

ZONING - PUD / B2 EXISTING STATISTIC

	AREA	PERCENTAGE
TOTAL LAND AREA	43,592 S.F.	1.001 ACRES
TOTAL OPEN SPACE	41,067 S.F.	
BUILDING AREA & % OF TOTAL AREA	2,525 S.F.	5.8%
PARKING AREA & % OF TOTAL AREA	26,399 S.F.	60.6%
LANDSCAPED AREA & % OF TOTAL AREA	12,846 S.F.	29.5%
WALKS & TOTAL % OF AREA	828 S.F.	1.9%
FUTURE PLAYLAND/PATIO AREA & % OF TOTAL AREA	494 S.F.	1.1%
FUTURE OUTSIDE SEATING AREA & % OF TOTAL AREA	500 S.F.	1.1%
PARKING SPACES REQUIRED-1013/100-PATRON AREA & 1512/300-OTHER		= 16 SPACES
PARKING SPACES REQ'D FOR FUTURE PLAYLAND/PATIO AREA- 906/100=		10 SPACES
TOTAL PARKING SPACES REQUIRED		26 SPACES
TOTAL PARKING SPACES PROVIDED		29 SPACES

REQUIRED BUILDING SETBACKS - FRONT: 30' RIGHT: 15' LEFT: 30' REAR: 5'
 PROPOSED 1 STORY BUILDING OVERALL BUILDING HEIGHT - 16'-2" HIGH TO PARAPET

LEGAL DESCRIPTION:
 A PORTION OF PAREL A, REGENCY LAKES AT COCONUT CREEK, ACCORDING TO THE PLOT THEREOF, AS RECORDED IN PLAT BOOK 157 AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE N 89°36'40" E ALONG THE NORTH LINE THEREOF, A DISTANCE OF 214.48 FEET; THENCE S 00°23'40" E ALONG SAID LINE, A DISTANCE OF 30.00 FEET; THENCE N 89°36'40" E ALONG SAID LINE, A DISTANCE OF 33.09 FEET; THENCE S 00°24'45" E, A DISTANCE OF 150.54 FEET; THENCE S 89°36'16" W, A DISTANCE OF 246.34 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL A, ALSO BEING EAST RIGHT-OF-WAY FOR US 441 STATE ROAD 7; THENCE N 00°47'58" W ALONG SAID EAST LINE, A DISTANCE OF 180.55 FEET TO THE POINT OF BEGINNING.

SW CORNER, SECTION 6,
 TOWNSHIP 48 SOUTH,
 RANGE 42 EAST
 FOUND P.S.S.A.
 REBAR AND CAP

- GENERAL NOTES**
- McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR CONDUIT AND WIRING ARE BY THE G.C.
 - BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
 - 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
 - BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
 - PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATION, SIZE, AND CIRCUITING.
 - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND/BREAK.
 - FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
 - ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF A/E WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
 - LOT LIGHTING CONCRETE POLES INSTALLATION TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.

PAVING SPECIFICATION
 (MINIMUM 1 1/2" TOTAL COMPACTED ASPHALT THICKNESS)

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

400 WATT, METAL HALIDE FIXTURE HEADS
 SECURITY LIGHTING MODEL #ASB-MHDS-MT
 25' MOUNTING HEIGHT
 VERIFY POSITION WITH SECURITY LIGHTING

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES	EXISTING	PROPOSED
16 SPACES 10'-0" X 20'-0" @ 60'		
12 SPACES 10'-0" X 20'-0" @ 60'		
2 H.C. SPACES 12'-0" X 20'-0" @ 60'		
29		

UTILITY INFORMATION

SIZE	TYPE	LOCATION
8"	GRAVITY	N.E. CORNER
8"	LINE	
	RETENTION	
	OVERHEAD	US441
	N/A	

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY, SKILES, INC.
 180 N.W. 168th STREET
 N. MIAMI BEACH, FL 33162

DATE: 5/15/95

LEGEND

—S—	SANITARY SEWER	—TW—TW—TW—	TEMPERED WATER
—W—W—W—	WATER	—L—L—L—	LOT LIGHT LP-30
—ST—ST—ST—	STORM SEWER	—E—E—E—	EXISTING ELEVATION [76.0]
—E—E—E—	ELECTRIC	—P—P—P—	PROPOSED ELEVATION [77.0]

PLAN SCALE: 1" = 20'

STREET ADDRESS
 US 441 (REGENCY LAKES)

CITY STATE
 COCONUT CREEK FLORIDA

COUNTY
 BROWARD

REGIONAL DWG. NO. 95017
 CORPORATE DWG. NO. 009-1502

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE: SOUTH FLORIDA REGION
 ADDRESS: 6200 TOWN CTR CIRCLE, 6th FLOOR, BOCA RATON, FL 33486

REV	DATE	DESCRIPTION	BY	ISSUE REF
A	1/22/95	PER DRG. COMMENTS	AMM	
B	5/21/95	RELOCATE TRASH CORRAL, ADD PARK 'G	AMM	
C	9/21/95	ADD FLAG POLE, INTERIY MENU BD.	AMM	
D	6/26/00	ADD OUTDOOR SEATING	JCS	

