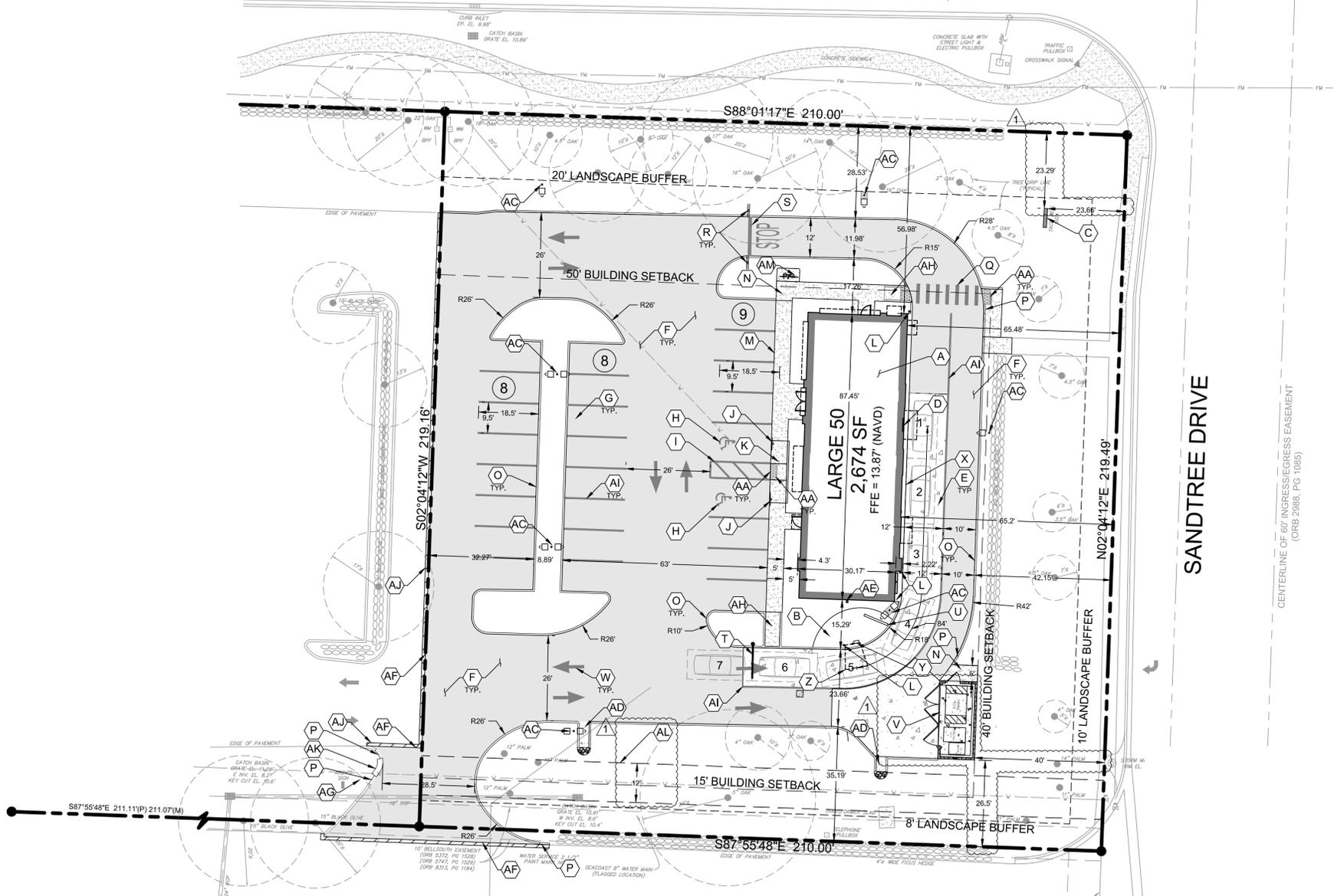


NORTHLAKE BOULEVARD (A.K.A. STATE ROAD 809-A)
(FORMERLY SOUTH LAKE PARK ROAD)



SANDTREE DRIVE

CENTERLINE OF 60' INGRESS/EGRESS EASEMENT
(ORB 2988, PG 1085)

SITE DATA TABLE

PARCEL ID No.	52-43-42-19-00-000-3390
CITY PETITION No.	SPLA-15-07-000039 & CUMJ-15-07-000038
DEVELOPMENT	NORTHLAKE COMMONS
CURRENT ZONING	CG-1 (GENERAL COMMERCIAL DISTRICT)
EXISTING USE	RESTAURANT, FAST FOOD WITH A DRIVE THRU
PROPOSED USE	RESTAURANT, FAST FOOD WITH A DRIVE THRU
TOTAL PARCEL AREA	46,058 SF / 1.06 AC
EXISTING IMPERVIOUS AREA	21,524 SF / 0.50 AC (46.73%)
EXISTING OPEN SPACE	24,534 SF / 0.56 AC (53.27%)
PROPOSED IMPERVIOUS AREA	25,031 SF / 0.57 AC (54.35%)
PROPOSED OPEN SPACE	21,027 SF / 0.48 (45.65%)
MAXIMUM IMPERVIOUS AREA	39,149 SF / 0.90 AC (85%)

