

LEGEND

- EXISTING BUILDING
- LAND LOT LINE (LL)
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & DUTY
- FIBER OPTIC CABLE
- TREE LINE
- SANITARY SEWER MANHOLE
- SANITARY CLEAN-OUT (SCO)
- SANITARY SEWER STUB OUT
- TELEPHONE MANHOLE/CELESTIAL
- STORM DRAIN PIPE WITH HEADWALL
- DOUBLE-WING CATCH BASIN
- SINGLE-WING CATCH BASIN
- FENCE
- JUNCTION BOX (JB)
- DROP OR CURB INLET (DI OR CI)
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- RECORDED DATA
- PARKING SPACE COUNT
- 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
- ROOT-OF-WAY
- REBAR PIN FOUND
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- CONCRETE MONUMENT FOUND
- BRASS DISK FOUND
- AXL FOUND
- REBAR PIN SET
- CORRUGATED METAL PIPE
- REINFORCED CONC. PIPE
- HIGH-DENSITY POLYETHYLENE PIPE
- DUCTILE IRON PIPE

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 54°05'00" W | 130.03 |
| L2 | S 45°25'00" E | 63.72 |
| L3 | S 06°25'25" E | 113.25 |
| L4 | S 00°24'21" E | 80.42 |
| L5 | N 00°24'21" W | 158.05 |
| L6 | S 89°37'06" W | 12.00 |
| L7 | S 44°35'06" W | 46.69 |
| L8 | N 74°05'00" W | 33.86 |
| L9 | S 02°34'24" E | 162.89 |
| L10 | S 02°34'24" E | 80.20 |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1 | 3759.72 | 159.36 | S 58°39'28" W | 159.35 |
| C2 | 28.00 | 19.87 | S 43°46'37" E | 19.55 |
| C3 | 3258.64 | 368.20 | S 03°06'49" W | 368.00 |
| C4 | 3362.64 | 90.94 | S 03°34'31" W | 90.93 |



TITLE EXCEPTIONS

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-786074-CE DATED APRIL 15, 2016 AT 8:00 A.M.
- SURVEYOR'S COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO LYON 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.
- SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTIONS**
- PROVISIONS OF THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 165, PAGE 2; RENEWAL AND ACCEPTANCE OF DEDICATIONS RECORDED IN BOOK 30007, PAGE 1935; AGREEMENT RECORDED IN BOOK 30156, PAGE 1952; AND AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN BOOK 30436, PAGE 2037 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECTS THE PARENT TRACT AND SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
 - CANAL EASEMENT RECORDED IN BOOK 4416, PAGE 677. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 1791, PAGE 73. AFFECTS THE PARENT TRACT AND SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
 - CANAL EASEMENT RECORDED IN BOOK 5784, PAGE 128. MAY AFFECT THE PARENT TRACT BUT IS NOT PLOTTABLE. DOES NOT AFFECT THE SUBJECT PROPERTY.
 - DECLARATION OF COVENANTS, RECORDED IN BOOK 12224, PAGE 478, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). DOCUMENT APPEARS TO HAVE EXPIRED.
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 1791, PAGE 71. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN BOOK 15035, PAGE 770 AND NOTICE OF ADOPTION OF MODIFICATION TO AN ADOPTED DEVELOPMENT ORDER SAWGRASS EXCHANGE PROJECT RECORDED IN BOOK 21673, PAGE 977. AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 16120, PAGE 204. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 16120, PAGE 206. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN BOOK 16120, PAGE 360. AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 96-11 RECORDED IN BOOK 24897, PAGE 285. AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 130-98 RECORDED IN BOOK 25759, PAGE 289. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 131-98 RECORDED IN BOOK 25759, PAGE 293. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ROAD IMPACT AGREEMENT RECORDED IN BOOK 30165, PAGE 265 AND CORRECTION PARTIAL RELEASE OF ROAD IMPACT LEA RECORDED IN BOOK 31007, PAGE 19. AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY BUT IS NOT SURVEY RELATED AND NOT PLOTTABLE.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 136-95 RECORDED IN BOOK 27300, PAGE 552. AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 150-97 RECORDED IN BOOK 27593, PAGE 732. DOES NOT AFFECT THE PARENT TRACT OR THE SUBJECT PROPERTY. DOCUMENT ESTABLISHES THE RIGHT-OF-WAY OF SAWGRASS BOULEVARD.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN ORDINANCE NO. 2000-27 RECORDED IN BOOK 30625, PAGE 674. UNABLE TO DETERMINE IF DOCUMENT AFFECTS. DESCRIPTION TOO VAGUE.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN AGREEMENT RECORDED IN BOOK 28226, PAGE 656; AMENDMENT TO ROAD IMPROVEMENT AGREEMENT RECORDED IN BOOK 30156, PAGE 1963; AND RELEASE OF LIEN IN AGREEMENT FOR INSTALLATION OF REQUIRED IMPROVEMENTS RECORDED IN BOOK 30892, PAGE 1015. AFFECTS THE PARENT TRACT BUT IS NOT PLOTTABLE. DOES NOT AFFECT THE SUBJECT PROPERTY.
 - THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN AGREEMENT RECORDED IN BOOK 28226, PAGE 655 AND RELEASE OF LIEN FOR TRAFFIC SIGNALIZATION AGREEMENT RECORDED IN BOOK 30892, PAGE 1034. AFFECTS THE PARENT TRACT BUT IS NOT PLOTTABLE. DOES NOT AFFECT THE SUBJECT PROPERTY.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN BOOK 25672, PAGE 60, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
 - COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN BOOK 25672, PAGE 66, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.
 - DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 30241, PAGE 1193, BOOK 32568, PAGE 672; AND SUB-DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE RECORDED IN BOOK 31022, PAGE 1, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). AFFECTS THE PARENT TRACT AND THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE.

EXHIBIT "A" LEGAL DESCRIPTION FOR PARENT TRACT

ALL OF PARCEL "B" AND A PORTION OF PARCEL "C", "SAWGRASS EXCHANGE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "E"; THENCE S 54°05'00" W ALONG THE SOUTH LINE OF SAID PARCEL "E", A DISTANCE OF 130.03 FEET; THENCE S 45°25'00" W ALONG THE SOUTH LINE OF SAID PARCEL "E", A DISTANCE OF 63.72 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 3759.72 FEET AND A CENTRAL ANGLE OF 02°54'47"; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PARCEL "E" ALONG THE ARC A DISTANCE OF 159.36 FEET; THENCE N 00°24'21" W ALONG THE WEST LINE OF THE SOUTHERLY PROJECTION AND THE WEST LINE OF SAID PARCEL "E", A DISTANCE OF 1,211.76 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "E"; THENCE N 89°37'06" E ALONG THE NORTH LINE OF SAID PARCEL "E", A DISTANCE OF 12.00 FEET; THENCE S 44°35'06" E A DISTANCE OF 63.72 FEET; THENCE S 06°25'25" W A DISTANCE OF 113.25 FEET; THENCE S 00°24'21" E A DISTANCE OF 80.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S 25°47'12" W A RADIAL DISTANCE OF 28.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 49°52'22", A DISTANCE OF 19.87 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S 89°37'06" W A RADIAL DISTANCE OF 3,258.64 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 49°52'22", A DISTANCE OF 368.20 FEET; THENCE S 09°14'18" W, A DISTANCE OF 210.17 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S 05°39'00" E, A RADIAL DISTANCE OF 3,362.64 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 01°39'58", A DISTANCE OF 90.94 FEET TO THE POINT OF BEGINNING. (THE PREVIOUS SEVEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY LINE OF SAID PARCEL "E"); SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 742,974.16 SQUARE FEET/17,042.8 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PROPOSED TEXAS ROADHOUSE LEGAL DESCRIPTION

BEING A PORTION OF PARCEL "B" "SAWGRASS EXCHANGE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCELS "E" AS SHOWN ON SAID PLAT AND THE WESTERLY RIGHT-OF-WAY OF LYON ROAD, (VARIABLE RIGHT-OF-WAY) AS SHOWN ON A PLAT RECORDED IN P.B. 165, PG. 2 AND P.B. 2, PGS. 45-54, BROWARD COUNTY FLORIDA RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3362.64 FEET AND AN ARC DISTANCE OF 90.94' BEING SUBTENDED BY A CHORD OF "N 03°34'31" E A DISTANCE OF 90.93' TO A POINT, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 09°14'18" E, A DISTANCE OF 210.17 FEET TO A POINT OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3258.64' AND AN ARC DISTANCE OF 368.20' BEING SUBTENDED BY A CHORD OF N 03°06'49" E A DISTANCE OF 368.00' TO A POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.00' AND AN ARC DISTANCE OF 19.87' BEING SUBTENDED BY A CHORD OF N 43°46'37" E A DISTANCE OF 19.55' TO A 5/8" REBAR FOUND (IND CAPS); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY N 74°04'55" W A DISTANCE OF 33.86' TO A PK NAIL SET ON THE PROPERTY CURRENTLY OWNED BY LYON ROAD GROUP, LLC BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN O.R.B. 38647, PG. 257 BROWARD COUNTY FLORIDA RECORDS AND THE TRUE POINT OF BEGINNING OF THIS PARCEL.

THUS HAVING ESTABLISHED THE TRUE POINT OF BEGINNING AND ALONG A NEW LINE ON THE SAID PROPERTY OF LYON ROAD GROUP, LLC THE FOLLOWING FOUR CALLS: S 02°34'24" E A DISTANCE OF 243.19' TO A PK NAIL SET; S 89°39'28" W A DISTANCE OF 206.45' TO A PK NAIL SET; THENCE N 02°12'22" W A DISTANCE OF 242.67' TO A PK NAIL SET; THENCE N 89°33'35" E A DISTANCE OF 197.04' TO THE TRUE POINT OF BEGINNING, SAID PARCEL SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 48,992.71 SQUARE FEET/1,124.7 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

GENERAL NOTES

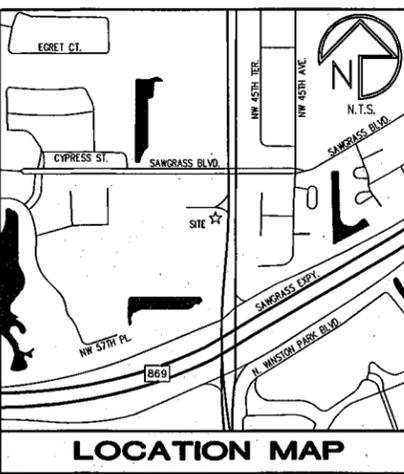
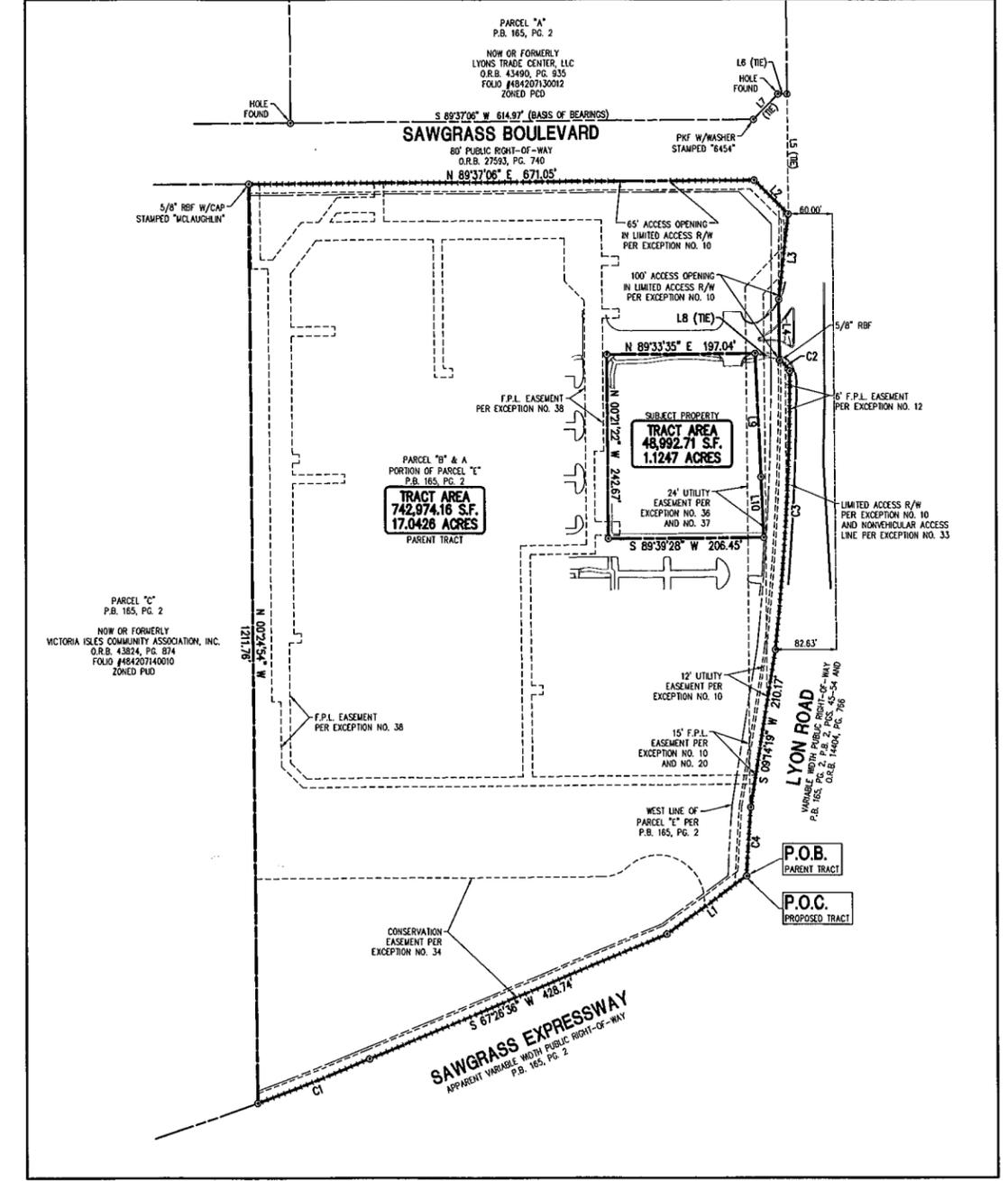
- SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,455 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 LYON 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. 1201010015H AND 1201010015G, 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: 14.600' (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' (NAVD 29) - ELEVATION: 14.335' (NAVD 88)). ELEVATIONS SHOWN ON THIS SURVEY ARE NAVD 29.
- THE SURVEYED PROPERTY IS ZONED PCD (PLANNED COMMERCIAL 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 STRAIGHT REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:
 FRONT SETBACK 25 FT.
 SIDE SETBACK 25 FT.
 REAR SETBACK 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 TRUTHFULNESS 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 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 347-G) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 AND CHAPTER 181 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.

CERTIFICATION

TO: TEXAS ROADHOUSE HOLDINGS LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 7(a)(1)(i), 8, 9, 11(e), 13, 14, 16, 17, 18, 19, 20, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 23, 2016.

DATE OF PLAT OR MAP: _____

ROONEY E. ABNEY, JR. DATE
 FLORIDA PLS NO. 6429



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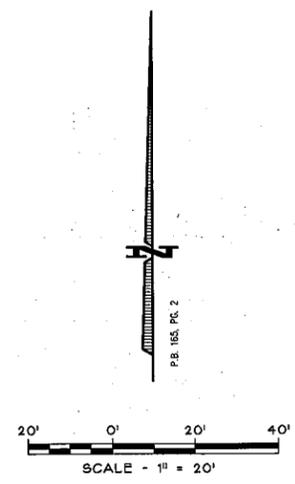
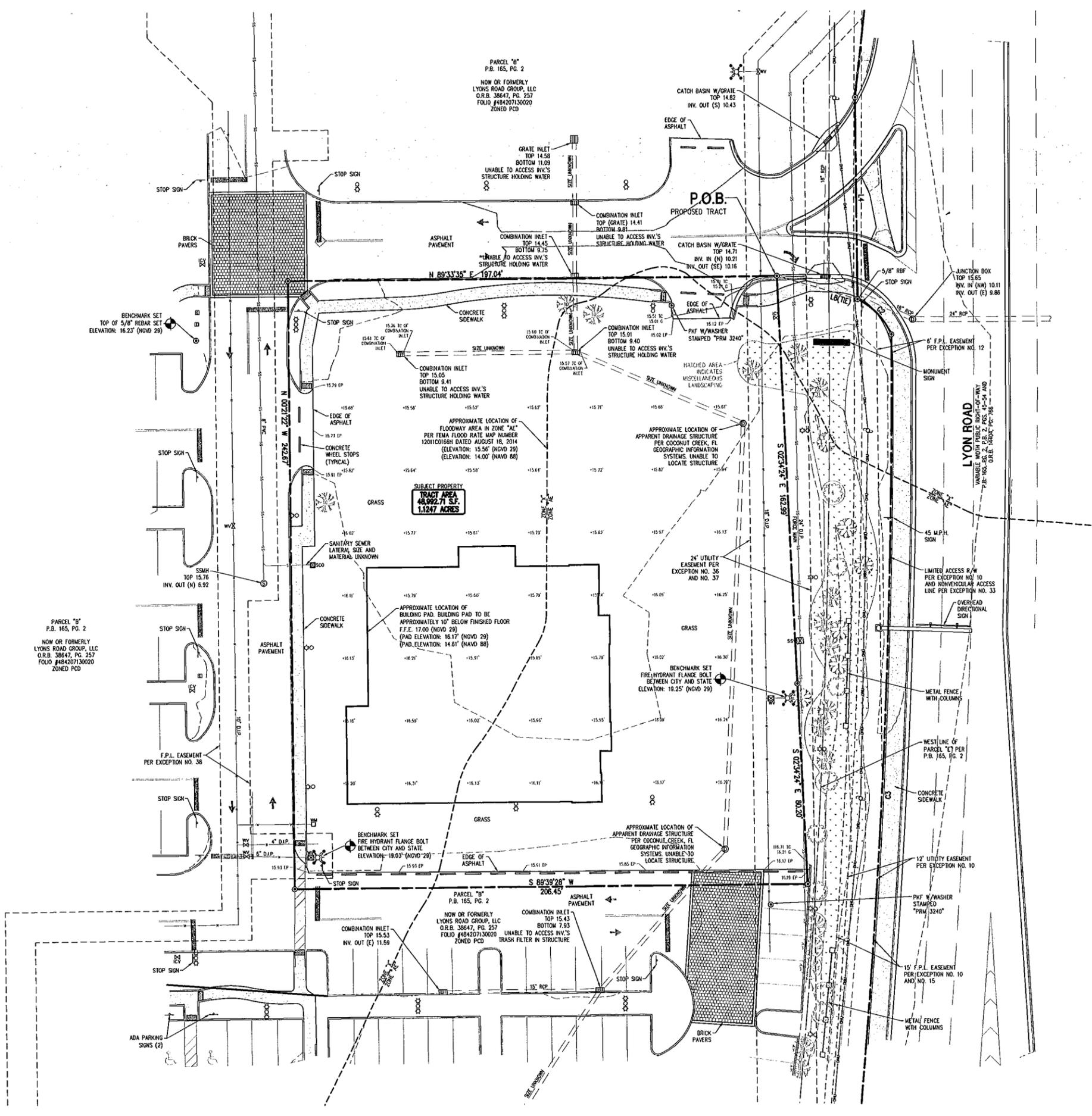
PARCEL "B" - P.B. 165, PG. 2
5855 LYON ROAD
COCONUT CREEK, FL 33073
 SECTIONS 6 AND 7 - TOWNSHIP 48 SOUTH - RANGE 42 EAST
 CITY OF COCONUT CREEK - BROWARD COUNTY - FLORIDA

