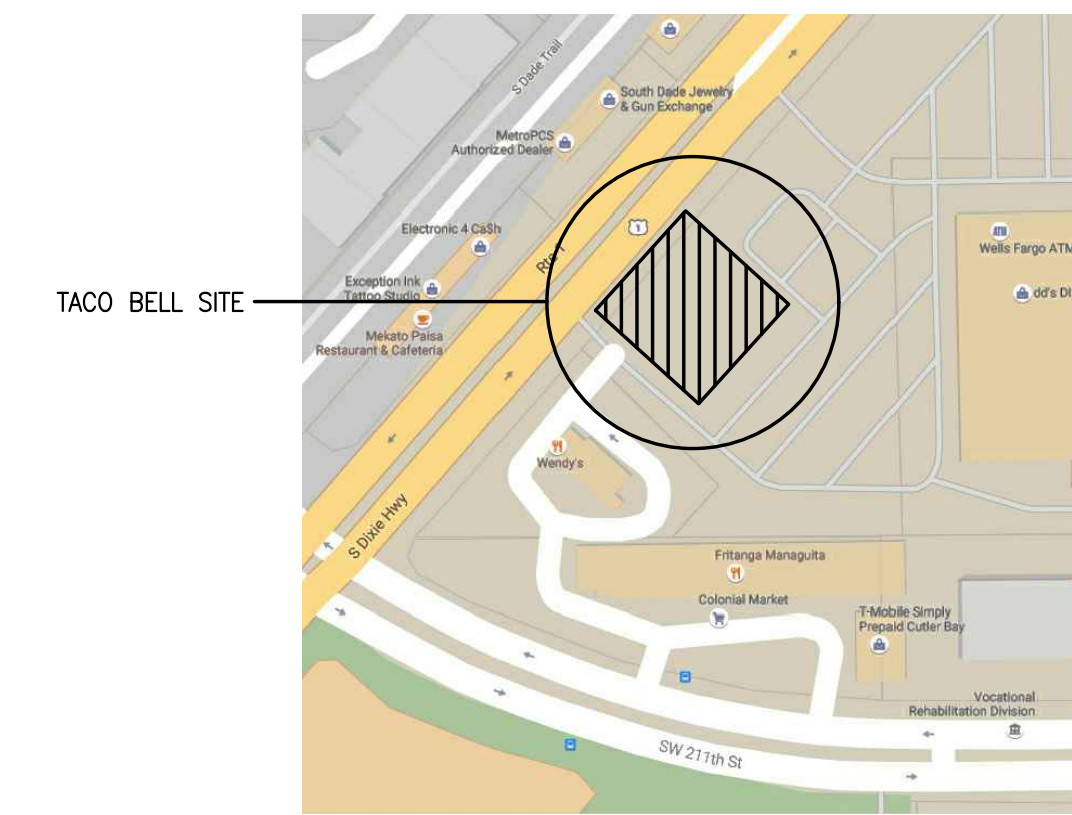
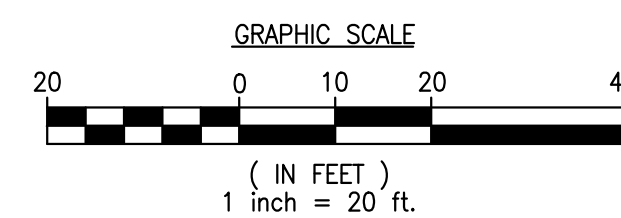
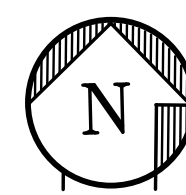


SITE PLAN

1"=20'-0"



LOCATION MAP
NOT TO SCALE

CONSTRUCTION NOTES:

