

MILLSTONE RANCHES

SOUTHERN HOMES OF DAVIE IV, LLC

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

INDEX OF SHEETS:

DESCRIPTION:	SHEET NO.:
COVER SHEET	CS-1
SITE PLAN	SP-1
SITE PLAN - TYPICAL SECTIONS	SP-2
SITE PLAN DATA AND NOTES	SP-3
SITE PLAN AERIAL	SP-4
PAVING AND DRAINAGE SYSTEM PLAN	PD-3 - PD-4
MAIN ENTRY SITE PLAN	A-1
△ MAIN ENTRY ELEVATION AND PLAN VIEW	A-3
MAIN ENTRY MONUMENT SIGN	A-4
LANDSCAPE PLANS	L-1B - L-5B △
MODELS A/B/D/G LANDSCAPE PLANS	M-1 - M-4
STREET LIGHTING PHOTOMETRIC PLAN	PH-1 - PH-3
FIRE AND RESCUE PLAN	F-1
SURVEY	I - 2
PLAT	I - 2
△ AUTOTURN PLAN	API

DEVELOPMENT TEAM:

OWNER:

SOUTHERN HOMES OF DAVIE IV, LLC
9900 SW 107 AVE SUITE 103
MIAMI, FL. 33176
305-971-0102
hgarcia shcommunities.com

PLANNING:

BALLBE AND ASSOCIATES, INC.
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, 33306
954-491-7811
carlos.baeng.us

CIVIL ENGINEERING:

BALLBE AND ASSOCIATES, INC.
2737 NORTHEAST 30TH PLACE
FORT LAUDERDALE, 33306
954-491-7811
carlos.baeng.us

LANDSCAPE ARCHITECT (SITE):

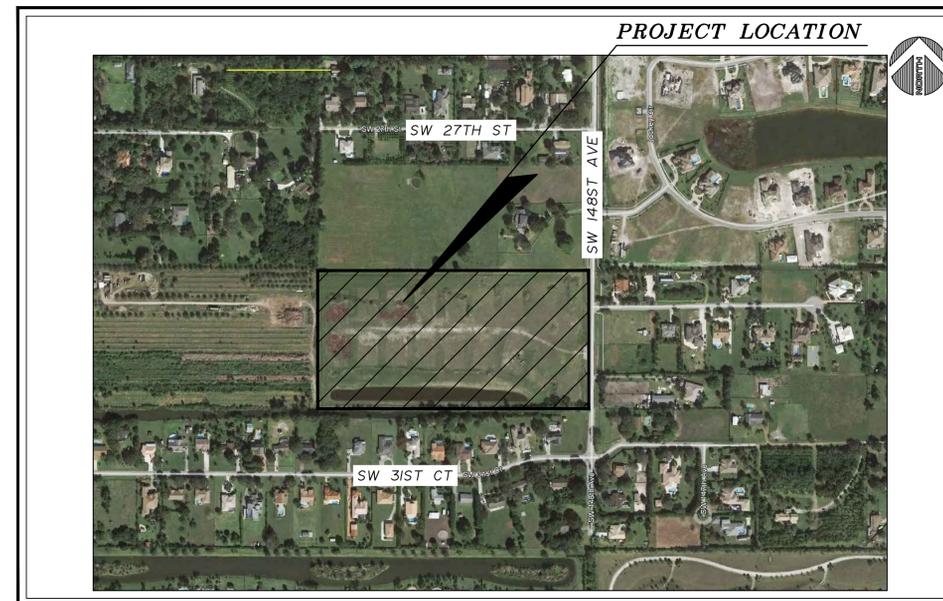
WITKIN HULTS DESIGN GROUP
307 S. 21st AVENUE
HOLLYWOOD, FL. 33020
954-923-9681
kellyh.witkindesign.com

SITE LIGHTING:

ERC ENGINEERS
13812 GERANIUM PLACE
WELLINGTON, FL 33414
561-712-1149
ed.ecengineers.com

LANDSCAPE (MODELS):

LANDSTONE DESIGN
5924 AUVER BLVD. UNIT #208
ORLANDO, FL 33445
818-856-9556
ed.ecengineers.com



LOCATION MAP

PORTION OF SECTION 21-50-40
N.T.S.



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

SITE PLAN

LEGAL DESCRIPTION:

TRACT "A" OF THE PLAT OF MILLCREEK RANCHES, AS RECORDED IN PLAT BOOK 174, PAGE 110-111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING 85,165 SQ. FT OR 19.54 ACRES, MORE OR LESS

FOLIO NUMBER: 5040 21 11 0010

PROJECT SUMMARY:

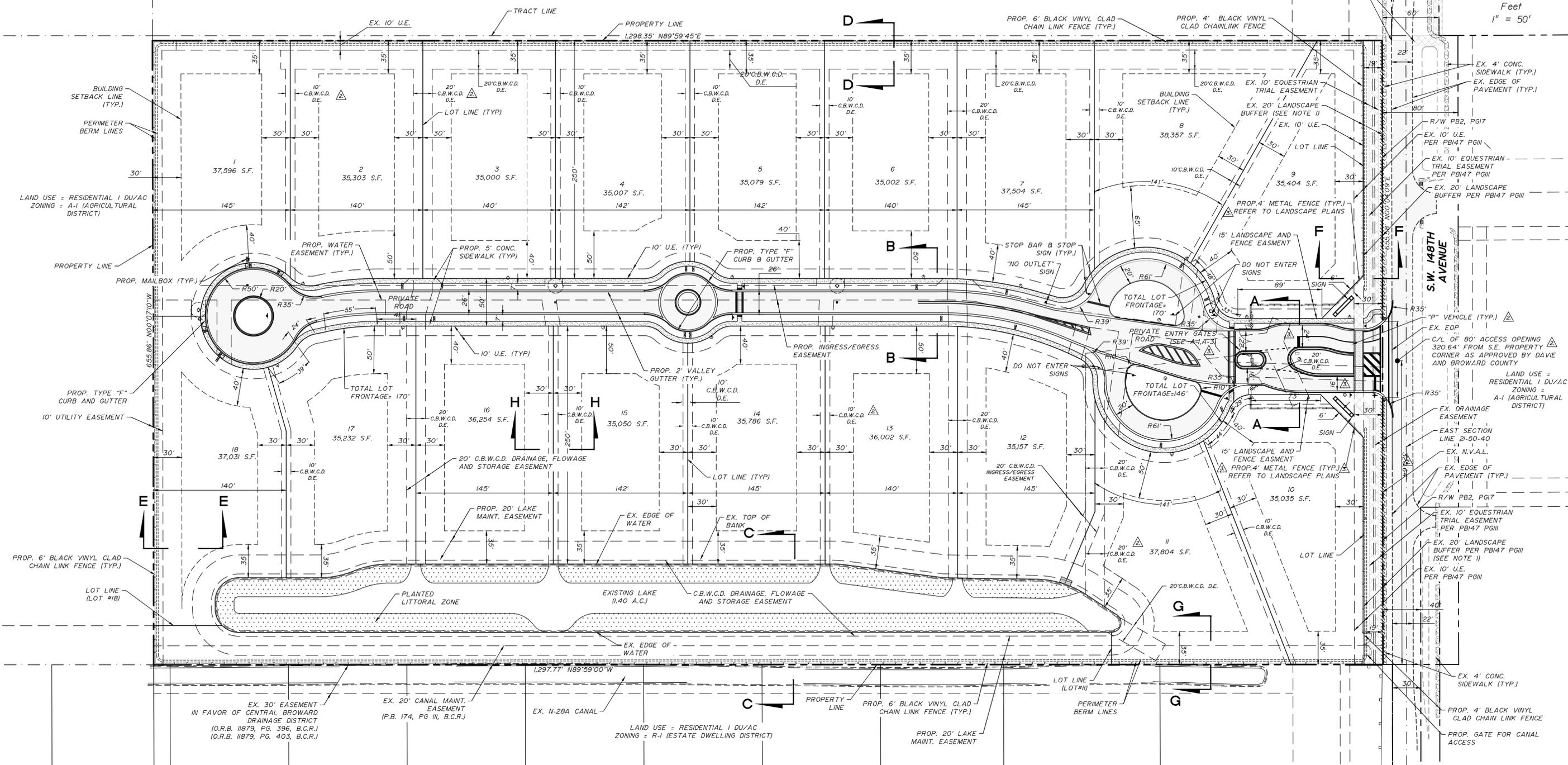
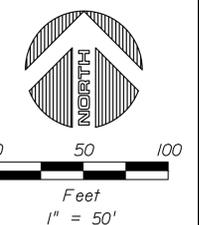
THE MILLSTONE RANCHES PROJECT CONSISTS OF EIGHTEEN (18) PROPOSED SINGLE FAMILY HOMES ON A PROPERTY TOTALLING 19.16 ACRES. THE PROPERTY IS LOCATED IN THE TOWN OF DAVIE ON SW 148th AVENUE BETWEEN SW 31st COURT AND 27th STREET. THE DEVELOPMENT WILL HAVE A PRIVATE ROADS INCLUDING A CUL-DE-SAC ON THE SIDE OF THE PROPERTY. THE DEVELOPMENT WILL INCLUDE A 1.40 ACRE LAKE.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 ("NAVD"). NATIONAL
GEODETIC VERTICAL DATUM ("NGVD") CONVERSION
FACTOR: NGVD = NAVD + 1.585'

NO.	DATE	BY	REVISION
△	8/10/2020	CJB	REVISE PER TOWN OF DAVIE DRC COMMENTS #3
△	6/10/2020	CJB	REVISE PER TOWN OF DAVIE DRC COMMENTS #2
△	2/27/2020	CJB	REVISE PER TOWN OF DAVIE DRC COMMENTS #1

Engineer of Record: CARLOS J. BALLBE'	Project Number: 201330
Date: 06/10/2020	Sheet Number: CS-1
Registered Engineer Number: 41811 State of Florida	

LAND USE = RESIDENTIAL 1 DU/AC
ZONING = A-1 (AGRICULTURAL DISTRICT)



- LEGEND:**
- LIGHT POLE
 - MAIL BOX
 - ▼ TRAFFIC SIGN
 - ⊙ FIRE HYDRANT

- NOTE:**
1. IF REQUIRED BUFFERS ARE OVERLAPPING EXISTING OR PROPOSED EASEMENTS, PROVIDE APPROVAL LETTERS FROM THOSE EASEMENTS HOLDERS TO ALLOW LANDSCAPING TO BE PLACED WITHIN THOSE EASEMENTS.
 2. PROPOSED CBWCD EASEMENTS DEPICTED HEREON ARE SUBJECT TO REVIEW AND APPROVAL BY THE CBWCD.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
3	8/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #3				
4	6/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #2				
5	2/27/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #1				

Designed by: C.J.B. Date: 9/2019
 Drawn by: C.J.B. Date: 9/2019
 Checked by: C.J.B. Date: 9/2019



2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

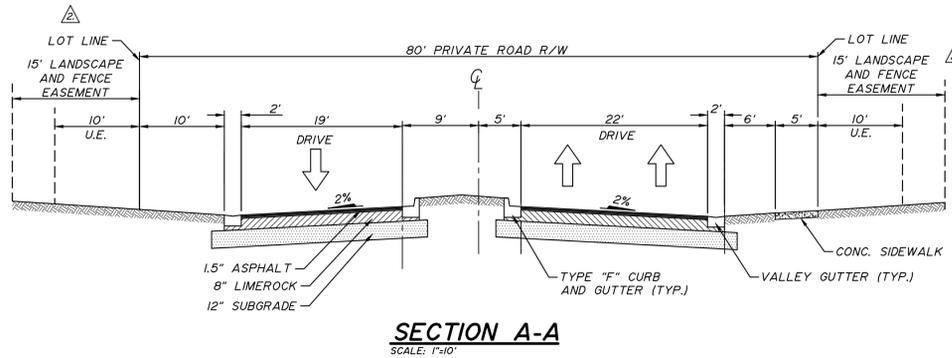
Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: 41811
 State of Florida
 Date: 9/14/2020

SITE PLAN

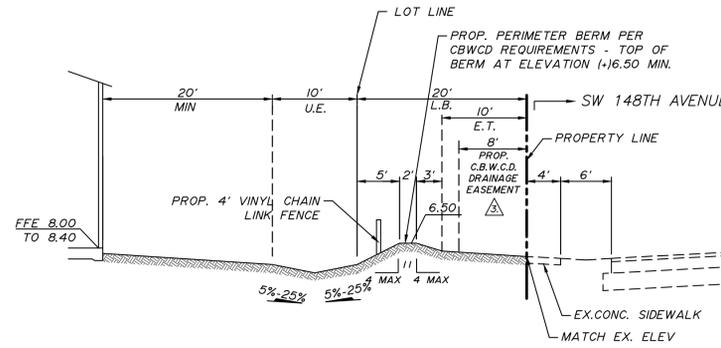
MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number:
 201330

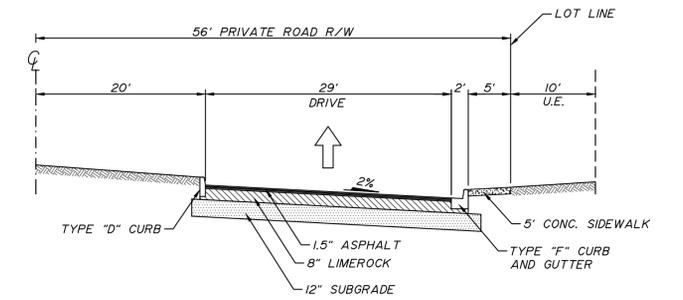
Sheet Number:
 SP-1



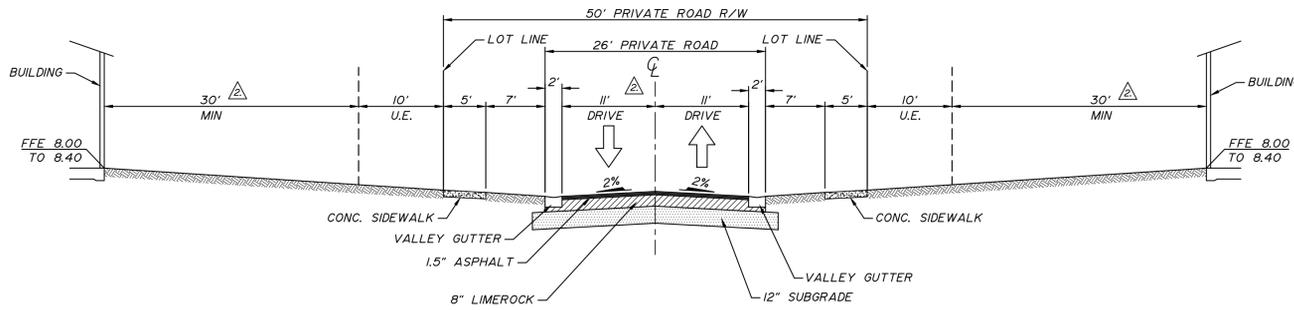
SECTION A-A
SCALE: 1"=10'



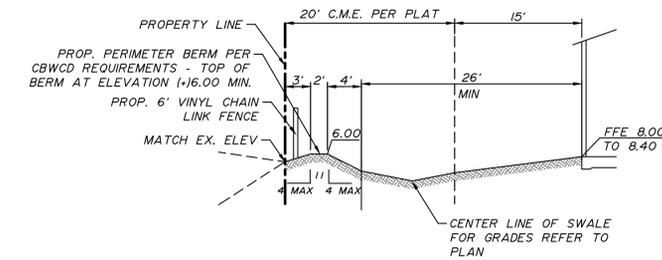
SECTION F-F
SCALE: 1"=10'



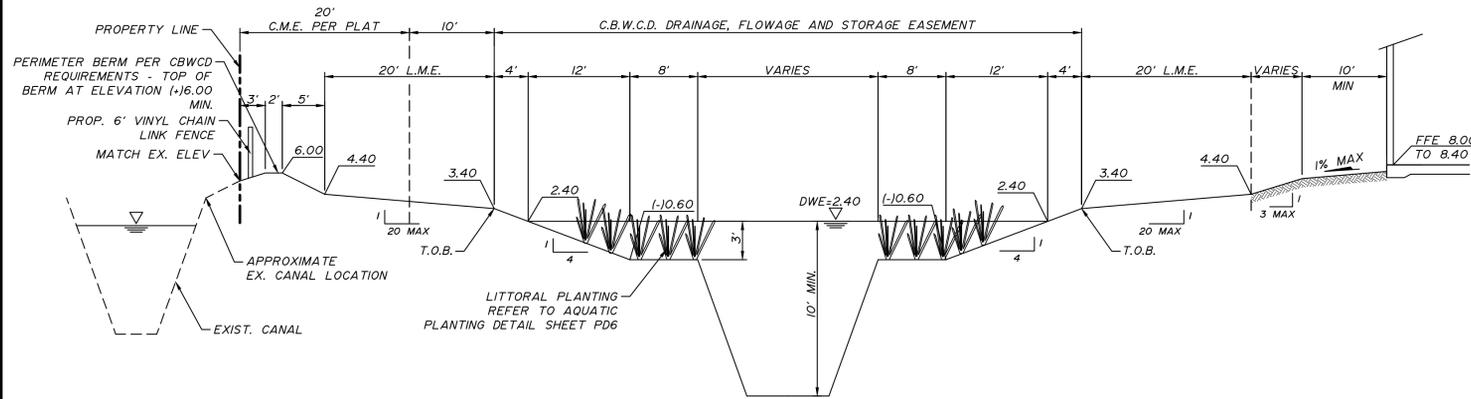
SECTION I-I
SCALE: 1"=10'



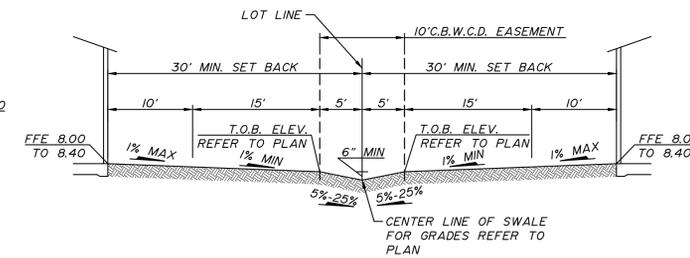
SECTION B-B
SCALE: 1"=10'



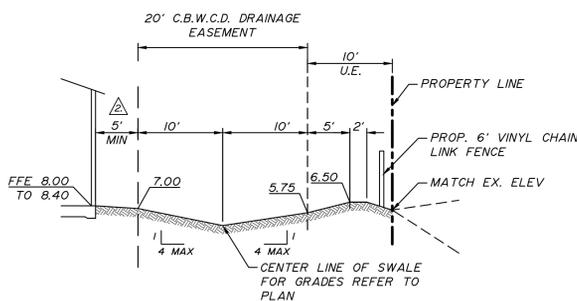
SECTION G-G
SCALE: 1"=10'



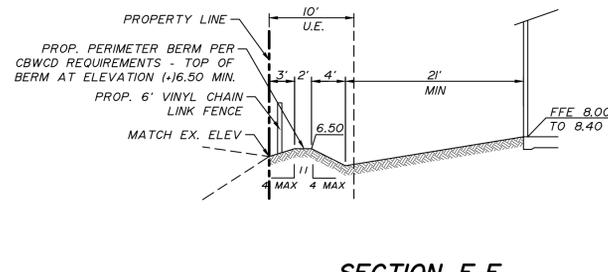
SECTION C-C
SCALE: 1"=10'



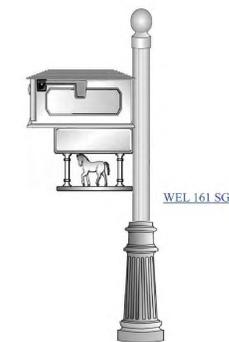
SECTION H-H
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



PROPOSED MAILBOX

PAVEMENT NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE ROADWAYS, RIGHT-OF-WAYS AND UTILITY/DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE A MINIMUM OF ONE DENSITY FOR EVERY 2,500 SQUARE FEET OF ROAD.
3. LIMEROCK BASE SHALL BE 8" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 100, SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 70, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE A MINIMUM OF ONE DENSITY FOR EVERY 2,500 SQUARE FEET OF ROAD.
4. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED, TESTED AND ACCEPTED.
5. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
6. THE WEARING SURFACE SHALL BE 1.5 INCH APPLIED IN TWO ¾ INCH LIFTS AND SHALL BE ASPHALT CONCRETE TYPE S-3 WITH TACK COAT USED BETWEEN PAVING COURSES AS PER F.D.O.T. MINIMUM STANDARDS.
7. THE FIRST LIFT OF ASPHALT SHALL BE INSTALLED ½ INCH BELOW THE LIP OF CURB. THE SECOND LIFT OF ASPHALT TO BE ¼ INCH ABOVE THE LIP OF CURB. THE FINAL LIFT OF ASPHALT DIRECTLY ADJACENT TO ON GOING CONSTRUCTION SHALL NOT BE CONSTRUCTED UNTIL SUCH CONSTRUCTION IS COMPLETE.
8. ALL GRADES SHOWN ARE FINISH ASPHALT PAVEMENT GRADES (2ND LIFT) UNLESS OTHERWISE NOTED.
9. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
10. ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
11. LABORATORY PROCTOR COMPACTION TEST (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD.
12. ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD").
13. REPAIR ANY BROKEN EXISTING SIDEWALK WITHIN 148TH AVENUE ADJACENT TO THE PROPERTY SITE.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
3	8/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #3				
2	5/20/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #2				
1	2/24/2020	A.N.	REVISE PER TOWN OF DAVIE DRC COMMENTS #1				

Designed by: C.J.B. Date: 10/2019
 Drawn by: A.N. Date: 10/2019
 Checked by: C.J.B. Date: 10/2019

BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: 41811
 State of Florida
 Date: 09/14/2020

SITE PLAN
 TYPICAL SECTIONS
MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number:
 201330
 Sheet Number:
 SP2

NOTE:

1. A STORM-WATER POLLUTION PREVENTION PLAN THAT MEETS THE FLORIDA ADMINISTRATIVE CODE WILL BE SUBMITTED TO THE TOWN OF DAVIE ENGINEERING DEPARTMENT AT THE TIME OF PERMITTING.
2. INTERNAL ROADS TO BE PRIVATE.
3. THE MAINTENANCE OF ALL ROADS, STREET LIGHTING, SIDEWALK, DRAINAGE, SIGNAGE AND LANDSCAPING WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. THERE SHALL BE NO MATERIAL, INCLUDING SAND, GRAVEL, ROCK, OR TOPSOIL TO BE REMOVED FROM THE PROPERTY.
5. THIS DEVELOPMENT SHALL ADHERE TO BOTH THE ESTABLISHED DESIGN GUIDELINES SET FORTH BY RURAL LIFESTYLE AND THE ANTI-MONOTONY RULES.
6. ALL PROPOSED FENCES SHALL COMPLY WITH THE RURAL LIFESTYLE REGULATIONS.
7. PRIOR TO COMMENCEMENT OF ANY LAND CLEARING ON THE SITE, THE APPLICANT SHALL TAKE REASONABLE STEPS TO ENSURE THAT NUISANCE ANIMAL SPECIES DISTURBED BY SUCH LAND CLEARING ARE TREATED HUMANELY AND DO NOT POSE AN UNDUE BURDEN ON NEIGHBORING PROPERTIES. AT A MINIMUM, AS PART OF ANY TOWN APPLICATION FOR LAND CLEARING PERMIT, THE APPLICANT SHALL PROVIDE DOCUMENTATION SHOWING THAT THE DEVELOPER HAS RETAINED THE SERVICES OF A QUALIFIED NUISANCE ANIMAL TRAPPER. AS DEEMED APPROPRIATE BY A QUALIFIED ANIMAL SPECIALIST, LIVE NUISANCE ANIMAL SPECIES MAY BE RELOCATED TO TOWN-OWNED CONSERVATION LANDS WITH THE APPROVAL OF THE TOWN ADMINISTRATOR. THIS CONDITION IS NOT INTENDED TO ADDRESS THREATENED OR ENDANGERED ANIMAL SPECIES, WHICH ARE SEPARATELY PROTECTED BY FEDERAL, STATE OR LOCAL LAWS.
8. ALL LOTS SHALL PROVIDE A MINIMUM 5' SETBACK FROM THE DRIVEWAY.
9. ALL POOLS SHALL MEET CURRENT CODE.
10. PROPOSED MODELS SHALL BE IN ACCORDANCE WITH THE TOWN OF DAVIE TOWN OF DAVIE SITE PLAN MODIFICATION APPROVED ON 3/28/2011 FOR THE MILLCREEK RANCHES PROJECT.
11. NOT ALL APPROVED MODELS FIT ALL LOTS; PLEASE REFER TO MODEL FIT LOT DATA TABLE BELOW.

