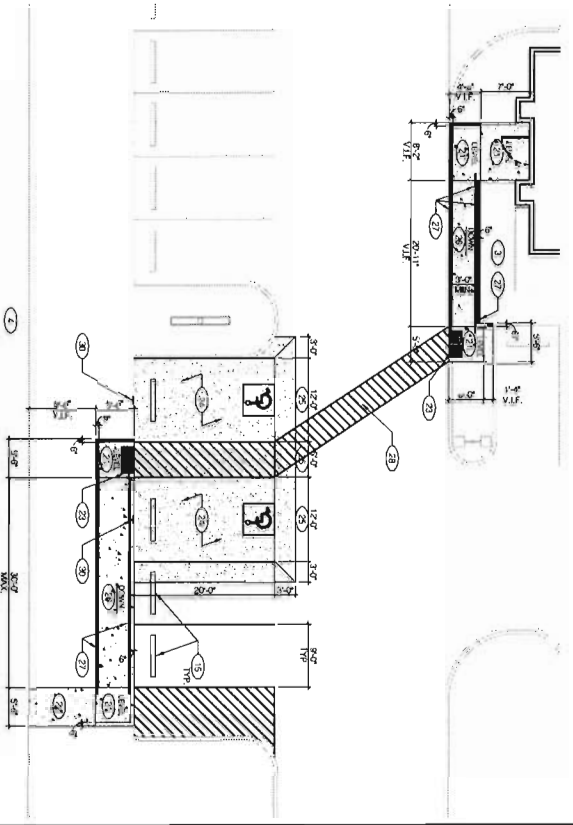




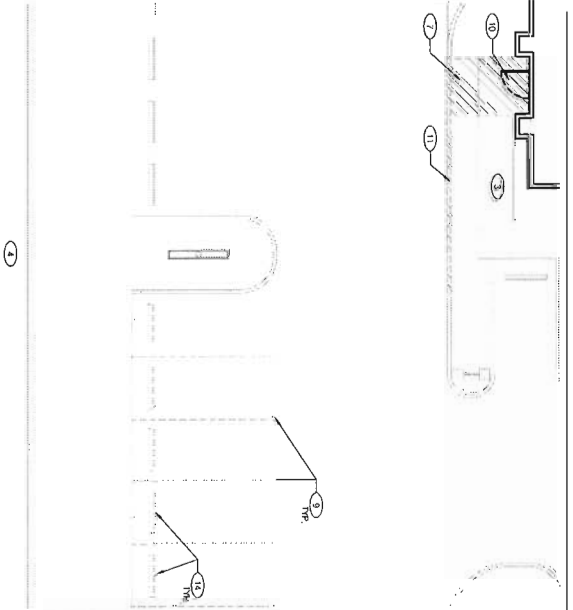




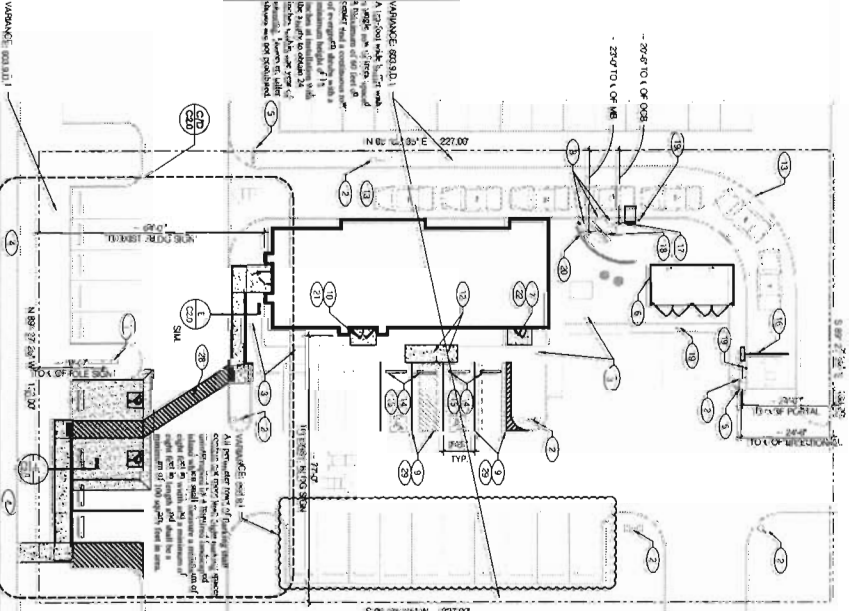
LEGAL DESCRIPTION:  
 62% AT NE COR OF SECTION 31, TH S40C0 66SW 106.33 FT TO SOUTH BAY OF A S40.01 FT WIDE EASEMENT TH 4880.65  
 2725.24 FT 11.28 FT FROM POB TH CONT 4840.0 2725.24 FT 130.80 FT TH S40C0 37.50 FT 227.00 FT TH S40.01 E 3725.24 FT 130.00 FT TH  
 N40C00 3235E 227.00 FT TO POB ON 124 PC 1746



