MONTERRA PHASE II - COMMERCIAL

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";

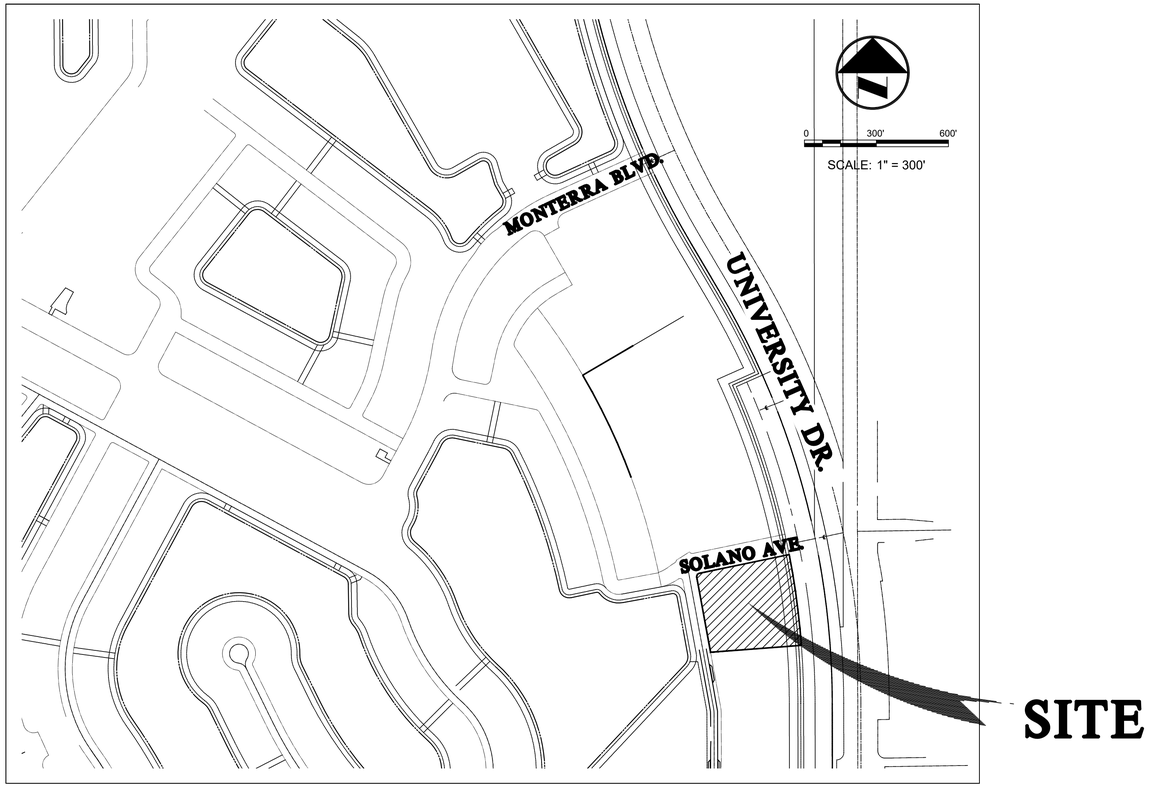
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SAID LANDS SITUATE AND BEING WITHIN CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, CONTAINING 2.57 ACRES (111,946 SQUARE FEET), MORE OR LESS.



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	
A0.04	LINE OF SIGHT DRAWINGS
A1.01	GROUND FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	THIRD FLOOR PLAN
A2.01	NORTH AND EAST ELEVATIONS
A2.02	SOUTH AND WEST ELEVATIONS
A4.01	NORTHEAST OFFICE CORNER RENDERING
A4.02	SOUTHEAST CORNER RENDERING
A4.03	UNIVERSITY DRIVE EAST ELEVATION RENDERING
A4.04	SOLANO AVENUE - WEST RENDERING
CIVIL DRAWINGS	
C-01	CIVIL COVER SHEET
C-02	GENERAL NOTES AND SPECIFICATIONS
C-03	GENERAL NOTES AND SPECIFICATIONS
C-04	JET INFRASTRUCTURE PIPELINE DETAILS
C-05	DEMOLITION PLAN
C-06	EROSION CONTROL PLAN
C-07	PAVING, GRADING AND DRAINAGE PLANS
C-08	WATER AND SEWER PLAN
C-09	PAVEMENT MARKING AND SIGNAGE PLAN
C-10	DRAINAGE CROSS SECTIONS
C-11 THRU C-14	PAVING, GRADING & DRAINAGE DETAILS
C-15 THRU C-17	WATER AND SEWER DETAILS
LANDSCAPE ARCHITECTURE DRAWINGS	
TD-1	TREE DISPOSITION PLAN
LP-1	LANDSCAPE PLAN
LP-2	PLANT SCHEDULE
LPD-1	LANDSCAPE DETAILS
LPD-2	
ELECTRICAL	
E-1PH THRU E-2PH	PHOTOMETRIC PLAN

* SIGNAGE PLAN & DETAILS INCLUDED IN SEPARATE SUBMITTAL

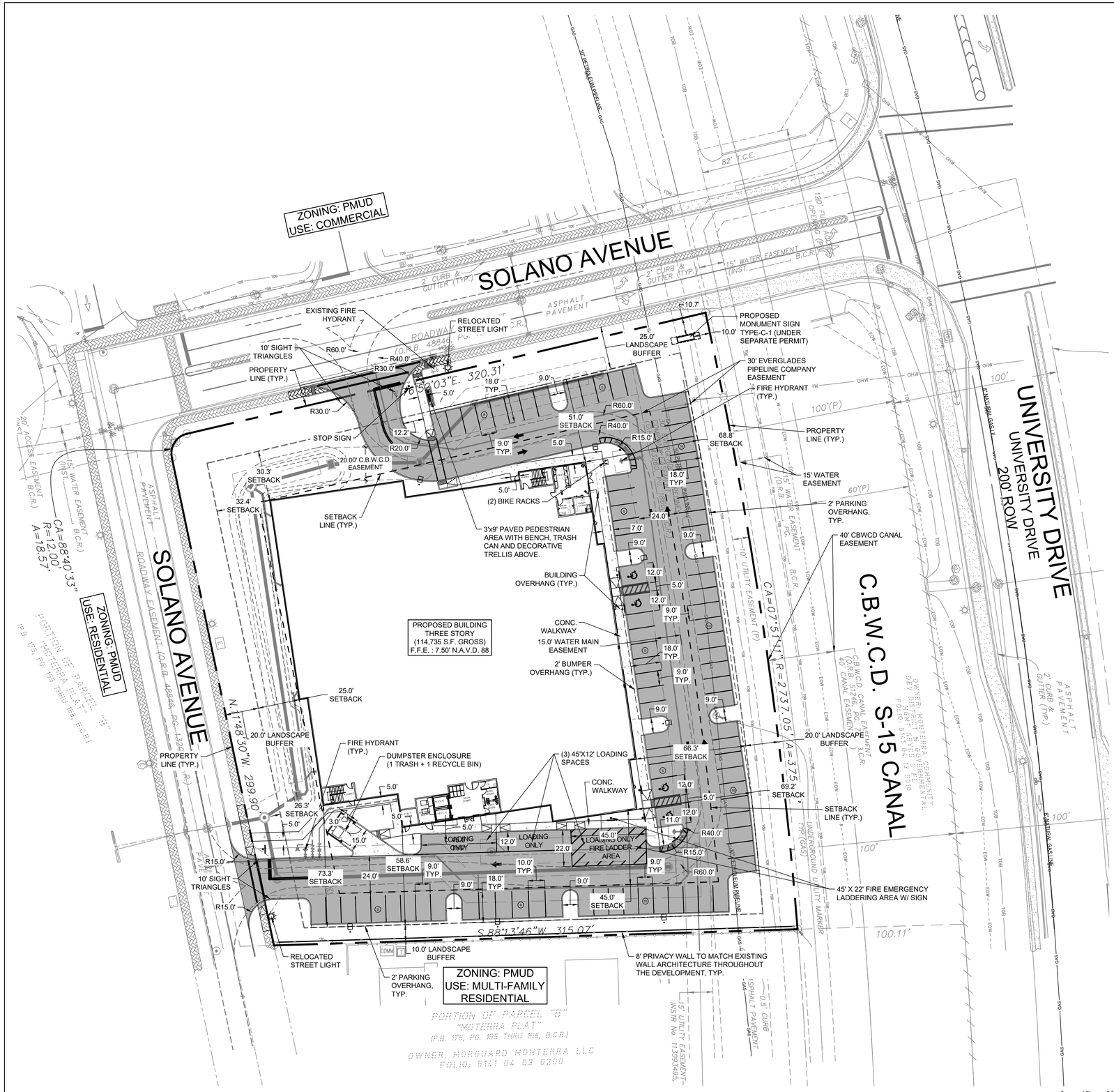
CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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 ©2018

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

SUBMITTED ON: 08.11.2025
CTA PROJECT NUMBER: 10-0026-007-08



SITE DATA TABLE:		
Site Location:	3300 N. University Dr. Cooper City	
Gross Parcel Area:	3.04 Acres	
Net Parcel Area:	2.57 Acres	
Existing Zoning Designation:	PMUD	
Proposed Zoning Designation:	B-3	
Future Land-Use Plan Designation:	Commercial	
Existing Use:	Vacant	
Proposed Use:	Self Storage	
Total Commercial Buildings:	1	
Gross Site Area :	3.04 Acres	132,422 SF
Net Site Area:	2.57 Acres	111,946 SF
Total Building Gross Floor Area:	38,245 SF	
Total Building Gross Building Area:	114,735 SF	
Floor Area Ratio (FAR):	1.02	

	SQFT.	Acres	Percent
Total Net Site Area	111,946 SF	2.57 Acres	--
Building Area Coverage (1st Floor)	38,245 SF	0.88 Acres	34.2%
Total Impervious (VUA, Sidewalks, etc.)	37,434 SF	0.86 Acres	33.4%
Total Pervious (Landscaped Open Space)	36,267 SF	0.83 Acres	32.4%

Parking	Required	Provided
Standard Spaces	55 Spaces	83 Spaces
Handicap Spaces	3 Spaces	4 Spaces
Total Parking Spaces	**58 Spaces**	**87 Spaces**
Self Storage: 1 / 2,000 SF (114,735 SF / 2,000 = 57.4)		
Loading Spaces (for bldgs. 60,001-120,000 SF)	3 Spaces	3 Spaces

Landscape Buffer Widths	Required	Provided
East	20'	20'
West	20'	20'
North	25'	25'
South	10'	10'

Setbacks	B-3 Required	Design Guidelines Required (setback + landscape buffer)	Provided
Front - East	25'	25'+20' buffer = **45'**	66.3' + 20' buffer = **86.3'**
Rear - West (along R.O.W.)	10'	10'+20' buffer = **30'**	26.3' + 20' buffer = **46.3'**
Side - North (Solano Avenue)	25'	25'+25' buffer = **50'**	30.3' + 20' buffer = **50.3'**
Side - South	20'	20'+10' buffer = **30'**	58.6' + 10' buffer = **68.6'**

Building Height	B-3 Allowed	D.G. Allowed	Provided
Building (top of parapet wall for flat roofs)	100' Max.	45' Max.	42'-0"

Dumpster Data	Required	Provided
Total Dumpster Area:	**7.7 CY**	**16.0 CY**
Self Storage: 4CY/60K SF (114,735 SF / 60K x 4 = 7.65)		**(8 CY Garbage + 8 CY Recycle)**

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DESCRIPTION:	DATE:

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

SITE PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

PROJECT NO.
10-0026-007-09

SP-1
SHEET 1 OF 7

\\ctofile02\CTAShared\Landscape\2010\10-0026-007-09 Monterra Self Storage\Drawings\10-0026-007-09_SP.dwg [SP-1] Aug 08, 2025 10:12am NPASTRE

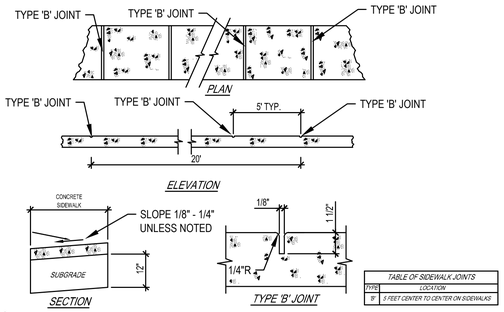
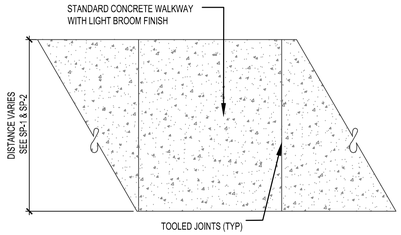


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS

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-180.
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



PRODUCT INFORMATION:
BENCH

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

3 BENCH
DETAIL NTS



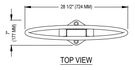


PRODUCT INFORMATION:
TRASH CAN WITH RECYCLE DIVIDER

MANUFACTURER: LANDSCAPE FORMS
MODEL: SCARBOROUGH W/ RECYCLING INSERT
SIZE:25" DIAMATER, 40" HEIGHT
COLOR: TO BE DETERMINED

4 TRASH/RECYCLING RECEPTACLE
DETAIL NTS

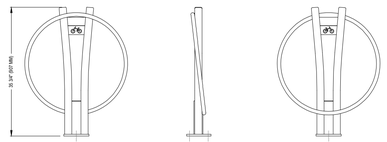
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1001 JAMES-BRODIE
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TOLL FREE: 1-800-363-9264
PHONE: (450) 346-1882
FAX: (866) 346-2538
www.equiparc.com





PRODUCT INFORMATION:
BIKE RACK

MANUFACTURER: EQUIPARC
MODEL: EP5980
SIZE: 30X36
COLOR: TO BE DETERMINED



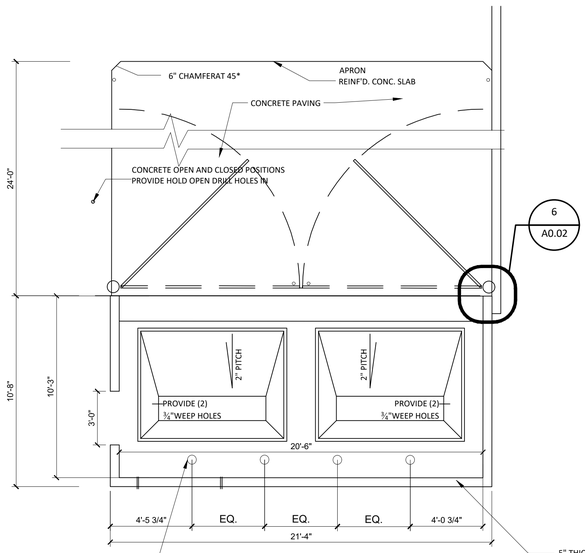
SPECIFICATIONS:
- FRAME MADE OF ALUMINUM , PAINTED.
- DECORATED WITH A BICYCLE LOGO
- HOLDS 2 BIKES

WEIGHT: 40 LB

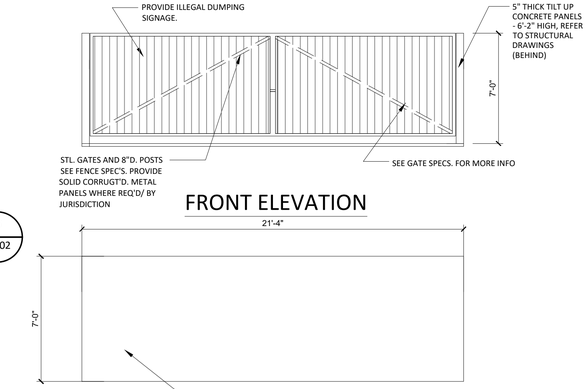
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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.

TANGO COLLECTION
EP 5980: BIKE RACK

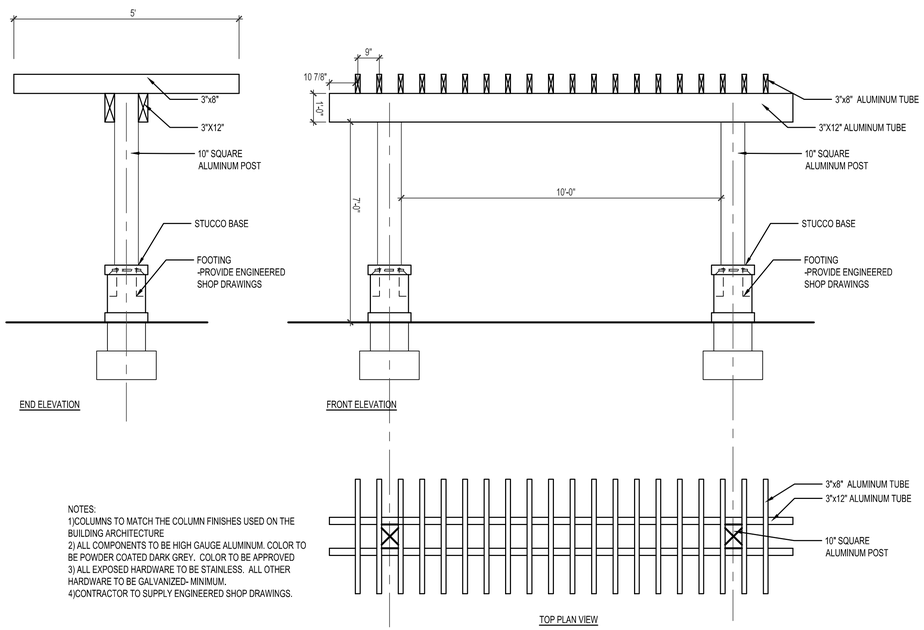
5 BIKE RACK
DETAIL NTS



TRASH ENCLOSURE

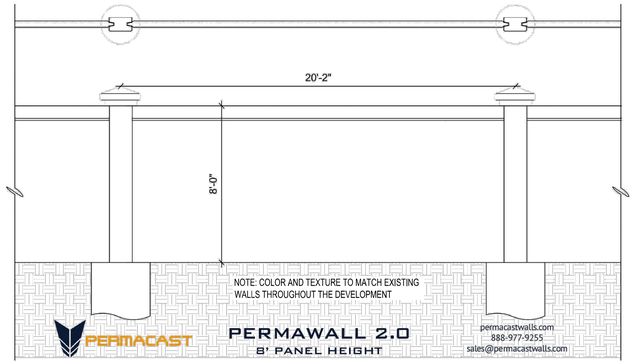


7 DUMPSTER ENCLOSURE
DETAIL NTS



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.

6 TRELLIS
DETAIL NTS



8 8' PRIVACY WALL
DETAIL NTS

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

NO.	DESCRIPTION:	DATE:	BY:

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COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

SITE PLAN DETAILS

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

PROJECT NO.
10-0026-007-09

SPD-1
SHEET ____ OF ____

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SKETCH OF ALTA/NSPS LAND TITLE SURVEY

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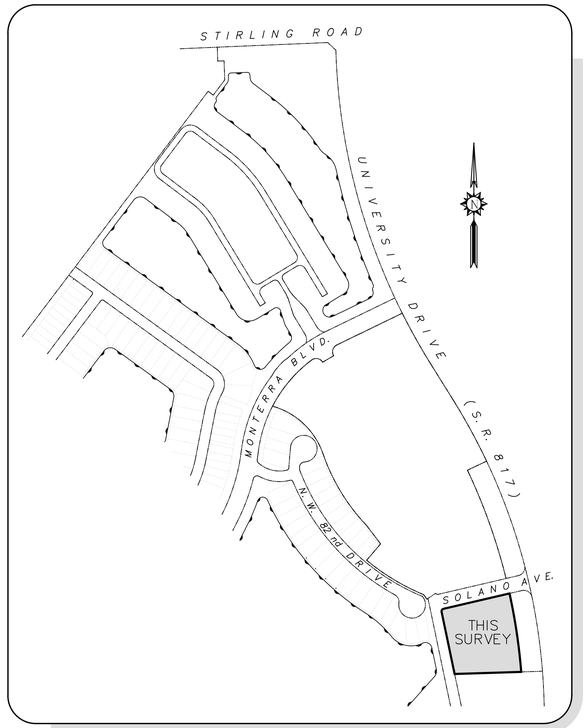
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CHICAGO TITLE INSURANCE COMPANY, ORDER No. 10385065					
EFFECTIVE DATE 3/31/2022 @ 11:00PM					
SCHEDULE B SECTION II EXCEPTIONS					
NO.	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED	COMMENTS
1-4	STANDARD EXCEPTIONS		NOT ADDRESSED		
5	PLAT OF MONTERRA PLAT	PB 175, PG 155	YES	AS APPLICABLE	
		ORB 45351, PG 1508			
		ORB 47826, Pg 1			
		ORB 48804, PG 897			
		ORB 49418, PG 405			
		ORB 49197, PG 846			
		INSTRUMENT NO. 112730455			
		INSTRUMENT NO. 116600770			
6	RESOLUTION OF THE CITY OF COOPER CITY, NO. 2003-10-01 AND ORDINANCE 2203-10-02	ORB 36323, PG 1801	YES	NO BLANKET IN NATURE	
		ORB 36415, PG 1963			
		ORB 50446, PG 869			
7	ORDINANCE NO. 2004-24	ORB 37842, PG 1754	YES	NO BLANKET IN NATURE	
		ORB 38866, PG 1943			
		ORB 39320, PG 340			
		ORB 47826, PG 49			
		ORB 48783, PG 1633			
		ORB 48804, PG 927			
8	DECLARATION OF RESTRICTIVE COVENANTS	ORB 38866, PG 1934	YES	NO BLANKET IN NATURE	
		ORB 39320, PG 340			
		INSTRUMENT NO. 116548939			
9	VOLUNTARY REGIONAL TRANSPORTATION NETWORK AGREEMENT FOR ROAD IMPROVEMENTS	ORB 38957, PG 190	YES	NO BLANKET IN NATURE	
		ORB 47826, PG 40			
		ORB 47940, PG 843			
		INSTRUMENT NO. 116549021			
10	TRAFFIC CONCURRENCY AGREEMENT	ORB 39535, PG 1667	YES	NO BLANKET IN NATURE	
11	RESOLUTION NO. 2006-03-05	ORB 41674, PG 369	YES	NO BLANKET IN NATURE	
12	RESOLUTION NO. 2006-03-06	ORB 41674, PG 397	YES	NO BLANKET IN NATURE	
13	EASEMENT AND RIGHT-OF-WAY GRANT	ORB 43260, PG 1860	YES	YES	
14	RESOLUTION TO CENTRAL BROWARD DRAINAGE DISTRICT	ORB 3438, PG 60	YES	NO BLANKET IN NATURE	
15	DECLARATION OF COVENANTS	INSTRUMENT NO. 116538250	YES	NO BLANKET IN NATURE	
16	RESOLUTION NO. 20-8-7	INSTRUMENT NO. 116723531	YES	NO BLANKET IN NATURE	
17	RESOLUTION NO. 20-8-5	INSTRUMENT NO. 116723532	YES	NO BLANKET IN NATURE	
18	RESOLUTION NO. 20-8-1	INSTRUMENT NO. 116723538	YES	NO BLANKET IN NATURE	
19	RESOLUTION NO. 20-8-4	INSTRUMENT NO. 116723539	YES	NO BLANKET IN NATURE	
20	DECLARATION OF RESTRICTIONS	INSTRUMENT NO. 116758795	YES	NO BLANKET IN NATURE	
		INSTRUMENT NO. 116819983			
21	DECLARATION OF COVENANTS	INSTRUMENT NO. 116758797	NO	NO	
22	DECLARATION OF RESTRICTIONS	INSTRUMENT NO. 116906543	YES	NO BLANKET IN NATURE	
23	ENCROACHMENT AGREEMENT	INSTRUMENT NO. 117213157	NO	NO	
24	MEMORANDUM OF LEASE	INSTRUMENT NO. 117785363	NO	NO	
25	STANDARD EXCEPTIONS				

SCHEDULE B-I OF THE ABOVE REFERENCED TITLE COMMITMENT WAS NOT REVIEWED BY THE SURVEYOR AND ANY ITEMS REFLECTED THEREIN ARE NOT INCLUDED IN THE ABOVE TABLE.



Location Map

NOT TO SCALE

ENCROACHMENTS:

1. THE 6' CHAIN LINK FENCE ENCROACHES 27' WEST OF THE WEST PROPERTY LINE AND 21' SOUTH OF THE NORTH PROPERTY LINE.

OPTIONAL ALTA TABLE A REQUIREMENTS NOTES:

1. PER ITEM No. 2 – NO ADDRESS WAS AVAILABLE FOR THIS SITE AT THE TIME OF SURVEY.
2. PER ITEM No. 4 – THE PROPERTY CONTAINS 2.57 ACRES (111,946 SQUARE FEET), MORE OR LESS.
3. PER ITEM No. 6(a) – A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT.
4. PER ITEM No.7(a) – THERE ARE NO BUILDINGS LOCATED WITHIN THE PROPERTY.
5. PER ITEM No. 8 – THERE ARE NO BUILDINGS OR ABOVE GROUND STRUCTURES LOCATED ON THIS PROPERTY.
6. PER ITEM No. 9 – THERE ARE NO PARKING SPACES LOCATED WITHIN THE PROPERTY.
7. PER ITEM No. 11(a) – THE CLIENT DID NOT PROVIDE PLANS OR REPORTS SHOWING THE LOCATION OF SUB-SURFACE UTILITIES. THE THE SURVEYOR HAS LOCATED AND PLOTTED OBSERVED EVIDENCE OF UTILITIES. NO RESEARCH WAS CONDUCTED AT THE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES CONCERNING THE LOCATION OF UNDERGROUND UTILITIES.
8. PER ITEM No. 16 – THERE WAS NO CONSTRUCTION TAKING PLACE AT THE TIME OF THE FIELD SURVEY.

PARKING SPACES:

REGULAR: 0
HANDICAP: 0

SURVEYOR'S REFERENCES:

1. THE PLAT OF "MONTERRA PLAT", AS RECORDED IN PLAT BOOK 175, AT PAGE 155 THRU 168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2. TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 10385065, EFFECTIVE DATE, MARCH 31, 2022 AT 11:00 P.M.

OWNER: MONTERRA INVESTMENTS LLC

FOLIO #: 5141 04 03 0110

SURVEY NOTES:

1. THIS SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE LEGAL DESCRIPTION FOR THE PROPERTY AND EASEMENTS SHOWN IS HEREON BASED ON SCHEDULE "A" OF COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 10385065, EFFECTIVE DATE, MARCH 31, 2022 AT 11:00 P.M.
4. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
5. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.64°07'47"E., ALONG THE NORTHERLY LINE OF PARCEL "C-2", "MONTERRA PLAT", RECORDED IN PLAT BOOK 175, PAGES 155-168, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION, BENCHMARK #3624, ELEVATION = 3.108'.
8. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:

   a. NFIP COMMUNITY NAME & COMMUNITY NUMBER: COOPER CITY 120032, DAVIE 120035
   b. COUNTY NAME: BROWARD
   c. STATE OF FLORIDA
   d. MAP/PANEL NUMBER: 12011C0545, 12011C0561
   e. SUFFIX: H
   f. FIRM INDEX DATE: AUGUST 18, 2014
   g. FIRM PANEL EFFECTIVE/REVISED DATE: AUGUST 18, 2014
   h. FLOOD ZONE: X
   i. BASE FLOOD ELEVATION: N/A

   THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
9. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
10. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 40 FEET.
11. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS.
12. TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
13. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
14. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
15. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
16. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
17. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
18. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
19. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
20. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
21. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
22. 20. THE PROPERTY SHOWN HEREON CONTAINS 2.57 ACRES OR 111,946 SQUARE FEET PLUS OR MINUS.
23. PROPERTY OWNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.
24. THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
25. EASEMENTS DEPICTED HEREON WITH INCOMPLETE RECORDING INFORMATION WERE ESTABLISHED AT A PRIOR DATE BUT MAY HAVE NOT YET BEEN RECORDED BY BROWARD COUNTY.

CERTIFIED TO:

MONTERRA INVESTMENTS, LLC
VALLEY NATIONAL BANK
CHICAGO TITLE INSURANCE COMPANY
MOSKOWITZ, MANDELL & SALIM, P.A.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(A), 13, 14, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/13/22.

DATE OF PLAT OR MAP: 4.19.2022
DATE OF SIGNATURE: 1.8.2024

_____
JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

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

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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

LAST DATE OF: 6/6/22
FIELD SURVEY

DRAWN: DRL

CHECKED: DWS

BOOK/PAGE(S): 1158/9-10
& DATA COLLECTOR

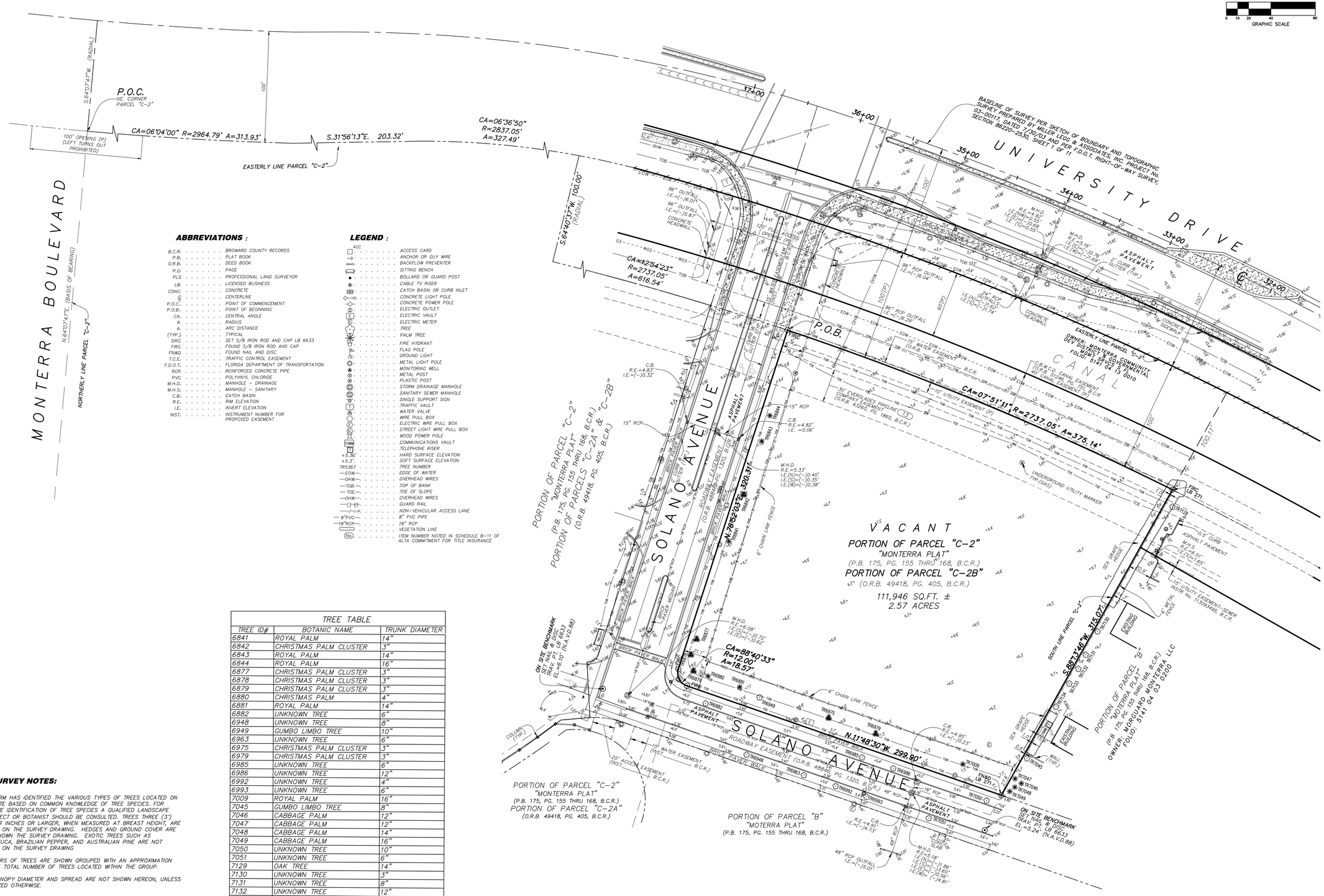
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PROJECT
21-9180
S. PARCEL

SHEET NO.
1 OF 2

DATE: Jan 09, 2024 - 11:29am EST
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SKETCH OF ALTA/NSPS LAND TITLE SURVEY



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
CONC.	CONCRETE
℄	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
ELEC	ELECTRIC WIRE PULL BOX
	STREET LIGHT WIRE PULL BOX
	WOOD POWER POLE
COMM	COMMUNICATIONS VAULT
	TELEPHONE RISER
+5.36'	HARD SURFACE ELEVATION
+5.3'	SOFT SURFACE ELEVATION
TR5367	TREE NUMBER
—EOW—	EDGE OF WATER
—OHW—	OVERHEAD WIRES
—TOB—	TOP OF BANK
—TOE—	TOE OF SLOPE
—OHW—	OVERHEAD WIRES
	GUARD RAIL
	NON-VEHICULAR ACCESS LANE
8"PVC	8" PVC PIPE
18"RCP	18" RCP
	VEGETATION LINE
(No.)	ITEM NUMBER NOTED IN SCHEDULE B-II 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:

1. 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 THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING
2. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
3. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.

