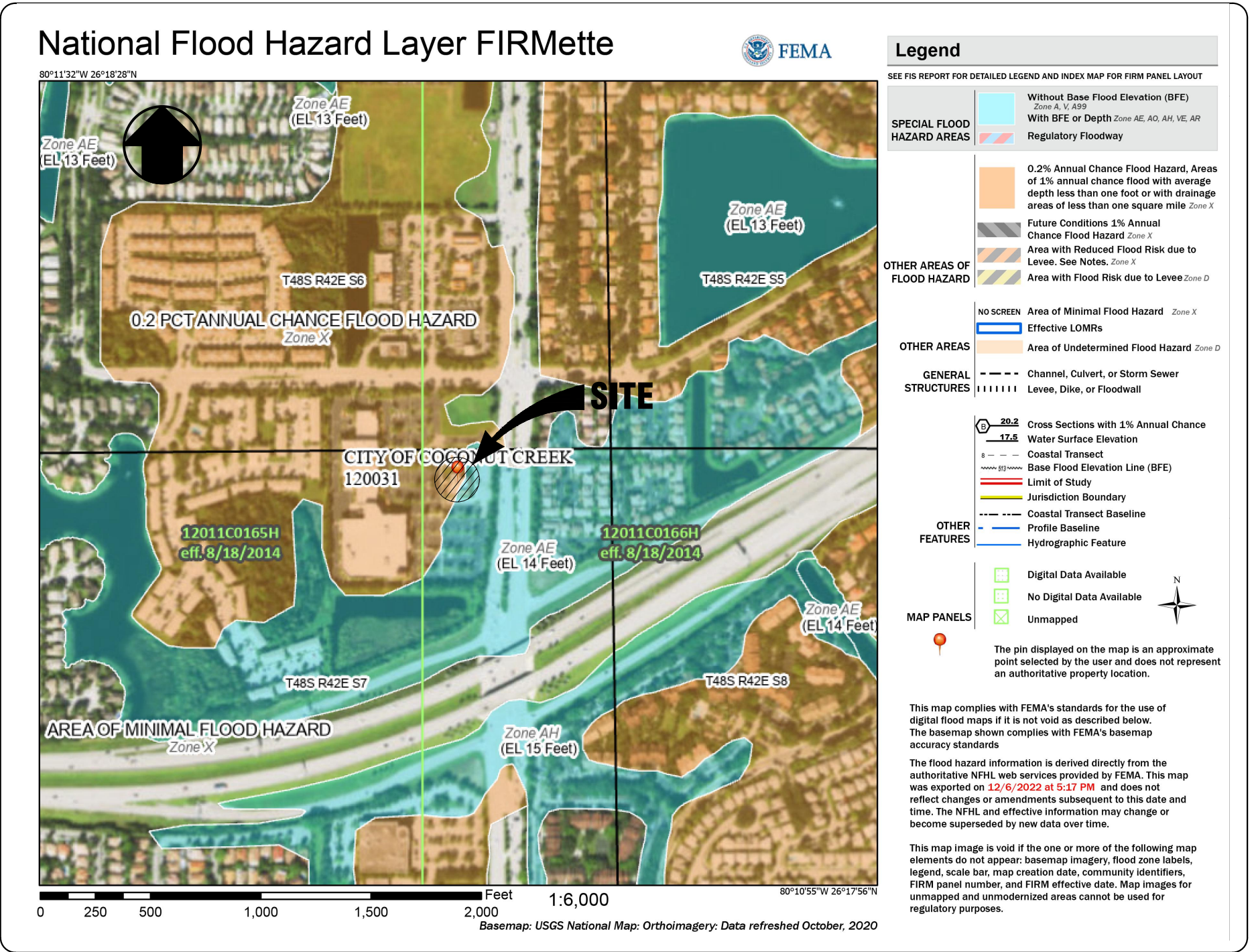




**TEXAS ROADHOUSE**

**COCONUT CREEK, FLORIDA**

**BUILDING ADDITION**

**5951 LYONS ROAD, COCONUT CREEK, FL 33073**

**SECTIONS 6 & 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST**

**BROWARD COUNTY, FLORIDA**

**ZONED: PLANNED COMMERCE DISTRICT (PC-D)/ SAWGRASS EXCHANGE**

TENANT/DEVELOPER:  
**TEXAS ROADHOUSE**

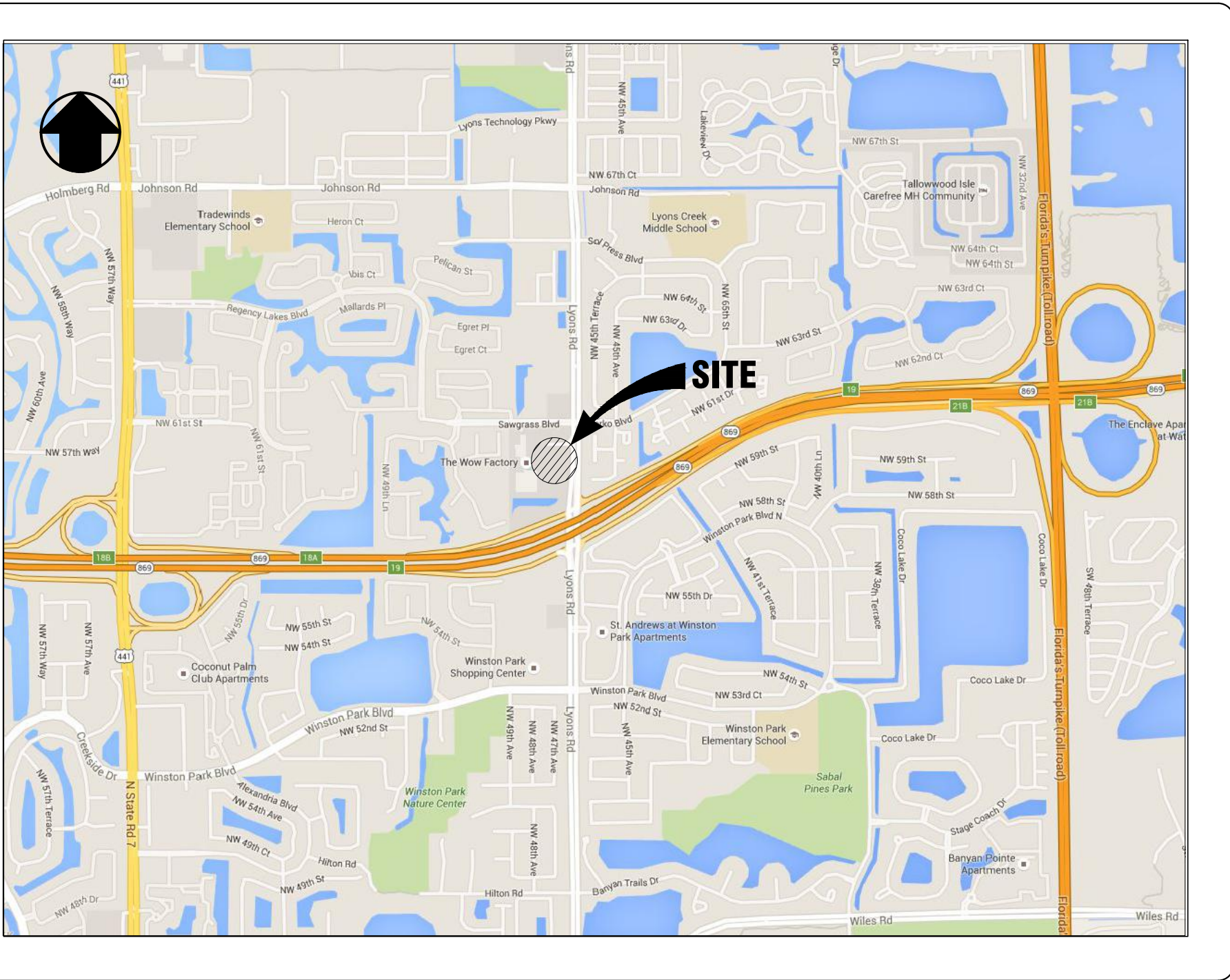
CONTACT: DUANE BANET  
TEXAS ROADHOUSE HOLDINGS, LLC  
6040 DUTCHMANS LANE, SUITE 400  
LOUISVILLE, KENTUCKY 40205  
TEL: (502) 386-5096  
EMAIL: DUANE.BANET@TEXASROADHOUSE.COM

OWNER:  
**LYONS ROAD GROUP, LLC**

1260 NW 72nd AVENUE  
MIAMI, FLORIDA 33126  
TEL: (305) 592-4967  
EMAIL: JULIO@ELDORADOFURNITURE.COM

ENGINEER:  
**GF**

ZACH MICHELS  
CIVIL ENGINEERING SR. PROJECT MANAGER  
8600 W BRYN MAWR AVENUE, SUITE 800N  
CHICAGO, IL 60631  
(314) 238-8539  
zmichels@greenbergfarrow.com



**SHEET INDEX**

- |      |                                     |
|------|-------------------------------------|
| C0.0 | COVER SHEET                         |
| S-1  | EXISTING CONDITIONS SURVEY          |
| C1.0 | SITE PLAN                           |
| C2.0 | DEMOLITION & EROSION CONTROL PLAN   |
| C3.0 | SITE, GRADING & UTILITY PLAN DETAIL |
| C4.0 | CONSTRUCTION DETAILS                |
| T1.0 | TREE DISPOSITION PLAN               |
| L1.0 | LANDSCAPE PLAN                      |
| L1.1 | LANDSCAPE NOTES & DETAILS           |
| L2.0 | IRRIGATION NOTES AND DETAILS        |

ARCHITECT:  
**GREENBERGFARROW**

CONTACT: JULIE WEHMEYER  
8600 W BRYN MAWR AVENUE, SUITE 800N  
CHICAGO, IL 60631  
PH: (312) 965-1972  
EMAIL: jwehmeyer@greenbergfarrow.com

**LANDSCAPING & IRRIGATION CONSULTANT:  
GREENBERGFARROW**

CONTACT: ALEX MADDOX  
1230 PEACHTREE ST. NE, SUITE 2900  
ATLANTA, GA 30309  
PHONE: (470) 681-4327  
amaddox@greenbergfarrow.com

