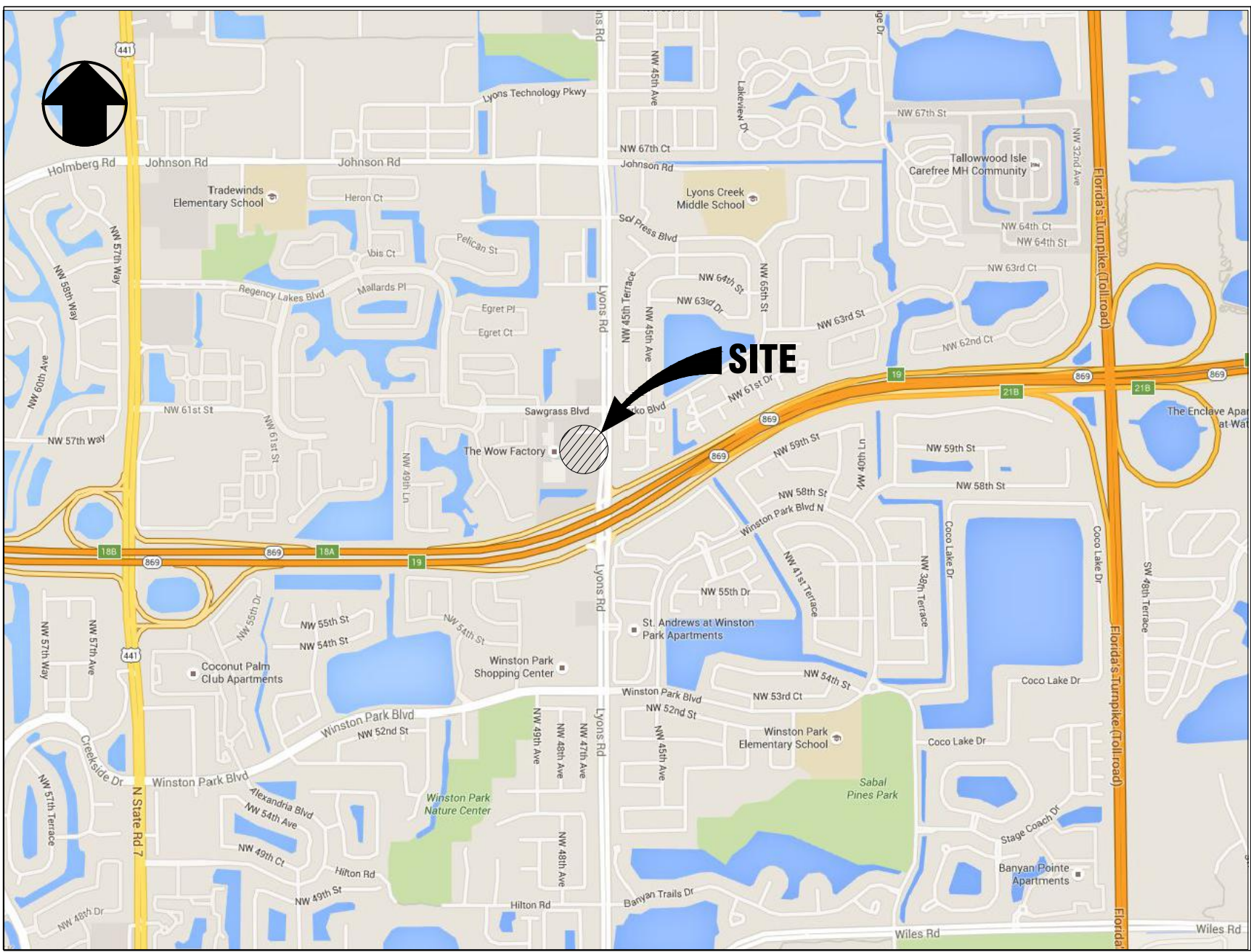


COCONUT CREEK, FLORIDA  
BUILDING ADDITION  
5951 LYONS ROAD, COCONUT CREEK, FL 33073  
SECTIONS 6 & 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
BROWARD COUNTY, FLORIDA  
ZONED: PLANNED COMMERCE DISTRICT (PC-D)/ SAWGRASS  
EXCHANGE



LOCATION MAP  
NOT TO SCALE

SHEET INDEX

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

SUSTAINABILITY CHECKLIST

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construct	
GREEN STANDARD	DESCRIPTION(description of use in development)
13-320(b)(1)	
LEED Accredited Professional	Paula Hubert ,AIA, LEED AP BD+C
Sustainable Site Development	
Construction Pollution Prevention	Inlet protect and silt fencing will be used to control pollution during construction.
Construction site materials recycling	Contractor shall dispose of all appropriate demolition material. Verification will be provided.
Stormwater management	Existing stormwater facilities are not being redesigned.
Alternative transportation	Bike rack is provided.
Minimizing heat island effect	Updated landscaping plans provided to maintain existing heat island effect.
Water Efficiency	
Innovative water technologies	No change to existing.
Water efficient	No change to existing.
Energy Efficiency	
Minimum energy performance	The Site has two electric vehicle charging stations.
On-site renewable energy	The Site has two electric vehicle charging stations.
Indoor Environmental Quality	
Indoor air quality	No change to existing low VOC paints and stains.
Materials and Recycling	
Recycling of demolition waste	Contractor shall dispose of all appropriate demolition material. Verification will be provided.
Storage and collection of recyclables post occupancy	Texas Roadhouse currently operates with recycling of materials used in the restaurant and will continue to recycle. There are recycleable dumpsters in the dumpster area.
Building re-use	Existing stormwater facilities are not being redesigned and will continue to be used.
Regional materials	Note will be added to the plans directing the use of local material manufacturers.
13-320(b)(3)	
Acknowledgement to maintain the green building components for the life of the building.	Texas Roadhouse acknowledges they will maintain the green building components noted to be used.

GREEN PLAN ACTION ITEM	
ACTION ITEM:	DESCRIPTION(description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain <i>conspicuous displays of green technology</i> that function in the project design while providing a social, artistic, and environmental value.	Conspicuous green technology for the addition is updated to remove the rain barrels that were not functioning properly to install a dual electric vehicle charging station.
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	Updated landscaping plans provided.
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (I.e. high albedo paint on roof)	The building does not currently have a greenroof due to the design. No change to the existing roof.
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Texas Roadhouse recycles all used oil. Recycling will be maintained on site.
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	A minimum of 75% of construction waste shall be diverted from landfills
Action 6.2 – Bicycle parking on site	Existing bike rack to be kept, relocated on site
Action 6.4 – Alternative vehicle parking/EV charging stations	EV charging added to the site plan.

Note: All responses to this checklist are to reflect efforts ABOVE minimum code requirement:

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

OWNER:  
**LYONS ROAD GROUP, LLC**  
1260 NW 72nd AVENUE  
MIAMI, FLORIDA 33126  
TEL: (305) 592-4967  
EMAIL: JULIO@ELDORADOFURNITURE.COM

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

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

LANDSCAPING & IRRIGATION CONSULTANT:  
**GREENBERGFARROW**

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

LAND SURVEYOR  
**BECHTLER GREENFIELD  
SURVEYING, LLC**

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



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

JOB NO. 20191590





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 Licensed Professional and is not to be  
 used for any purpose other than the  
 specific project and site names herein,  
 and cannot be reproduced in any manner  
 without the express written permission  
 of the Professional.

05/25	DRG	COMMENTS	RES
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## PROJECT NAME

**TEXAS  
ROADHOUSE  
COCONUT CREEK  
FLORIDA  
51 LYONS ROAD  
3073**

**MEET TITLE**

## TE PLAN

**SHEET NUMBER**

---

# C1.0

## DEVELOPMENT SUMMARY

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

## PROJECT INFORMATION

TOTAL SITE AREA:	48,797 S.F. (1.120 ACRES)
TOTAL LEASE AREA:	48,992.71 S.F. (1.1247 ACRES)
TOTAL DISTURBED AREA:	±0.075 ACRES
ZONED:	PLANNED COMMERCE DISTRICT (PCD) & SAWGRASS EXCHANGE DISTRICT (MODULE 3)

BUILDING USE:	RESTAURANT
EXISTING BUILDING AREA/SEATS:	7,163 SF / 281 SEATS
PROPOSED BUILDING AREA/SEATS:	7,773 SF / 321 SEATS
BUILDING HEIGHT:	28'-10"

WINNING COVERAGE:

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

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

### WINNING SETBACKS:

GENERAL PLANNED COMMERCE DISTRICT	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
FRONT YARD	25 FT.	79.1 FT.	79.1 FT.
SIDE YARD	25 FT.	38/115.5 FT.	38/103.4 FT.
REAR YARD	25 FT.	35.1 FT.	35.1 FT.

AWGRASS EXCHANGE DISTRICT	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSE</u>
*NORTH	25 FT.	>25 FT.	>25 FT.
*SOUTH	20 FT.	>20 FT.	>20 FT.
*EAST	25 FT.	>25 FT.	>25 FT.
WEST	25 FT.	>25 FT.	>25 FT.

ETBACK FROM INTERIOR BUFFER LINE

<u>WORKING REQUIREMENTS:</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
SPACES	35 (MIN.)	61 SPACES+4 ADA +1 LOADING ZONE	60 SPACES+4 ADA +1 LOADING ZONE

STING STALL DIMENSIONS:

STANDARD SPACE: (10'x18')

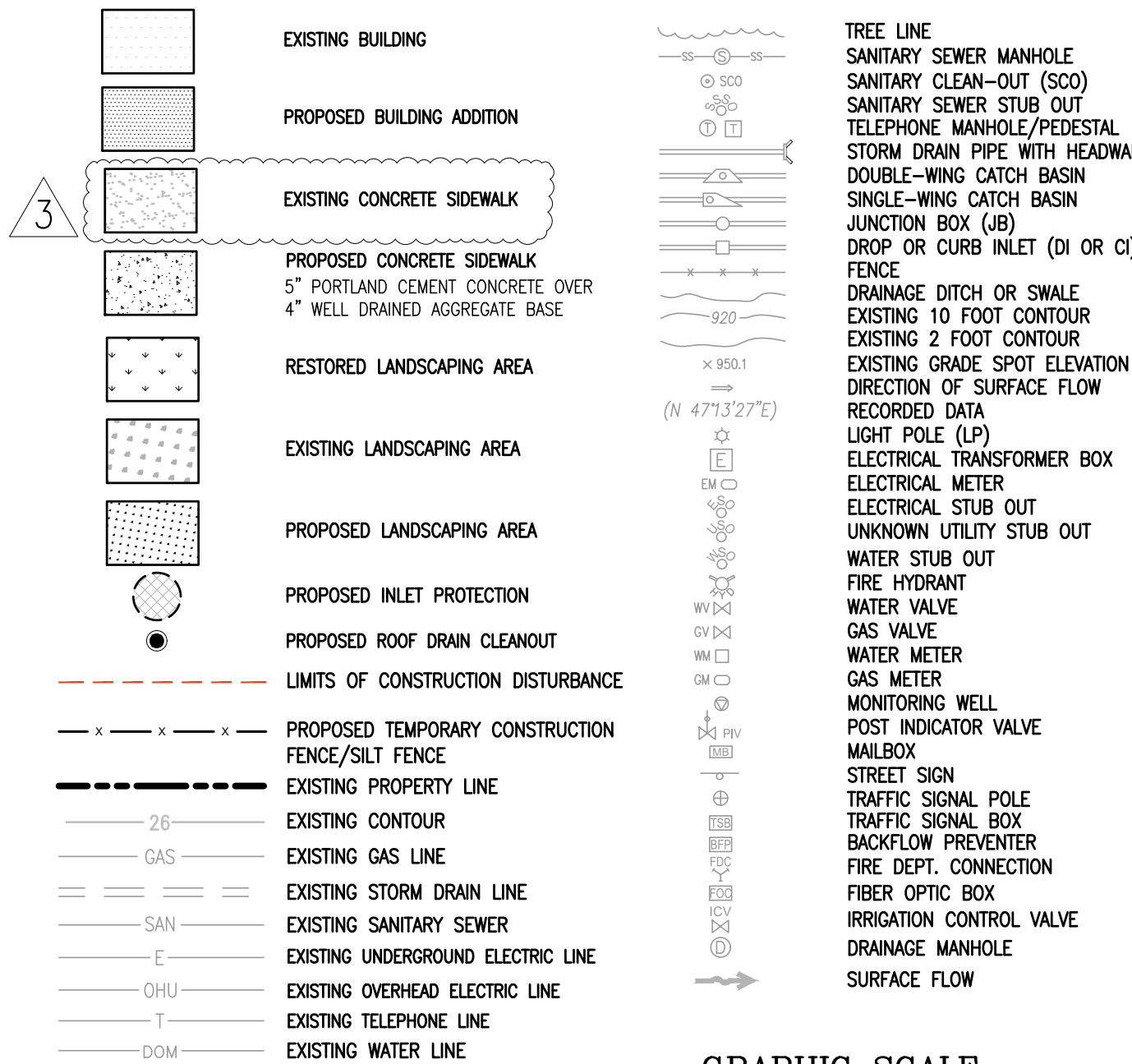
EXISTING CUSTOMER SERVICE AREA: 4,610 SF  
NEW CUSTOMER SERVICE AREA: 610 SF  
TOTAL CUSTOMER SERVICE AREA: 5,220 SF  
EXISTING NON-CUSTOMER SERVICE AREA: 2,553 SF  
NEW NON-CUSTOMER SERVICE AREA: 0 SF  
TOTAL NON-CUSTOMER SERVICE AREA: 2,553 SF  
EXISTING OUTDOOR WAITING AREA: 90 SF  
NEW OUTDOOR WAITING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

UNIQUE USE AREA: 21.038 SF (43% OF SITE)

**LANDSCAPE AREA:** 6,033 SF (12% OF SITE)

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

LEGEND:



## GRAPHIC SCALE


( IN FURTHER )

( IN FEET )

GENERAL SITE NOTES:

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

IMPROVEMENTS SHOWN ON THE PLANS.

17. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
18. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.

18. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.



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

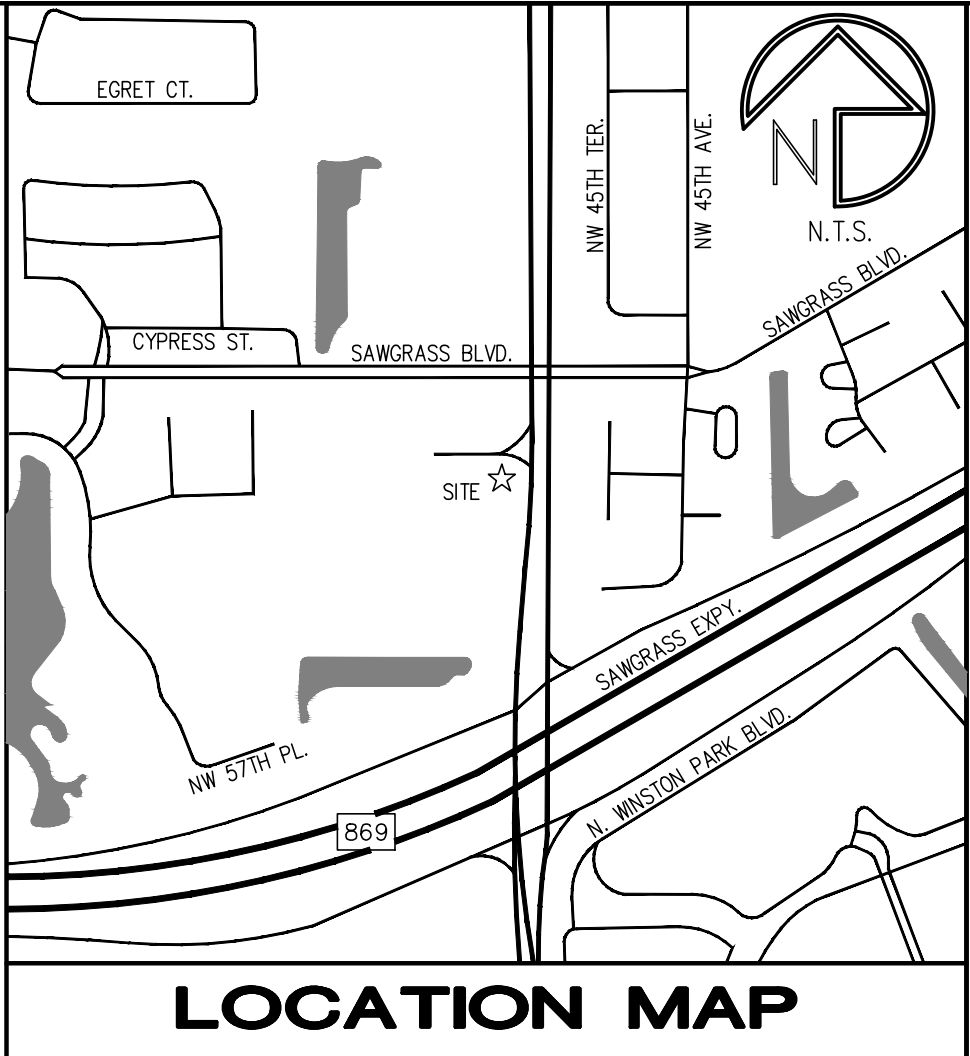
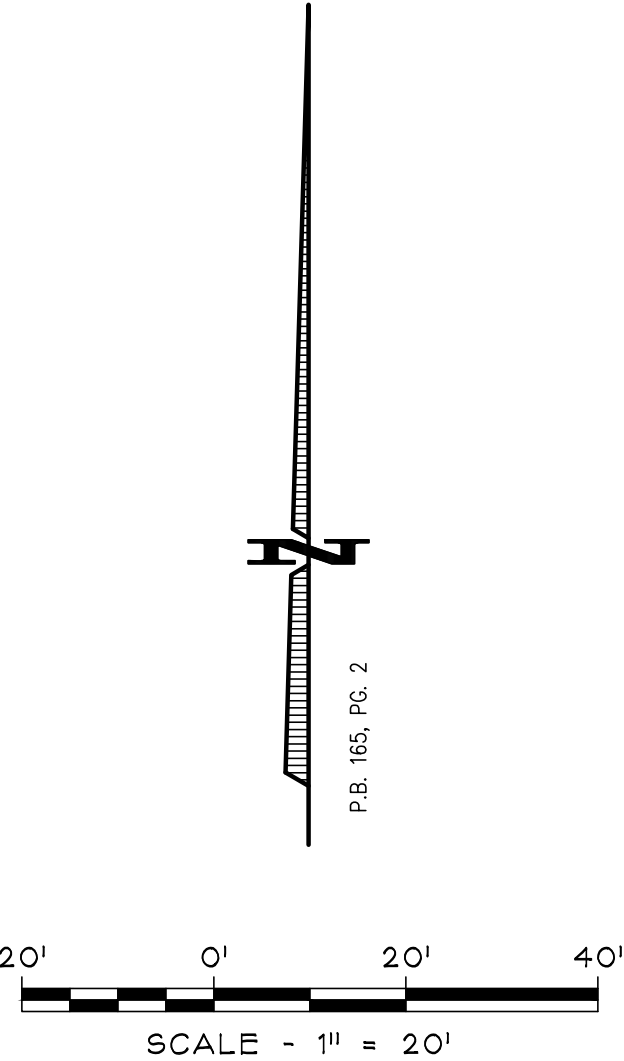
PARCEL "B"  
P.B. 165, PG. 2  
  
NOW OR FORMERLY  
LYONS ROAD GROUP, LLC  
O.R.B. 38647, PG. 257  
FOLIO #484207130020  
ZONED PCD

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

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

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

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



## GENERAL NOTES

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

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

## LEGEND

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

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

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

5855 LYON ROAD

COCONUT CREEK, FL 33073

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

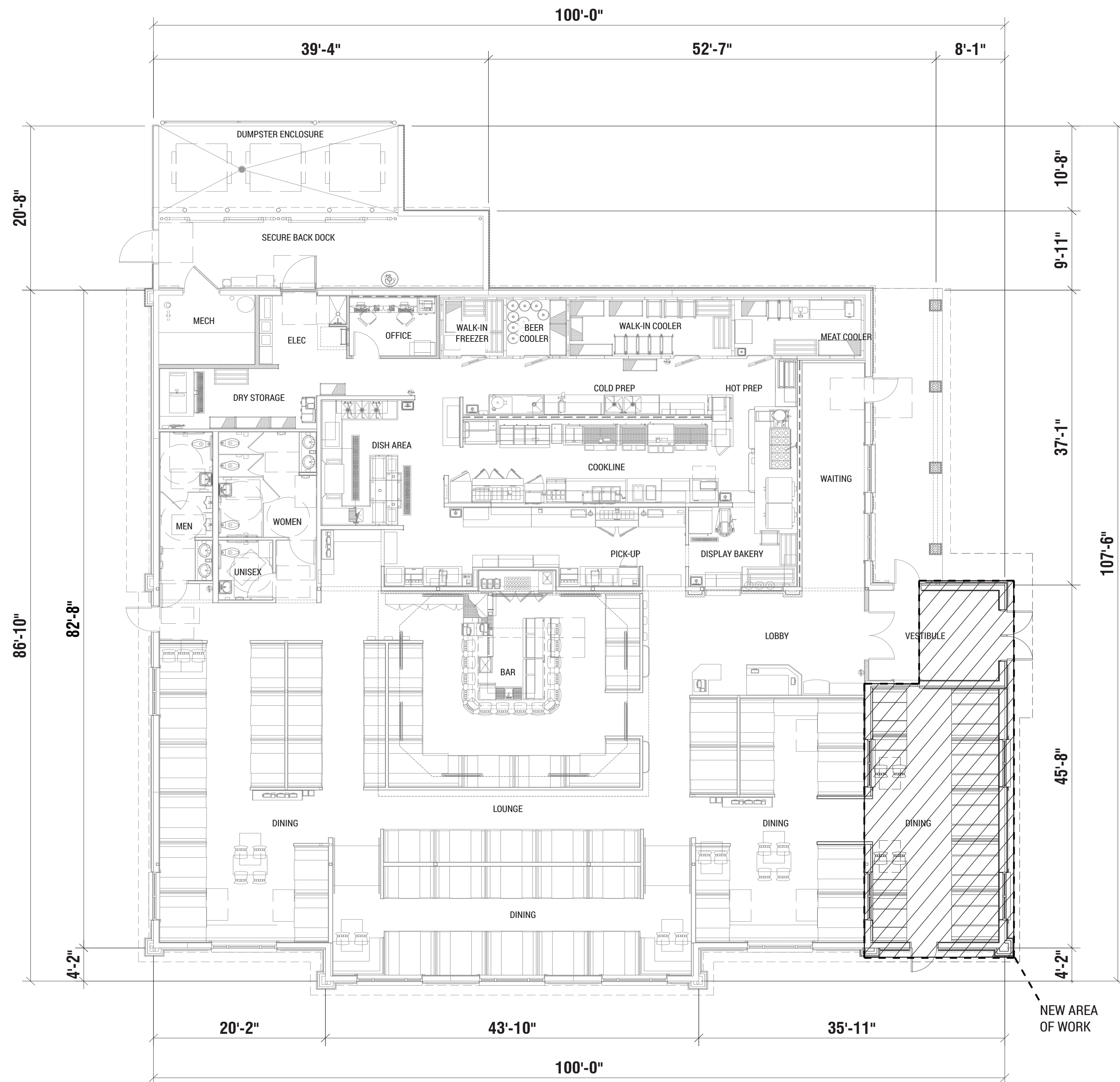
AS BUILT SURVEY  
FOR

TEXAS ROADHOUSE HOLDING, LLC

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

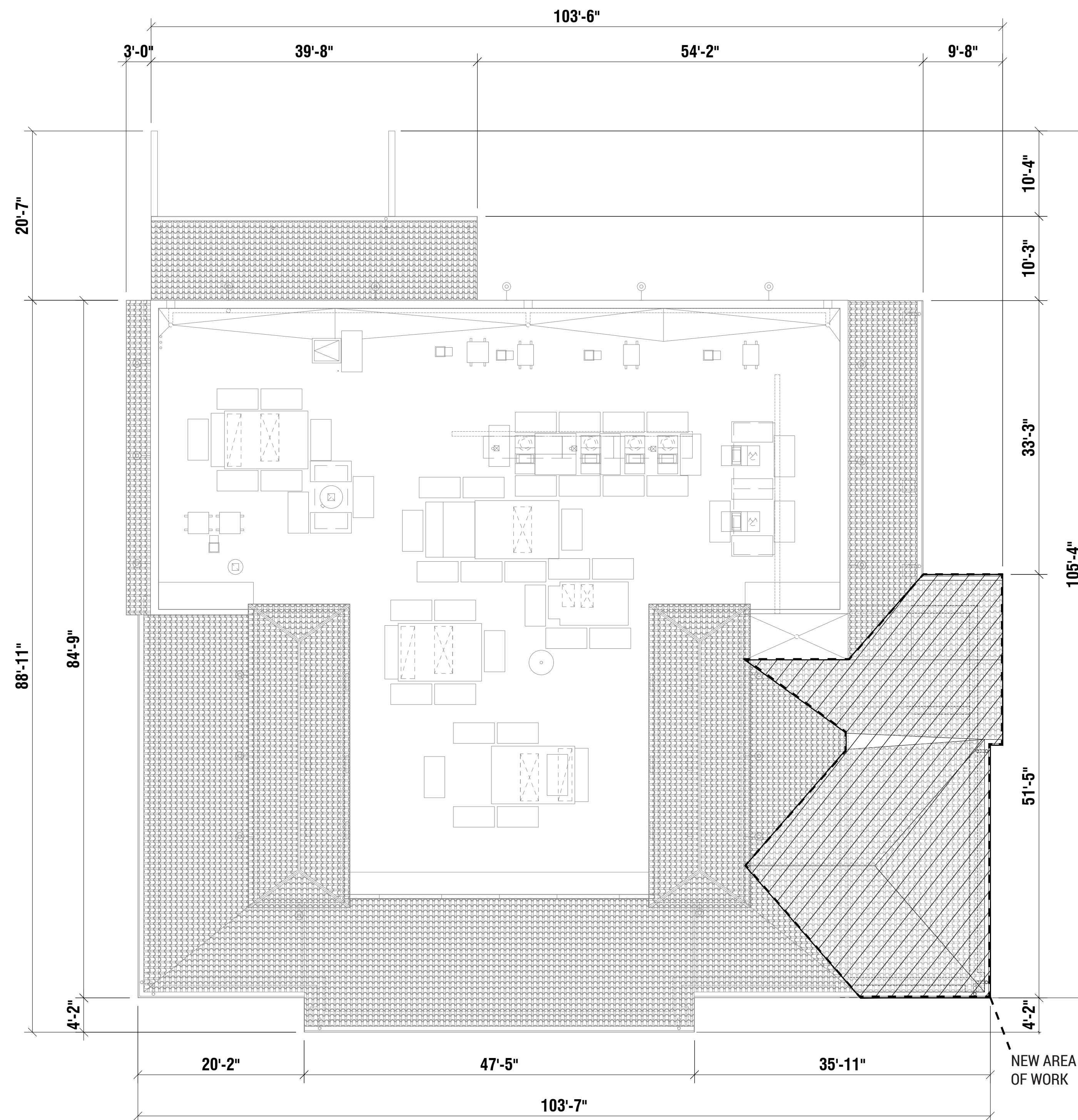
SHEET NO.  
**S-1**  
1 OF 1





FLOOR PLAN



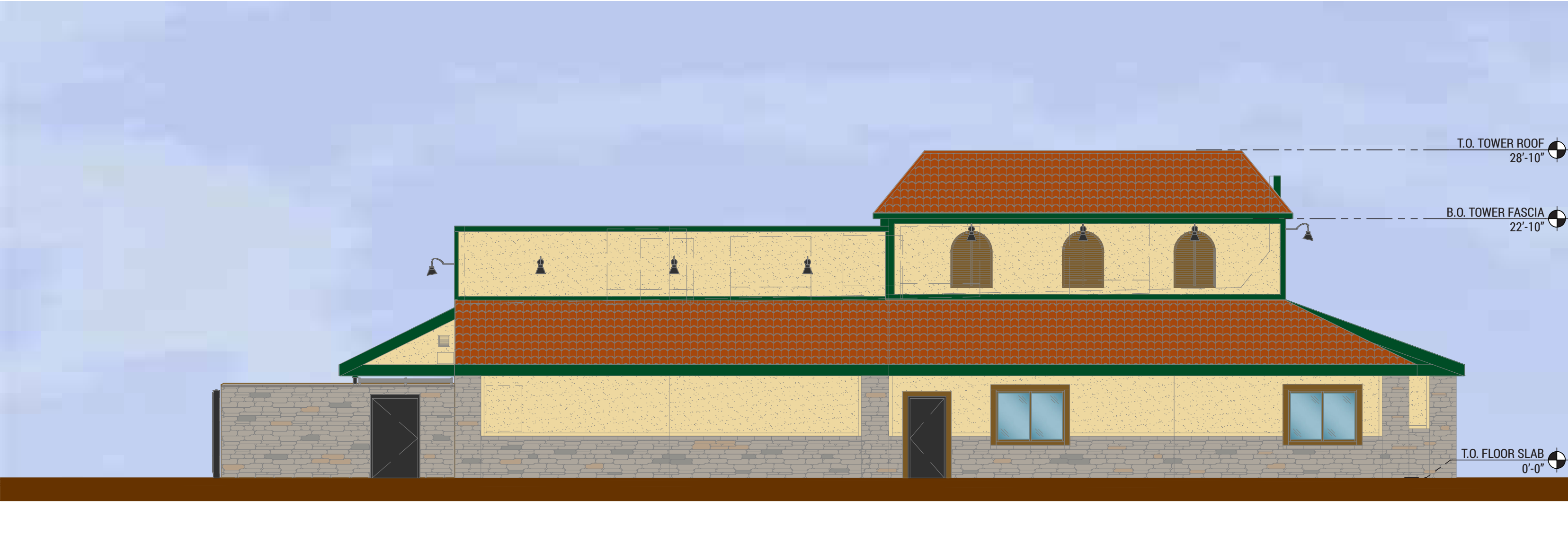


ROOF PLAN





FRONT ELEVATION (EAST)



LEFT ELEVATION (SOUTH)



REAR ELEVATION (WEST)



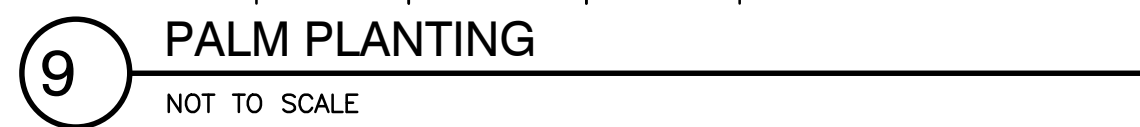
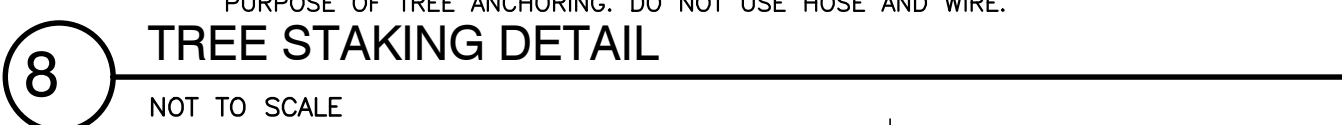
RIGHT ELEVATION (NORTH)

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









1. PLACE AND MAINTAIN PROTECTIVE BARRIERS AROUND THE DRIP LINE OF ANY TREES TO BE RETAINED ON THE SITE TO PREVENT THEIR DESTRUCTION OR DAMAGE. THE PROTECTIVE BARRIERS SHALL BE AT LEAST FOUR (4) FEET IN HEIGHT AND CONSPICUOUSLY COLORED TO BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE CONSTRUCTED OF STURDY MATERIAL (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION AND/OR LAND DEVELOPMENT;
2. NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES;
3. NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE WITH ANY CONSTRUCTION MATERIALS SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR OTHER MATERIALS THAT MAY
4. CAUSE ADVERSE IMPACTS;
5. CLEARING OF VEGETATION WITHIN THE DRIPLINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS; SAID EQUIPMENT SHALL BE A MAXIMUM OF FORTY-EIGHT (48) INCHES WIDE, TIRE TO TIRE, WITH A MAXIMUM WEIGHT OF THREE THOUSAND FIVE HUNDRED (3,500) POUNDS;
6. UTILIZE RETAINING WALLS AND DRYWELLS WHERE NEEDED TO PROTECT TREES TO BE PRESERVED FROM SEVERE GRADE CHANGES;
7. PRUNING OF TREES TO BE PRESERVED SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR PRUNING ESTABLISHED BY ANSI A-300.
8. MAKE NO ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE AND NONDAMAGING NATURE, TO ANY TREE TO BE RETAINED ON THE SITE;
9. NOT CHANGE THE NATURAL GRADE ABOVE THE ROOT SYSTEM WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE UNLESS IT CAN BE DEMONSTRATED TO THE CITY THAT IT WILL NOT DAMAGE ANY TREE;
10. AVOID ANY ENCROACHMENTS, EXCAVATIONS OR SEVERE GRADE CHANGES WITHIN THE DRIP LINE OF PRESERVED TREES UNLESS IT CAN BE DEMONSTRATED TO THE CITY THAT IT WILL NOT IMPACT ANY TREE; AND
11. NOT CAUSE SOIL COMPACTION WITHIN THE DRIPLINE OF ANY TREE TO BE RETAINED ON SITE; AND
12. ANY TREES DESIGNATED TO BE PRESERVED WHICH ARE DAMAGED DURING CONSTRUCTION SHALL PROMPTLY BE REPAIRED.



1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
2. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
3. ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT ISSUE OF, "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI.Z60.1).
4. ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HIS SATISFACTION.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
6. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIAL NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE OWNER.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS. /1000 SF OF 10-10-10 FERTILIZER.
8. ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
9. CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO OWNER.

10. ALL DISTURBED AREAS SHALL RECEIVE 4" MINIMUM OF TOPSOIL (COMPACTED) AND GRASSED WITH SOD OR SEED AS INDICATED ON PLAN. LANDSCAPE CONTRACTOR TO COORDINATE HIS/HER WORK WITH OTHER TRADES REGARDING FINISH GRADING. IF AVAILABLE CONTRACTOR IS TO USE STOCKPILED TOPSOIL ONSITE. IF NOT AVAILABLE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOIL NECESSARY TO MEET FINISH GRADE.
11. TOPSOIL, SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXIOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STICKS AND OTHER EXTRANEOUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
12. SODDED AREAS SHALL BE GRASSED WITH SPECIES PER THE PLANT SCHEDULE. SOD SHALL BE LAID WITH CLOSE, TIGHT FITTING JOINTS, WHICH SHALL BE LAID IN ROWS PARALLEL TO THE CONTOUR LINES. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH, UNIFORM LAWN.
13. SEEDDED AREAS SHALL BE GRASSED WITH SPECIES PER THE PLANT SCHEDULE AT A RATE OF (5) POUNDS PER 1000 SQ. FT. OF GRASSED AREA. SEED MAY BE APPLIED EITHER BY A MECHANICAL SPREADER OR HYDROSEEDING. WHICHEVER METHOD IS CHOSEN A THICK STAND OF GRASS SHALL BE ACHIEVED WITHIN 21 DAYS OR A SECOND OVERSEEDING WILL BE REQUIRED.
14. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS. HYDROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MIXING SEED, FERTILIZER AND PULVERIZED MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDROSEED APPLICATION. MIX UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY UNIFORMLY AT A RATE AS REQUIRED TO OBTAIN SPECIFIED SEEDING RATE.
15. ANY EXISTING LAWN AREA DISTURBED BY CONSTRUCTION IS TO BE REPAIRED TO ITS ORIGINAL CONDITION BY SEEDING AT NO ADDITIONAL COST TO THE OWNER.
16. REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.

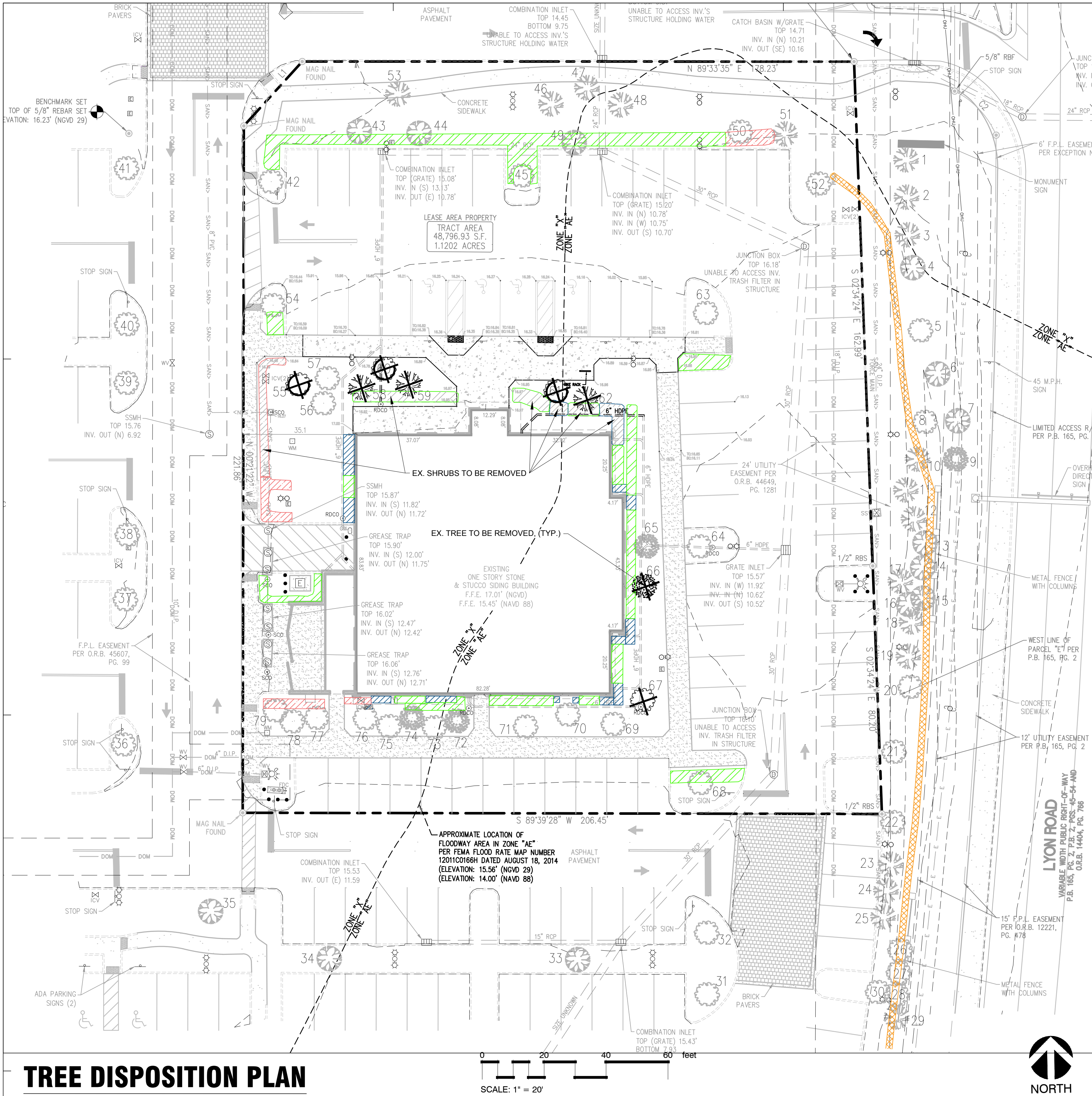
17. ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST FOUR (4) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH.
18. SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
19. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.
20. LOCATION AND LAYOUT OF ALL SHRUBS AND TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
21. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
22. ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS.











## Big Ron's Tree Service

16221 SW 98 Avenue, Miami Fl 33157

Phone: 305-588-3091

email: admin@bigrontreeservice.com

### Tree Survey - Tree Data

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

Date: 6/23/2023

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

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



www.greenbergfarrow.com

Address: 16221 SW 98 Avenue, Miami, FL 33157

Phone: 305-588-3091

Cell: 305-588-3091

Fax: 305-588-3091

E-mail: admin@greenbergfarrow.com

T: (52)(55) 6724 1137

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#### ISSUE/REVISION RECORD

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

#### PROFESSIONAL SEAL

#### PROFESSIONAL IN CHARGE

FRED MADDOX

#### PROJECT MANAGER

ZACH MICHELS

#### QUALITY CONTROL

FAM

#### DRAWN BY

FAM

#### PROJECT NAME

TEXAS

ROADHOUSE

COCONUT CREEK

FLORIDA

5951 LYONS ROAD

33073



#### PROJECT NUMBER

20191590.5

#### SHEET TITLE

TREE

DISPOSITION

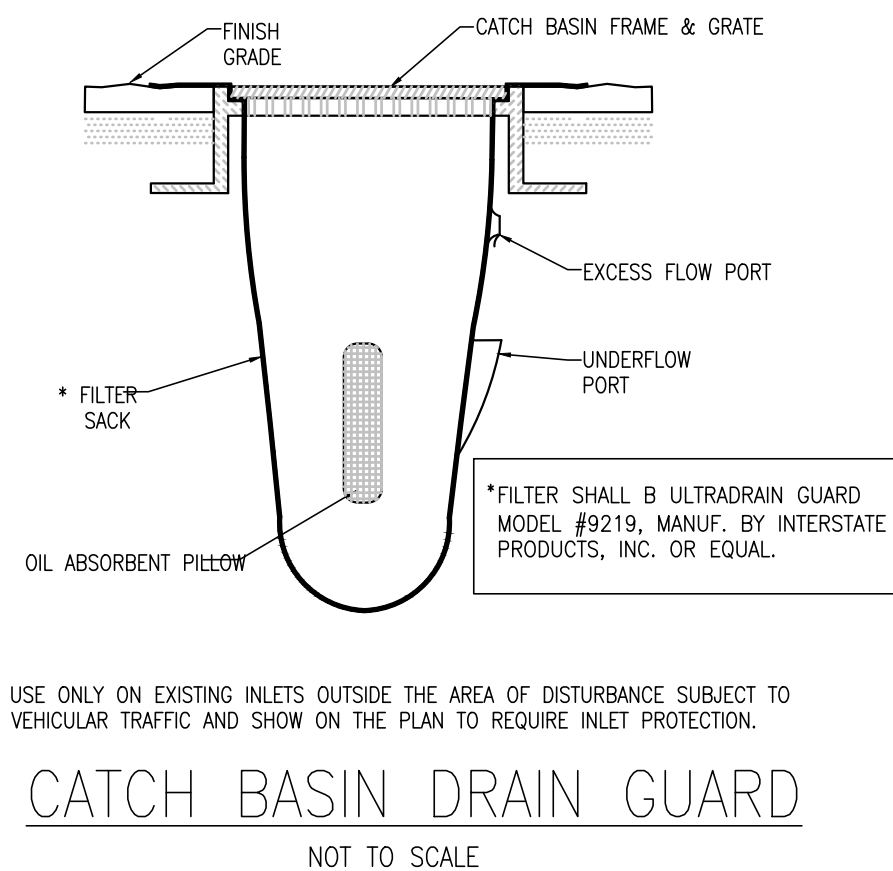
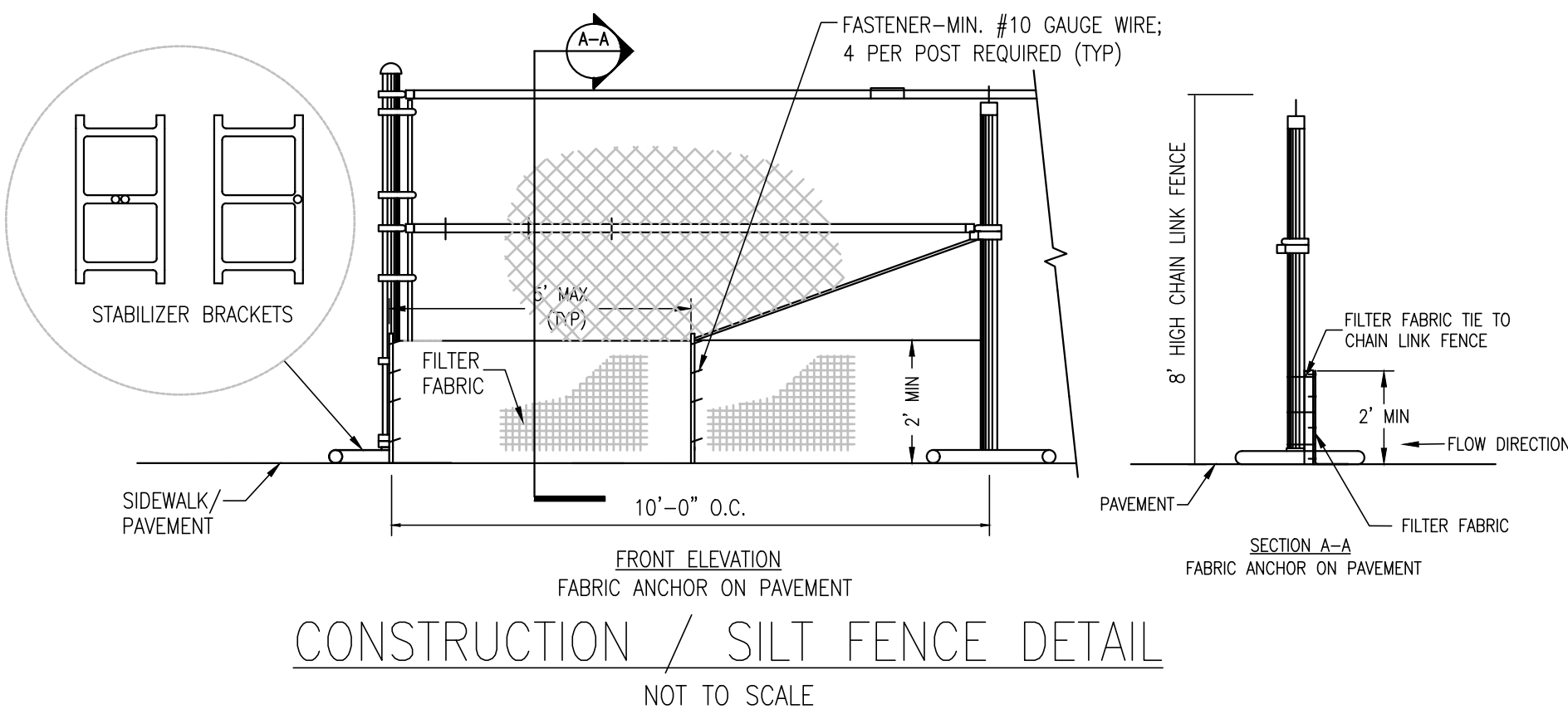
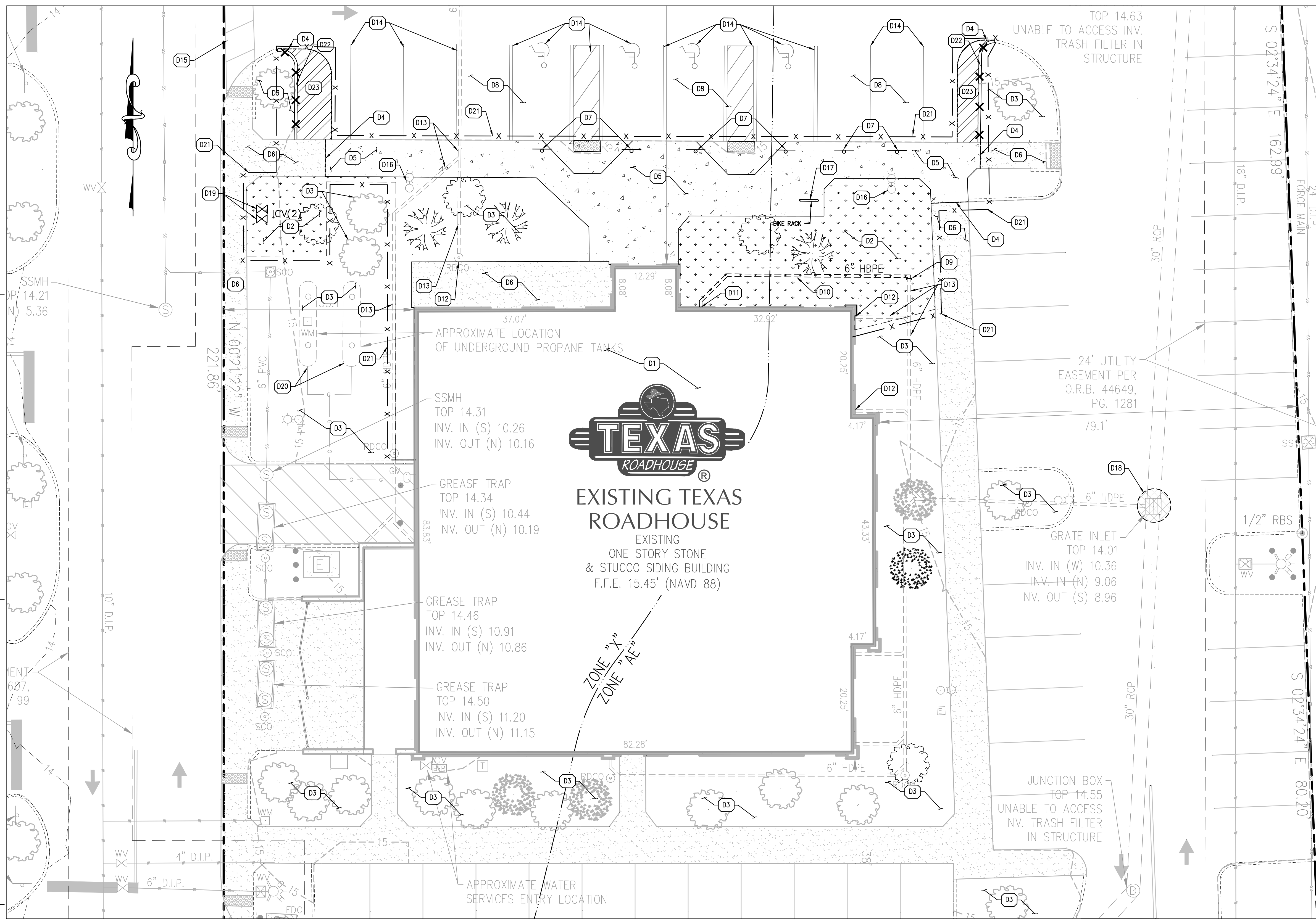
PLAN

#### SHEET NUMBER

T1.0



Drawing Name: D:\2019\20191590\20191590-000-000.dwg, Current: 20191590-000-000.dwg, Modified: Nov 05, 2025 - 10:08am, Plotted on: Nov 05, 2025 - 11:07am by dchavez



#### DEMOLITION LEGEND:

- |  |  |  |                                    |
|--|--|--|------------------------------------|
|  | EXISTING LANDSCAPING TO BE REMOVED               |  | EXISTING PROPERTY LINE             |
|  | EXISTING CONCRETE SIDEWALK TO BE REMOVED         |  | EXISTING CONTOUR                   |
|  | EXISTING ASPHALT PAVEMENT TO BE REMOVED          |  | EXISTING GAS LINE                  |
|  | EXISTING CURB TO BE REMOVED                      |  | EXISTING STORM DRAIN LINE          |
|  | PROPOSED CONCRETE SAW CUT LINE                   |  | EXISTING SANITARY SEWER            |
|  | PROPOSED TEMPORARY CONSTRUCTION FENCE/SILT FENCE |  | EXISTING UNDERGROUND ELECTRIC LINE |
|  | INLET PROTECTION                                 |  | EXISTING OVERHEAD ELECTRIC LINE    |
|  |  |  | EXISTING TELEPHONE LINE            |
|  |  |  | EXISTING WATER LINE                |
|  |  |  | EXISTING SIGN                      |
|  |  |  | EXISTING SITE LIGHT                |
|  |  |  | EXISTING BIKE RACK                 |
|  |  |  | EXISTING SPOT GRADE                |

#### DEMOLITION KEY NOTES:

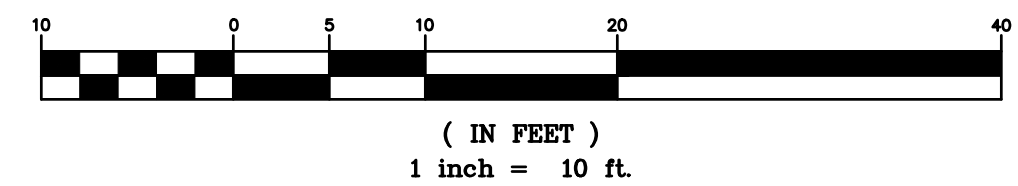
- EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING LANDSCAPE AREA AND TOP SOIL TO BE REMOVED. REMOVE, CUT AND CAP IRRIGATION LINES. SEE LANDSCAPING AND IRRIGATION PLAN FOR ADDITIONAL LANDSCAPE AND IRRIGATION SCOPE.
- EXISTING LANDSCAPING NOT IMPACTED BY THE BUILDING ADDITION BUT WITHIN THE OVERALL LANDSCAPING AND IRRIGATION IMPROVEMENTS SCOPED FOR THIS PROJECT. REFER TO THE LANDSCAPING PLANS FOR DETAILS.
- SAW CUT EXISTING CONCRETE SIDEWALK, CURB OR PAVEMENT.
- EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT FROM CONSTRUCTION.
- EXISTING SIGNS TO BE RELOCATED. SEE SITE PLAN DETAIL FOR NEW LOCATIONS.
- EXISTING AC PAVEMENT TO REMAIN. PROTECT FROM CONSTRUCTION.
- CUT EXISTING 6" ROOF DRAIN PIPE. INSTALL TEMPORARY CAP.
- REMOVE EXISTING ROOF DRAIN PIPE.
- REMOVE EXISTING ROOF DRAIN DOWNSPOUT/CLEANOUT.
- EXISTING DOWNSPOUTS TO REMAIN. PROTECT FROM CONSTRUCTION.
- EXISTING STORM DRAIN LINE TO REMAIN. PROTECT FROM CONSTRUCTION.
- EXISTING PAVEMENT STRIPING TO BE REMOVED. SEE SITE PLAN FOR NEW STRIPING.
- EXISTING PAVEMENT STRIPING TO REMAIN. PROTECT FROM CONSTRUCTION.
- EXISTING SITE LIGHT TO REMAIN. PROTECT FROM CONSTRUCTION.
- REMOVE EXISTING BIKE RACK. SEE SITE PLAN (C1.0) AND SITE PLAN DETAIL (C3.0) FOR NEW BIKE RACK LOCATION.
- INLET PROTECTION SEE DETAIL BELOW AND SITE PLAN (C1.0) FOR ALL LOCATIONS.
- EXISTING IRRIGATION VALVES TO BE RELOCATED BASED ON NEW DESIGN BUILT IRRIGATION LAYOUT.
- EXISTING UNDERGROUND PROPANE TANKS TO REMAIN. PROTECT FROM CONSTRUCTION.
- PROPOSED CONSTRUCTION FENCE/ SILT FENCE. SEE DETAIL BELOW (LIMITS OF DISTURBANCE)
- EXISTING CURB TO BE REMOVED.
- EXISTING ASPHALT PAVEMENT TO BE REMOVED.

#### DEMOLITION NOTES:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING UTILITY SERVICES AND SITE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION IS ACHIEVED.
- THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES 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 AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
- THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE ORIGINAL CIVIL ENGINEERING PLANS PROVIDED TO THE ENGINEER FOR DESIGN. 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 REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS.
- VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.
- ALL EXISTING LANDSCAPING NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
- PRIOR TO REMOVAL OF ANY PORTION OF THE EXISTING IRRIGATION SYSTEM AFFECTED BY THE PROPOSED BUILDING ADDITION CONTRACTOR SHALL LOCATE AND CAP THE EXISTING IRRIGATION LINES AT THE PROJECT AREA LIMITS. THE REMAINDER OF THE EXISTING SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IF FOR ANY REASON THE SYSTEM WILL NOT BE OPERATIONAL CONTRACTOR SHALL UTILIZE CARE TO ENSURE EXISTING PLANT MATERIAL IS ADEQUATELY WATERED DURING DRY PERIODS OR TIMES OF EXTENDED HEAT.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL UTILITIES WHICH ARE BEING ABANDONED MUST BE FULLY REMOVED FROM THE SITE.



GRAPHIC SCALE



www.greenbergfarrow.com

8600 W Bryn Mawr Avenue  
Suite 800N  
Chicago, IL 60631  
t: 847 788 9200

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#### ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/25	DRC COMMENTS RESPONSE
08/07/25	DRC COMMENTS RESPONSE
11/05/25	DRC COMMENTS RESPONSE



## SITE KEY NOTES:

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

## LEGEND:

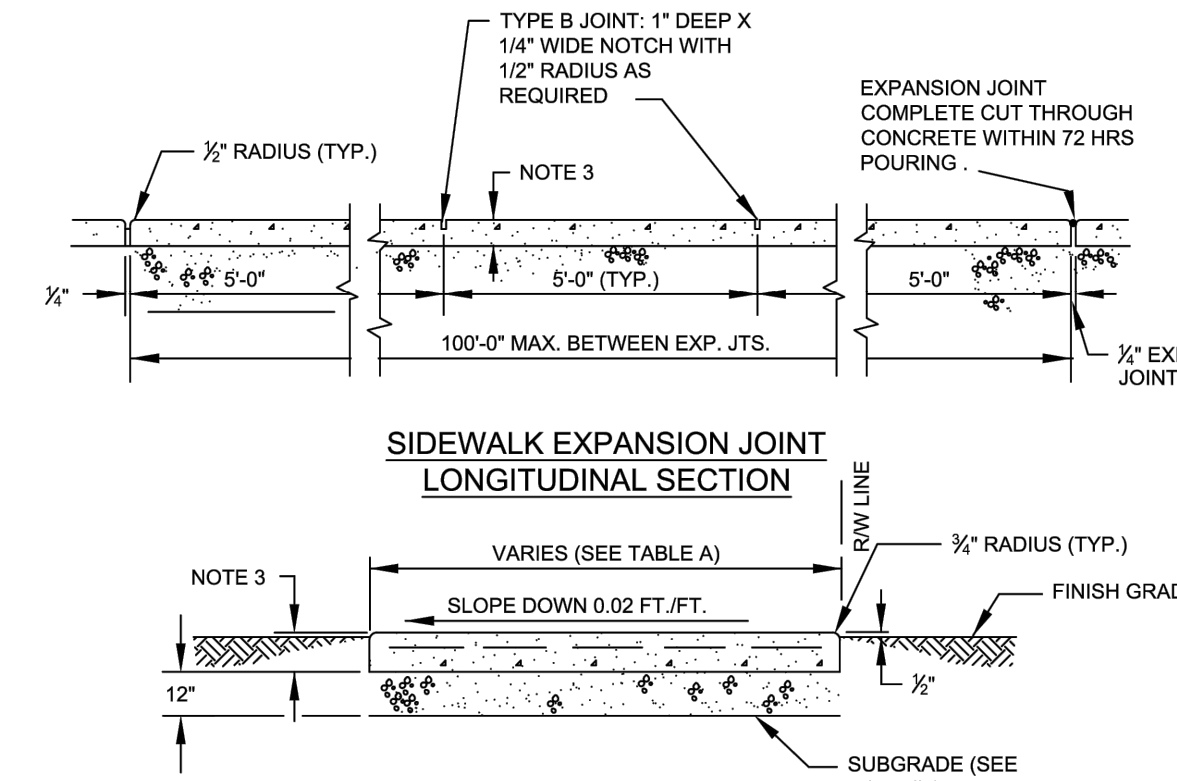
- |  |   |
|--|---|
|  | EXISTING BUILDING   |
|  | PROPOSED BUILDING ADDITION  |
|  | PROPOSED INTEGRAL CONCRETE SIDEWALK<br>5" PORTLAND CEMENT CONCRETE OVER<br>4" WELL DRAINED AGGREGATE BASE |
|  | RESTORED LANDSCAPING AREA   |
|  | EXISTING LANDSCAPING AREA   |
|  | PROPOSED LANDSCAPING AREA   |
|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

## GRADING & UTILITY KEY NOTES:

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

## GRADING AND UTILITY NOTES:

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



## SIDEWALK SECTION

WIDTH	ROADWAY APPLICATION
5'	LOCAL STREET ACCESSES
5'	TWO-LANE COLLECTOR
5'	FOUR-LANE COLLECTOR
5'	ARTERIAL ROADWAYS

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

## NOTES

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



## UTILITIES & ENGINEERING DEPARTMENT

5295 JOHNSON ROAD  
COCONUT CREEK, FL 33073  
TEL NO: 954-973-6786  
FAX NO: 954-571-4146  
www.coconutcreek.net



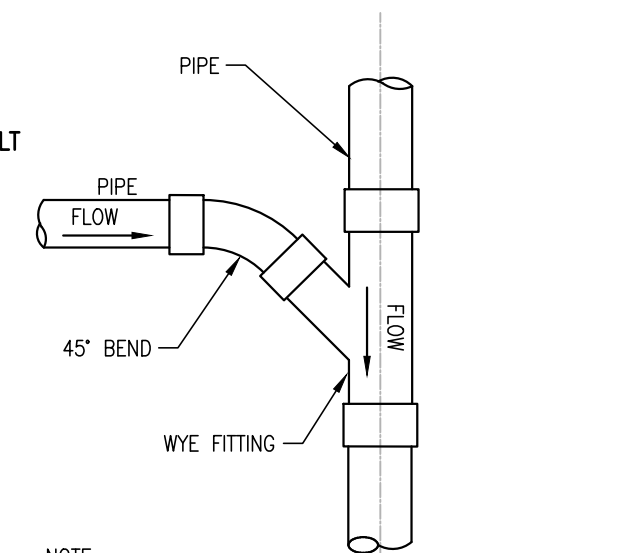
## TYPICAL SIDEWALK

### STANDARD DETAILS

DATE: September 2022

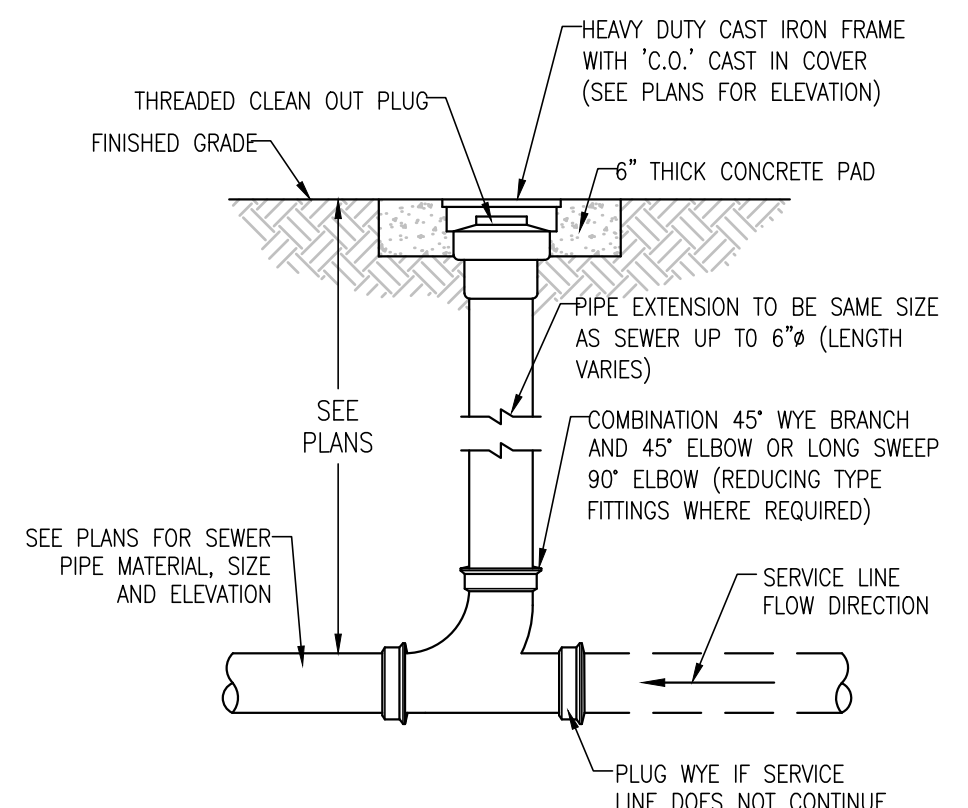
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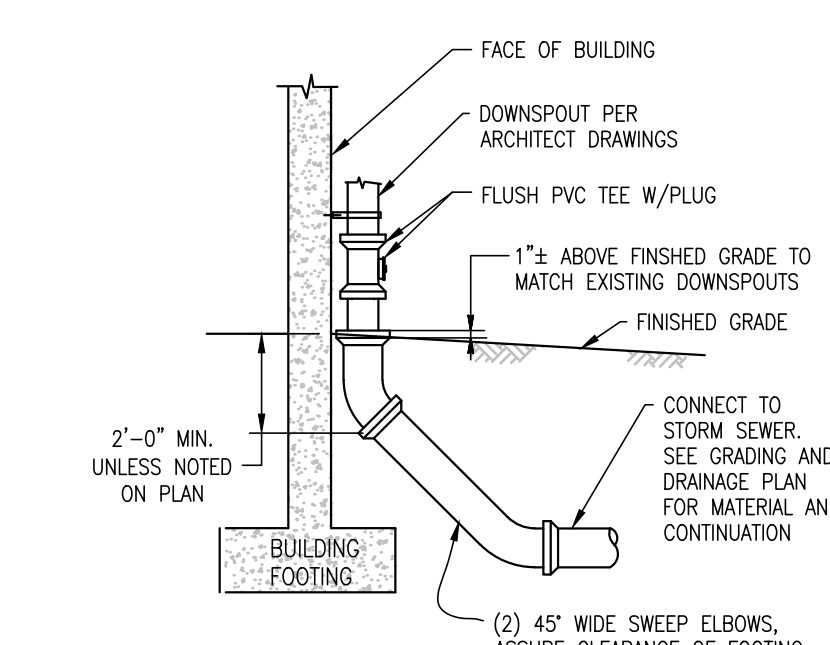
## WYE CONNECTION DETAIL

NOT TO SCALE



## STORM SEWER CLEAN OUT DETAIL

NOT TO SCALE

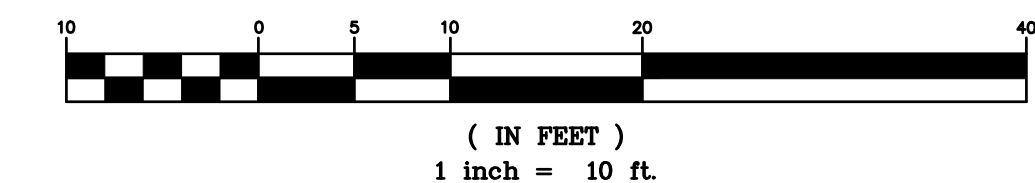


## DOWNSPOUT LEADER DETAIL

NOT TO SCALE

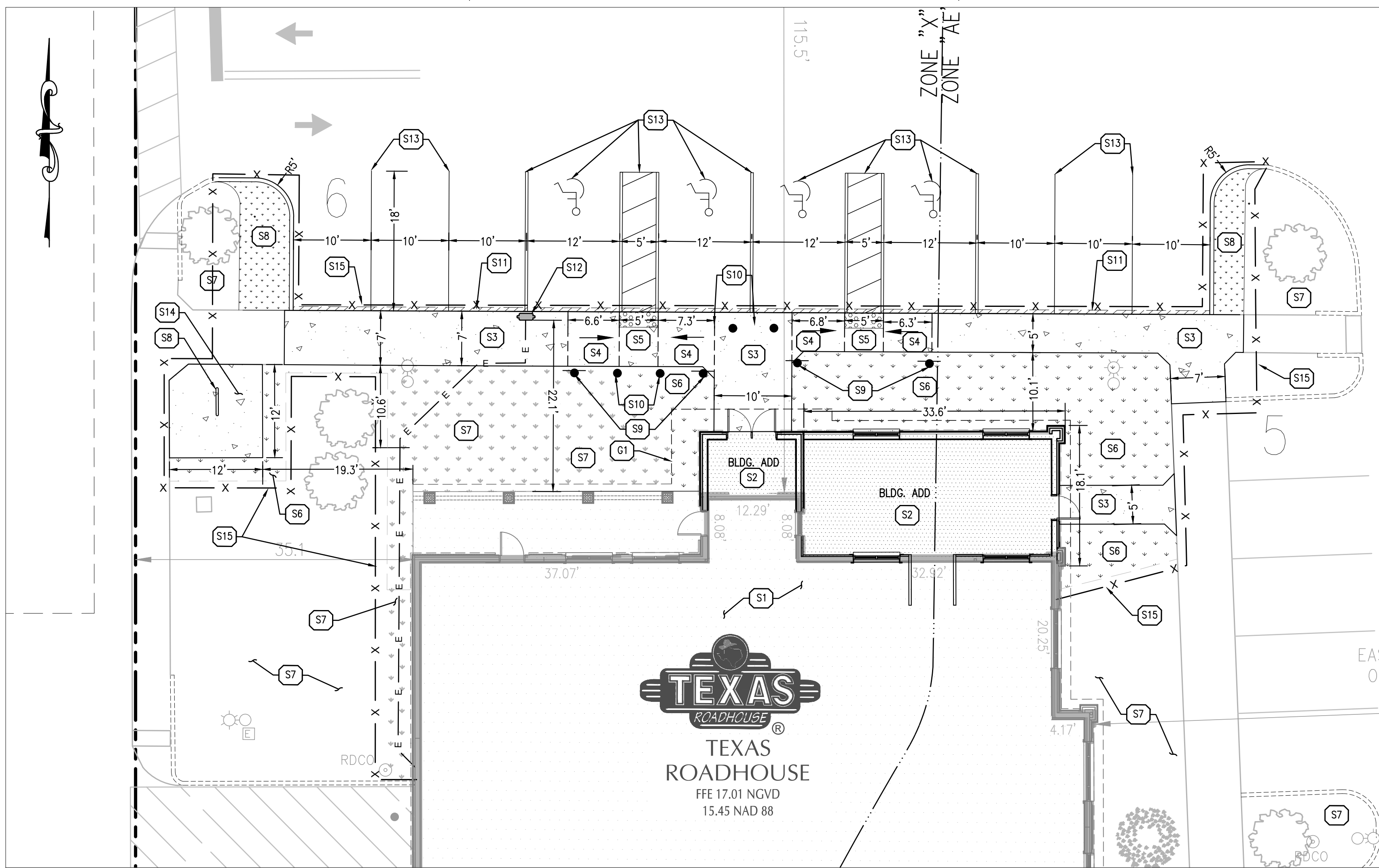


## GRAPHIC SCALE



## SITE PLAN DETAIL

SCALE: 1" = 10'



## GRADING & UTILITY PLAN DETAIL

SCALE: 1" = 10'