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

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

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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

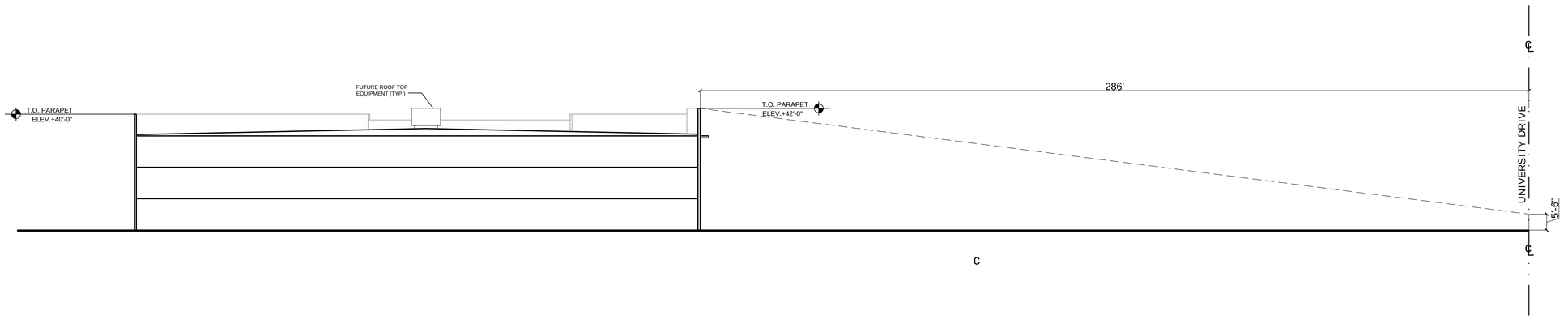
LAST DATE OF FIELD SURVEY: 6/6/22
DRAWN: DRL
CHECKED: DWS
BOOK/PAGE(S): 1156/9-10
& DATA COLLECTOR

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

PROJECT
21-9180
S. PARCEL

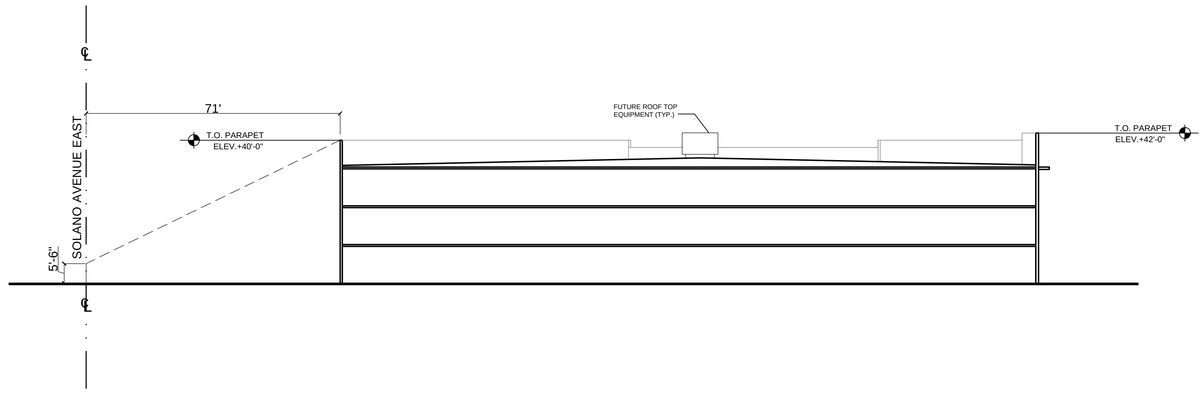
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2 OF 2

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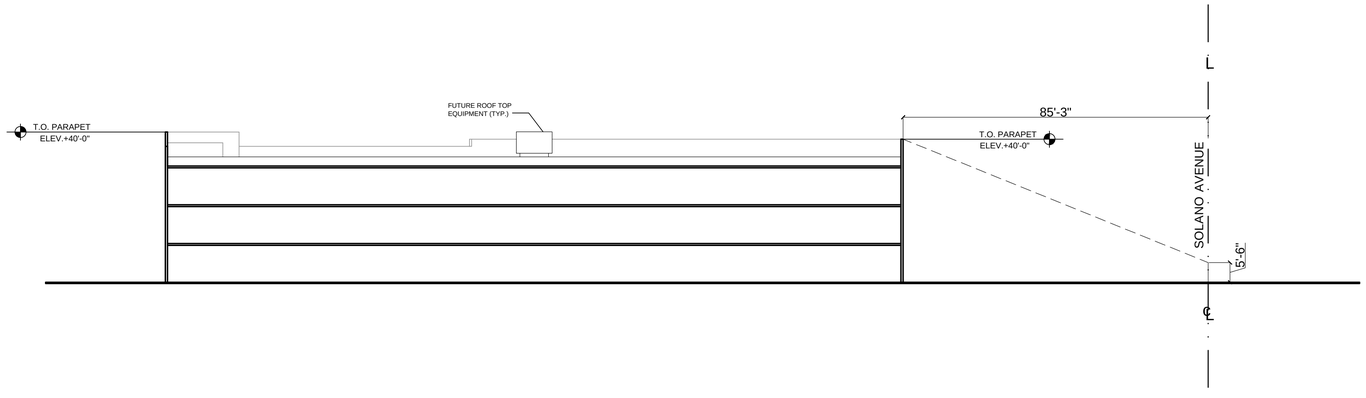
LINE OF SIGHT - UNIVERSITY DRIVE

SCALE 1:20



LINE OF SIGHT - SOLANO AVENUE

SCALE 1:20



LINE OF SIGHT - SOLANO AVENUE - EAST

SCALE 1:20

REVISIONS	BY

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
2100 SALZEDO STREET STE. 303 – CORAL GABLES, FLORIDA. 33134
Phone: (305) 445–4555 Fax: (305) 445–7006 AA 0002478

MONTERRA COMMERCIAL CENTER
COOPER CITY, FLORIDA 33024
Phone:(954) 421-7888

Date
05/28/25

Scale
AS SHOWN

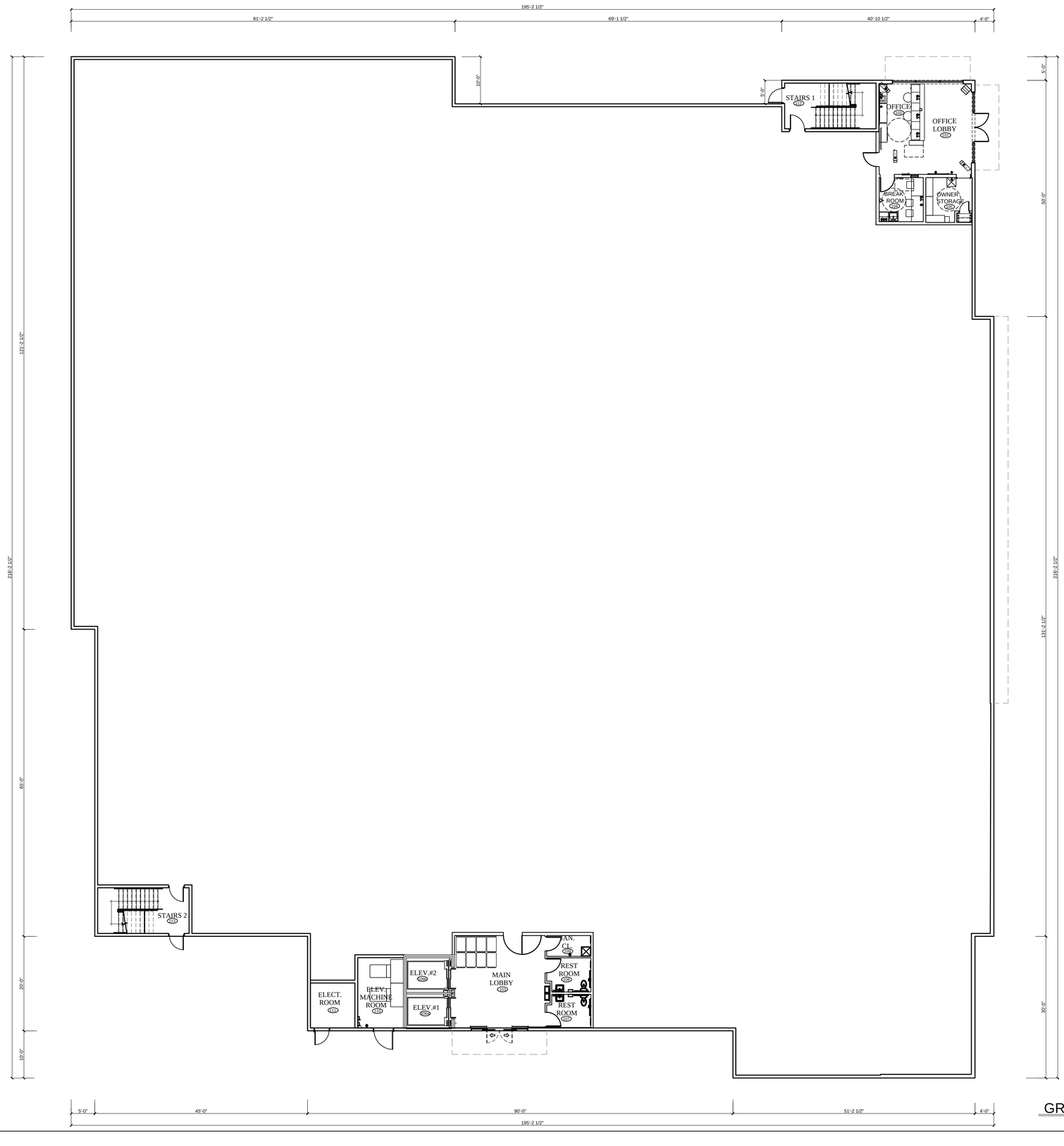
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Job # 202407

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Of Sheets

GROUND FLOOR AREAS	
MAIN LOBBY	400 SQ.FT.
OFFICE	614 SQ.FT.
RESTROOM	160 SQ.FT.
JANITOR'S CLOSET	50 SQ.FT.
STAIRS	452 SQ.FT.
ELEVATORS	176 SQ.FT.
ELECTRICAL ROOM	113 SQ.FT.
ELEV. MACHINE ROOMS	175 SQ.FT.
SELF STORAGE SPACES (CIRCULATION INCLUDED)	36,105 SQ.FT.
TOTAL FLOOR AREA	38,245 SQ.FT.



GROUND FLOOR PLAN 3/32"=1'-0"

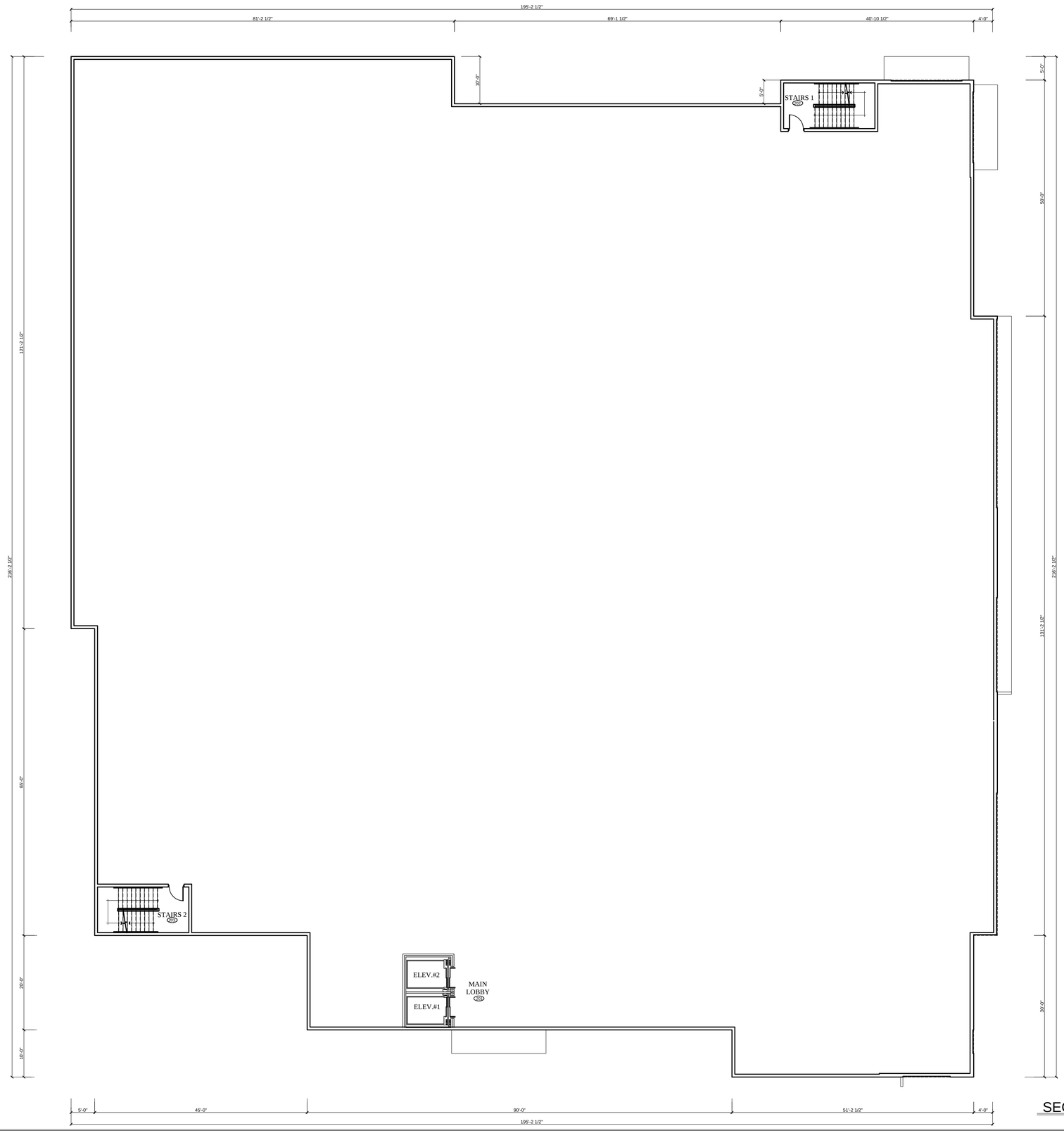
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Date	05/28/25
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Job #	202407
Sheet	A1.01
Of	Sheets

SECOND FLOOR AREAS	
STAIRS	452 SQ.FT.
ELEVATORS	176 SQ.FT.
SELF STORAGE SPACES (CIRCULATION INCLUDED)	38,617 SQ.FT.
TOTAL FLOOR AREA	38,245 SQ.FT.



SECOND FLOOR PLAN 3/32"=1'-0"

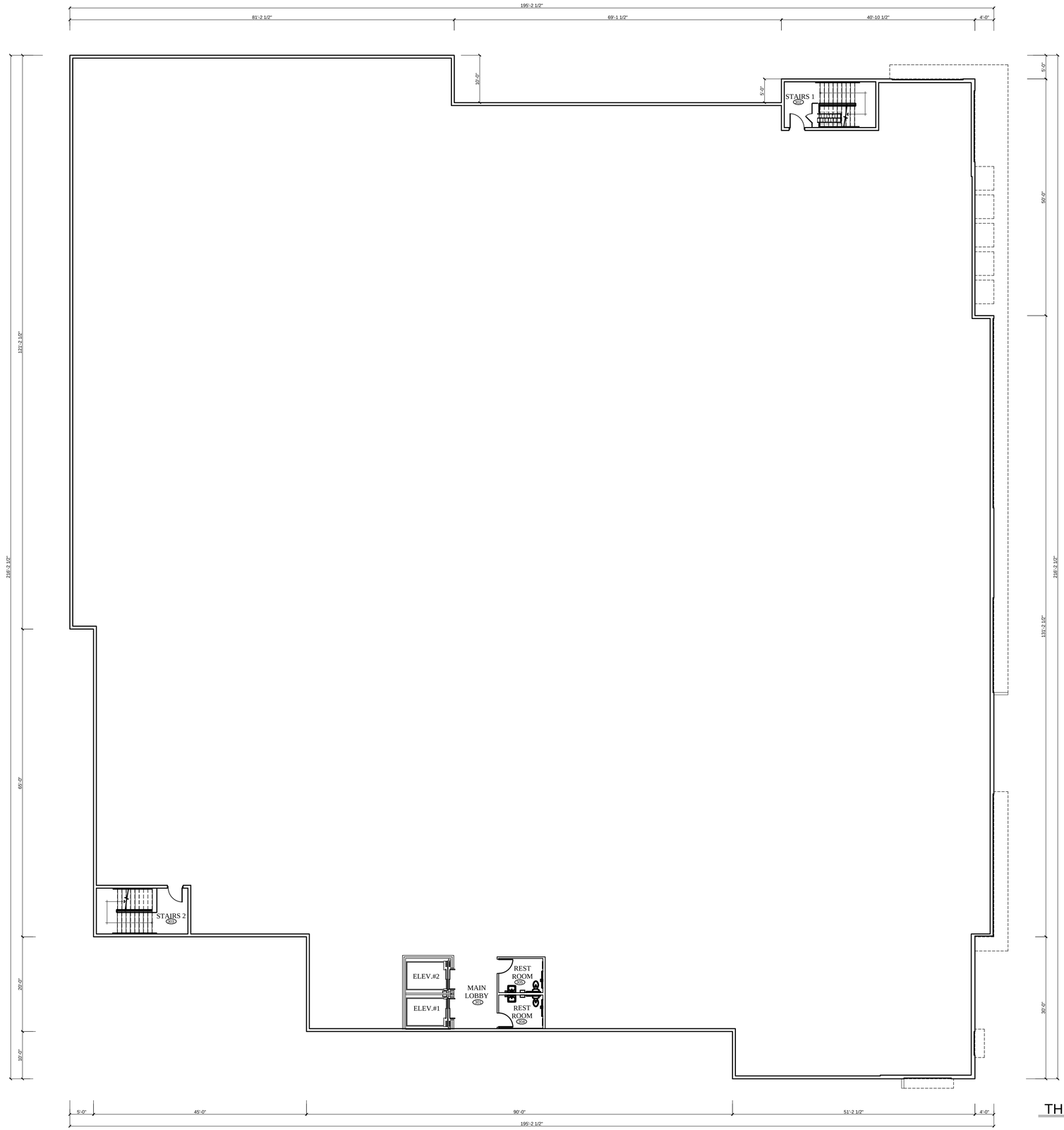
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Date 05/28/25
Scale AS SHOWN
Drawn JM
Job # 202407
Sheet A1.02
Of Sheets

THIRD FLOOR AREAS	
STAIRS	452 SQ.FT.
ELEVATORS	176 SQ.FT.
RESTROOM	160 SQ.FT.
SELF STORAGE SPACES (CIRCULATION INCLUDED)	37,457 SQ.FT.
TOTAL FLOOR AREA	38,245 SQ.FT.



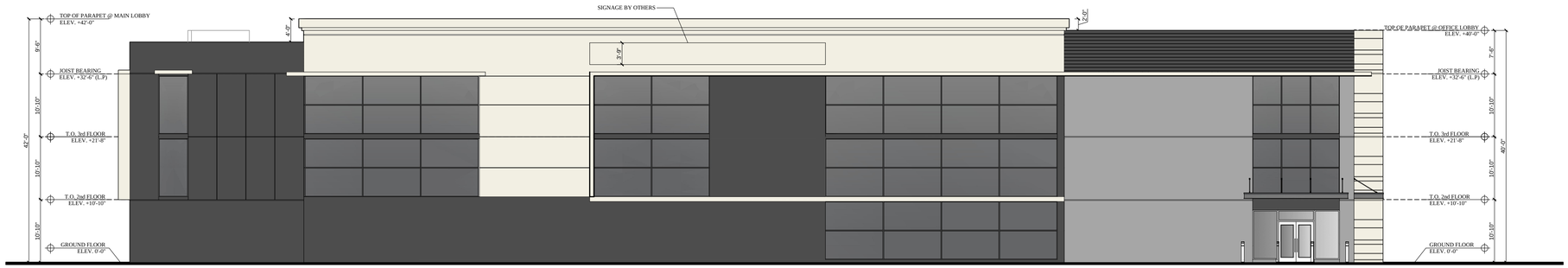
THIRD FLOOR PLAN 3/32"=1'-0"

REVISIONS	BY

FELIX PARDO & ASSOCIATES, Inc.
ARCHITECTURE / PLANNING / INTERIORS
2100 SALZEDO STREET STE. 303 – CORAL GABLES, FLORIDA. 33134
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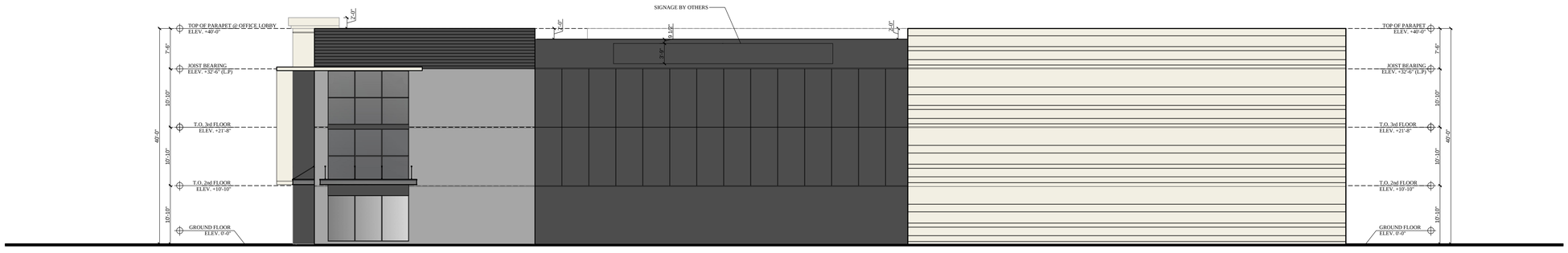
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COOPER CITY, FLORIDA 33024
Phone:(954) 421-7888

Date	05/28/25
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Job #	202407
Sheet	A1.03
Of	Sheets



EAST ELEVATION

PRIMARY FACADE SCALE 3/32"=1'-0"



NORTH ELEVATION

SCALE 3/32"=1'-0"

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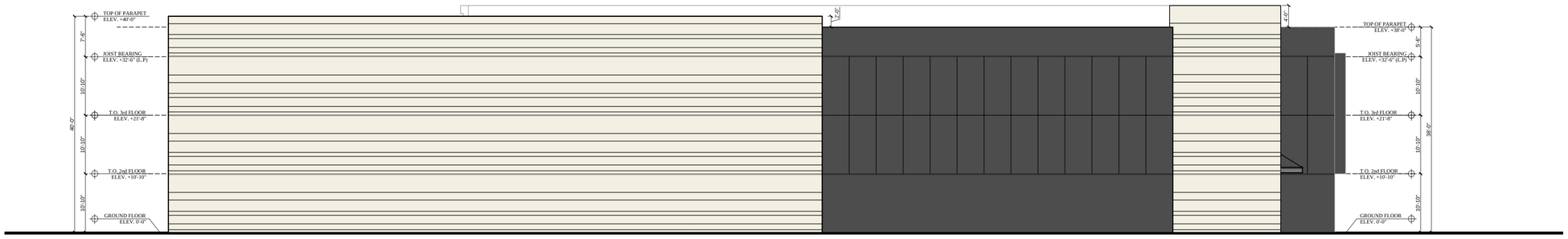
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Job # 202407

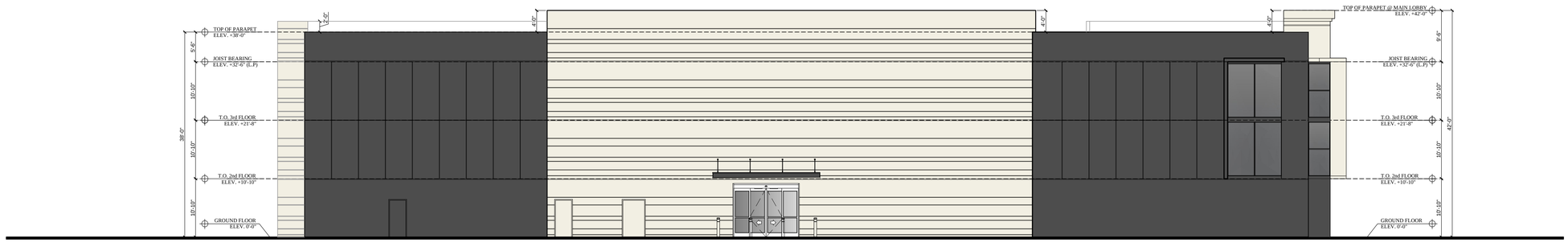
Sheet A2.01

Of Sheets



WEST ELEVATION

SCALE 3/32"=1'-0"



SOUTH ELEVATION

SCALE 3/32"=1'-0"

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05/28/25

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Job # 202407

Sheet
A2.02

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NORTH EAST - OFFICE CORNER RENDERING

REVISIONS	BY

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Of	Sheets



SOUTH EAST - CORNER RENDERING

REVISIONS	BY

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Job # 202407
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Of Sheets



UNIVERSITY DRIVE - EAST RENDERED ELEVATION

REVISIONS	BY

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Job # 202407
Sheet A4.03
Of Sheets



SOLANO AVENUE - WEST RENDERING

REVISIONS	BY

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Date 05/28/25
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Job # 202407
Sheet A4.04
Of Sheets

SHEET NO.
C-01

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°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;

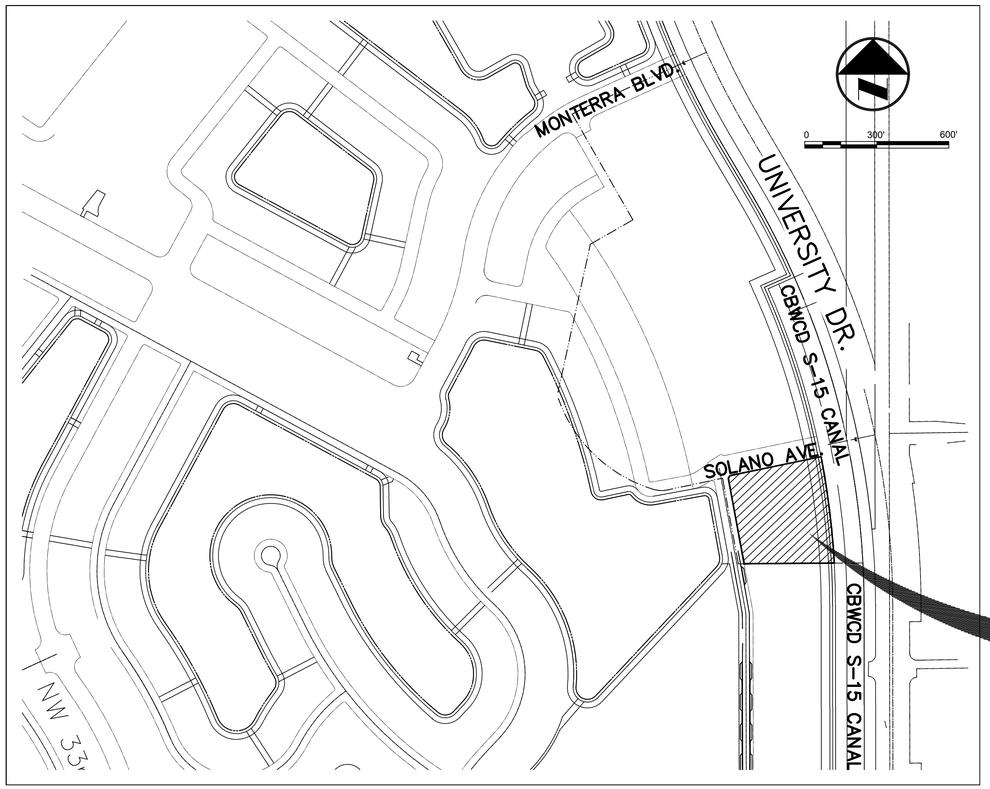
THENCE N.76°52'03"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 320.31 FEET TO THE POINT OF BEGINNING.

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

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

STORMWATER MANAGEMENT DESIGN DATA TABLE (MONTERA 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) ZONE AE (6.00')	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	5.00	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:
114,735 SF SELF STORAGE X 0.01 GPD/SF 1147 GPD
TOTAL: 1147 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	JET INFRASTRUCTURE PIPELINE DETAILS
C-05	DEMOLITION PLANS
C-06	EROSION CONTROL PLAN
C-07	PAVING, GRADING AND DRAINAGE PLAN
C-08	WATER AND SEWER PLAN
C-09	PAVEMENT MARKING AND SIGNAGE PLAN
C-10	DRAINAGE CROSS SECTIONS
C-11	PAVING, GRADING AND DRAINAGE DETAILS
C-12	PAVING, GRADING AND DRAINAGE DETAILS
C-13	PAVING, GRADING AND DRAINAGE DETAILS
C-14	PAVING, GRADING AND DRAINAGE DETAILS
C-15	WATER AND SEWER DETAILS
C-16	WATER AND SEWER DETAILS
C-17	WATER AND SEWER DETAILS
FIRE-1	FIRE ACCESS PLAN

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

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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'

FEMA ZONE X; NO BFE; AND FEMA ZONE AE (EL. 6) FIRM 12011C0561J & 12011C0545J; EFFECTIVE 07/31/2024

Chad Everett Edwards
Florida P.E. No. 59306
July 21, 2025

CTA PROJECT NUMBER: 10-0026-007-09

I. SPECIFIC NOTES

A. "CITY" IN THESE NOTES REFERS TO THE CITY OF COOPER CITY.

B. "COUNTY" IN THESE NOTES REFERS TO BROWARD.

C. "STATE" IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

II. APPLICABLE CODES

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF "BROWARD COUNTY WATER AND WASTEWATER SERVICES (B.C.W.W.S.) MINIMUM DESIGN AND CONSTRUCTION STANDARDS", AND ALL OTHER LOCAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

B. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. 1988), UNLESS OTHERWISE NOTED.

D. THIS PROJECT IS LOCATED WITHIN COOPER CITY, AND RIGHT-OF-WAYS OF THE CITY OF COOPER CITY, BROWARD COUNTY, AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). WATER AND SANITARY SEWER IMPROVEMENTS WILL BE CONSTRUCTED TO B.C.W.W.S. STANDARDS. ROAD RESTORATION WILL BE DONE ACCORDING TO THE STANDARDS OF THE RIGHT-OF-WAY OWNER.

E. NOTE: PLANS SHALL COMPLY WITH ALL REQUIREMENTS OF THE FLORIDA FIRE PREVENTION CODE, LATEST EDITION. THE BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE, LATEST EDITION. N.F.P.A. 101 (LIFE SAFETY CODE), LATEST EDITION, AND N.F.P.A. 1 (UNIFORM FIRE CODE), LATEST EDITION.

III. PRECONSTRUCTION RESPONSIBILITIES

A. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

B. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION, CALL 1-800-432-4770.

C. LOCATION OF EXISTING FACILITIES AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. THE CONTRACTOR SHALL VERIFY, THROUGH VACUUM EXCAVATION AND TEST HOLE METHODS, THE ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION DURING THE CONTRACTOR'S INVESTIGATION OR EXCAVATION PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

D. FP&L WILL RELOCATE EXISTING POLES AS NECESSARY. CONTRACTOR TO COORDINATE WITH FP&L AND ALL OTHER AFFECTED UTILITIES PRIOR TO CONSTRUCTION TO SCHEDULE POLE AND UTILITY RELOCATIONS. OTHER UTILITIES MAY BE PRESENT ON THE POLES. THE CONTRACTOR SHALL COORDINATE WITH THESE UTILITIES AS WELL. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK.

IV. NPDES REQUIREMENT

A. AT LEAST TWO (2) DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CGP "NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND" FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (AT THE CONTRACTORS EXPENSE) (1) ASSISTING THE OWNER(S) WITH PREPARING, COMPLETING, AND FILING THE N.O.I. AND N.O.T. TO FDEP (2) PREPARING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (REQUIRED PRIOR TO THE NOI SUBMITTAL) (3) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO THE NOI SUBMITTAL, AND (4) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A "NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE" FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

B. AS OF MARCH, 2003 THRESHOLD WILL BE REDUCED TO PROJECTS ONE ACRE OR MORE.

V. INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, B.C.W.W.S. INSPECTORS, THE CITY OF COOPER CITY AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION/TESTING OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

1. CLEARING AND FILLING
2. STORM DRAINAGE SYSTEM
3. SANITARY SEWER SYSTEM
4. WATER DISTRIBUTION SYSTEM
5. SUBGRADE
6. LIMEROCK BASE
7. ASPHALTIC CONCRETE / PAVER BRICK COURSE
8. SIDEWALK
9. LANDSCAPING
10. IRRIGATION
11. SUBSTANTIAL COMPLETION
12. FINAL COMPLETION

VI. SHOP DRAWINGS

A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING: LIFT/PUMP STATION EQUIPMENT, SANITARY MAINTENANCE ACCESS STRUCTURES, STORM DRAINAGE STRUCTURES, FIRE HYDRANTS, VALVES, PIPE MATERIAL AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

VII. TEMPORARY FACILITIES

A. GENERAL:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE FROM B.C.W.W.S., SANITARY FACILITIES, AND ELECTRICITY.

A. TRAFFIC REGULATION:

1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). A MAINTENANCE OF TRAFFIC PLAN MUST BE APPROVED BY THE CORRESPONDING ENTITY HAVING JURISDICTION OVER THE RIGHT-OF-WAY BEFORE STARTING WORK IN THE PUBLIC RIGHT-OF-WAY.

2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

3. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS, UNLESS IN ACCORDANCE WITH METHODS APPROVED BY THE ENGINEER OF RECORD AND BROWARD COUNTY WATER AND WASTEWATER SERVICES.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. ANY DEVICE DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE.

VIII. PROJECT CLOSEOUT

A. CLEANING UP:

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED, PAVER BRICK, AND CONCRETE AREAS SHALL BE SWEPT BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE TO ORIGINAL OR BETTER CONDITION, WHEN AND AS DIRECTED BY THE ENGINEER OF RECORD (BUT WITHIN THE TIME FRAME SPECIFIED IN THE CONTRACT DOCUMENTS), ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

4. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUBMIT G.I.S. SURVEY DOCUMENTATION OF RESTORED PROPERTY MONUMENTS WITH PERMANENT REFERENCE.

5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION WITH A MINIMUM OF SOD OR ASPHALT.

IX. AS-BUILT AND RECORD DRAWING REQUIREMENTS

A. GENERAL:

1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON THEIR SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

2. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD THREE (3) COMPLETE SETS OF ALL "AS-BUILT" CONTRACT DRAWINGS WITH EACH PAY REQUEST. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS, SUITABLE FOR CERTIFICATION TO REGULATORY AGENCIES.

3. UPON FINAL COMPLETION, CONTRACTOR SHALL SUBMIT FINAL RECORD "AS-BUILT" DRAWINGS SHOWING ALL IMPROVEMENTS PER B.C.W.W.S. REQUIREMENTS AND FOR FINAL PAYMENT QUANTITIES.