**LAND SURVEYOR  
BECHTLER GREENFIELD  
SURVEYING, LLC**

CONTACT: RODNEY E. ABNEY, JR.  
1230 WEST PEACHTREE ST. NE, SUITE 2900  
ATLANTA, GA 30309  
TEL: (770) 442-8181  
PROJECT NO. 22-135-0

| REVISION RECORD |          |                  |                       |  |
|-----------------|----------|------------------|-----------------------|--|
| NO.             | DATE     | SHT No.          | DESCRIPTION           |  |
| 1               | 07/07/25 | C1.0, C2.0, C3.0 | DRC COMMENTS RESPONSE |  |
| 2               | 08/07/25 | C1.0, C2.0, C3.0 | DRC COMMENTS RESPONSE |  |
| 3               | 11/05/25 | C1.0             | DRC COMMENTS RESPONSE |  |
|                 |          |                  |                       |  |
|                 |          |                  |                       |  |
|                 |          |                  |                       |  |
|                 |          |                  |                       |  |
|                 |          |                  |                       |  |

JOB NO. 20191590



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 47°43'10" E | 28.08'   |

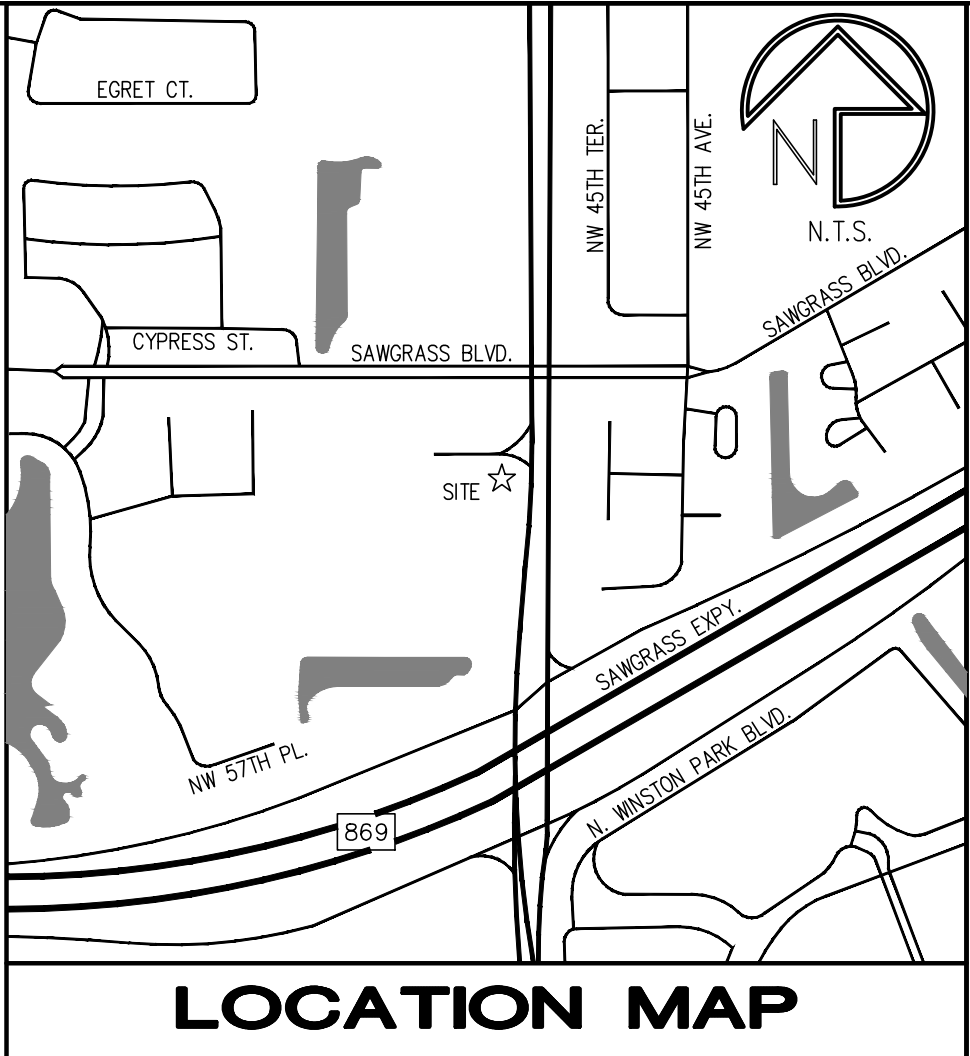
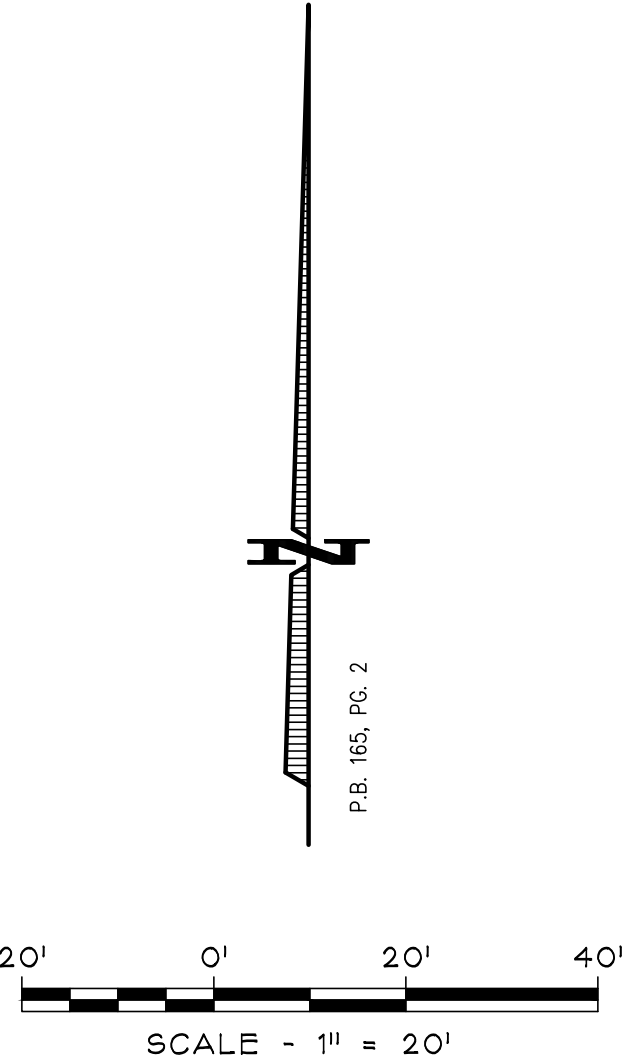
PARCEL "B"  
P.B. 165, PG. 2  
  
NOW OR FORMERLY  
LYONS ROAD GROUP, LLC  
O.R.B. 38647, PG. 257  
FOLIO #484207130020  
ZONED PCD

BENCHMARK SET  
TOP OF 5/8" REBAR SET  
ELEVATION: 16.23' (NGVD 29)

PARCEL "B"  
P.B. 165, PG. 2  
  
NOW OR FORMERLY  
LYONS ROAD GROUP, LLC  
O.R.B. 38647, PG. 257  
FOLIO #484207130020  
ZONED PCD

APPROXIMATE LOCATION OF  
FLOODWAY AREA IN ZONE "AE"  
PER FEMA FLOOD RATE MAP NUMBER  
12011C0166H DATED AUGUST 18, 2014  
(ELEVATION: 15.56' (NGVD 29)  
(ELEVATION: 14.00' (NAVD 88)

PARCEL "B"  
P.B. 165, PG. 2  
  
NOW OR FORMERLY  
LYONS ROAD GROUP, LLC  
O.R.B. 38647, PG. 257  
FOLIO #484207130020  
ZONED PCD



## GENERAL NOTES

- SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC, AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,453 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 245,709 FEET.
- TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN LYONS ROAD GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN O.R.B. 38647, PG. 257, BROWARD COUNTY, FLORIDA RECORDS.
- I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 12011C0165H AND 12011C0166H, BOTH DATED AUGUST 18, 2014 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAPS THAT THIS PROPERTY IS SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA (ZONE "X"--AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODWAY ZONE "AE"--THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS (BASE FLOOD ELEVATION: 14.00' (NAVD 88)).
- THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE NORTHERLY LINE OF SAWGRASS BOULEVARD PER P.B. 165, PG. 2, AND O.R.B. 27593, PG. 740, BROWARD COUNTY, FLORIDA. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON BENCH MARK NUMBER "2428" PER THE BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION (ELEVATION: 15.89' (NGVD 29) - ELEVATION: 14.335' (NAVD 88)). ELEVATIONS SHOWN ON THIS SURVEY ARE NGVD 29.
- THE SURVEYED PROPERTY IS ZONED PCD (PLANNED COMMERCE DISTRICT) ACCORDING TO THE CITY OF COCONUT CREEK, FLORIDA PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

|                           |                                                              |
|---------------------------|--------------------------------------------------------------|
| FRONT                     | 25 FT.                                                       |
| SIDE                      | 25 FT.                                                       |
| REAR                      | 25 FT.                                                       |
| MAXIMUM BUILDING HEIGHT   | COMPATIBLE IN SCALE TO THE PRINCIPAL COMMERCIAL DEVELOPMENT. |
| MAXIMUM BUILDING COVERAGE | 40%                                                          |
- THE SUBJECT PROPERTY IS A PORTION OF THAT PROPERTY WITH FOLIO NUMBER 484207130020.
- UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.
- THERE WERE NO KNOWN WETLAND AREAS (AS DELINEATED BY APPROPRIATE AUTHORITIES) LOCATED ON THE SURVEYED PROPERTY AT THE TIME OF THIS SURVEY.
- ALL REBARS SHOWN AS SET BEAR A CAP READING "REA-6429".
- THE CONTOURS SHOWN ON THIS SURVEY ARE AT 1.0 FOOT INTERVALS.
- THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 7621.
- I HEREBY CERTIFY THAT BEING A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, THAT THE SURVEY SHOWN, TO THE BEST OF MY KNOWLEDGE, MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS OF THE STATE OF FLORIDA (CHAPTER 54J-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 AND CHAPTER 161 OF THE FLORIDA STATUTES EXCEPT AS NOTED.
- BOUNDARY LINES SHOWN HEREON ARE BASED ON THE PLAT BEARINGS AND DISTANCES PER GENERAL NOTE NO. 6 AND ARE IN ACCORDANCE WITH THE DEED. ALL DISTANCES ARE GROUND DISTANCES.