- ① ASPHALT PAVEMENT AS PER DETAIL.
- ② 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
- ③ 9" P.C.C. TYPE 'B' CURB AS PER DETAIL.
- ④ P.C.C. CURB EDGE SIDEWALK AS PER DETAIL.
- ⑤ P.C.C. CONCRETE SIDEWALK AS PER DETAIL.
- ⑥ P.C.C. HANDICAP RAMP - MAX SLOPE 1:12.
- ⑦ 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. (COLOR BLACK)
- ⑧ TRASH ENCLOSURE AS PER DETAIL.
- ⑨ OUTDOOR SEATING AREA.
- ⑩ STEEL BOLLARD AS PER DETAIL.
- ⑪ WHEEL STOP.
- ⑫ 24" STOP BAR WHITE (THERMOPLASTIC)
- ⑬ TRAFFIC ARROWS PAINTED WHITE.
- ⑭ 6" WHITE STRIPES AT 60" (PER FDOT INDEX No. 17346)
- ⑮ 2-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
- ⑯ LANDSCAPE AREA.
- ⑰ HANDICAP PARKING AS PER DETAIL.
- ⑱ HANDICAP SIGN 7'-0" A.F.P.
- ⑲ STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
- ⑳ STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
- ㉑ RE-STRIPE PARKING SPACES AS REQUIRED.
- ㉒ SENSOR LOOP AT D/T WINDOW
- ㉓ DOUBLE FACED ILLUMINATED DIRECTIONAL SIGN
- ㉔ EVOLUTION MENU BOARD AND ORDER POINT
- ㉕ CLEARANCE BAR (EVOLUTION PORTAL)
- ㉖ PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
- ㉗ PAVEMENT MARKING DETAIL
- ㉘ TRANSFORMER PAD
- ㉙ BUILDING SIGN (REFER TO SG-1)
- ㉚ PROVIDE BUILDING ADDRESS "XXXX" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
- ㉛ PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
- ㉜ "BICYCLE PARKING" SIGN
- ㉝ BICYCLE RACK BY HUNTCO-MODEL BR3 OR APPROVED EQUAL
- ㉞ EXISTING PARKING TO REMAIN (NOT A PART).
- ㉟ ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
- ㊱ EXISTING PARKING LIGHTS
- ㊲ PEDESTRIAN CROSSING SIGN
- ㊳ 6" DOUBLE YELLOW
- ㊴ PROPOSED SITE LIGHTING, REF. TO SHEET CE-1.

**SITE LOCATED IN CRMUC DISTRICT
(CUTLER RIDGE METROPOLITAN URBAN CENTER)
BU-2 DISTRICT STANDARDS APPLY TO
THIS ADMINISTRATIVE MODIFICATION**

TACO BELL LEASE AREA

**ZONING: BU-2 DISTRICT APPLIES
LAND USE: COMMERCIAL
BUILDING HEIGHT: 25'-8"
SITE ANALYSIS**

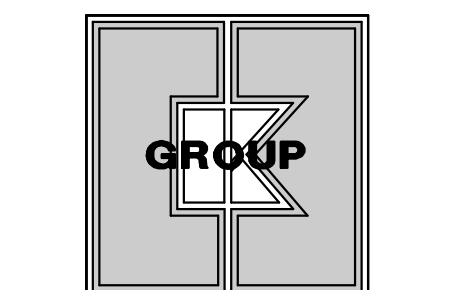
TOTAL LAND AREA:	60,952.00 SQ. FT. (1.399± ACRES)
TOTAL BUILDING COVERAGE:	2,141 SQ. FT. (3.51 %)
TOTAL LANDSCAPED AREA:	13,250.85 SQ. FT. (21.74 %)
TOTAL PAVED AREA & WALKS:	45,560.15 SQ. FT. (74.75 %)
PERVIOUS AREA:	13,250.85 SQ. FT. (21.74 %) (0.304± ACRES)
IMPERVIOUS AREA:	47,701.15 SQ. FT. (78.26 %) (1.110± ACRES)

PARKING ANALYSIS

TOTAL PARKING SPACES REQUIRED: (1 PER 50 S.F. OF PATRON AREA) (INDOOR PATRONS AREA - 602/50=13.0 (OUTDOOR SEATING - 214/50=5.0 (TOTAL=16.1)	18 SPACES
HANDICAP SPACES REQUIRED:	1 SPACES
HANDICAP SPACES PROVIDED:	2 SPACES
TOTAL PARKING SPACES PROVIDED: (INCLUDING HANDICAP)	102 SPACES
BICYCLE PARKING REQUIRED:	5 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES

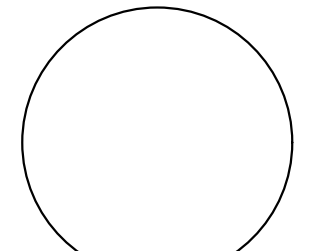
NOTES:

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH MIAMI-DADE COUNTY ENGINEERING STANDARDS/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. PAVEMENT MARKING MATERIAL TO BE PAINT UNLESS OTHERWISE NOTED.
6. ALL ROOFTOP ACCESSORIES SHALL BE SCREENED FROM VIEW FROM ALL ADJACENT PROPERTIES AND RIGHT-OF-WAYS.



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EB#0004432



SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
ANA A. GONZALEZ VALDEZ
ARCHITECT-AR 97769

NO.	DATE	DESCRIPTION
△	05-31-18	
△	06-25-18	
△	07-16-18	
△		
△		
△		
△		
△		
△		

CONTRACT DATE:	-----
BUILDING TYPE:	EXP. LT. MED-40
PLAN VERSION:	x
SITE NUMBER:	309797
STORE NUMBER:	420630

TACO BELL
20711 SO. DIXIE HWY
CUTLER BAY, FL



SITE PLAN

C-1

PLOT DATE: 07-17-2018