

THE SITE IS LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD ZONE X AND ZONE AE (EL14). AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 12011C0165H, LAST REVISED ON AUGUST 18, 2014.

FEMA MAP  
NOT TO SCALE

#### 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 recyclable 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.

ACTION ITEM:	DESCRIPTION (description of use in development)
Action 1.6 – Ensure 100% of new development projects throughout the City contain conspicuous displays of green technology 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:



## COCONUT CREEK, FLORIDA

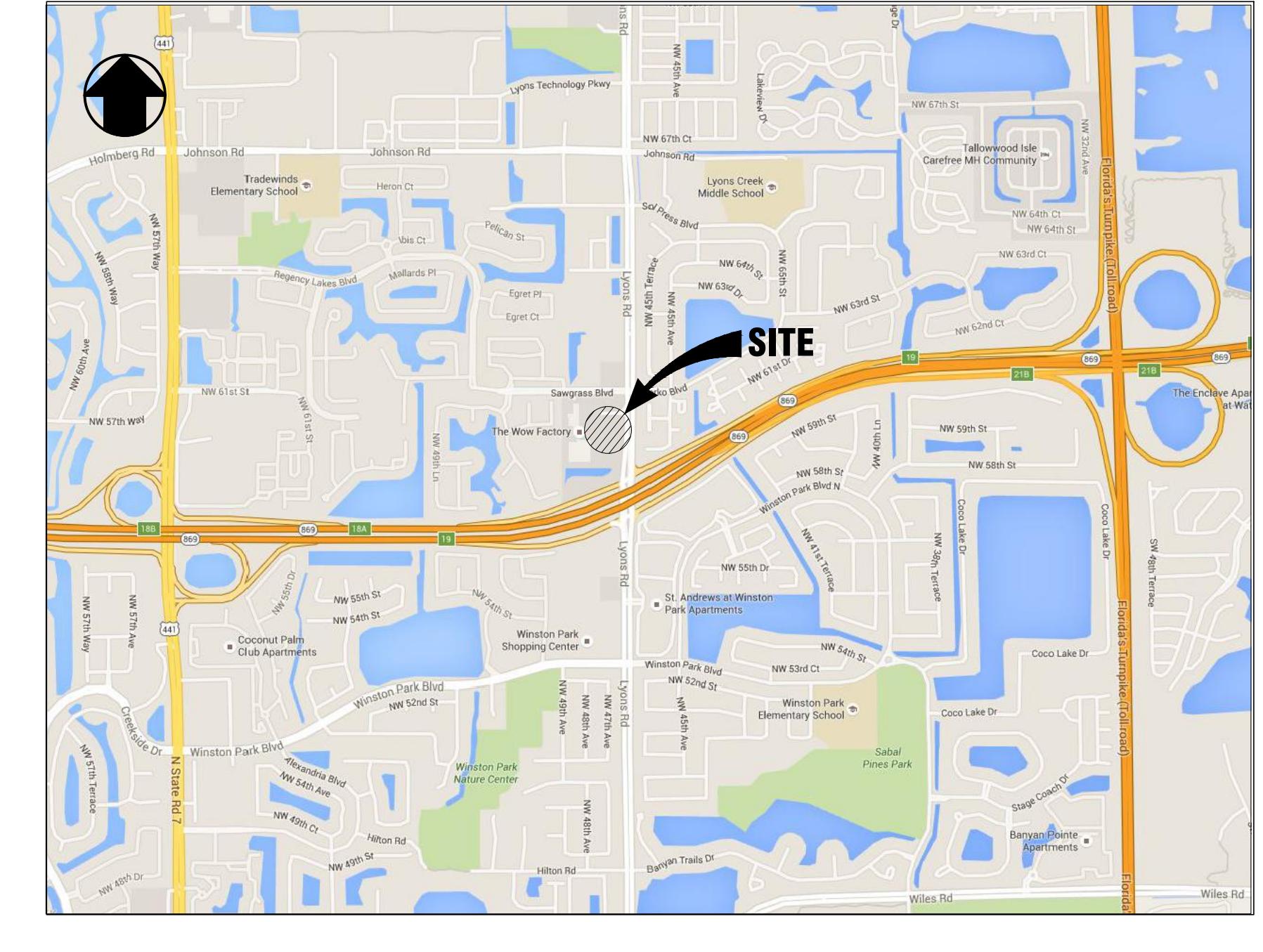
### BUILDING ADDITION

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

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

ARCHITECT:  
**GREENBERGFARROW**

CONTACT: JULIE WEHMAYER  
8600 W BRYN MAWR AVENUE, SUITE 8000  
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: (404) 681-4327  
amaddox@greenbergfarrow.com

LAND SURVEYOR  
**BECHTLER GREENFIELD SURVEYING, LLC**

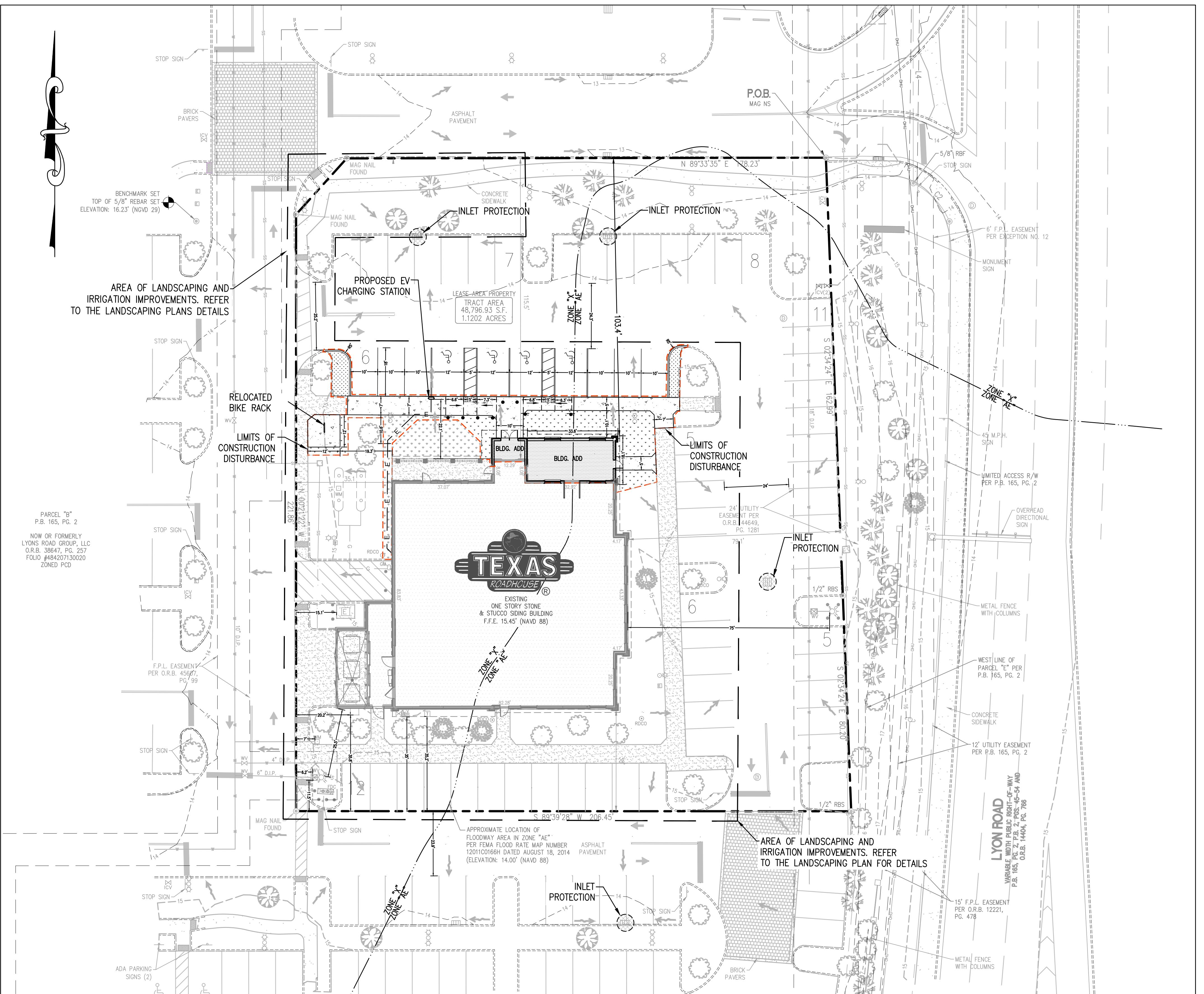
CONTACT: RODNEY E. ABNEY, JR.  
1230 WEST PEACHTREE ST. NE, SUITE 2900  
ATLANTA, GA 30309  
TEL: (770) 442-1811  
PROJECT NO. 22-1350

**Sunshine811**

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

ENGINEER:  
**ZACH MICHELS**  
CIVIL ENGINEERING SR. PROJECT MANAGER  
8600 W BRYN MAWR AVENUE, SUITE 8000  
CHICAGO, IL 60631  
(314) 238-8539  
zmichels@greenbergfarrow.com


**GENERAL SITE NOTES:**

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

**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 ADDITIONAL LANDSCAPING. THE NUMBER OF THE ROW OF STALLS, THE TOTAL AREA DISTURBED BY CONSTRUCTION ACTIVITIES IS 3,283 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: 46,992.71 S.F. (1.1247 ACRES)  
 TOTAL DISTURBED AREA: ±0.075 ACRES  
 ZONED: PLANNED COMMERCE DISTRICT (PCD) & SAWGRASS EXCHANGE DISTRICT (MODULE 3)

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

ZONING COVERAGE: GENERAL PLANNED COMMERCE DISTRICT  
 REQUIRED 1 ACRE (43,560 SF)  
 EXISTING 1.120 ACRES  
 MINIMUM LOT AREA >800 FT.  
 MINIMUM OPEN SPACE >20.0%  
 MAXIMUM BUILDING COVERAGE 40.0%  
 <40.0%

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

ZONING SETBACKS: GENERAL PLANNED COMMERCE DISTRICT  
 REQUIRED FRONT YARD 25 FT.  
 EXISTING 79.1 FT.  
 SIDE YARD 25 FT.  
 38'/115.5 FT.  
 REAR YARD 25 FT.  
 35.1 FT.  
 SAWGRASS EXCHANGE DISTRICT  
 REQUIRED \*NORTH 25 FT.  
 EXISTING >25 FT.  
 \*SOUTH 20 FT.  
 >20 FT.  
 \*EAST 25 FT.  
 >25 FT.  
 \*WEST 25 FT.  
 >25 FT.