B. WATER AND SANITARY SEWER/WASTEWATER AS-BUILTS AND RECORD DRAWINGS:

1. DRAWINGS ARE TO SHOW AS CONSTRUCTED INFORMATION, NOT DOCUMENT CHANGES BETWEEN THE DESIGN AND CONSTRUCTION. ANY B.C.W.W.S. FACILITIES CONSTRUCTED IN A VERTICAL OR HORIZONTAL LOCATION DIFFERENT (ONE-TENTH FOOT HORIZONTAL, OR ONE-TENTH FOOT VERTICAL) THAN THE DESIGN LOCATION WILL HAVE THEIR DESIGN LOCATION ERASED AND WILL BE REDRAFTED AT THE CONSTRUCTED LOCATION. ALL INFORMATION THAT IS INCORRECT DUE TO CHANGES DURING CONSTRUCTION WILL BE CORRECTED. INCORRECT INFORMATION WILL NOT BE STRUCK THROUGH; IT WILL BE ERASED AND REPLACED WITH THE CORRECTED INFORMATION. ANY INFORMATION THAT IS NO LONGER RELEVANT DUE TO CHANGES DURING CONSTRUCTION WILL BE DELETED. DESIGN DRAWING DIMENSIONING TO WATER AND SEWER FACILITIES WILL BE CORRECTED AS NECESSARY.

2. DRAWINGS WILL BE A COMPLETE SET INCLUDING COVER SHEET, INDEX (IF ONE WAS INCLUDED IN THE DESIGN DRAWINGS) STANDARD DETAILS AND ANY OTHER SHEETS IN THE APPROVED DESIGN SET.

3. THE AMOUNT OF INFORMATION REQUIRED ON AS-BUILT AND RECORD DRAWINGS WILL REQUIRE THE AUTHOR TO ORGANIZE ITS PRESENTATION IN ORDER TO MAKE THE DRAWINGS READABLE. IF DIRECTED BY THE ENGINEER OF RECORD, IT MAY BE NECESSARY TO PUT WATER AND WASTEWATER INFORMATION ON SEPARATE SHEETS, AND/OR USE A TABLE TO SHOW COORDINATE INFORMATION.

4. SHOW THE LOCATION (NORTHING AND EASTING) OF EASEMENTS USED BY THE WATER AND SEWER FACILITIES ON AS-BUILTS AND RECORD DRAWINGS.

5. INDICATE PIPE JOINT LOCATIONS WHERE WATER AND SEWER OR RECLAIMED WATER PIPING CROSS.

6. INDICATE THE LENGTH OF GRAVITY SEWER PIPING AND ACTUAL SLOPE BETWEEN MAINTENANCE ACCESS STRUCTURES (MANHOLES), AND THE STATIONING FROM THE UPSTREAM MAINTENANCE ACCESS STRUCTURE TO EACH SERVICE LATERAL WYE OR TEE.

7. SHOW ALL ABANDONED IN PLACE FACILITIES INCLUDING THE EXTENT AND METHOD OF ABANDONMENT.

8. SHOW ELEVATIONS TO THE NEAREST TENTH OF A FOOT FOR:

   a. TOP OF PIPE FOR WATER MAINS AND FORCE MAINS AT DEFLECTION AND EVERY 200 FEET ALONG STRAIGHT RUNS.
   b. TOP OF PIPE FOR WATER MAIN AND FORCE MAIN FITTINGS.
   c. TOP OF PIPE FOR CONNECTION TO EXISTING FACILITIES.
   d. TOP OF OPERATING NUTS FOR VALVES.
   e. TOP OF PIPE FOR WATER AND SEWER FACILITIES WHERE THEY CROSS ALL OTHER FACILITIES (DRAINAGE, TELEPHONE, CABLE TV, ELECTRIC, ETC.).

9. SHOW ELEVATIONS TO THE NEAREST ONE HUNDREDTH OF A FOOT FOR:

   a. MAINTENANCE ACCESS STRUCTURE (MANHOLE) RIMS.
   b. INVERTS OF EVERY GRAVITY SEWER PIPE AND FORCE MAIN CONNECTIONS TO MAINTENANCE ACCESS STRUCTURES.
   c. LIFT STATION TOP SLAB, BOTTOM OF WET WELL, INFLUENT PIPE INVERT AND CONTROL SET POINTS.

10. COORDINATES WILL BE PROVIDED FOR :

    a. WATER MAINS AND FORCE MAINS AT DEFLECTION AND EVERY 200 FEET ALONG STRAIGHT RUNS.
    b. THE CENTER OF EACH MAINTENANCE ACCESS STRUCTURE (MANHOLE), FITTING, VALVE, BLOW-OFF, HYDRANT, WATER METER, SEWER CLEANOUT, LIFT STATION WET WELL, DOUBLE DETECTOR CHECK OR OTHER NON-PIPE WATER OR SEWER FACILITY.
    c. THE LOCATION ON THE WATER MAIN OF EACH TAP FOR A SERVICE LINE.
    d. THE LOCATION ON THE SEWER GRAVITY MAIN OF EACH SERVICE LATERAL WYE OR TEE.
    e. THE LOCATION OF EACH CONNECTION TO EXISTING FACILITIES.
    f. THE CORNERS (VERTICES) OF ALL EASEMENTS BEING GRANTED TO THE COUNTY AS PART OF THE PROJECT.

11. ALL "AS-BUILT" INFORMATION SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND SUBMITTED ON AUTOCAD, LATEST VERSION. ALL "AS-BUILT" DATA SHALL BE LOCATED WITH G.P.S.

12. RECORD DRAWINGS SHALL INCLUDE COLOR PHOTOGRAPHS OF ALL CONNECTIONS TO EXISTING B.C.W.W.S. INFRASTRUCTURE AS WELL AS ALL CRITICAL UTILITY CROSSINGS AND WHERE SPECIFICALLY REQUIRED ON THE DESIGN DRAWINGS. THE PICTURES WILL BE TAKEN WITH A GPS CAMERA THAT AUTOMATICALLY GEOTAGS THE PICTURE. A MAXIMUM OF SIX PHOTOGRAPHS PER SHEET IS ACCEPTABLE. EACH PHOTOGRAPH SHALL HAVE A MINIMUM SIZE OF 8"X10". PHOTOGRAPHS SHALL HAVE A DENSITY OF 3.0 MEGAPIXEL OR GREATER. PLOT RESOLUTION IS TO BE MINIMUM 300 DOTS PER INCH. PHOTOGRAPHS SHALL NORMALLY BE TAKEN FROM A POINT BETWEEN FOUR FEET (4') AND SIX FEET (6') ABOVE THE SUBJECT INFRASTRUCTURE AND SHALL SHOW GOOD DETAIL IN BOTH SHADOW AND SUNLIT AREAS. INCLUDE A MEASURING DEVICE IN THE PHOTO FOR SCALE AND WHERE APPLICABLE TO INDICATE THE DEPTH OR SEPARATION OF THE UTILITIES. A SYMBOL (I.E. AN ARROW) IS TO BE USED IN THE PLAN VIEWS INDICATING THE LOCATION AND DIRECTION OF VIEW FOR EACH PHOTOGRAPH SUBMITTED. THE SYMBOL MUST INCLUDE THE PHOTOGRAPH NUMBER. A CAPTION UNDER EACH PHOTOGRAPH SHALL INCLUDE THE FOLLOWING INFORMATION: PHOTOGRAPH NUMBER

    a. PHOTOGRAPH DESCRIPTION
    b. DATE OF PHOTOGRAPH
    c. LOCATION AND DIRECTION OF VIEW (FOR EXAMPLE 201 NW 34 STREET LOOKING NORTH)
    d. STATE PLANE COORDINATES

    ALL PHOTOGRAPHS INCLUDED IN THE RECORD DRAWINGS WILL ALSO BE PROVIDED TO B.C.W.W.S. IN JPEG FORMAT ON CD OR DVD MEDIA. THE CD OR DVD WILL BE LABELED WITH THE C.W.W.S. PROJECT NAME AND NUMBER. INDIVIDUAL PHOTO FILES WILL BE NAMED USING THE SAME PHOTOGRAPH NUMBER CONTAINED IN THE RECORD DRAWINGS.

    NOTE: CONTRACTOR SHALL CHECK B.C.W.W.S. WEBSITE FOR THE LATEST REVISION OF THE B.C.W.W.S. DOCUMENT "MINIMUM DRAWING REQUIREMENTS FOR PIPING PROJECTS" AT THE TIME OF BIDDING AND SHALL COMPLY WITH ALL THE REQUIREMENTS REGARDING THE AS-BUILT AND RECORD DRAWINGS IN THAT DOCUMENT.

C. PAVING AND DRAINAGE AS-BUILTS AND RECORD DRAWINGS:

1. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT, TOPSOIL/SOD), THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS AND DESGN GRADES DEPICTED ON THE PLANS.

2. DRAINAGE "AS-BUILT" DRAWINGS SHALL BE PROVIDED SHOWING ALL DRAINAGE IMPROVEMENTS, INCLUDING PIPING AND STRUCTURES WHICH SHALL INCLUDE THE FOLLOWING INFORMATION:

   a. LOCATION, RIM ELEVATION, INVERTS, BOTTOM OF STRUCTURE, BOTTOM OF POLLUTION RETARDANT BAFFLE AND WEIR ELEVATIONS (IF APPLICABLE) ON DRAINAGE STRUCTURES.
   b. LENGTH AND SIZE OF THE PIPING BETWEEN STRUCTURES. SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.
   c. LENGTH AND SIZE OF EXFILTRATION TRENCH BETWEEN STRUCTURES ALONG WITH THE TOP AND BOTTOM ELEVATIONS OF EXFILTRATION TRENCH. LENGTH, SIZE, TOP OF AND BOTTOM OF EXFILTRATION TRENCH SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF AS-BUILT.
   d. CONTROL STRUCTURE AS-BUILTS SHALL INCLUDE, BUT NOT BE LIMITED TO, RIM ELEVATIONS, WEIR & BLEEDER ELEVATIONS, BOTTOM ELEVATION OF THE STRUCTURES, BOTTOM ELEVATION OF POLLUTION RETARDANT BAFFLE, AND INVERTS ELEVATIONS OF PIPING.
   e. CROSSING INFORMATION BETWEEN PROPOSED DRAINAGE PIPING AND EXISTING AND PROPOSED SEWER MAIN, FORCE MAIN, DRAINAGE, WATER MAIN, UTILITIES, ETC.
   f. AS-BUILT OF FINISHED FLOOR ELEVATION(S)

3. ROCK AS-BUILTS SHALL BE PROVIDED FOR APRONS, ROADWAYS, DRIVEWAYS/AISLES, AND PARKING AREAS AND SHALL PROVIDE THE FOLLOWING:

   a. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
   b. ROCK AS-BUILTS AND LIP OF CURB AS-BUILT ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
   c. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
   d. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
   e. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR A ROADWAY, SIDEWALK OR DRIVEWAY AS-BUILTS WILL BE REQUIRED AS INDICATED ABOVE AS WELL AS AS-BUILTS ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
   f. AS-BUILTS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.
   g. AS-BUILT ELEVATIONS AT FRONT AND BACK OF SIDEWALK EVERY 50 FEET AND AT THE PC AND PT ALONG CURVES

4. UPON FINAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND "AS-BUILTS" AS PREVIOUSLY DESCRIBED ABOVE ON FULL SIZE, 24" X 36" REPRODUCIBLE MATERIAL. ALL RECORD DRAWING AND "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS AND "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, LATEST VERSION.

5. FINAL DELIVERABLES SHALL INCLUDE AN AUTOCAD-COMPATIBLE DIGITAL FILE CONTAINING ALL PERTINENT AS-BUILT INFORMATION (INCLUDING, WATER, SEWER, PAVING, AND DRAINAGE). FILE TO BE SPATIALLY LOCATED WITHIN STATE PLANE COORDINATES.

X. WATER DISTRIBUTION AND/OR SEWAGE FORCE MAIN SYSTEM

A. GENERAL:

1. ALL MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST REVISION OF THE B.C.W.W.S. PRODUCT SPECIFICATION SHEETS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE B.C.W.W.S. "MINIMUM INSTALLATION AND TESTING REQUIREMENTS" LATEST REVISION.

B. MATERIALS:

1. DUCTILE IRON PIPE SHALL MEET OR EXCEED ANSI/NSF 61, LATEST REVISION, AND SHALL MEET OR EXCEED ANSI/AWWA C151/A21.51, AWWA C150, ANSI/AWWA C111/A21.11, AND ANSI/AWWA C110/A21.1, LATEST REVISIONS. MATERIAL SHALL BE DUCTILE IRON AND SHALL MEET OR EXCEED ASTM A536, LATEST REVISION.

   PRESSURE CLASSIFICATION FOR DIAMETERS 4" THROUGH 24" SHALL BE 350, MINIMUM. PRESSURE CLASSIFICATION FOR DIAMETERS LARGER THAN 24" SHALL BE 250 UNLESS OTHERWISE DETERMINED BY THE ENGINEER OF RECORD. WORKING PRESSURE SHALL BE 150 PSI, MINIMUM.

   MECHANICAL OR PUSH-ON JOINTS SHALL BE THE RUBBER GASKET COMPRESSION TYPE.

   POTABLE WATER MAIN AND FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WHICH SHALL MEET OR EXCEED ANSI/AWWA C104/A21.4, LATEST REVISION.

   SANITARY SEWER PIPING AND FITTINGS SHALL HAVE AN INTERIOR COATING OF PROTECTO 401, MINIMUM 40 MILS THICK.

   BURIED PIPE AND FITTINGS SHALL HAVE AN EXTERIOR BITUMINOUS COATING.

   POTABLE WATER MAIN SHALL HAVE A READILY VISIBLE BLUE STRIPE RUNNING LONGITUDINALLY ALONG THE PIPE WHICH CAN BE APPLIED BY THE MANUFACTURER OR IN THE FIELD, IN ACCORDANCE WITH 62-555.320(21)(b)(3), F.A.C.

   SANITARY SEWER PIPING SHALL HAVE A READILY VISIBLE GREEN STRIPE RUNNING LONGITUDINALLY ALONG THE PIPE WHICH CAN BE APPLIED BY THE MANUFACTURER OR IN THE FIELD.

   NOTE: PIPE DEFLECTION SHALL NOT EXCEED 50% OF THE PIPE MANUFACTURER'S SPECIFIED MAXIMUM AMOUNT. ALL PUSH-ON FITTINGS AND JOINT RESTRAINTS MANUFACTURED BY THE PIPE MANUFACTURER ARE APPROVED FOR USE ON THEIR RESPECTIVE PIPES.

2. DUCTILE IRON FITTINGS SHALL CONFORM TO ANSI/NSF 61 AND ANSI/AWWA C153/A21.53, ANSI/AWWA C110/A21.10, LATEST REVISIONS. FITTINGS 4" AND LARGER FOR WATER DISTRIBUTION MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4, LATEST REVISION. DUCTILE IRON FITTINGS FOR SANITARY SEWER SERVICE SHALL HAVE AN INTERIOR COATING OF PROTECTO 401, MINIMUM 40 MILS THICK.

3. JOINTS FOR BELL AND SPIGOT DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO ANSI/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.

4. DISPOSAL OF EXISTING ASBESTOS CEMENT MAINS AND FITTINGS SHALL CONFORM TO ANSI/AWWA SHALL BE IN ACCORDANCE WITH AWWA C-603-05).

5. WATER DISTRIBUTION VALVES AND TAPPING VALVES SHALL BE GATE VALVES OR BUTTERFLY VALVES AS REQUIRED, CONFORMING TO ANSI/NSF 61, ANSI/AWWA C500, C-504, C-509, C-515 AND C-550, LATEST REVISIONS. ISOLATION VALVES 10" AND UNDER SHALL BE GATE VALVES AND 12" AND ABOVE SHALL BE BUTTERFLY VALVES.

6. TAPPING SLEEVES SHALL CONFORM TO ANSI/NSF 61 AND ANSI/AWWA C223, LATEST REVISIONS AND SHALL BE RECESSED CONFORMING TO MSS-SP60, FOR A TAPPING VALVE.

7. VALVE BOX AND COVER MATERIAL SHALL BE CAST IRON MEETING OR EXCEEDING ASTM A-48, LATEST REVISION, CLASS 35B, EXTENSION ADJUSTABLE SCREW TYPE. ALL LIDS SHALL BE LOCKING TYPE. THE STEM OF A BURIED VALVE SHALL BE WITHIN 18" OF THE FINISHED GRADE.

8. RETAINER GLANDS FOR D.I.P. SHALL CONFORM TO ANSI/AWWA C111/A21.11, LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058, STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

9. FIRE HYDRANT SHALL COMPLY WITH ANSI/NSF 61 AND ANSI/AWWA C502, LATEST REVISIONS. FIRE HYDRANTS SHALL HAVE MINIMUM 5 ¼" INTERNAL VALVE OPENING. PUMPER NOZZLE TO BE MIN 18" MAX 24" FROM FINISHED GRADE. ALL HYDRANTS TO BE INSTALLED WITH CONTROL VALVE. RETAINER GLANDS ARE PREFERRED FOR RESTRAINING. ALL UNDERGROUND BOLTS SHALL BE PROTECTED W/ NON-CORROSIVE PAINT. FIRE HYDRANTS SHALL BE PAINTED YELLOW W/ REFLECTIVE GLASS BEADS IN ACCORDANCE WITH N.F.P.A. # 291 OR PER LOCAL/COUNTY STANDARDS HAVING JURISDICTION. BLUE RAISED REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE USED TO IDENTIFY FIRE HYDRANT LOCATION. THE PLACEMENT OF THE RPM TO BE IN THE MIDDLE OF THE NEAREST ROADWAY LANE TO AND DIRECTLY IN FRONT OF THE NEWLY INSTALLED FIRE HYDRANT.

10. SEWAGE FORCE MAIN VALVES SHALL BE ECCENTRIC PLUG VALVES COMPLYING WITH ANSI/NSF 61 AND AWWA C517, LATEST REVISIONS. PLUG VALVES SHALL BE OF THE NON-LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS, PORT AREAS FOR VALVES SHALL BE MINIMUM 100% OF THE FULL PIPE AREA. THE BODY SHALL BE CAST OR DUCTILE IRON MEETING OR EXCEEDING ASTM A126 OR A536. SEATS SHALL BE WELDED NICKEL ALLOY OR TYPE 316 MINIMUM STAINLESS STEEL. STAINLESS STEEL PLATE SEAT MUST BE LOCKED IN THE BODY CAVITY AND SHALL BE REPLACEABLE THROUGH THE BONNET ACCESS. BEARINGS SHALL BE PERMANENTLY LUBRICATED OF 316 MINIMUM STAINLESS STEEL, BRONZE OR TEFLON. BEARING AREAS SHALL BE ISOLATED FROM THE FLOW. VALVES SHALL HAVE PACKING BONNETS WHERE THE SHAFT PROTRUDES FROM THE VALVE AND THE PACKING SHALL BE SELF-ADJUSTING TYPE WHICH CAN BE REPLACED WITHOUT REMOVING THE BONNET. ALL NUTS, BOLTS, SPRINGS AND WASHERS SHALL BE TYPE 316 MINIMUM STAINLESS STEEL.PLUG VALVES UP TO 12" SHALL HAVE A PRESSURE RATING OF 175 PSI AND VALVES 14" AND LARGER SHALL HAVE A PRESSURE RATING OF 150 PSI MINIMUM. THE VALVE AND ACTUATOR SHALL BE CAPABLE OF SATISFACTORY OPERATION IN EITHER DIRECTION OF FLOW. VALVES SHALL BE BUBBLE TIGHT IN BOTH DIRECTIONS. PLUG VALVES OVER 10" IN DIAMETER SHALL HAVE WORM GEAR OPERATORS. THE OPERATING MECHANISM SHALL BE FOR BURIED SERVICE WITH A 2 INCH SQUARE OPERATING NUT.

11. ALL WATER MAIN PIPE, INCLUDING FITTINGS, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FRO

I. GRAVITY SEWER COLLECTION SYSTEM

A. GENERAL:

1. ALL MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST REVISION OF THE B.C.W.W.S. PRODUCT SPECIFICATION SHEETS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE B.C.W.W.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 SHALLOWER THAN 12 FEET 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 4,000 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 ANSI/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-594, C-564 AND D-1869.

C. INSTALLATION:

1. PVC SEWER PIPE SHALL BE LAID IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
2. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C-600, LATEST REVISION.
3. PIPE TO MAINTENANCE ACCESS STRUCTURE CONNECTION SHALL BE FERNCO 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 RINGS SHALL BE USED TO ADJUST RIM TO GRADE. BRICK SHALL NO BE ALLOWED.
5. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
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.

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.W.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.W.S. MINIMUM DESIGN AND CONSTRUCTION STANDARDS, LATEST REVISION, INCLUDING:
   - EXFILTRATION / 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.

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: (50' ROW)	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: (60'-80' ROW)	1" THICKNESS OF TYPE SP-9.5 ASPHALTIC CONCRETE PAVEMENT (BOTTOM COURSE) FOLLOWED BY 1" THICKNESS OF TYPE SP-9.5 ASPHALTIC CONCRETE PAVEMENT. NEW MATERIAL ONLY, NO RECYCLED ASPHALT (WEARING COURSE).

3. 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 6" NO. 6 GAUGE WIRE MESH, UNLESS OTHER SHOWN ON THE PLANS
4. 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.
5. CURBS AND GUTTERS: CONCRETE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, SAWCUT CONSTRUCTION JOINTS 10 FOOT ON CENTER WITHIN 48 HOURS OF PLACING.

C. INSTALLATION:

1. SUBGRADE FOR PAVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99(c)), AND SHALL HAVE A MINIMUM LBR 40.
2. LIMEROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL CONFORM TO THE FOLLOWING:

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

IV. DEWATERING

A. 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 CONTRACTORS 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 REVIEW AND 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.

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.

V. PAVEMENT MARKING AND SIGNAGE

A. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," 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, CABLING 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 CABLE/S WITHIN YOUR PROJECT LIMITS OR WITHIN 1500 FEET OF YOUR PROJECT LIMITS CONTACT THE TRAFFIC SIGNAL SUPERVISOR AT TECOMMUNICATIONS@BROWARD.ORG OR 954-847-2761.

IF THERE ARE FIBER OPTIC CABLE/S 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 DISRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR SHALL PROVIDE A TWO DAY ADVANCE NOTICE IN WRITING TO THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THIS NOTIFICATION SHALL BE CONVEYED VIA ELECTRONIC MAIL (EMAIL) TO THE TRAFFIC SIGNAL TECHNICIAN III AT TECOMMUNICATIONS@BROWARD.ORG NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION. 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 DISRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR SHALL PROVIDE A TWO DAY ADVANCE NOTICE IN WRITING TO THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THIS NOTIFICATION SHALL BE CONVEYED VIA ELECTRONIC MAIL (EMAIL) TO THE COMMUNICATIONS MANAGER AT TECOMMUNICATIONS@BROWARD.ORG NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION. 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 WALKING 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 ACTIVITY 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 TOESTABLISH 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:

   RUTH MASTERS- ROUTING (754) 321-4400 EXT #2309
   RUTH.MASTERS@BROWARDSCHOOLS.COM
   VINCENT HARRELL- STUDENT TRANSPORTATION & FLEET SERVICE (754) 321-4472
   VINCENT. HARRELL@BROWARDSCHOOLS.COM
   MARY TOCHTERMANN- STUDENT TRANSPORTATION & FLEET SERVICE (754) 321-4400 EXT #2006
   MARY.TOCHTERMANN@BROWARDSCHOOLS.COM

   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 REROUTING. 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 IMPROVEMENTS. 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

VIII. CBWCD GENERAL NOTES

1) 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 RECORDS' RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF THE CENTRAL BROWARD WATER CONTROL DISTRICT.

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

3) 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 OF RECORD'S 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 SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY/MANAGER.

C) THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A 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 SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.

E) UPON SUCCESSFUL COMPLETION OF CONSTRUCTION, AND ACCEPTANCE OF "ASBUILTS/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 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 CBWCD – AUGUST 12, 2020 EXHIBIT "J" – CBWCD GENERAL NOTES PAGE 2 OF 3 THE DISTRICT ATTORNEY.

4) 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 STRUCTURES, PIPES, EXFILTRATION TRENCHES, WORK IN 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.

5) 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 %).

6) 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 FEET (5') BELOW THE WATER CONTROL ELEVATION AND REPLACED WITH SUITABLE WELLDRAINING SOILS.

7) ALL NUISANCE VEGETATION SHALL BE REMOVED FROM WITHIN THE PROJECT LIMITS AND WITHIN THE PORTION OF THE CBWCD 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 ROAD WITH RESPECT TO THE PROPERTY. IN THIS CASE, NUISANCE VEGETATION SHALL BE REMOVED FROM THE CANAL BANK NEAREST THE PROPERTY LINE.

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

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

10)THE DISTRICT SECRETARY/MANAGER 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 THE CBWCD PERMIT COMPLIANCE STATEMENT. AS-BUILTS SHALL CBWCD – AUGUST 12, 2020 EXHIBIT "J" – CBWCD GENERAL NOTES PAGE 3 OF 3 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 OF 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 DETENTION/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/DRY DETENTION/RETENTION AREA WAS CONSTRUCTED AS DESIGNED. THE MAXIMUM SPACING BETWEEN CROSS SECTIONS SHALL BE 100'.

13)THE CONTRACTOR SHALL PROVIDE STABLE AND PERMANENT ELEVATION BENCHMARKS ON THE TOP OF EACH HEADWALL CAP FOR PIPES DISCHARGING INTO DISTRICT CANALS AND DRIVEWAY CULVERTS ALONG DISTRICT CANALS. THE BENCHMARK ELEVATION SHALL BE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND INCLUDE THE DATUM REFERENCE USING NATIONAL GEODETIC SURVEY BENCHMARKS OR FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARKS IN NAVD88 AND ONLY CONVERTED BACK TO 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) NAVD88 AND ONE (1) NGVD29 BENCHMARK CULVERTS CONNECTING DISTRICT CANALS ONLY REQUIRE ONE (1) B

JET INFRASTRUCTURE IA LLC
1805 Shea Center Drive, Suite 140
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Right-of-Way Use Restrictions Specification
Revision 1

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JET INFRASTRUCTURE IA LLC
Right-of-Way Use Restrictions Specification
Revision 1

Purpose and Scope

This Right-of-Way Use Restrictions Specification (hereinafter called "Specification") has been developed by JET Infrastructure IA LLC and Affiliates (hereinafter called "JET") and is intended for landowners, utility owners, general contractors and their sub-contractors, pipeline/utility contractors, real estate developers, brokers and agents, lending officers and title underwriters, engineers, architects, surveyors, and local / governmental elected staffs (hereinafter called "Crossing Party") as a guideline for the design and construction of proposed land development.

JET appreciates this opportunity to work with you in the planning stages of your development (or construction activity), and we look forward to working with you proactively. JET's primary concern when activities are taking place near our pipeline is public safety and environmental protection. The intent of this Specification is to provide a clear and consistent set of requirements that will: (1) reduce the risk of damage to our pipeline and related facilities; (2) ensure unencumbered access to our right-of-way and pipeline facilities and the availability of adequate workspace for routine maintenance, future inspection, and/or repair work on our pipeline; and
(3) enable the effective corrosion protection of our pipeline.

All such activities and projects that are performed near JET's pipeline facilities are subject to formal review by JET prior to issuance of final written approval. Depending on the scope of the project and its impact on JET's pipeline facilities, additional engineering requirements and protective measures may apply. Furthermore, any damage caused by the encroaching party to JET's pipeline(s), the pipeline cathodic protection system, or other JET assets is the sole responsibility of the encroaching party. JET will pursue reimbursement for all costs associated with the event including, but not limited to, excavation services, inspection services, pipeline repairs, and loss of operations.

The following requirements are not only the policy of JET, but comply with regulations set forth by the United States Department of Transportation, Safety Regulations, 49 CFR, Parts 192 and 195.

We want to be a good neighbor, but to do so requires us to act responsibly in protecting our right -of-way and preventing damage to the pipeline system. While we want to make every effort to accommodate your desired use of your property, our responsibility for public safety is paramount. Through proper planning and communications, we can ensure the safety and integrity of our pipeline system and the welfare of our neighbors.

The transmittal of this Specification does not constitute JET's approval or permission for the Crossing Party to begin construction or work within or across the pipeline right-of-way. Work may not commence until written authorization approving such work has been issued by JET.

1.0 General Guidelines

1.1 The safety of the pipeline must be considered at all times. No attempt to probe for or engage in any construction activities which might damage the pipeline is permitted.

1.2 Before any preliminary field work or construction begins in the vicinity of JET's pipeline, a determination of the exact location and elevation of the pipeline must be made. To coordinate this procedure, please contact our local Field Operations Manager at the JET facility nearest to your proposed project (see Attachment 1 for a listing of JET's facilities and telephone numbers). JET makes no assurance that its permanent pipeline markers are positioned directly over its pipeline(s). Line markers should be placed at intervals determined by "line of sight". The relocation, removal, or destruction of JET's pipeline markers are prohibited by federal law. Pipeline markers damaged or made unusable shall be repaired or replaced at the Encroaching Party's expense.

1.3 All proposed drawings/plans must be submitted to JET's Right of Way Department for review to determine to what extent, if any, the pipeline or right-of-way will be affected by the proposed construction and/or development. These drawings/plans must be prepared in strict compliance to Attachment 4, "Requirements for Submission of Design Plans".

1.4 JET may require the property owner to provide proof of current ownership of the land where the proposed encroachment is to occur. Such proof may be in the form of a Title Commitment, Title Policy, or a certified copy of a recorded Conveyance Deed.

1.5 When any construction activity is conducted in or around our pipeline right-of-way, JET's On-Site Inspector must be present at all times. NO WORK SHALL TAKE PLACE WITHOUT A JET ON-SITE INSPECTOR PRESENT. For this free-of-charge service, contact our local Field Operations Manager at the JET facility nearest to your proposed project.

1.6 The Crossing Party shall contact JET for re-marking of a pipeline if the existing markers are inadequate for any reason, including disturbance due to construction activities.

Note: Federal law prohibits the removal of pipeline markers.

1.7 The Crossing Party shall not burn trash, brush, or other items or substances within 50 feet of the pipeline.

1.8 The Crossing Party shall not store any equipment or materials on the right-of-way. Full access must be maintained to the pipeline(s) at all times. The stockpiling of items including soil, or topsoil over the pipeline(s) is not permitted.

1.9 During routine or emergency maintenance on the pipeline, the cost to restore approved surface improvements (e.g., pavement, landscaping, sidewalks, etc.) shall be the responsibility of the Crossing Party.

1.10 Depending on the type and nature of the encroachment, JET may require the pipeline(s) within the proposed encroachment to be exposed, visually inspected, and backfilled by a JET representative at the full expense of the Crossing Party. JET will evaluate the pipeline(s) cathodic protection system, including the coating type and condition, for suitability of service in relation to the proposed encroachment. Should JET deem that the cathodic protection system and/or coating system is insufficient for any reason, JET will repair or upgrade the system at the Crossing Party's expense to accommodate the proposed encroachment. Potential cathodic protection modifications can include, but are not limited to equipment such as rectifiers, anode systems, test stations, casing pipe, and coating.

2.0 Excavation and Construction Restrictions

2.1 Excavation operations shall be performed in accordance with appropriate State "One-Call" utility locating system requirements. As a matter of State law, anyone undertaking excavation work is required to call three (3) working days before excavating in MA, ME, MI, MO, NJ, PA, RI, SC, TN, and WI; two (2) working days in all other states (see Attachment 3 for State "One-Call" numbers).

2.2 The Crossing Party will conduct "white-lining" of any proposed excavation areas. JET will erect temporary pipeline markers/flags (yellow) identifying the location of the pipeline within the work area, and will provide information on how to respond should the pipeline be damaged or a commodity release occur. All personnel operating equipment over or around the pipeline must be made aware of its location and what to do if they make contact with the pipeline.

Note: The Encroaching Party must utilize a qualified contractor of JET's choice to locate and mark the existing JET operated pipeline(s) using current industry practices and agrees to mark the location of the pipeline with buoys or by electronic location methods as approved by JET for the duration of the construction activity in the vicinity of JET's operated pipeline(s). If proposing dredging activities within 150-feet of JET's pipeline(s), a dredging plan must be submitted to JET for review and approval.

2.3 When a Crossing Party excavates near JET's pipeline, a JET representative must locate the pipeline and determine the depth of cover before the Crossing Party begins excavation. The JET representative and the excavator must review and complete an Excavation Safety Checklist (Attachment 9). The Crossing Party shall not perform any excavation, crossing, backfilling, or construction operations until JET's On-Site Inspector has reviewed the proposed work on site and given approval for work to proceed. JET 's On-Site Inspector shall have full authority to stop the work if it is determined that the work is being performed in an unsafe manner.

2.4 No equipment shall work directly over the pipeline. The Crossing Party shall install temporary fencing along JET's right-of-way boundaries so that equipment will not inadvertently pass over the pipeline at locations other than those established for crossing (see Section 3.5).

2.5 When excavating within the right-of-way, the Crossing Party's backhoe shall have a plate welded over the teeth of the backhoe bucket, and the side cutters must be removed prior to excavation. However, if within 24 inches of the outer edge of the pipe (this "tolerance zone" extends on all sides of the pipe), only hand excavation, air cutting, and vacuum excavation are permitted.

2.6 No excavations shall be made on land adjacent to the pipeline that will in any way impair, withdraw lateral support, cause subsidence, create the accumulation of water, or cause damage to the pipeline or right-of-way.

2.7 The Crossing Party shall ensure all excavation work complies with OSHA's excavation standards outlined in 29 CFR 1926 and correct any noncompliant excavation site before JET's On-Site Inspector or the Crossing Party enters the site to perform work.

2.8 If conditions require, the Crossing Party shall be directed by JET to install sand or cement bags or other suitable insulating materials to maintain proper vertical clearance from the pipeline.

2.9 At any location where the pipeline is exposed, the Crossing Party shall provide JET the opportunity to inspect the pipeline condition, install cathodic protection test leads, and/or install underground warning mesh.

2.10 The maximum unsupported exposed length of pipe shall be 20 feet for 4-inch-diameter pipe, 25 feet for 6-inch- to 10-inch-diameter pipe, and 35 feet for 12-inch- to 24-inch-diameter pipe. When required, the pipeline shall be supported with grout and sand bags or padded skids. At no time shall the pipeline be used as a brace to support equipment or sheeting/shoring materials.

Note: The Crossing Party shall submit a support plan for JET's review and approval.

2.11 No buried pipeline may be left exposed for any duration of time without concurrence of JET's On-Site Inspector.

2.12 Backfill and compaction shall be performed to the satisfaction and in the presence of JET's On-Site Inspector. Within 5 feet of the pipeline crossing location, the Crossing Party shall place at least 12 inches of sand with no sharp gravel, rock, hard clods, vegetation , or other debris on all sides of any pipeline, and remaining backfill shall be placed so as not to disturb this padding material or damage the pipeline (see Attachment 7 for Foreign Utility Crossing Detail). Backfill over the pipe shall be compacted by hand until 18 inches of cover is achieved. The disturbed ground shall be compacted to the same degree of compaction of surrounding areas. The Crossing Party shall restore the site to its original condition except for items that are part of the JET approved change.