## LEGEND

|  |                                         |  |                                |
|--|-----------------------------------------|--|--------------------------------|
|  | EXISTING BUILDING                       |  | FIRE HYDRANT                   |
|  | LAND LOT LINE (LLL)                     |  | WATER VALVE                    |
|  | PROPERTY LINE                           |  | GAS VALVE                      |
|  | UTILITY POLE (UP), OVERHEAD LINES & GUY |  | WATER METER                    |
|  | FIBER OPTIC CABLE                       |  | GAS METER                      |
|  | TREE LINE                               |  | MONITORING WELL                |
|  | SANITARY SEWER MANHOLE                  |  | POST INDICATOR VALVE           |
|  | SANITARY CLEAN-OUT (SCO)                |  | MAILBOX                        |
|  | SANITARY SEWER STUB OUT                 |  | STREET SIGN                    |
|  | TELEPHONE MANHOLE/PEDESTAL              |  | TRAFFIC SIGNAL POLE            |
|  | STORM DRAIN PIPE WITH HEADWALL          |  | TRAFFIC SIGNAL BOX             |
|  | DOUBLE-WING CATCH BASIN                 |  | BACKFLOW PREVENTER             |
|  | SINGLE-WING CATCH BASIN                 |  | FIRE DEPT. CONNECTION          |
|  | JUNCTION BOX (JB)                       |  | FIBER OPTIC BOX                |
|  | DROP OR CURB INLET (DI OR CI)           |  | IRRIGATION CONTROL VALVE       |
|  | FENCE                                   |  | DRAINAGE MANHOLE               |
|  | DRAINAGE DITCH OR SWALE                 |  | RIGHT-OF-WAY                   |
|  | EXISTING 10 FOOT CONTOUR                |  | REBAR PIN FOUND                |
|  | EXISTING GRADE SPOT ELEVATION           |  | OPEN TOP PIPE FOUND            |
|  | DIRECTION OF SURFACE FLOW               |  | CRIMP TOP PIPE FOUND           |
|  | RECORDED DATA                           |  | CONCRETE MONUMENT FOUND        |
|  | PARKING SPACE COUNT                     |  | BRASS DISK FOUND               |
|  | LIGHT POLE (LP)                         |  | AXLE FOUND                     |
|  | ELECTRICAL TRANSFORMER BOX              |  | REBAR PIN SET                  |
|  | ELECTRICAL METER                        |  | CORRUGATED METAL PIPE          |
|  | ELECTRICAL STUB OUT                     |  | REINFORCED CONC. PIPE          |
|  | UNKNOWN UTILITY STUB OUT                |  | HIGH-DENSITY POLYETHYLENE PIPE |
|  | WATER STUB OUT                          |  | DUCTILE IRON PIPE              |
|  |                                         |  | POLYVINYL CHLORIDE PIPE        |

|                 |                  |
|-----------------|------------------|
| DRAWING SCALE:  | 1" = 20 FT.      |
| FIELDWORK DATE: | 09-13-22         |
| RELEASE DATE:   | 09-22-22         |
| FIELDWORK BY:   | DAF              |
| DRAWN BY:       | DAF              |
| CHECKED BY:     | PCG              |
| REVISIONS       |                  |
| NO.             | DATE DESCRIPTION |
| 1               |                  |
| 2               |                  |
| 3               |                  |
| 4               |                  |

LEASE PARCEL - PARCEL "B" P.B. 165, PG. 2

5855 LYON ROAD

COCONUT CREEK, FL 33073

SECTIONS 6 AND 7 - TOWNSHIP 48 SOUTH - RANGE 42 EAST  
CITY OF COCONUT CREEK - BROWARD COUNTY - FLORIDA

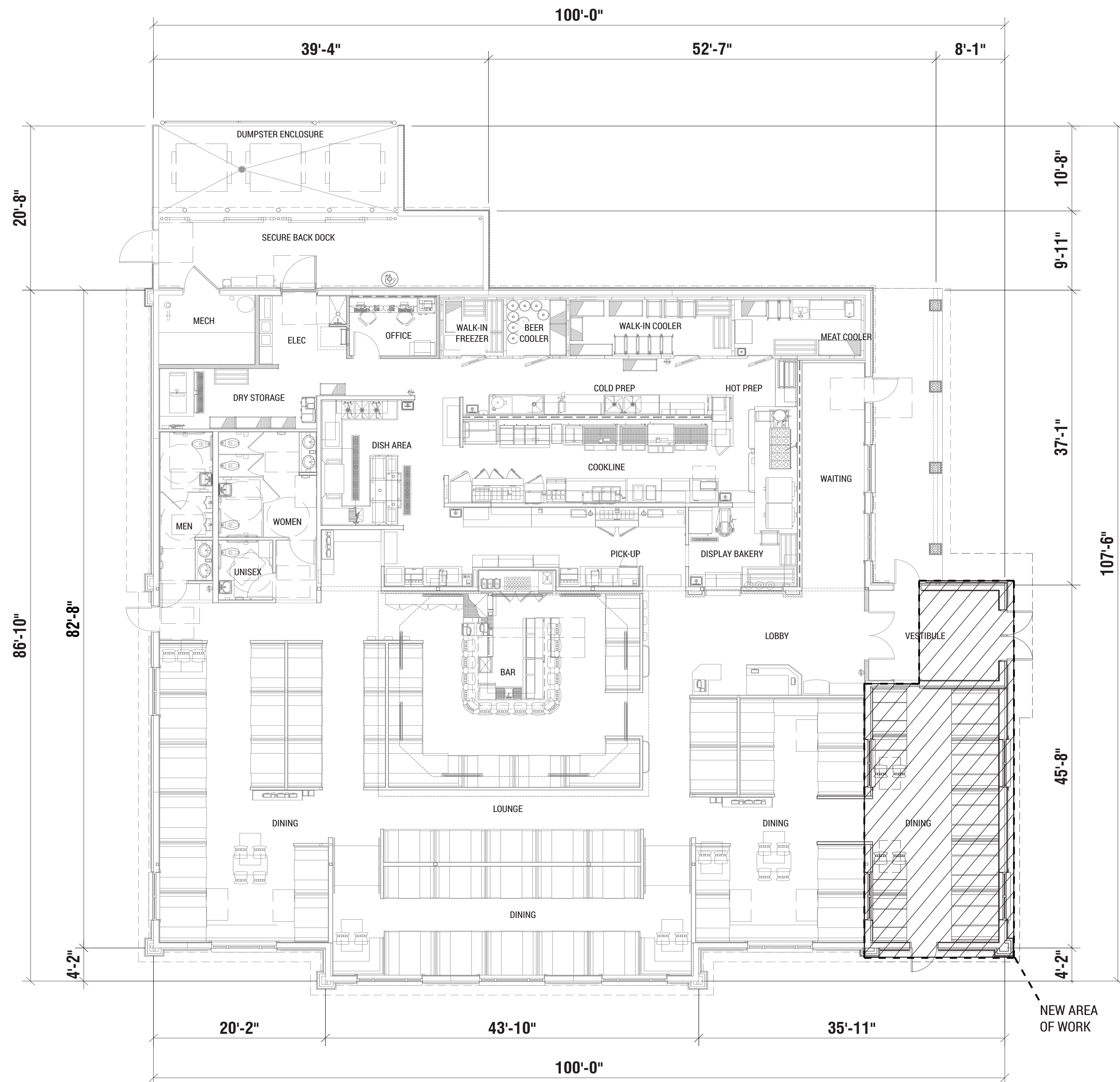
AS BUILT SURVEY  
FOR

TEXAS ROADHOUSE HOLDING, LLC

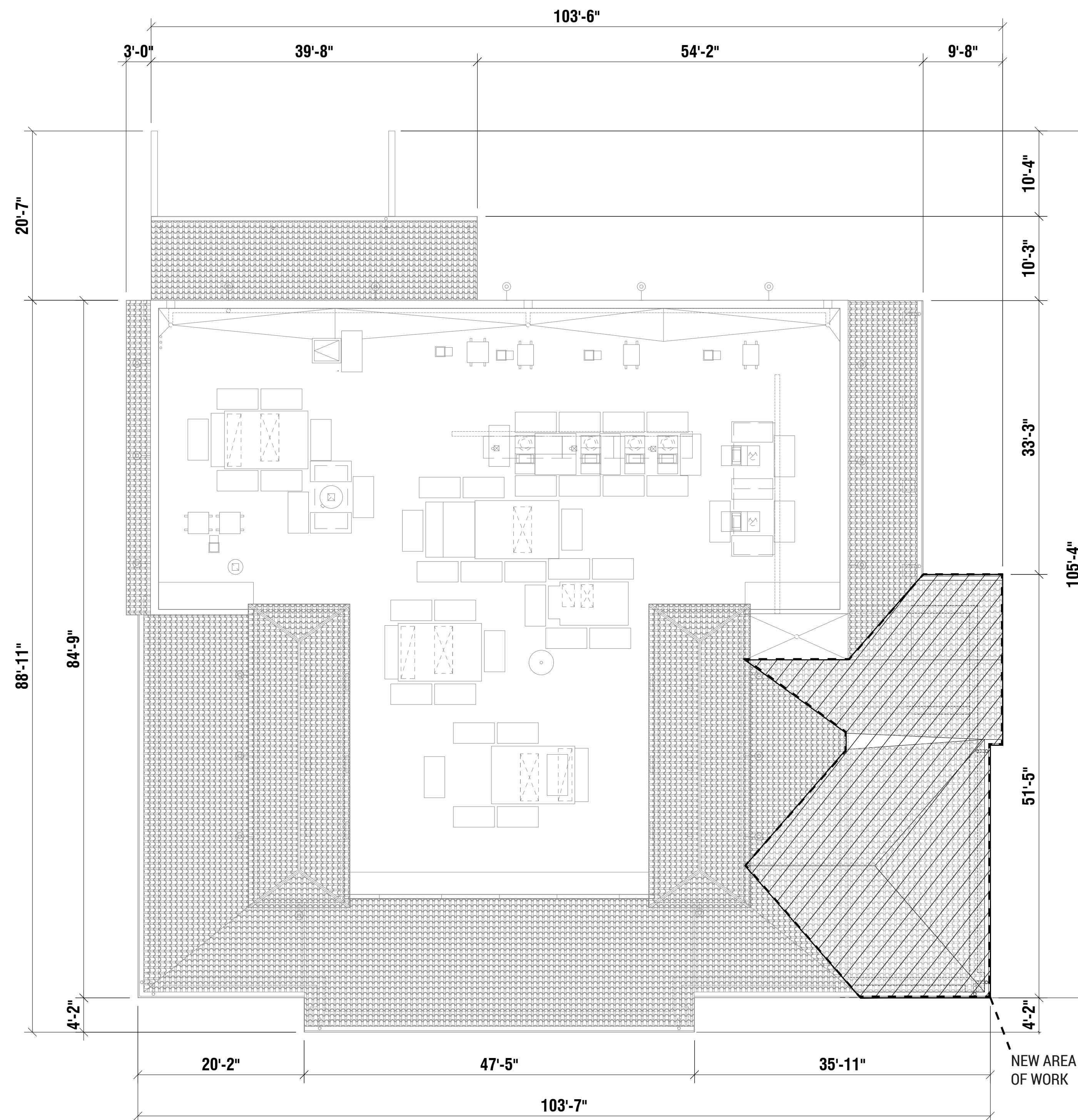
PROJECT NO.  
**16-110-0**  
DRAWING FILE:  
16-110-0 As Built.dwg

SHEET NO.

**S-1**  
1 OF 1



FLOOR PLAN



ROOF PLAN



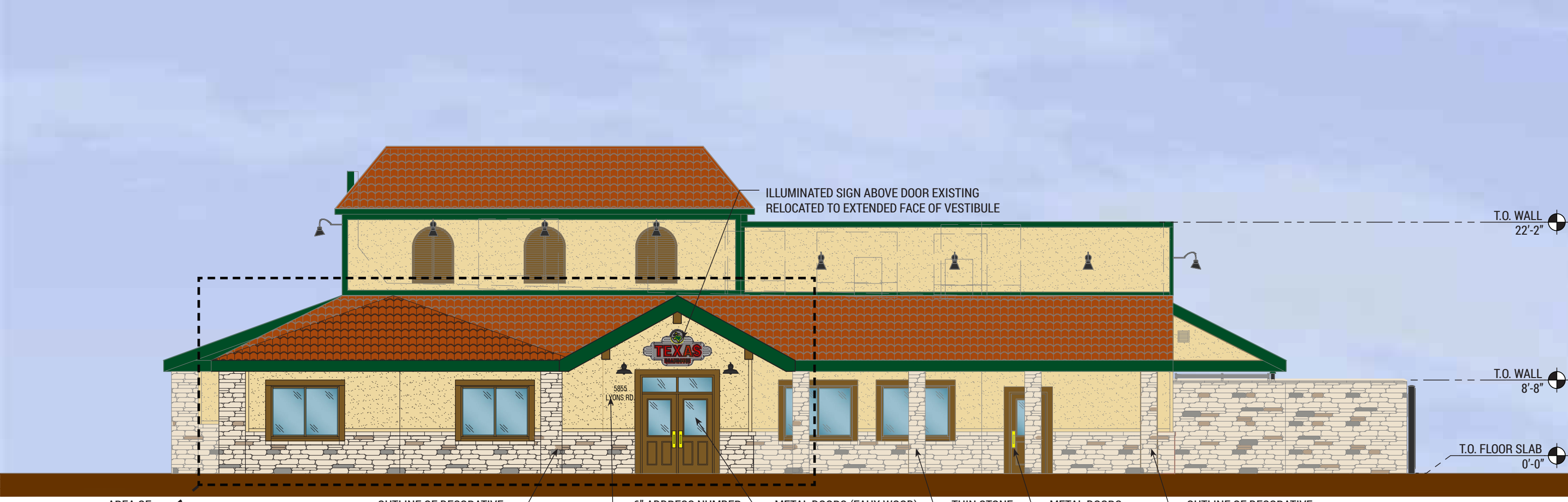
FRONT ELEVATION (EAST)



LEFT ELEVATION (SOUTH)



REAR ELEVATION (WEST)



RIGHT ELEVATION (NORTH)

| EXTERIOR FINISH SCHEDULE                                                                                                                         |                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| WOOD TRIM & WOOD SHUTTERS                                                                                                                        | PRE-STAINED CEDAR<br>HENRY POOR LUMBER<br>CEDARTONE TWP #1501 STAIN FORMULA                                                                            |
| FRONT ENTRANCE DOORS                                                                                                                             | METAL DOORS (FAUX WOOD)<br>CEGO DOOR "MADERA" (C5-5)                                                                                                   |
| TRIM                                                                                                                                             | PAINT #1<br>SHERWIN WILLIAM PAINTS<br>2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE                                                                         |
| METAL FLASHING AND GUTTERS                                                                                                                       | PAINT #2<br>SHERWIN WILLIAM PAINTS<br>2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE                                                                         |
| ENTRY DOOR FRAME                                                                                                                                 | PAINT #3: SHERWIN WILLIAMS<br>#2195 ROADSIDE, ACRYLIC OR ENAMEL, GLOSS BASE (DTM) FINISH COLOR<br>TO MATCH PRE-STAINED CEDAR - PRIMER/TWO FINISH COATS |
| METAL DOORS & FRAMES                                                                                                                             | PAINT #4:<br>SHERWIN WILLIAMS ENAMEL GLOSS BLACK -<br>PRIMER/TWO FINISH COATS                                                                          |
| THIN STONE                                                                                                                                       | HERITAGE STONE<br>"OTTAWA DRYSTACK"                                                                                                                    |
| EIFS & DOWNSPOUTS                                                                                                                                | PAIN #5<br>SHERWIN WILLIAMS<br>BELIEVABLE BUFF: SW6120                                                                                                 |
| EIF (ACCENT BAND)                                                                                                                                | PAINT #2<br>SHERWIN WILLIAM PAINTS<br>2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE                                                                         |
| BARRIEL ROOF TILE                                                                                                                                | SPANISH TILE<br>COLOR: BRICK                                                                                                                           |
| DUMPSTER GATES & BOLLARS                                                                                                                         | PAINT #4<br>SHERWIN WILLIAMS ENAMEL GLOSS BLACK - PRIMER/TWO FINISH COATS                                                                              |
| DISCLAIMER NOTE:<br>THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.<br>ALL NEW MATERIALS TO MATCH EXISTING |                                                                                                                                                        |

|                                                                                            |             |                        |                        |
|--------------------------------------------------------------------------------------------|-------------|------------------------|------------------------|
| <b>LANDSCAPE REQUIREMENTS</b>                                                              |             |                        |                        |
| <b>SITE AREA = 1.1202 AC (48,796.82 SF)</b>                                                |             |                        |                        |
| <b>(FRONTAGE REQUIREMENTS (1 TREE /2000SF BUFFER AREA, 40 SHRUBS/2000 SF BUFFER AREA))</b> |             |                        |                        |
| <b>(1 TREE /2000SF BUFFER AREA, 40 SHRUBS/2000 SF BUFFER AREA)</b>                         |             |                        |                        |
| <b>PROPERTY LINE</b>                                                                       | <b>AREA</b> | <b>TREES REQUIRED</b>  | <b>TREES PROVIDED</b>  |
| <b>**EAST (LYONS)</b>                                                                      | 9,027       | 9                      | 9*                     |
|                                                                                            |             | <b>SHRUBS REQUIRED</b> | <b>SHRUBS PROVIDED</b> |
|                                                                                            |             | 180                    | ***CONTINUOUS HEDGE    |

**FRONTAGE REQUIRMENTS (1 TREE PER 40' ROAD FRONTAGE)**

\* REQUIREMENT MET WITH EXISTING TREES TO REMAIN.

\* REQUIREMENT MET WITH EXISTING TREES TO REMAIN.



| BUILDING FOUNDATION REQUIREMENTS                               |        |                          |            |
|----------------------------------------------------------------|--------|--------------------------|------------|
| (1 TREE / 20 SHRUBS/30 GROUND COVER PER 40' BUILDING FRONTAGE) |        |                          |            |
|                                                                | LENGTH | TREES/SHRUBS/GC REQUIRED | PROVIDED   |
| NORTH                                                          | 82     | 2/40/60                  | *3/40/514  |
| SOUTH                                                          | 82     | 2/40/60                  | *10/40/60  |
| EAST (LYONS)                                                   | 100    | 3/50/75                  | *3/50/191  |
| WEST                                                           | 100    | 3/50/75                  | *3/50/1230 |

## PARKING AREA REQUIREMENTS

### MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

- A. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THAT TREE.
- B. IF THE TREES HAVE A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG, DRY WINTER WINDS OR DURING DROUGHTS.
- C. ADEQUATE SPACE FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
- D. TREES SHALL BE ROOT AND CANOPY PRUNED ACCORDING TO SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
- E. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIMES.
- F. TRANSPLANTED TREES SHALL BE BRACED IN ACCORDANCE WITH ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES, FOURTH EDITION, BY RICHARD W. HARRIS, AS AMENDED. (BROWARD COUNTY STATES "FOR AT LEAST ONE YEAR.")
- G. TRANSPLANTED TREES SHALL BE FERTILIZED AS APPROPRIATE AND SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS RE-ESTABLISHED.
- H. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A-300 STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS AND/OR THE STANDARDS LISTED IN ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES, FOURTH EDITION BY RICHARD W. HARRIS, AS AMENDED.

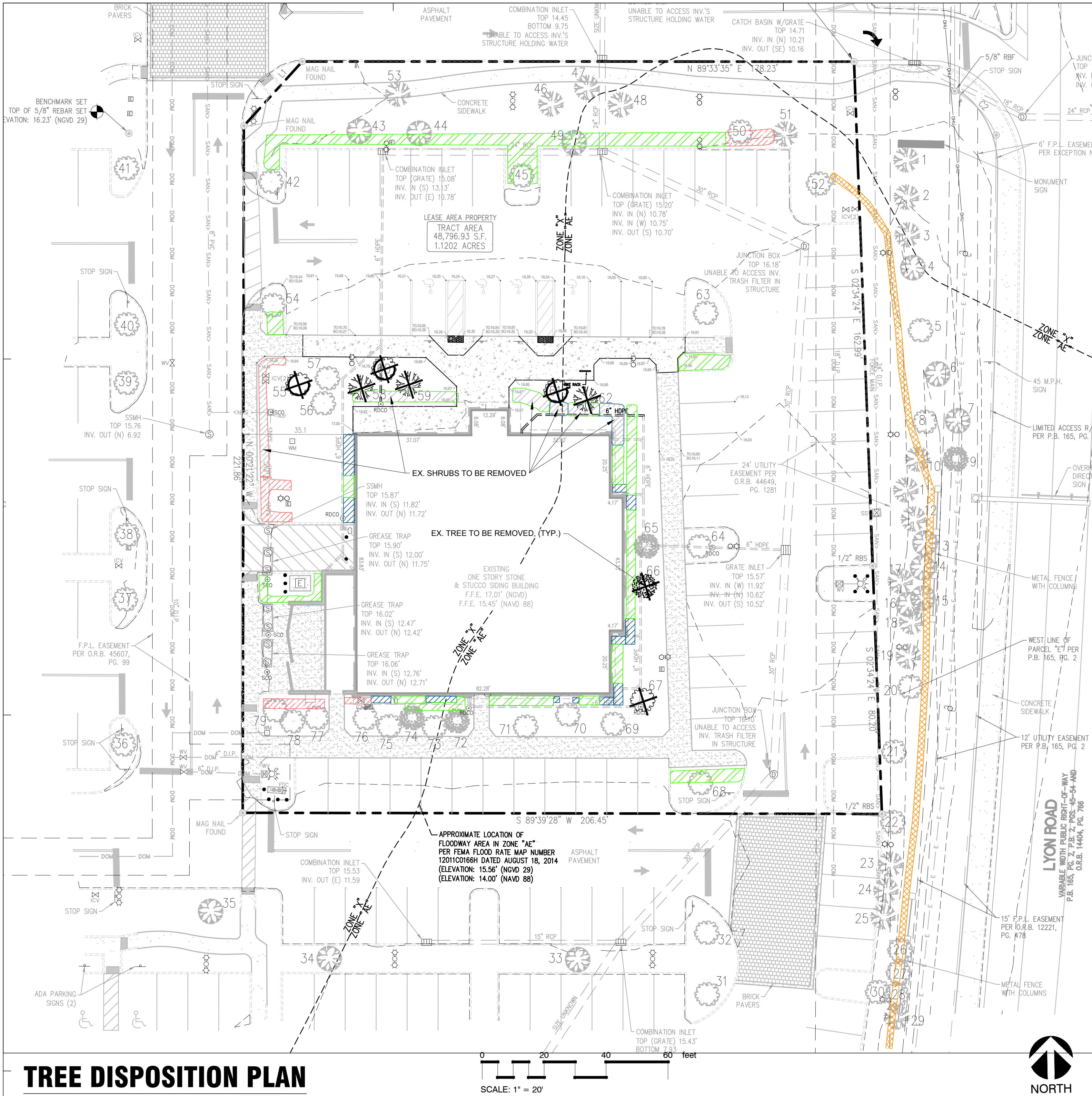
NOTE: ALL EXISTING LANDSCAPE MATERIAL NOT EFFECTED BY THE PROPOSED WORK THAT ARE DEAD, DYING, OR MISSING PER THE PREVIOUSLY APPROVED PLANS ARE TO BE REPLACED. THIS PERTAINS TO ALL LANDSCAPE AREAS WITHIN THE TEXAS ROADHOUSE SITE.







Drawing Name: P:\2019\20191590\2019 Landscape Plan\20191590 Landscape Plan.dwg Last Modified: Sep. 02, 2025 - 11:54am Plotted on: Sep. 02, 2025 - 11:55am by amdox



## Big Ron's Tree Service

16221 SW 98 Avenue, Miami FL 33157

Phone: 305-588-3091

email: admin@bigrontreeservice.com

### Tree Survey - Tree Data

Address: Texax Road House - 5951 Lyons Rd, Coconut Creek, FL 33073

Date: 6/23/2023

| No. | Botanical Name                    | Common Name        | D.B.H./in. | Height/ft. | Spread/ft. | Condition/% | Remarks              | Native | Status    | Off Site |
|-----|-----------------------------------|--------------------|------------|------------|------------|-------------|----------------------|--------|-----------|----------|
| 1   | <i>Roystonea regia</i>            | Royal Palm         | 18         | 20         | 10         | 60          | pencling             | Yes    | REMAIN    | Yes      |
| 2   | <i>Roystonea regia</i>            | Royal Palm         | 18         | 25         | 20         | 75          |                      | Yes    | REMAIN    | Yes      |
| 3   | <i>Roystonea regia</i>            | Royal Palm         | 18         | 25         | 15         | 75          | pencling             | Yes    | REMAIN    | Yes      |
| 4   | <i>Lingustrum Japonisium</i>      | Japanese Privet    | 4,4,3      | 10         | 10         | 75          |                      | No     | REMAIN    | Yes      |
| 5   | <i>Albizia lebbek</i>             | Albezia            | 8          | 12         | 15         | 75          |                      | No     | REMAIN    | Yes      |
| 6   | <i>Lingustrum Japonisium</i>      | Japanese Privet    | 4,4,4,3    | 10         | 15         | 75          |                      | No     | REMAIN    | Yes      |
| 7   | <i>Lingustrum Japonisium</i>      | Japanese Privet    | 4,3,2,2    | 10         | 10         | 75          |                      | No     | REMAIN    | Yes      |
| 8   | <i>Albizia lebbek</i>             | Albezia            | 7          | 12         | 10         | 75          |                      | No     | REMAIN    | Yes      |
| 9   | <i>Lagerstroemia speciosa</i>     | Pride of India     | 6          | 12         | 15         | 75          |                      | No     | REMAIN    | Yes      |
| 10  | <i>Cocos nucifera</i>             | Coconut Palm       | 8          | 25         | 15         | 75          |                      | No     | REMAIN    | Yes      |
| 11  | <i>Cocos nucifera</i>             | Coconut Palm       | 10         | 30         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 12  | <i>Cocos nucifera</i>             | Coconut Palm       | 10         | 25         | 15         | 75          |                      | No     | REMAIN    | Yes      |
| 13  | <i>Clusia rosea</i>               | Pitch Apple        | 4,4,4,4    | 15         | 12         | 75          |                      | Yes    | REMAIN    | Yes      |
| 14  | <i>Clusia rosea</i>               | Pitch Apple        | 4,4,3      | 15         | 12         | 75          |                      | Yes    | REMAIN    | Yes      |
| 15  | <i>Clusia rosea</i>               | Pitch Apple        | 6,4,3      | 15         | 12         | 75          |                      | Yes    | REMAIN    | Yes      |
| 16  | <i>Clusia rosea</i>               | Pitch Apple        | 4,3,2,2    | 15         | 12         | 75          |                      | Yes    | REMAIN    | Yes      |
| 17  | <i>Cocos nucifera</i>             | Coconut Palm       | 10         | 25         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 18  | <i>Cocos nucifera</i>             | Coconut Palm       | 10         | 30         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 19  | <i>Cocos nucifera</i>             | Coconut Palm       | 10         | 25         | 15         | 75          |                      | No     | REMAIN    | Yes      |
| 20  | <i>Albizia lebbek</i>             | Albezia            | 7          | 10         | 10         | 75          |                      | No     | REMAIN    | Yes      |
| 21  | <i>Bulnesia arborea</i>           | Verawood           | 2          | 12         | 6          | 75          | emergent growth only | No     | REMAIN    | Yes      |
| 22  | <i>Albizia lebbek</i>             | Albezia            | -          | 10         | 8          | 60          |                      | No     | REMAIN    | Yes      |
| 23  | <i>Cocos nucifera</i>             | Coconut Palm       | 10         | 30         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 24  | <i>Cocos nucifera</i>             | Coconut Palm       | 12         | 30         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 25  | <i>Cocos nucifera</i>             | Coconut Palm       | 12         | 30         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 26  | <i>Clusia rosea</i>               | Pitch Apple        | 6,4,4,4    | 15         | 10         | 75          |                      | Yes    | REMAIN    | Yes      |
| 27  | <i>Clusia rosea</i>               | Pitch Apple        | 6,6,4,2    | 15         | 15         | 75          |                      | Yes    | REMAIN    | Yes      |
| 28  | <i>Clusia rosea</i>               | Pitch Apple        | 4,4,4      | 15         | 15         | 75          |                      | Yes    | REMAIN    | Yes      |
| 29  | <i>Cocos nucifera</i>             | Coconut Palm       | 12         | 25         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 30  | <i>Clusia rosea</i>               | Pitch Apple        | 8,6,4      | 15         | 15         | 75          |                      | Yes    | REMAIN    | Yes      |
| 31  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 15         | 12         | 75          |                      | Yes    | REMAIN    | Yes      |
| 32  | <i>Quercus virginiana</i>         | Live Oak           | 8          | 20         | 18         | 75          |                      | Yes    | REMAIN    | Yes      |
| 33  | <i>Albizia lebbek</i>             | Albezia            | 15         | 20         | 25         | 75          |                      | No     | REMAIN    | Yes      |
| 34  | <i>Albizia lebbek</i>             | Albezia            | 12         | 20         | 20         | 75          |                      | No     | REMAIN    | Yes      |
| 35  | <i>Albizia lebbek</i>             | Albezia            | 12         | 20         | 25         | 75          |                      | No     | REMAIN    | Yes      |
| 36  | <i>Quercus virginiana</i>         | Live Oak           | 8          | 18         | 15         | 75          |                      | Yes    | REMAIN    | Yes      |
| 37  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 18         | 15         | 75          |                      | Yes    | REMAIN    | Yes      |
| 38  | <i>Quercus virginiana</i>         | Live Oak           | 8          | 25         | 20         | 75          |                      | Yes    | REMAIN    | Yes      |
| 39  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 15         | 10         | 75          |                      | Yes    | REMAIN    | Yes      |
| 40  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 18         | 10         | 75          |                      | Yes    | REMAIN    | Yes      |
| 41  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 15         | 10         | 75          |                      | Yes    | REMAIN    | Yes      |
| 42  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 2          | 12         | 6          | 75          |                      | No     | REMAIN    |          |
| 43  | <i>Bursera simaruba</i>           | Gumbo Limbo        | 10         | 15         | 15         | 75          |                      | Yes    | REMAIN    |          |
| 44  | <i>Bursera simaruba</i>           | Gumbo Limbo        | 10         | 15         | 15         | 75          |                      | Yes    | REMAIN    |          |
| 45  | <i>Quercus virginiana</i>         | Live Oak           | 7          | 15         | 15         | 75          |                      | Yes    | REMAIN    |          |
| 46  | <i>Syagrus romanzoffiana</i>      | Queen Palm         | 12         | 20         | 15         | 75          |                      | No     | REMAIN    |          |
| 47  | <i>Syagrus romanzoffiana</i>      | Queen Palm         | 12         | 20         | 15         | 75          |                      | No     | REMAIN    |          |
| 48  | <i>Syagrus romanzoffiana</i>      | Queen Palm         | 12         | 20         | 15         | 75          |                      | No     | REMAIN    |          |
| 49  | <i>Bursera simaruba</i>           | Gumbo Limbo        | 10         | 15         | 15         | 75          |                      | Yes    | REMAIN    |          |
| 50  | <i>Bursera simaruba</i>           | Gumbo Limbo        | 8          | 12         | 15         | 75          |                      | Yes    | REMAIN    |          |
| 51  | <i>Conocarpus erectus</i>         | Green Buttonwood   | 3          | 12         | 4          | 75          |                      | Yes    | REMAIN    |          |
| 52  | <i>Quercus virginiana</i>         | Live Oak           | 5          | 15         | 10         | 75          |                      | Yes    | REMAIN    |          |
| 53  | <i>Syagrus romanzoffiana</i>      | Queen Palm         | 12         | 20         | 15         | 75          |                      | No     | REMAIN    |          |
| 54  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 4          | 12         | 10         | 75          |                      | No     | REMAIN    |          |
| 55  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 3          | 12         | 6          | 75          |                      | No     | RELOCATED |          |
| 56  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 3          | 12         | 8          | 75          |                      | No     | REMAIN    |          |
| 57  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 3          | 12         | 6          | 75          |                      | No     | REMAIN    |          |
| 58  | <i>Archontophoenix alexandrae</i> | Alexander Palm     | 8          | 22         | 15         | 75          |                      | No     | REMOVED   |          |
| 59  | <i>Archontophoenix alexandrae</i> | Alexander Palm     | 8          | 25         | 12         | 60          | pencling             | No     | REMOVED   |          |
| 60  | <i>Lagerstroemia indica</i>       | Crape Myrtle       | 1          | 8          | 4          | 75          |                      | No     | RELOCATED |          |
| 61  | <i>Lagerstroemia indica</i>       | Crape Myrtle       | 1          | 8          | 3          | 75          |                      | No     | RELOCATED |          |
| 62  | <i>Archontophoenix alexandrae</i> | Alexander Palm     | 8          | 20         | 10         | 60          | pencling             | No     | REMOVED   |          |
| 63  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 12         | 15         | 75          |                      | Yes    | REMAIN    |          |
| 64  | <i>Albizia lebbek</i>             | Albezia            | 6          | 15         | 15         | 75          |                      | No     | REMAIN    |          |
| 65  | <i>Tabebuia rosea</i>             | Pink Tabebuia      | 2          | 8          | 4          | 75          |                      | No     | REMAIN    |          |
| 66  | <i>Ilex cassine</i>               | Dahoon Holly       | 2          | 10         | 2          | 50          | Dying, Burried flare |        | REMOVED   |          |
| 67  | <i>Tabebuia rosea</i>             | Pink Tabebuia      | 1          | 6          | 3          | 50          | Dying, Burried flare |        | REMOVED   |          |
| 68  | <i>Quercus virginiana</i>         | Live Oak           | 6          | 12         | 12         | 75          |                      | Yes    | REMAIN    |          |
| 69  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 3          | 10         | 10         | 75          |                      | No     | REMAIN    |          |
| 70  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 4          | 12         | 10         | 75          |                      | No     | REMAIN    |          |
| 71  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 3          | 10         | 10         | 75          |                      | No     | REMAIN    |          |
| 72  | <i>Ilex cassine</i>               | Dahoon Holly       | 2          | 10         | 3          | 75          |                      | Yes    | REMAIN    |          |
| 73  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 4          | 12         | 10         | 75          |                      | No     | REMAIN    |          |
| 74  | <i>Ilex cassine</i>               | Dahoon Holly       | 2          | 10         | 4          | 75          |                      | Yes    | REMAIN    |          |
| 75  | <i>Lagerstroemia indica</i>       | White Crape Myrtle | 4          | 12         | 10         | 75          |                      | No     | REMAIN    |          |
| 76  | <i>Tabebuia rosea</i>             | Pink Tabebuia      | 1          | 8          | 4          | 75          |                      | No     | REMAIN    |          |
| 77  | <i>Tabebuia rosea</i>             | Pink Tabebuia      | 1          | 8          | 4          | 75          |                      | No     | REMAIN    |          |
| 78  | <i>Ilex cassine</i>               | Dahoon Holly       | 2          | 10         | 5          | 75          |                      | Yes    | REMAIN    |          |
| 79  | <i>Ilex cassine</i>               | Dahoon Holly       | 2          | 8          | 5          | 75          |                      | Yes    | REMAIN    |          |

| Tree Removed                         | Canopy Removed | Trees Replaced                         | Quantity       | Canopy Replaced |
|--------------------------------------|----------------|----------------------------------------|----------------|-----------------|
| 58 <i>Archontophoenix alexandrae</i> | 176.7          | <i>Veitchia montgomeryana</i>          | 2              | 100             |
| 59 <i>Archontophoenix alexandrae</i> | 113            | <i>Myrcianthes fragrans</i>            | 12             | 1200            |
| 67 <i>Tabebuia rosea</i>             | 7              | <i>Ilex x attenuata</i> 'East Palatka' | 4              | 400             |
| 66 <i>Ilex cassine</i>               | 3.14           |                                        |                |                 |
| 67 <i>Tabebuia rosea</i>             | 7              |                                        |                |                 |
| Total Removed                        |                | 306.84                                 | Total Replaced | 1700            |

## TREE DISPOSITION PLAN

### LEGEND

--- BOUNDARY LINE

TREE TO REMAIN

TREE TO BE RELOCATED

TREE TO BE REMOVED

SIMPSON STOPPER HEDGE TO REMAIN NATIVE

RED TIP COCOPLUM HEDGE TO REMAIN NATIVE

PODOCARPUS HEDGE TO REMAIN NON-NATIVE

GREEN ISLAND FICUS HEDGE TO REMAIN NON-NATIVE

SIMPSON STOPPER HEDGE REMOVED

RED TIP COCOPLUM HEDGE REMOVED

PODOCARPUS HEDGE REMOVED

GREEN ISLAND FICUS HEDGE REMOVED



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### ISSUE/REVISION RECORD

| DATE     | DESCRIPTION           |
|----------|-----------------------|
| 07/07/25 | DRC COMMENTS RESPONSE |
| 08/07/25 | DRC COMMENTS RESPONSE |

### PROFESSIONAL SEAL

### PROFESSIONAL IN CHARGE

FRED MADDOX

### PROJECT MANAGER

ZACH MICHELS

### QUALITY CONTROL

FAM

### DRAWN BY

FAM

### PROJECT NAME

**TEXAS**  
**ROADHOUSE**  
**COCONUT CREEK**  
**FLORIDA**  
**5951 LYONS ROAD**  
**33073**



### PROJECT NUMBER

20191590.5

### SHEET TITLE

**TREE**  
**DISPOSITION**  
**PLAN**

### SHEET NUMBER

**T1.0**



## SITE KEY NOTES:

- S1 EXISTING TEXAS ROADHOUSE BUILDING. SEE ARCHITECTURAL PLANS.
- S2 PROPOSED BUILDING ADDITION. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- S3 PROPOSED 5" CONCRETE SIDEWALK. MATCH ADJACENT SIDEWALK ELEVATION AND COLOR AT THE LIMITS OF WORK. SEE DETAIL.
- S4 PROPOSED SIDEWALK RAMP.
- S5 PROPOSED LEVEL LANDING SET FLUSH WITH PAVEMENT.
- S6 RESTORE LANDSCAPING PER LANDSCAPING PLAN.
- S7 PROPOSED LANDSCAPING AND IRRIGATION IMPROVEMENTS FOR AREAS NOT IMPACTED BY THE BUILDING ADDITION BUT WITHIN THE OVERALL LANDSCAPE IMPROVEMENTS SCOPE FOR THIS PROJECT. REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- S8 PROPOSED BIKE RACK. SEE DETAIL SHEET C4.0.
- S9 PROPOSED ADA SIGN. SEE DETAIL SHEET C4.0.
- S10 PROPOSED BOLLARDS. SEE DETAIL SHEET C4.0.
- S11 REPAIR PAVEMENT AND SEAL PAVEMENT JOINT TO SIDEWALK AS NEEDED.
- S12 PROPOSED LEVEL 2 COMMERCIAL DUAL ELECTRIC VEHICLE CHARGING STATION.
- S13 PROPOSED PAVEMENT STRIPING. SHEET DETAIL SHEET C4.0
- S14 PROPOSED 6" CONCRETE BIKE PAD OVER 4" COMPACTED GRAVEL BASE.
- S15 PROPOSED CONSTRUCTION FENCE/ SILT FENCE. SEE DETAIL (C2.0)

