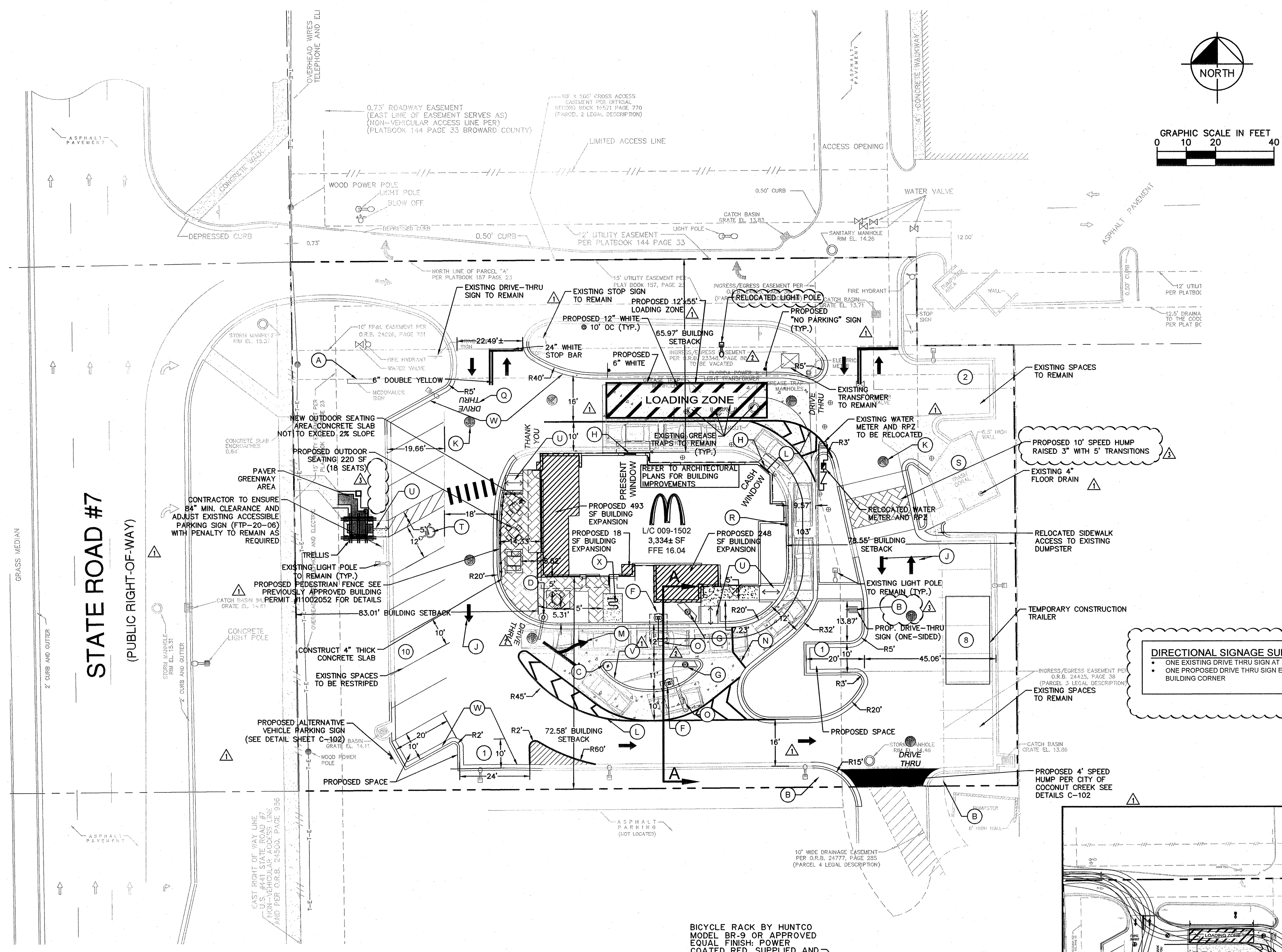


Plotted By: McKoy, Katrina Sheet: Set: McDONALD'S REGENCY - Layout: C-100 SITE PLAN - May 01, 2013 10:44:04am K:\VIB-LDEVA\17208 - McDONALD'S 081 - 009-1502 - Regency CAD Plan Sheets\C-100 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any information contained in this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

LOCATION: SECTION 06, TOWNSHIP 48 S, RANGE 42 E
 ADDRESS: 6440 N STATE ROAD 7 COCONUT CREEK, FL 33073
 ZONING: PUD (REGENCY LAKES)
 LAND USE: INDUSTRIAL
 SITE AREA: 43,592 SF 1.0 AC
 BUILDING HEIGHT: PROVIDED 17'-11"

McDONALD'S RESTAURANT

SEATING CAPACITY: 85

LOT COVERAGE: 43,592 SF 100%
 BUILDING AREA: 3,334 SF 7.6%
 IMPERVIOUS AREA: 27,761 SF 63.7%
 PERVIOUS AREA: 12,497 SF 28.7%

	EXISTING	PROPOSED
GROSS BUILDING AREA:	2,575 SF	3,334 SF
FACE-TO-FACE BOOTH:	32 SF	0 SF
CASH BOOTH:	27 SF	25 SF
PRESENT BOOTH:	101 SF	45 SF
FRONT TRELLIS:	0 SF	121 SF
NON-DRIVE THRU TRELLIS:	0 SF	56 SF
CANOPY ORDER POINTS:	50 SF	100 SF
OUTDOOR SEATING SHADED AREAS:	0 SF	192 SF (4 - 6'x8' STRUCTURES)
TOTAL CANOPY AREAS:	210 SF	539 SF
TOTAL GROSS AREA:	2,785 SF	3,873 SF

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT	25'	83'
REAR	15'	78.62'
SIDE (NORTH)	25'	65.11'
SIDE (SOUTH)	15'	72.58'

PARKING SUMMARY:

	REQUIRED	PROVIDED
STANDARD	21	21
ACCESSIBLE PER ADA	1	1
TOTAL PARKING	22	22
TOTAL PARKING RATIO	1 SP / 100 SF CUSTOMER SERVICE AREA 1 SP / 300 SF NON-CUSTOMER SERVICE AREA	

CUSTOMER SERVICE AREA:

	EXISTING	PROPOSED	PARKING REQUIRED
NON-CUSTOMER SERVICE AREA:	935 SF	1,448 SF	14.46 SPACES (15)
TOTAL:	1,840 SF	1,888 SF	6.29 SPACES (7)
	2,575 SF	3,334 SF	22 SPACES

*OUTDOOR SEATING AREA REDUCED FROM PREVIOUSLY APPROVED PERMIT #11002052

BICYCLE PARKING:

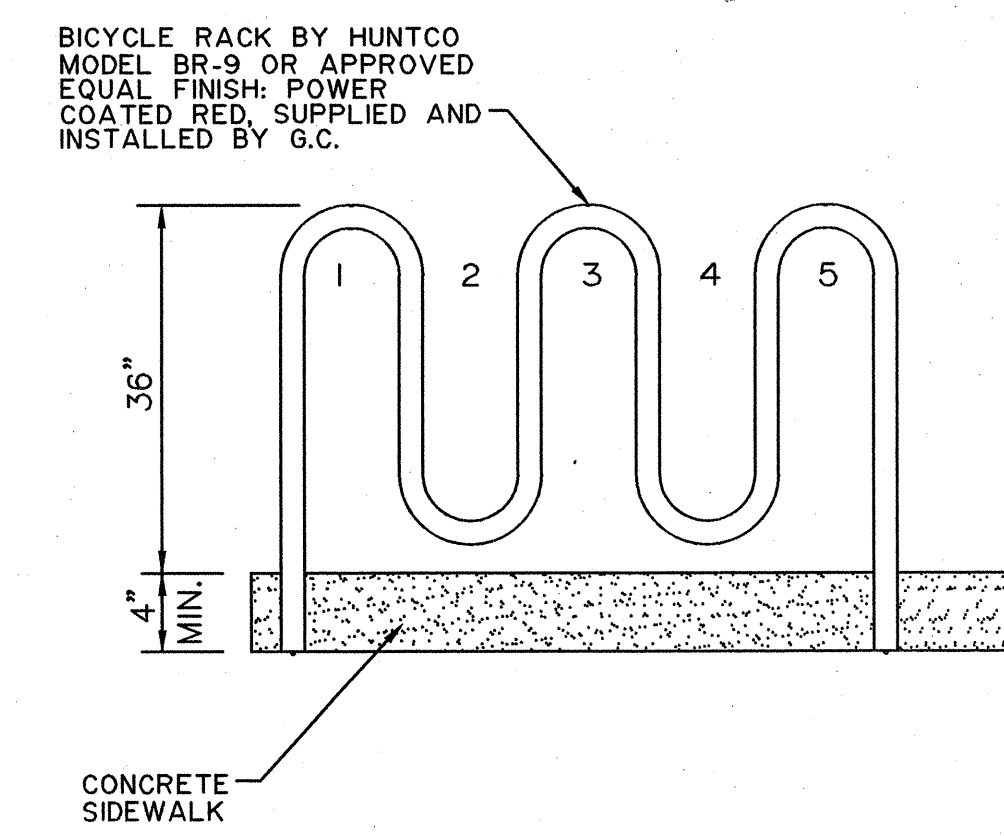
	REQUIRED	EXISTING
	5	5

LOADING SPACES: 1 (12' x 35') 1 (12' x 35')

VERTICAL DATUM: BASED ON PLANS PREPARED BY FORTIN, LEAVY, SKILES, INC. DATED MARCH 2007. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON BROWARD COUNTY BENCH MARK NO. 1515 A, ELEVATION +17.033 LOCATED AT 62ND TERRACE AND THE NORTH EDGE OF PAVEMENT OF HOLMBERGE ROAD.

FLOOD ZONE: BASED ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. DATED MARCH 2007, LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE X PER COMMUNITY PANEL NO. 120031 0105 F, DATED AUGUST 15, 1992 AND INDEX MAP REVISED OCTOBER 2, 1997. BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.

- SITE LEGEND**
- A. EXISTING MONUMENT SIGN TO REMAIN
 - B. DIRECTIONAL SIGN (PROPOSED)
 - C. ANY TIME-ANY LANE BOLLARD SIGN
 - D. DRIVE-THRU GATEWAY
 - E. REMOVED
 - F. EXISTING CANOPY WITH BUILT IN COD
 - G. MENU BOARD
 - H. NEXT OPEN WINDOW POSITION SIGNS
 - I. REMOVED
 - J. DIRECTIONAL ARROW, TYP. (WHITE)
 - K. McDONALD'S GOLD STANDARD TRAFFIC ARROW (PMS 123 YELLOW)
 - L. 6" STRIPE (PMS 123 YELLOW)
 - M. DOUBLE HEADED ARROW
 - N. MERGE POINT (6" PMS 123 YELLOW STRIPE)
 - O. LOOP DETECTOR
 - P. REMOVED
 - Q. PAVEMENT MARKING (PMS 123 YELLOW)
 - R. BOLLARD
 - S. TRASH CORRAL
 - T. ADA PARKING SPACE
 - U. ADA CURB RAMP
 - V. TYPE "C" CURB AND GUTTER
 - W. TYPE "F" CURB AND GUTTER
 - X. BIKE RACK
- PAVING LEGEND**
- HEAVY DUTY CONCRETE PAVEMENT
 - STANDARD DUTY CONCRETE PAVEMENT
 - ADA DETECTABLE WARNING SURFACE
 - PAVER SIDEWALK
- NOTES:**
- CONTRACTOR IS TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION DEBRIS GOING TO LANDFILLS BY IMPLEMENTING A C&D PLAN.
- SIGN LEGEND**
- ACCESSIBLE PARKING (FTP-20-06)
 - PENALTY
 - 30" STOP SIGN (R1-1)



Kimley-Horn and Associates, Inc.

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SITE PLAN

REGENCY 009-1502
 PREPARED FOR
McDONALD'S USA, LLC
 COCONUT CREEK, FLORIDA

KHA PROJECT: 147208XXX
 DATE: 01-21-2013
 SCALE: AS SHOWN
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: PVR
 DATE: 07/17/13

PER CITY COMMENTS

No.	REVISIONS	DATE	BY
04-23-13	GMC		
04-15-13	GMC		
03-08-13	DSC		

SHEET NUMBER: **C-100**

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.