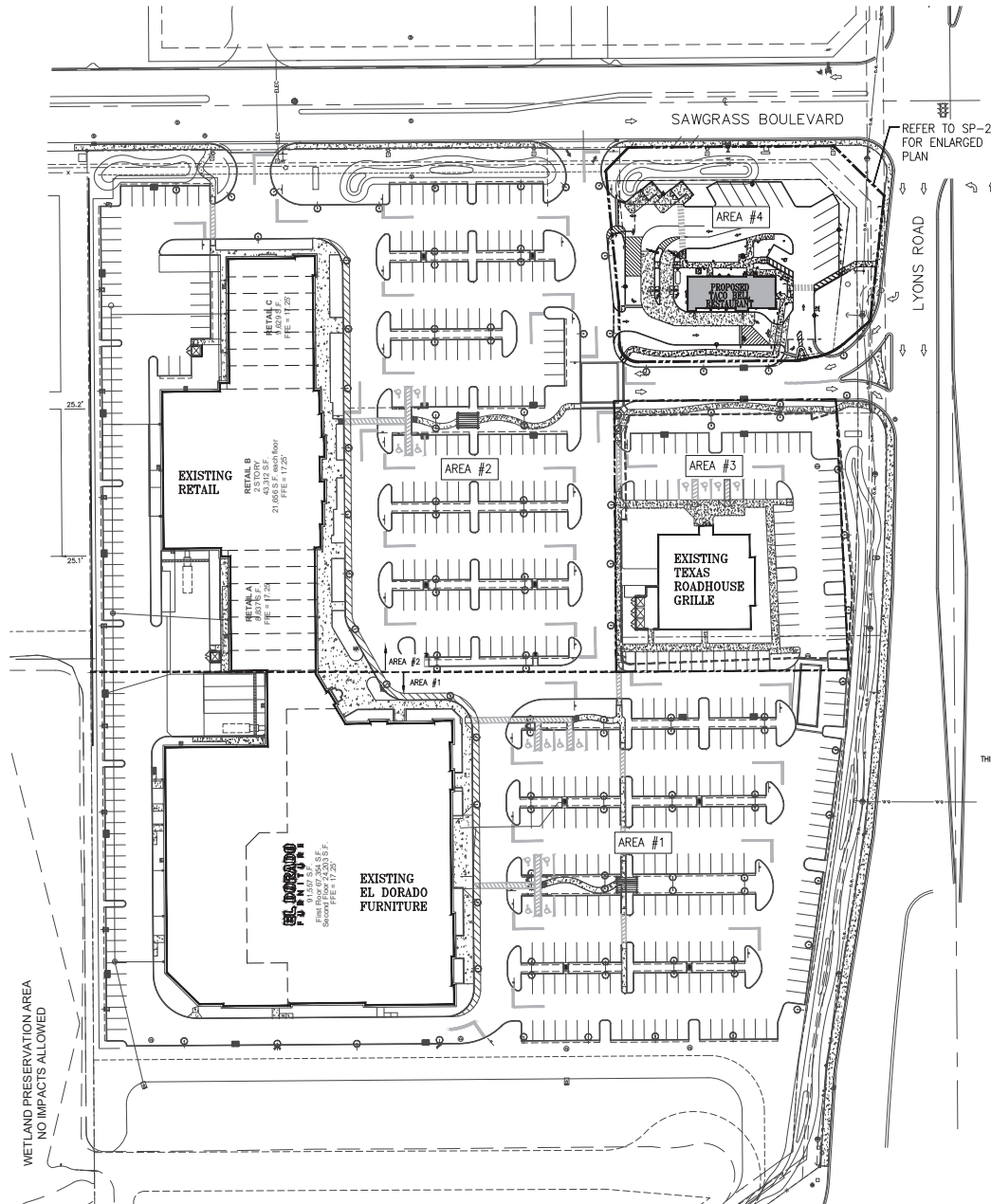


Exhibit B



OVERALL SITE PLAN



SITE DATA			
SITE TABULATION-EL DORADO & RETAILS A, B, C			
SITE AREA	654,363.15 S.F.		% OF SITE
15.02 ACRES			AREA
GROUND FLOOR:			
EL DORADO SHOWROOM	66,845.00 S.F.		
RETAIL "A"	8,800.00 S.F.		
RETAIL "B"	21,025.00 S.F.		
RETAIL "C"	9,600.00 S.F.		
TOTAL GROUND AREA	106,270.00 S.F.	16.2%	
SECOND FLOOR:			
EL DORADO SHOWROOM	24,203.00 S.F.		
RETAIL "B"	21,025.00 S.F.		
TOTAL SECOND FLOOR	45,228.00 S.F.		
TOTAL BUILDING AREA	151,498.00 S.F.		
OPEN SPACES			
LANDSCAPE AREA	169,870.00 S.F.	26%	
VEHICULAR OVERHANG	7,086.00 S.F.	1%	
WATER BODIES AREA (92,624 TOTAL)	27,787.00 S.F.	4%	
(ONLY 20% OF WATER BODY MAY BE USED FOR SITE CALCULATION)			
TOTAL OPEN SPACE	204,743.00 S.F.	31.3%	
PAVED AREA			
VEHICULAR USE AREA	257,566.15 S.F.	39%	
CONCRETE WALK	20,937.00 S.F.	3%	
TOTAL PAVED AREA	278,503.15 S.F.	42.6%	
TOTAL PERVIOUS AREA	269,590.00 S.F.	41.2%	
TOTAL IMPERVIOUS AREA	384,773.15 S.F.	58.8%	
SITE TABULATION-TEXAS ROADHOUSE RESTAURANT			
SITE AREA	44,968.00 S.F.		% OF SITE
1.03 ACRES			AREA
BUILDING AREA:			
RETAIL "D"	7,163.00 S.F.		
TOTAL BUILDING AREA	7,163.00 S.F.	15.9%	
OPEN SPACES			
LANDSCAPE AREA	16,202.00 S.F.		
VEHICULAR OVERHANG	715.00 S.F.		
TOTAL OPEN SPACE	16,917.00 S.F.	37.6%	
PAVED AREA			
VEHICULAR USE AREA	18,544.00 S.F.		
CONCRETE WALK	2,354.00 S.F.		
TOTAL PAVED AREA	20,898.00 S.F.	46.5%	
