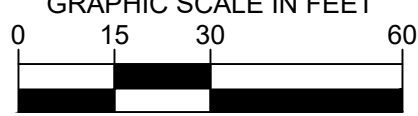
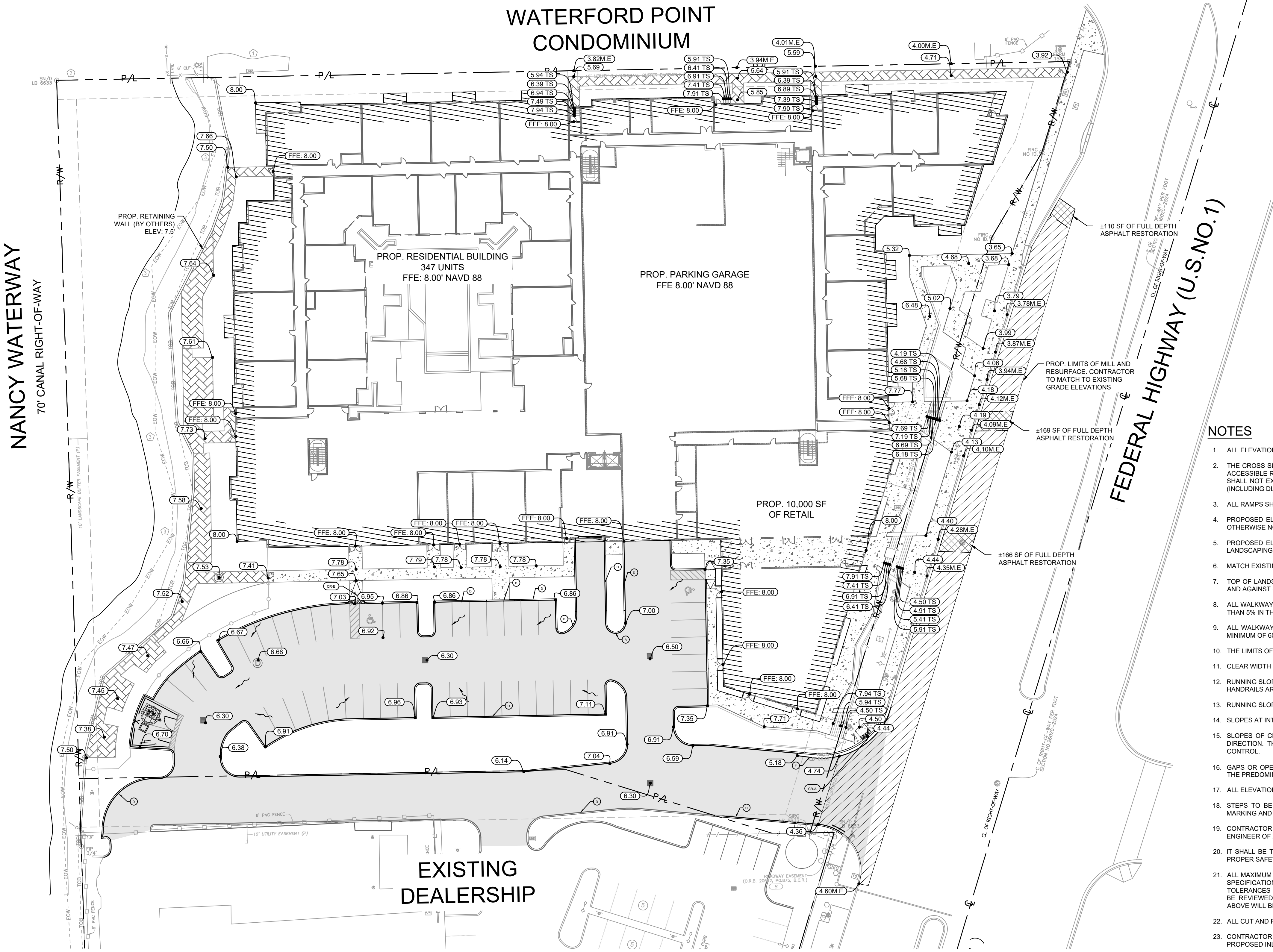


Plotted By: Fernandez, Gioxanni Sheet Set: MILLCREEK POMPANO Layout: C-300 PAVING AND GRADING PLAN November 21, 2025 04:01:21pm K:\FTL_Civil\043 jobs\043175014 Mill Creek Pompano\Design\CADD\PlanSheets\C-300.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kintley-Horn and Associates, Inc. shall be without liability to Kintley-Horn and Associates, Inc.

PAVING AND GRADING KEY

- (A) = TYPE 'A' CURB
- (B) = TYPE 'B' CURB (MOUNTABLE)
- (VG) = VALLEY GUTTER CURB
- (D) = TYPE 'D' CURB
- (F) = TYPE 'F' CURB & GUTTER
- (CR) = FDOT TYPE CURB RAMP



LEGEND

- P/L — PROPERTY LINE AND/OR RIGHT-OF-WAY
- D/E — DEDICATION/EASEMENT PROPERTY LINE AND/OR RIGHT-OF-WAY
- C/L — CENTERLINE OF RW
- S/L — SAWCUT LINE
- G/B — GRADE BREAK
- 5.00 + EXISTING SPOT ELEVATION
- 6.25 PROPOSED SPOT ELEVATION
- 6.25M.E. PROPOSED SPOT ELEVATION-MATCH TO EXIST. ELEVATION
- FFE:8.00 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

NOTES

- ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON N.A.V.D. 1988.
- THE CROSS SLOPE ON 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).
- ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522.
- PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
- MATCH EXISTING GRADES AT TIE-IN LOCATIONS AT PROPERTY LINES.
- 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.
- ALL WALKWAYS SHALL HAVE A SLOPE LESS THAN 2% PERPENDICULAR TO THE DIRECTION OF TRAVEL AND LESS THAN 5% IN THE DIRECTION OF TRAVEL.
- 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.
- THE LIMITS OF ALL OUTDOOR AREAS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- CLEAR WIDTH OF ACCESSIBLE ROUTE MUST BE A MINIMUM OF 36 INCHES.
- RUNNING SLOPE OF RAMPS AND CURB RAMPS CANNOT EXCEED 8.33%. IF VERTICAL RISE IS LESS THAN 6 INCHES, HANDRAILS ARE NOT REQUIRED.
- RUNNING SLOPE FOR SIDE FLARES OR CURB RAMPS MUST BE LESS THAN 10%.
- SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES MUST NOT EXCEED 2%, MEASURED IN ANY DIRECTION.
- 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.
- GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE MUST NOT EXCEED 1/2 INCH WIDTH, PERPENDICULAR TO THE PREDOMINATE FLOW OF PEDESTRIAN TRAFFIC.
- ALL ELEVATIONS LISTED ON PLANS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 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.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION TO NOTIFY ENGINEER OF ANY CONFLICTS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- 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 CONTRACTOR'S EXPENSE.
- ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS LANDSCAPE AREAS AND PROPOSED INLETS FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER REGARDING ANY GRADING REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS.
- SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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.
- ALL ACCESS POINTS, SIDEWALKS, WALKWAYS, AND CURB CUTS ARE UNOBSTRUCTED AND ADA ACCESSIBLE.
- 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 1/2 INCH;
 - B. LEVEL CHANGES UP TO 1/2 MUST BE BEVELED WITH A SLOPE THAT DOES NOT EXCEED 1:2; AND
 - C. LEVEL CHANGES EXCEEDING 1/2 INCH MUST BE RAMPED TO COMPLY WITH ANSI SECTION 405.

BROWARD COUNTY NOTES:

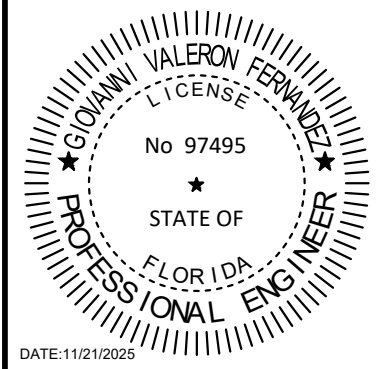
- ALL SIDEWALKS WITHIN THE APPROVED PERMIT LIMITS ARE TO BE ADA COMPLIANT, UPGRADE CURB RAMPS SHALL BE PROVIDED PER FDOT STANDARD INDEX 304
- ANY DAMAGED SIDEWALK OR CURB AND GUTTER WITHIN THE APPROVED PERMIT LIMITS IS TO BE REMOVED AND REPLACED IN ACCORDANCE WITH BROWARD COUNTY MINIMUM STANDARDS LATEST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

DRC

PZ25- 12000028
01/07/2026

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



KHA PROJECT	043175014
DATE	11/6/2025
SCALE	AS SHOWN
DESIGNED BY	GVF
DRAWN BY	EA
CHECKED BY	GVF

PAVING AND GRADING PLAN

MODERA POMPANO BEACH
PREPARED FOR
MCRT INVESTMENTS LLC
FLORIDA

SHEET NUMBER
C-300

NO.	REVISIONS	DATE	BY