

Mill Creek Pompano Beach Retaining Structure

Draft Due Diligence Report

DECEMBER 2025

PREPARED BY:

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PREPARED FOR:

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DRC

PZ25-12000028
06/03/2026

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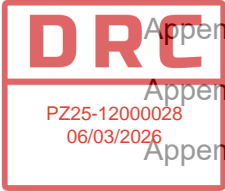
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Project Background

MCRT Investments, LLC (“Client”) has engaged Kimley-Horn and Associates, Inc (“Kimley-Horn”) to provide engineering services for the installation of a new earth retaining structure of the sites along the 450 feet west portion of the property adjacent to the waterway. The existing features include cement blocks, concrete curb systems and vegetative shoreline throughout the waterward face of the property. It is our understanding that there is a new development being proposed at this location. As part of the proposed improvements, a new retaining structure needs to be designed and installed.

This report presents our preliminary findings and recommendations prior to initiating detailed design and analysis.

Site Observations

Kimley-Horn conducted a site visit to observe the existing conditions of the soil retaining features at the project locations. The primary objective was to document visible deficiencies and gain a clearer understanding of current site conditions.

Below is a summary of the observed conditions along the 450 linear feet of the project site.

Referenced photographs are included in **Appendix A**:

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- Throughout the length of the property, vegetation growth was consistent along the bank which included mangroves (See Photographs 1 through 4).
- Multiple types of structures were observed throughout the length of the property. It is unknown when these structures were built or designed.
 - Curb System (Photograph 5)
 - Cement Blocks (Photograph 6)
 - Cap and wall system (Photograph 7)
- Multiple layers of earth retaining structures were observed (Photograph 8)
- Soil erosion in front of the wall was observed along the north end of the property (Photographs 9 and 10).
- Condensation of trees and tree roots was consistent throughout the length of the property (Photographs 11 through 13).
- One outfall penetration was observed along the length of the property (Photograph 14).

Based on these observations and the scope of upland improvements, the existing retaining features are not adequate to support the proposed elevations and associated loads. Therefore, full abandonment and replacement of the existing retaining features are recommended to meet the structural and regulatory requirements, including compliance with Broward County.

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Preliminary Analysis

As part of the initial investigation, Kimley-Horn conducted a preliminary analysis of the proposed retaining wall to evaluate installation methods and assess potential site impacts. The analysis referenced the following documents:

- Bathymetric Survey – Specific Purpose Survey by Terraquatic, Inc., dated September 22, 2025 (see **Appendix B1**).
- Topographic Survey – Specific Purpose (Tree Survey) by Stoner Inc., (No 25-9842), dated September 30, 2025 (See **Appendix B2**)
- Preliminary Geotechnical Parameters – Prepared by TSF (No. 7111-25-117), dated May 13, 2025 (see **Appendix C**).

A typical cantilevered reinforced concrete retaining walls was analyzed using EnerCalc, in accordance with American Society of Civil Engineers (ASCE) and American Concrete Institute (ACI) guidelines. This design assumes that no railing will be installed on top of the wall. Key design assumptions and parameters included:

Material Properties:

The following material properties were used for preliminary analysis

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Concrete:

- Compressive Strength (f'_c) = 4,000 psi
- Modulus of Elasticity = $57000\sqrt{f'_c}$ = 3,834 ksi
- Cover (at bottom of footing) = 3 in
- Cover (at top of footing) = 2 in
- Cover (at stem) = 1.5 in

- Reinforcing Steel:

- Yield (F_y) = 60,000 psi
- Modulus of Elasticity (E) = 29,000 ksi

Soil Parameters:

No site-specific geotechnical information was provided for the design of the retaining features. As part of this report, the following parameters were used for preliminary analysis:

- Submerged Soil Unit Weight (Sand): 50 pcf
- Friction Angle: 28 degrees
- Allowable Bearing Pressure: 1,500 psf

Factors of Safety:

- Overturning: 1.5 (minimum)
- Sliding: 1.5 (minimum)

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Design Elevations:

- Top of Cap: 8.00 ft NAVD88
- Backfill Elevation: 8.00 ft NAVD88 (to accommodate proposed civil improvements)
- Design Mudline: 4.00 ft NAVD88 (based on lowest surveyed grade waterward of the wall)
- Ground Water Table: 2.5 ft NAVD88 (Estimated Groundwater Table as per Preliminary Geotech Parameters Boring Logs)

Water Elevations (Bathymetric Survey):

- Mean High Water: 0.29 ft NAVD88
- Mean Low Water: -2.11 ft NAVD 88

Live Load Surcharges:

- 250 psf (construction loads)

Preliminary Design Results

The analysis yields the following preliminary design for a cantilevered reinforced concrete retaining wall:

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- Stem & Footing Thickness: 1 ft
- Stem Height: 5.5 ft
- Toe Length: 0.5 ft
- Heel Length: 4.0 ft
- Reinforcement Footing: #5 @ 12" O.C. each way, top and bottom
- Reinforcement Stem: #5 @12" O.C. vertical and horizontal, each face
- Factors of Safety:
 - Overturning: 3.92
 - Sliding: 2.04
 - Bearing: 1.01

*Note: Final retaining wall design is contingent upon the finalized geotechnical report.

The preliminary design above assumes that the proposed building improvements will not impart additional load on the wall. It is assumed that the foundations of the building will be deep foundations and not spread footers.

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Permitting Discussion

Permitting requirements for this project will vary depending on the selected construction methodology. Coordination with the following agencies may be necessary:

1. U.S. Army Corps of Engineers (USACE)
2. Florida Department of Environmental Protection (FDEP)
3. South Florida Water Management District (SFWMD)
4. Broward County Environmental Protection and Growth Management Department (EPGMD)

Federal and State Permitting:

- **USACE:** Permits are typically required for activities impacting Waters of the United States under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1989.
 - If the retaining structure is constructed **landward** of the Mean High-Water Line (MHW) or High Tide Line (HTL), USACE permitting is likely not required, unless mangrove roots are impacted in this scenario. If mangroves only require trimming, this will not trigger a USACE permit. Please see Broward County Environmental Resource License section below.
 - If the retaining structure is constructed waterward of the MHW line, USACE permits will be required. However, the project may qualify for the State Programmatic General Permit (SPGP) if the structure is installed within 18 inches of the existing structure. This SPGP would be issued by the State, on behalf of the USACE, and a separate USACE permit would not be required. If structure is not within 18 inches of the existing structure, the project will require either a Nationwide Permit, Letter of Permission or Standard Permit from the USACE. Lead time on SPGP is two to three months. Lead time on Nationwide Permit is six to eight months. Lead time on Letter of Permission or Standard Permit is about twelve months.
 - Lead time on SPGP is approximately two to three months. Lead time on Nationwide Permit is approximately six to eight months. Lead time on Letter of Permission or Standard Permit is approximately twelve to eighteen months.
 - Mangrove mitigation may be required for the project. Based on the tree survey data, an exhibit was created to visually represent the mangrove locations within a 15-foot radius from their trunks and the proposed wall location. Refer to Appendix D. The proposed retaining wall lies within the 15-foot radius of eighteen (18) out of the twenty (20) mangroves along the west portion of the waterway, making the project ineligible for SPGP. If it is determined that mangrove roots will be impacted,

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mitigation will be required, and a separate USACE permit will be required as described above.

- Additionally, in-water work will require compliance with the USFWS's Standard Manatee Conditions for In-Water Work.
- **FDEP:**
 - In the **landward** scenario, permitting may not be required, but a verification of exemption is recommended.
 - In the **waterward** scenario, if the retaining structure is installed within 18 inches of existing structure, the project would qualify for an exemption. If the retaining structure is not installed within 18 inches, the project would require an Individual Environmental Resource Permit (ERP).
 - Exemption lead time is approximately two to three months. Individual ERP lead time is approximately six to eight months.

Local Permitting:

- **Broward County Environmental Resource License:**



- In the **landward** scenario, permitting may not be required, but coordination is recommended to ensure no permits required.
- **Waterward:** If the canal is tidally influenced, the structure must comply with a minimum elevation of 5 feet NAVD88 for tidal flood barriers, including sea walls (Article XXV – Resiliency Standards for Flood Protection). This project would require an Environmental Resource License (ERL) from Broward County. If mangroves roots will be impacted, mitigation may be required.



Project Recommendations

Based on the conditions of the site and the constraints from the preliminary site plan layout, the following three (3) options are being considered for this site:

Option 1: Cast-In-Place (CIP) Cantilevered Reinforced Concrete Retaining Wall (Recommended)

A cantilevered reinforced concrete retaining wall system consists of a concrete wall, formed and placed on site, reinforced with steel. The toe refers to the overhanging portion of the footing that extends past the stem towards the water side (canal side for this project). A toeless footing can be explored as a design option however the limits of the footer will be much larger. For this preliminary design, a 6" toe was utilized for design.