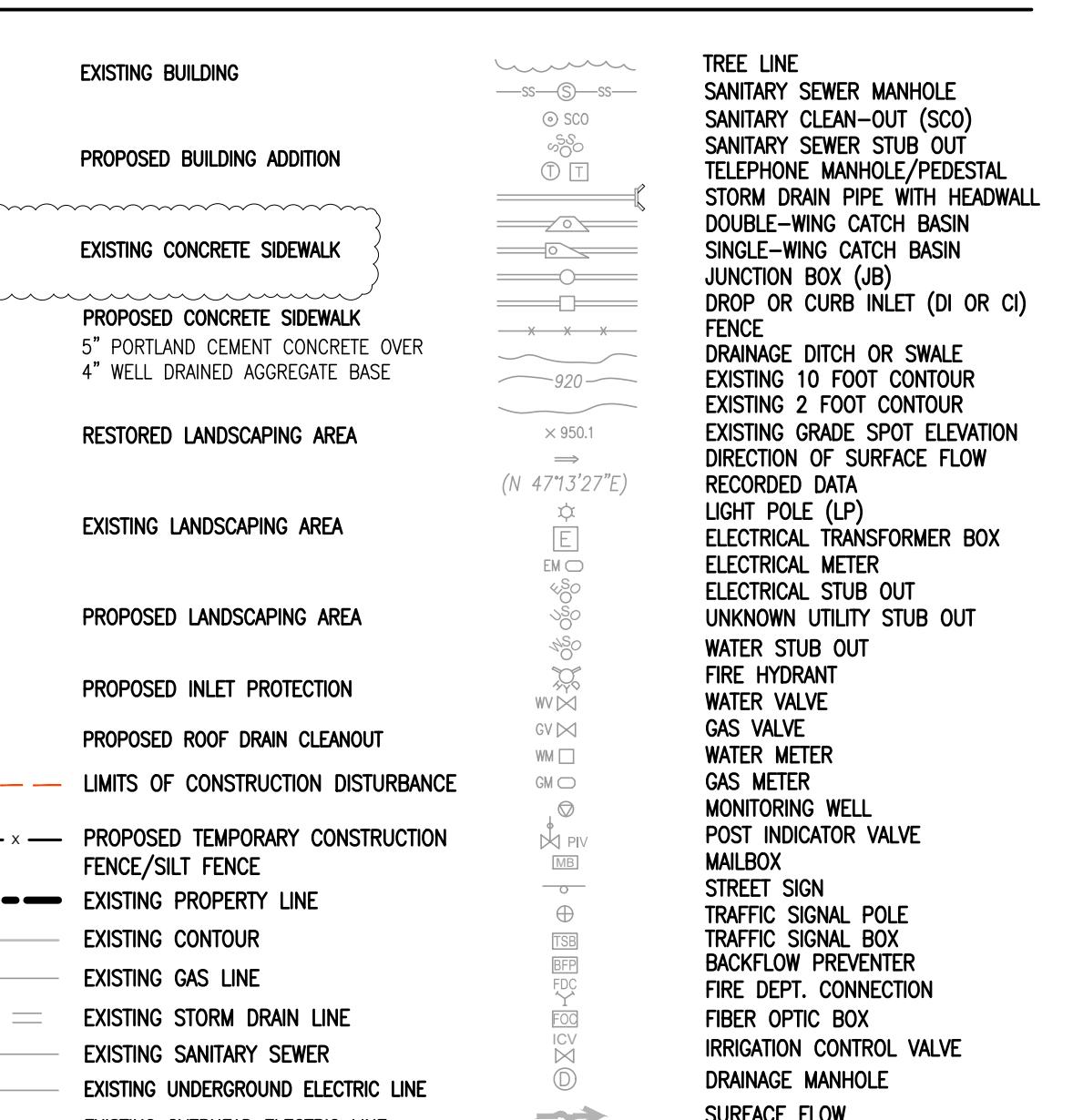
\*SETBACK FROM INTERIOR BUFFER LINE  
 PARKING REQUIREMENTS:  
 SPACES REQUIRED 35 (MIN.)  
 EXISTING 61 SPACES +4 ADA  
 PROPOSED 60 SPACES +4 ADA  
 +1 LOADING ZONE  
 +1 LOADING ZONE

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

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

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

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

**LEGEND:**

**GRAPHIC SCALE**

20 0 10 20 40 60  
 (IN FEET)  
 1 inch = 20 ft.