BOUNDARY/TOPOGRAPHIC AND ALTA/ACPS LAND TITLE SURVEY FOR
TEXAS ROADHOUSE HOLDING LLC
AND FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT NO. 16-110-0
 DRAWING FILE: 16-110-0 SURVEY.DWG
 SHEET NO. 8-1
 1 OF 2

LEGEND

- EXISTING BUILDING
- LAND LOT LINE (LL)
- PROPERTY LINE
- UTILITY POLE (UP), OVERHEAD LINES & GUY
- TREE LINE
- SANITARY SEWER MANHOLE (SSMH)
- FIBER OPTIC CABLE
- 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 5 FOOT CONTOUR
- EXISTING 1 FOOT CONTOUR
- EXISTING GRADE SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- RECORDED DATA
- PARKING SPACE COUNT
- LIGHT POLE (LP)
- ELECTRICAL TRANSFORMER BOX
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- WATER STUB OUT
- GAS METER
- ELECTRIC METER
- WELL
- MONITORING WELL
- POST INDICATOR VALVE
- MAILBOX
- STREET SIGN
- ELECTRICAL STUB OUT
- UNKNOWN UTILITY STUB OUT
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FIRE DEPT. CONNECTION
- FIBER OPTIC BOX
- BACKFLOW PREVENTER
- IRRIGATION CONTROL VALVE
- DRAINAGE MANHOLE
- RIGHT-OF-WAY
- REBAR PIN FOUND
- OPEN TOP PIPE FOUND
- CRIMP TOP PIPE FOUND
- CONCRETE MONUMENT FOUND
- BRASS DISK FOUND
- AXLE FOUND
- REBAR PIN SET
- CORRUGATED METAL PIPE
- REINFORCED CONC. PIPE
- HIGH-DENSITY POLYETHYLENE PIPE
- DUCTILE IRON PIPE



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 Atlanta, Georgia 30309
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 Email: info@gsurveying.com

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|------------------------------------|--------------|
| DRAWING SCALE: | 1" = 20' PL. |
| FIELDWORK DATE: | 04-23-16 |
| RELEASE DATE: | |
| DESIGNED BY: | DAF |
| DRAWN BY: | KWS |
| CHECKED BY: | REA |
| NO. DATE REVISIONS | |
| 1 07-13-16 CITY REVIEW SUBMITTAL-1 | |
| 2 | |
| 3 | |

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

BOUNDARY/TOPOGRAPHIC AND ALTAIRNS LAND TITLE SURVEY FOR
TEXAS ROADHOUSE HOLDING LLC
AND FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT NO.
16-110-0
 DRAWING FILE:
 16-110-0 SURVEY.DWG
 SHEET NO.
S-2
 2 OF 2

GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY AND WAYS, MEANS AND METHODS OF CONSTRUCTION.
2. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES AND OBTAIN ALL NECESSARY LICENSES AND PERMITS.
3. THE GENERAL SPECIFICATION WHICH APPLY TO THE CONSTRUCTION WORK AS SHOWN ON THE ENGINEERING PLANS, ARE CONTAINED IN STANDARD SPECIFICATIONS, CONSTRUCTION DETAILS, AND/OR THE TOWN'S ENGINEERING DEPARTMENT.

4. GENERAL GRADING

THE GRADING CONTRACTOR SHALL:

- A. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION, AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- B. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS (EARTHWORK CONTRACTOR SHALL MAKE APPROPRIATE ADJUSTMENTS IN ROUGH GRADING TO ACCOMMODATE TRENCH SPOIL).
- C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
- D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
- E. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUB-GRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. GENERAL PAVING

THE PAVING CONTRACTOR SHALL:

- A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.
- B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. EXCESSIVE CLEANING OF THE BINDER COURSE THAT MAY BE REQUIRED, AND IS NOT THE FAULT OF THE PAVING CONTRACTOR, SHALL BE PAID FOR ON A TIME AND MATERIAL BASIS BY PRIOR AGREEMENT WITH THE GENERAL CONTRACTOR.

6. INCIDENTAL TO CONSTRUCTION

THE CONTRACTOR SHALL:

- A. ADHERE TO THE CRITERIA FOR THE SEPARATION BETWEEN WATER MAINS AND THE STORM AND SANITARY SEWER LINES AS DESCRIBE: WHEREVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATER MAIN SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18 INCH VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18 INCH VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS.
- B. BE RESPONSIBLE TO PLACE GRADE AND COORDINATE WITH OTHER CONTRACTORS, ALL UNDERGROUND UTILITY STRUCTURE FRAMES SUCH AS MANHOLES, CATCH BASINS, AND INLETS.
- C. BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES. THE CONTRACTOR SHALL EXCAVATE AROUND THE EXISTING UTILITIES TO DETERMINE THEIR EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY IMPROVEMENTS.
- D. PROVE POURED CONCRETE FILLETS CONFORMING TO THE SHAPE OF THE PIPE IN ALL SANITARY AND STORM MANHOLES, AND INLETS.
- E. BE RESPONSIBLE FOR MAINTAINING THE TOP OF ANY UTILITY TRENCH AT LEAST TWO (2) FEET AWAY FROM ANY EXISTING OR PROPOSED CURB OR PAVEMENT, IN THOSE INSTANCES WHERE THE TRENCH RUNS PARALLEL TO THE SAID CURB OR PAVEMENT.
- F. BE RESPONSIBLE FOR THE DE-WATERING OF UTILITY TRENCHES DURING CONSTRUCTION AND PROVIDING THE NECESSARY TRENCH BRACING THAT MAY BE REQUIRED IN ORDER TO ADHERE TO CURRENT SAFETY STANDARDS.
- G. REMOVE SOFT MATERIAL THAT MAY BE ENCOUNTERED AT THE PIPE INVERT ELEVATION TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE, AND BACKFILL WITH COMPACTED BEDDING MATERIAL.
- H. REMOVE ALL EXCESS MATERIAL OFF THE SITE OR TO AN APPROVED LOCATIONS DESIGNATED BY THE OWNER.
- I. COMPLETE ANY REQUIRING ADJUSTMENTS OR RECONSTRUCTION TO ANY EXISTING UTILITY STRUCTURES TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTION NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. NO MORE THAN A TOTAL OF EIGHT (8) INCHES OF ADJUSTING RINGS SHALL BE ALLOWED.

7. TESTING AND FINAL ACCEPTANCE

- A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TRUCK FOR PROOF ROLLING THE PAVEMENT SUB-GRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL.
- B. SPECIFIC COMPACTION TESTING MAY BE REQUIRED BY THE OWNER IN SELECTED FILL AREAS. THE CONTRACTOR SHALL BEAR THE COST OF COMPACTION TESTING AS WELL AS THE RESPONSIBILITY FOR THE NECESSARY CORRECTIONS.
- C. APPROVAL OF THE PAVEMENT SUB-GRADE BY THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE PAVEMENT MATERIAL.

D. SANITARY SEWER MAINS AND SERVICES SHALL BE TESTED FOR LEAKAGE AND DEFLECTION IN ACCORDANCE WITH THE REQUIREMENT OF THE LOCAL JURISDICTIONAL AUTHORITIES PRIOR TO THEIR FINAL ACCEPTANCE. ALLOWABLE TESTING LIMITS SHALL BE AS DESCRIBED IN THE "GENERAL SPECIFICATIONS" UNLESS THE LOCAL REQUIREMENTS ARE MORE RESTRICTIVE. SERVICE STUBS MUST BE PROPERLY PLUGGED AND SEALED AND CLEARLY LOCATED AT THEIR TERMINATION POINTS PRIOR TO TESTING. ALL SEWER MAINS, SERVICE LINES, AND MANHOLES SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO THEIR FINAL ACCEPTANCE.

E. WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL REQUIREMENTS PRIOR TO ITS FINAL ACCEPTANCE. THE PRESSURE AND LEAKAGE TESTS AND DISINFECTION OF THE MAINS SHALL BE DESCRIBED IN THE "GENERAL SPECIFICATIONS" UNLESS THE LOCAL REQUIREMENTS ARE MORE RESTRICTIVE. ALL VALVE VAULTS SHALL BE CLEAN AND FREE OF DEBRIS AND WATER PRIOR TO THEIR FINAL ACCEPTANCE. THE INDIVIDUAL SERVICE BOXES SHALL BE VISIBLE AND CLEARLY LOCATED PRIOR TO THEIR FINAL ACCEPTANCE.

F. SPECIAL CONDITIONS - ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE EPA WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH THE ABOVE (D) OR (E) TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATERTIGHT CONSTRUCTION STRUCTURALLY EQUIVALENT TO APPROVED WATER MAIN MATERIAL IS PROPOSED.

G. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION AND THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

8. MINIMUM REQUIREMENT FOR MANHOLE STRUCTURES

- A. THE FRAME LIP SHALL BE CLEANED OF ALL MUD AND DEBRIS TO PROVIDE WATERTIGHT SEAL BETWEEN THE FRAME AND THE MANHOLE COVER GASKET.
- B. MORTAR SHALL BE USED BETWEEN THE FRAME AND ADJUSTING RINGS AND BETWEEN ADJUSTING RINGS AND THE CONE SECTION IN ALL PAVED AREAS. E-Z STICK MAY BE USED IN LANDSCAPE AREAS.
- C. ALL STEPS MUST BE INSTALLED, ALIGNED AND CLEANED.
- D. ALL PINHOLES MUST BE MORTARED WITH BRUSH FINISH TO PROVIDE A WATERTIGHT SEAL.
- E. THE UPSTREAM AND DOWNSTREAM PIPE CAVITIES MUST BE FILLED WITH MORTAR AND SMOOTHED WITH A BRUSH FINISH.
- F. THE UPSTREAM AND DOWNSTREAM FLOW LINES (INVERTS) SHALL HAVE A SMOOTH TRANSITION FROM THE PIPE TO THE MANHOLE INVERT.
- G. ALL MANHOLE STRUCTURES SHALL BE FREE OF ANY TYPE OF INFILTRATION (WATER LEAKING INTO THE STRUCTURE).
- H. IF THERE IS AN INTERNAL DROP IN THE STRUCTURE THERE MUST BE A SMOOTH TRANSITION FROM THE PIPE TO THE INVERT (I.E. CHANNEL THE FLOW FROM THE PIPE TO THE MANHOLE INVERT).

I. ALL MANHOLES SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.

9. THE CONTRACTOR SHALL PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.

10. IF THE CONTRACTOR IN THE COURSE OF WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.

11. ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

12. THE TRAFFIC CONTROL DEVICES MUST COMPLY WITH FDOT REQUIREMENTS AND BE APPROVED BY THE FDOT PRIOR TO CONSTRUCTION.

13. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PROJECT NO. 34185022, PREPARED BY TERRACON CONSULTANTS, INC., DATED MAY 9, 2016 FOR THIS PROJECT FOR INFORMATION ON EXISTING SOIL CONDITIONS AND ALL PROPOSED EARTHWORK.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EQUIPMENT, MATERIAL AND GENERAL CONSTRUCTION DEBRIS FROM THE SUBDIVISION AND FROM ANY LOT, STREET, PUBLIC WAY OR PROPERTY THEREIN OR ADJACENT THERETO. DUMPING OF SUCH DEBRIS INTO SEWERS, ONTO ADJACENT PROPERTY OR ONTO OTHER LAND IN THE CITY IS PROHIBITED.

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ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
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| 05/23/16 | CITY REVIEW |
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| 08/29/16 | COORDINATION SET |
| 09/13/16 | DRG RESUBMISSION #3 |

PROFESSIONAL SEAL

LICENSE # 53398

PROFESSIONAL IN CHARGE
JOHN NOURZAD P.E.
PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
KYLE PITZ

PROJECT NAME

TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER

20160218.0

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

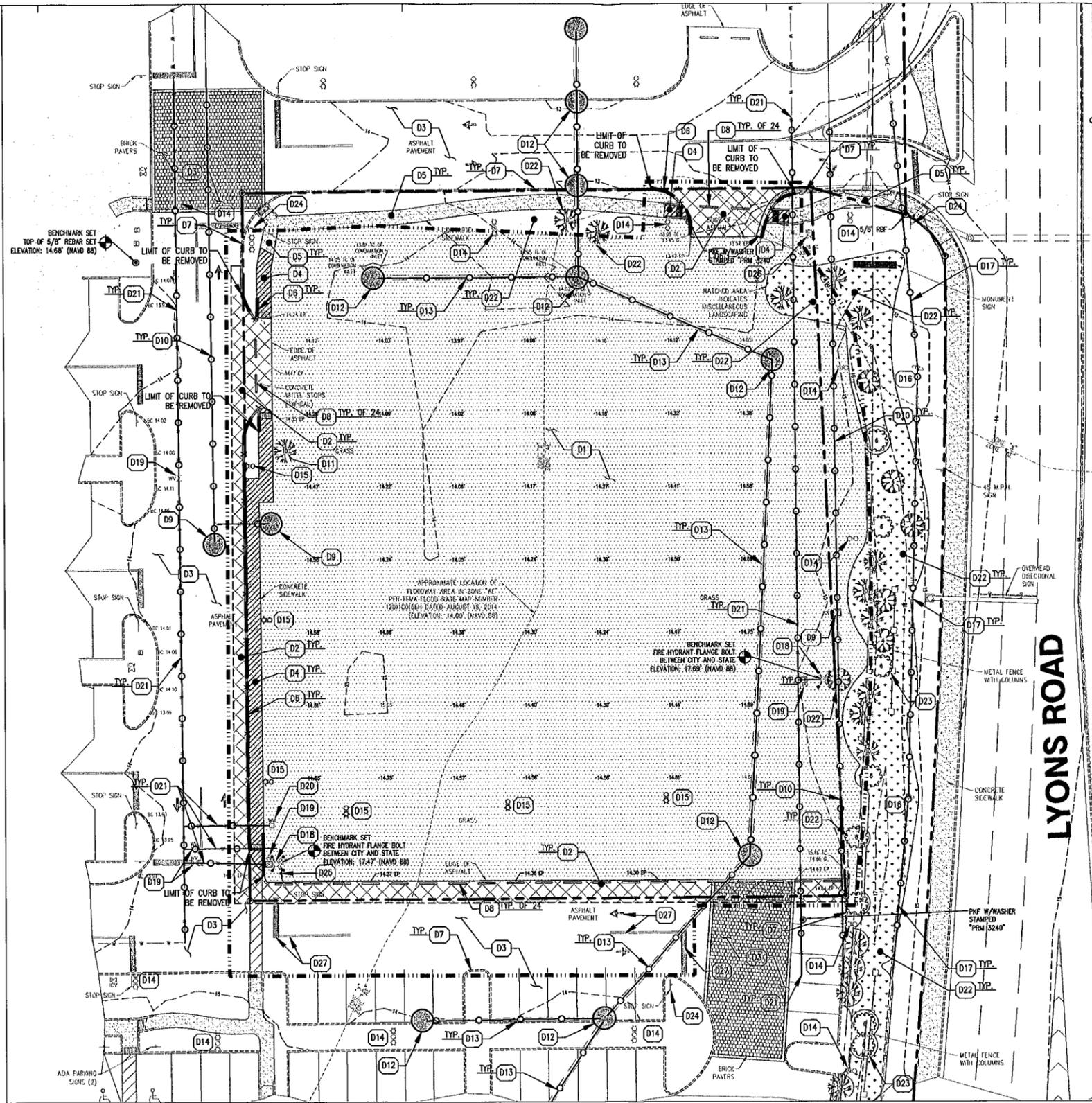
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PRELIMINARY - NOT FOR CONSTRUCTION

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GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION AND MAINTAINED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE STANDARDS AND SPECIFICATIONS.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF ANY UNDERGROUND TANKS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
9. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
10. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND THE GEOTECHNICAL REPORT.
12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL TOWN, STATE, AND FEDERAL LAWS AND ORDINANCES. AT LEAST 75% OF ALL DEBRIS SHALL BE DISPOSED OF AT A LOCATION OTHER THAN LANDFILLS.
13. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
14. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPLETED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
15. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION, RELOCATION AND CONSTRUCTION.
16. THE CONTRACTOR SHALL COORDINATE WORK TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
17. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.



