

NANCY WATERWAY
70' CANAL RIGHT-OF-WAY

PROP. PARKING GARAGE
FFE 8.00' NAVD 88

PROP. 10,000 SF
OF RETAIL

4.69M.E
EXISTING
DEALERSHIP

| | |
|--|--|
| | PROPERTY LINE AND/OR RIGHT-OF-WAY |
| | DEDICATION/EASEMENT PROPERTY LINE AND/OR RIGHT-OF-WAY |
| | CENTERLINE OF R/W |
| | SAWCUT LINE |
| | GRADE BREAK |

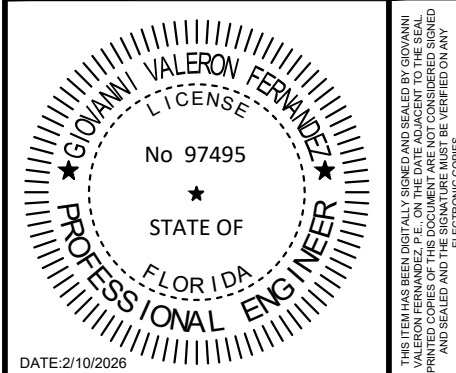
- | | |
|--|---|
| | EXISTING SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION |
| | PROPOSED SPOT ELEVATION-MATCH TO EXIST. ELEVATION |
| | PROPOSED SPOT ELEVATION-FINISHED FLOOR ELEVATION |
| | DIRECTIONAL FLOW ARROW |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED PEDESTRIAN PAVERS |
| | PROPOSED CONCRETE SIDEWALK |
| | PROPOSED ASPHALT PAVEMENT MILLING AND RESURFACING |
| | PROPOSED ASPHALT PAVEMENT FULL DEPTH RESTORATION |
| | PROPOSED INLET |
| | PROPOSED YARD DRAIN |
| | PROPOSED CURB INLET |
| | PROPOSED STORM MANHOLE |

- ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON N.A.S.D. 1988.
2. THE CROSS SLOPE UPON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%, THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%, THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
3. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522.
4. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
5. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
6. MATCH EXISTING GRADES AT TIE-IN LOCATIONS AT PROPERTY LINES.
7. TOP OF LANDSCAPED OR SODDED AREA AGAINST BUILDING SHALL BE MIN. 4" BELOW FINISH FLOOR ELEVATION AND AGAINST SIDEWALK SHALL BE MIN. 2" BELOW FINISH GRADE.
8. ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
9. ALL WALKWAYS NEAR BUILDING ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION FOR A MINIMUM OF 60 INCHES, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR.
10. THE LIMITS OF ALL OUTDOOR AREAS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
11. CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
12. RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33%. IF VERTICAL RISE IS LESS THAN 6 INCHES HANDRAILS ARE NOT REQUIRED.
13. RUNNING SLOPE FOR SIDE FLARES OR CURB RAMPS MUST BE LESS THAN 10%.
14. SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES SHALL NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
15. SLOPES OF CLEAR FLOOR SPACES AT FIXTURES AND CONTROLS MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION. THE 30X48 INCH CLEAR FLOOR SPACE PROVIDED AT THE CONTROL MUST BE FLUSH WITH THE CONTROL.
16. GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED 1/2 INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.
17. ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
18. STEPS TO BE LOCATED OUTSIDE OF 7' SIDEWALK CLEAR PATH. REFER TO SHEET C2.00 - C2.16 PAVEMENT MARKING AND SIGNAGE PLAN FOR ADDITIONAL INFORMATION ON PROPOSED CLEAR PATH.
19. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION TO NOTIFY ENGINEER OF ANY CONFLICTS.
20. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKSMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
21. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATIONS. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCES BUT SHALL NOT EXCEED MAXIMUMS SPECIFIED ABOVE BY ANY AMOUNT. PAVEMENTS SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND ANY PAVEMENTS FOUND TO EXCEED THE MAXIMUMS SPECIFIED ABOVE WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
22. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
23. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREAS AND PROPOSED INLETS FOR ALL NATURAL AND PAVED AREAS.
24. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
25. SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
26. ALL PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL HAVE A MINIMUM CROSS SLOPE OF 2 PERCENT AND A MINIMUM LONGITUDINAL SLOPE OF 0.2 PERCENT.
27. ALL ACCESS POINTS, SIDEWALKS, WALKWAYS, AND CURB CUTS ARE UNOBSTRUCTED AND ADA ACCESSIBLE.
28. LEVEL CHANGES BETWEEN GROUND SURFACE MATERIALS (E.G. PAVERS TO CONCRETE) MUST COMPLY WITH FLORIDA BUILDING CODE SECTION 303:
 - A. VERTICAL CHANGES MUST NOT EXCEED 1/4 INCH;
 - B. LEVEL CHANGES UP TO 1/4 MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2; AND
 - C. LEVEL CHANGES EXCEEDING 1/4 INCH MUST BE RAMPED TO COMPLY WITH FLORIDA SECTION 405.

17. ALL SIDEWALKS WITHIN THE APPROVED PERMIT LIMITS ARE TO BE ADA COMPLIANT, UPGRADE CURB RAMPS SHALL BE PROVIDED PER FOOT STANDARD INDEX 304
18. ANY DAMAGED SIDEWALK OR CURB AND GUTTER WITHIN THE APPROVED PERMIT LIMITS IS TO BE REMOVED AND REPLACED IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS LATEST EDITION.
19. ANY PAVEMENT WITHIN THE APPROVED PERMIT LIMITS DAMAGED DURING CONSTRUCTION SHALL BE RECONSTRUCTED IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS LATEST EDITION.

[illegible]

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2021 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106



| | | | |
|--------------------------|-------------------|----------|----------|
| KHA PROJECT 043175014 | DATE 2/10/2026 | SCALE | AS SHOWN |
| DESIGNED BY | GV | DRAWN BY | E |
| CHECKED BY | GV | | |

PAVING AND GRADING PLAN

MODERA POMPANO

BEACH
PREPARED FOR
MCRT INVESTMENTS LLC
COMPANO BEACH
FLORIDA

SHEET NUMBER
C-300