**Sunshine811**

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



**PROJECT NUMBER**  
 20191590.5  
**SHEET TITLE**

**SITE PLAN**

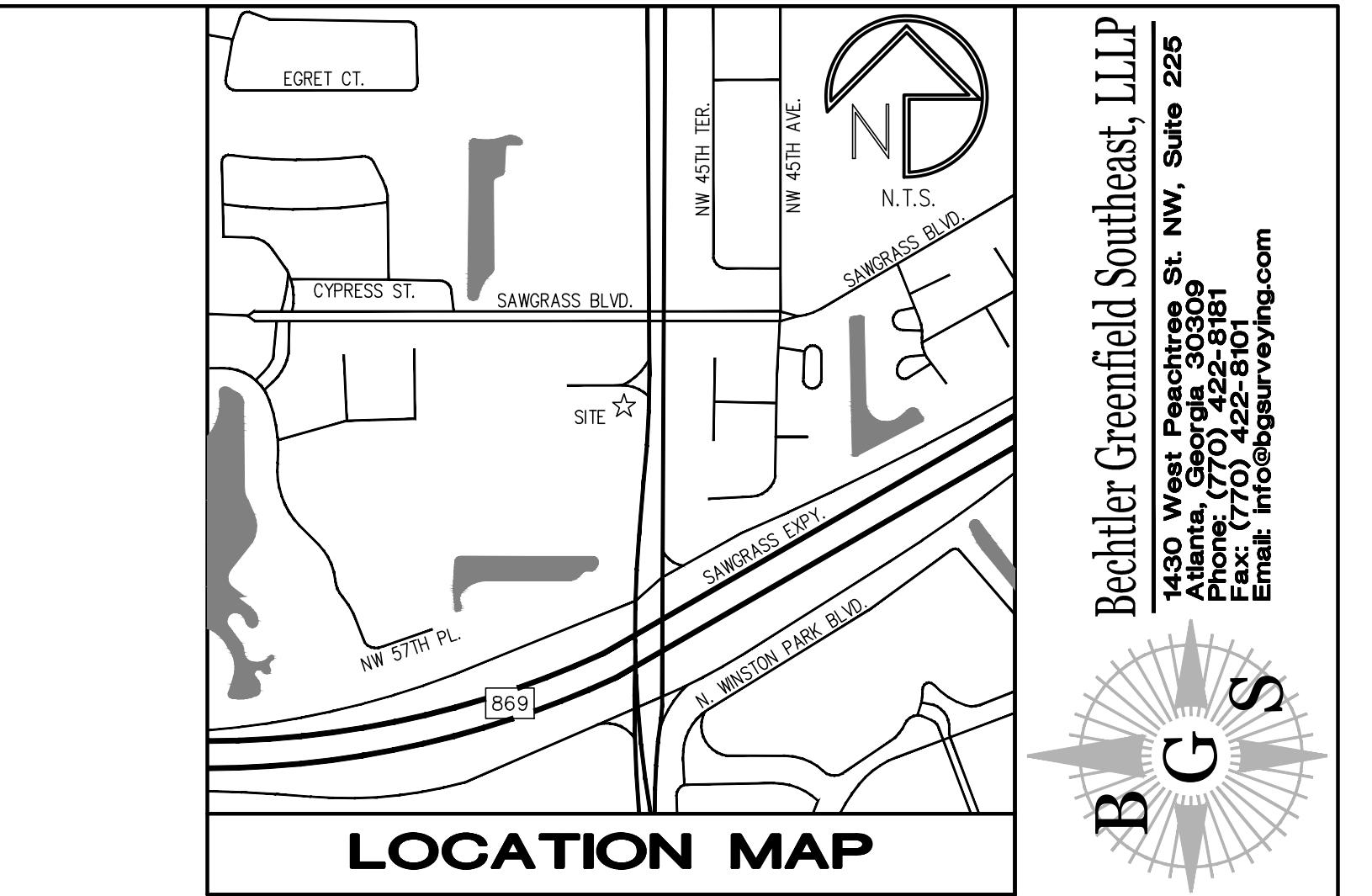
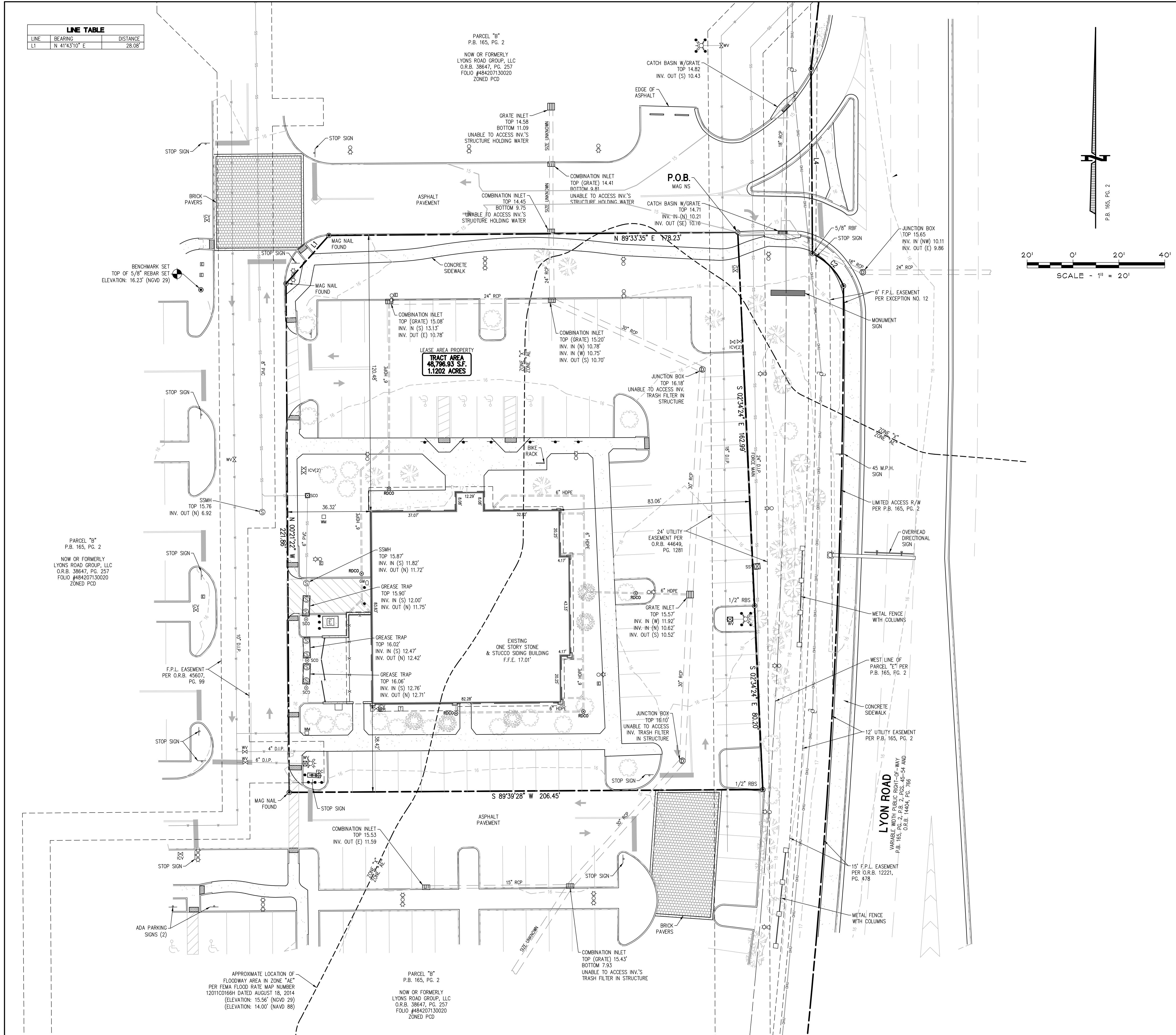
**SHEET NUMBER**

**C1.0**

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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

**PROFESSIONAL SEAL**



# LOCATION MAP

## **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 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 5J17-G) 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 2 FOOT CONTOUR		OPEN TOP PIPE FOUND
EXISTING GRADE SPOT ELEVATION		CRIMP TOP PIPE FOUND
DIRECTION OF SURFACE FLOW		CONCRETE MONUMENT FOUND
RECORDED DATA		BRASS DISK FOUND
PARKING SPACE COUNT		AXLE FOUND
LIGHT POLE (LP)		REBAR PIN SET
ELECTRICAL TRANSFORMER BOX		CORRUGATED METAL PIPE
ELECTRICAL METER		REINFORCED CONC. PIPE
ELECTRICAL STUB OUT		HIGH-DENSITY POLYETHYLENE PIPE
UNKNOWN UTILITY STUB OUT		DUCTILE IRON PIPE
WATER STUB OUT		POLYVINYL CHLORIDE PIPE

FRK  
AS ROADHOUSE HOLDING, LLC

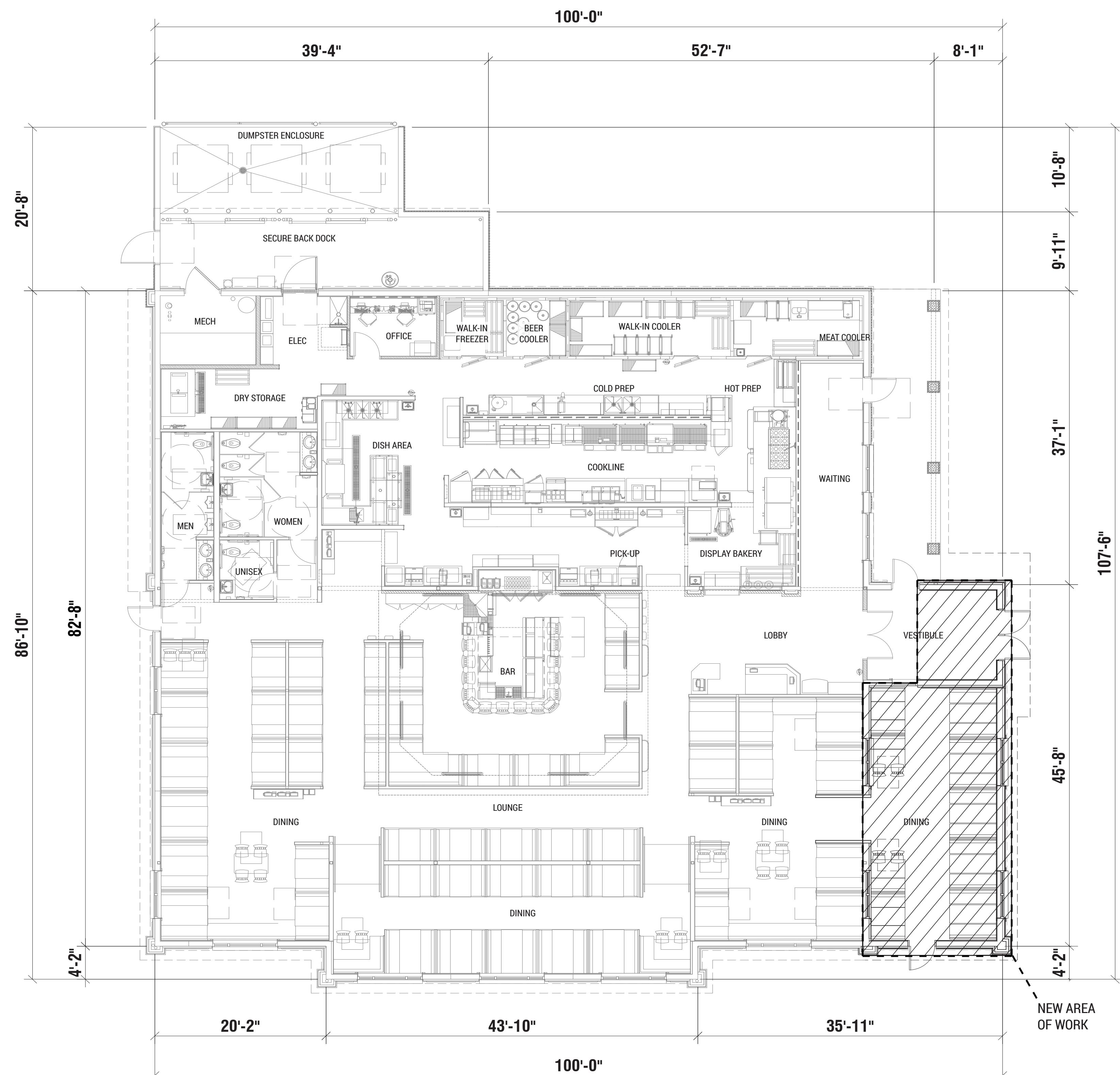
5855 LYON ROAD  
COCONUT CREEK, FL 33073

**Bechtler Greenfield Southeast, LLC**  
**1430 West Peachtree St. NW, Suite 200**  
**Atlanta, Georgia 30309**  
**Phone: (770) 422-8181**  
**Fax: (770) 422-8101**

PROJECT NO.  
**6-110-0**  
DRAWING FILE:

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

1 OF 1



FLOOR PLAN



8600 W Bryn Mawr Ave., Suite 800N  
Chicago, Illinois 60631  
t: 847.788.9200 f: 847.788.9536



TEXAS ROADHOUSE  
COCONUT CREEK, FL  
20191590.0

FLOOR PLAN EXHIBIT  
SCALE: 1/8" = 1'-0"  
A1.0



ROOF PLAN



8600 W Bryn Mawr Ave., Suite 800N  
Chicago, Illinois 60631  
t: 847.788.9200 f: 847.788.9536



TEXAS ROADHOUSE | ROOF PLAN EXHIBIT  
COCONUT CREEK, FL 20191590.0  
SCALE: 1/8" = 1'-0"  
A1.1



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	PAINT #5 SHERWIN WILLIAMS BELIEVABLE BUFF: SW6120
EIF (ACCENT BAND)	PAINT #2 SHERWIN WILLIAM PAINTS 2 COATS GREEN ENAMEL OIL OR ACRYLIC BASE
BARREL 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



8600 W Bryn Mawr Ave., Suite 800N  
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TEXAS ROADHOUSE  
COCONUT CREEK, FL  
20191590.0

EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"  
A2.0

05/07/2025









## DEMOLITION KEY NOTES:

- D1 EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- D2 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.
- D3 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.
- D4 SAW CUT EXISTING CONCRETE SIDEWALK, CURB OR PAVEMENT.
- D5 EXISTING CONCRETE SIDEWALK TO BE REMOVED.
- D6 EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT FROM CONSTRUCTION.
- D7 EXISTING SIGNS TO BE RELOCATED. SEE SITE PLAN DETAIL FOR NEW LOCATIONS.
- D8 EXISTING AC PAVEMENT TO REMAIN. PROTECT FROM CONSTRUCTION.
- D9 CUT EXISTING 6" ROOF DRAIN PIPE. INSTALL TEMPORARY CAP.
- D10 REMOVE EXISTING ROOF DRAIN PIPE.
- D11 REMOVE EXISTING ROOF DRAIN DOWNSPOUT/CLEANOUT.
- D12 EXISTING DOWNSPOUTS TO REMAIN. PROTECT FROM CONSTRUCTION.
- D13 EXISTING STORM DRAIN LINE TO REMAIN. PROTECT FROM CONSTRUCTION.
- D14 EXISTING PAVEMENT STRIPING TO BE REMOVED. SEE SITE PLAN FOR NEW STRIPING.
- D15 EXISTING PAVEMENT STRIPING TO REMAIN. PROTECT FROM CONSTRUCTION.
- D16 EXISTING SITE LIGHT TO REMAIN. PROTECT FROM CONSTRUCTION.
- D17 REMOVE EXISTING BIKE RACK. SEE SITE PLAN (C1.0) AND SITE PLAN DETAIL (C3.0) FOR NEW BIKE RACK LOCATION.
- D18 INLET PROTECTION SEE DETAIL BELOW AND SITE PLAN (C1.0) FOR ALL LOCATIONS.
- D19 EXISTING IRRIGATION VALVES TO BE RELOCATED BASED ON NEW DESIGN BUILT IRRIGATION LAYOUT.
- D20 EXISTING UNDERGROUND PROPANE TANKS TO REMAIN. PROTECT FROM CONSTRUCTION.
- D21 PROPOSED CONSTRUCTION FENCE/ SILT FENCE. SEE DETAIL BELOW (LIMITS OF DISTURBANCE)
- D22 EXISTING CURB TO BE REMOVED.
- D23 EXISTING ASPHALT PAVEMENT TO BE REMOVED.

## DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. 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.
3. 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.
4. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. ALL EXISTING LANDSCAPING NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
12. 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.
13. 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.
14. ALL UTILITIES WHICH ARE BEING ABANDONED MUST BE FULLY REMOVED FROM THE SITE.

<b>ISSUE/REVISION RECORD</b>			
DATE	DESCRIPTION	RESPONSE	COMMENT
07/07/25	DRC COMMENTS	RESPONSE	
08/07/25	DRC COMMENTS	RESPONSE	
11/05/25	DRC COMMENTS	RESPONSE	

## PROFESSIONAL SEAL

**PROFESSIONAL IN CHARGE**  
ZACH MICHELS

---

**PROJECT MANAGER**  
ZACH MICHELS

---

**QUALITY CONTROL**  
ZM

---

**DRAWN BY**  
AT

---

**PROJECT NAME**

---

**TEXAS**

**ROADHOUSE**

**COCONUT CREEK**

**FLORIDA**

**5951 LYONS ROAD**

The logo for Texas Roadhouse is a black and white graphic. It features the word "TEXAS" in large, bold, serif capital letters. Above "TEXAS" is a circular emblem containing a stylized "T". Below "TEXAS" is the word "ROADHOUSE" in a smaller, serif font, with a registered trademark symbol (®) at the end. The entire wordmark is set against a dark, horizontal banner with decorative flanking elements.

**PROJECT NUMBER**  
20191590.5

# **DEMOLITION & EROSION CONTROL PLAN**

---

**SHEET NUMBER**

---

# C2.0

# Sunshine811

## GRAPHIC SCALE

Architectural drawing showing a horizontal line with a vertical line extending downwards from its center. A horizontal dimension line with arrows at both ends spans the width of the horizontal line, labeled "10'-0\" O.C." (10 feet 0 inches on center). To the right of the dimension line, the text "PAVEMENT" is written vertically. Below the horizontal line, the text "FRONT ELEVATION" is centered above the label "FABRIC ANCHOR ON PAVEMENT". At the bottom, the text "CONSTRUCTION / SILT FENCE DETAIL" is written in large, bold, uppercase letters, with a diagonal line separating "CONSTRUCTION" from "SILT FENCE DETAIL". Below this, the text "NOT TO SCALE" is centered. The drawing is on a light blue background with a white border.

FINISH GRADE

CATCH BASIN FRAME & GRATE

EXCESS FLOW PORT

\* FILTER SACK

UNDERFLOW PORT

OIL ABSORBENT PILLOW

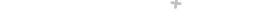
\* FILTER SHALL BE ULTRADRRAIN GUARD MODEL #9219, MANUF. BY INTERSTATE PRODUCTS, INC. OR EQUAL.

USE ONLY ON EXISTING INLETS OUTSIDE THE AREA OF DISTURBANCE SUBJECT TO VEHICULAR TRAFFIC AND SHOW ON THE PLAN TO REQUIRE INLET PROTECTION.