The cost of a CIP retaining wall will be significantly less than the other options. The contractor will have to excavate the area of work and install formwork along the length of the wall. The formwork may be able to be reused as the contractor continues along the length of the wall.

Throughout the length of the wall there are existing mangroves where the canopy (overhang) extends over our wall. Due to the proposed installation method, a crane should not be required to install the wall which will help mitigate some of the impacts. However, it is unknown if the roots of the mangroves will be impacted by the footer of the wall until excavation is complete. The contractor will have to take precautions such that if the roots of the mangrove are impacted, mitigation will be required.

Refer to detail 1 in Appendix F for an exhibit of the typical wall section and reinforcement. This design should be finalized upon receipt of final geotechnical report with recommendations, and the site plan is finalized to ensure appropriate design loads are being considered as part of the design. The detail is subject to change as the project progresses through the phases of civil and architectural design.

Option 2: Steel Sheet Pile System

A steel sheet pile system consists of steel sheet sections that are joined together to create the wall alignment. The sheets are then driven to a design elevation and tied together using a reinforced concrete cap. Steel sheet pile systems are common throughout Florida and can be installed cantilevered or tied back. For this site, a cantilever system is suitable based on the anticipated retained heights upland of the proposed location.

Option 3: Post and Panel Concrete Wall System

A concrete post and panel system consists of prestressed concrete piles driven at designed spacing and depths with pre-cast concrete panels spanning between them and tied using a concrete cap. A concrete post and panel system is utilized throughout Florida. They are most commonly used when the alignment of the walls is relatively straight with minimal curvature changes.

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Construction and Permitting Considerations:

- Due to the existing vegetation and mangroves, construction from the water may not be feasible. Additionally, mangrove mitigation may be required.
- Phasing of the construction will be critical as the upland improvements include a multi-story rental community. Construction of the retaining structure may need to be constructed initially prior to the building.
- For all potential options described above, mangrove mitigation may be required due to the proximity of the mangroves.
- Pending a final geotechnical report, the recommendations may change in the final design stage.

Recommendation: Kimley-Horn recommends **Option 1** due to the varying grades throughout the property, the alignment of the wall, and the potential upland improvements. However, depending on the final site layout, **Option 2** can be explored further.

Closure

Kimley-Horn was retained to perform a limited feasibility analysis, and we performed only those tasks specifically stated in our scope of services. This report may be relied upon only by Kimley-Horn's Client. It is not intended for use by any other party.

The Client may use this report as part of its due diligence, but this report should not be used as the sole basis for the Client's decision making. We endeavored to research site development issues and constraints to the extent practical given the scope, budget, and schedule agreed to with the Client. Our assessment is based in large part on information provided to us by others (city staff, DOT staff, Utility Company Representatives, etc.) and therefore is only as accurate and complete as the information provided to us. This report is based on our knowledge as of **December 3rd, 2025**, and is based on the desires of the Client that have been specifically disclosed to us. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen condition.

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Appendix A: Representative Photos



Photo No. 1



Vegetation Growth Typical throughout length

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Remarks:

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Photo No. 2



Vegetation Growth Typical throughout length

Remarks:

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Photo No. 3



Vegetation Growth Typical throughout length

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Remarks:

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Photo No. 4



Vegetation Growth Typical throughout length

Remarks:

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Photo No. 5



Curb System retaining soil

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Remarks:

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Photo No. 6



Cement Block System

Remarks:

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Photo No. 7



Cap and Wall System

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Remarks:

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Photo No. 8



Multiple systems installed at different intervals

Remarks:

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Photo No. 9



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Remarks:

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Soil erosion

Photo No. 10



Remarks:

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Soil erosion

Photo No. 11



DRC

Remarks:

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Tree and Tree roots throughout the soil in front of the existing wall

Photo No. 12



Remarks:

DRC

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Tree and Tree roots throughout the soil in front of the existing wall

Photo No. 13



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Remarks:

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Tree and Tree roots throughout the soil in front of the existing wall

Photo No. 14



Remarks:

Existing Outfall Pipe

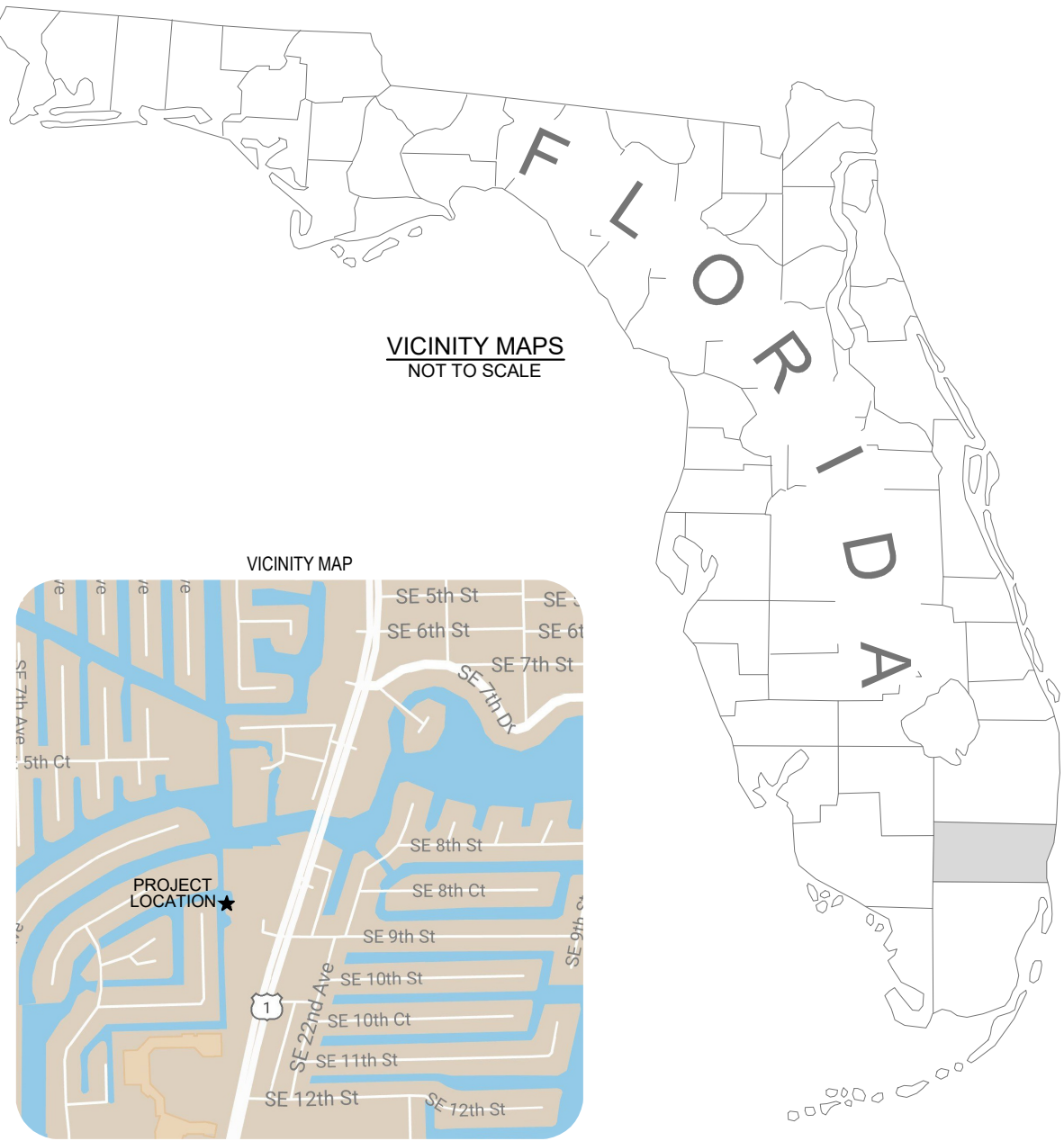
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Appendix B1: Bathymetric Survey

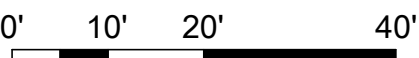
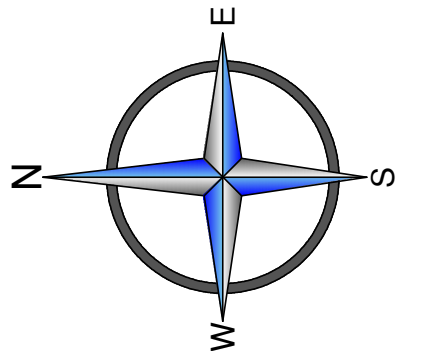
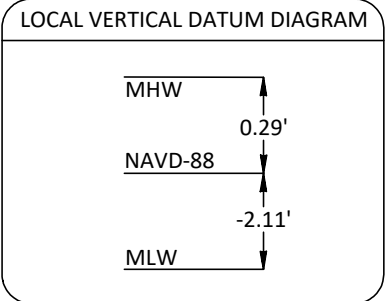


PROJECT LOCATION



BATHYMETRIC & TOPOGRAPHIC SURVEY

HYDROGRAPHIC DATA ARE RELATIVE TO
NORTH AMERICAN VERTICAL DATUM OF 1988
AND REFERENCED TO FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION TIDE
INTERPOLATION POINT NUMBER 87.
CONTOURS ARE AT 1' INTERVALS.



HORIZONTAL SCALE: 1" = 20'

SURVEY NOTES:

1. THIS IS A BATHYMETRIC & TOPOGRAPHIC SURVEY AS DEFINED IN THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE.
2. THIS SURVEY WAS CONDUCTED ON SEPTEMBER 15, 2025.
3. REFER TO SURVEY NO. 25-1241.
4. THIS SURVEY IS CERTIFIED TO KIMLEY HORN.
5. THIS SURVEY IS INTENDED EXCLUSIVELY FOR THE USE BY THOSE TO WHOM IT IS CERTIFIED. IT IS NOT TO BE USED BY OTHERS FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF TERRAQUATIC, INC.
6. THIS SURVEY AND ANY REPRODUCTION THEREOF, IS NOT VALID WITHOUT AN ORIGINAL OR VERIFIED DIGITAL SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR. ADDITIONALLY, THIS SURVEY IS NOT VALID IF PRINTED BEARING A DIGITAL SIGNATURE AND SEAL.
7. THIS MAP, WHEN REPRODUCED, MUST BE DISPLAYED AT A SCALE OF 1 INCH = 20 FEET OR SMALLER.
8. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
9. GEOGRAPHIC AND PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICA DATUM OF 1983, 1990 ADJUSTMENT (NAD 83 90), FLORIDA STATE PLANE, EAST ZONE (0901), TRANSVERSE MERCATOR PROJECTION IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT.
10. PZ25-12000028
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WERE OBTAINED USING REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
11. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING CONDITIONS WITHIN, ADJACENT TO, AND SURROUNDING THE SUBJECT PROPERTY.
12. HYDROGRAPHIC (BATHYMETRIC) DATA WERE COLLECTED UTILIZING AN ODOM CV100 SURVEY GRADE SOUNDER WITH A 200KHZ TRANSDUCER IN CONJUNCTION WITH REAL TIME KINEMATIC GPS METHODOLOGIES WITH BROADCAST CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE NETWORK AND ARE ACCURATE TO THIRD ORDER, CLASS II.
13. HYDROGRAPHIC DATA ARE IN FEET RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TIDE INTERPOLATION POINT NUMBER 87 (BROWARD COUNTY).
14. CONTOURS SHOWN HEREON WERE COMPUTER GENERATED AND INTERPOLATED FROM SURVEY DATA COLLECTED ALONG TWENTY-FIVE FOOT (25') SPACED TRANSECTS AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL SEAFLOOR CONDITIONS EXISTING AT THE TIME OF THE SURVEY.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BATHYMETRIC & TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 15, 2025. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER SJ-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027.

ABBREVIATIONS:

APX	APPROXIMATE
AVG	AVERAGE
CCCL	COASTAL CONSTRUCTION CONTROL LINE
BCR	BROWARD COUNTY RECORDS
ELEV	ELEVATION
EXST	EXISTING
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FND	FOUND
IR	IRON ROD
MHW	MEAN HIGH WATER LINE
MLWL	MEAN LOW WATER LINE
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
N/D	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PRM	PERMANENT REFERENCE MONUMENT
PWC	PERSONAL WATER CRAFT
TIFF	TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
TYP	TYPICAL



Know what's below.
Call before you dig.

NOTICE: UNDERGROUND AND
SUBAQUEOUS IMPROVEMENTS
WERE NOT LOCATED AS PART
OF THIS SURVEY

PREPARED FOR:

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Kimley Horn

TERRAQUATIC
SURVEYING AND MAPPING

TERRAQUATIC, INC. | PHONE: (561) 806-6085
1220 TANGELO TERR, UNIT A12, DELRAY BEACH, FLORIDA 33444

CERTIFICATION:

JOSHUA LEE, PSM
FLORIDA REGISTRATION LS7322 - CERTIFICATE OF AUTHORIZATION NO. 7324

855 SOUTH FEDERAL HIGHWAY
BATHYMETRIC & TOPOGRAPHIC SURVEY
POMPANO BEACH - BROWARD COUNTY, FLORIDA

JOB No.: 25-1241	DRAWN BY: DL	CHECKED BY: BL
DRAWING: 855 S FEDERAL.dwg	DATE: 9/22/25	
REV	DESCRIPTION	DATE

SHEET

1
of 1

Appendix B2: Topographic Survey





PROJECT CONTROL POINT TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
300	686454.51	949243.38	4.18	SET N/D STAMPED "TRAV.PT. LB 6633"
301	686437.41	949497.46	3.74	SET N/D STAMPED "TRAV.PT. LB 6633"
302	686641.36	949557.33	3.70	SET N/D STAMPED "TRAV.PT. LB 6633"
303	686656.57	949262.65	4.45	SET N/D STAMPED "TRAV.PT. LB 6633"
304	686272.26	949183.11	4.45	SET N/D STAMPED "TRAV.PT. LB 6633"
313	686248.66	949616.47	5.01	SET N/D STAMPED "TRAV.PT. LB 6633"
314	686726.36	949780.19	5.13	SET N/D STAMPED "TRAV.PT. LB 6633"

TREE TABLE		
Tree ID#	Botanic Name	Trunk Diameter
2135	UNKNOWN PALM	12"
2522	OAK TREE	14"
2523	OAK TREE	18"
2524	OAK TREE	18"
2525	OAK TREE	18"
2526	OAK TREE	18"
2527	OAK TREE	14"
2528	OAK TREE	14"
2529	OAK TREE	12"
2530	OAK TREE	16"
2531	OAK TREE	14"
2532	OAK TREE	18"
2533	OAK TREE	30"
2534	OAK TREE	12"
2535	ROYAL PALM	12"
2536	ROYAL PALM	16"
2537	ROYAL PALM	18"
2538	ROYAL PALM	18"
2539	ROYAL PALM	16"
2540	ROYAL PALM	18"
2541	ROYAL PALM	24"
2542	ROYAL PALM	18"
2543	SYLVESTER DATE PALM	12"
2544	OAK TREE	14"
2545	SYLVESTER DATE PALM	12"
2546	SYLVESTER DATE PALM	12"
2547	SYLVESTER DATE PALM	12"
2548	SABAL PALM CLUSTER	4"
2549	PHOENIX ROEBELENI PALM CLUSTER	4"
2550	PHOENIX ROEBELENI PALM CLUSTER	4"
2551	PHOENIX ROEBELENI PALM CLUSTER	4"
2552	SYLVESTER DATE PALM	12"
2553	CUBAN BELLY PALM CLUSTER	12"
2554	CUBAN BELLY PALM CLUSTER	12"
2555	PHOENIX ROEBELENI PALM CLUSTER	4"
2556	PHOENIX ROEBELENI PALM CLUSTER	4"
2557	SYLVESTER DATE PALM	12"
2558	SYLVESTER DATE PALM	12"
2559	SYLVESTER DATE PALM	12"
2560	SYLVESTER DATE PALM	12"
2561	SYLVESTER DATE PALM	12"
2562	SYLVESTER DATE PALM	12"
2563	ROYAL PALM	18"
2564	BOTTENWOOD TREE	12"
2565	SABAL PALM	10"
2566	SABAL PALM	10"
2567	SABAL PALM	12"
2569	SABAL PALM	10"
2570	SABAL PALM	10"
2571	SABAL PALM	12"
2572	BOTTENWOOD TREE	12"
2573	SYLVESTER DATE PALM	12"
2574	SYLVESTER DATE PALM	12"
2575	SYLVESTER DATE PALM	12"
2576	SYLVESTER DATE PALM	12"
2577	SYLVESTER DATE PALM	12"
2578	SYLVESTER DATE PALM	12"
2579	ROYAL PALM	24"
2580	SYLVESTER DATE PALM	10"
2581	SYLVESTER DATE PALM	14"
2582	SYLVESTER DATE PALM	12"
2583	SYLVESTER DATE PALM	12"
2584	SYLVESTER DATE PALM	8"
2585	SYLVESTER DATE PALM	8"
2588	SABAL PALM	14"
2589	PORTIA	8"
2590	MANGROVE	60"
2591	MANGROVE	40"
2592	SABAL PALM	14"
2593	PORTIA	6"
2594	MANGROVE	24"
2595	MANGROVE	18"
2596	MANGROVE	60"
2597	MANGROVE	60"

TREE TABLE		
Tree ID#	Botanic Name	Trunk Diameter
2598	ALMOND TREE	18"
2602	MANGROVE	16"
2603	MANGROVE	12"
2604	UMBRELLA TREE	12"
2605	UMBRELLA TREE	12"
2606	SEAGRAPE TREE	14"
2607	MANGROVE	16"
2608	MANGROVE	60"
2609	SABAL PALM	16"
2610	MANGROVE	14"
2611	ALMOND TREE	12"
2612	GUMBO LIMBO	12"
2613	FICUS TREE	12"
2614	FICUS TREE	96"
2616	MANGROVE CLUSTER	84"
2619	PORTIA	6"
2620	MANGROVE	10"
2621	PORTIA	6"
2622	FICUS TREE	8"
2623	FICUS TREE	8"
2624	FICUS TREE	10"
2625	FICUS TREE	8"
2626	PORTIA	12"
2627	FICUS TREE	4"
2628	PORTIA	4"
2629	MANGROVE	24"
2630	MANGROVE	8"
2631	PORTIA	16"
2632	MANGROVE	10"
2633	FICUS TREE	6"
2634	FICUS TREE	6"
2635	ALMOND TREE	12"
2636	MANGROVE	12"
2637	FICUS TREE	12"
2638	FICUS TREE	6"
2643	ALMOND TREE	6"
2644	PORTIA	6"
2645	MANGROVE CLUSTER	36"
2646	MANGROVE CLUSTER	14"
2647	UMBRELLA TREE	8"
2648	UMBRELLA TREE	12"
2649	UMBRELLA TREE	18"
2650	ARECA PALM CLUSTER	24"
2651	ARECA PALM CLUSTER	24"
2652	ARECA PALM CLUSTER	6"
2653	ARECA PALM CLUSTER	24"
2654	ARECA PALM CLUSTER	24"
2655	ARECA PALM CLUSTER	24"
2656	FICUS TREE CLUSTER	8" & 4"
2657	FICUS TREE CLUSTER	12" & 4"
2658	FICUS TREE CLUSTER	8" & 2"
2659	FICUS TREE	6"
2660	FICUS TREE	18"
2661	FICUS TREE	4"
2662	SEAGRAPE TREE	14"
2663	ALMOND TREE	8"
2664	PORTIA	4"
2665	SEAGRAPE TREE	8"
2666	ALMOND TREE	8"
2667	PORTIA	10"
2668	ALMOND TREE	5"
2669	ALMOND TREE	4"
2670	ALMOND TREE	4"
2875	OAK TREE	10"
2998	OAK TREE	10"
3024	OAK TREE	11"
3036	OAK TREE	10"
3043	OAK TREE	8"
3061	ROYAL PALM	20"
3074	OAK TREE	5"
3075	UNKNOWN TREE	14"
3108	SOLITARY PALM	7"
3122	SOLITARY PALM	6"
3123	SOLITARY PALM	8"



LEGEND

	AIR CONDITIONER
	ANCHOR
	ANTENNA
	BACK FLOW PREVENTER
	CONCRETE POWER POLE
	BOLLARD
	CABLE TV RISER
	CATCH BASIN
	CATCH BASIN (ROUND GRATE)
	SANITARY SEWER CLEANOUT
	CONCRETE POWER LIGHT POLE
	BENCH
	CONCRETE POST
	DOUBLE VALVE ASSEMBLY
	ELECTRIC PANEL
	ELECTRIC OUTLET
	ELECTRIC VAULT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FIBER OPTIC VAULT
	FLAG POLE
	TRASH - GARBAGE BIN
	GUTTER INLET
	GROUND LIGHT
	MAIL BOX
	ELECTRIC METER
	MANHOLE
	STORM DRAINAGE MANHOLE
	GREASE TRAP MANHOLE
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
	METAL LIGHT POLE
	MONITORING WELL
	METAL POST
	DOUBLE SUPPORT SIGN
	WATER METER
	GUTTER INLET TYPE PS
	GUTTER INLET TYPE PB
	PEDESTRIAN CROSSING SIGNAL
	SINGLE SUPPORT SIGN
	TRANSFORMER ON PAD
	UTILITY MARKER
	UNKNOWN UTILITY VAULT
	GAS VALVE
	SEWER VALVE
	WATER VALVE
	SPIGOT
	WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	STREET LIGHT WIRE PULL BOX
	TELEPHONE WIRE PULL BOX
	TRAFFIC WIRE PULL BOX
	WOOD POWER POLE
	ITEM NUMBER NOTED IN SCHEDULE B-II OF ALTA
	NUMBER OF PARKING SPACES
	HANDICAP PARKING
	ENCROACHMENT NUMBER
	PALM
	SHADE TREE

ABBREVIATIONS

A	ARC LENGTH
B.C.R.	BROWARD COUNTY RECORDS
CA	CENTRAL ANGLE
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
CIR.	CIRCULAR
C	CENTER LINE
CL	CHAIN LINK FENCE
OMP	CORRUGATED METAL PIPE
COL.	COLUMN
CONC.	CONCRETE
DIP	DUCTILE IRON PIPE
ELEV.	ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.E.	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIRC	FOUND IRON ROD & CAP
FND	FOUND NAIL & DISC
FRM	FOUND PERMANENT REFERENCE MONUMENT
G.F.E.	GARAGE FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID.	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LIFT STATION
MH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PLNT.	PLANTER
PVC	POLYVINYL CHLORIDE
PRD	POLLUTANT RETARDANT DEVICE (BAFFLE)
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SND	SET NAIL AND DISC
T.O.P.	TOP OF PIPE
TR##	TREE IDENTIFICATION NUMBER
VCP	VITRIFIED CLAY PIPE
(M)	DATA BASED ON FIELD MEASUREMENTS
(P)	DATA BASED ON THE PLAT OF RECORD
(TYP.)	TYPICAL
SPOT	SPOT ELEVATION
EDGE	EDGE OF WATER
---EW---	METAL FENCE
---TOB---	TOP OF BANK
---OHW---	OVERHEAD WIRES
---SAN---	SANITARY SEWER LINE
---STRM---	STORM DRAINAGE LINE

SURVEY NOTES:

- THIS SKETCH OF TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON PLATS AND/OR RIGHT-OF-WAY MAPS OF RECORD. THIS SKETCH OF SURVEY DOES NOT REPRESENT A SURVEY OF THE BOUNDARY OR RIGHT OF WAY LINES.**
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM NGS BENCHMARK DESIGNATION 019, A BRASS DISC FLUSH IN THE TOP OF THE NORTH CONCRETE BARRIER WALL (GUARDRAIL) OF THE BRIDGE OVER THE CYPRESS CREEK CANAL, ELEVATION = 17.76'.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF POMPAÑO BEACH 12055
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0376 & 12011C0378
 - SUFFIX: J
 - FIRM INDEX DATE: 7/31/2024
 - FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
 - FLOOD ZONE: AE
 - BASE FLOOD ELEVATION: (EL 7)
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOULD BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF. TREE TRUNK DIAMETERS AND PIPE SIZES ARE SHOWN IN INCHES.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.

CERTIFIED TO:

MILL CREEK RESIDENTIAL

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH OF TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 9.30.2025

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER & ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

NO.	REVISION	DATE	BY
1.	ADD TREES TO NORTH PORTION	7/15/25	DRL
2.	ADD NEW TOPO AND SPOT ELEVATIONS TO EXISTING	9/30/25	IK

TEL (954) 585-0997
www.stonersurveyors.com

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4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY
MILL CREEK RESIDENTIAL
POMPAÑO BEACH, FLORIDA
855 - 943 S. FEDERAL HIGHWAY, POMPAÑO BEACH, FL 33062

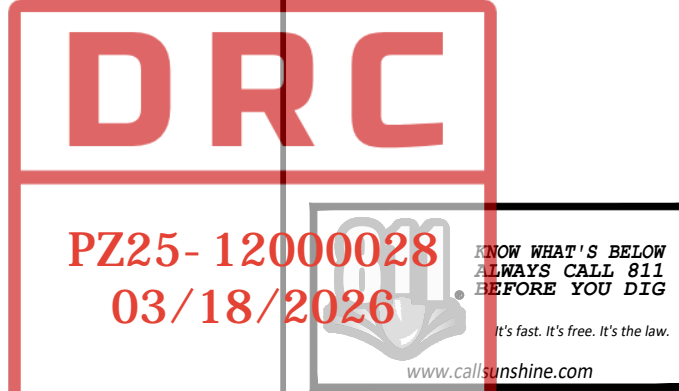
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SEAL

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PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

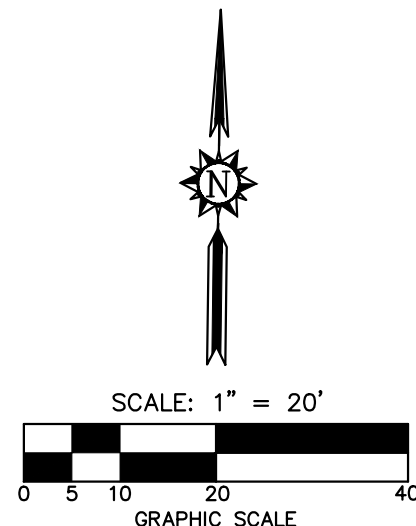
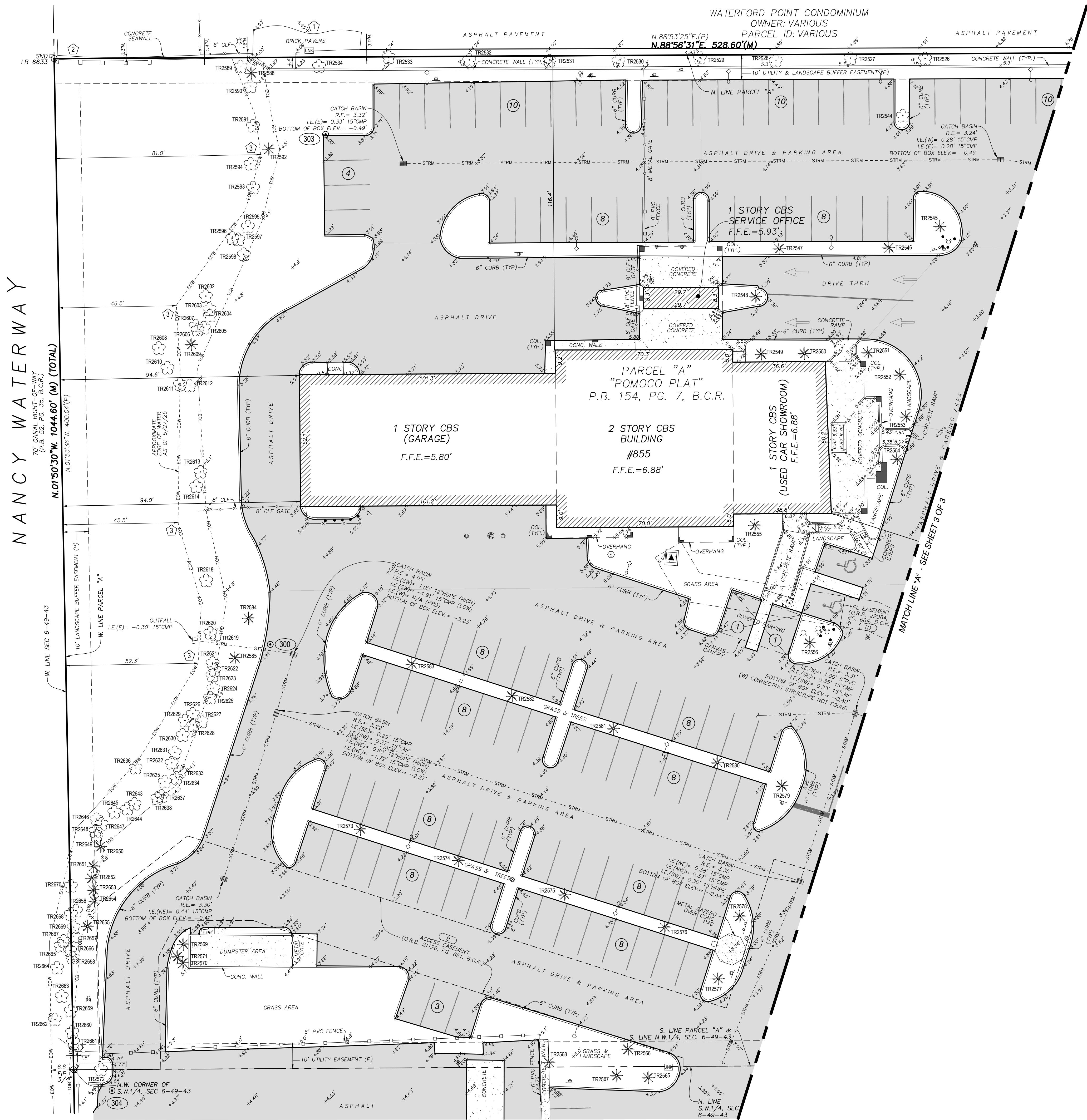
PROJECT
25-9842

SHEET NO.
1 OF 3



ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

SKETCH OF TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY



DRC
PZ25-12000028
06/03/2026

DRC
PZ25-12000028
03/18/2026

ELEVATIONS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM 1988 (NAVD 1988)

DATE: Sep 30, 2025 - 2:43pm EST
FILE: F:\Draw\Mill Creek Residential\25-9842 Pompano Beach Fed Hwy\01-Drawing\25-9842_855 S FED HWY TOPO SURVEY.dwg

NO.	REVISION	DATE	BY
1.	ADD TREES TO NORTH PORTION	7/15/25	DRL
2.	ADD NEW TOPO AND SPOT ELEVATIONS TO EXISTING	9/30/25	IK

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SPECIFIC PURPOSE (TREE) SURVEY
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POMPAHO BEACH, FLORIDA
855 - 943 S. FEDERAL HIGHWAY, POMPAHO BEACH, FL 33062

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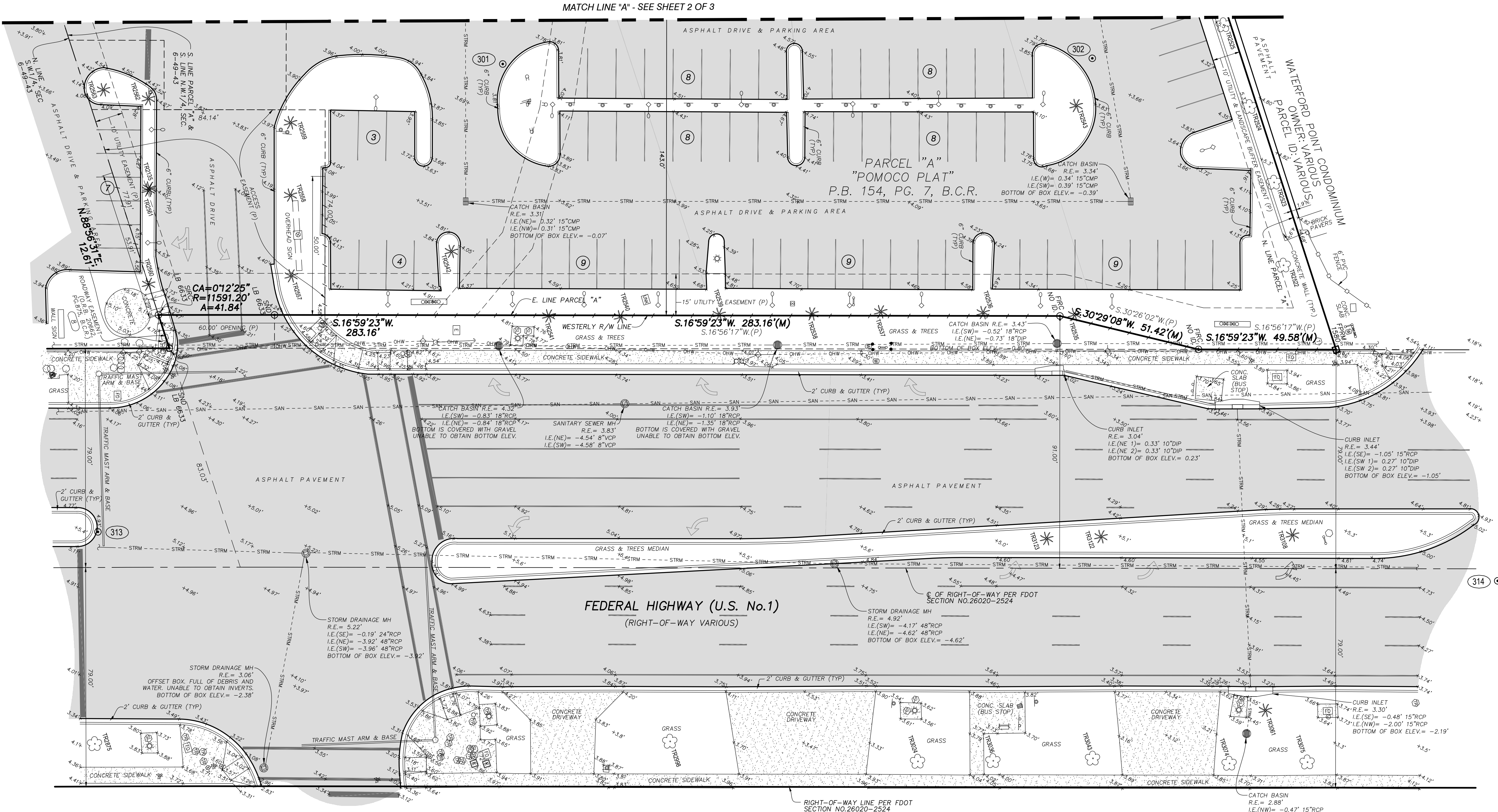
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STATE OF FLORIDA

PROJECT
25-9842

SHEET NO.
2 OF 3

SKETCH OF TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY

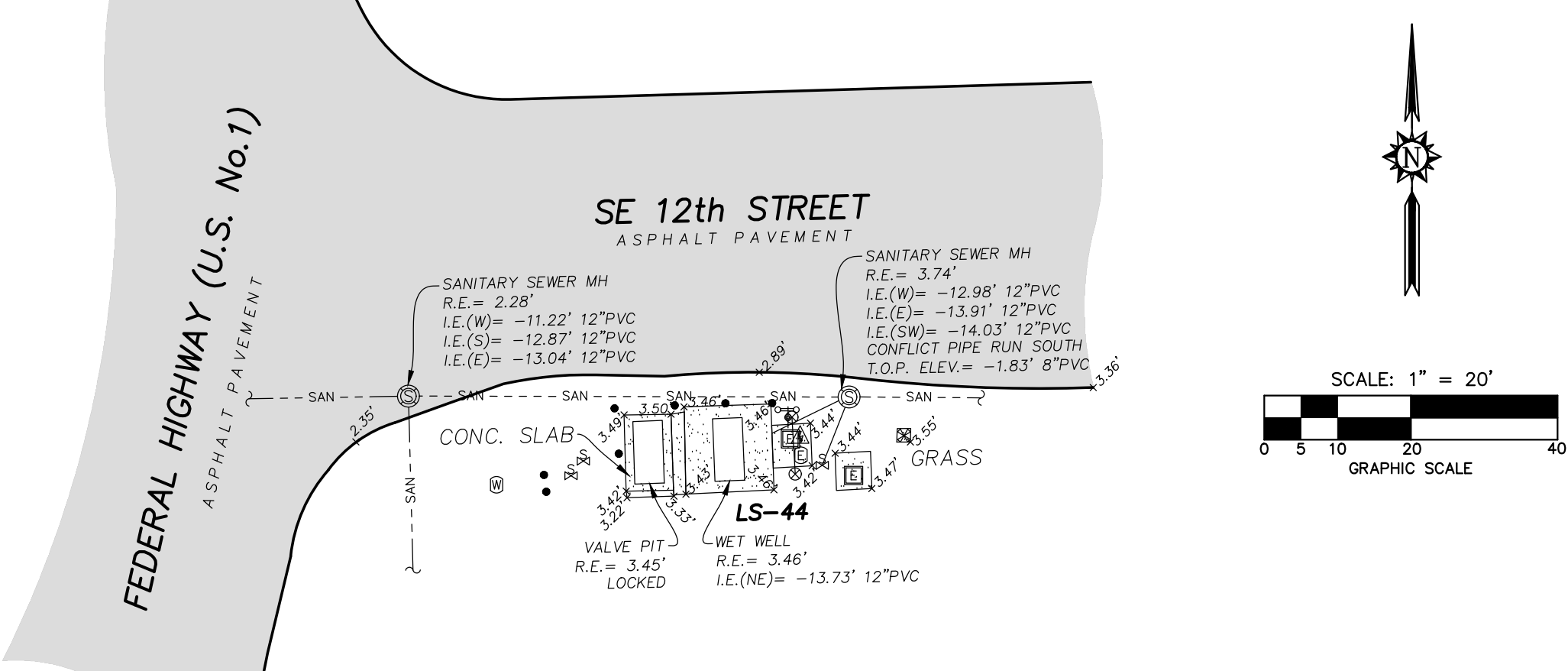


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PZ25-12000028
06/03/2026

DRC

PZ25-12000028
03/18/2026



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1.	ADD TREES TO NORTH PORTION	7/15/25	DRL
2.	ADD NEW TOPO AND SPOT ELEVATIONS TO EXISTING	9/30/25	IK

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25-9842

SHEET NO.
3 OF 3

Appendix C: Preliminary Geotechnical Parameters






Approximate Location of Standard Penetration Test (SPT) Boring

DRC
PZ25-12000028
06/08/2026

DRC
PZ25-12000028
03/18/2026

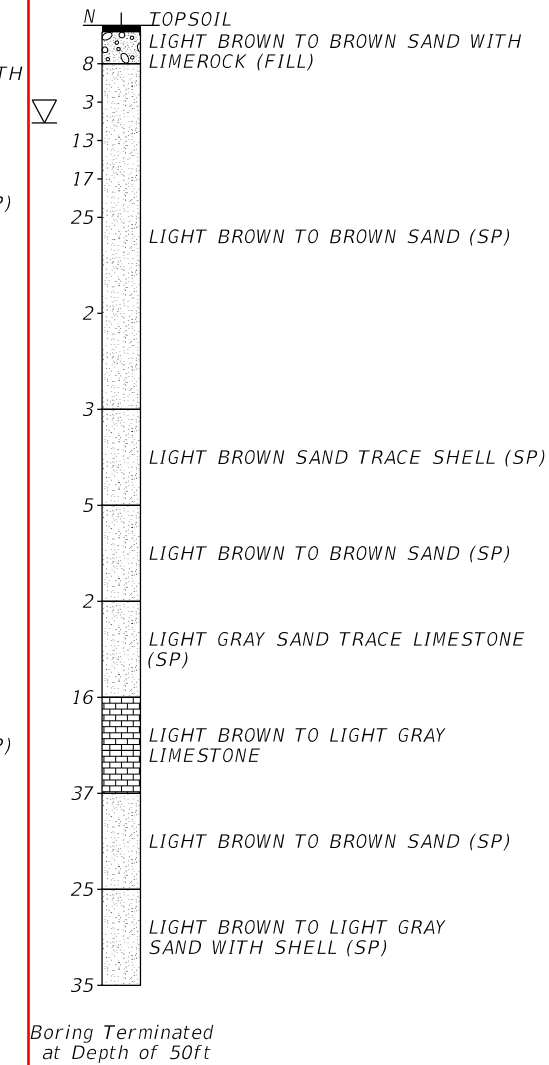
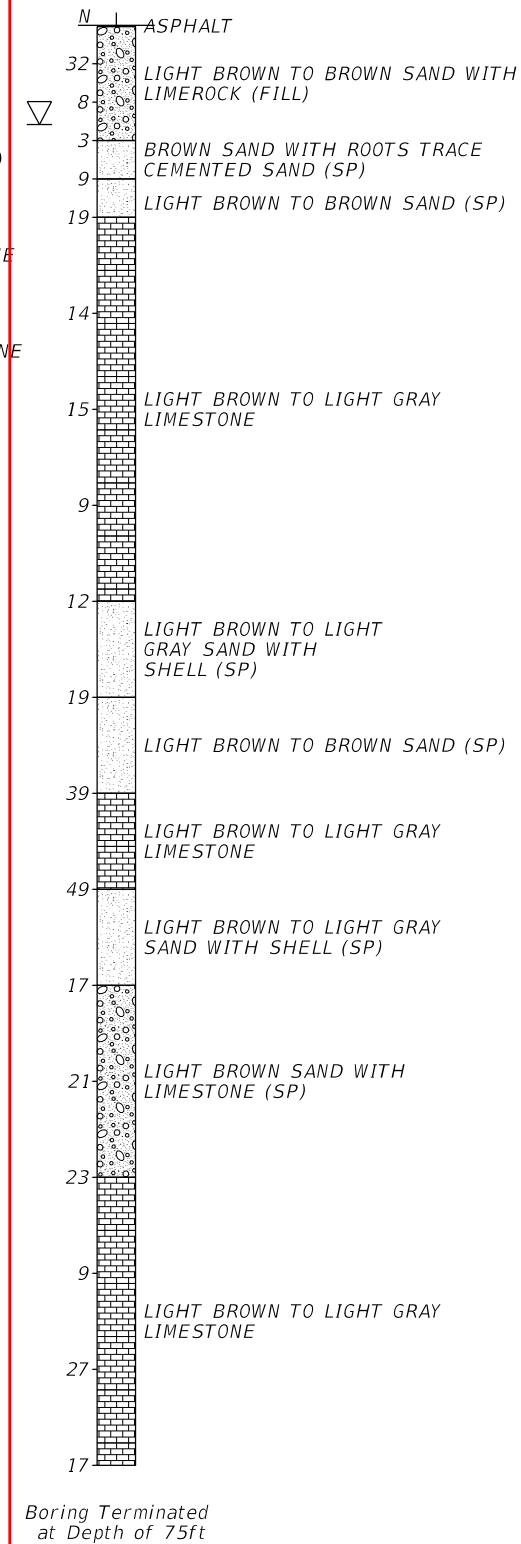
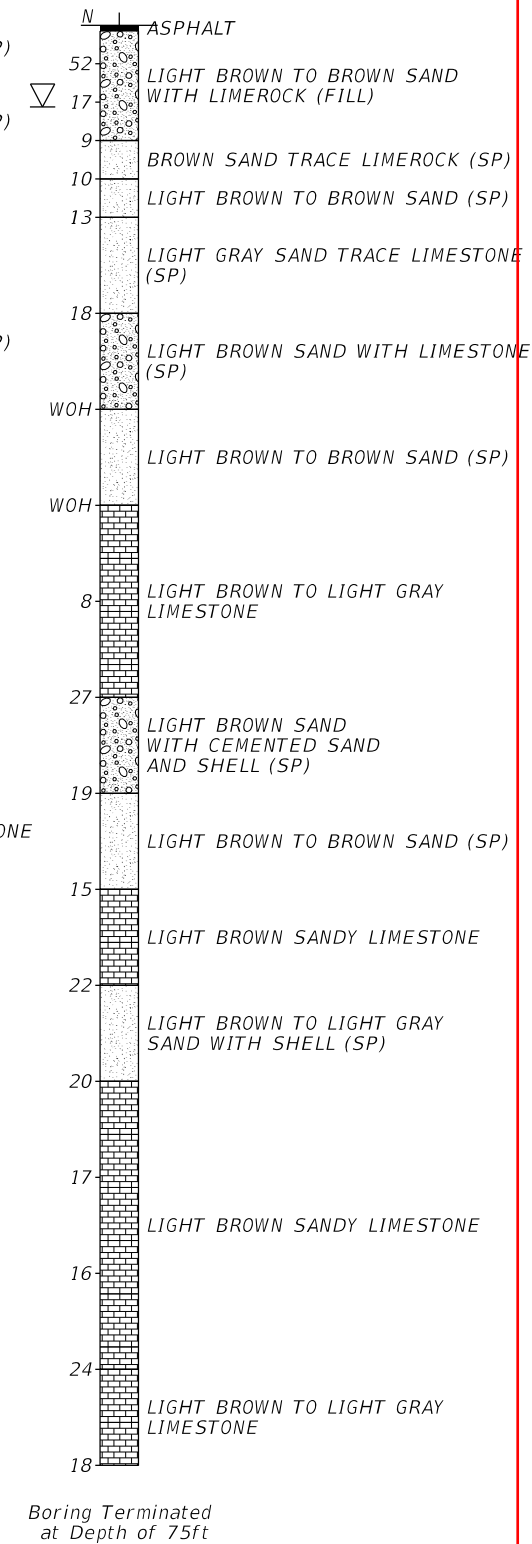
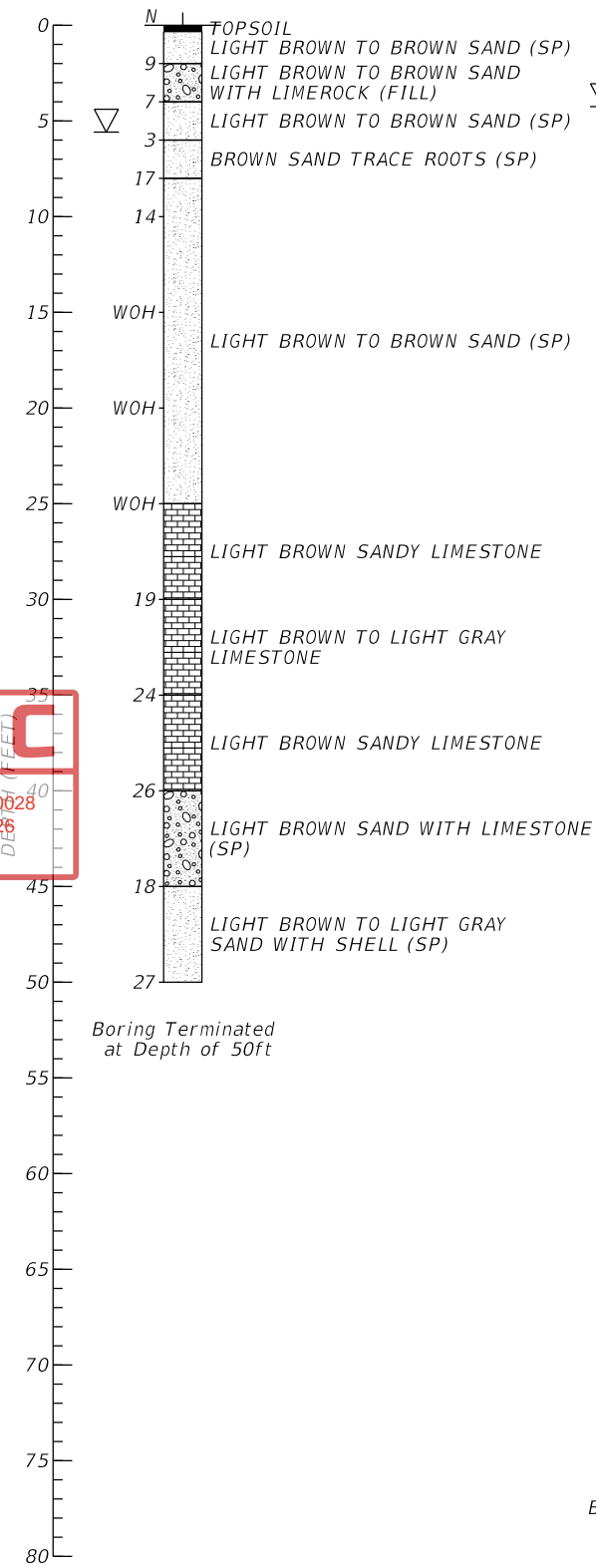
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-----------------	--------------------	--	---	---------------	--------------------------------	---	-----------------------

Bore # B-1
Date 4/25/2025
Driller J. CARLOS
Hammer Auto
Rig CME-45
Latitude 26.220003
Longitude -80.105961

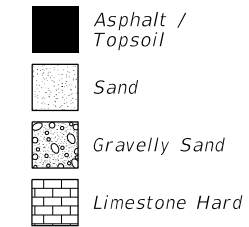
Bore # B-2
Date 4/25/2025
Driller J. CARLOS
Hammer Auto
Rig CME-45
Latitude 26.219794
Longitude -80.105018

Bore # B-3
Date 4/24/2025
Driller J. CARLOS
Hammer Auto
Rig CME-45
Latitude 26.219569
Longitude -80.106035

Bore # B-4
Date 4/24/2025
Driller J. CARLOS
Hammer Auto
Rig CME-45
Latitude 26.219124
Longitude -80.10555



LEGEND



▽ Encountered Groundwater Table
WOH Weight Of Hammer
(SP) Unified Soil Classification System (ASTM D 2488)
N Indicate SPT Value (12" Penetration-140 lb Hammer)

NOTES

1. STRATA BOUNDARIES ARE APPROXIMATE AND MAY VARY BETWEEN OR AWAY FROM BORING LOCATIONS.
2. BORING LOCATIONS WERE MARKED IN THE FIELD USING A HANDHELD GPSMap GARMIN 78s. ACTUAL LOCATIONS AND THEIR COORDINATES ARE APPROXIMATE.
3. DEPTH SHOWN ARE IN FEET FROM EXISTING GROUND SURFACE
4. SPT N-VALUES SHOWN ABOVE WERE OBTAINED USING AUTOMATIC HAMMERS. GENERALLY DESIGN CORRELATIONS AND PROGRAMS USE SAFETY HAMMERS N-VALUES. HENCE, THE ABOVE N-VALUES NEED TO BE MULTIPLIED BY 1.24 TO OBTAIN EQUIVALENT SAFETY HAMMER N-VALUES FOR DESIGN PURPOSE.
5. THE LIMESTONE STRATA ENCOUNTERED WITHIN THE PROJECT SITE CORRESPOND TO ROCK FORMATION THAT TYPICALLY OFFER HIGH RESISTANCE TO EXCAVATION AND DRILLING. SPECIAL EQUIPMENT AND BREAKING TOOLS ARE TYPICALLY REQUIRED TO EXCAVATE AND DRILL WITHIN THESE LIMESTONE LAYERS. THESE LIMESTONE LAYERS ARE ALSO DIFFICULT TO DEWATER DUE TO ITS HIGH POROSITY AND PERMEABILITY.
6. THE SAND STRATA ENCOUNTERED IN THIS AREA IS SOMETIMES MIXED WITH CEMENTED SAND AND LIMESTONE THAT COULD OFFER HIGH RESISTANCE AND LEAD TO CAVING SOILS. SPECIAL EQUIPMENT AND/OR PROCEDURES MAY BE REQUIRED TO EXCAVATE AND STABILIZE EXCAVATIONS.

DRC

PZ25-2000028
06/08/2025

DRC

PZ25-2000028
03/18/2026

APPROVED BY:
RV

DATE:
5/13/2025

ENGINEER OF RECORDS

RAMAKUMAR VEDULA, P.E.
FLORIDA LICENSE NO.:
54873



TIERRA SOUTH FLORIDA
2765 VISTA PARKWAY, STE-10
WEST PALM BEACH, FL 33411

SCALE:

NTS

PROJECT NUMBER:

7111-25-105

SOIL PROFILES

855 S FEDERAL HIGHWAY

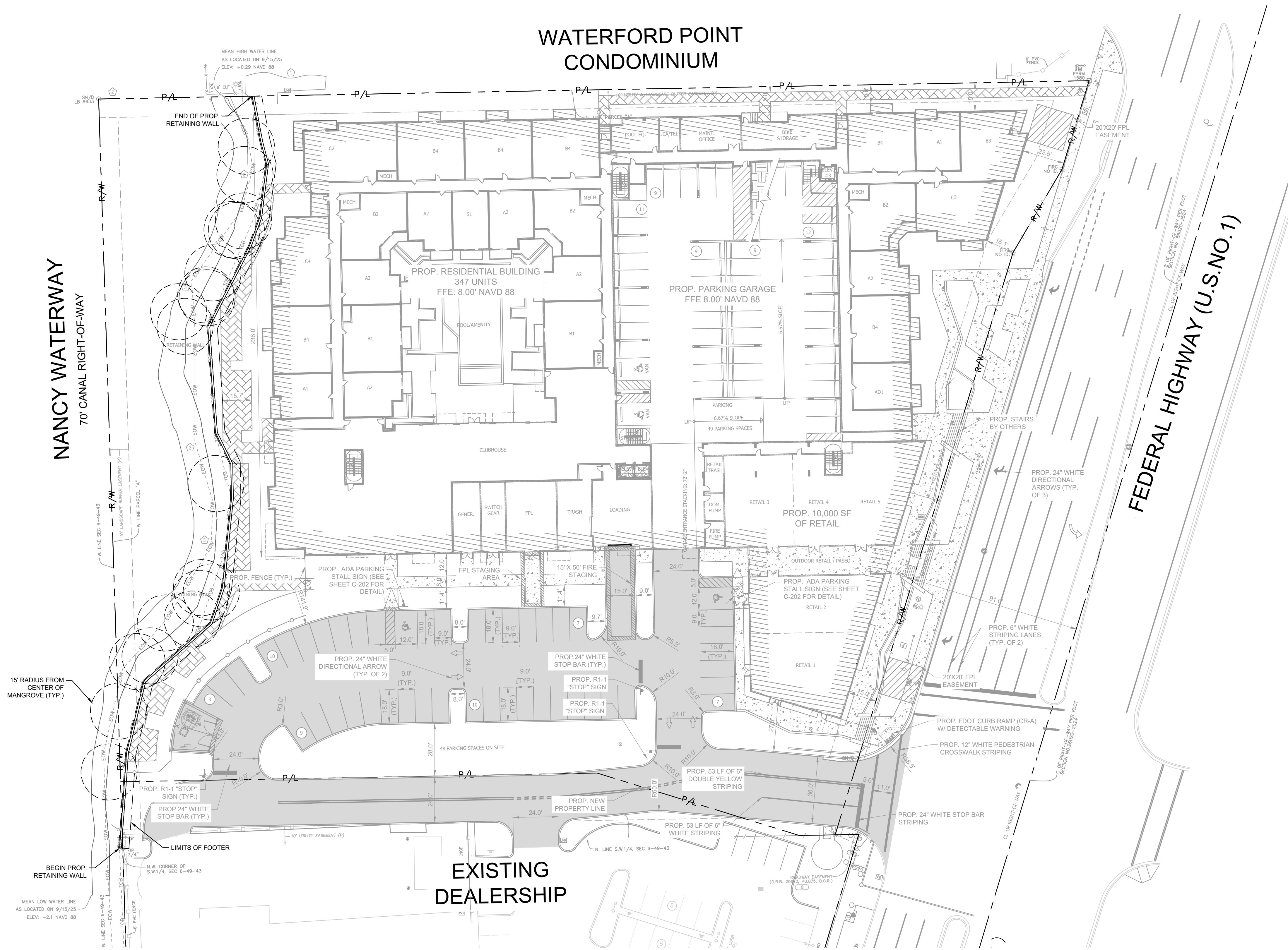
POMPANO BEACH, FLORIDA

SHEET NO.

2

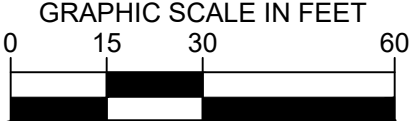
Appendix D: Mangroves and Proposed Wall Exhibit





- LEGEND**
- P/L — R/W — PROPERTY LINE AND/OR RIGHT-OF-WAY
 - - - C — CENTERLINE OF R/W
 - (10) — PARKING COUNT
 - — 15' MANGROVE OFFSET

- NOTES**
- MANGROVES ARE REPRESENTED WITH A 15 FT OFFSET FROM THE TRUNK.
 - TREE LOCATIONS ARE REFERENCED FROM THE SKETCH OF ALTA/NSPS LAND TITLE SURVEY PERFORMED BY STONER SURVEYORS AND MAPPERS DATED 7.15.2025 (PROJECT NO. 25-9842)



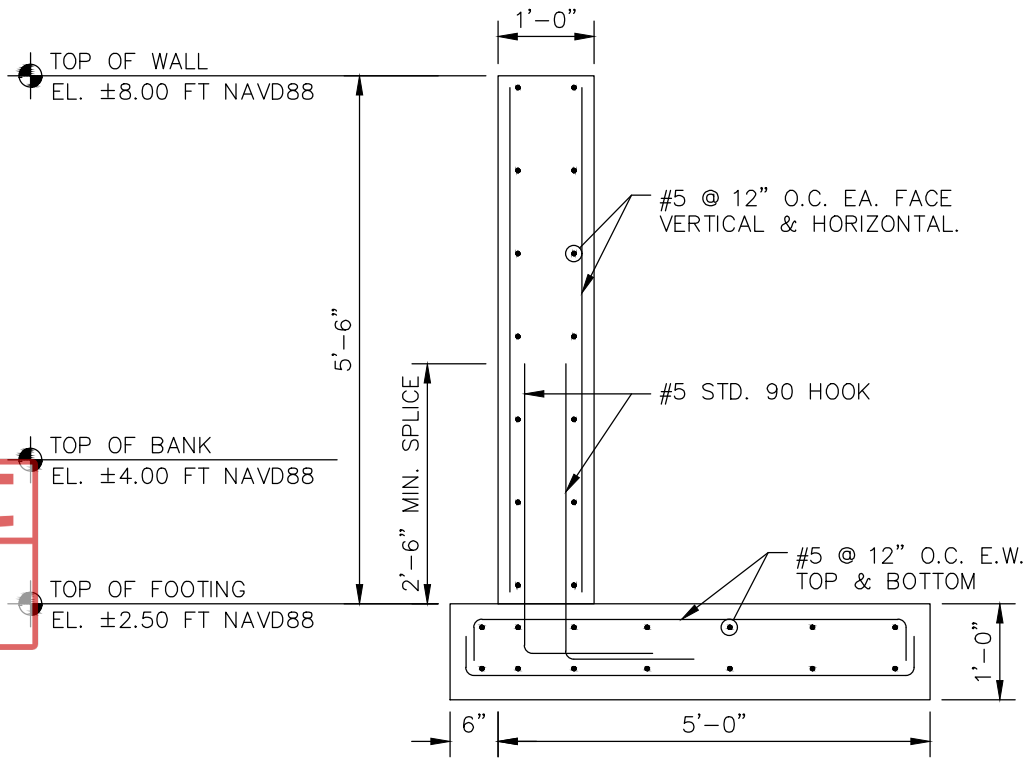
MODERA POMPANO BEACH PREPARED FOR MCRT INVESTMENTS LLC POMPANO BEACH FLORIDA	SHEET NUMBER EX-01	MANGROVES & RETAINING WALL EXHIBIT			KHA PROJECT 043175014 DATE 12/03/2025 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	LICENSED PROFESSIONAL	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324 PHONE: 954-535-5100 FAX: 954-739-2247 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	REVISIONS		BY	DATE
								No.			

NOT FOR CONSTRUCTION

Appendix E: Preliminary Structural Details



by: Armando.RiosPerez
Dec 03, 2025 1:33pm
Layout2
Appendix E Retaining Wall Structural Details.dwg
Creek Pompano\Design\Structural\2025.11.21 DD Report\Appendix E Retaining Wall Structural Details.dwg
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1 CANTILEVER RETAINING WALL (TYP.)
SCALE: N.T.S.

SCALE: N.T.S.

DESIGNED BY: ARP
P. 225-12000028
03/18/2026

Kimley»Horn
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DATE
12/2025
PROJECT NO.
043175014

MODERA POMPANO BEACH
MCRT INVESTMENTS LLC

DESIGN ENGINEER:
JAIME GHITELMAN
FLORIDA P.E. LICENSE NUMBER:
87473
DATE:

SHEET NUMBER
APP. E