TOTAL PERVIOUS AREA	16,907.00 S.F.	37.6%	
TOTAL IMPERVIOUS AREA	28,061.00 S.F.	62.4%	
SITE TABULATION-TACO BELL RESTAURANT			
SITE AREA	43,643.00 S.F.		% OF SITE
1.00 ACRES			AREA
BUILDING AREA:			
RESTAURANT	2,376.00 S.F.		
TOTAL BUILDING AREA	2,376.00 S.F.	5.4%	
OPEN SPACES			
LANDSCAPE AREA	19,426.60 S.F.		
VEHICULAR OVERHANG	- S.F.		
TOTAL OPEN SPACE	19,426.60 S.F.	44.5%	
PAVED AREA			
VEHICULAR USE AREA	19,018.79 S.F.		
CONCRETE WALK	2,821.61 S.F.		
TOTAL PAVED AREA	21,840.40 S.F.	50.0%	
TOTAL PERVIOUS AREA	19,426.60 S.F.	44.5%	
TOTAL IMPERVIOUS AREA	24,216.40 S.F.	55.5%	
SITE TABULATION-TOTAL SITE			
GROSS SITE AREA	742,974.15 S.F.		% OF SITE
17.06 ACRES			AREA
TOTAL BUILDING AREA:			
TOTAL GROUND FLOOR AREA	115,809.00 S.F.	15.6%	
TOTAL SECOND FLOOR AREA	45,228.00 S.F.		
TOTAL BUILDING AREA	161,037.00 S.F.	21.7%	
OPEN SPACES			
SUM OF LANDSCAPED AREA AND VEHICULAR OVERHANG	241,086.60 S.F.		
TOTAL OPEN SPACE	241,086.60 S.F.	32.4%	
PAVED AREA			
VEHICULAR USE AREA AND CONCRETE WALK	321,241.55 S.F.		
TOTAL PAVED AREA	321,241.55 S.F.	43.2%	
SUMMARY OF AREAS @ GROUND			
TOTAL GROUND FLOOR AREA	115,809.00 S.F.	15.6%	
VEHICULAR USE & CONC. WALK AREAS	321,241.55 S.F.	43.2%	
LANDSCAPED AREA & VEHIC. O.H.	213,299.60 S.F.	28.7%	
WATER BODIES AREA @ 100	92,624.00 S.F.	12.5%	
TOTAL SITE AREA	742,974.15 S.F.		
TOTAL PERVIOUS AREA	305,323.60 S.F.	41.2%	
TOTAL IMPERVIOUS AREA	437,650.55 S.F.	58.8%	