MODEL FIT LOT DATA	
LOT #	MODEL UNIT
1	A,B,D,G
2	A,B,D
3	A,B,D
4	A,B,D
5	A,B,D
6	A,B,D
7	A,B,D,G
8	A,B,G
9	G
10	A
11	A,B,D,G
12	A,B,D,G
13	A,B,D
14	A,B,D,G
15	A,B,D
16	A,B,D,G
17	A,B,D
18	A,B,D

SITE DATA MILLSTONE RANCHES:

EXISTING ZONING = A-1 AGRICULTURAL
 PROPOSED ZONING = A-1 AGRICULTURAL
 EXISTING LAND USE = RESIDENTIAL 1 DU/AC
 PROPOSED LAND USE = RESIDENTIAL 1 DU/AC

TOTAL AREA = 19.54 Ac.

NUMBER OF UNITS = 18

DENSITY = 0.92 UNITS/AC

CALCULATIONS:

NET AREA =	S.F. 851,166	AC. 19.54	% 100.00%
------------	--------------	-----------	-----------

<u>BUILDING FOOTPRINT AREA</u>			
SINGLE FAMILY HOMES =	246,713	5.66	28.99%
LAKE AREA =	6,184	1.40	7.19%
DRY DETENTION AREA =	0	0	0
ROADWAYS =	55,917	1.28	6.57%
PEDESTRIAN WALKS =	10,754	0.25	1.26%
GREEN AREA =	<u>476,598</u>	<u>10.94</u>	<u>55.99%</u>

TOTAL = 851,166 19.54 100.00%

SETBACK REQUIREMENTS:

	<u>REQUIRED</u> (FT.)	<u>PROVIDED</u> (FT.)	<u>CODE SECTION</u>
<u>SINGLE FAMILY HOMES</u>			
MIN. LOT AREA =	35,000	35,000	12-8IA
MIN. LOT FRONTAGE =	140	140	12-8IA
MIN. FRONT YARD =	40-50	40-50	12-8IA
MIN. SIDE YARD =	30	30	12-8IA
STREET SIDE =	40-50	N/A	
MIN. REAR YARD =	35	35	12-8IA
MAX. HEIGHT =	35	35	12-8IA
MIN. DU FLOOR AREA =	2,400	2,400	12-8IA
MAX. BUILDING COVER RATIO =	25%	25%	12-8IA

NO.	DATE	BY	REVISION

Designed by: C.J.B. Date: 10/2019
 Drawn by: A.N. Date: 10/2019
 Checked by: C.J.B. Date: 10/2019



2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

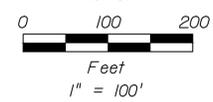
Engineer of Record: CARLOS J. BALLBÉ
 Date: 10/11/2019
 Registered Engineer Number: 41811
 State of Florida

SITE DATA AND NOTES

MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number:
201330

Sheet Number:
SP-3



NO.	DATE	BY	REVISION

Designed by: C.J.B. Date: 10/2019
 Drawn by: A.M. Date: 10/2019
 Checked by: C.J.B. Date: 10/2019

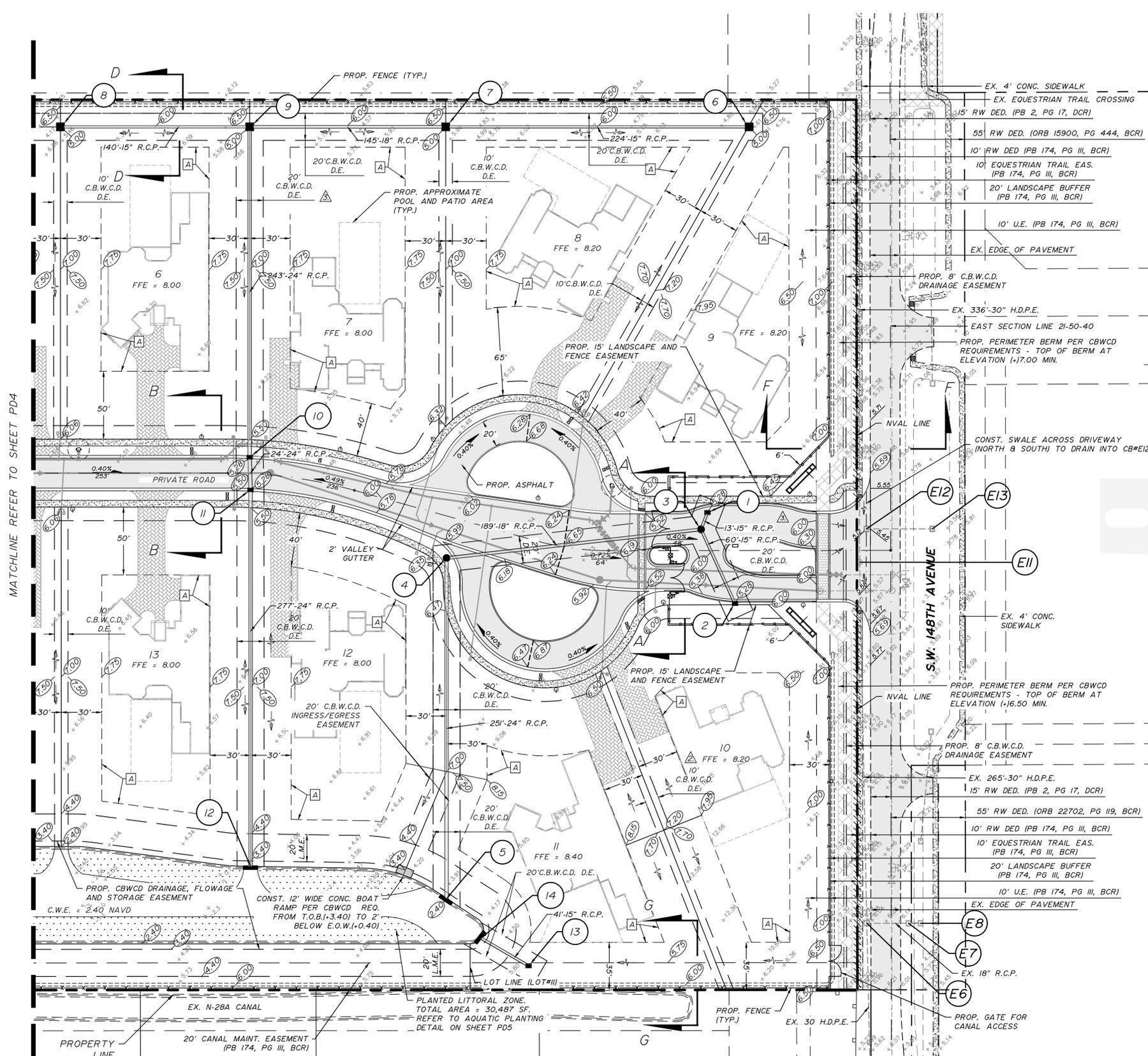
BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: _____ Date: 09/14/2020
 State of Florida: 41811

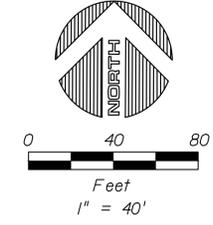
SITE PLAN AERIAL PLAN
MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number: 201330
 Sheet Number: SP-4



DRAINAGE SYSTEM STRUCTURE SCHEDULE

1	TYPE "C" INLET W/ USF 5130-6619 FRAME & GRATE R.E. 5.28 I.E. 0.48 S	2	TYPE "C" INLET W/ USF 5130-6619 FRAME & GRATE R.E. 5.28 I.E. 0.09 NW
3	6" DIA. MANHOLE W/ USF 310 RING & COVER R.E. 5.74 I.E. 0.09 SE 1.58 W 0.48 N	4	6" DIA. MANHOLE W/ USF 310 RING & COVER R.E. 6.20 I.E. 1.58 E -0.85 S
5	11"-0" CONCRETE ENDWALL PER FOOT INDEX 250 TOP OF ENDWALL: 2.40 I.E. -0.85 N	6	TYPE "C" DITCH BOTTOM INLET W/ USF 6614 GRATE R.E. 5.00 I.E. 0.48 W
7	TYPE "C" DITCH BOTTOM INLET W/ USF 6614 GRATE R.E. 5.00 I.E. 0.48 E 0.23 W	8	TYPE "C" DITCH BOTTOM INLET W/ USF 6614 GRATE R.E. 5.00 I.E. 0.48 E
9	TYPE "D" DITCH BOTTOM INLET W/ USF 6614 GRATE R.E. 5.00 I.E. 0.23 E -0.27 S 0.48 W	10	TYPE "D" CATCH BASIN W/ USF 512-6143 FRAME & GRATE R.E. 5.28 I.E. -0.27 N -4.15 S
11	TYPE "D" CATCH BASIN W/ USF 512-6143 FRAME & GRATE R.E. 5.28 I.E. -4.15 N -0.85 S	12	11"-0" CONCRETE ENDWALL PER FOOT INDEX 250 TOP OF ENDWALL: 2.40 I.E. -0.85 N
13	TYPE "C" DITCH BOTTOM INLET W/ USF 6614 GRATE R.E. 5.00 I.E. -0.10 NW	14	11"-0" CONCRETE ENDWALL PER FOOT INDEX 250 TOP OF ENDWALL: 2.40 I.E. -0.10 SE
E6	EX. MANHOLE TYPE B R.E. 5.42 I.E. (-10.70 N, -10.76 S -11.38 E	E7	EX. CONTROL STRUCTURE R.E. 5.82 I.E. (-10.74 E, -11.79 W
E8	EX. TYPE "C" INLET R.E. 3.34 I.E. (-10.61 W	E11	EX. TYPE B MANHOLE R.E. 5.66 I.E. (-10.69 N, -10.35 S
E12	EX. TYPE "C" INLET R.E. 5.12 I.E. 0.99 E	E13	EX. TYPE "C" INLET R.E. 3.32 I.E. 0.99 W



LEGEND

MILL AND RESURFACE S.W. 148TH AVENUE WITHIN THE BOUNDARIES OF THE PROJECT WITH ONE INCH OF TYPE SP-9.5 ASPHALT CONCRETE. INSTALL THERMOPLASTIC PAVEMENT MARKINGS TO MATCH EXISTING CONDITION.

STORMWATER MANAGEMENT DESIGN DATA TABLE

ITEM	ELEVATION IN FEET	
	REQUIRED	PROVIDED
ELEVATIONS IN THESE DRAWINGS ARE BASED ON:	NAVD88	
NGVD29 TO NAVD88 CONVERSION FACTOR	0.00 NGVD29 = (-)1.585 NAVD88	
MINIMUM FINISHED FLOOR ELEVATION		
FEMA MIN. BASE FLOODPLAIN ELEVATION WITH ASCE 24 MODIFIER	7.00	8.00
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50	8.00
100-YEAR 3-DAY ZERO DISCHARGE PEAK STAGE	6.79	8.00
18" ABOVE NEAREST ROAD CROWN ELEVATION RESIDENTIAL STRUCTURES	7.00	8.00
6" ABOVE NEAREST ROAD CROWN ELEVATION NON-RESIDENTIAL STRUCTURES	N/A	N/A
MINIMUM CROWN OF ROAD ELEVATION		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	5.50	5.50
10-YEAR 1-DAY PEAK STAGE	5.38	5.50
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3-DAY PEAK STAGE	5.89	6.00

NOTES:

- PROPOSED CBWCD EASEMENTS DEPICTED HEREON ARE SUBJECT TO REVIEW AND APPROVAL BY CBWCD.
- FOR DRAINAGE STRUCTURES AND PIPES ALONG S.W. 148TH AVE, REFER TO S.W. 148TH AVENUE DRAINAGE, SWALE AND ROCK AS-BUILT ENGINEER PROJECT NUMBER: 24-01-10

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ("NAVD"). NATIONAL GEODETIC VERTICAL DATUM ("NGVD") CONVERSION FACTOR: NGVD = NAVD + 1.585'

LEGEND

MAX ALLOWABLE BUILDING FOOTPRINT INCLUDING DECKS, POOLS, PATIOS, ETC.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	8/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #3				
2	6/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #2				
3	2/27/2020	A.N.	REVISE PER TOWN OF DAVIE DRC COMMENTS #1				

Designed by: C.J.B. Date: 10/2019
 Drawn by: A.N. Date: 10/2019
 Checked by: C.J.B. Date: 10/2019

BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. CA26426

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: 41811
 State of Florida
 Date: 09/14/2020

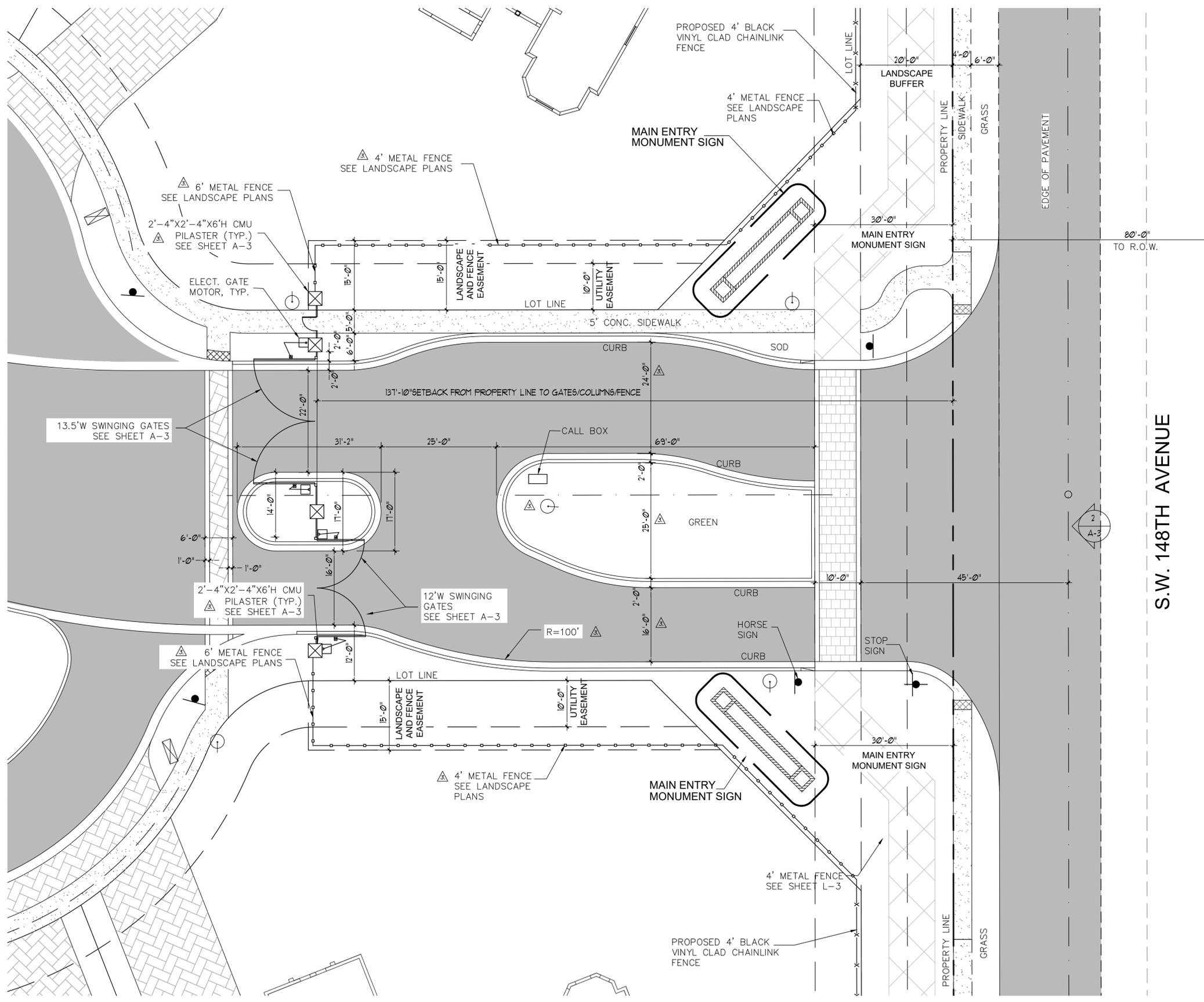
PAVING AND DRAINAGE SYSTEM PLAN

MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number: 20330
 Sheet Number: PD3



SCALE: 3/32" = 1'-0"



S.W. 148TH AVENUE

NO.	DATE	BY	REVISION
1	8/10/2020	CJB	REVISE PER TOWN OF DAVIE DRC COMMENTS #3
2	6/10/2020	CJB	REVISE PER TOWN OF DAVIE COMMENTS

Designed by: C.J.B. Date: 2/2020
 Drawn by: A.N. Date: 2/2020
 Checked by: C.J.B. Date: 2/2020

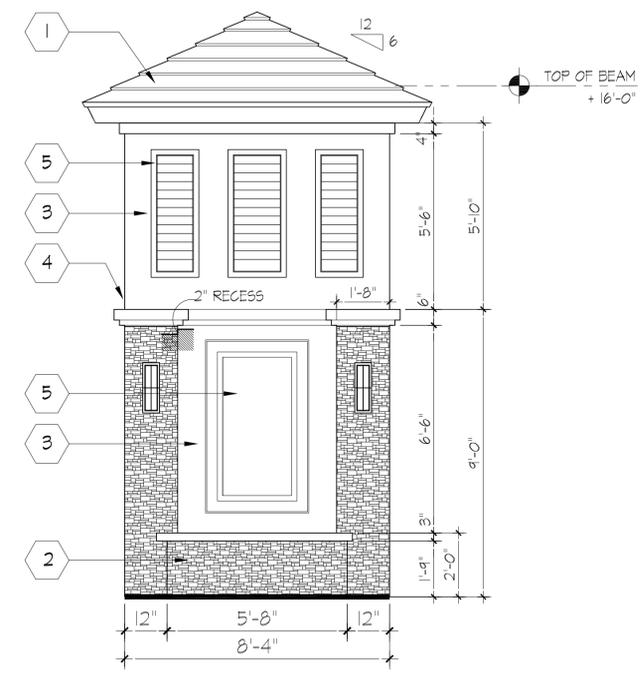
BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

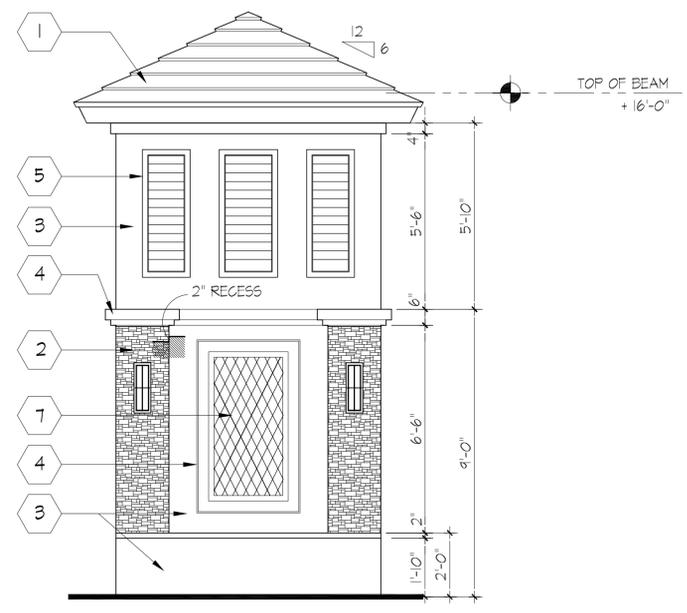
Engineer of Record: CARLOS J. BALLBÉ
 Date: 09/15/2020
 Registered Engineer Number: 41811
 State of Florida

MAIN ENTRY SITE PLAN
MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

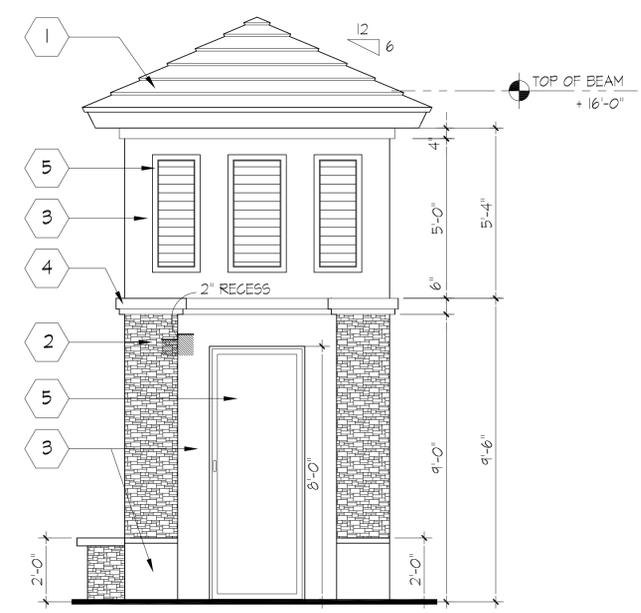
Project Number:
201330
 Sheet Number:
A-1



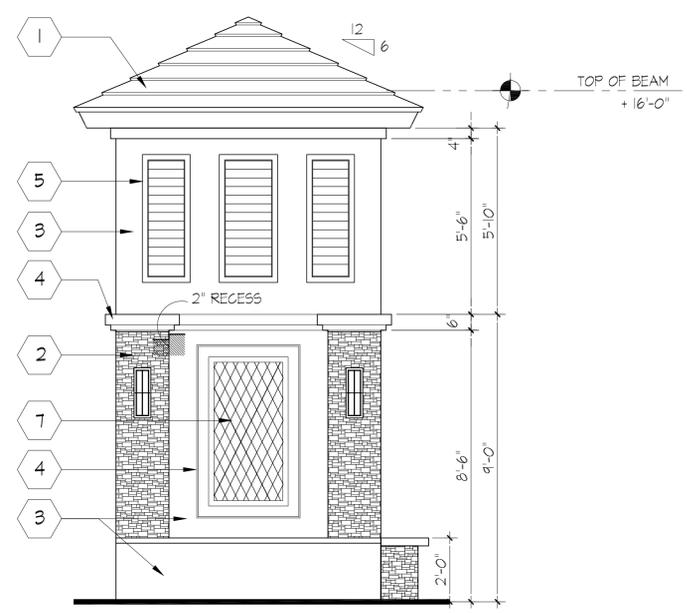
1 EAST ELEVATION
SCALE: 1/4"



2 WEST ELEVATION
SCALE: 1/4"

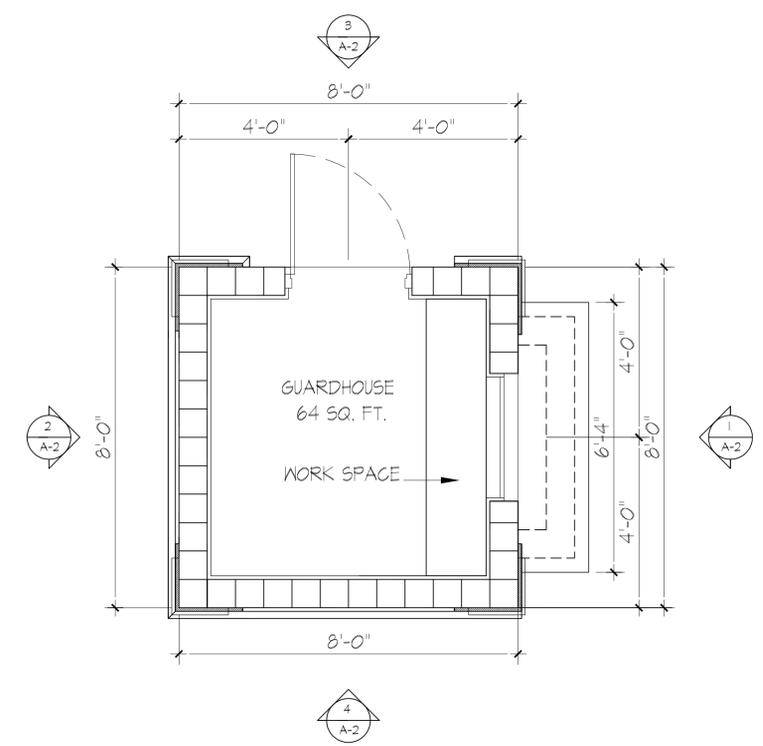


3 NORTH ELEVATION
SCALE: 1/4"



4 SOUTH ELEVATION
SCALE: 1/4"

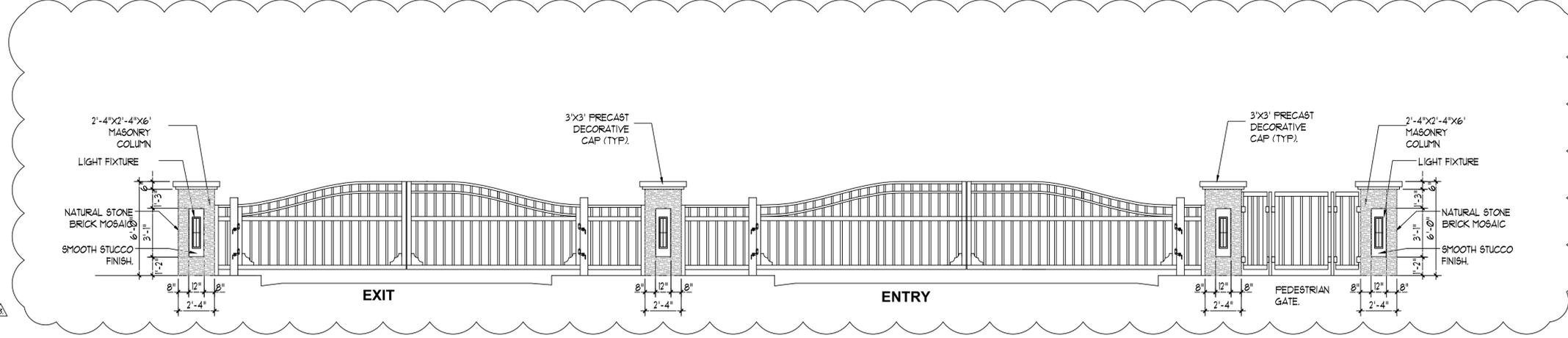
EXTERIOR FINISH KEY		
No	MATERIAL DESCRIPTION	MANUFACTURER & COLOR INF.
1	CONCRETE TILE ROOF	SLATE - DARK CHARCOAL BLEND
2	STONE VENEER	NATURAL STONE BRICK MOSAIC
3	PRIMARY WALLS	SMOOTH STUCCO FINISH - PAINT SHERWIN WILLIAMS - SW7100 ARCADE WHITE
4	6" STUCCO REVEAL	STUCCO BAND FINISH - PAINT SHERWIN WILLIAMS - SW7003 TOQUE WHITE
5	DOOR / FRAME / STORM SHUTTERS / LOUVERS	WOOD PAINTED SHERWIN WILLIAMS
6	GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM DARK BRONZE
7	SCORE LINES	SMOOTH STUCCO FINISHED PAINTED
8	WINDOWS	PRE-FINISHED ALUMINUM WHITE



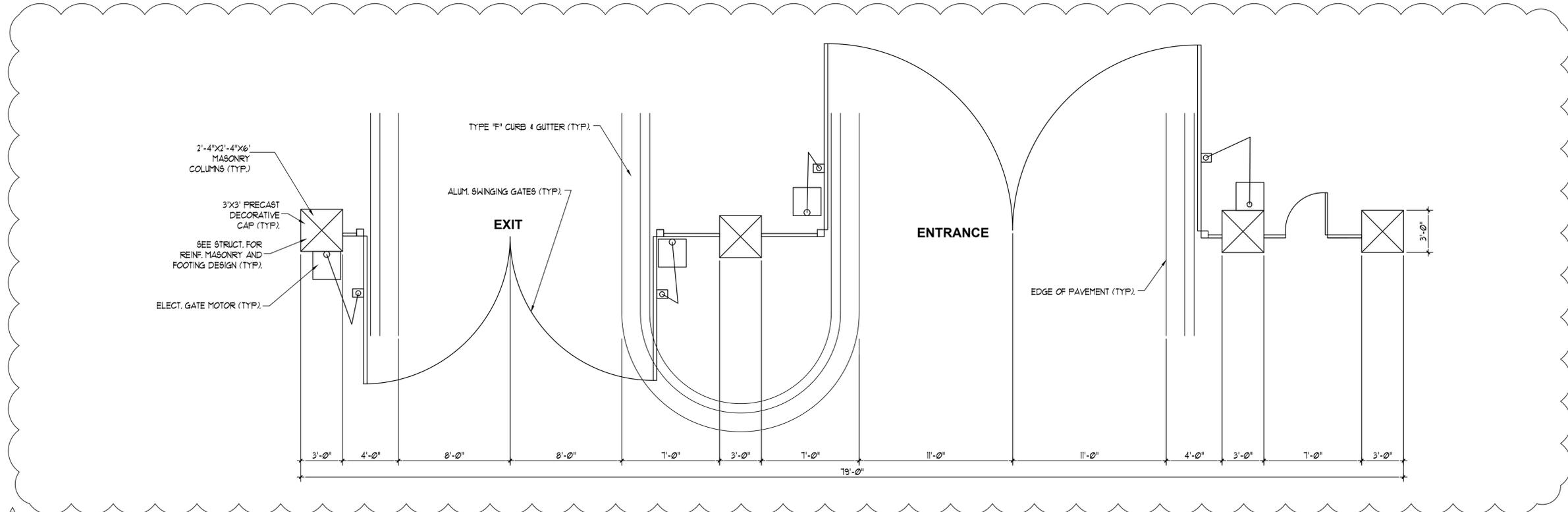
5 GUARDHOUSE FLOOR PLAN
SCALE: 1/2"

GUARDHOUSE
TOTAL AREA: 64 SQ. FT.





1 MAIN ENTRY ELEVATION AT GATE
SCALE: 1/4"



2 MAIN ENTRY GATE FLOOR PLAN
SCALE: 1/4"

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
△	8/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE DRC COMMENTS #3				
△	6/10/2020	C.J.B.	REVISE PER TOWN OF DAVIE COMMENTS				

Designed by: C.J.B. Date: 02/2020
 Drawn by: A.M. Date: 02/2020
 Checked by: C.J.B. Date: 02/2020

BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. CA26426

Engineer of Record: CARLOS J. BALLBÉ
 Registered Engineer Number: 41811
 Date: 09/16/2020
 State of Florida

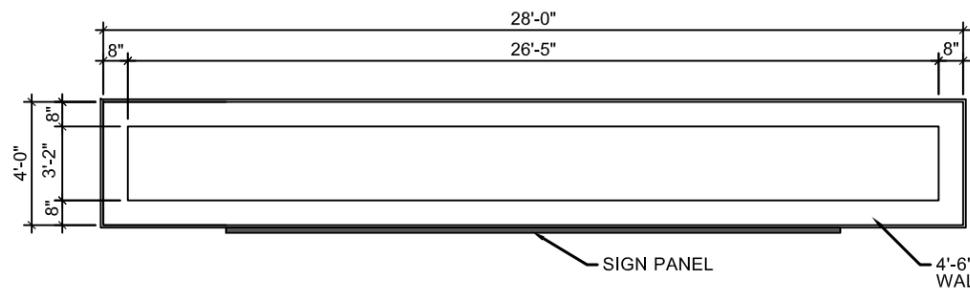
MAIN ENTRY ELEVATION AND PLAN VIEW
 MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number: 201330
 Sheet Number: A-3

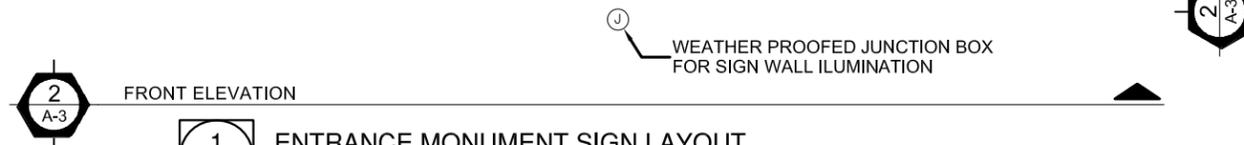


MAIN ENTRY MONUMENT SIGN ELEVATION

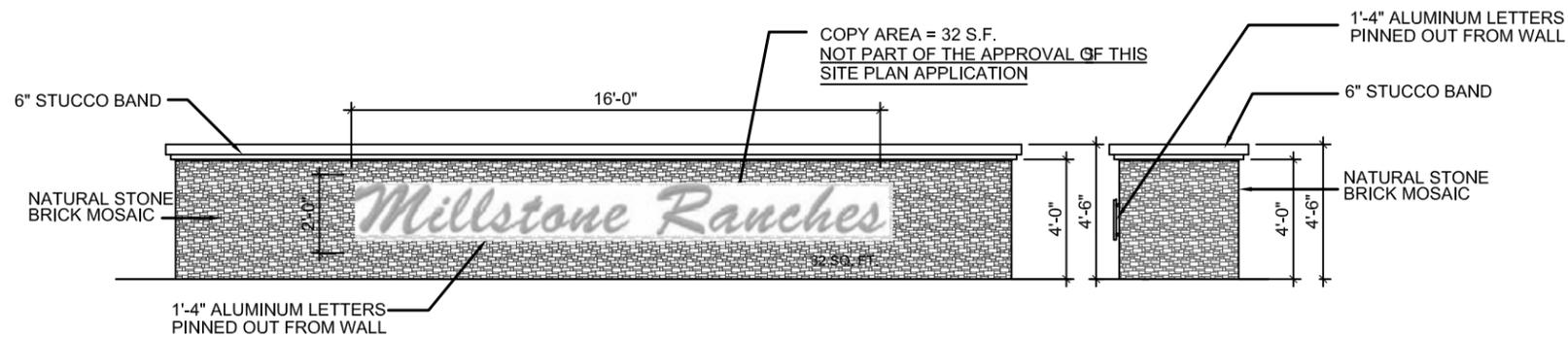
SCALE: 1/4"



NOTE:
FOR FENCE LOCATION AND DETAILS
REFER TO SHEET L-3



1 ENTRANCE MONUMENT SIGN LAYOUT
SCALE: 3/8"=1'-0"



2 ENTRANCE MONUMENT SIGN FRONT AND SIDE ELEVATION
SCALE: 3/8"=1'-0"

NOTE:
MAX. SIGN AREA: 64 SQ. FT.
(32 SQ. FT. PER SIGN)

MAIN ENTRY MONUMENT SIGN

148ND AVE.

SCALE: 1/16"

SA
Group
6000 S.W. 107th St.
Suite 102
Miami, Florida 33186
Phone (305) 971-6102
Fax (305) 971-6662
AA20000372

OWNER:
SOUTHERN CONSTRUCTION
AND DESIGN INC.
LICENSE # C0007287
SA # 103
MIAMI, FLORIDA 33176
PHONE: (305) 971-0702
FAX: (305) 971-6662

MILLSTONE RANCHES
DAVE, FLORIDA

Revisions:

SEAL:
Antolin Cardenas
AR -0011260

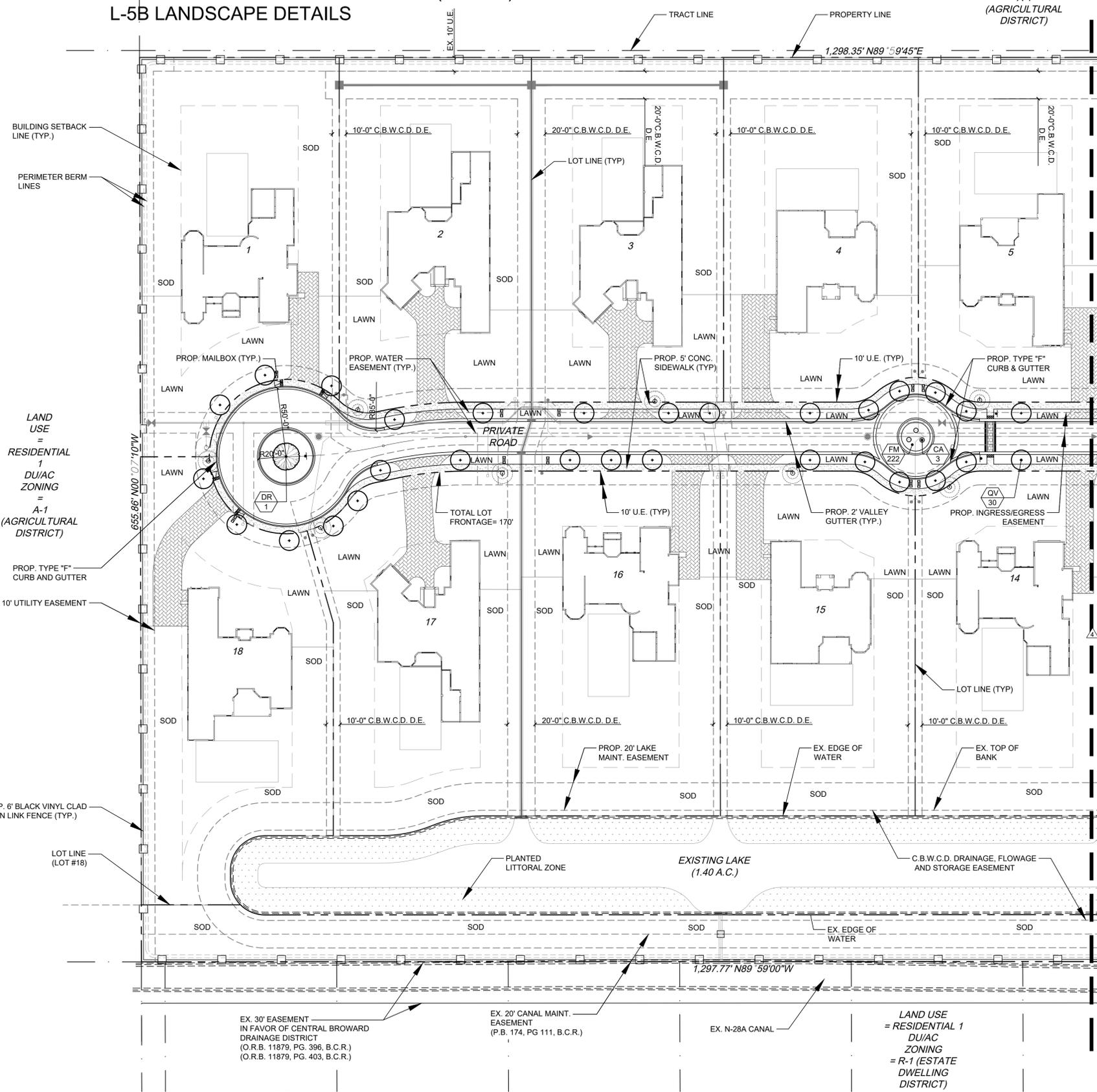
DATE: 10.02.2019
SCALE: SHOWN
DRAWN: L.J.
JOB NO. 1800000

SHEET NO.:
A-4
OF:

ENTRY SITE PLAN

SHEET INDEX:
 L-1B OVERALL LANDSCAPE PLAN
 L-2B OVERALL LANDSCAPE PLAN
 L-3B ENTRANCE LANDSCAPE PLAN (NORTH)
 L-4B ENTRANCE LANDSCAPE PLAN (SOUTH)
 L-5B LANDSCAPE DETAILS

LAND USE = RESIDENTIAL 1
 DU/AC ZONING = A-1 (AGRICULTURAL DISTRICT)



LANDSCAPE REQUIREMENTS:	REQUIRED	PROVIDED
(A) Single-family and two-family Districts		
1. Tree requirements A minimum of 3 trees per 8000 SF of lot area (excluding house and paved areas). For lots over 8000 SF, 1 additional tree per 3000 SF of lot area shall be provided.	38,000 SF (avg. per lot) 6 TREES REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
1A. Street Tree Requirements One (1) tree per 40 LF of Street frontage	3,226/40 LF = 81 TOTAL TREE	81 TREES PROVIDED
25% SOUTH FLORIDA Native species requirement	3 NATIVE TREES REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
2. Shrub requirements. For every linear foot of building frontage (excluding entries and garage openings), 1 shrub per 18" of building frontage. Shrubs are to be 24" in ht. at time of planting.	60 SHRUBS REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
3. Ground cover requirements. Ground cover is required at the same requirements as shrubs.	60 GROUNDCOVERS REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
4. 60% Maximum Turfgrass of all the pervious on site	9,123 SF MAX. REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
25% South Florida Native species required:	SEE LOT TYPICALS BY OTHERS	SEE LOT TYPICALS BY OTHERS
EAST BUFFER		
6. Required landscape buffer and street trees for single family districts adjacent to existing public rights-of-way or private ingress/ egress easements. Where a public right-of-way or private ingress/ egress easement is proposed that abut an adjoining property not under the same ownership, a 10' landscape buffer shall be provided between the adjoining property and the proposed right-of-way or private ingress/ egress easement. Within the landscape buffer shall include one (1) fourteen- to sixteen-foot tree for every forty (40) linear feet of property line along with a continuous row of hedges.	600 LF CONTINUOUS HEDGE REQUIRED 15 TREES REQUIRED	CONTINUOUS HEDGE PROVIDED 30 TREES PROVIDED
SIGN PLANTING REQUIREMENTS	4' DEPTH 100% NATIVE	4' DEPTH 100% NATIVE(LANTANA)
SIGN PANEL REQUIREMENTS	MAX SIGN AREA 64 S.F.	30 S.F.

OVERALL LANDSCAPE LIST

TREES				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
BA	14	Bulnesia arborea	14'-16' HT. X 4" SPR. 3" DBH. F.G.	L
CS	16	*Conocarpus erectus 'sericeus'	12-14' HT. X 4" SPR. 2.5" DBH. F.G.	H
CS	1	SILVER BUTTONWOOD	F.G.	H
CS	1	Delonix regia	14'-16' HT. X 4" SPR. 3" DBH. F.G.	H
CS	1	ROYAL POINCIANA	F.G.	H
CS	14	Lagerstroemia indica 'Natchez'	16' HT. X 6" SPR. 3" DBH. F.G. STANDARD	M
CS	8	WHITE CREPE MYRTLE	F.G. STANDAR	H
CS	14	Ligustrum japonicum	10' HT. X 10" SPR. MULTI F.G.	H
CS	14	GLOSSY PRIVET	F.G.	H
CS	14	Magnolia grandiflora	16' HT. X 5" SPR. 3" DBH. F.G.	M
CS	14	MAGNOLIA	F.G.	M
CS	56	*Quercus virginiana 'High Rise'	14'-16' HT. X 4" SPR. 3" DBH. F.G.	H
CS	11	HIGH RISE LIVE OAK	F.G.	H
CS	11	*Royaletia elata	30' HT. 10' MIN GRAY WOOD F.G. MATCHED	H
CS	11	ROYAL PALM	F.G. MATCHED	H

SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	DROUGHT TOLERANCE
AA	321	Agapanthus africanus	18" HT. X 18" SPR. / 18" O.C.	H
AA	321	BLUE LILY OF THE NILE	3 GAL.	H
AW	84	Acalypha wilkesiana 'Hoffmani'	4HT. X 36" SPR. / 36" O.C.	H
AW	12	HOFFMAN COPPERLEAF	7 GAL.	H
CA	84	*Crinum augustum 'Queen Emma'	3' O.A. HT.	H
CA	14	PURPLE CRINUM LILY	7 GAL.	H
CE	393	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.	H
CE	393	GREEN BUTTONWOOD	3 GAL.	H
DS	4	Dioon spinulosum	4' O.A. HT.	H
DS	4	GIANT DIOON	15 GAL. FULL	H
DT	184	Dianella tasmanica	24" HT. X 24" SPR. / 24" O.C.	L
DT	184	BLUEBERRY FLAX LILY	3 GAL. FULL	L
FM	770	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.	M
FM	770	GREEN ISLAND FICUS	3 GAL.	M
HP	327	*Hamelia patens	24" HT. X 24" SPR. / 24" O.C.	H
HP	327	FIREBUSH	3 GAL.	H
IY	359	Ixora 'Mau Yellow'	24" HT. X 24" SPR. / 24" O.C.	H
IY	359	YELLOW DWARF IXORA	3 GAL. FULL	H
LC	492	*Lantana camara 'White Lightning'	10" HT. X 10" SPR. / 12" O.C.	H
LC	492	WHITE LANTANA	1 GAL.	H
PM2	29	Podocarpus macrophyllus	48" HT. X 24" SPR. / 24" O.C.	H
PM2	29	PODOCARPUS	7 GAL.	H
LAWN	As Required	Stenotaphrum secundatum 'Floralat'		L
LAWN	As Required	ST. AUGUSTINE GRASS		L
SOD	As Required	Paspalum Notatum	SOLID EVEN SOD	H
SOD	As Required	BAHIA GRASS	SOLID EVEN SOD	H

NOTES:
 PROPOSED FENCE SHALL NOT INTERFERE WITH ANY EXISTING TREES LOCATED ALONG THE PROPERTY LINE.

NOTES: ALL TREES TO BE FLORIDA GRADE #1 OR BETTER PER TOWN CODE 12 - 102

- A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE TOWN PRIOR TO REMOVING OR RELOCATING TREES OR PALMS
- EXISTING TREES TO BE TRIMMED BY A CERTIFIED ARBORIST PRIOR TO CONSTRUCTION
- DAMAGED OR MISSING SOD DUE TO CONSTRUCTION SHALL BE REPLACED WITH WEED-FREE SOD
- EXISTING TREES TO BE PROTECTED PRIOR TO CONSTRUCTION

NOTES:
 LANDSCAPE MAINTENANCE FOR ONE YEAR AFTER CERTIFICATE OF OCCUPANCY (GRASS AND HEDGE CUTS, TREE TRIMMING, FERTILIZER AND SPRINKLER WET CHECKS FOR LEAKS AND ONE TIME MULCH REPLACEMENT AT THE END OF THE YEAR PERIOD) IS INCLUDED WITHIN THE LANDSCAPE AND IRRIGATION ALLOWANCE.

- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 5' OF STREET (EDGE OF PAVEMENT) AND WITHIN 25' OF SEWER OR WATER LINES

- INSTALLER SHALL FOLLOW THE 9-STEP FLORIDA FRIENDLY PRINCIPALS

- AN IRRIGATION SYSTEM SHALL BE PROVIDED WITH 100% OVERLAP AND SUBMITTED FOR REVIEW AND PERMITTING AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

- All principals of Florida-Friendly landscaping and design standards shall be utilized
- All landscaping shall meet or exceed Town of Davie code specification requirements
- Call Sunshine One Call Service at 1-800-432-7500 before you dig.
- All landscaping shall be warranted for 1 year after final acceptance.
- All groundcover shall be installed at 75% coverage and 100% within 6 months after final acceptance
- All landscape islands and medians shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the building require excavation to a depth of 12" and backfilled with specified planting soil mix.
- No landscape substitutions shall be made without the Town of Davie approval.
- An underground, rust free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection. Also, irrigation plans shall be submitted for review and permitting at time of application for building permit.
- All PVC risers must be painted that black and irrigation system shall have no overspray onto impervious areas
- All trees and palms shall be braced or guyed and all nylon straps or wood bracing shall be removed within one year of final inspection.
- The planting soil must be 50% mulch and 50% sand and must free of construction debris, weeds, rocks and pH between 5 and 7.0.
- All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source.
- All plants to be top dressed with 3" deep layer of arsenic free organic mulch.
- All trees or palms in lawn areas shall receive a 2 foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunk.
- All above ground elements, including but not limited to a/c units, transformers dumpsters and irrigation pumps shall be screened with landscaping to 36" installation.
- All sod to be healthy, weed/pest free (including fungus and disease) St. Augustine laid smooth with tight alternating/abutting joints which conform to curbs and planters.
- All plant root balls shall be 10% above grade and the wire baskets, burlap, string and rope must be removed.
- All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.
- All lights shall have a minimum 15' separation on large trees and 7.5' on palms.
- All planting pits shall be a minimum of 3X the root ball diameter.
- All trees trimming shall be done in accordance to Town of Davie requirements.
- All existing landscaping, including but not limited to trees, palms, shrubs, groundcover sod, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection.
- Remove all invasive exotic plants from the site.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping.
- All planting to be done in accordance to proper horticultural practices
- Call the City of Town of Davie landscape inspector to schedule a pre-constructor landscape meeting prior to commencement of construction.

WITKIN HULTS DESIGN GROUP
 307 South 21st Avenue Hollywood, Florida
 phone: 954.923.8681 fax: 954.923.9689
 www.witkindesign.com

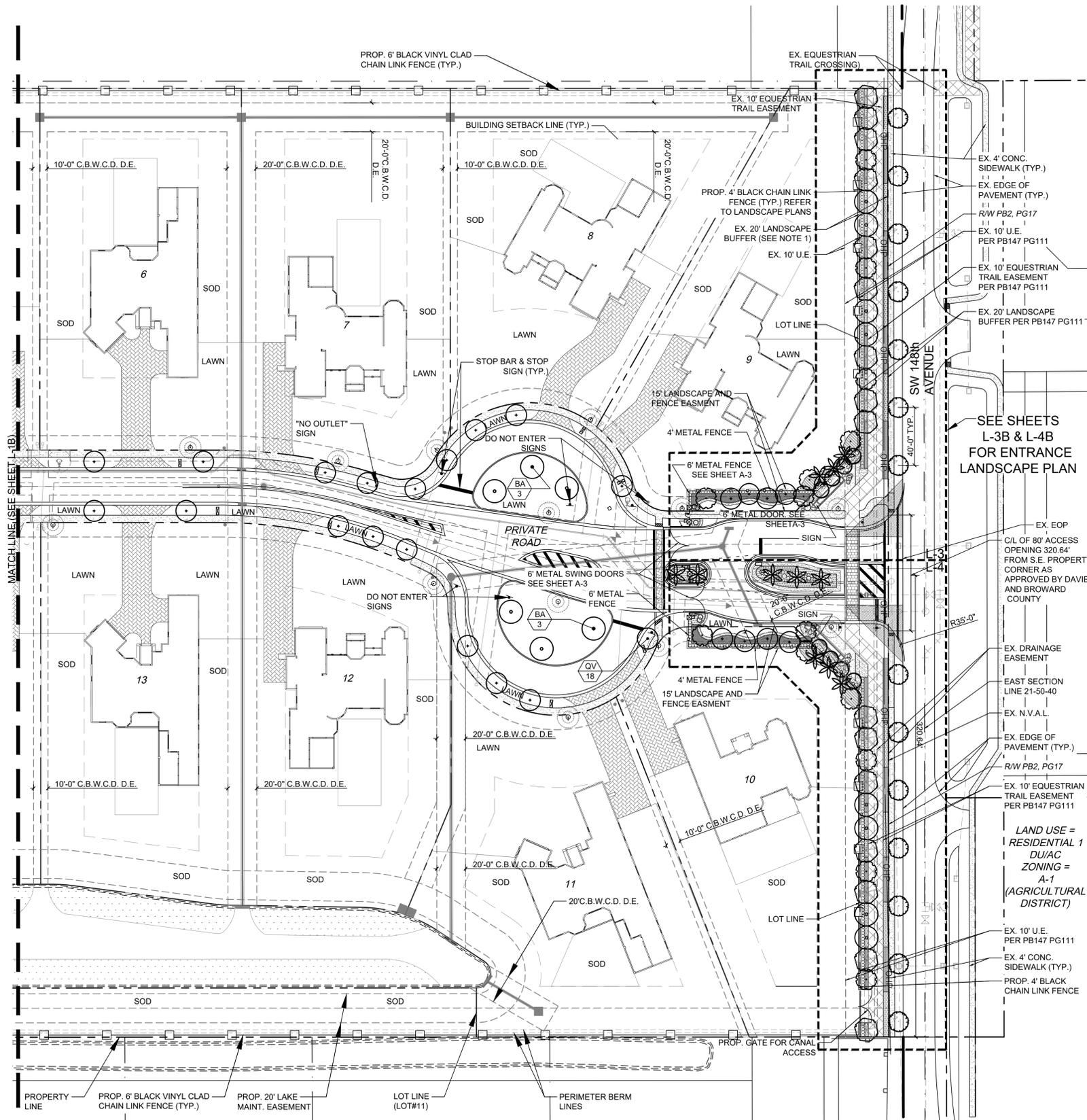
MILLSTONE RANCHES
 DAVIE, FLORIDA
 OVERALL LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
11 City Comments	12.13.2019	BA
12 City Comments	02.18.2020	BA
13 City Comments	05.05.2020	BA
14 City Comments	08.19.2020	BA

Seal:
 Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Overall Landscape Plan
 Date: 10/01/2014
 Scale: See Left
 Drawn by: JR
 Sheet No.:
 Cad Id.: 2014-075



LANDSCAPE PLAN NORTH
Scale: 1"=40'-0"

LANDSCAPE REQUIREMENTS: (A) Single-family and two-family Districts	REQUIRED	PROVIDED
1. Tree requirements A minimum of 3 trees per 8000 SF of lot area (excluding house and paved areas). For lots over 8000 SF, 1 additional tree per 3000 SF of lot area shall be provided.	38,000 SF (avg. per lot) 6 TREES REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
1A. Street Tree Requirements One (1) tree per 40 LF of Street frontage	3,226/40 LF= 81 TOTAL TREE	81 TREES PROVIDED
25% SOUTH FLORIDA Native species requirement	3 NATIVE TREES REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
2. Shrub requirements. For every linear foot of building frontage (excluding entries and garage openings), 1 shrub per 18" of building frontage. Shrubs are to be 24" in ht. at time of planting.	60 SHRUBS REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
3. Ground cover requirements. Ground cover is required at the same requirements as shrubs.	60 GROUNDCOVERS REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
4. 60% Maximum Turfgrass of all the pervious on site	9,123 SF MAX. REQUIRED (per lot)	SEE LOT TYPICALS BY OTHERS
25% South Florida Native species required:	SEE LOT TYPICALS BY OTHERS	SEE LOT TYPICALS BY OTHERS
EAST BUFFER 6. Required landscape buffer and street trees for single family districts adjacent to existing public rights-of-way or private ingress/egress easements. Where a public right-of-way or private ingress/egress easement is proposed that abut an adjoining property not under the same ownership, a 10' landscape buffer shall be provided between the adjoining property and the proposed right-of-way or private ingress/egress easement. Within the landscape buffer shall include one (1) fourteen- to sixteen-foot tree for every forty (40) linear feet of property line along with a continuous row of hedges.	600 LF CONTINUOUS HEDGE REQUIRED 15 TREES REQUIRED	CONTINUOUS HEDGE PROVIDED 30 TREES PROVIDED
SIGN PLANTING REQUIREMENTS	4' DEPTH 100% NATIVE	4' DEPTH 100% NATIVE(LANTANA)
SIGN PANEL REQUIREMENTS	MAX SIGN AREA 64 S.F.	30 S.F.

SEE SHEETS L-3B & L-4B FOR ENTRANCE LANDSCAPE PLAN

OVERALL LANDSCAPE LIST

TREES				DROUGHT TOLERANCE
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
BA	14	Bulnesia arborea	14'-16" HT. X 4" SPR. 3" DBH.	L
VERA	16	VERA WOOD	F.G.	
CS	16	*Coccoloba erecta 'variosus'	12'-14" HT. X 4" SPR. 2.5" DBH.	H
LI	1	ROYAL BUTTWOOD	F.G.	
LI	1	DELONIX REGIA	14'-16" HT. X 4" SPR. 3" DBH.	H
LI	14	LAGERSTROMIA INDICA 'Natchez'	16" HT. X 6" SPR. 3" DBH.	M
LI	8	WHITE CREPE MYRTLE	F.G., STANDARD	H
LI	8	Ligustrum japonicum	10" HT. X 10" SPR., MULTI	H
LI	14	GLOSSY PRIVET	F.G.	H
MG	14	Magnolia grandiflora	16" HT. X 5" SPR. 3" DBH.	M
MG	14	MAGNOLIA	F.G.	
QV	56	*Quercus virginiana 'High Rise'	14'-16" HT. X 4" SPR. 3" DBH.	H
QV	56	HIGH RISE LIVE OAK	F.G.	
RE	11	*Roystonea elata	30' HT. 10' MIN GRAY WOOD	H
RE	11	ROYAL PALM	F.G., MATCHED	

SHRUBS AND GROUNDCOVERS

SHRUBS AND GROUNDCOVERS				DROUGHT TOLERANCE
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
AA	321	Agapanthus africanus	18" HT. X 18" SPR. / 18" O.C.	H
AA	321	BLUE LILY OF THE NILE	3 GAL.	
AW	84	Acalypha wilkesiana 'Hoffmani'	4HT. X 36" SPR. / 36" O.C.	H
AW	84	HOFFMAN COPPERLEAF	7 GAL.	
CA	12	*Crimum augustum 'Queen Emma'	3" O.A. HT.	H
CA	12	PURPLE CRINUM LILY	7 GAL.	
CE	393	*Coccoloba erectus	24" HT. X 24" SPR. / 24" O.C.	H
CE	393	GREEN BUTTWOOD	3 GAL.	
DS	4	Dioon spinulosum	4" O.A. HT.	H
DS	4	GIANT DIOON	15 GAL., FULL	
DT	184	Dianella tasmanica	24" HT. X 24" SPR. / 24" O.C.	L
DT	184	BLUEBERRY FLAX LILY	3 GAL. FULL	
FM	770	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.	M
FM	770	GREEN ISLAND FICUS	3 GAL.	
HP	327	*Hamelia patens	24" HT. X 24" SPR. / 24" O.C.	H
HP	327	FIREBUSH	3 GAL.	
IY	359	Ixora 'Mau Yellow'	24" HT. X 24" SPR. / 24" O.C.	H
IY	359	YELLOW DWARF IXORA	3 GAL. FULL	
LC	492	*Lantana camara 'White Lightning'	10" HT. X 10" SPR. / 12" O.C.	H
LC	492	WHITE LANTANA	1 GAL.	
PM2	29	Podocarpus macrophyllus	48" HT. X 24" SPR. / 24" O.C.	H
PM2	29	PODOCARPUS	7 GAL.	
LAWN	As Required	ST. AUGUSTINE GRASS	SOLID EVEN SOD	L
SOD	As Required	Paspalum Notatum	SOLID EVEN SOD	H
SOD	As Required	BAHIA GRASS	SOLID EVEN SOD	H

* DENOTES NATIVE SPECIES

NOTES:
PROPOSED FENCE SHALL NOT INTERFERE WITH ANY EXISTING TREES LOCATED ALONG THE PROPERTY LINE.

NOTES: ALL TREES TO BE FLORIDA GRADE #1 OR BETTER PER TOWN CODE 12-102

- A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE TOWN PRIOR TO REMOVING OR RELOCATING TREES OR PALMS
- EXISTING TREES TO BE TRIMMED BY A CERTIFIED ARBORIST PRIOR TO CONSTRUCTION
- DAMAGED OR MISSING SOD DUE TO CONSTRUCTION SHALL BE REPLACED WITH WEED-FREE SOD
- EXISTING TREES TO BE PROTECTED PRIOR TO CONSTRUCTION

NOTES:
LANDSCAPE MAINTENANCE FOR ONE YEAR AFTER CERTIFICATE OF OCCUPANCY (GRASS AND HEDGE CUTS, TREE TRIMMING, FERTILIZER AND SPRINKLER WET CHECKS FOR LEAKS AND ONE TIME MULCH REPLACEMENT AT THE END OF THE YEAR PERIOD) IS INCLUDED WITHIN THE LANDSCAPE AND IRRIGATION ALLOWANCE.

- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 5' OF STREET (EDGE OF PAVEMENT) AND WITHIN 25' OF SEWER OR WATER LINES

- INSTALLER SHALL FOLLOW THE 9-STEP FLORIDA FRIENDLY PRINCIPALS

- AN IRRIGATION SYSTEM SHALL BE PROVIDED WITH 100% OVERLAP AND SUBMITTED FOR REVIEW AND PERMITTING AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

- All principals of Florida-Friendly landscaping and design standards shall be utilized
- All landscaping shall meet or exceed Town of Davie code specification requirements
- Call Sunshine One Call Service at 1-800-47-7899 before you dig
- All landscaping shall be warranted for 1 year after final acceptance.
- All groundcover shall be installed at 75% coverage and 100% within 6 months after final acceptance
- All landscape islands and medians shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the building require excavation to a depth of 12" and backfilled with specified planting soil mix.
- No landscape substitutions shall be made without the Town of Davie approval.
- An underground, rust free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection. Also, irrigation plans shall be submitted for review and permitting at time of application for building permit.
- All PVC risers must be painted flat black and irrigation system shall have no overspray onto impervious areas
- All trees and palms shall be braced or guyed and all nylon straps or wood bracing shall be removed within one year of final inspection
- The planting soil must be 50% mulch and 50% sand and must free of construction debris, weeds, rocks and job between 6.5 and 7.0
- All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source.
- All plants to be top dressed with 3" deep layer of arboric free organic mulch
- All trees or palms in lawn areas shall receive a 2 foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunks.
- All above ground elements, including but not limited to a/c units, transformers dumpsters and irrigation pumps shall be screened with landscaping to 36" installation.
- All sod to be healthy, weed/pest free (including fungus and disease) St. Augustine laid smooth with tight alternating/abutting joints which conform to curbs and planters.
- All plant root balls shall be 10% above grade and the wire baskets, burlap, string and rope must be removed.
- All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.
- All lights shall have a minimum 15' separation on large trees and 7.5' on palms.
- All planting pits shall be a minimum of 3X the root ball diameter.
- All trees trimming shall be done in accordance to Town of Davie requirements.
- All existing landscaping, including but not limited to tree, palms, shrubs, groundcover, sod, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection.
- Remove all invasive exotic plants from the site.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping.
- All planting to be done in accordance to proper horticultural practices
- Call the City of Town of Davie landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction.

WITKIN GROUP DESIGN
307 SOUTH 21st AVENUE HOLLYWOOD, FLORIDA
PHONE: 954.923.9681 FACSIMILE: 954.923.9689
WWW.WITKINDSIGN.COM

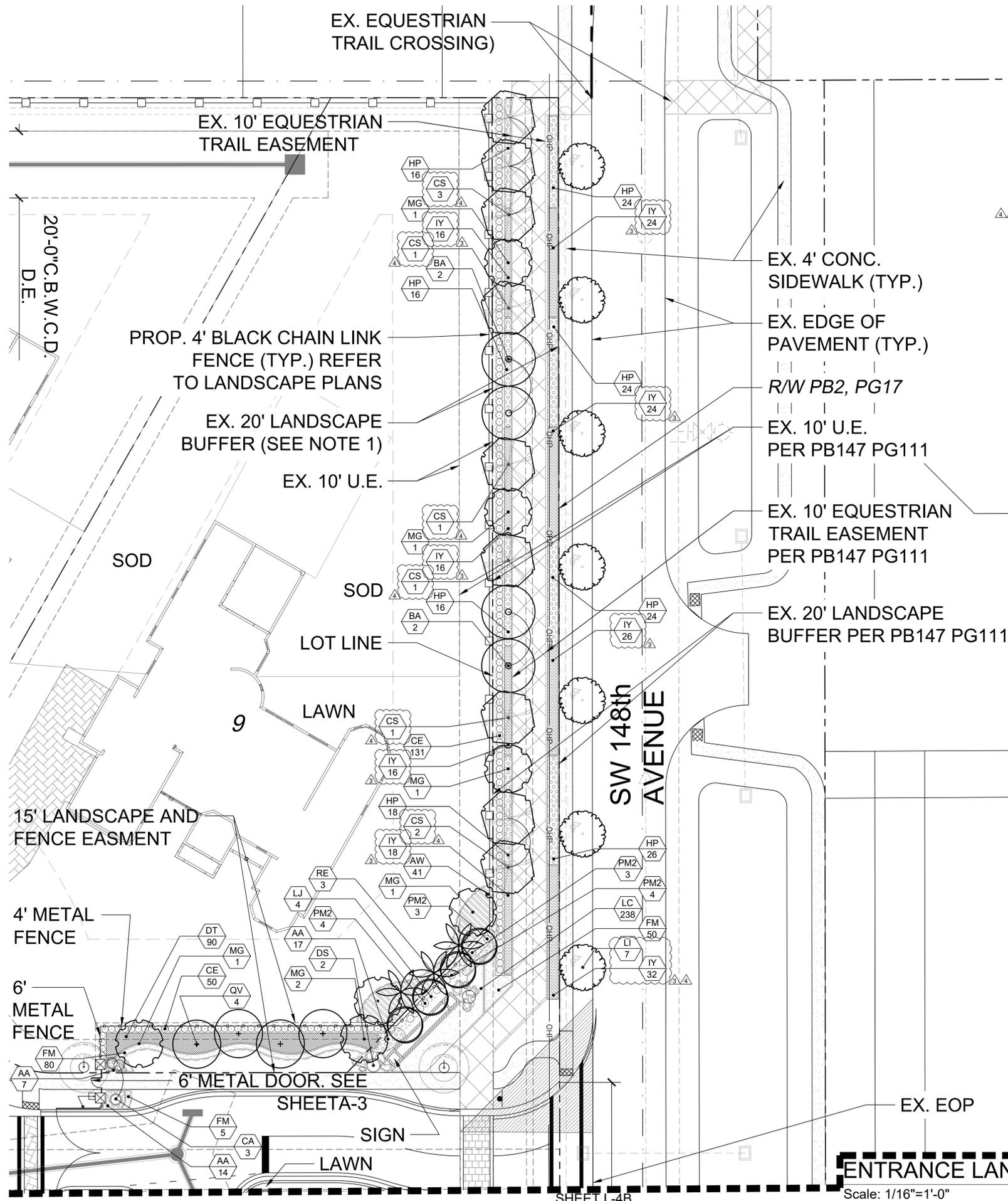
MILLSTONE RANCHES
DAVIE, FLORIDA
OVERALL LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
11 City Comments	02.13.2019	BA
22 City Comments	06.18.2020	BA
31 City Comments	08.05.2020	BA
41 City Comments	08.19.2020	BA

Seal:
Lic. # LA0000889
Member: A.S.L.A.

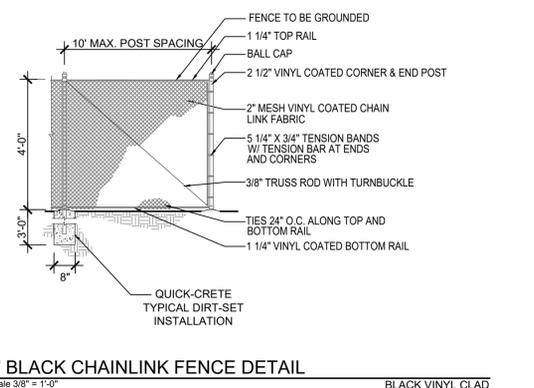
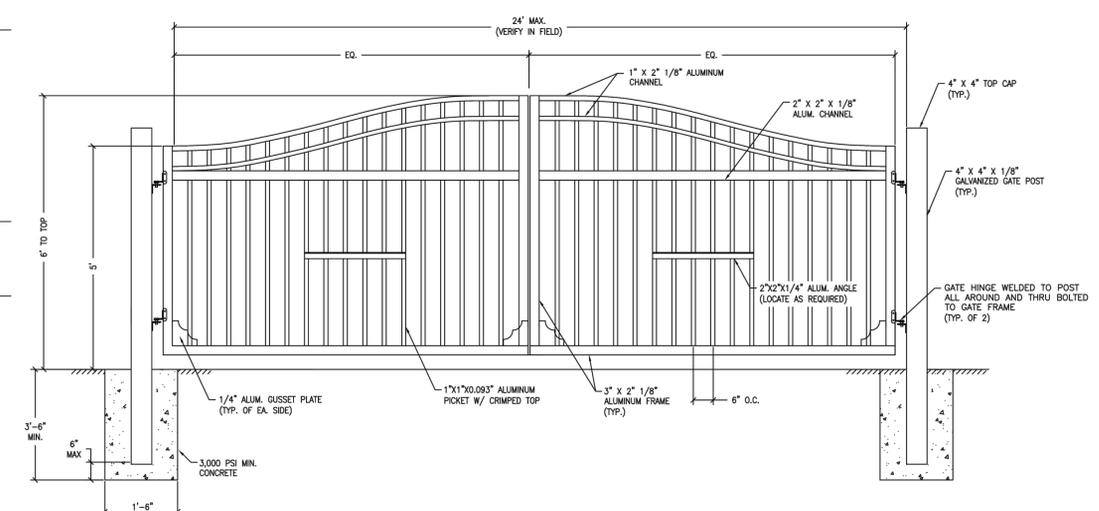
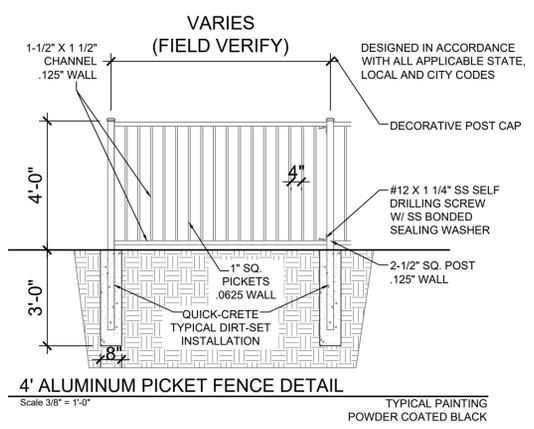
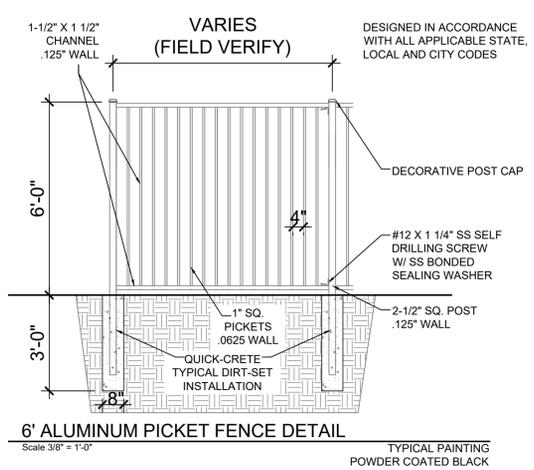
Drawing: Overall Landscape Plan
Date: 10/01/2019
Scale: See Left
Drawn by: JR
Sheet No.:
L-2B
Cad Id.: 2014-075



OVERALL LANDSCAPE LIST

TREES				DROUGHT TOLERANCE
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
BA	14	Bulnesia arborea VERAWOOD	14' -16' HT. X 4' SPR. 3" DBH. F.G.	L
CS	16	"Conocarpus erectus 'sericeus' SILVER BUTTWOOD	12'-14' HT. X 4' SPR. 2.5" DBH. F.G.	H
DR	1	Delonix regia ROYAL POINCIANA	14'-16' HT. X 4' SPR. 3" DBH. F.G.	H
LI	14	Lagerstroemia indica 'Natchez' WHITE CREPE MYRTLE	16' HT. X 6' SPR. 3" DBH. F.G., STANDARD	M
LJ	8	Ligustrum japonicum GLOSSY PRIVET	10' HT. X 10' SPR., MULTI F.G.	H
MG	14	Magnolia grandiflora MAGNOLIA	16' HT. X 5' SPR. 3" DBH. F.G.	M
QV	56	"Quercus virginiana 'High Rise' HIGH RISE LIVE OAK	14'-16' HT. X 4' SPR. 3" DBH. F.G.	H
RE	11	"Roystonea elata ROYAL PALM	30' HT. 10' MIN GRAY WOOD F.G., MATCHED	H
SHRUBS AND GROUNDCOVERS				DROUGHT TOLERANCE
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION	
AA	321	Agapanthus africanus BLUE LILY OF THE NILE	18" HT. X 18" SPR. / 18" O.C. 3 GAL.	H
AW	84	Acalypha wilkesiana 'Hoffmani' HOFFMAN COPPERLEAF	4' HT. X 36" SPR. / 36" O.C. 7 GAL.	H
CA	12	"Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL.	H
CE	393	"Conocarpus erectus GREEN BUTTWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.	H
DS	4	Dioon spinulosum GIANT DIOON	4' O.A. HT. 15 GAL. FULL	H
DT	184	Dianella tasmanica BLUEBERRY FLAX LILY	24" HT. X 24" SPR. / 24" O.C. 3 GAL. FULL	L
FM	770	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.	M
HP	327	"Hamelia patens FIREBUSH	24" HT. X 24" SPR. / 24" O.C. 3 GAL.	H
IY	359	Ixora 'Mau' Yellow' YELLOW DWARF IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL. FULL	H
LC	492	"Lantana camara 'White Lightning' WHITE LANTANA	10" HT. X 10" SPR. / 12" O.C. 1 GAL.	H
PM2	29	Podocarpus macrophyllus PODDOCARPUS	48" HT. X 24" SPR. / 24" O.C. 7 GAL.	H
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD	L
SOD	As Required	Paspalum Notatum BAHIA GRASS	SOLID EVEN SOD	H

* DENOTES NATIVE SPECIES



WITKIN HULTS DESIGN GROUP
 307 South 21st Avenue, Hollywood, Florida
 Phone: 954.923.9681, Fax: 954.923.9689
 www.witkindesign.com

MILLSTONE RANCHES
 DAVIE, FLORIDA
 ENTRANCE LANDSCAPE PLAN (NORTH)

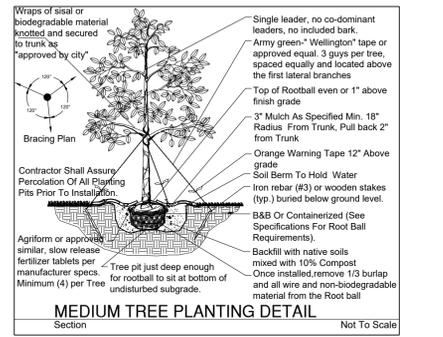
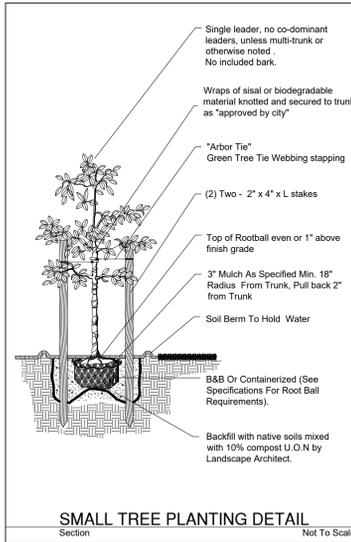
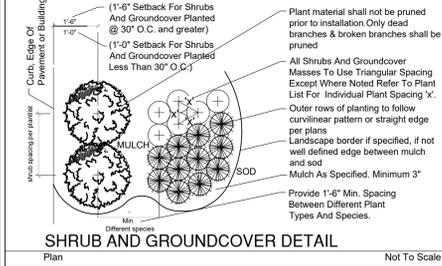
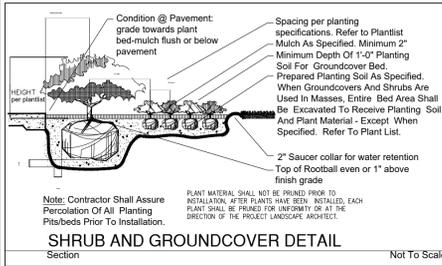
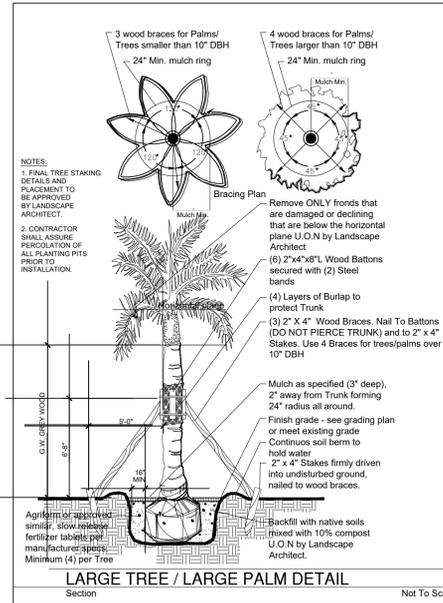
Revisions:

By	Date	Comments
BA	12.13.2019	11/10/2019 Comments
BA	02.18.2020	2/10/2020 Comments
BA	02.05.2020	2/10/2020 Comments
BA	08.19.2020	8/19/2020 Comments

Seal:

Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Entrance Landscape Plan
 Date: 10/01/2019
 Scale: See Left
 Drawn by: JR
 Sheet No.:
 L-3B
 Cad Id.: 2014-075



LANDSCAPE REQUIREMENTS (SEC. 12-111) - MILLSTONE RANCHES

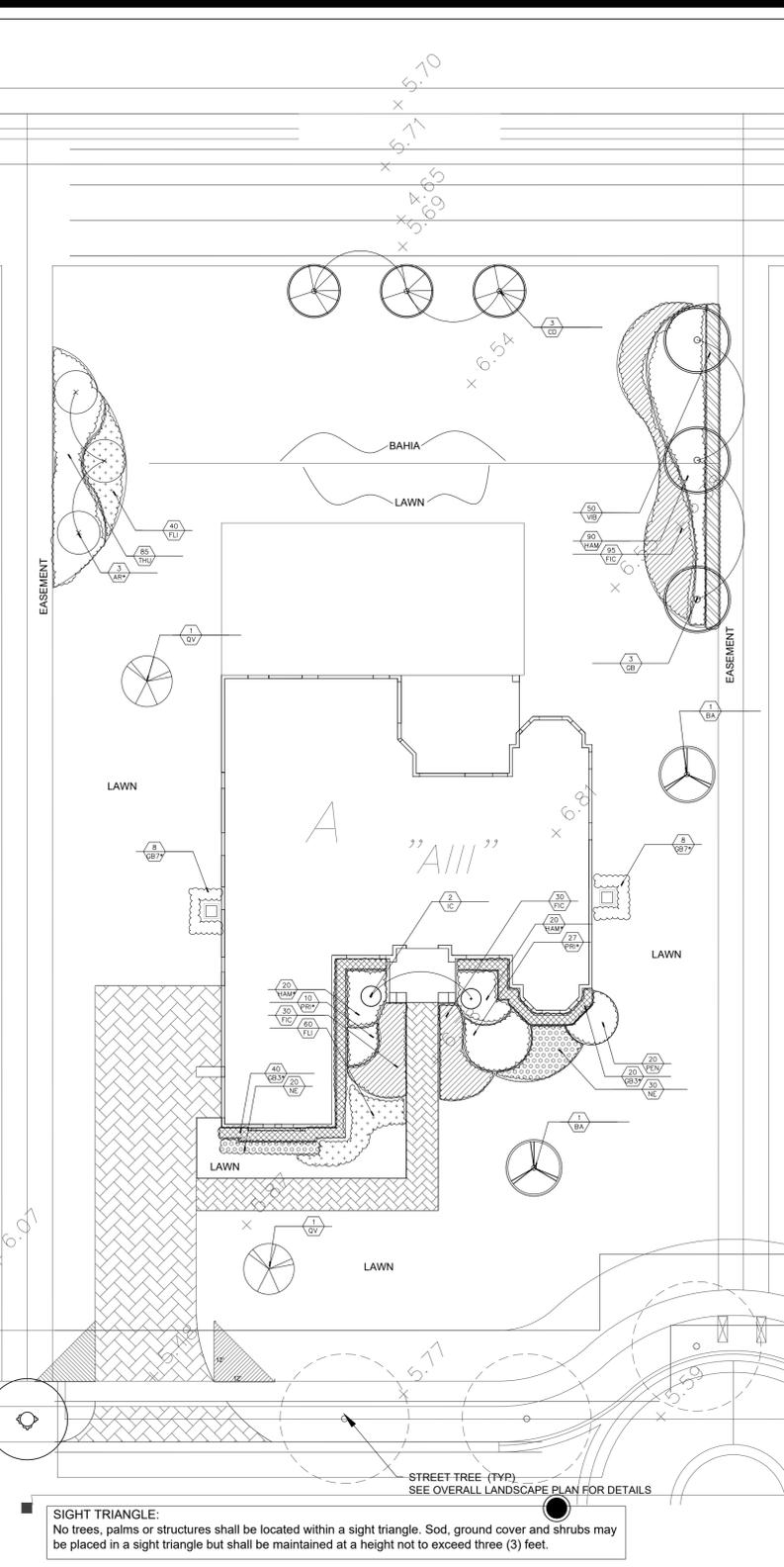
DESCRIPTION	REQUIRED	PROVIDED
1. MINIMUM 60% NATIVE MATERIALS FROM APPENDIX B (PLACED ON SITE)	60%	60%
2. 25% MAXIMUM PALMS (NOT INCLUDING NATIVE PALMS)	25% MAX	0%
3. LANDSCAPE SHALL BE PLANTED IN GROUPS OF 3 AND A TIER APPROACH WITH GROUND, LEAVES, SHRUBS AND TREES.		
4. STREET TREES, 40' o.c. MAX., 3" CALIPER, 146 LF/40 (SEE STREET TREES PLAN)	4	4
5. EXISTING NATIVE VEGETATION TO PRESERVE OUTSIDE BUILDING ENVELOPE	N/A	N/A
6. MAXIMUM LAWN PER LOT AREA: 50% pervious area PLANTED AREA	50%	50%
7. TREES REQUIRED: 3 TREES PER 8,000 SQF (EXCLUDE HOUSE/PAVING) AND 1 ADDITIONAL TREE PER 3,000 SQF OF LOT AREA: 26,900 SQF LOT AREA NATIVE TREES: 60%	9 5 (60%)	13 11 (100%)
8. SHRUB REQUIREMENTS: 1 SHRUB (24" HT. MIN.) PER 18" OF BUILDING FRONTAGE (EXCLUDING ENTRIES & GARAGE OPENINGS): 376 LF /1.5 NATIVE SHRUBS: 60%	250 (60%)	378 256 (100%)
9. GROUNDCOVER REQUIREMENTS: 1 GROUNDCOVER PER 18" OF BUILDING FRONTAGE (EXCLUDING ENTRIES & GARAGE OPENINGS): 376 LF /1.5 NATIVE GROUNDCOVER: 60%	250 (60%)	325 150 (100%)

PLANT LIST:

QTY.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
3	AR *	Acer rubrum RED MAPLE	12' x 5' spr., 2" dbh f.g.
2	BA *	Bulnesia arborea VERAWOOD	10' x 5' spr., 2" dbh f.g.
3	CD **	Coccoloba diversifolia PIGEON PLUM	12' x 5' spr., 2" dbh f.g.
3	GB **	Conocarpus erectus GREEN BUTTWOOD	12' x 5' spr., 2" dbh f.g.
2	QV **	Quercus virginiana LIVE OAK	12' ht. x 6' spr., 2" dbh f.g.
SHRUBS:			
60	GB3 **	Conocarpus erectus GREEN BUTTWOOD	24"ht.x.24"spr. 3 gal., 2' o.c.
16	GB7 **	Conocarpus erectus GREEN BUTTWOOD	36"ht.x.24"spr. 7 gal., 2' o.c.
130	HAM **	Hamelia patens FIREBUSH	24"ht.x.24"spr. 3 gal., 2' o.c.
37	PRI **	Podocarpus macrophyllus 'Mak' SAME	24"ht.x.24"spr. 3 gal., 2' o.c.
85	THU *	Thunbergia erecta KINGS MANTLE	24"ht.x.24"spr. 3 gal., 2' o.c.
50	VIB **	Viburnum obovatum WALTERS VIBURNUM	24"ht.x.24"spr. 3 gal., 2' o.c.
GROUNDCOVERS:			
155	FIC *	Ficus microcarpa GREEN ISLAND FIGUS	18"ht.x.18"spr. 3 gal., 1.5' o.c.
100	FLI **	Iris virginica BLUE FLAG IRIS	18"ht.x.18"spr. 3 gal., 1.5' o.c.
50	NE *	Nephrrolepis exaltata BOSTON FERN	18"ht.x.18"spr. 3 gal., 1.5' o.c.
20	PEN *	Pentas lanceolata 'White' WHITE PENTAS	12"ht.x.12"spr. 1 gal., 12" o.c.
ACCENT:			
2	IC *	Cupressus sempervirens ITALIAN CYPRESS	8-10' ht. 15 gal.
As Req. LAWN solid even sod			
As Req. BAHIA Paspalum notatum solid even sod			
ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN			
* MODERATE DROUGHT TOLERANCE			
** VERY DROUGHT TOLERANT			
^ NATIVE SPECIES			

NOTE:
PROVIDE AT LEAST 75% COVERAGE ON THE PROPOSED GROUNDCOVER AT TIME OF INSTALLATION.
PALM TREES OF ANY SPECIES AT A RATIO OF 3:1 EQUAL ONE CANOPY TREE.

SODDING: ALL PORTIONS OF THE DEVELOPMENT SITE NOT DEDICATED TO BUILDINGS, DRIVEWAYS, WALKWAYS OR LANDSCAPING SHALL BE SODDED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY LANDSCAPE REQUIREMENTS OF SECTION 12-103(i).
NOTE: NO MORE THAN 50% OF PERVIOUS AREA CAN BE HIGH WATER USE ST. AUGUSTINE SOD. BAHIA SOD CAN BE USED WITH PROPOSED SHRUBS/GROUNDCOVERS TO REDUCE THE AMOUNT OF ST. AUGUSTINE.
ANY PROPOSED LANDSCAPE THAT MAY BE LOCATED WITHIN ANY EXISTING OR PROPOSED DRAINAGE EASEMENT OR LME WILL REQUIRE ADJUSTMENTS OUTSIDE THEM ON THE LANDSCAPE BUILDING PLANS REVIEW.



SIGHT TRIANGLE:
No trees, palms or structures shall be located within a sight triangle. Sod, ground cover and shrubs may be placed in a sight triangle but shall be maintained at a height not to exceed three (3) feet.

GENERAL PLANTING REQUIREMENTS
THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

2 FULL BUSINESS DAYS BEFORE DIGGING, CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. NOTIFICATION CENTER. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND ANY FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR FLORIDA NURSERY TREES AND PLANTS.

ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS 1/2" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMEROCK SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS, THE TOP 6" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE TILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE. A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING

ALL BURLAP, STRING, CORDS, WIRE BASKETS, PLASTIC OR METAL CONTAINERS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE PLANTING. REMOVE ALL BAMBOO AND METAL NURSERY STAKES. REMOVE ALL TAGGING TAPE.

ALL TREES/PALMS SHALL BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLAIR ARE SLIGHTLY ABOVE FINAL GRADE. SHRUB MATERIAL SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL TREES/PALMS SHALL BE STAKED USING BIODEGRADABLE MATERIAL NO WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL SHALL BE USED. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED AND THE MATERIAL WILL BE REJECTED. PLEASE REFER TO THE PLANTING DETAILS.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM WITH A MINIMUM 100% COVERAGE WITH ALL HEADS ADJUSTED TO 50% OVERLAP. EACH SYSTEM SHALL BE INSTALLED WITH AN OPERATIONAL RAIN SENSOR AND RUST INHIBITOR. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

NO FERTILIZERS ARE REQUIRED.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 1" COMPACTED LAYER OF PINE STRAW, THEN TOPPED WITH A 2" LAYER OF PINE BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF TOTAL COVER WHEN SETTLED. SPREAD MULCH TO 1" THICKNESS 3' AWAY FROM THE TRUNKS/STEMS OF ALL PLANT MATERIAL. ALL TREES IN SODDED AREAS SHALL HAVE A CLEAN CUT 4" DIAMETER MULCH RING. THE 5-6" HEIGHT WATER RING SHALL BE MADE FROM MULCH, NOT SOIL. CERTAIN AREAS MAY RECEIVE A THICKER MULCH COVER WHERE NOTED ON PLANS. CYPRESS, RED, GOLD AND GREEN MULCH IS PROHIBITED.

ALL OPEN AREAS NOT COVERED BY TREES, PALMS, SHRUBS, VINES OR GROUND COVERS SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOD, WHETHER LABELED ON THE PLANS OR NOT, UNLESS A DIFFERENT SPECIES IS INDICATED ON THE PLANTING PLAN. ALL NOTED S.F. SHALL BE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO HIS OR HER TAKE OFF AND SOD ALL OPEN AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY EXISTING SOD WHICH MAY BE DAMAGED DURING CONSTRUCTION.

PLEASE REFER TO THE PLANTING DETAILS FOR A GRAPHIC REPRESENTATION OF THE ABOVE NOTES.

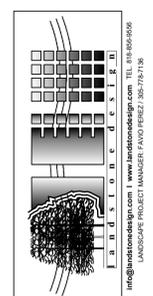
ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN LANDSCAPE REMOVAL

EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK. ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINI-MUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

PRUNING SHALL BE PER ANSI-300 STANDARDS



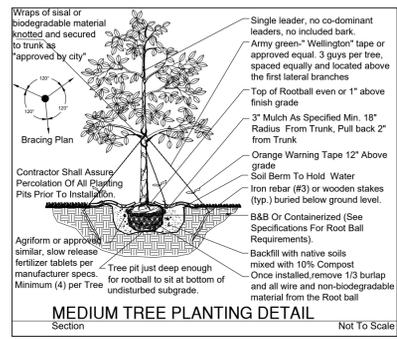
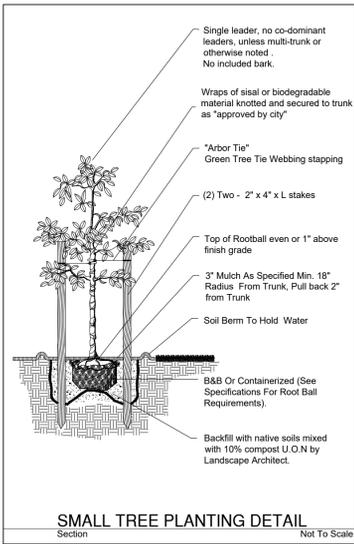
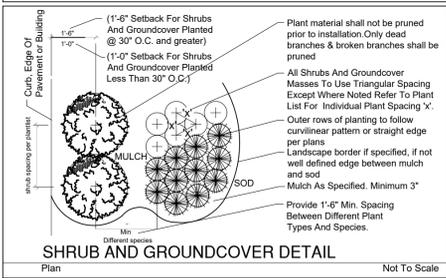
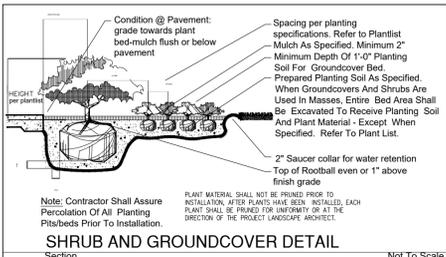
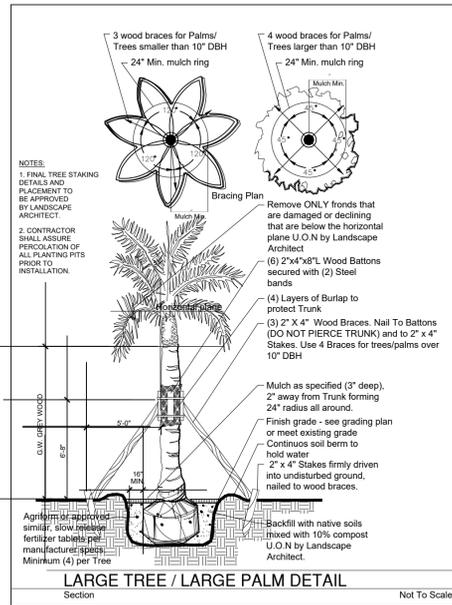
REVISIONS	DATE
#1 REV. PER CITY COMMENTS	2/18/20

MILLSTONE RANCHES
ARLINGTON MODEL
DAVIE, FL

DERICK LANGL
LANDSCAPE ARCHITECT
FL LICENSE #LA687045

DATE
10-08-2019
SCALE
SCALE: 1/16" = 1'-0"
SHEET

L-1
MODEL A
LANDSCAPE PLAN



#1 NOTE: ON PROPOSED SLASH PINES, AN 80% SAND AND 20% MUCK SOIL MIX WILL BE UTILIZED AS PER CITY REQ.