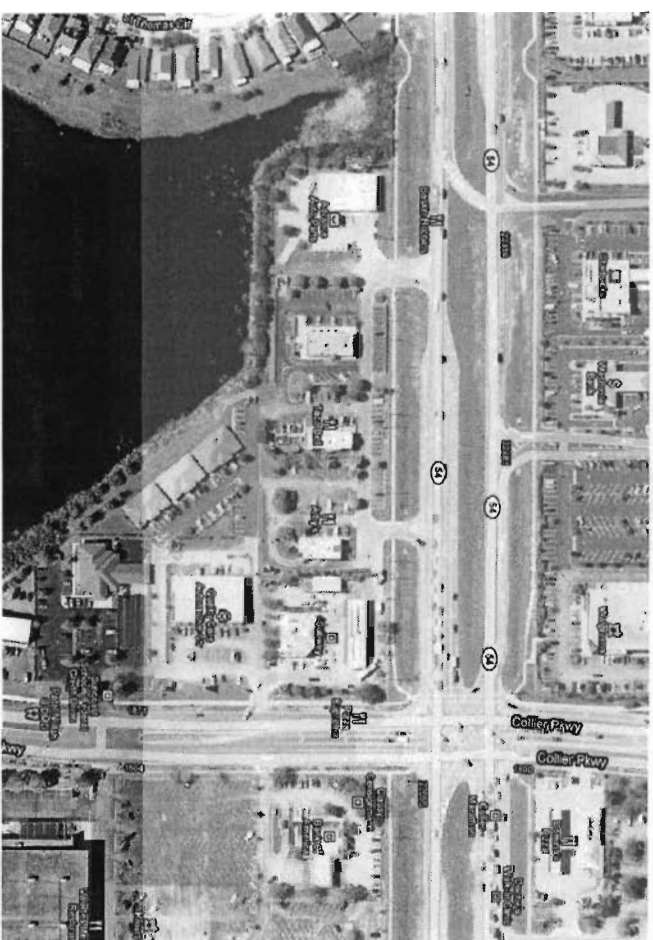
ENLARGED PROPOSED PLAN 1" = 10'-0"



ENLARGED SITE DEMOLITION PLAN 1" = 10'-0"



STATE ROAD 54  
 NORTH  
 SITE PLAN 1" = 20'-0"