DEMOLITION LEGEND:

- D1 CLEAR AND GRADE AREA ACCORDING TO GRADING PLAN & PER GEOTECHNICAL REPORT.
- D2 EXISTING BITUMINOUS ASPHALT TO BE REMOVED.
- D4 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- D5 EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT FROM CONSTRUCTION.
- D7 EXISTING CURB TO REMAIN, PROTECT THROUGH CONSTRUCTION.
- D8 EXISTING CONCRETE WHEEL STOPS TO BE REMOVED (TYP. OF 24).
- D9 EXISTING SANITARY STRUCTURE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D10 EXISTING SANITARY SEWER LINE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D11 EXISTING TREES TO BE REMOVED (TYP. OF 1)
- D12 EXISTING STORM SEWER STRUCTURE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D13 EXISTING STORM SEWER LINE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D14 EXISTING LIGHTING FIXTURE, ASSOCIATED ELECTRIC STRUCTURES AND CONDUITS TO REMAIN, PROTECT THROUGH CONSTRUCTION.
- D15 EXISTING LIGHTING FIXTURE TO BE REMOVED.
- D16 EXISTING UTILITY POLE TO REMAIN, PROTECT FROM CONSTRUCTION. SEE UTILITY PLAN FOR ELECTRIC SERVICE CONNECTION DETAILS.
- D17 EXISTING OVERHEAD UTILITY LINE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D18 EXISTING FIRE HYDRANT TO REMAIN, PROTECT FROM CONSTRUCTION.
- D19 EXISTING WATER VALVE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D20 EXISTING WATER METER TO REMAIN, PROTECT FROM CONSTRUCTION.
- D21 EXISTING WATER MAIN TO REMAIN, PROTECT FROM CONSTRUCTION.
- D22 EXISTING LANDSCAPING AND TREES TO REMAIN, PROTECT FROM CONSTRUCTION.
- D23 EXISTING FENCE TO REMAIN, PROTECT FROM CONSTRUCTION.
- D24 EXISTING SIGN TO REMAIN, PROTECT FROM CONSTRUCTION.
- D25 EXISTING SIGN TO BE REMOVED AND RELOCATED. SEE SITE PLAN FOR PROPOSED LOCATION.
- D26 EXISTING IRRIGATION CONTROL VALVE (ICV) TO REMAIN, PROTECT FROM CONSTRUCTION.
- D27 EXISTING PAVEMENT MARKINGS TO REMAIN, PROTECT FROM CONSTRUCTION.

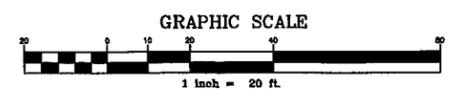
DEMOLITION PLAN KEYNOTES:

- D1 CLEAR AND GRADE AREA ACCORDING TO GRADING PLAN & PER GEOTECHNICAL REPORT.
- D2 EXISTING BITUMINOUS ASPHALT TO BE REMOVED
- D3 EXISTING BITUMINOUS ASPHALT TO BE REMAIN, PROTECT FROM CONSTRUCTION.
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- D27 EXISTING PAVEMENT MARKINGS TO REMAIN, PROTECT FROM CONSTRUCTION.

EXISTING LEGEND:

- EXISTING TREE/ SHRUB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHTING STRUCTURE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING ELECTRICAL UTILITY STRUCTURE

NOTE:
1. FOR EROSION CONTROL MEASURES SEE EROSION AND SEDIMENT CONTROL SHEETS C7.0, C7.1 AND C7.2.



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| 05/23/16 | CITY REVIEW |
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| 08/18/16 | DRC RESUBMISSION #2 |
| 08/29/16 | COORDINATION SET |
| 09/13/16 | DRC RESUBMISSION #3 |

PROFESSIONAL SEAL

LICENSE # 53398
PROFESSIONAL IN CHARGE
JOHN HOURZAD P.E.
PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
KYLE PITZ

PROJECT NAME
TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
20160218.0
SHEET TITLE

DEMOLITION PLAN
SHEET NUMBER
C2.0
PRELIMINARY - NOT FOR CONSTRUCTION

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE MUNICIPAL INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- ALL PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THE SITE. SEE CIVIL DETAILS.
- CONTRACTOR SHALL PROVIDE A TEMPORARY BARRICADE OR CONSTRUCTION FENCE AROUND THE PREMISES.
- SEE STRUCTURAL PLANS FOR ALL BUILDING DOORWAYS CONCRETE LANDINGS.
- ALL PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).

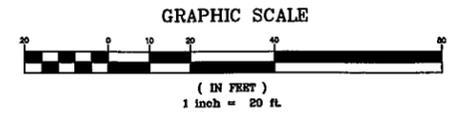
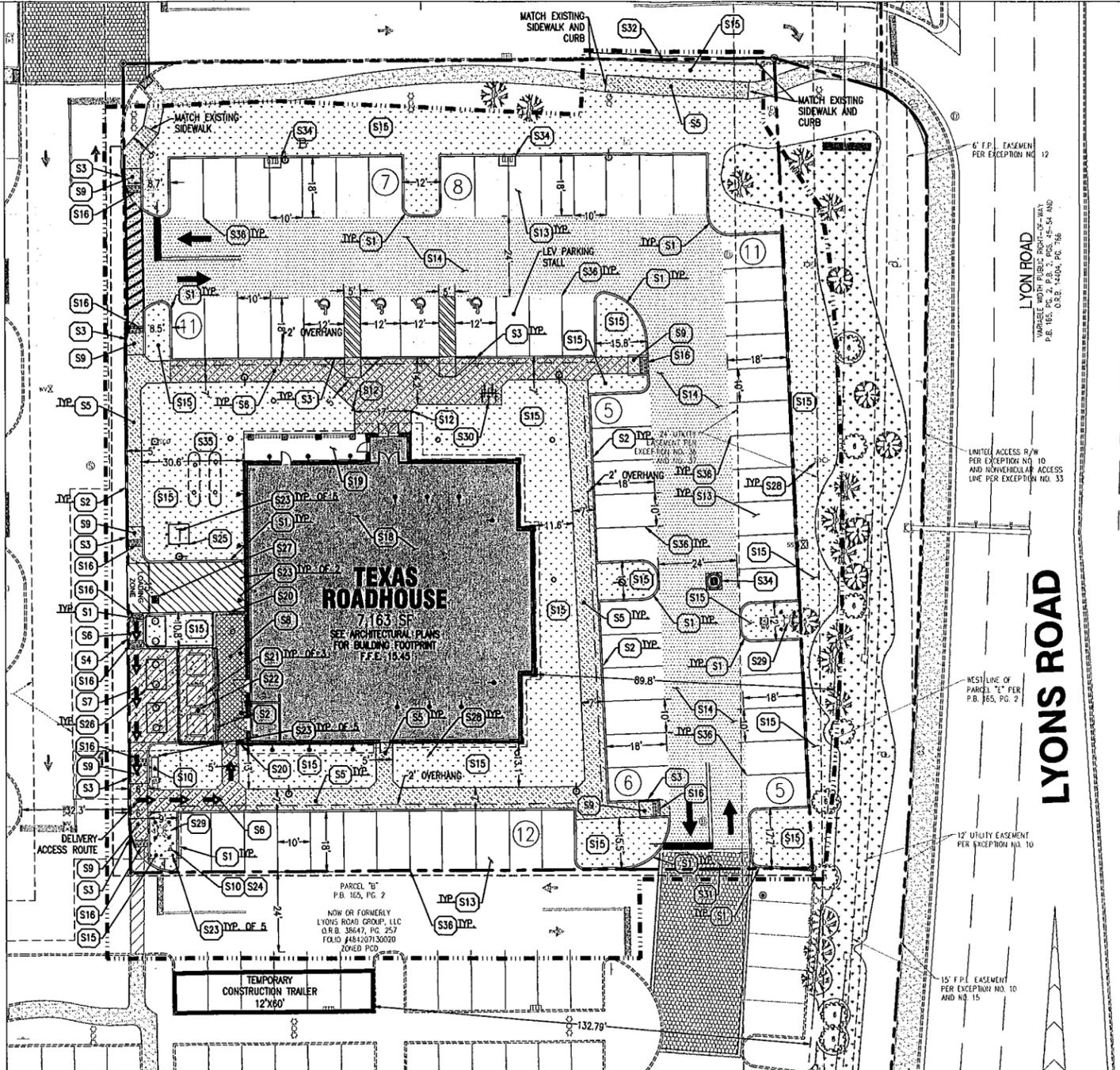
PROPOSED LEGEND:

- PROPERTY LINE
- LAND LOT LINE
- CONCRETE CURB
- LIMITS OF CONSTRUCTION
- # PROPOSED PARKING SPACES
- SS SANITARY SEWER STRUCTURES (SEE UTILITY PLANS)
- PA PROPOSED ADA RAMP W/ DETECTABLE WARNING PANEL & TRANSITION CURB. SEE DETAILS.
- SD STORM SEWER STRUCTURES. SEE SHEET C4.0
- SC SANITARY/ STORM SEWER CLEANOUT
- BR BIKE RACK
- SL SITE LIGHTING
- DELIVERY ACCESS ROUTE.
- S5 5" CONCRETE SIDEWALK OVER 4" GRANULAR BASE. SEE DETAILS AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- S6 5" INTEGRAL DARK GREY COLORED CONCRETE SIDEWALK OVER 4" COMPACTED CRUSHED STONE BASE. SEE DETAILS AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- S7 7" INTEGRAL DARK GREY COLORED CONCRETE PAVEMENT OVER 4" COMPACTED CRUSHED STONE BASE. SEE STRUCTURAL DETAILS AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- S8 6" INTEGRAL DARK GREY COLORED CONCRETE SIDEWALK OVER 4" COMPACTED CRUSHED STONE BASE. SEE STRUCTURAL DETAILS AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- S13 STANDARD-DUTY PAVEMENT. 1.5" ASPHALT SURFACE COURSE OVER 8" COMPACTED CRUSHED STONE BASE. SEE DETAILS AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- S14 HEAVY-DUTY PAVEMENT. 2.5" ASPHALT SURFACE COURSE OVER 8" COMPACTED CRUSHED STONE BASE. SEE DETAILS AND GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- S15 LANDSCAPE AREA (SEE LANDSCAPE PLAN FOR DETAILS)

EXISTING LEGEND:

- ⊙ EXISTING TREE/ SHRUB TO BE REMOVED
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING LIGHTING STRUCTURE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING STORM DRAIN INLET
- ⊙ EXISTING IRRIGATION CONTROL VALVE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SANITARY SEWER CLEANOUT
- ⊙ EXISTING ELECTRICAL UTILITY STRUCTURE

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- NOTES:**
- ALL ACCESSIBLE PARKING AREAS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS AND SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
 - ALL PARKING SIGNS, AND LIGHT POLES/BASES LOCATED ADJACENT TO PARKING AREAS SHALL BE INSTALLED OUTSIDE THE REQUIRED 2'-0" VEHICLE OVERHANG SEPARATION MEASURED FROM THE FACE OF CURB.

| LEED Category | Target | Current Status |
|--|-----------|----------------|
| LEED v4.0 Building for Market | LEED Gold | LEED Gold |
| Construction Pollution Prevention | 80% | 100% |
| Construction materials recycling | 75% | 100% |
| Stormwater management | 60% | 100% |
| Alternative transportation | 50% | 100% |
| Maintaining heat island effect | 40% | 100% |
| Water Efficiency | 30% | 100% |
| Energy Efficiency | 20% | 100% |
| Minimum energy performance | 10% | 100% |
| On-site renewable energy | 0% | 100% |
| Indoor Environmental Quality | 0% | 100% |
| Materials and Recycling | 0% | 100% |
| Waste Management | 0% | 100% |
| Storage and collection of recyclables post-occupancy | 0% | 100% |
| Building re-use | 0% | 100% |
| Regional materials | 0% | 100% |
| LEED v4.0 Building for Market | LEED Gold | LEED Gold |

NOTE: All responses to this checklist are to reflect efforts ABOVE minimum code requirements.

NOTE: FOR ADDITIONAL SIGNING & STRIPING INFORMATION SEE SHEET C4.0 SIGNING AND STRIPING PLAN.

PROJECT INFORMATION:

TOTAL SITE AREA: 742,973 S.F. (17.056 ACRES)
 TOTAL LEASE AREA: TBD
 ZONED: PLANNED COMMERCE DISTRICT (PCD) SAWGRASS EXCHANGE
 BUILDING AREA: 7,163 S.F. (GFA)
 USE OF PROPERTY: RESTAURANT
 CAPACITY OF RESTAURANT: 281 SEATS
 MAXIMUM BUILDING HEIGHT: 28'-10"

NOTE: SAWGRASS EXCHANGE DISTRICT IS BROKEN INTO 4 MODULES, WITH UNIQUE SITE STANDARDS. THIS SITE IS LOCATED WITHIN MODULE 3.

| ZONING COVERAGE | REQUIRED | PROVIDED |
|------------------------------------|--------------------|--------------|
| GENERAL PLANNED COMMERCE DISTRICT | 1 ACRE (43,560 SF) | 17,056 ACRES |
| MINIMUM LOT AREA | 200 FT. | >800 FT. |
| MINIMUM LOT WIDTH | 20.0% | >20.0% |
| MINIMUM OPEN SPACE | 40.0% | >40.0% |
| MAXIMUM BUILDING COVERAGE | | |
| SAWGRASS EXCHANGE DISTRICT | | |
| MAXIMUM BUILDING HEIGHT | 36 FT. | 28'-10" |
| MINIMUM OPEN SPACE | 15.0% | >15.0% |
| ZONING SETBACKS: | | |
| GENERAL PLANNED COMMERCE DISTRICT | | |
| FRONT YARD | 25 FT. | 89.8 FT. |
| SIDE YARD | 25 FT. | >25 FT. |
| REAR YARD | 25 FT. | >25 FT. |
| SAWGRASS EXCHANGE DISTRICT | | |
| *NORTH | 25 FT. | >25 FT. |
| *SOUTH | 20 FT. | >20 FT. |
| *EAST | 25 FT. | 90.1 FT. |
| *WEST | 25 FT. | >25 FT. |
| *SETBACK FROM INTERIOR BUFFER LINE | | |

PARKING REQUIREMENTS:
 SPACES: 40 (MIN.) PROVIDED **68 SPACES

**INCLUDES 4 ADA ACCESSIBLE PARKING SPACES

MINIMUM REQUIREMENT:
 STANDARD SPACE: (10'x20')
 ADA SPACE: (12'x20')

1 SPACE REQUIRED PER 150 SF OF CUSTOMER SERVICE AREA (4,650 SF) = 31 SPACES
 1 SPACE PER 300 SF OF NON-CUSTOMER SERVICE AREA (2,513 SF) = 9 SPACES
 TOTAL MINIMUM REQUIREMENT = 40 SPACES

ADA ACCESSIBLE MINIMUM REQUIREMENT = 3 SPACES PER 70 PARKING SPACES

LAYOUT PLAN KEYNOTES:

- S1 PROPOSED 6" REVEAL CONCRETE CURB. (SEE DETAIL).
- S2 PROPOSED MONOLITHIC CURB AND SIDEWALK.
- S3 PROPOSED CURB TRANSITION FROM 6" REVEAL TO PAVEMENT LEVEL. (SEE DETAIL).
- S4 FLUSH TRANSITION FROM PAVEMENT TO CONCRETE SIDEWALK. (SEE DETAIL).
- S5 PROVIDE 5" CONCRETE SIDEWALK. SEE DETAILS.
- S6 PROVIDE 5" INTEGRAL DARK GREY SIDEWALK. SEE DETAILS.
- S7 PROVIDE 7" INTEGRAL DARK GREY PAVEMENT AT TRASH ENCLOSURE AND DUMPSTER PAD LOCATION. (SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION).
- S8 PROVIDE 6" INTEGRAL DARK GREY SIDEWALK WITHIN DUMPSTER ENCLOSURE SEE STRUCTURAL DRAWINGS FOR DETAILS.
- S9 PROPOSED HANDICAP RAMP (SEE GRADING PLAN AND DETAILS).
- S10 PROPOSED ABOVE GROUND BACKFLOW PREVENTER ASSEMBLY. (SEE UTILITY PLAN)
- S11 PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY. (SEE UTILITY PLAN).
- S12 SOLAR LIGHTED BOLLARD. (TYP. OF 2, SEE ARCHITECTURAL PLANS FOR DETAILS).
- S13 STANDARD-DUTY PAVEMENT. (SEE DETAIL).
- S14 HEAVY-DUTY PAVEMENT (SEE DETAIL).
- S15 LANDSCAPED AREA. (SEE LANDSCAPE PLAN FOR DETAILS).
- S16 DETECTABLE WARNINGS (TYPICAL PER ADA).
- S17 PROPOSED STOP SIGN & WHITE (THERMOPLASTIC) STOP BAR.
- S18 PROPOSED BUILDING PER ARCHITECTURAL PLANS. MECHANICAL UNITS, INCLUDING THE HVAC SYSTEM, WILL BE LOCATED ON THE ROOF.
- S19 EXTERIOR WAITING AREA - COVERED PORCH WITH BENCHES.
- S20 SCREENED DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS.
- S21 DUMPSTERS (TYPICAL OF 3), WITHIN SCREENED ENCLOSURE.
- S22 PROPOSED HEAVY DUTY AREA DRAIN. (SEE GRADING & DRAINAGE PLAN & DETAILS).
- S23 PROPOSED 6" CONCRETE FILLED STEEL PIPE BOLLARD. SEE DETAILS.
- S24 PROPOSED FIRE DEPARTMENT CONNECTION (FDC, SEE UTILITY PLAN).
- S25 TRANSFORMER PAD WITH BOLLARDS. (SEE UTILITY PLAN).
- S26 PROPOSED 3,000 GAL GREASE INTERCEPTOR. (SEE M.E.P. PLANS FOR DETAILS).
- S27 PROPOSED SAMPLING SANITARY MANHOLE. (SEE M.E.P. PLANS FOR DETAIL).
- S28 SITE LIGHT FIXTURE. (SEE PHOTOMETRIC PLAN FOR DETAILS).
- S29 EXIST. FIRE HYDRANT TO REMAIN (SEE UTILITY PLAN).
- S30 BIKE RACK. SEE DETAILS.
- S31 PROVIDE STAMPED CONCRETE PAVEMENT TO MATCH EXISTING DEVELOPMENT SIDEWALK
- S32 6" REVEAL CONCRETE CURB AND GUTTER (SEE DETAIL).
- S33 PROPOSED 15' X 35' LOADING AREA.
- S34 PROPOSED CONCRETE APRON AROUND STORM SEWER STRUCTURE. SEE DETAILS.
- S35 PROPOSED UNDERGROUND PROPANE TANKS. SEE UTILITY PLAN FOR ADDITIONAL DETAILS.

