

MONTERRA COMMERCIAL CENTER

SITE PLAN - PLANNING & ZONING BOARD SUBMITTAL

COOPER CITY

BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 155 THRU 168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "C-2", SAID POINT BEING ON A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.64°07'47"W.;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL "C-2", ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'00" AND A RADIUS OF 2,964.79 FEET FOR AN ARC DISTANCE OF 313.93 FEET, TO A POINT OF TANGENCY;

THENCE S.31°56'13"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 203.32 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°36'50" AND A RADIUS OF 2,837.05 FEET FOR AN ARC DISTANCE OF 327.49 FEET, TO A POINT OF ON A NON-TANGENT LINE (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL "C-2");

THENCE S.64°40'37"W., ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 100.00 FEET, TO A POINT ON THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE BEING 100 FEET WESTERLY OF AND CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE AND THE EAST LINE OF SAID PARCEL "C-2", A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.64°40'37"E.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CONCENTRIC CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°54'23" AND A RADIUS OF 2,737.05 FEET FOR AN ARC DISTANCE OF 616.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°51'11" AND A RADIUS OF 2,737.05 FEET FOR AN ARC DISTANCE OF 375.14 FEET, TO A POINT ON A NON-TANGENT LINE AND THE SOUTH LINE OF PARCEL "C-2";

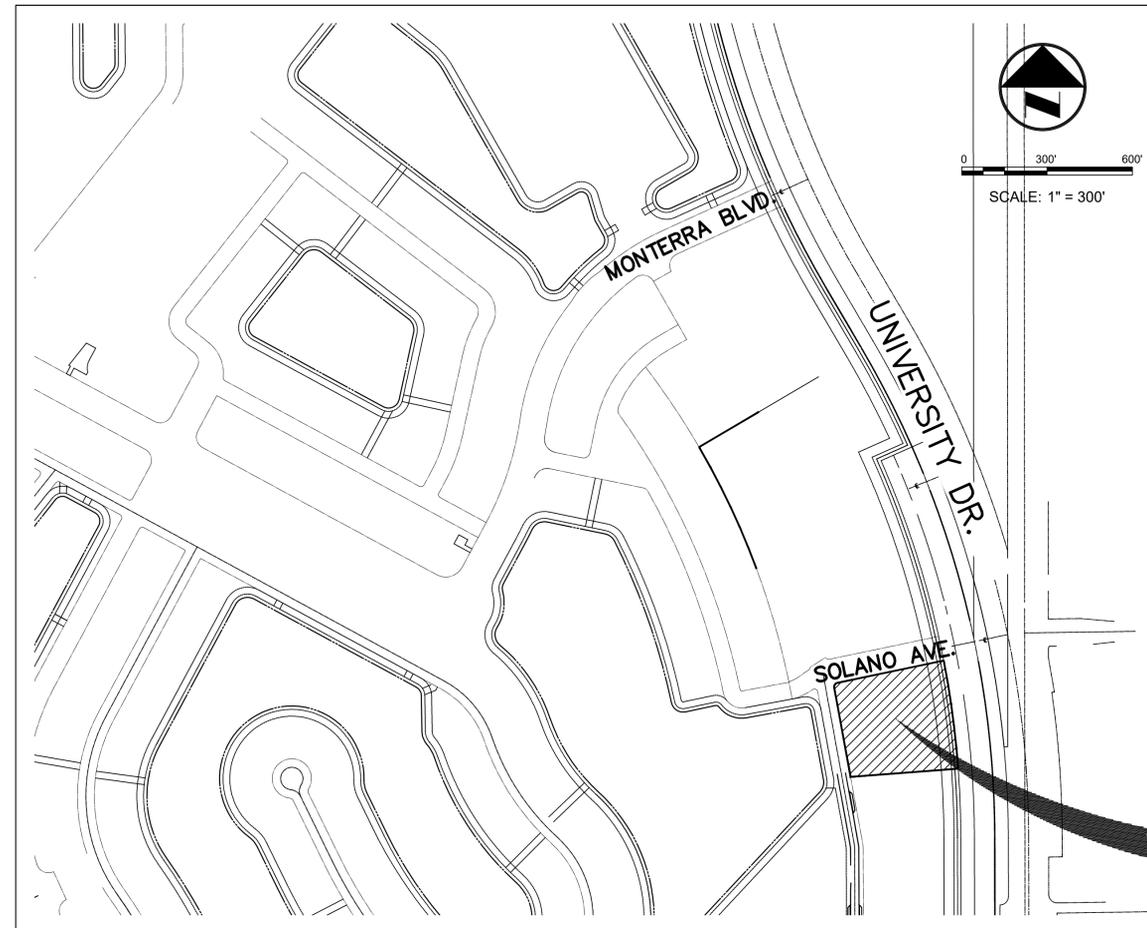
THENCE S.88°13'46"W., ALONG SAID SOUTH LINE, A DISTANCE OF 315.07 FEET;

THENCE N.11°48'30"W., A DISTANCE OF 299.90 FEET TO A POINT ON THE ARC OF TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°40'33" AND A RADIUS OF 12.00 FEET FOR AN ARC DISTANCE OF 18.57 FEET, TO A POINT OF TANGENCY;

THENCE N.76°52'03"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 320.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, CONTAINING 2.57 ACRES (111,946 SQUARE FEET), MORE OR LESS.



LOCATION MAP
SECTION 04, TOWNSHIP 51 SOUTH, RANGE 41 EAST

PREPARED FOR:

MONTERRA INVESTMENTS, INC.

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
	COVER
SITE PLAN	
SP-1	SITE PLAN
SPD-1	SITE PLAN DETAILS
SURVEY	
S-1	SURVEY SHEET 1 OF 2
S-2	SURVEY SHEET 2 OF 2
ARCHITECTURE	
A-0.0	ARCHITECTURAL COVER SHEET
A-0.1	SITE PLAN AND SITE STATISTICS
A-0.2	SITE PHOTOMETRIC PLAN
A-0.3	SITE DETAILS
A-0.4	BUILDING SECTIONS
A-1.0	FLOOR PLAN - GROUND FLOOR
A-1.1	FLOOR PLAN - SECOND FLOOR
A-1.2	FLOOR PLAN - THIRD FLOOR
A-1.3	FLOOR PLAN - FOURTH FLOOR
A-4.0	PROPOSED ELEVATIONS
A-4.1	PROPOSED ELEVATIONS
A-4.2 THRU A-4.3	PROPOSED COLOR ELEVATIONS
A-5.0	BUILDING RENDERING
CIVIL DRAWINGS	
C-01	CIVIL COVER SHEET
C-02	GENERAL NOTES AND SPECIFICATIONS
C-03	GENERAL NOTES AND SPECIFICATIONS
C-04	BUCKEYE PIPELINE DETAILS
C-05	DEMOLITION PLAN
C-06	EROSION CONTROL PLAN
C-07	PAVING, GRADING AND DRAINAGE PLANS
C-08	DRAINAGE AREA MAP
C-09	WATER AND SEWER PLAN
C-10	PAVEMENT MARKINGS AND SIGNAGE PLAN
C-11	DRAINAGE CROSS SECTIONS
C-12 THRU C-15	PAVING, GRADING & DRAINAGE DETAILS
C-16 THRU C-18	WATER AND SEWER DETAILS
LANDSCAPE ARCHITECTURE DRAWINGS	
LD-1	TREE DISPOSITION PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE SCHEDULE
LPD-1	LANDSCAPE DETAILS
LPD-2	LANDSCAPE NOTES

* SIGNAGE PLAN & DETAILS INCLUDED IN SEPARATE SUBMITTAL

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



VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88).



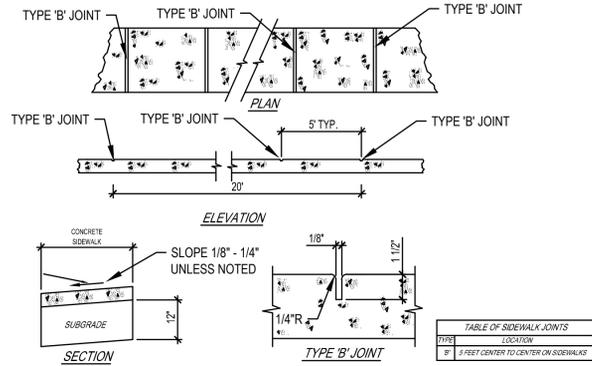
Craven • Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

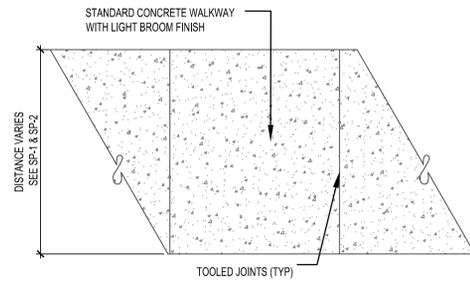
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SUBMITTED ON: 08.05.2024
CTA PROJECT NUMBER: 10-0026-007-08



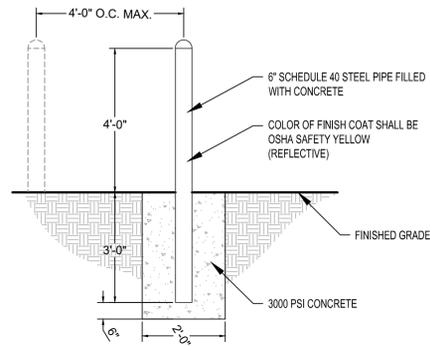
- NOTES:
1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS AND PUBLIC RIGHT OF WAY WHERE THE THICKNESS SHALL BE 6".
 2. SUBGRADE BELOW SIDEWALK SHALL BE A MIN. L.B.R. 40 COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-190.
 3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.

1 CONCRETE SIDEWALK
DETAIL NTS



- NOTES:
1. MOCKUPS: CAST A 4'x4' MOCKUP TO DEMONSTRATE PROPOSED SURFACE FINISH, TEXTURE, AND COLOR. USE THE SAME CEMENT BRAND, AGGREGATE TYPE AND CONSTRUCTION METHODS THAT WILL BE USED ON THE JOB. MAINTAIN SAMPLE PANEL ON SITE EXPOSED TO VIEW FOR DURATION OF PROJECT, AFTER ARCHITECT'S ACCEPTANCE OF VISUAL QUALITIES. IT IS SUGGESTED TO POUR THE SAMPLE ON A MOVEABLE PALLET SO THAT IT CAN BE READILY MOVED IF NEEDED. POUR MOCK-UP UNDER WEATHER CONDITIONS THAT WILL APPROXIMATE ANTICIPATED WEATHER CONDITIONS, INCLUDING SHADING, TEMPERATURE, TIME OF DAY, FINISHERS, TOOLS, CURING PRACTICES, ETC. CHECK AND VERIFY AIR CONTENT AND SLUMP.

2 CONCRETE PAVING - TYPE 1-TYPICAL
PLAN NTS

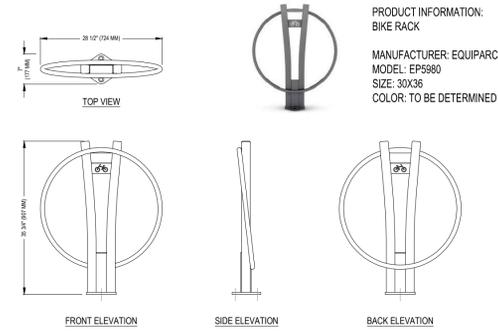


6" BOLLARD COVERS:
MANUFACTURER: IDEAL SHIELDS
TYPE: FLAT TOP W/ REFLECTIVE STRIPS
COLOR: TBD (TO COMPLIMENT BUILDING
COLORS - COORDINATE WITH
OWNERSHIP PRIOR TO ORDERING)

3 BOLLARD
ELEVATION NTS



EQUIPARC
1001 JAMES-BRODIE
ST-JEAN-SUR-RICHELIEU, QC J2X 0C1
TOLL FREE: 1-800-363-9264
PHONE: (450) 346-1882
FAX: (866) 346-2538
www.equiparc.com



PRODUCT INFORMATION:
BIKE RACK
MANUFACTURER: EQUIPARC
MODEL: EP5880
SIZE: 30X36
COLOR: TO BE DETERMINED

- SPECIFICATIONS:**
- FRAME MADE OF ALUMINUM, PAINTED
 - DECORATED WITH A BICYCLE LOGO
 - HOLDS 2 BIKES
 - WEIGHT: 40 LB
- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADDetails.com/info AND ENTER REFERENCE NUMBER 2896-072.

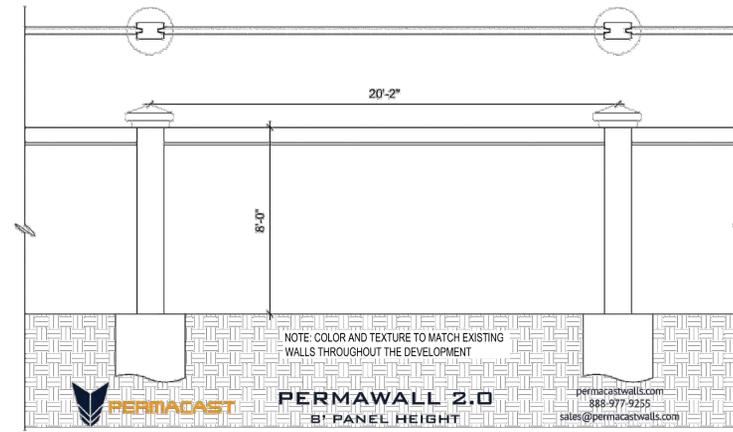


4 BIKE RACK
DETAIL NTS

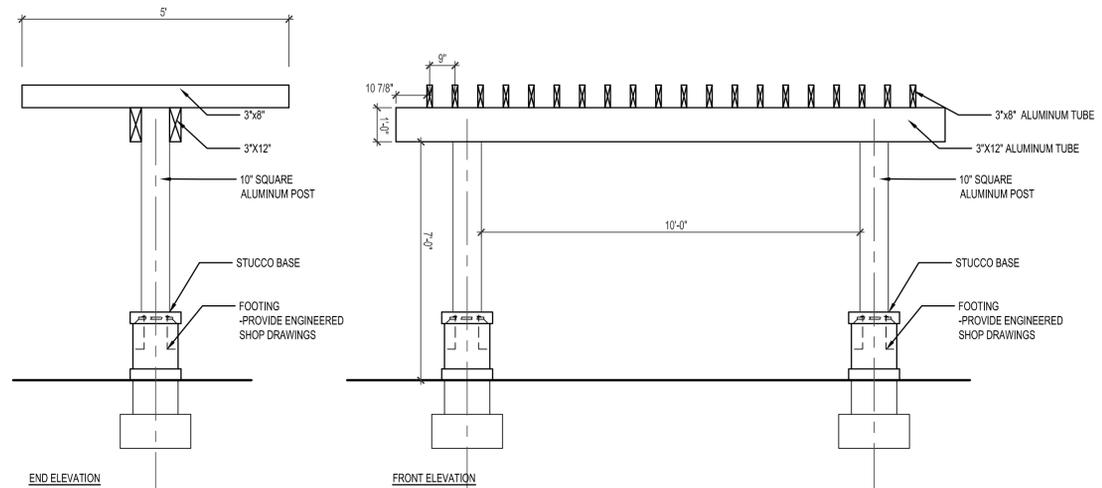


PRODUCT INFORMATION:
BENCH
MANUFACTURER: LANDSCAPE FORMS
MODEL: SCARBOROUGH
SIZE: 72" LENGTH X 28" DEPTH
COLOR: TO BE DETERMINED

5 BENCH
DETAIL NTS



6 8' PRIVACY WALL
DETAIL NTS



- NOTES:
- 1) COLUMNS TO MATCH THE COLUMN FINISHES USED ON THE BUILDING ARCHITECTURE
 - 2) ALL COMPONENTS TO BE HIGH GAUGE ALUMINUM. COLOR TO BE POWDER COATED DARK GREY. COLOR TO BE APPROVED
 - 3) ALL EXPOSED HARDWARE TO BE STAINLESS. ALL OTHER HARDWARE TO BE GALVANIZED-MINIMUM.
 - 4) CONTRACTOR TO SUPPLY ENGINEERED SHOP DRAWINGS.

7 TRELLIS
DETAIL NTS



PRODUCT INFORMATION:
TRASH CAN WITH RECYCLE DIVIDER
MANUFACTURER: LANDSCAPE FORMS
MODEL: SCARBOROUGH W/ RECYCLING INSERT
SIZE: 25" DIAMETER, 40" HEIGHT
COLOR: TO BE DETERMINED

8 TRASH/RECYCLING RECEPTACLE
DETAIL NTS

DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
3565 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-4400
FAX: (954) 739-4409
FLORIDA LICENSED BUSINESS SURVEYORS & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 2200114
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MONTERRA COMMERCIAL CENTER
COOPER CITY, FL 33024
PREPARED FOR:
MONTERRA INVESTMENTS, LLC
SITE PLAN DETAILS

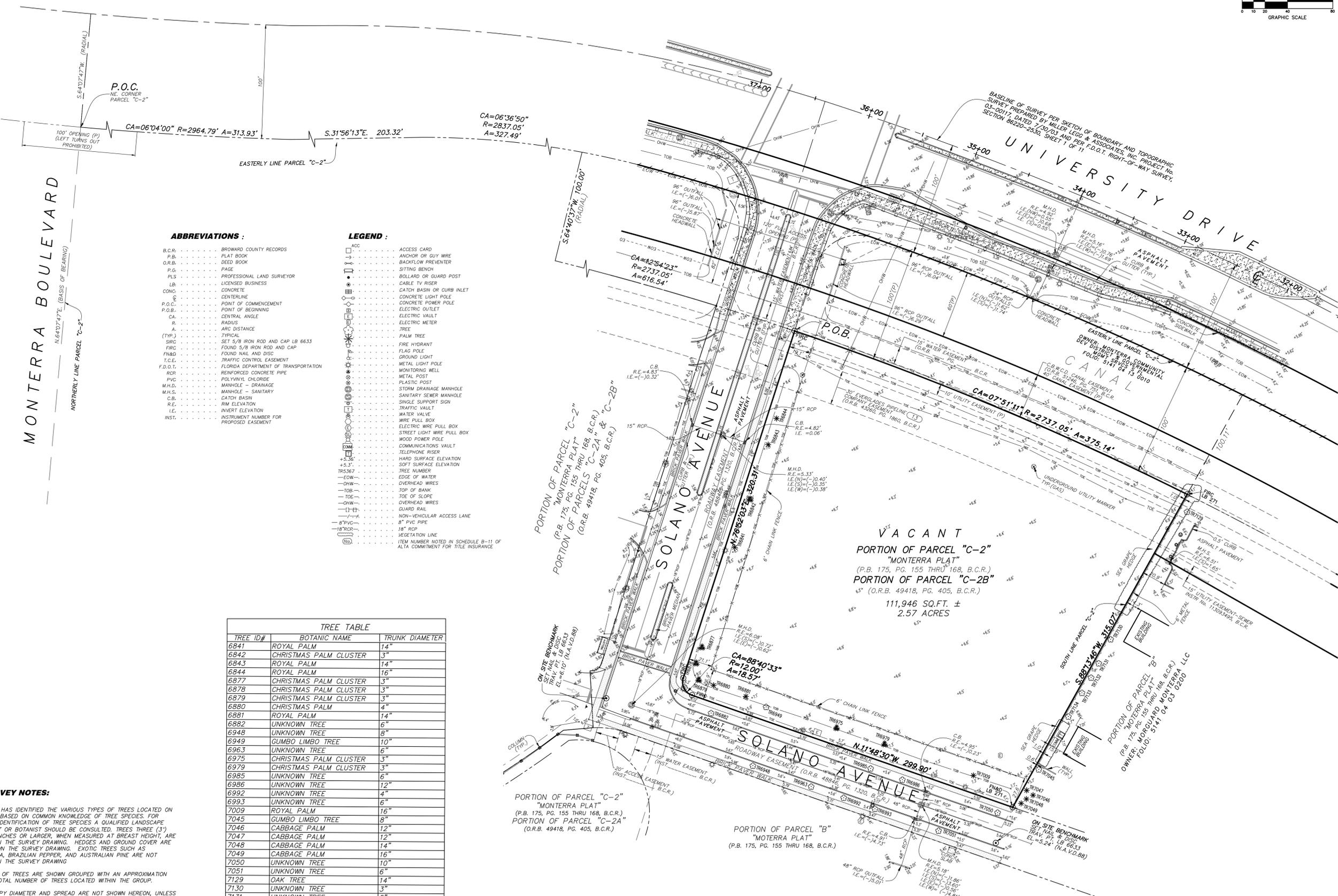
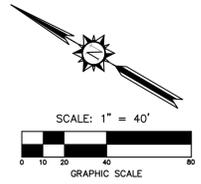
Nicole D. Pastre
Florida R.L.A. No. 6667397
August 1, 2024
PROJECT NO.
10-0026-007-08

SPD-1
SHEET 1 OF 1



Know what's below.
Call before you dig.

SKETCH OF ALTA/NSPS LAND TITLE SURVEY



MONTERRA BOULEVARD
 N. 64°07'47.7"E. (BASIS OF BEARING)
 NORTHERLY LINE PARCEL "C-2"
 S. 64°07'47.7"W. (RADIAL)

ABBREVIATIONS :

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. DEED BOOK
- P.G. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- LB LICENSED BUSINESS
- CONO. CONCRETE
- C CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA CENTRAL ANGLE
- R RADIUS
- A ARC DISTANCE
- (TYP.) TYPICAL
- SIRC SET 5/8 IRON ROD AND CAP LB 6633
- FIRC FOUND 5/8 IRON ROD AND CAP
- FN&D FOUND NAIL AND DISC
- T.C.E. TRAFFIC CONTROL EASEMENT
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE
- M.H.D. MANHOLE - DRAINAGE
- M.H.S. MANHOLE - SANITARY
- C.B. CATCH BASIN
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- INST. INSTRUMENT NUMBER FOR PROPOSED EASEMENT

LEGEND :

- ACC ACCESS CARD
- ANCHOR OR GUY WIRE
- BACKFLOW PREVENTER
- SITTING BENCH
- BOLLARD OR GUARD POST
- CABLE TV RISER
- CATCH BASIN OR CURB INLET
- CONCRETE LIGHT POLE
- CONCRETE POWER POLE
- ELECTRIC OUTLET
- ELECTRIC VAULT
- ELECTRIC METER
- TREE
- PALM TREE
- FIRE HYDRANT
- FLAG POLE
- GROUND LIGHT
- METAL LIGHT POLE
- MONITORING WELL
- METAL POST
- PLASTIC POST
- STORM DRAINAGE MANHOLE
- SANITARY SEWER MANHOLE
- SINGLE SUPPORT SIGN
- TRAFFIC VAULT
- WATER VALVE
- WIRE PULL BOX
- ELECTRIC WIRE PULL BOX
- STREET LIGHT WIRE PULL BOX
- WOOD POWER POLE
- COMMUNICATIONS VAULT
- TELEPHONE RISER
- HARD SURFACE ELEVATION
- SOFT SURFACE ELEVATION
- TREE NUMBER
- EDGE OF WATER
- OVERHEAD WIRES
- TOB TOP OF BANK
- TOE TOE OF SLOPE
- OHW OVERHEAD WIRES
- GUARD RAIL
- NON-VEHICULAR ACCESS LANE
- 8" PVC PIPE
- 18" RCP
- VEGETATION LINE
- ITEM NUMBER NOTED IN SCHEDULE B-11 OF ALTA COMMITMENT FOR TITLE INSURANCE

TREE TABLE		
TREE ID#	BOTANIC NAME	TRUNK DIAMETER
6841	ROYAL PALM	14"
6842	CHRISTMAS PALM CLUSTER	3"
6843	ROYAL PALM	14"
6844	ROYAL PALM	16"
6877	CHRISTMAS PALM CLUSTER	3"
6878	CHRISTMAS PALM CLUSTER	3"
6879	CHRISTMAS PALM CLUSTER	3"
6880	CHRISTMAS PALM	4"
6881	ROYAL PALM	14"
6882	UNKNOWN TREE	6"
6948	UNKNOWN TREE	8"
6949	GUMBO LIMBO TREE	10"
6963	UNKNOWN TREE	6"
6975	CHRISTMAS PALM CLUSTER	3"
6979	CHRISTMAS PALM CLUSTER	3"
6985	UNKNOWN TREE	6"
6986	UNKNOWN TREE	12"
6992	UNKNOWN TREE	4"
6993	UNKNOWN TREE	6"
7009	ROYAL PALM	16"
7045	GUMBO LIMBO TREE	8"
7046	CABBAGE PALM	12"
7047	CABBAGE PALM	12"
7048	CABBAGE PALM	14"
7049	CABBAGE PALM	16"
7050	UNKNOWN TREE	10"
7051	UNKNOWN TREE	6"
7129	OAK TREE	14"
7130	UNKNOWN TREE	3"
7131	UNKNOWN TREE	8"
7132	UNKNOWN TREE	12"
7133	UNKNOWN TREE	6"
7134	UNKNOWN TREE	3"

TREE SURVEY NOTES:

- THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN ON THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
- CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.



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

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF PARCEL "C-2"
 MONTERRA PLAT
 (P.B. 175, PG. 155 THRU 168, B.C.R.)
 COOPER CITY, BROWARD COUNTY, FLORIDA

DATE: 6/14/22
 BY: JDC
 DATE: 1/4/24
 BY: DRL

REVISION: ADDITIONAL ELEVATION DATA AND TREES
 NO. 1
 DATE: 6/14/22
 BY: JDC
 NO. 2
 DATE: 1/4/24
 BY: DRL

TEL: (954) 585-0997
 www.stonerandassociates.com

STONER & ASSOCIATES, Inc.
 SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 6633
 4341 S.W. 62nd AVENUE, TOWN OF DAVE, FLORIDA 33314

LAST DATE OF FIELD SURVEY: 6/16/22
 DRAWN: DRL
 CHECKED: DWS
 BOOK/PAGES(S): 158/9-10
 & DATA COLLECTOR

JAMES D. STONER
 PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4039
 STATE OF FLORIDA

PROJECT
 21-9180
 S.P. PARCEL

SHEET NO.
 2 OF 2



DIVERSIFIED SELF STORAGE Master Site Plan

Prepared for Diversified Companies
 3300 North University Drive
 Cooper City, Florida 33024

AR Architecture, LLC.

7700 CONGRESS AVE., SUITE #3204
 BOCA RATON, FLORIDA 33487
 PH. 561.241.6376 CELL: 305.519.1178
 adam@ar-architecturefirm.com

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	DATE	REVISION
△	2024-04-04	DRC COMMENTS
△	2024-07-03	DRC COMMENTS
△	2024-07-30	DRC COMMENTS

PROJECT RENDERING



THIS PROJECT:

PROJECT NAME:

REQUIREMENT FROM B-3	REQUIREMENT FROM D.G.	
X	X	SITE DATA: TOTAL SITE AREA: +/- 111,946 sq.ft. = +/- 2.57 Acres SITE LOCATION: COOPER CITY LAND USE PLAN DESIGNATION: GENERAL BUSINESS DISTRICT ZONING DISTRICT: B-3- GENERAL BUSINESS DISTRICT PROPOSED LAND USE: SELF-STORAGE WITH ACCESSORY RETAIL
X	X	FRONT SETBACK: 25'-0" REQUIRED: 25'-0" PROVIDED: 64'-4 3/4"
X	X	SIDE (street) SETBACK: 25'-0" PROVIDED: 62'-2 1/2"
X	X	SIDE (interior) SETBACK: 10'-0" PROVIDED: 49'-2"
X	X	REAR SETBACK: 10'-0" PROVIDED: 25'-2"
X	X	LANDSCAPE AREA: 10% = +/- 11,195 sq.ft. PROVIDED: 29.6% = +/- 33,148 sq.ft.
X	X	IMPERVIOUS AREA: 90% = +/- 100,751 sq.ft. PROVIDED: 70.4% = +/- 78,798 sq.ft. (Including building's areas)
X	X	LOT COVERAGE AREA: 65% = +/- 72,765 sq.ft. PROVIDED: 30.70% = 34,378 sq.ft.
X		BUILDING HEIGHT: 100'-0" PROVIDED: 63'-0" (top of highest parapet wall)
		TYPE OF OCCUPANCY: GROUP S- STORAGE- ORDINARY HAZARD AS PER FBC SECTION 311 WITH ACCESSORY GROUP B- BUSINESS- AS PER FBC SECTION 304
		OCCUPANT LOAD: N/A- NOT APPLICABLE AS PER NFPA TABLE 7.3.1.2 (UNOCCUPIED BUILDING- DARK SHELL)
		TYPE OF CONSTRUCTION: TYPE II-A (PROTECTED) W/ AUTOMATIC SPRINKLER SYSTEM
		GROSS BUILDING AREA: 123,027 sq.ft.
		BUILDING AREA: (USED FOR PARKING CALC'S ONLY) Bldg. 'A' 123,027 sq.ft. 10,005 sq.ft.- RETAIL AREA 113,022 sq.ft.- SELF STORAGE AREA
X		PARKING REQUIRED: 137 STALLS 80 STALLS- 10,005 sq.ft. - RETAIL AREA- 1 parking stall per 125 sq.ft. 57 STALLS- 113,022 sq.ft. - SELF STORAGE AREA- 1 parking stall per 2,000 sq.ft.
X		PARKING PROVIDED: 137 STALLS 132 REGULAR STALLS 5 HANDICAP STALLS

CLIENT:

DIVERSIFIED COMPANIES
 600 West Hillsboro Blvd., Suite #202
 Deerfield Beach, Florida 33441
 T 954.776.1005 ext. 204
 E-mail: alan@diversifiedecos.com
 Contact: ALAN GOLDBERG

CIVIL ENGINEERING:

CRAVEN THOMPSON & ASSOCIATES INC.
 3563 NW 53rd Street
 Fort Lauderdale, Florida 33309
 T 954.739.6400
 E-mail: SPEAVLER@craventhompson.com
 Contact: SCOTT PEAVLER

ARCHITECT:

AR ARCHITECTURE, LLC (AR92163)
 7700 Congress Ave., Suite #1117
 Boca Raton, Florida 33487
 T: 561.241.6376 C: 305.519.1178
 E-mail: adam@ar-architecturefirm.com
 Contact: ADAM RYDZEWSKI

GENERAL CONTRACTOR:

T.B.D.

LANDSCAPE ARCHITECTURE:

CRAVEN THOMPSON & ASSOCIATES INC.
 3563 NW 53rd Street
 Fort Lauderdale, Florida 33309
 T 954.739.6400
 E-mail: SPEAVLER@craventhompson.com
 Contact: SCOTT PEAVLER

PROJECT TEAM:

ARCHITECTURAL DRAWINGS:

A-0.0 COVER SHEET AND LEGAL DESCRIPTION

SURVEY:

S-1 SURVEY-SHEET 1 OF 2
 S-1 SURVEY-SHEET 2 OF 2

CIVIL DRAWINGS:

SP-1 SITE PLAN
 SPD-1 SITE PLAN DETAILS

ARCHITECTURAL DRAWINGS:

A-0.1 SITE PLAN AND SITE STATISTICS
 A-0.2 SITE PHOTOMETRIC PLAN
 A-0.3 SITE DETAILS
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 A-4.0 PROPOSED ELEVATIONS
 A-4.1 PROPOSED ELEVATIONS
 A-4.2 PROPOSED COLORED ELEVATIONS
 A-4.3 PROPOSED COLORED ELEVATIONS
 △ A-5.0 BUILDING RENDERING

LANDSCAPE DRAWINGS:

TD-1 TREE DISPOSITION PLAN
 LP-1 LANDSCAPE PLAN
 LPD-1 LANDSCAPE DETAILS
 LPD-2 LANDSCAPE NOTES

LOCATION SKETCH

A PARCEL OF LAND BEING A PORTION OF PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 155 THRU 168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "C-2", SAID POINT BEING ON A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.64°07'47"W;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL "C-2", ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'00" AND A RADIUS OF 2,964.79 FEET FOR AN ARC DISTANCE OF 313.93 FEET, TO A POINT OF TANGENCY;

THENCE S.31°56'13"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 203.32 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°36'50" AND A RADIUS OF 2,837.05 FEET FOR AN ARC DISTANCE OF 327.49 FEET, TO A POINT OF ON A NON-TANGENT LINE (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL "C-2");

THENCE S.64°40'37"W., ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 100.00 FEET, TO A POINT ON THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE BEING 100 FEET WESTERLY OF AND CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE AND THE EAST LINE OF SAID PARCEL "C-2", A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.64°40'37"E.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CONCENTRIC CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°54'23" AND A RADIUS OF 2,737.05 FEET FOR AN ARC DISTANCE OF 616.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°51'11" AND A RADIUS OF 2,737.05 FEET FOR AN ARC DISTANCE OF 375.14 FEET, TO A POINT ON A NON-TANGENT LINE AND THE SOUTH LINE OF PARCEL "C-2";

THENCE S.88°13'46"W., ALONG SAID SOUTH LINE, A DISTANCE OF 315.07 FEET;

THENCE N.11°48'30"W., A DISTANCE OF 299.90 FEET TO A POINT ON THE ARC OF TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°40'33" AND A RADIUS OF 12.00 FEET FOR AN ARC DISTANCE OF 18.57 FEET, TO A POINT OF TANGENCY;

THENCE N.76°52'03"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 320.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, CONTAINING 2.57 ACRES (111,946 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION

SITE STATISTICS

DRAWING INDEX

DIVERSIFIED
SELF STORAGE

Master Site Plan
 Prepared for Diversified Companies
 3300 North University Drive
 Cooper City, Florida 33024

ADAM RYDZEWSKI
 FLORIDA REGISTERED ARCHITECT
 REGISTRATION NO. AR0092163



ISSUED DATE: 2024-02-27 DRAWN BY: A.Q.