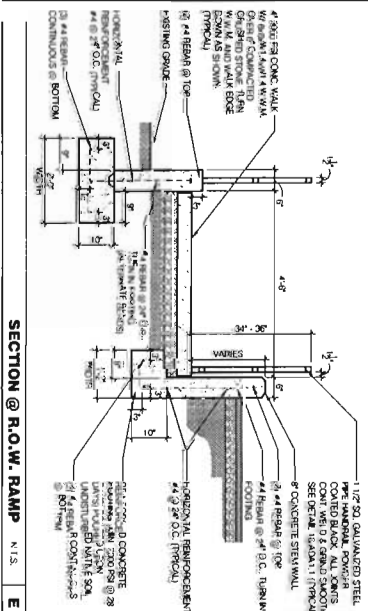


AERIAL F



NORTH

- 1- EXISTING POB, ASH TO REMAIN, STREETS AND DRIVE POLE AND SIGN CHASE TO REMAIN.
- 2- EXISTING SITE EXISTING TO REMAIN.
- 3- EXISTING SIDEWALK TO REMAIN.
- 4- EXISTING PUBLIC SIDEWALK.
- 5- EXISTING ELECTRICAL SIGN TO REMAIN.
- 6- EXISTING ELECTRICAL SIGN TO REMAIN.
- 7- REMOVE EXISTING PORTION OF SIDEWALK.
- 8- REMOVE EXISTING CANYON WALL, CONDO, & STEPS.
- 9- REMOVE EXISTING STRIPING.
- 10- REMOVE EXISTING LANDSCAPING.
- 11- REMOVE EXISTING PORTION OF CURB & GUTTER.
- 12- REMOVE EXISTING CURB CUT RAMP.
- 13- REMOVE ONE (1) SOAK STAIN IN DRIVE TRIG LANE.
- 14- REMOVE CONCRETE IN DRIVE, STOR & SAVE FOR REUSE/RECYCLE.
- 15- NEW COATED CONCRETE ACCEL STOPS.
- 16- NEW CONCRETE ADA SEE DETAIL 1001.
- 17- NEW CURB CONSTRUCTION RAMP SEE DETAIL 1001.
- 18- NEW WALKWAY RAMP SEE DETAIL 1010 AND C1.1 FOR DRIVE TRIG USE FOR FUTURE DRIVEWAY.
- 19- NEW SIDEWALK SEE DETAIL 1001.
- 20- NEW WALKWAY SEE DETAIL 1001.
- 21- NEW WALKWAY SEE DETAIL 1001.
- 22- REMOVE ONE (1) SOAK STAIN IN DRIVE TRIG LANE.
- 23- REMOVE CONCRETE IN DRIVE, STOR & SAVE FOR REUSE/RECYCLE.
- 24- NEW COATED CONCRETE ACCEL STOPS.
- 25- NEW CONCRETE ADA SEE DETAIL 1001.
- 26- NEW CURB CONSTRUCTION RAMP SEE DETAIL 1001.
- 27- NEW WALKWAY RAMP SEE DETAIL 1010 AND C1.1 FOR DRIVE TRIG USE FOR FUTURE DRIVEWAY.
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- 99- NEW WALKWAY SEE DETAIL 1001.
- 100- NEW WALKWAY SEE DETAIL 1001.



SECTION @ R.O.W. RAMP N.T.S. E

**FREDERICK J. GOGLIA**  
 ARCHITECT, NCARB, ISP  
 1650 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146  
 PH. (314) 415-2400 FAX (314) 415-2400 www.rfvc.com