3.0 Specific Guidelines

3.1 Cover, Grading, and Drainage

3.1.1 Cover and Grading:
a. The existing cover over the pipeline shall not be modified without JET's written approval.
b. The final grading shall net a minimum cover of 36 inches over the pipeline.
c. In areas where buildings are proposed within 50 feet of the pipeline or due to other surface improvements and/or in areas determined by JET, final grading shall net a minimum cover of 48 inches over the pipeline.
d. The maximum allowable constructed cross-slope within the ROW shall be 5H:1V and shall never be greater than the existing cross-slope.
e. The maximum allowable cover/soil shall not exceed six (6) feet without JET's written approval.
f. Use of vibratory equipment larger than walk-behind units are not permitted within 25 feet of the pipeline.

3.1.2 Drainage:
a. Detention ponds, lakes, structures or any type of impoundment of water, temporary or permanent, are prohibited within the right-of-way.
b. Culverts are not permitted within the right-of-way.

c. Any modifications to an existing drainage pattern shall be designed such that the erosion of the pipeline cover is controlled.
d. For streams, drainage channels, and ditches, a minimum of cover of 60 inches is required between the pipeline and the bottom of the drainage canal or ditch (see Section 3.3.1.f for road drainage ditches).

3.2 Aboveground and Underground Structures

3.2.1 General Requirements:
a. Buildings or other structures, including, but without limitation, overhanging balconies, patios, decks, swimming pools, wells, walls, septic systems, propane tanks, transformer pads, manholes, valve boxes, storm drain inlets, utility poles, the storage of materials, or any other item which will create an obstruction or prevent the inspection of the right-of-way by air or foot, shall not be erected within the right-of-way.
b. The Crossing Party shall not develop or build retaining walls, drive piling or sheeting, or install an engineered structure that develops or controls overburden loads that will impact the pipeline (see Section 3.9).
c. Deep foundations which include piers, caissons, drilled shafts, bored piles, and cast-in-situ piles located within 500 feet of the pipeline shall be installed/drilled using an auger.
d. Occupied structures shall not be located within 50 feet of the pipeline unless a minimum cover of 48 inches is provided above the top of the pipeline.
e. Any deviation for aboveground and underground structures will be reviewed by JET on a case-by-case basis.

3.2.2 Gardening and Landscaping:
a. Trees, shrubs and bushes are not permitted within the right-of-way. Trees planted outside of the right-of-way should be placed so branches and limbs will not overhang the pipeline right-of-way as the tree matures. JET may trim/remove overhanging branches and limbs that encroach into the right-of-way.
b. Flowerbeds, vegetable gardens and lawns, are permitted within the right-of-way. JET is not responsible for replacing any plantings located within the right-of- way.

3.2.3 Fences and Walls:
a. Privacy fences or fences that prevent access to the right-of-way are not permitted.
b. All other fence installations within the right-of-way will be reviewed for approval by JET on a case-by-case basis. Upon JET's written approval, fences shall be constructed with a 14-foot gate or removable sections across the right-of-way.
c. Fence posts shall not be installed within 5 feet of the pipeline and must be equidistant if crossing the pipeline.
d. No fence shall cross the right-of-way at less than a 60-degree angle.
e. Fences that run parallel to the pipeline shall be installed outside the right-of-way.
f. Masonry, brick, or stone walls are not permitted on the right-of-way.

3.3 Roads, Driveways, Sidewalks, and Parking Areas

3.3.1 General Requirements:
a. Roads, driveways, sidewalks, or parking areas are strictly prohibited. When extenuating circumstances arise, these items may be reviewed by JET on a

case-by-case basis. Upon JET's written approval, roads, driveways, and sidewalks shall cross perpendicular to the pipeline.
b. The maximum allowable cover shall not exceed six (6) feet without JET's written approval.
c. Use of vibratory equipment larger than walk-behind units is not permitted within 25 feet of the pipeline.
d. Roads or driveways shall not be installed longitudinally within the right-of-way.
e. For roads and driveways, a minimum cover of 48 inches with a net cover of 36 inches of undisturbed soil is required above the pipeline.
f. A minimum cover of 36 inches over the pipeline is required at road drainage ditches. Upon JET's approval, this cover can be reduced to 24 inches if ditch is rock/rip-rap lined and 12 inches if ditch is concrete lined.
g. For asphalt parking lots and sidewalks, a minimum cover of 36 inches with a net cover of 24 inches of undisturbed soil is required above the pipeline. Additional cover may be required by JET based upon specific site conditions.
h. Stockpiling of materials on the right-of-way is not permitted. These materials include, but are not limited to soil, snow, stone, boulders, trees, brush, grass clippings, leaves, etc.

3.4 Foreign Utility Crossings

3.4.1 General Requirements:
a. Utilities shall cross perpendicular to the pipeline.
b. Utilities are required to cross beneath the pipeline with a minimum clearance of 24 inches. Exceptions to JET's clearance requirements for underground service entrances to single family dwellings will be reviewed on a case-by-case basis.
c. Sand or select fill shall be placed between the pipeline and utility (see Section 2.8).
d. Utilities installed parallel to the pipeline shall be reviewed by JET on a case- by-case basis. If approved, the utility shall be no closer than 15 feet from the pipeline.
e. Warning tape, in accordance with A.P.W.A. Uniform Color Code, shall be placed above utility, 12 inches below ground, for a distance of 25 feet on either side of crossing.
f. Signage shall be placed at crossing as determined appropriate by JET.
g. Splice boxes, service risers, energized equipment, etc., are not permitted within the right-of-way.
h. Trenchless Excavations:
[1] Utilities installed by a trenchless excavation method (directional drilling, jacking, slick boring, etc.) shall be reviewed by JET on a case-by-case basis.
[2] JET reserves the right to select the method of crossing for the proposed utility.
[3] A minimum clearance of 60 inches (5 feet) below the pipeline is required.
[4] For directional drilling operations, a tracking system is required to verify the exact location of the drill head.
[5] For perpendicular crossings, a 4 feet by 4 feet excavation window, 24 inches below the pipeline is required for visual inspection of the pipeline to ensure the drill (or bore) does not impact the pipeline.
[6] Blind boring is not permitted within JET's right-of-way.
[7] When trenchless excavations are authorized by JET parallel to and within 10 feet of an existing pipeline, observation holes shall be excavated at 25-foot intervals to monitor the progress and horizontal/vertical location of the drill head.

[8] JET must be provided with an advance copy of the horizontal directional drill (HDD) plan for the trenchless excavation which specifies how the HDD will be tracked, monitored and controlled at least two weeks before work is to commence. The plan must detail preventative measures to prevent conflicts with JET's existing facility. The plan must state the planned HDD bore diameters, rod lengths, ream diameters, method of guidance, method of drill head tracking, etc. Additionally, the plan needs to include procedures for continuous monitoring and reporting of the drill head location, and state the appropriate vertical and horizontal deviation tolerances for the HDD operations in accordance with API RP 1172 – "6 Final Design". The procedure must include reporting requirements and procedures to correct or shut down the HDD trajectory should the operation exceeds the established tolerances. JET Operations must be notified immediately if tolerances are compromised and should be involved in the recommencement of operations after tolerances are exceeded.

3.4.2 Metallic Utilities:
a. Bonds and test leads shall be installed at the expense of and by the Crossing Party where JET deems necessary.
b. Utilities shall be coated with a non-conductive coating for a distance of 50 feet on either side of the pipeline crossing.
c. Ductile water pipe shall include nitrile gaskets within 50 feet of the pipeline crossing or anywhere within 25 feet of horizontal offset locations.

3.4.3 Non-Metallic Utilities:
a. Utilities shall be wrapped with tracer wire within the width of the right-of-way.
b. Natural gas (or other industrial gases) lines shall be encased in a 6-inch envelope of yellow 3,000 psi concrete across the right-of-way for a minimum distance of 10 feet to each side of each JET Pipeline(s) across the right-of-way.
c. PVC water pipe shall include nitrile gaskets within 50 feet of the pipeline crossing or anywhere within 25 feet of horizontal offset locations.

3.4.4 Underwater Line Crossings:
a. For underwater line location procedures, refer to section 2.2.
b. The Encroaching Party must provide qualified diving inspectors to JET for use during the crossing activity at no cost to JET.
c. The Encroaching Party must place sacks filled with sand and cement between JET's pipeline(s) and the encroaching utility to provide and maintain the required minimum vertical clearance between the two utilities.

3.4.5 Electrical, Fiber-Optic, and Communications Cables
a. Buried Cables:
[1] Electrical conductors/cable installations shall meet minimum requirements of National Electric Code for buried conductors and be adequately shielded and be impervious to hydrocarbon liquids.
[2] Cables are required to cross beneath the pipeline with a minimum clearance of 24 inches. Exceptions to JET's clearance requirements for underground service entrances to single family dwellings will be reviewed on a case-by-case basis.
[3] Sand or select fill shall be placed between the pipeline and cable (see Section 2.8).

[4] All cables shall be installed in Schedule 80 PVC pipe and encased in a 6-inch envelope of color coded (i.e. red for electrical cable, orange for communication cable) 3,000 psi concrete for a minimum distance of 10 feet to each side of each JET Pipeline(s) across the right-of-way.
[5] Warning tape, in accordance with A.P.W.A. Uniform Color Code, shall be placed above the utility, 12 inches below ground, for a distance of 25 feet on either side of the crossing.
[6] Signage for the crossing shall be placed as determined appropriate by JET.

b. Aboveground Cables:
[1] A minimum of 20 feet of above-grade clearance for a distance of 25 feet on each side of the pipeline is required.
[2] Mechanical supports and service drops including poles, towers, guy wires, ground rods, anchors, etc., are not permitted within 25 feet of the pipeline.

3.5 Temporary Access Roads and Heavy/Construction Vehicle Crossings

3.5.1 General Requirements:
a. The Encroaching Party shall provide JET information as to the type, model, size, and axle weight of construction equipment that will be used over or in the vicinity of the pipeline(s).
b. Trucks carrying a maximum axle load up to 15,000 pounds may cross the right-of-way after JET has confirmed a minimum cover of 48 inches over the pipeline.
c. For all other cases, earthen ramps (see Attachment 6), swamp mats, air bridges, reinforced-concrete slabs (see Attachment 5), or steel plates may be required. Loading conditions and protection measures will be evaluated and dictated by JET's Right of Way Department.
d. When temporary fill must be added, colored sheets of plastic shall be placed under the temporary fill at original grade so that the original grade will not be disturbed when the temporary fill is removed.
e. At all crossing locations, the Crossing Party will provide 12" of clean AASHTO 1 stone over the pipeline right-of-way.
f. During the use of an approved temporary construction road, JET may require that the Crossing Party provide additional protective measures deemed necessary to prevent damage to the pipeline.
g. JET will limit the number of temporary construction roads constructed by the Crossing Party.

3.6 Railroad Crossings

3.6.1 General Requirements:
a. A minimum clearance of 72 inches is required between railroad tracks and the pipeline.
b. A minimum cover of 36 inches is required between the bottom of drainage ditches on either side of a railroad and the pipeline.
c. For railroad main lines, the pipeline crossing must comply with local railroad guidelines that delineate the requirements for carrier pipe, casing pipe, and clearances. JET shall be consulted for the review of any State submittals.
d. For private spur crossings, JET will determine the railroad entity having jurisdictional authority to dictate crossing requirements.

3.7 Farming and Field Tile

3.7.1 General Requirements:
a. Field tile running parallel to the pipeline shall be spaced 10 feet from the centerline of the pipeline.
b. Field tile shall cross the pipeline perpendicularly with a clearance of 12 inches above or below the pipeline.
c. JET will approve the total number of crossings of the pipeline on a case-by-case basis.
d. Deep plowing or "ripping" operations shall be approved by and coordinated with JET.

3.8 Construction-Induced Vibrations

3.8.1 General Requirements:
a. Construction activities that generate ground vibrations, including, but without limitation, pile driving, sheet driving, soil compaction work, jackhammering, or ramming, shall be reviewed by JET on a case-by-case basis.
b. If the Crossing Party anticipates such an activity within 10 feet of the pipeline, then continuous testing monitored by a seismograph located directly over the pipeline at its closest point to the activity must be conducted. The Crossing Party shall provide, at their expense, the monitoring service which must be approved by JET.
c. The particle velocity of any one component of a three-component seismograph must not exceed 2.0 inches per second as recorded on the seismograph placed directly over the pipeline.

3.9 Blasting Operations

3.9.1 Blasting within 500 feet of the pipeline right-of-way:
a. The Crossing Party must submit a blast plan to JET for review and approval. Verbal and written notice will be given 14 and 21 days respectively.
b. Blasting plans must include the following information:

- Dates blasting to occur
- Explosives type
- Maximum shot hole depth and diameter
- Number of holes and spacing
- Delay pattern
- Delay types and intervals
- Depth of overburden
- Depth of blast area
- Maximum charge per hole, per delay
- Show drilling/blasting pattern plan and profile in relation to JET facilities
- Calculated radiant peak particle velocity (PPV) at varying distances from the pipeline and at the pipeline itself
- State permit (copy)
- Blasting contractor qualifications and insurance certificate (copy)
- Blasting Safety Plan (copy)

The Crossing Party shall complete Attachment 8, "Blasting Plan Submission Form", and include this form with their submission to JET.

c. The Crossing Party shall make arrangements for a JET On-site Inspector to be present to witness the blasting operation.

3.9.2 Blasting within 300 feet of the pipeline right-of-way:
(Adds to or replaces items in Section 3.10.1)
a. Blasting shall be monitored by a seismograph located directly over the pipeline at its closest point to the blast hole(s). The Crossing Party shall provide, at their expense, the monitoring service which must be approved by JET.
b. The particle velocity of any one component of a three-component seismograph must not exceed 2.0 inches per second as recorded on the seismograph placed on the ground directly over the pipeline.
c. For blast testing, an initial test blast using a maximum charge of one pound shall be performed. The Crossing party shall detonate the first test blast with all necessary monitoring equipment in place to observe the results of the proposed blast design. Each subsequent test blast may be set and detonated only after the seismograph reading from the previous test blast indicates that further blasting can be safely conducted.
d. Routine production blasting may be initiated after completion of a su ccessful test blast, with allowable charge based on the seismographic vibration recordings of test blasts. However, all blasting must be continuously monitored by a seismograph. The velocity recorded must not exceed the 2.0 inches per second limit noted above.

3.9.3 Blasting within 50 feet of the pipeline right-of-way:
(Adds to or replaces items in Section 3.10.2)
a. The Crossing Party shall hire a consulting firm that specializes in underground blasting to conduct the seismograph survey and certify the results.
b. JET will approve the Crossing Party's selection of consulting firms that will conduct the seismographic surveys before starting any blasting operation.

3.9.4 Special Requirements:
a. For multiple-delay blasting, the Crossing Party shall begin the blasting sequence at the charge closest to the pipeline and progress away from the pipeline.
b. If seismographic readings above the limit stated in item 3.10.2.b of this section are recorded, the pipeline must be exposed and inspected for possible damage and/or product release. The Crossing Party conducting blasting operations is responsible for all expenses related to the exposure and any subsequent repairs necessitated by the operation.
c. At JET's request, the Crossing Party shall install sheet piling, open trench channels, and/or matting to protect the pipeline during blasting operations.

3.10 Seismic Vibrating Operations

3.10.1 Seismic vibrating within 500 feet of the pipeline right-of-way:
a. The Crossing Party must submit a seismic vibrating plan to JET for review and approval. Verbal and written notice will be given 14 and 21 days respective ly.
b. Seismic vibrating plans, when using Vibroseis System Vibrators to radiate ground vibrations, must include information on soil conditions and depth of exploration, the anticipated number and type of vibrations, type and weight of vehicle, and peak force of equipment.
c. The peak force by vehicle weight shall not exceed 45,000 pounds.
d. The Crossing Party shall also make arrangements for a JET On-Site Inspector to be present to witness the seismic vibrating operation.

3.10.2 Seismic vibrating within 100 feet of the pipeline right-of-way:

a. Vibration shall be monitored by a seismograph located directly over the pipeline at its closest point to the vibrator(s). The Crossing Party shall provide, at their expense, the monitoring service which must be approved by JET.
b. The Crossing party shall determine and limit the maximum peak force allowed under continuous seismographic vibration monitoring such that the peak particle velocity will not exceed 2.0 inches per second.
c. Seismic vibration surveys shall not be conducted closer than 100 feet to the pipeline.

3.10.3 Special Requirements:
a. If seismographic readings above the limit stated in item 3.10.2.b of this section are recorded, the pipeline must be exposed and inspected for possible damage and/or product release. The Crossing Party conducting seismic vibrating operations is responsible for all expenses related to the exposure and any subsequent repairs necessitated by the operation.
b. At JET's request, the Crossing Party shall install sheet piling and/or open trench channels to protect the pipeline during seismic vibrating operations.

3.11 Wind Turbines

3.11.1 Setback Distance from Pipelines
a. Wind turbine structures shall be set back from any JET pipeline at least a distance equal to 110% of the structure height, which is defined as the height of the entire wind turbine system as measured from the bottom of the base to the highest vertical point of the system including the base and tower and the highest reach of the turbines or blades.
b. No facilities associated with a wind turbine installation project shall be permitted to be installed within the pipeline easement.
c. Warning lights shall be installed on all wind turbines that are located within 1,200 feet of any JET pipeline.

3.11.2 Construction Equipment and Crane Crossings
a. All temporary access roads and heavy/construction vehicle crossings shall comply with Section 3.5 above.
b. Where cranes and other maintenance vehicles will need to cross JET pipelines on a routine permanent basis for maintenance of the turbine(s), permanent crossing locations must be established, an encroachment agreement must be signed by the landowner and facility owner, and permanent crossing protections must be installed to the satisfaction of JET.
c. Construction materials or equipment shall not be transported longitudinally over JET's pipelines.

3.11.3 Underground Utilities

a. Cables and electrical conduit shall crossings shall comply with Section 3.4 above.
b. JET may require at the expense of the CROSSING PARTY an AC Arc Fault Study, specific to the CROSSING PARTY'S project encroachments. The study will determine if there is adequate AC Arc Fault protection of and separation from JET'S facilities. JET will arrange for the engineering, design and installation of AC mitigation and Lightning suppression systems, as deemed necessary by the AC Arc Fault Study. The reasonable cost of such AC remediation

and Lightning suppression systems shall be submitted to CROSSING PARTY for review and approval, which approval shall not be unreasonably delayed, conditioned or withheld, and, upon approval such reasonable cost will be prepaid by CROSSING PARTY to JET.

4.0 Deviations and Exceptions

4.1 When and where special circumstances dictate, deviation from these requirements must be formally approved by JET in writing prior to commencement of any excavation or other construction activity that may impact the pipeline. Any such deviations must be explained and documented and provided to JET for review and approval.

5.0 Additional Information and JET Contacts

5.1 Should you have any questions regarding pipeline rights-of-way or your specific easement, contact JET's Right of Way Department at the applicable phone number listed in Attachment 2.

5.2 Should you have any questions regarding JET's engineering requirements, contact JET's Encroachment Design Reviewer at dan.andrews@jet-infrastructure.com .

NOTE:

THE CONTACT FOR JET INFRASTRUCTURE FOR THIS PROJECT IS:

DAN ANDREWS
DIRECTOR, ENGINEERING, JET INFRASTRUCTURE
EMAIL: dan.andrews@jet-infrastructure.com
PHONE NUMBER :303-910-6591

DESCRIPTION:	BY:	DATE:

DATE: 06/04/25
SCALE: AS SHOWN
DESIGN BY: NDP
DRAWN BY: NDP
CHECKED BY: CEE
APPROVED BY: SWP

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

JET INFRASTRUCTURE PIPELINE DETAILS

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

C-04

SHEET 4 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'.

DEMOLITION LEGEND:

- CLEAR AND GRUB
- REMOVE EXISTING CONCRETE OR PAVERS
- PAVEMENT RESTORATION

0 15' 30' 60'

SCALE: 1"=30'-0"

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'.

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DESCRIPTION:	DATE:

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

DEMOLITION PLAN

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

C-05

SHEET 5 OF 18

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EROSION CONTROL NOTES:

1. 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.
2. .DURING CONSTRUCTION ALL CATCH BASINS TO BE EQUIPPED WITH FILTER FABRIC AND HAY BALES OVER GRATES PER DETAIL THIS SHEET.
3. SILT FENCES SHALL BE INSTALLED AS NECESSARY TO CONTROL OR PREVENT DISCHARGE OF SEDIMENT ONTO ADJACENT UNDISTURBED AREAS (FUTURE PHASES), OR OFF-SITE AREAS.
4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE STABILIZED WITHIN A REASONABLE PERIOD OF TIME TO ASSURE MINIMUM EROSION OF SOILS.
5. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. ALL EXPOSED AREAS SHALL BE SODDED AS SPECIFIED WITHIN 30 DAYS OF FINAL GRADING.
7. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
8. THIS PLANS SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
10. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
11. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
12. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
13. ALL EXISTING STRUCTURES, FENCING, TREES, AND ETC. WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
14. CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
15. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATER WAYS. 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 AUTHORITES. EROSION CONTROL BARRIER SHALL BE ESTABLISHED AS THE FIRST ITEM OR WORK.
16. 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.
17. 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

0 15' 30' 60'

SCALE: 1"=30'-0"

PROPOSED BUILDING
THREE STORY
(114,735 S.F. GROSS)
F.F.E. : 7.50' N.A.V.D. 88

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 REQUIRED TWO TURBIDITY BARRIERS AROUND DREDGE AREAS TO PREVENT ESCAPE OF ANY TURBIDITY INTO SURROUNDING WATERS.

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

DESCRIPTION:	DATE:	BY:

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PREPARED FOR:
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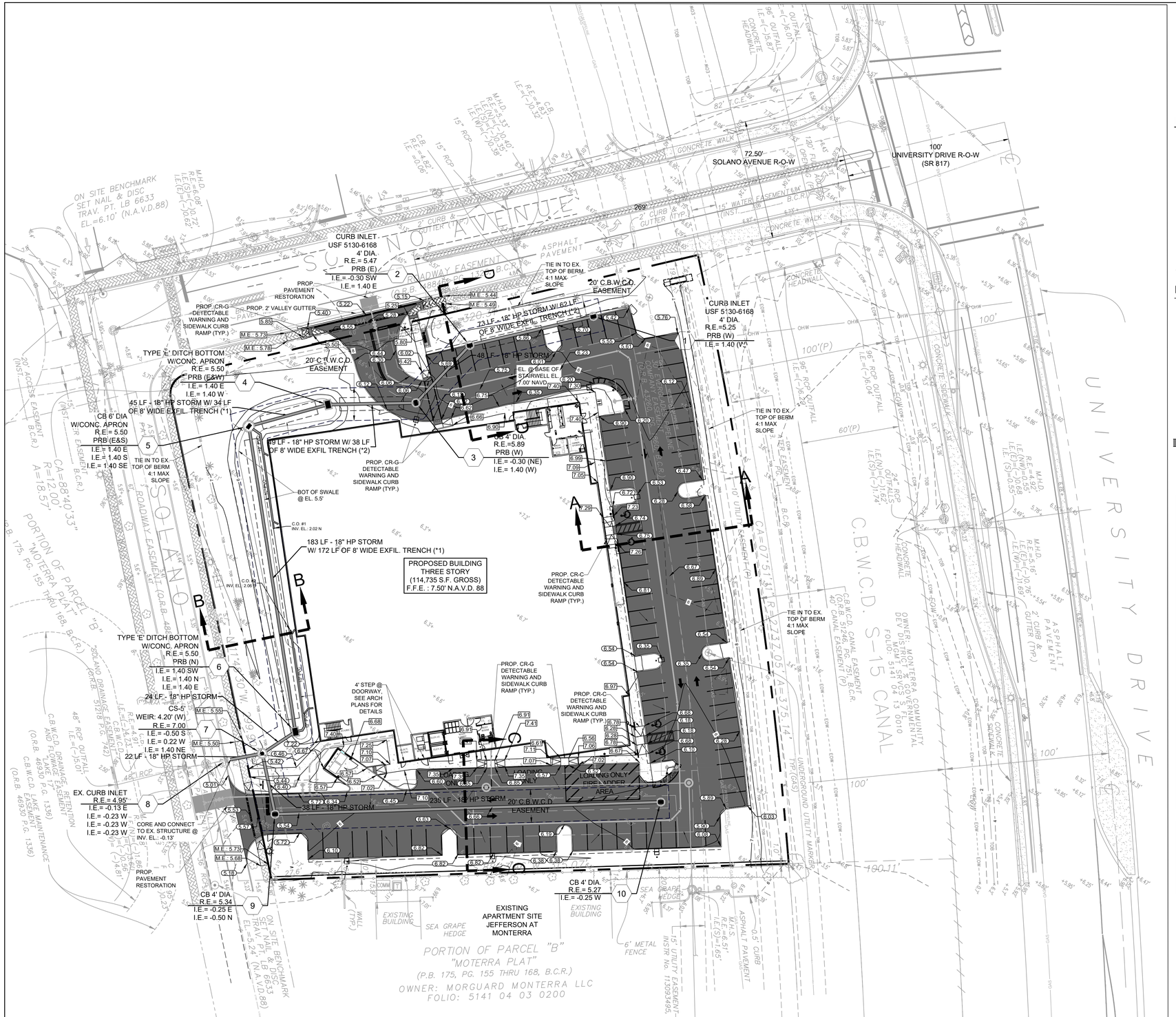
EROSION CONTROL PLAN

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

C-06
SHEET 6 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 ZONING: PMUD
PROPOSED ZONING: B-3
LAND USE DESIGNATION: COMMERCIAL

0 15' 30' 60'

SCALE: 1"=30'-0"

EXISTING LEGEND:

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

PROPOSED PAVING AND DRAINAGE LEGEND:

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

NOTES:

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY AND TELEVISION ANY AND ALL EXISTING STORM SEWER ADJACENT TO PROJECT.
3. ALL ROOF LEADERS SHALL HAVE A MINIMUM 1% SLOPE, UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO ADJUST ALL EXISTING RIM/GRATES OF EXISTING UTILITY APPURTENANCES TO REMAIN TO MATCH PROPOSED GRADES.
5. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE.
6. 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%).
7. 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.
8. 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'.
9. CONTRACTOR SHALL REPLACE ALL PAVEMENT MARKING DUE TO CONSTRUCTION OPERATIONS AND MILLING & RESURFACING.
10. CONTRACTOR TO REPAIR ANY AND ALL TRAFFIC SIGNAL LOOPS DUE TO CONSTRUCTION.
11. CITY LOGOS TO BE LOCATED ON ALL STORM SEWER STRUCTURES WITHIN CITY RIGHT-OF-WAY.
12. ALL HANDICAP RAMPS ARE PER FDOT PLANS INDEX NO. 522-002. SEE PLAN FOR SPECIFIC CURB RAMP LETTER AT EACH LOCATION.
13. CONTRACTOR TO PROVIDE AS NEEDED, VIBRATION MONITOR DATA TO PROTECT EXISTING NEIGHBORING COMMUNITIES.
14. CONTRACTOR SHALL RESTORE LANDSCAPING BERM IF IT IS AFFECTED DURING CONSTRUCTION.
15. NO TREES OR PLANTS SHALL BE LOCATED WITHIN EASEMENTS DEDICATED TO THE CBWCD.

EXFILTRATION TRENCH NOTES:

(*1) - SEE DETAIL (*1) EXFILTRATION TRENCH DETAIL (SWALE) ON SHEET C-12 - PAVING, GRADING AND DRAINAGE DETAILS
(*2) - SEE DETAIL (*2) EXFILTRATION TRENCH DETAIL (SWALE) ON SHEET C-12 - PAVING, GRADING AND DRAINAGE DETAILS

DESCRIPTION:	BY:	DATE:

DATE: 06/04/25
SCALE: AS SHOWN
DESIGN BY: NDP
DRAWN BY: NDP
CHECKED BY: CEE
APPROVED BY: SWP

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PREPARED FOR:
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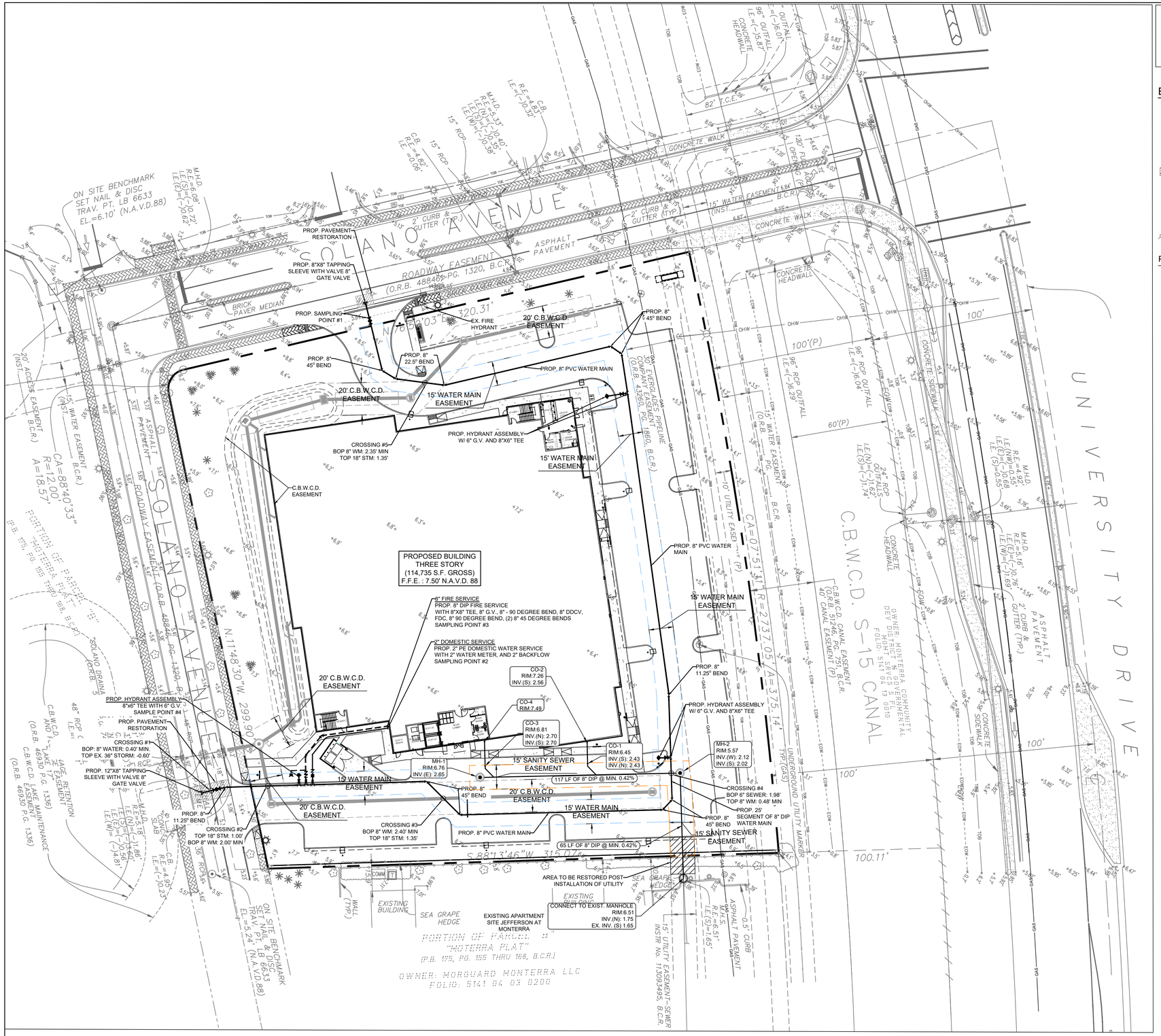
PAVING, GRADING AND DRAINAGE PLAN

Chad E. Edwards
Florida P.E. No. 59306
August 7, 2025

PROJECT NO.
10-0026-007-09

C-07
SHEET 7 OF 18

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NOTE:

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0 15' 30' 60'

SCALE: 1"=30'-0"

EXISTING LEGEND:

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

PROPOSED WATER AND SEWER LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- WATER METER
- SAMPLING POINT
- REDUCER
- BACKFLOW PREVENTER
- SIAMESE FIRE CONNECTION
- PLUG
- PAVEMENT, CURB OR SIDEWALK RESTORATION
- BOT. = X.XX TOP = X.XX — CONFLICT CALLOUT
- R.E.= RIM ELEVATION
- I.E.= INVERT ELEVATION
- SANITARY SEWER MANHOLE
- C.O. — CLEANOUT
- SANITARY (SINGLE) SERVICE
- SANITARY (DOUBLE) SERVICE
- U.E. — UTILITY EASEMENT

FIRE LINE NOTES:

1. ALL PROPOSED FIRE LINES, I.E., MAINS, FIRE SERVICES, "SIAMESE" CONNECTION LINES ETC. TO BE DESIGNED & INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
2. ALL FIRE LINES TO BE INSPECTED BY CERTIFIED FIRE LINE INSPECTORS.
3. STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
4. IF FIRE LINE IS 50 L.F. OR GREATER, FIRE LINE CONTRACTOR IS TO OBTAIN A WATER MAIN EXTENSION PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

DATE:	BY:	DESCRIPTION:

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TEL.: (954) 739-6400 FAX: (954) 739-6409
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COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

