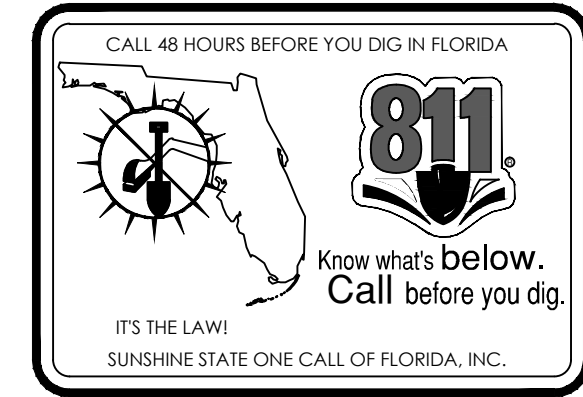


NOTE: ALL PROPOSED/REQUIRED PLANTING'S SPECIFICATIONS IS "AT TIME OF PLANTING".

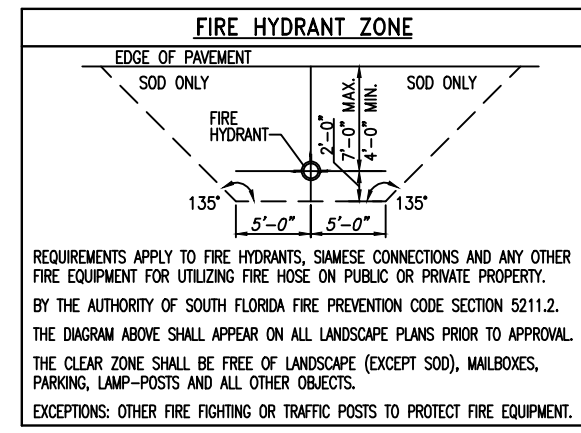
LANDSCAPE LEGEND									
DROUGHT TOLERANCE	KEY CODE	QTY.	PLANT NAME	NATIVE	SIZE	SPECS.			
		NEW EXISTING	BOTANICAL NAME / COMMON NAME	YES NO	HT. X SPR., CALIPER				
**	SAB	68	SABAL PALMETTO / CABBAGE PALM	YES	18'-20'-22" C.T.	EXISTING TO REMAIN			
**	LIV	32	QUERCUS VIRGINIANA / LIVE OAK	YES	22'-48" HGTS.	EXISTING TO REMAIN			
**	ROY	15	ROYSTONIA ELATA / FLORIDA ROYAL PALM	YES	18'-20' 3" GW	F.G. "HEAVY" MATCHED			
**	LAG	7	LAGERSTROEMIA INDICA / CRAPE MYRTLE	NO	12'X6'-7"	F.G. 2.5" CALIPER @D.B.H. 5' C.T. "STANDARD"			
*	CAL	1	CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH	NO	28'-30" HGT	EXISTING TO REMAIN			
**	CON	9	CONOCARPUS SERICEUS / SILVER BUTTWOOD	YES	12'X6'-7"	F.G. 2.5" CAL. @D.B.H. 5' C.T. MIN. "STANDARD"			
**	PTY	7	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	NO	18'-20' HGTS.	EXISTING TO REMAIN			
**	SAT	4	CHRYSOPHYLLUM OLIVIFORME / SATIN LEAF	YES	14'-18" HGTS.	EXISTING TO REMAIN			
**	FUR	6	FURCRAEA FOETIDA / GIANT FALSE AGAVE	NO	30" X 30"	AS SHOWN			
**	ARB	155	SCHEFFELERA ARBORICOLA / GREEN ARBORICOLA	NO	24'-30" HGTS.	EXISTING TO REMAIN			
**	CHR	89	CHRYSOBALANUS ICACO / RED TIP	YES	36" X 24"	24" O.C. FULL TO BASE (EXISTING TO REMAIN)			
**	SIL	410	CONOCARPUS SERICEUS / SILVER BUTTWOOD	YES	36" X 24"	EXISTING TO REMAIN			
**	SEA	355	COCCOLOBA UVIFERA / SEA GRAPE	YES	36" X 24"	EXISTING TO REMAIN			
*	PHO	5	PHOENIX ROEBELLENII / PIGMY DATE PALM	NO	10'-12" HGTS.	EXISTING TO REMAIN- DOUBLE/TRIPLE			
*	FIC	EX.	FICUS MICROCARPA / GREEN ISLAND	NO	18" X 18"	EXISTING TO REMAIN			