**STEP 2 BOLD**

**C2.0**

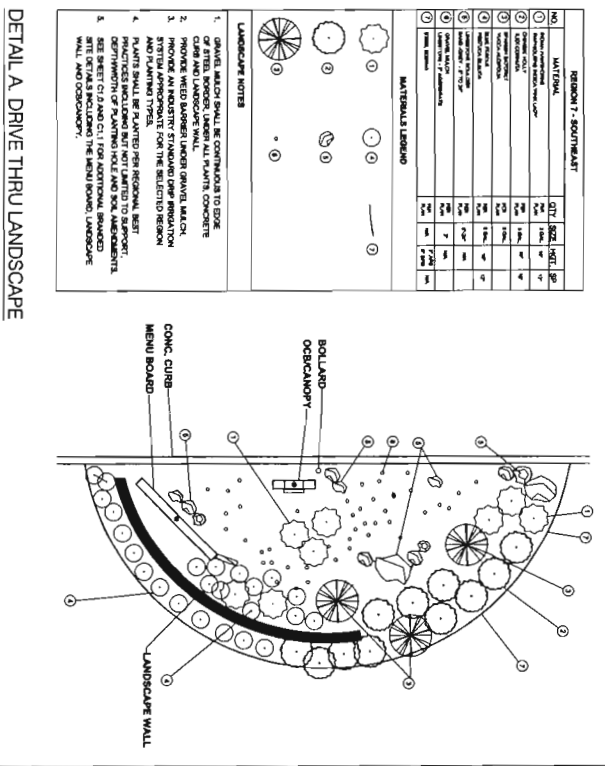
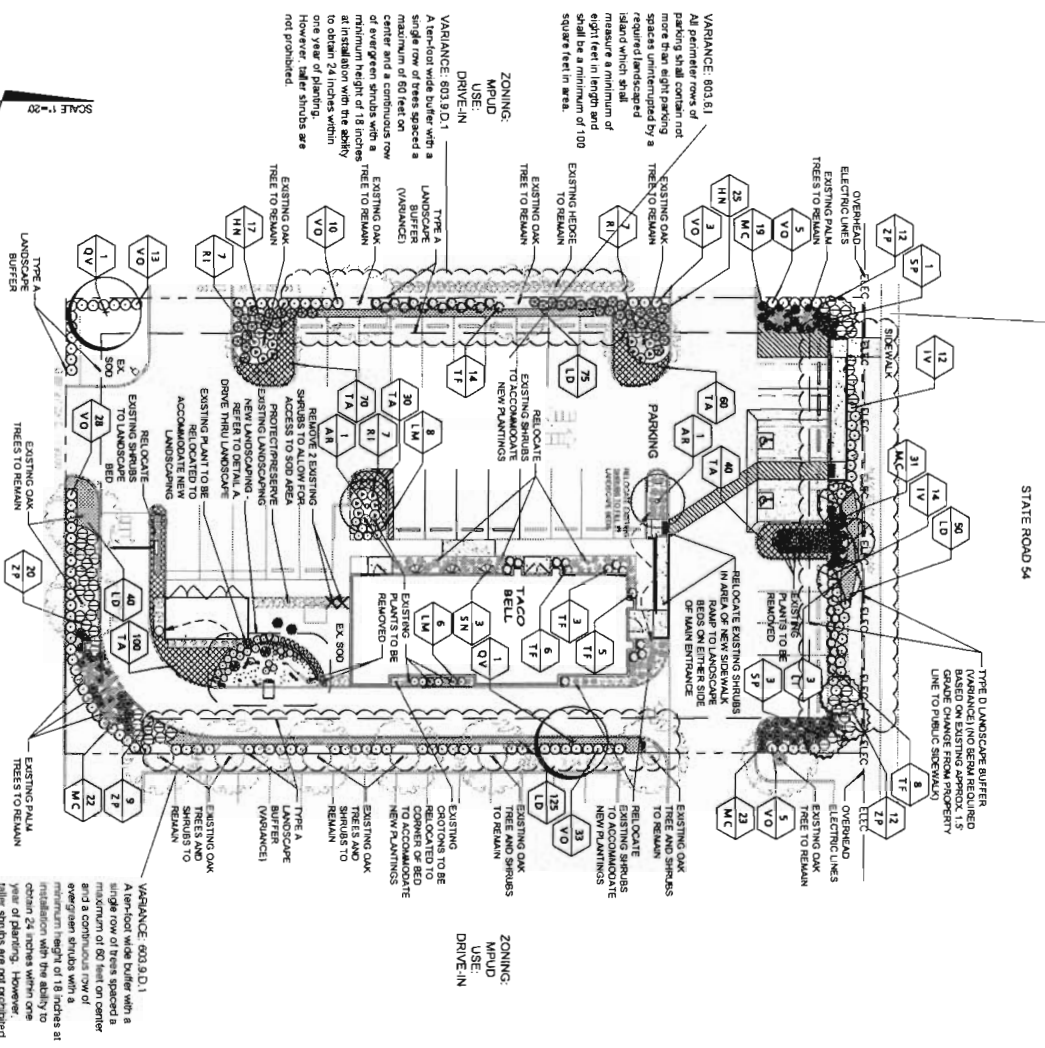
**SITE PLAN (W/ VARIANCE)**