WATER AND SEWER PLAN

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

C-08

SHEET 08 OF 18

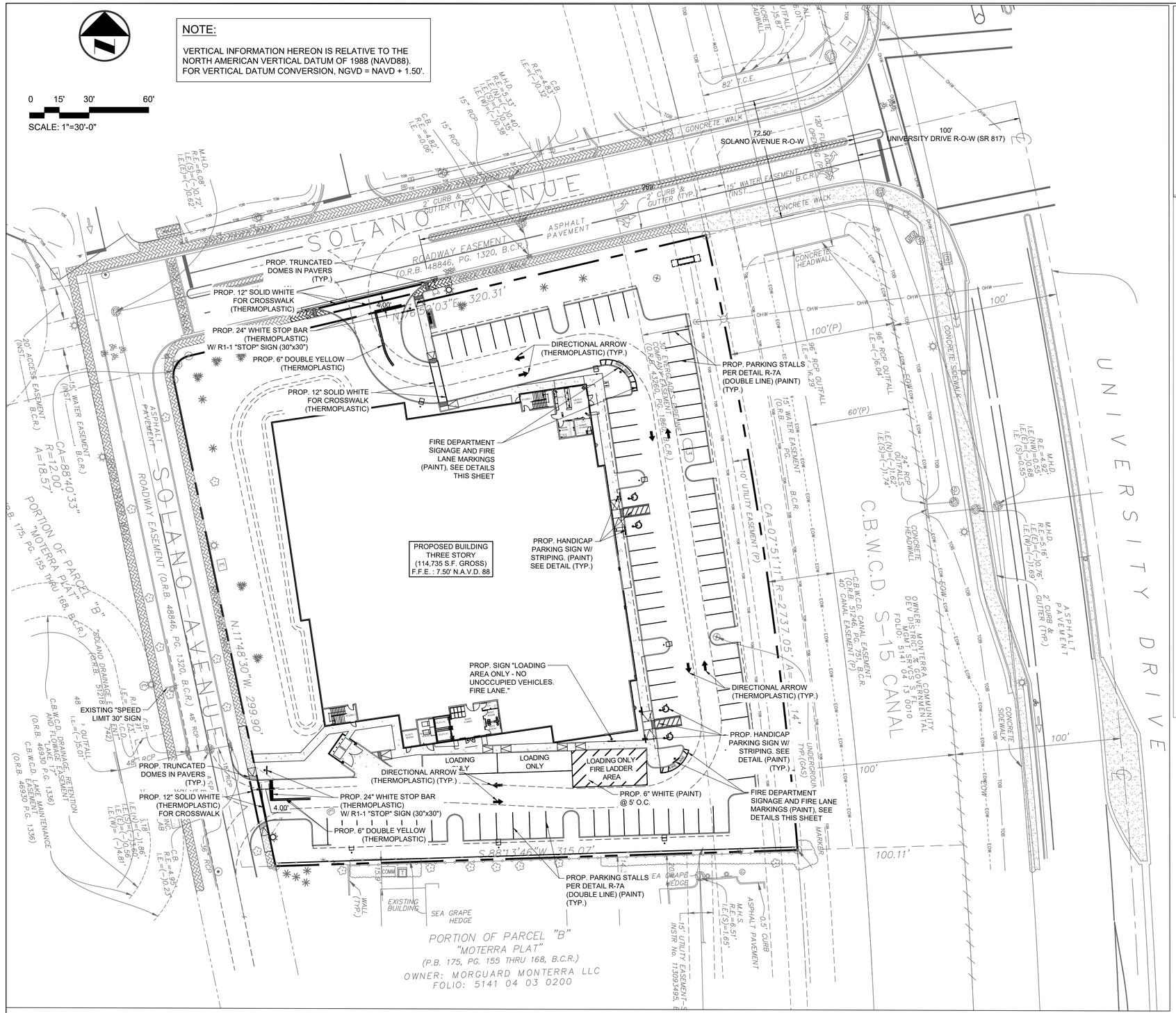
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NOTE:

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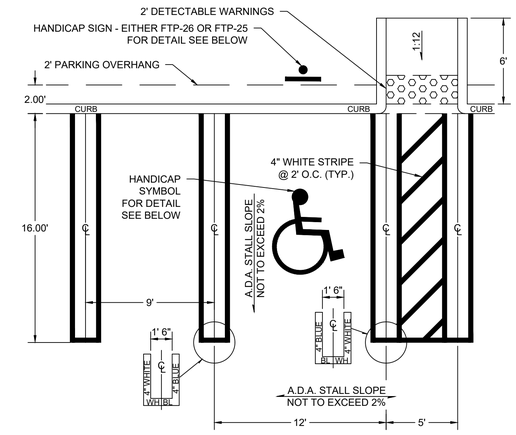
0 15' 30' 60'

SCALE: 1"=30'-0"



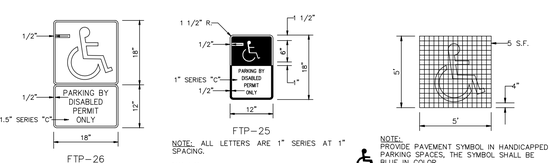
NOTES:

1. ALL SIGNS TO BE REMOVED AND REPLACED AT THE END OF THE PROJECT. CONTRACTOR TO MAINTAIN ALL SIGNS DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNING DISTURBED DUE TO PROPOSED CONSTRUCTION ACTIVITIES SHALL BE REPLACED.
3. PAVEMENT MARKINGS ON PAVERS SHALL BE 3M 270/271 TAPE AND APPLIED WITH SURFACE PREPARATION ADHESIVE P-50 AS PER MANUFACTURES SPECIFICATIONS.
4. 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.)
5. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED APART FROM HANDICAP STALLS, FIRE LANES, FIRE LADDER AREA'S AND PARKING STALLS WHICH ARE TO BE PAINT
6. ALL PAVEMENT MARKING REFLECTIVITY SHALL BE 250 MILLICANDELLAS FOR WHITE AND 175 MILLICANDELLAS FOR YELLOW.
7. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
8. ALL STOP SIGNS SHALL BE 30"x30" DIAMOND GRADE VIP REFLECTIVE MATERIAL.
9. RAISED PAVEMENT MARKERS (RPM'S) SHALL BE CLASS "B" OR EQUAL, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
10. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SANDBLASTING ONLY.
11. ALL STOP BARS TO BE 4' BEHIND CROSSWALK OR SIDEWALK.



PARKING STALL DETAIL

SCALE: 1:5

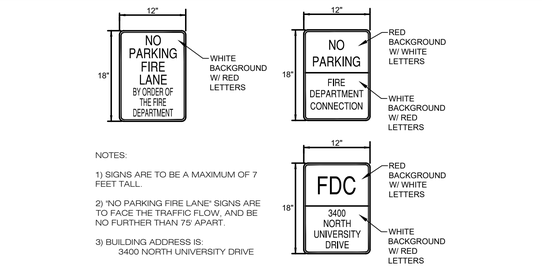


NOTE: ALL LETTERS ARE 1.5" SERIES AT 1.5" SPACING.

NOTE: ALL LETTERS ARE 1" SERIES AT 1" SPACING.

NOTES:
1. TOP PORTION OF FTP-25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP-25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

NOTE: PROVIDE PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES, THE SYMBOL SHALL BE BLUE IN COLOR. ALL RAMPS / SPACES TO MEET A.D.A. RE: F.D.O.T. INDEX 17346.



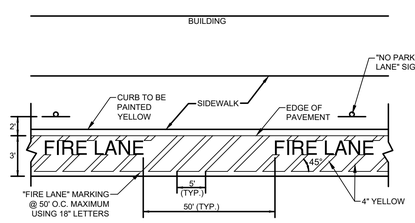
NOTES:

1) SIGNS ARE TO BE A MAXIMUM OF 7 FEET TALL.

2) "NO PARKING FIRE LANE" SIGNS ARE TO FACE THE TRAFFIC FLOW, AND BE NO FURTHER THAN 75' APART.

3) BUILDING ADDRESS IS: 3400 NORTH UNIVERSITY DRIVE

FIRE DEPARTMENT SIGNAGE DETAILS



NOTE:
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PAINT

FIRE LANE DETAIL

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

DESCRIPTION:	DATE:	BY:

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PAVEMENT MARKINGS AND SIGNAGE PLAN

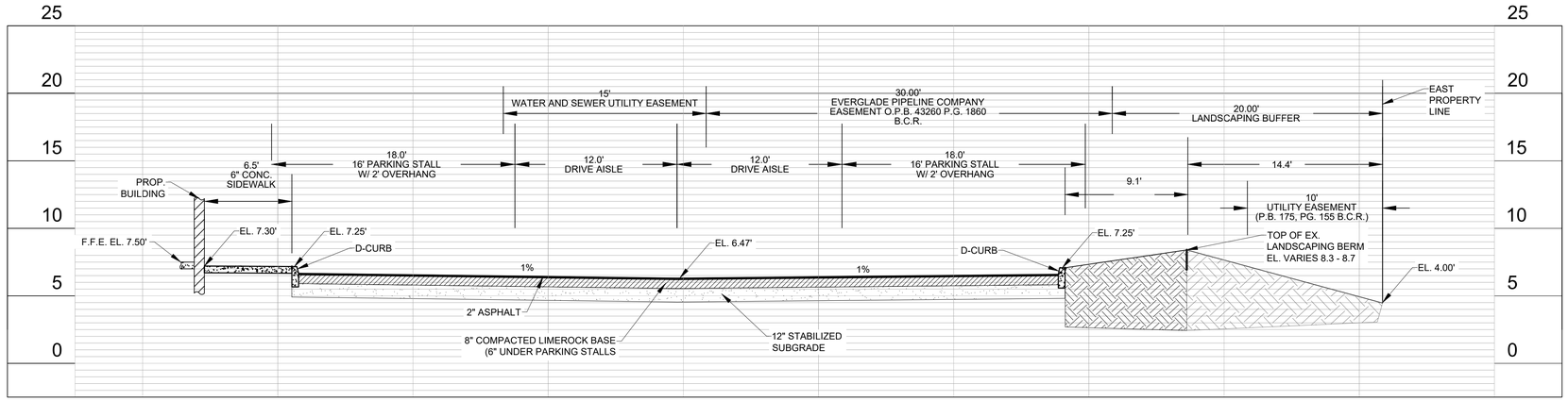
Chad E. Edwards
Florida P.E. No. 59306
August 7, 2025

PROJECT NO.
10-0026-007-09

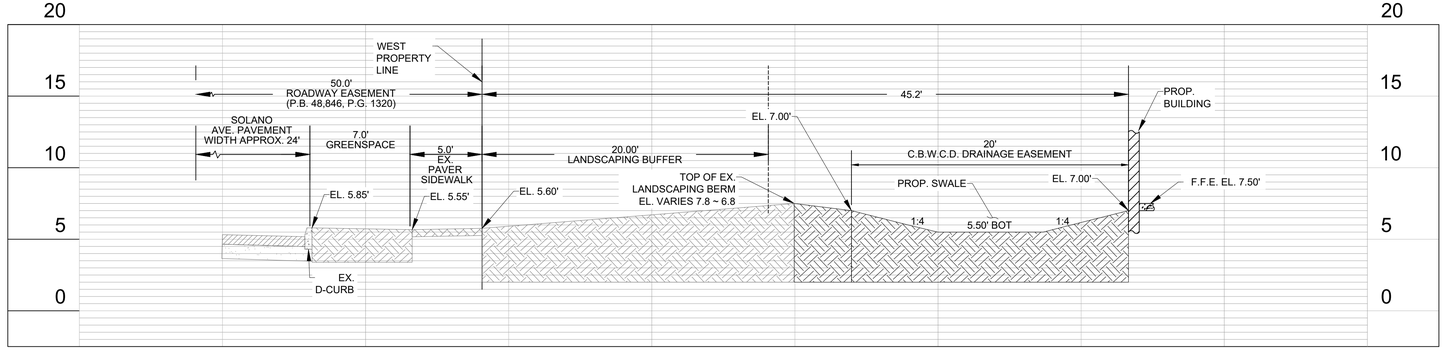
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SHEET 9 OF 18

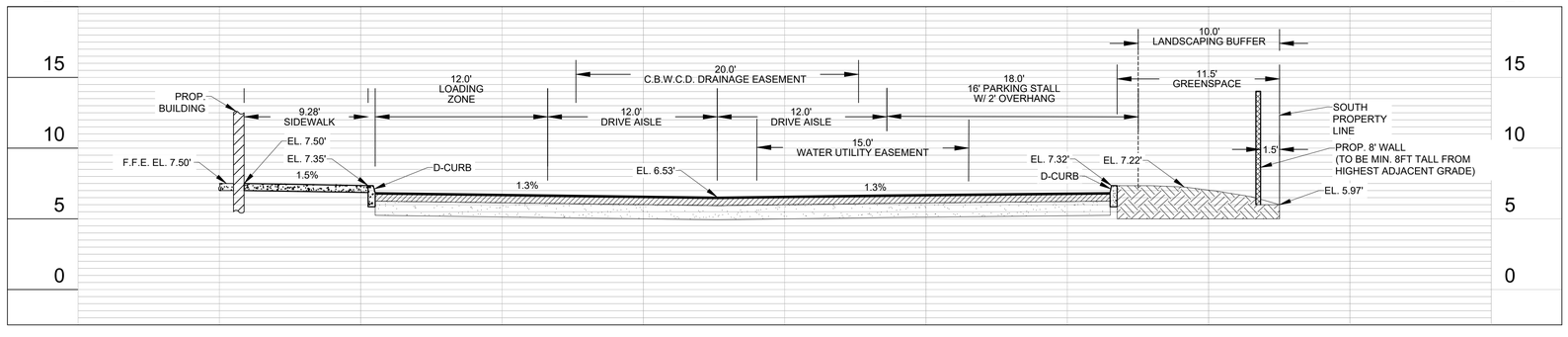
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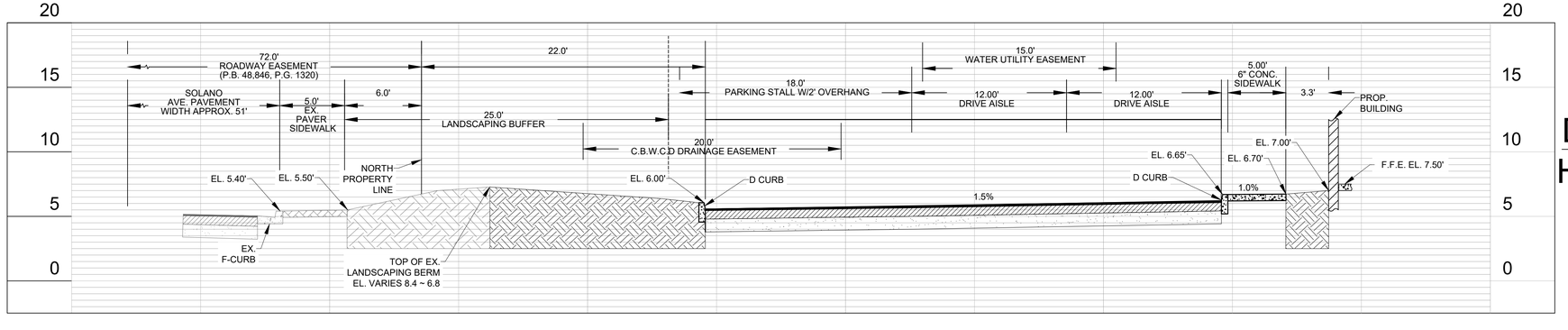
A-A EAST PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



B-B WEST PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



C-C SOUTH PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'



D-D NORTH PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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PREPARED FOR:
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DRAINAGE CROSS SECTIONS

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

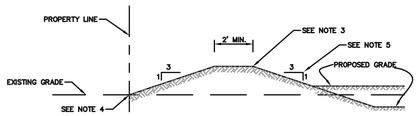
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SHEET 10 OF 18

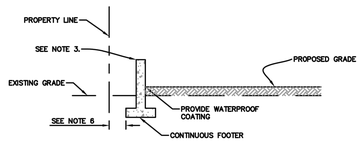
\\ctafile02\Eng\Projects\2010\10-0026-007-09 Monterra Self Storage\Drawings\10-0026-007-08-PGDD.dwg [10] Jul 21, 2025 11:54am SKOUZMINE

EXHIBIT I

TYPICAL PERIMETER BERM DETAILS



BERM DETAIL
NTS



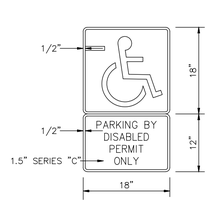
ALTERNATE RETAINING WALL DETAIL
NTS

NOTES:

1. BERM TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL. NO MUCK OR OPEN GRADED SILICA (SUGAR) SAND WILL BE ACCEPTABLE.
2. BERM TO BE COMPACTED TO 92% DENSITY AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.
3. TOP OF BERM OR WALL TO BE CONSTRUCTED TO A MINIMUM ELEVATION EQUAL TO THE PROJECTED 25 YEAR EVENT STORM.
4. NO TEMPORARY OR PERMANENT GRADING WORK SHALL ENCROACH ON ADJACENT PROPERTY.
5. SLOPES MUST BE 4H:1V OR SHALLOWER WHEN BANK IS PART OF A DRY DETENTION/RETENTION AREA.
6. PROVIDE ADEQUATE SEPARATION FROM PROPERTY LINE TO AVOID ABOVE OR BELOW GROUND ENCROACHMENTS ONTO ADJACENT PROPERTY DURING AND AFTER CONSTRUCTION.
7. WALLS SHALL BE DESIGNED PER THE STRUCTURAL DESIGN CRITERIA OF THE FLORIDA BUILDING CODE, LATEST EDITION.

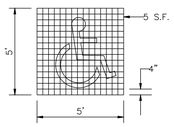
CBWCD UPDATED August 12, 2020

EXHIBIT I



FTP-21-06

NOTE: ALL LETTERS ARE 1.5" SERIES AT 1.5" SPACING.

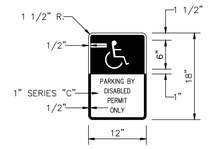


NOTE:

PROVIDE PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES, THE SYMBOL SHALL BE BLUE IN COLOR.

ALL RAMPS / SPACES TO MEET A.D.A.

RE: F.D.O.T. INDEX 17346.

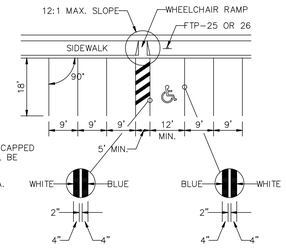


FTP-20-06

NOTE: ALL LETTERS ARE 1" SERIES AT 1" SPACING.

NOTES:

1. TOP PORTION OF FTP-25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP-25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 01/15/15	STANDARD ROAD DETAIL HANDICAPPED PARKING SIGN & STRIPING DETAIL	R-13

"PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT"

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

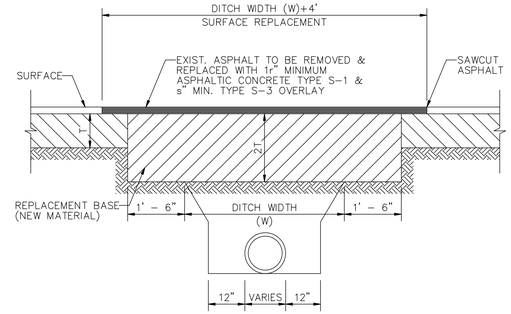
"DENSITY TEST OF COMPACTED FILL, BACKFILL AND/OR BASE SHALL BE TAKEN AT EACH LIFT. PRIOR TO PLACEMENT OF THE SUCCEEDING LIFT OF MATERIAL, DENSITY TESTS SHALL BE TAKEN AT EACH 6" LIFT FOR BASE ROCK AND EACH 8" LIFT FOR COMPACTED FILL OR BACKFILL, ACCORDING TO THE FOLLOWING SCHEDULE".

1. 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.
2. 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.
3. 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.
4. 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.
5. IN CASES WHERE THE INSTALLATION PARALLELS THE ROADWAY AND DAMAGES THE PAVEMENT, THE DENSITY TESTS SHALL BE MADE EVERY 100 L.F. AT EACH LIFT, WITH TEST LOCATIONS STAGGERED 25' EACH LIFT.
6. 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).
7. 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.

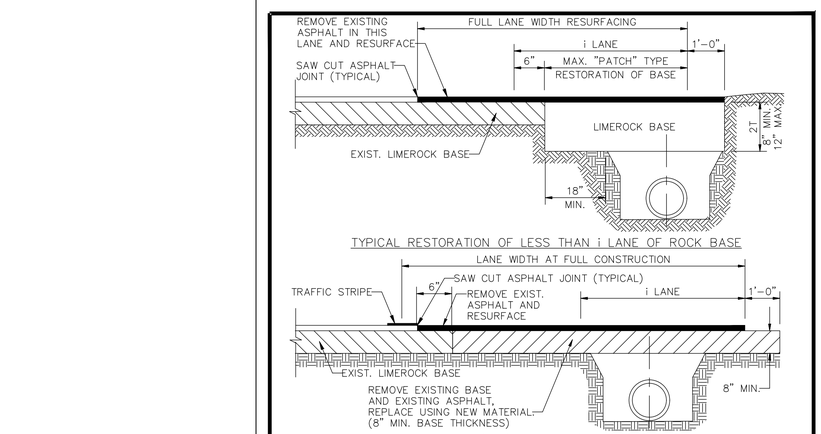
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PROCEDURE FOR RESTORATION OF FLEXIBLE PAVEMENT	R-14



NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. (6" MIN. & 18" MAX.)
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS AND EACH LAYER COMPACTED TO 98% DENSITY PER A.A.S.H.T.O. T-180.
3. SUBGRADE MATERIAL SHALL BE PLACED IN A 12" LAYER AND COMPACTED TO 95% DENSITY PER A.A.S.H.T.O. T-180.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
6. 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



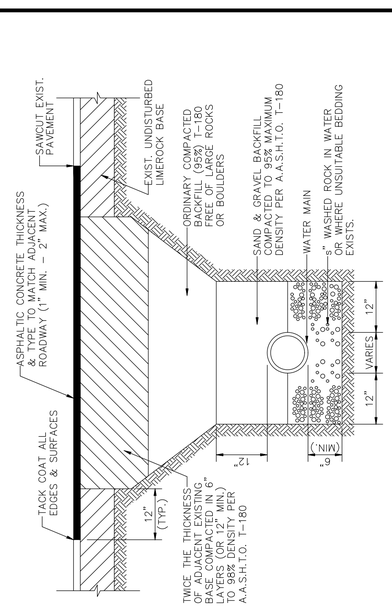
TYPICAL RESTORATION OF LESS THAN 1 LANE OF ROCK BASE

TYPICAL RESTORATION OF 1 LANE OR MORE OF ROCK BASE

NOTES:

1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. 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.
3. 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.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 12" LAYERS; TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
5. 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.
6. 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.

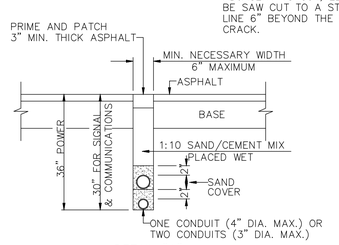
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PAVEMENT RESTORATION LONGITUDINAL	R-16



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

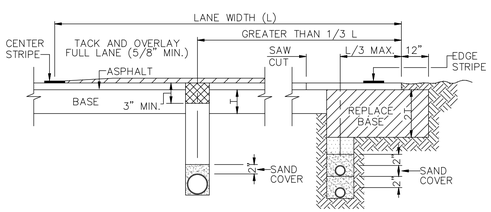
NOTE:

IF CRACKS APPEAR IN ASPHALT ADJACENT TO CUT, EDGES MUST BE SAW CUT TO A STRAIGHT LINE 6" BEYOND THE FURTHEST CRACK.



DETAIL "A"

MINIMUM UTILITY CROSSING OF ROADWAY



DETAIL "B" DETAIL "C"

MINIMUM PARALLEL UTILITY INSTALLATION

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

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DESCRIPTION:	DATE:

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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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

PAVING, GRADING & DRAINAGE DETAILS

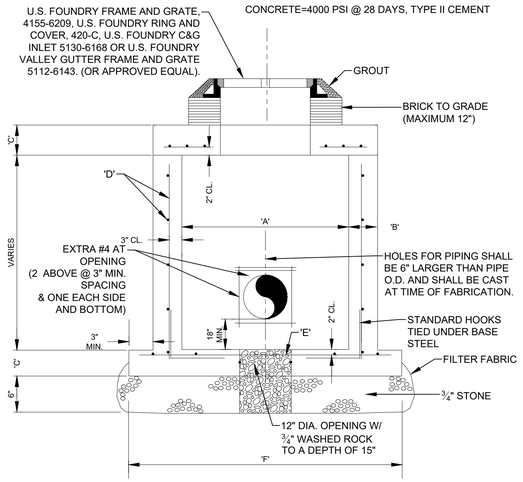
Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

C-11

SHEET 11 OF 18

\\cfafile02\Eng\Projects\2010\10-0026-007-09 Monterra Self Storage\Drawings\10-0026-007-08-PGDD.dwg [11] Jul 21, 2025 11:54am SKOUZMINE



SECTION A-A

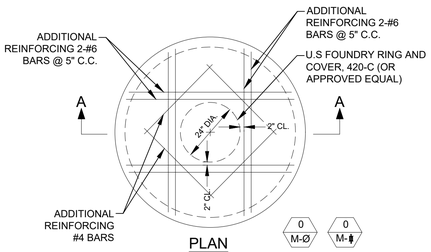
CIRCULAR STRUCTURES							
TYPE (INLET)	TYPE (MANHOLE)	"A"	"B"	"C"	"D"	"E"	"F"
C-P	M-P	3'-6" Ø	6"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	5'-0" Ø
C-4	M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	M-6	6'-0" Ø	8"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	M-7	7'-0" Ø	10"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	M-8	8'-0" Ø	10"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	10'-4" Ø
C-10	M-10	10'-0" Ø	10"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	12'-8" Ø

RECTANGULAR STRUCTURES							
TYPE (INLET)	TYPE (MANHOLE)	"A"	"B"	"C"	"D"	"E"	"F"
C-P	M-P	3'-6"	6"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	5'-0"
C-4	M-4	4'-0"	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4"
C-5	M-5	5'-0"	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4"
C-6	M-6	6'-0"	8"	10"	# 6 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4"
C-7	M-7	7'-0"	10"	10"	# 5 @ 12" C.C.V.E.F. # 5 @ 6" C.C.H.E.F.	# 5 @ 6" C.C.E.W.	9'-4"
C-8	M-8	8'-0"	10"	10"		# 5 @ 6" C.C.E.W.	10'-4"
C-10	M-10	10'-0"	10"	10"		5 @ 6" C.C.E.W.	12'-4"

REINFORCEMENT SHALL BE ASTM A615/A615M GRADE 60 STEEL

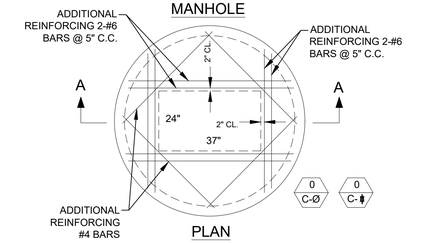
PRECAST DRAINAGE STRUCTURES

SCALE: N.T.S.



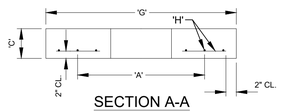
PLAN

MANHOLE



PLAN

CATCH BASIN

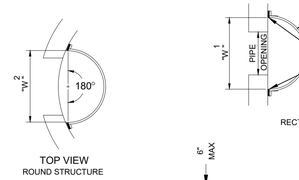


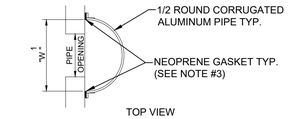
SECTION A-A

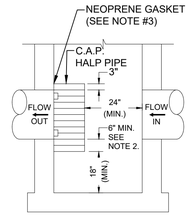
"A"	"C"	"G"	"H"
3'-6"	8"	4'-6"	# 4 @ 6" C.C.E.W.
4'-0"	8"	5'-4"	# 4 @ 6" C.C.E.W.
5'-0"	8"	6'-4"	# 4 @ 6" C.C.E.W.
6'-0"	10"	7'-4"	# 5 @ 6" C.C.E.W.
7'-0"	10"	8'-4"	# 5 @ 6" C.C.E.W.
8'-0"	10"	9'-8"	# 5 @ 6" C.C.E.W.
10'-0"	12"	11'-8"	# 6 @ 5" C.C.E.W.

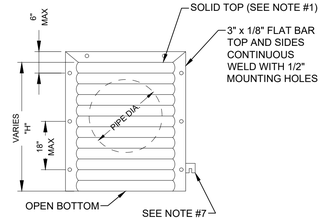
PRECAST CONCRETE-TOP SLAB

SCALE: N.T.S.









PIPE DIA.	W [1] (IN)	W [2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

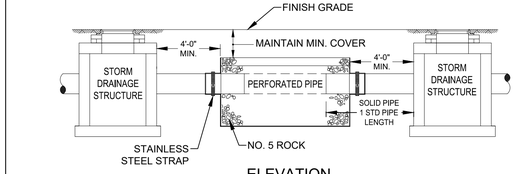
1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

NOTES:

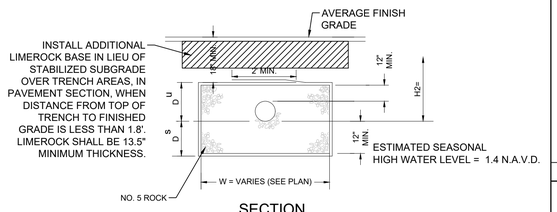
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 2' BELOW CONTROL ELEVATION.
3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
4. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
5. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL).
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.
7. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE

SCALE: N.T.S.



ELEVATION



SECTION

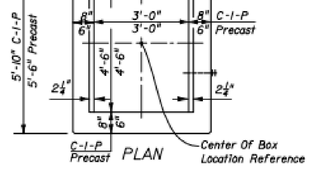
INVERT EL. (NAVD88)	TOP OF TRENCH EL. (NAVD88)	BOTTOM OF TRENCH EL. (NAVD88)	Du (FT.)	Ds (FT.)	H2 (FT.)	TOTAL TRENCH HEIGHT (FT.)
1.40	4.00	-0.60	2.60	2.00	2.80	4.60

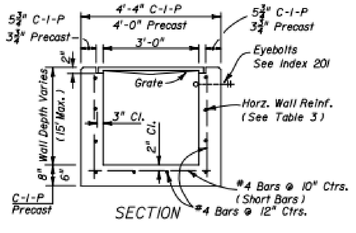
NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. BIO-BARRIER SHALL BE INSTALLED ADJACENT TO EXFILTRATION TRENCH WHEN EXISTING OR PROPOSED TREES ARE LOCATED WITHIN 10.0' OF CENTERLINE OF PIPE. INSTALLATION OF BIO-BARRIER SHALL BE IN ACCORDANCE WITH BIO-BARRIER DETAIL (SEE LANDSCAPE DRAWING DETAILS).

(*1) EXFILTRATION TRENCH DETAIL (SWALE)

SCALE: N.T.S. 4.6' X 8' EXFILTRATION TRENCH



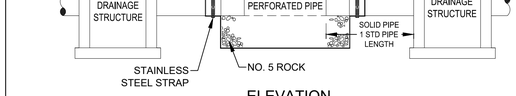


HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

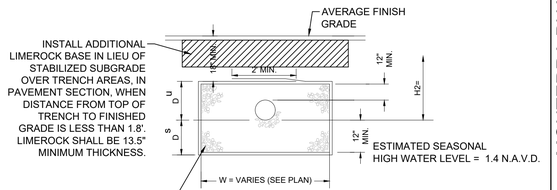
WALL DEPTH	SCHEDULE	AREA (In.²/Ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
4'-6" Wall - 36" Pipe



ELEVATION



SECTION

INVERT EL. (NAVD88)	TOP OF TRENCH EL. (NAVD88)	BOTTOM OF TRENCH EL. (NAVD88)	Du (FT.)	Ds (FT.)	H2 (FT.)	TOTAL TRENCH HEIGHT (FT.)
1.40	3.75	-0.60	2.35	2.00	2.80	4.35

NOTES:

1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. BIO-BARRIER SHALL BE INSTALLED ADJACENT TO EXFILTRATION TRENCH WHEN EXISTING OR PROPOSED TREES ARE LOCATED WITHIN 10.0' OF CENTERLINE OF PIPE. INSTALLATION OF BIO-BARRIER SHALL BE IN ACCORDANCE WITH BIO-BARRIER DETAIL (SEE LANDSCAPE DRAWING DETAILS).

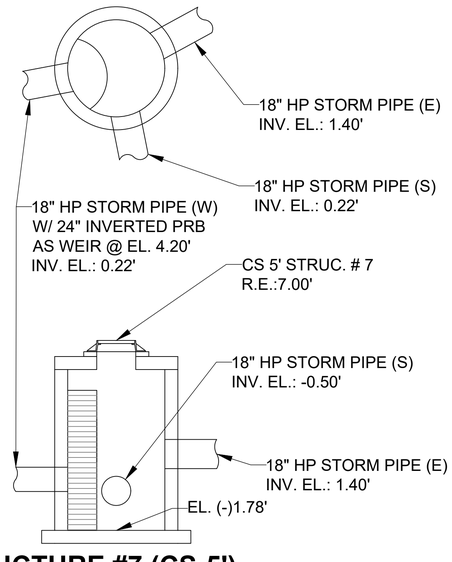
(*2) EXFILTRATION TRENCH DETAIL (PARKING)

SCALE: N.T.S. 4.35' X 8' EXFILTRATION TRENCH



SIGNAGE DETAILS

SCALE: N.T.S.



STRUCTURE #7 (CS-5')

N.T.S.

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:
MRN	5/1/20	REVISED PER DRC COMMENTS

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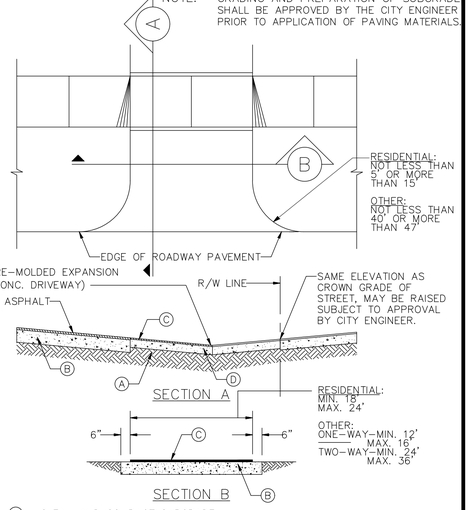
Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

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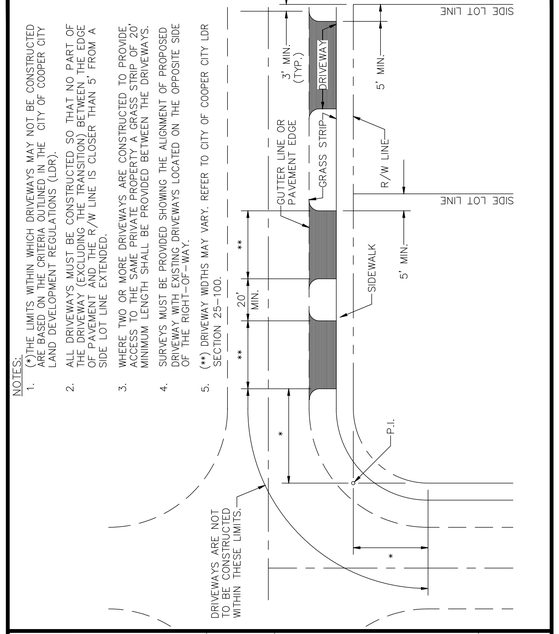
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SHEET 12 OF 18

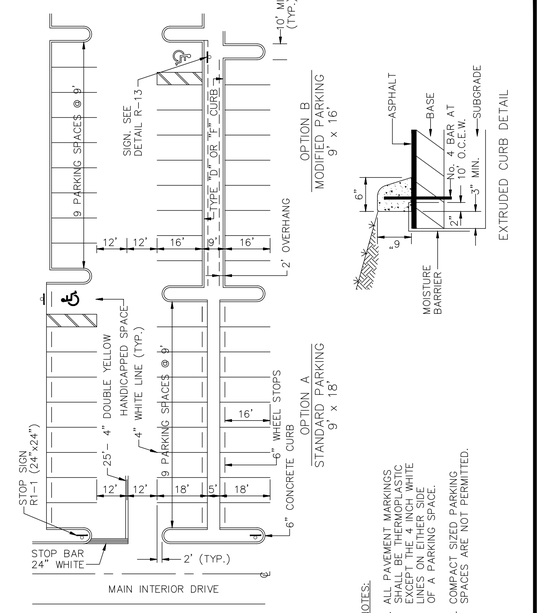
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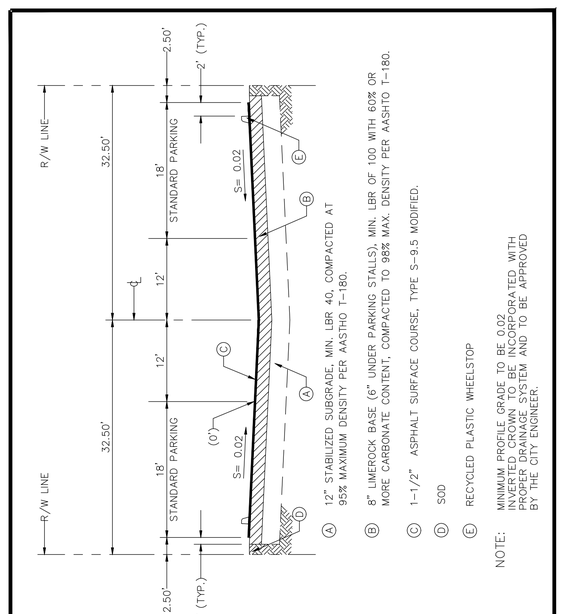
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL DRIVEWAYS	R-4



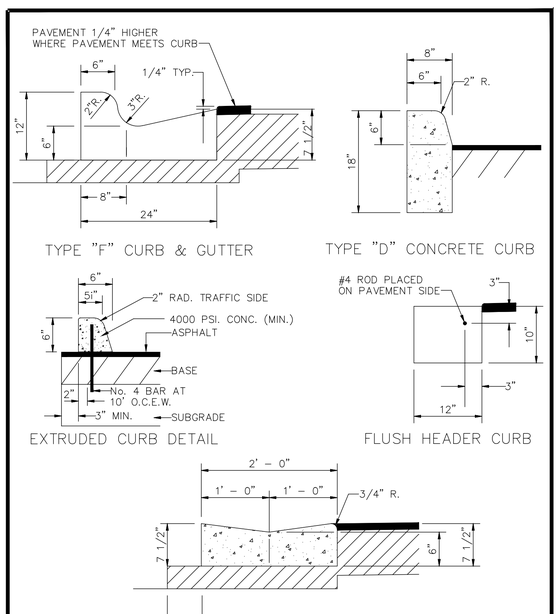
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL DRIVEWAY SPACING COMMERCIAL & INDUSTRIAL	R-6



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL TYPICAL PARKING AREA REQUIREMENTS	R-7



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL PARKING AREA INVERTED CROWN SECTION	R-8



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 01/15/15	STANDARD ROAD DETAILS TYPICAL CONCRETE CURB & GUTTER SECTIONS	R-9

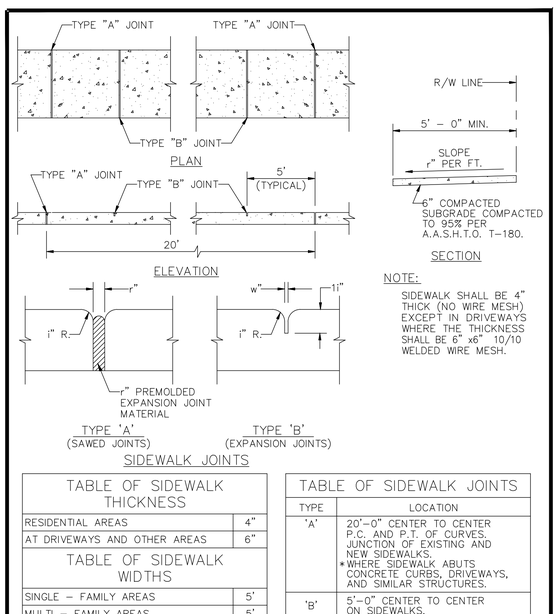


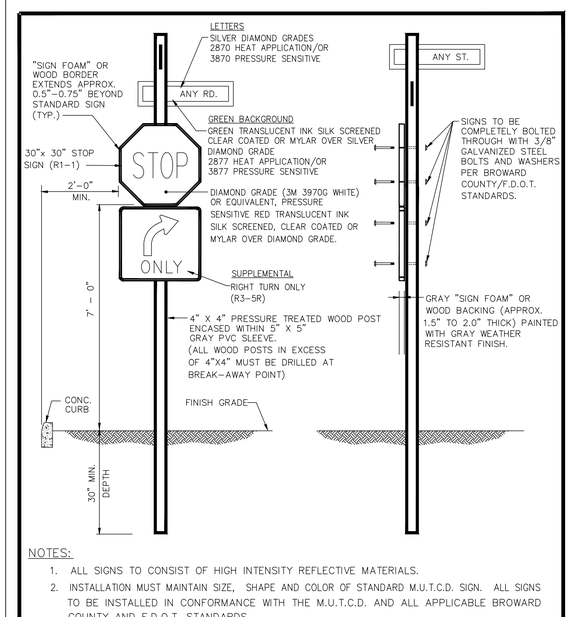
TABLE OF SIDEWALK THICKNESS	
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS	
SINGLE – FAMILY AREAS	5'
MULTI – FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	20'-0" CENTER TO CENTER P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS. * WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.
'B'	5'-0" CENTER TO CENTER ON SIDEWALKS.

*AT THE DISCRETION OF THE ENGINEER.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL SIDEWALK JOINT DETAILS & TYPICAL CONSTRUCTION	R-10



NOTES:
1. ALL SIGNS TO CONSIST OF HIGH INTENSITY REFLECTIVE MATERIALS.
2. INSTALLATION MUST MAINTAIN SIZE, SHAPE AND COLOR OF STANDARD M.U.T.C.D. SIGN. ALL SIGNS TO BE INSTALLED IN CONFORMANCE WITH THE M.U.T.C.D. AND ALL APPLICABLE BROWARD COUNTY AND F.D.O.T. STANDARDS.
3. SIMILAR, BUT SOMEWHAT DIFFERENT AESTHETIC INSTALLATIONS MAY BE IMPLEMENTED ON PRIVATE PROPERTY SUBJECT TO CITY APPROVAL.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED: 7/16/01	STANDARD ROAD DETAIL TYPICAL STOP SIGN AND STREET NAME ASSEMBLY	R-11

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DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

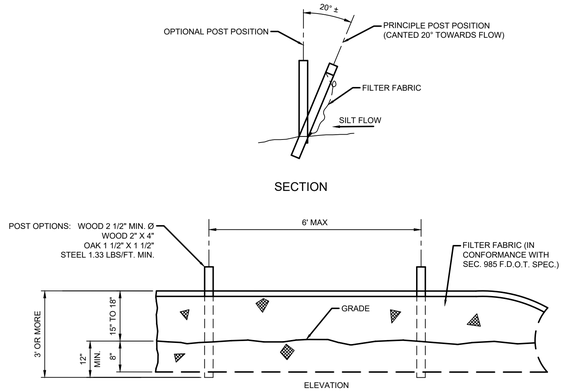
PAVING, GRADING & DRAINAGE DETAILS

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

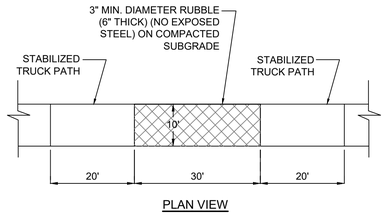
PROJECT NO.
10-0026-007-09

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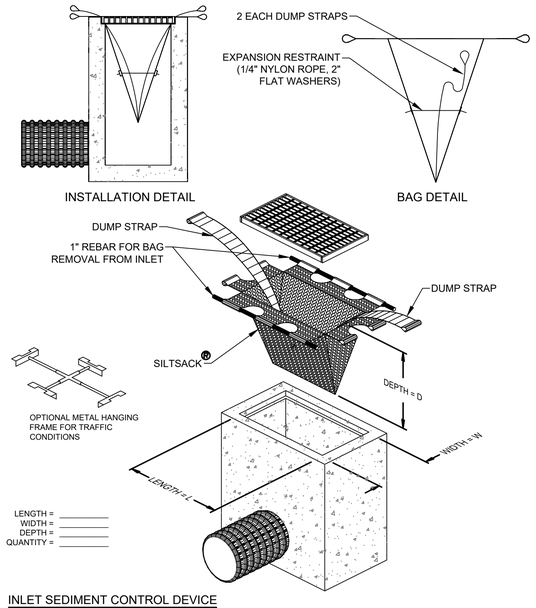


TYPE III SILT FENCE
N.T.S.

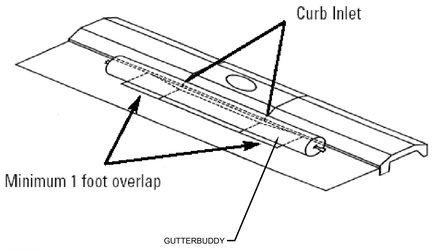


PLAN VIEW

TRUCK RUBBLE STRIP AREA
N.T.S.



INLET SEDIMENT CONTROL DEVICE
N.T.S.



GUTTERBUDDY
SCALE: NONE

GUTTERBUDDY NOTES:

2.1 GUTTERBUDDY ®
THE GUTTERBUDDY ® SHALL BE A SYNTHETIC FILTER MANUFACTURED FROM RECYCLED SYNTHETIC FIBERS.

2.1.1 THE GUTTERBUDDY ® WILL BE MANUFACTURED TO BE 9" IN DIAMETER AND ARE AVAILABLE IN 3', 6', 12' AND 16' 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.

3.0 CONSTRUCTIONS SEQUENCE

3.1 GENERAL

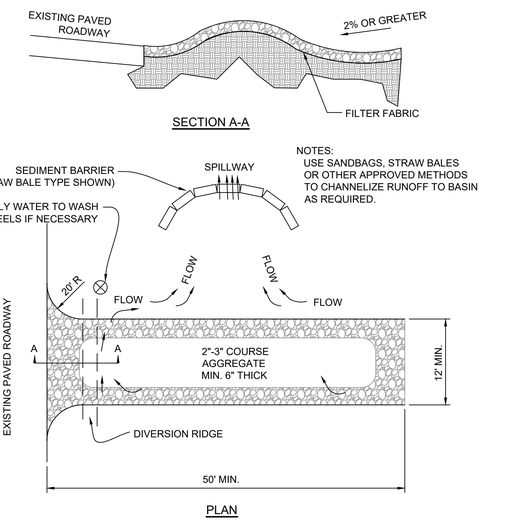
3.1.1 INSTALL THE GUTTERBUDDY ® IN FRONT OF THE CURB INLET OPENING. EACH END OF THE GUTTERBUDDY ® SHOULD OVERLAP THE CURB INLET APPROXIMATELY 12".

3.1.2 THE GUTTERBUDDY SHOULD BE CLEANED IF VISUAL INSPECTION SHOWS SILT AND DEBRIS BUILD UP AROUND THE GUTTERBIDDY ®.

3.1.3 TO REMOVE THE GUTTERBUDDY ®, LIFT OUT OF THE OPENING.

3.1.4 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.

3.15 PONDING IS LIKELY IF SEDIMENT IS NOT REMOVED REGULARLY. INSPECTION OF GUTTERBUDDY ® SHOULD BE ON A REGULAR BASIS AND IMMEDIATELY AFTER MAJOR EVENTS.



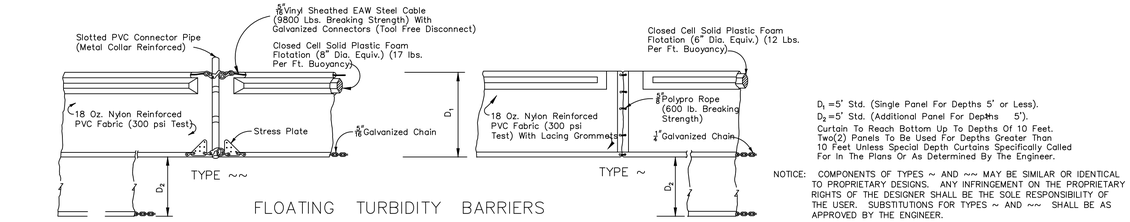
NOTES:

1. 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.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

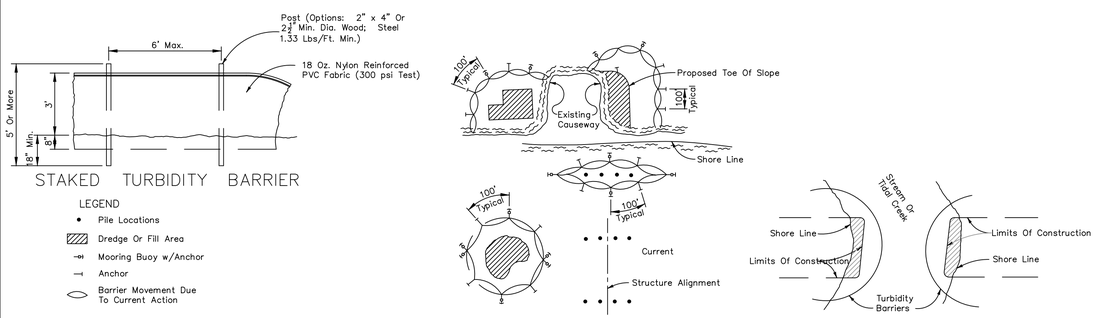
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet.
Two(2) Panels To Be Used For Depths Greater Than
10 Feet Unless Special Depth Curtains Specifically Called
For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES ~ AND ~~ MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES ~ AND ~~ SHALL BE AS APPROVED BY THE ENGINEER.



NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. 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.

TURBIDITY BARRIER APPLICATIONS

TURBIDITY BARRIERS
SCALE: NONE

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

DATE:	BY:	DESCRIPTION:

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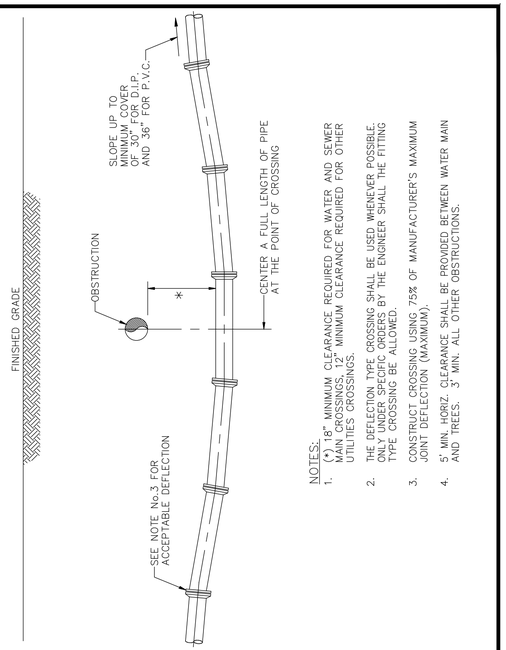
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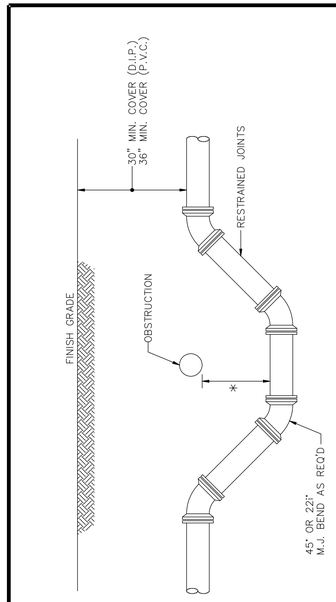
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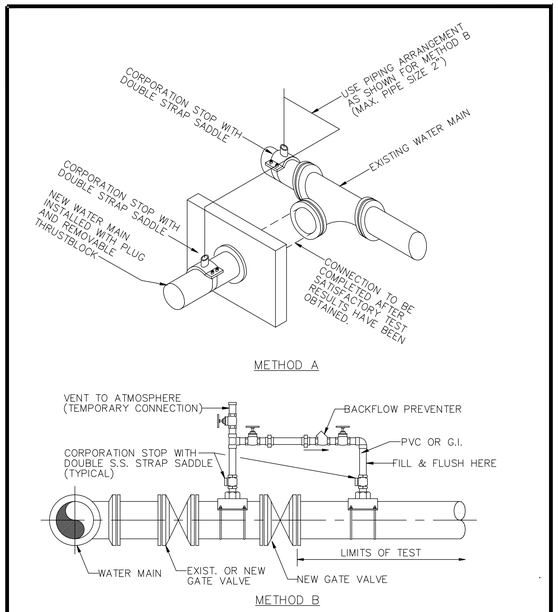
NOTES:
1. (*) 18" MINIMUM CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS, 12" MINIMUM CLEARANCE REQUIRED FOR OTHER UTILITIES CROSSINGS.
2. THE DEFLECTION TYPE CROSSING SHALL BE USED WHENEVER POSSIBLE. ONLY UNDER SPECIFIC ORDERS BY THE ENGINEER SHALL THE FITTING TYPE CROSSING BE ALLOWED.
3. CONSTRUCT CROSSING USING 75% OF MANUFACTURER'S MAXIMUM JOINT DEFLECTION (MAXIMUM).
4. 5' MIN. HORIZ. CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND TREES. 3' MIN. ALL OTHER OBSTRUCTIONS.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL UTILITY CROSSING DEFLECTION TYPE	W-9



NOTES:
1. (*) 18" MINIMUM CLEARANCE REQUIRED FOR WATER & SEWER MAIN CROSSINGS, 12" MIN. CLEARANCE REQUIRED FOR OTHER UTILITIES CROSSINGS. SEE ENCASEMENT DETAIL IF MIN. CLEARANCE CAN NOT BE OBTAINED.

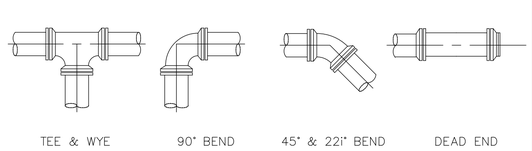
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD WATER SUPPLY DETAIL UTILITY CROSSING FITTING TYPE	W-10



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL FILLING & FLUSHING	W-11

NOTES:
1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO BROWARD COUNTY HEALTH DEPARTMENT, AWWA, AND MUNICIPAL SPECIFICATIONS IN EFFECT.
2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR AND AN APPROVED TESTING LABORATORY.
3. REMOVE TEMPORARY CONNECTION AT SADDLE ON NEW MAINS AFTER FILLING AND FLUSHING HAS BEEN COMPLETED AND REPLACE WITH BRASS PLUG.
4. PROVIDE ALL NECESSARY THRUSTBLOCKS OR OTHER RESTRAINTS.
5. FILLING AND FLUSHING LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR, ENGINEER, AND CITY.
6. VENT TO ATMOSPHERE SHALL REMAIN OPEN DURING ALL PHASES OF PRESSURE TESTING.

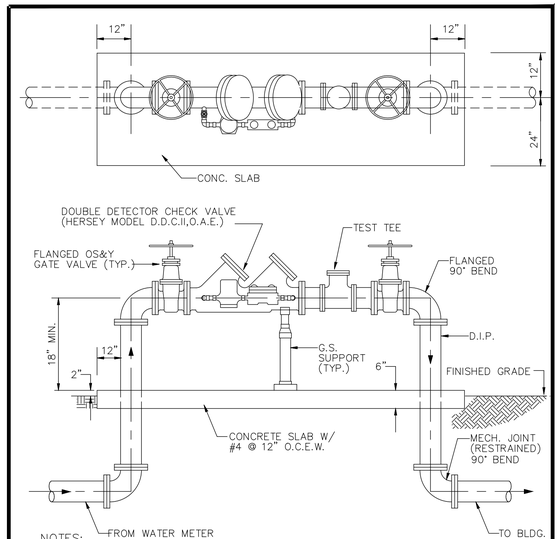
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL FILLING & FLUSHING	W-11A



RESTRAINED PIPE LENGTH (LINEAL FEET)						
PIPE SIZE	TEE & WYE	90°BEND	45°BEND	22i° BEND	11r° BEND	DEAD END
4"	22	22	12	6	2	34
6"	27	27	16	9	5	48
8"	34	34	20	11	6	62
10"	42	41	24	14	7	75
12"	54	48	28	16	8	87

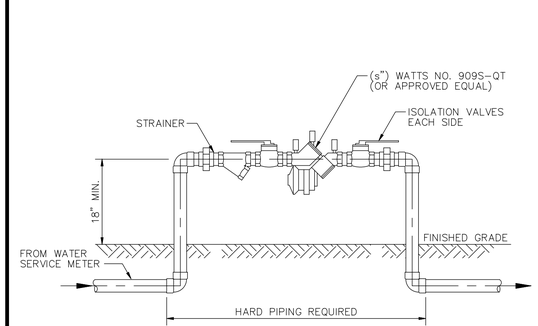
NOTES:
1. THE FIGURES IN THIS TABLE ARE BASED ON 150 PSI TEST PRESSURE WITH 2.5 FEET OF COVER AND SOIL WEIGHT OF 120 POUNDS PER CUBIC FOOT AGAINST UNDISTURBED TRENCH. A 20% SAFETY FACTOR HAS BEEN ADDED.
2. THE LENGTHS SHOWN ARE FOR NON-WRAPPED DUCTILE IRON PIPE ONLY. LENGTHS FOR ALL OTHER PIPE MATERIALS WILL HAVE TO BE CALCULATED.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL RESTRAINED JOINT DETAIL	W-12

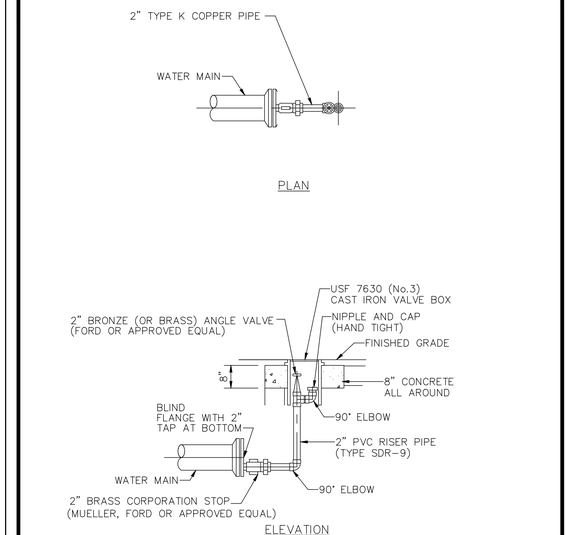


NOTES:
1. ALL PIPING SHALL BE D.I.P. CL 350 AS APPLICABLE TO MINIMUM STANDARDS.
2. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
3. PIPING & ASSEMBLY SHALL BE PAINTED WITH POLYURETHANE SYSTEM.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER DETAIL DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE	W-13



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL BACKFLOW PREVENTER	W-14



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL 2" TERMINAL BLOW OFF	W-15

DATE: 06/04/25
SCALE: AS SHOWN
DESIGN BY: NDP
DRAWN BY: NDP
CHECKED BY: CEE
APPROVED BY: SWP
DESCRIPTION: BY: DATE:

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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PREPARED FOR:
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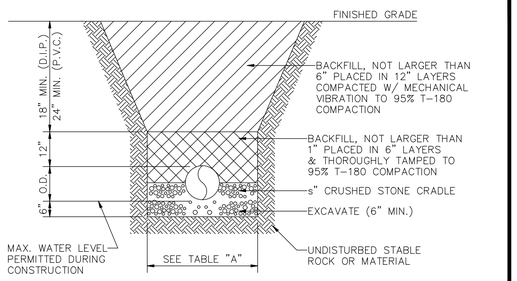
WATER AND SEWER DETAILS

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

C-15
SHEET 15 OF 18

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NOTE:

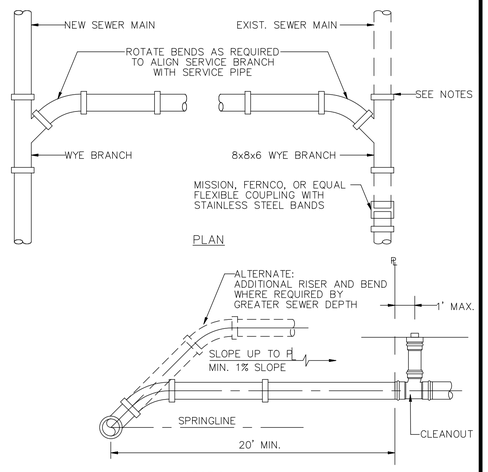
1. MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180.

TABLE "A"

PIPE SIZE	DEPTH OF BACKFILL AT WHICH TRENCH WIDTH IS TO BE LIMITED	MAXIMUM TRENCH WIDTH
6"	15"	2'-6"
8"	15"	3'-0"
10"	12"	3'-0"
12"	12"	3'-3"

DIMENSIONS SHOWN APPLY TO ALL FOUNDATIONS

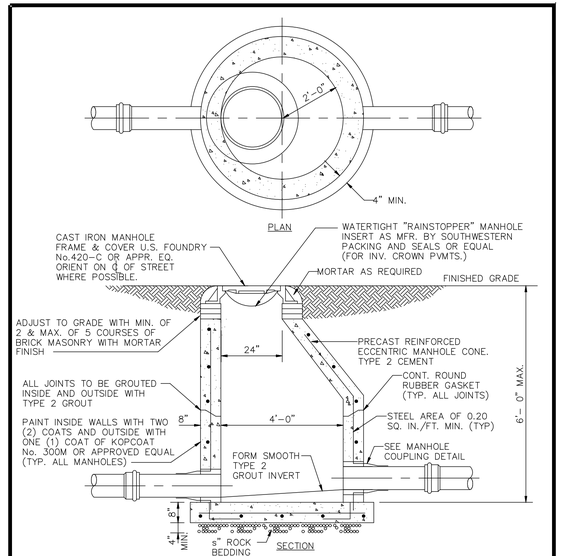
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL TRENCH DETAIL UNPAVED AREAS	W-16



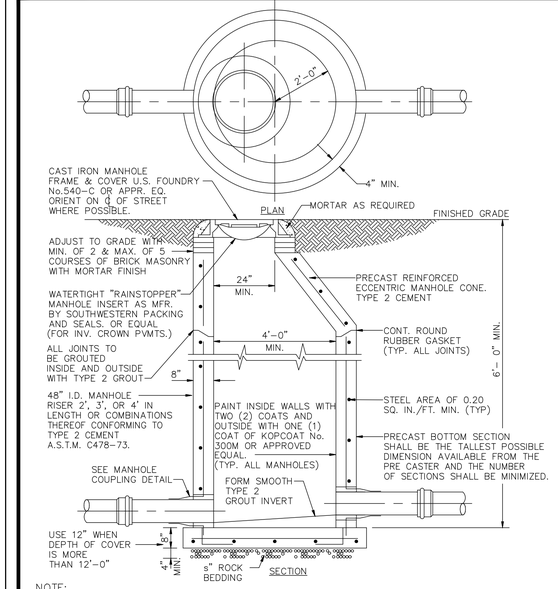
NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS MORE THAN 7'-0" DEEP.
3. WHERE BELL WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.
4. RIGID COUPLINGS ARE ALSO ACCEPTABLE.
5. CONNECTION SHALL NOT BE MADE BELOW SPRINGLINE OF MAIN.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD SANITARY SEWER DETAIL COMMERCIAL WYE BRANCH CONNECTION	S-1



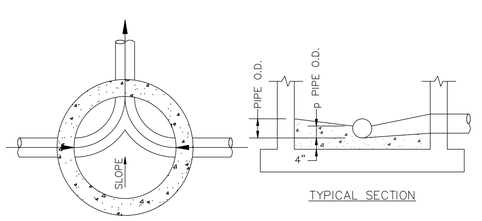
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD SANITARY SEWER DETAIL SHALLOW MANHOLE (6'-0" DEPTH & UNDER)	S-4



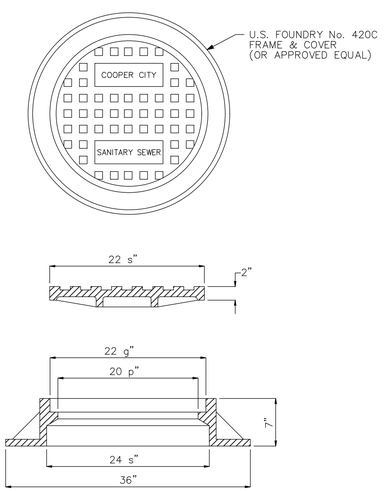
NOTE:

1. SPECIAL DESIGN CONSIDERATION SHOULD BE GIVEN WHEN DEPTH OF COVER EXCEEDS 12'-0" AND/OR THE SIZE AND NUMBER OF PIPES ENTERING THE MANHOLE RESULTS IN UNUSUAL CONDITIONS. MANHOLE SHALL BE 5'-0" DIA. WHEN DEPTH EXCEEDS 12'-0".

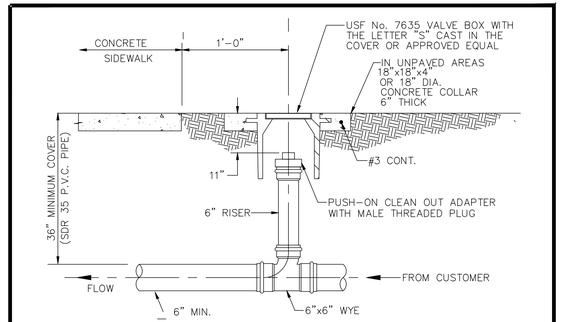
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD SANITARY SEWER DETAIL ECCENTRIC MANHOLE (6'-0" DEPTH & GREATER)	S-6



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD SANITARY SEWER DETAIL MANHOLE FLOW CHANNELS	S-7



CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD SANITARY SEWER DETAIL FRAME & COVER DETAIL	S-8

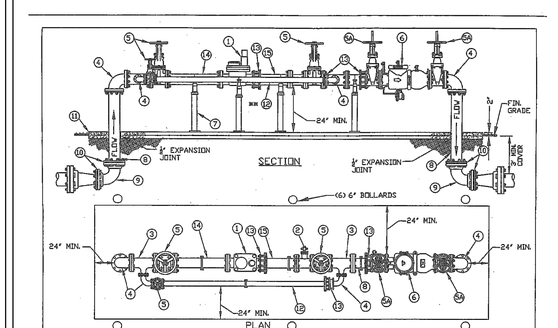


NOTE:

ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE, AND CAP. CUT BACK TO FINISHED GRADE AFTER PROJECT CLOSE-OUT.

RESIDENTIAL INSTALLATION

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD SANITARY SEWER DETAIL CLEANOUT	S-10



ITEM	QTY.	DESCRIPTION
1	1	WATER METER 3" THRU 12" MUELLER
2	1	TEE FLG X FLG X PLG W/ BLIND FLANGE TAPPED FOR 2 " BALL VALVE MIP X FIP
3	2	TEE, FLG X FLG (STD)
4	4	BEND 90° FLG X FLG X FLG (STD)
5	3	VALVE, GATE FLG X FLG RESILIENT SEAT NRS
5A	2	VALVE, GATE FLG X FLG RESILIENT SEAT O.S & Y
6	1	BACK FLOW PREVENTER (SFF) - R.P.Z. PRINCIPLE
7	3	ADJ. PIPE SUPPORTS - ANVIL FIG. 265 W/ 63T STANCHION & BASE PLATE
8	2	SPOOL PIECE FLG X PE D.I.P.
9	2	BEND 90° MJ X MJ
10	4	RESTRAINED JOINT MJ (MEGALUG OR EQUAL)
11	1	CONCRETE SLAB 6" THICK W/ 6"X6"-10/10 W.W.F. OR FIBERMESH REINFORCING
**12	1	BY-PASS PIPE D.I.P. FLG X PE
13	2	FLANGE ADAPTER (EBAA SERIES 2100 MEGAFLANGE, DRESSER 128, OJI)
14	1	SPOOL PIECE FLG X FLG - LENGTH TO BE 5 PIPE DIAMETERS W/ STRAINER, IF REQ'D.
15	1	SPOOL PIECE FLG X PE - LENGTH TO BE 3 PIPE DIAMETERS

NOTES:
- NO TIE RODS OR EYE BOLT RESTAINERS PERMITTED ABOVE GROUND.
- METER & BYP ASSEMBLY TO BE INSTALLED LEVEL & PLUMB.
- **- METER BY-PASS TO BE SIZED NO LESS THAN 1 METER SIZE 4" MIN.
- ENTIRE ASSEMBLY TO BE PAINTED SAFETY BLUE.
- BYP TO BE SIZED EQUAL TO OR GREATER THAN METER SIZE.
- MECHANICAL JOINTS SHALL BE RESTRAINED AS SPECIFIED BY ENGINEER.
- BSLL JOINT RESTRAINERS SHALL BE PROVIDED ON ALL UNDERGROUND PIPING.
- ALL ABOVE GROUND PIPING SHALL BE FLANGED DUCTILE IRON PIPE CEMENT LINED (NO GALVANIZED OR PVC).
- ALL METERING EQUIPMENT SHALL BE FULLY COMPATIBLE WITH THE CURRENT _____ UTILITY DEPARTMENT AUTOMATIC METERING INFRASTRUCTURE _____ SYSTEM.
- R2P MUST BE LISTED WITH THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH (USC-AFFOVED).
- ABOVE GROUND INLET AND DISCHARGE PIPING SHALL BE SIZED IDENTICAL TO METER INLET SIZE.
- IF REDUCERS ARE USED TO DOWN SIZE THE METER, 5 PIPE DIAMETER AND 3 PIPE DIAMETER BEFORE AND AFTER REDUCERS MUST BE USED.
- IF METER IS PROVIDING FIRE PROTECTION AS WELL AS DOMESTIC WATER USE:
  - BY-PASS MUST BE A MINIMUM OF 6" DIAMETER D.I. FFD FLG X FE
  - ONLY A FIRE SERVICE METER WITH 2" LOW FLOW TUSERS WILL BE ACCEPTED
- IF METER IS PROVIDING DOMESTIC WATER USE AND HAS A DEDICATED FIRE PROTECTION FROM STAND ALONE SOURCE - ONLY THEN WILL A COMPOUND METER BE ACCEPTED.

		LARGE METER 3" AND ABOVE WITH SINGLE BACKFLOW PREVENTER	ISSUE DATE: 05/XX/2020	X-XX

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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PREPARED FOR:
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WATER AND SEWER DETAILS

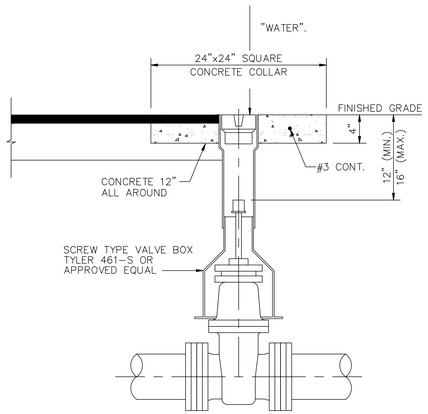
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Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
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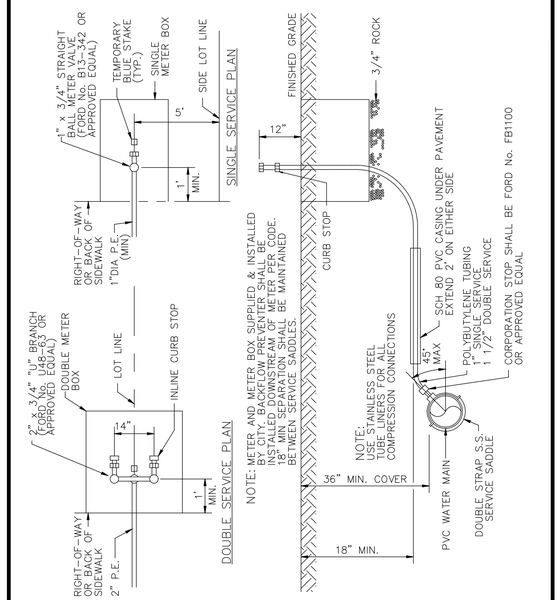
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SHEET 16 OF 18

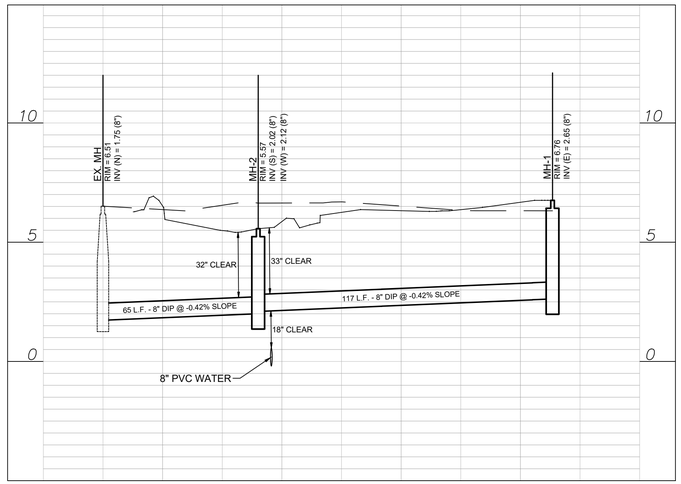
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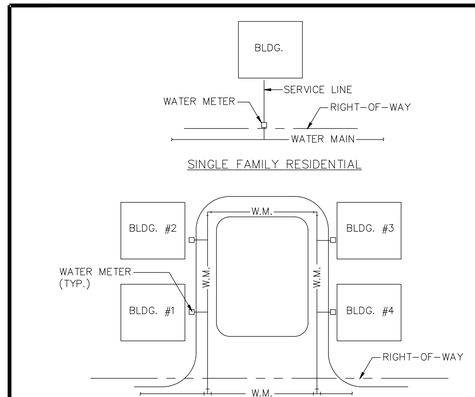
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL TYPICAL VALVE SETTING	W-1



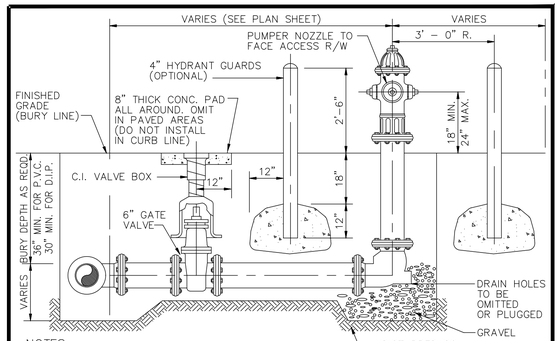
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED: 7/16/01	STANDARD WATER SUPPLY DETAIL TYP. SINGLE & DOUBLE SERVICE CONNECTION	W-2



EX. MH TO MH-1 PROFILE VIEW
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



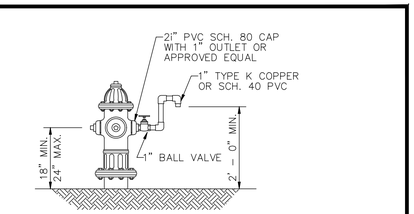
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD WATER SUPPLY DETAIL WATER METER LOCATIONS	W-5



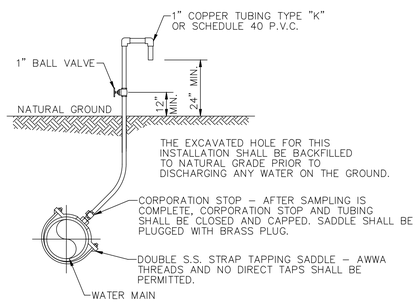
NOTES:

1. HYDRANT GUARDS TO BE SCH. 40 G.S.P. FILLED WITH CONCRETE, AS REQUIRED BY THE UTILITY DEPARTMENT.
2. OMIT REAR GUARDS IN LOCATIONS WHERE SIDEWALKS EXIST.
3. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED ANCHORS ARE USED.
4. HYDRANT SET BACK SHALL CONFORM TO D.O.T. REQUIREMENTS WHERE APPLICABLE.
5. HYDRANT CENTERLINE TO BE LOCATED AT P.C. OF BLOCK CORNER RADIUS OR AT COMMON PROPERTY LINE BETWEEN ADJACENT LOTS.
6. HYDRANT SHALL BE 3 WAY 5r" WITH 3'-6" BURY DEPTH. PUMPER NOZZLE TO FACE STREET.
7. HYDRANT VALVE TO BE INSTALLED AS CLOSE TO MAIN AS POSSIBLE.
8. HYDRANT BURY LINE TO MATCH STREET CROWN ELEVATION.
9. A 7.5 FOOT CLEAR RADIUS SHALL BE MAINTAINED AROUND HYDRANT.
10. FIRE HYDRANTS SHALL BE AMERICAN (B-84-B) OR APPROVED EQUAL. HYDRANTS OWNED BY CITY SHALL BE PAINTED "FIRE HYDRANT RED" WITH WHITE FLUORESCENT CAPS. PRIVATELY MAINTAINED HYDRANTS SHALL BE PAINTED YELLOW.
11. ENTIRE FIRE HYDRANT ASSEMBLY TO BE RESTRAINED W/SERIES 1100 "MEGALUG" OR APPROVED EQUAL.
12. THREE BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED IN THE CENTER OF THE NEAREST ROADWAY LANE ADJACENT TO ALL FIRE HYDRANT LOCATIONS.

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



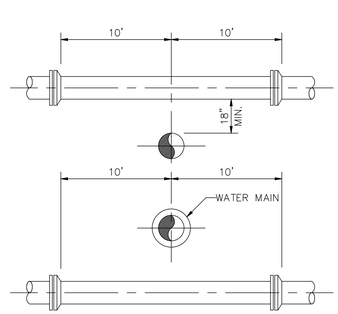
HYDRANT CONNECTION



MAIN CONNECTION

NOTE:
SEE 2" TERMINAL BLOW OFF DETAIL.

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



NOTES:

1. A WATER MAIN SHOULD CROSS OVER PIPES WHEREVER POSSIBLE MAINTAINING A 36 INCH COVER FOR P.V.C., 30 INCH COVER FOR D.I.P. AND 18 INCH SEPARATION AS MINIMUMS.
2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 18 INCHES VERTICAL SEPARATION, THEN D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20 FEET CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
3. 18 INCH SEPARATION SHOULD BE MAINTAINED BETWEEN ALL PIPES (STORM, SEWER, WATER) WHENEVER POSSIBLE. 12 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH D.I.P. ALLOWED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
5. 3 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAINS AND UTILITY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)

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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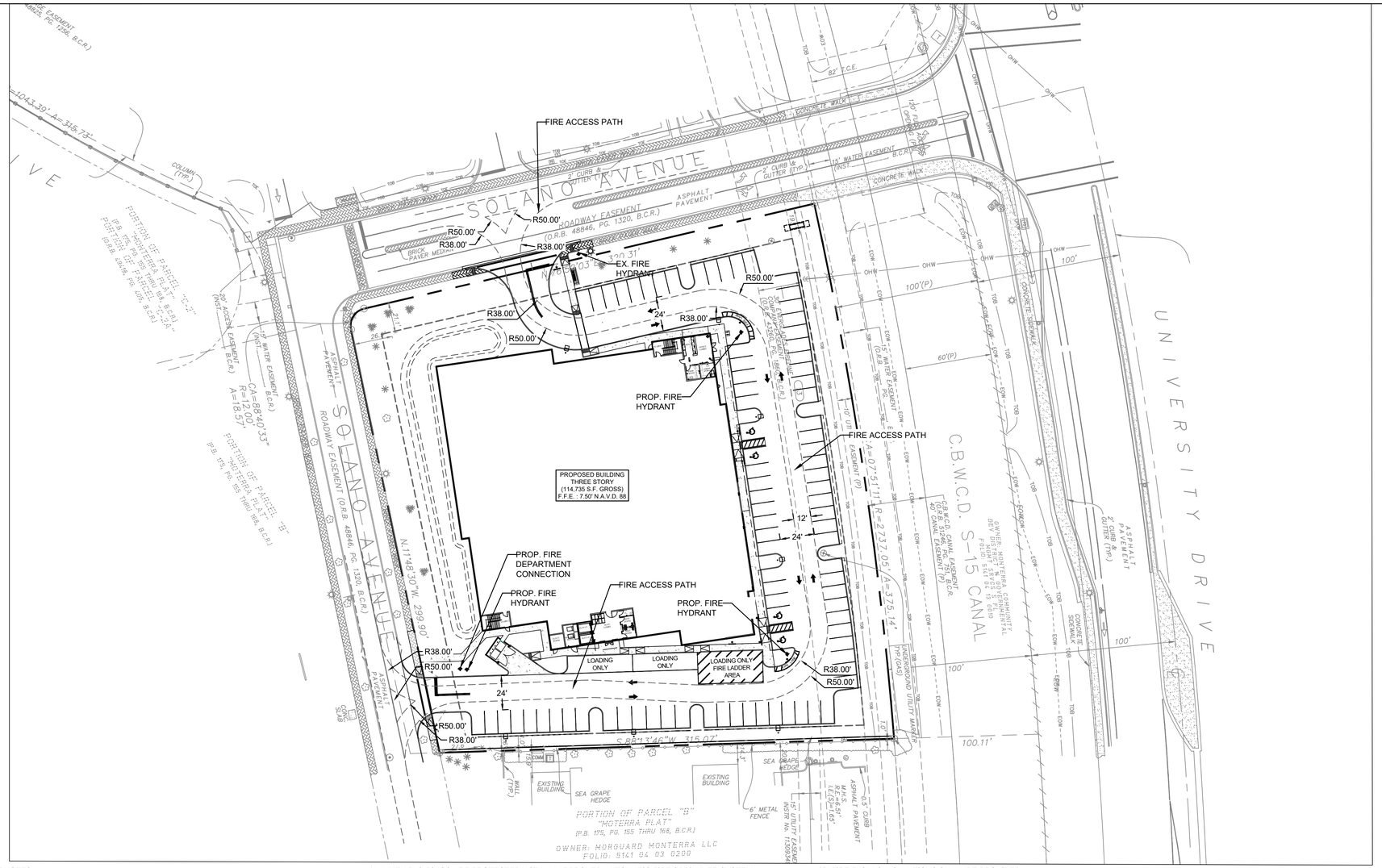
WATER AND SEWER DETAILS

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July 21, 2025

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0 40' 80'

FIRE DEPARTMENT NOTES:

1. APPLICABLE REFERENCES INCLUDE THE FLORIDA FIRE PREVENTION CODE FIFTH EDITION AND THE BROWARD COUNTY LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE.

2. ALL NEW CONSTRUCTION REQUIRED TO COMPLY WITH: FLORIDA FIRE PREVENTION CODE FIFTH EDITION, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CHAPTER 16 SAFEGUARDS DURING BUILDING CONSTRUCTION, AND NFPA CHAPTER 18 FIRE DEPARTMENT ACCESS AND WATER SUPPLY.

3. FIRE DEPARTMENT ACCESS AND FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH NFPA SECTION 18.2.

4. APPROVED FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR RELOCATED. NFPA 18.2.3.1.1.

5. FIRE DEPARTMENT ACCESS ROADS SHALL CONSIST OF ROADWAYS, PARKING LOT LANES, FIRE LANES, OR A COMBIMATION THEREOF. NFPA 18.2.3.1.2.

6. TURNING RADIUS MAXIMUM INSIDE 38 FEET AND MINIMUM OUTSIDE 50 FEET.

7. TURNS IN FIRE DEPARTMENT ACCESS ROADS SHALL MAINTAIN THE MINIMUM ROAD WIDTH.

8. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FEET OF AT LEAST ONE SIDE-HINGED, SWINGING TYPE EGRESS EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING.

9. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FEET FROM THE FIRE DEPARTMENT ACCESS ROAD AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. NFPA 18.2.3.2.2.

10. FIRE LANES INTENDED FOR ONE-WAY TRAVEL SHALL PROVIDE A MINIMUM OF 16 FEET IN WIDTH OF TRAVEL WAY.

11. FIRE LANES PROVIDING TWO-WAY TRAVEL SHALL BE A MINIMUM OF 24 FEET IN WIDTH OF TRAVEL WAY.

12. PARKING LOT AISLES ADJACENT TO ANY BUILDING SHALL PROVIDE A TRAVEL LANE WITH A MINIMUM 24 FEET CLEAR WIDTH.

13. WHEN FIRE DEPARTMENT ACCESS ROADS CANNOT BE INSTALLED DUE TO LOCATION ON PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES, OR OTHER SIMILAR CONDITIONS, THE AUTHORITY HAVING JURISDICTION (AHJ) SHALL BE AUTHORIZED TO REQUIRE ADDITIONAL FIRE PROTECTION FEATURES.

14. WHEN BUILDINGS ARE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THAT IS INSTALLED IN ACCORDANCE WITH NFPA 13, NFPA 13D, OR NFPA 13R, THE DISTANCE IN (18.2.3.2.2) SHALL BE PERMITTED TO BE INCREASED TO 450 FEET (SEE NOTE #9).

15. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET.

16. FIRE DEPARTMENT ACCESS ROADS SHALL NOT BE OBSTRUCTED BY ANY MATTER, TO INCLUDE CURBING, BARRIERS OR PARKING OF VEHICLES.

17. FIRE DEPARTMENT ACCESS ROADS SHALL BE HARD SURFACED FOR MINIMUM 32 TONS.

18. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE THE APPROPRIATE PAVEMENT MARKINGS AND FIRE LANE SIGNAGE SPACED NOT MORE THAN 75 FEET APART.

19. THE FIRE ACCESS ROAD SHALL BE MARKED WITH FREESTANDING SIGNS WITH THE WORDING "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT", SUCH SIGNS SHALL BE 12 INCHES BY 18 INCHES WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF 7 FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE SIGN.

20. ROADWAY EDGE SETBACK MINIMUM 10 FEET AND MAXIMUM 30 FEET.

21. DEAD END ROADS UP TO 150 FEET PROVIDE A T-TURN, UP TO 300 FEET PROVIDE CUL-DE-SAC.

22. ACCESS ROADS DURING CONSTRUCTION SHALL BE PROVIDED AND MARKED.

23. FIRE ACCESS ROADS SHALL BE SURFACED WITH SOLID PAVEMENT, GRASS TURF REINFORCED BY CONCRETE GRIDS, OR BY SIMILAR TYPE SURFACES APPROVED BY THE AHJ, DESIGNED TO ACCOMODATE FIRE APPARATUS WEIGHING A MINIMUM OF 32 TONS.

24. FOR GATED COMMUNITIES A FULL ELEVATION SHOWING LANE WIDTH AND VERTICAL CLEARANCE SHALL BE REQUIRED. CLEARANCE SIGNS SHALL BE POSTED (NFPA SECTION 18.2.3.4.1.1, FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6.1 METERS) AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET).

25. ENTRANCE GATES ARE REQUIRED TO HAVE AND MAINTAIN A STANDALONE DIGITAL KEYPAD WITH A REMOTE TRANSMITTER FOR EMERGENCY VEHICLE ACCESS. (AKR-1 KEYPAD) PROVIDED IN APPLICATION FOLDER.

26. A KNOX BOX OR KNOX LOCK SHALL BE REQUIRED FOR ALL SECONDARY ACCESS GATES, METER ROOMS, FIRE ALARM PANELS, FIRE SPRINKLER RISERS, AND COMMON AREAS REQUIRING EMERGENCY ACCESS.

27. WATER MAINS AND HYDRANTS ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION. DISTRIBUTION SYSTEM SHALL BE LOOPED AND SIZED.

28. FIRE FLOW CALCULATIONS SHALL BE PROVIDED.

29. FIRE HYDRANT SPACING SHALL BE PER NFPA 1, ANNEX I TABLE I.3. RESIDENTIAL SPACING SHALL BE NOT MORE THAN 500 FEET. COMMERCIAL SPACING SHALL BE NOT MORE THAN 300 FEET. CLEARANCE AROUND ALL HYDRANTS SHALL BE 7.5 FEET IN THE FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT, WITH A CLEARANCE OF 4 FEET TO THE REAR OF THE HYDRANT. ALL HYDRANTS TO HAVE CLEAR VISIBILTY AND ACCESS WITH APPROPRIATE FIRE LANE SIGNAGE AND STREET REFLECTORS. HYDRANTS TO BE COLOR CODED AND OUT OF THE COLLAPSE ZONE.

30. FOR PROJECTS WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, IF THE FIRE SPRINKLERS COVERAGE IS AFFECTED BY THE BUILD OUT, A SEPARATE PERMIT APPLICATION SHALL BE REQUIRED TO BE SUBMITTED TO THE BUILDING DEPARTMENT, BY A STATE OF FLORIDA QUALIFIED FIRE SPRINKLER CONTRACTOR. SHOP DRAWINGS AND CUT SHEETS SHALL BE PROVIDED BY A STATE OF FLORIDA QUALIFIED FIRE ALARM SYSTEM CONTRACTOR AND SHALL BE REQUIRED TO BE SUBMITTED WITHIN THIRTY (30) DAYS OF THE MASTER PERMIT BEING ISSUED. THE SHOP DRAWINGS SHALL INCLUDE CUT SHEETS, DETAILING ALL DEVICES, CLEARLY MARKED CALCULATIONS, DESIGN STANDARDS AND DETAILS.

31. FOR FIRE DEPARTMENT CONNECTION AND BACKFLOW, DETAIL OF FDC SHALL BE PROVIDED AND THE LOCATION OF THE FDC SHALL BE 10 TO 15 FEET FROM A HYDRANT. THERE SHALL BE NO SHUTOFF VALVE IN THE FDC PIPING. A FIRE SPRINKLER BACKFLOW DETAIL SHALL BE PROVIDED. BACKFLOW PREVENTOR CONTROL VALVES ARE REQUIRED TO BE SUPERVISED. LOCATION AND NUMBER OF TAMPER DEVICES SHALL BE SHOWN. CHECK VALVE AND VISIBILITY SHALL BE PROVIDED. CLEAR ACCESS OF 7.5 FEET SHALL BE PROVIDED ON EACH SIDE. SECTIONAL VALVES SHALL BE REQUIRED FOR EACH FLOOR.

32. A FULL FIRE ALARM SYSTEM SHALL BE REQUIRED FOR OCCUPANT NOTIFICATION AND EMERGENCY FORCES NOTIFICATION AND SHALL INCLUDE AUDIBLE / VISIBLE APPLIANCES AND PULL STATIONS.

33. ALL BUILDINGS REQUIRE A FIRE ALARM CONTROL PANEL (FACP). EACH BUILDING SHALL BE INDIVIDUALLY RESET WITH NO REMOTE RESET FROM A CLUBHOUSE. WEATHERPROOF HORN / STROBE REQUIRED ON EXTERIOR OF EACH BUILDING AND SHALL BE VISIBLE FROM THE ROAD AND ARIVING EMERGENCY VEHICLES.

34. PREMISES IDENTIFICATION PER NFPA 1 CHAPTER 10 SECTION 10.12. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE NOT LESS THAN THREE (3) INCHES IN HEIGHT FOR RESIDENTIAL AND AT LEAST SIX (6) INCHES IN HEIGHT FOR ALL OTHER BUILDINGS, STRUCTURES, OR PORTIONS THEREOF AND SHALL CONTRAST WITH THEIR BACKGROUND.

35. PORTABLE FIRE EXTINGUISHERS, REQUIRED PER NFPA 10, SHALL BE REQUIRED BY EXITS (50 FOOT TRAVEL DISTANCE TO AND NO MORE THAN 75 FOOT SPACING BETWEEN). SIZE 3A 40BC DRY CHEMICAL. FIRE EXTINGUISHERS MUST BE CONSPICUOUSLY PLACED AND ACCESSIBLE AT ALL TIMES. THE FIRE EXTINGUISHERS ARE REQUIRED TO BE PROPERLY DATED WITH A SERVICE INSPECTION TAG BY A STATE OF FLORIDA LICENSED COMPANY ONLY.

36. FLAME SPREAD RATING, PROVIDE A CERTIFICATE OF FLAME SPREAD RATING FOR FABRIC USED FOR CANOPIES. PER F-108.8.1, AWNINGS, CANOPIES AND SIMILAR PRODUCTS WHETHER ATTACHED OR DETACHED FROM A BUILDING SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS.

37. MAGNETIC DOOR LOCKS SHALL COMPLY WITH ELECTRICAL COMMENTS. IF EGRESS IS AFFECTED, THE MAGNETIC DOOR SHALL BE REQUIRED TO COMPLY WITH THE LIFE SAFETY CODE, NFPA 101 CHAPTER 7, SECTION 7.2.1.6.2. IF EGRESS IS AFFECTED AND THE ABOVE IS REQUIRED, A SEPARATE PERMIT SHALL BE REQUIRED WITH PLANS AND CUT SHEETS SHOWING ALL THE DETAILS, LOCATIONS OF ALL DEVICES, AND TECHNICAL DATA OF ALL EQUIPMENT.

NOTE:

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

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

FIRE ACCESS PLAN

Chad E. Edwards
Florida P.E. No. 59306
July 21, 2025

PROJECT NO.
10-0026-007-09

FIRE-1
SHEET 18 OF 18

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LEGEND

TREES/ PALMS TO REMAIN

TREES/ PALMS TO BE REMOVED

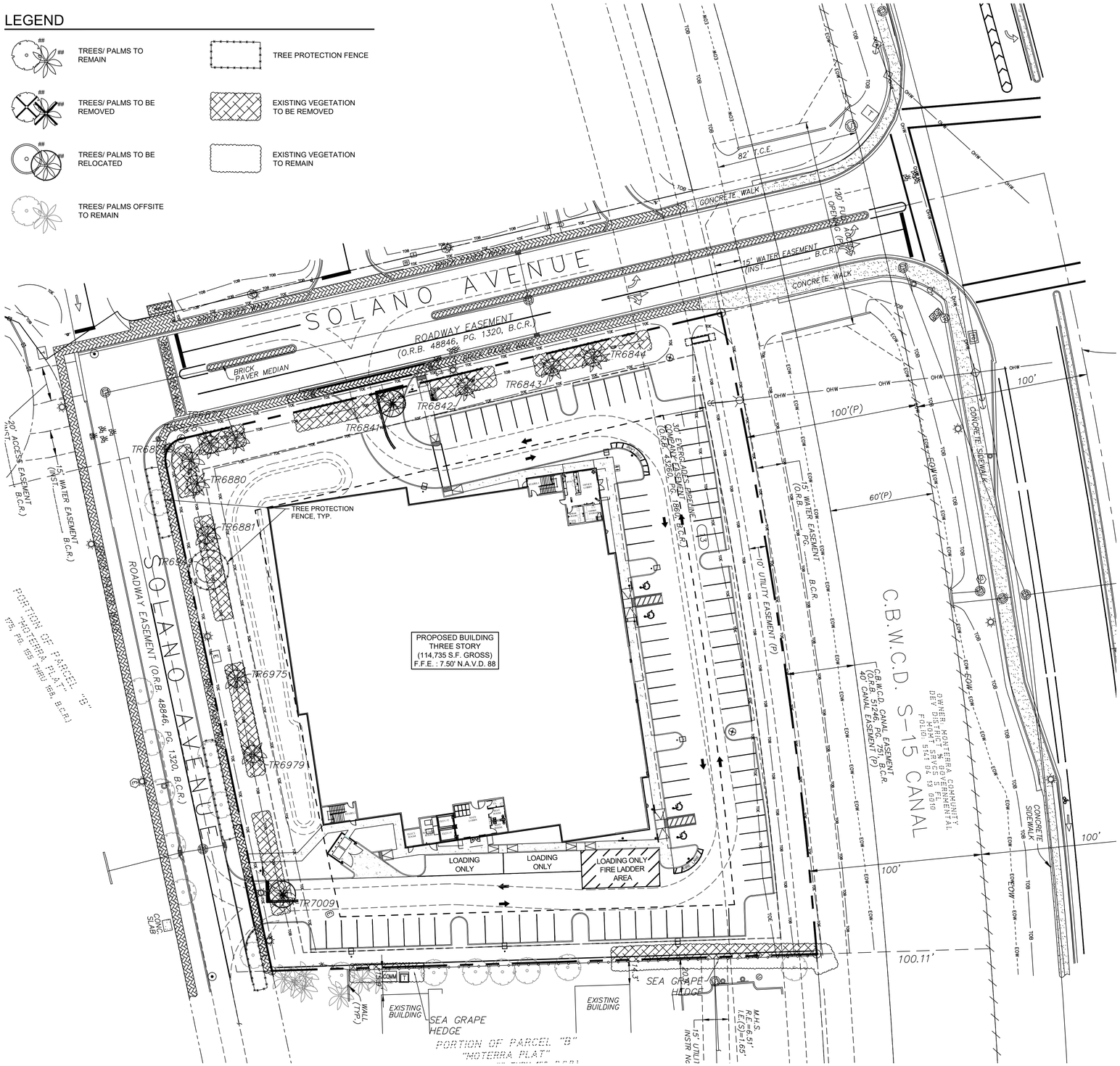
TREES/ PALMS TO BE RELOCATED

TREES/ PALMS OFFSITE TO REMAIN

TREE PROTECTION FENCE

EXISTING VEGETATION TO BE REMOVED

EXISTING VEGETATION TO REMAIN



0 15' 30' 60'

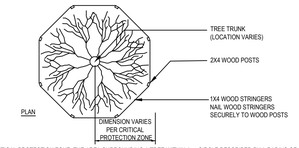
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TREE DISPOSITION TABLE

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	Remain	Triple	$1,000
TR6843	Roystonea regia	Royal Palm	16	20	314	35	28		Remain		$2,800
TR6844	Roystonea regia	Royal Palm	16	20	314	33	26	Good	Remain		$2,600
TR6877	Ptychosperma elegans	Alexander Palm	3	10	79	23	18	Good	Remain	Double	$900
TR6878	Ptychosperma elegans	Alexander Palm	3	10	79	28	23	Good	Remain	Triple	$1,150
TR6879	Ptychosperma elegans	Alexander Palm	3	10	79	25	20	Good	Remain	Triple	$1,000
TR6880	Ptychosperma elegans	Alexander Palm	4	6	28	24	20	Good	Remain	Single	$1,000
TR6881	Roystonea regia	Royal Palm	14	16	201	35	25	Good	Remain		$2,500
TR6949	Bursera simaruba	Gumbo Limbo	10	22	380	18		Good	Remain	Low Split	$1,350
TR6975	Ptychosperma elegans	Alexander Palm	3	10	79	24	18	Good	Remain	Triple	$900
TR6979	Ptychosperma elegans	Alexander Palm	3	10	79	24	18	Good	Remain	Triple	$900
TR7009	Roystonea regia	Royal Palm	16	20	314	30	20	Good	**RELOCATE**		$2,000

NOTES:

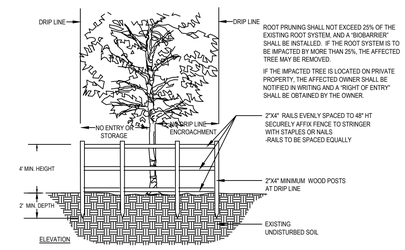
1. ALL RELOCATED TREES SHALL BE TRANSPLANTED/MOVED ONE TIME ONLY, FROM THEIR CURRENT LOCATION TO THE PERMANENT LOCATION SHOWN ON THE LANDSCAPE PLANS, AT FINAL GRADE.
2. RELOCATED TREES SHALL BE WATERED EITHER BY WATER TRUCK OR A TEMPORARY IRRIGATION SYSTEM, AND WATERED A MINIMUM OF 3 TIMES PER WEEK.
3. ALL RELOCATED TREES WILL BE WARRANTED FOR 6 MONTHS AFTER THEY ARE TRANSPLANTED.
4. 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.
5. 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.
6. ALL TREE TRIMMING MUST BE DONE BY AND IN ACCORDANCE WITH THE COOPER CITY TREE PRESERVATION ORDINANCE.



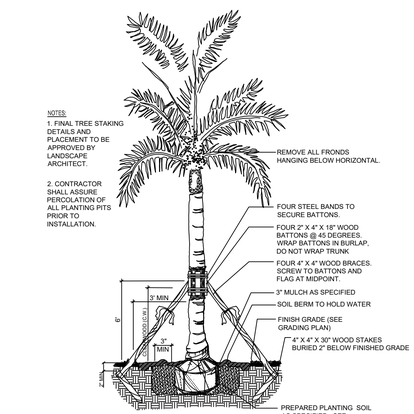
NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE, FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY!

DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN 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

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
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APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

TREE DISPOSITION PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

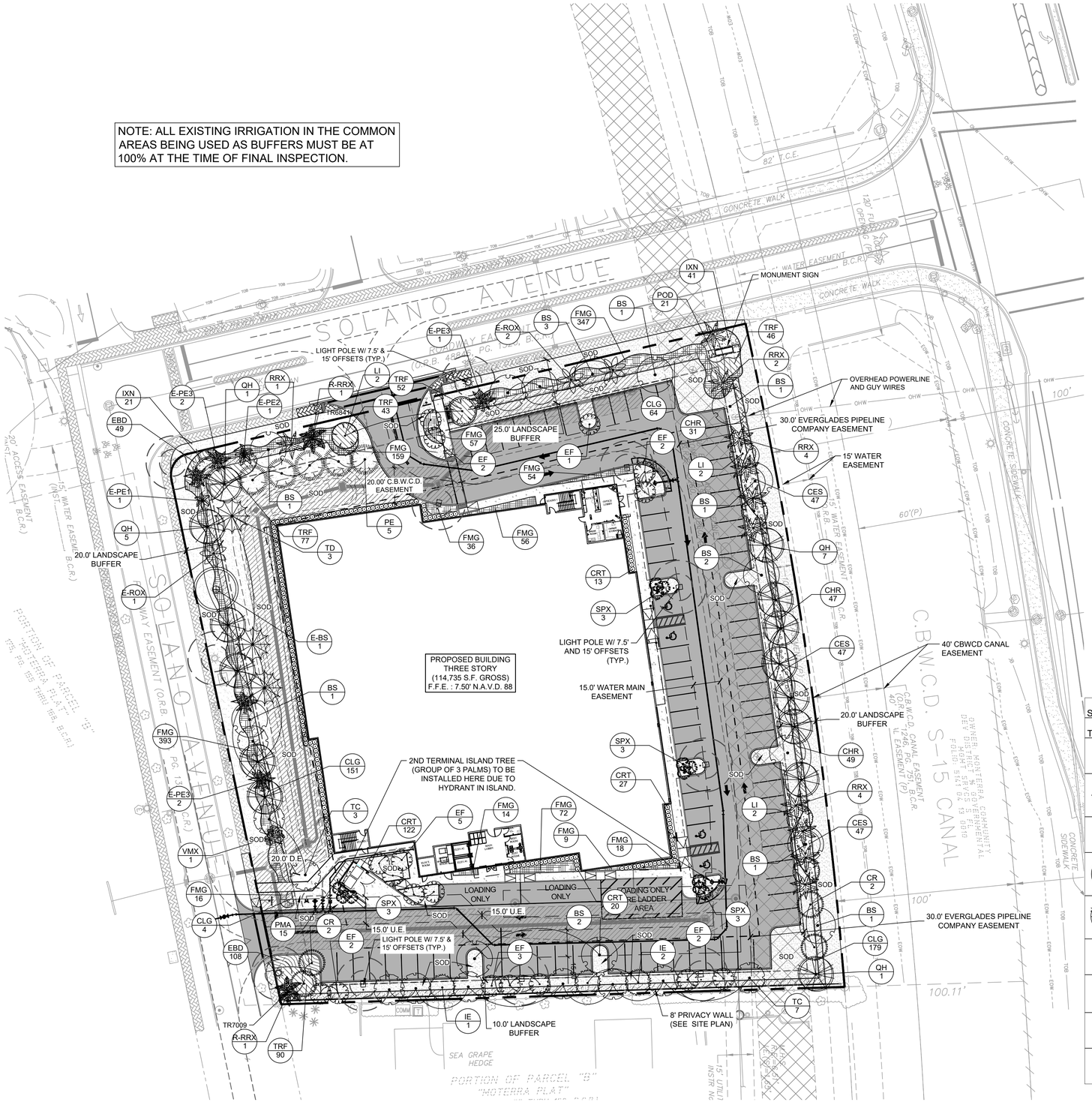
PROJECT NO.
10-0026-007-09

TD-1

SHEET 3 OF 7

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NOTE: ALL EXISTING IRRIGATION IN THE COMMON AREAS BEING USED AS BUFFERS MUST BE AT 100% AT THE TIME OF FINAL INSPECTION.