DROUGHT TOLERANCE  
 \*\* VERY  
 \* MODERATE

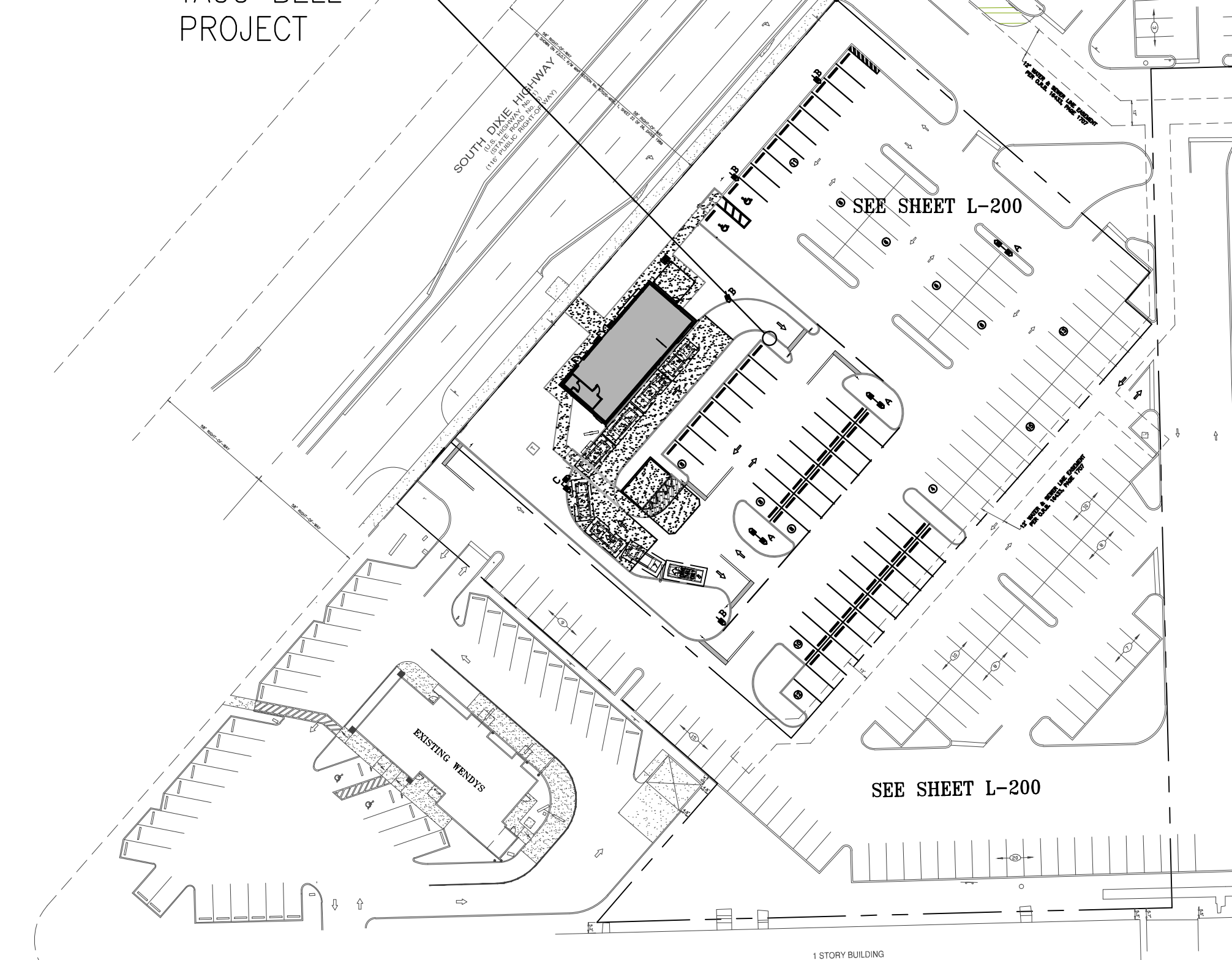
FLORIDA -FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 3-103.75% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).