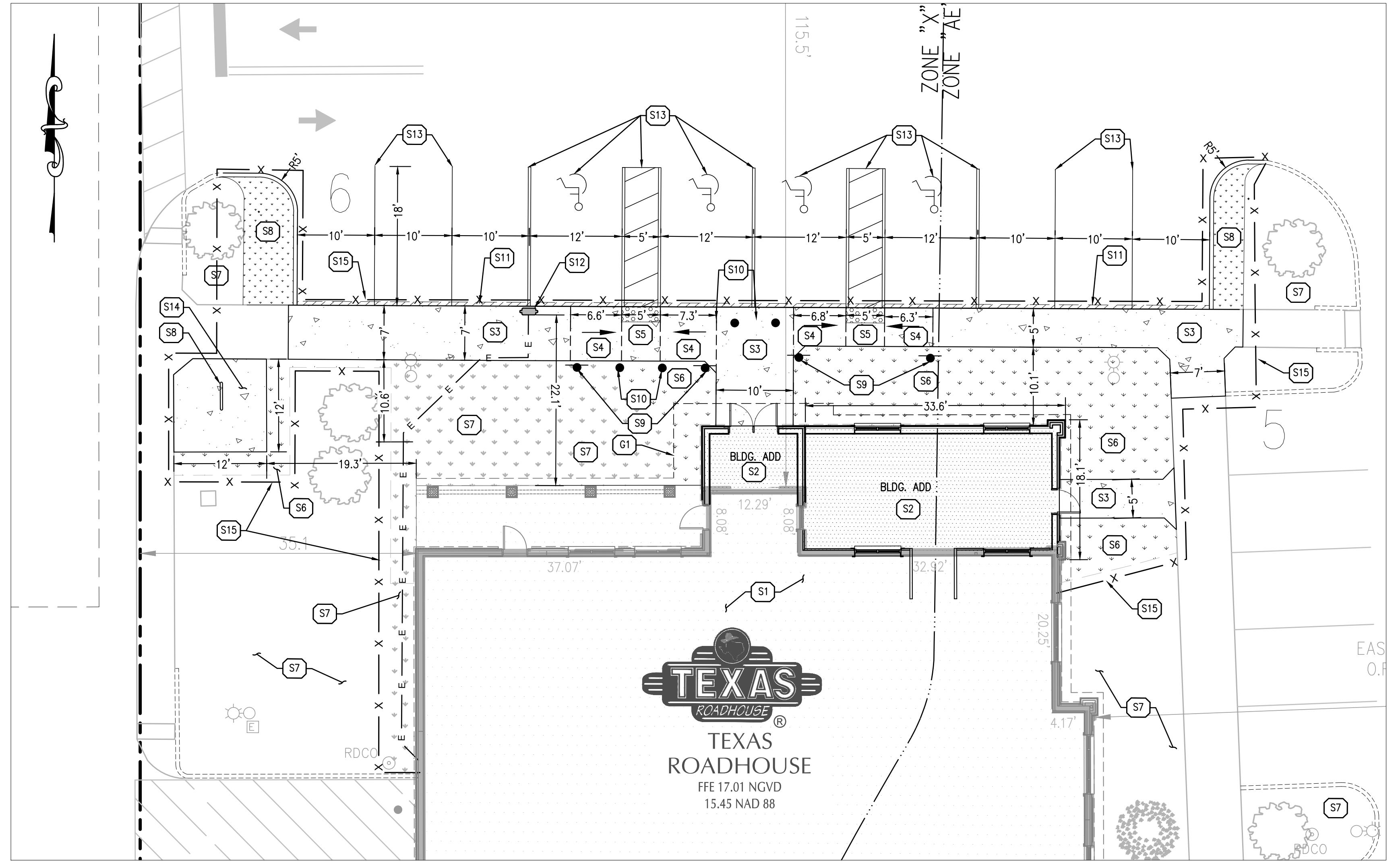
# CATCH BASIN DRAIN GUARD

NOT TO SCALE

## DEMOLITION LEGEND:

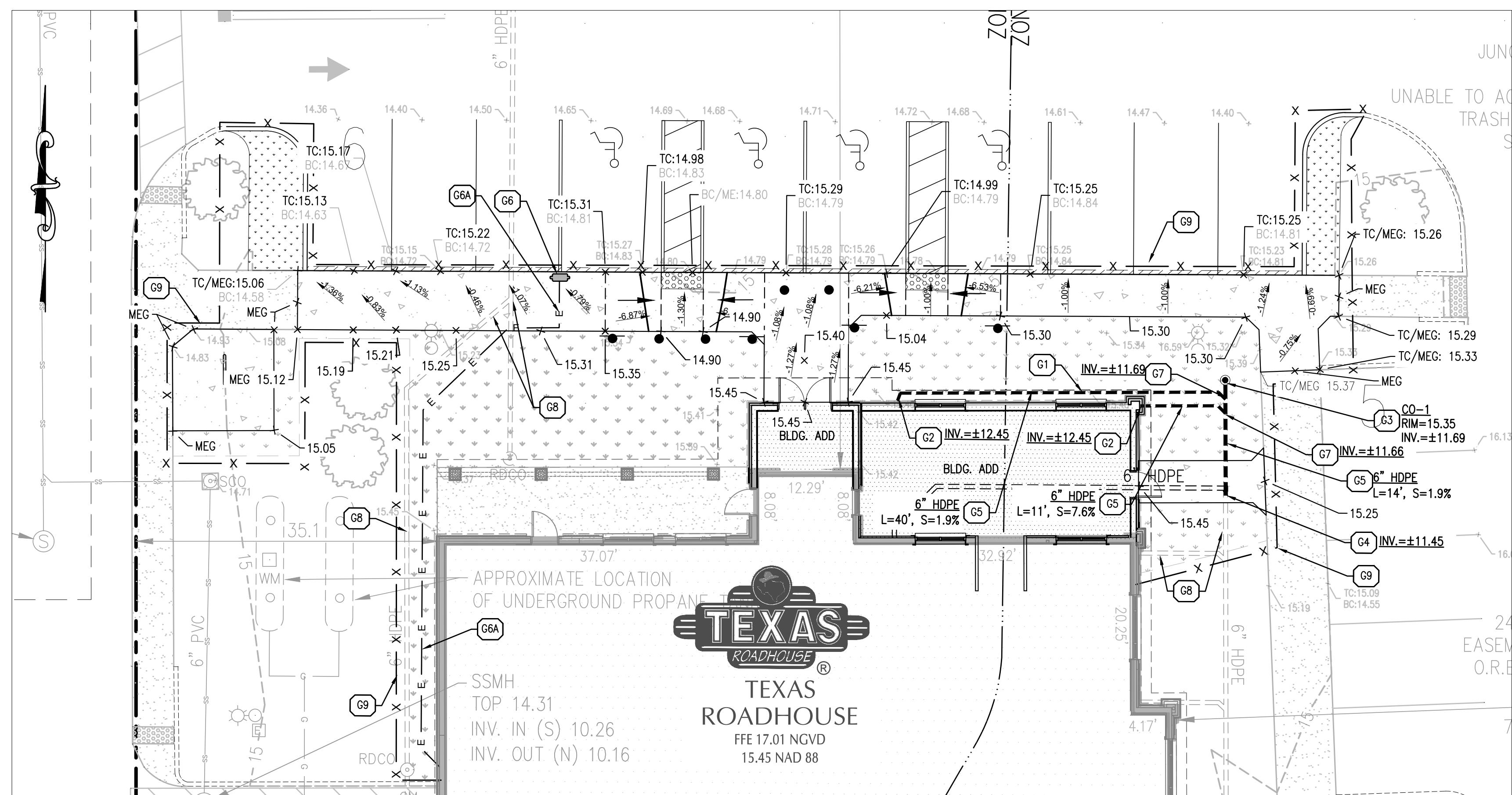
	EXISTING LANDSCAPING TO BE REMOVED	13.
	EXISTING CONCRETE SIDEWALK TO BE REMOVED	14.
	EXISTING ASPHALT PAVEMENT TO BE REMOVED	
	EXISTING CURB TO BE REMOVED	
	PROPOSED CONCRETE SAW CUT LINE	
	PROPOSED TEMPORARY CONSTRUCTION FENCE/SILT FENCE	
	INLET PROTECTION	
	 453	EXISTING PROPERTY LINE
		EXISTING CONTOUR
		EXISTING GAS LINE
		EXISTING STORM DRAIN LINE
		EXISTING SANITARY SEWER
		EXISTING UNDERGROUND ELECTRIC LINE
		EXISTING OVERHEAD ELECTRIC LINE
		EXISTING TELEPHONE LINE
		EXISTING WATER LINE
		EXISTING SIGN
		EXISTING SITE LIGHT
		EXISTING BIKE RACK
	16.36 	EXISTING SPOT GRADE

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## SITE PLAN DETAIL

SCALE: 1" = 10'



## GRADING & UTILITY PLAN DETAIL

SCALE: 1" = 10'

## 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 5" PORTLAND CEMENT CONCRETE OVER 4" WELL DRAINED AGGREGATE BASE
	RESTORED LANDSCAPING AREA
	EXISTING LANDSCAPING AREA
	PROPOSED LANDSCAPING AREA
	RESTORED PAVEMENT AREA

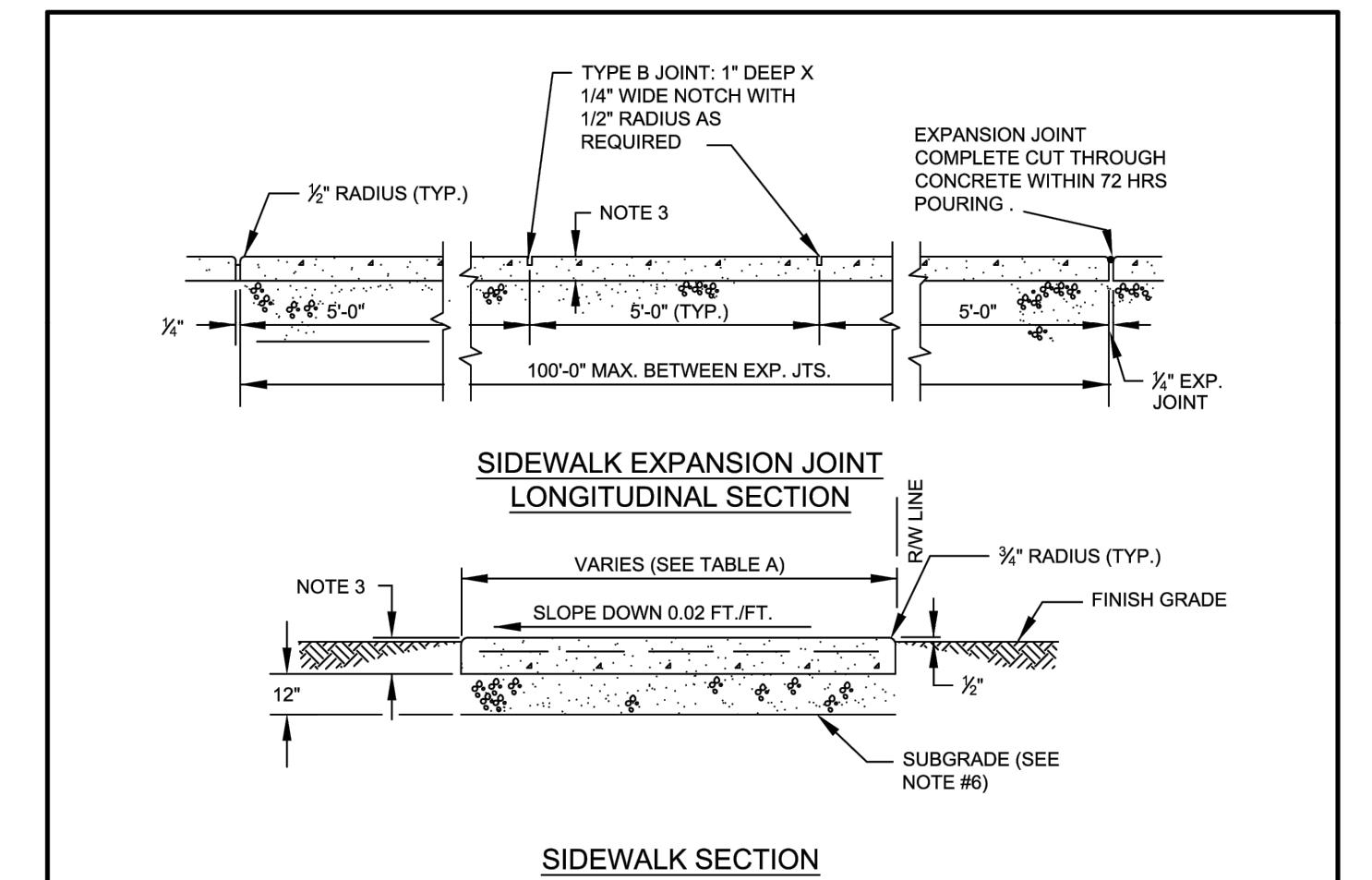
	PROPOSED ROOF DRAIN CLEANOUT
	PROPOSED ROOF DRAIN LINE
	PROPOSED TEMPORARY CONSTRUCTION FENCE/SILT FENCE & LIMITS OF DISTURBANCE
	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED ELEV. TO MATCH EXISTING GRADE
	SURFACE GRADE LABEL
	EXISTING GAS LINE
	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 & CUTTER. 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.



<b>TABLE A - SIDEWALK WIDTH</b>
WIDTH
ROADWAY APPLICATION
5' LOCAL STREET ACCESSES
5' TWO-LANE COLLECTOR
5' FOUR-LANE COLLECTOR
5' ARTERIAL ROADWAYS

**NOTES**

1. CONCRETE TO BE TYPE I 3000 P.S.I.
2. USE 1/2" MIN. (TYP.) IN THE AREAS SHOWN.
3. 4" THK. MIN. (TYP.) AT THE END DRIVeways, EXTENDED TWO FEET BEYOND DRIVE ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONCRETE SIDEWALKS SHALL MEET THE 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

ISSUE/REVISION RECORD	DATE	DESCRIPTION
	07/07/25	DRC COMMENTS RESPONSE
	08/07/25	DRC COMMENTS RESPONSE
	11/05/25	DRC COMMENTS RESPONSE

## PROFESSIONAL SEAL

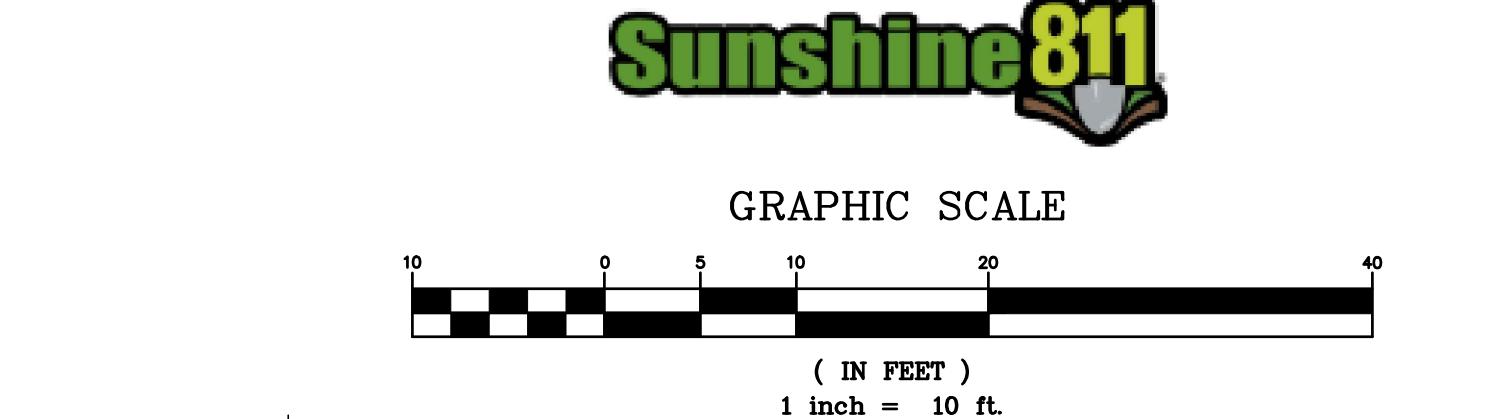
**PROFESSIONAL IN CHARGE**  
ZACH MICHELS  
**PROJECT MANAGER**  
ZACH MICHELS  
**QUALITY CONTROL**  
ZM  
**DRAWN BY**  
AT  
**PROJECT NAME**

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

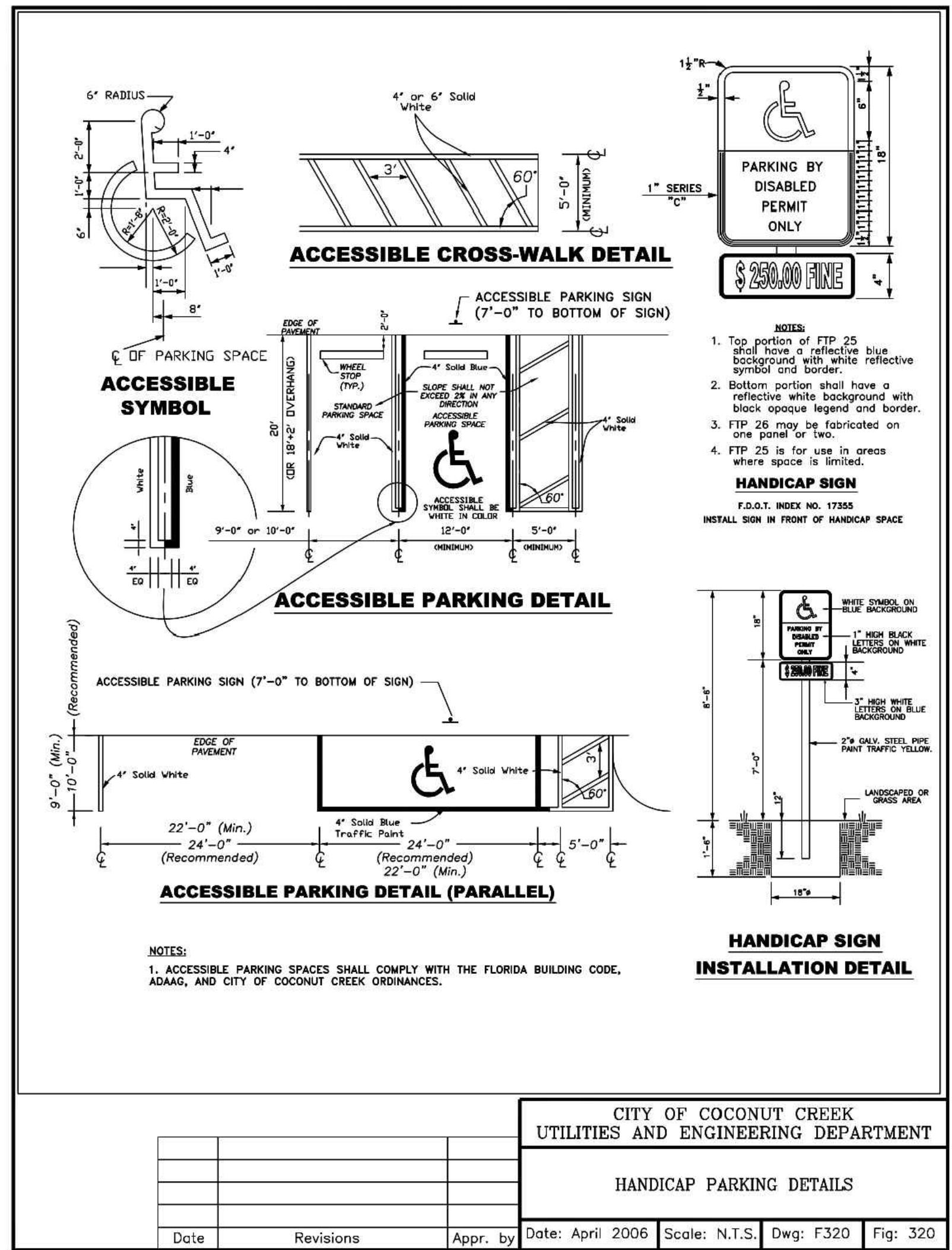


**PROJECT NUMBER**  
20191590.5  
**SHEET TITLE**

**SITE GRADING AND UTILITY PLAN DETAIL**  
**GRAPHIC SCALE**  
**SHEET NUMBER**  
**C3.0**



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## CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

### Ordering Information

Specify model number followed by the applicable code(s). The order code sequence is: Model-Options, Software, Services and Misc are ordered as separate line items.

### Hardware

Description	Order Code
Model	
1830 mm (6') Single Port Bollard Mount	CT4011
1830 mm (6') Dual Port Bollard Mount	CT4021
1830 mm (6') Single Port Wall Mount	CT4013
1830 mm (6') Dual Port Wall Mount	CT4023
2440 mm (8') Dual Port Bollard Mount	CT4025
2440 mm (8') Dual Port Wall Mount	CT4027
Options	
Integral Gateway Modem - USA	-GW1
Integral Gateway Modem - Canada	-GW2
Misc	
Power Management Kit	CT4000-PMGMT
Bollard Concrete Mounting Kit	CT4001-CCM

### Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CTSW-SAS-COMM-n*
ChargePoint Service Provider Plan	CTSW-SAS-SP-n*
ChargePoint Assure	CT4000-ASSURE*
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan.

\* Substitute n for desired years of service (1, 2, 3, 4, or 5 years).

\*\* Substitute n for the duration of the coverage (1, 2, 3, 4, or 5 years).

### Order Code Examples

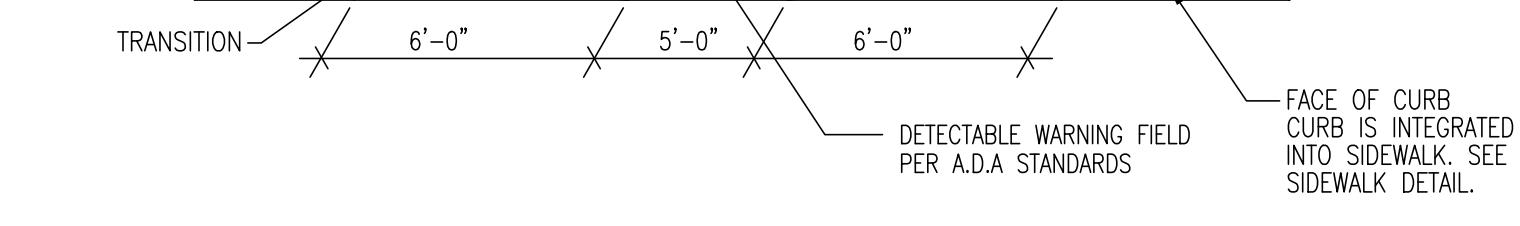
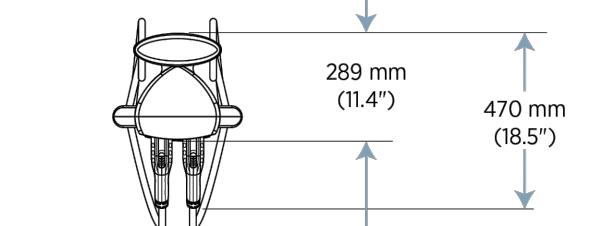
If ordering this	the order code is
1830 mm (6') Dual Port Bollard USA Gateway Station with Concrete Mounting Kit	CT4021-GWI
ChargePoint Commercial Service Plan, 3 Year Subscription	CT4013-CCM
ChargePoint Station Installation and Validation	CTSW-SAS-COMM-3
2 Years of Assure Coverage	CT4000-INSTALLVALID
1830 mm (6') Single Port Wall Mount Station	CT4013
ChargePoint Commercial Service Plan, 5 Year Subscription	CTSW-SAS-COMM-5
4 Years of Assure Coverage	CT4000-ASSURE4
Station Activation and Configuration	CPSUPPORT-ACTIVE

**-chargepoint+**



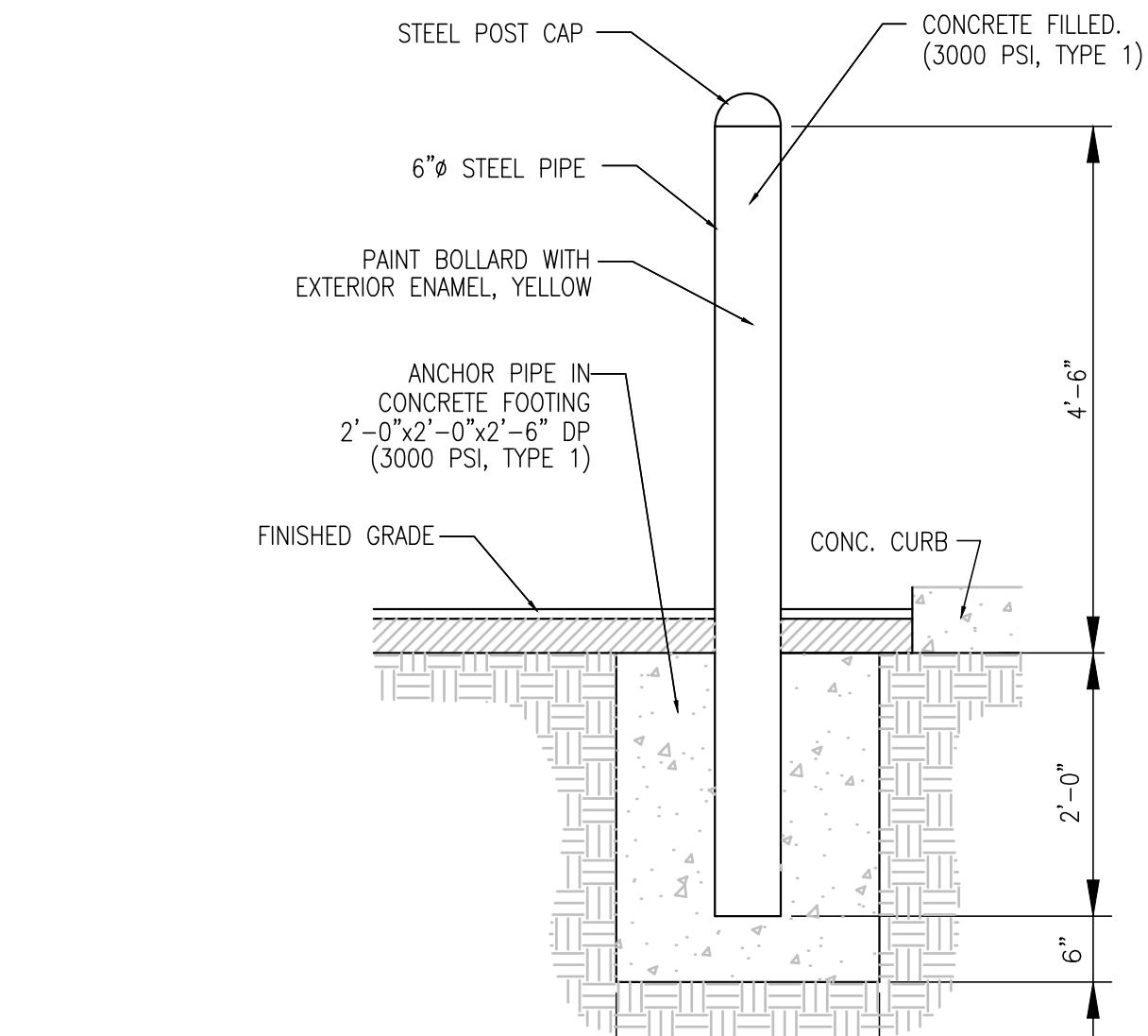
The First  
ENERGY STAR®  
Certified EV Charger

**CT4021** 1830 mm (6')  
**CT4025** 2440 mm (8')  
Bollard



## HANDICAP RAMP DETAIL

NOT TO SCALE



**ISSUE/REVISION RECORD**  
DATE DESCRIPTION  
07/07/25 DRC COMMENTS RESPONSE  
08/07/25 DRC COMMENTS RESPONSE  
11/05/25 DRC COMMENTS RESPONSE