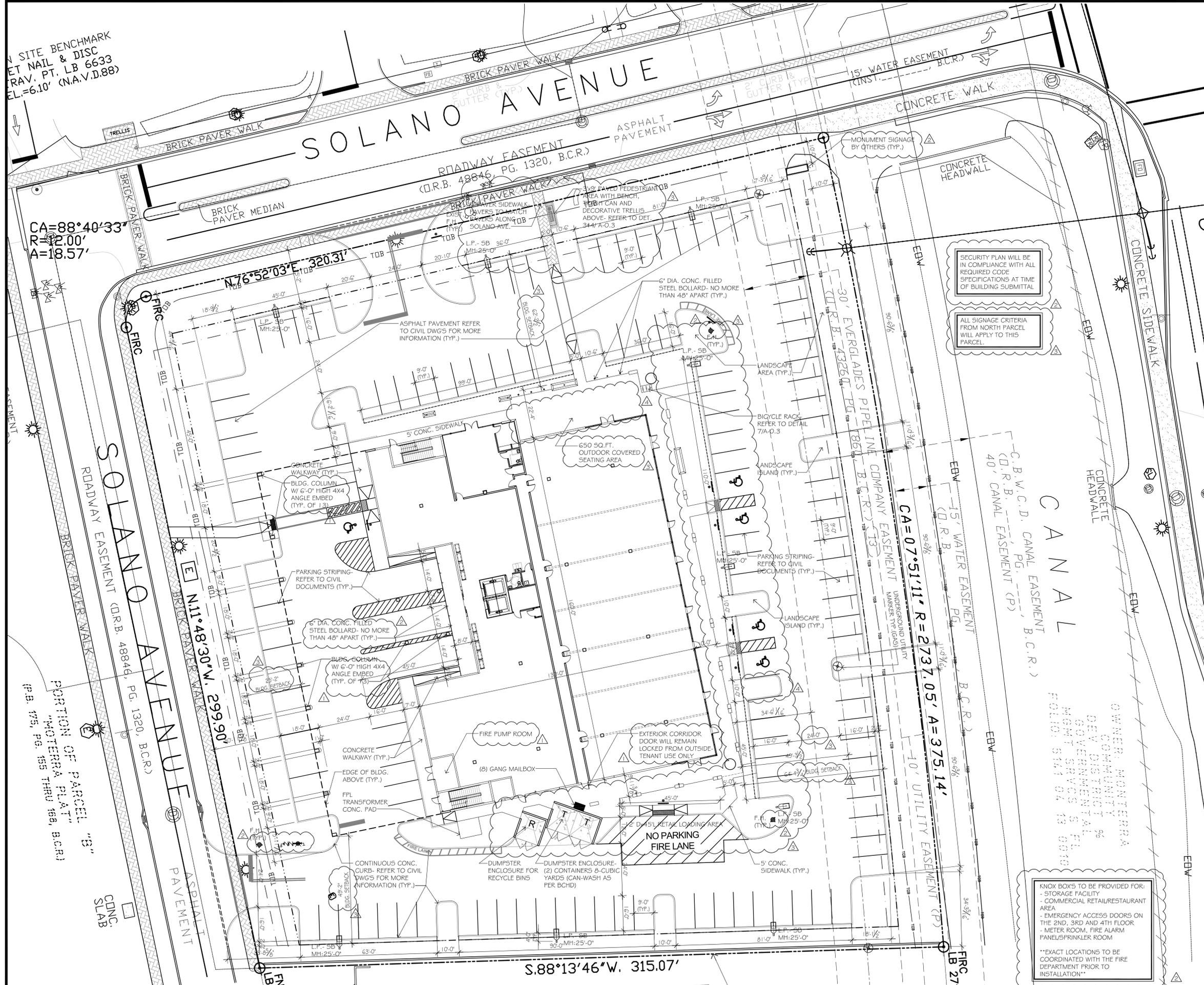
DATE PRINTED: 2024-07-30 CHECKED BY: A.R.

SCALE: AS NOTED PROJECT NO: 22-245

TITLE: COVER SHEET AND LEGAL DESCRIPTION

DRAWING NO: A-0.0

N SITE BENCHMARK
 SET NAIL & DISC
 TRAV. PT. LB 6633
 EL.=6.10' (N.A.V.D.88)



CA=88°40'33"
 R=42.00'
 A=18.57'

PORTION OF PARCEL "B"
 "MOTERRA PLAT" B.C.R.
 (P.B. 175, PG. 65 THRU 66, B.C.R.)

KNOX BOXES TO BE PROVIDED FOR:
 - STORAGE FACILITY
 - COMMERCIAL RETAIL/RESTAURANT AREA
 - EMERGENCY ACCESS DOORS ON THE 2ND, 3RD AND 4TH FLOOR
 - METER ROOM, FIRE ALARM PANEL/SPRINKLER ROOM
 EXACT LOCATIONS TO BE COORDINATED WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION

ZONING DISTRICT:	B-3 & D.G.
MUNICIPALITY:	COOPER CITY
SITE AREA:	111,946 sq.ft. (2.57 acres)
IMPERVIOUS AREA:	
- BUILDING FOOTPRINT-	34,378 SQ.FT.
- MAXIMUM BUILDING COVERAGE (D.G.)-	PROVIDED- 30.7 % REQUIRED (ALLOWED)- 65%
- BLDG. AREA- GROUND LEVEL	19,707 SQ.FT.
- VEHICULAR USE AREA-	51,479 SQ.FT.
- CONCRETE SIDEWALKS-	7,286 SQ.FT.
TOTAL IMPERVIOUS AREA:	78,472 SQ.FT.
PERVIOUS AREA:	
- GREEN AREA-	PROVIDED- 33,474 SQ.FT. (29.9%) REQUIRED- 11,195 SQ.FT. (10%)

BLDG. HEIGHT (B-3):	
- MAX. BLDG. HEIGHT ALLOWED- (TOP OF PARAPET WALL FOR FLAT ROOFS)	100'-0"
- BLDG. HEIGHT PROVIDED-	63'-0"
BUILDING'S SETBACKS (D.G. # B-3):	
- FRONT:	REQUIRED: 25'-0" PROVIDED: 64'-4 3/4"
- SIDE (STREET):	25'-0" PROVIDED: 62'-2 1/2"
- SIDE (INTERIOR):	10'-0" PROVIDED: 49'-2"
- REAR:	10'-0" PROVIDED: 25'-2"
(ALONG R.O.W.)	

BUILDING 'A' GROSS AREA:	123,027 sq.ft.
BUILDING FOOTPRINT:	34,378 sq.ft.
GROUND FLOOR- (includes 270 sq.ft. of meter & pump rooms)	19,707 sq.ft.
SECOND FLOOR-	34,188 sq.ft.
THIRD FLOOR-	34,566 sq.ft.
FOURTH FLOOR-	34,566 sq.ft.
TOTAL BUILDING AREA:	123,027 sq.ft.

COVERED ENTRIES- COVERED PARKING-	4,156 sq.ft. 10,515 sq.ft.
MAXIMUM FLOOR AREA RATIO (FAR) (D.G.):	PROVIDED: 1.10 REQUIRED (ALLOWED): THE MAX FAR SHALL BE- 1.88

PARKING REQUIREMENTS (B-3):	
PARKING CALCULATIONS:	
RETAIL AREA- 10,005 sq.ft./125=	80 stalls
SELF STORAGE= 113,022 sq.ft.=	57 stalls
1/2,000 sq.ft.	
PARKING PROVIDED=	137 stalls
(132 REGULAR PARKING SPACES + 5 HANDICAP PARKING SPACES)	

OUTDOOR SEATING OF 20 SEATS OR LESS DOES NOT REQUIRE ADDITIONAL PARKING
 MINIMUM RESTAURANT TENANT OF 2,167 SQ.FT.
 OFF-STREET LOADING SPACES (B-3): (FOR BLDG'S 120,000 -200,000 SQ.FT.)
 PROVIDED: 4
 REQUIRED: 4

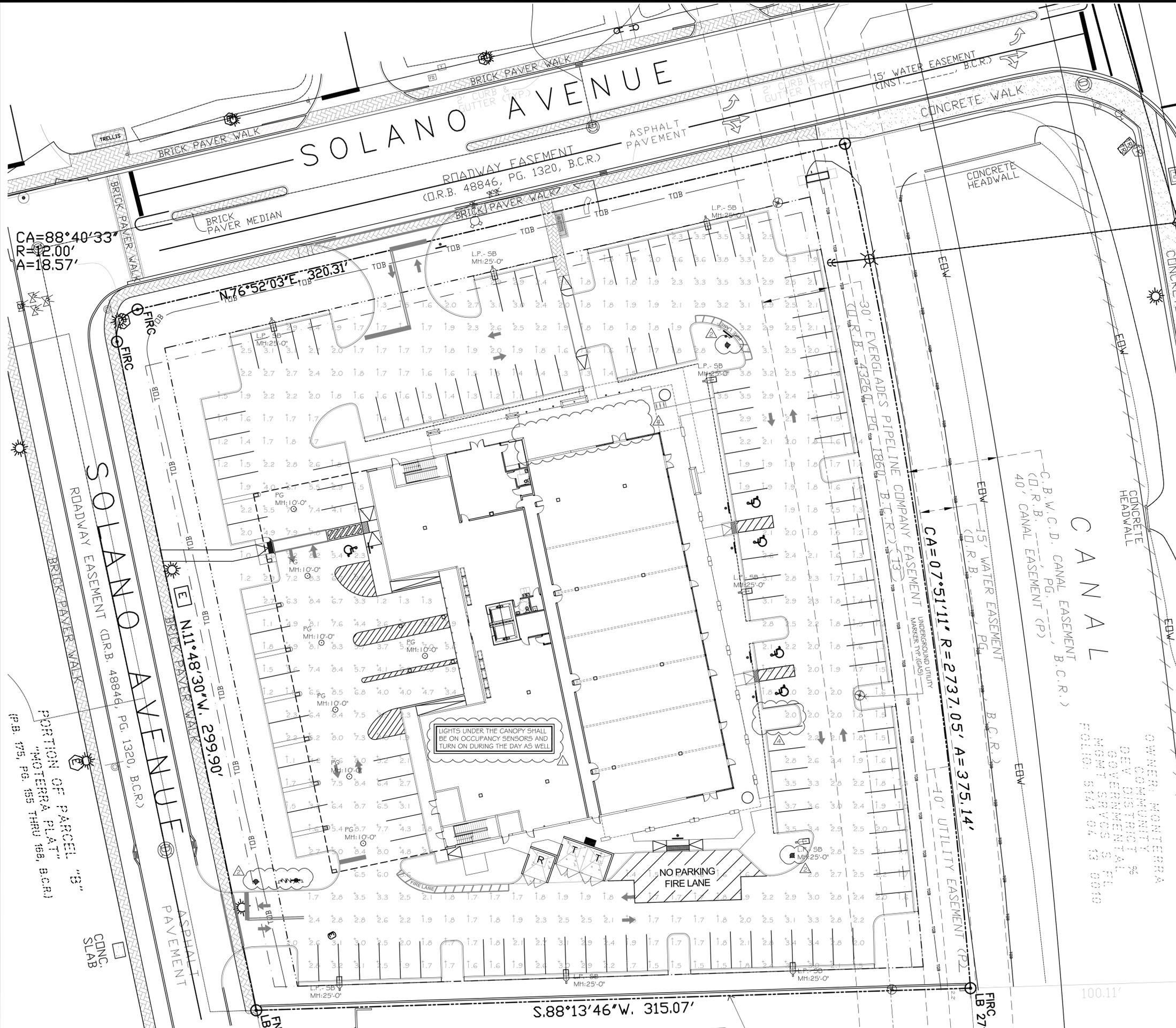
AR Architecture, LLC.
 7700 CONGRESS AVE., SUITE #3204
 BOCA RATON, FLORIDA 33487
 PH. 561.241.6376 CELL: 305.519.1178
 adam@ar-architecturefirm.com

DATE	REVISION
2024-04-04	DRC COMMENTS
2024-06-11	DRC COMMENTS
2024-07-03	DRC COMMENTS
2024-07-30	DRC COMMENTS

DIVERSIFIED SELF STORAGE

Master Site Plan
 Prepared for Diversified Companies
 (3300 North University Drive
 Cooper City, Florida 33024)

ADAM RYDZEWSKI FLORIDA REGISTERED ARCHITECT REGISTRATION NO. AR0092163	
DIRECTION: N	SEAL
ISSUED DATE: 2024-02-27	DRAWN BY: A.Q.
DATE PRINTED: 2024-07-30	CHECKED BY: A.R.
SCALE: AS NOTED	PROJECT NO.: 22-245
TITLE: SITE PLAN AND SITE STATISTICS	
DRAWING NO. A-0.1	



CA=88°40'33"
R=12.00'
A=18.57'

PORTION OF PARCEL "B"
"MOTERRA PLAT" B.C.R.
(P.B. 175, PG. 155 THRU 158, B.C.R.)

LIGHTS UNDER THE CANOPY SHALL BE ON OCCUPANCY SENSORS AND TURN ON DURING THE DAY AS WELL

NO PARKING FIRE LANE

OWNER: MONTERA COMMUNITY DISTRICT
GOVERNMENTAL MGMT SVCS 5 FL
FOLIO: 5141 04 13 0010

Calculation Summary: DIVERSIFIED SELF STORAGE - SITE COOPER CITY, FL 12/19/2023

Label	Calc Type	Units	Spacing LxR (FT)	Spacing TxB (FT)	Height (FT)	Avg	Max	Min	Avg/Min	Max/Min
COVERED PARKING	Illuminance	Fc	5	5	0	5.47	8.7	1.2	4.56	7.25
OPEN PARKING	Illuminance	Fc	5	5	0	2.15	6.1	1.0	2.15	6.10

Luminaire Schedule: DIVERSIFIED SELF STORAGE - SITE COOPER CITY, FL 12/19/2023

Symbol	Qty	Label	Arrangement	Manufacturer	Catalog Number	Mounting	LUF	Lum Lumens	Lum Watts	Arrangement Watts
+	7	FG	Single	Lithonia Lighting	VCFG LED F5 40K T5W MVOLT	PENDANT MOUNT A.F.F. (bottom of fixture)	0.955	10864	82.14	82.14
+	9	SB	Single	Lithonia Lighting	D5K1 LED P7 40K 80CRI TFM H5	POLE MOUNT A.F.G.	0.903	17463	184.4348	184.435

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	DATE	REVISION
1	2024-04-04	DRC COMMENTS
2	2024-06-11	DRC COMMENTS
3	2024-07-03	DRC COMMENTS
4	2024-07-30	DRC COMMENTS

DIVERSIFIED SELF STORAGE

Master Site Plan

Prepared for Diversified Companies
(3300 North) University Drive
Cooper City, Florida 33024

DIRECTION:

ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR092163

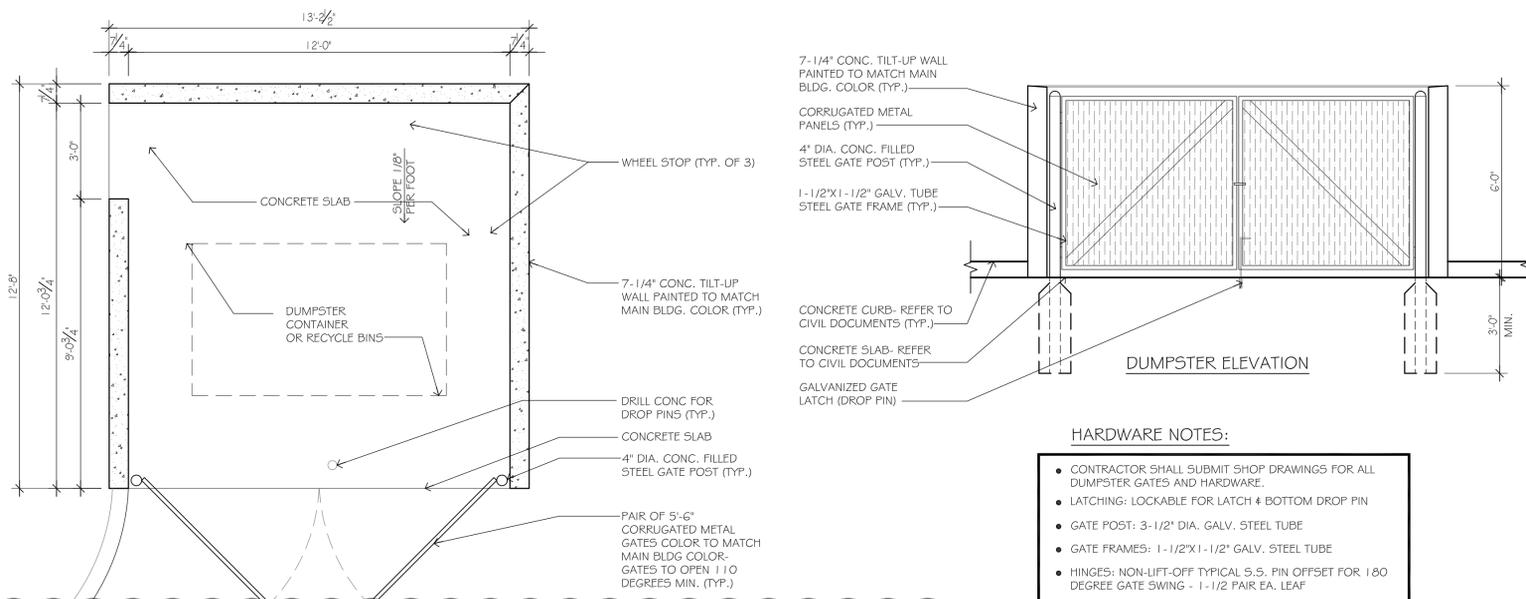
ISSUED DATE: 2024-02-27
DRAWN BY: A.Q.
DATE PRINTED: 2024-07-30
CHECKED BY: A.R.

SCALE: AS NOTED
PROJECT NO: 22-245

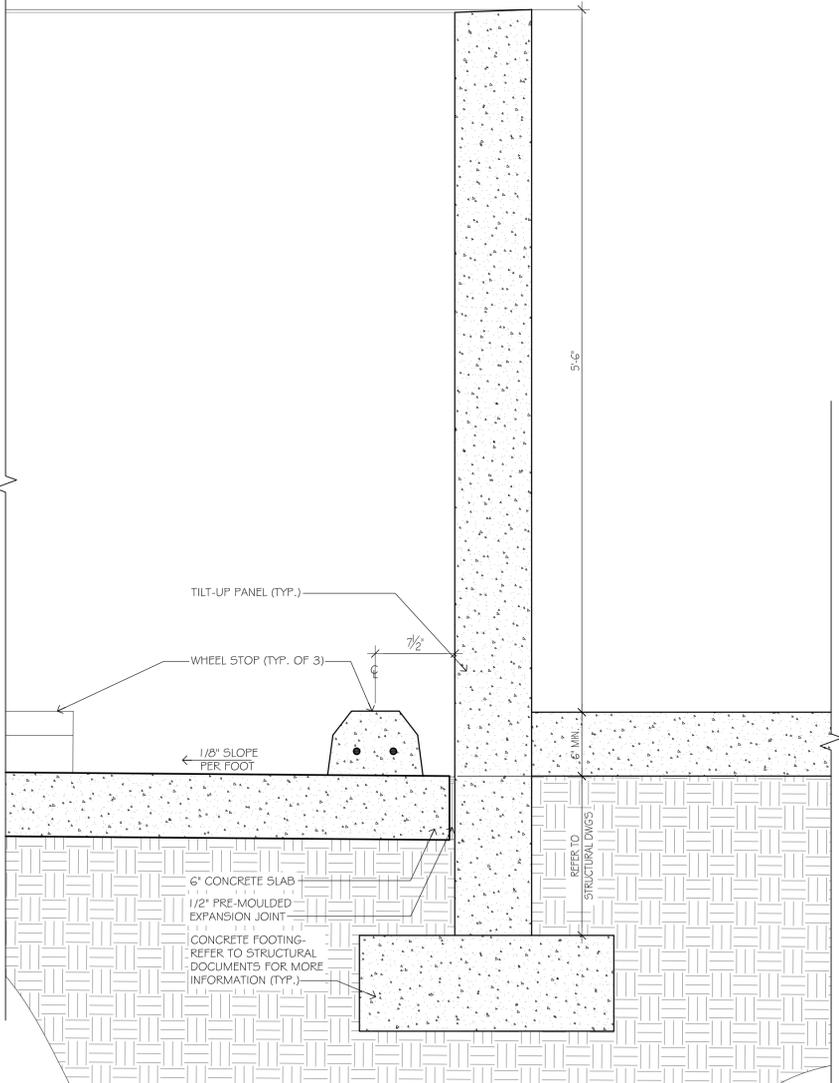
TITLE: SITE PHOTOMETRIC PLAN

DRAWING NO:

A-0.2



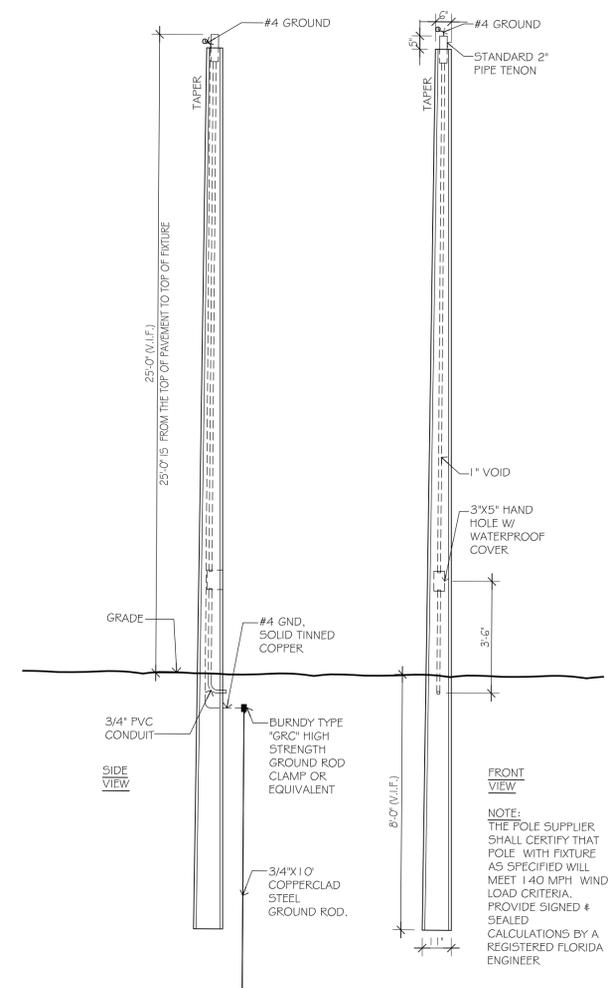
1 TYPICAL DUMPSTER ENCLOSURE DETAILS
3/8"=1'-0"



2 DUMPSTER WALL SECTION
1/2"=1'-0"

3 NOT USED

4 NOT USED



5 LIGHT POLE DETAIL
3/8"=1'-0"

Specifications	
EPA:	0.69 ft ² (0.06 m ²)
Length:	32.71" (831 cm)
Width:	14.26" (362 cm)
Height H1:	7.88" (200 cm)
Height H2:	2.73" (69 cm)
Weight:	34 lbs (15.4 kg)

6 POLE MOUNTED FIXTURE
N.T.S.

7 NOT USED

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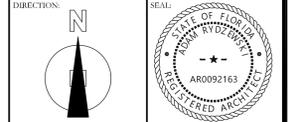
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NO.	DATE	REVISION

2024-07-03- DRC COMMENTS

DIVERSIFIED SELF STORAGE
Master Site Plan
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(3300 North) University Drive
Cooper City, Florida 33024

ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR0092163



ISSUED DATE: 2024-02-27
DRAWN BY: A.Q.

DATE PRINTED: 2024-07-11
CHECKED BY: A.R.

SCALE: AS NOTED
PROJECT NO: 22-245

TITLE: SITE DETAILS

DRAWING NO: A-0.3

NO.	DATE	REVISION
	2024-04-04	DRC COMMENTS
	2024-06-11	DRC COMMENTS
	2024-07-03	DRC COMMENTS
	2024-07-30	DRC COMMENTS

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SCALE: AS NOTED
PROJECT NO.: 22-245

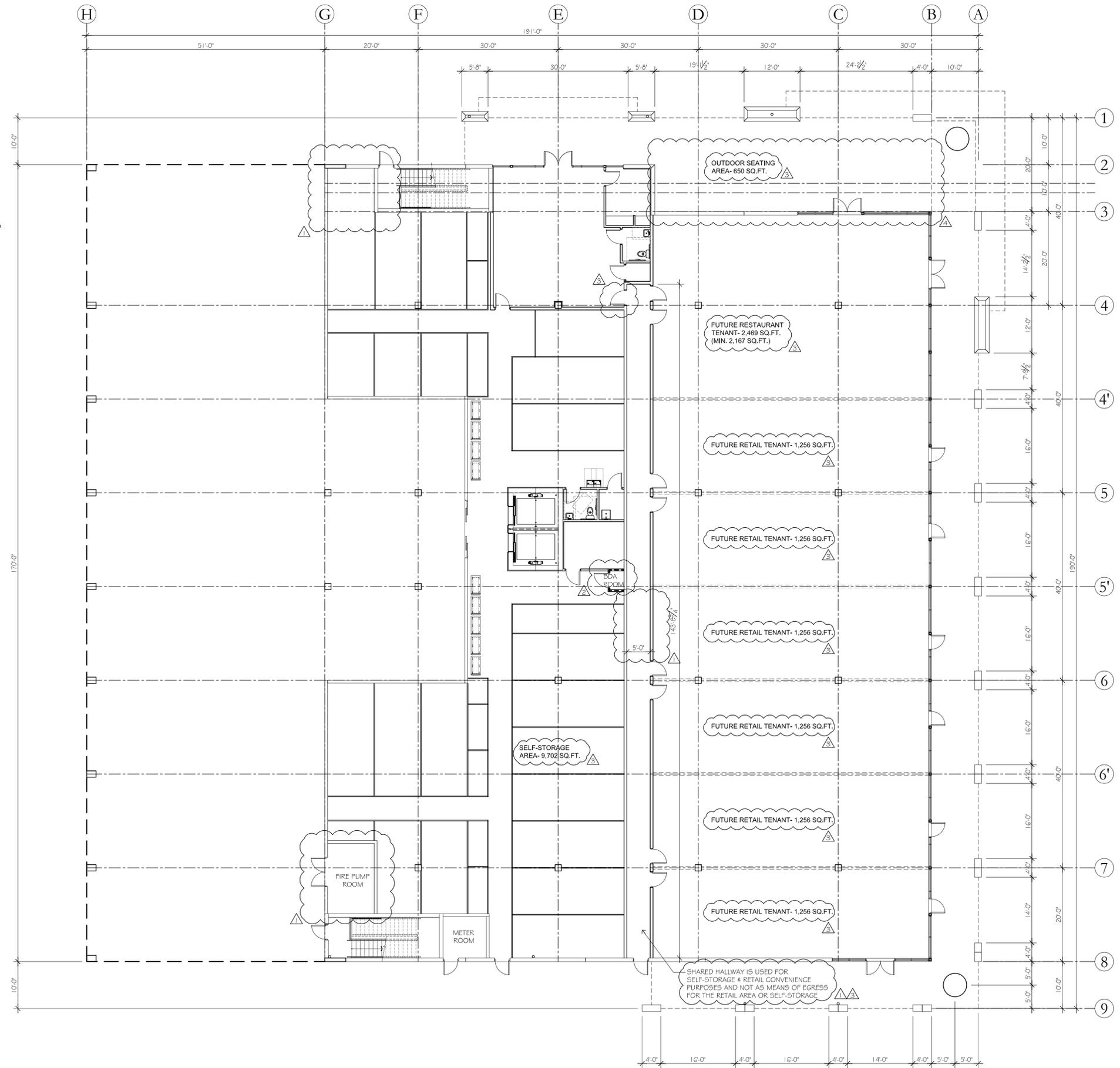
TITLE:
FLOOR PLAN-
GROUND FLOOR

DRAWING NO.:

A-1.0

GROUND FLOOR AREA CALCULATIONS

TOTAL RETAIL AREA= 10,005 SQ.FT.
TOTAL SELF-STORAGE AREA= 9,702 SQ.FT.
TOTAL AREA GROUND FLR.= 19,707 SQ.FT.



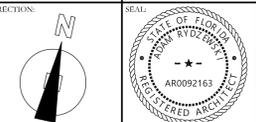
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1	2024-06-11	DRC COMMENTS
2	2024-07-03	DRC COMMENTS

2024-06-11	DRC COMMENTS
2024-07-03	DRC COMMENTS

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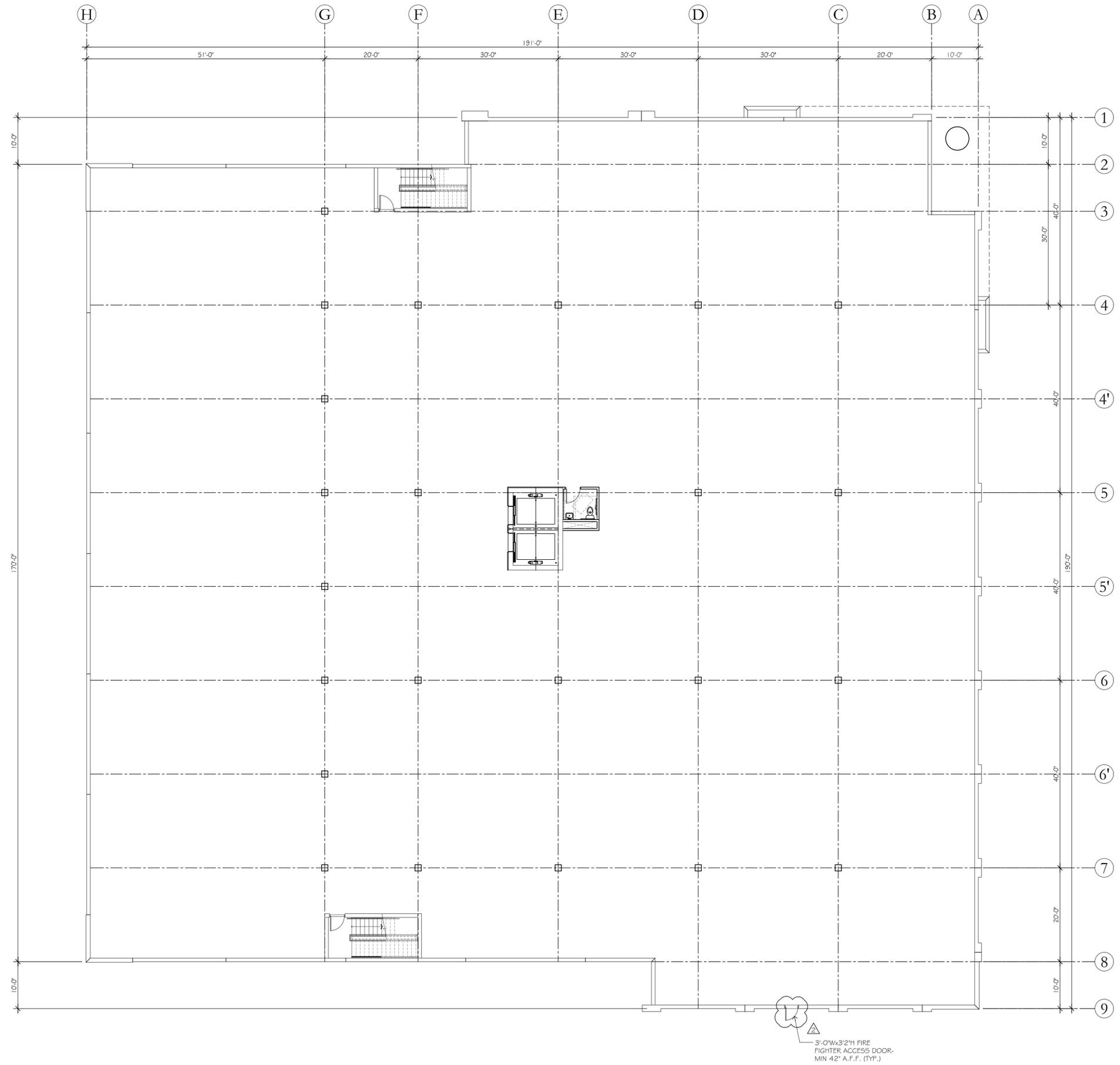
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SCALE: AS NOTED
 PROJECT NO: 22-245

TITLE:
 FLOOR PLAN-
 SECOND FLOOR

DRAWING NO:

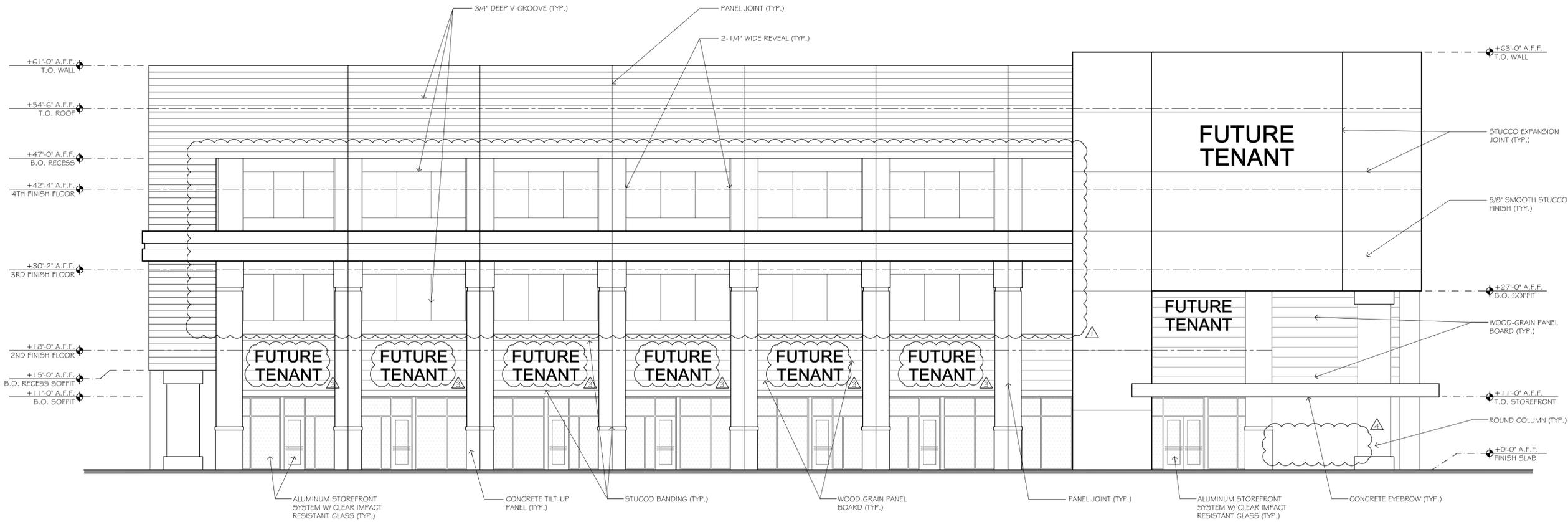
A-1.1



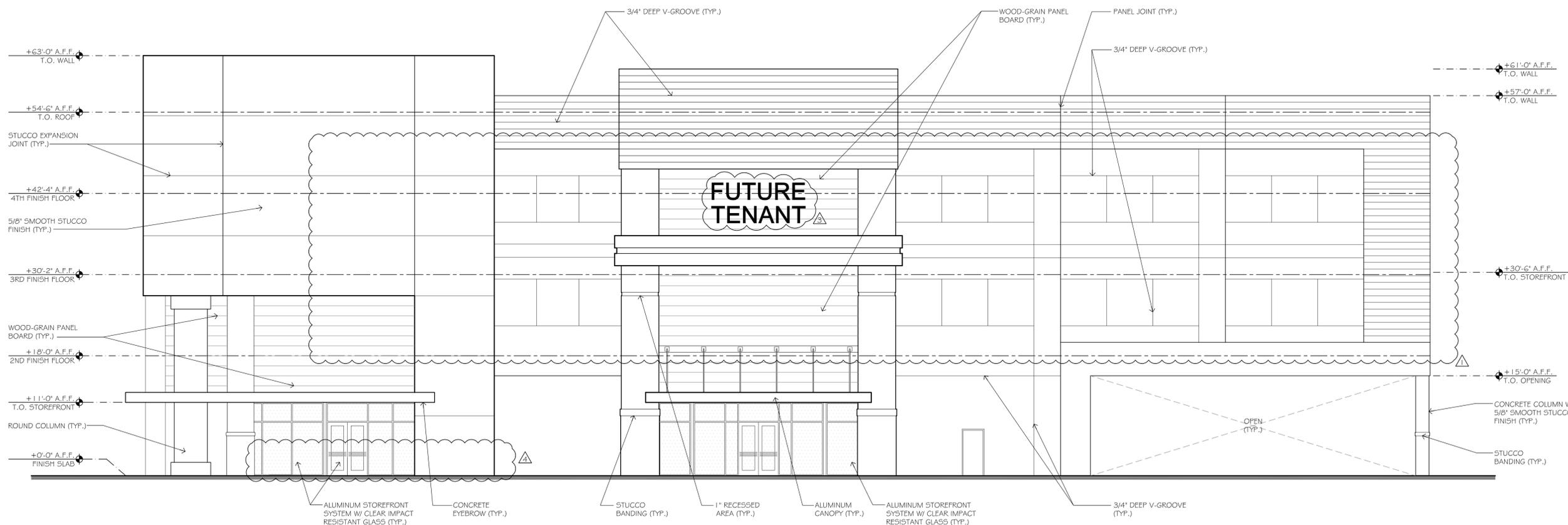
SECOND FLOOR AREA CALCULATIONS
 SELF STORAGE AREA= 34,188 SQ.FT.
 TOTAL FLOOR AREA: 34,188 SQ.FT.

NO.	DATE	REVISION
△	2024-04-04	DRC COMMENTS
△	2024-07-03	DRC COMMENTS
△	2024-07-30	DRC COMMENTS

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1 EAST ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"

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PROJECT NO: 22-245

TITLE: PROPOSED ELEVATIONS

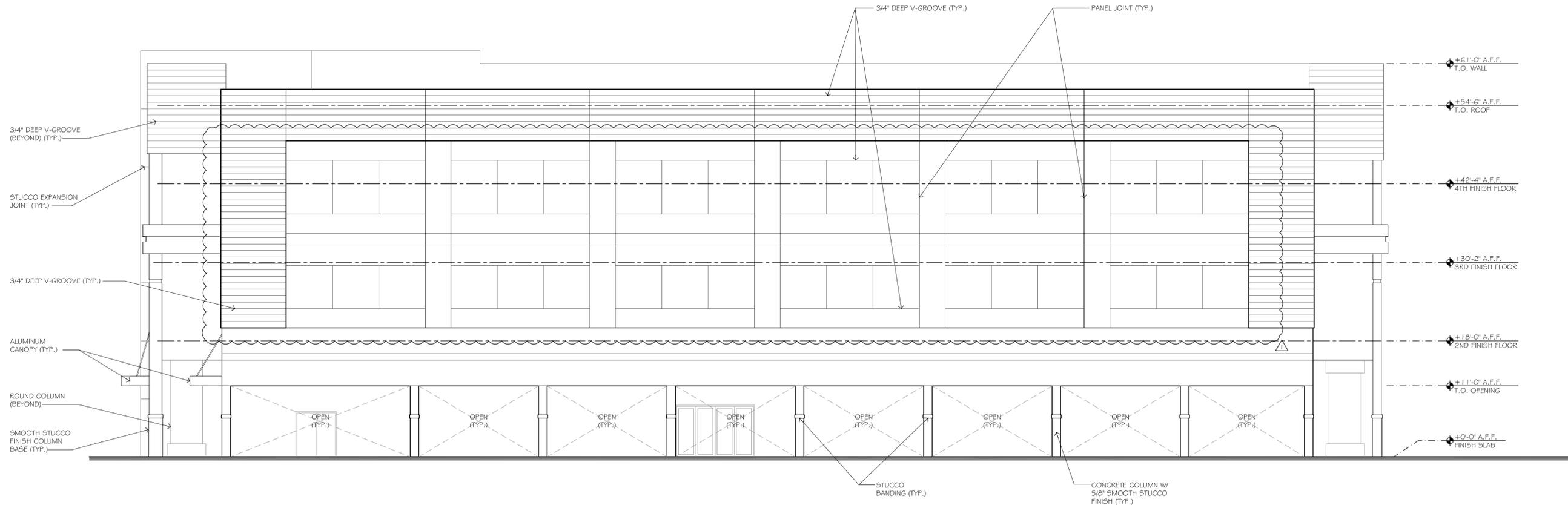
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A-4.0

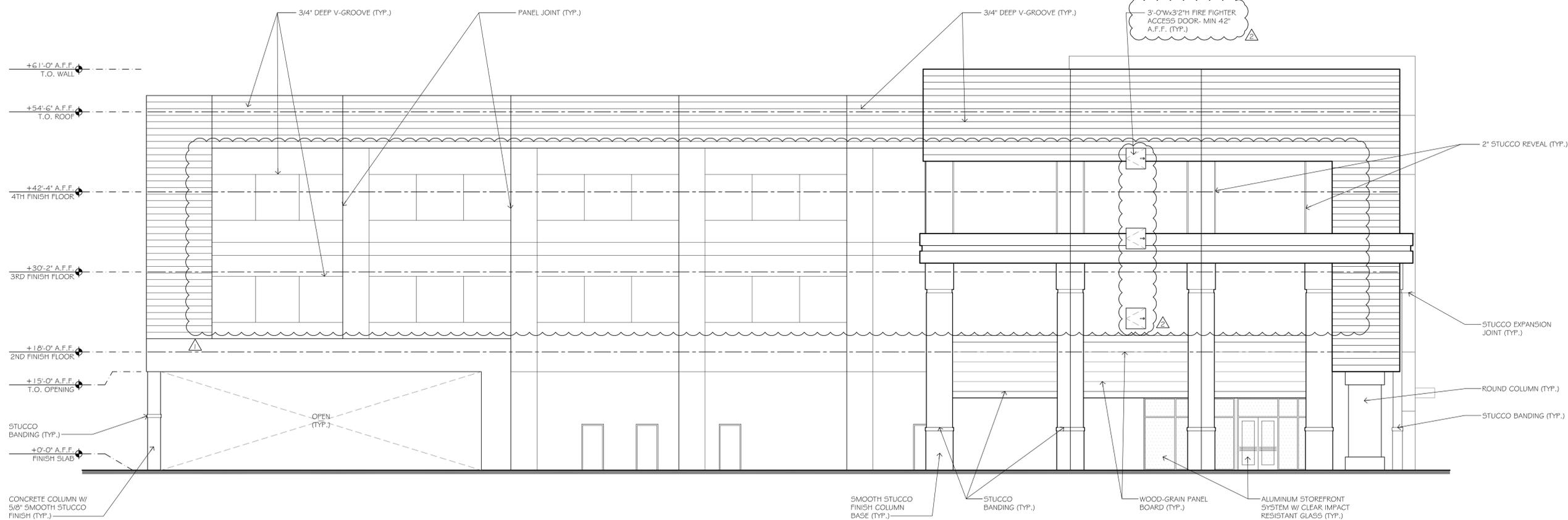
NO.	DATE	REVISION
2024-04-04	2024-04-04	DRC COMMENTS
2024-06-11	2024-06-11	DRC COMMENTS
2024-07-03	2024-07-03	DRC COMMENTS

DIVERSIFIED SELF STORAGE

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1 WEST ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"

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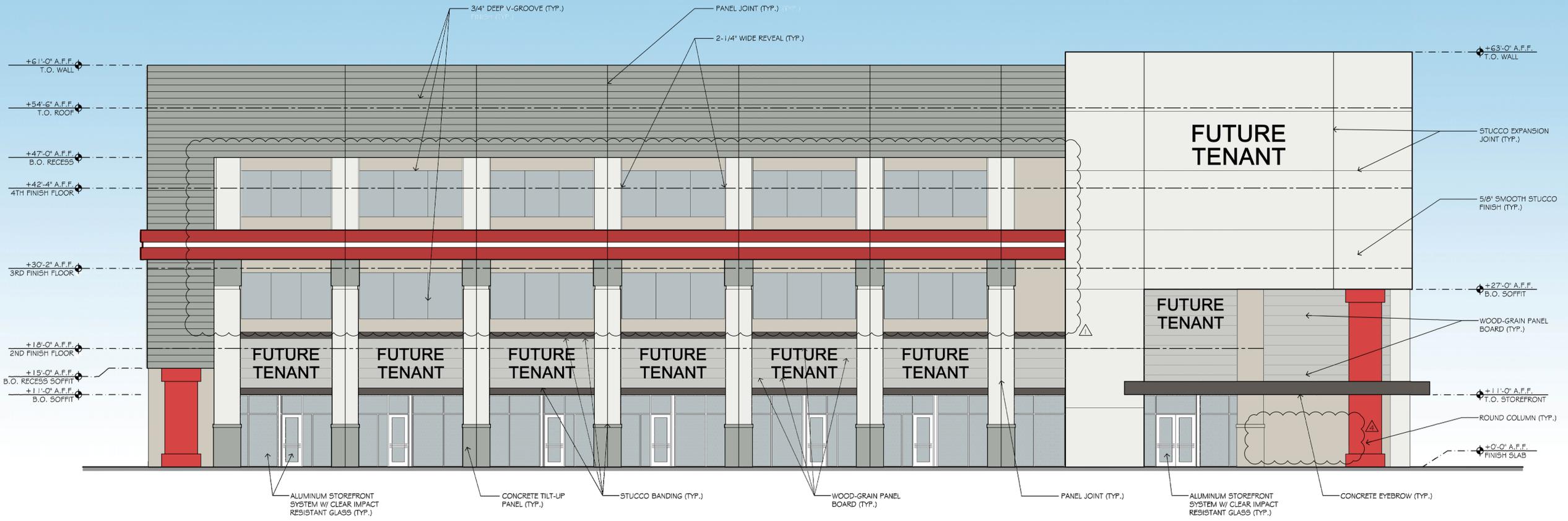
SCALE: AS NOTED
PROJECT NO: 22-245

TITLE: PROPOSED ELEVATIONS

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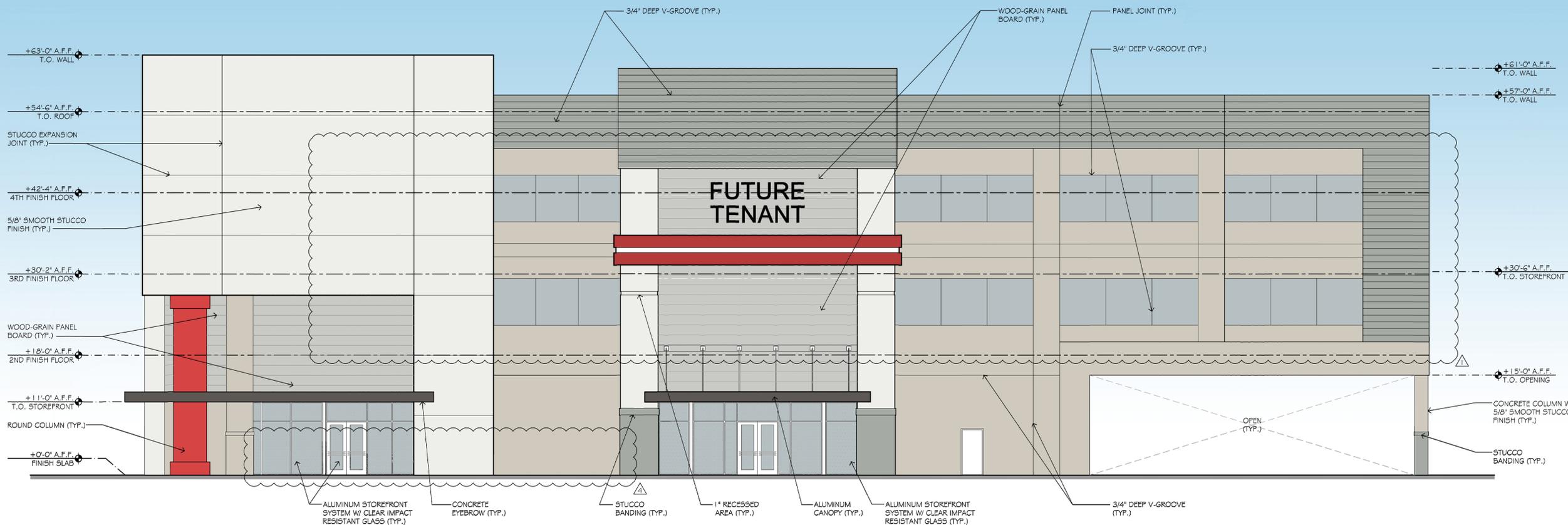
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NO.	DATE	REVISION
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△	2024-07-03	DRC COMMENTS
△	2024-07-30	DRC COMMENTS



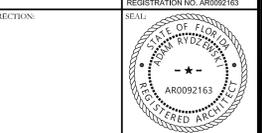
1 EAST ELEVATION
1/8"=1'-0"

DIVERSIFIED SELF STORAGE
 Master Site Plan
 Prepared for Diversified Companies
 (3300 North University Drive
 Cooper City, Florida 33024)



2 NORTH ELEVATION
1/8"=1'-0"

ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR0092163



ISSUED DATE: 2024-02-27
DRAWN BY: A.Q.

DATE PRINTED: 2024-07-30
CHECKED BY: A.R.

SCALE: AS NOTED
PROJECT NO: 22-245

TITLE: PROPOSED COLORED ELEVATIONS

DRAWING NO:

A-4.2

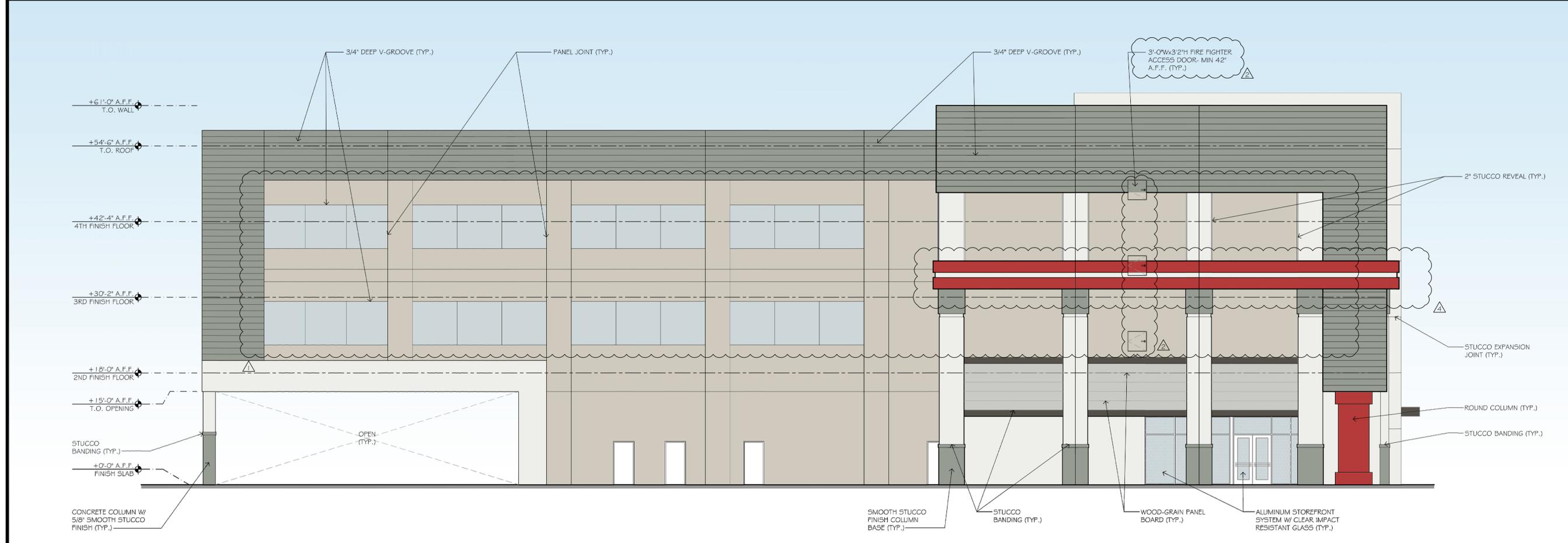
NO.	DATE	REVISION
2024-04-04	2024-04-04	DRC COMMENTS
2024-06-11	2024-06-11	DRC COMMENTS
2024-07-03	2024-07-03	DRC COMMENTS
2024-07-30	2024-07-30	DRC COMMENTS

DIVERSIFIED SELF STORAGE

Master Site Plan
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(3300 North) University Drive
Cooper City, Florida 33024



1 WEST ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"

ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR0092163



ISSUED DATE: 2024-02-27
DRAWN BY: A.Q.

DATE PRINTED: 2024-07-30
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SCALE: AS-NOTED
PROJECT NO: 22-245

TITLE:
PROPOSED COLOR ELEVATIONS

DRAWING NO:
A-4.3



AR Architecture, LLC.

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 BOCA RATON, FLORIDA 33487
 PH. 561.241.6376 CELL: 305.519.1178
 adam@ar-architecturefirm.com

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△	2024-04-04	DRC COMMENTS
△	2024-07-03	DRC COMMENTS
△	2024-07-30	DRC COMMENTS

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 REGISTRATION NO. AR0092163



DIRECTION:	
ISSUED DATE:	2024-02-27
DATE PRINTED:	2024-07-30
SCALE:	AS NOTED
TITLE:	BUILDING RENDERING
DRAWING NO.:	A-5.0

DRAWN BY: A.R.
 CHECKED BY: A.R.
 PROJECT NO.: 22-245

MONTERRA COMMERCIAL CENTER NORTH UNIVERSITY DRIVE COOPER CITY, FL 33024

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 155 THRU 168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "C-2", SAID POINT BEING ON A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.64°07'47"W.;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID PARCEL "C-2", ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'00" AND A RADIUS OF 2,964.79 FEET FOR AN ARC DISTANCE OF 313.93 FEET, TO A POINT OF TANGENCY;

THENCE S.31°58'13"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 203.32 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 06°36'50" AND A RADIUS OF 2,837.05 FEET FOR AN ARC DISTANCE OF 327.49 FEET, TO A POINT OF ON A NON-TANGENT LINE (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PARCEL "C-2");

THENCE S.64°40'37"W, ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 100.00 FEET, TO A POINT ON THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE BEING 100 FEET WESTERLY OF AND CONCENTRIC WITH THE PREVIOUSLY DESCRIBED CURVE AND THE EAST LINE OF SAID PARCEL "C-2", A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.64°40'37"E.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CONCENTRIC CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°54'23" AND A RADIUS OF 2,737.05 FEET FOR AN ARC DISTANCE OF 616.54 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 07°51'11" AND A RADIUS OF 2,737.05 FEET FOR AN ARC DISTANCE OF 375.14 FEET, TO A POINT ON A NON-TANGENT LINE AND THE SOUTH LINE OF PARCEL "C-2";

THENCE S.88°13'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 315.07 FEET;

THENCE N.11°48'30"W, A DISTANCE OF 299.90 FEET TO A POINT ON THE ARC OF TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°40'33" AND A RADIUS OF 12.00 FEET FOR AN ARC DISTANCE OF 18.57 FEET, TO A POINT OF TANGENCY;

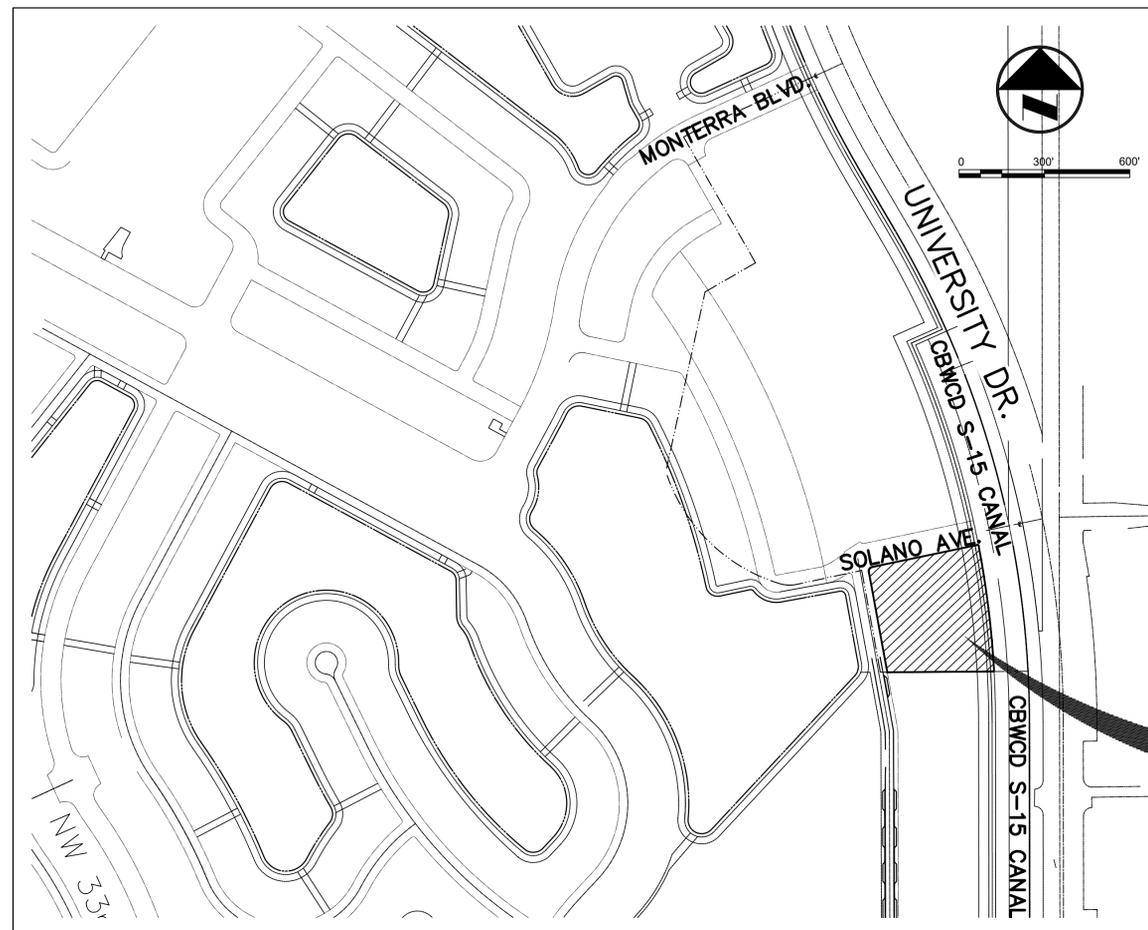
THENCE N.76°52'03"E, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 320.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, CONTAINING 2.57 ACRES (111,946 SQUARE FEET), MORE OR LESS.

EXISTING ZONING: PMUD
PROPOSED ZONING: B-3
LAND USE DESIGNATION: COMMERCIAL

STORMWATER MANAGEMENT DESIGN DATA TABLE (MONTERRA BASIN 17)		
ITEM	ELEVATION FEET	
	REQUIRED	PROVIDED
ELEVATIONS IN THESE DRAWING ARE BASED ON:	N.A.V.D. 88	
NGVD29 TO NAVD88 CONVERSION FACTOR:	0.00 NGVD29 = -1.50 NAVD88	
FEMA MIN. BASE FLOOD ELEVATION WITH ASCE24 MODIFIER	ZONE X (N/A)	7.50
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	7.00	7.50
100-YEAR 3-DAY ZERO DISCHARGE PEAK STAGE	7.00	7.50
18" ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	N/A	N/A
6" ABOVE NEAREST ROAD CROWN ELEVATION - NON-RESIDENTIAL STRUCTURES	7.25	7.50
MINIMUM CROWN OF ROAD ELEVATION CRITERIA		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	6.50	5.25
10-YEAR 1-DAY PEAK STAGE	5.25	5.25
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3-DAY PEAK STAGE	N/A	N/A

WATER AND SEWER FLOW CALCULATIONS:
9360 SF RETAIL X 0.1 GPD/SF = 936 GPD
113,673 SF SELF STORAGE X 0.01 GPD/SF 1137 GPD
TOTAL: 2073 GPD



LOCATION MAP
SECTION 04, TOWNSHIP 51 SOUTH, RANGE 41 EAST

PREPARED FOR:

MONTERRA INVESTMENTS, LLC

Sheet List Table	
Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	GENERAL NOTES AND SPECIFICATIONS
C-03	GENERAL NOTES AND SPECIFICATIONS
C-04	BUCKEYE PIPELINE DETAILS
C-05	DEMOLITION PLAN
C-06	EROSION CONTROL PLAN
C-07	PAVING, GRADING AND DRAINAGE PLANS
C-08	DRAINAGE AREA MAP
C-09	WATER AND SEWER PLAN
C-10	PAVEMENT MARKINGS AND SIGNAGE PLAN
C-11	DRAINAGE CROSS SECTIONS
C-12 THRU C-15	PAVING, GRADING & DRAINAGE DETAILS
C-16 THRU C-18	WATER AND SEWER DETAILS

REV. #	DESCRIPTION	DATE
1		



Craven • Thompson and Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

NOTE:
VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.50'
FEMA ZONE X; NO BFE; FIRM 12011C0561H; EFFECTIVE 08/18/2014

Chad Everett Edwards
Florida P.E. No. 59306
October 10, 2024

CTA PROJECT NUMBER: 10-0026-007-08

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC. WRITING CRAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2022

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I. GRAVITY SEWER COLLECTION SYSTEM

A. GENERAL:

- 1. ALL MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST REVISION OF THE B.C.W.V.S PRODUCT SPECIFICATION SHEETS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE B.C.W.V.S "MINIMUM INSTALLATION AND TESTING REQUIREMENTS" LATEST REVISION.
3. EXISTING MAINTENANCE ACCESS STRUCTURE RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFIRM TO PROPOSED GRADES.
4. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.

B. MATERIALS:

- 1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE 12 FEET LONG. ALL PVC SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. ALL PVC GRAVITY SEWER PIPE DEEPER THAN 12 FEET SHALL BE C900 PVC.
2. DUCTILE IRON PIPE AND FITTINGS: SEE REQUIREMENTS UNDER WATER DISTRIBUTION AND/OR SEWAGE FORCE MAIN SYSTEM SECTION.
3. MAINTENANCE ACCESS STRUCTURES (M.A.S.) SHALL BE PRECAST PER ASTM C 478 WITH 4000 PSI CONCRETE TYPE II, 8" MINIMUM WALL THICKNESS AND GRADE 60 STEEL MONOLITHICALLY POURED BASES ONLY (8" MIN THICKNESS).
4. MAINTENANCE ACCESS STRUCTURES (M.A.S.) ARE TO BE SEALED WITH TYPE II SULPHATE RESISTANT CEMENT OR APPROVED EQUAL - NO MOLDING PLASTER.
5. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSII/AWWA STANDARD C111/A21.11, LATEST REVISION. MECHANICAL JOINT OR PUSH-ON JOINT TO BE RUBBER GASKET COMPRESSION-TYPE. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION SUBJECT TO THE APPROVAL OF THE ENGINEER.