LOCATION MAP

Section 6, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.

PARKING CALCULATIONS

AREA #1: EL DORADO			
GROUND FLOOR	66,845.00 S.F.		
SECOND FLOOR	24,203.00 S.F.		
TOTAL BLDG AREA	91,048.00 S.F.		
CALCULATION	REQUIRED	PROVIDED	
91,048/ 250	364	230	
10'x20' STALL (STD)	356	222	
12'x20' STALL (HC)	8	8	
LOADING SPACE	4	3	
PARKING SHORTAGE		-134	
AREA #2: RETAILS A, B, C			
RETAIL "A"	8,800.00 S.F.		
RETAIL "B" 1st FLOOR	21,025.00 S.F.		
2nd FLOOR	21,025.00 S.F.		
RETAIL "C"	9,600.00 S.F.		
TOTAL BLDG AREA	60,450.00 S.F.		
CALCULATION	REQUIRED	PROVIDED	
RETAIL PARKING	226	222	
RESTAURANT PARKING	7		
CUSTOMER SERV. AREA	2000/100		
10'x20' STALL (STD)	20	218	
12'x20' STALL (HC)	7	4	
LOADING SPACE	3	2	
PARKING SHORTAGE		-4	
AREA #3: TEXAS ROADHOUSE RESTAURANT			
BUILDING AREA	7,163.00 S.F.		
TOTAL BLDG AREA	7,163.00 S.F.		
CALCULATION	REQUIRED	PROVIDED	
7,163/ 250	29	65	
10'x20' STALL (STD)	28	61	
12'x20' STALL (HC)	2	4	
LOADING SPACE	1	1	
AREA #4: TACO BELL RESTAURANT			
BUILDING AREA	2,376.00 S.F.		
TOTAL BLDG AREA	2,376.00 S.F.		
CALCULATION	REQUIRED	PROVIDED	
673/ 100	7	14	
1,703/ 300	6		
10'x20' STALL (STD)	12	10	
12'x20' STALL (HC)	1	1	
10'x20' STALL (EV)	-	3	
LOADING SPACE	1	1	
SHOPPING CENTER-TOTAL SITE			
TOTAL BUILDING AREA	161,037.00 S.F.		
CALCULATION	REQUIRED	PROVIDED	
160,967/ 250	644	531	
10'x20' STALL (STD)	631	511	
12'x20' STALL (HC)	13	17	
LOADING SPACE	9	7	
PARKING SHORTAGE		-113	



SUITE #2
WESTON, FLORIDA 33326
PHONE: (305) 598-4124
FAX: (305) 659-0919
CELL: (305) 659-0919



EDUARDO L. CARACCHE
CIVIL ENGINEER PE 11914
ARCHITECTURAL 14885

This item has been digitally signed by Eduardo L. Caracche on the date adjacent to the seal.
Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.
Eduardo L. Caracche
Date: 2024.05.09

DATE	REMARKS
12-26-23	CITY COMMENTS
04-16-24	CITY COMMENTS

CONTRACT DATE: SEPT 24, 2021
BUILDING TYPE: END. MED-20
PLAN VERSION: 11/28/22
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: TB-315489
STORE NUMBER:
PAPM: DIANA DE CICCO
DRAWN BY: AG
JOB NO.: CKE 1816

TACO BELL
4061 LYONS ROAD
LYONS ROAD & SAWGRASS BLVD.
COCONUT CREEK, FLORIDA



OVERALL SITE PLAN

SP-1.0
PLOT DATE: