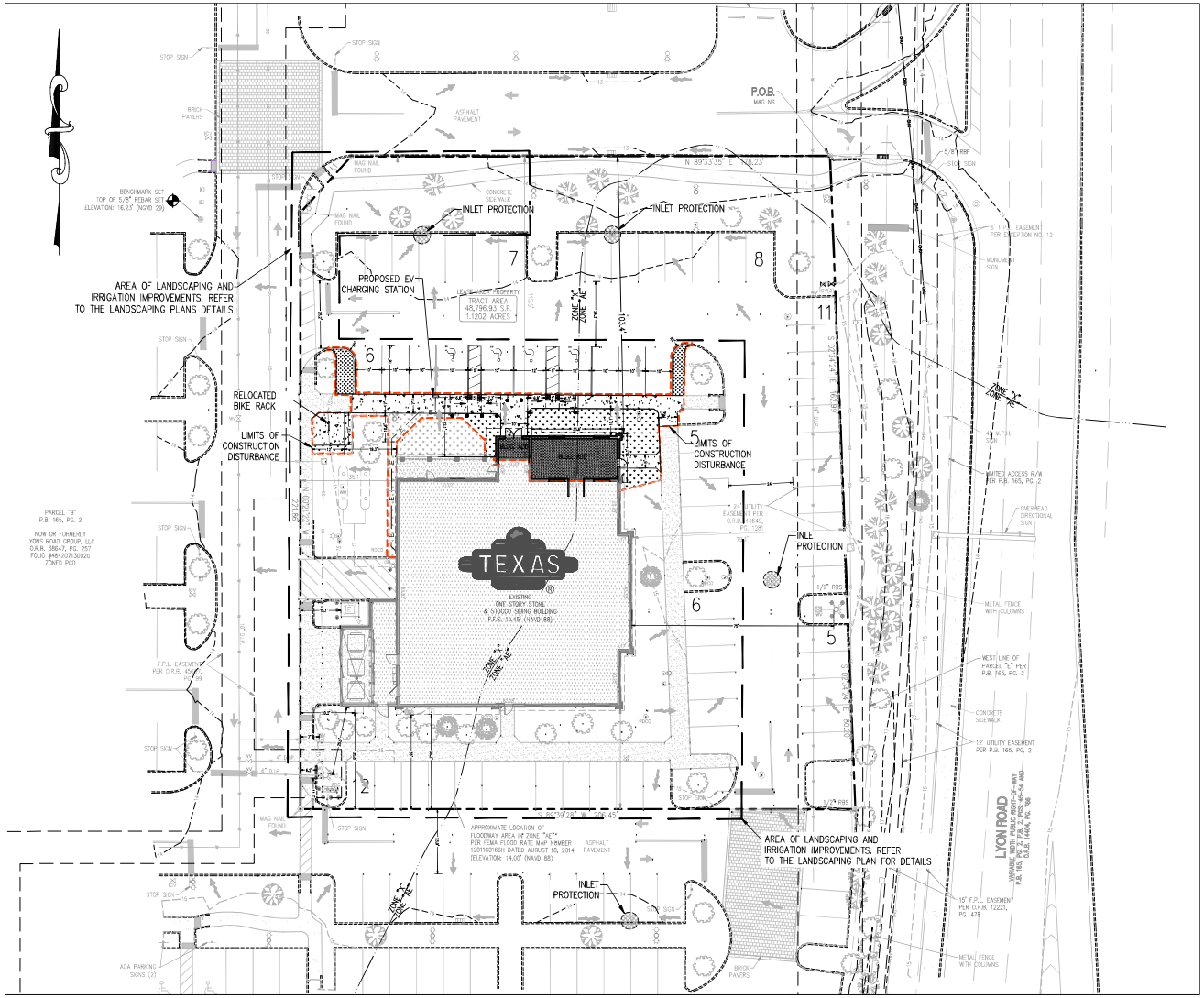
Exhibit "B"



GENERAL SITE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
4. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
6. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
7. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
8. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
9. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
10. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
11. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
12. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
13. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO EXISTING AND/OR PROPOSED STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
14. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES AT ALL.
16. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
18. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.

DEVELOPMENT SUMMARY

TEXAS ROADHOUSE PROPOSES TO CONSTRUCT A 610 SF BUILDING ADDITION TO THE EXISTING RESTAURANT. THE ADDITIONAL BUILDING AREA AND ASSOCIATED SIDEWALK WILL BE LOCATED AS SHOWN ON THE PLANS. AS PART OF THIS PROJECT TEXAS ROADHOUSE IS ALSO UPDATING AND RESTORING LANDSCAPING AND IRRIGATION SYSTEM AND ADDING ADDITIONAL LANDSCAPED AREA ON EITHER SIDE OF THE ROW OF STALLS. THE TOTAL AREA DISTURBED BY CONSTRUCTION ACTIVITIES IS 3,262 SF. THE TOTAL NEW PERMANENT IMPERVIOUS AREA ADDED TO THE SITE IS 739 SF. ADDITIONAL STORMWATER MEASURES ARE NOT REQUIRED. REFER TO THE LANDSCAPE PLANS FOR EXTENT OF LANDSCAPING AND IRRIGATION WORK.

PROJECT INFORMATION

TOTAL SITE AREA:	48,797 S.F. (1.120 ACRES)
TOTAL LEASE AREA:	49,992.71 S.F. (1.1247 ACRES)
TOTAL DISTURBED AREA:	±0.075 ACRES
ZONED:	PLANNED COMMERCE DISTRICT (PCD) & SAWGRASS EXCHANGE DISTRICT (MODULE 3)
BUILDING USE:	RESTAURANT
EXISTING BUILDING AREA/SEATS:	7,163 SF / 281 SEATS
PROPOSED BUILDING AREA/SEATS:	7,773 SF / 321 SEATS
BUILDING HEIGHT:	28'-10"

ZONING COVERAGE:

GENERAL PLANNED COMMERCE DISTRICT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE (43,560 SF)	1.120 ACRES	1.120 ACRES
MINIMUM LOT WIDTH	200 FT.	>600 FT.	>600 FT.
MINIMUM OPEN SPACE	20.0%	>20.0%	>20.0%
MAXIMUM BUILDING COVERAGE	40.0%	<40.0%	<40.0%

SAWGRASS EXCHANGE DISTRICT	REQUIRED	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT	36 FT.	28'-10"	28'-10"
MINIMUM OPEN SPACE	15.0%	>15.0%	>15.0%

ZONING SETBACKS:

GENERAL PLANNED COMMERCE DISTRICT	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25 FT.	79.1 FT.	79.1 FT.
SIDE YARD	25 FT.	38/155.5 FT.	38/103.4 FT.
REAR YARD	25 FT.	35.1 FT.	35.1 FT.

SAWGRASS EXCHANGE DISTRICT	REQUIRED	EXISTING	PROPOSED
*NORTH	25 FT.	>25 FT.	>25 FT
*SOUTH	20 FT.	>20 FT.	>20 FT
*EAST	25 FT.	>25 FT.	>25 FT
WEST	25 FT.	>25 FT.	>25 FT

*SETBACK FROM INTERIOR BUFFER LINE

PARKING REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
SPACES	35 (MIN.)	61 SPACES+4 ADA +1 LOADING ZONE	60 SPACES+4 ADA +1 LOADING ZONE

EXISTING STALL DIMENSIONS:
STANDARD SPACE: (10'x18')
ADA SPACE: (12'x18')

EXISTING CUSTOMER SERVICE AREA: 4,610 SF
NEW CUSTOMER SERVICE AREA: 610 SF
TOTAL CUSTOMER SERVICE AREA: 5,220 SF
EXISTING NON-CUSTOMER SERVICE AREA: 2,553 SF
NEW NON-CUSTOMER SERVICE AREA: 0 SF
TOTAL NON-CUSTOMER SERVICE AREA: 2,553 SF
EXISTING OUTDOOR WAITING AREA: 90 SF
NEW OUTDOOR WAITING AREA: 0 SF
TOTAL OUTDOOR WAITING AREA: 90 SF
1 SPACE REQUIRED PER 150 SF OF CUSTOMER SERVICE AREA (5,220 SF) = 35 SPACES
1 SPACE PER 300 SF OF NON-CUSTOMER SERVICE AREA (2,553 SF) = 9 SPACES
TOTAL MINIMUM REQUIREMENT = 44 SPACES
ADA ACCESSIBLE MINIMUM REQUIREMENT = 3 SPACES PER 70 PARKING SPACES
TOTAL ADA PARKING REQUIRED FOR 63 STANDARD PARKING SPACES: 3 SPACES
TOTAL ADA PARKING PROPOSED FOR 63 STANDARD PARKING SPACES: 4 SPACES

VEHICULAR USE AREA: 21,038 SF (43% OF SITE)
LANDSCAPE AREA: 6,033 SF (12% OF SITE)

WASTE AND WASTEWATER PROVIDER:
COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
PHONE: 954-571-4146

Zachary Michels

LEGEND:

EXISTING BUILDING
PROPOSED BUILDING ADDITION
EXISTING CONCRETE SIDEWALK
PROPOSED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE OVER 4" WELL DRAINED AGGREGATE BASE
RESTORED LANDSCAPING AREA
EXISTING LANDSCAPING AREA
PROPOSED LANDSCAPING AREA
PROPOSED INLET PROTECTION
PROPOSED ROOF DRAIN CLEANOUT
LIMITS OF CONSTRUCTION DISTURBANCE
PROPOSED TEMPORARY CONSTRUCTION FENCE/SILT FENCE
EXISTING PROPERTY LINE
EXISTING CONTOUR
EXISTING GAS LINE
EXISTING STORM DRAIN LINE
EXISTING SANITARY SEWER
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING TELEPHONE LINE
EXISTING WATER LINE
TREE LINE
SANITARY SEWER MANHOLE
SANITARY CLEAN-OUT (SCO)
SANITARY SEWER STUB OUT
TELEPHONE MANHOLE/PEDESTAL
STORM DRAIN PIPE WITH HEADWALL
DOUBLE-WING CATCH BASIN
SINGLE-WING CATCH BASIN
JUNCTION BOX (JB)
DROP OR CURB INLET (DI OR CI)
FENCE
DRAINAGE DITCH OR SWALE
EXISTING 10 FOOT CONTOUR
EXISTING 2 FOOT CONTOUR
EXISTING GRADE SPOT ELEVATION
DIRECTION OF SURFACE FLOW
RECORDED DATA
LIGHT POLE (LP)
ELECTRICAL TRANSFORMER BOX
ELECTRICAL METER
ELECTRICAL STUB OUT
UNKNOWN UTILITY STUB OUT
WATER STUB OUT
FIRE HYDRANT
WATER VALVE
GAS VALVE
WATER METER
GAS METER
MONITORING WELL
POST INDICATOR VALVE
MAILBOX
STREET SIGN
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
BACKFLOW PREVENTER
FIRE DEPT. CONNECTION
FIBER OPTIC BOX
IRRIGATION CONTROL VALVE
DRAINAGE MANHOLE
SURFACE FLOW

Sunshine811

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GF
www.greenbergfarrow.com
8600 W Bryn Mawr Avenue
Suite 600N
Chicago, IL 60631
t: 847 788 9200

COPYRIGHT NOTICE
This drawing is the property of the above Professional and Firm and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/25	DRC COMMENTS RESPONSE
08/07/25	DRC COMMENTS RESPONSE
11/06/25	DRC COMMENTS RESPONSE

PROFESSIONAL SEAL

ZACHARY P. MICHELS LICENSE No. 98135 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
ZACH MICHELS
QUALITY CONTROL
ZM
DRAWN BY
AT
PROJECT NAME
TEXAS ROADHOUSE
COCONUT CREEK
FLORIDA
5951 LYONS ROAD
33073

TEXAS

PROJECT NUMBER
2019159.5
SHEET TITLE
SITE PLAN
SHEET NUMBER
C1.0