- 6. PVC CLEAN-OUTS TO HAVE RAISED SCREW TYPE ACCESS PLUG. LONG RADIUS WYE CONNECTIONS AND FITTINGS SHALL BE USED IN ORDER TO ACCESS CLEAN-OUT OPERATIONS.
7. DONUT TYPE ADAPTERS SHALL BE MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC). MATERIAL SHALL CONFORM TO APPLICABLE SECTIONS OF ASTM SPECIFICATIONS C-443, C-425, C-564, C-564 AND D-1069.

C. INSTALLATION:

- 1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UN-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
2. D.I.P SHALL BE INSTALLED IN ACCORDANCE WITH ANSII/AWWA C-600, LATEST REVISION.
3. PIPE TO MAINTENANCE ACCESS STRUCTURE CONNECTION SHALL BE FERROC NEOPRENE BOOT COUPLINGS WITH STAINLESS STEEL ACCESSORIES, A LOK-X-CEL GASKET OR APPROVED EQUAL.

- 4. MAINTENANCE ACCESS STRUCTURES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE AS SHOWN ON PLANS. PRECAST CONCRETE GRADE BRICK SHALL BE USED TO ADJUST RIM TO GRADE. RINGS SHALL NOT BE ALLOWED.
5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERIGHT.
6. FOR COATING LEVEL I: THE ENTIRE INSIDE AND OUTSIDE OF THE MAINTENANCE ACCESS STRUCTURES SHALL BE PAINTED WITH TWO COATS OF DIFFERENT COLORS (8 MILS EACH) OF CARBOLINE 300-M BITUMASTIC PAINT OR ENGINEER'S APPROVED EQUAL.

- 7. MAINTENANCE ACCESS STRUCTURE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
8. THE ALLOWABLE LIMITS OF SEWER PIPE LEAKAGE FOR GRAVITY SEWER MAINS SHALL NOT EXCEED 100 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

D. TESTING:

- 1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER WILL REQUIRE LAMPING AND 2 HOUR INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST, PER B.C.W.V.S. TEST PROCEDURES, MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MAINTENANCE ACCESS STRUCTURE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. THE ALLOWABLE LIMITS OF SEWER PIPE LEAKAGE FOR GRAVITY SEWER MAINS SHALL NOT EXCEED 100 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.

- 5. TESTING OF GRAVITY SEWER MAINS AND LATERALS SHALL BE IN ACCORDANCE WITH B.C.W.V.S. MINIMUM DESIGN AND CONSTRUCTION STANDARDS, LATEST REVISION, INCLUDING:
• INFILTRATION/INFILTRATION
• LAMPING
• T.V. AND REPORT

II. STORM DRAINAGE

A. GENERAL:

- 1. EXISTING CATCH BASIN GRATE AND MAINTENANCE ACCESS STRUCTURE RIM ELEVATIONS ON PLANS SHALL BE ADJUSTED TO CONFORM TO PROPOSED GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS ARE REFERENCED TO THE CENTER OF STRUCTURES. MINIMUM WALL THICKNESS SHALL BE 6" AND MINIMUM SLAB THICKNESS SHALL BE 8". MINIMUM REINFORCING SHALL BE GRADE 60 CONCRETE SHALL BE A MINIMUM OF Fc=4,000 PSI AT 28 DAYS.
3. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76 CLASS III, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.

B. MATERIALS:

- 1. REINFORCED CONCRETE PIPE (R.C.P.) SHALL MEET THE REQUIREMENTS OF ASTM C-76 CLASS III, LATEST REVISION. RUBBER GASKETS OR OTHER MANUFACTURER SUPPLIED JOINT SEALER SHALL BE USED.
2. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AS SHOWN ON THE PLANS.

C. INSTALLATION:

- 1. PIPE SHALL BE PLACED ON A MINIMUM OF 8 INCHES STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION OR THE APPLICABLE RIGHT-OF-WAY OWNER AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

III. PAVING

A. GENERAL:

- 1. CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE RIGHT-OF-WAY OWNER SHALL GOVERN ALL PAVING AND ROAD RESTORATION.
2. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED AND TESTED PRIOR TO FINISHED GRADING AND COMPACTION OF SUBGRADE.
3. ALL EXISTING PAVEMENT, INCLUDING FIRST LIFT OF ASPHALT PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE CLEANLY SAW CUT TO ENSURE A PROPER JOINT.

B. MATERIALS:

- 1. BASE COURSE SHALL BE CRUSHED LIMEROCK MIAMI OOLITE WITH A MINIMUM OF 70% CARBONATES OF CALCIUM AND MAGNESIUM (60% FOR LOCAL STREETS, DRIVEWAYS AND PARKING AREAS).
2. ASPHALT SURFACES FOR ROADWAYS SHALL CONFORM TO THE FOLLOWING:

- LOCAL: 3/4" THICKNESS OF TYPE S-III ASPHALTIC PAVEMENT CONCRETE (BOTTOM COURSE) FOLLOWED BY 3/4" THICKNESS OF TYPE S-III ASPHALTIC CONCRETE PAVEMENT. NEW MATERIAL ONLY, NO RECYCLED ASPHALT (WEARING COURSE).
COLLECTOR: 1" THICKNESS OF TYPE SP-95 ASPHALTIC CONCRETE PAVEMENT (BOTTOM COURSE) FOLLOWED BY 1" THICKNESS OF TYPE SP-95 ASPHALTIC CONCRETE PAVEMENT. NEW MATERIAL ONLY, NO RECYCLED ASPHALT (WEARING COURSE).

C. INSTALLATION:

- 1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99c(1)), AND SHALL HAVE A MINIMUM LBR 40.
2. REINFORCED CONCRETE SLABS SHALL BE MINIMUM 6 INCH THICK AND CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" X 8" NO. 6 GAUGE WIRE MESH, UNLESS OTHERWISE SHOWN ON THE PLANS.
3. MINIMUM SIDEWALK CONSTRUCTION SHALL BE 4 INCH THICK CONCRETE, MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 5 FOOT ON CENTER WITHIN 48 HOURS OF PLACING CONCRETE.
4. CURBS AND GUTTERS: CONCRETE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT ON CENTER WITHIN 48 HOURS OF PLACING.
5. INSTALLATION:
1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99c(1)), AND SHALL HAVE A MINIMUM LBR 40.

2. LIMEROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL CONFORM TO THE FOLLOWING:

- LOCAL: A MINIMUM THICKNESS OF 8" AND (50 ROW) SHALL BE CONSTRUCTED IN TWO LIFTS 4" LIFTS.
COLLECTOR: A MINIMUM THICKNESS OF 12" SHALL (60-80 ROW) BE CONSTRUCTED IN TWO 6" LIFTS.

- 3. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND SHALL HAVE A MINIMUM LBR OF 100, UNLESS OTHERWISE INDICATED.
4. BASE COURSE MATERIAL FOR CURBS AND GUTTERS SHALL BE A MINIMUM THICKNESS OF 6 INCH.

- 5. INSTALLATION OF THE BASE COURSE AND WEARING SURFACE SHALL CONFORM TO THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE "S" ASPHALTIC CONCRETE.

D. TESTING:

- 1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE AND SHALL PROVIDE FLOW TO THE CATCH BASINS. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE OWNER EXCEPT THOSE TESTS FAILING TO MEET THE SPECIFIED REQUIREMENTS, WHICH ARE TO BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY LIMEROCK BASE IS CONSTRUCTED.
5. DENSITY TESTS AND AS-BUILTS ON THE FINISHED LIMEROCK BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED, INCLUDING AS-BUILTS ON PAVED SWALES AND DRIVEWAYS.

- 6. THE CONTRACTOR IS ADVISED THAT THE BROWARD COUNTY ENVIRONMENTAL PROTECTION DIVISION HAS IDENTIFIED THAT THIS PROJECT IS LOCATED WITHIN A 1/4 MILE OF CONTAMINATED SITE(S). CONTAMINATED SITE # _____ IS LOCATED _____ THE CONTRACTOR WILL BE REQUIRED TO PROVIDE TESTING AND MONITORING OF THE DEWATERING OPERATIONS AND WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MEANS AND METHODS OF DEWATERING WHICH WILL BE SET FORTH BY THE DEWATERING PERMIT(S) OBTAINED BY THE CONTRACTOR.

- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF DEWATERING PERMIT IS REQUIRED FOR ANY OF THE PROPOSED CONSTRUCTION ACTIVITIES IF A DEWATERING PERMIT IS REQUIRED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE AND SUBMIT A DEWATERING REPORT APPLICATION (PREPARED BY A STATE OF FLORIDA LICENSED ENGINEER OR A REGISTERED PROFESSIONAL GEOLOGIST) TO ALL APPLICABLE AGENCIES FOR PERMIT APPROVAL. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE TESTING AND MONITORING OF THE DEWATERING OPERATIONS AND WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MEANS AND METHODS OF DEWATERING WHICH WILL BE SET FORTH BY THE DEWATERING PERMIT(S) OBTAINED BY THE CONTRACTOR.

IV. DEWATERING

A. GENERAL:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF DEWATERING PERMIT IS REQUIRED FOR ANY OF THE PROPOSED CONSTRUCTION ACTIVITIES IF A DEWATERING PERMIT IS REQUIRED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE AND SUBMIT A DEWATERING REPORT APPLICATION (PREPARED BY A STATE OF FLORIDA LICENSED ENGINEER OR A REGISTERED PROFESSIONAL GEOLOGIST) TO ALL APPLICABLE AGENCIES FOR PERMIT APPROVAL. THE CONTRACTOR MAY BE REQUIRED TO PROVIDE TESTING AND MONITORING OF THE DEWATERING OPERATIONS AND WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MEANS AND METHODS OF DEWATERING WHICH WILL BE SET FORTH BY THE DEWATERING PERMIT(S) OBTAINED BY THE CONTRACTOR.

- 2. THE CONTRACTOR IS ADVISED THAT THE BROWARD COUNTY ENVIRONMENTAL PROTECTION DIVISION HAS IDENTIFIED THAT THIS PROJECT IS LOCATED WITHIN A 1/4 MILE OF CONTAMINATED SITE(S). CONTAMINATED SITE # _____ IS LOCATED _____ THE CONTRACTOR WILL BE REQUIRED TO PROVIDE TESTING AND MONITORING OF THE DEWATERING OPERATIONS AND WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH MEANS AND METHODS OF DEWATERING WHICH WILL BE SET FORTH BY THE DEWATERING PERMIT(S) OBTAINED BY THE CONTRACTOR.

- 3. ALL EXISTING PAVEMENT, INCLUDING FIRST LIFT OF ASPHALT PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
4. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE CLEANLY SAW CUT TO ENSURE A PROPER JOINT.

V. PAVEMENT MARKING AND SIGNAGE

- 1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS (CURRENT EDITION). STANDARDS & SPECIFICATIONS FOR PAVEMENT MARKING REQUIREMENTS.

VI. COMMUNICATIONS NOTES

REVISED 10/13/15

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

IF THERE IS COPPER INTERCONNECT CABLES WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS CONTACT THE TRAFFIC SIGNAL SUPERVISOR AT TECOMMUNICATIONS@BROWARD.ORG OR 954-847-2745.

IF THERE ARE FIBER OPTIC CABLES WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS CONTACT THE COMMUNICATIONS MANAGER AT TECOMMUNICATIONS@BROWARD.ORG OR 954-847-2745.

IF THERE ARE CELLULAR COMMUNICATIONS WITHIN YOUR PROJECT LIMITS, CONTACT THE COMMUNICATIONS MANAGER AT TECOMMUNICATIONS@BROWARD.ORG OR 954-847-2745.

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

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION

PROCEDURE FOR NOTIFICATION OF COMMUNICATION DISRUPTION

COPPER INTERCONNECT CABLE NOTIFICATION CONTACT PERSON

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

FIBER OPTIC CABLE NOTIFICATION CONTACT PERSON

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

INCLUDE THE FOLLOWING IN ANY NOTICE OF UTILITY OWNERSHIP OR WITHIN A "UTILITY OWNERS/CONTACT PERSON" TABLE:

INTERCONNECT COMMUNICATIONS CABLES - (ROBERT BLOUNT) BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) 954-847-2745.

VII. MAINTENANCE OF TRAFFIC - SCHOOL/PEDESTRIAN

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

- 1. THE SAFE WALK ROUTE FOR ALL SCHOOL STUDENTS WITHIN THE VICINITY OF THE CONSTRUCTION ZONE SHALL BE MAINTAINED DURING STUDENT ARRIVAL AND DISMISSAL TIMES. IF THE CURRENT WALKWAY SURFACE CAN NOT BE MAINTAINED, THEN A TEMPORARY WALKABLE SURFACE SHALL BE CREATED. THE SAFE WALK ROUTE SHALL BE SEPARATED FROM THE CONSTRUCTION ACTIVITY DURING THE ENTIRE LENGTH OF THE PROJECT ENCOMPASSING THE ENTIRE WALK ROUTE WITH PROPER PEDESTRIAN OPENINGS AT DESIGNATED CROSSINGS IN COMPLIANCE WITH FDOT DESIGN STANDARDS INDEX NO. 600 AS WELL AS MEETING ADA REQUIREMENTS.
2. ALL CONSTRUCTION EQUIPMENT AROUND ANY DESIGNATED CROSSWALK SHALL CEASE TO OPERATE DURING THE STUDENT ARRIVAL AND DISMISSAL TIMES. ALL CONSTRUCTION EQUIPMENT ADJACENT TO A DESIGNATED WALK ROUTE SHALL CEASE OPERATING UNLESS SATISFACTORILY BARRICADED FROM THE WALK ROUTE.
3. IN THE CASE THAT A DESIGNATED CROSSING OR ANY PORTION OF THE DESIGNATED WALK ROUTE CANNOT BE MAINTAINED, THEN THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, (954) 847-2600 A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO CLOSING THAT ROUTE IN ORDER TO ESTABLISH AN ALTERNATE CROSSING ROUTE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ANY NECESSARY PAVEMENT, ROAD ROCK, PAVEMENT MARKING AND SIGNAGE AND/OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN EXISTING OR ALTERNATE WALK ROUTE THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT.

- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STATE CERTIFIED SCHOOL CROSSING GUARDS OR OFF DUTY POLICE OFFICERS TO CROSS STUDENTS AT ALL LOCATIONS OTHER THAN THOSE PREVIOUSLY DESIGNATED. THE CONTRACTOR MAY USE FLAGMEN, BUT ONLY IF THEY ARE STATE CERTIFIED AS A SCHOOL CROSSING GUARD.
6. THIRTY (30) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, (954) 847-2600 OR AT BROWARD@TRAFFIC.ORG, TO DISCUSS ALL NECESSARY SAFETY MEASURES.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BROWARD COUNTY SCHOOL BOARD PUPIL TRANSPORTATION DEPARTMENT PERSONNEL IF CONSTRUCTION WILL IMPACT ANY BUS ROUTES.

- 8. THE CONTRACTOR SHALL PROVIDE STABLE AND PERMANENT ELEVATION BENCHMARKS ON THE TOP OF EACH HEADWALL CAP FOR PIPES DISCHARGING INTO DISTRICT CANALS, AND DRIVEWAY CULVERTS ALONG DISTRICT CANALS. THE BENCHMARK ELEVATION SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89) AND INCLUDE THE DATUM REFERENCE USING NATIONAL GEODETIC SURVEY BENCHMARKS OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS IN NAVD89 AND ONLY CONVERTED BACK INTO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). THE OTHER SHALL BE BASED ON NGVD29 AND INCLUDE THE DATUM REFERENCE. EACH HEADWALL SHALL HAVE ONE (1) NAVD89 AND ONE (1) NGVD29 BENCHMARK. CULVERTS CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) BENCHMARK PER EACH PAIR OF HEADWALLS.
9. THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORMAT PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NOTHING/EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON THE 1983/1980 FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90).

- 10. THE DISTRICT SECRETARY/MANAGE AND DISTRICT ENGINEER SHALL BE NOTIFIED PRIOR TO THE SUBMITTAL OF AS-BUILT/RECORD DRAWINGS OF ANY ENCROACHMENT WITHIN A DISTRICT EASEMENT NOT EXPRESSLY APPROVED BY THE DISTRICT BOARD OF COMMISSIONERS.
11. AS-BUILT SURVEY AND RECORD DRAWING: "AS-BUILT" PLANS FROM THE SURVEYOR OF RECORD MUST BE CERTIFIED AS "RECORD DRAWINGS" BY THE ENGINEER OF RECORD. THE SURVEYOR'S CERTIFICATION SHALL INCLUDE THE LAST DATE OF FIELD DATA ACQUISITION, THE ENGINEER'S CERTIFICATION SHALL INCLUDE: CBQCD PERMIT COMPLIANCE STATEMENT. AS-BUILT SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. ALL REFERENCES TO "PROPOSED" SHALL BE STRUCK THROUGH AND REPLACED WITH THE AS-BUILT CONDITION. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT ON GENERAL REVIEW AS DESCRIBED IN THE CENTRAL BROWARD WATER CONTROL DISTRICT'S STORMWATER MANAGEMENT REGULATIONS, STANDARDS, PROCEDURES, AND DESIGN CRITERIA MANUAL.
12. LAKE/POND, CANAL AND DRY RETENTION AREA AS-BUILTS WILL BE CROSS-SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/POND/CANAL AND DRY RETENTION AREA WAS CONSTRUCTED AS DESIGNED. THE MAXIMUM SPACING BETWEEN CROSS SECTION SHALL BE 100'.
13. THE CONTRACTOR SHALL PROVIDE STABLE AND PERMANENT ELEVATION BENCHMARKS ON THE TOP OF EACH HEADWALL CAP FOR PIPES DISCHARGING INTO DISTRICT CANALS, AND DRIVEWAY CULVERTS ALONG DISTRICT CANALS. THE BENCHMARK ELEVATION SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89) AND INCLUDE THE DATUM REFERENCE USING NATIONAL GEODETIC SURVEY BENCHMARKS OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS IN NAVD89 AND ONLY CONVERTED BACK INTO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). THE OTHER SHALL BE BASED ON NGVD29 AND INCLUDE THE DATUM REFERENCE. EACH HEADWALL SHALL HAVE ONE (1) NAVD89 AND ONE (1) NGVD29 BENCHMARK. CULVERTS CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) BENCHMARK PER EACH PAIR OF HEADWALLS.
14. THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORMAT PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NOTHING/EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON THE 1983/1980 FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90).

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16. THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORMAT PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NOTHING/EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON THE 1983/1980 FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90).

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- 19. THE CONTRACTOR SHALL PROVIDE STABLE AND PERMANENT ELEVATION BENCHMARKS ON THE TOP OF EACH HEADWALL CAP FOR PIPES DISCHARGING INTO DISTRICT CANALS, AND DRIVEWAY CULVERTS ALONG DISTRICT CANALS. THE BENCHMARK ELEVATION SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89) AND INCLUDE THE DATUM REFERENCE USING NATIONAL GEODETIC SURVEY BENCHMARKS OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS IN NAVD89 AND ONLY CONVERTED BACK INTO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). THE OTHER SHALL BE BASED ON NGVD29 AND INCLUDE THE DATUM REFERENCE. EACH HEADWALL SHALL HAVE ONE (1) NAVD89 AND ONE (1) NGVD29 BENCHMARK. CULVERTS CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) BENCHMARK PER EACH PAIR OF HEADWALLS.
20. THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORMAT PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NOTHING/EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON THE 1983/1980 FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90).

- 21. THE CONTRACTOR SHALL PROVIDE STABLE AND PERMANENT ELEVATION BENCHMARKS ON THE TOP OF EACH HEADWALL CAP FOR PIPES DISCHARGING INTO DISTRICT CANALS, AND DRIVEWAY CULVERTS ALONG DISTRICT CANALS. THE BENCHMARK ELEVATION SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89) AND INCLUDE THE DATUM REFERENCE USING NATIONAL GEODETIC SURVEY BENCHMARKS OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS IN NAVD89 AND ONLY CONVERTED BACK INTO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). THE OTHER SHALL BE BASED ON NGVD29 AND INCLUDE THE DATUM REFERENCE. EACH HEADWALL SHALL HAVE ONE (1) NAVD89 AND ONE (1) NGVD29 BENCHMARK. CULVERTS CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) BENCHMARK PER EACH PAIR OF HEADWALLS.
22. THE SURVEYOR OF RECORD SHALL ANNOTATE THE BENCHMARK ELEVATIONS ON THE AS-BUILT DRAWING IN THE FORMAT PROVIDED BY THE DISTRICT ENGINEER. THE BENCHMARK DATA SHALL ALSO INCLUDE A NOTHING/EASTING COORDINATE AT THE CENTER OF EACH HEADWALL. THE HORIZONTAL DATUM SHALL BE BASED ON THE 1983/1980 FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 (NAD83/90).

UPON COORDINATION WITH THE AFOREMENTIONED PERSONNEL, AND IF DEEMED NECESSARY, A PRE-CONSTRUCTION MEETING WILL BE HELD TO DETERMINE ALL BUS ROUTES AND TO MAKE NECESSARY ARRANGEMENTS FOR ROUTING THE SPECIAL PROJECTS COORDINATOR FROM THE BROWARD COUNTY

TRAFFIC ENGINEERING DIVISION, (954) 847-2600, WILL BE NOTIFIED AND MAY ATTEND THE PRE-CONSTRUCTION MEETING.

- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN APPROVED MAINTENANCE OF TRAFFIC PLAN (MOT), SPECIFYING THE ABOVE SCHOOL/PEDESTRIAN CONDITIONS. THROUGH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION OR THE LOCAL MUNICIPALITY, DEPENDING ON THE ROADWAY JURISDICTION, THE CONDITIONS OUTLINED IN THE MOT ARE FULLY EFFECTIVE AS PART OF THE PROPOSED EASEMENT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK ASSOCIATED WITH THE PROJECT IS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE APPROVED MOT.

- 9. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO SPEED LIMIT SIGNS INSTALLED WITHIN THE DESIGNATED REDUCED SPEED SCHOOL ZONE AT ANY TIME THROUGHOUT THE PROJECT.

REVISED 9/24/14

CBQCD GENERAL NOTES

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

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

03. BONDS UPON DISTRICT BOARD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:
A. BOND (CASH OR SURETY), IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT SECRETARY/MANAGER OR DISTRICT ENGINEER.)

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

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

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

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

04. INSPECTIONS WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL BEFORE BACKFILLING OF ANY STORM DRAIN STRUCTURE. INSPECTION OF DRAINAGE STRUCTURES, DISTRICT CANALS, AND BEFORE PLACEMENT OF ASPHALT OR CONCRETE PAVEMENT. CALL (954) 432-5110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.

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

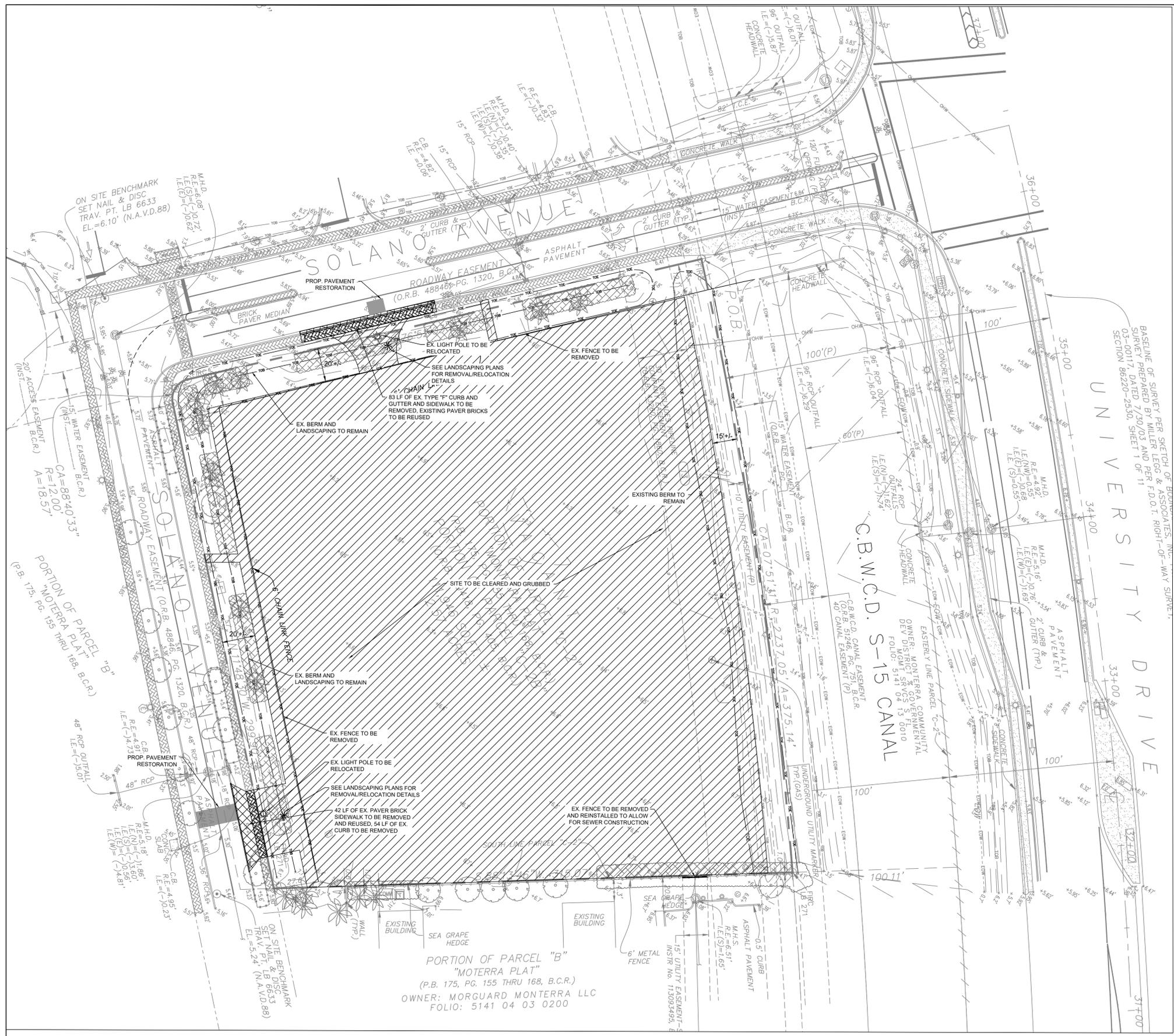
06. ALL MUCK AND DELETERIOUS SOILS SHALL BE REMOVED FROM THE TOP OF BANK TO TOP OF BANK LIMITS OF DRY DETENTION/RETENTION AREAS, AND EXFILTRATION TRENCHES DOWN TO A MINIMUM OF FIVE (5) FEET BELOW THE WATER CONTROL ELEVATION AND REPLACED WITH SUITABLE WELL-DRAINING SOILS.

07. ALL NUISANCE VEGETATION SHALL BE REMOVED FROM WITHIN THE PROJECT LIMITS AND WITHIN THE PORTION OF THE CBQCD CANAL THAT FALLS WITHIN THE PROPERTY BOUNDARY. THIS ALSO APPLIES WHEN THE PROPERTY ABUTS A ROADWAY AND THE DISTRICT CANAL IS LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY WITH RESPECT TO THE SAME FORMAT ON GENERAL REVIEW AS DESCRIBED IN THE CENTRAL BROWARD WATER CONTROL DISTRICT'S STORMWATER MANAGEMENT REGULATIONS, STANDARDS, PROCEDURES, AND DESIGN CRITERIA MANUAL.

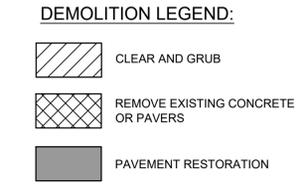
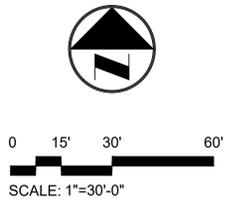
08. EXISTING STORM SEWERS SHALL BE CLEANED FROM THE POINT OF CONNECTION WITH NEW STORM SEWERS OR DRAINAGE STRUCTURES TO THE FIRST EXISTING STRUCTURE UPSTREAM AND DOWNSTREAM OF THE POINT OF CONNECTION. TELEVISION INSPECTION OF THE EXISTING STRUCTURES AND CERTIFIED THAT THEY ARE CLEAN BY THE ENGINEER OF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

09. THE LIMITS OF ANY EASEMENT TO BE

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NOTE:
 VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.50'.



- NOTES:**
1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING DEMOLITION.
 2. THE CONTRACTOR SHALL NOTIFY THE CITY PRIOR TO START OF DEMOLITION.
 3. REFER TO TREE DISPOSITION PLAN FOR TREES THAT ARE TO BE RELOCATED OR REMOVED, OR TO REMAIN.
 4. ANY EXCAVATED MATERIAL OR DEMOLITION DEBRIS SHALL BE STOCKPILED PROPERLY IN ORDER TO NOT CREATE ANY RAIN WATER RUN-OFF FLOOD DAMAGE TO THE PROPOSED STRUCTURE OR ANY SURROUNDING PROPERTIES.
 5. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF THE DEMOLITION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
 6. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
 7. DEMOLITION INCLUDES REMOVAL FROM SITE AND PROPER DISPOSAL.
 8. PHASING OF DEMOLITION SHALL BE COORDINATED WITH ENGINEER, CITY, AND PERMITTING AGENCIES TO ENSURE CONTINUOUS OPERATIONS AND COMPLIANCE WITH PERMIT REQUIREMENTS.
 9. MAINTENANCE OF TRAFFIC TO MEET ALL M.U.T.C.D. STANDARDS WHERE APPLICABLE.
 10. FURNISH AND INSTALL TEMPORARY CONSTRUCTION CHAIN LINK FENCE WITH WINDSCREEN TO PROTECT DEMOLITION SITE AREA.
 11. CONTRACTOR RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS AND PROPER COORDINATION PRIOR TO DEMOLITION, INCLUDING OWL REMOVAL AND INSPECTION.
 12. PROPER CARE SHALL BE GIVEN TO PROTECT EXISTING FEATURES TO REMAIN. DAMAGED UTILITIES AND STRUCTURES SHALL BE REPAIRED TO ORIGINAL CONDITION.
 13. SURVEY TOPOGRAPHY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.50'.

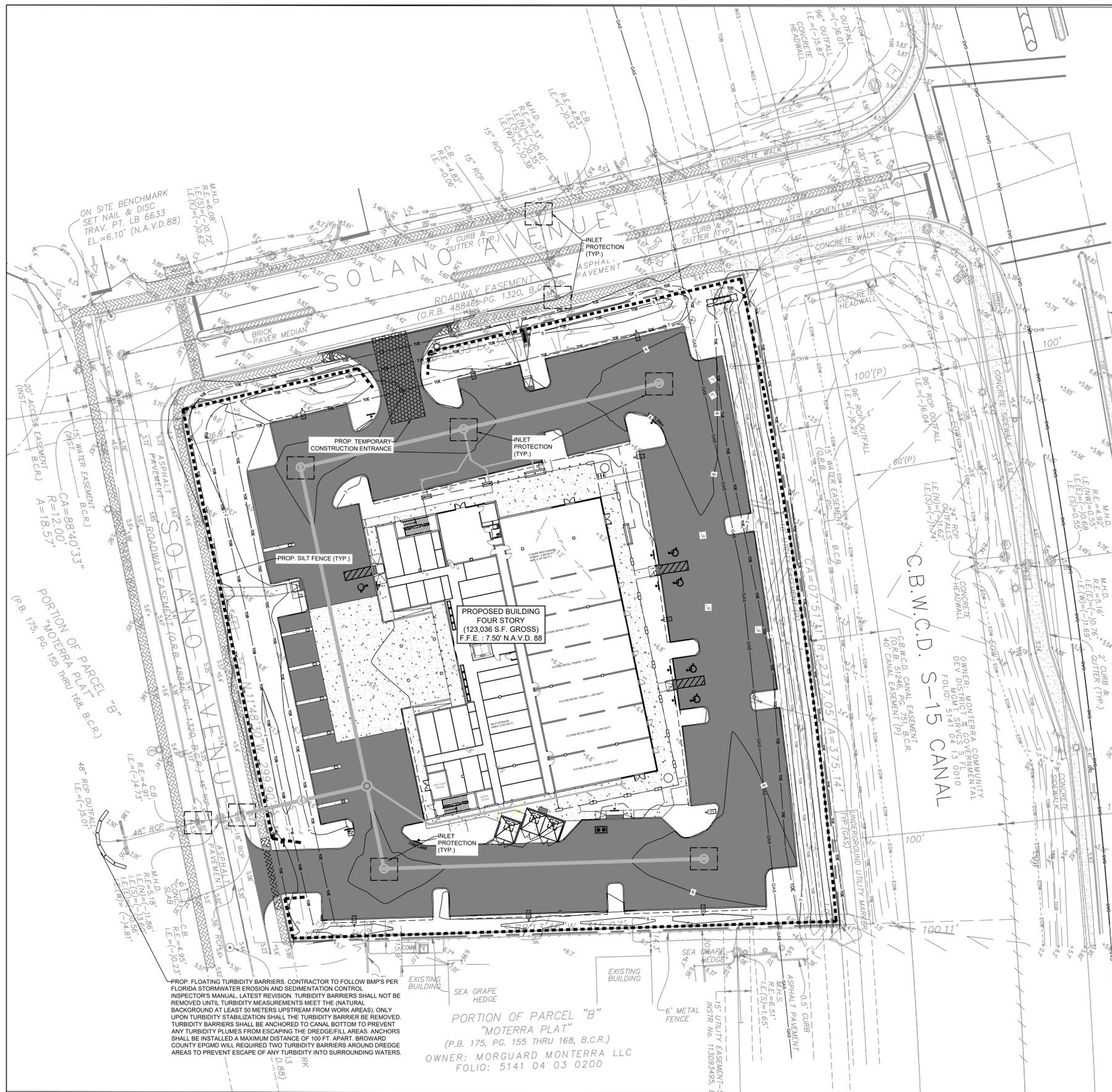
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BY:		DATE:		DESCRIPTION:			

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 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C200114
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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024
 PREPARED FOR:
MONTERRA INVESTMENTS, LLC
DEMOLITION PLAN

Chad Everett Edwards
 Florida P.E. No. 59306
 October 10, 2024
 PROJECT NO.
10-0026-007-08
C-05
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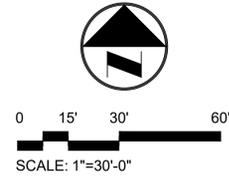
EROSION CONTROL NOTES:

- CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES THROUGHOUT CONSTRUCTION IN ORDER TO ENSURE POLLUTION PREVENTION. CONTRACTOR TO COMPLY WITH ALL LOCAL, STATE AND OTHER GOVERNMENTAL ENVIRONMENTAL REGULATIONS THROUGHOUT CONSTRUCTION.
- DURING CONSTRUCTION ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES PER DETAIL THIS SHEET.
- SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS (FUTURE PHASES), OR OFF-SITE AREAS.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SOODED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
- THIS PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- ALL EXISTING STRUCTURES, FENCING, TREES, AND ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
- CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES. EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC. THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES. EROSION CONTROL BARRIER SHALL BE ESTABLISHED AS THE FIRST ITEM OR WORK.
- TURBIDITY BARRIERS SHALL BE CHECKED AT LEAST ONCE A WEEK TO ENTIRE THEIR EFFECTIVENESS. ADDITIONAL TURBIDITY BARRIERS IF DEEMED NECESSARY SHALL BE PROVIDED AT NO ADDITIONAL COST.
- SITE ACTIVITIES SHALL BE SHUT-DOWN IMMEDIATELY IF THE DOWNSTREAM OR UPSTREAM WATERWAYS ARE DEEMED TO BE AFFECTED DUE TO EARTHWORK ACTIVITIES, OR AT THE COUNTY, CITY'S OR ENGINEER OF RECORDS DISCRETION.

NOTE:

VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.50'.

- PROPOSED LEGEND**
- INLET PROTECTION
 - SILT FENCE
 - TEMPORARY CONSTRUCTION ENTRANCE
 - FLOATING TURBIDITY BARRIERS



PROP. FLOATING TURBIDITY BARRIERS. CONTRACTOR TO FOLLOW BMP'S PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL, LATEST REVISION. TURBIDITY BARRIERS SHALL NOT BE REMOVED UNTIL TURBIDITY MEASUREMENTS MEET THE (NATURAL BACKGROUND AT LEAST 50 METERS UPSTREAM FROM WORK AREAS). ONLY UPON TURBIDITY STABILIZATION SHALL THE TURBIDITY BARRIER BE REMOVED. TURBIDITY BARRIERS SHALL BE ANCHORED TO CANAL BOTTOM TO PREVENT ANY TURBIDITY PLUMES FROM ESCAPING THE DREDGE/FILL AREAS. ANCHORS SHALL BE INSTALLED A MAXIMUM DISTANCE OF 100 FT. APART. BROWARD COUNTY EPGMD WILL REQUIRE TWO TURBIDITY BARRIERS AROUND DREDGE AREAS TO PREVENT ESCAPE OF ANY TURBIDITY INTO SURROUNDING WATERS.

PORTION OF PARCEL "B"
"MOTERRA PLAT"
(P.B. 175, PG. 155 THRU 168, B.C.R.)
OWNER: MORGUARD MONTERRA LLC
FOLIO: 5141 04 03 0200

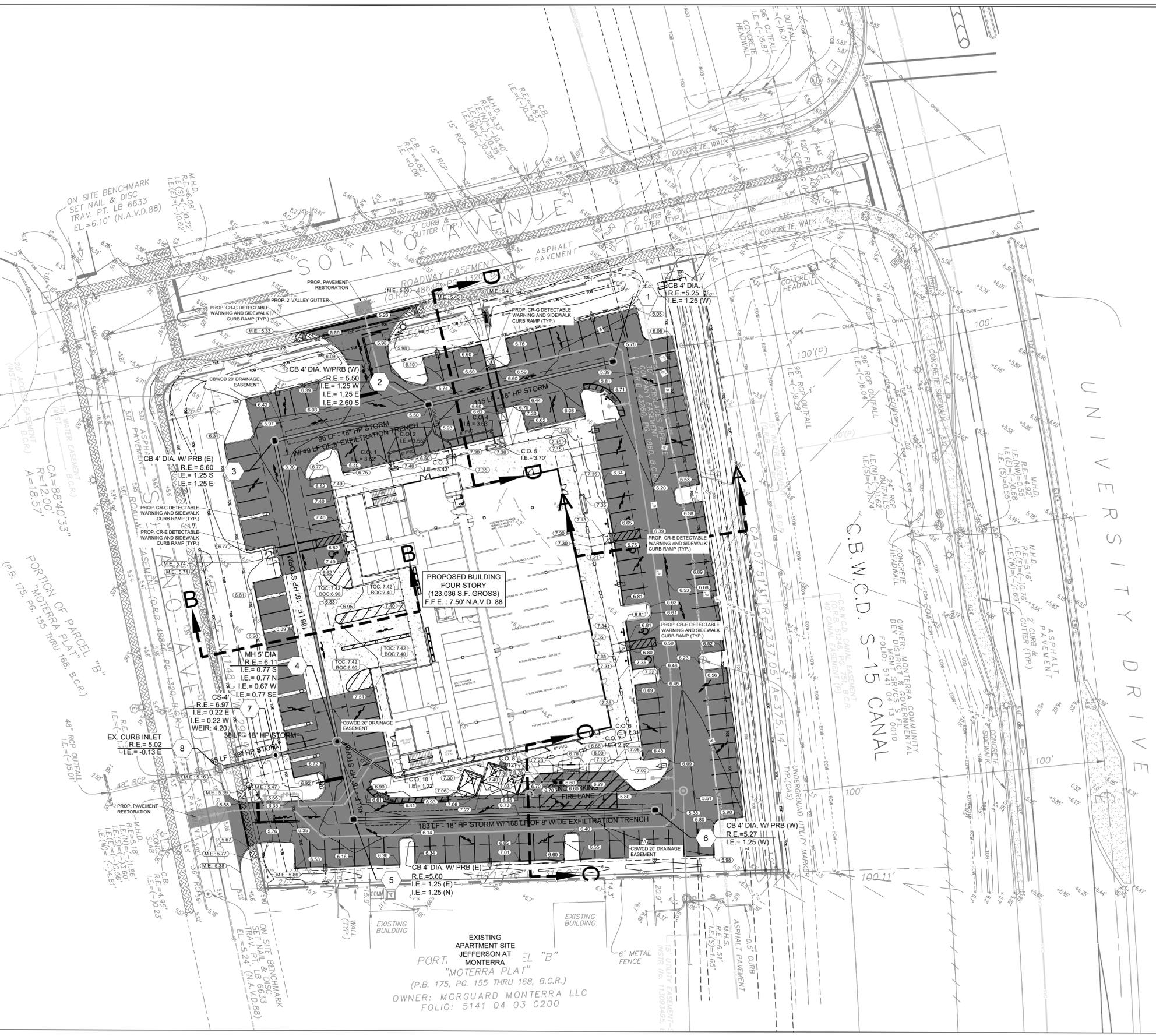
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BY:		DATE:				

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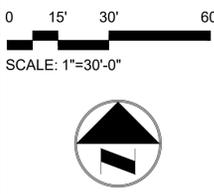
MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024
PREPARED FOR:
MONTERRA INVESTMENTS, LLC
EROSION CONTROL PLAN

Chad Everett Edwards
Florida P.E. No. 59306
October 10, 2024
PROJECT NO.
10-0026-007-08
C-06
SHEET 06 OF 18

\\crtfina02\Eng\Projects\10-0026-007-08 Monterra Phase II\Drawings\10-0026-007-08-R60.dwg [07] Oct 10, 2024 9:23am SKOLZMINE



STORMWATER STRUCTURE TABLE				
STRUCTURE ID	STRUCTURE TYPE	RIM ELEV.	PIPE INVERTS	PIPE INFORMATION
1	CB 4' DIA.	RIM = 5.25	(W) = 1.25	115 LF, 18" HP STORM @ (W) = 1.25, 96 LF, 18" HP STORM @ (E) = 1.25, 115 LF, 18" HP STORM @ (S) = 2.60
2	CB 4' DIA. W/PRB (W)	RIM = 5.50	(S) = 1.25	186 LF, 18" HP STORM @ (E) = 1.25
3	CB 4' DIA. W/PRB (E)	RIM = 5.60	(S) = 0.77	48 LF, 18" HP STORM @ (N) = 0.77, 186 LF, 18" HP STORM @ (W) = 0.67, 38 LF, 18" HP STORM @ (SE) = 0.77
4	MH 5' DIA.	RIM = 6.11	(S) = 0.77	48 LF, 18" HP STORM @ (N) = 0.77, 186 LF, 18" HP STORM @ (W) = 0.67, 38 LF, 18" HP STORM @ (SE) = 0.77
5	CB 4' DIA. W/PRB (E)	RIM = 5.60	(E) = 1.25	183 LF, 18" HP STORM @ (N) = 1.25
6	CB 4' DIA. W/PRB (W)	RIM = 5.27	(W) = 1.25	183 LF, 18" HP STORM @ (E) = 1.25
7	CS-4'	RIM = 6.97	(E) = 0.22	38 LF, 18" HP STORM @ (W) = 0.22
8	EX. CURB INLET	RIM = 5.02	(E) = -0.13	35 LF, 18" HP STORM @ (E) = -0.13



EXISTING LEGEND:

ANCHOR	METAL LIGHT POLE	TRAFFIC POLE
BLOW-OFF VALVE	MONITORING WELL	TRAFFIC PULL BOX
CATCH BASIN	PIPE	TRANSFORMER PAD
CONCRETE LIGHT POLE	PARKING LIGHT 2 SQUARE	WATER BLOW-OFF
CONCRETE POST	SANITARY MANHOLE	WATER VALVE
CONCRETE POWER POLE	SIGN	WOOD POWER POLE
CURB INLET	SPOT-FLOOD LIGHT	OVER HEAD WIRES
ELECTRICAL OUTLET	SANITARY SEWER CLEAN OUT	STORM MANHOLE
ELECTRICAL PANEL	SANITARY MANHOLE	TOE OF SLOPE
ELECTRICAL PULL BOX	TELEPHONE MANHOLE	WATER MAIN
ELECTRICAL MANHOLE	TELEPHONE PEDESTAL	GUARDRAIL
GAS MARKER	TELEPHONE PULL BOX	NON-VEHICULAR ACCESS LINE
HEADWALL		

PROPOSED PAVING AND DRAINAGE LEGEND:

1	DRAINAGE STRUCTURE NUMBER	DRAINAGE FLOW DIRECTION
CB-6"	DRAINAGE STRUCTURE TYPE	PROPOSED PAVEMENT ELEVATION
R.E. =	RIM ELEVATION	PROPOSED CONCRETE ELEVATION
G.E. =	GRATE ELEVATION	PROPOSED PAVEMENT
I.E. =	INVERT ELEVATION	CONCRETE PAVEMENT / SIDEWALK
PROPOSED DRAINAGE MANHOLE		PAVER SIDEWALK
PROPOSED DRAINAGE CATCH BASIN		PAVER CROSSWALK
PROPOSED STORM SEWER		M.E. = MATCH EXISTING
PROPOSED EXFILTRATION TRENCH		PAVEMENT RESTORATION
C.O.	PROPOSED DRAINAGE CLEAN OUT (SEE ARCHITECTURAL PLANS)	
D.E.	DRAINAGE EASEMENT	

- NOTES:**
- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO FIELD VERIFY AND TELEVISION ANY AND ALL EXISTING STORM SEWER ADJACENT TO PROJECT.
 - ALL ROOF LEADERS SHALL HAVE A MINIMUM 1% SLOPE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO ADJUST ALL EXISTING RIM/GRATES OF EXISTING UTILITY APPURTENANCES TO REMAIN TO MATCH PROPOSED GRADES.
 - ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
 - THE CROSS SLOPE ON A.D.A. ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%, THE LONGITUDINAL SLOPE ON A.D.A. ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 12:1 (8.33%).
 - CONTRACTOR SHALL PROVIDE ALL FITTINGS, COUPLINGS, AN/OR ADAPTERS NECESSARY TO CONNECT TO THE BUILDING PLUMBING AND TO CONNECT ROOF LEADERS TO THE MAIN STORM LINES.
 - PROPOSED VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88). SURVEY TOPOGRAPHY IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). FOR VERTICAL DATUM CONVERSION, NAVD = NGVD - 1.50'.
 - CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKING DUE TO CONSTRUCTION OPERATIONS AND MILLING & RESURFACING.
 - CONTRACTOR TO REPAIR ANY AND ALL TRAFFIC SIGNAL LOOPS DUE TO CONSTRUCTION.
 - CITY LOGOS TO BE LOCATED ON ALL STORM SEWER STRUCTURES WITHIN CITY RIGHT-OF-WAY.
 - ALL HANDICAP RAMPS ARE PER FDOT PLANS INDEX NO. 522-002. SEE PLAN FOR SPECIFIC CURB RAMP LETTER AT EACH LOCATION.
 - CONTRACTOR TO PROVIDE AS NEEDED, VIBRATION MONITOR DATA TO PROTECT EXISTING NEIGHBORING COMMUNITIES.
 - CONTRACTOR SHALL RESTORE LANDSCAPING BERM IF IT IS AFFECTED DURING CONSTRUCTION.
 - NO TREES OR PLANTS SHALL BE LOCATED WITHIN EASEMENTS DEDICATED TO THE CBWCD.

NOTE:
VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.50'.

EXISTING ZONING: PMUD
PROPOSED ZONING: B-3
LAND USE DESIGNATION: COMMERCIAL

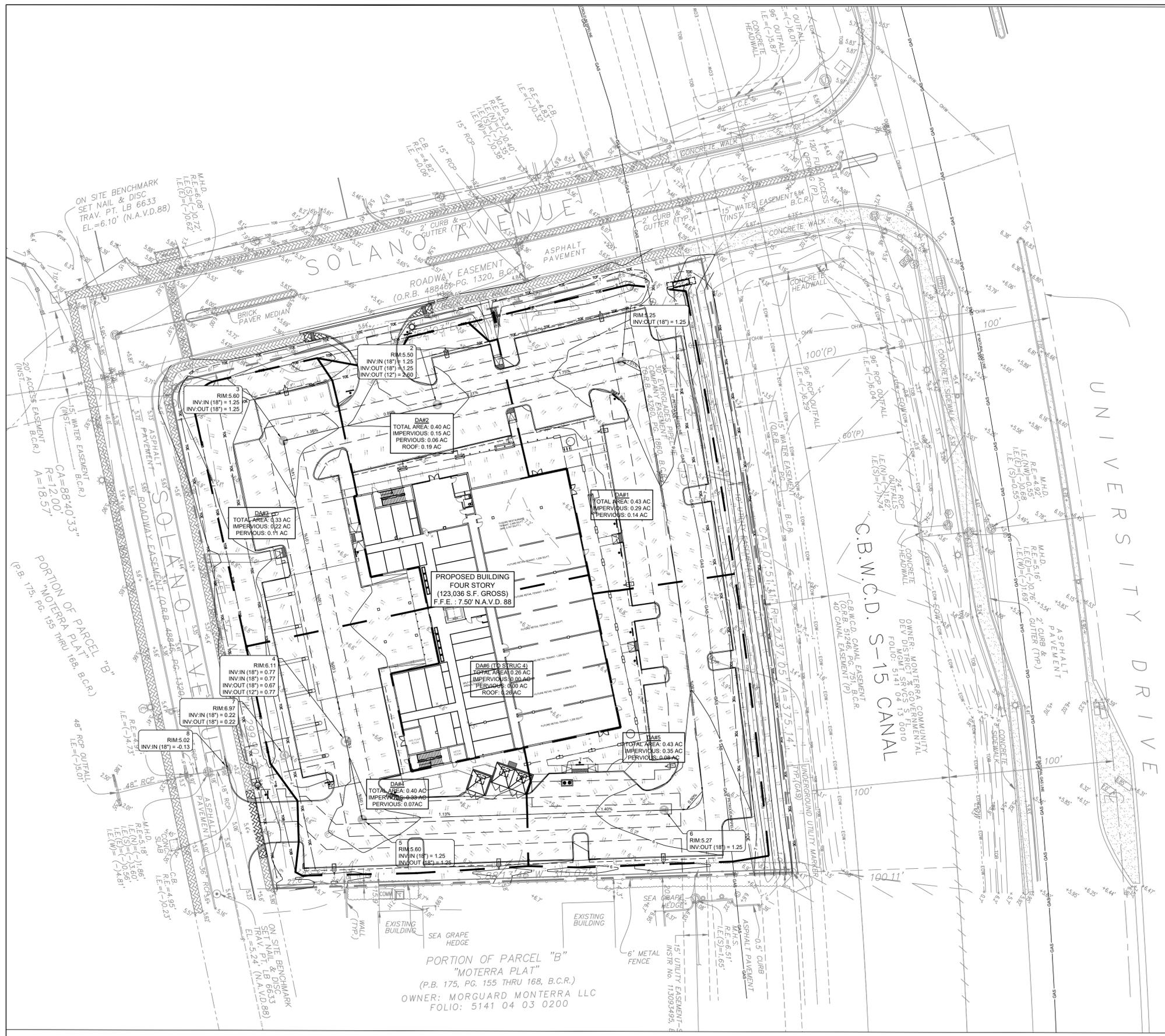
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CHECKED BY:	CEE
APPROVED BY:	CEE
DATE:	
BY:	
DESCRIPTION:	

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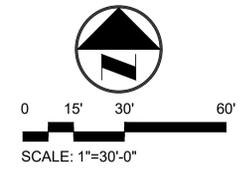
MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024
PREPARED FOR:
MONTERRA INVESTMENTS, LLC
PAVING, GRADING AND DRAINAGE PLAN

Chad Everett Edwards
Florida P.E. No. 59306
October 10, 2024
PROJECT NO.
10-0026-007-08
C-07
SHEET 07 OF 18

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NOTE:
VERTICAL INFORMATION HEREON IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FOR VERTICAL DATUM CONVERSION, NGVD = NAVD + 1.50'.



EXISTING LEGEND:

	ANCHOR		METAL LIGHT POLE		TRAFFIC POLE
	BLOW-OFF VALVE		MONITORING WELL		TRAFFIC PULL BOX
	CATCH BASIN		PIPE		TRANSFORMER PAD
	CONCRETE LIGHT POLE		PARKING LIGHT 2 SQUARE		WATER BLOW-OFF
	CONCRETE POST		SANITARY MANHOLE		WATER VALVE
	CONCRETE POWER POLE		SIGN		WOOD POWER POLE
	CURB INLET		SPOT-FLOOD LIGHT		OVER HEAD WIRES
	ELECTRICAL OUTLET		SANITARY SEWER CLEAN OUT		TOP OF BANK
	ELECTRICAL PANEL		STORM MANHOLE		TOE OF SLOPE
	ELECTRICAL PULL BOX		TELEPHONE MANHOLE		WATER MAIN
	ELECTRICAL MANHOLE		TELEPHONE PEDESTAL		GUARDRAIL
	GAS MARKER		TELEPHONE PULL BOX		NON-VEHICULAR ACCESS LINE
	HEADWALL				

PROPOSED PAVING AND DRAINAGE LEGEND:

	DRAINAGE STRUCTURE NUMBER		DRAINAGE FLOW DIRECTION
	CB-6/8 DRAINAGE STRUCTURE TYPE		PROPOSED PAVEMENT ELEVATION
	R.E. = RIM ELEVATION		PROPOSED CONCRETE ELEVATION
	G.E. = GRATE ELEVATION		PROPOSED PAVEMENT
	I.E. = INVERT ELEVATION		CONCRETE PAVEMENT / SIDEWALK
	PROPOSED DRAINAGE MANHOLE		PAVER SIDEWALK
	PROPOSED DRAINAGE CATCH BASIN		PAVER CROSSWALK
	PROPOSED STORM SEWER		M.E. = MATCH EXISTING
	PROPOSED EXFILTRATION TRENCH		
	PROPOSED DRAINAGE CLEAN OUT (SEE ARCHITECTURAL PLANS)		
	D.E. DRAINAGE EASEMENT		BASIN LINE
	2.00% PROP. CENTERLINE SLOPE		

NOTES:

- LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
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- CONTRACTOR TO PROVIDE AS NEEDED, VIBRATION MONITOR DATA TO PROTECT EXISTING NEIGHBORING COMMUNITIES.

DATE:	8/22	AS SHOWN:	AS SHOWN
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		DRAWN BY:	NP
		CHECKED BY:	CEE
		APPROVED BY:	CEE

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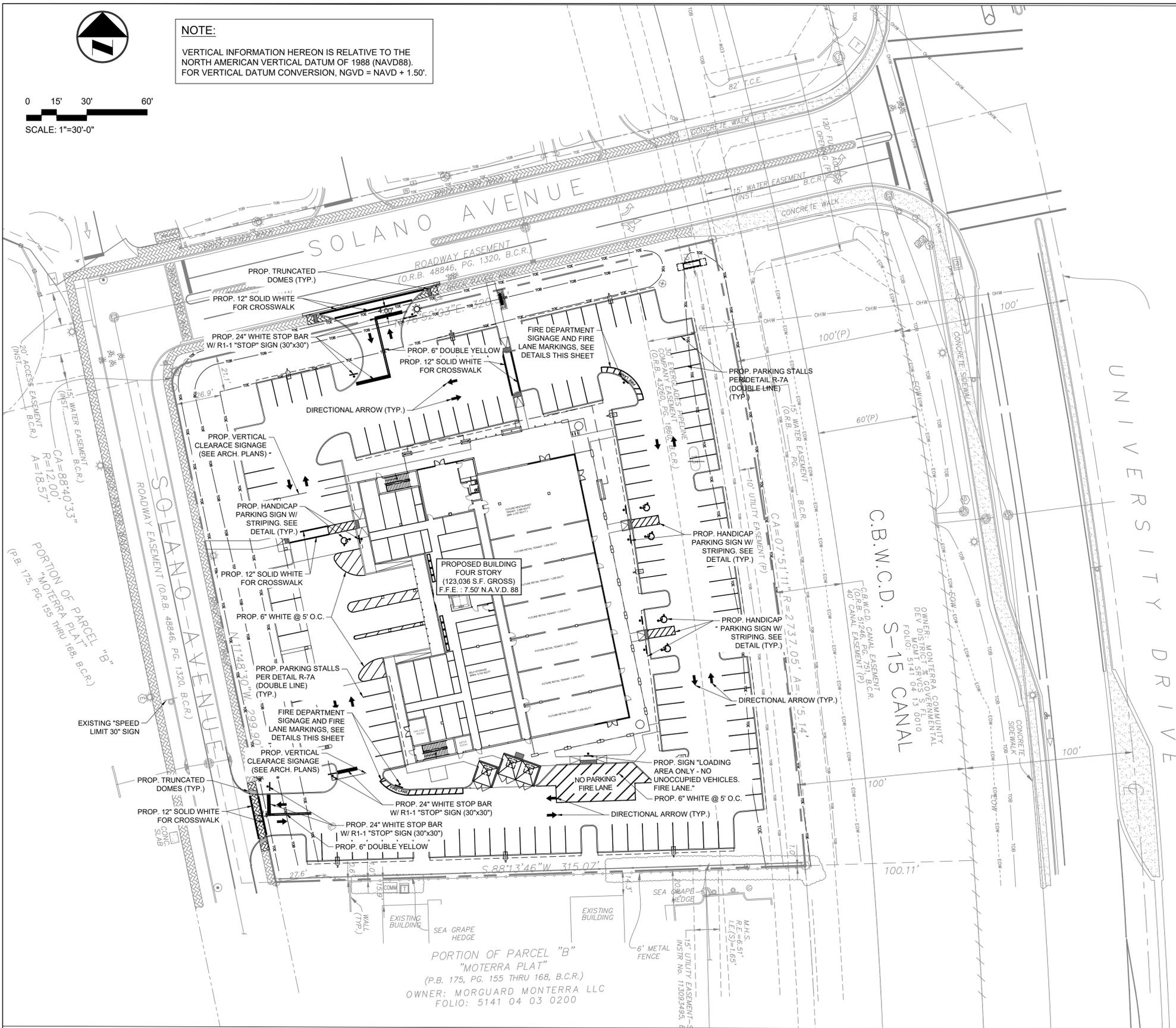
MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024
PREPARED FOR:
MONTERRA INVESTMENTS, LLC
DRAINAGE AREA MAP

Chad Evered Edwards
Florida P.E. No. 59306
October 10, 2024
PROJECT NO.
10-0026-007-08
C-08
SHEET 08 OF 18

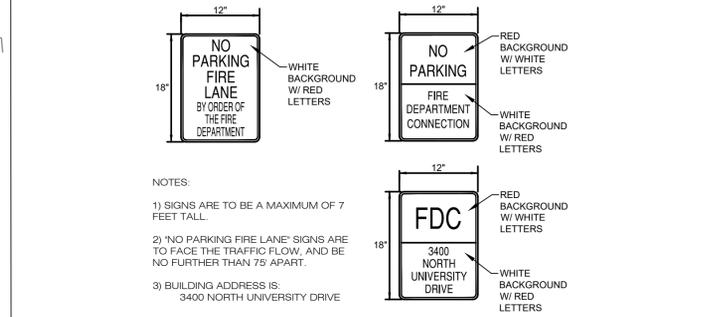
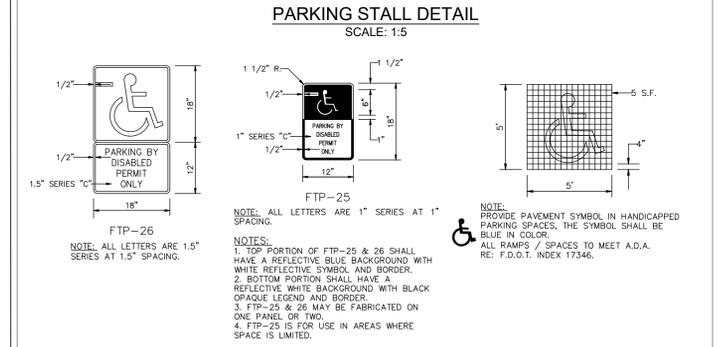
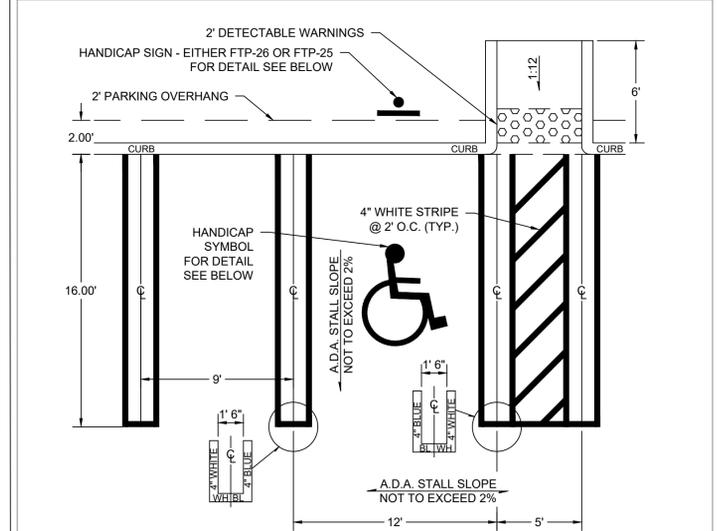


0 15' 30' 60'
SCALE: 1"=30'-0"

NOTE:
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- NOTES:**
- ALL SIGNS TO BE REMOVED AND REPLACED AT THE END OF THE PROJECT. CONTRACTOR TO MAINTAIN ALL SIGNS DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.
 - ALL EXISTING PAVEMENT MARKINGS AND SIGNING DISTURBED DUE TO PROPOSED CONSTRUCTION ACTIVITIES SHALL BE REPLACED.
 - PAVEMENT MARKINGS ON PAVERS SHALL BE 3M 270/271 TAPE AND APPLIED WITH SURFACE PREPARATION ADHESIVE P-50 AS PER MANUFACTURER'S SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS (LATEST EDITION.)
 - ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED UNLESS NOTED OTHERWISE.
 - ALL PAVEMENT MARKING REFLECTIVITY SHALL BE 250 MILLICANDELLAS FOR WHITE AND 175 MILLICANDELLAS FOR YELLOW.
 - FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
 - ALL STOP SIGNS SHALL BE 30"x30" DIAMOND GRADE VIP REFLECTIVE MATERIAL.
 - RAISED PAVEMENT MARKERS (RPM'S) SHALL BE CLASS "B" OR EQUAL, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
 - EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SANDBLASTING ONLY.
 - ALL STOP BARS TO BE 4' BEHIND CROSSWALK OR SIDEWALK.



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BY:		DATE:				

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PREPARED FOR:
MONTERRA INVESTMENTS, LLC
PAVEMENT MARKINGS AND SIGNAGE PLAN

Chad Everett Edwards
Florida P.E. No. 59306
October 10, 2024
PROJECT NO.
10-0026-007-08
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SHEET 10 OF 18

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"PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT"

THE PROCEDURE FOR BACKFILL AND PAVEMENT RESTORATION SHALL BE AS FOLLOWS:

"DENSITY TEST OF COMPACTED FILL, BACKFILL AND/OR BASE SHALL BE TAKEN AT EACH LIFT. PRIOR TO PLACEMENT OF THE SUCCEEDING LIFT OF MATERIAL, DENSITY TESTS SHALL BE TAKEN AT EACH 6" LIFT FOR BASE ROCK AND EACH 8" LIFT FOR COMPACTED FILL OR BACKFILL, ACCORDING TO THE FOLLOWING SCHEDULE".

- FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED ONE LANE AT A TIME, ONE DENSITY TEST SHALL BE TAKEN IN EACH LANE AT EACH LIFT.
- FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED TWO LANES AT A TIME, DENSITIES SHALL BE TESTED IN ONE LANE PER LIFT, ALTERNATING LANES WITH EACH LIFT.
- FOR ANY ROAD CROSSING IN WHICH THE ROAD IS CUT AND RESTORED THREE LANES AT A TIME, DENSITIES SHALL BE TESTED IN TWO LOCATIONS PER LIFT, STAGGERING LOCATIONS WITH EACH SUCCESSIVE LIFT.
- CUTS ACROSS ROADS SHALL NOT BE LEFT OPEN OVER-NIGHT UNLESS ABSOLUTELY NECESSARY. TRENCHES SHALL BE BACKFILLED AND A TEMPORARY ASPHALT APPLIED TO MAKE A SMOOTH LEVEL PATCH. THE TRENCHES SHALL THEN BE EXCAVATED THE NEXT DAY AND PERMANENT BACKFILL AND PAVEMENT INSTALLED IN ACCORDANCE WITH THESE STANDARDS. THE ONLY EXCEPTIONS WILL BE IN CASES WHERE THE FACILITY INSTALLED MUST BE TESTED BEFORE THE ROADS ARE RESTORED. IN THESE CASES, THE PERMANENT RESTORATION MUST BE PERFORMED ON THE DAY OF TESTING OR THE NEXT DAY.
- IN CASES WHERE THE INSTALLATION PARALLELS THE ROADWAY AND DAMAGES THE PAVEMENT, THE DENSITY TESTS SHALL BE MADE EVERY 100 LF. AT EACH LIFT, WITH TEST LOCATIONS STAGGERED 25' EACH LIFT.
- ROADWAY BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY, AS DETERMINED BY A.A.S.H.T.O. T-180 (MODIFIED PROCTOR TEST). SUBGRADE MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY. SHOULDER AREAS AND SWALE AREAS BEYOND SHOULDERS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY, ALL AS DETERMINED BY A.A.S.H.T.O. T-180-C (STANDARD PROCTOR TEST).
- RESTORATION OF STRIPING, SIGNING AND SIGNALIZATION DEVICES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PAVEMENT RESTORATION IS COMPLETED.

A COPY OF ALL PROCTOR AND FIELD DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEERING DIVISION UPON REQUEST.

NOTE: THE ABOVE LISTED REPRESENTS THE MINIMUM PROCEDURE. THE INSPECTOR MAY REQUIRE ADDITIONAL TESTING IF, IN HIS/HER OPINION, CONDITIONS OR PRIOR TEST RESULTS WARRANT THEM.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT	R-14
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NOTES:

- REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. (6" MIN. & 18" MAX.)
- BASE MATERIAL SHALL BE PLACED IN 6" LAYERS AND EACH LAYER COMPACTED TO 98% DENSITY PER A.A.S.H.T.O. T-180.
- SUBGRADE MATERIAL SHALL BE PLACED IN A 12" LAYER AND COMPACTED TO 95% DENSITY PER A.A.S.H.T.O. T-180.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
- BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
- IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL PLACED WITH A PERMANENT PATCH.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PAVEMENT RESTORATION PERPENDICULAR CROSSING	R-15
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NOTES:

- BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
- BASE SHALL BE PLACED IN 6" MAXIMUM THICK LAYERS WITH EACH LAYER COMPACTED TO 98% DENSITY PER A.A.S.H.T.O. T-180 AND TESTED PRIOR TO PLACEMENT OF SUCCEEDING LAYERS.
- SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR. OF 40 AND COMPACTED TO 95% DENSITY PER A.A.S.H.T.O. T-180.
- BACKFILL SHALL BE PLACED AND COMPACTED IN 12" LAYERS; TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAWCUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO RESURFACING.
- RESURFACING MATERIAL SHALL BE CONSISTENT WITH EXISTING SURFACE, AND SHALL BE APPLIED A MINIMUM OF ONE INCH AND A MAXIMUM OF TWO INCHES IN THICKNESS.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PAVEMENT RESTORATION LONGITUDINAL	R-16
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CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PAVEMENT RESTORATION LOCAL ROADS-WATER MAIN	R-17
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NOTE:
IF CRACKS APPEAR IN ASPHALT ADJACENT TO CUT, EDGES MUST BE SAW CUT TO A STRAIGHT LINE 6" BEYOND THE FURTHEST CRACK.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PAVEMENT RESTORATION FOR DIRECT BURIAL CABLE OR CONDUIT	R-18
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DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	BY:	DESCRIPTION:
8/22	AS SHOWN	SK	NP	CEE	CEE			

**MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024**

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

PAVING, GRADING & DRAINAGE DETAILS

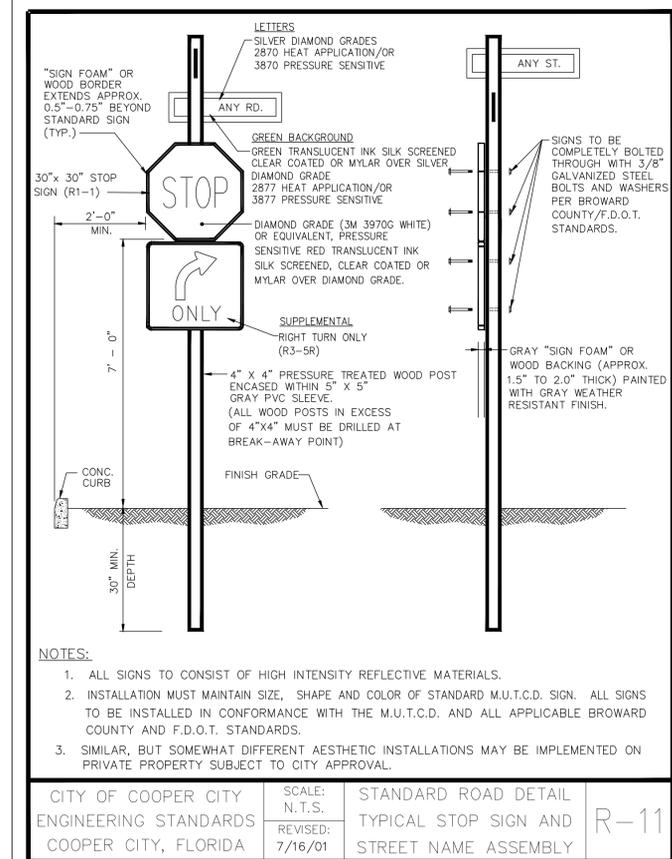
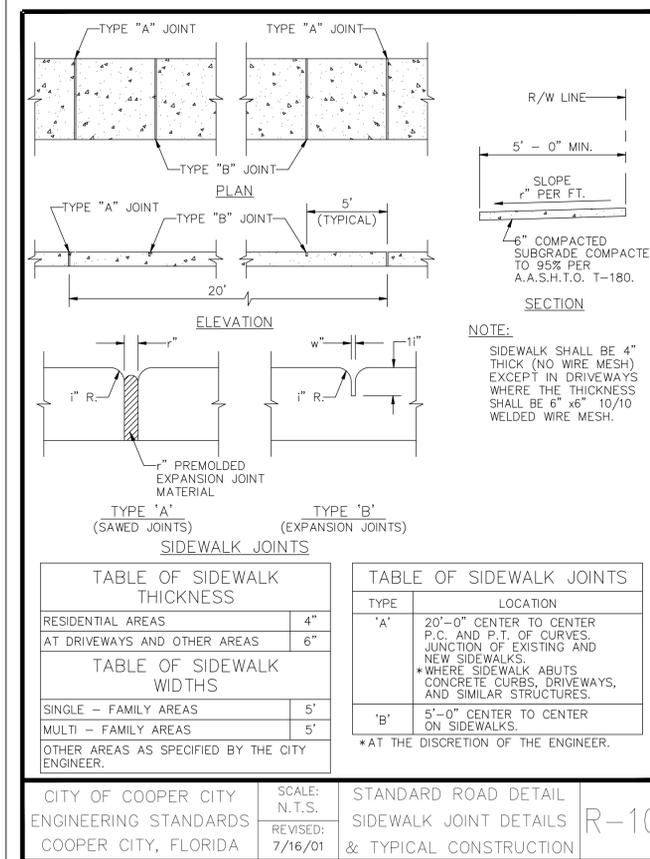
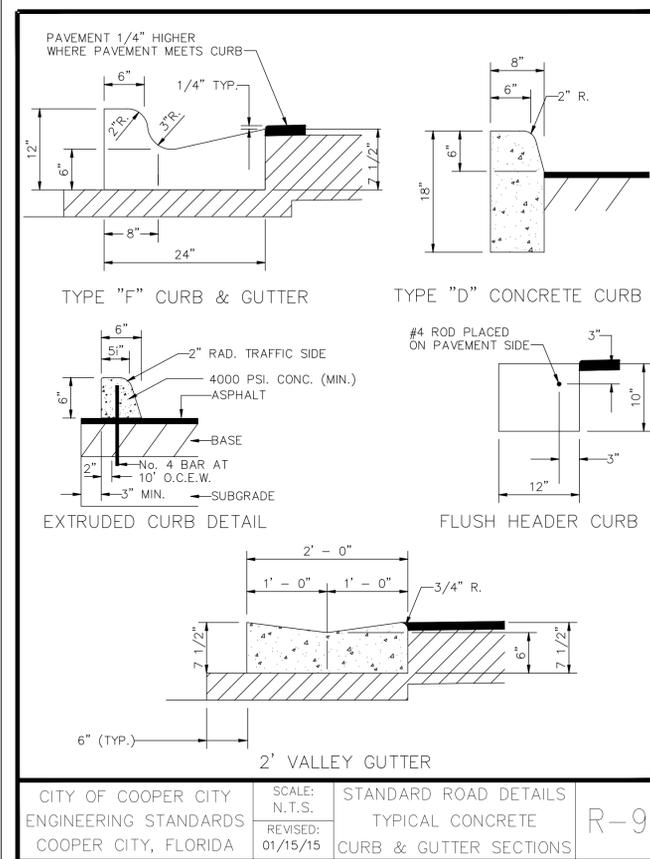
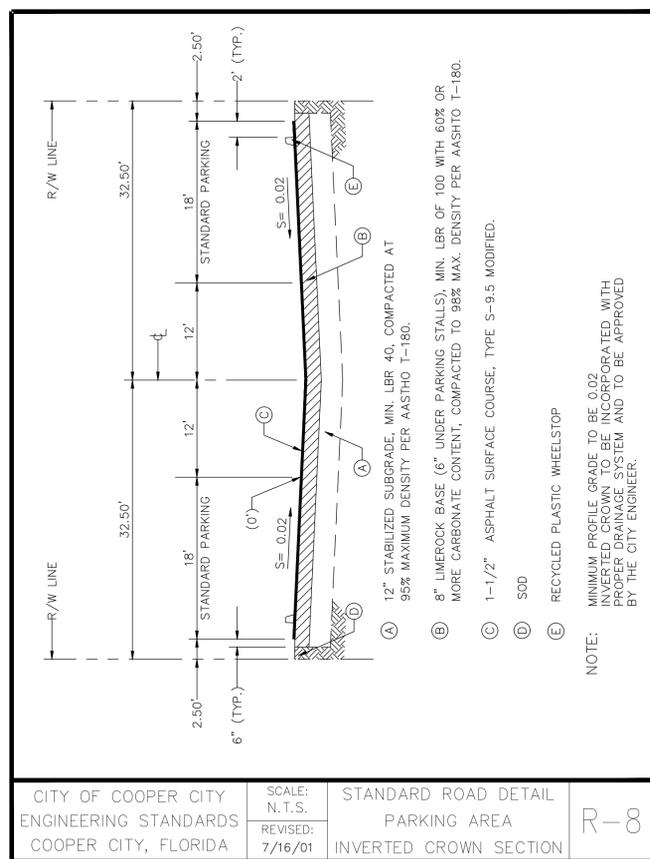
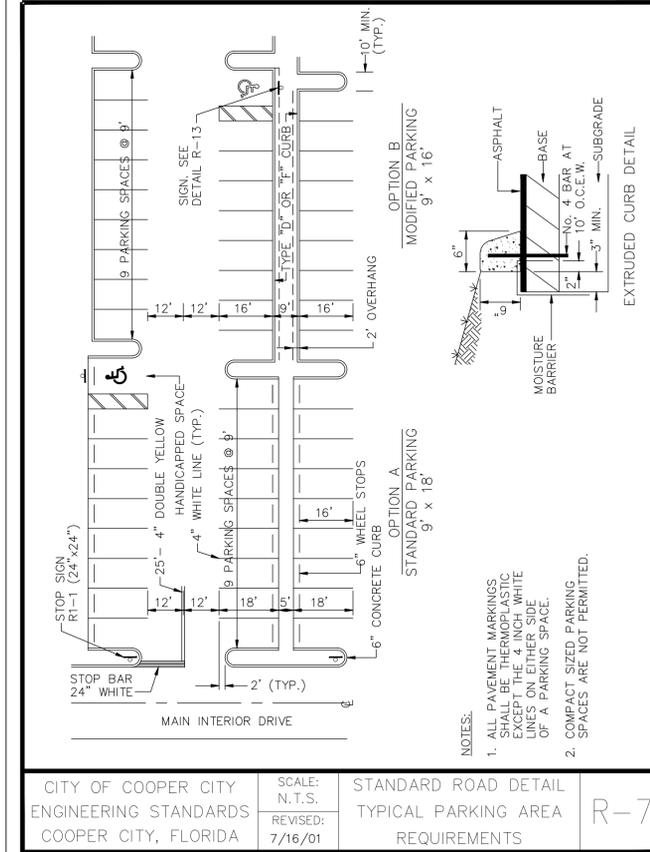
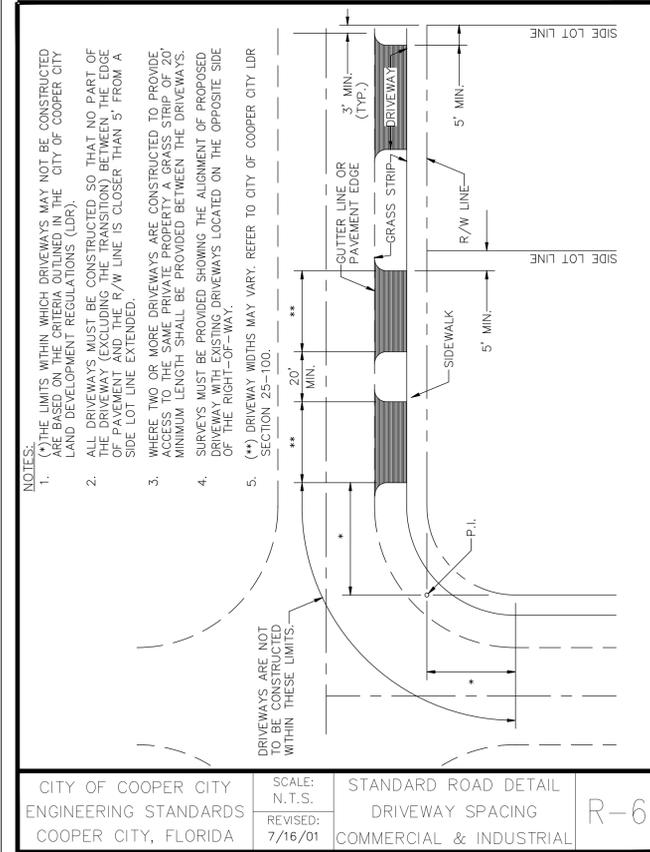
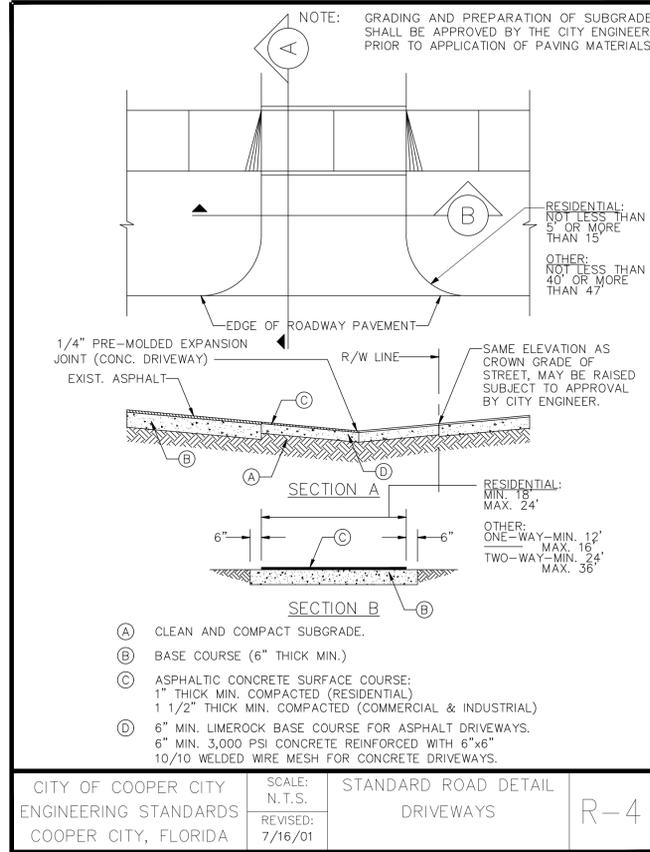
Chad Everett Edwards
Florida P.E. No. 59306
October 10, 2024

PROJECT NO.
10-0026-007-08

C-12
SHEET 12 OF 18

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\\cvt0102\Eng\Projects\2010\10-0026-007-08 Monterra Phase II Drawings\10-0026-007-08-RGD.dwg [14] Oct 10, 2024 9:25am SKOUZMINE



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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

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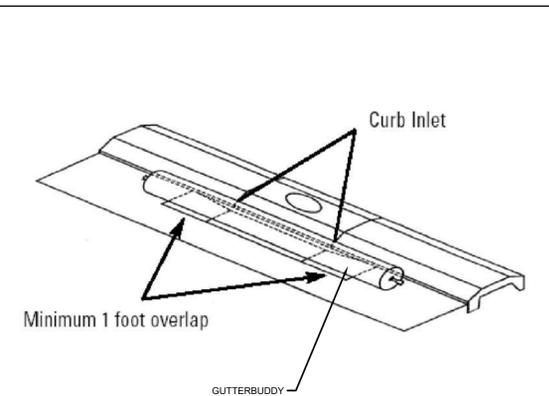
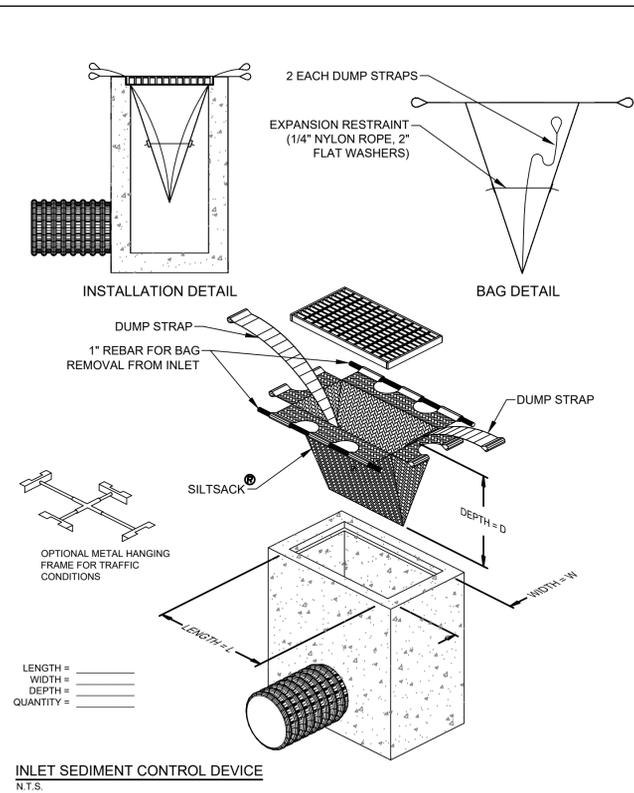
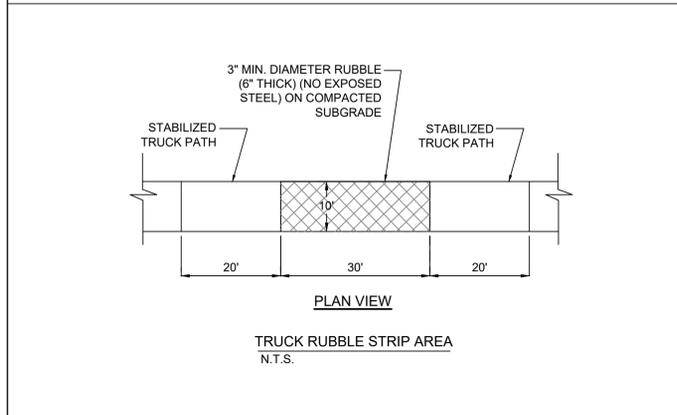
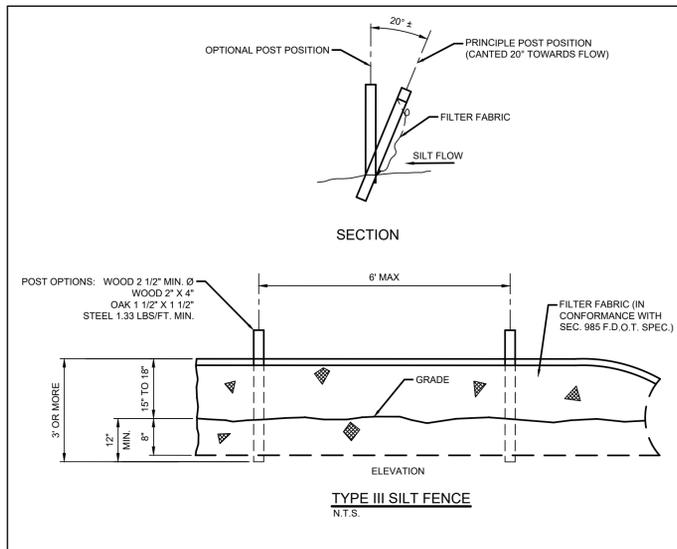
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Chad Everett Edwards
 Florida P.E. No. 59306
 October 10, 2024

PROJECT NO.
10-0026-007-08

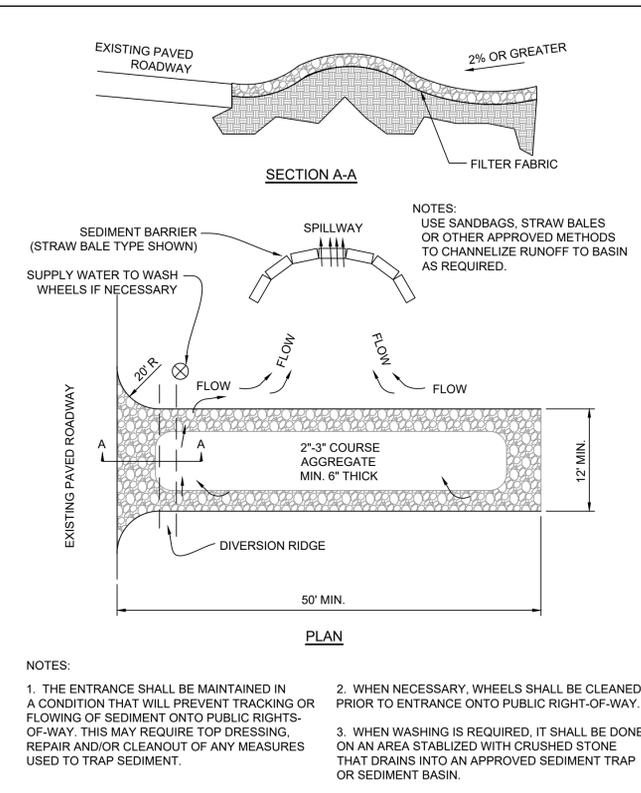
C-14
 SHEET 14 OF 18



GUTTERBUDDY
SCALE: NONE

GUTTERBUDDY NOTES:

- GUTTERBUDDY® THE GUTTERBUDDY® SHALL BE A SYNTHETIC FILTER MANUFACTURED FROM RECYCLED SYNTHETIC FIBERS.
- THE GUTTERBUDDY® WILL BE MANUFACTURED TO BE 9" IN DIAMETER AND ARE AVAILABLE IN 3', 6', 12' AND 18' LENGTHS AND A MINIMUM OF TWENTY FOUR (24) INCHES LONGER THAN THE CURB INLET OPENING. THIS WILL ALLOW FOR SUFFICIENT LENGTH TO COVER THE INLET WITH TWELVE (12) INCHES BEYOND THE INLET ON BOTH ENDS.
- CONSTRUCTIONS SEQUENCE
- GENERAL
- INSTALL THE GUTTERBUDDY® IN FRONT OF THE CURB INLET OPENING. EACH END OF THE GUTTERBUDDY® SHOULD OVERLAP THE CURB INLET APPROXIMATELY 12".
- THE GUTTERBUDDY SHOULD BE CLEANED IF VISUAL INSPECTION SHOWS SILT AND DEBRIS BUILD UP AROUND THE GUTTERBUDDY®.
- TO REMOVE THE GUTTERBUDDY®, LIFT OUT OF THE OPENING.
- THE GUTTERBUDDY® IS REUSABLE ONCE THE CONSTRUCTION PROJECT IS COMPLETE AND IT IS NO LONGER NEEDED FOR SEDIMENT CONTROL. REMOVE, CLEAN AND STORE OUT OF THE SUNLIGHT UNTIL NEEDED ON THE NEXT PROJECT.
- PONDING IS LIKELY IF SEDIMENT IS NOT REMOVED REGULARLY. INSPECTION OF GUTTERBUDDY® SHOULD BE ON A REGULAR BASIS AND IMMEDIATELY AFTER MAJOR EVENTS.



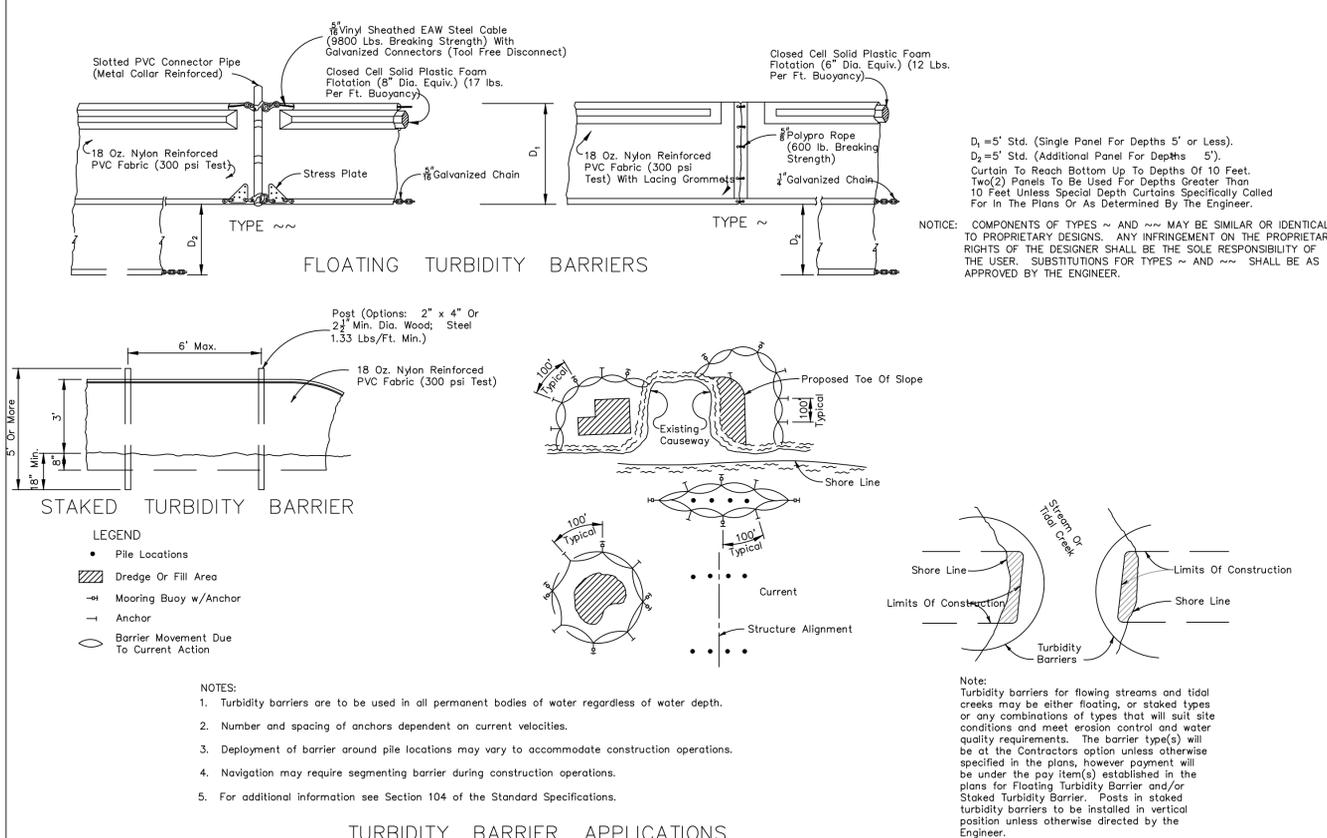
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CBWD GENERAL NOTES

- THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE ENGINEERS' RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF CENTRAL BROWARD WATER CONTROL DISTRICT.
- LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE SIXTY PERCENT (60 %).
- CENTRAL BROWARD WATER CONTROL DISTRICT WILL BE CALLED 24 HOURS PRIOR TO BACK-FILLING OF DRAINAGE TRENCH AND PRIOR TO THE PLACEMENT OF ASPHALT. CALL (954) 432-5110.
- ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.
- BONDS AND INSPECTIONS:**
 - UPON DISTRICT BOARD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:
 - BOND (CASH OR SURETY), IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT ENGINEERS.)
 - ALL EASEMENTS, DEED RESTRICTIONS, MAINTENANCE AGREEMENTS, AND DEEDS AS REQUIRED BY THE BOARD SHALL BE PRESENTED TO THE DISTRICT SECRETARY AND ATTORNEY FOR APPROVAL BEFORE RECORDATION. ALL COSTS OF RECORDING THE APPLICABLE INSTRUMENT WILL BE BORNE BY THE DEVELOPER.
 - UPON COMPLIANCE WITH THE CONDITIONS REQUIRED BY THE BOARD FOR APPROVAL, AND RECEIPT OF APPROVED PLANS FROM THE DISTRICT ENGINEER, THE DISTRICT SECRETARY WILL MARK THE PLANS "APPROVED"; SIGN SAME, AND DISTRIBUTE THE APPROVED PLANS TO THE GOVERNMENTAL AGENCY INVOLVED, THE DEVELOPER, AND THE DISTRICT FILES.
 - THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A RECORDED INSTRUMENT. RELEASE OR REDUCTION FROM THE RECORDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
 - BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.
 - WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL OF ALL UNDERGROUND STORM DRAIN FACILITIES BEFORE BACKFILLING; CALL (954) 432-5110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.
 - SWALES, LAKE BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS SHALL BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS, AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY.
 - CERTIFIED "AS-BUILT" PLANS FROM THE ENGINEER OF RECORD WILL BE REQUIRED BEFORE RELEASE OF PERFORMANCE BONDS. AS-BUILTS SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT OF GENERAL REVIEW AS OUTLINED IN SECTION 3.2 (2) OF CENTRAL BROWARD WATER CONTROL DISTRICT'S CRITERIA.
 - LAKE AND CANAL AS-BUILTS WILL BE CROSS SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/CANAL WAS CONSTRUCTED AS DESIGNED.
 - UPON SUCCESSFUL COMPLETION OF CONSTRUCTION, AND ACCEPTANCE OF "AS-BUILTS"; A PERCENTAGE OF THE PERFORMANCE BOND AS DETERMINED BY THE DISTRICT BOARD, AND RETAINED BY THE DISTRICT, MAY BE RELEASED. THE BALANCE OF BOND SHALL REMAIN IN FULL FORCE AND EFFECT FOR AN ADDITIONAL TWELVE (12) MONTHS AFTER FINAL INSPECTION AND APPROVAL, UNLESS SUPPLEMENTED BY NEW BOND FORMS IN THE REQUIRED AMOUNTS, AND APPROVED BY THE DISTRICT ATTORNEY.



