

CKE GROUP
INCORPORATED
engineering • architecture • planning

15500 NEW BARN ROAD

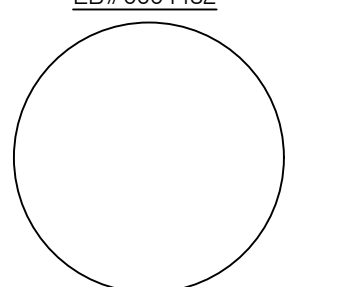
SUITE 106

MIAMI LAKES, FLORIDA 33014

PHONE: (305) 558-4124

FAX: (305) 826-0619

EB#0004432



SEAL

EDUARDO L. CARCACHE

CIVIL ENGINEER-PE 31914

ANA A. GONZALEZ VALDEZ

ARCHITECT-AR 97769

KEYED NOTES:

- A. PROPOSED TACO BELL RESTAURANT. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- B. PROPOSED ACCESSIBLE PARKING STALL MARKINGS. REFER TO SHEET CD-1 FOR DETAIL.
- C. PROPOSED STRIPED ACCESSIBLE ACCESS AISLE. REFER TO SHEET CD-1 FOR DETAIL.
- D. PROPOSED DRIVE THRU WINDOW SENSOR LOOP.
- E. PROPOSED ACCESSIBLE CURB RAMP. REFER TO SHEET CD-3 FOR DETAIL.
- F. PROPOSED STANDARD ACCESSIBLE PARKING SPACE SIGNAGE. REFER TO SHEET CD-1 FOR DETAILS.
- G. PROPOSED CONCRETE SIDEWALK. REFER TO SHEET CD-2 FOR DETAILS.
- H. PROPOSED 6" WIDE CROSSWALK WITH 24" WHITE STRIPING SPACED 3' ON CENTER. REFER TO SHEET CD-1 FOR DETAIL.
- I. PROPOSED 'TYPE D' CONCRETE CURB. REFER TO SHEET CD-2 FOR DETAILS.
- J. PROPOSED PAINTED TRAFFIC ARROWS. REFER TO SHEET CD-1 FOR DETAILS.
- K. PROPOSED DUMPSTER PAD AND ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL.
- L. PROPOSED CONCRETE DRIVE-THRU LANE. REFER TO SHEET CD-2 FOR DETAILS.
- M. PROPOSED PROTOTYPICAL LANDSCAPE FOCAL POINT PER TACO BELL STANDARDS. REFER TO LANDSCAPE PLANS FOR DETAILS.
- N. PROPOSED PROTOTYPICAL CLEARANCE BAR. REFER TO SHEET CD-1 FOR DETAILS.
- O. PROPOSED OUTDOOR PATIO AND SEATING. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- P. PROPOSED SIX (6) INCH WIDE WHITE PARKING SPACE STRIPING. REFER TO SHEET CD-1 FOR DETAILS.
- Q. PROPOSED PROTOTYPICAL TACO BELL FREESTANDING SIGN. SIGN TO BE DESIGNED AND PERMITTED BY OTHERS UNDER SEPARATE COVER. CONTRACTOR TO COORDINATE WITH APPROVED SIGNAGE VENDOR FOR INSTALLATION REQUIREMENTS.
- R. PROPOSED 3' LONG 0.5' VERTICAL CURB TRANSITION. REFER TO SHEET CD-2 FOR DETAIL.
- S. PROPOSED BIKE RACK. REFER TO SHEET CD-2 FOR DETAILS. (5 SPACES MIN.)
- T. PROPOSED TURNED DOWN CONCRETE CURB AND SIDEWALK. REFER TO SHEET CD-2 FOR DETAILS.
- U. PROPOSED PAINTED 'STOP' AND 'STOP BAR'. REFER TO SHEET CD-1 FOR DETAILS.
- V. PROPOSED 'STOP' SIGN. REFER TO SHEET CD-1 FOR DETAIL.
- W. PROPOSED 'STOP' AND 'DO NOT ENTER' SIGNS. REFER TO SHEET CD-1 FOR DETAIL.
- X. PROPOSED STORM SEWER MANHOLE. REFER TO SHEET CD-3 FOR DETAILS.
- Y. EXISTING SEWER MANHOLE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- Z. PROPOSED SITE LIGHTING. REFER TO SHEET E1.0 AND E1.1 FOR DETAILS.
- AA. EXISTING SIDEWALK TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- AB. PROPOSED CONCRETE TRANSFORMER PAD TO BE INSTALLED BY FLORIDA POWER AND LIGHT. CONTRACTOR TO COORDINATE WITH ELECTRICAL COMPANY.
- AC. PROPOSED OCB/CANOPY. REFER TO SHEET CD-1 FOR DETAILS.
- AD. PROPOSED MENU BOARD. REFER TO SHEET CD-1 FOR DETAILS. (PLACE 2 SIDE BY SIDE.)
- AE. PROPOSED TACO BELL 'ENTER' SIGN. REFER TO SHEET CD-2 FOR DETAILS.
- AF. PROPOSED TACO BELL 'EXIT' SIGN. REFER TO SHEET CD-2 FOR DETAILS.
- AG. PROPOSED CONCRETE SPLASH BLOCK. REFER TO SHEET CD-3 FOR DETAILS.
- AH. PROPOSED 0.5 FOOT WIDE CURB OPENING FOR ROOF DRAIN TO ADD DAYLIGHT TO GRADE.
- AI. PROPOSED CONCRETE WHEEL STOP. TYP. OF 9. REFER TO SHEET CD-3 FOR DETAILS.
- AJ. PROPOSED CONCRETE RAMP. REFER TO SHEET CD-3 FOR DETAILS.
- AK. EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- AL. PROPOSED DEVELOPMENT TO BE DESIGNED, PERMITTED AND CONSTRUCTED BY OTHERS.
- AM. PROPOSED SANITARY SEWER GREASE TRAP. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- AN. PROPOSED STORM WATER GRATE INLET. REFER TO SHEET CD-3 FOR DETAILS.
- AO. EXISTING SPLICE BOX TO REMAIN.
- AP. 3' WIDE MILL AND OVERLAY. REFER TO SHEET CD-3 FOR DETAIL.