GreenbergFarrow

153 Cordaville Road, Suite 210
 Southborough, MA 01772
 t: 508 229 0032

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ISSUE/REVISION RECORD

| DATE | DESCRIPTION |
|----------|---------------------------|
| 05/23/16 | CITY REVIEW |
| 07/13/16 | CITY REVIEW RESUBMITTAL-1 |
| 08/18/16 | DRC RESUBMISSION #2 |
| 08/29/16 | COORDINATION SET |
| 09/13/16 | DRC RESUBMISSION #3 |

PROFESSIONAL SEAL

LICENSE # 53398
PROFESSIONAL IN CHARGE
 JOHN NOURZAD P.E.
PROJECT MANAGER
 GREGG BURNETT
QUALITY CONTROL
 GREGG BURNETT
DRAWN BY
 KYLE FITZ

PROJECT NAME
TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
 20160218.0
SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER
C3.0
 PRELIMINARY - NOT FOR CONSTRUCTION

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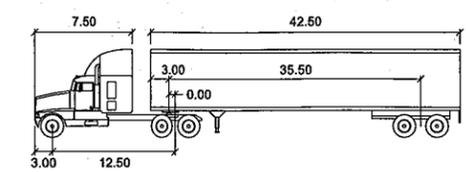
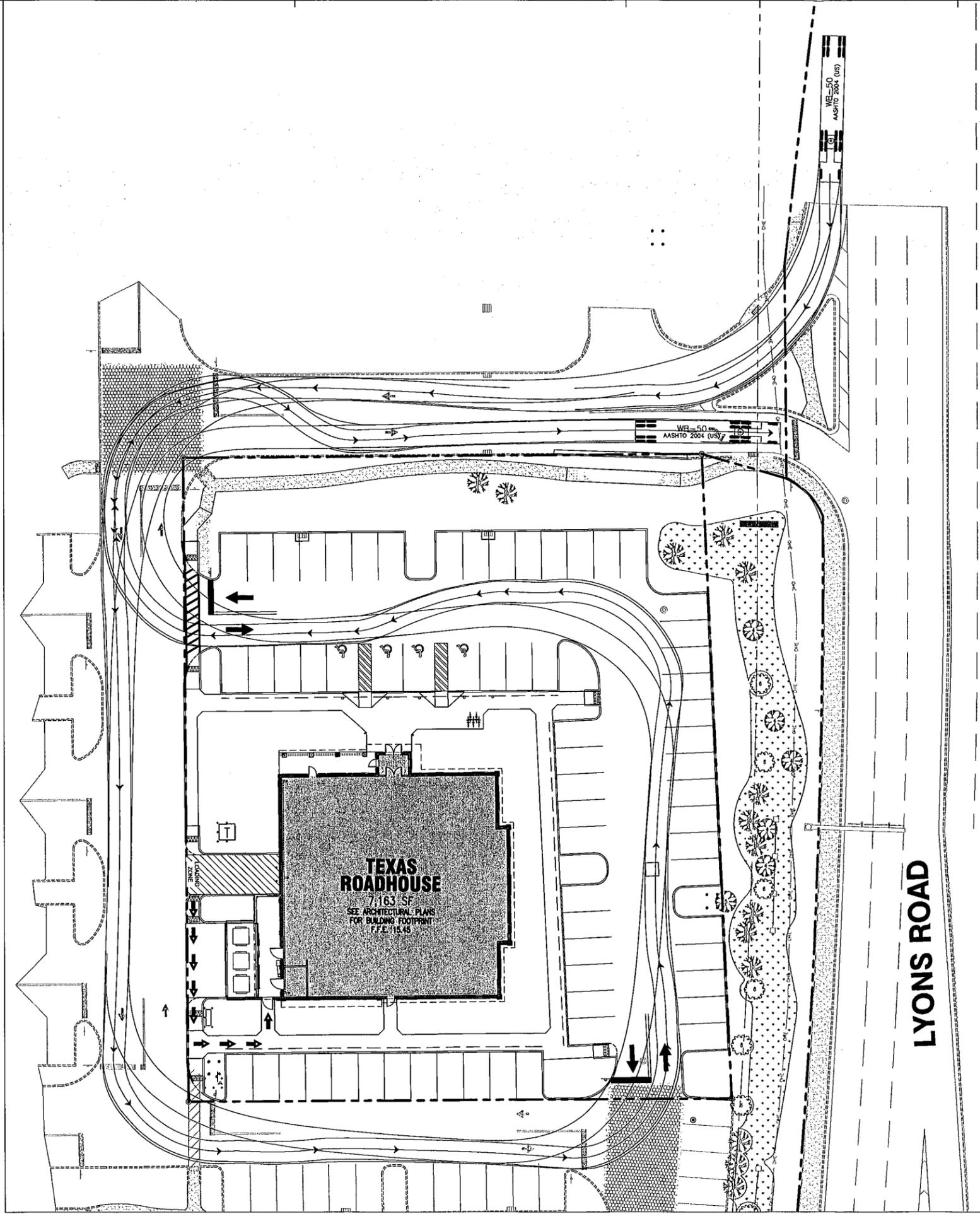
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TRUCK MANEUVER PLAN

SHEET NUMBER

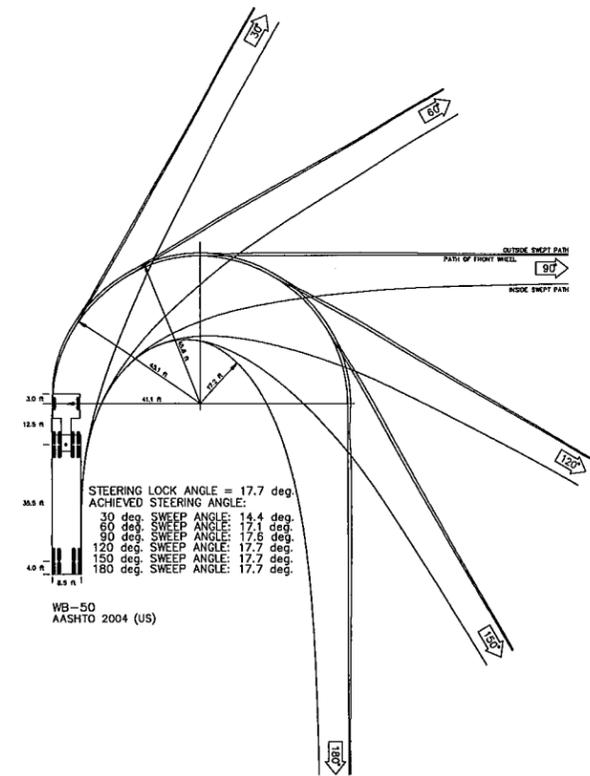
C3.1

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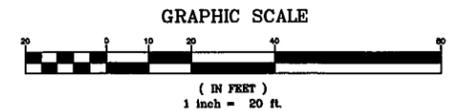


WB-50 feet

| | | | |
|---------------|--------|--------------------|--------|
| Tractor Width | : 8.00 | Lock to Lock Time | : 6.0 |
| Trailer Width | : 8.50 | Steering Angle | : 17.7 |
| Tractor Track | : 8.00 | Articulating Angle | : 70.0 |
| Trailer Track | : 8.50 | | |



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PLAN KEYNOTES

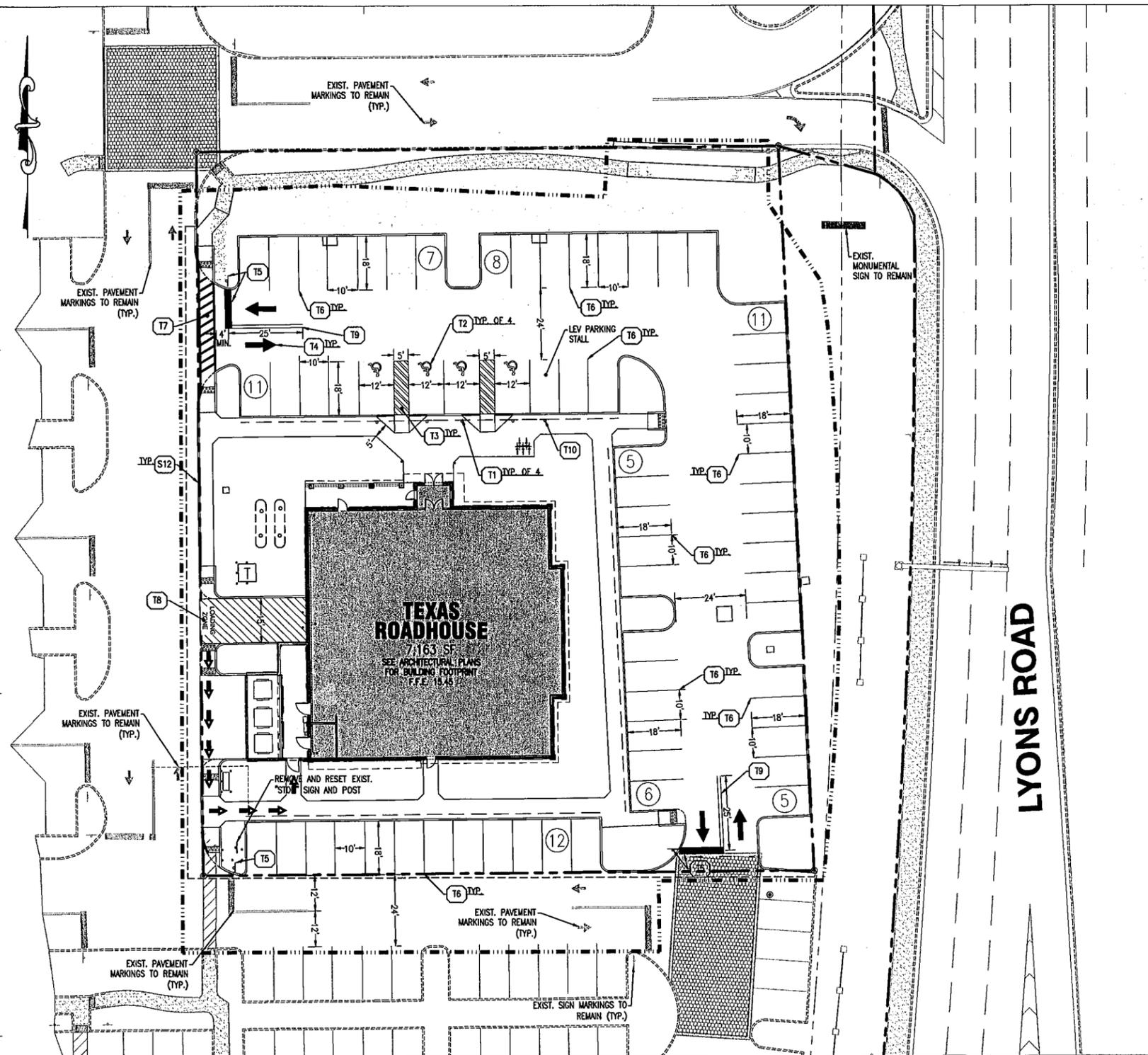
- (T1) PROP. HANDICAP SIGN. (TYP. OF 4, SEE DETAILS).
- (T2) PROP. PAINTED HANDICAP SYMBOL (TYP. OF 4 SYMBOLS, SEE DETAILS).
- (T3) PROP. PAINTED ACCESSIBLE AISLE (SEE DETAILS).
- (T4) PROP. WHITE (THERMOPLASTIC) PAVEMENT MARKINGS (SEE DETAILS).
- (T5) PROP. STOP SIGN & WHITE (THERMOPLASTIC) STOP BAR (SEE DETAILS).
- (T6) 4" WHITE (PAINT) PARKING STALL STRIPING (TYP.).
- (T7) PROP. WHITE (THERMOPLASTIC) STRIPED CROSSWALK (SEE DETAILS).
- (T8) PROPOSED 15' X 35' LOADING AREA. (SEE DETAILS)
- (T9) 4" YELLOW (THERMOPLASTIC) DOUBLE CENTERLINE STRIPING (TYP.).
- (T10) PROP. LOW EMISSIONS VEHICLE (LEV) PARKING SIGN (SEE DETAILS).

LEGEND:

- PROPERTY LINE
- - - LAND LOT LINE
- CONCRETE CURB
- · - · - · - LIMITS OF DISTURBANCE
- ⊕ PROP. PARKING SPACES
- ⊙ PROP. SIGN

NOTE:

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- ALL PAVEMENT MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- ALL PARKING SIGNS SHALL BE LOCATED OUTSIDE THE 2'-0" OVERHANG AREA.



LYONS ROAD

PROFESSIONAL SEAL

LICENSE # 53398

PROFESSIONAL IN CHARGE
JOHN NOURZAD P.E.
PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
KYLE PITZ

PROJECT NAME
TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
20160218.0

SHEET TITLE

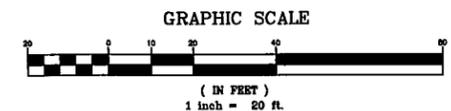
SIGNING & STRIPING PLAN AND DETAILS

SHEET NUMBER

C4.0

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GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE CURRENT GEOTECHNICAL REPORT NO: 34165022 PREPARED BY TERRACON.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL EROSION CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. GRASS CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3:1, AND 2:1 WITH GEOTEXTILE MATTING. (LANDLOCK TRM 450 OR EQUIVALENT).
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESURFACING AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% AS DETERMINED BY THE STANDARD MASH TO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. 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.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THE PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL ON ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND UNDERGROUND INFILTRATION FACILITIES SHALL BE INSPECTED SEMIANNUALLY TO ENSURE PROPER WORKING ORDER.
27. CONTRACTOR SHALL ADJUST GRADES BY VARYING THE PAVEMENT SECTIONS ACCORDINGLY. EXISTING COMPACTED SUBGRADE TO BE DISTURBED AS LITTLE AS POSSIBLE. AT THE VERY LEAST MINIMUM PAVEMENT SECTION REQUIREMENTS AS SPECIFIED BY THE GEOTECHNICAL ENGINEER SHALL BE USED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. CONTRACTOR TO ADJUST EXISTING TREES/LANDSCAPING PER FINAL GRADES. SEE LANDSCAPE PLANS FOR DETAILS.

REFERENCES:

1. THE EXISTING SITE SURVEY WAS COMPLETED BY BECHTLER GREENFIELD SOUTHEAST, LLP, PROJECT NUMBER: 16-110-0, DATED APRIL 23, 2016.
2. INFORMATION OF THE EL DORADO SHOPPING CENTER LAYOUT WAS OBTAINED FROM PLANS CREATED BY CRECH ENGINEERS, INC., PROJECT NUMBER: 24128.01, DATED JULY 2005.
3. ELEVATIONS FOR THIS PROJECT IS BASED ON BENCHMARK '2428' PER THE BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION (ELEVATION: 15.89' - NAVD 28). CONVERSION TO (ELEVATION: 14.335' - NAVD 88).

GROUNDWATER:

GROUNDWATER WAS FOUND NEAR THE PROPOSED BUILDING LOCATION AT A DEPTH OF 4.2 FEET TO 4.8 FEET PERFORMED BY TERRACON. REFER TO THE GEOTECHNICAL REPORT NO. 34165022, DATED MAY 9, 2016 FOR ADDITIONAL INFORMATION. SHALLOW GROUNDWATER AND THE ASSOCIATED WET SOILS WILL HAVE A SIGNIFICANT IMPACT THE DEVELOPMENT OF THIS SITE. GROUNDWATER LEVELS CAN FLUCTUATE, INCLUDING THE POTENTIAL FOR RISING ABOVE CURRENT LEVELS DURING WINTER AND EARLY SPRING. CONTRACTOR SHOULD INVESTIGATE THE POTENTIAL IMPACT OF ANTICIPATED HIGH GROUNDWATER ELEVATION TO CONSTRUCTION AND PLAN ACCORDINGLY.