TURBIDITY BARRIER APPLICATIONS
TURBIDITY BARRIERS
SCALE: NONE

LEGEND

- Pile Locations
- ▨ Dredge Or Fill Area
- ⊖ Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action

NOTES:

- Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
- Number and spacing of anchors dependent on current velocities.
- Deployment of barrier around pile locations may vary to accommodate construction operations.
- Navigation may require segmenting barrier during construction operations.
- For additional information see Section 104 of the Standard Specifications.

Note: Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

DATE:	8/22
SCALE:	AS SHOWN
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DRAWN BY:	NP
CHECKED BY:	CEE
APPROVED BY:	CEE

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PREPARED FOR:
MONTERRA INVESTMENTS, LLC

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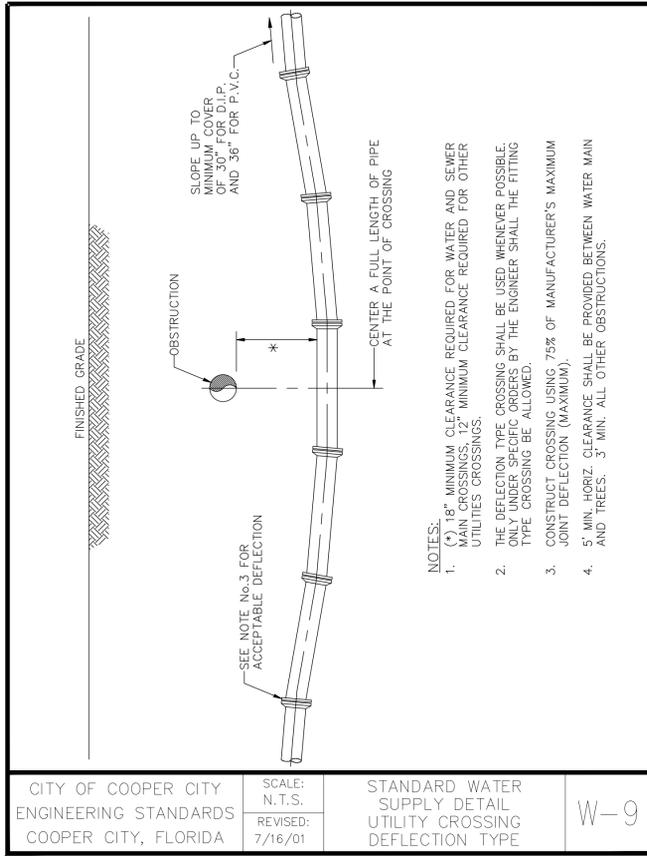
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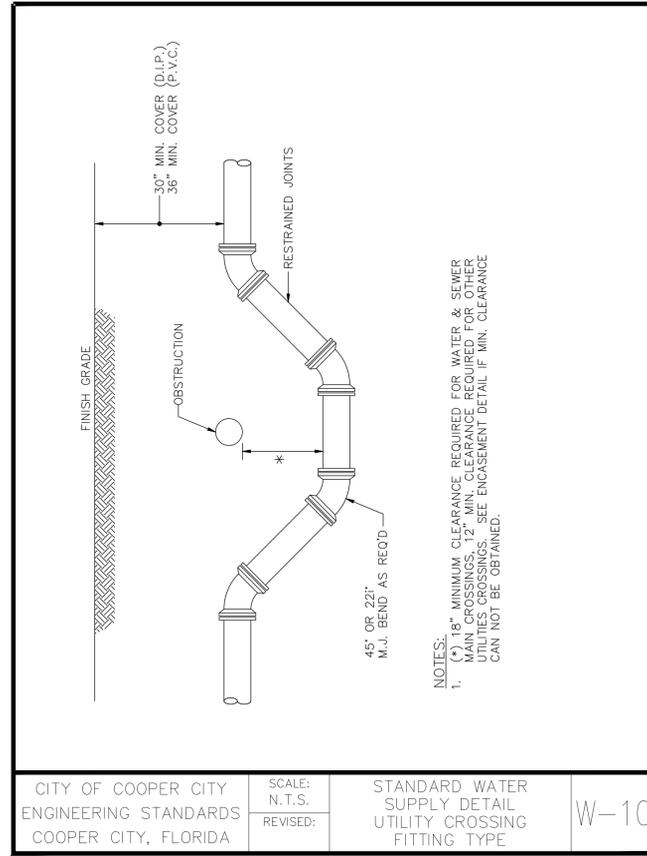
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SHEET 15 OF 18

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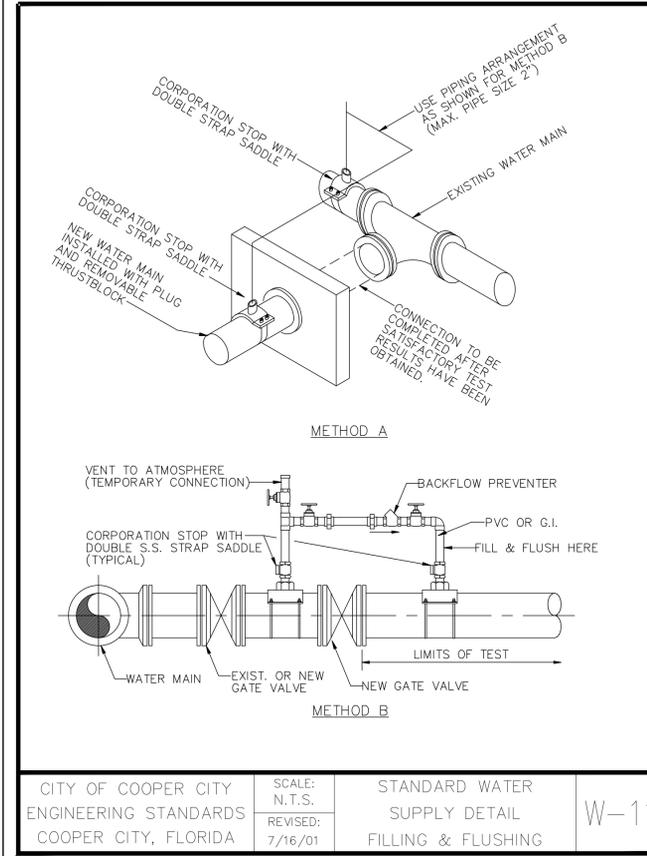
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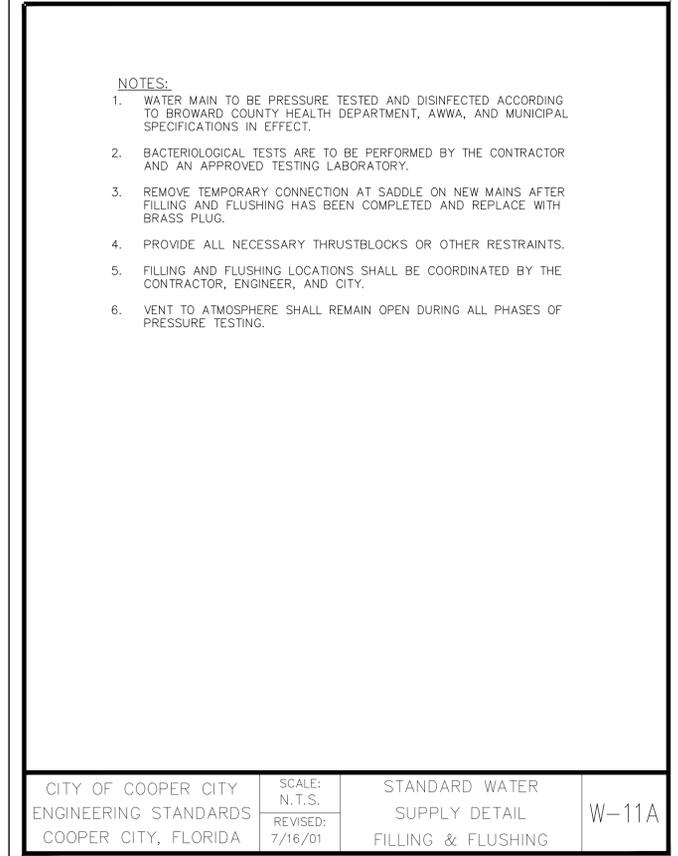
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 STANDARD WATER SUPPLY DETAIL UTILITY CROSSING DEFLECTION TYPE
 W-9



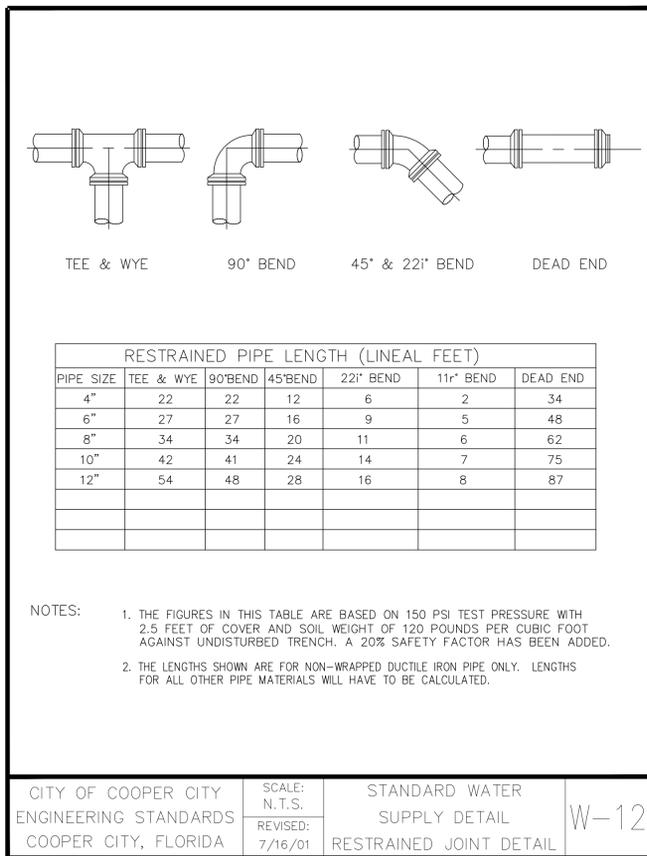
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 W-10



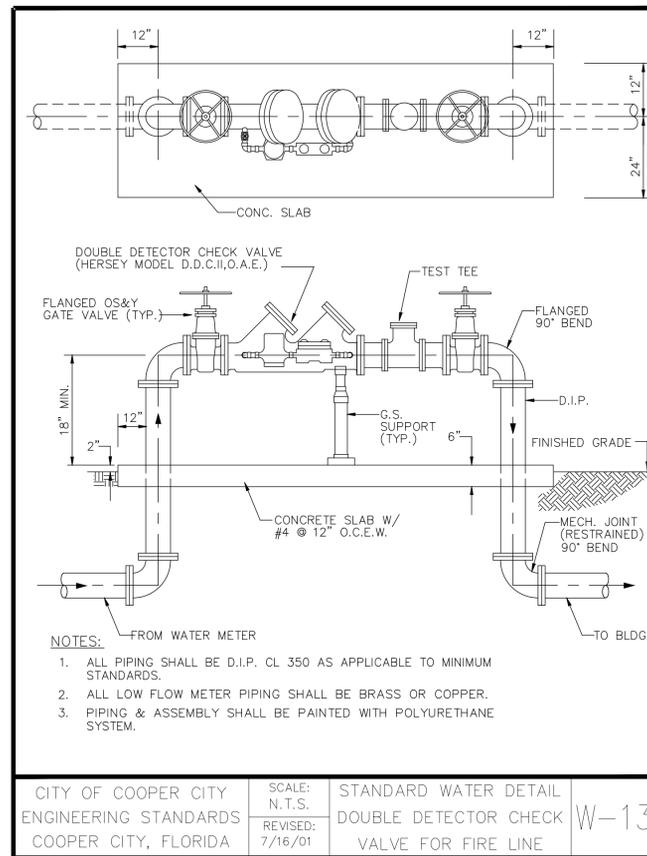
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 STANDARD WATER SUPPLY DETAIL FILLING & FLUSHING
 W-11



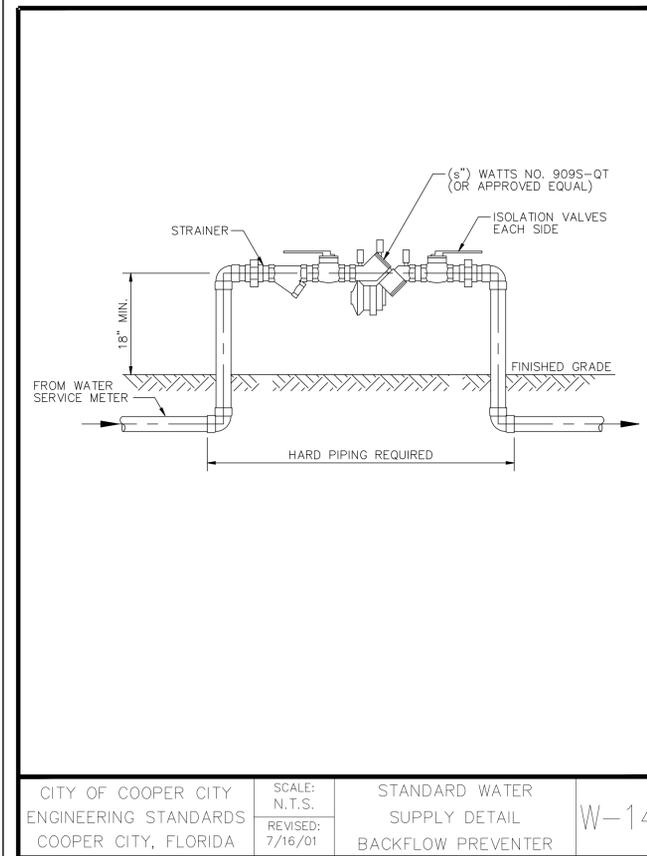
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 STANDARD WATER SUPPLY DETAIL FILLING & FLUSHING
 W-11A



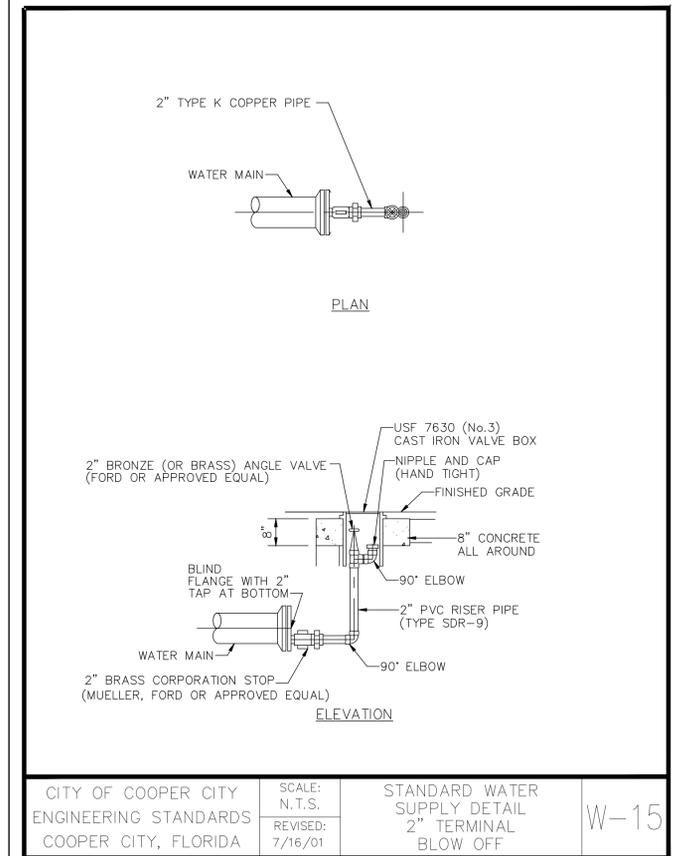
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 STANDARD WATER SUPPLY DETAIL RESTRAINED JOINT DETAIL
 W-12



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 SCALE: N.T.S. REVISED: 7/16/01
 STANDARD WATER DETAIL DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE
 W-13



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 STANDARD WATER SUPPLY DETAIL BACKFLOW PREVENTER
 W-14



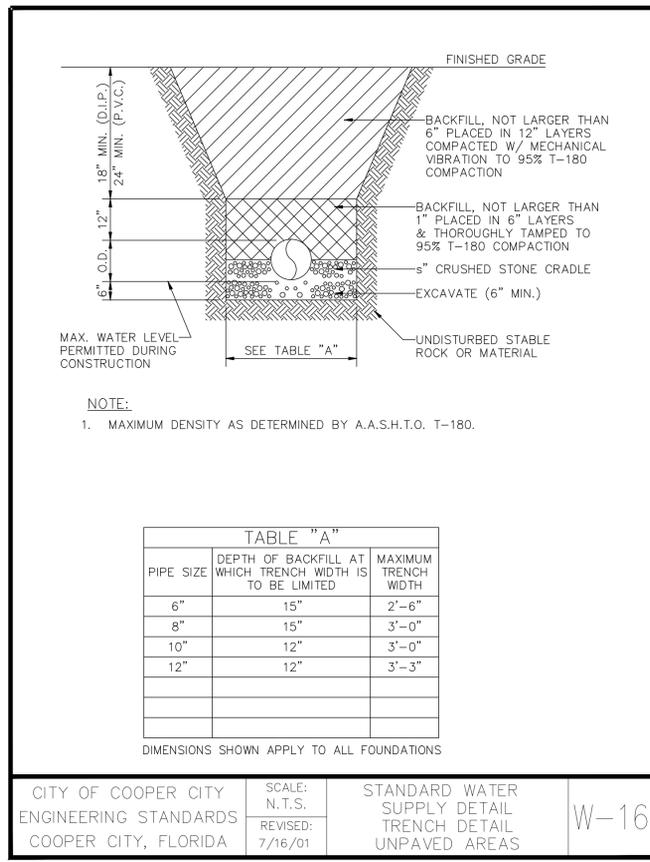
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 STANDARD WATER SUPPLY DETAIL 2" TERMINAL BLOW OFF
 W-15

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COMMERCIAL
COOPER CITY FL 33024
 PREPARED FOR:
MONTERRA INVESTMENTS, LLC
WATER AND SEWER DETAILS

Chad Everett Edwards
 Florida P.E. No. 59306
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 PROJECT NO.
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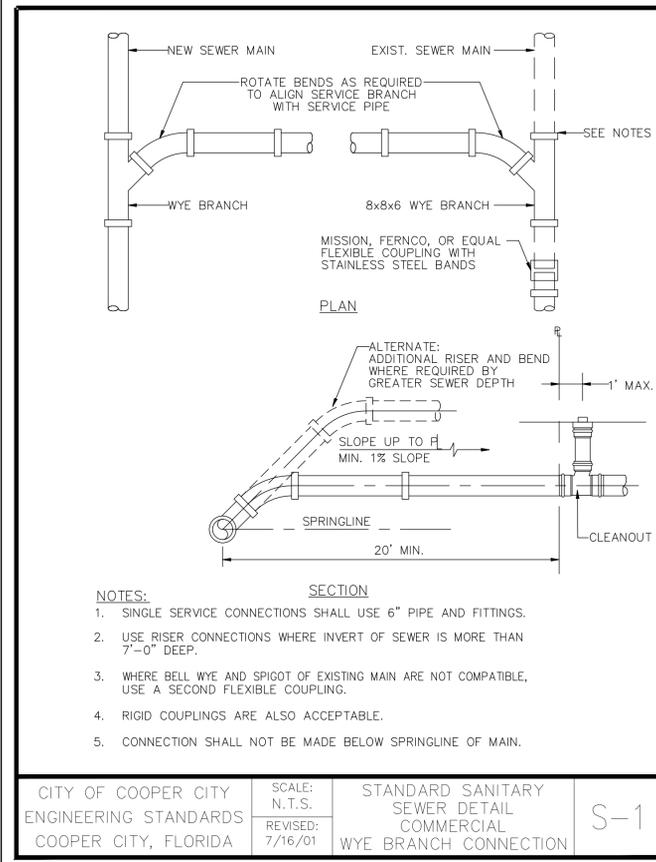


CITY OF COOPER CITY ENGINEERING STANDARDS
COOPER CITY, FLORIDA

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STANDARD WATER SUPPLY DETAIL
TRENCH DETAIL
UNPAVED AREAS

W-16

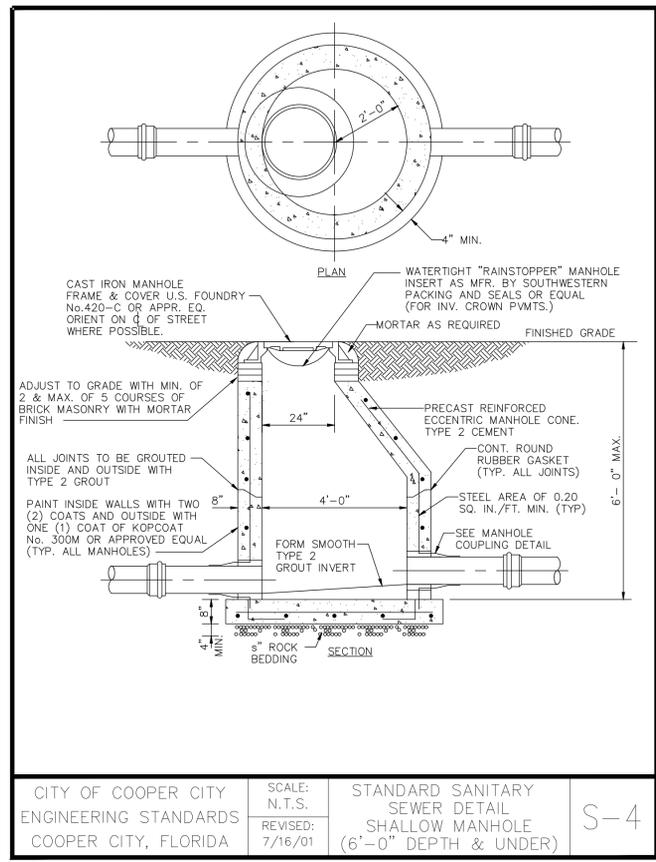


CITY OF COOPER CITY ENGINEERING STANDARDS
COOPER CITY, FLORIDA

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STANDARD SANITARY SEWER DETAIL
COMMERCIAL
WYE BRANCH CONNECTION

S-1

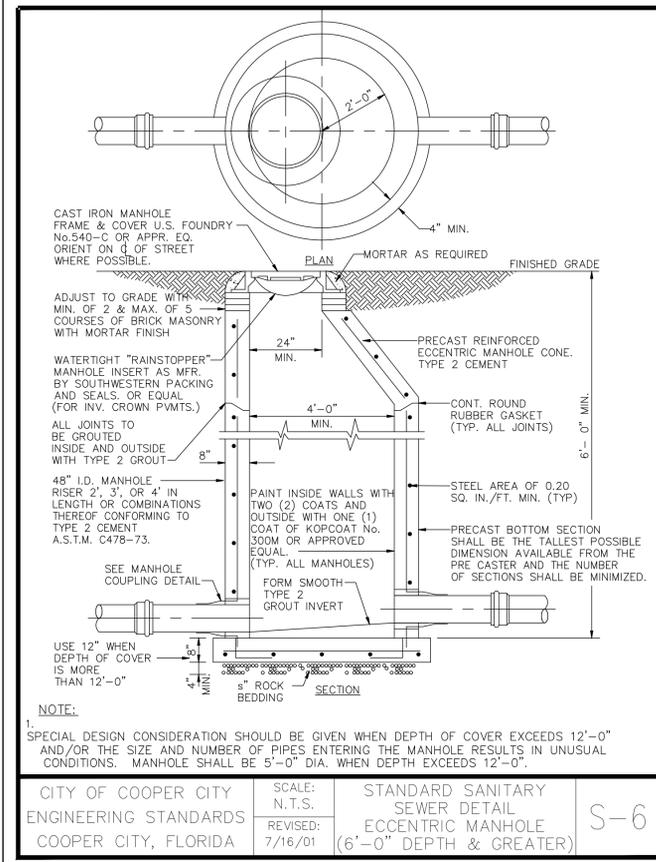


CITY OF COOPER CITY ENGINEERING STANDARDS
COOPER CITY, FLORIDA

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STANDARD SANITARY SEWER DETAIL
SHALLOW MANHOLE
(6'-0" DEPTH & UNDER)

S-4

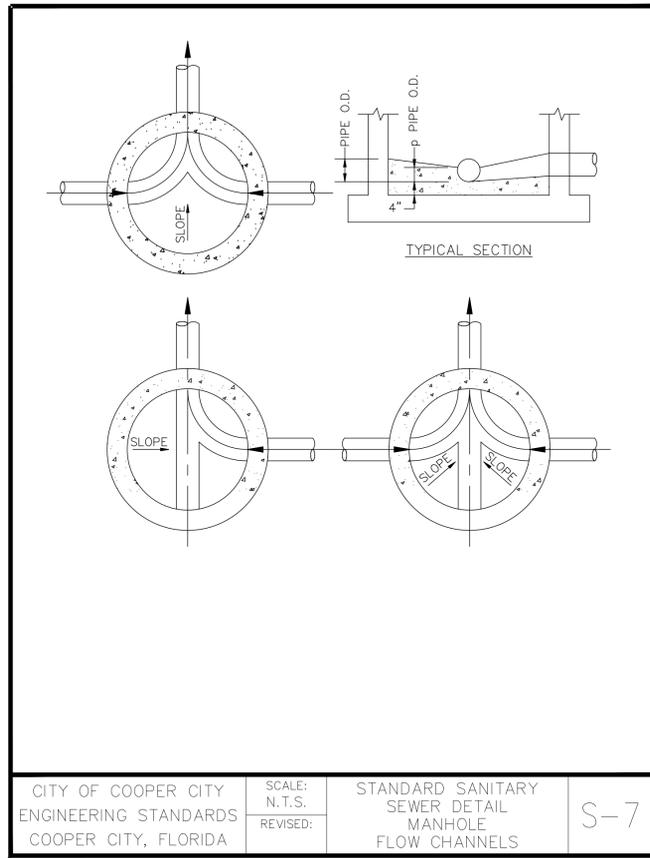


CITY OF COOPER CITY ENGINEERING STANDARDS
COOPER CITY, FLORIDA

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STANDARD SANITARY SEWER DETAIL
ECCENTRIC MANHOLE
(6'-0" DEPTH & GREATER)

S-6

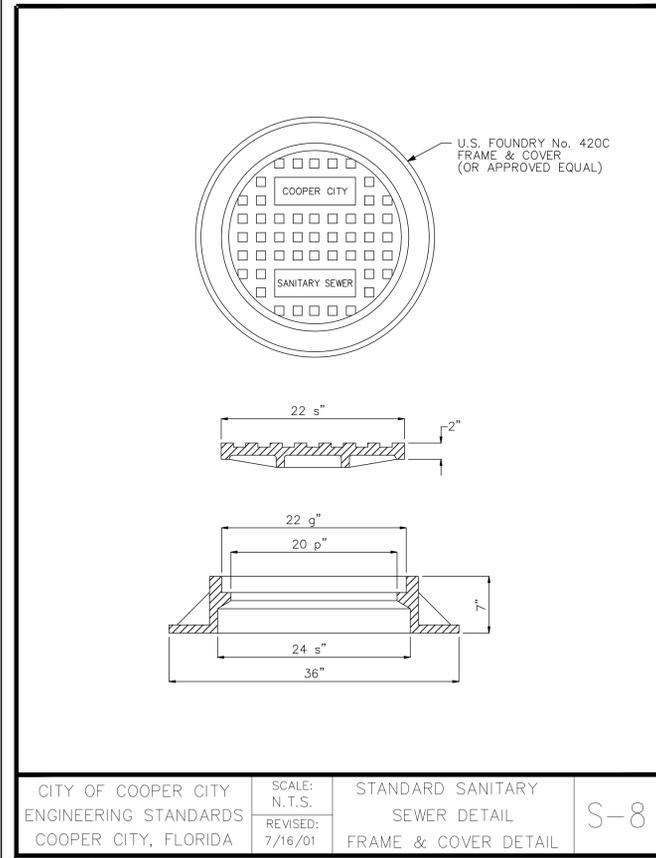


CITY OF COOPER CITY ENGINEERING STANDARDS
COOPER CITY, FLORIDA

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STANDARD SANITARY SEWER DETAIL
MANHOLE
FLOW CHANNELS

S-7

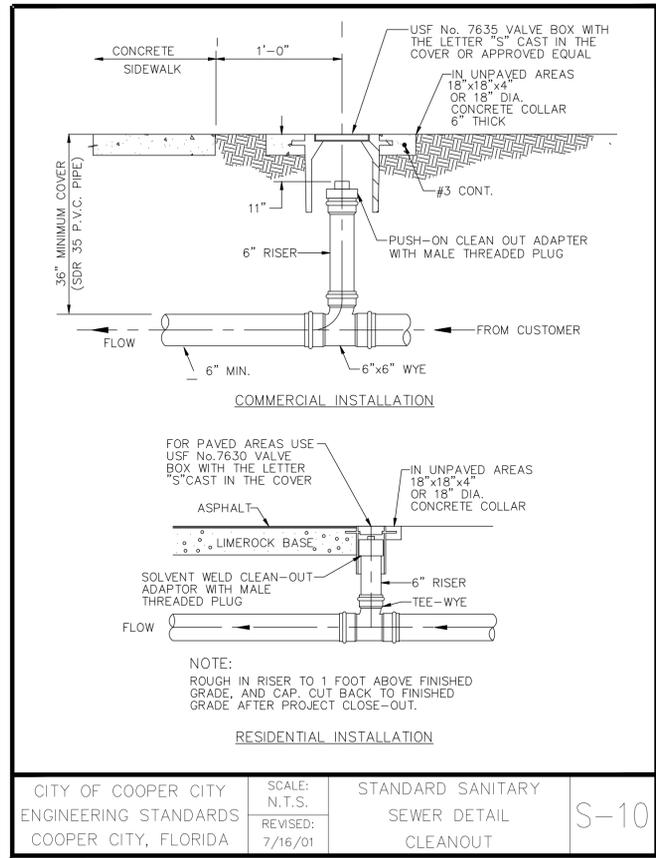


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COOPER CITY, FLORIDA

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REVISED: 7/16/01

STANDARD SANITARY SEWER DETAIL
FRAME & COVER DETAIL

S-8



CITY OF COOPER CITY ENGINEERING STANDARDS
COOPER CITY, FLORIDA

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STANDARD SANITARY SEWER DETAIL
CLEANOUT

S-10

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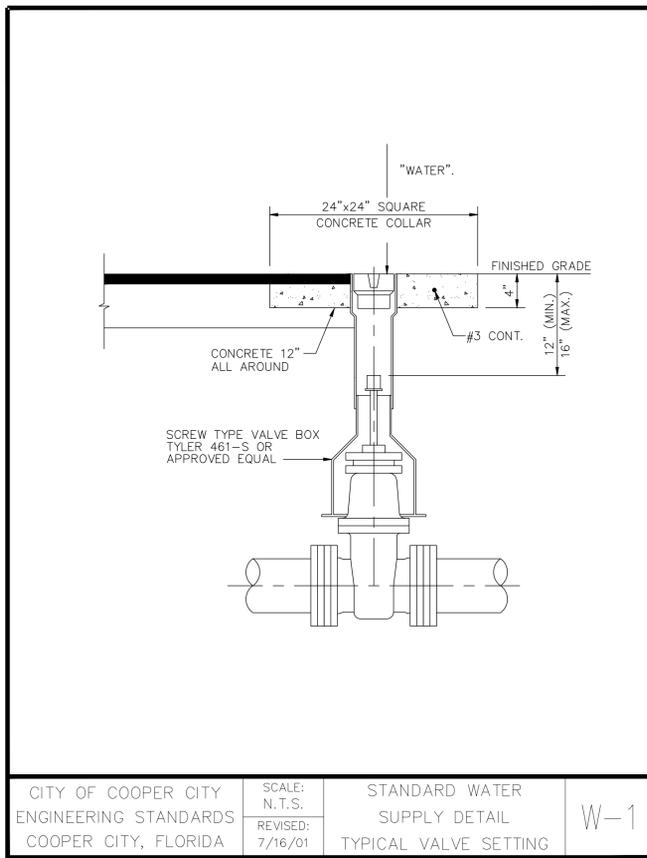
PREPARED FOR:
MONTERRA INVESTMENTS, LLC