SITE NOTES:

- REFER TO SHEET CV-2 FOR LEGEND AND GENERAL NOTES.
- REFER TO SHEET CV-2 FOR DEMOLITION NOTES.
- REFER TO SHEET C-2 FOR GRADING AND DRAINAGE PLAN.
- REFER TO SHEET C-3 FOR UTILITY PLAN.
- REFER TO SHEET L-01, L-02 AND L-03 FOR LANDSCAPE PLANS AND DETAILS.
- REFER TO SHEET IR-01 AND IR-02 FOR IRRIGATION PLANS AND DETAILS.
- ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SOD ALL DISTURBED AREA UNLESS NOTED OTHERWISE.
- ANY ADJACENT EXISTING LANDSCAPE MATERIAL DISTURBED DURING CONSTRUCTION SHALL BE REPLACED PER AUTHORITIES HAVING JURISDICTION.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND SYSTEM PROVIDING 100% COVERAGE. IRRIGATION SYSTEM SHALL INCLUDE RAIN SENSORS.

NOTES:

- ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT.
- FIRE CODE REFERENCE - FLORIDA FIRE PREVENTION CODE EDITION FLORIDA SPECIFIC NFPA-1 FIRE CODE 2015 EDITION AND FLORIDA SPECIFIC NFPA-1 LIFE SAFETY CODE 2015 EDITION

SITE DATA TABLE

PARCEL ID No.	12-42-46-14-24-002-0000
CURRENT ZONING	PLANNED COMMERCIAL (PC) FOUR CORNERS OVERLAY DISTRICT
EXISTING USE	RETAIL BANK WITH DRIVE-THRU SERVICE
PROPOSED USE	RESTAURANT INCLUDING DRIVE-IN AND DRIVE-THRU (PERMITTED PER ZONING SECTION 4.4.9 (B)(4)(a))
TOTAL PARCEL AREA	27,280 SF / 0.625 AC (LEASE AREA ONLY)
EXISTING IMPERVIOUS AREA	23,139 SF / 0.53 AC (84.8%) (LEASE AREA ONLY)
EXISTING OPEN SPACE	4,140 SF / 0.095 AC (15.2%) (LEASE AREA ONLY)
PROPOSED IMPERVIOUS AREA	20,304 SF / 0.466 AC (74.4%) (LEASE AREA ONLY)
PROPOSED OPEN SPACE	6,976 SF / 0.160 AC (25.6%) (LEASE AREA ONLY)
MAXIMUM IMPERVIOUS AREA	21,780 SF / 0.50 AC (80%)

BUILDING DATA TABLE

	EXISTING	PROPOSED
BUILDING SIZE	2,860 SF	2,053 SF
BUILDING COVERAGE	2,860 SF / 0.0663 AC (5.53%)	2,053 SF / 0.0471 AC (7.53%)
	ALLOWABLE	PROPOSED
BUILDING HEIGHT	48 FEET	28 FEET
SETBACKS	REQUIRED BUILDING	REQUIRED BUILDING
FRONT (W. ATLANTIC)	30 FEET	21 FEET
SIDE (EAST)	25 FEET	10 FEET
SIDE (WEST)	25 FEET	10 FEET
REAR (SOUTH)	25 FEET	10 FEET

*EXISTING CONDITION TO REMAIN
** TO LEASE LINE

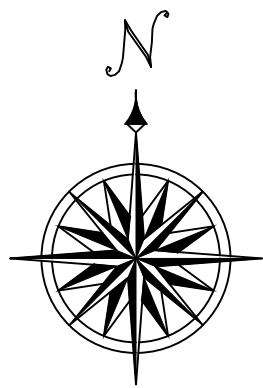
NOTES:
1. MDP HAS EXISTING CROSS ACCESS AND DRAINAGE EASEMENTS WHICH ARE TO REMAIN.
2. WAIVER TO LDR SECTION 4.4.9(G)(3)(R)(2), MINIMUM STRUCTURE SIZE, TO REDUCE THE MINIMUM FLOOR AREA FROM 4,000 S.F. TO 2,053 WAS APPROVED BY THE PLANNING AND ZONING BOARD ON SEPT. 17, 2018.

PARKING TABLE

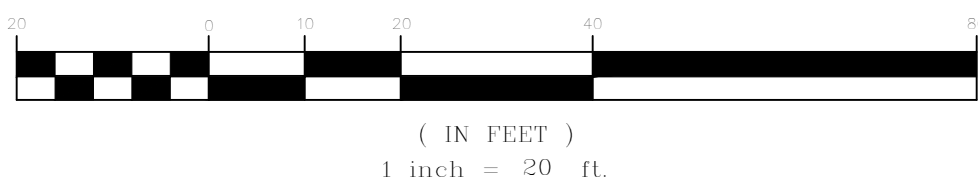
	REQUIRED (SEE BELOW)	PROVIDED
STANDARD (9' x 18')	23 SPACES	24 SPACES
ADA (12' x 18')	2 SPACES	2 SPACES
TOTAL	25 SPACES	26 SPACES
LOADING ZONE	12'X30'	12'X30'

*PARKING REQUIREMENT: 12 SPACES PER 1,000 SF OF GROSS FLOOR AREA.
**2,053SF / 1,000SF = 2.05
***2.05 x 12 SPACES = 24 SPACES

NOTE:
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1.1 & LD 1.2. REFER TO LANDSCAPE PLANS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.