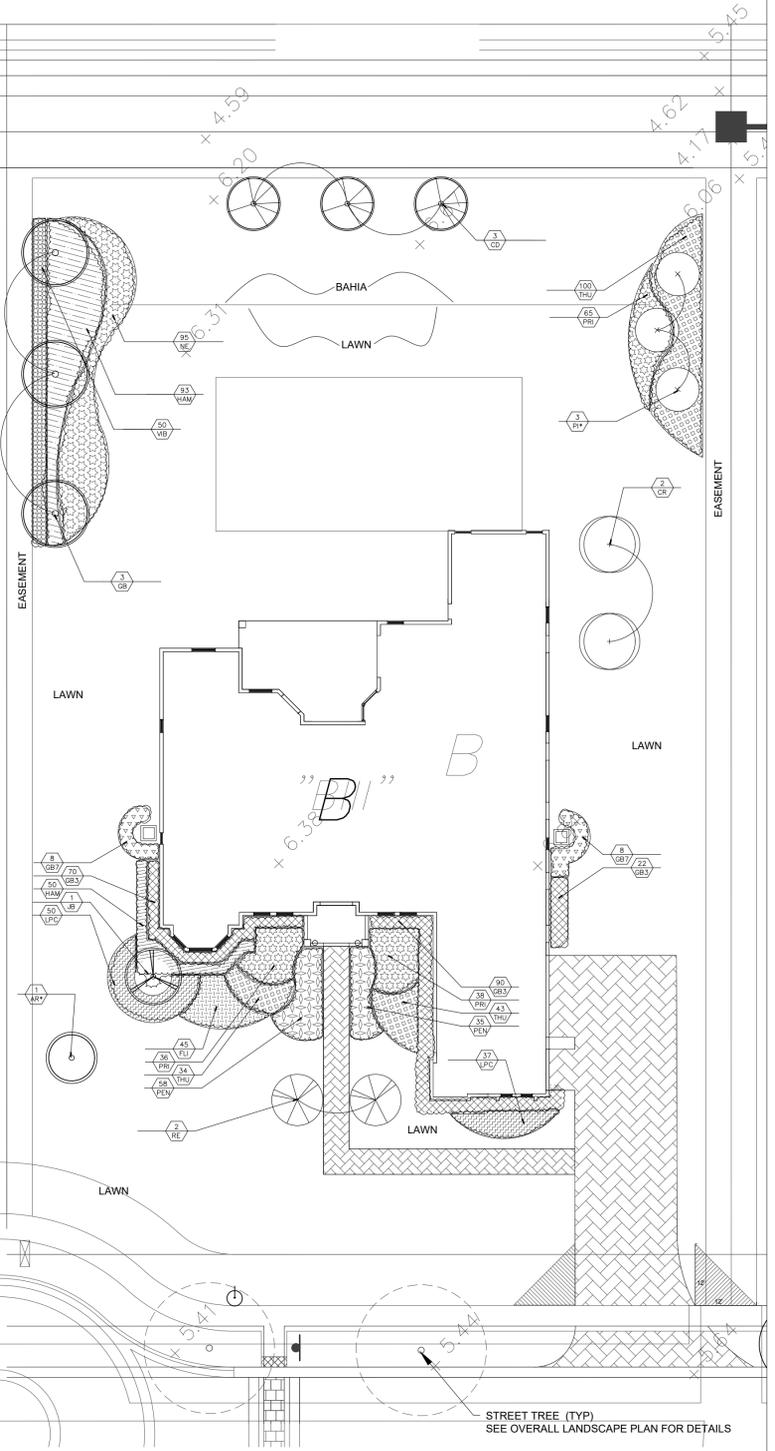
LANDSCAPE REQUIREMENTS (SEC. 12-111) - MILLSTONE RANCHES

DESCRIPTION	REQUIRED	PROVIDED
1. MINIMUM 60% NATIVE MATERIALS FROM APPENDIX B (PLACED ON SITE)	60%	60%
2. 25% MAXIMUM PALMS (NOT INCLUDING NATIVE PALMS)	25% MAX	0%
3. LANDSCAPE SHALL BE PLANTED IN GROUPS OF 3 AND A TIER APPROACH WITH GROUND, LEAVES, SHRUBS AND TREES.		
4. STREET TREES, 40" o.c. MAX., 3" CALIPER, 146 LF/40 (SEE STREET TREES PLAN)	4	4
5. EXISTING NATIVE VEGETATION TO PRESERVE OUTSIDE BUILDING ENVELOPE	N/A	N/A
6. MAXIMUM LAWN PER LOT AREA: 50% pervious area	50%	50%
7. MULCH TO BE LIMITED TO 25% OF REQUIRED PLANTED AREA		
8. TREES REQUIRED: 3 TREES PER 8,000 SQF (EXCLUDE HOUSE/PAVING) AND 1 ADDITIONAL TREE PER 3,000 SQF OF LOT AREA; 35,588 SQF LOT AREA NATIVE TREES: 60%	13 8 (60%)	13 10 (100%)
9. SHRUB REQUIREMENTS: 1 SHRUB (24" HT. MIN.) PER 18" OF BUILDING FRONTAGE (EXCLUDING ENTRIES & GARAGE OPENINGS); 409 LF /1.5 NATIVE SHRUBS: 60%	227 136 (60%)	707 391 (100%)
10. GROUNDCOVER REQUIREMENTS: 1 GROUNDCOVER PER 18" OF BUILDING FRONTAGE (EXCLUDING ENTRIES & GARAGE OPENINGS); 409 LF /1.5 NATIVE GROUNDCOVER: 60%	227 136 (60%)	320 140 (100%)

PLANT LIST:

QTY.	KEY	BOTANICAL/COMMON NAME	DESCRIPTION
1	AR *	Acer rubrum RED MAPLE	12' x 5' spr., 2" dbh f.g.
2	CR *	Clusea rosea PITCH APPLE	10' x 5' spr., 2" dbh f.g.
1	JB *	Elaeocarpus decipiens JAPANESE BLUEBERRY	10' ht. min., std. 2" dbh min., 25 gal.
2	RE **	Roystonea elata ROYAL PALM	8' gw, heavy f.g.
3	PI **	Pinus elliottii SLASH PINE	12' o.a. ht. 2" dbh min., f.g.
3	CD **	Coccoloba diversifolia PIGEON PLUM	12' ht. x 6' spr., 2" dbh f.g.
3	GB **	Conocarpus erectus GREEN BUTTWOOD	14-16' ht. x 5' spr., 2" dbh f.g.
182	GB3 **	Conocarpus erectus GREEN BUTTWOOD	24"ht x 24"spr. 3 gal., 2" o.c.
16	GB7 **	Conocarpus erectus GREEN BUTTWOOD	36"ht x 24"spr. 7 gal., 2" o.c.
143	HAM *	Hamelia patens FIREBUSH	24"ht x 24"spr. 3 gal., 2" o.c.
139	PRI **	Podocarpus macrophyllus 'Maki' SAME	24"ht x 24"spr. 3 gal., 2" o.c.
177	THU *	Thunbergia erecta KINGS MANTLE	24"ht x 24"spr. 3 gal., 2" o.c.
50	VIB **	Viburnum obovatum WALTERS VIBURNUM	24"ht x 24"spr. 3 gal., 2" o.c.
SHRUBS:			
45	FLI **	Iris virginica BLUE FLAG IRIS	18"ht x 18"spr. 3 gal., 1.5" o.c.
95	NE *	Neprolepis exaltata BOSTON FERN	18"ht x 18"spr. 3 gal., 1.5" o.c.
87	LPC *	Loropetalum chinese rubrum 'Plum' SAME	18"ht x 18"spr. 3 gal., 1.5" o.c.
93	PEN *	Pentas lanceolata 'White' WHITE PENTAS	12"ht x 12"spr. 1 gal., 12" o.c.
GROUNDCOVERS:			
As Req.	LAWN	St. Augustine 'Floratam'	solid even sod
As Req.	BAHIA	Paspalum notatum	solid even sod

ABBREVIATIONS / DROUGHT TOLERANCE-ORIGIN
 * MODERATE DROUGHT TOLERANCE
 ** VERY DROUGHT TOLERANT
 ^ NATIVE SPECIES



GENERAL PLANTING REQUIREMENTS
 THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

2 FULL BUSINESS DAYS BEFORE DIGGING, CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. NOTIFICATION CENTER. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND ANY FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN(S) WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR FLORIDA NURSERY TREES AND PLANTS.

ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS 1/2" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMEROCK SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50/50 SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN LOOSE AND FRIABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS, THE TOP 6" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SODDED AREAS. THIS SOIL SHALL BE TILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE. A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING

ALL BURLAP, STRING, CORDS, WIRE BASKETS, PLASTIC OR METAL CONTAINERS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE PLANTING. REMOVE ALL BAMBOO AND METAL NURSERY STAKES. REMOVE ALL TAGGING TAPE.

ALL TREES/PALMS SHALL BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLAIR ARE SLIGHTLY ABOVE FINAL GRADE. SHRUB MATERIAL SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL TREES/PALMS SHALL BE STAKED USING BIODEGRADABLE MATERIAL. NO WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL SHALL BE USED. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED AND THE MATERIAL WILL BE REJECTED. PLEASE REFER TO THE PLANTING DETAILS.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM WITH A MINIMUM 100% COVERAGE WITH ALL HEADS ADJUSTED TO 50% OVERLAP. EACH SYSTEM SHALL BE INSTALLED WITH AN OPERATIONAL RAIN SENSOR AND RUST INHIBITOR. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

NO FERTILIZERS ARE REQUIRED.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 1" COMPACTED LAYER OF PINE STRAW, THEN TOPPED WITH A 2" LAYER OF PINE BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF TOTAL COVER WHEN SETTLED. SPREAD MULCH TO 1" THICKNESS 3' AWAY FROM THE TRUNKS/STEMS OF ALL PLANT MATERIAL. ALL TREES IN SODDED AREAS SHALL HAVE A CLEAN CUT 4" DIAMETER MULCH RING. THE 5-6" HEIGHT WATER RING SHALL BE MADE FROM MULCH, NOT SOIL. CERTAIN AREAS MAY RECEIVE A THICKER MULCH COVER WHERE NOTED ON PLANS. CYPRESS, RED, GOLD AND GREEN MULCH IS PROHIBITED.

ALL OPEN AREAS NOT COVERED BY TREES, PALMS, SHRUBS, VINES OR GROUND COVERS SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOD, WHETHER LABELED ON THE PLANS OR NOT, UNLESS A DIFFERENT SPECIES IS INDICATED ON THE PLANTING PLAN. ALL NOTED S.F. SHALL BE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO HIS OR HER TAKE OFF AND SOD ALL OPEN AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY EXISTING SOD WHICH MAY BE DAMAGED DURING CONSTRUCTION.

PLEASE REFER TO THE PLANTING DETAILS FOR A GRAPHIC REPRESENTATION OF THE ABOVE NOTES.

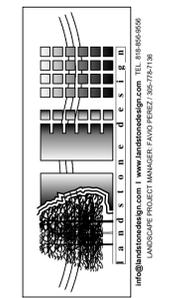
ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN LANDSCAPE REMOVAL

EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK. ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINI- MUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

PRUNING SHALL BE PER ANSI-300 STANDARDS



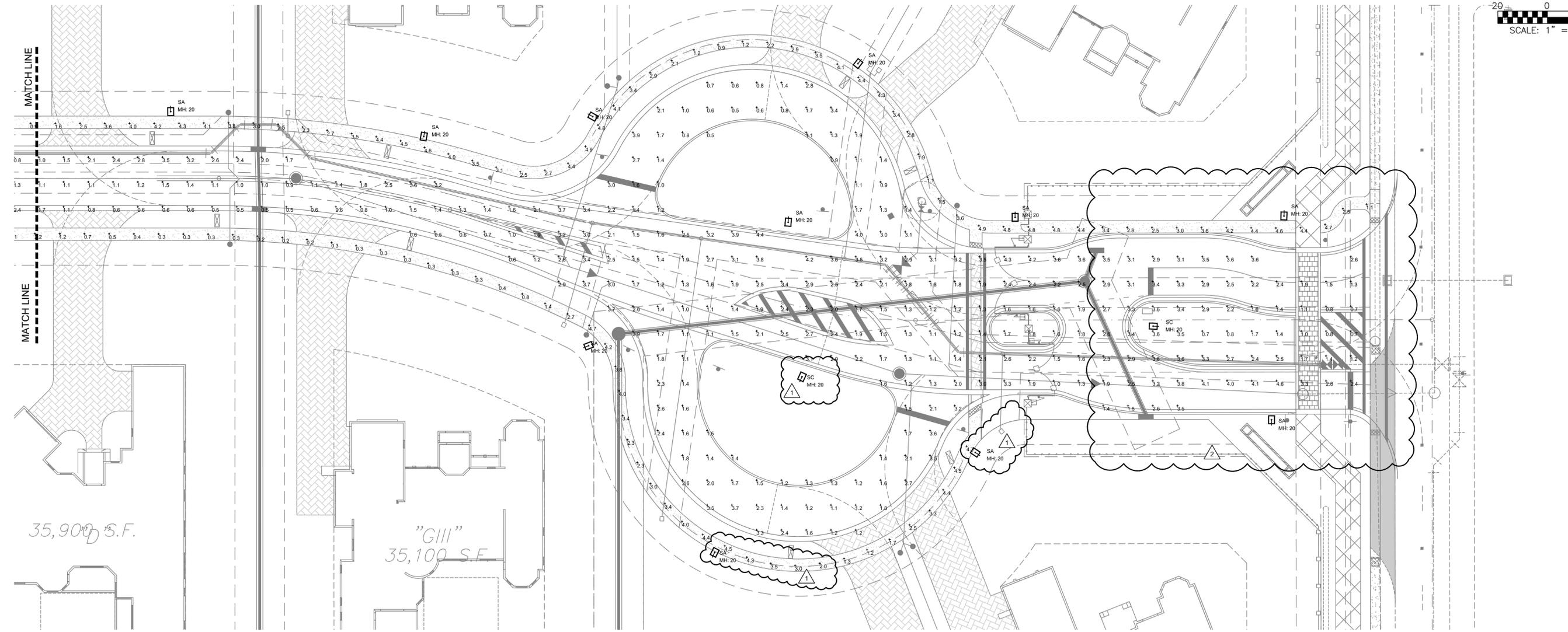
REVISIONS	DATE
#1 REV. PER CITY COMMENTS	2/18/20

MILLSTONE RANCHES
BELMONT MODEL
DAVIE, FL

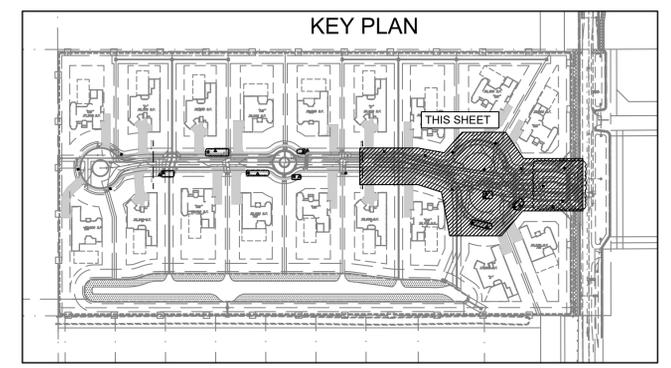
DERICK LANGE
 LANDSCAPE ARCHITECT
 FL LICENSE #LAB07045

DATE
 10-08-2019
 SCALE
 SCALE: 1/16" = 1'-0"
 SHEET

L-2
 MODEL B
 LANDSCAPE PLAN



PHOTOMETRIC PLAN (PARTIAL VIEW)
 SCALE 1" = 20'-0"



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
1	20	SA	SINGLE	N.A.	0.950	VNTLEDS011005MNDIM520XXXHO	498.2
2	2	SC	SINGLE	N.A.	0.950	VNTLEDS011005MNDIM520XXXHO	109.2

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
RESIDENTIAL PROPERTY LINE	ILLUMINANCE	Fc	0.01	0.1	0.0	N.A.	N.A.		
SIDEWALK	ILLUMINANCE	Fc	2.37	4.9	0.2	11.85	24.50		
STREET LIGHTING	ILLUMINANCE	Fc	1.88	4.6	0.4	4.70	11.50		

Cert. of Auth # 26559
 13812 Geranium Place
 Wellington, FL 33414
 Tel: (561) 712-1149
 email: ed@ecengineers.com
 JOB # 19-3418

Eduardo (Ed) Samour, P.E.
 Registered Electrical Engineer
 P.E. # 41186
 Date: 9.14.2020

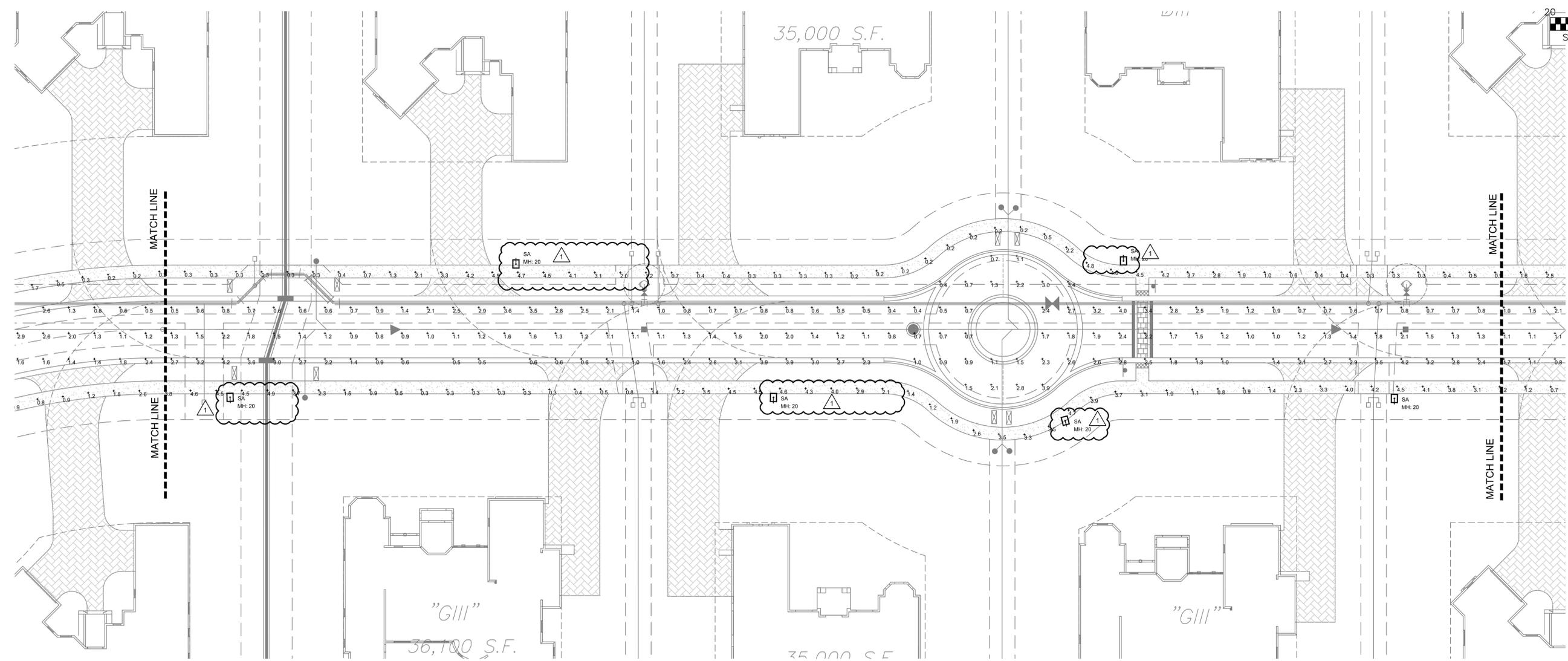
1	02.06.20	ES	BUILDING DEPT COMMENTS				
2	09.14.20	ES	ENTRANCE REV., ADDED SIDEWALK CALC. POINTS				
NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: V.J.F. Date: 4/2014
 Drawn by: V.J.F. Date: 4/2014
 Checked by: C.J.B. Date: _____

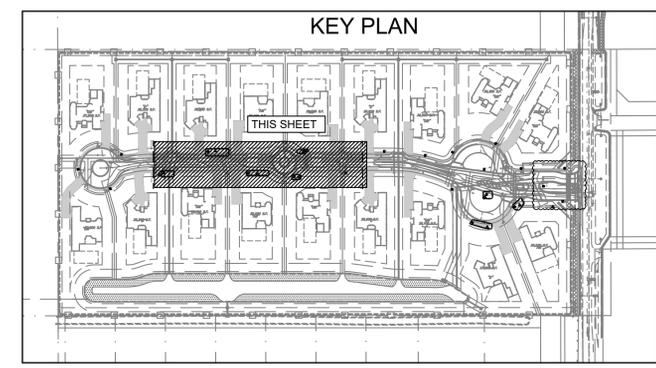
BALLBÉ
& ASSOCIATES
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

STREET LIGHTING PHOTOMETRIC PLAN MILLSTONE RANCHES SOUTHERN HOMES OF DAVIE IV, LLC	Project Number: 201330 Sheet Number: PHM-1
---	---



PHOTOMETRIC PLAN (PARTIAL VIEW)
 SCALE 1" = 20'-0"



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	20	SA	SINGLE	N.A.	0.950	VNTLED011002MNDIM520XXXXHO	188.2
	2	SC	SINGLE	N.A.	0.950	VNTLED011005MNDIM520XXXXHO	109.2

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
RESIDENTIAL PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.	
SIDEWALK	Illuminance	Fc	2.37	4.9	0.2	11.85	24.50	
STREET LIGHTING	Illuminance	Fc	1.88	4.6	0.4	4.70	11.50	

E&C Engineers
 Cert. of Auth # 26559
 13812 Geranium Place
 Wellington, FL 33414
 Tel: (561) 712-1149
 email: ed@ecengineers.com
 P.E. # 41186
 Eduardo (Ed) Samour, P.E.
 Registered Electrical Engineer
 P.E. # 41186
 JOB # 19-3418 Date: 9.14.2020

NO.	DATE	BY	REVISION
1	02.06.20	ES	BUILDING DEPT COMMENTS
2	09.14.20	ES	ENTRANCE REV., ADDED SIDEWALK CALC. POINTS

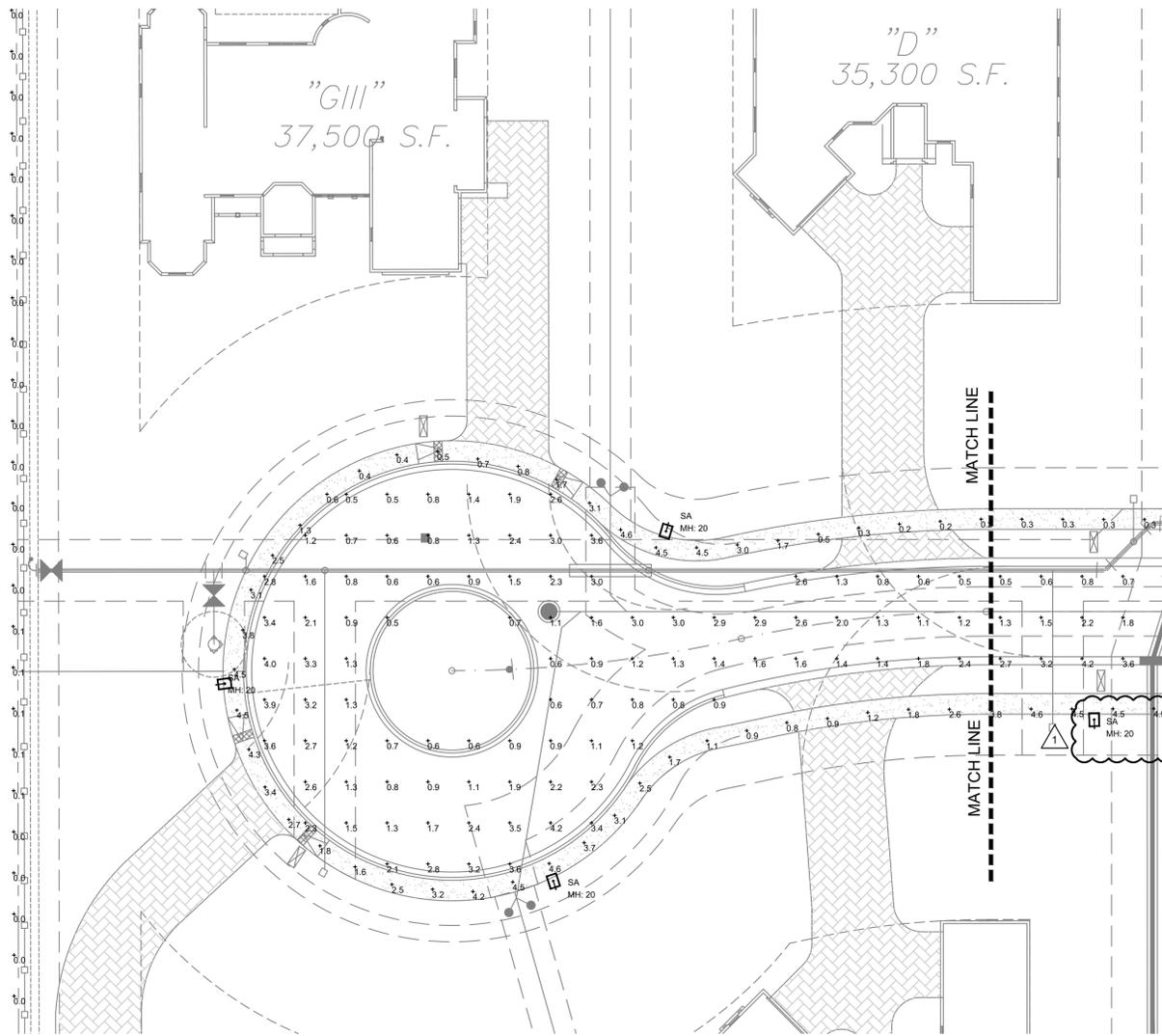
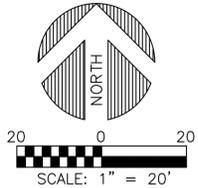
Designed by: V.J.F. Date: 4/2014
 Drawn by: V.J.F. Date: 4/2014
 Checked by: C.J.B. Date: _____

BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

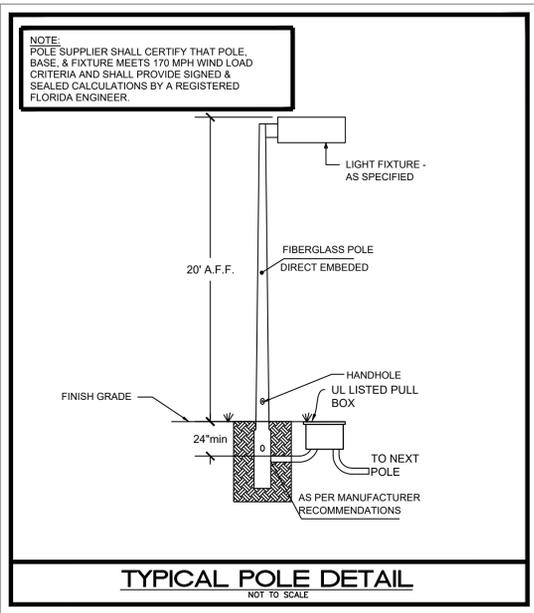
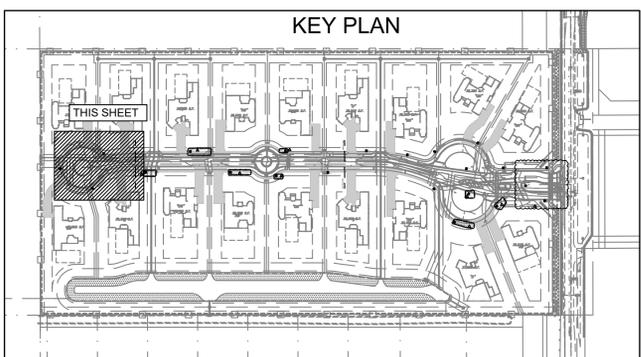
2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

STREET LIGHTING PHOTOMETRIC PLAN
 MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number: 201330
 Sheet Number: PHM-2



PHOTOMETRIC PLAN (PARTIAL VIEW)
SCALE 1" = 20'-0"



NOTE:
POLE SUPPLIER SHALL CERTIFY THAT POLE, BASE, & FIXTURE MEETS 170 MPH WIND LOAD CRITERIA AND SHALL PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER.

PROJECT INFORMATION

Project Name	Date
Catalog #	Type

VIENTO SMALL
AREA & SITE LED LUMINAIRE



APPLICATIONS

- Auto Dealership Sales Lots
- Parking Lots
- Educational/Business Campuses
- Parks & Recreation Areas
- Security Areas
- Mall & Retail Spaces
- Pedestrian Walkways

APPROVALS

- ETL Listed, Complies with UL 1598 and CSA C22.2#250.0-02/2008
- 3G Vibration Rated for Bridge/Overpass Applications per ANSI C136.31-2010, Test Level 2.
- Suitable for wet locations.
- IP66 Optics and Housing.
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit: <http://www.dlccatalog.com/dlc> or www.designlights.org/api

PRODUCT PERFORMANCE

MODEL	LUMENS	WATTS	EFFICACY
VNT-S-02S*	4085	27.3	149.8 LPW
VNT-S-02S*	7605	52.7	144.3 LPW
VNT-S-07S*	10775	77.4	139.2 LPW
VNT-S-100*	14735	108.1	136.3 LPW

*Type V Optics 5000K. For more photometric information see page 3.

FEATURES

- Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power density.
- Optics are completely sealed against moisture and environmental contaminants (IP66).
- Low profile architectural design offers a contemporary appearance with excellent light output and is night sky friendly.
- Controls ready luminaire for independent operation or remote management.
- Zero uplight (ZU) is night sky friendly, reduces wasted light.
- Full cut off luminaire.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONSTRUCTION

- Housing: One piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process to a uniform 3 mil thickness (Dura). This finish provides superior protection from corrosion and maximum environmental durability.
- Powder coat finish in bronze, white or custom colors (consult factory).

MOUNTING

- Integral arm with key hole slot facilitates quick and easy installation.

WARRANTY

- Backed by Xtralight's industry leading 10 year warranty.

ELECTRICAL

- Voltage: 120-277V 50/60Hz driver (standard), 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Surge Protection: 20kA standard.
- NEMA twist-lock receptacle available as an option. NOTE: Photocell or shunting cap required for operation (not included).
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photo/Motion Sensor option available.

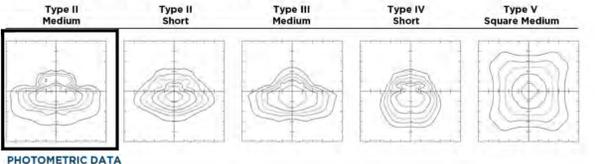
CE MARKING

VNTLED-SMALL 200602 www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com

VIENTO SMALL
AREA & SITE LED LUMINAIRE

IES DISTRIBUTION TYPES

ISO Lines
Distance in Units of Mounting Height Values Based on 25 Foot Mounting Height.



PHOTOMETRIC DATA

Type II Medium				Type II Short					
Model	CCT	Lumens	System Watts	Lm/W	Model	CCT	Lumens	System Watts	Lm/W
02S	5000K	3817	27.3	140.0	02S	5000K	3837	27.3	140.7
052	5000K	7106	52.7	134.8	052	5000K	7143	52.7	135.5
072	5000K	10068	77.4	130.1	072	5000K	10120	77.4	130.7
100	5000K	13768	108.2	127.2	100	5000K	13839	108.2	127.9

Type III Medium				Type IV Short					
Model	CCT	Lumens	System Watts	Lm/W	Model	CCT	Lumens	System Watts	Lm/W
02S	5000K	3809	27.3	139.7	02S	5000K	3945	27.3	141.0
052	5000K	7091	52.7	134.6	052	5000K	7158	52.7	135.8
072	5000K	10047	77.4	129.8	072	5000K	10142	77.4	131.0
100	5000K	13739	108.2	127.0	100	5000K	13869	109.2	127.1

Type V Medium				
Model	CCT	Lumens	System Watts	Lm/W
02S	5000K	4291	27.8	154.0
052	5000K	7894	53.7	147.0
072	5000K	10775	77.4	139.2
100	5000K	14735	109.1	135.0

VNTLED-SMALL 190505 www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com

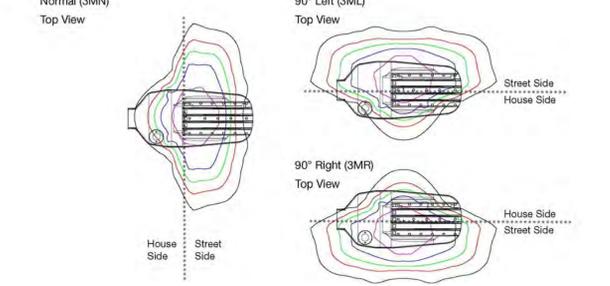
All information is believed to be accurate at the time of publication. Please contact customer service or visit www.xtralight.com for the most updated product specifications. Xtralight reserves the right to change specifications without notice.

VIENTO SMALL
AREA & SITE LED LUMINAIRE

ORDER LOGIC SAMPLE CATALOG NUMBER: VNT-LED-S-01-100-3M-N-DIM-4-20-X-X-BZ-HO

VNT LED	S	01	100	2M	N	DIM	5	20	HO
Size & Model	01	2M	Type II Medium	01	Normal	50/60Hz	5	20	HO
Options									

Rotated Asymmetric Optics
(Type II, Type III & Type IV)



(For more information about the House Side Shielded Optics Accessory see page 6.)

WORKING HARDER. LIGHTING SMARTER.

VNTLED-SMALL 190505 www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com

All information is believed to be accurate at the time of publication. Please contact customer service or visit www.xtralight.com for the most updated product specifications. Xtralight reserves the right to change specifications without notice.

LIGHTING FIXTURE IS FULL CUTOFF

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	02.06.20	ES	BUILDING DEPT COMMENTS				
2	09.14.20	ES	ENTRANCE REV., ADDED SIDEWALK CALC. POINTS				

Designed by: V.J.F. Date: 4/2014
 Drawn by: V.J.F. Date: 4/2014
 Checked by: C.J.B. Date: _____



2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

STREET LIGHTING PHOTOMETRIC PLAN

MILLSTONE RANCHES
SOUTHERN HOMES OF DAVIE IV, LLC

Project Number:
201330

Sheet Number:
PHM-3

E&C Engineers
 Cert. of Auth. # 26558
 13812 Geranium Place
 Wellington, FL 33414
 Tel: (561) 712-1149
 email: ed@ecengineers.com
 JOB # 19-3418 Date: 9.14.2020

Eduardo (Ed) Samour, P.E.
 Registered Electrical Engineer
 P.E. # 41186

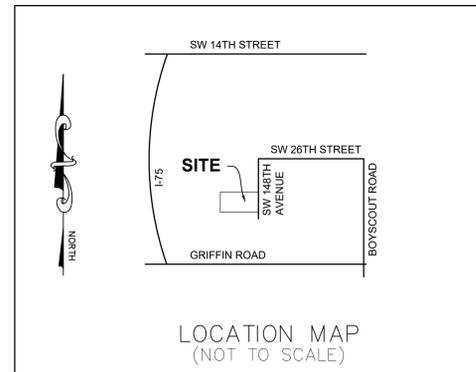


SOUTHWEST RANCHES, FL

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

NOTES

11. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 2, PAGE(S) 17, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), REPLACED IN ITEM 10. NOT PLOTTED HEREON.
12. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MILLCREEK RANCHES, AS RECORDED IN PLAT BOOK 174, PAGE(S) 111, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), DOES AFFECT. PLOTTED HEREON.
13. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 46, PAGE 240, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE ASSIGNMENTS OF RIGHTS IN RESERVATIONS RECORDED IN O.R. BOOK 5591, PAGE 455 AND O.R. BOOK 9616, PAGE 442, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT, PARTIALLY. RELEASED IN ITEM 20. BLANKET IN NATURE.
14. RESERVATIONS CONTAINED IN THE DEED FROM THE NAPOLEAN B. BROWARD DRAINAGE DISTRICT RECORDED IN DEED BOOK 468, PAGE 484, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT. BLANKET IN NATURE FOR CERTAIN MINERAL RIGHTS, SUBJECT TO ROAD RIGHT-OF-WAY RESERVATION LYING 100 FEET EACH SIDE OF THE CENTERLINE OF EXISTING ROAD. NOT PLOTTED HEREON.
15. RESERVATIONS CONTAINED IN THE DEED FROM THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT RECORDED IN DEED BOOK 472, PAGE 234, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT. BLANKET IN NATURE FOR CERTAIN MINERAL RIGHTS. NOT PLOTTED HEREON.
16. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 472, PAGE 290, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES AFFECT. BLANKET IN NATURE FOR CERTAIN MINERAL RIGHTS, SUBJECT TO ROAD RIGHT-OF-WAY RESERVATION LYING 100 FEET EACH SIDE OF THE CENTERLINE OF EXISTING ROAD. NOT PLOTTED HEREON.
17. RESOLUTION OF THE CENTRAL BROWARD DRAINAGE DISTRICT RECORDED IN O.R. BOOK 3438, PAGE 60, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ENTIRE DOCUMENT NOT PROVIDED. AFFECT CAN NOT BE DETERMINED. NOT PLOTTED HEREON.
18. NOTICE OF ADOPTION OF DEVELOPMENT ORDER ADOPTED PURSUANT TO CHAPTER 380.06, FLORIDA STATUTES RECORDED 5/6/2002, IN O.R. BOOK 33594, PAGE 98, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES NOT AFFECT.
19. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHANGE OR ASSESSMENTS, RECORDED IN BOOK 44044, PAGE 93, AS AMENDED BY AMENDED AND RESTATEED DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED AS INSTRUMENT NO. 114936323, TOGETHER WITH BY-LAWS OF MILLSTONE RANCHES HOMEOWNERS ASSOCIATION, INC., RECORDED AS INSTRUMENT NO. 114936322, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), DOES AFFECT. BLANKET IN NATURE.
20. PARTIAL RELEASE OF CANAL RESERVATION RECORDED IN BOOK 36416, PAGE 777 DOES AFFECT. RELEASES CANAL RESERVATIONS. BLANKET IN NATURE.
21. MAINTENANCE AGREEMENT BY AND BETWEEN CENTRAL BROWARD WATER CONTROL DISTRICT AND SOUTHERN HOMES OF DAVIE IV, LLC, RECORDED IN BOOK 40811, PAGE 452. DOES AFFECT. REFERS TO MINIMUM VOLUME IN RETENTION AREAS. NOT PLOTTED HEREON.
22. GRANT OF EASEMENT RECORDED IN BOOK 47869, PAGE 736. DOES AFFECT. BLANKET IN NATURE.
23. AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN BOOK 39142, PAGE 511. DOES AFFECT. BLANKET IN NATURE.
24. RESOLUTION NO. 88-6 RECORDED IN BOOK 14748, PAGE 0391. DOES AFFECT. BLANKET IN NATURE.
25. EASEMENT IN FAVOR OF CENTRAL BROWARD WATER CONTROL DISTRICT RECORDED IN BOOK 36112, PAGE 1864. DOES AFFECT. PLOTTED HEREON.
26. DISCLAIMER OF CENTRAL BROWARD WATER CONTROL DISTRICT RECORDED IN BOOK 36416, PAGE 778. DOES AFFECT. BLANKET IN NATURE.
27. REGIONAL ROAD CONCURRENCY AGREEMENT RECORDED IN BOOK 37895, PAGE 922. DOES AFFECT. BLANKET IN NATURE.
28. NON-USE COMMITMENT NO. 1391 BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OF LANDS DEEDED BY BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT RECORDED IN BOOK 35679, PAGE 1928.
29. AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 115248294. DOES AFFECT. BLANKET IN NATURE.
30. AMENDMENT TO NONVEHICULAR ACCESS LINES RECORDED AS INSTRUMENT NO. 115316972. DOES AFFECT. PLOTTED HEREON.
31. UTILITY SERVICE PERMIT FROM CITY OF SUNRISE, FLORIDA COMMUNITY DEVELOPMENT DEPARTMENT FOR MILLSTONE RANCHES PMA MILLCREEK RANCHES, DAVIE AS-304.1 RECORDED AS INSTRUMENT NO. 114415356. DOES AFFECT. BLANKET IN NATURE.



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT A, MILLSTONE CREEK, PLAT BOOK 174, PAGES 100 AND 111, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 89°59'45" EAST ALONG THE NORTH LINE OF TRACT A AS SAME IS SHOWN THEREON.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONES: "AE"(ELEVATION 6") AND "AH"(ELEVATIONS 6" AND 7"); COMMUNITY PANEL NO. 12011C 0530 H; DATE: AUGUST 18, 2014.
10. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK # 1101 WITH A PUBLISHED ELEVATION OF 7.18 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) NORTH AMERICAN VERTICAL DATUM OF 1988 (-) 1.59' =ELEVATION = 5.59'
11. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2169-4374994, EFFECTIVE DATE: JUNE 20, 2019 AT 8:00AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

DESCRIPTION

TRACT "A", OF MILLCREEK RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 110-111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 834,769 SQUARE FEET, OR 19.164 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JUNE 17, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, PLS
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

REVISIONS	DATE	BY

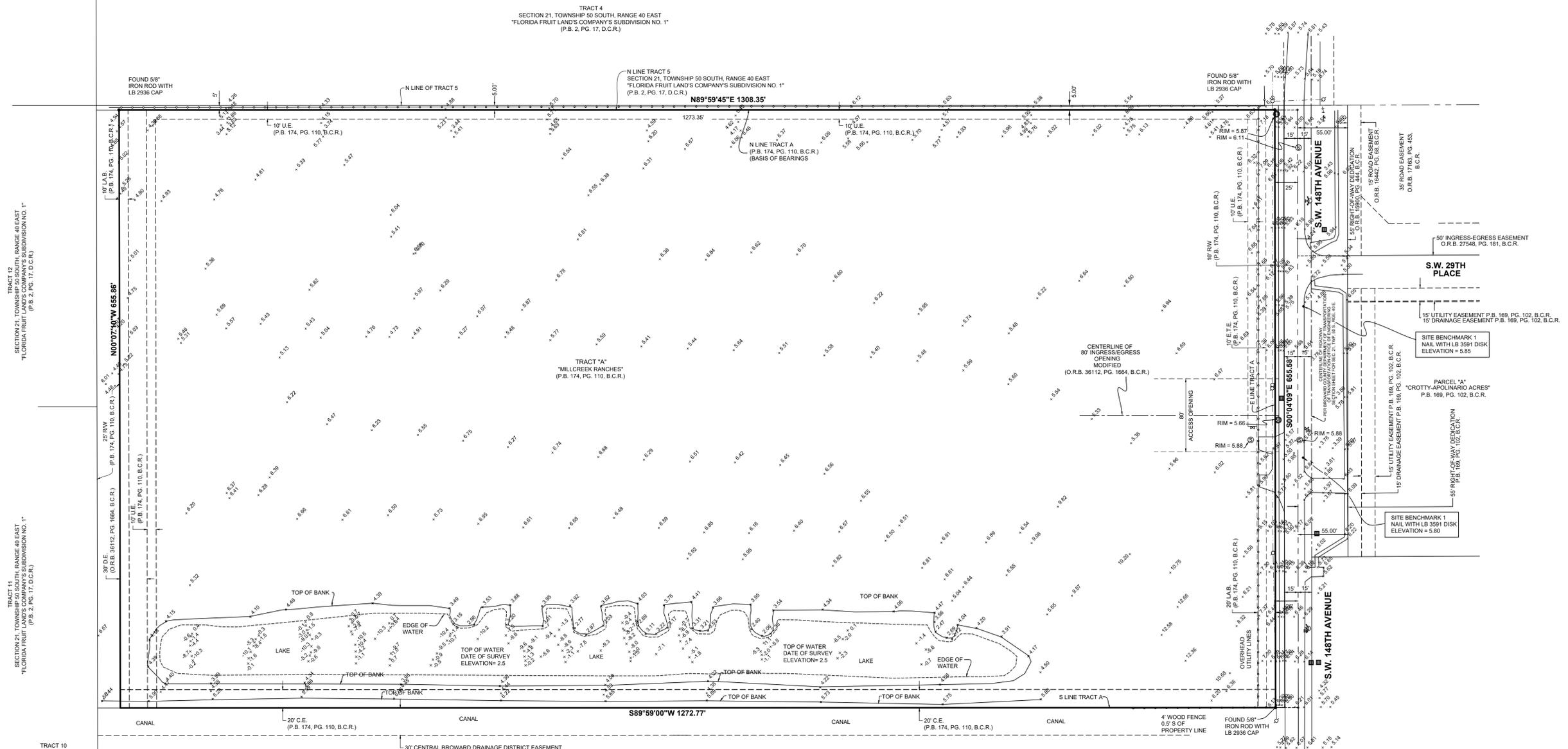
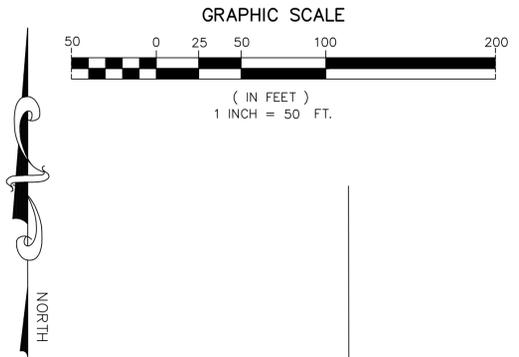
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - SURVEYING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

MILLSTONE RANCHES
SOUTHWEST RANCHES
BOUNDARY SURVEY

DATE	JUNE 2019
DRAWN BY	SAS
F.B./ PG.	ELEC.
SCALE	N/A



JOB #	8630
SHT. NO.	1
OF 2 SHEETS	



TRACT 11
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17, D.C.R.)