Contract DATE: 06.25.09  
 SHEET NO: 02.01.05  
 PLAN VERSION: 001 OF 02  
 SITE NUMBER: 001.023  
 APPROVAL: 6

TAOQ BELL  
 2214 Green St  
 St. Louis, MO 63103  
 (314) 435-8889

Contract DATE: 06.25.09  
 SHEET NO: 02.01.05  
 PLAN VERSION: 001 OF 02  
 SITE NUMBER: 001.023  
 APPROVAL: 6

**VARIANCE: 603.9 D.4**  
 Type D buffer (monitored right-of-way buffer). A landscape buffer shall be required adjacent to any road right-of-way external to the development project and adjacent to any non-local access roads internal to a development and adjacent to all double frontage lots. Wooded and plastic-type fences (including PVC) shall be prohibited. A right-of-way width of 100 or more feet requires a minimum 15-foot wide buffer. Shade trees shall be planted with a minimum spacing of 30 feet on center. Palms may be substituted for up to 30 percent of the required shade trees and shall be planted in clusters with a minimum of three palms per cluster with a maximum spacing of eight feet on center. Exceptions will be made for Phoenix spp. (not including rosettes), which may be planted individually. A maximum distance of 30 feet shall be maintained between all types of trees and shrubs. A minimum of 10 percent of the required shade trees shall be planted in staggered double rows and maintained so as to form a continuous cover canopy. Where a variable use area along the right-of-way buffer, the buffer shall also contain an additional 18 inches in height, and shall be landscaped with shrubs planted in staggered double rows and maintained so as to form a continuous, unbroken, solid visual screen within one year from the time of planting and ground cover plants. The terms and landscaping shall be 90 percent opaque and shall be a minimum of three feet in height at the time of planting and at all times thereafter. A berm shall not be required within the clear-width change areas.



**PLANT SCHEDULE**

Plant No.	Scientific Name	Common Name	Soil Requirements	Spacing	Water Profile	Design	Material
01	SHRUB TREES						
02	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
03	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
04	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
05	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
06	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
07	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
08	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
09	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
10	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
11	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
12	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
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14	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
15	SHRUB TREES	Shrub Tree	42" DIA., 30' HT.	48" OC	Y	Y	Y
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PREPARED BY:  
**WilsonMillerDesign**  
 Land Planning • Landscape Architecture • Graphic Design  
 WilsonMiller, Inc.  
 2281 S. Brentwood Blvd., Suite 100  
 St. Louis, MO 63114  
 Phone: (314) 415-2400 Fax: (314) 415-2300  
 www.wilsonmiller.com

**LANDSCAPE PLAN**  
 (W/ VARIANCE)  
**L1.0**  
 TACO BELL  
 2714 STATE ROAD 54  
 LITTLE ROCK, AR  
**STEP 2 BOLD**

NOT DATE

**VARIANCE: 603.9.D.4**  
 Type D buffer (non-local right-of-way buffer). A landscape buffer shall be required adjacent to any road right-of-way external to the development project and adjacent to any non-local access roads internal to a development and adjacent to all double frontage lots. Wooded and plastic-type fences (including PVC) shall be prohibited.

20' right-of-way with 100' or more feet requires a minimum 15-foot wide buffer. Shade trees shall be planted with a minimum spacing of 20' right-of-way width. Shade trees shall be planted with a minimum spacing of 20' right-of-way width. A minimum of three palms per cluster with a minimum spacing of eight feet on center. Exceptions will be made for Phoenix spp. first including rosetteform, which may be planted individually. A maximum distance of 30 feet shall be maintained between all types of tree plantings. The remainder of the buffer shall be landscaped with shrubs, at a minimum rate of five shrubs per tree of palm, and ground cover plants. Where a vehicular use area abuts the right-of-way buffer, the buffer shall also contain an earthen berm, a minimum of 18 inches in height, and shall be landscaped with shrubs planted in staggered double rows and maintained so as to form a continuous, unbroken, solid visual screen within one year from the time of planting and ground cover plants. The berms and landscaping shall be 80 percent opaque and shall be a minimum of three feet in height at the time of planting and at all times thereafter. A berm shall not be required within the clear-side change area.

**VARIANCE: 603.8.1**  
 All perimeter rows of parking shall contain not more than eight parking spaces uninterrupted by a structure or island which shall measure a minimum of eight feet in length and shall be a minimum of 100 square feet in area.

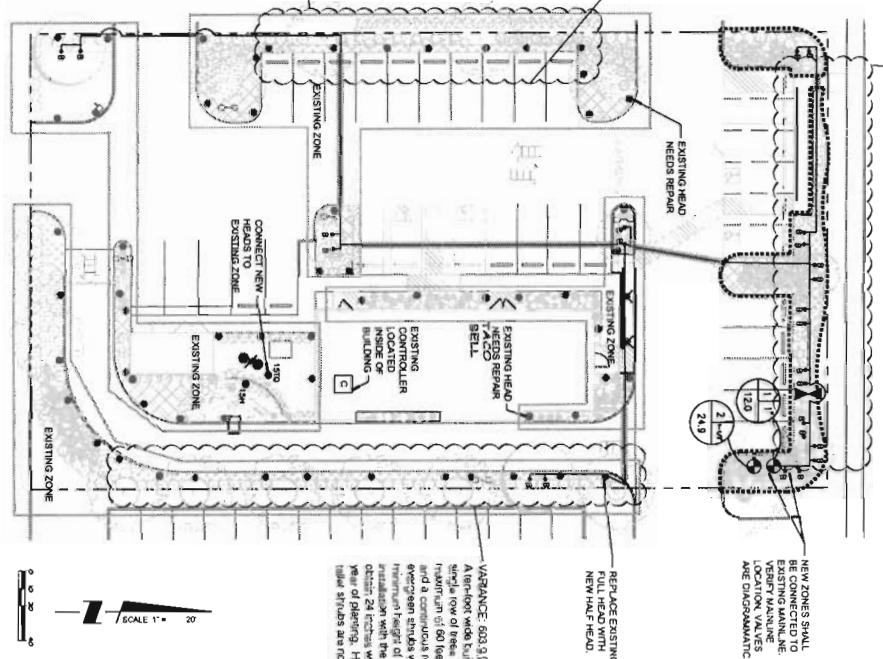
**VARIANCE: 603.8.1**  
 All perimeter rows of parking shall contain not more than eight parking spaces uninterrupted by a structure or island which shall measure a minimum of eight feet in length and shall be a minimum of 100 square feet in area.

**ZONE CHART FOR NEW ZONES**

ZONE	GM	TYPE	VALVE SIZE
1	12.0	BUBBLERS	1/2"
2	24.9	DRP	1.5"

**NOTE: SITE CURRENTLY HAS AN EXISTING SPRAY SYSTEM HEADS AND ZONES SHOWN WERE FIELD LOCATED. ADD NEW CONTRACTOR TO FIELD VERIFY LOCATION OF UNDERGROUND PIPING.**

**VARIANCE: 603.9.D.1**  
 A ten-foot wide buffer with a single row of five spaced at center and a continuous row of evergreen shrubs with a minimum height of 18 inches at installation with the ability to obtain 24 inches within one year of planting. However, taller shrubs are not prohibited.



**VARIANCE: 603.D.1**  
 A ten-foot wide buffer with a single row of five spaced at center and a continuous row of evergreen shrubs with a minimum height of 18 inches at installation with the ability to obtain 24 inches within one year of planting. However, taller shrubs are not prohibited.

Legal Description  
 31-26-19-0000-00100-0021  
 Assessed in Section 31, Township 26 South, Range 19 East  
 of Pasco County, Florida

COM AT NE COR OF SECTION 31 TH 500DEG 06'58"W 108.39 FT TO SOUTH BODY OF A 50.00 FT WIDE EASEMENT TH 889DEG 27'25"W 1112.69 FT FOR POB TH CONT 889DEG 27'25"W 130.00 FT TH 500DEG 32'25"W 227.00 FT TH 589DEG 27'25"E 130.00 FT TH N00DEG 32'35"E 227.00 FT TO POB OR 7324 PG 1705

**IRRIGATION NOTES**

1. BEFORE COMMENCEMENT OF WORK UNDER THIS CONTRACT, VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE.
2. ALL IRRIGATION INSTALLATION SHALL CONFORM TO LOCAL CODES.
3. PUMP OR PUMP IS DISASSEMBLY. SOURCE TO AVOID CONTACT WITH PARTS OR UNDERGROUND UTILITIES. DESIGN/NOTIFICATIONS MAY BE MADE ONLY AS NECESSARY TO MEET FIELD CONDITIONS AND ONLY AS ACCEPTABLE TO LANDSCAPE ARCHITECT.
4. ELECTRICAL INSTALLATION OF CONTROLLER SHALL BE PROVIDED BY THE SITE ELECTRICAL IN COMPLIANCE WITH N.E.C. REQUIREMENTS.
5. ALL VALVES SHALL BE INSTALLED IN METEYK W/10. ONE EQUAL VALVE BOXES.
6. THE MAIN LINE SHALL BE BORED A MINIMUM OF 18" BELOW GRADE.
7. ALL LATERAL PIPES SHALL BE BORED A MINIMUM OF 12" BELOW GRADE.
8. WHERE MAIN AND/OR LATERALS ARE COVERED BY PAVING, SCHEDULE 40 PVC SLEEVES SHALL BE USED. SLEEVES SHALL BE COMPACTED PLACEMENT OF SLEEVES WITH GENERAL CONTRACTOR.
9. SIZE ALL SLEEVES TWO SIZES LARGER THAN IRRIGATION PIPE.
10. THE CONTRACTOR SHALL COMPLETELY FLUSH ALL LINES FOLLOWING INSTALLATION OF DRIP LINES.
11. ALL ELECTRICAL COMPONENTS SHALL BE EQUIPPED WITH LIGHTNING AND SURGE PROTECTION DEVICES PER MANUFACTURERS SPECS.
12. THE CONTRACTOR SHALL INSTALL FLUSH VALVES AT VARIOUS LOCATIONS ALONG ZONE LATERALS AND AT EACH END OF DRP ZONE TO ALLOW FOR PERIODIC FLUSHING OF SYSTEM.
13. IRRIGATION CONTRACTOR SHALL MAINTAIN A RESIDUAL PRESSURE OF 20-25 PSI AT THE LAST HEAD FOR SPRAY HEADS AND A RESIDUAL OF 40 PSI AT THE LAST HEAD FOR ROTARY HEADS. (VALVE PRESSURE REGULATION AT THE VALVE AS REQUIRED).
14. IRRIGATION CONTRACTOR SHALL REPLACE ANY EXISTING POP-UP SPRAY HEADS WITH A TALLER MODEL AS NEEDED TO MAINTAIN ADEQUATE COVERAGE.
15. IRRIGATION CONTRACTOR SHALL LOCATE MAINLINE AND LATERAL LINES IN THE FIELD AS REQUIRED TO CONNECT NEW HEADS AND ZONES.

**IRRIGATION SYMBOLS & LEGEND**

- RAIN BIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS TO BE INSTALLED USING A 1/2" X 1/2" POLY PIPE CONNECTION.
- RAIN BIRD 1400 SERIES POP-UP TO BE INSTALLED USING A 1/2" X 1/2" POLY PIPE CONNECTION. IRRIGATION CONTRACTOR TO SELECT APPROPRIATE HEIGHT POP-UP TO MAINTAIN COVERAGE.
- EXISTING ZONE
- EXISTING POP-UP NOZZLE
- EXISTING NOZZLE TO BE REMOVED
- RAIN BIRD 24 VAC ELECTRIC REMOTE CONTROL VALVES IN AMETEK W/10 VALVE BOX
- VALVE SIZE: 1.5"
- 10A-PEB 10A-PEB
- 15A-PEB 15A-PEB
- OTHERWISE COORDINATE WITH OWNER.
- EXISTING BACK FLOW PREVENTION DEVICE
- SIZE SLEEVE TWO SIZES LARGER THAN IRRIGATION PIPE.
- STATION NUMBER
- CPM (APPROX.)

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Use Dotted Lines, AREA  
 Public Regulations No. 112

DATE	BY	REVISION
06.30.06	DAVID M.	DATE/INITIALS
07.27.06	DAVID M.	DATE/INITIALS
08.29.06	DAVID M.	DATE/INITIALS
09.24.06	DAVID M.	DATE/INITIALS

CONTRACT DATE: 06.30.06  
 BUILDING PERM: 06.30.06  
 PLAN REVISION: 07.27.06  
 SITE REVISION: 08.29.06  
 APPROVED BY: 09.24.06

TACO BELL  
 2714 STATE ROAD #4  
 LUTZ, FL 33549



**IRRIGATION (W/ VARIANCE)**

**L3.0**

PLOT DATE: