

Prepared by:
Michael C. Owens, Sr. Ass't County Att'y
115 S. Andrews Ave, Room 423
Fort Lauderdale, FL 33301

Return original or certified
recorded document to:
Broward County Environmental Protection
and Growth Management Department
Environmental Engineering
and Permitting Division
1 North University Drive, Mailbox 201
Plantation, Florida 33324

JOINT DEED OF CONSERVATION EASEMENT – STANDARD
(for Broward County and SFWMD within Palm Beach County)

THIS JOINT DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 25th day of November, 2025 by CC Homes at the Estates by Turnberry, LLC ("Grantor") whose mailing address is 2020 Salzedo Street, Suite 200, Coral Gables, Florida 33134 to the South Florida Water Management District, 3301 Gun Club Road, West Palm Beach, Florida 33406 and Broward County, a political subdivision of the state of Florida, 115 South Andrews Avenue, Room 409, Fort Lauderdale, Florida 33301 (collectively referred to as "Grantees"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantees" shall include any successor or assignee of Grantees.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in Broward County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, South Florida Water Management District Permit No. 06-112811-P ("Permit") and Broward County License No. DF23-1341 ("License") (collectively "Permit and License") and any modifications thereto issued by the Grantees authorize certain activities which could affect wetlands, surface waters, or other aquatic resources in or of the State of Florida; and

WHEREAS, Grantor, in consideration of the consent granted by the Permit and License or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantees a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit and License solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit and License, in a preserved, enhanced, restored, or created condition,

NOW, THEREFORE, in consideration of the issuance of the Permit and License to construct and operate the permitted and licensed activity, and as an inducement to Grantees in issuing the Permit and License, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of Grantees upon the Conservation Easement Area described on Exhibit "B" which shall run with the land and be binding upon Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit and License (or any modifications thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by Grantees, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit and License (or any modifications thereto).

To carry out this purpose, the following rights are conveyed to Grantees by this Conservation Easement:

- a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, to determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and
- b. To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of

any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted and licensed or required by the Permit and License (or any modification thereto) (which may include preservation, enhancement, restoration, creation, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:
- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
 - b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
 - c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:
 - i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;
 - ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;
 - iii. Activities authorized by the Permit and License, described in the Management Plan, or otherwise approved in writing by Grantees are authorized; and
 - iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by Grantees are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify Grantees in writing of its intent to commence such activities. All such activities may only be completed during the time period for which Grantees approved the plan;
 - d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

- e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;
 - f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;
 - g. Acts or uses detrimental to such aforementioned retention of land or water areas; and
 - h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.
4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit and License (or any modifications thereto), Management Plan (if any), or the intent and purposes of this Conservation Easement.
5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.
6. Grantees' Liability. Grantees' liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantees shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.
7. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantees, and any forbearance on behalf of Grantees to exercise their rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantees' rights hereunder. Grantees shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.
8. Taxes. When perpetual maintenance is required by the Permit or License, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish Grantees with satisfactory evidence of payment upon request.
9. Assignment. Grantees will hold this Conservation Easement exclusively for conservation purposes. Grantees will not assign their rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.
11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in this Conservation Easement.
12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
14. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Broward County, Florida, and shall rerecord it at any time Grantees may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantees harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantees forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantees that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, CC Homes at the Estates by Turnberry, LLC (Grantor)
has hereunto set its authorized hand this 25th day of November, 2025.
CC Homes at the Estates by Turnberry, LLC

☒ A Florida business entity or ☐ _____ (choose one)

By: [Signature]
(Signature)

Name: Michael Levak
(Print)

Title: V.P.

Signed, sealed and delivered in our presence as witnesses:

By: [Signature]
(Signature)

Name: Lissette Viera
(Print)

By: [Signature]
(Signature)

Name: Elizabeth Garcia
(Print)

STATE OF FLORIDA

COUNTY OF Miami-Dade.

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 25th day of November, 2025, by Michael Levak
Estates by Turnberry, LLC, as the V.P. (title), of CC Homes at the
Estates by Turnberry, LLC a Florida business entity, or ☐ individually (choose one). He/She is ☒
personally known to me or ☐ has produced a _____ (state) driver's
license as identification.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
(Signature)

My Commission Expires: Aug 1, 2026

Yisset Mosquera
(Name)



EXHIBIT A
[LOCATION MAP]



EXHIBIT B

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

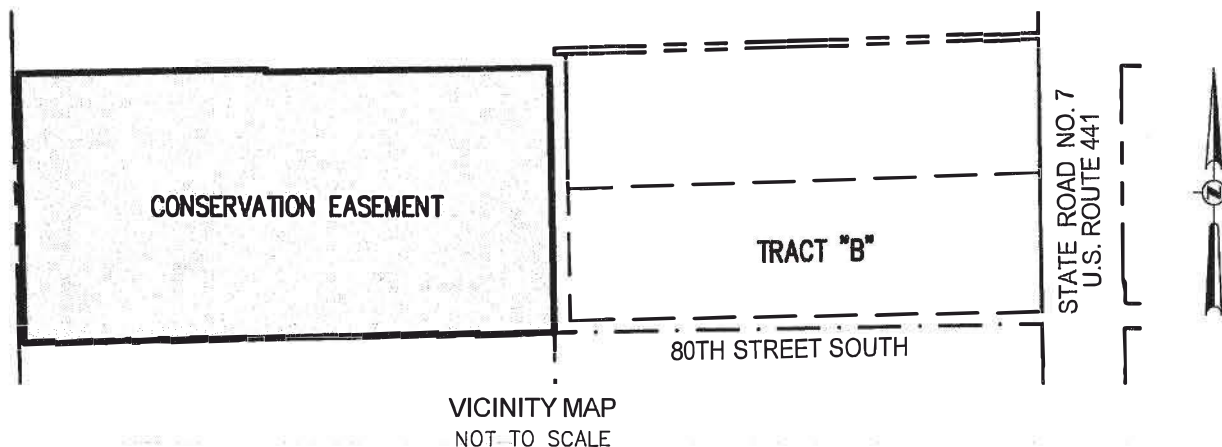


LEGAL DESCRIPTION:

A PORTION OF TRACT "A", "**WALKER PRESERVE PARCEL**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", ALSO BEING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, THENCE NORTH 88°54'12" EAST ALONG THE SOUTH LINE OF SAID TRACT "A" 25.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 01°23'59" WEST ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A" 1322.46 FEET TO A POINT ON A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 88°58'39" EAST ALONG SAID PARALLEL LINE 1223.74 FEET; THENCE SOUTH 01°01'21" EAST 15.00 FEET TO A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 88°58'39" EAST ALONG SAID PARALLEL LINE 1398.03 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 01°03'36" EAST ALONG SAID EAST LINE 1304.04 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 88°54'12" WEST ALONG SAID SOUTH LINE 2613.92 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 3,436,496 SQUARE FEET (78.8911 ACRES), MORE OR LESS.



NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF TRACT "A" BEING S88°54'12"W
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.

CLIENT: CC HOMES

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 74315

DATE: 5/21/25

CONSERVATION EASEMENT

80TH STREET SOUTH, LAKE WORTH BEACH

UNINCORPORATED PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



BY

5381 NOB HILL ROAD

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



SCALE: 1"=400'

DRAWN: L.H.

DATE: 5/21/25

80TH STREET SOUTH, LAKE WORTH BEACH

UNINCORPORATED PALM BEACH COUNTY, FLORIDA.

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

O.R.B.
FPL

OFFICIAL RECORDS BOOK

FLORIDA POWER & LIGHT COMPANY

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

Public Works and Environmental Services Department
ENVIRONMENTAL PERMITTING DIVISION
1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

December 10, 2025 updated January 6, 2026 with the correct owner name

CC Homes at the Estates by Turnberry, LLC
c/o Michael Levak
2020 Salzedo Street, Suite 200
Coral Gables, FL 33019
E-mail: dgerszuny@cchomes.com

Dear Mr. Levak:

This is to notify you of the Public Works and Environmental Services Department's action concerning your application received November 15, 2023, for authorization to fill a wetland area at SW 154th Avenue in the Town of Davie, Florida. The application has been reviewed for an Environmental Resource License.

Broward County - Environmental Resource License (ERL) Review – Granted

The Department has reviewed the project for compliance with Aquatic and Wetland Resource Protection Ordinance Sec. 27-331 through 27-341 of the Broward County Code. Based on the information submitted, Environmental Resource License No. **DF23-1341** is hereby issued. The above-named licensee is hereby authorized to perform the work per the approved drawings(s), plans, documents and specifications as submitted by the licensee, and made a part hereof. The above-mentioned approvals will remain in effect subject to the attached Broward County General Conditions, Broward County Specific Conditions, and stamped exhibits.

The issuance of this license is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances (excerpt attached).

Sincerely,

Linda Sunderland

Linda Sunderland, PWS
Environmental Program Supervisor

December 10, 2025

Date

ENC:

1. Environmental Resource License
2. Sec. 27-14 Administrative Review Procedures (4 pages)
3. One copy of stamped drawings (61 pages)

cc:

1. Jim Goldasich, JJ Goldasich and Associates, Incorporated (via e-mail)
2. USACOE-PBG (via e-mail)



Public Works and Environmental Services Department

ENVIRONMENTAL PERMITTING DIVISION

1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

ENVIRONMENTAL RESOURCE LICENSE

LICENSEE: CC Homes at the Estates by Turnberry, LLC
c/o Michael Levak
2020 Salzedo Street, Suite 200
Coral Gables, FL 33019

LICENSE NO: DF23-1341
PROJECT:
Wetland Impact

This license is issued under the provision of Chapter 27 of the Broward County Code of Ordinances also cited as Broward County Natural Resource Protection Code hereinafter called the Code. The above-named applicant, hereinafter called licensee, is hereby authorized to perform the work or operate the facility shown on the approved drawing(s), plans, documents, and specifications as submitted by applicant, and made a part hereof and specifically described as follows:

Description of Work: This project involves the development of a 151.72-acre mixed-use residential development and associated surface water management system. Currently, the site contains 27.17 acres of uplands, 121.85 acres of jurisdictional wetlands (adjusted from WD2302-007 to be in line with SFWMD permit 06-112811-P), and 2.70-acres of existing surface waters. The following regulated activities are proposed during construction of the aforementioned development: (1) impacts to 121.85-acres of existing wetlands with approximately 532,400 cubic yards of fill; (2) the removal of ~70,660 cubic yards of fill for the creation of seven surface water lakes, each with their own boat ramp and the use of a total of 25-headwalls; (3) the construction of three road crossings over the N-31 Canal, each with two 72" RCP culverts; and (4) the widening of other surface waters to the west, east, and to the south including the installation of headwalls and a vertical lift slide gate. No jurisdictional wetlands will remain on site.

Unavoidable impacts to 121.85-acres of wetlands shall be offset through a 53.38-acre mitigation area, with 26.46-acres of creation (19.93-acres at M-1 and 6.53-acres at M-4) and the restoration of 26.92-acres (3.93-acres at M-2 and 22.99-acres at M-3) within a 78.8911-acre proposed Conservation Easement area. The mitigation amount was determined by the Universal Mitigation Assessment Method (UMAM).

Work Location: The dredge and fill site is located south of SW 20th Street and west of Shotgun Road (SW 154th Ave) in the Town of Davie, Florida. Folio Number 504016000050 and 504016000060. The mitigation area is located at 8535 State Road 7 in an Unincorporated area of Palm Beach County, Folio Number 00-41-45-12-02-001-0000.

Construction shall be in accordance with submitted ERL Application Form received on 11/15/2023, and all additional information submitted; plans stamped by the Department on 12/10/2025 (attached); and with all General and Specific Conditions of this license.

GENERAL CONDITIONS:

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by Public Works and Environmental Services Department (PWESD) pursuant to Chapter 27 of the Broward County Code of Ordinances. PWESD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by PWESD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify PWESD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to PWESD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to PWESD, may be used by PWESD as evidence in any enforcement proceeding arising under Chapter 27 of the Broward County Code of Ordinances, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27 of the Broward County Code of Ordinances, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by PWESD personnel for the purposes of inspection and testing to determine compliance with this license and Chapter 27 of the Broward County Code of Ordinances.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by PWESD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of PWESD. The licensee agrees that specific conditions are enforceable by PWESD for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of PWESD, and any forbearance on behalf of PWESD to exercise its rights hereunder in the event of any breach by the licensee, shall not be deemed or construed to be a waiver of PWESD's rights hereunder.

SPECIFIC CONDITIONS:

A. STANDARD CONDITIONS

1. **Notify the Department in writing a minimum of 48 hours prior to project commencement and a maximum of 48 hours after project completion.** Commencement notification should include such information as the intended start date, estimated duration of construction, and the name and contact information of the firm contracted to do the work. Failure to comply with this condition may result in enforcement action.
2. Any project causing environmental problem(s) shall be reported immediately to the Department's Environmental Response Line at 954-519-1499.
3. All project generated solid waste and/or spoil material must be disposed of in a suitable approved manner in accordance with current regulations at an upland location (not including surface waters and wetlands).
4. Only clean fill shall be placed in the water bodies being filled. Any fill material used shall be free of garbage, rubbish, refuse, asphalt, hazardous materials, organic matter such [as] wood, lumber, tree or tree trimmings, or other contaminants. The disposal of any putrescible or deleterious debris in any water body is prohibited.

B. CONSTRUCTION CONDITIONS

1. If the approved license drawings and/or license attachments/plans conflict with the specific conditions, then the specific conditions shall prevail.
2. Demolition and construction related debris must be disposed of at an approved upland location and may not be left in any wetlands or any surface waters.
3. This license does not eliminate the necessity to obtain any required federal, state, local or special district authorizations prior to the start of any activity approved by this license.

C. COMPENSATORY MITIGATION CONDITIONS (OFF-SITE)

1. Construction and installation of the Areas shall be in accordance with plans approved by the Department (attached) and associated information.
2. **Construction of the mitigation area shall be concurrent with impacts on the jurisdictional wetland areas.**
3. A baseline report shall be submitted via e-mail or epermits within 30 days of issuance.
4. The following steps must be taken prior to submittal of the Time-Zero monitoring report, all relevant correspondence may be uploaded to ePermits or e-mailed to AWRlicense@broward.org:
 - (a) Upon completion of the mitigation earthwork, the Licensee shall submit an as-built survey providing a Florida registered surveyor's certification of elevations in relation to design and surveyor verification of actual acreage for all licensed mitigation habitats. **Plant installation shall not begin until after the Department has approved the as-built survey.**
 - (b) The source for the plants and muck (between 12 to 24 inches of muck required) for the wetland area shall be conveyed prior to plant installation. Plant substitutions or planting plan alterations must be approved by the Department prior to installation.

If there are conflicts with any other agency regarding the mitigation area, notify the Aquatic and Wetland group immediately.

LICENSEE: CC Homes at the Estates by Turnberry, LLC

5. Once condition C.4. has been approved a Time-Zero monitoring report may be submitted. The Time Zero report is required within 30 days of earthwork approval and prior to any Certificate of Occupancy being issued for any structure on the site.
6. The Area(s) shall be monitored, and reports submitted quarterly for five (5) years describing in detail the condition of the Areas relative to the reference wetland and the criteria listed below (C.7.).
7. A viable wetland system shall be established that replicates a natural reference wetland in basic structure and function. To assure that the Area(s) become self-sustaining, the following criteria shall be met:
 - (a) A minimum of 80% coverage by desirable wetland species after a two (2) year period and demonstration of persistence for three (3) additional years.
 - (b) Less than 2% coverage by invasive exotic and undesirable species is allowable if plants are dispersed and not concentrated in any area. Exotic and undesirable species include, but are not limited to, *Melaleuca*, Australian pine, Brazilian pepper, *Bischofia*, torpedo grass, primrose willow, cattail, air potato, and *Syngonium*. Treatment efforts should be tailored to prevent these species from becoming reproductively mature.
 - (c) A minimum of 80% survival of each planted species shall be maintained each quarter. An exception to this condition may be allowed where species composition, density of planted and recruitment species, the overall wetland condition, as characterized by the growth rates and viability of the Areas are of higher quality, as determined by the Department.
 - (d) Hydrologic conditions and soil characteristics are in general conformity to those specified in plans. Data from the permanent surveyed staff gauges must be collected every two weeks and submitted with the quarterly monitoring reports.
8. Should the Department determine that the Areas are not achieving the listed criteria during some portion of the monitoring period, the licensee shall determine the reasons for failure and prepare plans that demonstrate clearly how the problem(s) will be corrected and submit such plans immediately to the Department for approval. Those plans shall be implemented within 30 days from the Departments written approval.
9. Introduction (direct or indirect) of Grass Carp (*Ctenopharyngodon idella*) is strictly prohibited. The Licensee shall properly employ and maintain Grass Carp exclusion devices as necessary to prevent entry into the area.
10. Permanent physical markers designating the preserve status of the wetland conservation area and buffer zones shall be placed around the entire perimeter of the mitigation area a maximum 100 feet apart. The markers shall be maintained in perpetuity.
11. The licensee shall be responsible for the successful completion of the mitigation work, including the monitoring and maintenance of the mitigation areas for the duration of the plan. The mitigation area shall not be turned over to another entity until the mitigation work is accomplished as licensed and staff has approved the Time Zero mitigation report.
12. Spoil generated from the excavation authorized by this license must be used on-site or placed in off-site uplands and contained in such a manner as to prevent erosion into wetlands or other surface waters.
13. The licensee shall provide any future purchaser(s) of this site with a copy of this license.
14. Required water quality treatment (including ½" dry pretreatment and/or 1" wet detention as required by the appropriate jurisdictional agencies) must be provided prior to discharge into any part of the licensed wetland mitigation area. The mitigation areas cannot be considered in, or used for, meeting stormwater treatment requirements. Stormwater from development that abuts the mitigation areas shall be routed away from the mitigation areas through swales or other conveyances and treated or discharged into treatment lakes at a distance adequate to maximize treatment prior to mixing with waters in the mitigation areas.
15. The Department must be notified of any change of consultant/contractor during the construction and mitigation monitoring phases of this project.

LICENSEE: CC Homes at the Estates by Turnberry, LLC

16. The conservation area shall be the perpetual responsibility of the underlying property owner and may in no way be altered from its natural or licensed state as documented herein, apart from its normal maintenance.

D. CONSERVATION EASEMENT/FINANCIAL ASSURANCE

1. An executed Joint Conservation Easement has been submitted by the applicant and has been approved to form by the County Attorney's office. Accordingly, the Conservation Easement and a copy of this license will be recorded in the public records of the County. It is the Licensee's responsibility to pay the recording costs. A check made payable to the "Board of County Commissioners" shall be submitted to the Department within fifteen (15) days of receipt of the notice of recording costs.
2. A fully executed Conservation Easement and a copy of the issued license must be recorded within six months of license issuance or prior to any COs being issued for the project whichever comes first.
3. If the property ownership changes prior to the Conservation Easement being recorded, a new Conservation Easement draft and updated Opinion of Title must be provided within 30 days of the ownership transfer.
4. The conservation area shall be the perpetual responsibility of the underlying landowner and may in no way be altered from their natural or licensed state as documented in this license, except for restoration activities. Activities prohibited within the conservation area(s) include, but are not limited to: construction or placement of soil or other substances such as trash; removal or destruction of trees, shrubs or other vegetation (with the exception of exotic/nuisance vegetation) removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife habitat conservation or preservation.
5. The licensee has provided a Performance Bond to Broward County PWESD and SFWMD as financial assurance for this project. Financial Assurance(s) includes construction, monitoring and maintenance costs with a 10% contingency for the total sum of \$2,200,946.00. After the time zero event and upon PWESD review and approval of all information required in Specific Condition C.5, the licensee may request release of 35% of the total financial assurance. After two years of monitoring and maintenance and upon PWESD review and approval, the licensee may request an additional 15% of the financial assurance. At the end of the five-year maintenance and monitoring period and upon demonstration that the licensee has met the intent and all information requested in Specific Condition C.5 and C.6, and if necessary, C.7., the licensee may request the release of the remaining financial assurance. All requests shall be made in writing to the Natural Resources Section of the PWESD. The Licensee is advised that the financial assurance document must remain active until it is released by the Department and no portion of the Financial Assurance will be released by the Department until the Conservation Easement has been recorded.

A COPY OF THIS LICENSE SHALL BE KEPT ON SITE DURING ALL PHASES OF LICENSED CONSTRUCTION.

Recommended for approval by:

Michelle Decker
License Processor

Issued this 10th day of December 2025

Expiration Date: December 10th, 2030

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT

Linda Sunderland
**LINDA SUNDERLAND, PWS
ENVIRONMENTAL PROGRAM SUPERVISOR
ENVIRONMENTAL PERMITTING DIVISION**

Sec. 27-14. Administrative review of PWESD determinations.

- (a) A person with a substantial interest may file a petition to request review of or to intervene in a review of a final administrative determination made pursuant to this chapter concerning:
 - (1) The requirement that a facility or activity obtain a license or environmental review approval.
 - (2) Interpretations of license or environmental review approval conditions.
 - (3) Interpretations of variance conditions.
 - (4) The decision to suspend or revoke a license or environmental review approval.
 - (5) The requirement of certain license conditions.
 - (6) The issuance of a license or environmental review approval.
 - (7) The denial of a license or environmental review approval.
 - (8) The scope of a license or environmental review approval, geographic or otherwise.
 - (9) The scope of a variance, geographic or otherwise.
 - (10) The issuance of a stop work order.
 - (11) Similar final administrative determinations.

This administrative review procedure shall be the only means of review available for the above final administrative determinations by either the petitioner or the intervenor (the parties).

- (b) person may not obtain review by this procedure of:
 - (1) The issuance or adjudication of or other matters involving a notice of violation or a citation.
 - (2) Internal policy decisions
- (c) A person desiring a review of a staff determination made pursuant to this Chapter shall first bring the determination to the attention of the appropriate section supervisor to attempt to resolve the matter. If a resolution cannot be reached, then the decision shall be reviewed by successive supervisory levels until the issue is resolved or reaches the level of the director or his or her designee for the final determination.
- (d) A person desiring administrative review of a final determination made by the director or the designee shall file a petition with the director for review by the hearing examiner. The petition shall be filed within ten (10) days from the rendition of the action taken or of the decision made by the director. An entity whose license or approval is being challenged shall be a party to the action.
- (e) The review shall not be heard until the provisions of subsection (f) are met. Upon motion to the hearing examiner, an insufficient petition shall be dismissed with or without leave to refile. If a petition is determined to be insufficient by the hearing examiner and the petitioner has been given leave to refile by the hearing examiner, unless otherwise ordered by the hearing examiner, the petitioner must refile within ten (10) days of the rendition of the order of dismissal or the petition will be dismissed with prejudice.

- (f) A sufficient petition for review or petition for intervention in the review shall, at a minimum, contain the following information:
 - (1) The nature of the determination sought to be reviewed.
 - (2) A short, plain statement of the facts which form the subject matter upon which the determination was made as asserted by all parties of record at the time that the petition is filed; a statement of the material facts in dispute, if any. If any party is unable to state the matters in sufficient detail at the time initial petition is filed, the petition may be limited to a statement of the issues involved; and thereafter, upon timely written motion, a more definite and detailed statement shall be furnished not less than seven (7) days prior to the date set for the hearing.
 - (3) The specific determination for which the review is sought.
 - (4) The specific legal grounds upon which the parties seek review of the determination.
 - (5) A short statement of the petitioner's or the intervenor's substantial interest in the matter to be reviewed.
 - (6) The specific section of this chapter on which the decision is based, if known, and the specific section that the parties allege should control the decision, if known.
 - (7) A copy of the director's or the designee's written final determination.
 - (8) A statement of the relief requested stating precisely the action that the petitioner wants PWESD to take with respect to the final determination.
- (g) All pleadings or other documents filed in the proceeding must be signed by a party, the party's attorney, or the party's qualified representative. The signature of a party, the party's attorney or a party's qualified representative constitutes a certificate that he or she has read the pleading or other document and that to the best of his or her knowledge, information, and belief formed after reasonable inquiry, it is not brought for any improper purposes, such as to harass or to cause unnecessary delay or for frivolous purpose or needless increase in the cost of litigation. If a pleading or other document is signed in violation of these requirements, the hearing examiner, upon motion or his or her own initiative, shall dismiss the matter.
- (h) A petitioner or intervenor may request an emergency hearing to stay all activities or work conducted pursuant to the challenged license or approval. Such petitioner or intervenor has the burden of proof to show by a preponderance of the evidence that the continued activities would cause substantial pollution or degradation to the environment. An emergency hearing shall be scheduled by PWESD and be held within five (5) days of said request or as soon thereafter as possible subject to the availability of the hearing examiner. The petitioner or intervenor shall comply with the notice provisions of section 27-14(j)(2)a. and c. and section 27-14(j)(3) and (4) of this chapter.
- (i) The petition for review will not stay environmental protection activities required for the remediation or mitigation of a site or facility, the protection of the environment or the health, safety and welfare of the citizens of Broward County, or the prevention of further environmental degradation. The person responsible for these activities must take all necessary steps to prevent environmental degradation and must conduct the remediation or mitigation activities required by this chapter. The director may allow these activities to be delayed until after the hearing examiner's decision by certifying to

the hearing examiner that, by reason of facts stated in the certificate, a delay in the initiation or completion of these activities would not cause substantial environmental degradation or peril to life or property. The delay for conducting these activities may be subject to appropriate terms to ensure protection of the environment. The person responsible for these activities shall be responsible for any environmental damage or any violation of this chapter caused by the delay.

(j) Notice and Scheduling Requirements:

- (1) The hearing on the review shall be scheduled within a reasonable time. It shall be the responsibility of the petitioner to request through PWESD that the hearing date be scheduled. It shall also be the responsibility of the petitioner to give notice in accordance with this section at least ten (10) days prior to the hearing.
 - (2) The petitioner shall give notice of the hearing by:
 - a. Giving personal notice to all proper parties; and
 - b. Publishing notice on two (2) days in a newspaper of general circulation in the county; and
 - c. Posting notice at a location determined by the Broward County Administrator's Office.
 - (3) The petitioner shall bear the cost of giving notice.
 - (4) The notice shall contain, at a minimum:
 - a. A description and location of the facility or the activity to be conducted by the petitioner; and
 - b. The time and place of the hearing.
- (k) The petitioner shall bear the cost of accurately and completely preserving all testimony and providing full or partial transcripts to all parties.
- (l) The hearing shall be a quasi-judicial hearing.
- (1) The applicant/petitioner requesting the administrative review, any intervenor/petitioner and PWESD shall have an opportunity to respond to and to present witnesses, other evidence and argument on all issues involved, to conduct cross-examination and submit rebuttal evidence, to submit proposed findings of facts and orders, and to be represented by counsel. Members of the general public who are not intervenors as set forth in Section 27-14 of this chapter are not parties to the proceeding.
 - (2) When appropriate, the general public may be given an opportunity to present oral or written communications. If the hearing examiner proposes to consider such material, then all parties shall be given an opportunity to cross-examine, challenge or rebut it.
- (m) Denial, protest of, revocation, or suspension of a license, environmental review approval, or any other approval:
- (1) In regard to denial or protest of approval of a license and any other review of an administrative decision, notwithstanding (2) below, the petitioner shall have the burden of showing, by a preponderance of the evidence, that the determination of the director was an arbitrary and/or capricious abuse of discretion, not supported by competent, substantial evidence or not in conformance with the

essential requirements of this chapter. The hearing examiner shall not substitute his or her judgment for that of PWESD on an issue of discretion even though the hearing examiner may have reached a different conclusion based on the same facts.

- (2) In an action to revoke or suspend a valid license or approval, the burden shall be upon PWESD to prove, by a preponderance of the evidence in an administrative hearing, the grounds for revocation or suspension. The license holder or approval recipient shall be provided notice of the hearing and a copy of the petition stating the grounds for revocation or suspension as provided in section 27-63 of this chapter. The petition shall state with specificity the acts complained of in order to allow the license holder or approval recipient an opportunity to prepare a defense. The hearing shall be conducted in accordance with the provisions of Section 27-37 of this chapter.
- (n) Findings of fact shall be based exclusively on the evidence of record and on matters officially recognized.
- (o) If the hearing examiner finds that the director or his or her designee has erroneously interpreted a provision and that a correct interpretation compels a particular action, he or she shall remand the case to the director or his or her designee for further action under a correct interpretation of the provision.
- (p) The hearing examiner shall complete and submit to the director and all parties a final order consisting of his or her findings of fact and conclusions of law.
- (q) A party to the hearing may obtain appellate review of the final order as provided by section 27-42 of this chapter.
- (r) A petitioner or intervenor shall pay a filing fee at the time the application for review is filed. The amount of the filing fee shall be set by resolution of the Board.

(Ord. No. 2003-34, § 1, 9-23-03; Ord. No. 2005-08, § 2.03, 4-26-05)
Secs. 27-15--27-19. Reserved.

Project Location



Legend

WRD.Water

AWR.Wetlands_noDER

PRESRVTYPE

CONF

Wetland



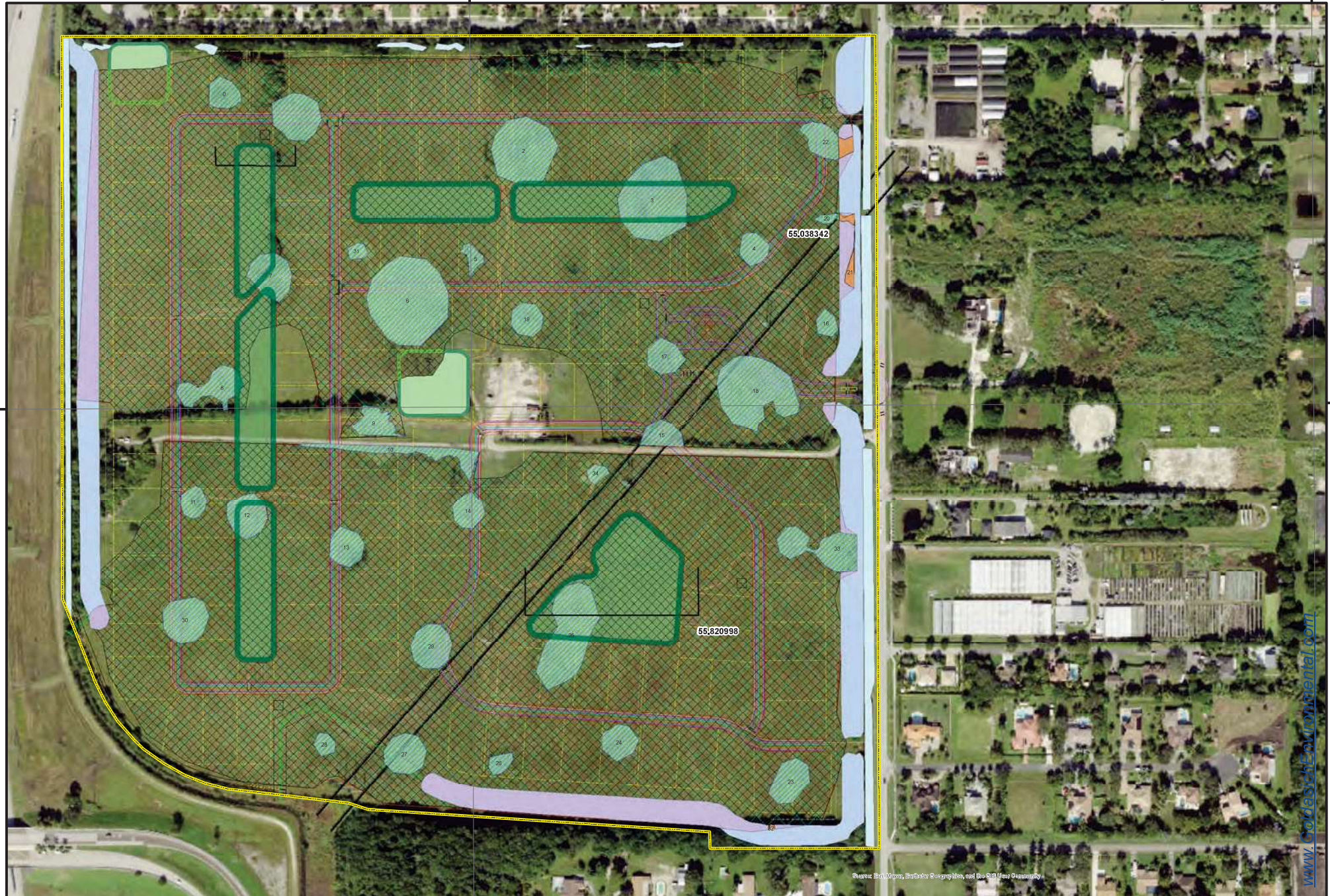
Turnberry
WD2302-007
504016000050 and 504016000060

0 0.05 0.1 Miles

Date: 5/18/2023

User Name: MDECKER





Source: Soil Maps, Satellite Imagery, and the GIS User Community

80°21'30"W

80°21'0"W

Initial Date: 12/20/2022 Current Revision Date: 3/18/2024



Broward County

Page 2 of 91



J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN



(561) 883-9555
jjg@jjgoldasich.com
Seagrass to Sawgrass

CC Homes

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Site Plan and Onsite Mitigation
Davie, Broward County, Florida

**Wetland
Areas
with Site
Plan**

www.GoldasichEnvironmental.com

BCTED REF. NO. 240126060

X. PAVEMENT MARKING AND SIGNAGE

A. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION, AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS (LATEST EDITION). ALL PAINT FOR STRIPING & MARKINGS SHALL BE FDOT APPROVED PAINT.

B. THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED). ALL SYSTEM COMMUNICATIONS EQUIPMENT, CABLES AND RELATED MATERIAL, SHALL COMPLY WITH BROWARD COUNTY'S LATEST EDITION OF MINIMUM STANDARDS AS EXPRESSED IN THE STANDARDS AND SPECIFICATIONS - COMMUNICATIONS INFRASTRUCTURE DOCUMENT. PLEASE REFER TO BCTED'S COMMUNICATIONS POLICIES AND PROCEDURES FOR ADDITIONAL INFORMATION. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION WILL NOT ACCEPT ANY PROJECTS THAT DO NOT MEET THESE STANDARDS AND SPECIFICATIONS. IF FIBER OPTIC PULL BOXES ALREADY EXIST AT AN INTERSECTION, NO ADDITIONAL FIBER PULL BOXES WILL BE REQUIRED FOR A COPY OF THESE STANDARDS REFER TO THE BROWARD COUNTY WEB SITE AT WWW.BROWARD.COUNTY.FL/TRAFFIC UNDER PUBLICATIONS.

IF THERE IS COPPER INTERCONNECT CABLES WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS, CONTACT BRETT HENDERSON, TRAFFIC SIGNAL SUPERVISOR AT BRETT.HENDERSON@BROWARD.ORG OR 954-444-2702.

IF THERE ARE FIBER OPTIC CABLES WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS, CONTACT ROBERT BLOUNT, COMMUNICATIONS MANAGER AT RBLOUNT@BROWARD.ORG OR 954-355-5422.

ALL BCTED COMMUNICATIONS CABLE/CONDUIT SHALL BE LOCATED A MINIMUM OF 48 HOURS IN ADVANCE.

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION

PROCEDURE FOR NOTIFICATION OF COMMUNICATIONS DISRUPTION

COPPER INTERCONNECT CABLE NOTIFICATION CONTACT PERSON

WHEN COMMUNICATIONS TO AN INTERSECTION MUST BE DISRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR SHALL PROVIDE A TWO DAY ADVANCE NOTICE IN WRITING TO THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THIS NOTIFICATION SHALL BE CONVEYED IN ELECTRONIC MAIL (EMAIL) TO THE TRAFFIC SIGNAL SUPERVISOR AT TECHCOMMUNICATIONS@BROWARD.ORG. NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION. THE DISRUPTION SHALL LAST FOR NO MORE THAN 3 CONSECUTIVE BUSINESS DAYS. WHERE POSSIBLE, THE DISRUPTION SHALL BE DURING OFF PEAK HOURS BEGINNING AT 9:00AM AND ENDING AT 3:00PM.

FIBER OPTIC CABLE CABLE NOTIFICATION CONTACT PERSON

WHEN COMMUNICATIONS TO AN INTERSECTION MUST BE DISRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR SHALL PROVIDE A TWO DAY ADVANCE NOTICE IN WRITING TO THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THIS NOTIFICATION SHALL BE CONVEYED IN ELECTRONIC MAIL (EMAIL) TO THE COMMUNICATIONS MANAGER AT TECHCOMMUNICATIONS@BROWARD.ORG. NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION. THE DISRUPTION SHALL LAST FOR NO MORE THAN 3 CONSECUTIVE BUSINESS DAYS. WHERE POSSIBLE, THE DISRUPTION SHALL BE DURING OFF PEAK HOURS BEGINNING AT 9:00AM AND ENDING AT 3:00PM.

UTILITY OWNERS CONTACT:

COPPER INTERCONNECT CABLE - BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) 954-444-2702.

FIBER OPTIC CABLE - BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION (BCHCED) 954-355-5422.

C. MAINTENANCE OF TRAFFIC

SCHOOL/PEDESTRIAN

THE MAINTENANCE OF TRAFFIC PLAN, PROVIDED BY THE CONTRACTOR, SHALL INCLUDE PROVISIONS FOR PEDESTRIAN AND/OR SCHOOL STUDENT TRAFFIC AS WELL AS VEHICULAR TRAFFIC. THE FOLLOWING ARE MINIMUM REQUIREMENTS:

THE SAFE WALK ROUTE FOR ALL SCHOOL STUDENTS WITHIN THE VICINITY OF THE CONSTRUCTION ZONE SHALL BE MAINTAINED DURING THE TIMES STUDENTS ARE ARRIVING AT OR LEAVING SCHOOL. IF THE CURRENT WALKING SURFACE CANNOT BE MAINTAINED, THEN A TEMPORARY ROAD-EDGE 4' WALK WAY SHALL BE CREATED. THE SAFE WALK ROUTE SHALL BE SEPARATED FROM THE CONSTRUCTION ACTIVITY BY THE 4' MIN ORANGE CONSTRUCTION FENCE FOR THE ENTIRE LENGTH OF THE PROJECT OR THE LENGTH OF THE WALK ROUTE, WHICHEVER IS LESS.

D. MAINTENANCE OF TRAFFIC

SCHOOL/PEDESTRIAN (CONTINUED)

ALL CONSTRUCTION EQUIPMENT AROUND ANY DESIGNATED CROSSWALK SHALL CEASE TO OPERATE DURING THE TIMES STUDENTS ARE ARRIVING AT OR LEAVING SCHOOL. ALL CONSTRUCTION EQUIPMENT ADJACENT TO A DESIGNATED WALK ROUTE SHALL CEASE OPERATING UNLESS SATISFACTORILY RETRACTED FROM THE WALK ROUTE.

IN THE CASE THAT A DESIGNATED CROSSING OR ANY PORTION OF THE DESIGNATED WALK ROUTE CANNOT BE MAINTAINED, THEN THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, 954-444-2702, A MINIMUM OF 14 DAYS PRIOR TO CLOSING THAT ROUTE IN ORDER THAT AN ALTERNATE CROSSING ROUTE CAN BE ESTABLISHED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ANY NECESSARY PAVEMENT, ROAD ROCK, PAVEMENT MARKING AND SIGNAGE AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN EXISTING OR ALTERNATE WALK ROUTE.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STATE CERTIFIED SCHOOL CROSSING GUARDS OR OFF DUTY POLICE OFFICERS TO CROSS STUDENTS AT ANY LOCATIONS OTHER THAN THOSE PREVIOUSLY DESIGNATED. THE CONTRACTOR MAY USE FLAGMEN, ONLY IF THEY ARE STATE CERTIFIED AS A SCHOOL CROSSING GUARD.

THIRTY (30) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, 954-444-2702, TO ARRANGE A PRE-CONSTRUCTION - SCHOOL SAFETY MEETING.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BROWARD COUNTY SCHOOL BOARD PUBLIC TRANSPORTATION DEPARTMENT - TRANSPORTATION OPERATIONS SUPERVISOR, 774-321-4400 EXT # 3013 TO ARRANGE A PRE-CONSTRUCTION - SCHOOL BUS ROUTE MEETING. THIS MEETING IS TO DETERMINE ALL BUS ROUTES AND TO MAKE ANY NECESSARY ARRANGEMENTS FOR REDROUTING. THIS MEETING SHALL INCLUDE THE SPECIAL PROJECTS COORDINATOR FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, 954-444-2702.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SAFE AND ADEQUATE WALKING SURFACE FOR ALL SCHOOL CHILDREN/PEDESTRIANS. THE SAFE WALK ROUTE SHALL BE PART OF THE MAINTENANCE OF TRAFFIC PLAN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN APPROVED MAINTENANCE OF TRAFFIC PLAN (MOT), INCLUDING THE ABOVE SCHOOL/PEDESTRIAN CONDITIONS, THROUGH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THE CONTRACTING OUTSIDE OF THE MOT ARE IN FORCE AND FULLY EFFECTIVE AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE APPROVED MOT, INCLUDING THE ABOVE SCHOOL/PEDESTRIAN CONDITIONS.

XI. PROJECT CLOSURE

A. CLOSING UP

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SUPPLIED MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. IF THAT EXISTING CONDITION SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL ON DIBBERING WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
4. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

B. PROJECT RECORD DOCUMENTS:

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
2. UNDERLAYER BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 30' FOOT INTERVALS INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.
3. UPON COMPLETION OF THE WATER & SEWER SYSTEMS AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS FOR REVIEW AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.
4. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS AND INVERT ELEVATIONS, STATIONING OF BOTH THE INVERT, CLEAN-OUT, AND THE SEWER END MUST ALSO BE INCLUDED.
5. "AS-BUILT" INFORMATION OF THE WATER SYSTEM SHALL INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES, AND TOP OF PIPE ELEVATIONS ON 150-FOOT MINIMUM INTERVALS.
6. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A FLORIDA REGISTERED LAND SURVEYOR.
7. "AS-BUILT" PRINTS SHALL BE COMPLETED, DELIVERED TO CENTRAL BROWARD WATER CONTROL DISTRICT, AND REVIEWED PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF CHANGE AS-BUILTS.
8. ALL "AS-BUILT" INFORMATION SHALL BE COMPLETED, DELIVERED TO CITY OF SUNRISE AND REVIEWED PRIOR TO FINAL INSPECTION OF THE WATER AND/OR SEWER LINES.
9. PRIOR TO A FINAL INSPECTION BY THE TOWN OF DAVIE AND/OR CENTRAL BROWARD WATER CONTROL DISTRICT, THE ENGINEER SHALL SUBMIT TWO (2) SETS OF BLUEPRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS.
10. UPON A FINAL INSPECTION BY THE TOWN OF DAVIE AND/OR CENTRAL BROWARD WATER CONTROL DISTRICT, THE ENGINEER SHALL SUBMIT TO THE TOWN TWO (2) SETS OF BLUEPRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS THAT HAVE BEEN CERTIFIED BY A REGISTERED SURVEYOR AND MAPPER AND THE ENGINEER OF RECORD. TWO (2) CERTIFIED (PUNCHED) LABELED COPIES CONTAINING AN ELECTRONIC DRAWING FILE IN AUTOCAD LATEST VERSION OR AN EQUIVALENT DXF FILE SHALL BE SUBMITTED TO THE TOWN OF DAVIE ENGINEERING DEPARTMENT AND/OR CENTRAL BROWARD. INCLUDE IN THE AS-BUILT PLANS A SEPARATE SHEET SHOWING THE UTILITY EASEMENTS, PROVIDE AS PART OF THE AS-BUILT PLANS GPS DATA FOR ALL WATER AND SEWER LINES, FITTINGS, VALVES, METERS, FIRE HYDRANTS, MANHOLES, SERVICE TIES, ETC. AS WELL AS EVERY HUNDRED FEET ALONG THE MAIN.

XII. NOTES REQUIREMENTS

- A. AT LEAST TWO (2) DAYS PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT A COP (NOTICE OF INTENT (NOI)) TO USE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT COVERS ONE OR MORE ACRES OF LAND FORM (DEP FORM 6241-100-000) TO FISH NOTES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (NOTI)" OF GENERAL PERMIT COVERAGE FORM (DEP FORM 6241-100-000) MUST BE SUBMITTED TO DEP TO DISCONTINUE PERMIT COVERAGE. SUBSEQUENT TO COMPLETION OF CONSTRUCTION, FOR ADDITIONAL INFORMATION SEE DEP WEBSITE: <http://www.dep.state.fl.us/water/water/townwaterpermits>.

- B. THE SWPPP MENTIONED ABOVE SHALL BE SUBMITTED WITH FINAL ENGINEERING PERMITS, AND SHALL CONFORM TO THE FLORIDA ADMINISTRATIVE CODE.

No.	REVISIONS	DATE	BY

SCALE:	
DESIGNED BY:	MRN
DRAWN BY:	MRN
CHECKED BY:	CEE



CrAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

3363 N.W. 32ND STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 738-4400

FLORIDA LICENSED PROFESSIONAL ENGINEERING & SURVEYING LICENSE NO. 271

FLORIDA LICENSED PROFESSIONAL SURVEYING & SURVEYING LICENSE NO. 271

REGISTERED PROFESSIONAL ENGINEER & SURVEYOR - LICENSE NO. 271

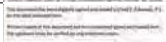
REGISTERED PROFESSIONAL ENGINEER & SURVEYOR - LICENSE NO. 271

SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA

PREPARED FOR
KBNP, LLC

GENERAL NOTES AND SPECIFICATIONS

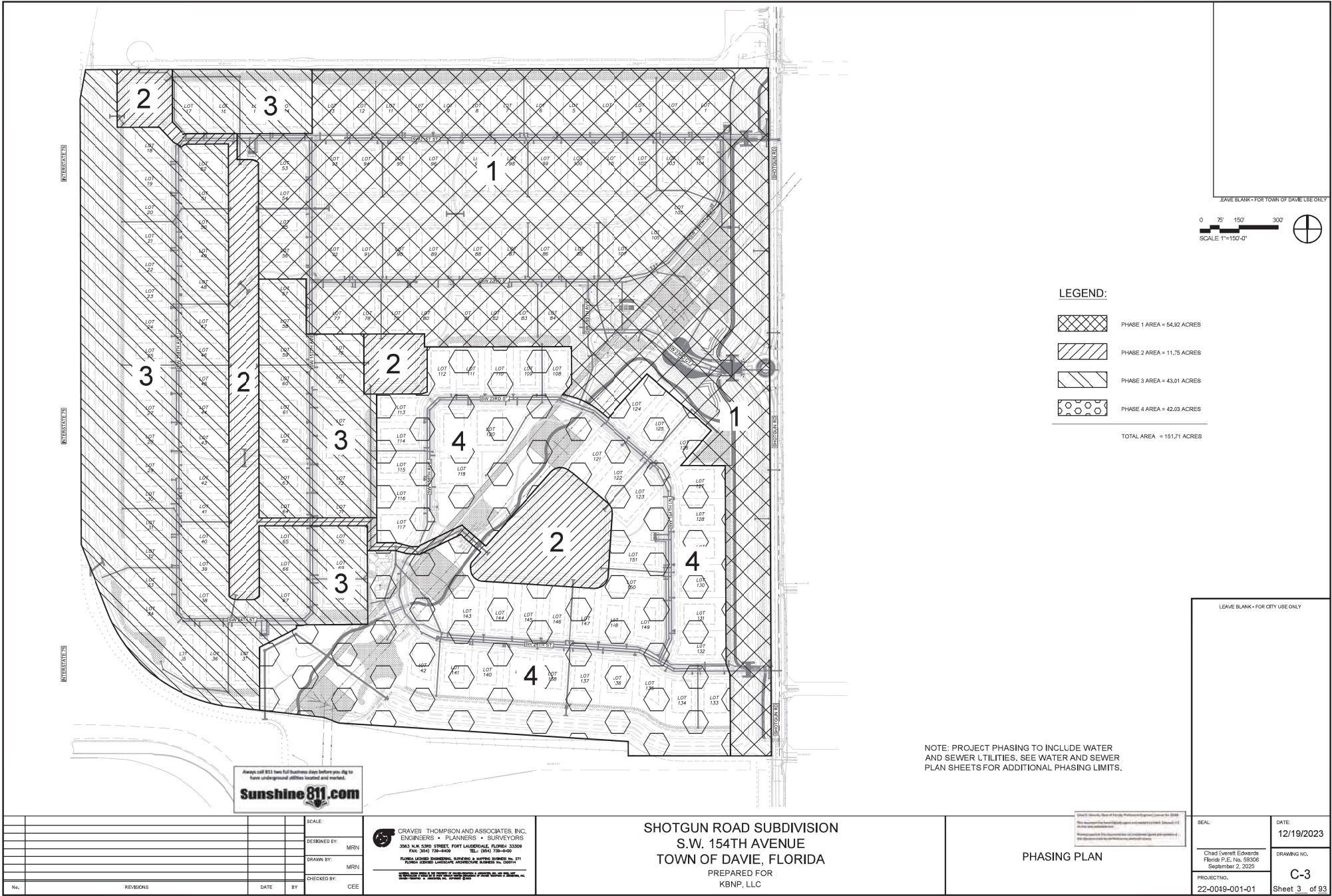
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THE NORTH AMERICAN VERTICAL DATUM (NAV83),
[0.00' NGVD29 = (+)1.80' NAV83]

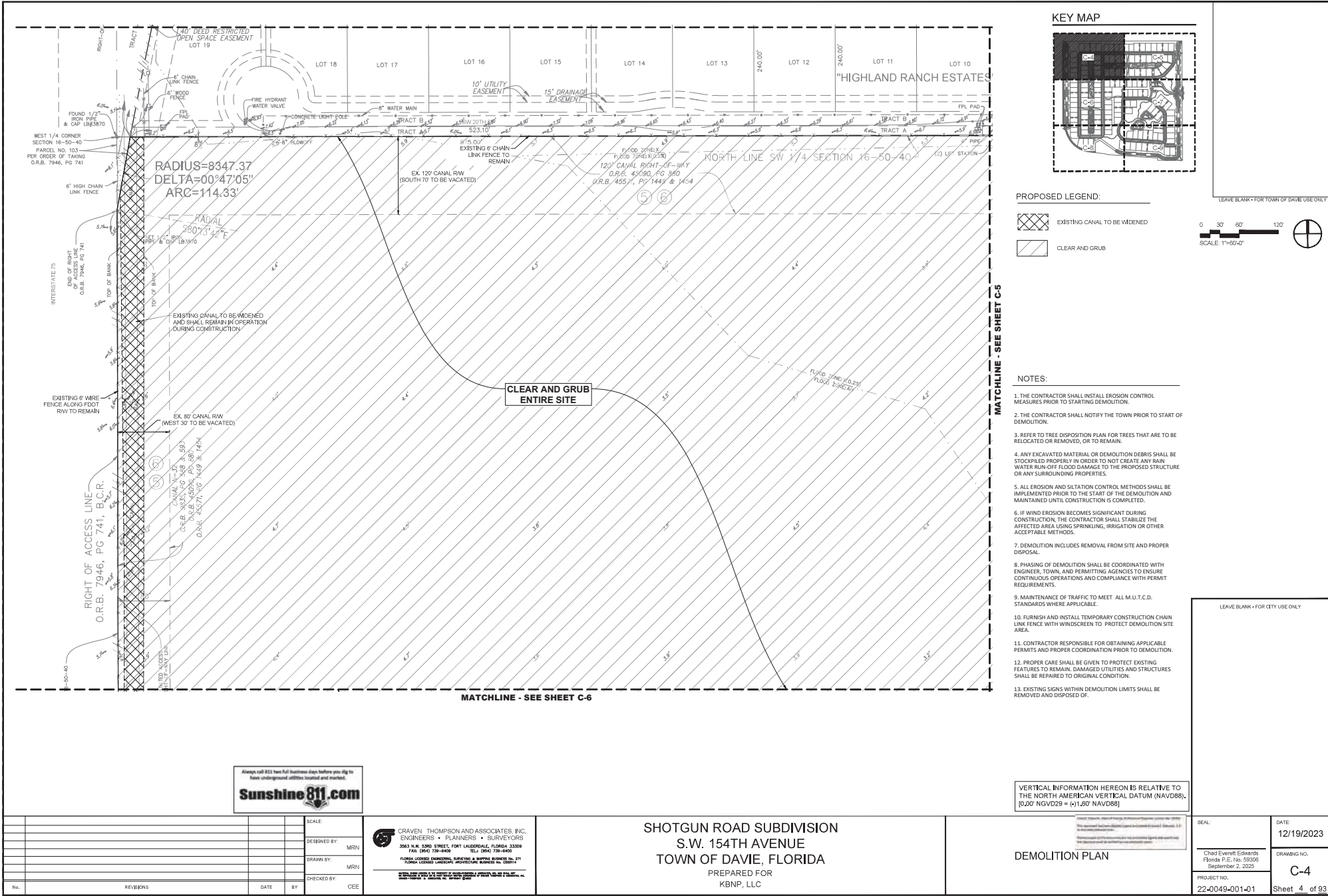


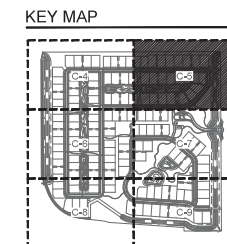
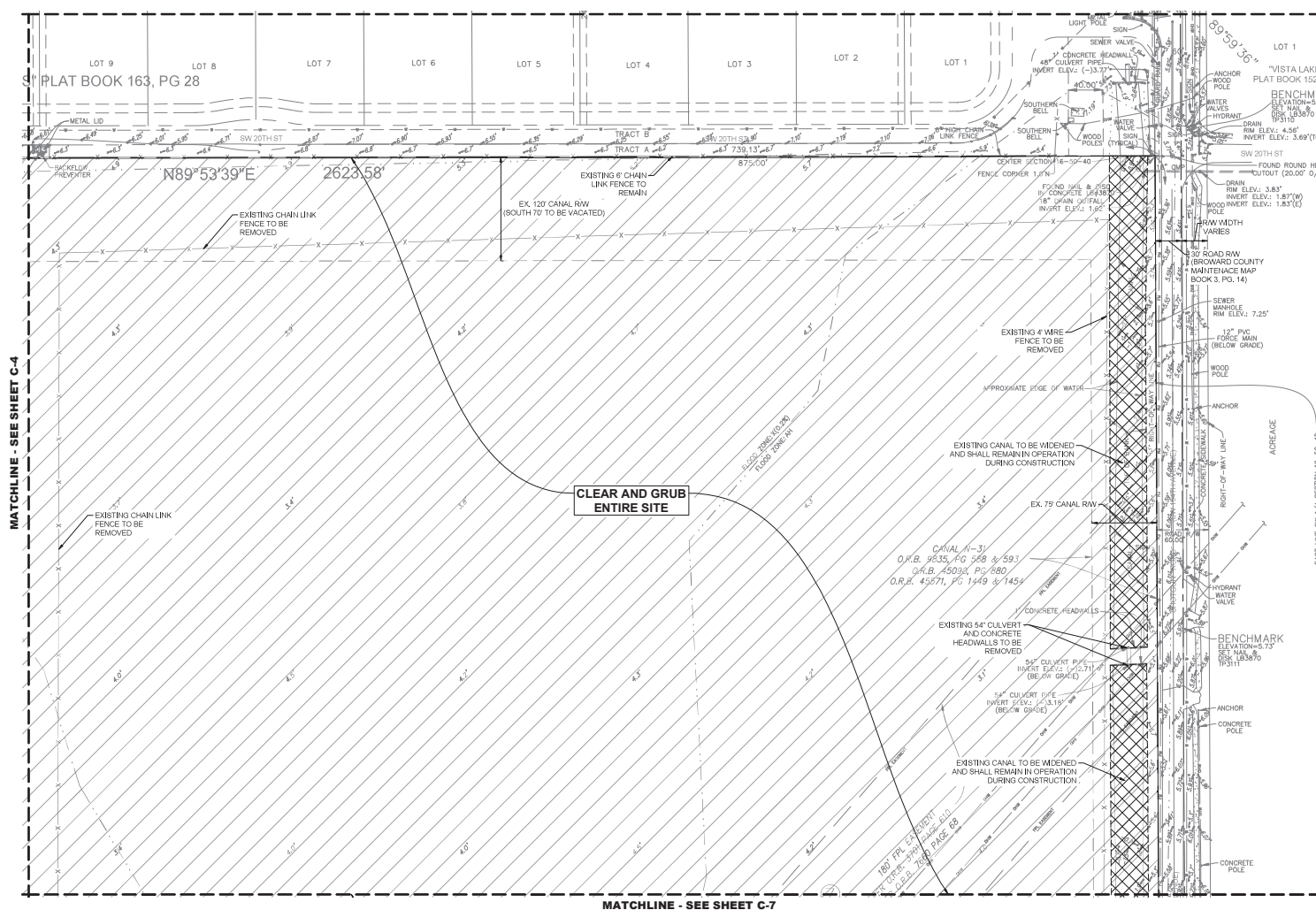
SEAL:	DATE: 12/19/2023
Chad Ewen Edwards Florida P.E. No. 9308 September 2, 2025	DRAWING NO. C-2
PROJECT NO. 22-0049-001-01	Sheet 2 of 93

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LEAVE BLANK - FOR TOWN OF DAVIE USE ONLY







PROPOSED LEGEND:



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NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING DEMOLITION.
2. THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO START OF DEMOLITION.
3. REFER TO TREE DISPOSITION PLAN FOR TREES THAT ARE TO BE RELOCATED OR REMOVED, OR TO REMAIN.
4. ANY EXCAVATED MATERIAL OR DEMOLITION DEBRIS SHALL BE STOCKPILED PROPERLY IN ORDER TO NOT CREATE ANY RAIN WASH RUNS BUT ALSO TO PREVENT THE PROPOSED STRUCTURE OR ANY SURROUNDING PROPERTIES.
5. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF THE DEMOLITION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
6. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLER, IRRIGATION OR OTHER ACCEPTABLE METHODS.
7. DEMOLITION INCLUDES REMOVAL FROM SITE AND PROPER DISPOSAL.
8. PHASING OF DEMOLITION SHALL BE COORDINATED WITH ENGINEER, TOWN, AND PERMITTING AGENCIES TO ENSURE CONTINUOUS OPERATIONS AND COMPLIANCE WITH PERMIT REQUIREMENTS.
9. MAINTENANCE OF TRAFFIC TO MEET ALL M.U.T.C.D. STANDARDS WHERE APPLICABLE.
10. FURNISH AND INSTALL TEMPORARY CONSTRUCTION CHAIN LINK FENCE WITH WINDSCREENS TO PROTECT DEMOLITION SITE AREA.
11. CONTRACTOR RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS AND PROPER COORDINATION PRIOR TO DEMOLITION.
12. PROPER CARE SHALL BE TAKEN TO PROTECT EXISTING FEATURES TO REMAIN, DAMAGED UTILITIES AND STRUCTURES SHALL BE REPAIRED TO ORIGINAL CONDITION.
13. EXISTING SIGNS WITHIN DEMOLITION LIMITS SHALL BE REMOVED AND RELOCATED PRIOR TO DEMOLITION.

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VERTICAL INFORMATION HEREON IS RELATIVE TO
THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
[0.00' NGVD29 = (-)1.60' NAVD88]

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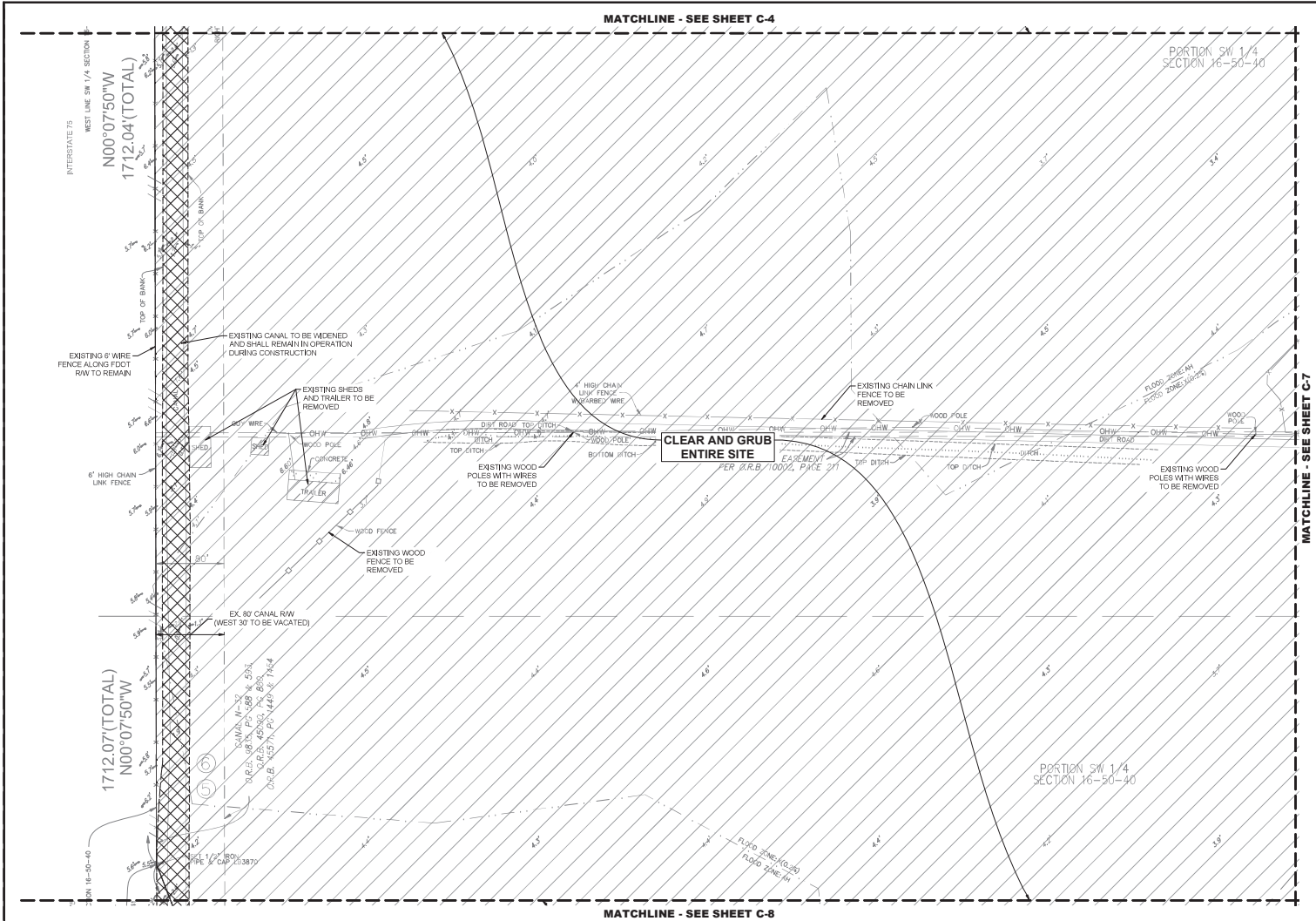
CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6400 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000174

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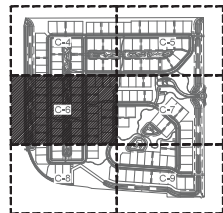
SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

DEMOLITION PLAN

SEAL:	DATE: 12/19/2023
Chad Everett Edwards Florida P.E. No. 59306 September 2, 2025	DRAWING NO. C-5
PROJECT NO. 22-0049-001-01	Sheet 5 of 93

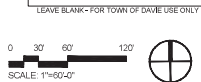


KEY MAP



PROPOSED LEGEND:

- EXISTING CANAL TO BE WIDENED
- CLEAR AND GRUB



NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING DEMOLITION.
2. THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO START OF DEMOLITION.
3. REFER TO TREE DISPOSITION PLAN FOR TREES THAT ARE TO BE RELOCATED OR REMOVED, OR TO REMAIN.
4. ANY EXCAVATED MATERIAL OR DEMOLITION DEBRIS SHALL BE STOCKPILED PROPERLY IN ORDER TO NOT CREATE ANY RAIN WATER RUN-OFF FLOOD DAMAGE TO THE PROPOSED STRUCTURE OR ANY SURROUNDING PROPERTIES.
5. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF THE DEMOLITION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
6. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
7. DEMOLITION INCLUDES REMOVAL FROM SITE AND PROPER DISPOSAL.
8. PHASING OF DEMOLITION SHALL BE COORDINATED WITH ENGINEER, TOWN, AND PERMITTING AGENCIES TO ENSURE CONTINUOUS OPERATIONS AND COMPLIANCE WITH PERMIT REQUIREMENTS.
9. MAINTENANCE OF TRAFFIC TO MEET ALL M.U.T.C.D. STANDARDS WHERE APPLICABLE.
10. FURNISH AND INSTALL TEMPORARY CONSTRUCTION CHAIN LINK FENCE WITH WINDSCREEN TO PROTECT DEMOLITION SITE AREA.
11. CONTRACTOR RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS AND PROPER COORDINATION PRIOR TO DEMOLITION.
12. PROPER CARE SHALL BE GIVEN TO PROTECT EXISTING FEATURES TO REMAIN. DAMAGED UTILITIES AND STRUCTURES SHALL BE REPAIRED TO ORIGINAL CONDITION.
13. EXISTING SIGNS WITHIN DEMOLITION LIMITS SHALL BE REMOVED AND DISPOSED OF.



No.	REVISIONS	DATE	BY

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SUNSHINE 811
ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

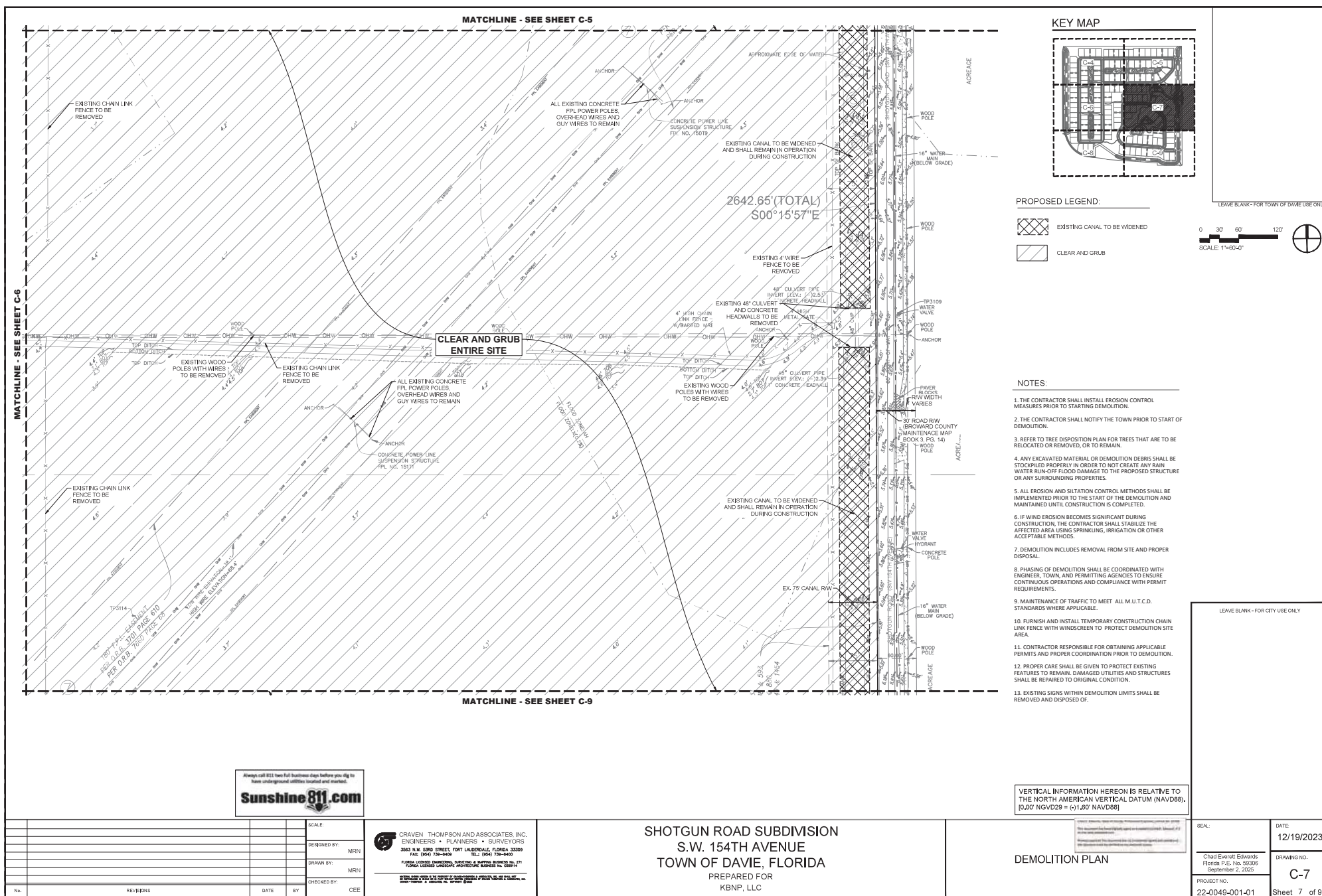
GRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 32ND STREET, FORT LAUDERDALE, FLORIDA 33309
P.O. BOX 738-4608 TEL: (954) 738-4600
FLORIDA LICENSED ENGINEERING, PLANNING & SURVEYING BUSINESS NO. 211
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000011
FLORIDA LICENSED PROFESSIONAL GEOTECHNICAL ENGINEERING BUSINESS NO. 0000011
FLORIDA LICENSED PROFESSIONAL CIVIL ENGINEERING BUSINESS NO. 0000011

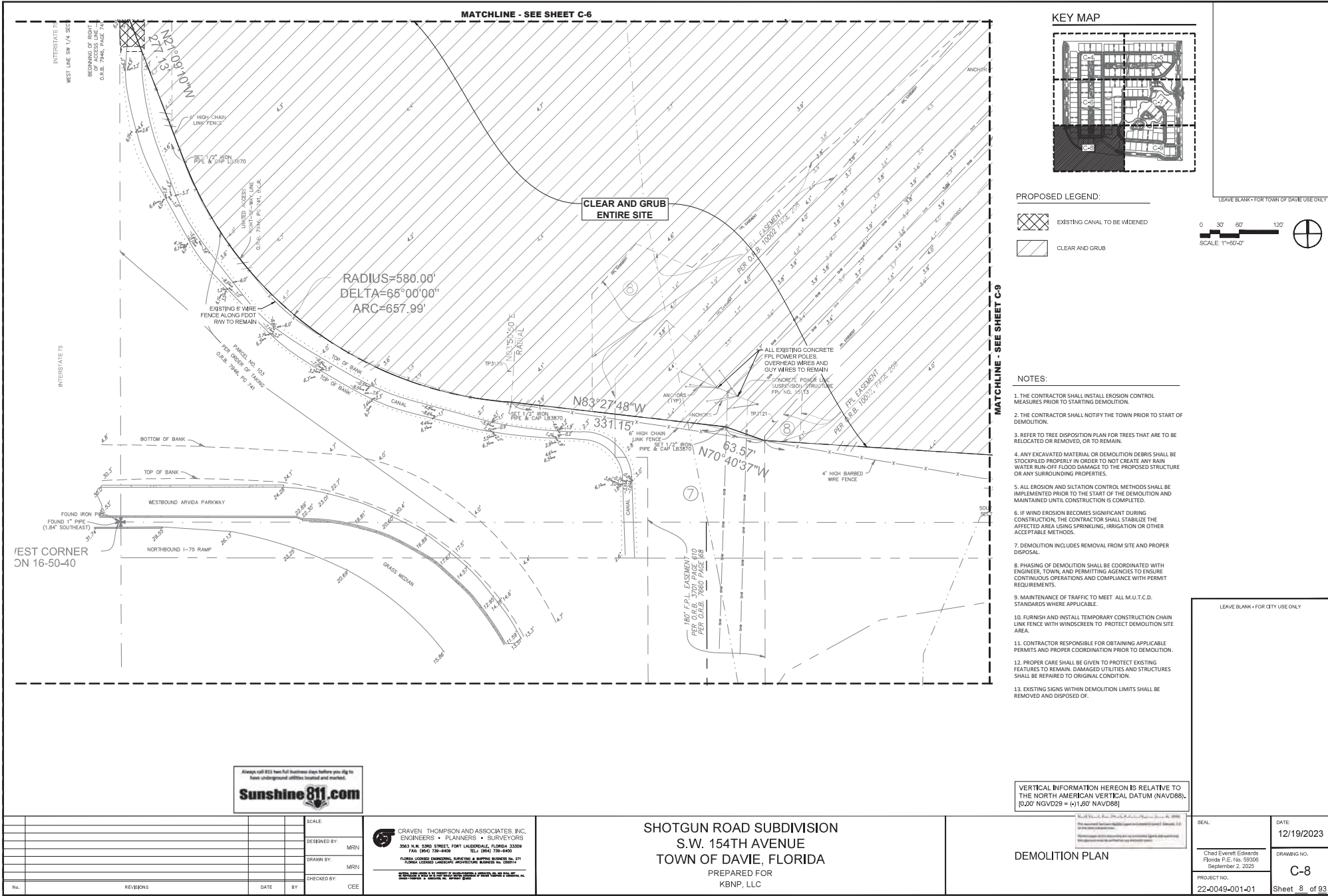
SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

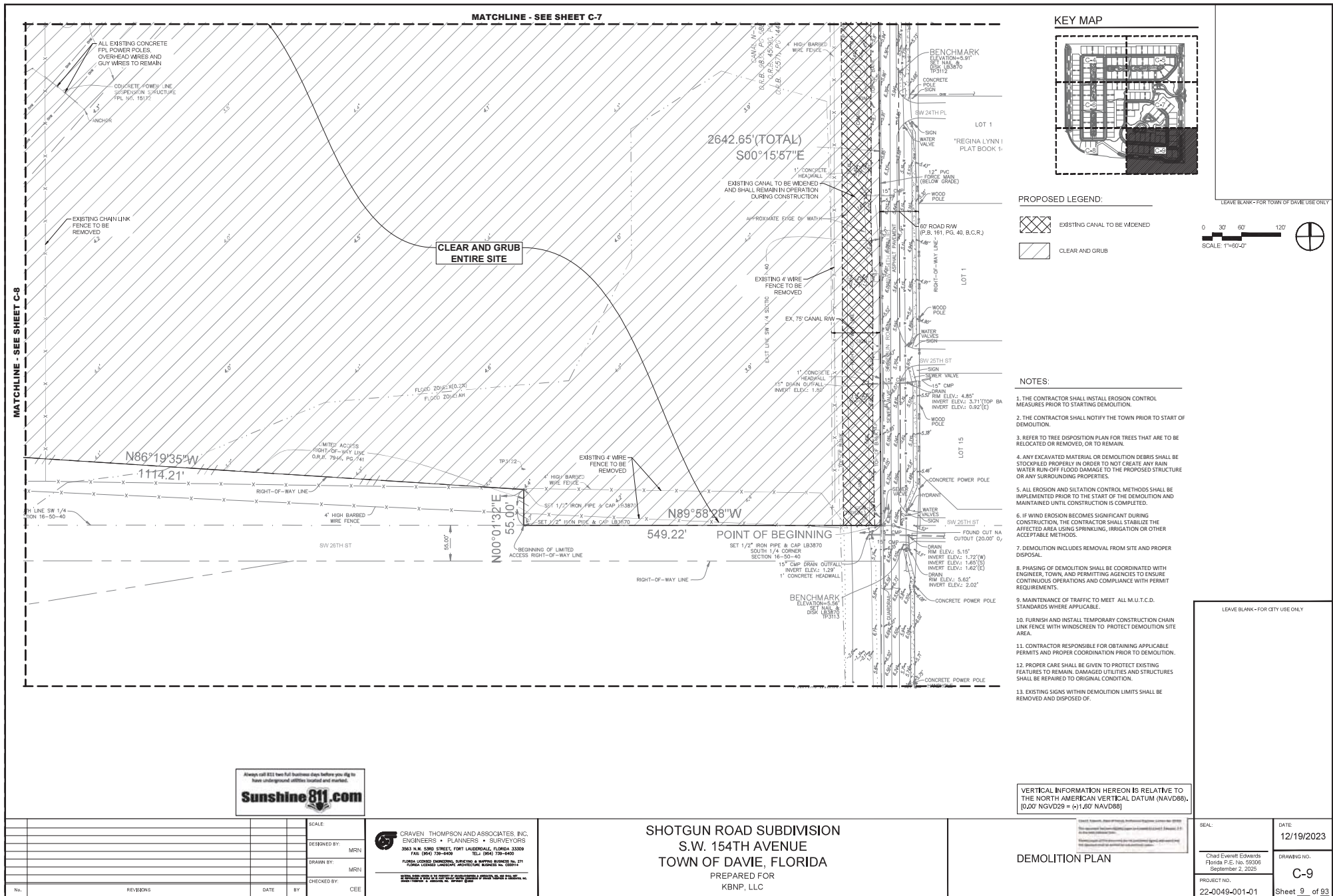
DEMOLITION PLAN

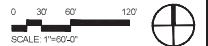
VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAV88), [0.00' NGVD29 = (-1.60') NAVD88]

SEAL: [Signature of Chad Ewen Edwards]
DATE: 12/19/2023
PROJECT NO.: 22-0049-001-01
DRAWING NO.: C-6
Sheet 6 of 93









TEMPORARY CONSTRUCTION ENTRANCE

SILT FENCE

INLET PROTECTION

FLOATING TURBIDITY BARRIER

1. CONTRACTOR SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY WATER CONTROL MEASURES RESULTING FROM THE ELIMINATION AND/OR CONSTRUCTION TURBID RUNOFF FROM LEAVING THE SITE AS ISSUED BY ANY AGENCY HAVING JURISDICTION.
2. CONTRACTOR SHALL PROVIDE TEMPORARY EROSION AREAS PRIOR TO ANY EXCAVATION FOR PIPE INSTALLATION. DRAINING AREAS) SHALL BE PROTECTED WITH BEST MANAGEMENT PRACTICES. ALL EXCAVATION AND DRAINING OPERATIONS SHALL DISCHARGE INTO TEMPORARY DRAINING AREAS) AND NO DIRECT DISCHARGE INTO ANY OF THE NEW OR EXISTING DRAINAGE AREAS AND/OR PUBLIC RIGHT OF WAY WILL BE ALLOWED.
3. CONTRACTOR SHALL MAINTAIN A POLLUTION PREVENTION CONTROL LOG AND CONDUCT WEEKLY INSPECTIONS AND WITHIN 24 HOURS OF A 0.25" STORM EVENT.
4. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO PREVENT POLLUTION FROM ANY EXCAVATION TO COMPLY WITH ALL LOCAL, STATE, AND OTHER LOCAL GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
5. DURING CONSTRUCTION, ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC OR PROPER INLET PROTECTION OVER GRATES.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITHIN 90 DAYS OF THE END OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
7. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
8. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED WHEN NECESSARY. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED AT CONTRACTORS EXPENSE.
9. ALL CHAIN LINK FENCES SHALL HAVE A WINDSCREEN.
10. THE CONSTRUCTION SITE SHALL BE SECURED AT ALL TIMES WITH FENCING. THE FENCING SHOWN ON THE PROPOSED PLAN WILL BE MAINTAINED AND MONITORED BY THE CONTRACTOR DURING THE DURATION OF THE PROJECT TO ASSURE A SECURE CONSTRUCTION SITE.
11. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING DEMOLITION.
12. THE CONTRACTOR SHALL NOTIFY CITY OF SUNSHINE, TOWN OF DAVIE AND CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO START OF DEMOLITION.
13. PROPER CARE SHALL BE GIVEN TO PROTECT EXISTING UTILITIES REMAIN. ALL UTILITIES AND STRUCTURES SHALL BE REPAIRED TO ORIGINAL CONDITION.

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DRAWN BY:

CHECKED BY: _____

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX (954) 739-6400 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

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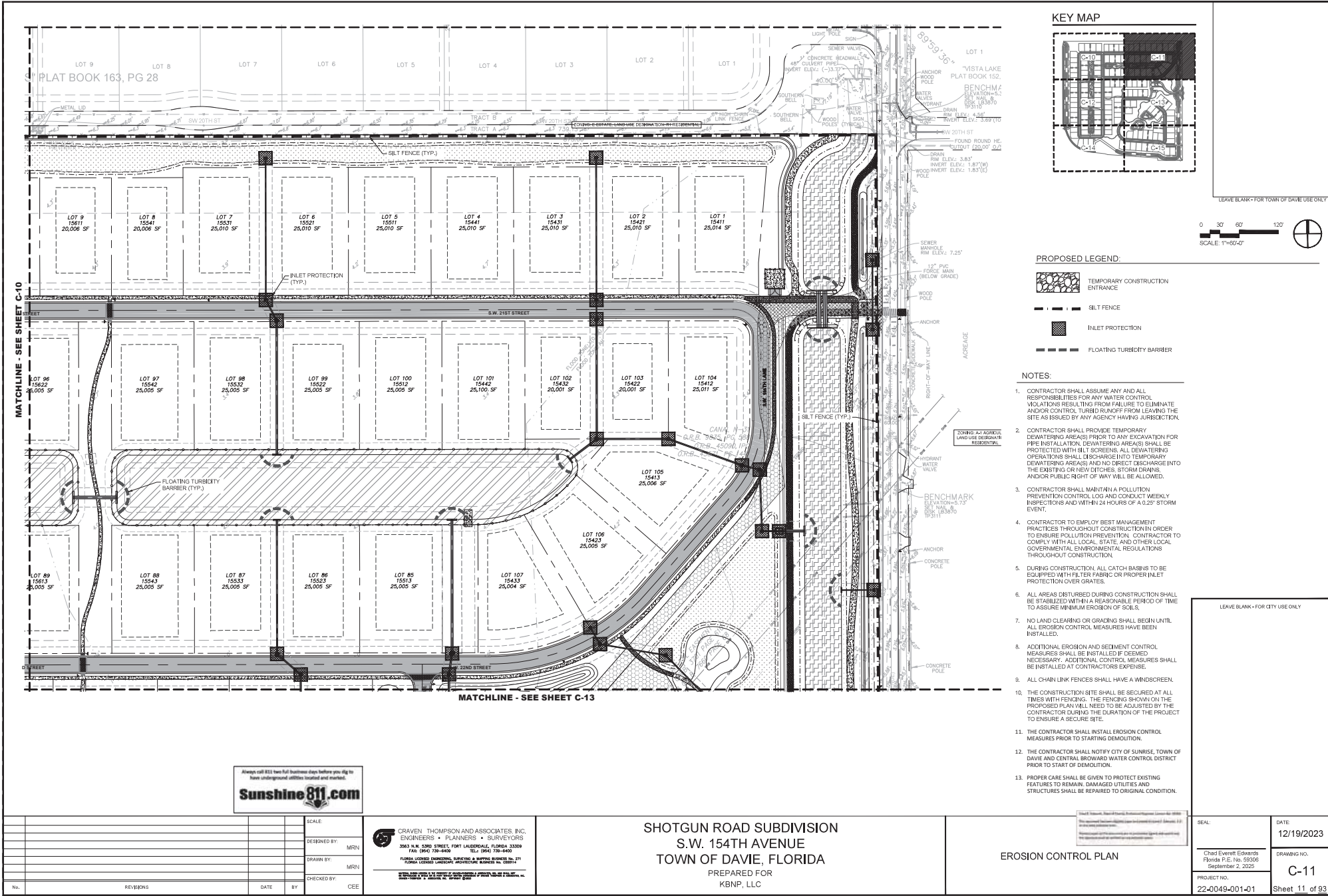
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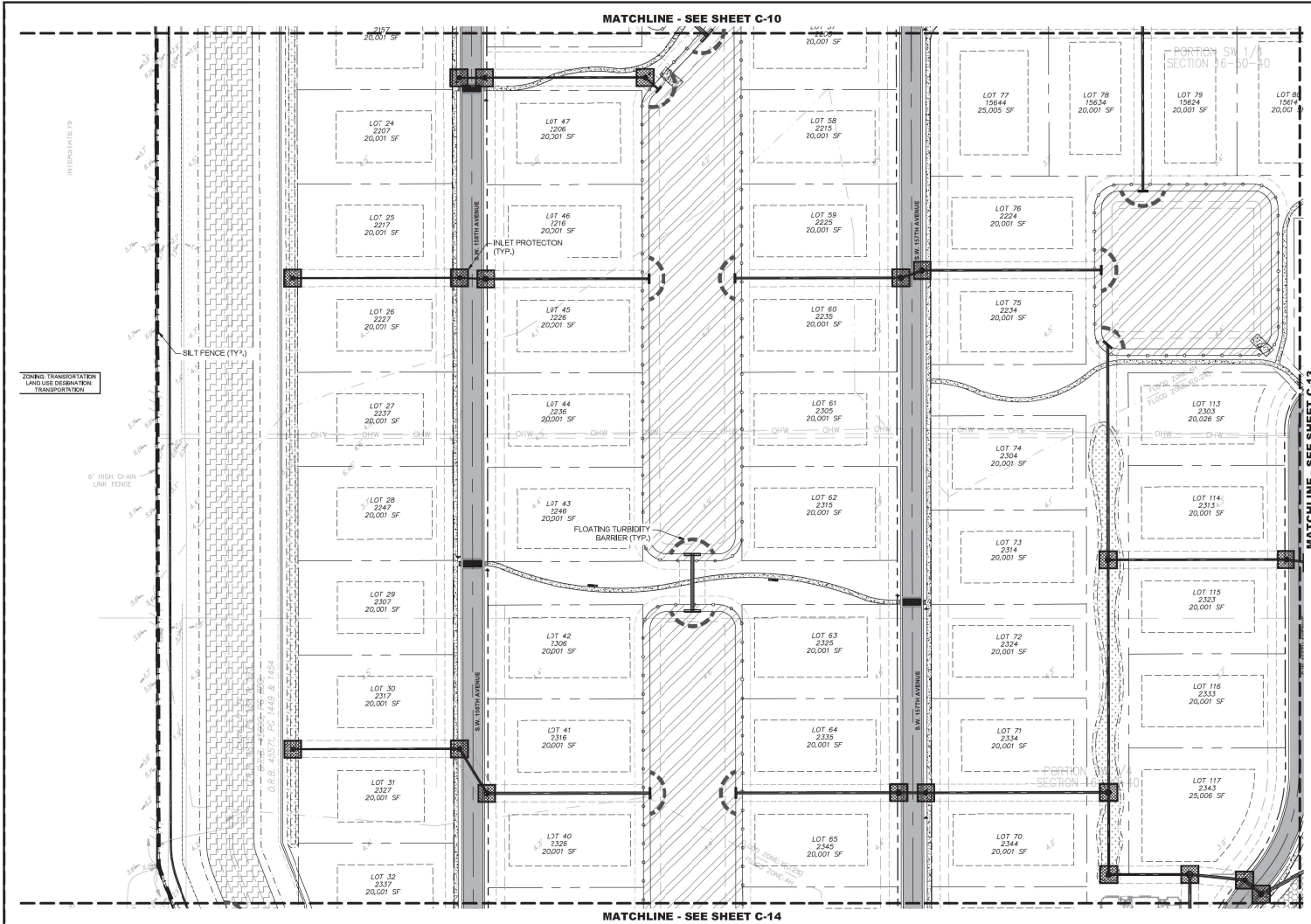
Chad Everett Edwards
Florida P.E. No. 59306
September 2, 2025

PROJECT NO.
22-0049-001-01

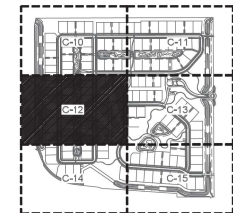
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Sheet 10 of 93

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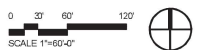




KEY MAP



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PROPOSED LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- FLOATING TURBIDITY BARRIER

NOTES:

- CONTRACTOR SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY WATER CONTROL VIOLATIONS RESULTING FROM FAILURE TO ELIMINATE AND/OR CONTROL TURBID RUNOFF FROM LEAVING THE SITE AS ISSUED BY ANY AGENCY HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING AREAS PRIOR TO ANY EXCAVATION FOR PIPE INSTALLATION. DEWATERING AREAS SHALL BE PROTECTED WITH SILT SCREENS. ALL DEWATERING OPERATIONS SHALL DISCHARGE INTO TEMPORARY DEWATERING AREAS AND NO DIRECT DISCHARGE INTO THE EXISTING OR NEW DITCHES, STORM DRAIN, AND/OR PUBLIC RIGHT OF WAY WILL BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN A POLLUTION PREVENTION CONTROL LOG AND CONDUCT WEEKLY INSPECTIONS AND WITHIN 24 HOURS OF A 0.25" STORM EVENT.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND OTHER LOCAL GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
- DURING CONSTRUCTION, ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC OR PROPER INLET PROTECTION OVER GRATES.
- ALL AREAS DISBURSED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED AT CONTRACTOR'S EXPENSE.
- ALL CHAIN LINK FENCES SHALL HAVE A WINDSCREEN.
- THE CONSTRUCTION SITE SHALL BE SECURED AT ALL TIMES WITH FENCING. THE FENCING SHOWN ON THE PROPOSED PLAN WILL NEED TO BE ADJUSTED BY THE CONTRACTOR DURING THE DURATION OF THE PROJECT TO ENSURE A SECURE SITE.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING DEMOLITION.
- THE CONTRACTOR SHALL NOTIFY CITY OF SUNRISE, TOWN OF DAVIE AND CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO START OF DEMOLITION.
- PROPER CARE SHALL BE GIVEN TO PROTECT EXISTING FEATURES TO REMAIN. DAMAGED UTILITIES AND STRUCTURES SHALL BE REPAIRED TO ORIGINAL CONDITION.

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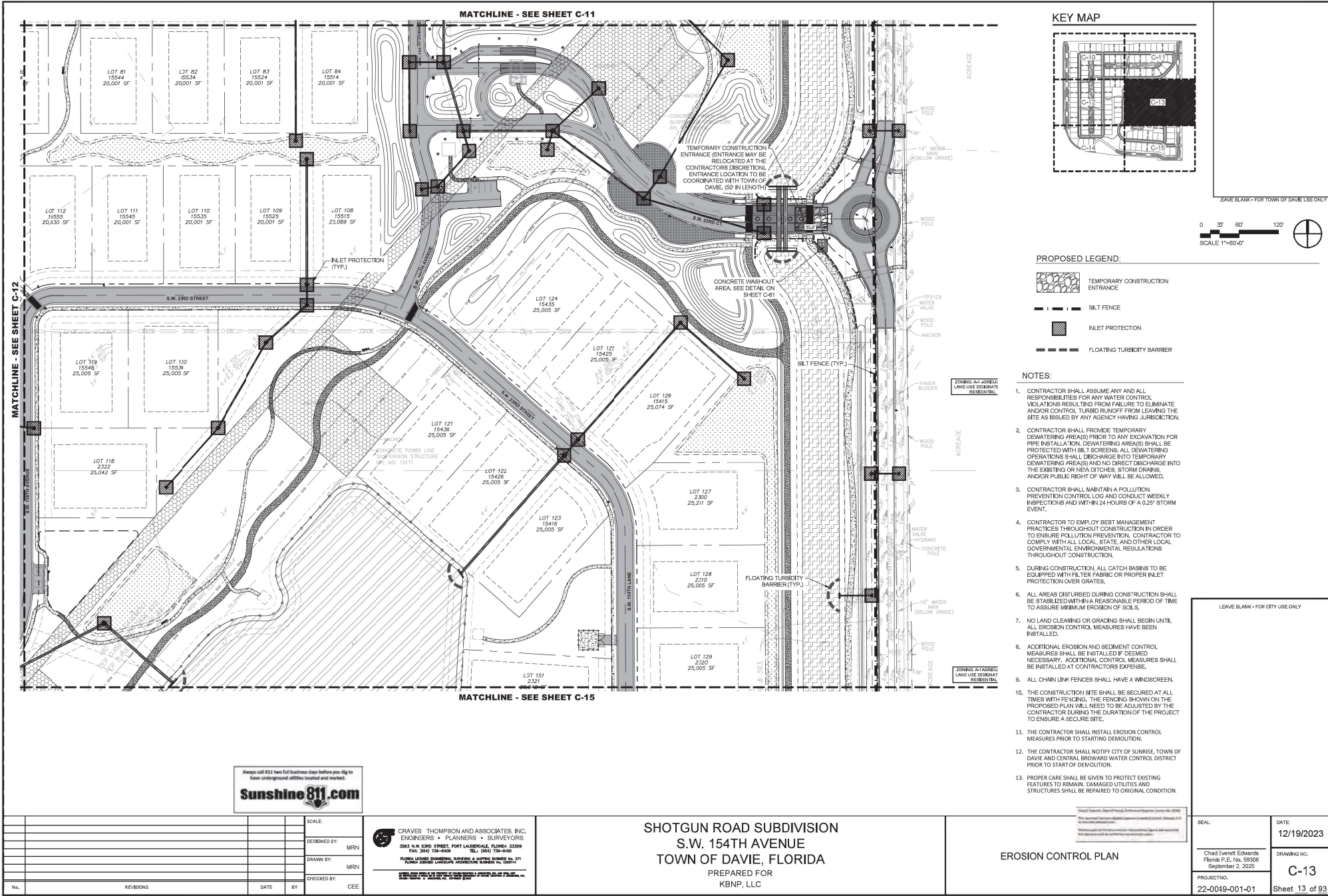
Sunshine811.com

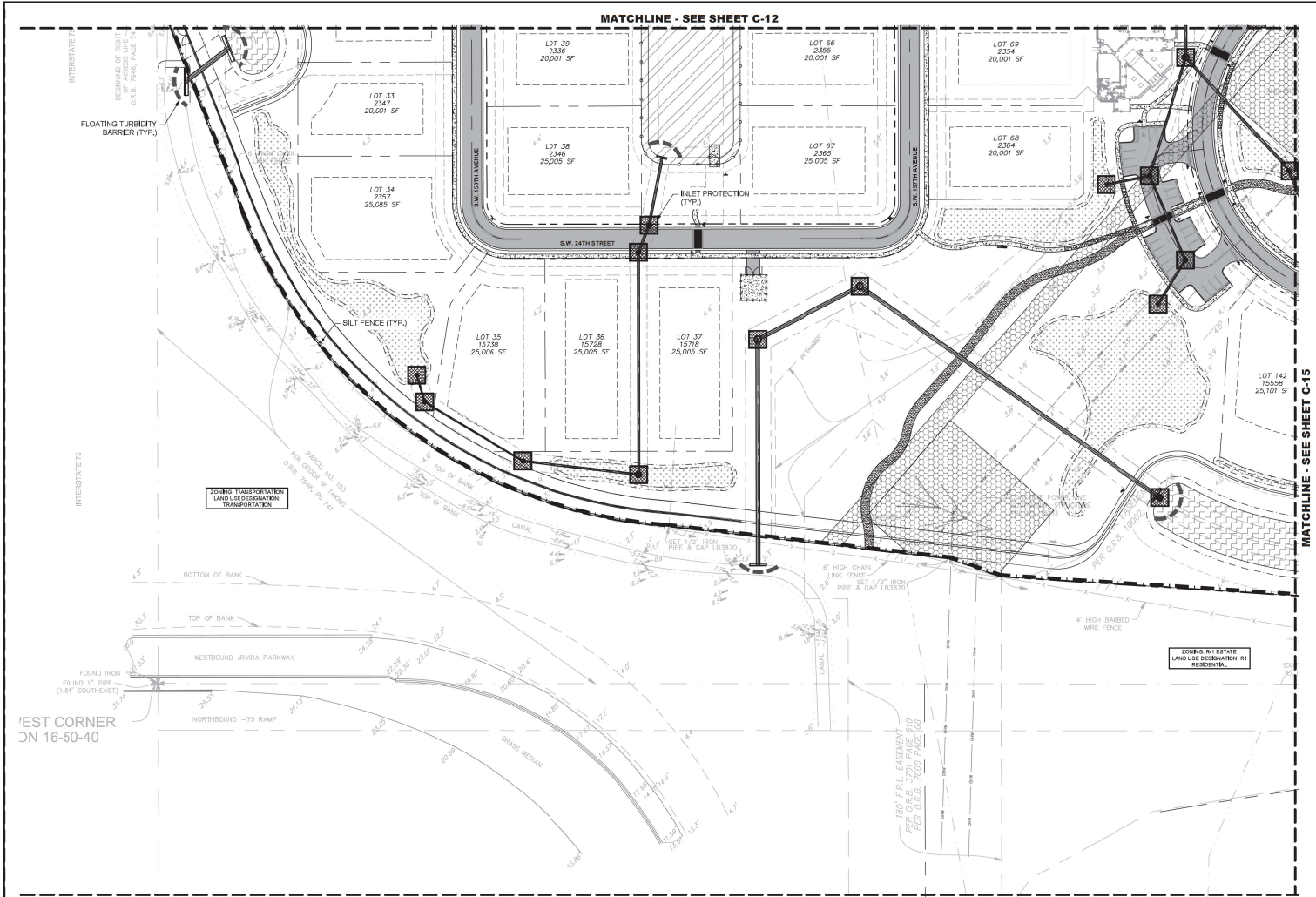
CRAMEL THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3063 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309
P.O. BOX 290178-4008 TEL: (954) 726-6400
FLORIDA LICENSED ENGINEERING, PLANNING & SURVEYING LICENSE NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE LICENSE NO. 000111

SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

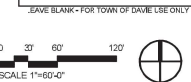
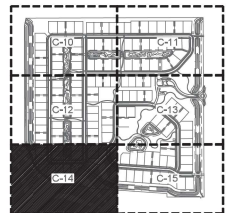
EROSION CONTROL PLAN

SEAL:	DATE: 12/19/2023
Chad Owen Edwards Florida P.E. No. 59308 September 2, 2025	DRAWING NO. C-12
PROJECT NO. 22-0049-001-01	Sheet 12 of 93





KEY MAP



PROPOSED LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- FLOATING TURBIDITY BARRIER

NOTES:

- CONTRACTOR SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY WATER CONTROL VIOLATIONS RESULTING FROM FAILURE TO ELIMINATE AND/OR CONTROL TURBID RUNOFF FROM LEAVING THE SITE AS ISSUED BY ANY AGENCY HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING AREAS PRIOR TO ANY EXCAVATION FOR PIPE INSTALLATION. DEWATERING AREAS SHALL BE PROTECTED WITH SILT SCREENS. ALL DEWATERING OPERATIONS SHALL DISCHARGE INTO TEMPORARY DEWATERING AREAS AND NO DIRECT DISCHARGE INTO THE EXISTING OR NEW DITCHES, STORM DRAIN, AND/OR PUBLIC RIGHT OF WAY WILL BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN A POLLUTION PREVENTION CONTROL LOG AND CONDUCT WEEKLY INSPECTIONS AND WITHIN 24 HOURS OF A 0.25" STORM EVENT.
- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE, AND OTHER LOCAL GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
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- ALL AREAS DISBURSED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
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- PROPER CARE SHALL BE GIVEN TO PROTECT EXISTING FEATURES TO REMAIN. DAMAGED UTILITIES AND STRUCTURES SHALL BE REPAIRED TO ORIGINAL CONDITION.

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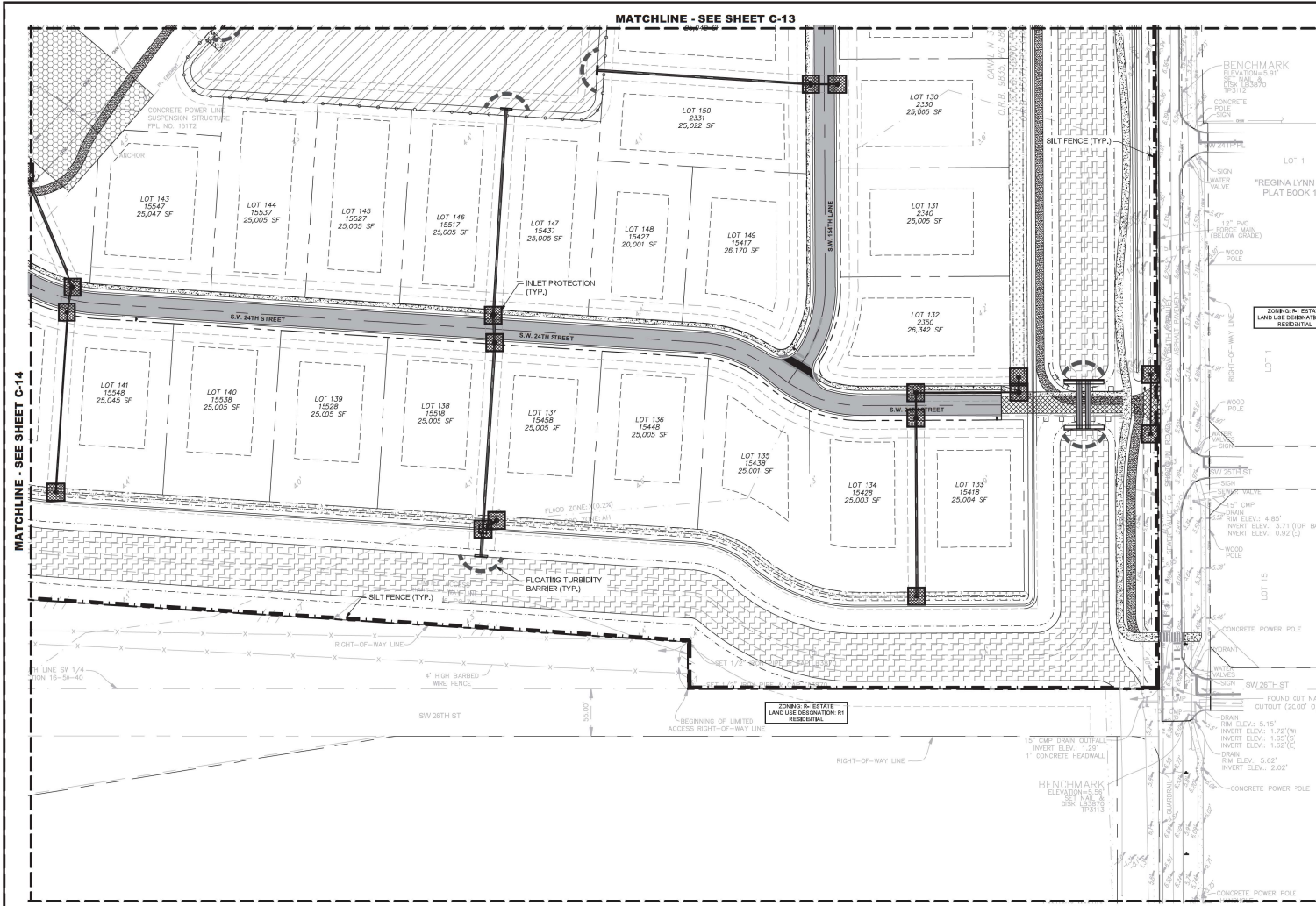
CRAMEL THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
P.O. BOX 2901 734-4000 TEL: (954) 734-4000
FLORIDA LICENSED ENGINEERING, PLANNING & SURVEYING NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE NO. 00001

SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

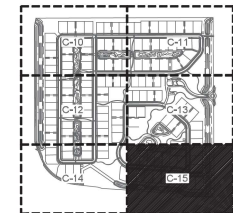
EROSION CONTROL PLAN

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DATE: 12/19/2023
DRAWING NO.: C-14
PROJECT NO.: 22-0049-001-01
Sheet 14 of 93

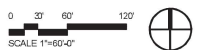
Chad Owen Edwards
Florida P.E. No. 59308
September 2, 2025



KEY MAP



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PROPOSED LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE
- SILT FENCE
- INLET PROTECTION
- FLOATING TURBIDITY BARRIER

NOTES:

- CONTRACTOR SHALL ASSUME ANY AND ALL RESPONSIBILITIES FOR ANY WATER CONTROL VIOLATIONS RESULTING FROM FAILURE TO ELIMINATE AND/OR CONTROL TURBID RUNOFF FROM LEAVING THE SITE AS ISSUED BY ANY AGENCY HAVING JURISDICTION.
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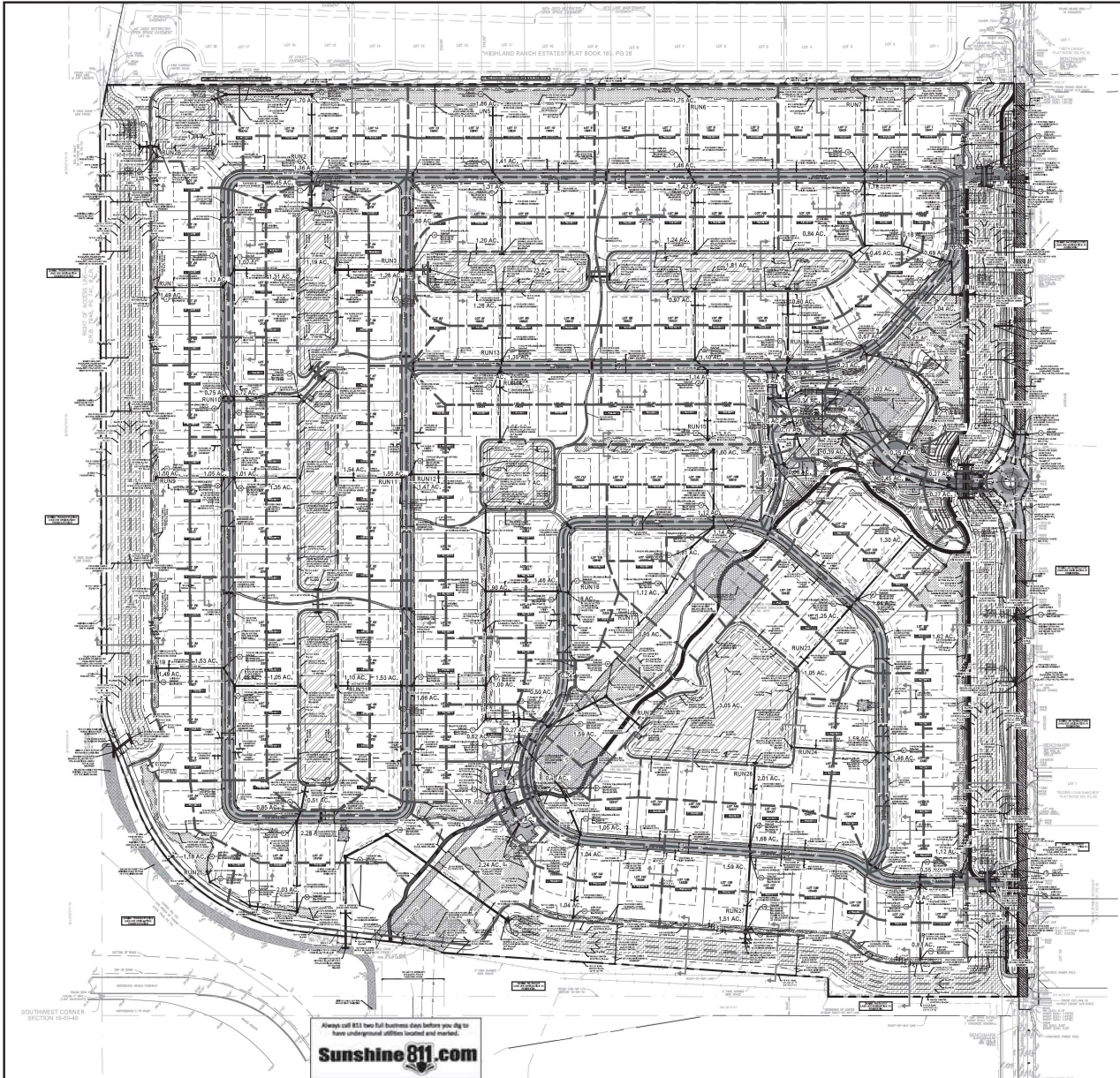
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CRAYVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3063 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
P: 954.394.7300 FAX: 954.394.7300
FLORIDA LICENSED PROFESSIONAL ENGINEER & SURVEYOR NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECT NO. 10001

SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

EROSION CONTROL PLAN

SEAL:	DATE: 12/19/2023
Chad Owen Edwards Florida P.E. No. 59308 September 2, 2025	DRAWING NO. C-15
PROJECT NO. 22-0049-001-01	Sheet 15 of 93



STORM MANAGEMENT DESIGN DATA TABLE		
ITEM	ELEVATION IN FEET	
	REQUIRED	PROVIDED
ELEVATIONS IN THESE DRAWINGS ARE BASED ON:		
NGVD29 TO NAVD88 CONVERSION FACTOR	0.00	NAVD88 0.00 NGVD29 = +1.86 NAVD88
MINIMUM FINISHED FLOOR ELEVATION CRITERIA		
FEMA MIN. BASE FLOODPLAIN ELEVATION WITH ASCE 24 MODIFIER	7.00	7.00
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50	6.50
10-YEAR 3-DAY PEAK STAGE	6.44	6.50
18" ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	7.50 - 9.30	7.55 - 9.30
1' ABOVE NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL STRUCTURES	6.50	NA
FLOOD PANEL INFORMATION		
FIRM PANEL (2014)	1201100030H	
FIRM PANEL (2021)	1201100030I	
FLOOD ZONE AND BASE FLOOD ELEVATION (2014 AND 2021)		
MINIMUM CROWN OF ROAD ELEVATION CRITERIA		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	6.00	6.00
10-YEAR 1-DAY PEAK STAGE	5.14	6.00
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3-DAY PEAK STAGE	6.01	6.15

0 75' 150' 300'

SCALE: 1"=150'-0"

⊕

REVISIONS

No.	DATE	BY
-----	------	----

DESIGNED BY:

MRN

DRAWN BY:

MRN

CHECKED BY:

CEE

SCALE:

Sunshine811.com

Always call 811 two full business days before you dig to have underground utilities located and marked.

CRAVEN THOMPSON AND ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309

PHONE: (954) 726-4000 FAX: (954) 726-4000

FLORIDA LICENSED PROFESSIONAL ENGINEER & SURVEYOR NO. 271

FLORIDA LICENSED LANDSCAPE ARCHITECT & DESIGNER NO. 10000

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SHOTGUN ROAD SUBDIVISION

S.W. 154TH AVENUE

TOWN OF DAVIE, FLORIDA

PREPARED FOR

KBNP, LLC

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88). [0.00' NGVD29 = (-)1.60' NAVD88]

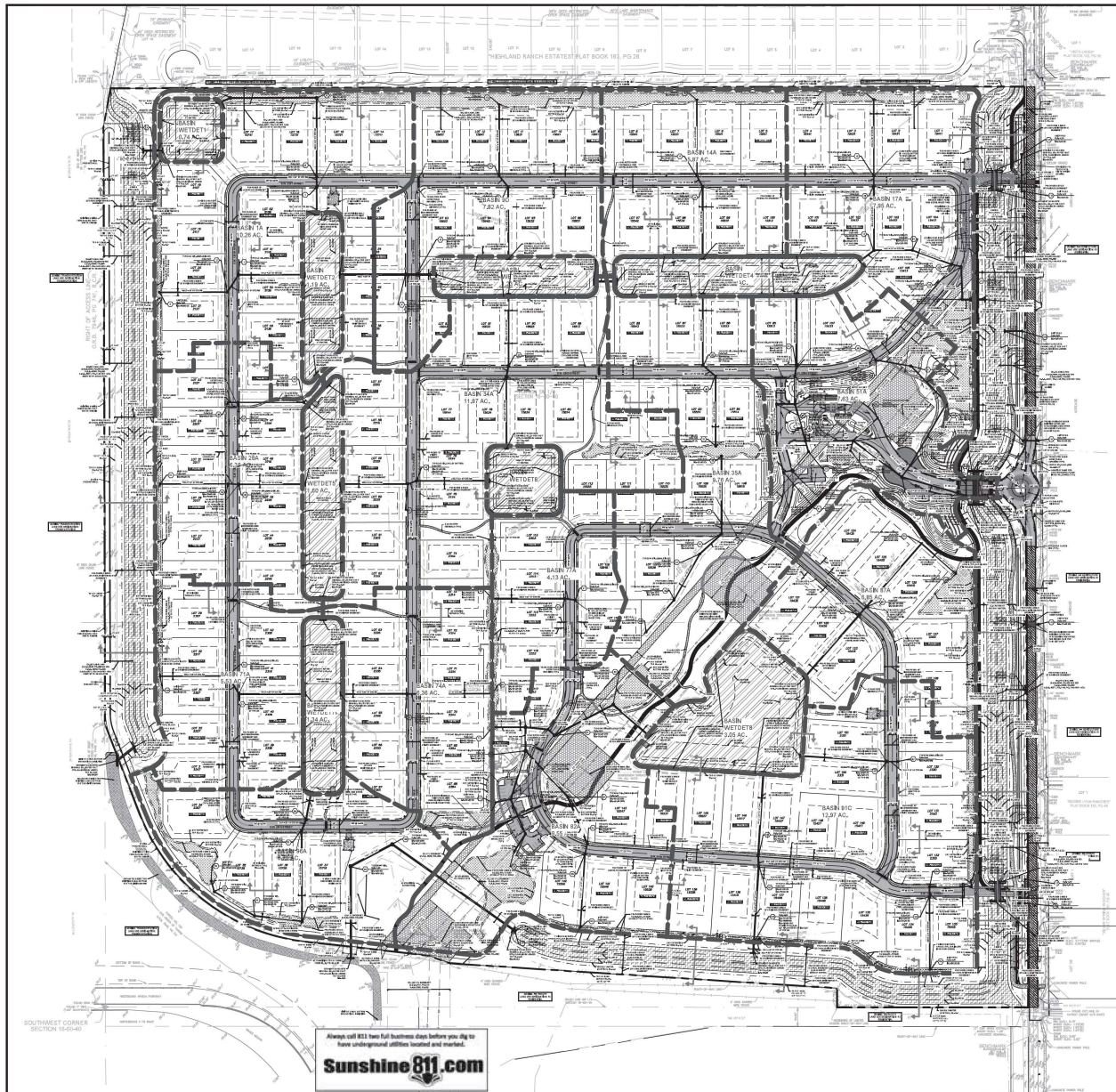
SEAL: [Signature]

DATE: 12/19/2023

DRAWING NO. C-16

PROJECT NO. 22-0049-001-01

Sheet 16 of 93



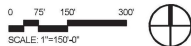
STORM MANAGEMENT DESIGN DATA TABLE		
ITEM	ELEVATION IN FEET	REQUIRED / PROVIDED
ELEVATIONS IN THESE DRAWINGS ARE BASED ON: NOV5029 TO NOV5028 CONVERSION FACTOR	0.00 NOV5029 = +1.60 NAVD	
MINIMUM FINISHED FLOOR ELEVATION CRITERIA		
FEMA MIN BASE FLOODPLAIN ELEVATION WITH ASCE 24 MODIFIER	7.00	7.00
BROWARD COUNTY 1% PEAK FLOOD ELEVATION	6.50	6.50
100-YEAR 3-DAY PEAK STAGE	6.44	6.50
ADJACENT NEAREST ROADSIDE ELEVATION - RESIDENTIAL STRUCTURES	6.50	7.00 - 8.50
FLOOD NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL STRUCTURES	6.50	7.00 - 8.50
FLOOD PANEL INFORMATION		
FROM PANEL 12014	12011/12050/14	
FROM PANEL 2021	12011/12050/14	
ADJACENT NEAREST BASE FLOOD ELEVATION (2014 AND 2021)	FLOOD ZONE A ₁ - 7.0	
MINIMUM CROWN OF ROAD ELEVATION CRITERIA		
BROWARD COUNTY 1% PEAK FLOOD ELEVATION	6.00	6.00
10-YEAR 1-DAY PEAK STAGE	5.14	6.00
MINIMUM PERMITTER SEWER ELEVATION		
25-YEAR 3-DAY PEAK STAGE	6.01	6.15

STRUCTURE NUMBER	WEIR ELEVATION
24	6.16' NAVD
73	6.16' NAVD
103	6.16' NAVD

NOTE:

1. ELEVATION 6.16' NAVD IS JUST ABOVE THE PERIMETER BERM ELEVATION OF ELEVATION 6.15' NAVD, PRIOR TO DISCHARGE TO THE CBWCD CANAL SYSTEM.

LEAVE BLANK - FOR TOWN OF DAVIE USE ONLY



LEAVE BLANK - FOR CITY USE ONLY

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
[0.00' NGVD29 = (-)1.60' NAVD88]

Agreement must be reached on the following points:

- The agreement must be signed by the relevant parties.
- The agreement must be signed by the relevant parties.
- The agreement must be signed by the relevant parties.

SEAL:	DATE: 12/19/2023
-------	---------------------

Chad Everett Edwards Florida P.E. No. 59306 September 2, 2025	DRAWING NO.
---	-------------

PROJECT NO. 22-0049-001-01	C-16A Sheet 16A of 93
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SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

ICPR BASIN MAP

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

SCALE:	
DESIGNED BY:	MRN
DRAWN BY:	MRN
CHECKED BY:	CEE

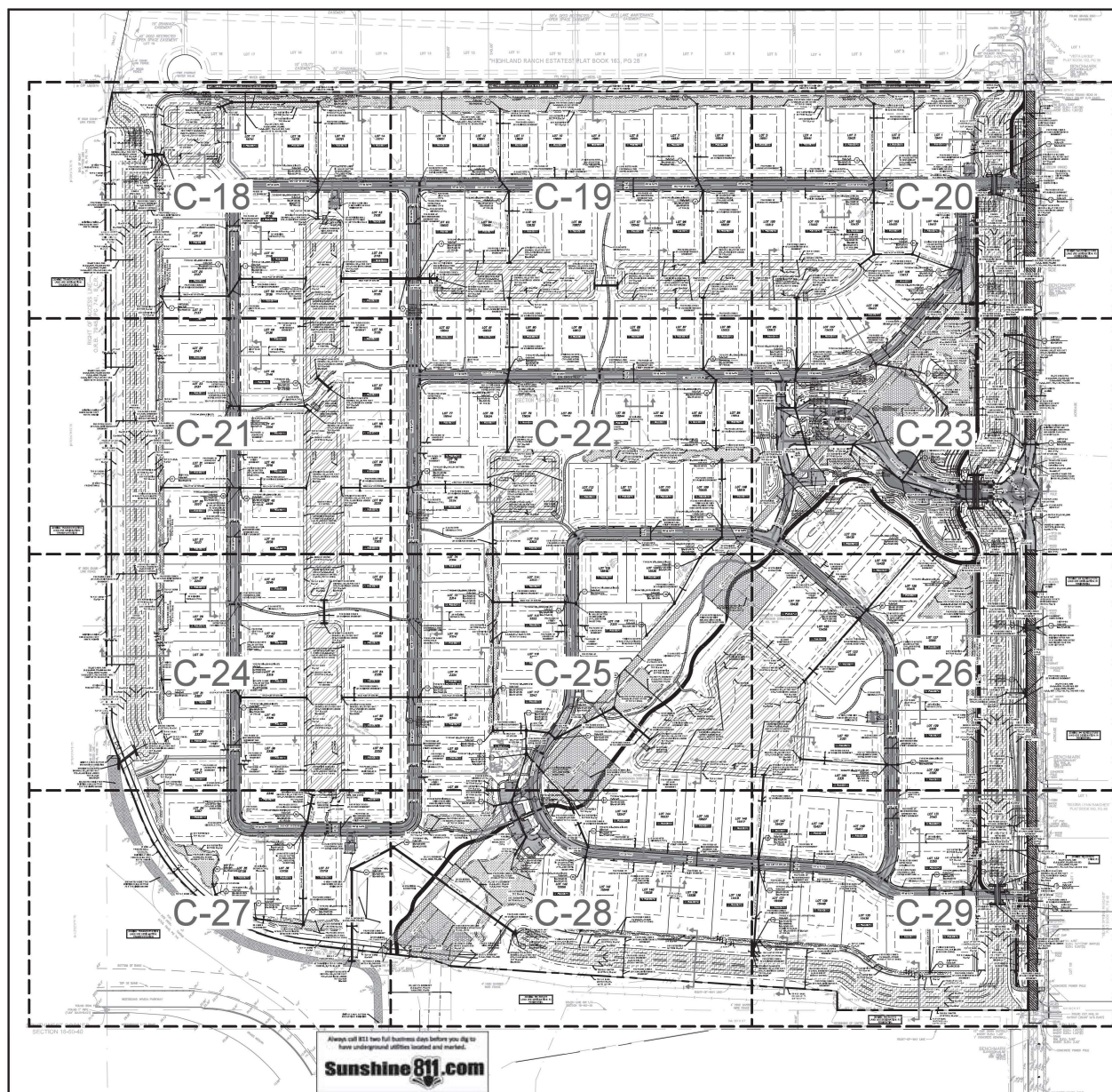


GRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 730-6400 TEL.: (954) 730-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0003114

GRAVEN THOMPSON AND ASSOCIATES, INC. IS THE PIONEER OF ARCHITECTURAL, ENGINEERING, AND SURVEYING
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Broward County
Page 20 of 61
12/10/2025



STORM MANAGEMENT DESIGN DATA TABLE		ELEVATION IN FEET
ITEM	REQUIRED	PROVIDED
ELEVATIONS IN THESE DRAWINGS ARE BASED ON:		
NOVEMBER 2019 SURVEY	NAVD83	
	0.00 NOV2020 = (+)1.60 NAVD83	
MINIMUM FINISHED FLOOR ELEVATION CRITERIA		
FEMA MIN. BASE FLOOD ELEVATION WITH ASCE 24 TACQHER	7.50	7.50
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.20	6.20
100-YEAR SOFT FLOOR ELEVATION	6.40	6.40
10-YEAR NEAREST ROAD CROWN ELEVATION - RESIDENTIAL, STRUCTURES	7.50 + 0.90	7.50 + 0.90
ACTIVE NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL, STRUCTURES	7.50 + 0.90	7.50 + 0.90
FLOOD PLANE INFORMATION		
FEMA PANEL (2021)	120110205030	
FEMA PANEL (2021)	120110205030	
FLOOD ZONE (BASE FLOOD ELEVATION (2018 AND 2021))		FLOOD ZONE AH, BFE = 7.50
MINIMUM CROWN OF ROAD ELEVATION CRITERIA		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	6.00	6.00
10-YEAR 100-YR PEAK STAGE	6.14	6.00
MINIMUM PERMITTEE BERM ELEVATION		
PERMITTEE BERM ELEVATION	6.00	6.14

TYPICAL LOT INFO. LABEL

LOT NUMBER —————● 30
ADDRESS NUMBER —————● 2146

MINIMUM FINISHED —● MIN. FFE = 8.75

PROPOSED LEGEND

- | | |
|---|--|
|  | DRAINAGE STRUCTURE NUMBER |
| CB-Ø/Ø | DRAINAGE STRUCTURE TYPE |
| TOP | TOP OF BANK |
| R.E.= | RIM ELEVATION |
| G.E.= | GRATE ELEVATION |
| I.E.= | INVERT ELEVATION |
|  | PROPOSED DRAINAGE MANHOLE |
|  | PROPOSED DRAINAGE CATCH BASIN |
| | PROPOSED STORM SEWER |
| D.F.S.E. | DRAINAGE, FLOWAGE AND STORAGE FACILITY |
| H.P. | HIGH POINT OF ROADWAY CENTER LINE |
|  | DRAINAGE FLOW DIRECTION |
|  | PROPOSED PAVEMENT ELEVATION |
|  | PROPOSED CONCRETE ELEVATION |
|  | PROPOSED LOT ELEVATION |
| | PROPERTY LINE |
| --- | EASEMENT LINE |

NOTES

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST ALL EXISTING REMIGRATES OF EXISTING UTILITY AND MAKE ADJUSTMENTS TO REMAIN TO MATCH PROPOSED GRADES.
3. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
4. THE CROSS SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%, THE LONGITUDINAL SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT INCLUDING RAMPS SHALL NOT EXCEED 5.0%, THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1:21 (8.33%).
5. VERTICAL INFORMATION HEREIN IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
6. NO TREES OR SHRUBS MAY BE PLANTED WITHIN CURVE EASEMENTS.
7. STORM-WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED WITH ENGINEERING PERMITS THAT MADE THE FLORIDA ADMINISTRATIVE CODE.
8. CONTRACTOR TO RESTORE ANY DAMAGED ASPHALT DURING CONSTRUCTION.
9. ALL HEADWALLS SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS INDEX 3-10.3.
10. BERM SLOPE SHALL NOT EXCEED 3:1 (H:V).

VERTICAL INFORMATION HEREON IS RELATIVE TO
THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
[0.00' NGVD29 = (-)1.60' NAVD88]

LEAVE BLANK - FOR TOWN OF DAVIS USE ONLY

0 75' 150' 300'

SCALE: 1"=150'-0"



LEAVE BLANK - FOR CITY USE ONLY

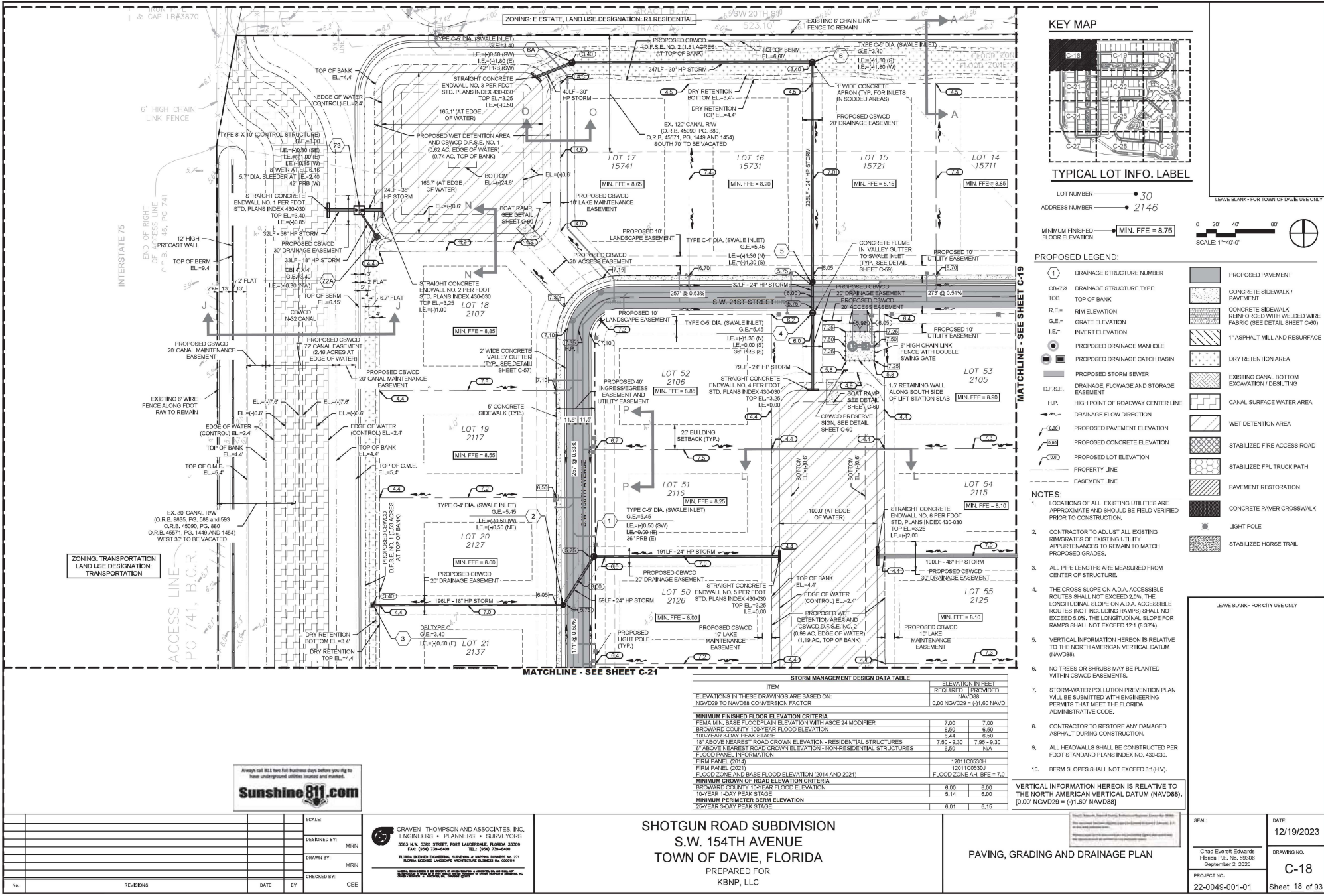
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				CHECKED BY: CEE	
No.	REVISIONS			DATE	BY

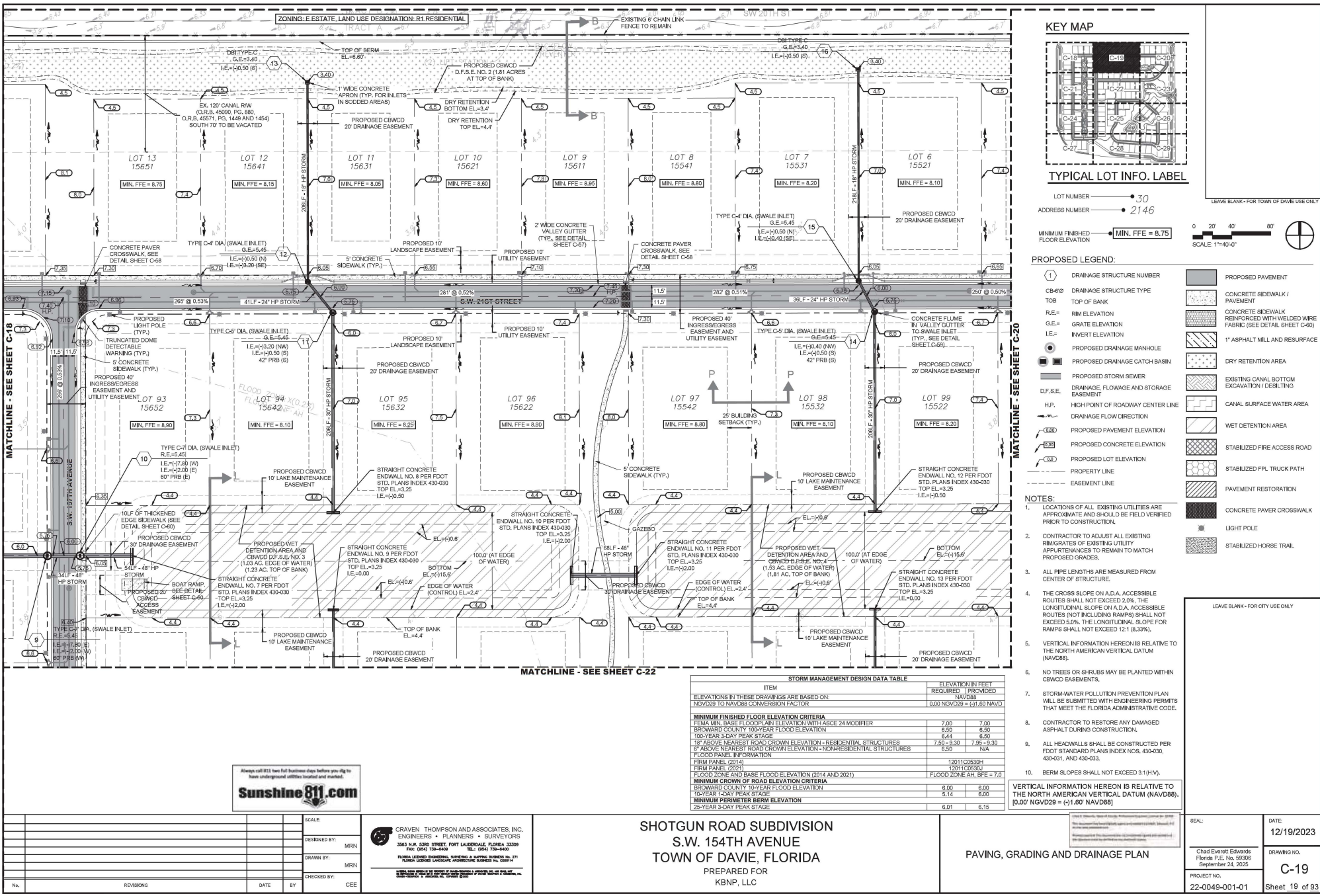
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FAX: (954) 739-6400 TEL: (954) 739-6400
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

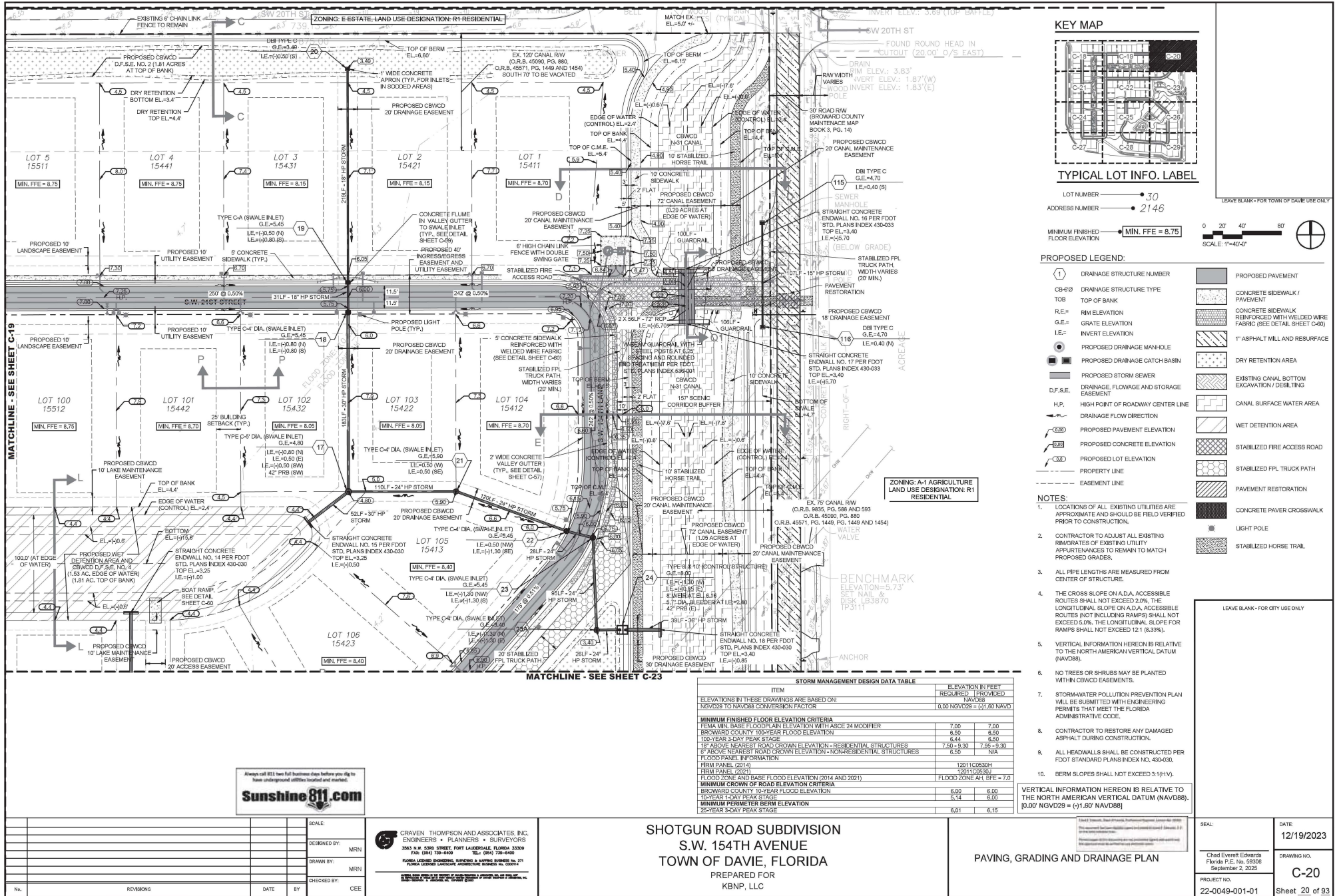
SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

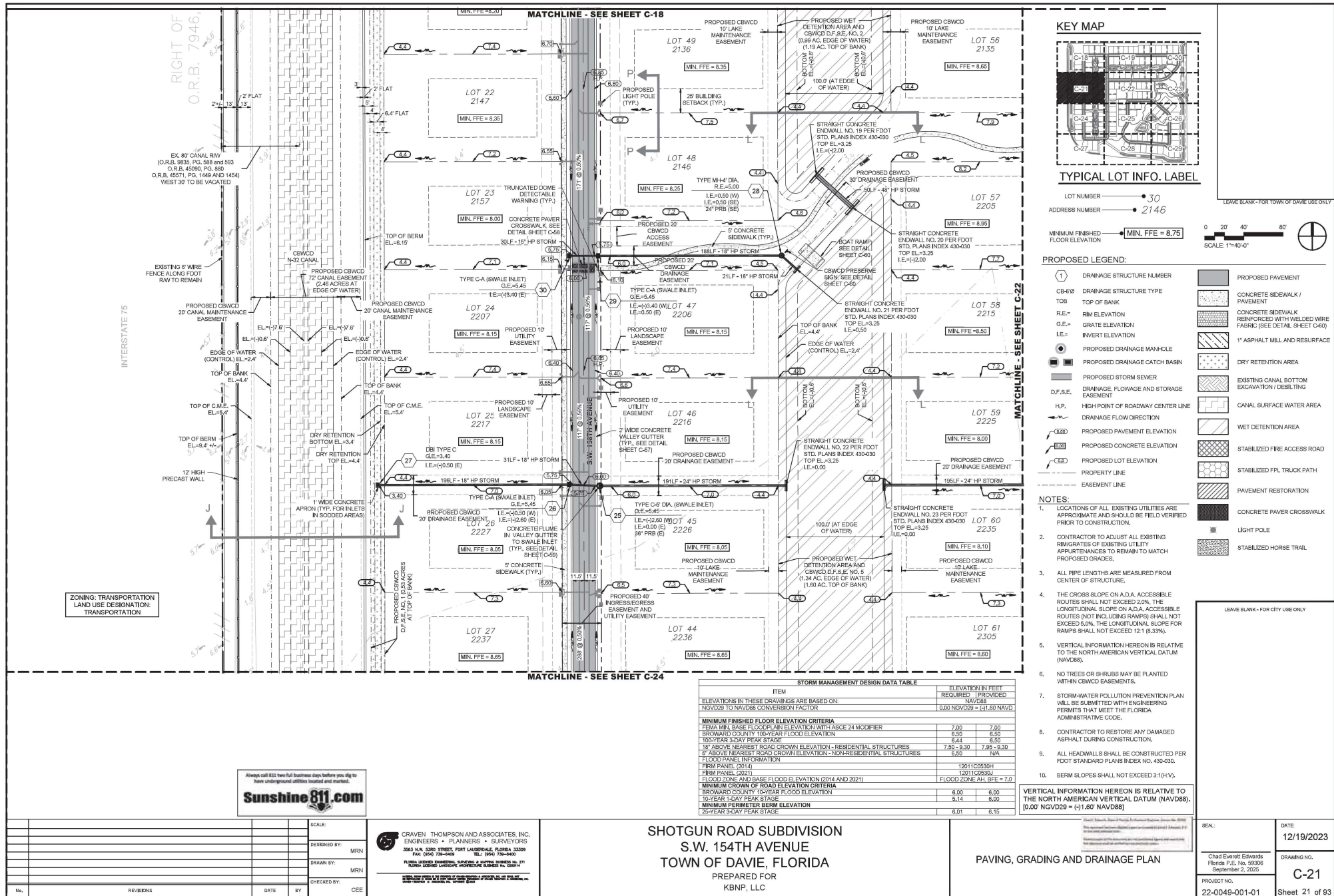
OVERALL PAVING, GRADING AND DRAINAGE PLAN

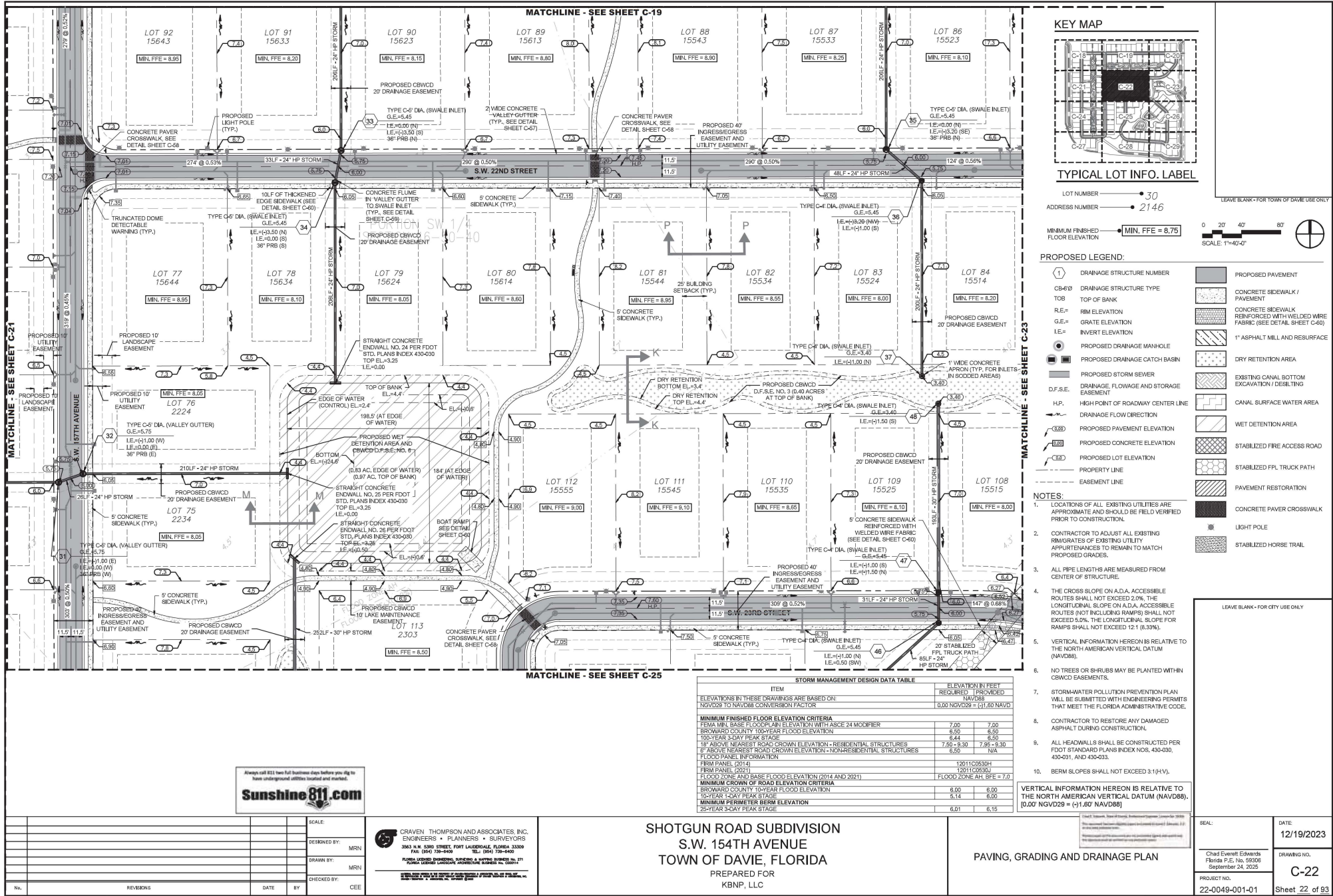
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Chad Everett Edwards Florida P.E. No. 59306 September 2, 2025	DRAWING NO. C-17
PROJECT NO. 22-0049-001-01	Sheet 17 of 93

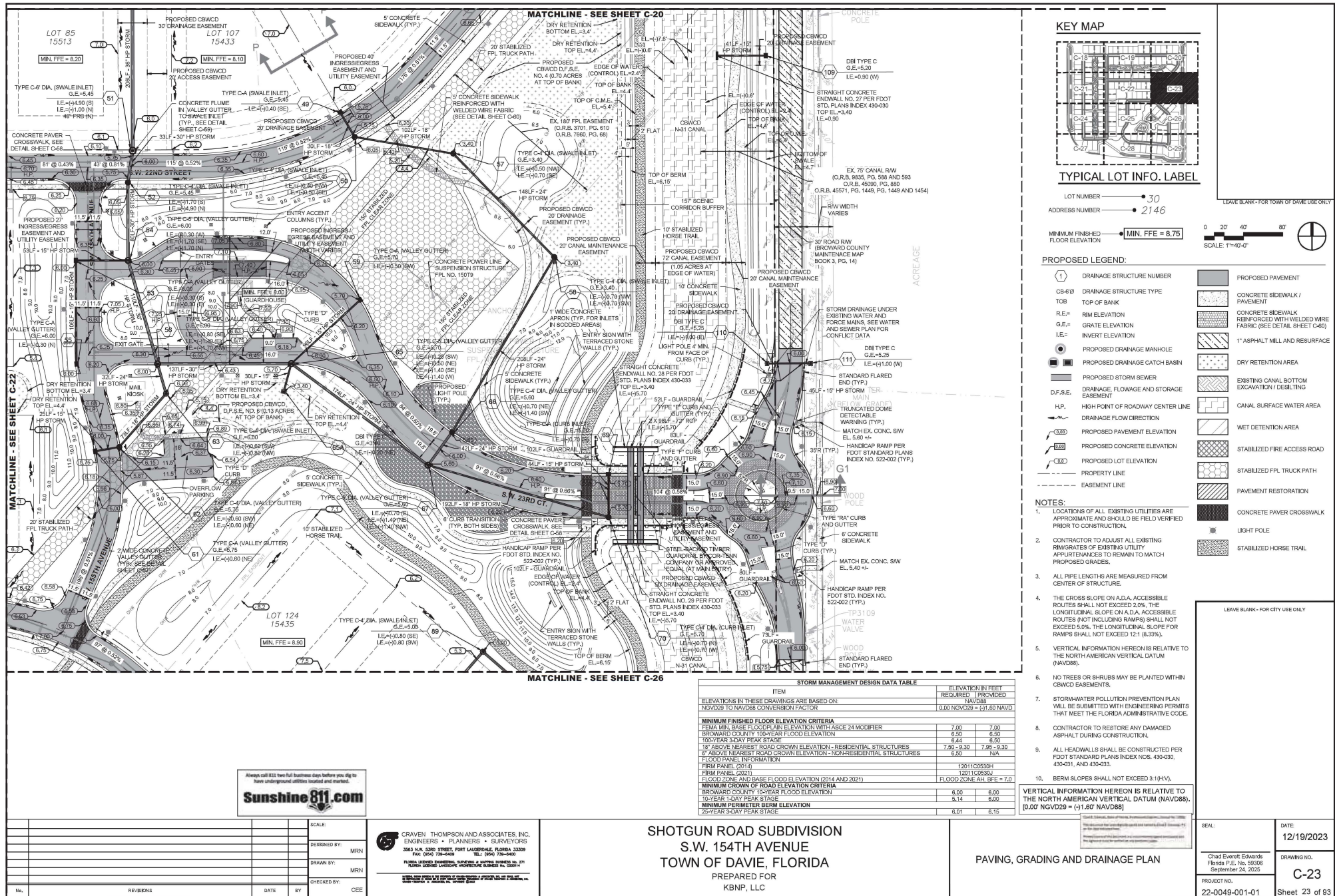


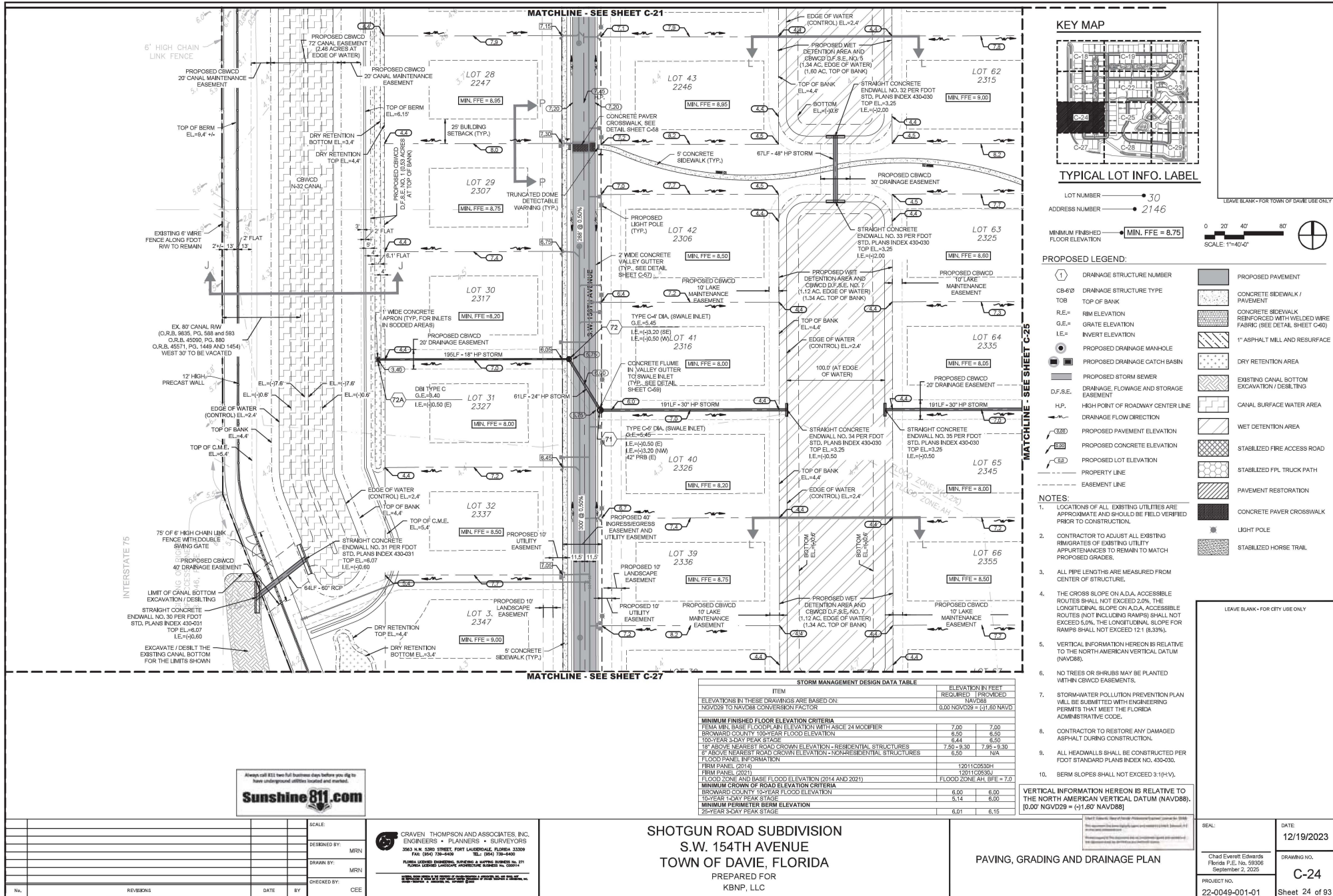


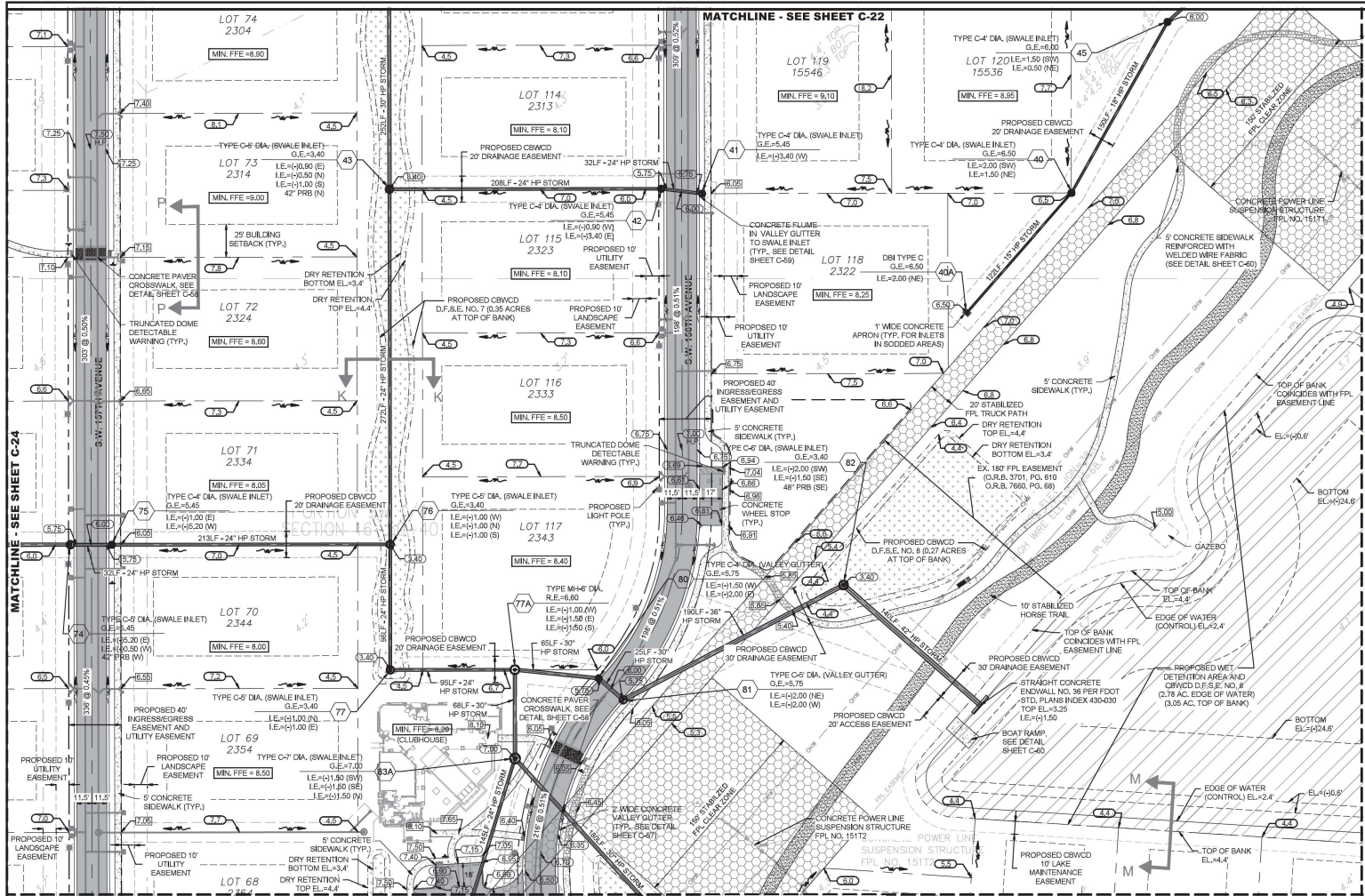




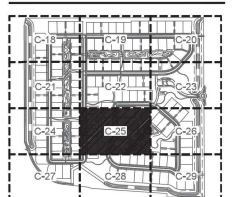








KEY MAP



TYPICAL LOT INFO. LABEL

LOT NUMBER: 30
ADDRESS NUMBER: 2146

MINIMUM FINISHED FLOOR ELEVATION: MIN. FFE = 8.75

SCALE: 1"=40'-0"

PROPOSED LEGEND:

- 1 DRAINAGE STRUCTURE NUMBER
- CB-6/8 DRAINAGE STRUCTURE TYPE
- T.O.B. TOP OF BANK
- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE CATCH BASIN
- PROPOSED STORM SEWER
- D.F./S.E. DRAINAGE FLOW AND STORAGE EASEMENT
- H.P. HIGH POINT OF ROADWAY CENTER LINE
- DRAINAGE FLOW DIRECTION
- PROPOSED PAVEMENT ELEVATION
- PROPOSED CONCRETE ELEVATION
- PROPOSED LOT ELEVATION
- EASEMENT LINE
- PROPOSED PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- CONCRETE SIDEWALK REINFORCED WITH WELDED WIRE FABRIC (SEE DETAIL SHEET C-60)
- 1" ASPHALT MILL AND RESURFACE
- DRY RETENTION AREA
- EXISTING CANAL BOTTOM EXCAVATION / DESTABILIZATION
- CANAL SURFACE WATER AREA
- WET DETENTION AREA
- STABILIZED FIRE ACCESS ROAD
- STABILIZED FPL TRUCK PATH
- PAVEMENT RESTORATION
- CONCRETE PAVER CROSSWALK
- LIGHT POLE
- STABILIZED HORSE TRAIL

NOTES:

- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO ADJUST ALL EXISTING DIMENSIONS OF EXISTING UTILITY APPURTENANCES TO REMAIN TO MATCH PROPOSED GRADES.
- ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
- THE CROSS SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON A.D.A. ACCESSIBLE ROUTES (NOT INCLUDING RAMP) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMP SHALL NOT EXCEED 12% (8/36).
- VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
- NO TREES OR SHRUBS MAY BE PLANTED WITHIN CB/CWD EASEMENTS.
- STORM-WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH ENGINEERING PERMITS THAT MEET THE FLORIDA ADMINISTRATIVE CODE.
- CONTRACTOR TO RESTORE ANY DAMAGED ASPHALT DURING CONSTRUCTION.
- ALL HEADWALLS SHALL BE CONSTRUCTED PER FOOT STANDARD PLANS INDEX NO. 430-035.
- BERM SLOPES SHALL NOT EXCEED 3:1 (H:V).

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83). [0.00' NGVD09 = (+)1.80' NAVD83]

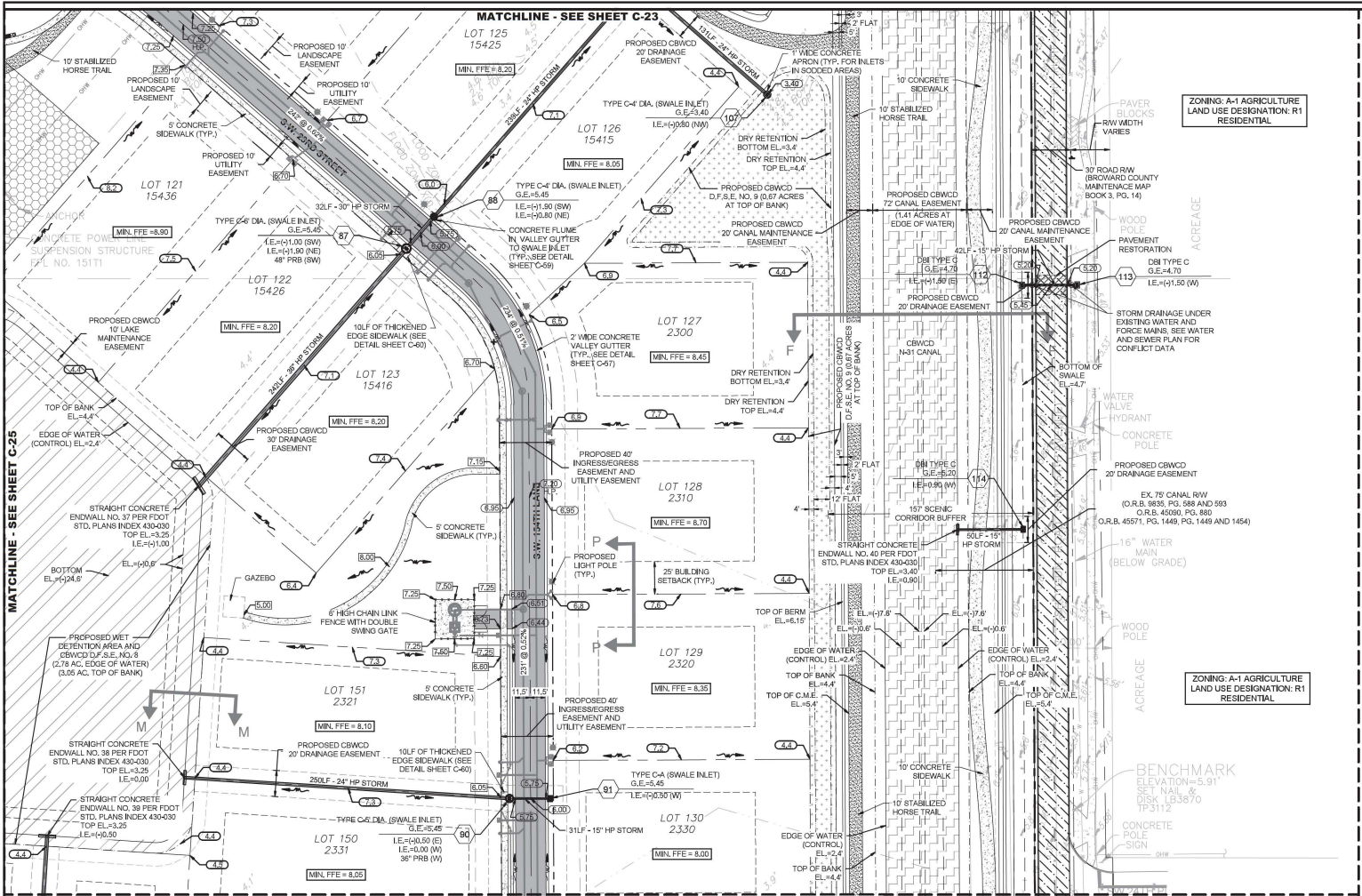
STORM MANAGEMENT DESIGN DATA TABLE		
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ELEVATIONS IN THESE DRAWINGS ARE BASED ON:	NAVD83	NAVD83
NGVD09 TO NAVD83 CONVERSION FACTOR	0.00 NGVD09 = (+)1.80 NAVD83	
MINIMUM FINISHED FLOOR ELEVATION CRITERIA		
FROM MIN. BASE FLOOD AN ELEVATION WITH ASCE 24 MODIFIER	7.00	7.00
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50	6.50
100-YEAR 3 DAY PEAK STAGE	6.44	6.50
1' ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	7.50 - 8.30	7.95 - 8.30
6' ABOVE NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL STRUCTURES	6.50	N/A
FLOOD PANEL INFORMATION		
FIRM PANEL (2014)	1201IC0303H	
FIRM PANEL (2021)	1201IC0303S	
FLOOD ZONE AND BASE FLOOD ELEVATION (2014 AND 2021)	FLOOD ZONE A1: SFE = 7.0	
MINIMUM CROWN OF ROAD ELEVATION CRITERIA		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	6.50	6.00
10-YEAR 3 DAY PEAK STAGE	6.14	6.00
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3 DAY PEAK STAGE	6.01	6.15



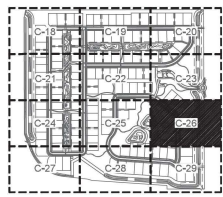
SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

PAVING, GRADING AND DRAINAGE PLAN

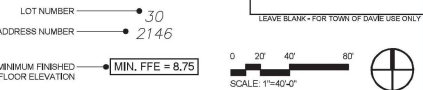
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DRAWING NO.:	C-25
PROJECT NO.:	22-0049-001-01
Sheet 25 of 93	



KEY MAP



TYPICAL LOT INFO. LABEL



PROPOSED LEGEND:

- 1. DRAINAGE STRUCTURE NUMBER
- 2. DRAINAGE STRUCTURE TYPE
- 3. TOP OF BANK
- 4. R.E.= RIM ELEVATION
- 5. G.E.= GRATE ELEVATION
- 6. I.E.= INVERT ELEVATION
- 7. PROPOSED DRAINAGE MANHOLE
- 8. PROPOSED DRAINAGE CATCH BASIN
- 9. PROPOSED STORM SEWER
- 10. DRAINAGE FLOW AND STORAGE EASEMENT
- 11. H.P.= HIGH POINT OF ROADWAY CENTER LINE
- 12. DRAINAGE FLOW DIRECTION
- 13. PROPOSED PAVEMENT ELEVATION
- 14. PROPOSED CONCRETE ELEVATION
- 15. PROPOSED LOT ELEVATION
- 16. EASEMENT LINE
- 17. PROPOSED PAVEMENT
- 18. CONCRETE SIDEWALK / PAVEMENT
- 19. CONCRETE SIDEWALK REINFORCED WITH WELDED WIRE FABRIC (SEE DETAIL SHEET C-60)
- 20. 1" ASPHALT MILL AND RESURFACE
- 21. DRY RETENTION AREA
- 22. EXISTING CANAL BOTTOM EXCAVATION / DEBILTING
- 23. CANAL SURFACE WATER AREA
- 24. WET DETENTION AREA
- 25. STABILIZED FIRE ACCESS ROAD
- 26. STABILIZED FPL TRUCK PATH
- 27. PAVEMENT RESTORATION
- 28. CONCRETE PAVEMENT CROSSWALK
- 29. LIGHT POLE
- 30. STABILIZED HORSE TRAIL

NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO ADJUST ALL EXISTING DIMENSIONS OF EXISTING UTILITY APPURTENANCES TO REMAIN TO MATCH PROPOSED GRADES.
3. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
4. THE CROSS SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON A.D.A. ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 12% (6.33%).
5. VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
6. NO TREES OR SHRUBS MAY BE PLANTED WITHIN CBWCD EASEMENTS.
7. STORM-WATER POLLUTION PREVENTION PLAN WILL BE SUBMITTED WITH ENGINEERING PERMITS THAT MEET THE FLORIDA ADMINISTRATIVE CODE.
8. CONTRACTOR TO RESTORE ANY DAMAGED ASPHALT DURING CONSTRUCTION.
9. ALL HEADWALLS SHALL BE CONSTRUCTED PER FOOT STANDARD PLANS INDEX NO. 430-030.
10. BERM SLOPES SHALL NOT EXCEED 3:1 (H:V).

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD83). [0.00' NGVD29 = (+)1.60' NAVD83]

STORM MANAGEMENT DESIGN DATA TABLE		
ITEM	REQUIRED	PROVIDED
ELEVATIONS IN THESE DRAWINGS ARE BASED ON:	NAVD83	NAVD83
NGVD29 TO NAVD83 CONVERSION FACTOR	0.00 NGVD29 = (+)1.60 NAVD	
MINIMUM FINISHED FLOOR ELEVATION CRITERIA		
FEAR MIN. BASE FLOOD AN ELEVATION WITH ASCE 24 MODIFIER	7.20	7.20
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50	6.50
100-YEAR 3 DAY PEAK STAGE	6.44	6.50
1' ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	7.50 - 8.30	7.95 - 8.30
6' ABOVE NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL STRUCTURES	6.50	N/A
FLOOD PANEL INFORMATION		
FIRM PANEL (2014)	1201C0330H	
FIRM PANEL (2021)	1201C0330V	
FLOOD ZONE AND BASE FLOOD ELEVATION (2014 AND 2021)	FLOOD ZONE: AE1 SFE = 7.0	
MINIMUM CROWN OF ROAD ELEVATION CRITERIA		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	6.50	6.00
10-YEAR 1 DAY PEAK STAGE	5.14	6.00
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3 DAY PEAK STAGE	6.01	6.15



REVISIONS			
NO.	DESCRIPTION	DATE	BY

SCALE: _____

DESIGNED BY: MRN

DRAWN BY: MRN

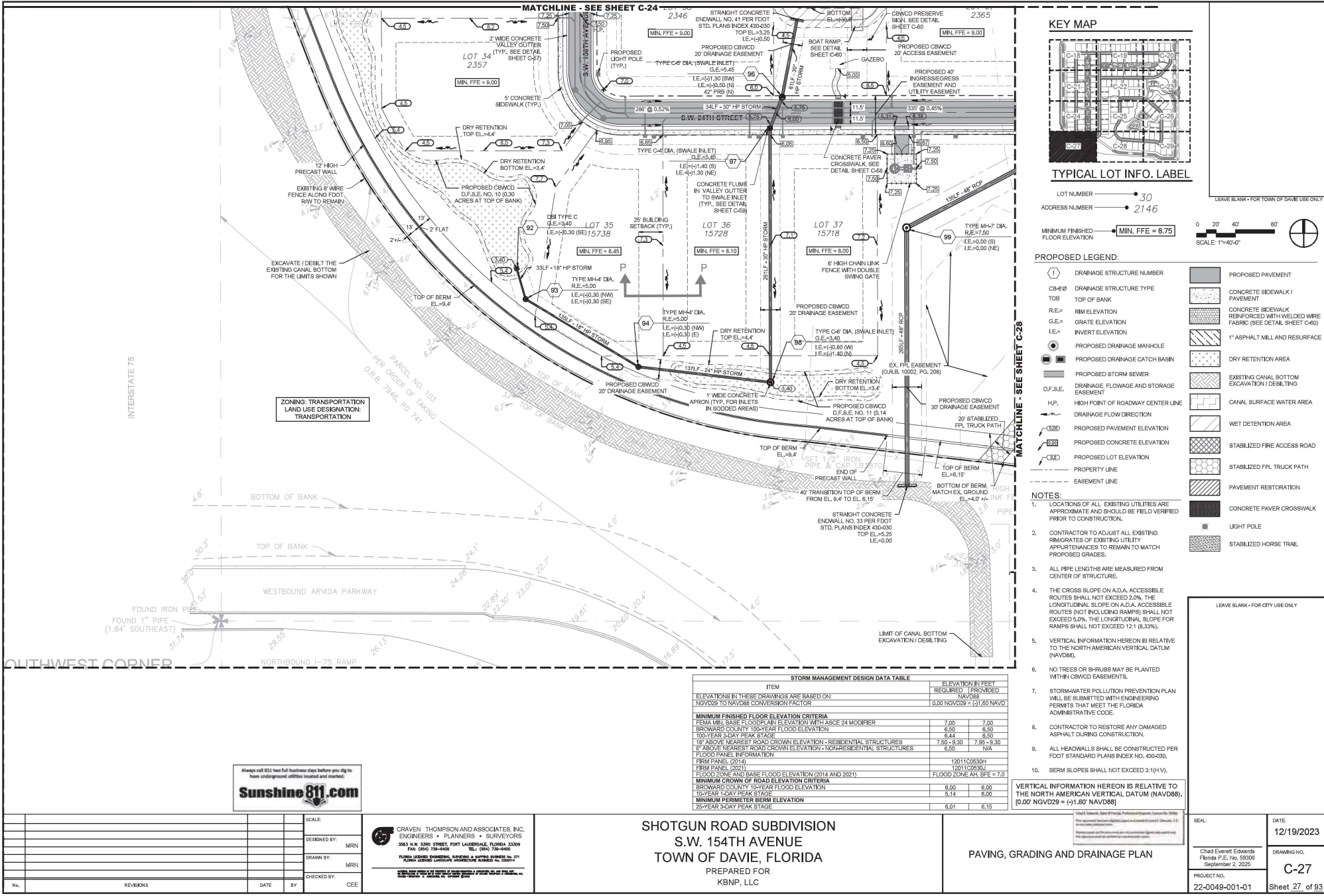
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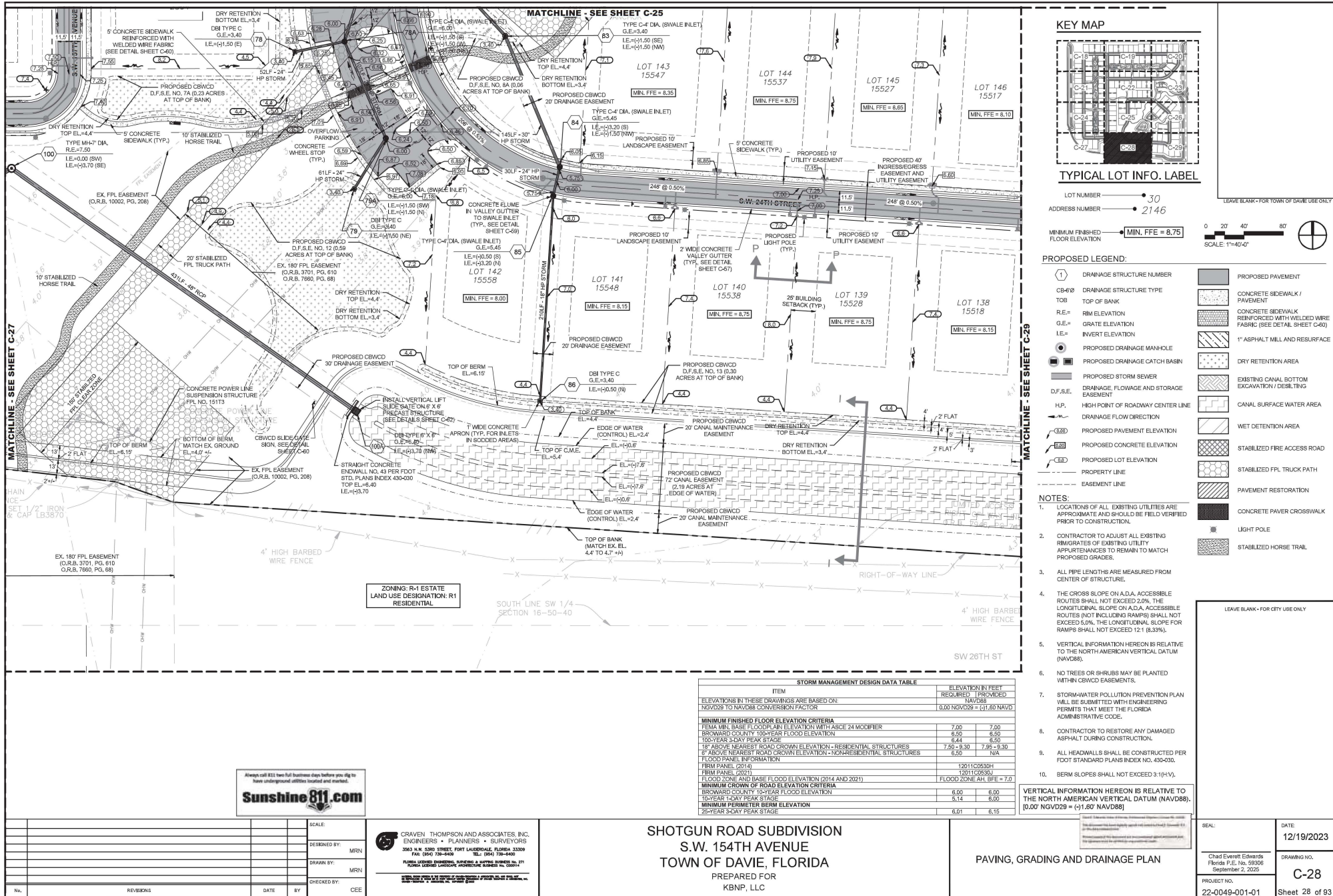
CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309
P.O. BOX 1200, FORT LAUDERDALE, FLORIDA 33301
TEL: (954) 750-6600 FAX: (954) 750-6600
FLORIDA LICENSE NO. 12000 FOR ENGINEERING, PLANNING & SURVEYING
FLORIDA LICENSE NO. 12000 FOR ENGINEERING, PLANNING & SURVEYING

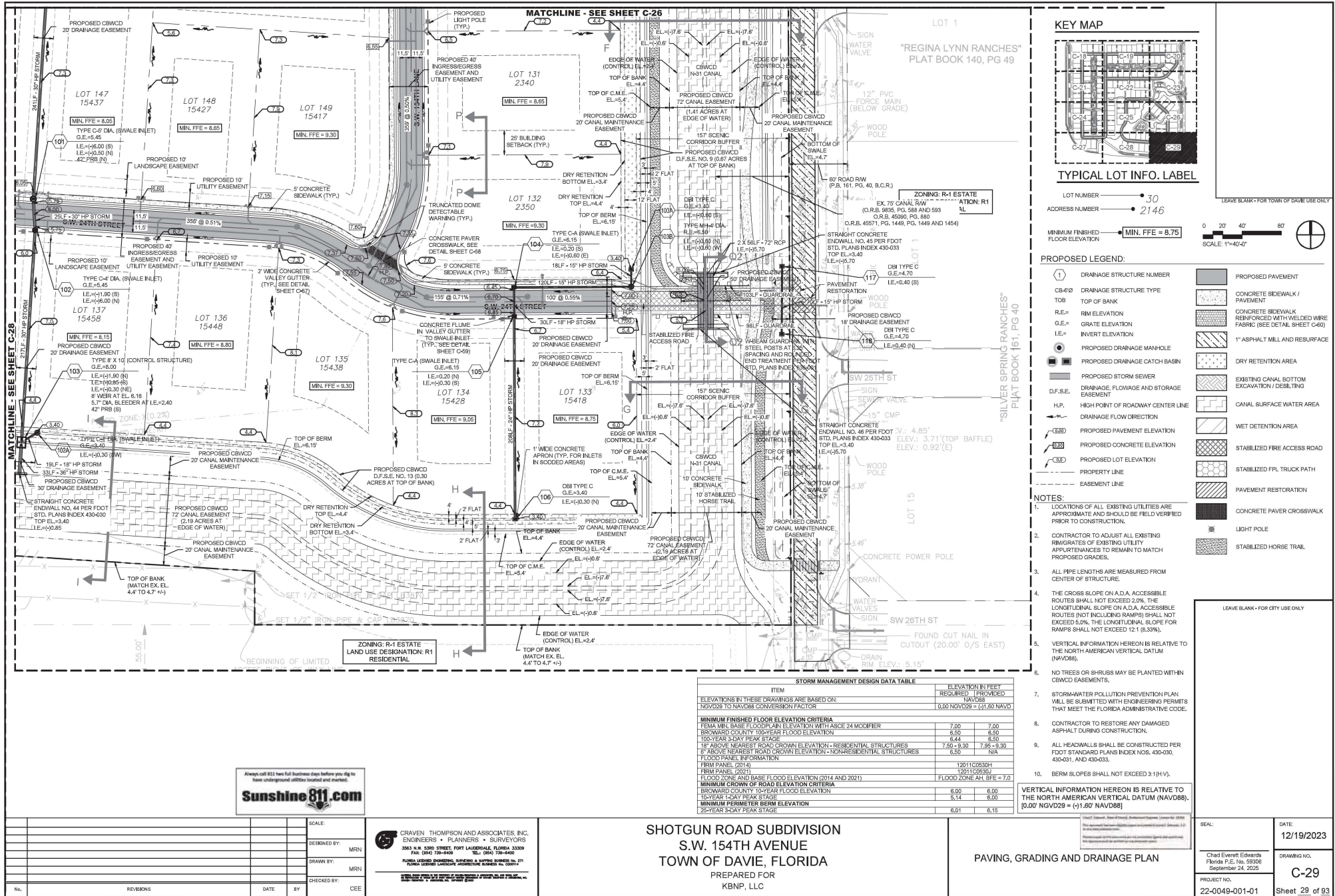
SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

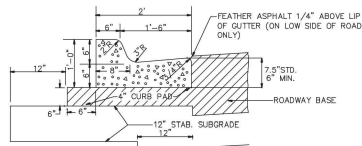
PAVING, GRADING AND DRAINAGE PLAN

DATE:	12/19/2023
DRAWING NO.:	C-26
PROJECT NO.:	22-0049-001-01
SHEET NO.:	Sheet 26 of 93





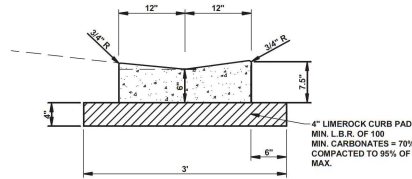




NOTE : WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" ONSTEAD OF 7 1/2"

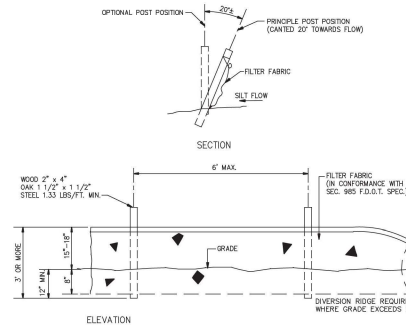
TYPE "F" CURB & GUTTER

SCALE: NONE REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS



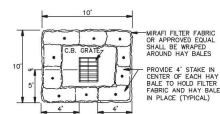
VALLEY GUTTER

SCALE: N.T.S.



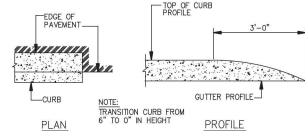
TYPE III SILT FENCE

N.T.S.



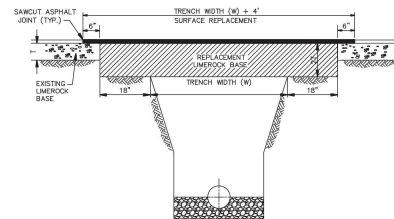
HAY BALE DETAIL

N.T.S.



STANDARD CURB ENDING DETAIL

SCALE: NONE

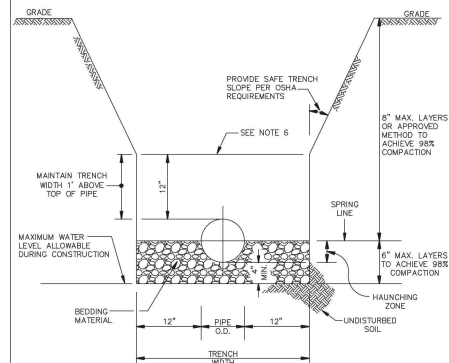


NOTES:

1. REPLACE BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL, BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYER DEPTH. EACH LAYER SHALL BE FLOTTED OR RAMPED TO DENSITY OF MINIMUM DENSITY, PER ASTM T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM RUL OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE PERMANENTLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE PAVEMENT SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE DRAINAGE (TRENCH) THICKNESS.
7. SURFACE MATERIAL SHALL HAVE A MINIMUM RUL OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (FOR LOCAL STREETS)
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELLING UNTIL REPLACED WITH A PERMANENT PATCH.

PAVEMENT RESTORATION DETAIL

SCALE: NONE

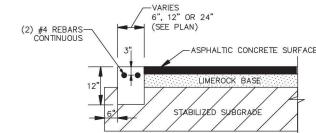


NOTES:

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL CONSIST OF WELL GRADED ASTM C33 #67 ROCK (3/4" TO No.4) AND BE PLACED TO SPRING LINE OF PIPE.
3. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
4. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL.
5. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
6. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (WITHIN 12" OF TOP OF PIPE).
7. THOROUGHLY WORK IN AND TAMP THE BEDDING MATERIAL IN THE HAUNCHING ZONE BEFORE PLACING AND COMPACTING REMAINDER OF BACKFILL.

TRENCH DETAIL

SCALE: NON

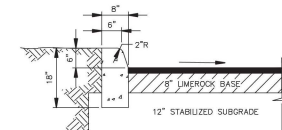


NOTE:

1. SAWCUT CONTRACTION JOINTS @ 10' O.C.
2. PROVIDE 12" COMPACTED SUBGRADE BASE BELOW LIMEROCK BASE.
3. CONCRETE HEADER TO BE 3,000 PSI STANDARD MIX CONCRETE.

12" CONCRETE HEADER CURB

SCALE: NONE



TYPE "D" CONCRETE CURB

SCALE: NONE



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FAX: (954) 738-6409 TEL: (954) 738-6400
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SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

PAVING, GRADING AND DRAINAGE DETAILS

SEAL:	DATE: 12/19/2023
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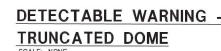
Chad Everett Edwards Florida P.E. No. 59306 September 16, 2025	DRAWING NO. C-57
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PROJECT NO.
22-0049-001-01



SCALE: NONE





TOP VIEW
ROUND STRUCTURE

Sheet 60 of 93

CRWD GENERAL NOTES

01. THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE OWNER OF RECORD RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENTS OF THE CENTRAL BROWARD WATER CONTROL DISTRICT.

02. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.

03. BOND-UPON DISTRICT ROAD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE. THE FOLLOWING ITEMS MUST BE COMPLIED WITH:

A. BOND (CASH OR SURETY), IN THE DISTRICTS FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT SECRETARY/MANAGER OR DISTRICT ENGINEER.)

B. SHOULDS, LAKE/POND BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS MUST BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY/MANAGER.

C. THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A BONDED INSTRUMENT. RELEASE OR REDUCTION FROM THE BONDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

D. BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.

E. UPON SUCCESSFUL COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF "AS-BUILT/RECORD DRAWINGS" BY THE DISTRICT BOARD OF COMMISSIONERS, A PERCENTAGE OF THE PERFORMANCE BOND AS DETERMINED BY THE DISTRICT MAY BE RELEASED. THE BALANCE OF THE BOND SHALL REMAIN IN FULL FORCE AND EFFECT FOR AN ADDITIONAL TWELVE (12) MONTHS AFTER FINAL INSPECTION AND APPROVAL, UNLESS SUPPLEMENTED BY NEW BOND FORMS IN THE REQUIRED AMOUNTS AND APPROVED BY THE DISTRICT ATTORNEY.

04. INSPECTIONS WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICTS INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL BEFORE BACKFILLING OF ANY STORM DRAIN STRUCTURES, PIPES, EXFILTRATION TRENCH, WORK IN DISTRICT CANALS, AND BEFORE PLACEMENT OF ASPHALT OR CONCRETE PAVEMENT. CALL 354-433-2100 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.

05. LIME/ROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE SIXTY PERCENT (60%).

06. ALL MUCK AND DELETERIOUS SOILS SHALL BE REMOVED FROM THE TOP OF BANK TO TOP OF BANK LIMITS OF DRY DETENTION/RETENTION AREAS, AND EXFILTRATION TRENCHES DOWN TO A MINIMUM OF FIVE (5) FEET BELOW THE WATER CONTROL ELEVATION AND REPLACED WITH SUITABLE WELL-DRAINING SOILS.

07. ALL NUISANCE VEGETATION SHALL BE REMOVED FROM WITHIN THE PROJECT LIMITS AND WITHIN THE PORTION OF THE CRWD CANAL THAT FALLS WITHIN THE PROPERTY BOUNDARY. THIS ALSO APPLIES TO ANY NUISANCE AND THE DISTRICT CANAL IS LOCATED ON THE OPPOSITE SIDE OF THE ROAD WITH RESPECT TO THE PROPERTY. IN THIS CASE, NUISANCE VEGETATION SHALL BE REMOVED FROM THE CANAL BANK NEAREST THE PROPERTY LINE.

08. EXISTING STORM SEWERS SHALL BE CLEANED FROM THE POINT OF CONNECTION WITH NEW STORM SEWERS OR DRAINAGE STRUCTURES TO THE FIRST EXISTING STRUCTURE UPSTREAM AND DOWNSTREAM OF THE POINT OF CONNECTION. TELEVISION INSPECTION OF THE PIPES SHALL BE REVIEWED AND CERTIFIED THAT THEY ARE CLEAN BY THE ENGINEER OF RECORD PRIOR TO SUBMITTAL OF AS-BUILT DRAWINGS TO THE DISTRICT.

09. THE LIMITS OF ANY EASEMENT TO BE DEDICATED TO THE DISTRICT SHALL BE STAKED PRIOR TO INSTALLING TREES TO BE LOCATED WITHIN THREE (3) FEET OF A DISTRICT EASEMENT. THE STAKES SHALL REMAIN IN PLACE UNTIL THE SITE OR LANDSCAPE CONTRACTOR VERIFIES THE INTENDED PLANT LOCATION DOES NOT INFRINGE INTO A DISTRICT EASEMENT.

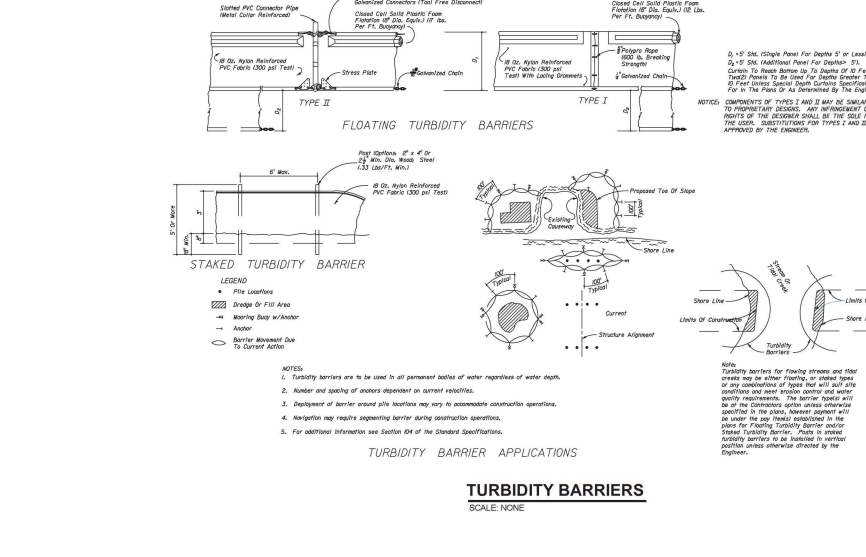
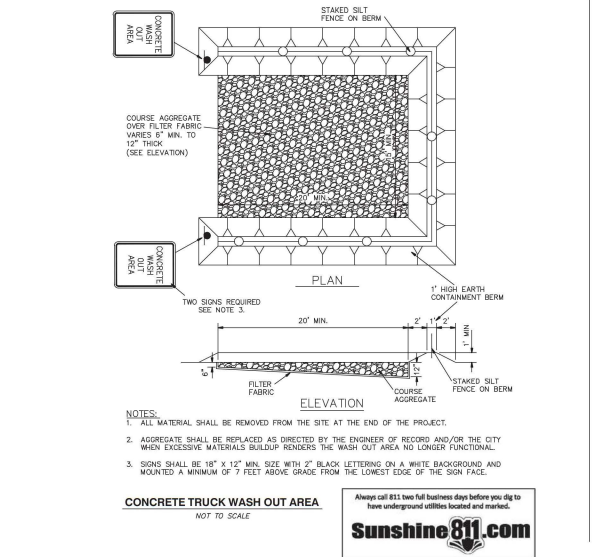
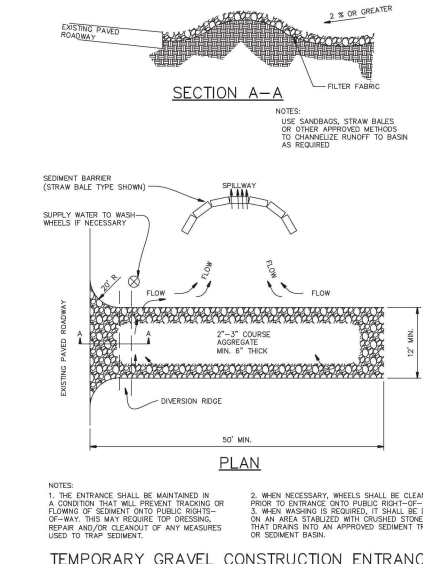
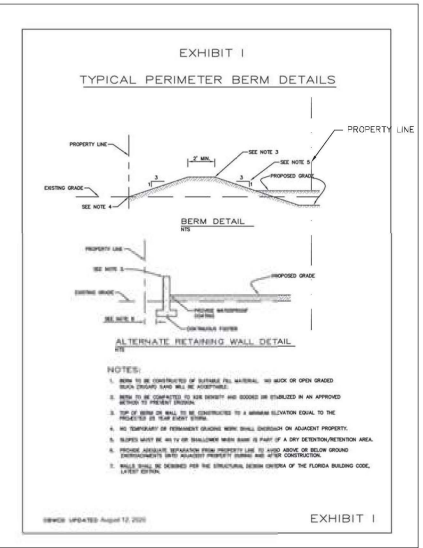
10. THE DISTRICT SECRETARY/MANAGE AND DISTRICT ENGINEER SHALL BE NOTIFIED PRIOR TO THE SUBMITTAL OF AS-BUILT/RECORD DRAWINGS OF ANY ENCROACHMENT WITHIN A DISTRICT EASEMENT NOT EXPRESSLY APPROVED BY THE DISTRICT BOARD OF COMMISSIONERS.

11. AS-BUILT SURVEY AND RECORD DRAWINGS: THE AS-BUILT PLANS FOR THE SURVEY OF RECORD MUST BE CERTIFIED AS "RECORD DRAWINGS" BY THE ENGINEER OF RECORD. THE SURVEYOR'S CERTIFICATION SHALL INCLUDE THE LAST DATE OF FIELD DATA ACQUISITION, THE ENGINEER'S CERTIFICATION SHALL INCLUDE DRIVING PERMIT COMPLIANCE STATEMENT. AS-BUILT PLANS SHALL BE PROVIDED AS AN INSTRUMENT. THE ENGINEER OF RECORD SHALL INCLUDE DRIVING PERMIT COMPLIANCE STATEMENT. ALL REFERENCES TO "PROPOSED" SHALL BE STUCK THROUGH AND REPLACED WITH THE AS-BUILT CONDITION. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT ON GENERAL REVIEW AS SUBMITTALS IN THE CENTRAL BROWARD WATER CONTROL DISTRICT'S STORMWATER MANAGEMENT REGULATIONS, STANDARDS, PROCEDURES, AND DESIGN CRITERIA MANUAL.

12. LAKE/POND, CANAL, AND DRY DETENTION AREA: THE CROSS-SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REMAINING ELEVATION. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/POND/CANAL/DRY DETENTION/RETENTION AREA WAS CONSTRUCTED AS DESIGNED. THE MAXIMUM SPACING BETWEEN CROSS SECTIONS SHALL BE 100'.

13. THE CONTRACTOR SHALL PROVIDE STABLE AND PERMANENT ELEVATION BENCHMARKS ON THE TOP OF EACH HEADWALL CAP FOR PIPES DISCHARGING INTO DISTRICT CANALS, AND DRIVEWAY CULVERTS ALONG DISTRICT CANALS. THE BENCHMARK ELEVATION SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83) AND INCLUDE THE DATUM REFERENCE. EACH HEADWALL SHALL HAVE ONE (1) MANHOLE AND ONE (1) NOVELS BENCHMARK. CULVERTS CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) BENCHMARK PER EACH PAIR OF HEADWALLS.

14. THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORMAT PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NORTH/EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90).



No.	REVISIONS	DATE	BY	CEE

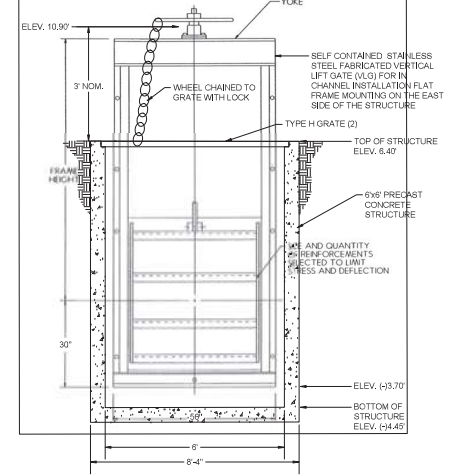
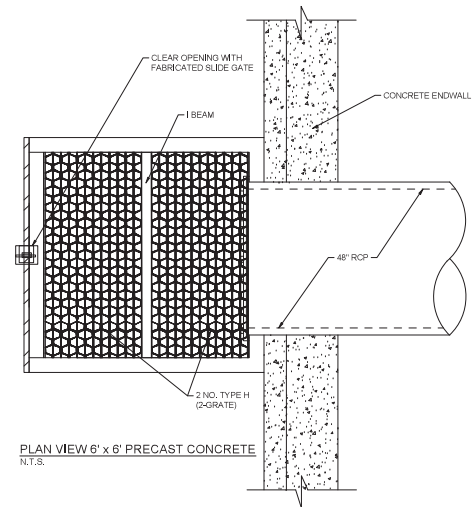
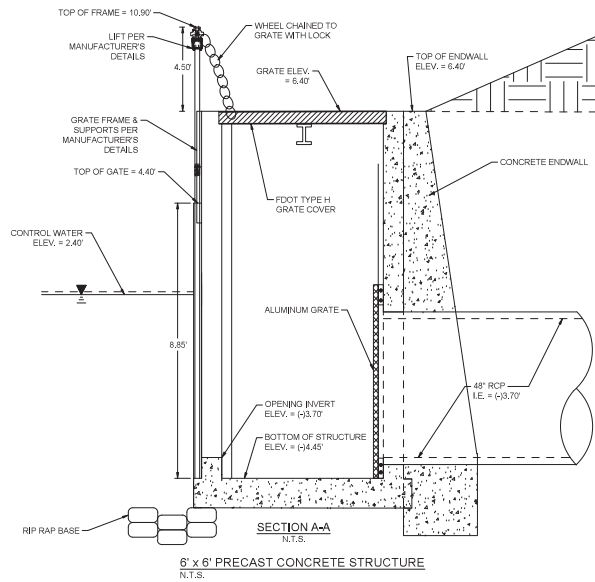
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FLORIDA LICENSED PROFESSIONAL SURVEYOR, LICENSE NO. 271
FLORIDA LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, LICENSE NO. 271

SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

PAVING, GRADING AND DRAINAGE DETAILS

SEAL:	DATE:
Chad Everett Edwards Florida P.E. No. 59308 September 2, 2025	12/19/2023
PROJECT NO:	DRAWING NO:
22-0049-001-01	C-61
	Sheet 61 of 93

\\broward\eng\projects\2023\22-0049-001-01_TownofDavie\Drawings\22-0049-001-01_Paving, Grading and Drainage Details.dwg, C-61, 9/2/2025 4:15:12 PM, 11
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- NOTES:**
1. VERTICAL LIFT GATE (VLG) STRUCTURE BOX MANUFACTURED PER FOOT INDEX 232 & 201.
 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF VLG STRUCTURE & GATE INSTALLATION.
 3. WHERE POSSIBLE, GATE SHALL BE INSTALLED SO THAT THERE IS A SEATING HEAD ON THE GATE.
 4. THE VLG SHOULD BE HYDRO GATE OR APPROVED EQUAL.
 5. THE VLG WILL BE PROVIDED FOR MANUAL OPERATION.

FABRICATED SLIDE GATE - SELF CONTAINED
N.T.S.

LEAVE BLANK - FOR TOWN OF DANE USE ONLY

LEAVE BLANK- FOR CITY USE ONLY



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TOWN OF DAVIE, FLORIDA
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PAVING, GRADING AND DRAINAGE DETAILS

SEAL:

DATE: _____

12/19/2023

Chad Everett Edwards
Florida P.E. No. 59306
September 2, 2025

DRAWING NO.
C-62

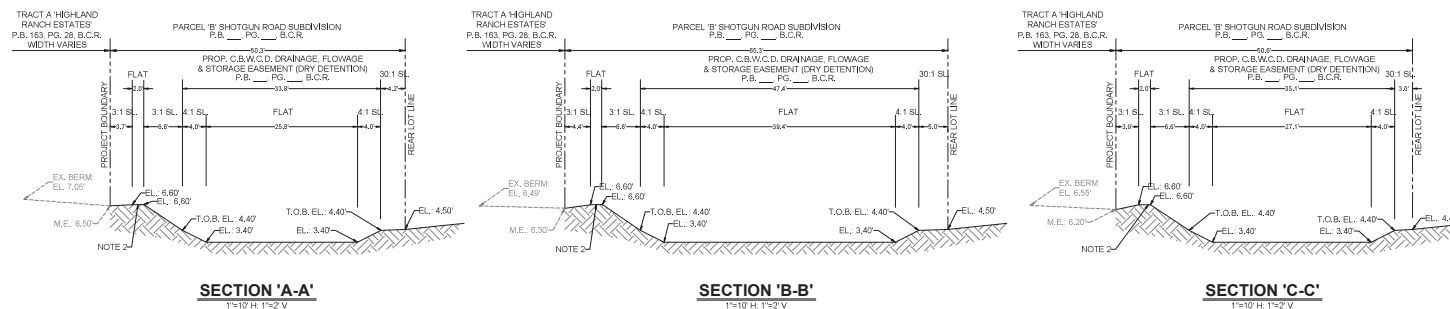
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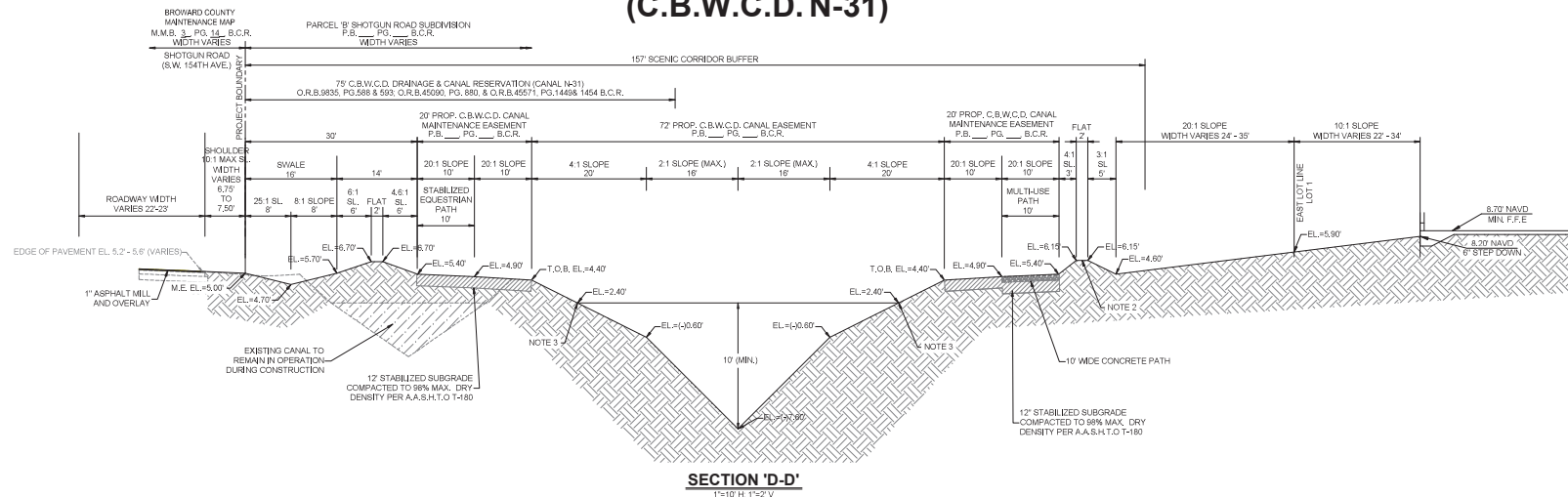
CROSS SECTION NOTES

1. ALL ELEVATIONS ARE NAVD83.
2. MINIMUM PERIMETER BERM TO BE PROVIDED AT THIS LOCATION IN ACCORDANCE WITH SPECIFICATIONS IN C.B.W.C.D. CRITERIA EXHIBIT "I". SET AT OR ABOVE THE 25 YEAR/3 DAY STORM STAGE PER C.B.W.C.D. CRITERIA 2.06.02.
3. CONTROL WATER ELEVATION PER C.B.W.C.D. CRITERIA 2.01.1.
4. 20' MIN. LITTORAL PLANTING ZONE. SEE LANDSCAPE PLANS FOR DETAILS. ALSO SEE MITIGATION CROSS SECTIONS BY J.J. GOLDSCHMID FOR ADDITIONAL INFORMATION.

NORTH RETENTION



SHOTGUN ROAD CANAL (C.B.W.C.D. N-31)



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[0.00' NGVD29 = (-)1.60' NAVD88]

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S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
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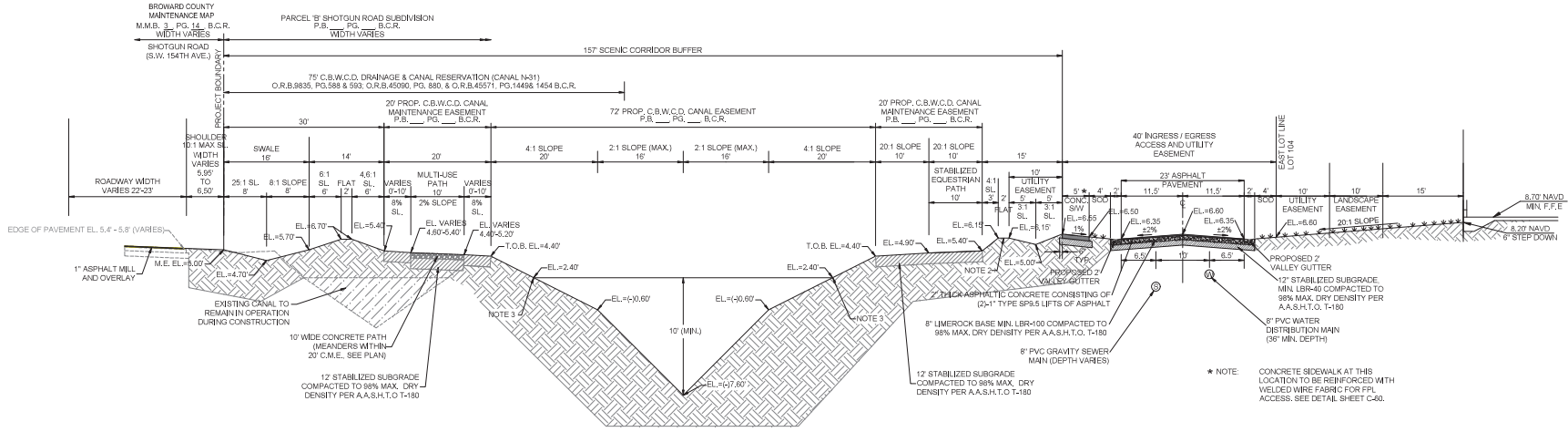
TYPICAL SECTIONS

SEAL: Chad Everett Edwards Florida P.E. No. 59306 September 2, 2025	DATE: 12/19/2023
PROJECT NO. 22-0049-001-01	DRAWING NO. C-64 Sheet 64 of 93

CROSS SECTION NOTES

1. ALL ELEVATIONS ARE NAVD88.
2. MINIMUM PERIMETER BERM TO BE PROVIDED AT THIS LOCATION IN ACCORDANCE WITH SPECIFICATIONS IN C.B.W.C.D. CRITERIA EXHIBIT 11, SET AT OR ABOVE THE 25 YEAR 3 DAY STORM STAGE PER C.B.W.C.D. CRITERIA 2.06.02.
3. CONTROL WATER ELEVATION PER C.B.W.C.D. CRITERIA 2.01.1.
4. 20' MIN. LITTORAL PLANTING ZONE. SEE LANDSCAPE PLANS FOR DETAILS. ALSO SEE MITIGATION CROSS SECTIONS BY J.J. GOLDSBACH FOR ADDITIONAL INFORMATION.

SHOTGUN ROAD CANAL
(C.B.W.C.D. N-31)

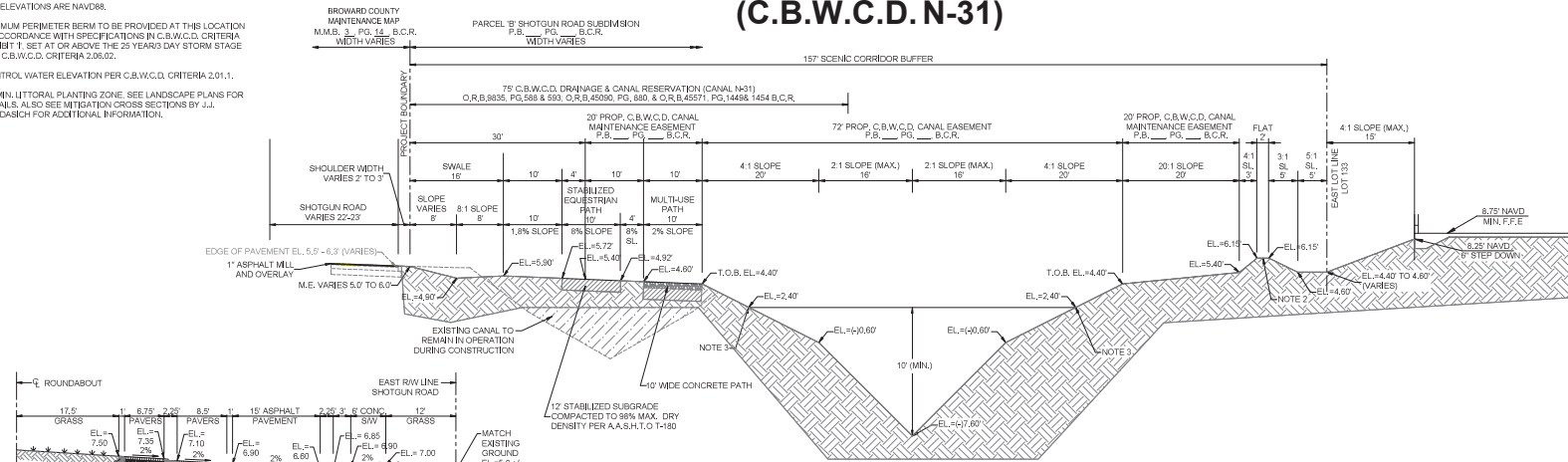


CROSS SECTION NOTES

1. ALL ELEVATIONS ARE NAVD88.
2. MINIMUM PERIMETER BERM TO BE PROVIDED AT THIS LOCATION IN ACCORDANCE WITH SPECIFICATIONS IN C.B.W.C.D. CRITERIA EXHIBIT 'I'. SET AT OR ABOVE THE 25 YEAR/3 DAY STORM STAGE PER C.B.W.C.D. CRITERIA 2.06.02.
3. CONTROL WATER ELEVATION PER C.B.W.C.D. CRITERIA 2.01.1.
4. 20' MIN. LITTORAL PLANTING ZONE. SEE LANDSCAPE PLANS FOR DETAILS. ALSO SEE MITIGATION CROSS SECTIONS BY J.J. GOLDSCHMID FOR ADDITIONAL INFORMATION.

SHOTGUN ROAD CANAL

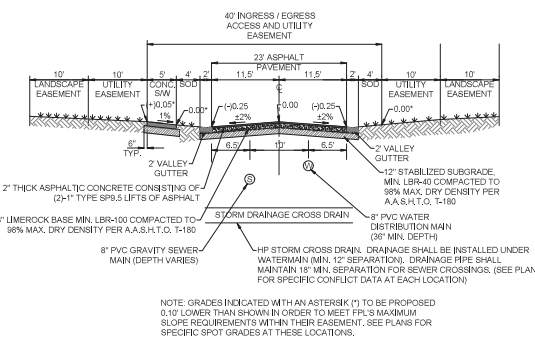
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SECTION 'G-G'
1"=10' H, 1"=2' V

SOUTH CANAL

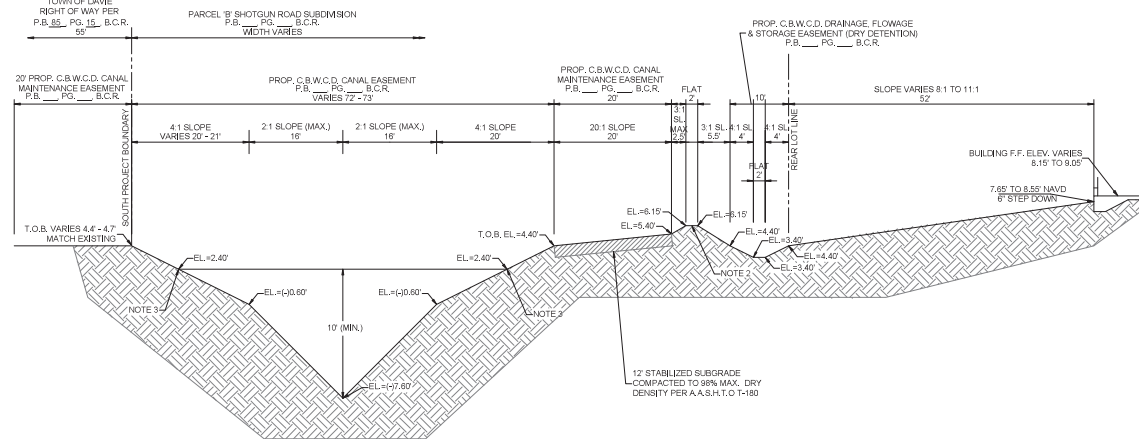
SECTION 'G1-G1'
SHOTGUN ROAD ROUNDABOUT



TYPICAL ROADWAY AND UTILITY SECTION

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SECTION 'H-H'
1"=10' H 1"=2' V

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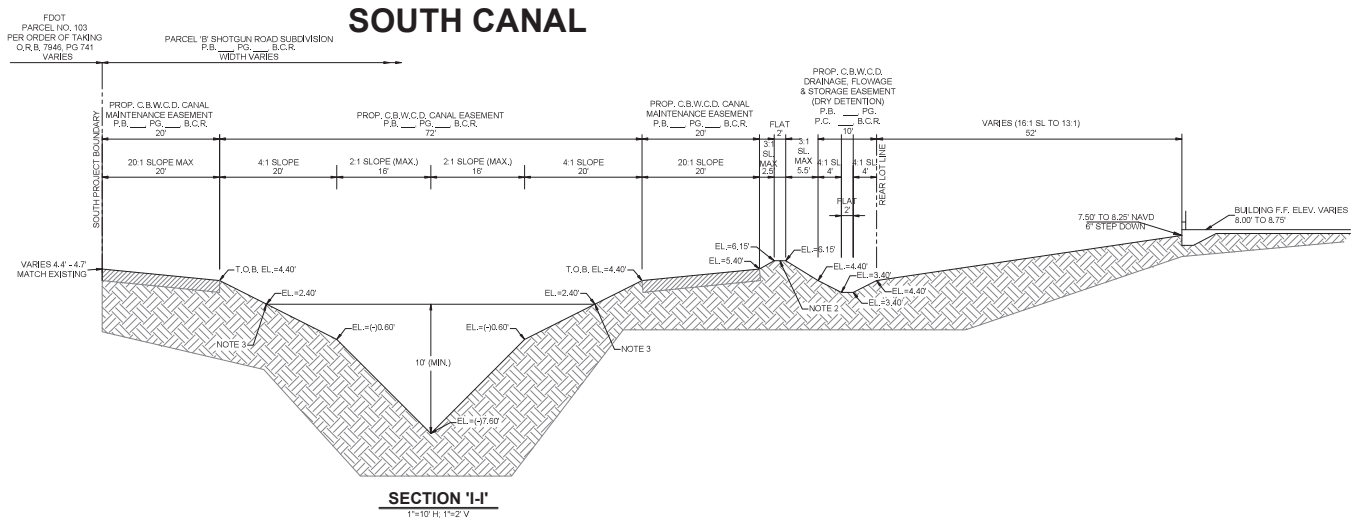
TYPICAL SECTIONS

SHOTGUN ROAD SUBDIVISION
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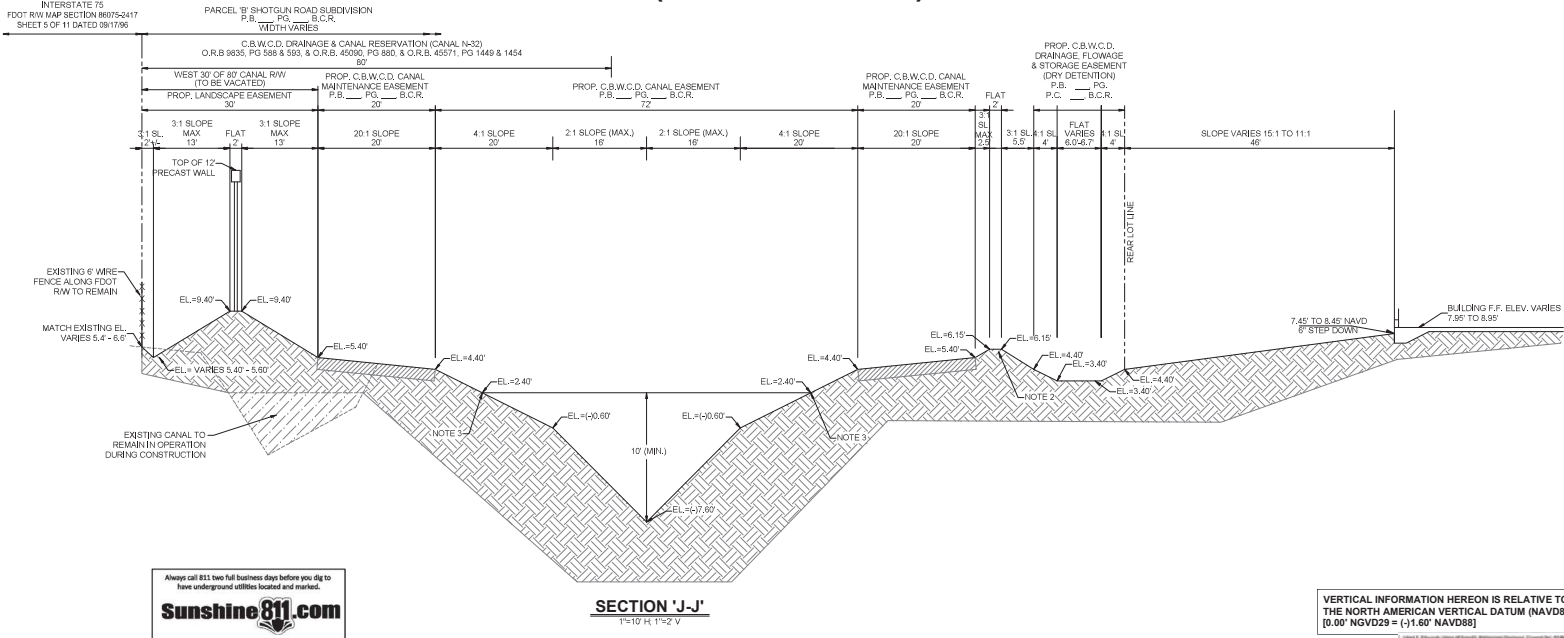
SEAL:	DATE: 12/19/2023
Chad Everett Edwards Florida P.E. No. 59306 September 16, 2025	DRAWING NO. C-66
PROJECT NO. 22-0049-001-01	Sheet 66 of 93

CROSS SECTION NOTES

- 1. ALL ELEVATIONS ARE NAVD88.
- 2. MINIMUM PERIMETER BERM TO BE PROVIDED AT THIS LOCATION IN ACCORDANCE WITH SPECIFICATIONS IN C.B.W.C.D. CRITERIA EXHIBIT 1. SET AT OR ABOVE THE 25 YEAR 3 DAY STORM STAGE PER C.B.W.C.D. CRITERIA 2.06.02.
- 3. CONTROL WATER ELEVATION PER C.B.W.C.D. CRITERIA 2.01.1.
- 4. 20' MIN. LITTORAL PLANTING ZONE. SEE LANDSCAPE PLANS FOR DETAILS. ALSO SEE MITIGATION CROSS SECTIONS BY J.J. GOLDSCHMIDT FOR ADDITIONAL INFORMATION.



WEST CANAL (C.B.W.C.D. N-32)



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No.				REVISIONS				DATE				BY			
SCALE:				DESIGNED BY:				MRN				DRAWN BY:			
CHECKED BY:				CEE											

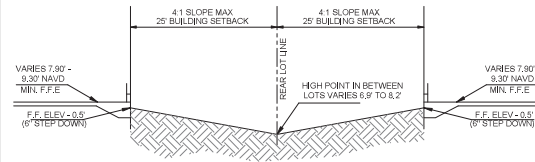
CRAVEN THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3063 A.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309 TEL: (954) 728-4400 FAX: (954) 728-4400 FLORIDA LICENSED PROFESSIONAL ENGINEERS & SURVEYORS NO. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTS NO. 10000				SHOTGUN ROAD SUBDIVISION S.W. 154TH AVENUE TOWN OF DAVIE, FLORIDA PREPARED FOR KBNP, LLC				TYPICAL SECTIONS				SEAL:			
												DATE:			
												DRAWING NO.:			
												PROJECT NO.:			
												22-0049-001-01			
												Sheet 67 of 93			

CROSS SECTION NOTES

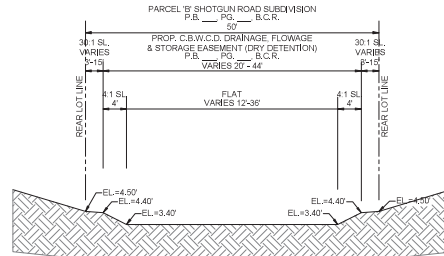
1. ALL ELEVATIONS ARE NAVD88.
2. MINIMUM PERIMETER BERM TO BE PROVIDED AT THIS LOCATION IN ACCORDANCE WITH SPECIFICATIONS IN C.B.W.C.D. CRITERIA EXHIBIT "I", SET AT OR ABOVE THE 25 YEAR/3 DAY STORM STAGE PER C.B.W.C.D. CRITERIA 2.05.02.
3. CONTROL WATER ELEVATION PER C.B.W.C.D. CRITERIA 2.01.1.
4. 20' MIN. LITTORAL PLANTING ZONE. SEE LANDSCAPE PLANS FOR DETAILS. ALSO SEE MITIGATION CROSS SECTIONS BY J.J. GOLDSCHAG FOR ADDITIONAL INFORMATION.

50' RETENTION BETWEEN LOTS

SECTION BETWEEN LOTS

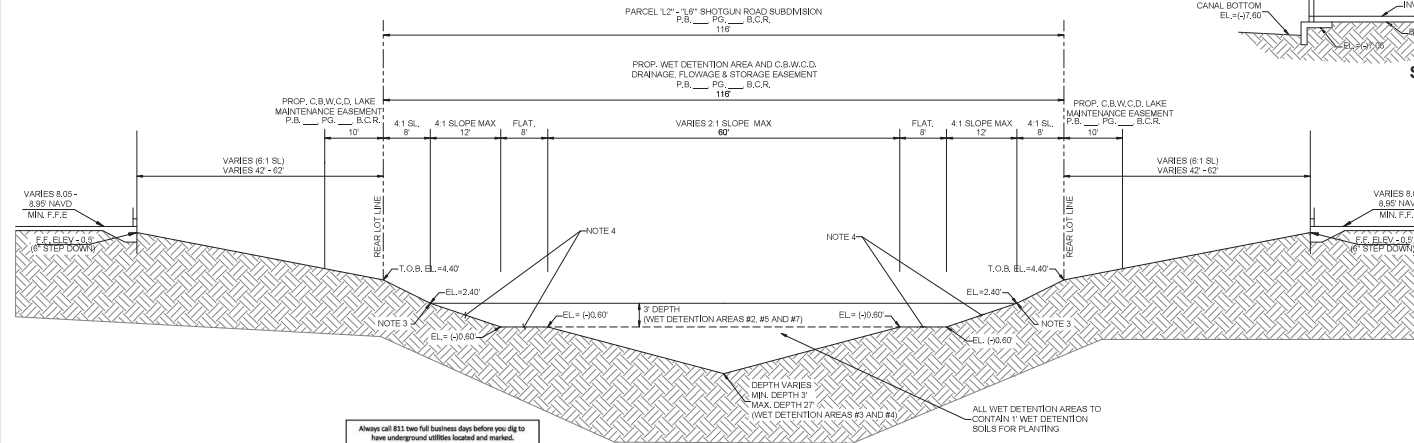


SECTION 'P-P'
1"=10' H; 1"=2' V

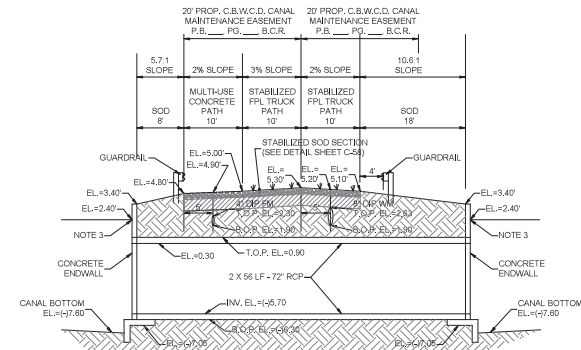


SECTION 'K-K'
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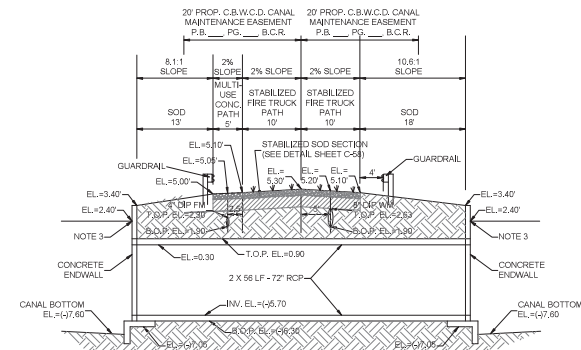
WET DETENTION AREAS BETWEEN LOTS



SECTION 'L-L'
1"=10' H; 1"=2' V



SECTION 'Q1-Q1'
1"=10' H



SECTION 'Q2-Q2'
1"=10' H

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VERTICAL INFORMATION HEREON IS RELATIVE TO
THE NORTH AMERICAN VERTICAL DATUM (NAVD88).
[0.00' NGVD29 = (-)1.60' NAVD88]

TYPICAL SECTIONS

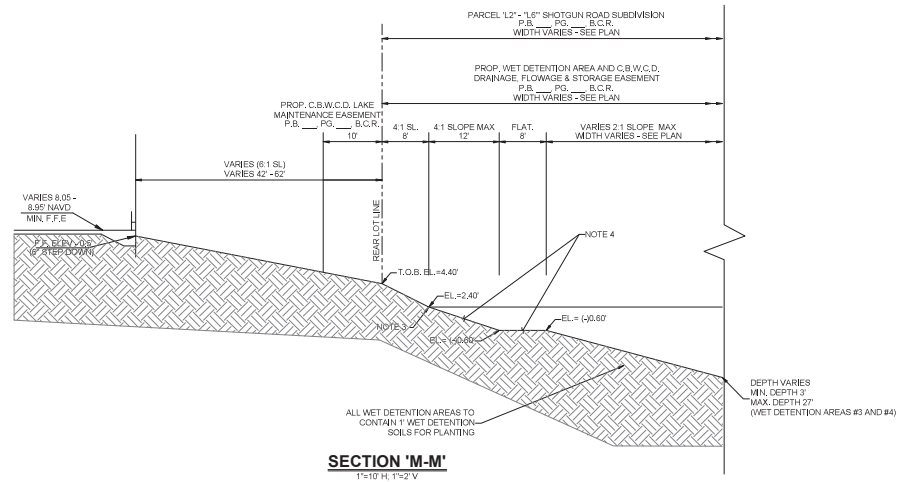
SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

SEAL:	DATE: 12/19/2023
Chad Everett Edwards Florida P.E. No. 59306 September 16, 2025	DRAWING NO. C-68
PROJECT NO. 22-0049-001-01	Sheet 68 of 93

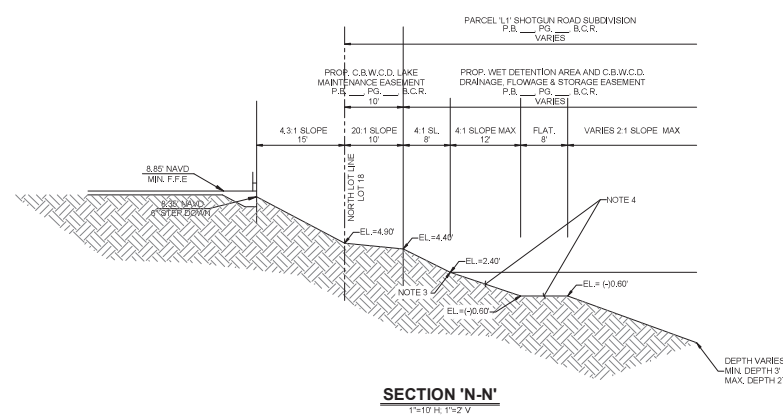
CROSS SECTION NOTES

1. ALL ELEVATIONS ARE NAVD88.
2. MINIMUM PERIMETER BERM TO BE PROVIDED AT THIS LOCATION IN ACCORDANCE WITH SPECIFICATIONS IN C.B.W.C.D. CRITERIA EXHIBIT 1, SET AT OR ABOVE THE 25 YEAR/3 DAY STORM STAGE PER C.B.W.C.D. CRITERIA 2.06.02.
3. CONTROL WATER ELEVATION PER C.B.W.C.D. CRITERIA 2.01.1.
4. 20' MIN. LITTORAL PLANTING ZONE. SEE LANDSCAPE PLANS FOR DETAILS. ALSO SEE MITIGATION CROSS SECTIONS BY J.J. GOLDSCH FOR ADDITIONAL INFORMATION.

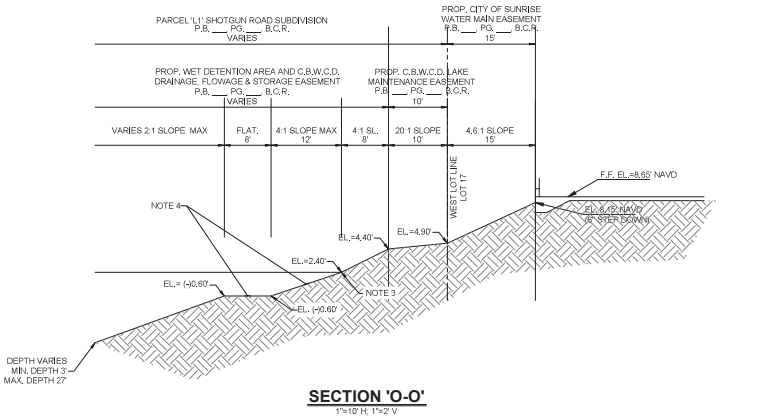
WET DETENTION AREAS



NORTHWEST WET DETENTION AREA



NORTHWEST WET DETENTION AREA

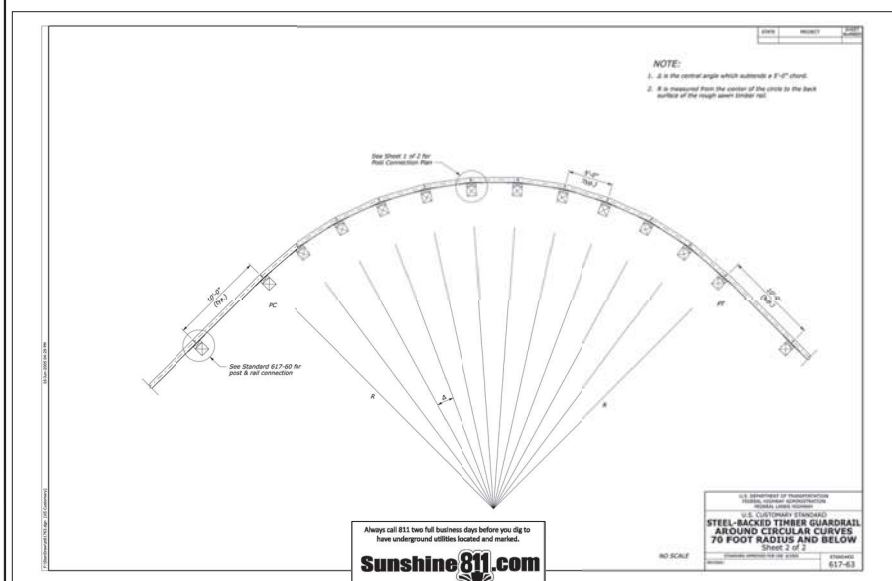
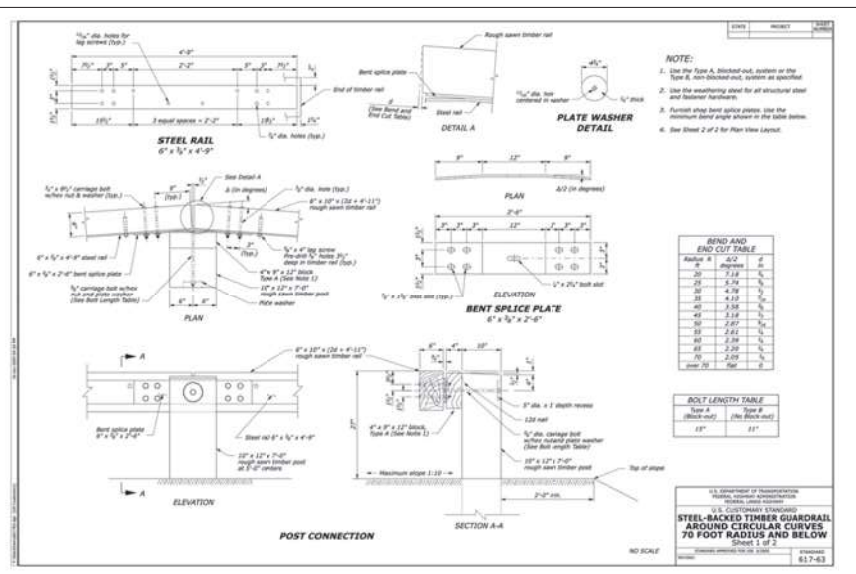
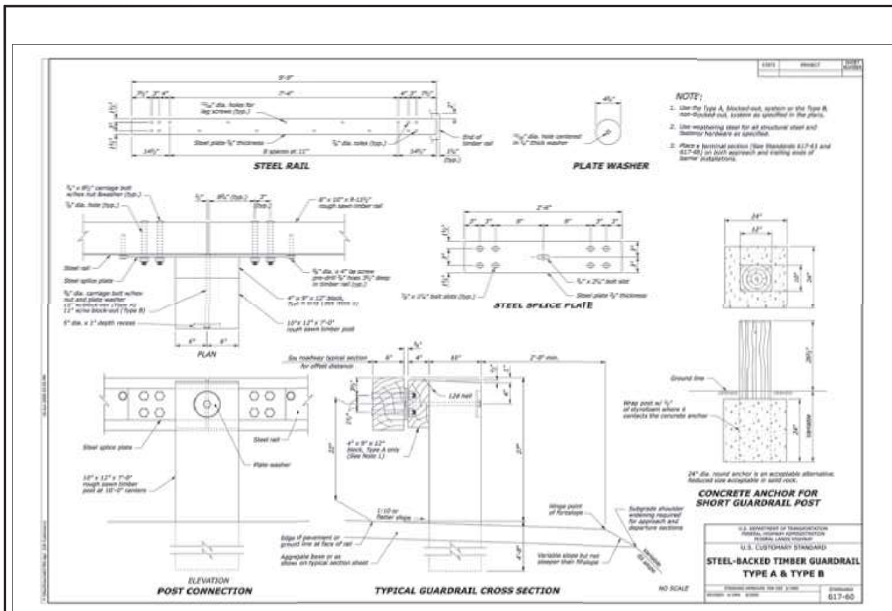


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VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88). [0.00' NGVD29 = (-1.60' NAVD88)]

			SCALE		 CRAVEN THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3063 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309 TEL: (954) 738-4400 FAX: (954) 738-4409 FLORIDA LICENSED PROFESSIONAL ENGINEERS & SURVEYORS NO. 271 FLORIDA LICENSED LANDSCAPE ARCHITECTURE NO. 100000000 FEDERAL ROAD NUMBER 154 STATE ROAD 154 COUNTY OF DAVIE, FLORIDA SHOTGUN ROAD SUBDIVISION S.W. 154TH AVENUE TOWN OF DAVIE, FLORIDA PREPARED FOR KBNP, LLC TYPICAL SECTIONS										Chad E. Edwards, State of Florida, Professional Engineer, License No. 59306, expires 12/31/2025 Professional Engineer - Highway Engineering (Chad E. Edwards) P.E. No. 59306 Professional Engineer - Landscape Architecture (Chad E. Edwards) P.L.A. No. 100000000 Registration of the Professional Seal is controlled by the State Board of Professional Engineers and Surveyors.		DATE: 12/19/2023	
DESIGNED BY:			MRN												DRAWING NO. C-69			
DRAWN BY:			MRN												PROJECT NO. 22-0049-001-01			
CHECKED BY:			CEE		Sheet 69 of 93													
No.			REVISIONS		DATE		BY											

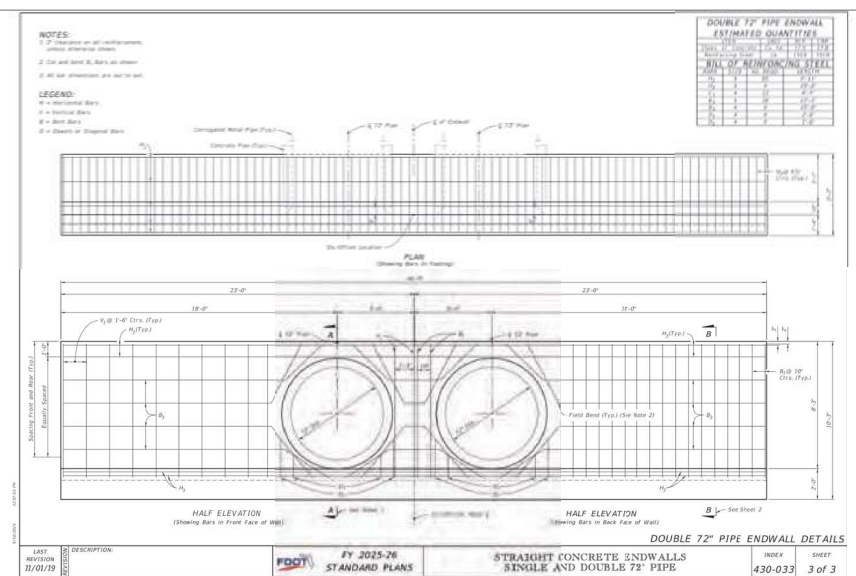
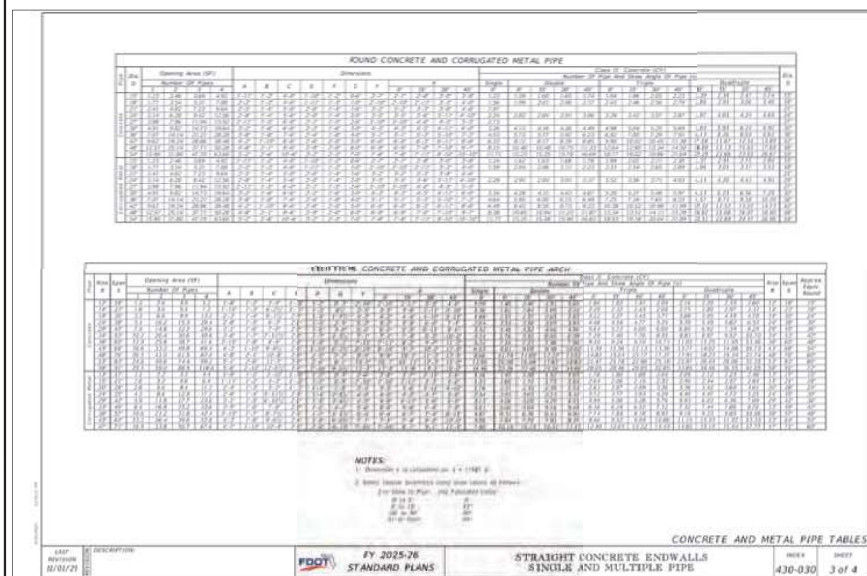
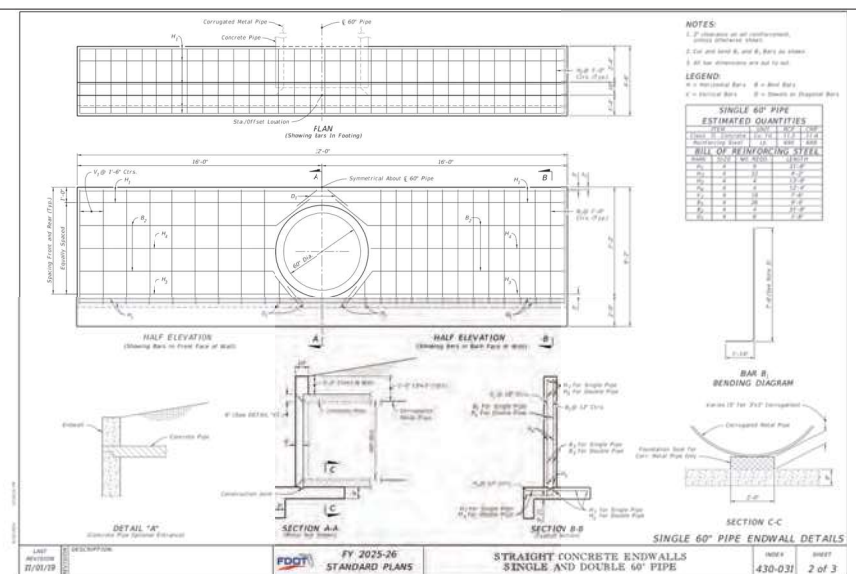
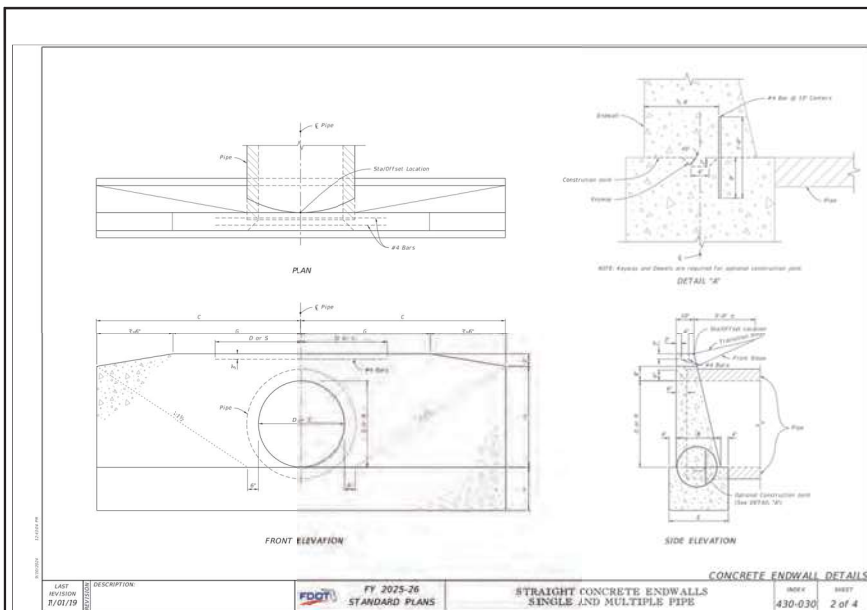


No.	REVISIONS	DATE	BY	CHECKED BY

SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

TIMBER GUARDRAIL DETAILS

SEAL	DATE 12/19/2023
Chad Everett Edwards Florida P.E. No. 59306 September 2, 2025	DRAWING NO. C-84
PROJECT NO. 22-0049-001-01	SHEET 82 OF 93



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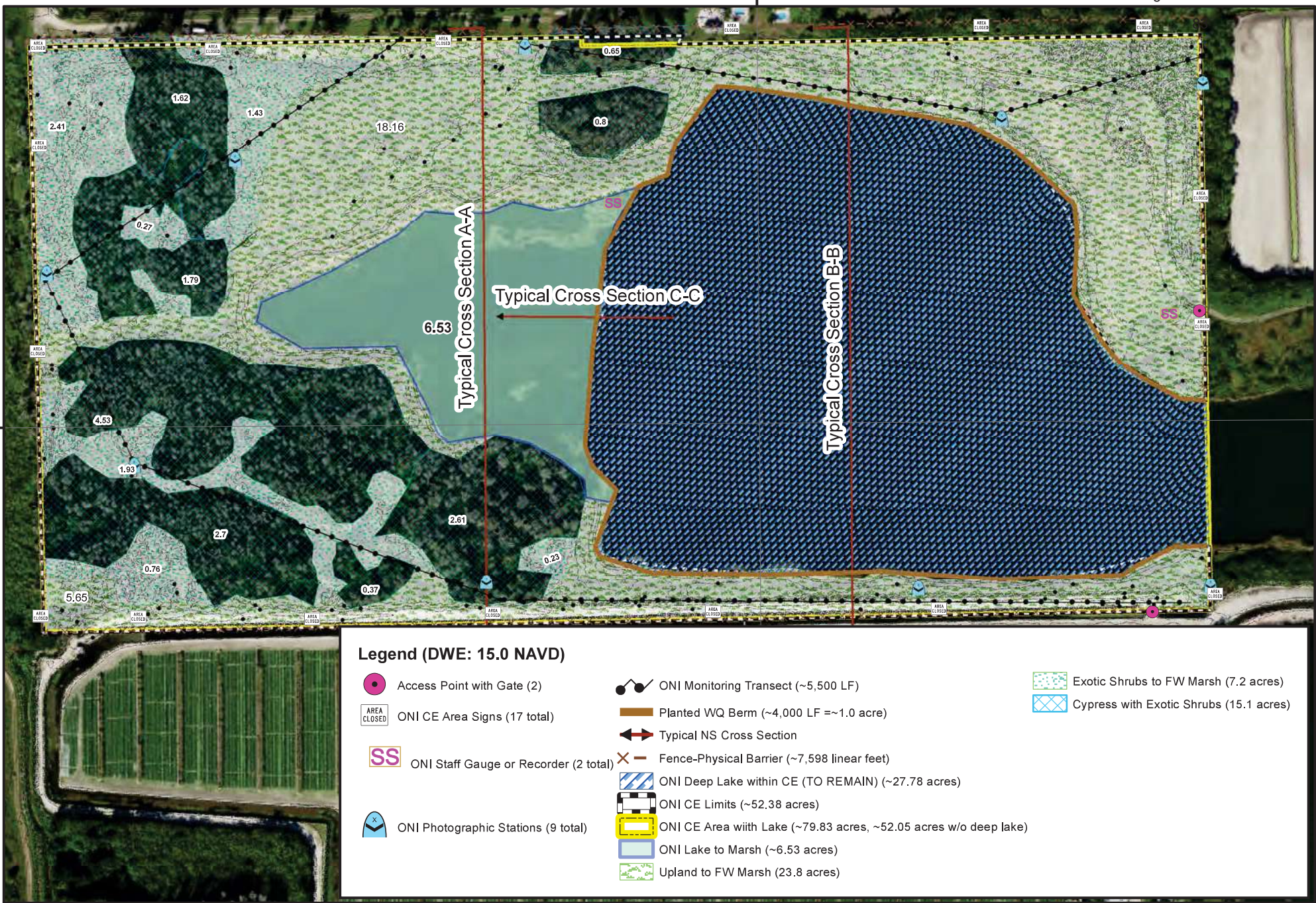
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SHOTGUN ROAD SUBDIVISION
S.W. 154TH AVENUE
TOWN OF DAVIE, FLORIDA
PREPARED FOR
KBNP, LLC

FDOT CONCRETE ENDWALL DETAILS

SEAL:	DATE: 12/19/2023
Chad Everett Edwards Florida P.E. No. 59306 September 2, 2025	DRAWING NO. C-85
PROJECT NO. 22-0049-001-01	Sheet 83 of 93

Document Path: C:\Users\jim\OneDrive - JJ Goldasich & Associates\CC Homes\Turnberry\ONI PBC-PRIMA-SFWMD site meeting_v2.mxd

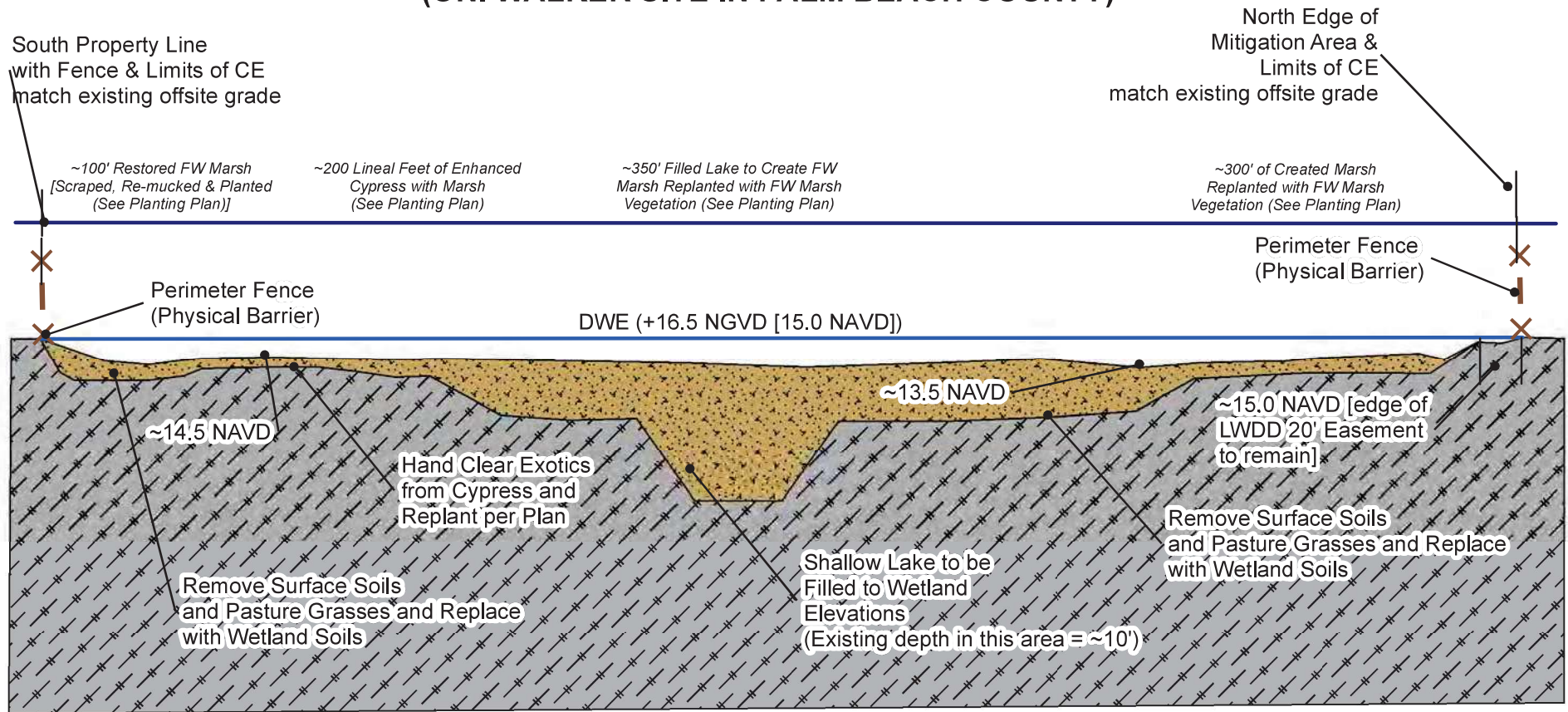


Legend (DWE: 15.0 NAVD)

- Access Point with Gate (2)
- AREA CLOSED ONI CE Area Signs (17 total)
- SS ONI Staff Gauge or Recorder (2 total)
- ONi Photographic Stations (9 total)
- ONi Monitoring Transect (~5,500 LF)
- Planted WQ Berm (~4,000 LF ≈ 1.0 acre)
- Typical NS Cross Section
- Fence-Physical Barrier (~7,598 linear feet)
- ONi Deep Lake within CE (TO REMAIN) (~27.78 acres)
- ONi CE Limits (~52.38 acres)
- ONi CE Area with Lake (~79.83 acres, ~52.05 acres w/o deep lake)
- ONi Lake to Marsh (~6.53 acres)
- Upland to FW Marsh (23.8 acres)
- Exotic Shrubs to FW Marsh (7.2 acres)
- Cypress with Exotic Shrubs (15.1 acres)

TYPICAL PERMITTEE RESPONSIBLE OFFSITE WETLAND MITIGATION AREA CROSS SECTION A-A (ONI WALKER SITE IN PALM BEACH COUNTY)

Exhibit 1
Page 71 of 83



Legend

- Perimeter Fence
- ONI Walker Mitigation Limits
- ONI Walker DWE
- ONI Walker Base Soil
- ONI Walker Wetland Soil

Typical Offsite Wetland Mitigation Cross Section

All upland rangelands will be scraped to achieve wetland elevations. All onsite wetland mitigation areas will contain a minimum of 1 foot thick wetland soil substrate and be planted with native south Florida wetland vegetation. No upland buffers are proposed, a perimeter fence will preclude unauthorized entry into the site. No earthwork in areas that will damage existing good quality cypress forest. The Planting Plan will govern what vegetation is installed. FW Marsh Elevations will be between 15.5 NAVD and 12.5 NAVD. The perimeter of the site will meet existing offsite grades. VERTICAL ELEVATIONS ENLARGED TO SHOW DETAIL

Initial Date: 12/20/2024 Current Revision Date: 2/5/2025

J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN



(561) 883-9555
jjg@jgoldasich.com
Seagrass to Sawgrass

CC Homes

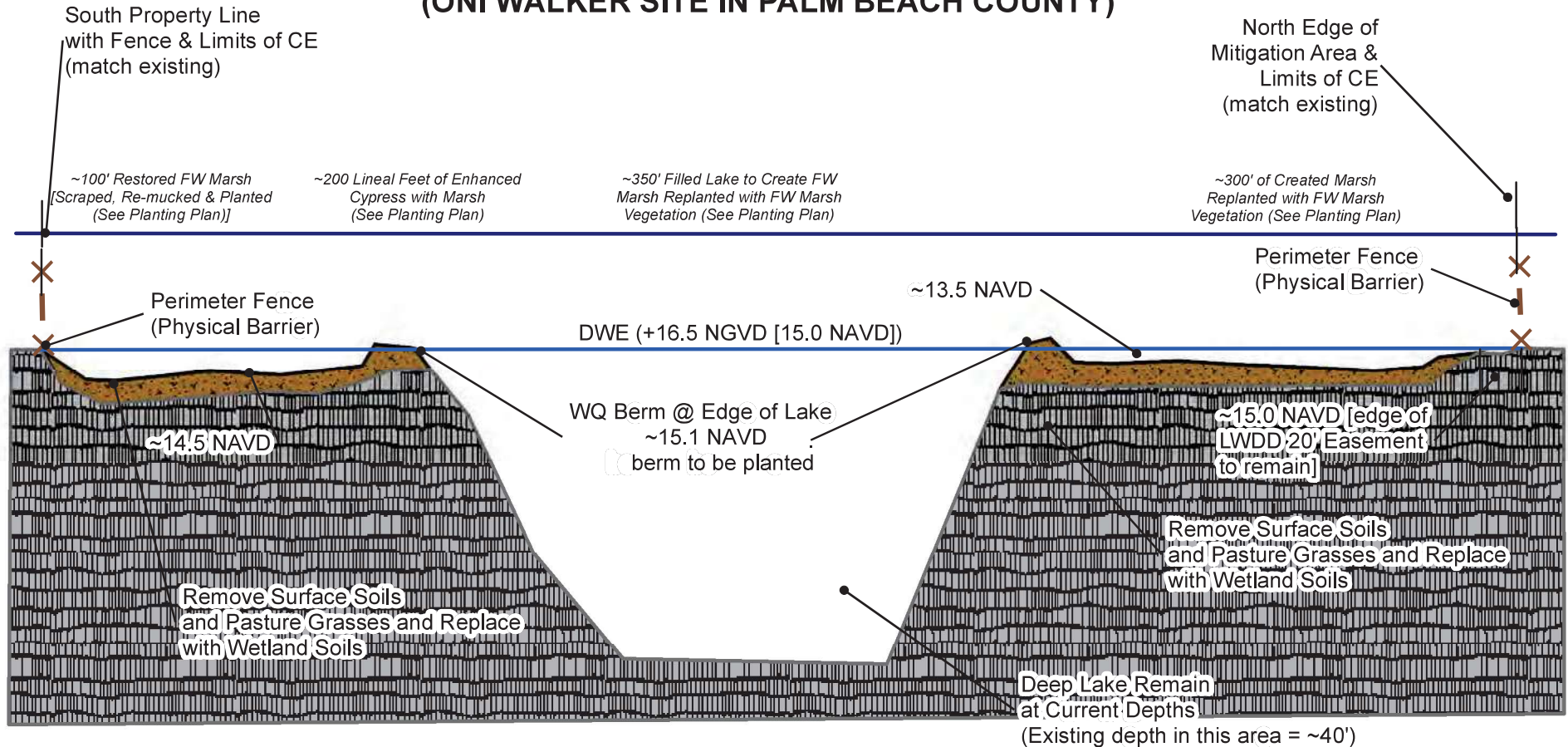
Turnberry / ONI Walker PROMA
Typical Mitigation
Cross Section A-A
Palm Beach County, Florida

Typical
Mitigation
Cross
Section A-A

N.T.S.
Broward County
See Dimensions
Page 49 of 61

TYPICAL PERMITTEE RESPONSIBLE OFFSITE WETLAND MITIGATION AREA CROSS SECTION B-B (ONI WALKER SITE IN PALM BEACH COUNTY)

Exhibit 1
Page 72 of 83



Legend

- Perimeter Fence
- ONI Walker Mitigation Limits
- ONI Walker DWE
- ONI Base Soil-Berm
- ONI Wetland Soils with Berm

Typical Offsite Wetland Mitigation Cross Section

All upland rangelands will be scraped to achieve wetland elevations. All onsite wetland mitigation areas will contain a minimum of 1 foot thick wetland soil substrate and be planted with native south Florida wetland vegetation. No upland buffers are proposed, a perimeter fence will preclude unauthorized entry into the site. No earthwork in areas that will damage existing good quality cypress forest. The Planting Plan will govern what vegetation is installed. FW Marsh Elevations will be between 15.5 NAVD and 12.5 NAVD. The perimeter of the site will meet existing offsite grades. VERTICAL ELEVATIONS ENLARGED TO SHOW DETAIL

Initial Date: 12/20/2024 Current Revision Date: 2/5/2025

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Turnberry / ONI Walker PROMA
Typical Mitigation
Cross Section B-B
Palm Beach County, Florida

Typical
Mitigation
Cross
Section B-B

N.T.S.
Broward County
See Dimensions
Page 50 of 61

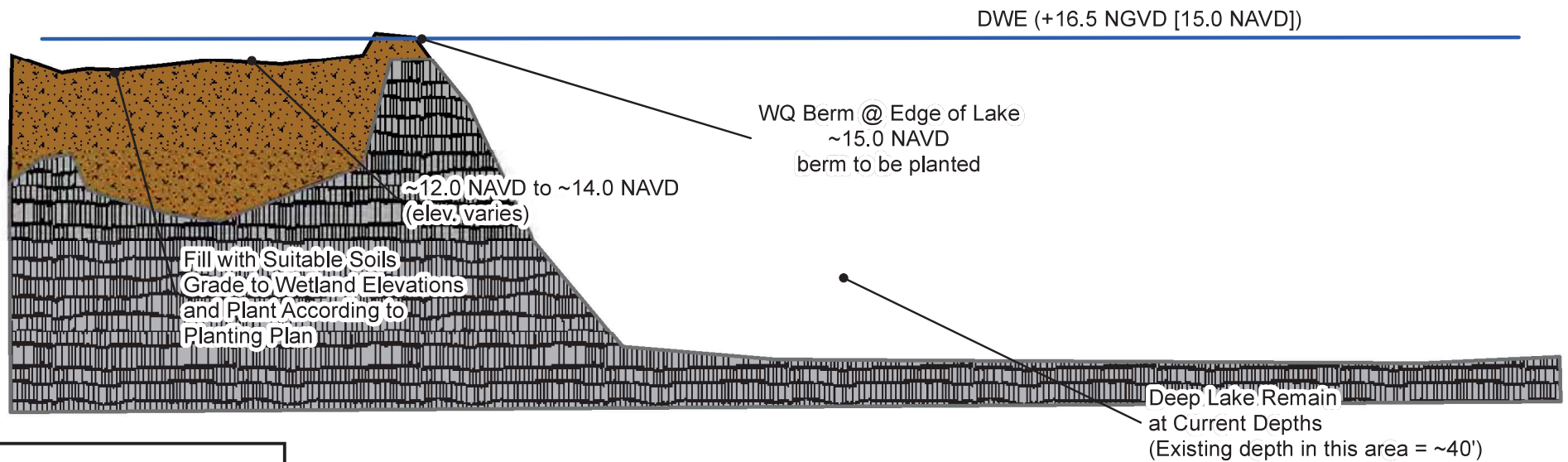
TYPICAL PERMITTEE RESPONSIBLE OFFSITE WETLAND MITIGATION AREA CROSS SECTION C-C (ONI WALKER SITE IN PALM BEACH COUNTY)

Exhibit 1
Page 73 of 83

Shallow Open Water
Filled to Wetland Elevations
Covered with Wetland Soil
and Planted According to the
Planting Plan

Lake to Remain

Deep Open Water to Remain



Legend

- Perimeter Fence
- ONI Walker Mitigation Limits
- ONI Walker DWE
- ONI Base Soil E-W
- ONI Base Soil-Berm
- ONI Wetland Soils with Berm

Typical Offsite Wetland Mitigation Cross Section

All upland rangelands will be scraped to achieve wetland elevations. All onsite wetland mitigation areas will contain a minimum of 1 foot thick wetland soil substrate and be planted with native south Florida wetland vegetation. No upland buffers are proposed, a perimeter fence will preclude unauthorized entry into the site. No earthwork in areas that will damage existing good quality cypress forest. The Planting Plan will govern what vegetation is installed. FW Marsh Elevations will be between 15.0 NAVD and 12.0 NAVD. The perimeter of the site will meet existing offsite grades. VERTICAL ELEVATIONS ENLARGED TO SHOW DETAIL

Initial Date: 12/20/2024

Current Revision Date: 6/12/2025

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Turnberry / ONI Walker PROMA
Typical Mitigation
Cross Section C-C
Palm Beach County, Florida

Typical
Mitigation
Cross
Section C-C

N.T.S.
See Dimensions
Broward County
Page 51 of 61



No.	Date	Description
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GRADING PLANS

**WALKER'S PRESERVE
MITIGATION AREA
PALM BEACH COUNTY, FLORIDA**

PROJECT No.
24-1486

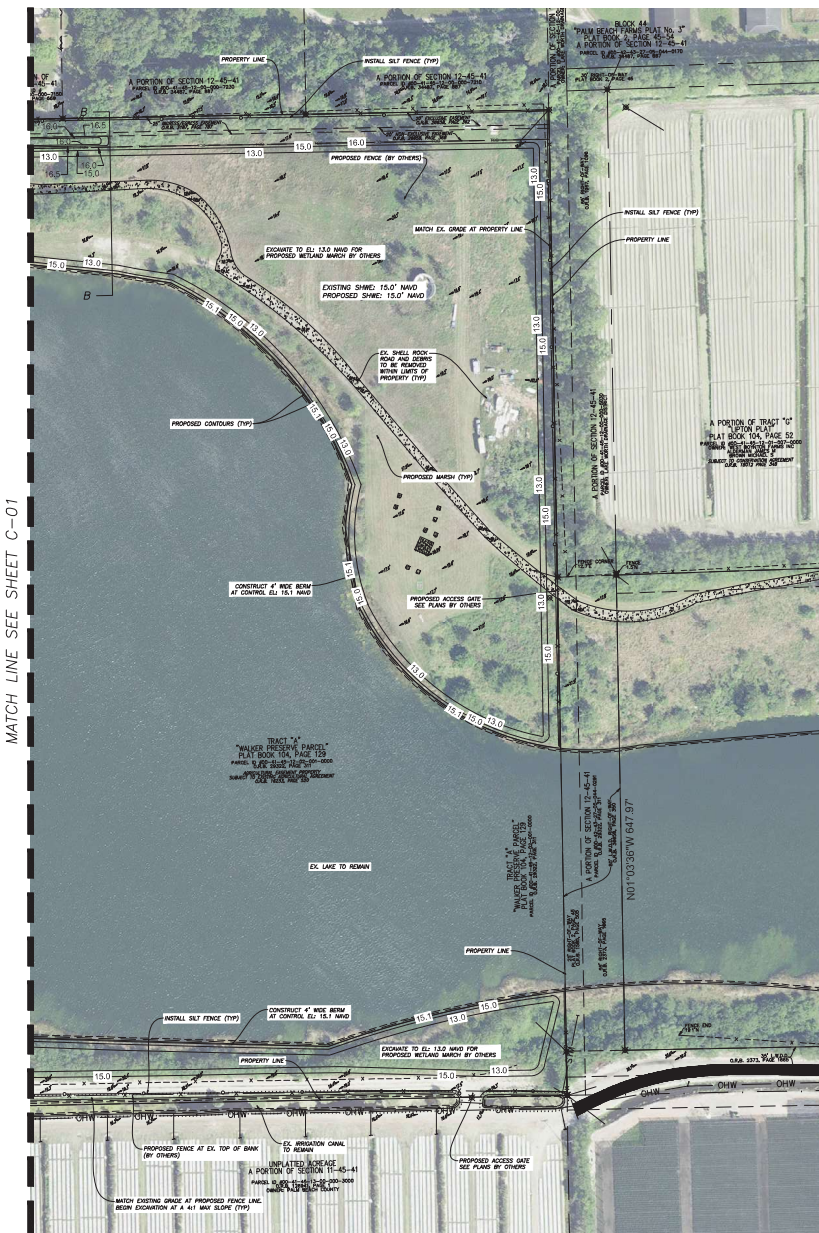
SHEET No.
C-02

Randy Wertepny
P.E. 72504
Aug 14, 2025

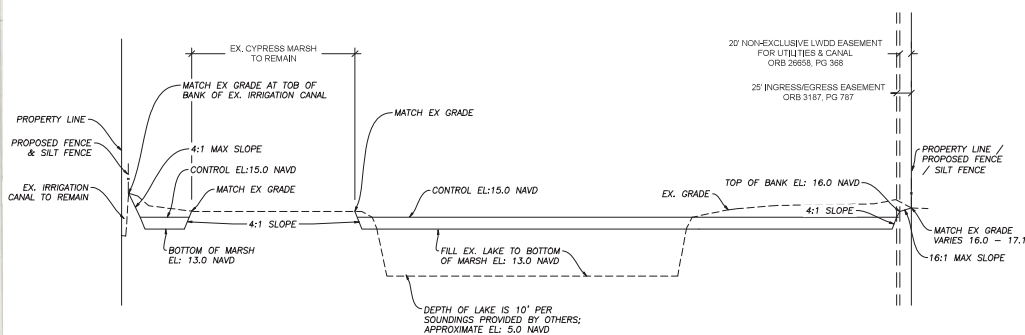
IT'S THE LAW! 
CALL TWO (2) BUSINESS DAYS
BEFORE YOU DIG
SUNSHINE 811



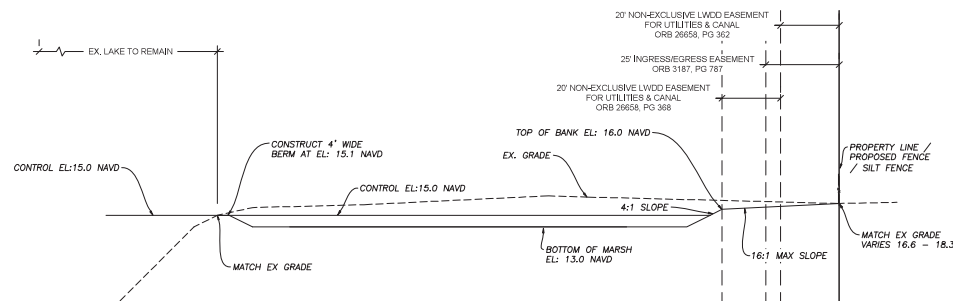
This item has been digitally signed and sealed by Randy Wertepay at the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



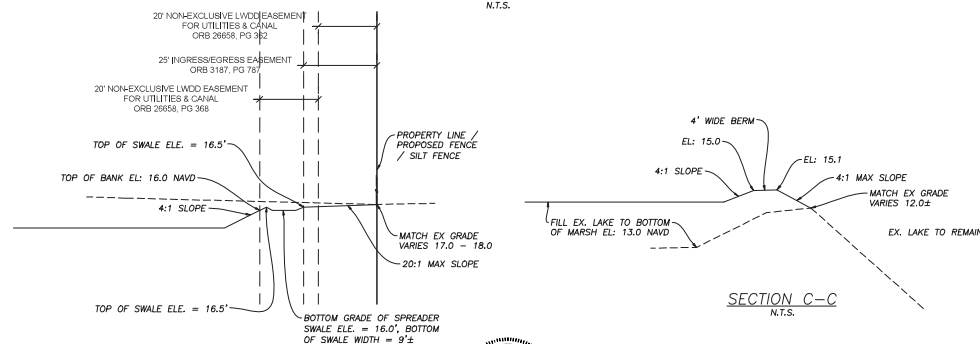
MATCH LINE SEE SHEET C-01



SECTION A-A
N.T.S.



SECTION B-E
N.T.S.



SECTION D-D
N.T.S.

Estates at Turnberry Isles
Broward County File #: DF23-1341
SFWMD Application #: 250208-49954
JJGA File: 13-1319
CTA File: 22-0049-001-02

March 19, 2025

Page 1 of 2

a. *Mitigation Commitment:*

The Permittee commits to the restoration and enhancement of the ONI Walker offsite mitigation area according to the plans and documentation provided as part of this environmental permit and to the five years of monitoring and maintenance as provided in the permit plans and documentation. Following the five years of monitoring and maintenance, the Property Owners Association will be responsible for the perpetual maintenance of the ONI Walker offsite mitigation area as specified in the permit.

b. *ONI Walker Offsite Mitigation Time Schedule:*

The ONI Walker Offsite Mitigation area will be constructed according to the following schedule:

- ***0-3 Months Following All Agency Permit Issuance (FAAPI):***
 - ***Begin site preparation including, root pruning, silt fence installation, exotic vegetation mapping for Baseline Monitoring Report,***
- ***3-6 Months FAAPI:***
 - ***Hand and Mechanical Exotic vegetation removal, scraping and filling rock pit according to the ONI Walker excavation plan,***
- ***6-10 Months FAAPI:***
 - ***As built survey of final grading for ONI Walker offsite mitigation area provided to agencies for review and approval,***
- ***10-12 Months FAAPI:***
 - ***Relocation of root pruned trees, planting of mitigation area and Time Zero Report Submittal***

c. *Monitoring reports should be annually submitted.*

The wetland mitigation area mitigation monitoring reports will be provided to SFWMD on an annual basis. Broward County will receive quarterly mitigation monitoring reports.

b. *80% survival rate should be maintained throughout remainder of monitoring program and at the end of the five-year the mitigation areas shall contain an 80% survival rate etc.*

A minimum of an 80% survival rate for all planted vegetation is guaranteed and an 80% survival rate will be maintained throughout the 5 year monitoring period. Further, the mitigation area will be maintained in perpetuity to have a minimum of 80% survival of planted species and naturally occurring native wetland vegetation that may recruit into the site. Exotic vegetation will be maintained at less than 2%.

c. *Time zero to be submitted within 30 Days of mitigation construction complete date.*

The Time Zero mitigation monitoring report will be provided to SFWMD and Broward County within 30 days of completion of the construction of the mitigation area.

d. *Baseline to be submitted within 30 days of permit issuance.*

The Baseline mitigation area monitoring report will be submitted to SFWMD and Broward County within 30 days of permit issuance.

~22.99 Acre Restored Cypress with Marsh Understory (trees) (M3)									
Taxa	Botanical Name	Spacing	Size	Area (ac)	Total Number				PLANTING ELEV., & TOTALS
					Trees	Herbs	Vines	Shrubs	
cypress	<i>Taxodium distichum</i>	10	7 gallon	5.00	1,460				13.0 - 16.0
cypress	<i>Taxodium distichum</i>	10	10 gallon	5.00	1,460				13.0 - 16.0
slash pine	<i>Pinus elliotii</i>	10	7 gallon	2.00	584				15.0 - 16.5
slash pine	<i>Pinus elliotii</i>	10	10 gallon	2.00	584				15.0 - 16.5
Pond apple	<i>Annona glabra</i>	10	7 gallon	1.50	438				13.0 - 15.0
Total Trees				15.50	4,526				4,526
~22.99 Acre Cypres with Marsh Understory (Shrubs and Herbs) (M-3)									
coco plum	<i>Chrysobalanus icaco</i>	5	3 gallon	4.00				8,048	14.0- 16.5
button bush	<i>Cephalanthus occidentalis</i>	5	3 gallon	4.00				8,048	14.0 - 16.0
cord grass	<i>Spartina bakerii</i>	5	1 gallon	3.00		6,036			14.0 - 16.0
leather fern	<i>Acrostichum danaeifolium</i>	5	1 gallon	1.50		3,018			14.0 - 16.0
firebush	<i>Hamelia patens</i>	5	3 gallon	0.90				1,811	14.0 - 16.0
Total Shrubs/Herbs				13.40		9,054	0	9,859	18,913
~30.4 Acres Mixed Freshwater Marsh (M1, M2, and M-4)									
leather fern	<i>Acrostichum danaeifolium</i>	3	1 gallon	1.50		8,378			14.0 - 16.0
swamp fern	<i>Blechnum serrulatum</i>	3	1 gallon	0.80		4,468			14.0 - 16.0
cord grass	<i>Spartina bakerii</i>	3	1 gallon	2.00				4,024	14.0 - 16.0
duck potato	<i>Sagittaria latifolia</i>	3	bare root	5.00		27,925			13.0 - 15.5
pickerel weed	<i>Pontederia cordata</i>	3	bare root	6.00		33,510			13.0 - 15.5
gator flag	<i>Thalia geniculata</i>	3	bare root	3.00		16,755			13.0 - 15.5
spike rush	<i>Eleocharis cellulosa</i>	3	bare root	5.00		27,925			13.0 - 15.5
giant bulrush	<i>Schoenoplectus californicus</i>	3	bare root	1.00		5,585			13.0 - 15.5
spider lily	<i>Hymenocallis latifolia</i>	3	1 gallon	0.50		2,792			14.0 - 16.0
Water lily	<i>Nymphaea odorata</i>	5	bare root	1.00		101			12.0 - 15.0
blue flag iris	<i>Iris savannarum</i>	3	1 gallon	0.70		3,910			14.0 - 16.0
Total Plants - FW Wetland				26.50	0	131,347	0	4,024	135,371
NOTE: Total acreage for each community type should be taken from the environmental and engineering drawings and the community type planting headers shown on this Table. Plants may migrate to elevations other than those shown for initial planting elevations and locations. Plant substitutions will be made only if specific plants are not available at time of installation.									
Installed plant density will be as follows: 15' OC = 224 plants / acre; 10' OC = 292 plants/acre; 5' OC= 2,012 plants/acre; 3' OC=5,585 plants/acre; 2' OC=12,590 plants/acre. If used, a Florida Native Wildflower seed mix will include the following species: <i>Chamaecrista fasciculata</i> , <i>Coreopsis lanceolata</i> , <i>C. leavenworthii</i> , <i>Gaillardia pulchella</i> , <i>Solidago stricta</i> , <i>Andropogon virginicus</i> , <i>Eragrostis elliotii</i> , <i>Eragrostis spectabilis</i> , <i>Hibiscus grandiflorus</i> , <i>Chamaecrista fasciculata</i> , <i>Polygonella polygama</i> , <i>Sorghastrum secundum</i> , <i>Solidago fistulosa</i> , <i>Verbesina virginica</i> , <i>Gaillardia pulchella</i> , <i>Liatris gracilis</i> , <i>Schizachyrium scoparium</i> .									

All Mitigation at ONI Palm Beach County

Mitigation Summary Turnberry-Davie

12/2/2025

UMAM BROWARD COUNTY SUMMARY

		EXISTING CONDITION				PROPOSED CONDITION				Delta	Time Lag	RISK	Functional Units	ACRES	Mitigation Type
		Loc	Hydro	Comm	Sum	Loc	Hydro	Comm	Sum						
Wetland Losses	Depressional Wetlands	2	4	5	0.367	0	0	0	0	-0.367	1	1	-4.42	12.05	Impact
	Pasture Wetlands	2	2	1	0.167	0	0	0	0	-0.17	1	1	-18.30	109.8	Impact
	TOTALS												-22.72	121.85	
Wetland Gains	M-1: ONI PROMA Creation Marsh	0	0	0	0	8	8	8	0.8	0.80	1.1	1.25	11.60	19.93	FW Marsh with small number of isolated hydric islands, upland buffers on north, south & east.
	M-2: ONI Restoration to Marsh	0	0	0	0.00	8	8	8	0.80	0.80	1.10	1.25	2.29	3.93	FW Marsh Restoration (currently not jurisdictional)
	M-3: Existing Cypress Enhancement	5	2	2	0.30	8	8	8	0.80	0.50	1.14	1.50	6.72	22.99	Cypress Enhancement
	M-4: Shallow Lake to Marsh	0	0	0	0.00	8	8	8	0.80	0.80	1.10	1.50	3.17	6.53	FW Marsh Enhancement
	TOTAL MITIGATION												23.77	53.38	1.05

Assumptions:

Approximately 56% of the wetland impacts will occur following issuance of the Time Zero Report for the ONI Walker and Onsite Mitigation Areas. Also, existing mature cypress trees will remain in island clusters following exotic removal providing immediate vertical and horizontal diversity and mature cypress habitat with no time lag. Therefore the Time Lag and Risk have been adjusted to reflect this condition.

All mitigation work at ONI is completed prior to the completion of wetland impacts at Turnberry

Mitigation credit is provided within the existing cypress preserve areas due to exotic removal, selective grading and replanting and the very poor condition of these areas.

Final wetland mitigation UMAM scores are 0.8 for LOC, HYDROLOGY and COMMUNITY. Location scores are proposed to be 0.8 because the adjacent properties are agricultural or low density residential. See attached ERP map. The recently permitted residential site is east of the mitigation site and does not directly adjoin the mitigation areas. except in the extreme northeast corner where the LWDD easement is located. In addition, the residential development is planting a heavily vegetated buffer between ONI and the residences.

**EXHIBIT A
LEGAL DESCRIPTION**

Tract A, WALKER PRESERVE PARCEL, according to the Plat thereof recorded in Plat Book 104, Page 129, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH Temporary Construction and Access Easement by GLF-Boynton Beach, LLC, a Delaware limited liability company formerly known as ONI-Boynton Beach, LLC, a Delaware limited liability company (Grantor) to and in favor of CC Homes At The Estate By Turnberry, LLC, a Florida limited liability company, recorded in Official Records Book JfhYJ; Page /f.iJ_, of the Public Records of Palm Beach County, Florida, described as follows:

A portion of Tract "B", 'WALKER PRESERVE PARCEL', according to the Plat thereof, as recorded in Plat Book 104, Page 129, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said "Tract B"; thence along the East line of said Tract "B" the following three (3) described courses and distances; (1) South 00°39'05" East 121.95 feet to the POINT OF BEGINNING; (2) South 00°39'05" East 38.07 feet; (3) South 00°54'52" East 46.18 feet; thence South 89°07'37" West 16.72 feet to a point of curvature of a circular curve concave Northeasterly; thence Southwesterly, Westerly and Northwesterly along the arc of said curve to the right, having a radius of 150.00 feet, a central angle of 42°13'37", for an arc distance of 110.55 feet to a point of tangency; thence North 48°38'46" West 125.58 feet to a point of curvature of a circular curve concave Southwesterly; thence Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 150.00 feet, a central angle of 43°18'56", for an arc distance of 113.40 feet to a point of tangency; thence South 88°02'18" West 1342.31 feet; thence North 87°59'35" West 212.96 feet; thence South 88°03'42" West 197.98 feet; thence South 80°31 '53" West 139.08 feet; thence South 67°39'01" West 49.77 feet to a point of curvature of a circular curve concave Northwesterly; thence Southwesterly along the arc of said curve to the right, having a radius of 150.00 feet a central angle of 18°02'45", for an arc distance of 47.24 feet to a point of tangency; thence South 85°41 '46" West 36.57 feet to a point of intersection with the West line of said Tract "B"; thence North 01°03'36" West along said West line 24.04 feet; thence North 85°41 '46" East 35.21 feet to a point of curvature of a circular curve concave Northwesterly; thence Northeasterly along the arc of said curve to the left, having a radius of 126.00 feet, a central angle of 18°02'45", for an arc distance of 39.68 feet to a point of tangency; thence North 67°39'01" East 52.48 feet; thence North 80°31 '53" East 143.37 feet to a point of intersection with the North line of said Tract "B"; thence North 88°03'42" East along said North line 200.39 feet; thence South 87°59'35" East 212.96 feet; thence North 88°02'18" East 1394.05 feet to a point of curvature of a circular curve concave Southwesterly; thence Northeasterly, Easterly and Southeasterly along the arc of said curve to the right, having a radius of 125.00 feet, a central angle of 39°04'07", for an arc distance of 85.23 feet to a point of tangency; thence South 52°53'35" East 72.74 feet to a point of curvature of a circular curve concave Northeasterly; thence Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 150.00 feet, a central angle of 37°58'48", for an arc distance of 99.43 feet to a point of tangency; thence North 89°07'37" East 33.25 feet to the POINT OF BEGINNING.

Said lands lying and being in Palm Beach County, Florida.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

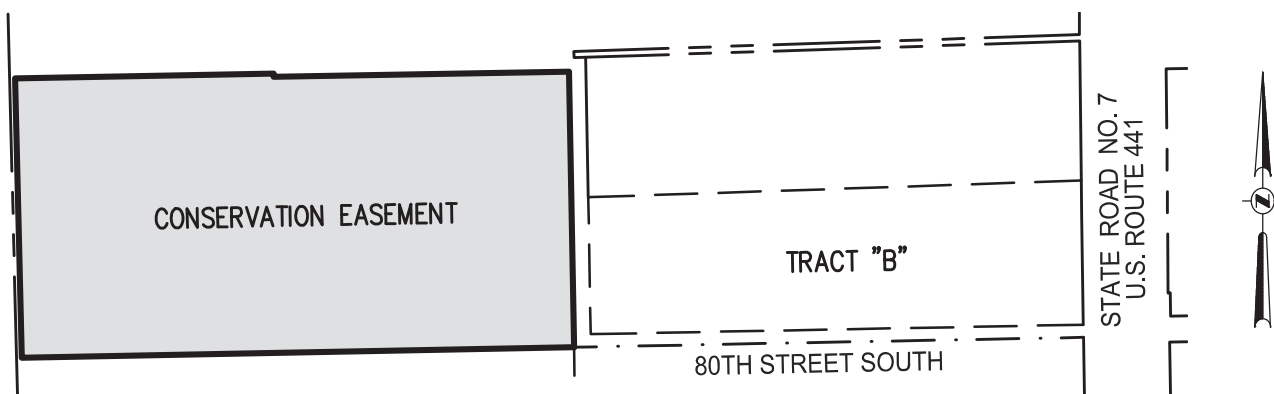
CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A", **"WALKER PRESERVE PARCEL"**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A", ALSO BEING THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST, THENCE NORTH $88^{\circ}54'12''$ EAST ALONG THE SOUTH LINE OF SAID TRACT "A" 25.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH $01^{\circ}23'59''$ WEST ALONG A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A" 1322.46 FEET TO A POINT ON A LINE 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH $88^{\circ}58'39''$ EAST ALONG SAID PARALLEL LINE 1223.74 FEET; THENCE SOUTH $01^{\circ}01'21''$ EAST 15.00 FEET TO A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH $88^{\circ}58'39''$ EAST ALONG SAID PARALLEL LINE 1398.03 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH $01^{\circ}03'36''$ EAST ALONG SAID EAST LINE 1304.04 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH $88^{\circ}54'12''$ WEST ALONG SAID SOUTH LINE 2613.92 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 3,436,496 SQUARE FEET (78.8911 ACRES), MORE OR LESS.



VICINITY MAP

NOT TO SCALE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF TRACT "A" BEING $S88^{\circ}54'12''W$
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY PUBLIC RECORDS.

CLIENT: CC HOMES

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 74315

DATE: 5/21/25

CONSERVATION EASEMENT

80TH STREET SOUTH, LAKE WORTH BEACH

UNINCORPORATED PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



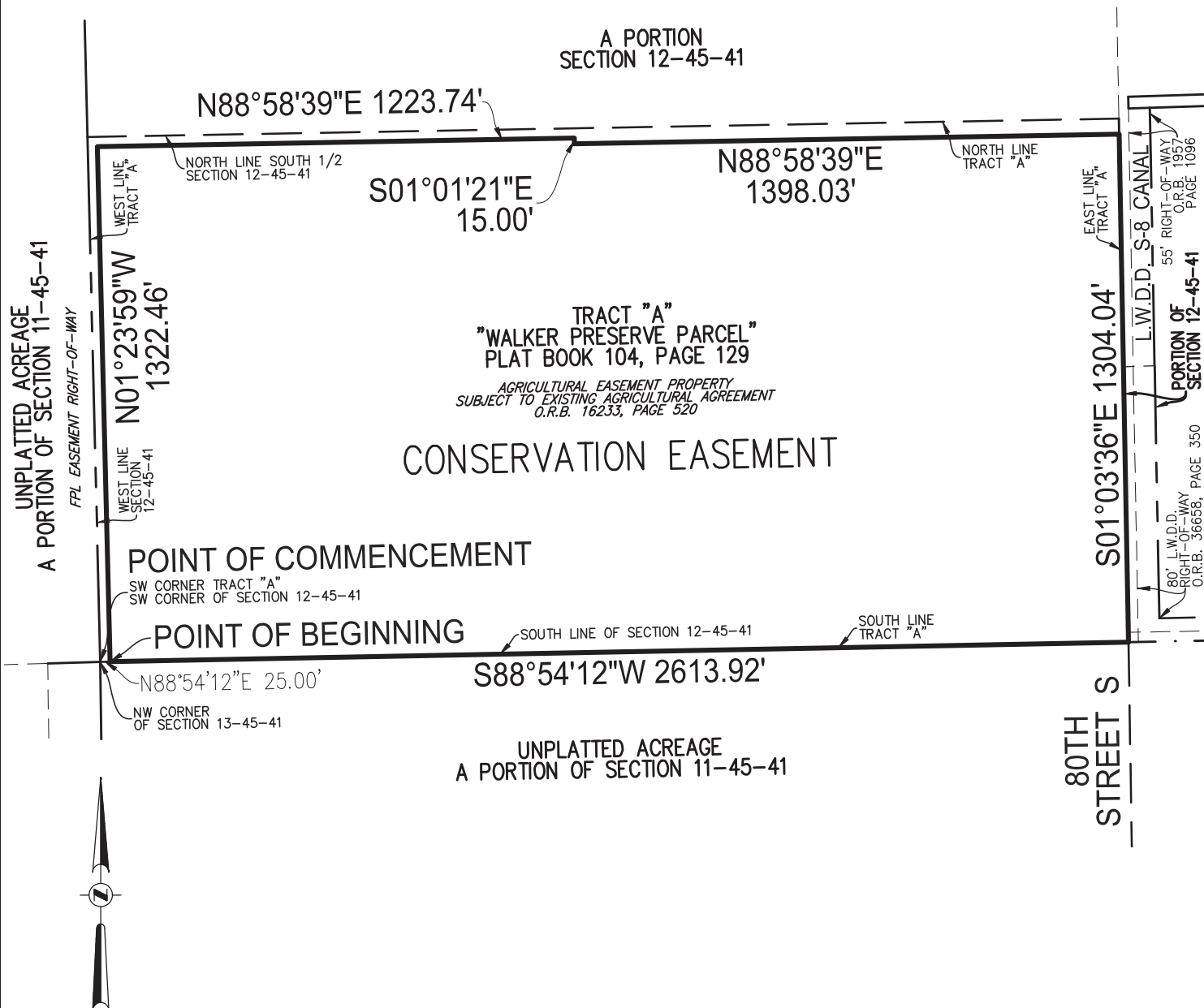
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES

SCALE: 1"=400'

DRAWN: L.H.

ORDER NO.: 74315

DATE: 5/21/25

CONSERVATION EASEMENT

80TH STREET SOUTH, LAKE WORTH BEACH

UNINCORPORATED PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

O.R.B. OFFICIAL RECORDS BOOK
FPL FLORIDA POWER & LIGHT COMPANY

5/13/2025

Mitigation Action	Unit	Quantity	Cost / Unit	Estimated Cost
Earthwork	CY	136,888	\$9.00	\$1,231,992.00
Planting (per Planting Plan)	AC	53	\$10,356.00	\$548,868.00
Maintenance	EA	20	\$8,000.00	\$160,000.00
Monitoring	EA	5	\$12,000.00	\$60,000.00
10% Contingency	EA	1	10% of Total	\$200,086.00
Sub-Total				\$2,000,860.00
Total with Contingency				\$2,200,946.00