PLAN APPROVALS

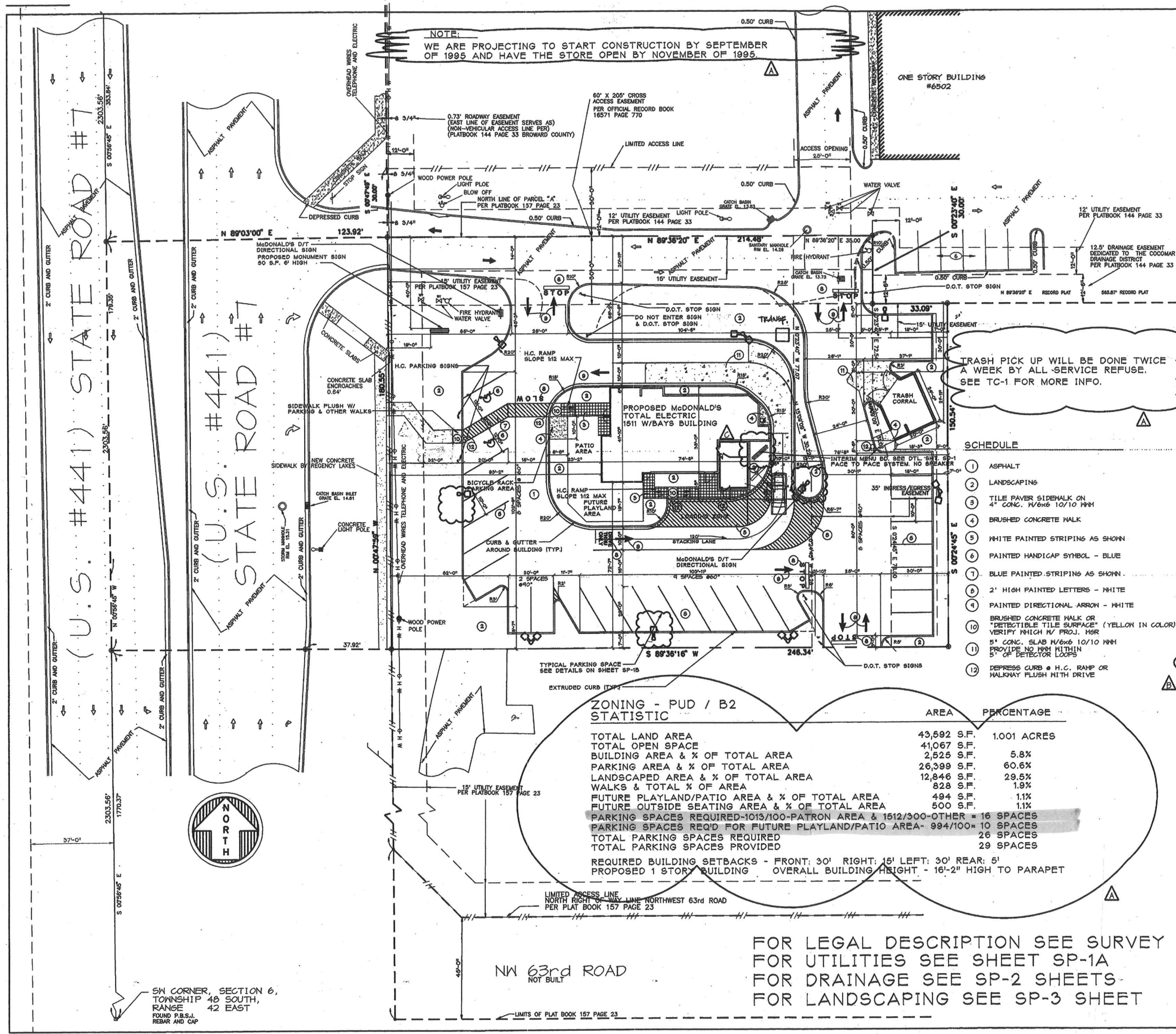
SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CONTRACTOR	
OWNER	

CO-SIGN SIGNATURES

STATUS	DATE	BY
PRELIMINARY	6/15/95	AMM
PLAN CHECKED		
AS-BUILT		

SP-1A

6440 N. ST RD #7 009-1502



GENERAL NOTES

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PAVING SPECIFICATION
(MINIMUM 1 1/2" TOTAL COMPACTED ASPHALT THICKNESS)

SEE SP-15

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29	15
	12
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	SPACES - X - - -

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	GRAVITY	N.E. CORNER
WATER	8"	LINE	
STORM SEWER		RETENTION	
ELECTRIC		OVERHEAD	U8-41
GAS		N/A	

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY, SKILES, INC.
180 N.W. 168th STREET
N. MIAMI BEACH, FL 33162

DATE: 6/15/85

LEGEND

SANITARY SEWER	TEMPERED WATER
WATER	LOT LIGHT
STORM SEWER	EXISTING ELEVATION [76.5]
ELECTRIC	PROPOSED ELEVATION [77.0]

PLAN SCALE: 1" = 20'

STREET ADDRESS
US 441 (REGENCY LAKES)

CITY COCONUT CREEK **STATE** FLORIDA

COUNTY BROWARD

REGIONAL DWG. NO 950__ **CORPORATE DWG. NO.** 009-1502

STATUS PRELIMINARY **DATE** 6/15/85 **BY** AMM

PLAN CHECKED **AS-BUILT**

SP-1

McDonald's

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OFFICE SOUTH FLORIDA REGION
ADDRESS: 5200' TOWN CTR CIRCLE, 6th FLOOR, BOCA RATON, FL 33486

PLAN APPROVALS

REGIONAL MGR.	CONSTR. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.	CO-SIGN SIGNATURES	CONTRACTOR OWNER

BY ISSUE REF

REV	DATE	DESCRIPTION	BY	ISSUE REF
A	7/20/85	PER DRC COMMENTS	AMM	
B	8/2/85	RELOCATE TRASH CORRAL, ADD PARKING	AMM	
C	8/27/85	INTERIM MENU B.D.	AMM	
D	10-24-85	RELOCATE TRASH CORRAL	AMM	

95017/009-1502