BUILDING DATA TABLE

	EXISTING	PROPOSED
BUILDING SIZE	2,220 SF	2,674 SF
BUILDING HEIGHT	36 FEET	24.75 FEET
FRONT (NORTH)	50 FEET	56.98 FEET
SIDE (EAST)	40 FEET	65.20 FEET
SIDE (WEST)	N/A	N/A
REAR (SOUTH)	15 FEET	74.14 FEET

LOADING ZONE TABLE

	REQUIRED	EXISTING
LOADING (35' x 12' x 15')	5 SPACES*	7 SPACES

*3 PER 100,000 SF GFA PLUS 1 SPACE PER ADDITIONAL 100,000 SF GFA

PARKING TABLE

Suite	Tenant	TYPE	SF	RATIO	SPACES
1	AM SALON & SPA	RETAIL	4,800	1/250	19.2
2	AVAILABLE	RETAIL	25,000	1/250	100.0
3	AVAILABLE	RETAIL	1,200	1/250	4.8
16	BLADDIN MOTHERBANGIAN GRILL	RESTAURANT	1,400	1/250 + 1/250 (FOR EMPLOYEES)	14.5
17	GIOWANNI'S PIZZA AND PASTA	RESTAURANT	2,450	1/250	26.1
18	AVAILABLE	RETAIL	2,520	1/250	10.1
21	EVERETT FRIENDS	RETAIL	2,300	1/250	9.5
22	SPORT CLIPS	RETAIL	1,450	1/250	5.8
23	AVAILABLE	RETAIL	4,000	1/250	16.0
24	LARVA'S SEWING & VACUUM	RETAIL	1,619	1/250	6.5
25	AVAILABLE	RETAIL	2,400	1/250	9.6
26	TRIE THYAGASURES	RETAIL	11,900	1/250	47.6
27	MAKUPARTY BOUTIQUE	RETAIL	3,000	1/250	12.0
28	AVAILABLE	RETAIL	4,610	1/250	18.4
29	JOHANN	RETAIL	25,345	1/250	101.4
30	ROSS DRESS FOR LESS	RETAIL	32,842	1/250	131.4
32	US ARMED FORCES RECRUITING	RETAIL	1,200	1/250	4.8
33	EMBRICORP	RETAIL	1,200	1/250	4.8
34	NAKASAWA	RETAIL	1,500	1/250	6.0
35	US MARINE RECRUITMENT OFFICE	RETAIL	900	1/250	3.6
36	AVAILABLE	RETAIL	900	1/250	3.6
37	TILLYE	RETAIL	1,200	1/250	4.8
38	AVAILABLE	RETAIL	900	1/250	3.6
39	AVAILABLE	RETAIL	900	1/250	3.6
40	AVAILABLE	RETAIL	2,400	1/250	9.6
43	ZHEU'S MUI WAH	RESTAURANT	1,050	1/250 + 1/250 (FOR EMPLOYEES)	11.2
43	JANARDYNN'S GOURMET SANDWICHES	RESTAURANT	1,500	1/250 + 1/250 (FOR EMPLOYEES)	16.0
44	SALON DI M	RETAIL	2,550	1/250	10.2
45	MATTHEW FIRM	RETAIL	3,601	1/250	14.4
45A	UNAVAILABLE	RETAIL	1,200	1/250	4.8
46	STARBUCKS COFFEE	RESTAURANT	808	1/250 + 1/250 (FOR EMPLOYEES)	8.6
1143	ARBY'S	RESTAURANT	3,260	1/250 + 1/250 (FOR EMPLOYEES)	34.8
1148	TACO BELL	RESTAURANT	2,674	1/250 + 1/250 (FOR EMPLOYEES)	28.5
1150	HOME DEPOT	RETAIL	115,000	1/250	460.0
Total:			269,609		1,165.0

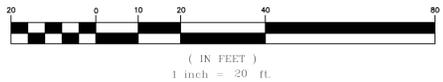
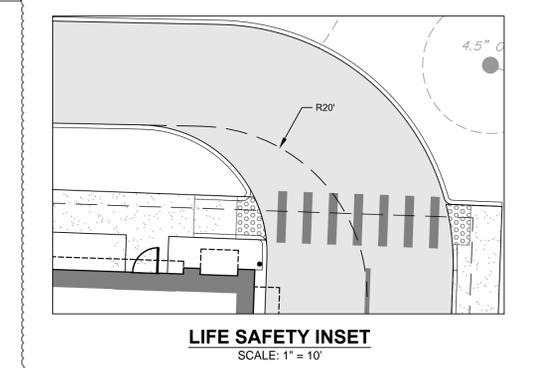
Parking Provided: 1,288

KEYED NOTES:

- PROPOSED 2,674 SF TACO BELL; PROTOTYPE LIVE MAS LARGE 50. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND ELEVATIONS.
- PROPOSED PROTOTYPICAL LANDSCAPE FOCAL POINT PER TACO BELL STANDARDS.
- EXISTING TACO BELL FREESTANDING SIGN TO REMAIN.
- PROPOSED DRIVE THRU PICKUP WINDOW. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- PROPOSED CONCRETE PAVEMENT FOR DRIVE THRU LANE. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED ASPHALT PAVEMENT. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED 9.5' x 18.5' STANDARD PARKING SPACE.
- PROPOSED 12' x 18.5' ADA ACCESSIBLE PARKING SPACE.
- PROPOSED 5' WIDE ADA COMPLIANT ACCESS AISLE.
- PROPOSED ADA ACCESSIBLE SIGN. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED ADA COMPLIANT CURB RAMP. SHEET SHEET CD-1 FOR DETAIL.
- PROPOSED BOLLARD. REFER TO SHEET CD-4 FOR DETAIL.
- PROPOSED 5' WIDE MONOLITHIC CONCRETE CURB AND SIDEWALK. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED 5' WIDE CONCRETE SIDEWALK. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED FDOT TYPE 'D' CONCRETE CURB. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED 3' LONG CURB TRANSITION. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED 5' WIDE CROSSWALK WITH 12" WHITE STRIPING SPACED 3' ON CENTER. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED "STOP" (MUTCD R1-1) AND "DO NOT ENTER" (MUTCD R5-1) SIGNS. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED 12" WIDE STOP BAR WITH "STOP" PAINTED ON PAVEMENT. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED CLEARANCE BAR AND SIGNAGE. SIGN TO BE DESIGNED AND PERMITTED BY OTHERS UNDER SEPARATE COVER. CONTRACTOR TO COORDINATE WITH APPROVED SIGNAGE VENDOR FOR INSTALLATION REQUIREMENTS. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED MENU BOARD SIGN. SIGN TO BE DESIGNED AND PERMITTED BY OTHERS UNDER SEPARATE COVER. CONTRACTOR TO COORDINATE WITH APPROVED SIGNAGE VENDOR FOR INSTALLATION REQUIREMENTS.
- PROPOSED TRASH ENCLOSURE. REFER TO SHEET CD-4 FOR DETAIL.
- PROPOSED WHITE PAINTED TRAFFIC ARROWS. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED FDOT TYPE 'D' CURB WITH CONCRETE BACKFILL.
- PROPOSED TACO BELL OCB ORDER BOX.
- PROPOSED DRIVE THRU CANOPY. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED 3' WIDE DETECTABLE WARNING. REFER TO SHEET CD-1 FOR DETAIL.
- NOT USED.
- PROPOSED LIGHT POLE AND FIXTURE. REFER TO SHEET C-8 FOR DETAIL.
- PROPOSED CONCRETE FLUME. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED BUILDING DOWNSPOUT. CONTRACTOR TO CONNECT TO PROPOSED SUBSURFACE ROOF DRAIN SYSTEM.
- PROPOSED SAWCUT LINE.
- EXISTING STOP SIGN (MUTCD R1-1). REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED ADA COMPLIANT CURB RAMP. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED 6" SOLID WHITE STRIPE. REFER TO SHEET CD-2 FOR DETAIL.
- PROPOSED 1' WIDE MILL & OVERLAY. REFER TO SHEET CD-1.
- PROPOSED CURB CUT AND CONCRETE SLAB. REFER TO SHEET CD-1 FOR DETAIL.
- PROPOSED 12" WIDE SEACOAST UTILITY AUTHORITY EASEMENT.
- PROPOSED BIKE RACK. REFER TO SHEET CD-2 FOR DETAIL.

SITE NOTES:

- 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.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.



ENGINEER:
CRAIG J. GARDEN, P.E.
STATE REGISTRATION NUMBER
No. 70054

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NO.	DATE	REVISION
1	08/27/2015	REVISION PER CITY COMMENTS
2	10/12/2015	REVISION PER CITY COMMENTS

CONTRACT DATE: 05/15/2015
BUILDING TYPE: LIVE MAS LARGE 50
PLOT VERSION: OCT. 2014
SITE No.: 290499
STORE No.: 431303
JOB No.: TCB-17930
SCALE: 1" = 20'
DRAWN BY: CED
CHECKED BY: CJC

TACO BELL
3800 NORTHLAKE BLVD.
PALM BEACH GARDENS, FL 33410



SITE PLAN