WATER AND SEWER DETAILS

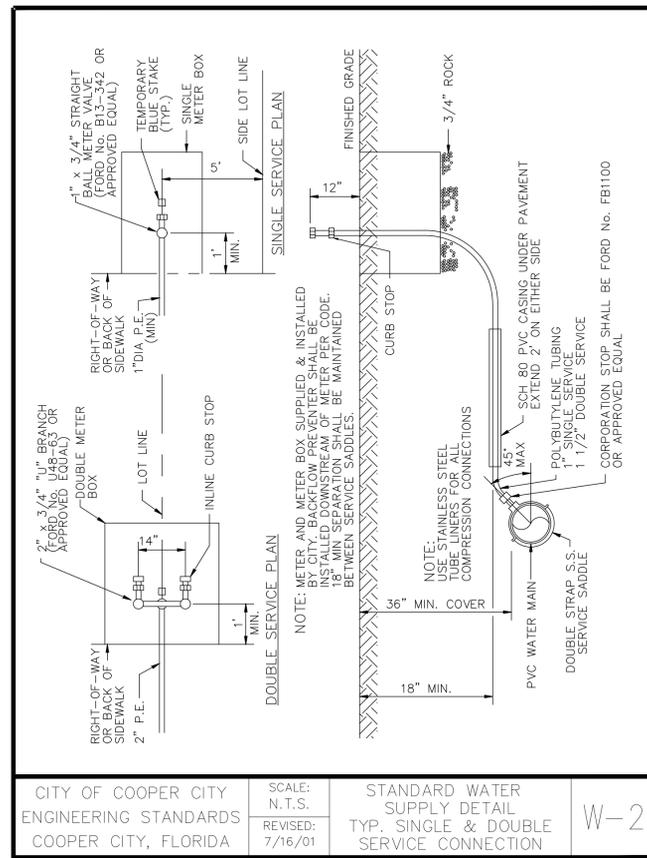
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10-0026-007-08

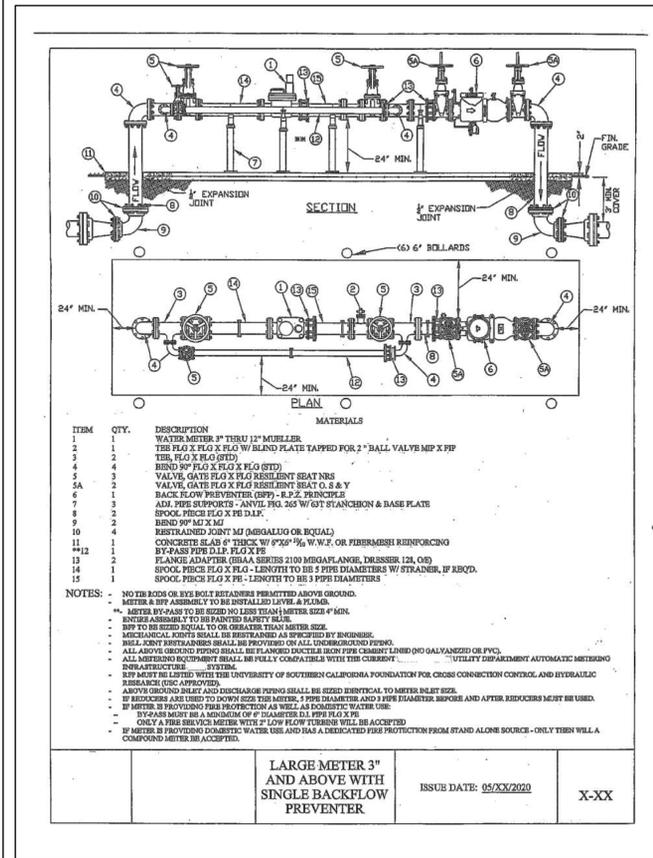
C-17
SHEET 17 OF 18



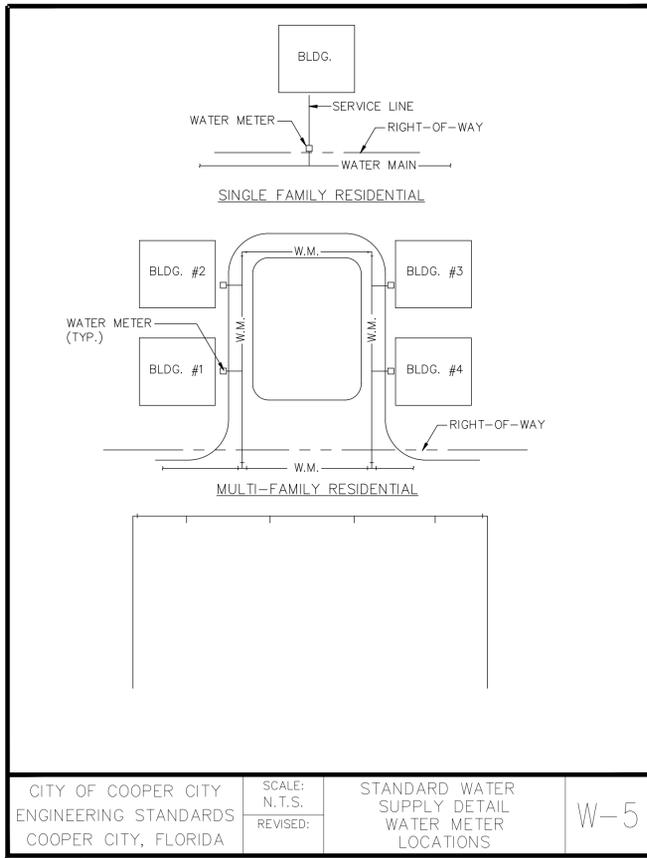
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL TYPICAL VALVE SETTING	W-1
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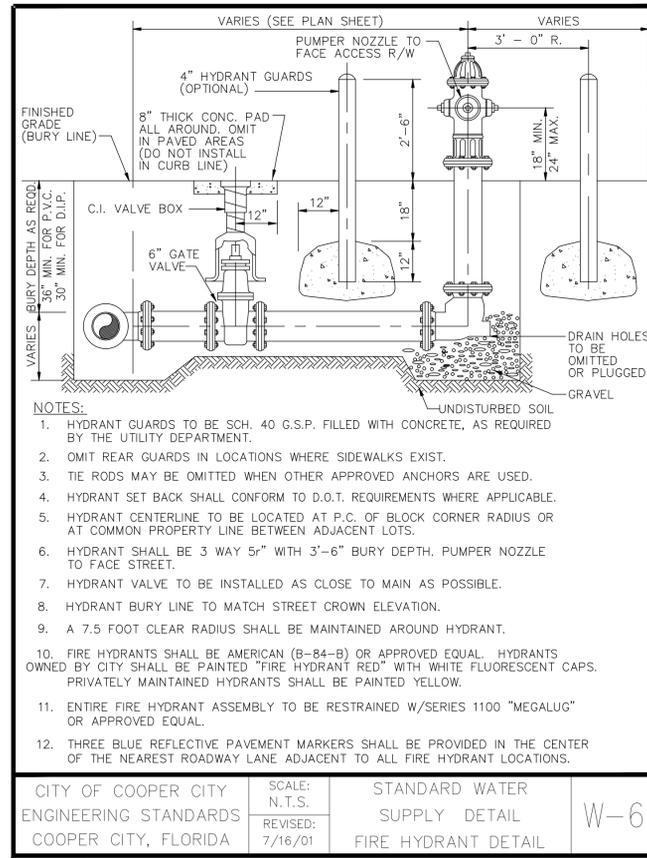
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL TYP. SINGLE & DOUBLE SERVICE CONNECTION	W-2
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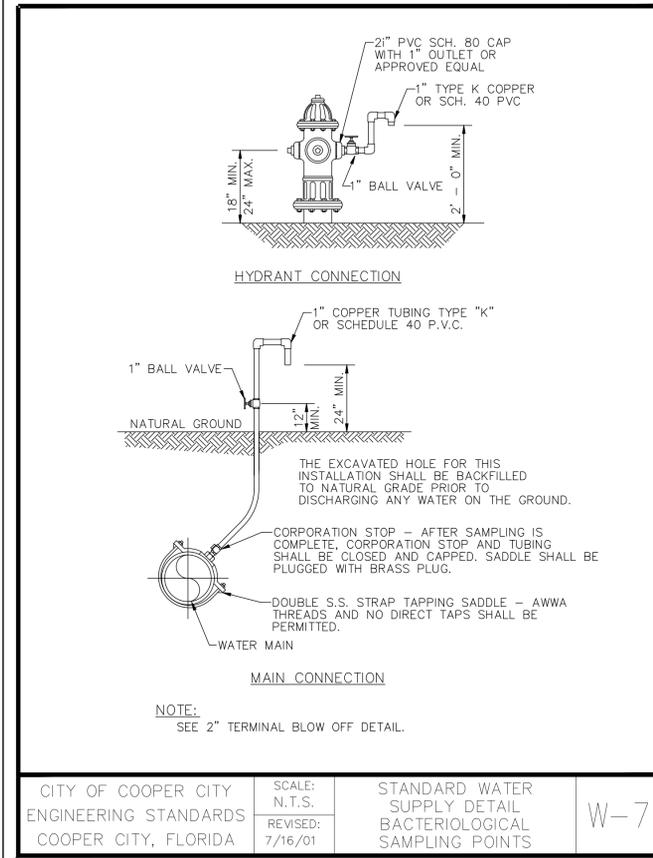
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL TYP. SINGLE & DOUBLE SERVICE CONNECTION	W-2
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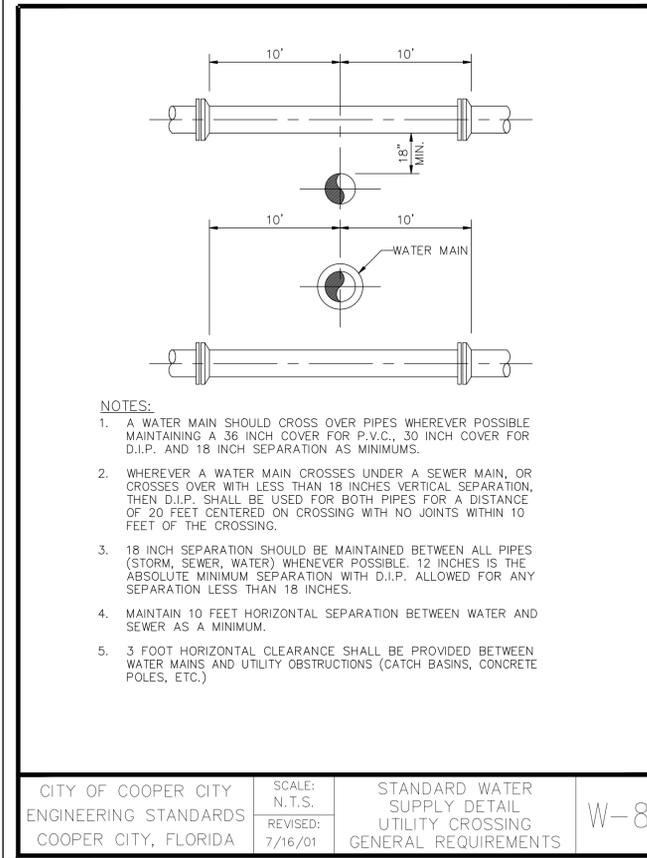
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL WATER METER LOCATIONS	W-5
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CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL FIRE HYDRANT DETAIL	W-6
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CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL BACTERIOLOGICAL SAMPLING POINTS	W-7
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CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL UTILITY CROSSING GENERAL REQUIREMENTS	W-8
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DATE:	8/22
SCALE:	AS SHOWN
DESIGN BY:	SK
DRAWN BY:	NP
CHECKED BY:	CEE
APPROVED BY:	CEE

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MONTERA PHASE II
COMMERCIAL
COOPER CITY FL 33024
PREPARED FOR:
MONTERA INVESTMENTS, LLC
WATER AND SEWER DETAILS

Chad Everett Edwards
Florida P.E. No. 59306
October 10, 2024

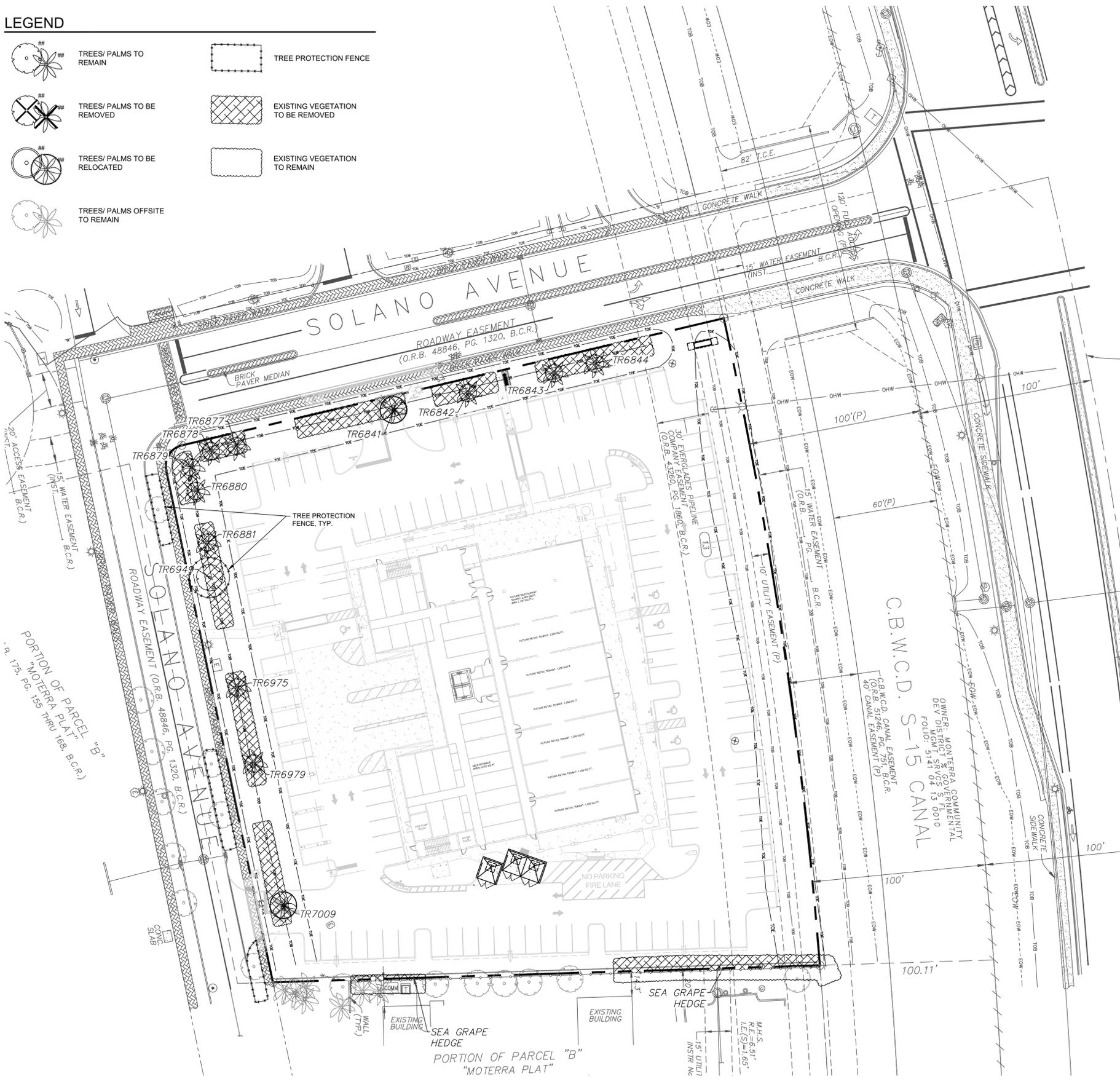
PROJECT NO.
10-0026-007-08

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SHEET 18 OF 18

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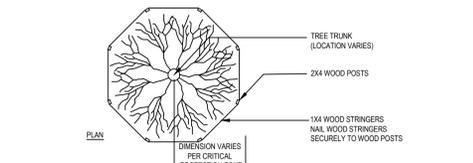
-  TREES/ PALMS TO REMAIN
-  TREES/ PALMS TO BE REMOVED
-  TREES/ PALMS TO BE RELOCATED
-  TREES/ PALMS OFFSITE TO REMAIN
-  TREE PROTECTION FENCE
-  EXISTING VEGETATION TO BE REMOVED
-  EXISTING VEGETATION TO REMAIN



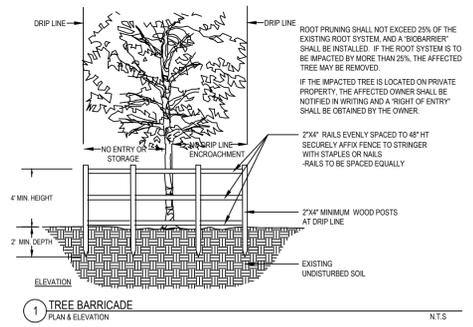
TREE DISPOSITION TABLE											
Tree No.	Botanical Name	Common Name	Caliper (in.)	Canopy (Dia.)	Canopy (SF)	Height O.A. (ft.)	Height C.T. (ft.)	Condition	Disposition	Notes	Tree Value
TR6841	Roystonea regia	Royal Palm	16	20	314	35	28	Good	RELOCATE		\$2,800
TR6842	Ptychosperma elegans	Alexander Palm	3	12	113	25	20	Good	RELOCATE	Triple	\$1,000
TR6843	Roystonea regia	Royal Palm	16	20	314	35	28	Good			\$2,800
TR6844	Roystonea regia	Royal Palm	16	20	314	33	26	Good			\$2,600
TR6877	Ptychosperma elegans	Alexander Palm	3	10	79	23	18	Good		Double	\$900
TR6878	Ptychosperma elegans	Alexander Palm	3	10	79	28	23	Good		Triple	\$1,150
TR6879	Ptychosperma elegans	Alexander Palm	3	10	79	25	20	Good		Triple	\$1,000
TR6880	Ptychosperma elegans	Alexander Palm	4	6	28	24	20	Good		Single	\$1,000
TR6881	Roystonea regia	Royal Palm	14	16	201	35	25	Good			\$2,500
TR6949	Bursera simaruba	Gumbo Limbo	10	22	380	18	25	Good		Low Split	\$1,350
TR6975	Ptychosperma elegans	Alexander Palm	3	10	79	24	18	Good		Triple	\$900
TR6979	Ptychosperma elegans	Alexander Palm	3	10	79	24	18	Good		Triple	\$900
TR7009	Roystonea regia	Royal Palm	16	20	314	30	20	Good	RELOCATE		\$2,000

NOTES:

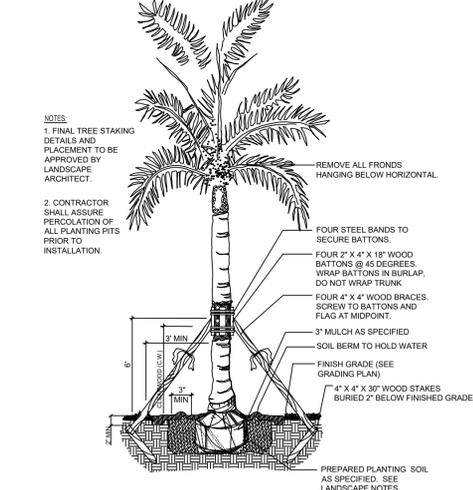
- ALL RELOCATED TREES SHALL BE TRANSPLANTED/MOVED ONE TIME ONLY, FROM THEIR CURRENT LOCATION TO THE PERMANENT LOCATION SHOWN ON THE LANDSCAPE PLANS, AT FINAL GRADE.
- RELOCATED TREES SHALL BE WATERED EITHER BY WATER TRUCK OR A TEMPORARY IRRIGATION SYSTEM, AND WATERED A MINIMUM OF 3 TIMES PER WEEK.
- ALL RELOCATED TREES WILL BE WARRANTED FOR 6 MONTHS AFTER THEY ARE TRANSPLANTED.
- ALL RELOCATIONS SHALL BE DONE BY A QUALIFIED TREE-MOVING COMPANY, SUCH AS TREE MOVERS, INC. OR J.D. THORNTON NURSERIES, INC. - CONTRACTORS WITH SUBSTANTIAL LARGE TREE RELOCATION EXPERIENCE.
- OUTSTANDING TREE PROTECTION FOR ANY PROPOSED, PRESERVED, OR RELOCATED TREES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT THE PROJECT.
- ALL TREE TRIMMING MUST BE DONE BY AND IN ACCORDANCE WITH THE COOPER CITY TREE PRESERVATION ORDINANCE.



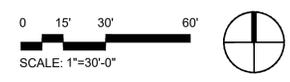
NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 5'4" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY! DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEHIND ALL TREE BARRICADES AT THE ROW LINE. *TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



1 TREE BARRICADE
PLAN & ELEVATION N.T.S.



2 ROYAL PALM RELOCATION
SECTION



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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 2200114



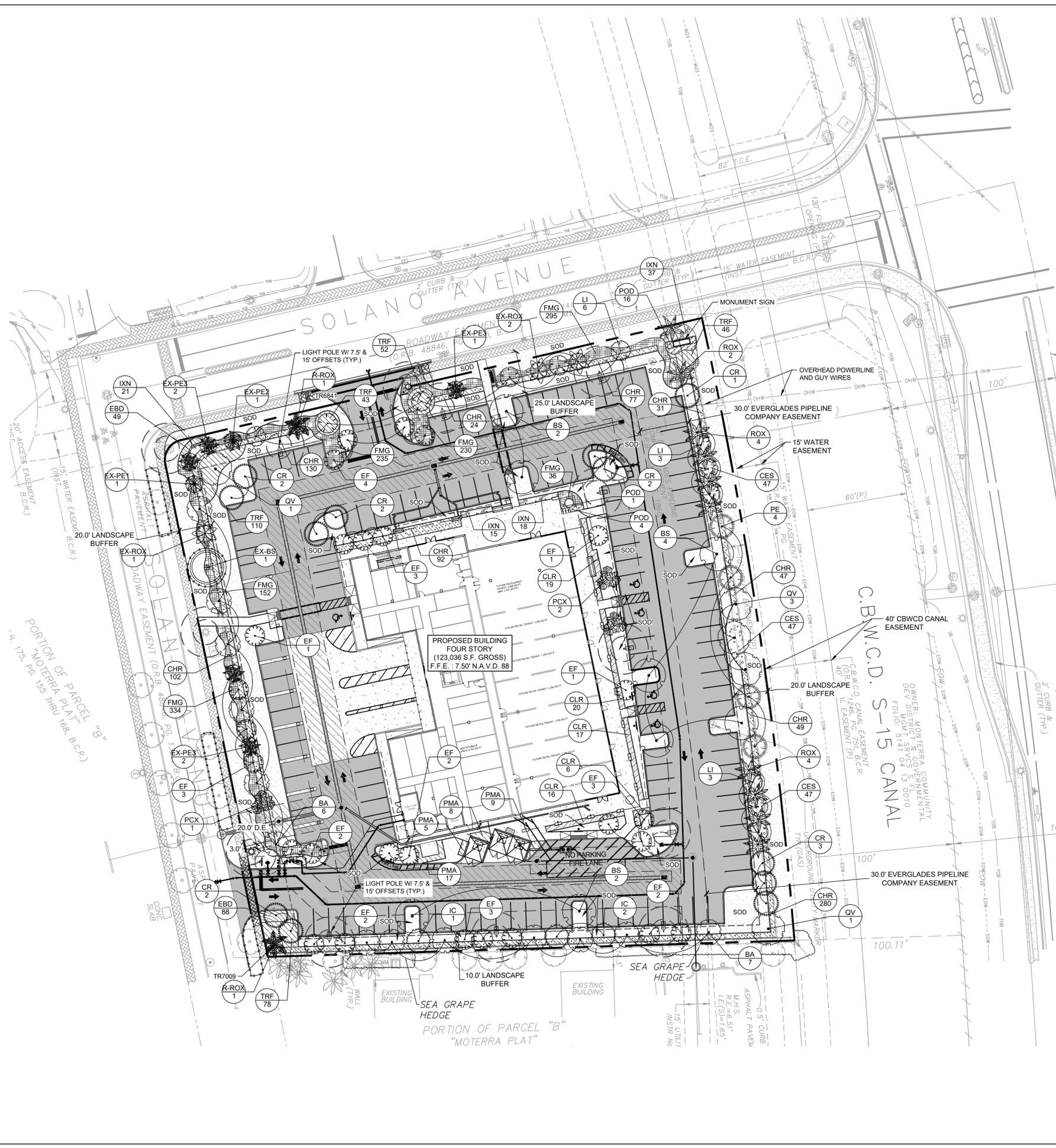
MONTERRA COMMERCIAL CENTER
COOPER CITY, FL 33024
PREPARED FOR:
MONTERRA INVESTMENTS, LLC
TREE DISPOSITION PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 1, 2024
PROJECT NO.
10-0026-007-08

TD-1
SHEET 1 OF 1

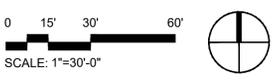
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LANDSCAPE CODE REQUIREMENTS						
Code Section	Requirements	L.F. or Number	Quan. Req'd	Quan. Prov'd	Req'd	Comments
25-42	Perimeter Landscaping					
(a)	Street Lot Lines (S)					North Property Line along Solano Ave
(1)	Width of Buffer				25'	Per Monterra C-2 design guidelines Exhibit 3a - Open Space Diagram
(2)	Trees @ 1/25 L.F.	292'	12	12		North along Solano Ave. (excludes entry drive)
(3)	Hedge, wall, or berm Shrubs @ 1/10 L.F.	292'	30	30+	yes	
(4)(5)	Remaining landscape area				yes	All remaining area inside buffer meets the minimum landscape requirements
25-42	Perimeter Landscaping					
(a)	Street Lot Lines (S)					West Property Line along Solano Ave
(1)	Width of Buffer				20'	Per Monterra C-2 design guidelines Exhibit 3a - Open Space Diagram
(2)	Trees @ 1/25 L.F.	282'	12	12		West along Solano Ave. (excludes entry drive)
(3)	Hedge, wall, or berm Shrubs @ 1/10 L.F.	282'	29	29+	yes	
(4)(5)	Remaining landscape area				yes	All remaining area inside buffer meets the minimum landscape requirements
25-42	Perimeter Landscaping					
(b)	Interior Lot Lines (W-2)					South Property Line adjacent to the Existing Residential
	Trees @ 1/40 L.F.	315'	8	8	10'	Per Monterra C-2 design guidelines Exhibit 3a - Open Space Diagram
	Width of Buffer Landscape screening				10'	yes
25-43	Interior Landscaping for Vehicular Use Areas					Medians and Islands
(c)	Terminal Islands					Terminal Island, 9' width of green min. Trees 12'-14' ht min., See Notes #1 & #2
	2 trees per Terminal Island	11	22	22	yes	
(d)	Interior Islands					Interior Island, 9' width of green min., 8 space average, 4 min/12 max Trees 12'-14' ht min., See Note #1
	1 tree per Interior Island	9	9	9	yes	
25-44	Landscape Street Buffers (S)					East Property Lines adjacent to University Drive & canal
(b)	Width of Buffer				20'	Per Monterra C-2 design guidelines Exhibit 3a - Open Space Diagram
(d)	Berm				20'	Not applicable per Monterra Parcel C-2 Design Guidelines
	Trees @ 1/30 L.F.	375'	13	13		Per Monterra C-2 design guidelines - Trees 15' ht min
	Shrubs @ 20/40 L.F.	375'	188	188+		
25-47 (c)	Supplemental Landscape					Commercial Development
	Trees @ 1/1000 SF	33,215	33	33		
	Shrubs @ 5/1000 SF	33,215	166	166+		Does not include shrubs that meet other code requirements
Not Applicable						
TOTAL TREES		109	109	(2 relocated palm trees and 11 existing trees/palms to remain in place included)		
TOTAL SHRUBS		413	2,790			

Notes:
 1. Trees required for the east interior islands were placed in the adj. perimeter buffers due to the restrictions of the 30' Buckeye Easement.
 2. Trees required on terminal islands where space was limited were placed in adjacent open areas.
 3. Two (2) Royal Palms to be relocated, no trees to be removed.



DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	SWP	APPROVED BY:
MONTERRA COMMERCIAL CENTER COOPER CITY, FL 33024 PREPARED FOR: MONTERRA INVESTMENTS, LLC LANDSCAPE PLAN						
Nicole D. Pastre Florida R.L.A. No. 6667397 August 1, 2024 PROJECT NO. 10-0026-007-08 LP-1 SHEET 1 OF 2						

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SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES					
	BA	13	Bunesia arborea	Verawood	2" DBH, 14' HT. X 6' SPRD.
	BS	8	Bursera Simaruba	Gumbo Limbo	2" DBH, 14' HT. X 6' SPRD.
	CR	12	Clusia rosea	Autograph Tree	2" DBH, 14' HT. X 6' SPRD.
	EF	27	Eugenia foetida	Spanish Stopper	2" DBH, 14' HT. X 6' SPRD.
	IC	3	Ilex cassine	Dahoon Holly	2" DBH, 14' HT. X 6' SPRD.
	LI	12	Lagerstroemia indica	Crape Myrtle 'Tuskegee'	2" DBH, 14' HT. X 6' SPRD.
	PE	4	Pinus elliotii densa	Slash Pine	2" DBH, 14' HT. X 6' SPRD.
	QV	5	Quercus virginiana 'QVTIA'	Highrise Live Oak	2" DBH, 14' HT. X 6' SPRD.
EXISTING TREES/PALMS					
	EX-BS	1	Bursera simaruba	Gumbo Limbo	EXISTING TREE
	EX-PE2	1	Ptychosperma elegans	Alexander Palm	EXISTING PALM
	EX-PE1	1	Ptychosperma elegans	Alexander Palm	EXISTING PALM
	EX-PE3	5	Ptychosperma elegans	Alexander Palm	EXISTING PALM
	EX-ROX	3	Roystonea regia	Florida Royal Palm	EXISTING PALM
PALM TREES					
	PCX	3	Ptychosperma elegans	Alexander Palm	2" DBH, 14' HT. X 6' SPRD.
	ROX	10	Roystonea regia	Florida Royal Palm	18' CT, MATCHED
RELOCATED TREES/PALMS					
	R-ROX	2	RELOCATED Roystonea regia	Royal Palm	RELOCATED PALM
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUB AREAS					
	CHR	832	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" HT. X 18" SPRD.
	CLR	78	Clusia rosea 'Nana'	Dwarf Pitch Apple	36" HT x 24" SPRD.
	CES	141	Conocarpus erectus 'Sericeus'	Silver Buttonwood	24" HT X 24" SPRD.
	EBD	137	Evolvulus glomeratus 'Blue Daze'	Blue Daze	8"x12", Full
	FMG	1,282	Ficus microcarpa 'Green Island'	Green Island Ficus	12"HT x 12" SPRD
	IXN	91	Ixora x 'Nora Grant'	Ixora 'Nora Grant'	24" HT. X 18" SPRD.
	PMA	39	Podocarpus macrophyllus	Yew Pine	36" HL. x 30" Sprd.
	POD	21	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	36" HT x 24" SPRD.
	TRF	329	Tripsacum floridanum	Florida Gamagrass	12"HT x 18" SPRD
SOD/SEED					
	SOD-1	22,921 sf	Stenotaphrum secundatum 'Palmetto'	Palmetto St. Augustine Sod	Sod

NOTE: ONE (1) EX-PE1 AND ONE (1) EX-PE2 TO COUNT AS ONE TREE.

DATE:	MM-DD-YY
SCALE:	AS SHOWN
DESIGN BY:	##
DRAWN BY:	##
CHECKED BY:	SWP
APPROVED BY:	SWP

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MONTERRA COMMERCIAL CENTER
COOPER CITY, FL 33024
 PREPARED FOR:
MONTERRA INVESTMENTS, LLC
LANDSCAPE SCHEDULE

Nicole D. Pastre
 Florida R.L.A. No. 6667397
 August 1, 2024
 PROJECT NO.
 10-0026-007-08



