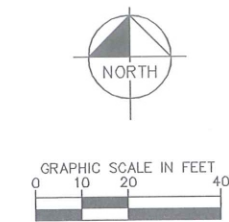
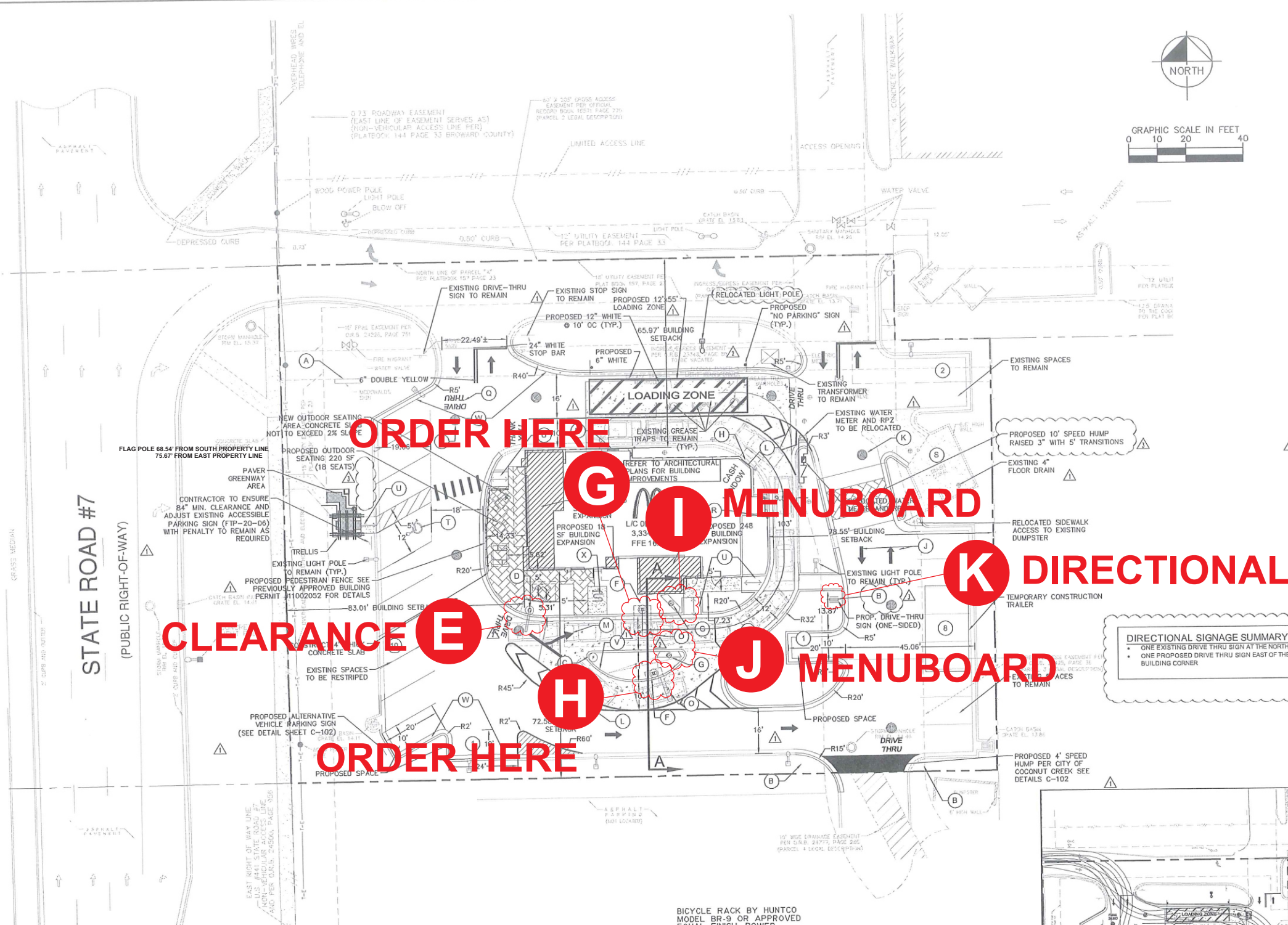


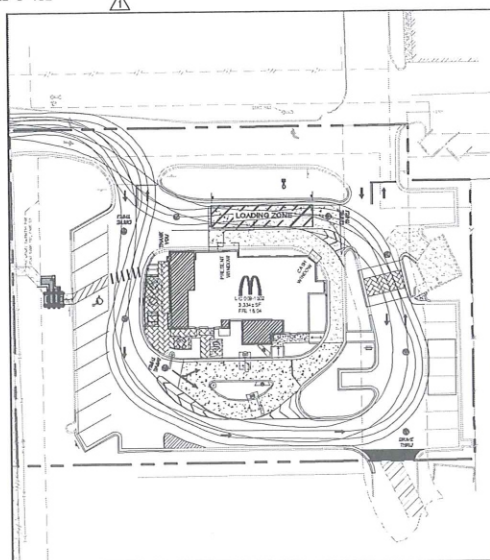
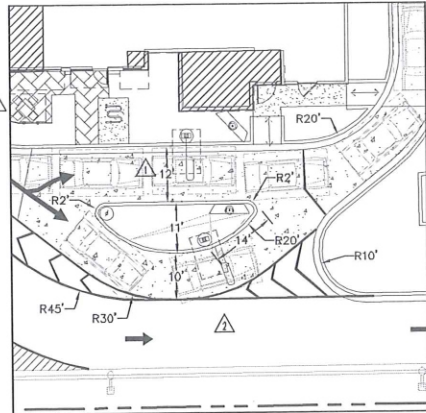
Printed By: McKoy, Katrina Sheet: S:\MCDONALD'S REGENCY Layout: C-100 SITE PLAN April 24, 2013 11:26:20am K:\VRS_LDEV\147228 - McDONALD'S 081 - 009-1502 - Regency\CAD\PlanSheets\C-100 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Hours of and manager reliance on 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%
GROSS BUILDING AREA:	
EXISTING:	2,575 SF
PROPOSED:	3,334 SF
FACE-TO-FACE BOOTH:	
CASH BOOTH:	32 SF 0 SF
PRESENT BOOTH:	27 SF 25 SF
FRONT TRELLIS:	101 SF 45 SF
NON-DRIVE THRU TRELLIS:	0 SF 121 SF
CANOPY ORDER POINTS:	0 SF 55 SF
OUTDOOR SEATING SHADED AREAS:	50 SF 100 SF
TOTAL CANOPY AREAS:	
EXISTING:	0 SF
PROPOSED:	192 SF (4 - 6'X6' STRUCTURES)
TOTAL GROSS AREA:	
EXISTING:	210 SF
PROPOSED:	539 SF
BUILDING SETBACKS:	
REQUIRED:	PROVIDED
FRONT:	25' 33'
REAR:	15' 78.6'
SIDE (NORTH):	25' 66.1'
SIDE (SOUTH):	15' 72.5'
PARKING SUMMARY	
REQUIRED:	PROVIDED
STANDARD:	21 21
ACCESSIBLE PER ADA:	1 1
TOTAL PARKING:	
REQUIRED:	22
PROVIDED:	22
PARKING RATIO:	
REQUIRED:	1 SP / 100 SF CUSTOMER SERVICE AREA
PROVIDED:	1 SP / 300 SF NON-CUSTOMER AREA
CUSTOMER SERVICE AREA:	
EXISTING:	935 SF
PROPOSED:	1,446 SF
NON-CUSTOMER SERVICE AREA:	
EXISTING:	1,640 SF
PROPOSED:	1,888 SF
TOTAL:	
EXISTING:	2,575 SF
PROPOSED:	3,334 SF
PARKING REQUIRED:	
EXISTING:	14.46 SPACES (15)
PROPOSED:	6.29 SPACES (7)
*OUTDOOR SEATING AREA REDUCED FROM PREVIOUSLY APPROVED PERMIT #11022052	
BICYCLE PARKING:	
REQUIRED:	5
EXISTING:	5
LOADING SPACES:	
REQUIRED:	1 (12' x 35')
EXISTING:	1 (12' x 35')

DIRECTIONAL SIGNAGE SUMMARY

- ONE EXISTING DRIVE THRU SIGN AT THE NORTHWEST ENTRANCE
- ONE PROPOSED DRIVE THRU SIGN EAST OF THE SOUTHEAST BUILDING CORNER



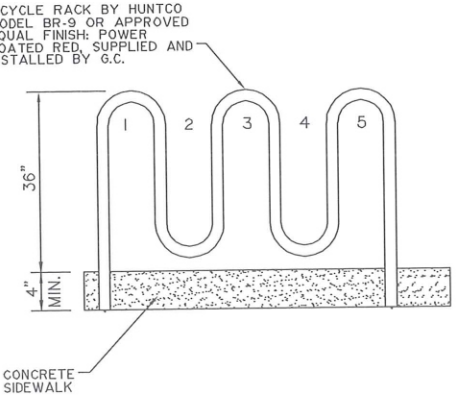
- SITE LEGEND**
- A EXISTING MONUMENT SIGN TO REMAIN
 - B DIRECTIONAL SIGN (PROPOSED)
 - C "ANY TIME-ANY LANE" BOLLARD SIGN
 - D DRIVE-THRU GATEWAY
 - E DRIVE-THRU CANOPY WITH BUILT IN COO
 - F MENU BOARD
 - G NEXT OPEN WINDOW POSITION SIGNS
 - H REMOVE
 - I DIRECTIONAL ARROW, TYP. (WHITE)
 - J McDONALD'S GOLD STANDARD TRAFFIC ARROW (PMS 123 YELLOW)
 - K 6" STRIPE (PMS 123 YELLOW)
 - L DOUBLE HEADED ARROW
 - N MERGE POINT (6" PMS 123 YELLOW STRIPE)
 - D LOAD DETECTOR
 - C REMOVE
 - D PAVEMENT MARKING (PMS 123 YELLOW)
 - R BOLLARD
 - S TRASH CORRAL
 - ADA PARKING SPACE
 - ADA CURB RAMP
 - Y TYPE "D" CURB
 - 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

- SIGN LEGEND**
- ACCESSIBLE PARKING (FTP-20-06)
 - PENALTY
 - 30" STOP SIGN (R1-1)

NOTES:

- CONTRACTOR IS TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION DEBRIS GOING TO LANDFILLS BY IMPLEMENTING A CAD PLAN



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

SITE PLAN

SHEET NUMBER
C-100

McDONALD'S RESTAURANT
SEATING CAPACITY: 85

McDONALD'S RESTAURANT
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SEATING CAPACITY: 85

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.