## LEGEND:

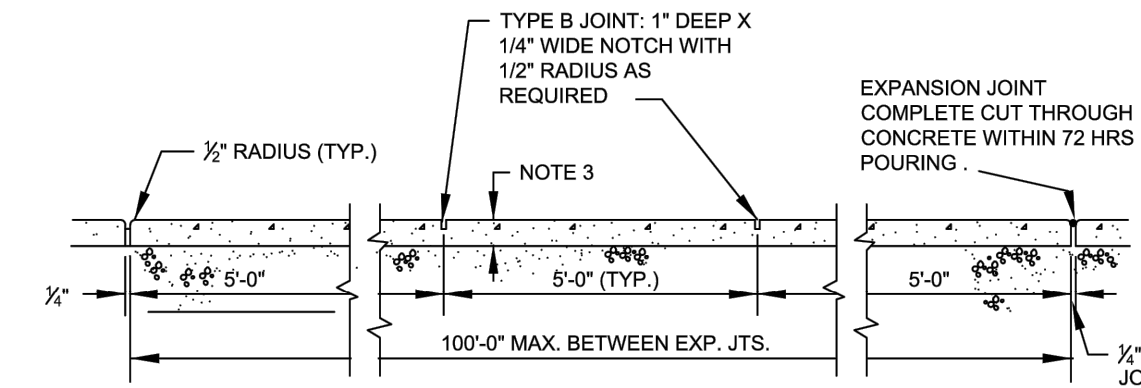
- |  |                                                                                                           |
|--|-----------------------------------------------------------------------------------------------------------|
|  | EXISTING BUILDING                                                                                         |
|  | PROPOSED BUILDING ADDITION                                                                                |
|  | PROPOSED INTEGRAL CONCRETE SIDEWALK<br>5" PORTLAND CEMENT CONCRETE OVER<br>4" WELL DRAINED AGGREGATE BASE |
|  | RESTORED LANDSCAPING AREA                                                                                 |
|  | EXISTING LANDSCAPING AREA                                                                                 |
|  | PROPOSED LANDSCAPING AREA                                                                                 |
|  | RESTORED PAVEMENT AREA                                                                                    |
- 
- |  |                                                                          |
|--|--------------------------------------------------------------------------|
|  | PROPOSED ROOF DRAIN CLEANOUT                                             |
|  | PROPOSED ROOF DRAIN LINE                                                 |
|  | PROPOSED TEMPORARY CONSTRUCTION FENCE/SILT FENCE & LIMITS OF DISTURBANCE |
|  | EXISTING PROPERTY LINE                                                   |
|  | EXISTING CONTOUR                                                         |
|  | EXISTING SPOT ELEVATION                                                  |
|  | PROPOSED SPOT ELEVATION                                                  |
|  | PROPOSED ELEV. TO MATCH EXISTING GRADE                                   |
|  | SURFACE GRADE LABEL                                                      |
|  | EXISTING GAS LINE                                                        |
|  | EXISTING STORM DRAIN LINE                                                |
|  | EXISTING SANITARY SEWER                                                  |
|  | EXISTING UNDERGROUND ELECTRIC LINE                                       |
|  | EXISTING OVERHEAD ELECTRIC LINE                                          |
|  | EXISTING TELEPHONE LINE                                                  |
|  | EXISTING WATER LINE                                                      |
|  | EXISTING CLEAN OUT                                                       |
|  | EXISTING SIGN                                                            |
|  | EXISTING STORM DRAIN STRUCTURE                                           |
|  | EXISTING SITE LIGHT                                                      |

## GRADING & UTILITY KEY NOTES:

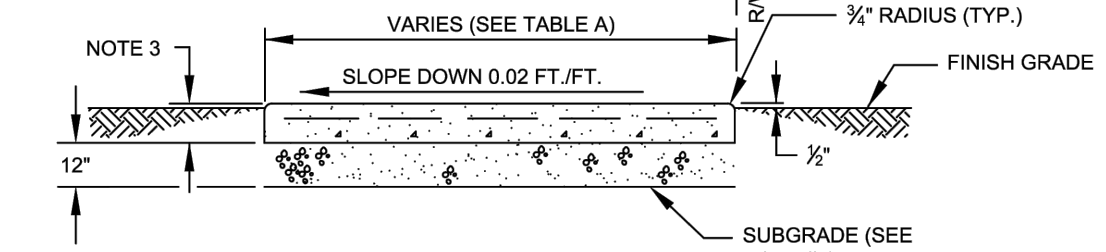
- G1 PROPOSED ROOF LINE & GUTTER. SEE ARCHITECTURAL PLAN FOR DETAILS.
- G2 PROPOSED ROOF DOWNSPOUT. SEE ARCHITECTURAL PLANS FOR DETAILS.
- G3 PROPOSED CLEANOUT. SEE DETAIL.
- G4 CONNECT NEW 6" PVC STORM DRAIN PIPE TO EXISTING 6" PVC.
- G5 PROPOSED 6" PVC STORM DRAIN PIPE.
- G6 DUAL ELECTRIC VEHICLE CHARGING STATION.
- G6A 1" CONDUIT WITH 4-#6 CONDUCTORS AND 1-#10 GROUND WIRE.
- G7 WYE CONNECTION.
- G8 EXISTING STORM DRAIN LINE TO REMAIN. PROTECT FROM CONSTRUCTION.
- G9 PROPOSED CONSTRUCTION FENCE/ SILT FENCE. SEE DETAIL C2.0

## GRADING AND UTILITY NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
2. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
3. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
4. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
5. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
6. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
7. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
8. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY GRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
9. ELEVATIONS SHOWN REFERENCE THE NAVD 88 DATUM.



**SIDEWALK EXPANSION JOINT LONGITUDINAL SECTION**



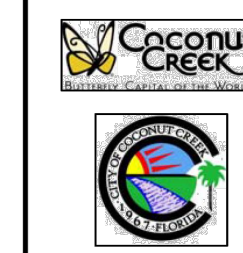
**SIDEWALK SECTION**

| TABLE A - SIDEWALK WIDTH |                       |
|--------------------------|-----------------------|
| WIDTH                    | ROADWAY APPLICATION   |
| 5'                       | LOCAL STREET ACCESSES |
| 5'                       | TWO-LANE COLLECTOR    |
| 5'                       | FOUR-LANE COLLECTOR   |
| 5'                       | ARTERIAL ROADWAYS     |

| SIDEWALK JOINTS |                                     |
|-----------------|-------------------------------------|
| TYPE            | LOCATION                            |
| "A"             | P.C. P.T. OF CURVES                 |
| "B"             | 5'-0" CENTER TO CENTER ON SIDEWALKS |

### NOTES

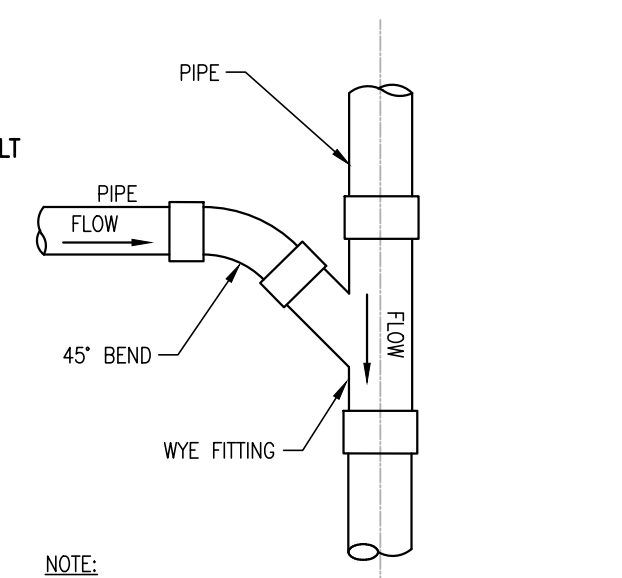
1. CONCRETE TO BE TYPE I 3000 P.S.I.
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FOOT BEYOND DRIVE, ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE, AT ADJOINING STRUCTURES, AND, AT THE END OF DAYS WORK.
6. EXISTING SUB-GRADE TO BE MECHANICALLY COMPACTED TO AASHTO T-99 PROCTOR AND DENSITY TESTED



**UTILITIES & ENGINEERING DEPARTMENT**  
5295 JOHNSON ROAD  
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TEL NO: 954-973-6786  
FAX NO: 954-571-4146  
www.coconutcreek.net