FLOOD NOTE:

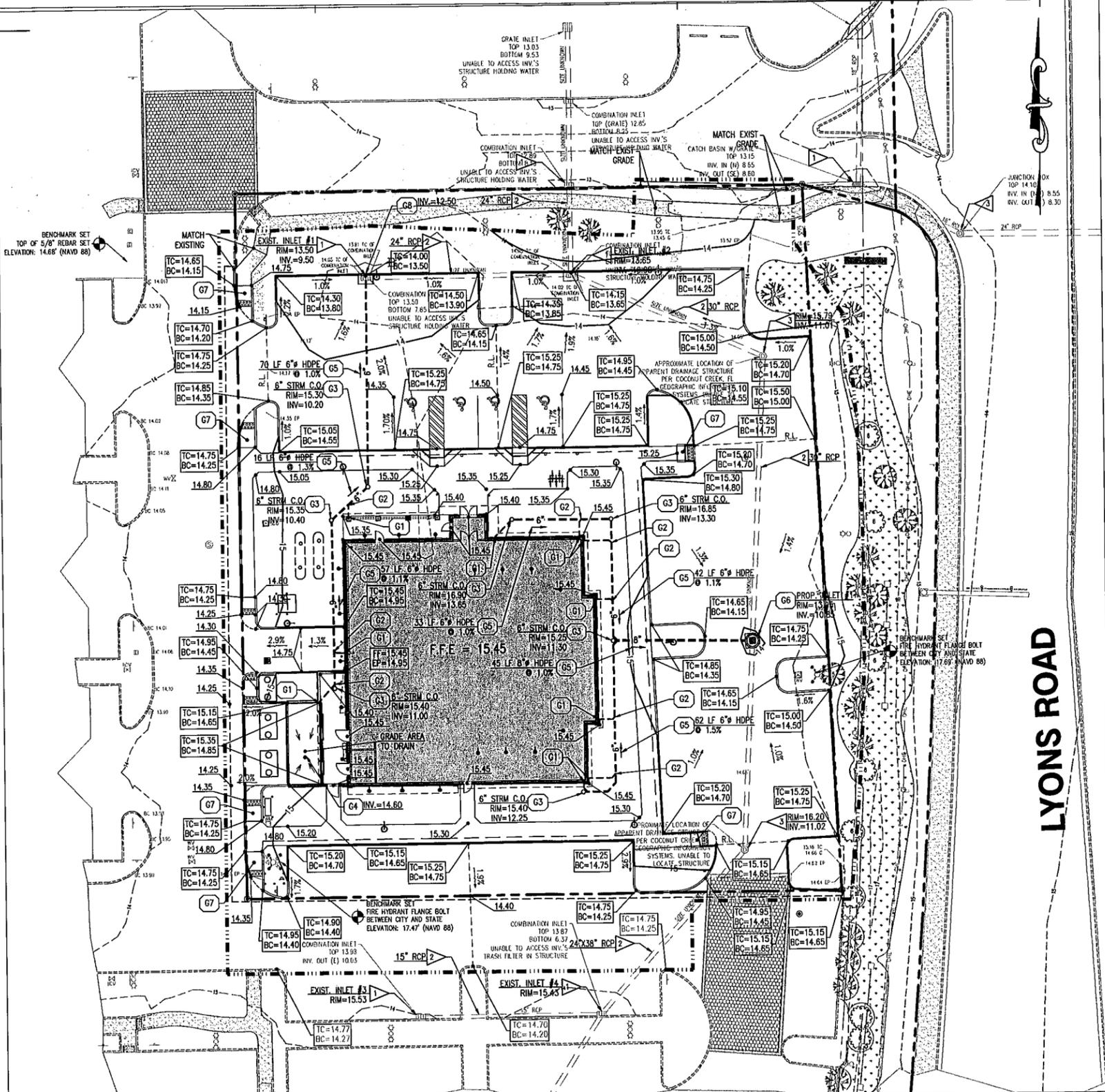
BY GRAPHICAL PLOTTING ONLY, THE PROPERTY IS LOCATED WITHIN THE LIMITS OF FLOOD HAZARD ZONE AE (AREAS INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER THE FEMA FLOOD INSURANCE RATE MAP NO. 12011C0166H DATED AUGUST 16, 2014. BASE ELEVATION 14.00' (NAVD 88). PROJECT ELEVATIONS ARE BASED OFF THE (NAVD 88).

UNSUITABLE SOIL REMOVAL:

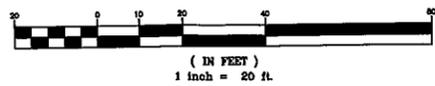
ON-SITE SOILS APPEAR TO BE SUITABLE FOR USE AS GENERAL ENGINEERED FILL. RECOMMENDATION TO RAISE SITE GRADES 1 TO 2 FEET WITH IMPORTED ENGINEERED FILL ABOVE CURRENT SOIL. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

LEDGE EXCAVATION:

NO LEDGE WAS ENCOUNTERED DURING THE SOIL BORING TESTS PERFORMED BY TERRACON ON APRIL 29, 2016. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.



GRAPHIC SCALE



PROPOSED LEGEND:

- PROPERTY LINE
- LAND LOT LINE
- CONCRETE CURB
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM SEWER PIPE
- PROPOSED ADA RAMP W/ DETECTABLE WARNING PANEL & TRANSITION CURB. SEE DETAILS.
- R.L. PROPOSED RIDGE LINE
- 16 PROPOSED CONTOUR (TRH)
- TC=15.50 BC=15.00 PROPOSED TOP & BOTTOM OF CURB ELEV.
- 17.00 PROPOSED SPOT ELEVATION
- RUNOFF SLOPE AND DIRECTION
- SANITARY SEWER STRUCTURES
- GAS METER
- STORM SEWER INLET
- STORM SEWER DOGHOUSE MANHOLE
- STORM SEWER CLEANOUT

GRADING KEYNOTES:

- G1 DOWNSPOUT CONNECTION, TYP.
- G2 WYE-CONNECTION. SEE DETAILS
- G3 STORM DRAIN CLEAN OUT. SEE DETAILS
- G4 PROPOSED HEAVY DUTY DUMPSTER AREA DRAIN IS TO BE CONNECTED TO THE SANITARY SEWER SYSTEM. SEE C5.0 UTILITY PLAN FOR ADDITIONAL INFORMATION.
- G5 PROPOSED STORM SEWER PIPE.
- G6 PROPOSED STORM SEWER INLET STRUCTURE W/CONCRETE COLLAR. SEE DETAILS
- G7 PROPOSED ADA RAMP WITH TRANSITION CURB. SEE DETAILS
- G8 PROPOSED STORM DRAIN TO CONNECT TO EXISTING STORM STRUCTURE.

EXISTING KEYNOTES:

- ▽ STORM SEWER INLET (FIELD VERIFY)
- ▽ STORM SEWER LINE (FIELD VERIFY)
- ▽ STORM SEWER MANHOLE (FIELD VERIFY)

EXISTING LEGEND:

- EXISTING TREE/ SHRUB TO BE REMOVED
- EXISTING SANITARY SEWER MANHOLE
- EXISTING LIGHTING STRUCTURE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING ELECTRICAL UTILITY STRUCTURE

LYONS ROAD

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| DATE | DESCRIPTION |
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| 05/23/16 | CITY REVIEW |
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| 08/29/16 | COORDINATION SET |
| 09/13/16 | DRG RESUBMISSION #3 |

PROFESSIONAL SEAL

LICENSE # 53388
PROFESSIONAL IN CHARGE
JOHN HOURZAD P.E.
PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
KYLE PITZ

PROJECT NAME
TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
20160218.0
SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

C5.0

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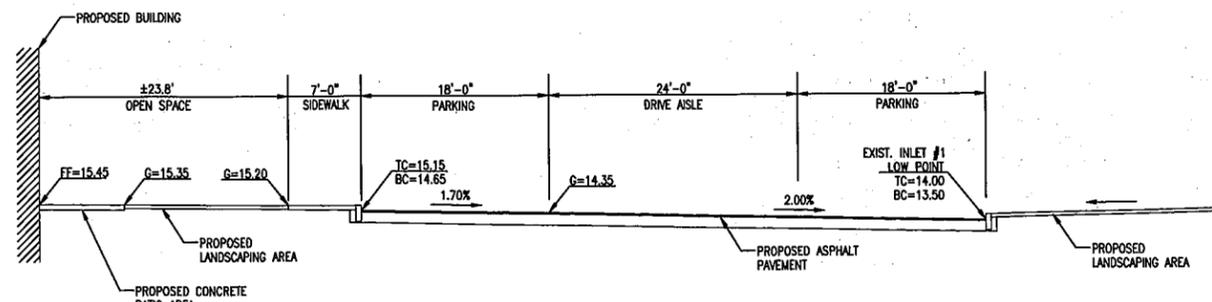
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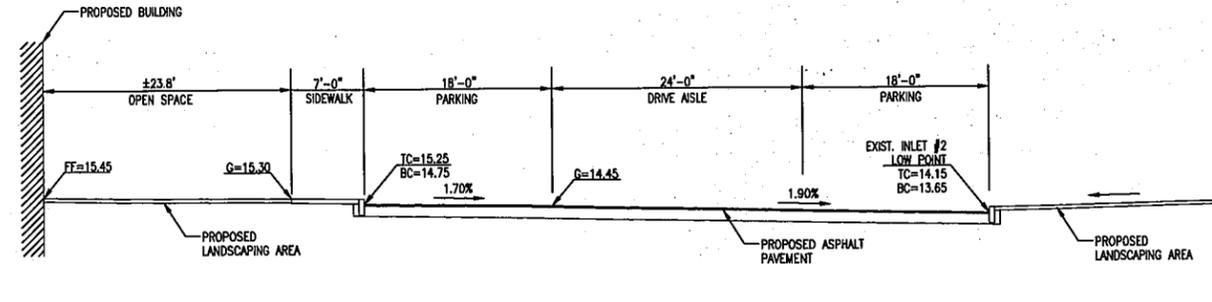
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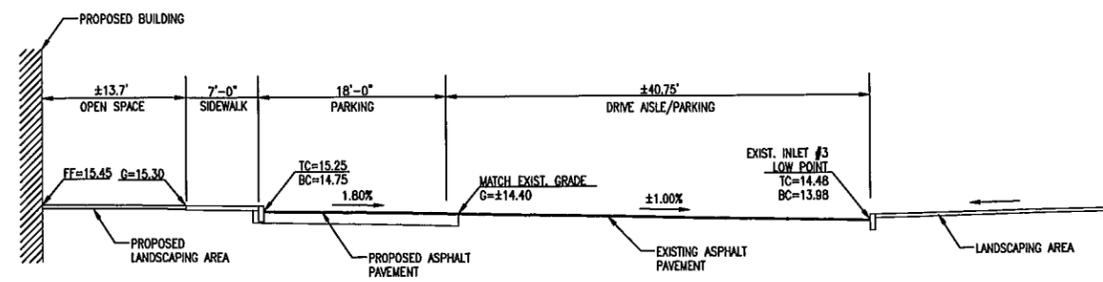
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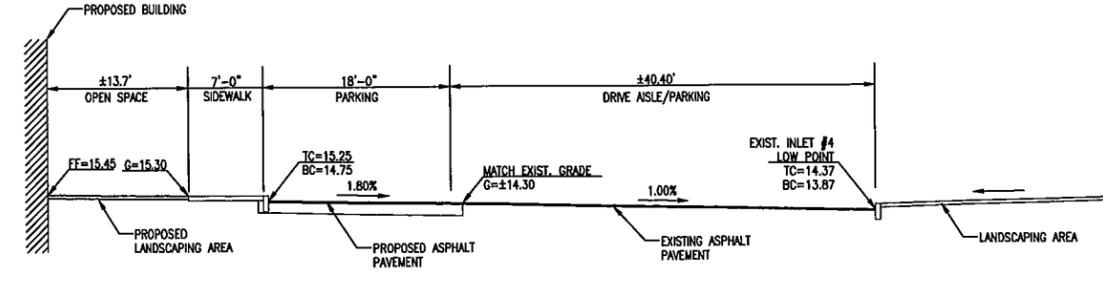
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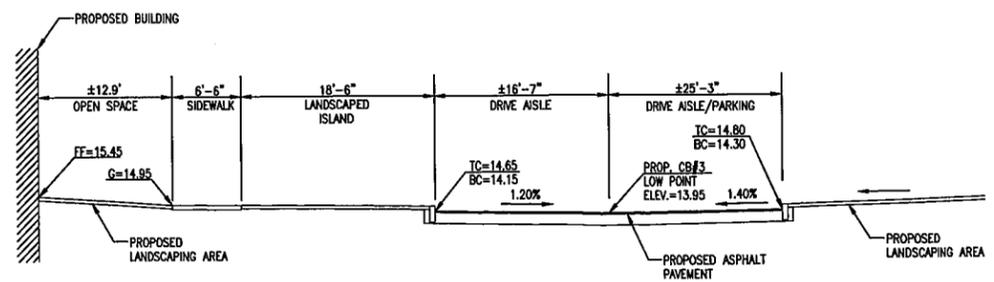
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**CROSS SECTION
@ EXIST. INLET #4**
NTS



**CROSS SECTION
@ PROP. INLET #1**
NTS

PROFESSIONAL SEAL

LICENSE # 53398
PROFESSIONAL IN CHARGE
JOHN HOURZAD P.E.
PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
KYLE FITZ

PROJECT NAME
TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
20160218.0
SHEET TITLE

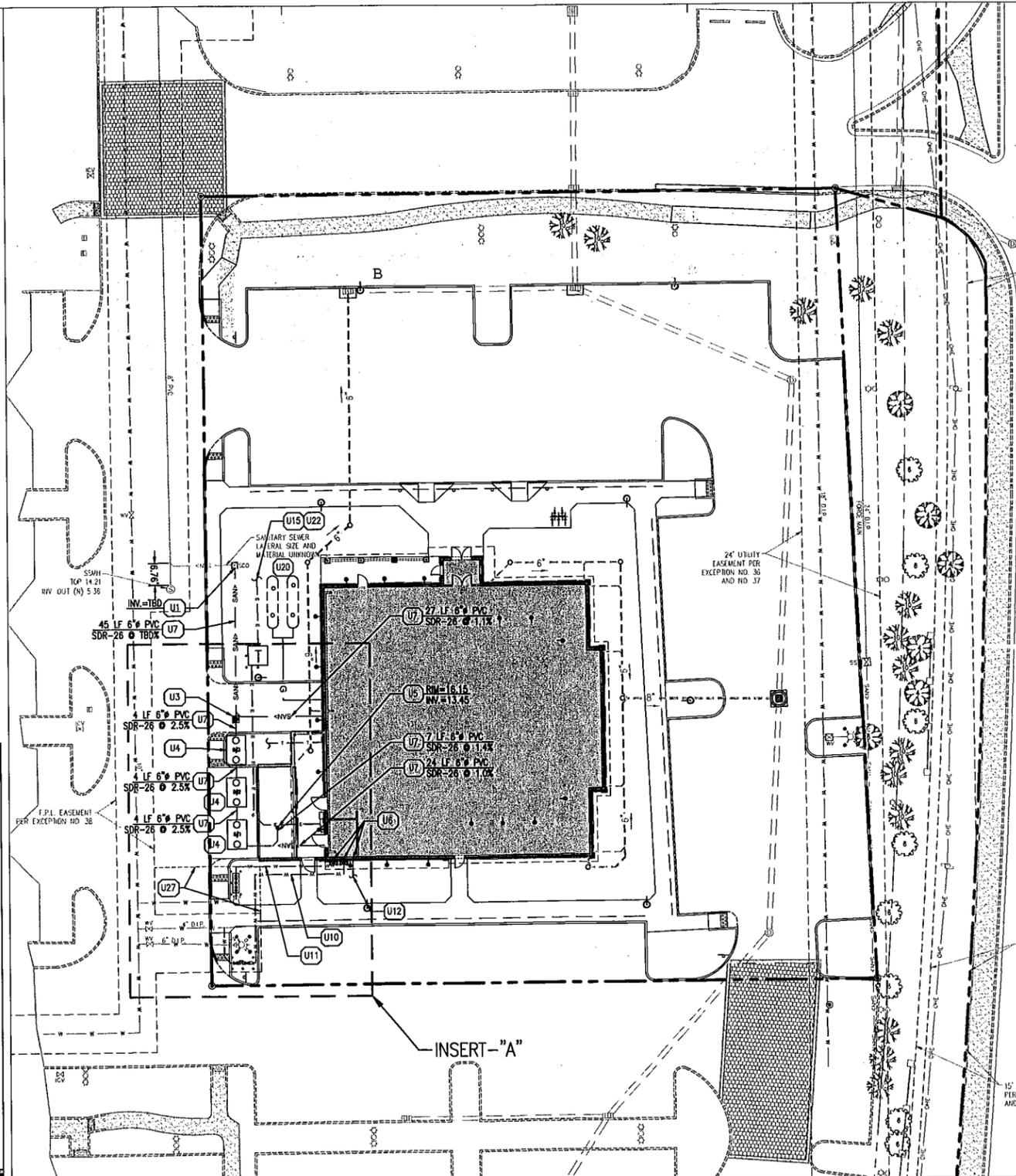
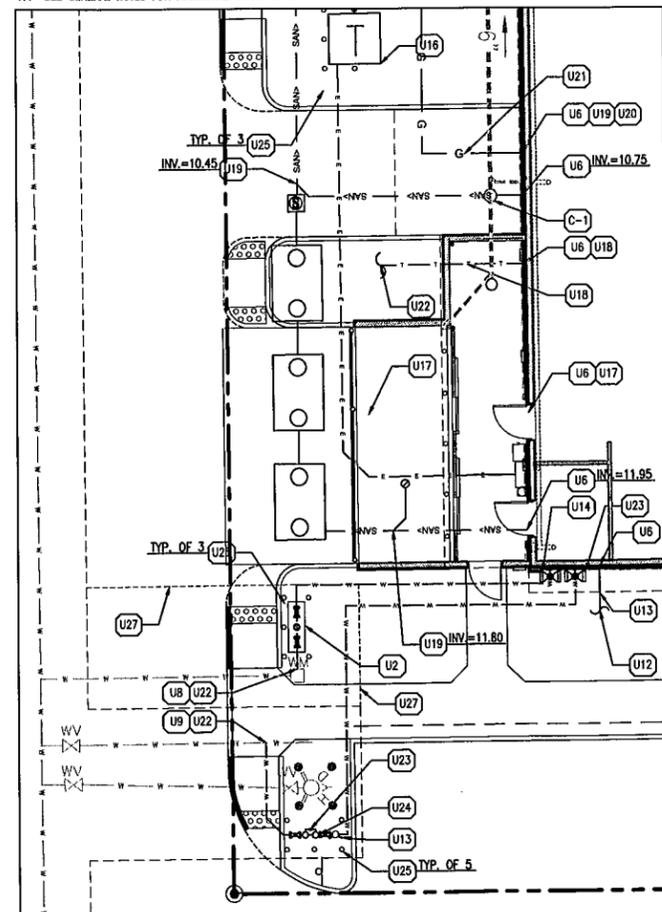
CROSS SECTIONS