LANDSCAPE LEGEND (STREET TREE BUFFER)			
CHAPTER 18A - ORDINANCE 98-13			
ZONING: BU-2 (URBAN CENTER)-COMMERCIAL	NET LOT AREA 442,855.00(SQ.FT.)	ACRES 10.167	
OPEN SPACE	REQUIRED	PROVIDED	
A. SQUARE FEET OF OPEN SPACE REQUIRED BY ORDINANCE 11000, AS INDICATED	18,000 (N/A)	15,043	
ON SITE PLAN:			
NET LOT AREA= 442,855.00 S.F. X 18% =	79,713.90 S.F.		
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY SECTION 8.2, AS INDICATED ON SITE PLAN:	2,150	2,150	
NUMBER OF PARKING SPACES 715 X 10 S.F. PER PARKING SPACE=			
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY SECTION 8.2: A+B=	86,863.90 (N/A)	66,589.00	
LAWN AREA CALCULATION			
A. 86,863.90 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY ORD. 11000:	86,863.90 (N/A)	66,589.00	
A. MAXIMUM LAWN AREA (SOD) PERMITTED= .20% X 17,372.78 S.F.	17,372.78		
A. NUMBER OF TREES REQUIRED PER NET LOT ACRE, LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS=	234 (N/A)	N/A	
.22 TREES X 10.167 NET LOT ACRES=NUMBER OF EXISTING TREES=	170 (N/A)	N/A	
B. % PALMS 2:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	85 (N/A)	N/A	
% PALMS 1:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	15 (STREET BUFFER)	50	
C. % NATIVES REQUIRED: NUMBER OF TREES PROVIDED X 30%=	10 (STREET BUFFER)	50	
D. % DROUGHT TOLERANT AND LOW MAINTENANCE: NUMBER OF TREES PROVIDED X 20%=	10 (STREET BUFFER)	50	
E. STREET TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.):			
.72% LINEAR FEET ALONG STREET/75= WITHIN 7' OF SIDEWALKS	51	51	
% PALMS 1:1 RATIO ALLOWED: NUMBER OF TREES PROVIDED X 30%=	15	15	
F. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.):	N/A	N/A	
SHRUBS			
A. NUMBER OF SHRUBS REQUIRED: NUMBER OF TREES REQUIRED X 10=	510	1,184	
B. % NATIVE SHRUBS REQUIRED: NUMBER OF SHRUBS PROVIDED X 30%=	153	1,029	
C. % DROUGHT TOLERANT AND LOW MAINTENANCE REQUIRED: NUMBER OF SHRUBS PROVIDED X 20%=	102	1,029	



PARCEL 'B'  
TACO BELL PROJECT



"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

NOTE:  
ALL NEW TREES/PALMS SHALL BE INSTALLED IN COMPLIANCE WITH "FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE"

NOTE:  
SEE SPECIFICATION SHEET L-400 FOR ADDITIONAL DETAILS.  
ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPT. OF AGRICULTURE GRADES AND STANDARDS, CURRENT EDITION RESPECTIVELY.  
LANDSCAPE CONTRACTOR TO PROVIDE OR REPAIR EXISTING AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS; SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.  
TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).  
ALL TREES TO HAVE AT LEAST 5' CLEAR TRUNK AND SHALL HAVE 5" DIA. MULCH BED.  
XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICTS XERISCAPE PLANT GUIDE II", UNDATED, AS REQUIRED.  
A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL INTERSECTIONS AS REQUIRED.

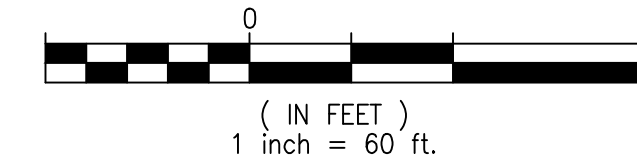
## OVERALL STREET TREE BUFFER PLAN

1"=60'-0"

LANDSCAPE CONTRACTOR SHALL CALL THE LANDSCAPE ARCHITECT FOR A FINAL COMPLIANCE INSPECTION 72 HOURS MINIMUM REQUEST BEFORE INSPECTION IS SCHEDULED, CALL (561)795-0443 AS REQUIRED.  
ALL CONTAINER GROWN TREES SHOWN AS SPECIFIED THAT EXHIBIT CIRCLING ROOTS WILL NOT BE ACCEPTED.

STANDARD PARKING	695
STROLLER PARKING	4
HANDICAP PARKING	16
TOTAL PARKING	715

GRAPHIC SCALE



T-PLAT NO. T-23904-3

### OVERALL LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND ALL THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SOUTHEASTERLY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, FORMERLY KNOWN AS STATE ROAD NO. 4-A, LYING IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF, HERETOFORE DEEDED TO THE COUNTY OF MIAMI-DADE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR USE AS A PUBLIC HIGHWAY AND FOR ALL PURPOSES INCIDENTAL THERETO, TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD WITH THE SOUTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, AS SAID RIGHT-OF-WAY LINES ARE SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8757-155, AS RECORDED IN PLAT BOOK 60 AT PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FROM SAID POINT OF BEGINNING RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD FOR A DISTANCE OF 64.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 137°38'40" FOR AN ARC DISTANCE OF 60.06 FEET TO A POINT OF TANGENCY WITH THE SOUTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5; THENCE RUN NORTHEASTERLY ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 FOR A DISTANCE OF 64.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING FOUR (4) PARCELS:

PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, THENCE RUN SOUTH 88°41'35" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD; THENCE NORTH 01°01'24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 337.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'10" WEST FOR 127.70 FEET; THENCE NORTH 01°07'50" WEST FOR 9.37 FEET; THENCE NORTH 40°32'07" WEST FOR 92.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (SOUTH DIXIE HIGHWAY); THENCE NORTH 41°20'42" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 212.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 137°38'40", A CHORD OF 46.62 FEET AND WHOSE CHORD BEARS SOUTH 69°02'11" EAST; THENCE TO THE RIGHT ALONG THE ARC OF SAID CURVE FOR 60.06 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD; THENCE SOUTH 01°01'24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 220.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 01°01'29" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 663.80 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 847.84 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 270.53 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST THAT BEARS SOUTH 88°45'56" EAST TO THE CENTER OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 30°06'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.63 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (SOUTH DIXIE HIGHWAY); THENCE NORTH 41°20'42" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 256.00 FEET; THENCE SOUTH 48°39'18" EAST A DISTANCE OF 204.70 FEET; THENCE SOUTH 41°20'42" WEST A DISTANCE OF 88.57 FEET TO THE POINT OF BEGINNING.

PARCEL 3

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WITHIN THE SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE SOUTH 01°01'29" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 663.80 FEET; THENCE SOUTH 88°49'06" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'06" WEST, A DISTANCE OF 620.43 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 403.75 FEET; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 578.06 FEET; THENCE SOUTH 01°10'54" WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 88°58'31" EAST, A DISTANCE OF 42.95 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 01°01'29" EAST, ALONG A SAID PARALLEL LINE A DISTANCE OF 213.63 FEET TO THE POINT OF BEGINNING.

PARCEL 4

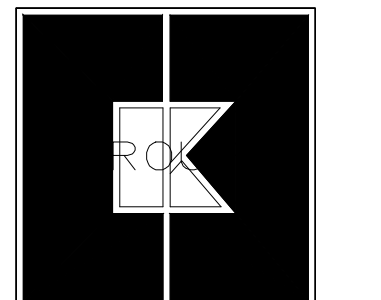
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7; THENCE SOUTH 01°01'29" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 240.23 FEET; THENCE SOUTH 88°58'31" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8757-155 AS RECORDED IN PLAT BOOK 60 AT PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°58'31" WEST A DISTANCE OF 28.50 FEET; THENCE SOUTH 01°01'29" EAST A DISTANCE OF 37.92 FEET; THENCE NORTH 88°58'31" EAST A DISTANCE OF 28.50 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01°01'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 37.92 FEET TO THE POINT OF BEGINNING.

### OVERALL SITE ANALYSIS

ZONING: CRMUC (URBAN CENTER)  
LAND USE: COMMERCIAL

TOTAL LAND AREA:	442,855.00 SQ. FT. ( 10.167± ACRES )
TOTAL BUILDING COVERAGE:	52,731.35 SQ. FT. ( 11.91 % )
TOTAL LANDSCAPED AREA:	66,589.00 SQ. FT. ( 15.04 % )
TOTAL PAVED AREA & WALKS:	323,534.65 SQ. FT. ( 73.06 % )
PERVIOUS AREA:	66,589.00 SQ. FT. ( 15.04 % ) (1.529± ACRES)
IMPERVIOUS AREA:	376,266.00 SQ. FT. ( 84.96 % ) (8.638± ACRES)



**CKE GROUP**  
INCORPORATED  
engineering • architecture • planning

15500 NEW BARN ROAD  
SUITE 106  
MIAMI LAKES, FLORIDA 33014  
PHONE: (305) 558-4124  
FAX: (305) 826-0619  
EB#0004432

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

RICHARD BARTLETT LANDSCAPE, INC.  
14417 STRIPPER LANE  
WELLINGTON, FL 33414  
TEL: (561) 795-0443  
LANDSCAPE ARCHITECTURE LC26000332  
MICHAEL E. RAWES RAJ0001633  
EMAIL: plann@rbl.com/fla

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SEAL

RBL#18-04-2101  
DRAWN BY: RICK BARTLETT  
06/25/2018  
CHECKED BY: RGB/MBR

NO.	DATE	DESCRIPTION
1	05-31-18	
2	06-25-18	
3		
4		
5		
6		
7		
8		
9		
10		

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



Explorer Lite

**OVERALL STREET TREE BUFFER PLAN**

**L-100**

PLAT DATE: 07-06-2018