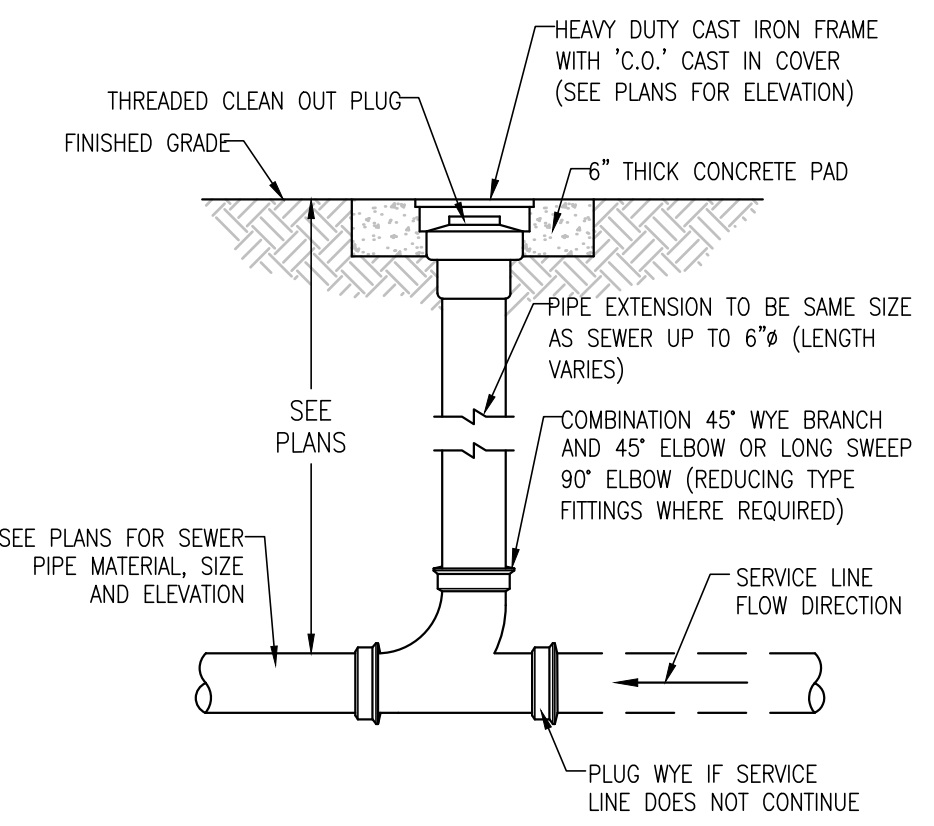
### TYPICAL SIDEWALK

**STANDARD DETAILS** DWG. NO. **605**  
DATE: September 2022

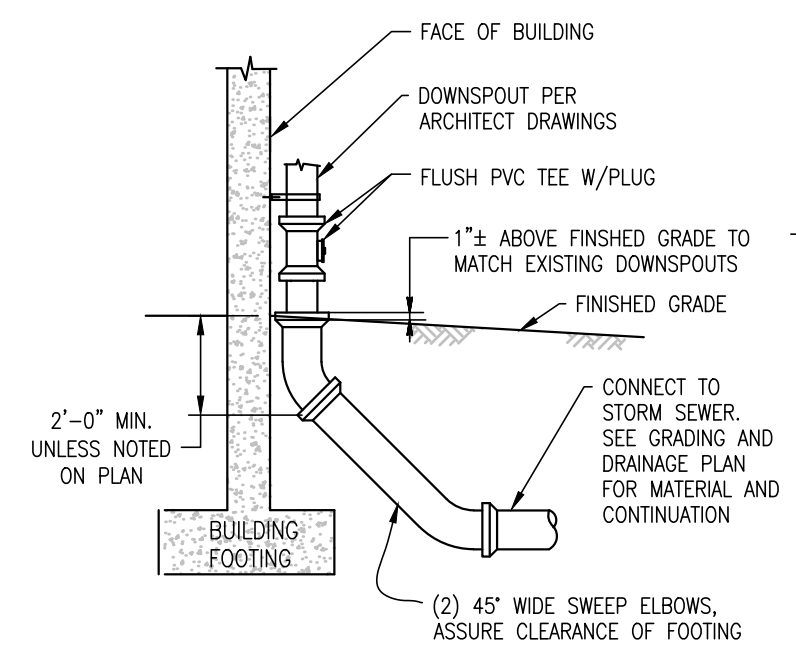


- NOTE:**
1. CONTRACTOR SHALL PROVIDE RISER PIPE AND ADDITIONAL FITTINGS AS NECESSARY TO CONNECT ROOF DRAIN LEADERS TO ROOF DRAIN COLLECTOR PIPE.
  2. SEE PLANS FOR PIPE SIZE AND MATERIAL

**WYE CONNECTION DETAIL**  
NOT TO SCALE



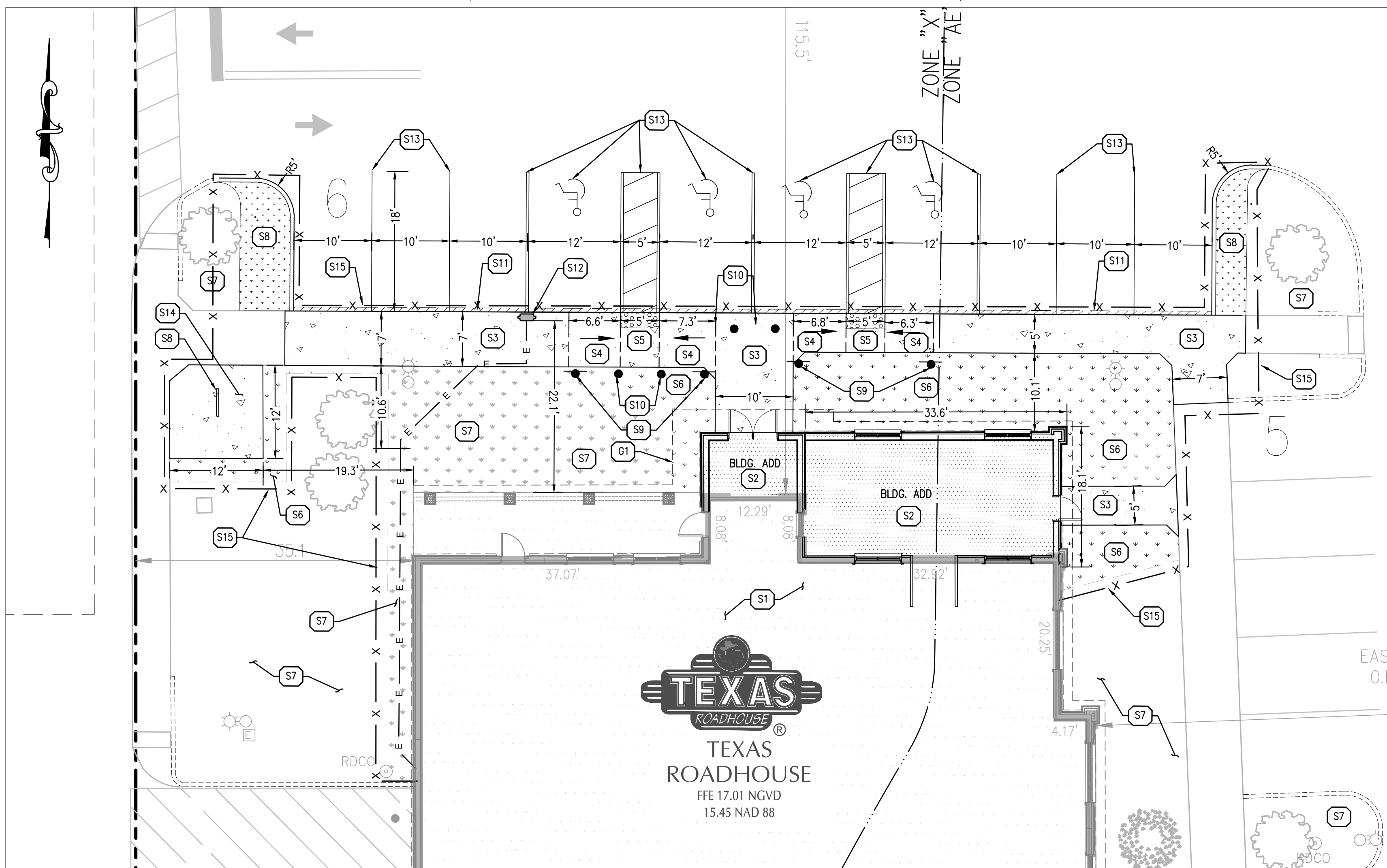
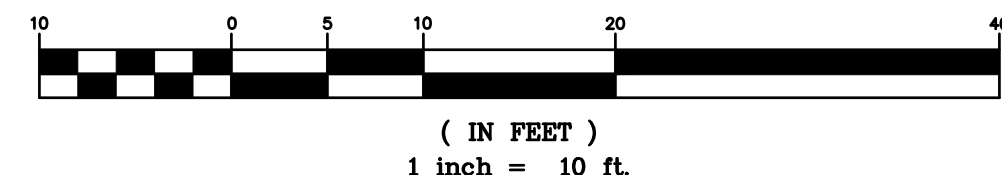
**STORM SEWER CLEAN OUT DETAIL**  
NOT TO SCALE



**DOWNSPOUT LEADER DETAIL**  
NOT TO SCALE

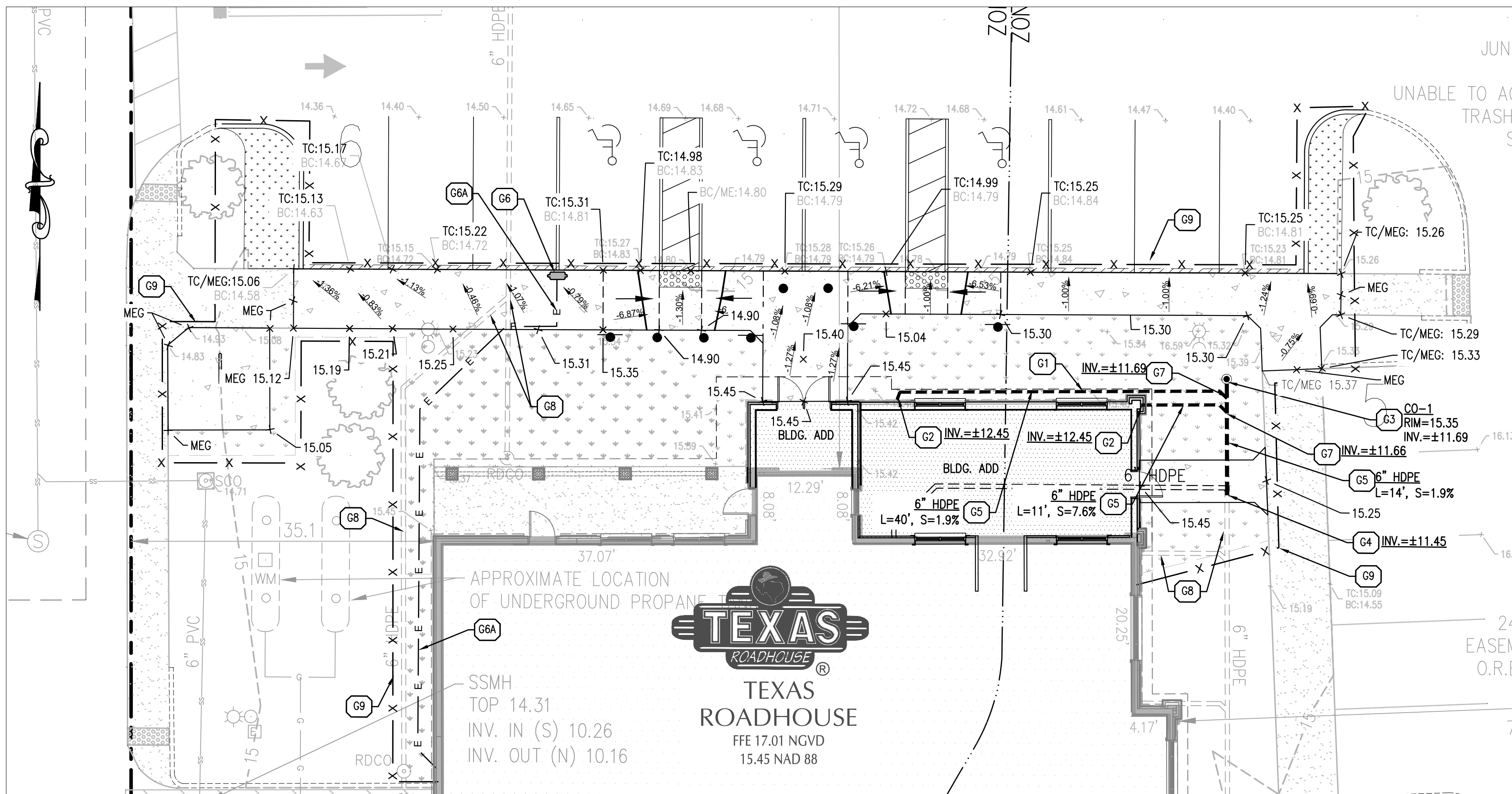


### GRAPHIC SCALE



## SITE PLAN DETAIL

SCALE: 1" = 10'



## GRADING & UTILITY PLAN DETAIL

SCALE: 1" = 10'