SHEET NUMBER
C5.1
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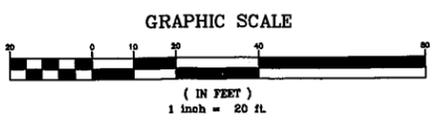
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GENERAL UTILITY NOTES:

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND Haul OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE GOVERNING AUTHORITY TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS.
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ELECTRICAL METERS AND SERVICE COMPONENTS AND SIMILAR UTILITY DEVICES SHALL BE OUT OF VIEW FROM PUBLIC RIGHT OF WAYS.
- ALL UTILITIES INCLUDING, BUT NOT LIMITED TO WIRES CABLES, PIPES, CONDUITS AND APPURTENANT EQUIPMENT FOR ELECTRICAL, TELEPHONE, GAS CABLE TELEVISION OR SIMILAR SERVICES SHALL BE PLACED UNDERGROUND EXCEPT THOSE OUTLINED IN SECTION 31-613 (F) OF THE UNITED DEVELOPMENT ORDINANCE.
- SUFFOLK FIRE PREVENTION BUREAU WILL REQUIRE UTILITY CONTRACTORS TO OBTAIN A FIRE PERMIT FOR PRIVATE FIRE LANES, HYDRANTS AND FIRE PROTECTION SYSTEMS. THEY WILL ALSO BE RESPONSIBLE FOR OBTAINING AN ACCEPTANCE TEST AND INSPECTION BY A CERTIFIED THIRD PARTY FOR THESE SYSTEMS AND SUBMIT THE RESULTS TO OUR OFFICE TO BE FILED UPON COMPLETION OF INSTALLATION AND PRIOR TO THE ISSUANCE C.O.
- KNOX LOCKING PLUGS ARE REQUIRED FOR ALL FDC'S AND KNOX BOXES ARE REQUIRED ON THE BUILDING FOR ACCESS. THEY CAN BE ORDERED ONLINE FROM www.knoxbox.com AND USING 23434 FOR THE ZIP CODE.
- SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.



- PROPOSED LEGEND:**
- PROPOSED STORM SEWER PIPE
 - LIMIT OF DISTURBANCE
 - W — WATER LINE
 - G — GAS LINE
 - SAN — SANITARY SEWER LINE
 - E — ELECTRIC LINE
 - T — TELEPHONE LINE
 - ⊕ ⊙ STORM DRAIN INLET. SEE DETAILS.
 - ⊕ ⊙ SANITARY AND STORM CLEANOUT
 - ⊕ ⊙ GAS METER
 - ⊕ ⊙ FIRE DEPARTMENT CONNECTION (FDC)
 - ⊕ ⊙ WATER VALVE (SEE SIZE INDICATED ON PLAN).
 - ⊕ ⊙ SITE LIGHTING



- EXISTING LEGEND:**
- ⊕ ⊙ EXISTING TREE/ SHRUB TO BE REMOVED
 - ⊕ ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊕ ⊙ EXISTING LIGHTING STRUCTURE
 - ⊕ ⊙ EXISTING STORM DRAIN MANHOLE
 - ⊕ ⊙ EXISTING STORM DRAIN INLET
 - ⊕ ⊙ EXISTING IRRIGATION CONTROL VALVE
 - ⊕ ⊙ EXISTING WATER VALVE
 - ⊕ ⊙ EXISTING FIRE HYDRANT
 - ⊕ ⊙ EXISTING SANITARY SEWER CLEANOUT
 - ⊕ ⊙ EXISTING ELECTRICAL UTILITY STRUCTURE

UTILITY KEYNOTES

- CONNECT 6" SANITARY SEWER SERVICE TO EXISTING SERVICE.
- PROPOSED 2" DOMESTIC WATER SERVICE BACK FLOW PREVENTER ASSEMBLY. (SEE CITY DETAIL)
- PROPOSED SANITARY SEWER SAMPLING MANHOLE. SEE M.E.P. PLANS FOR DETAILS.
- PROPOSED (3) 1,250 GAL. GREASE INTERCEPTORS. SEE M.E.P. PLANS FOR DETAILS.
- PROPOSED HEAVY DUTY DUMPSTER AREA DRAIN. SEE DETAILS.
- UTILITY CONNECTION TO BUILDING. SEE PLUMBING/ELECTRICAL DRAWINGS FOR EXACT BUILDING CONNECTIONS AND LOCATIONS.
- PROPOSED 6" SDR 26 SANITARY SEWER PIPE.
- PROPOSED 2" DOMESTIC WATER CONNECTION TO EXISTING WATER METER.
- PROPOSED 4" FIRE PROTECTION WATER CONNECTION TO EXISTING 4" SERVICE.
- 4" CLASS 52 D.I. FIRE PROTECTION OR LOCALLY APPROVED EQUIVALENT. PROPOSED 6" DOUBLE DETECTOR CHECK ASSEMBLY AND BACKFLOW PREVENTER INSTALLED IN BUILDING UTILITY ROOM.
- 2" TYPE K COPPER DOMESTIC WATER SERVICE, OR LOCALLY APPROVED EQUIVALENT. CONNECT TO EXISTING WATER METER. BACK FLOW PREVENTER ASSEMBLY INSTALLED IN BUILDING UTILITY ROOM.
- 1" IRRIGATION SUPPLY LINE TO BE SPLIT OFF DOMESTIC SERVICE WITHIN BUILDING AND STUBBED 5" OUTSIDE BUILDING SEE IRRIGATION PLANS FOR CONTINUATION.
- FIRE DEPARTMENT (S/WASE) CONNECTION PER FIRE DEPARTMENT REQUIREMENTS. SEE CITY DETAILS.
- PROPOSED 2" DOMESTIC SERVICE GATE VALVE.
- PRIMARY ELECTRIC SERVICE LINE TO PROPOSED PAD MOUNTED TRANSFORMER. ELECTRIC UTILITY LAYOUT FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC COMPANY PRIOR TO EXCAVATION OR INSTALLATION OF CONDUITS AND HAVE INSPECTOR VERIFY CONSTRUCTION PRIOR TO CLOSING TRENCH.
- PROPOSED PAD MOUNTED TRANSFORMER AND BOLLARDS (3). CONTRACTOR SHALL COORDINATE DIRECTLY WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION TO DETERMINE FINAL LOCATION. PAD TO BE CONSTRUCTED PER ELECTRIC COMPANY SPECIFICATIONS.
- SECONDARY POWER - SEE ELECTRICAL PLANS FOR SECONDARY ELECTRICAL POWER REQUIREMENTS - CONDUIT & WIRE QUANTITY AND SIZE TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- TELEPHONE/CABLE SERVICE LINES. LAYOUT FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH TELEPHONE/CABLE COMPANY PRIOR TO EXCAVATION OR INSTALLATION OF CONDUITS. CONTRACTOR TO INSTALL 2-4" PVC CONDUITS. MINIMUM 6 LINES REQUIRED FOR TELEPHONE AND MINIMUM 5 LINES REQUIRED FOR CABLE.
- PROPOSED SANITARY SEWER WYE CONNECTION. SEE DETAILS.
- PROPOSED TWO (2) UNDERGROUND 1,000 GAL. PROPANE TANKS. CONTRACTOR TO COORDINATE PIPE CONNECTION TO BUILDING WITH M.E.P. PLANS.
- GAS SERVICE PER UTILITY REQUIREMENTS. CONTRACTOR TO COORDINATE INSTALLATION WITH GAS COMPANY.
- CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS AND SPECIFICATIONS FOR PROPOSED UTILITIES CONNECTIONS, SERVICE SIZES AND TRENCH BACKFILLING REQUIREMENTS. CONTRACTOR TO CONTACT ENGINEER IF DIFFERENT CONNECTION LOCATION IS DESIRED BY UTILITY COMPANY.
- PROPOSED 4" FIRE SERVICE BYPASS METER AND CHECK VALVE ASSEMBLY.
- PROPOSED 4" DOUBLE DETECTOR CHECK ASSEMBLY. (SEE CITY DETAIL)
- BOLLARDS, TYP. OF (3) FOR TRANSFORMER PAD, (3) FOR 2" DOMESTIC BACKFLOW PREVENTER AND (5) FOR 4" FIRE PROTECTION ABOVE GRADE VALVE ASSEMBLY. COORDINATE BOLLARD PLACEMENT WITH FIRE DEPARTMENT TO PREVENT OBSTRUCTING ACCESS TO FDC, WHILE PROTECTING ASSEMBLY FROM MANEUVERING TRUCKS DURING TRASH COLLECTION SERVICE. (SEE DETAIL)
- PROPOSED UTILITY EASEMENT TO BE DEDICATED TO THE CITY.

SANITARY SEWER INVERT SCHEDULE

| STRUCTURE | RIM | 6" INLET INVERT | 6" OUTLET INVERT |
|---------------|------------------------|-----------------|------------------|
| G#1 | (a)14.50± (b)14.50± | 11.70' | 11.45' |
| G#2 | (a)14.50± (b)14.50± | 11.35' | 11.10' |
| G#3 | (a)15.00± (b)15.00± | 11.00' | 10.75' |
| SAMPLING M.H. | 14.40' | 10.55' | 10.45' |

UTILITY CROSSING SCHEDULE:

- C-1 6" SANITARY SEWER PIPE CROSSES UNDER 6" STORM SEWER PIPE
6" STORM SEWER INVERT = ±12.35'
CROWN OF 6" SANITARY SEWER PIPE = ±11.20'

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PROFESSIONAL SEAL

LICENSE # 53398

PROFESSIONAL IN CHARGE
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PROJECT MANAGER
GREGG BURNETT
QUALITY CONTROL
GREGG BURNETT
DRAWN BY
KYLE PITZ

PROJECT NAME
TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
20160218.0
SHEET TITLE

UTILITY PLAN

SHEET NUMBER

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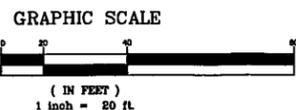
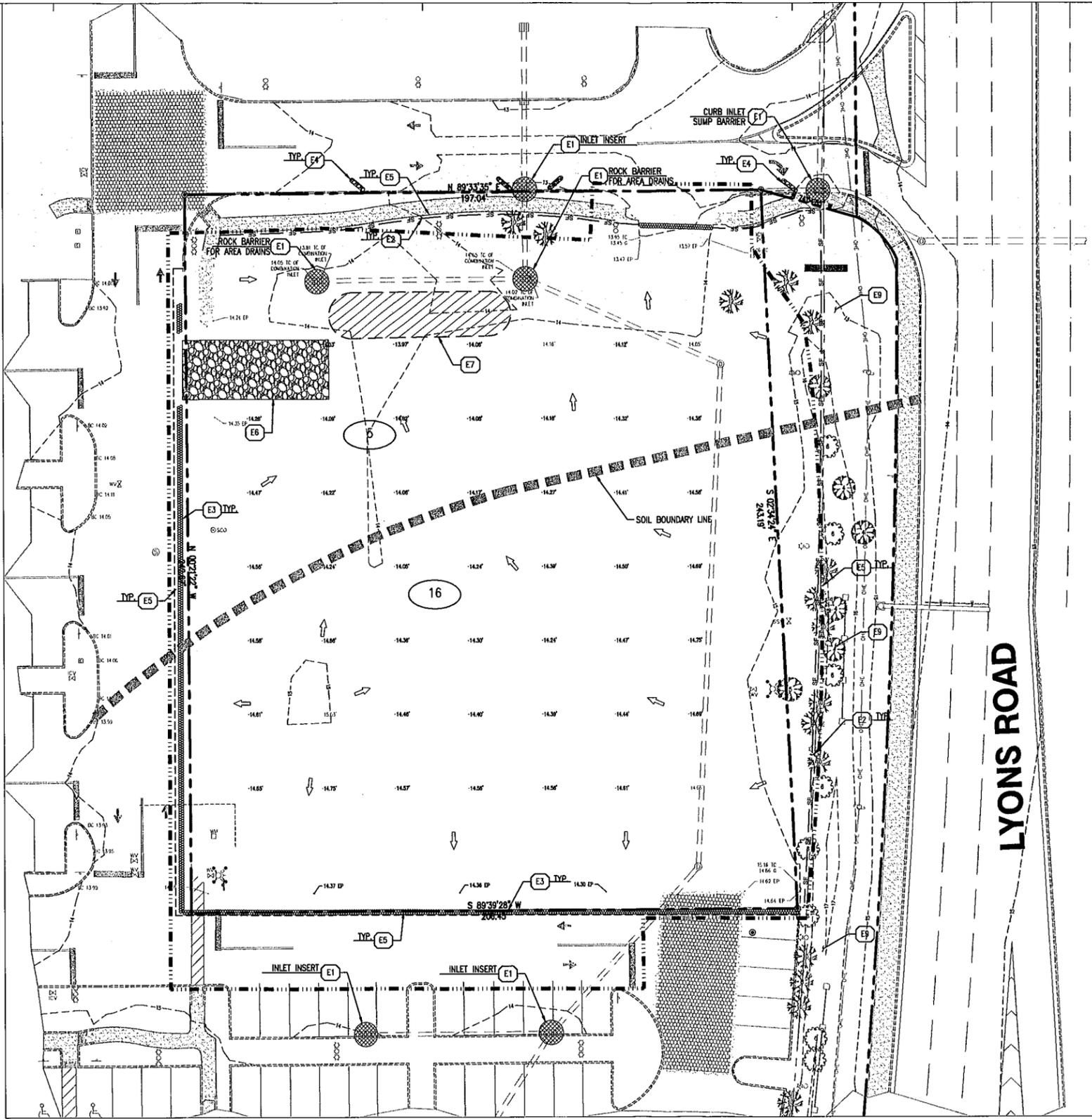


EROSION CONTROL NOTES

1. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
2. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING, GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENT AND EROSION CONTROL, AND TREE PROTECTION MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DIRECTION OF THE TOWN'S DPW ENGINEERING DEPARTMENT.
4. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE. CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE UNTIL SITE PAVING IS COMPLETE.
5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED BY VEHICLE OFF-SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED.
6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVES HAVE BEEN PAVED.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE IMPROVEMENTS ARE BEING MADE. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH STATE DOT.
10. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES, IF REQUIRED, ARE CONSTRUCTED.
11. CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS REGULARLY AND IMMEDIATELY FOLLOWING HEAVY RAIN STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REPAIR OR REPLACE FAILED SYSTEMS AT THE EARLIEST POSSIBLE DATE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
13. ALL DISTURBED AREAS, WITH NO SPECIFIED GROUND COVER ARE TO BE RESTORED WITH MINIMUM SIX (6) INCHES OF TOPSOIL AND SEEDING.
14. ALL EARTHEN STOCKPILES AND SURCHARGE MOUNDS GREATER THAN 10' IN HEIGHT OF HAVING SIDE SLOPES GREATER THAN 3:1 MUST BE ENCAPSULATED BY A DOUBLE ROW OF SILT FENCE. THE FIRST ROW OF SILT FENCE SHALL BE SPACED NO GREATER THAN 10' FROM THE TOE OF THE MOUND. THE SECOND ROW OF SILT FENCE SHALL BE SPACED FROM THE FIRST ROW. IN THE EVENT THAT THE SITE DOES NOT PERFORM EROSION AND SEDIMENTATION CONTROLS, THEN DOUBLE ROW SILT FENCING IS REQUIRED REGARDLESS OF THE STOCKPILE OR SURCHARGE HEIGHT.

PROPOSED LEGEND:

- PROPERTY LINE
- LAND LOT LINE
- LIMITS OF CONSTRUCTION DISTURBANCE
- SOIL BOUNDARY
- PROPOSED FIBER LOG
- SF --- TEMPORARY SILT FENCE BARRIER
- 92 --- EXISTING CONTOUR
- ⊘ SOIL DESIGNATION
- EXISTING RUNOFF DIRECTION
- ⊙ TEMPORARY EXISTING INLET PROTECTION
- ⊙ TEMPORARY SOIL TRACKING PREVENTION DEVICE
- ⊙ TEMPORARY SINGLE SEDIMENT CONTAINMENT CHAMBER



PROJECT INFORMATION

LAND LOT AREA: TBD
 TOTAL DISTURBED AREA: ±1.0 ACRE
 SITE SOILS
 5 - BOCA FINE SAND, GROUNDWATER AT 4.2'-4.8' DEPTH PER GEOTECHNICAL REPORT.
 16 - IMMOKALEE LIMESTONE SUBSTRATUM, GROUNDWATER AT 4.2'-4.8' DEPTH PER GEOTECHNICAL REPORT.

DESCRIPTION OF CONSTRUCTION ACTIVITIES:

- PROJECT CONSTRUCTION WILL CONSIST PRIMARILY OF SITE GRADING, PAVING, STORM DRAINAGE, WATER SUPPLY, AND SEWAGE COLLECTION TO FACILITATE A TEXAS ROADHOUSE 7,163 S.F. BUILDING.

CONSTRUCTION SEQUENCE:

- PHASE 1**
1. OBTAIN ALL APPROVALS AND OTHER APPLICABLE PERMITS.
 2. FLAG THE WORK LIMITS
 3. HOLD CONSTRUCTION CONFERENCE AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION
 4. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT.
 5. INSTALL ALL SILT FENCING
 6. INSTALL ALL STORM DRAINAGE SYSTEM INLET PROTECTIONS ON EXISTING STRUCTURES
 7. CONSTRUCT TEMPORARY RUN-OFF DIVERSIONS AROUND BUILDING SITE. ENSURE ALL STOCKPILING (IF ANY) IS LOCATED UPSTREAM OF ALL STREETS OR SWALES
 8. INSTALL TEMPORARY PERIMETER DIVERSION AND SEDIMENT TRAP.
 9. CLEAR AND GRUB SITE.
 10. BEGIN ROUGH GRADING OF THE SITE.

BMP'S DESCRIPTION:

- EROSION AND SEDIMENT CONTROLS MUST BE DESIGNED TO RETAIN SEDIMENT ON-SITE TO THE EXTENT PRACTICABLE WITH CONSIDERATION FOR LOCAL TOPOGRAPHY, SOIL TYPE, AND RAINFALL. CONTROLS MUST ALSO BE DESIGNED AND UTILIZED TO REDUCE THE OFFSITE TRANSPORT OF SUSPENDED SEDIMENTS AND OTHER POLLUTANTS IF IT IS NECESSARY TO PUMP OR CHANNEL STANDING WATER FROM THE SITE.
- CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE MANUFACTURER'S OR DESIGNER'S SPECIFICATIONS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, OR THAT THE CONTROL IS PERFORMING INADEQUATELY, THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER DISCOVERY THAT THE CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED.
- CONTROLS MUST BE DEVELOPED TO LIMIT, TO THE EXTENT PRACTICABLE, OFFSITE TRANSPORT OF LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION MATERIALS.
- PRIOR TO CLEARING, A SILT FENCE (TRENCHED 8 INCHES DEEP), STAKED WITH HARDWOOD (1 1/2" X 1 1/2" (SOFTWOOD 2" X 4") SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
- DURING THE CLEARING, GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED MORE THAN 14 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS. A CONSTRUCTION ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECT OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.
- AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLET(S)/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF SILT FENCE AND PROPERLY INSTALLED DRAIN GUARDS.

TEMPORARY & PERMANENT STABILIZATION:

- TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 14 DAYS
- MULCHING PRACTICES AND SOD SHALL BE APPLIED TO THE PARKING LOT ISLANDS.
- FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.

POTENTIAL POLLUTANTS DURING CONSTRUCTION:

- ALL CONSTRUCTION WASTE AND TRASH (PAPER, PLASTIC, WOOD, SCRAP, METALS, RUBBER, ETC.) SHALL BE COLLECTED AND STORED IN CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL. THE WASTE SHALL BE DISPOSED OF ACCORDING TO STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS.
- SANITARY WASTE THAT IS GENERATED ON THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- DUST ON THE SITE SHALL BE CONTROLLED BY ANY OF THE FOLLOWING METHODS: VEGETATIVE COVER, MULCH (INCLUDING GRAVEL MULCH), WATER SPRINKLING, BARRIERS, TILLAGE, AND CALCIUM CHLORIDE APPLICATION BY MECHANICAL SPREADER AS LOOSE DRY GRANULES AT A RATE THAT DOES NOT CAUSE WATER POLLUTION OR PLANT DAMAGE, APPROVED SPRAY ON ADHESIVES OR ANY OTHER APPROVED METHOD. THE USE OF MOTOR OILS AND OTHER TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- OFF-SITE VEHICLE TRACKING OF SEDIMENTS SHALL BE MINIMIZED BY PROVIDING A CONSTRUCTION ENTRANCE AS DETAILED ON THE EROSION CONTROL PLAN. NO ACCESS FOR CONSTRUCTION INGRESS OR EGRESS SHALL BE ALLOWED EXCEPT FOR THE CONSTRUCTION ENTRANCE SHOWN ON THE EROSION CONTROL PLAN.
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EROSION CONTROL KEYNOTES

- ⊙ E1 TEMPORARY EXISTING INLET PROTECTION. SEE DETAILS.
- ⊙ E2 TEMPORARY SILT FENCE BARRIER. SEE DETAILS.
- ⊙ E3 TEMPORARY FIBER LOG BARRIER. SEE DETAILS.
- ⊙ E4 TEMPORARY CURB AND GUTTER CONTAINMENT SYSTEM. SEE DETAILS.
- ⊙ E5 LIMITS OF CONSTRUCTION DISTURBANCE
- ⊙ E6 TEMPORARY SOIL TRACKING PREVENTION DEVICE. SEE DETAILS.
- ⊙ E7 TEMPORARY SINGLE CHAMBER SEDIMENT CONTAINMENT CHAMBER. SEE DETAILS.
- ⊙ E8 DUST CONTROL.
- ⊙ E9 PROTECTION OF EXISTING TREES AND LANDSCAPING

EXISTING LEGEND:

- ⊙ EXISTING TREE/ SHRUB TO BE REMOVED
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING LIGHTING STRUCTURE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING STORM DRAIN INLET
- ⊙ EXISTING IRRIGATION CONTROL VALVE
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SANITARY SEWER CLEANOUT
- ⊙ EXISTING ELECTRICAL UTILITY STRUCTURE

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PROFESSIONAL SEAL

LICENSE # 53398

PROFESSIONAL IN CHARGE
 JOHN NOURZAD P.E.

PROJECT MANAGER
 GREGG BURNETT

QUALITY CONTROL
 GREGG BURNETT

DRAWN BY
 KYLE FITZ

PROJECT NAME

TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER
 20160218.0

SHEET TITLE

EROSION & SEDIMENT CONTROL PHASE I

SHEET NUMBER
C7.0

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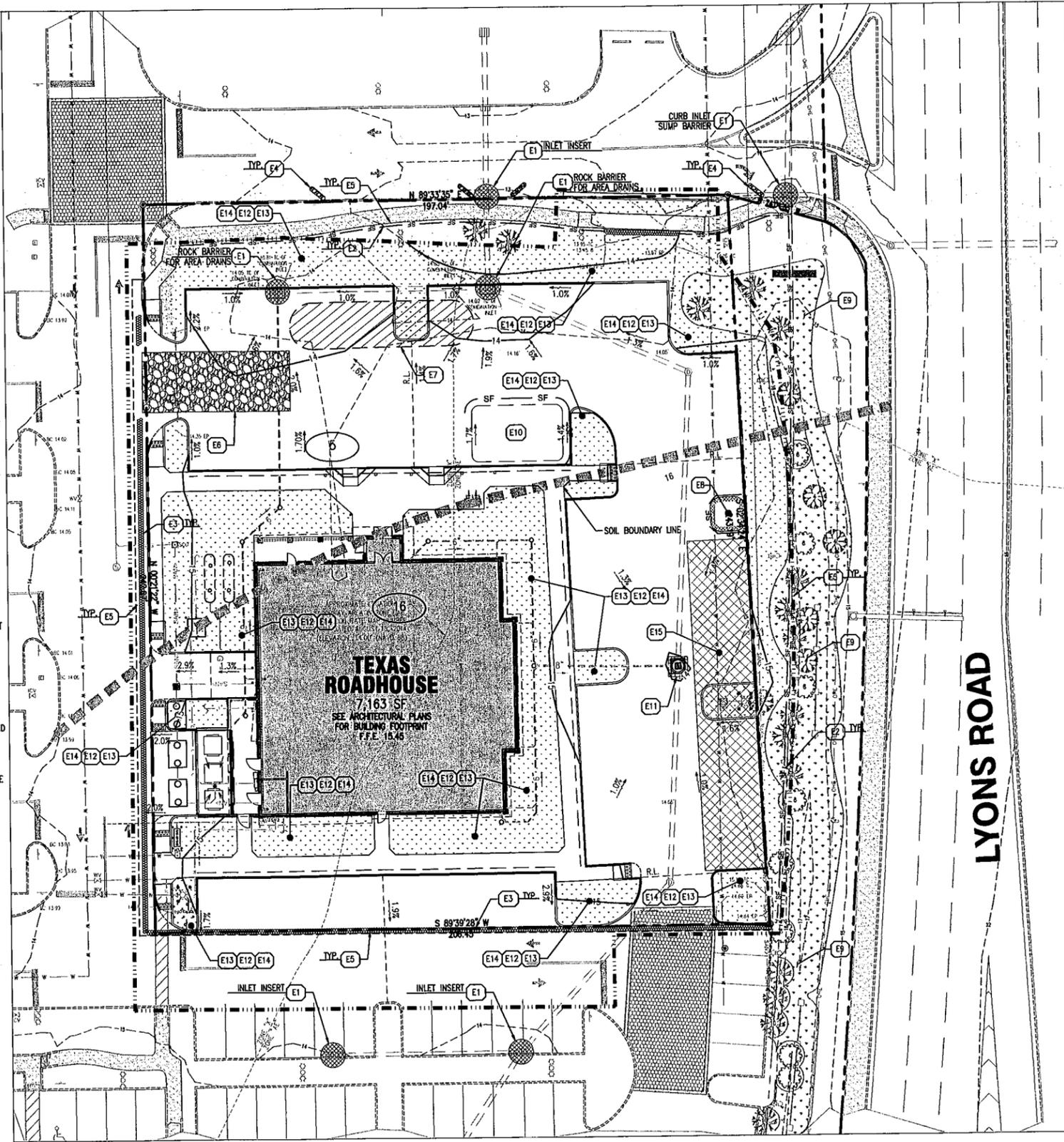
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EROSION CONTROL NOTES

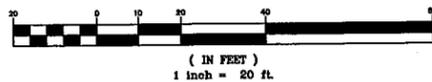
1. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
2. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO CLEARING, GRADING AND DEMOLITION WORK. MAINTAIN ALL SEDIMENT AND EROSION CONTROL, AND TREE PROTECTION MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
3. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATIONS AT THE DIRECTION OF THE TOWN'S DPW ENGINEERING DEPARTMENT.
4. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR EXIT FROM THE SITE. CONTRACTOR SHALL MAINTAIN CONSTRUCTION ENTRANCE UNTIL SITE PAVING IS COMPLETE.
5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED BY VEHICLE OFF-SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED.
6. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORM WATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
7. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVES HAVE BEEN PAVED.
9. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE IMPROVEMENTS ARE BEING MADE. TRAFFIC CONTROL MEASURES TO BE IN ACCORDANCE WITH STATE DOT.
10. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES, IF REQUIRED, ARE CONSTRUCTED.
11. CONTRACTOR SHALL PERFORM EROSION CONTROL INSPECTIONS REGULARLY AND IMMEDIATELY FOLLOWING HEAVY RAIN STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. REPAIR OR REPLACE FAILED SYSTEMS AT THE EARLIEST POSSIBLE DATE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
13. ALL DISTURBED AREAS, WITH NO SPECIFIED GROUND COVER ARE TO BE RESTORED WITH MINIMUM SIX (6) INCHES OF TOPSOIL AND SEEDING.
14. ALL EARTHEN STOCKPILES AND SURCHARGE MOUNDS GREATER THAN 10' IN HEIGHT OF HAVING SIDE SLOPES GREATER THAN 3:1 MUST BE ENCAPSULATED BY A DOUBLE ROW OF SILT FENCE. THE FIRST ROW OF SILT FENCE SHALL BE SPACED NO GREATER THAN 10' FROM THE TOE OF THE MOUND. THE SECOND ROW OF SILT FENCE SHALL BE SPACED FROM THE FIRST ROW. IN THE EVENT THAT THE SITE DOES NOT PERMIT EROSION AND SEDIMENTATION CONTROLS INSTALLED, THEN DOUBLE ROW SILT FENCING IS REQUIRED REGARDLESS OF THE STOCKPILE OR SURCHARGE HEIGHT.

LEGEND:

- PROPERTY LINE
- LAND LOT LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED CURB
- LIMITS OF CONSTRUCTION
- SOIL BOUNDARY
- PROPOSED FIBER LOG
- SF --- SF --- TEMPORARY SILT FENCE BARRIER
- EXISTING CONTOUR
- 16 SOIL DESIGNATION
- 0.6% PROPOSED RUNOFF SLOPE/DIRECTION
- TEMPORARY INLET PROTECTION
- TEMPORARY SOIL TRACKING PREVENTION DEVICE
- TEMPORARY SINGLE CHAMBER SEDIMENT CONTAINMENT CHAMBER
- PROPOSED TEMPORARY INLET PROTECTION



GRAPHIC SCALE



PROJECT INFORMATION

LAND LOT AREA: TBD

TOTAL DISTURBED AREA: ±1.0 ACRE

SITE SOILS

- 5 - BOCA FINE SAND, GROUNDWATER AT 4.2'-4.8' DEPTH PER GEOTECHNICAL REPORT.
- 16 - MINOKALEE LIMESTONE SUBSTRATUM, GROUNDWATER AT 4.2'-4.8' DEPTH PER GEOTECHNICAL REPORT.

DESCRIPTION OF CONSTRUCTION ACTIVITIES:

- PROJECT CONSTRUCTION WILL CONSIST PRIMARILY OF SITE GRADING, PAVING, STORM DRAINAGE, WATER SUPPLY, AND SEWAGE COLLECTION TO FACILITATE A TEXAS ROADHOUSE 7,163 S.F. BUILDING.

CONSTRUCTION SEQUENCING:

PHASE 1

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENIED AREAS THAT WILL BE INACTIVE FOR MORE THAN 14 DAYS.
2. COMMENCE BUILDING PAD/BUILDING CONSTRUCTION.
3. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
4. INSTALL DETENTION BASIN AND MODULAR BLOCK RETAINING WALL.
5. INSTALL INLET PROTECTION FOR ALL PROPOSED STORM SEWER STRUCTURES AS EACH IS INSTALLED.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
10. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES UPON STABILIZATION OF THE SITE.
11. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

BMP'S DESCRIPTION:

- EROSION AND SEDIMENT CONTROLS MUST BE DESIGNED TO RETAIN SEDIMENT ON-SITE TO THE EXTENT PRACTICABLE WITH CONSIDERATION FOR LOCAL TOPOGRAPHY, SOIL TYPE, AND RAINFALL. CONTROLS MUST ALSO BE DESIGNED AND UTILIZED TO REDUCE THE OFFSITE TRANSPORT OF SUSPENDED SEDIMENTS AND OTHER POLLUTANTS IF IT IS NECESSARY TO PUMP OR CHANNEL STANDING WATER FROM THE SITE.
- CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED ACCORDING TO THE MANUFACTURER'S OR DESIGNER'S SPECIFICATIONS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, OR THAT THE CONTROL IS PERFORMING INADEQUATELY, THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER DISCOVERY THAT THE CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED.
- CONTROLS MUST BE DEVELOPED TO LIMIT, TO THE EXTENT PRACTICABLE, OFFSITE TRANSPORT OF LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION MATERIALS.
- PRIOR TO CLEARING, A SILT FENCE (TRENCHED 8 INCHES DEEP), STAKED WITH HARDWOOD (1 1/2" X 1 1/2" (SOFTWOOD 2" X 4") SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE.
- DURING THE CLEARING, GRUBBING AND SITE GRADING STAGES, AREAS THAT ARE DISTURBED MORE THAN 14 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS. A CONSTRUCTION ACCESS ROAD SHALL BE CONSTRUCTED TO MINIMIZE THE EFFECT OF TRUCK TRAFFIC AND SEDIMENTATION TRACKING BOTH ON AND OFF OF THE SITE.
- AFTER THE INITIAL SITE GRADING WORK, ALL PROPOSED INLET(S)/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF SILT FENCE AND PROPERLY INSTALLED DRAIN GUARDS.

TEMPORARY & PERMANENT STABILIZATION:

- TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE MORE THAN 14 DAYS.
- MULCHING PRACTICES AND SOIL SHALL BE APPLIED TO THE PARKING LOT ISLANDS.
- FILTER FABRIC SHALL BE PLACED UNDER THE ROCK ENTRANCE/EXIT.

