

FOR REFERENCE PURPOSES ONLY

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BLDG #4
3000 square ft.
Comm. Assembly

DAYCARE

SITE DATA:

Site Location:	Cooper City
Gross Parcel Area:	6.99 Acres
Net Parcel Area:	6.99 Acres
Existing Zoning Designation:	Planned Mixed-Use Development District
Future Land-Use Plan Designation:	Commercial
Existing Use:	Vacant
Proposed Use:	Shopping Center
Total Units:	N/A
Total Commercial Buildings:	5
Gross Site Area:	6.99 Acres 304,386 SF
Net Site Area:	6.99 Acres 304,386 SF
Gross Density:	N/A
Net Density:	N/A
Total Building Gross Floor Area:	48,813 SF
FAR:	0.16 FAR

	SQFT.	Acres	Percent
Total Net Site Area	304,386	6.99 Acres	100.00%
Building Area Coverage	48,813	1.12 Acres	16.04%
Total Parking and Drive Area	152,551	3.50 Acres	50.12%
Sidewalks, Plazas, etc.	24,403	0.57 Acres	8.02%
Total Impervious	225,767	5.18 Acres	74.17%
Total Previous (Landscaped Open Space)	78,619	1.81 Acres	25.83%

Parking	Required	Provided
Standard Spaces for Shopping (1 space / 150sf)	227 spaces	225 spaces
(3 spaces designated for Dry Cleaning Tenants)		
Guidance Spaces (1 space / 50sf)	24 spaces	24 spaces
Community Assembly (1 space / 150 sf)	20 spaces	20 spaces
Handicap Spaces	8 spaces	10 spaces

Daycare Facility (1 space / 6 children)	160 students	27 spaces	27 spaces
Daycare Facility Staff (1 space per employee)	13 spaces	13 spaces	13 spaces
Total Parking Spaces		311 spaces	311 spaces
Loading Spaces	2 spaces	2 spaces	2 spaces
Setbacks (do not include buffers)	Required	Provided	
Front East	25 feet	65.7 feet	
Rear-West 1	25 feet	40.4 feet	
Rear-West 2	25 feet	51.3 feet	
Side - North (Monterra Blvd)	0 feet	0 feet	
Side - South (Solano Boulevard)	N/A	N/A	

Building Height	Allowed	Provided
Building	45'-0"	24'-0"
Arch. Projections	56'-3"	38'-8"

Dumpster Data	Required	Provided
4 CY per 20,000 SF of Retail	12 CY	12 CY
Retail/Daycare=40,520 SF		3 enclosures @ 4 CY each= 12 CY
Restaurants= 2-2 CY (Under 6,000 SF)	4 CY	8 CY
		2 enclosures @ 4 CY each= 8 CY

Notes:
 1) Provided 4 CY surplus to be used for proposed restaurants to be confirmed at time of building permit.
 2) All restaurant dumpsters enclosures to be wet dumpster enclosures.
 3) * Variance requested V10-2-24.

LEGAL DESCRIPTION:
NORTH PARCEL:

A PARCEL OF LAND BEING A PORTION OF PARCEL "C-2", "MONTERA 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 THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 84°07'27"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 0°07'46"23" AND A RADIUS OF 2,464.79 FEET FOR AN ARC DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;
 THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°17'37" AND A RADIUS OF 2,064.79 FEET FOR AN ARC DISTANCE OF 273.92 FEET TO A POINT OF TANGENCY;
 THENCE S 31°56'15"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 0°07'20"07" AND A RADIUS OF 2,637.05 FEET FOR AN ARC DISTANCE OF 327.49 FEET TO A POINT ON A NON-TANGENT LINE, (THE PREVIOUS THREE COURSES BEING CONCORDANT WITH THE EASTERLY LINE OF SAID PARCEL "C-2");
 THENCE S 84°07'27"W ALONG LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A 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°07'37"E;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CONCENTRIC CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°07'33"1" AND A RADIUS OF 2737.05 FEET FOR AN ARC DISTANCE OF 150.09 FEET TO A POINT ON A NON-TANGENT LINE;
 THENCE S 66°01'42"W A DISTANCE OF 31.84 FEET;
 THENCE S 47°04'20"W A DISTANCE OF 39.08 FEET;
 THENCE S 73°29'57"W A DISTANCE OF 72.83 FEET;
 THENCE S 47°13'46"W A DISTANCE OF 12.88 FEET;
 THENCE S 73°29'57"W A DISTANCE OF 107.10 FEET;
 THENCE N 80°01'41"W A DISTANCE OF 57.68 FEET;
 THENCE N 19°17'41"W A DISTANCE OF 13.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT

HAVING A BEARING OF N 13°48'54"W;
 THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°45'59" AND A RADIUS OF 127.57 FEET FOR AN ARC DISTANCE OF 26.20 FEET TO A POINT OF TANGENCY;
 THENCE S 84°29'07"W ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 90.93 FEET;
 THENCE S 52°49'09"W A DISTANCE OF 103.24 FEET;
 THENCE N 37°13'10"W A DISTANCE OF 78.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 86°20'20"W;
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°17'35"59" AND A RADIUS OF 923.30 FEET FOR AN ARC DISTANCE OF 122.48 FEET TO A POINT ON A NON-TANGENT LINE;
 THENCE N 69°21'59"E A DISTANCE OF 150.53 FEET;
 THENCE N 31°38'02"W A DISTANCE OF 52.41 FEET;
 THENCE N 59°21'59"E A DISTANCE OF 313.54 FEET;
 THENCE N 31°38'02"W A DISTANCE OF 614.11 FEET;
 THENCE N 64°07'47"E A DISTANCE OF 223.80 FEET TO THE POINT OF BEGINNING.
 SAID LANDS SITUATE AND BEING WITHIN COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 6.99 ACRES (304,386 SQUARE FEET), MORE OR LESS.

BUILDING AREA BREAKDOWN:

Building No.	Square Footage
1	4,000
2	12,120
3	4,293
4	18,400
5	10,000
Total	48,813

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

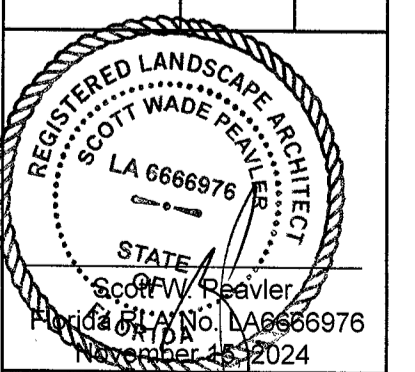
Always call 811 two full business days before you dig to have underground utilities located and marked.

DATE:	SCALE:	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
12-20-19	AS SHOWN				
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		SWP	SWP	SWP	SWP
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 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114



SHOPPES AT MONTERA COMMONS
 COOPER CITY, FLORIDA
 PREPARED FOR:
 DIVERSIFIED COMPANIES, INC.
 OVERALL SITE PLAN



PROJECT NO.
10-0026-007-04

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