TRACT 12
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17, D.C.R.)

TRACT 7
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(P.B. 2, PG. 17, D.C.R.)

TRACT 7
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
P.B. 2, PG. 17, D.C.R.

- LEGEND**
- B.C.R. — BROWARD COUNTY RECORDS
 - C.E. — CANAL EASEMENT
 - D.C.R. — DADE COUNTY RECORDS
 - D.E. — DRAINAGE EASEMENT
 - E.T.E. — EQUESTRIAN TRAIL EASEMENT
 - L.A.B. — LANDSCAPE BUFFER
 - O.R.B. — OFFICIAL RECORDS BOOK
 - P.B. — PLAT BOOK
 - PG. — PG.
 - U.E. — UTILITY EASEMENT
 - — LIGHT POLE
 - ⊕ — FIRE HYDRANT
 - ⊕ — CATCH BASIN
 - ⊕ — SANITARY MANHOLE
 - ⊕ — VALVE
 - ⊕ — DRAINAGE MANHOLE

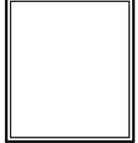
REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - SURVEYING
 LANDSCAPE ARCHITECTURE - SUITE 100
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



**MILLSTONE RANCHES
 SOUTHWEST RANCHES
 BOUNDARY SURVEY**

DATE: JUNE 2019
 DRAWN BY: SAS
 F.B./ PG. ELEC.
 SCALE: 1"=50'



JOB # 8630
 SHT. NO.
 2
 OF 2 SHEETS

MILLCREEK RANCHES

A REPLAT OF TRACT 6 AND A PORTION OF TRACT 5 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" PLAT BOOK 2, PAGE 17, DADE COUNTY RECORDS SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST TOWN OF DAVIE-BROWARD COUNTY-FLORIDA

CFN # 104772916,
Page 1 of 2
Recorded 02/28/2005 at 11:46 AM

LEGAL DESCRIPTION:

TRACT 5, LESS THE NORTH 5.00 FEET THEREOF, TOGETHER WITH ALL OF TRACT 6 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINS 857,721 SQUARE FEET (19.6906 ACRES).

DEDICATION:

STATE OF FLORIDA SS COUNTY OF MIAMI-DADE
KNOW ALL MEN BY THESE PRESENTS: SOUTHERN HOMES OF DAVIE IV, LLC, SOUTHERN HOMES OF BROWARD, INC., MANAGER, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MILLCREEK RANCHES", A REPLAT.

THE ADDITIONAL RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE FOR ROAD AND RELATED PURPOSES.
THE UTILITY EASEMENT AS SHOWN IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
THE DRAINAGE EASEMENT SHOWN HEREIN IS HEREBY DEDICATED TO CENTRAL BROWARD WATER CONTROL DISTRICT.
THE CANAL MAINTENANCE EASEMENT SHOWN HEREIN IS HEREBY DEDICATED TO CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS WHEREOF SOUTHERN HOMES OF DAVIE IV, LLC., SOUTHERN HOMES OF BROWARD, INC., MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 2002.

BY: SOUTHERN HOMES OF DAVIE IV, LLC, SOUTHERN HOMES OF BROWARD, INC., MANAGER
WITNESS: [Signature]
PRINT NAME: Nancy Chedak
WITNESS: [Signature]
PRINT NAME: Lisseth Souto

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JUNE 2002

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

TOWN COUNCIL:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA, BY RESOLUTION ADOPTED THIS 18 DAY OF June 2002, AND THAT BY SAID RESOLUTION THE THOROUGHFARE AND EASEMENTS ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID TOWN.

BY: [Signature] TOWN CLERK, TOWN OF DAVIE
BY: [Signature] MAYOR, TOWN OF DAVIE

DEVELOPMENT SERVICES DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT IS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING DIVISION OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, THIS 30 DAY OF DECEMBER, 2004.

BY: [Signature]
DEVELOPMENT SERVICES DEPARTMENT

CENTRAL BROWARD WATER CONTROL DISTRICT:

THIS IS TO CERTIFY: THAT THIS PLAT IS APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT.

BY: [Signature] CHAIR
BY: [Signature] DISTRICT SECRETARY
DATE: 08-29-04 DATE: 11-23-04

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 16th DAY OF February 2005.

BY: [Signature]
DIRECTOR, DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 26 DAY OF September, 2002.

BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 16 DAY OF February 2005.

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 24th DAY OF September 2004.

ATTEST: ROGER J. DESJARDIS, COUNTY ADMINISTRATOR
BY: [Signature] DEPUTY
BY: [Signature] MAYOR - COUNTY COMMISSION

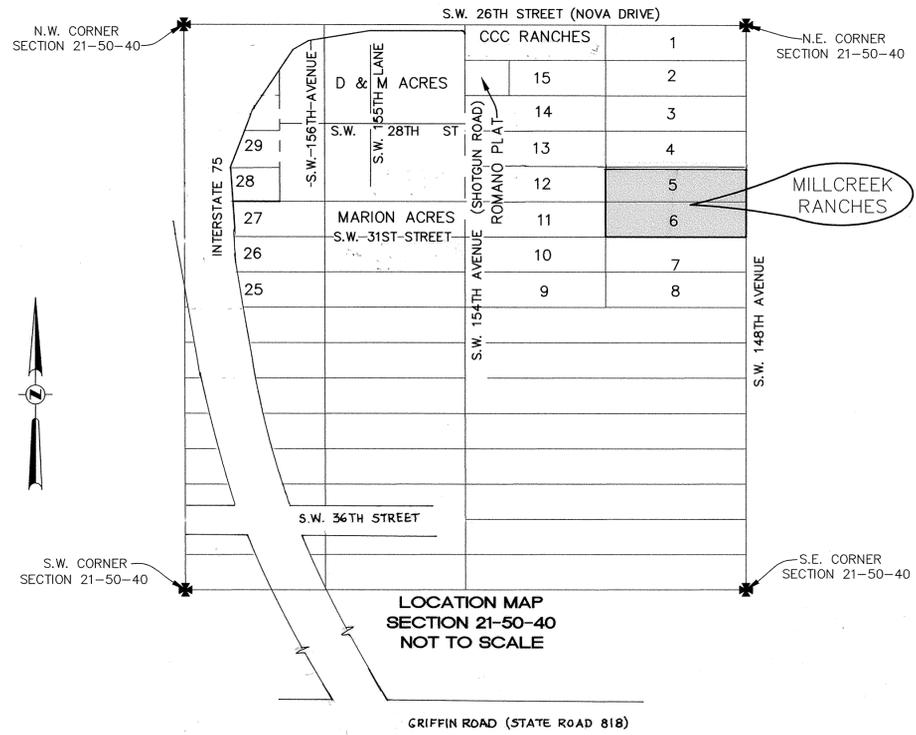
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 28th DAY OF February, 2005, AND RECORDED IN PLAT BOOK 174, PAGE 110, RECORD VERIFIED.

ATTEST: ROGER J. DESJARDIS, COUNTY ADMINISTRATOR
BY: [Signature] DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.
BY: [Signature] DATE: 2/07/05
ERIC B. AUGUSTO BROWARD COUNTY SURVEYOR FLORIDA REGISTRATION NUMBER #LS 5695 STATE OF FLORIDA
BY: [Signature] DATE: 2-20-05
HENRY P. COOK DIRECTOR OF ENGINEERING FLORIDA PROFESSIONAL ENGINEER REGISTRATION NUMBER 12506



ACKNOWLEDGEMENT:

STATE OF FLORIDA SS COUNTY OF MIAMI-DADE
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME HECTOR GARCIA, PRESIDENT OF SOUTHERN HOMES OF DAVIE IV, LLC, SOUTHERN HOMES OF BROWARD, INC., MANAGER, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 2002. HECTOR GARCIA, AS PRESIDENT OF SOUTHERN HOMES OF DAVIE, LLC, SOUTHERN HOMES OF BROWARD, MANAGER, IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

BY: [Signature]
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: MARIA PALACIOS
MY COMMISSION EXPIRES: 8/18/2004

MORTGAGEE CONSENT

STATE OF FLORIDA SS COUNTY OF Miami-Dade
KNOW ALL MEN BY THESE PRESENTS: UNION PLANTERS BANK, N.A., OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN THE OFFICIAL RECORDS BOOK 33915, AT PAGE 341 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "MILLCREEK RANCHES", A REPLAT AND TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS 8th DAY OF May, 2003.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: [Name] PRINT NAME: Marianna E. Perez
TITLE: [Title] TITLE: Vice President

ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF FLORIDA SS COUNTY OF Miami-Dade
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, Marianna E. Perez, OF UNION PLANTERS BANK, N.A., WHO IS PERSONALLY KNOWN TO ME OR AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION, Marianna E. Perez, AS Vice President THEREOF TO BE THEIR FREE ACT AND AS DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.
WITNESS: MY HAND AND OFFICIAL SEAL THIS 8 DAY OF May, A.D., 2003.

BY: [Signature]
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: 6-19-03 PRINT NAME: Emilia C. Ariza
#CE 834188

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET THIS 17th DAY OF JUNE, 2002, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED IN CONFORMITY WITH THE STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: [Signature] 6-17-02
JOHN F. PULICE, PRESIDENT DATE
REG. LAND SURVEYOR #2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER 3870

SOUTHERN HOMES OF DAVIE IV, LLC DEDICATION ACKNOWLEDGEMENT SURVEYOR TOWN OF DAVIE COUNTY SURVEYOR COUNTY ENGINEER UNION PLANTERS BANK, N.A.

MILLCREEK RANCHES

A REPLAT OF TRACT 6 AND A PORTION OF TRACT 5 OF 'FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1'

CFN #104772916 SHEET 2 OF 2 SHEETS
Page 2 of 2

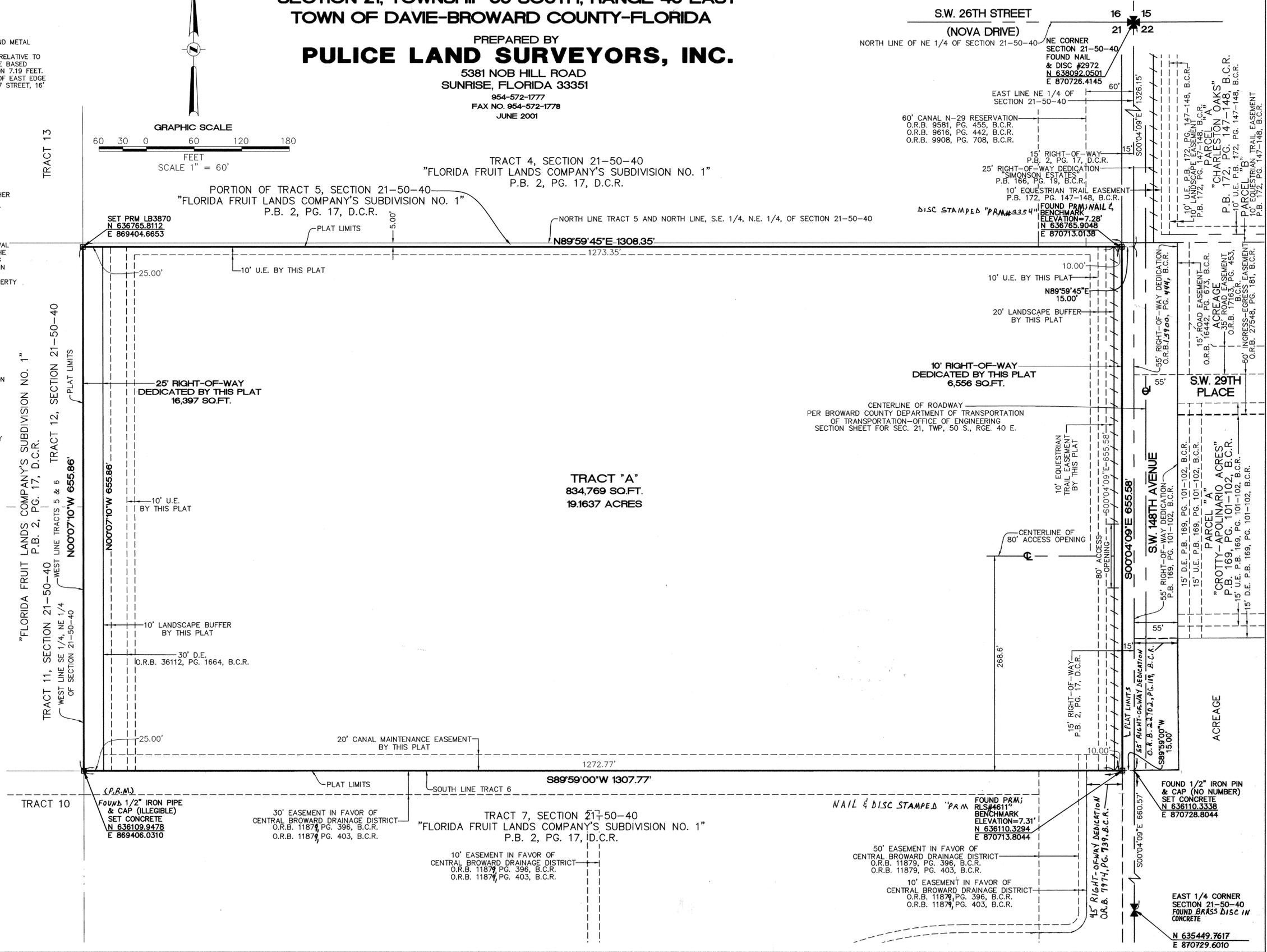
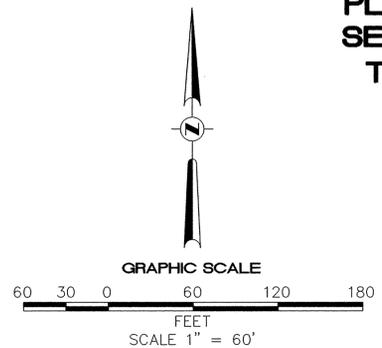
PLAT BOOK 2, PAGE 17, DADE COUNTY RECORDS
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 40 EAST
TOWN OF DAVIE-BROWARD COUNTY-FLORIDA

PULICE LAND SURVEYORS, INC.

PREPARED BY
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JUNE 2001

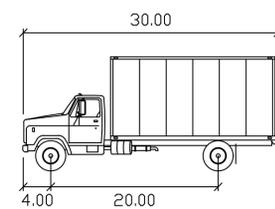
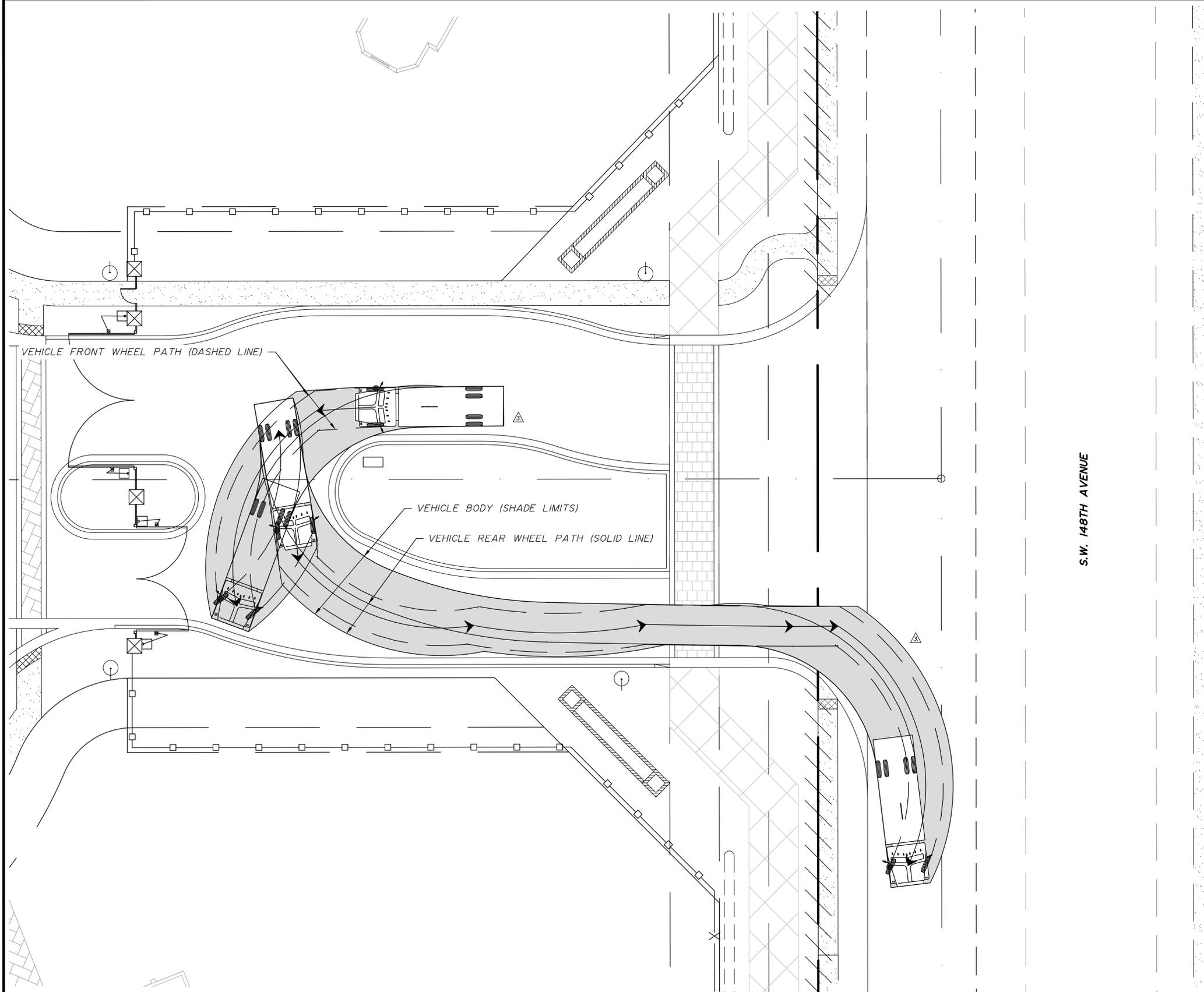
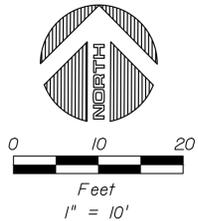
- SURVEYORS NOTES:**
- 1) \square PRM DENOTES: PERMANENT REFERENCE MONUMENTS. (3.5"x3.5"x24" CONCRETE MONUMENT WITH IRON ROD AND METAL "PRM" DISC UNLESS OTHERWISE NOTED.)
 - 2) \square BM DENOTES: BENCH MARK ELEVATIONS. ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE BASED ON BROWARD COUNTY BENCH MARK NO. 1352; ELEVATION 7.19 FEET. B.C.E.D. BRASS DISC STAMPED "BRUCE 1971", 4' EAST OF EAST EDGE PAVEMENT, SOUTHWEST 148 AVENUE AND SOUTHWEST 27 STREET, 16' NORTHEAST OF SOUTHERN BELL POLE.
 - 3) \circ PCP DENOTES: PERMANENT CONTROL POINT.
 - 4) $---$ DENOTES: NON-VEHICULAR ACCESS LINE.
 - 5) O.R.B. DENOTES: OFFICIAL RECORD BOOK
 - 6) LB DENOTES: LICENSED BUSINESS
 - 7) BCR DENOTES: BROWARD COUNTY RECORDS
 - 8) DCR DENOTES: DADE COUNTY RECORDS
 - 9) P.B. DENOTES: PLAT BOOK
 - 10) \oplus DENOTES: CENTERLINE
 - 11) PG. DENOTES: PAGE NUMBER

- NOTICE:**
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 13) THIS PLAT IS RESTRICTED TO EIGHTEEN (18) SINGLE FAMILY DETACHED UNITS.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 14) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "STONER/KEITH RESURVEY NO. II" OF SECTION 21-50-40, AS RECORDED IN MISCELLANEOUS PLAT BOOK 4 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 BEARING S00°04'09"E.
- 15) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 29, 2009, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
- 16) IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JUNE 29, 2009, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 17) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC
- 18) COORDINATES SHOWN HEREON AS SUCH:
N 000.0000 DENOTES: NORTHING
E 000.0000 DENOTES: EASTING
- 19) U.E. DENOTES: UTILITY EASEMENT
20) D.E. DENOTES: DRAINAGE EASEMENT



CENTERLINE OF ROADWAY
PER BROWARD COUNTY DEPARTMENT OF TRANSPORTATION
OF TRANSPORTATION—OFFICE OF ENGINEERING
SECTION SHEET FOR SEC. 21, TWP. 50 S., RGE. 40 E.

TRACT "A"
834,769 SQ.FT.
19.1637 ACRES



SU-30

feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

Steering Angle : 31.8

S.W. 148TH AVENUE

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
8/10/2020		CJB	REVISE PER TOWN OF DAVIE DRC COMMENTS #3				

Designed by: C.M.M. Date: 6/2019

Drawn by: C.M.M. Date: 6/2019

Checked by: C.J.B. Date: 6/2019

BALLBÉ & ASSOCIATES

Civil Engineering • Planning • Surveying

2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. CA26426

Engineer of Record: CARLOS J. BALLBÉ

Registered Engineer Number: 41811
 State of Florida

Date: 09/14/2020

AUTOTURN
 PLAN

MILLSTONE RANCHES
 SOUTHERN HOMES OF DAVIE IV, LLC

Project Number:
 201330

Sheet Number:
 API