**PROFESSIONAL SEAL**

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

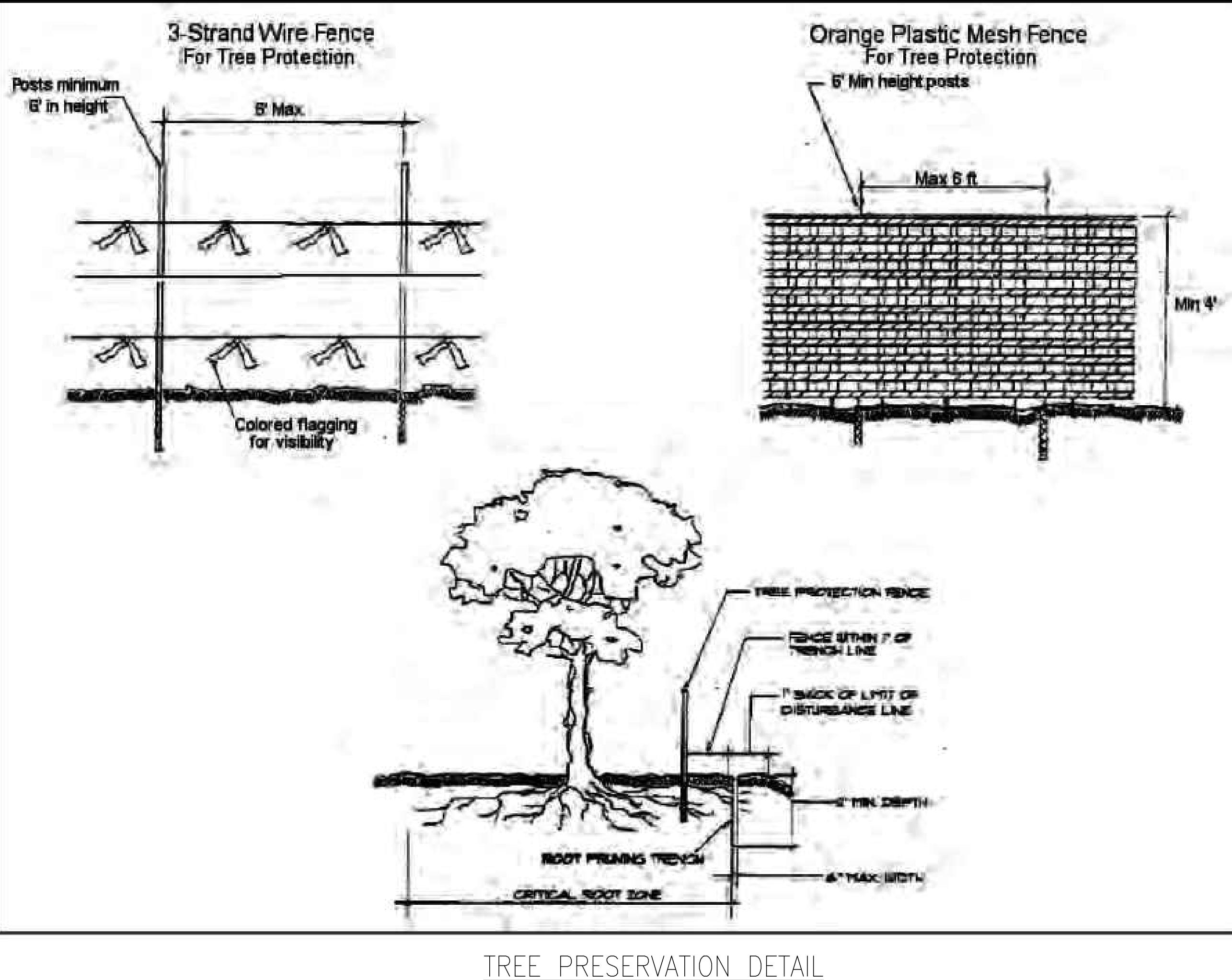
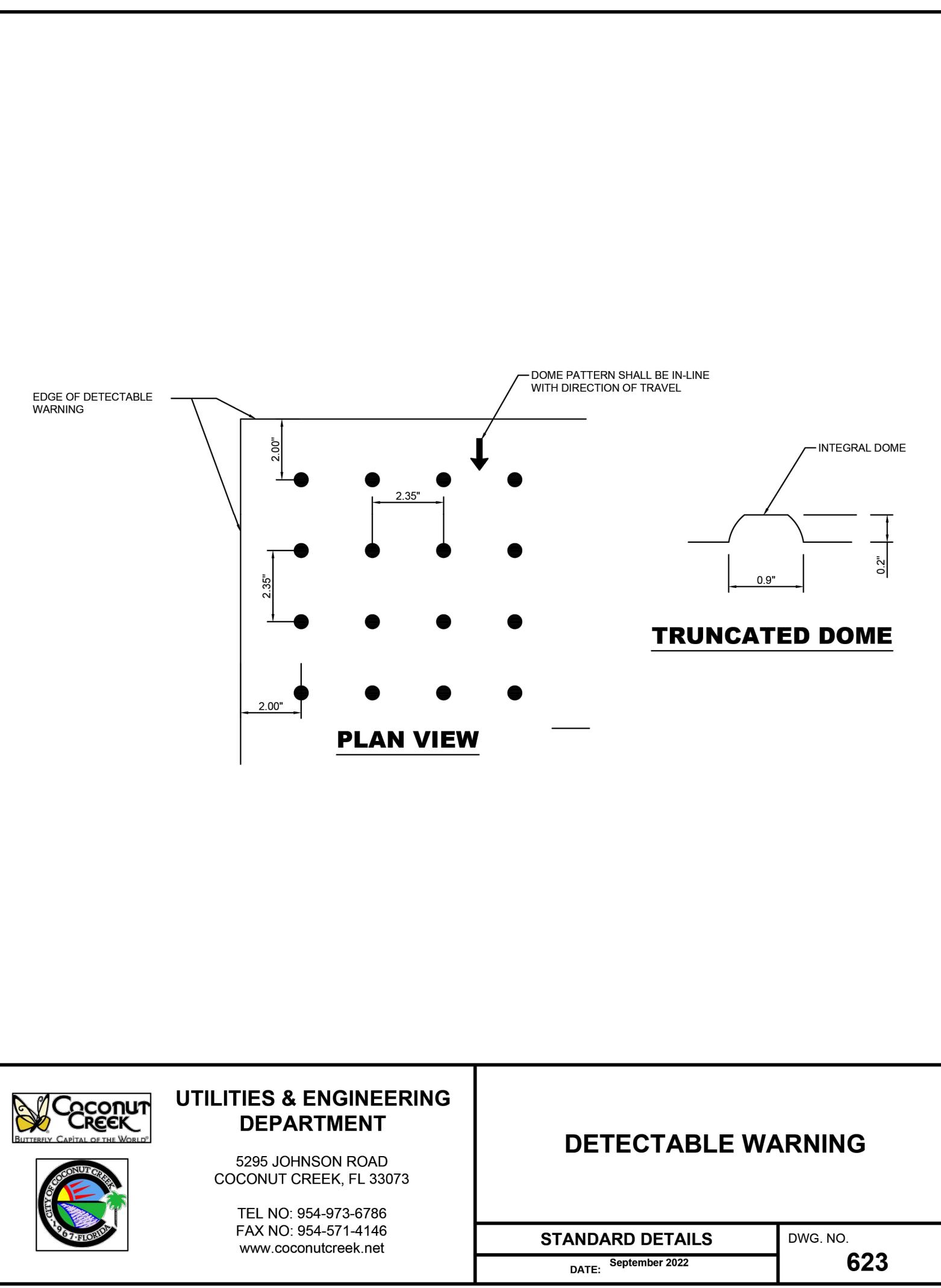


**PROJECT NUMBER**  
20191590.5  
**SHEET TITLE**

**CONSTRUCTION DETAILS**

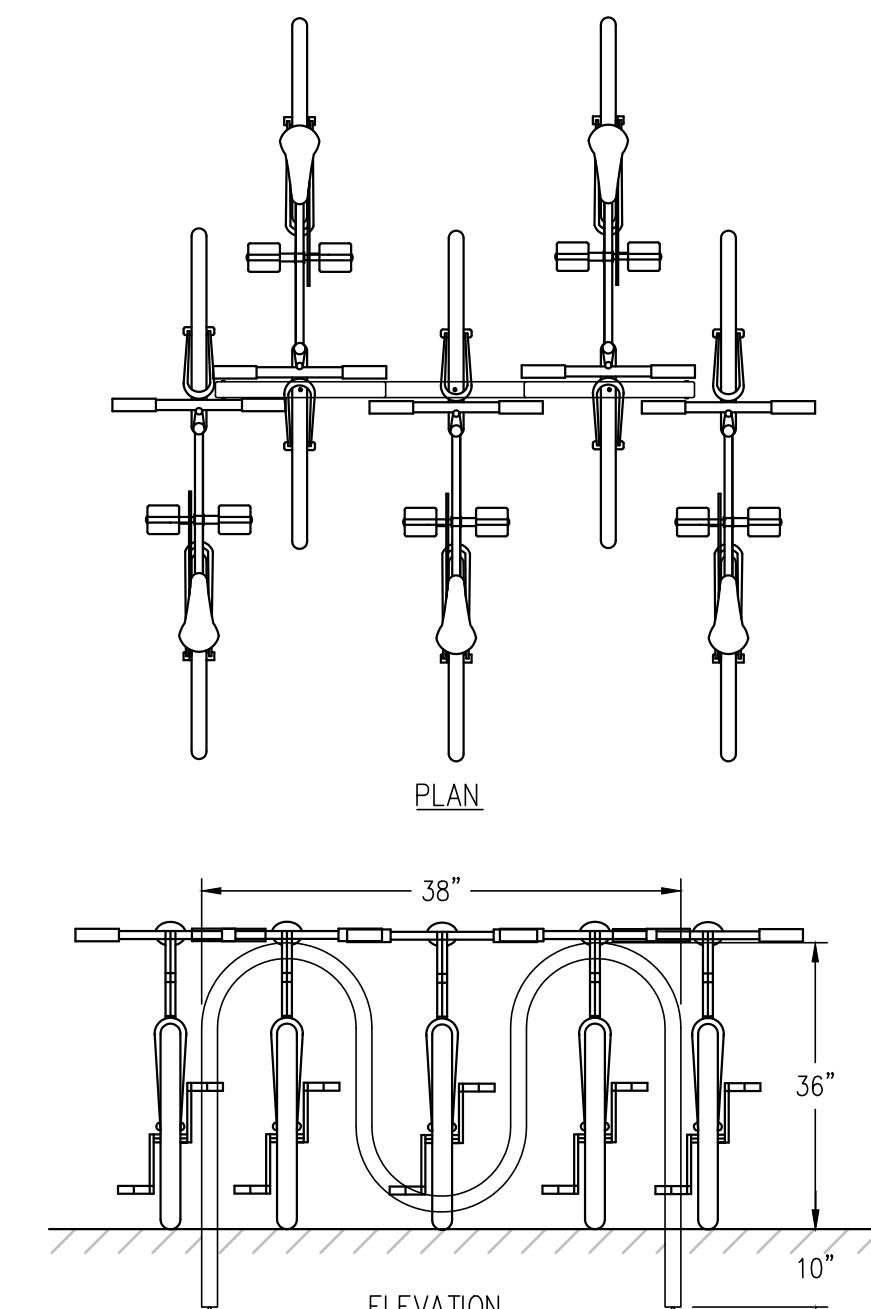
**SHEET NUMBER**

**Sunshine811**



## STEEL PIPE BOLLARD

NOT TO SCALE



**BIKE RACK DETAIL**  
NOT TO SCALE

NOTE:  
USE 1 - 2H-38" DERO BIKE RACK. PARKS 5.  
HOT DIP GALVANIZED FINISHED OR APPROVED EQUAL.

**C4.0**