POTENTIAL POLLUTANTS DURING CONSTRUCTION:

- ALL CONSTRUCTION WASTE AND TRASH (PAPER, PLASTIC, WOOD, SCRAP, METALS, RUBBER, ETC.) SHALL BE COLLECTED AND STORED IN CONTAINERS WITH LIDS OR COVERS THAT CAN BE PLACED OVER THE CONTAINER PRIOR TO RAINFALL. THE WASTE SHALL BE DISPOSED OF ACCORDING TO STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS.
- SANITARY WASTE THAT IS GENERATED ON THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- DUST ON THE SITE SHALL BE CONTROLLED BY ANY OF THE FOLLOWING METHODS: VEGETATIVE COVER, MULCH (INCLUDING GRAVEL, MULCH), WATER SPRINKLING, BARRIERS, TILLAGE, AND CALCIUM CHLORIDE APPLICATION BY MECHANICAL SPREADER AS LOOSE DRY GRANULES AT A RATE THAT DOES NOT CAUSE WATER POLLUTION OR PLANT DAMAGE, APPROVED SPRAY ON ADHESIVES OR ANY OTHER APPROVED METHOD. THE USE OF MOTOR OILS AND OTHER TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
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- (E6) TEMPORARY SOIL TRACKING PREVENTION DEVICE. SEE DETAILS.
- (E7) TEMPORARY SINGLE CHAMBER SEDIMENT CONTAINMENT CHAMBER. SEE DETAILS.
- (E8) CONCRETE WASHOUT AREA. SEE DETAILS.
- (E9) EXISTING LANDSCAPING AND TREES TO REMAIN.
- (E10) TEMPORARY STOCK PILE AREA. SEE DETAILS.
- (E11) TEMPORARY PROPOSED INLET PROTECTION. SEE DETAILS.
- (E12) TEMPORARY SEEDING
- (E13) PERMANENT SEEDING
- (E14) MULCHING
- (E15) TEMPORARY STAGING AREA.

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LICENSE # 53398

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PROJECT MANAGER
GREGG BURNETT

QUALITY CONTROL
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DRAWN BY
KYLE PITZ

PROJECT NAME

TEXAS ROADHOUSE

COCONUT CREEK FLORIDA

SAWGRASS BLVD. & LYONS RD.



PROJECT NUMBER

20160218.0

SHEET TITLE

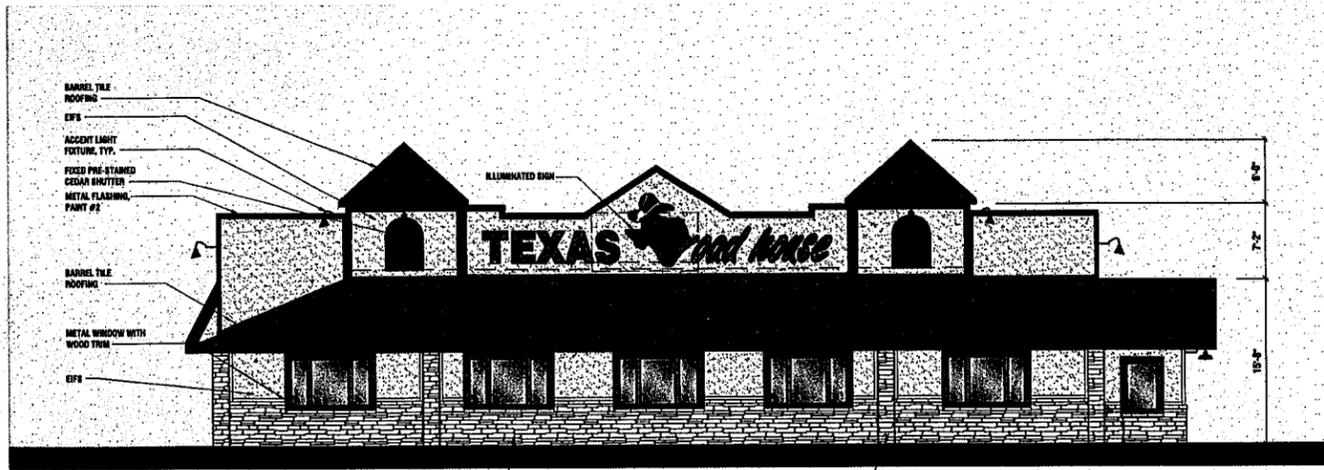
EROSION & SEDIMENT CONTROL PHASE II

SHEET NUMBER

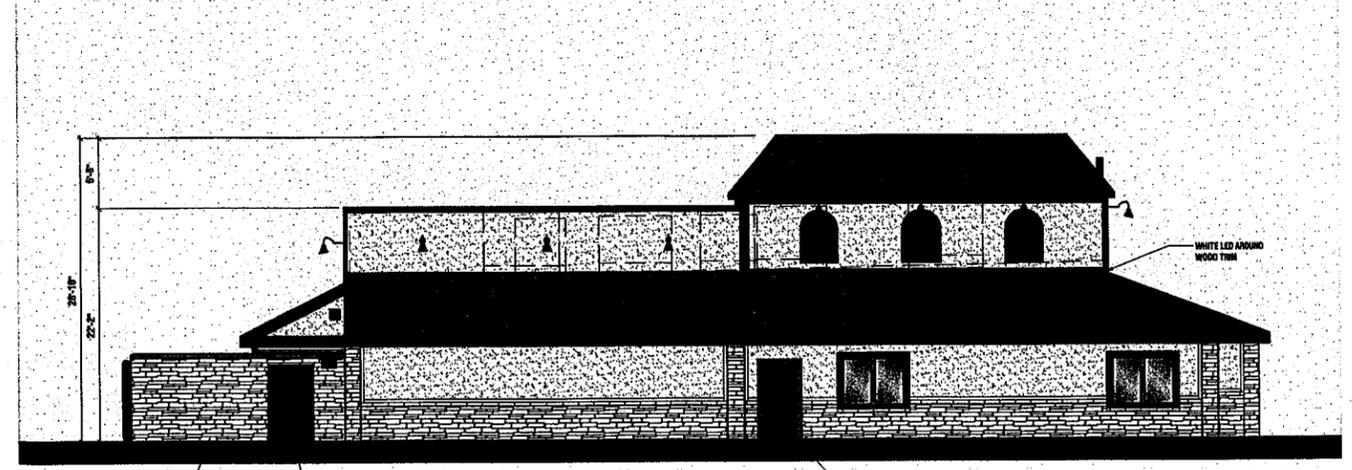
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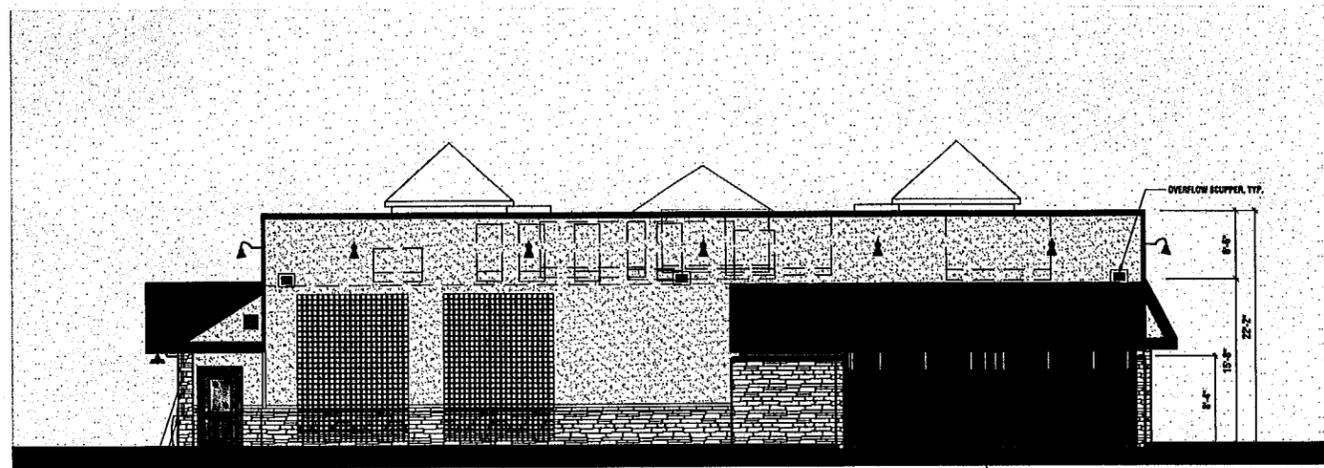




FRONT ELEVATION (EAST)



LEFT ELEVATION (SOUTH)



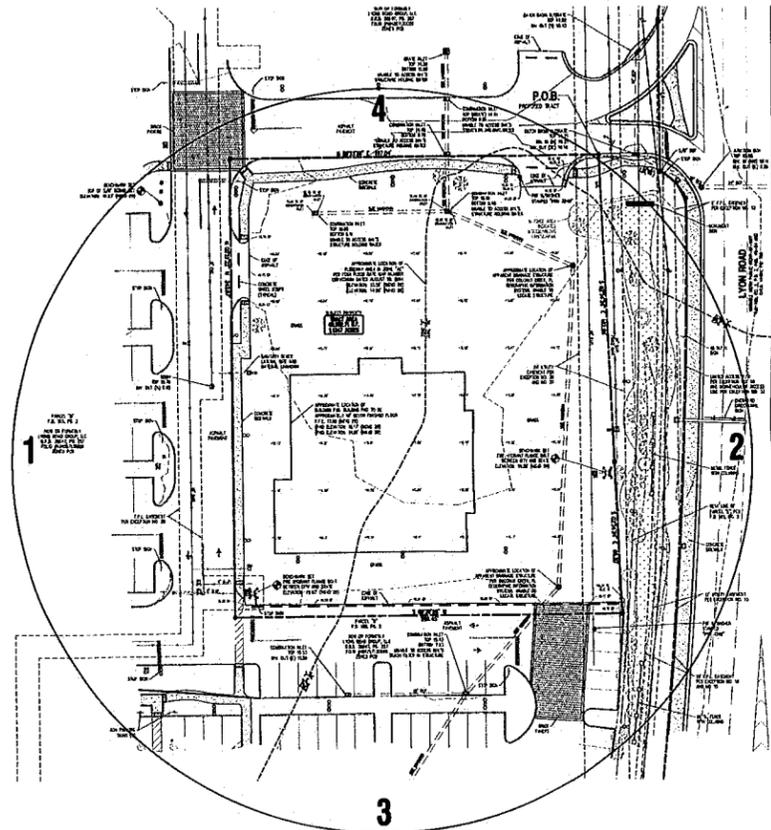
REAR ELEVATION (WEST)



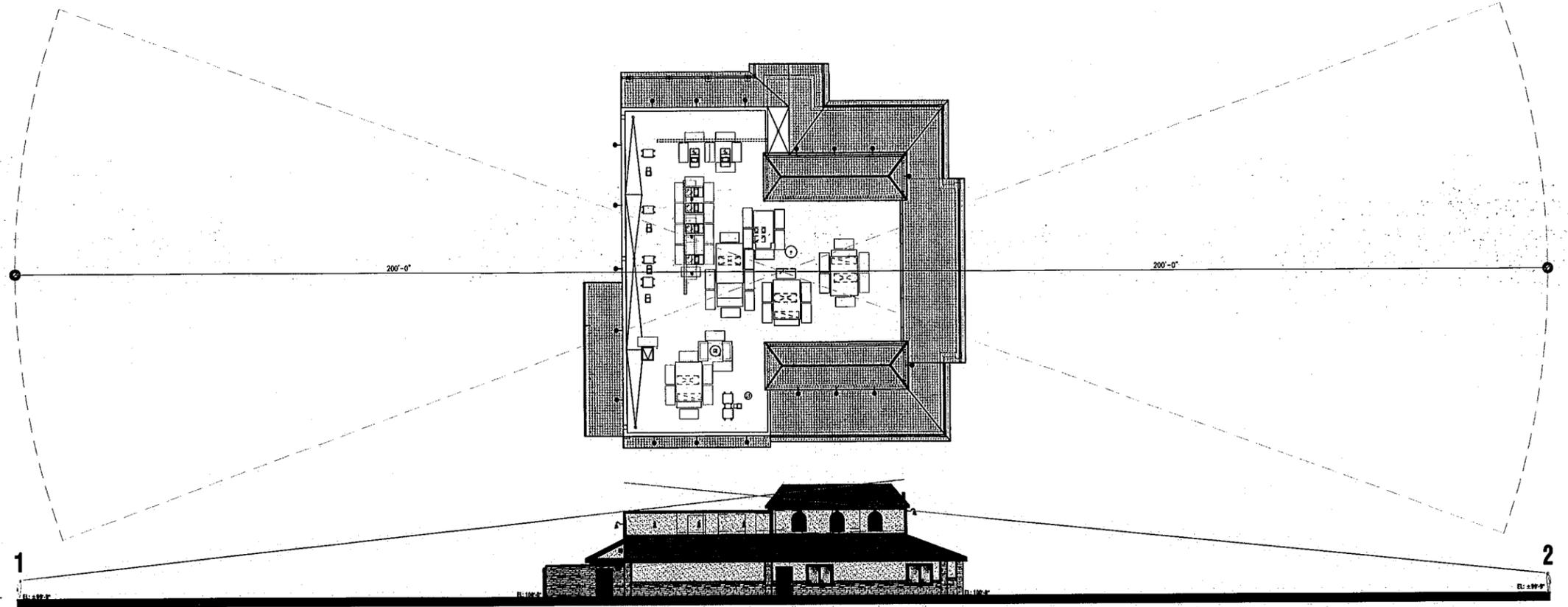
RIGHT ELEVATION (NORTH)

| EXTERIOR FINISH SCHEDULE | | | | | |
|----------------------------|-------|--|---------------------------|------------|--|
| BUILDING ITEMS | COLOR | DESCRIPTION | BUILDING ITEMS | COLOR | DESCRIPTION |
| WOOD TRIM, & WOOD SHUTTERS | BROWN | PRE-STAINED CEDAR HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA | ENTRY DOOR FRAME | BROWN | PAINT #3: SHERWIN WILLIAMS #2195 ROADSIDE, ACRYLIC OR ENAMEL, GLOSS BASE (OTM) FINISH COLOR TO MATCH PRE-STAINED CEDAR - PRIMER/TWO FINISH COATS |
| FRONT ENTRANCE DOORS | BROWN | METAL DOORS (FAUX WOOD) CECO DOOR "MADERA" (C8-5) | METAL DOORS AND FRAMES | BLACK | PAINT #4: SHERWIN WILLIAMS ENAMEL GLOSS BLACK - PRIMER/TWO FINISH COATS |
| TRIM | GREEN | PAINT #1 SHERWIN WILLIAMS PAINTS 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE. | THIN STONE | LIGHT GREY | HERITAGE STONE "OTTAWA DRYSTACK" |
| METAL FLASHING | GREEN | PAINT #2 SHERWIN WILLIAMS PAINTS 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE. | EIFS | TAN | PAINT #5 SHERWIN WILLIAMS BELIEVABLE BUFF; SW6120 |
| | | | EIFS (ACCENT BAND) | GREEN | PAINT #2 SHERWIN WILLIAMS PAINTS 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE. |
| | | | BARREL ROOF TILE | RUST | SPANISH TILE COLOR; BRICK |
| | | | DUMPSTER GATES & BOLLARDS | BLACK | PAINT #4: SHERWIN WILLIAMS ENAMEL GLOSS BLACK - PRIMER/TWO FINISH COATS |

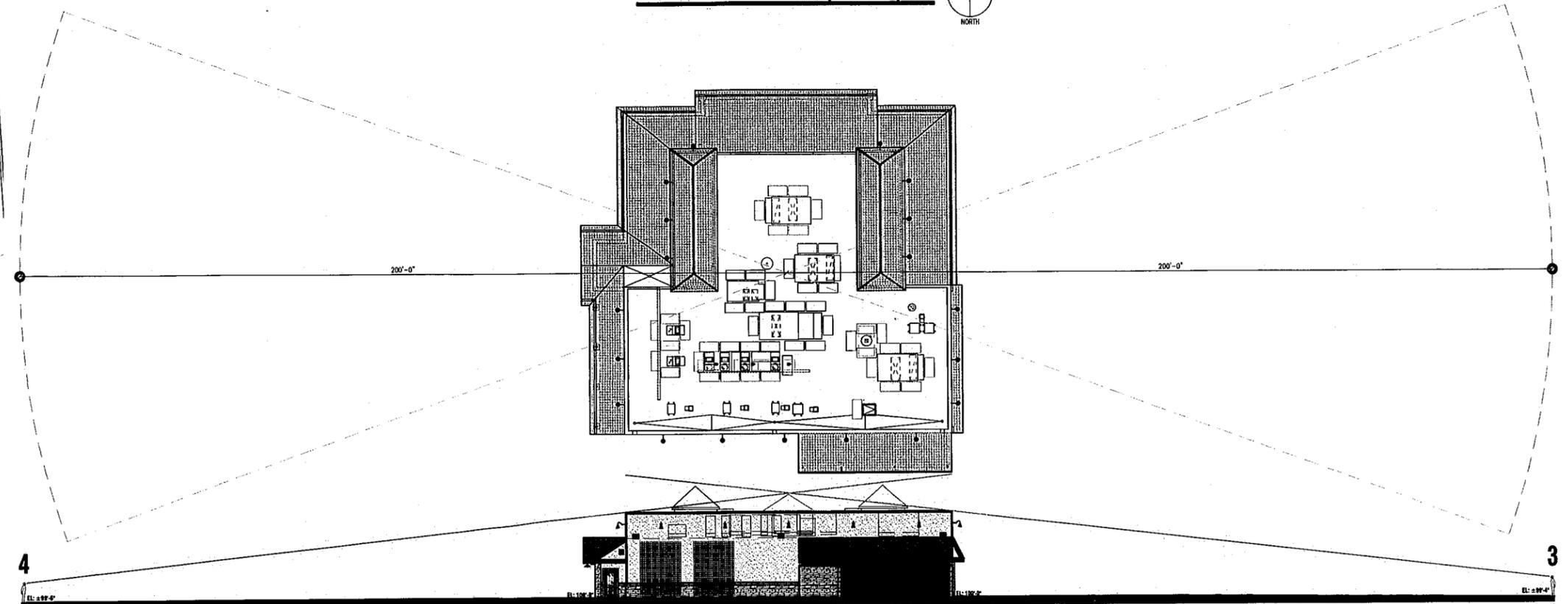
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THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



SITE SURVEY
(N.T.S.)



LEFT ELEVATION (SOUTH)



REAR ELEVATION (WEST)