LANDSCAPE CODE REQUIREMENTS

Monterra Self Storage

Code Section	Requirements	L.F. or Number	Quan. Req'd	Quan. Prov'd	Req'd	Prov'd	Comments
25-42	**Perimeter Landscaping**						
(a)	Street Lot Lines (S)						**North Property Line along Solano Ave**
(1)	Width of Buffer				25'	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'	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			
	Width of Buffer				10'	10'	Per Monterra C-2 design guidelines Exhibit 3a - Open Space Diagram
	Landscape screening					yes	
25-43	**Interior Landscaping for Vehicular Use Areas**						**Medians and Islands**
(c)	Terminal Islands						
	Terminal Islands	7				yes	Terminal Island, 9' width of green min.
	2 trees per Terminal Island		14	14			Trees 12'-14' ht min., See Notes #1 & #2
(d)	Interior Islands						
	Interior Island	7				yes	Interior Island, 9' width of green min., 8 space average, 4 min/12 max
	1 tree per Interior Island		7	7			Trees 12'-14' ht min., See Note #1
25-44	**Landscape Street Buffers (S)**						**East Property Lines adjacent to University Drive & canal**
(b)	Width of Buffer				20'	20'	Per Monterra C-2 design guidelines Exhibit 3a - Open Space Diagram
(d)	Berm						Not applicable per Monterra Parcel C-2 Design Guidelines
(d)	Trees @ 1/30LF	375'	13	13			Per Monterra C-2 design guidelines - Trees 15' ht min
	Shrubs @ 20/40 LF	375'	188	188+			
25-47 (c)	**Supplemental Landscape**						**Commercial Development**
	Trees @ 1/1000 SF	36,267	37	37			
	Shrubs @ 5/1000 SF	36,267	166	166+			Does not include shrubs that meet other code requirements
	Not Applicable						
	TOTAL TREES		103	103			(2 relocated palm trees and 11 exisitng trees/palms to remain in place included)
	TOTAL SHRUBS		413	2,637			

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.

NOTES:
1. NO TREES OR SHRUBS PERMITTED WITHIN ANY CBWCD EASEMENT, OTHER THAN THOSE APPROVED IN VARIANCE.
2. ALL TREES MUST BE A MINIMUM THREE-FEET (3') OFFSET FROM ALL CBWCD EASEMENTS.

SYMBOL	CODE	COMMON NAME
TREES		
	CR	Autograph Tree
	TD	Bald Cypress
	IE	Eagleston Holly
	BS	Gumbo Limbo
	QH	Highrise Live Oak
	LI	Japanese Crape Myrtle
	PE	Slash Pine
	EF	Spanish Stopper
	TC	Yellow Trumpet Tree

EXISTING TREES/PALMS		
	E-PE2	EXISTING Alexander Palm
	E-PE1	EXISTING Alexander Palm
	E-PE3	EXISTING Alexander Palm
	E-ROX	EXISTING Florida Royal Palm
	E-BS	EXISTING Gumbo Limbo
PALM TREES		
	SPX	Cabbage Palm
	RRX	Florida Royal Palm
	VMX	Montgomery Palm
RELOCATED TREES/PALMS		
	R-RRX	RELOCATED Royal Palm

SHRUBS		
	CRT	Red Tip Cocoplum
SHRUB AREAS		
	EBD	Blue Daze
	POD	Dwarf Podocarpus
	TRF	Florida Gamagrass
	FMG	Green Island Ficus
	IXN	Ixora `Nora Grant
	CHR	Red Tip Cocoplum
	CES	Silver Buttonwood
	CLG	Small Leaf Clusia
	PMA	Yew Pine
SOD/SEED		
	SOD	Palmettto St. Augustine Sod

SEE FULL PLANT SCHEDULE ON SHEET LP-2

SCALE: 1"=30'-0"

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

LANDSCAPE PLAN

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

PROJECT NO.
10-0026-007-09

LP-1
SHEET 4 OF 7

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SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE/DROUGHT TOLERANT		REMARKS
TREES								
	BS	14	Bursera Simaruba	Gumbo Limbo	3" Cal., 14` Ht. x 6` Sprd.	Yes/Yes		
	CR	4	Clusia rosea	Autograph Tree	3" Cal., 14` Ht. x 6` Sprd.	Yes/Yes		
	EF	17	Eugenia foetida	Spanish Stopper	3" Cal., 14' Ht. x 5' Sprd.	Yes/Yes		
	IE	3	Ilex x attenuata 'Eagleston'	Eagleston Holly	4" Cal., 14` Ht. x 5` Sprd.	Yes/Yes		
	LI	6	Lagerstroemia fauriei 'Tuskegee'	Japanese Crape Myrtle	4" Cal., 14'-16' Ht. x 6' Sprd.	No/Yes		Standard
	PE	5	Pinus elliottii densa	Slash Pine	4" Cal., 15` Ht. x 6` Sprd.	Yes/Yes		
	QH	14	Quercus virginiana 'Highrise'	Highrise Live Oak	4" Cal., 14'-16' Ht. x 6' Sprd.	Yes/Yes		
	TC	10	Tabebuia caraiba	Yellow Trumpet Tree	2.5" Cal., 14'-16' Ht. x 5' Sprd.	No/Yes		
	TD	3	Taxodium distichum	Bald Cypress	4" Cal., 14` Ht. x 5` Sprd.	Yes/Yes		
EXISTING TREES/PALMS								
	E-BS	1	Bursera simaruba	EXISTING Gumbo Limbo	EXISTING TREE	Yes/Yes		
	E-PE2	1	Ptychosperma elegans	EXISTING Alexander Palm	EXISTING PALM	No/Yes		DOUBLE
	E-PE1	1	Ptychosperma elegans	EXISTING Alexander Palm	EXISTING PALM	No/Yes		SINGLE
	E-PE3	5	Ptychosperma elegans	EXISTING Alexander Palm	EXISTING PALM	No/Yes		TRIPLE
	E-ROX	3	Roystonea regia	EXISTING Florida Royal Palm	EXISTING PALM	Yes/Yes		

PALM TREES								
	RRX	11	Roystonea regia	Florida Royal Palm	14`-16` CT, MATCHED	Yes/Yes		
	SPX	12	Sabal palmetto	Cabbage Palm	18`-22` CT.	Yes/High		Staggered Heights in Groups, Min, 25' Overall Height
	VMX	1	Veitchia arecina	Montgomery Palm	14` O.A. HT.	No/Yes		TRIPLE
RELOCATED TREES/PALMS								
	R-RRX	2	Roystonea regia	RELOCATED Royal Palm	RELOCATED PALM	Yes/Yes		
SHRUBS								
	CRT	182	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" HT X 24" SPRD.	Yes/Yes		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE/DROUGHT TOLERANT	SPACING	REMARKS
SHRUB AREAS								
	CHR	127	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	24" HT. X 24" SPRD.	Yes/Yes	24" o.c.	
	CLG	398	Clusia guttifera	Small Leaf Clusia	30" HT x 30" SPRD	Yes/Yes	30" o.c.	
	CES	141	Conocarpus erectus `Sericeus`	Silver Buttonwood	24" HT X 24" SPRD.	Yes/Yes	30" o.c.	
	EBD	157	Evolvulus glomeratus `Blue Daze`	Blue Daze	8"x12", Full	No/Yes	16" o.c.	
	FMG	1,231	Ficus microcarpa `Green Island`	Green Island Ficus	15" HT. X 15" SPRD.	No/Yes	18" o.c.	
	IXN	62	Ixora x `Nora Grant`	Ixora `Nora Grant	24" HT. X 24" SPRD.	No/Yes	24" o.c.	
	PMA	15	Podocarpus macrophyllus	Yew Pine	36" HT x 24" SPRD.	No/High	30" o.c.	Full to Ground
	POD	21	Podocarpus macrophyllus `Dwarf Pringles`	Dwarf Podocarpus	24" Ht., Full	No/High	24" o.c.	
	TRF	308	Tripsacum floridanum	Florida Gamagrass	24" HT X 24" SPRD.	Yes/Yes	24" o.c.	
SOD/SEED								
	SOD	25,659 sf	Stenotaphrum secundatum `Palmetto`	Palmettto St. Augustine Sod	Sod	No/No		

NOTES:
- TREES AND PLANTS MUST MATCH SPECIFIED SIZES AT INSTALLATION, CONTAINER SIZES ARE IRRELEVANT.
- ALL TREES AND PLANTS MUST BE FLORIDA GRADE #1 OR BETTER.
- ONE (1) EX-PE1 AND ONE (1) EX-PE2 TO COUNT AS ONE TREE.

DATE: 06/04/25
SCALE: AS SHOWN
DESIGN BY: NDP
DRAWN BY: NDP
CHECKED BY: CEE
APPROVED BY: SWP

BY:	DESCRIPTION:	DATE:

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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000314

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

PLANT SCHEDULE

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

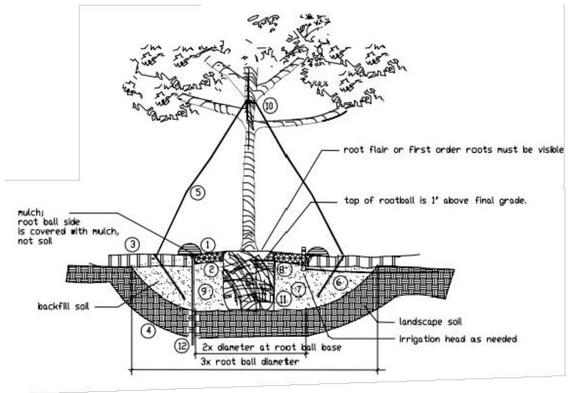
PROJECT NO.
10-0026-007-09

LP-2
SHEET 5 OF 7

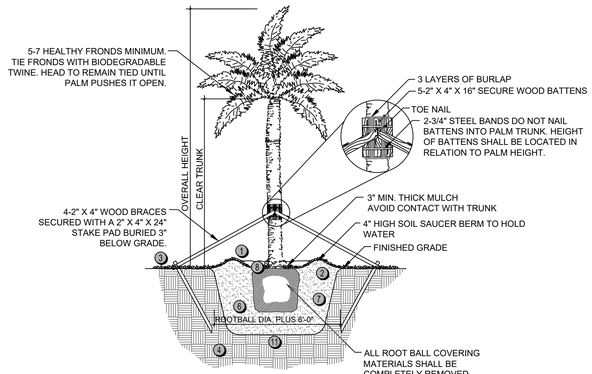
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PLANTING NOTES KEY:

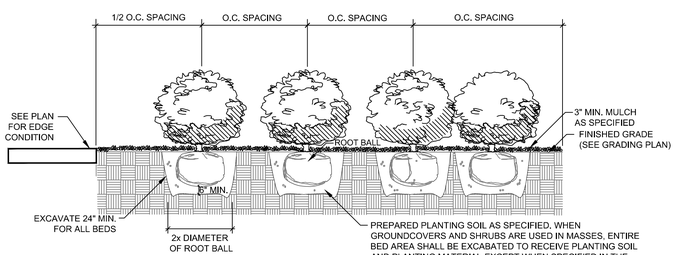
1. 3" OF CLEAN MULCH IN A 5' DIAMETER WITH A 3" HIGH CONTINUOUS WATER EARTH BERM. KEEP MULCH 3" FROM TRUNKS AND STEMS OF ALL VEGETATION. THE USE OF CYPRESS OR RED MULCH IS PROHIBITED.
2. PLANTING HOLE SHALL BE TWICE AS WIDE AT THE ROOT BALL AND NO DEEPER THAN THE HEIGHT OF THE ROOT BALL. THE TOP OF THE ROOT BALL SHALL BE APPROXIMATELY 1" ABOVE THE FINISH GRADE. THE TRUNK FLAIR MUST BE VISIBLE ABOVE GRADE.
3. FINISH GRADE.
4. EXISTING UNDISTURBED SOIL.
5. 3 STRANDS OF ¾" DIAMETER BIODEGRADABLE ROPE TIED TO EACH TREE AND SUPPORTED IN THE GROUND WITH 3- 1" X 2" X 1" BURIED SO TOP IS 1" BELOW GRADE.
6. TILL AND LOOSEN SOIL TO A DEPTH OF 8" WITH A RADIUS OF 5' FROM TRUNK OF TREE.
7. PLACE SOIL AMENDMENTS (I.E. "TERRASORB", FERTILIZER TABLETS) IN THE TOP 8" OF THE PLANTING HOLE.
8. REMOVE TOP 1/3 THIRD OF THE NATURAL BURLAP AND WIRE BASKET COMPLETELY. IF WIRE BASKETS CANNOT BE REMOVED DUE TO ROOT BALL STABILITY, SLICE THE BASKET TO THE BOTTOM OF THE ROOT BALL ON A MINIMUM OF 4 SIDES.
9. BACK FILL TO BE SPECIFIED SOIL PER PLANTING NOTES.
10. SINGLE DOMINATE LEADER. GOOD STRUCTURE. FLORIDA #1 OR BETTER.
11. TILL AND LOOSEN EXISTING SOIL TO A DEPTH OF 8" IN ALL PLANTING BEDS THEN TILL IN A 4" OF PLANTING SOIL THROUGHOUT.
12. ROOT BARRIER SYSTEM AS INDICATED ON THE PLANS IF APPLICABLE.



1 CANOPY / SMALL TREE
SECTION NTS



2 PALM (TYPICAL)
SECTION NTS

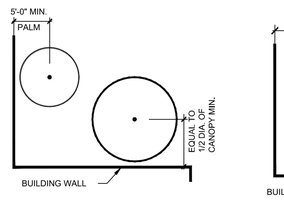


3 SHRUB PLANTING
SECTION NTS

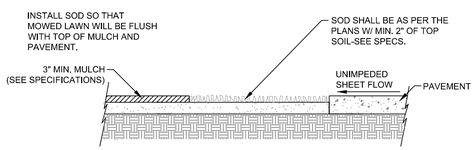
NOTES:
1. THE APPLICANT WILL BE REQUIRED TO EXECUTE A DEVELOPER AGREEMENT AND POST SECURITY FOR ALL ENGINEERING AND LANDSCAPE RELATED IMPROVEMENTS AT TIME OF PERMITTING.
2. TREE/PALM REMOVAL AND RELOCATION PERMITS AS WELL AS MITIGATION FEES MUST BE OBTAINED DIRECTLY THROUGH THE DESIGN, LANDSCAPE & CONSTRUCTION MANAGEMENT DEPARTMENT AT THE TIME OF PERMITTING. PLEASE CONTACT COOPER CITY DIRECTLY TO OBTAIN REQUIRED PERMITS.
3. ALL PROPOSED TREES TO BE REMOVED WILL BE MITIGATED FOR AS PER CITY CODES. TREE MITIGATION WILL BE ABOVE AND BEYOND CODE REQUIRED TREES ON THE PROPERTY.CITY STAFF TO VERIFY ALL TREES PROPOSED TO BE REMOVED, REMAIN, AND/OR RELOCATED. CONTRACTOR TO TAG ALL TREES FOR RELOCATION AND STAKE THEIR FINAL RECEPTOR SITE FOR APPROVAL. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR APPROVAL.
4. TREE PROTECTION BARRIER AS DESCRIBED IN THE TREE DISPOSITION NOTES AND DETAILS TO BE PLACED AROUND ALL TREES TO REMAIN AND BE RELOCATED.
5. AN ISA CERTIFIED ARBORIST SHALL ROOT PRUNE ANY EXISTING TREES WITHIN THE LIMITS OF ANY PAVING/CURBING AREAS TO BE INSTALLED ON SITE
6. PERFORMANCE BONDS ARE REQUIRED ON ALL TREES TO BE RELOCATED AS PER CITY CODES.
7. A PRE-PLANTING MEETING WITH THE DEPARTMENT OF DESIGN, LANDSCAPE AND CONSTRUCTION MANAGEMENT IS REQUIRED BEFORE ANY PLANTING COMMENCES ON THE PROJECT.
8. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY-OPERATING UNDERGROUND IRRIGATION SYSTEM; WITH A MINIMUM OF 100% COVERAGE, WITH 50% MINIMUM OVERLAP IN GROUND COVER AND SHRUB AREAS. THE RAIN SENSOR MUST BE INSTALLED AS WELL AS A RUST INHIBITOR IF APPLICABLE. IRRIGATION PLANS MUST BE SUBMITTED AT TIME OF PERMITTING. CITY WATER MAY NOT BE USED FOR IRRIGATION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUAL WATERING OF RELOCATED PLANT MATERIALS FOR 90 DAYS. IF UTILIZED, ALL TEMPORARY WATERING SYSTEM INSTALLATIONS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR AFTER THE WATERING PERIOD. FOLLOWING TRANSPLANTING, CONTRACTOR SHALL WATER TREES DAILY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT TWO WEEKS. SOAKING THEN SHALL CONTINUE ON A TWICE WEEKLY BASIS FOR ANOTHER PERIOD OF EIGHT (8) WEEKS. SUCH WATERING SHALL THOROUGHLY SATURATE THE ROOT BALL TO ITS FULL DEPTH AND IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.
10. ALL EXOTIC AND INVASIVE MATERIAL SHALL BE REMOVED FROM THE SITE
11. 3" OF CLEAN MULCH SHALL BE INSTALLED AROUND ALL NEW AND EXISTING TREES, PALMS AND THROUGHOUT PLANTING BEDS; MULCH SHALL BE KEPT 3" AWAY FROM THE TRUNKS AND STEMS OF PLANTS. PLEASE DO NOT USE CYPRESS OR RED MULCH (EUCALYPTUS, MELALEUCA, OR RECYCLED MULCH IS ACCEPTABLE)
12. SOILS IN COOPER CITY MAY LACK CERTAIN ELEMENTS; THEREFORE REQUIRE A GENERAL USE FERTILIZER WITH AN ANALYSIS OF 8-2-15 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR BE ADDED TO THE SOILS THREE TO FOUR TIMES PER YEAR.

NOTE: TREES ADJACENT TO BUILDINGS SHOULD BE PLANTED AT LEAST \ THE DIAMETER OF THE CANOPY AWAY FROM THE BUILDING WALL. PALMS SHOULD NOT BE PLANTED CLOSER THAN 5' FROM BUILDING WALL.

NOTE: PLANTS ADJACENT TO BUILDINGS SHOULD BE PLANTED WITH CENTERS AT THE SAME DISTANCE FROM THE WALL AS THE O.C. (ON CENTER) SPACING.

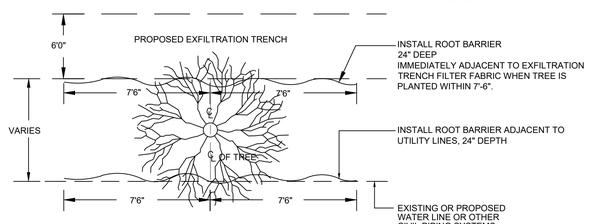


4 PLANTING ADJACENT TO BUILDING
SECTION NTS



5 SOD INSTALLATION
SECTION NTS

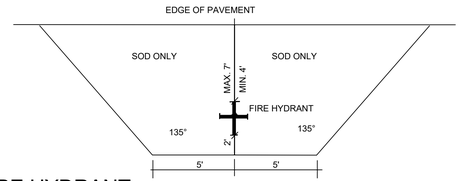
ROOT BARRIER SPECIFICATIONS:
PANEL: .085 THICK POLYPROPYLENE
ROUNDED EDGES
ANTI-LIFT PADS
ZIPPER JOINT SYSTEM
24" DEPTH



6 ROOT BARRIER
SECTION NTS

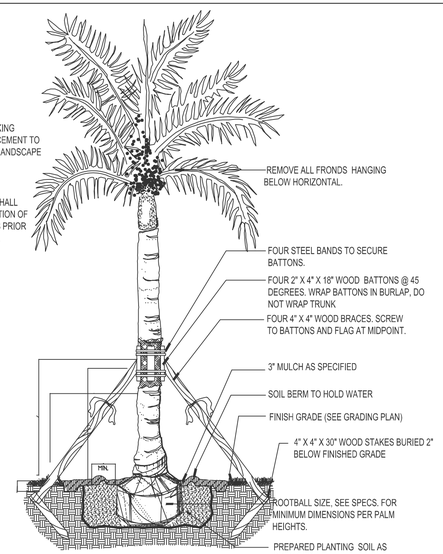
13) ALL ABOVE GROUND UTILITIES, INCLUDING FPL AND BACKFLOW PREVENTERS WILL BE SCREENED WITH LIVE GREENERY.

14)SIGNAGE IS NOT PART OF THIS REVIEW. ANY GROUND SIGNAGE WILL REQUIRE A SPECIAL EXCEPTION.



7 FIRE HYDRANT
SECTION NTS

NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



8 ROYAL PALM
SECTION NTS

	DATE:	06/04/25
	SCALE:	AS SHOWN
	DESIGN BY:	NDP
	DRAWN BY:	NDP
	CHECKED BY:	CEE
	APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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ENGINEERS • PLANNERS • SURVEYORS
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

LANDSCAPE DETAILS

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

PROJECT NO.
10-0026-007-09

LPD-1
SHEET ___ OF ___

\\ctafile02\Landscape\2010\10-0026-007-09 Monterra Self Storage\Drawings\10-0026-007-09_LPD.dwg [LPD-1] Aug 08, 2025 10:13am NPASTRE

CITY OF COOPER CITY: PLANTING CRITERIA

ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS. ALL TREES THAT ARE DESIGNATED AS SINGLE-TRUNK TREES SHALL HAVE A SINGLE, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN DISTRIBUTION OF THEIR BRANCHES AND A RELATIVELY STRAIGHT TRUNK. TREES WITH BARK INCLUSION, TREES THAT HAVE BEEN TIPPED, AND CO-DOMINANT TRUNKS AT ANY HEIGHTS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, CIRCLING AND/OR PLUNGING ROOTS WILL BE CONSIDERED CULLS AND THEREFORE REJECTED.

A PRE-PLANTING MEETING IS REQUIRED WITH THE DEPARTMENT OF PUBLIC WORKS AT 954-434-2300 PRIOR TO ANY WORK BEING DONE ON THE PROPERTY.

ALL TREES AND PALMS MUST BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLAIR, AND FIRST ORDER ROOTS ARE AT THE SAME LEVEL OR SLIGHTLY ABOVE THE FINAL GRADE. (ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.)

ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP PORTION OF BURLAP MUST BE REMOVED FROM THE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE REMOVED, THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.

ALL SYNTHETIC TAPE (I.E., TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHED, ETC. BEFORE INSPECTION. REMOVE ALL BAMBOO AND METAL STAKES FROM THE TREES.

TREES SHALL HAVE A MULCH RING OF A MINIMUM OF 4' DIAMETER. MULCH SHOULD HAVE A MINIMUM DEPTH OF 2" AND A MAXIMUM DEPTH OF 3". ALL PLANTING BEDS MUCH BE MULCHED. MULCH SHOULD BE KEPT 3" FROM THE BASE OF ALL PLANT MATERIAL. CYPRESS MULCH, RED, GOLD AND GREEN MULCH IS PROHIBITED. OTHER CLEAN HARDWOOD SPECIES OR CLEAN RECYCLED MULCH MAY BE USED. ESTABLISH CLEAN PLANTING BED LINES, LEAVE > 1½ ' ON EITHER SIDE OF THE PLANT MATERIAL FOR MAINTENANCE.

ALL TREES AND PALMS SHALL BE GUYED WITH PROPER HORTICULTURAL AND ARBORICULTURAL TECHNIQUES. DO NOT USE WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL FOR THE STAKING OF TREES. PLEASE USE BIODEGRADABLE MATERIAL FOR STAKING. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED. ALL STAKING MATERIAL SHALL BE REMOVED ONCE TREES ARE ESTABLISHED.

SHRUBS AT THE TIME OF INSTALLATION SHALL NOT BE LESS THAN 2½' IN HEIGHT WITH A MINIMUM HEIGHT OF 30" FOR PERIMETER HEDGE MATERIAL.

GROUND COVER AREAS AT THE TIME OF INSTALLATION SHALL BE PLANTED WITH A MINIMUM COVERAGE OF 75% COVERAGE.

ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATICALLY OPERATING UNDERGROUND IRRIGATION SYSTEM; WITH A MINIMUM OF 100% COVERAGE, WITH 50% MINIMUM OVERLAP IN GROUNDCOVER AND SHRUB AREAS. THE RAIN SENSOR MUST BE INSTALLED AND OPERATIONAL AS WELL AS THE RUST INHIBITOR IS APPLICABLE.

IN COMPLIANCE WITH THE CITY'S LANDSCAPE CODE OF ORDINANCES ALL PLANTING BED AREAS MUST HAVE A MINIMUM OF 6" OF PLANTING SOIL, AND ALL SODDED AREAS SHALL HAVE 2" OF PLANTING SOIL. THIS SOIL SHALL BE TILLED INTO EXISTING SOIL ON SITE. ALL SOIL SHALL BE FREE OF WEEDS AND OTHER NOXIOUS MATERIALS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT. PLEASE CONTACT THE CITY PRIOR TO PLANTING FOR AN INSPECTION OF THE PLANTING BEDS/ISLANDS.

ALL UTILITY EQUIPMENT, SUCH AS FPL BOXES, CABLE TV BOXES, BACK FLOW PREVENTERS, IRRIGATION EQUIPMENT, AND AIR CONDITIONER UNITS SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.

PLEASE USE CITY APPROVED PLANTING DETAILS.

WHERE APPLICABLE, APPROPRIATE TREE PROTECTION BARRIERS MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROPERTY.

WHERE APPLICABLE, TREE REMOVAL AND/OR TREE RELOCATION PERMITS MUST BE OBTAINED THROUGH THE DEPARTMENT OF LANDSCAPE ARCHITECTURE PRIOR TO ANY WORK BEING DONE ON THE PROPERTY.

PLEASE FOLLOW APPROVED LANDSCAPE PLANS FOR SPECIES, SIZES, LOCATIONS, QUANTITIES, QUALITY, ETC. IF YOU ARE UNABLE TO LOCATE PLANT MATERIAL AT REQUIRED SPECIFICATIONS PLEASE CONTACT OUR DEPARTMENT PRIOR TO ANY CHANGES BEING MADE AT 954-434-2300.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.

2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.

4. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.

5. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH

6. CONTRACTOR TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWERS AND/OR SITE INSPECTION CERTIFICATE FOR PLANT MATERIALS TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.

7. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

8. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.

9. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.

10. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

11. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A FULL YEAR ESTABLISHMENT PERIOD FOLLOWING DATE OF SUBSTANTIAL COMPLETENESS.

12. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.

13. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE CITY AND LANDSCAPE ARCHITECT SHALL DECLARE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE GUARANTEE PERIOD.

14. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.

15. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.

16. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.

17. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.

18. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.

19. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

20. "BRANCH TOUCHING BRANCH" PROVIDED AT TIME OF INSTALLATION. ALL HEDGES - TO BE MIN. 24" AT PLANTING AND 36" HIGH WITHIN ONE YEAR.

21. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
    a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
    b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
    c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
    d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
    e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
    f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
    g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.

23. LANDSCAPE CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.

24. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

25. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

26. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO GOVERNING STANDARDS CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.

SOIL PREPARATION, SOIL MIX, FERTILIZER + MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.

3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.

4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
    A.50% TOPSOIL
    B.50% SAND

5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
    A.90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
    B.10% TOPSOIL

    DATE PALMS TO BE PLANTED IN 100% NATIVE CLEAN SAND

6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.

7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED SOIL MIXTURE. AREAS WHERE TREES AND PALMS ARE BEING PLANTED, BUT SOD IS BEING INSTALLED, THE SOIL IS TO BE LOOSENED 3X THE DIAMETER OF THE REQUIRED TREE PIT. TREE AND PALM PITS ARE TO BE PREPARED PER THE SPECIFIED NOTES AND DETAILS.

8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.

9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.

11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH

12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

13. LANDSCAPE INSPECTOR SHALL BE CALLED TO APPROVE SOIL MIXTURE PRIOR TO INSTALLATION.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.

2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.

3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS.

4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS. CITY WATER MAY NOT BE USED FOR IRRIGATION.

5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.

6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.

7. SEE IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

DATE:	06/04/25
SCALE:	AS SHOWN
DESIGN BY:	NDP
DRAWN BY:	NDP
CHECKED BY:	CEE
APPROVED BY:	SWP

BY:	DATE:	DESCRIPTION:

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

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MONTERRA PHASE II
COMMERCIAL
COOPER CITY FL 33024

PREPARED FOR:
MONTERRA INVESTMENTS, LLC

LANDSCAPE NOTES

Nicole D. Pastre
Florida R.L.A. No. 6667397
August 8, 2025

PROJECT NO.
10-0026-007-09

LPD-2

SHEET ____ OF ____

\\ctafile02\Landscape\2010\10-0026-007-09 Monterra Self Storage\Drawings\10-0026-007-09_LPD.dwg [LPD-2] Aug 08, 2025 10:13am NPASTRE

SITE PLAN
1" = 30'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA (Z=0')	+	4.0 fc	15.6 fc	1.3 fc	12.0:1	3.1:1
PROPERTY LINE (Z=0')	+	0.2 fc	0.5 fc	0.0 fc	N / A	N / A

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VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER
Jul 4 2025

FRANYIE ENGINEERS INC.

ALEJANDRO FRANYIE VIVIANA FRANYIE
PE # 73089 MECH PE #49985 ME
Certificate of Authorization # 00002906

FEI Job #25-135

Date 05/28/2025

Job # 202501

Sheet
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ENGINEER'S BUILDING CODE STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES



D-Series Size 2

Legacy LED Area Luminaire

Catalog Number

Notes

Type S / S1

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² (0.10 m²)

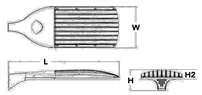
Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height 1: 7-1/4" (18.4 cm)

Height 2 (max): 3.5"

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX2 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P10[1] P13[1,2] P11[1] P14[1,2] P12[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short[1] T5S Type V Short[1] T5M Type V Medium[1] T5W Type V Wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1,3] XVOLT (277V-480V)[4,29] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[18] WBA Wall bracket[7] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[18]

Control options			Other options	Finish (required)		Generation (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[19] PIRHN Network, Bi-Level motion/ambient sensor[18] PER NEMA twist-lock receptacle only (no controls)[16] PER5 Five-wire receptacle only (no controls)[16,18] PER7 Seven-wire receptacle only (no controls)[16,18] DMG 0-10V dimming extend out back of housing for external control (no controls)[17] DS Dual switching[16,20,21]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[18] PIRHTFC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[18] FAO Field Adjustable Output[20,22]	**Shipped installed** HS House-side shield[18] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left rotated optics[1] R90 Right rotated optics[1] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[18] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	G1 Generation 1

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WDGE2 LED

Architectural Wall Sconce
Visual Comfort Optic

Catalog Number

Notes

Type SW

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 7"

Depth (D2): 1.5"

Height: 9"

Width: 11.5"

Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE1 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

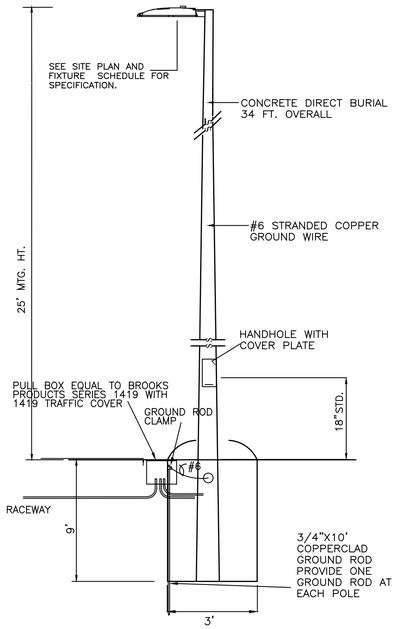
Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
WDGE2 LED	P1[1] P1SW P2[1] P2SW P3[1] P3SW P4[1] Door with small window (SW) is required to accommodate sensors. See page 2 for more details. P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]	**Shipped separately** AWS 3.08inch Architectural wall spacer[4] PBRW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[5]

Options			
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE Photocell, Button Type[6] DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[8] BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. DSLE Dual Switching (1 Driver, 2 Light Engines) CCE Coastal Construction[9]	**Standalone Sensors/Controls** (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. **Networked Sensors/Controls** (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. NLTAIRE2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights[9] NLTAIRE2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights[9] See page 4 for out of box functionality	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

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CONCRETE POLE DIRECT BURIAL

N.T.S.

PROVIDE POLE SUBMITTAL WITH WIND LOAD CALCS SIGNED & SEALED BY A FL REG. ENGINEER AS PROVIDED BY THE MANUFACTURER AND/OR VENDOR (HAPCO OR EQUAL)

"COMPLETE LIGHT POLE ASSEMBLY INCLUDING POLE, CROSS ARM(S), LIGHT FIXTURE(S) AND FOUNDATION MEET THE MINIMUM REQUIREMENTS OF THE HVHZ SECTIONS OF THE 2023 FLORIDA BUILDING CODE AND ASCE 7-10 156 MPH EXPOSURE C REQUIREMENTS."

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	S	5	LITHONIA DSX2 LED P6 40K 80CRI BLC4 MVOLT DNAXD POLE MOUNTED 25' AFG	D-Series Size 2 Area Luminaire Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	WHT LED, 40K, 80 CRI	DSX2 LED P6 40K 80CRI BLC4.ies	Absolute	0.85	341.66
	S1	2	LITHONIA DSX2 LED P4 40K 80CRI T1S MVOLT DNAXD POLE MOUNTED 25' AFG	D-Series Size 2 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 1 Short	WHT LED, 40K, 80 CRI	DSX2 LED P4 40K 80CRI T1S.ies	Absolute	0.85	272.65
	SW	6	LITHONIA WDGE2 LED P2SW 40K 80CRI VW MVOLT DNAXD POLE MOUNTED 10' AFG	WDGE2 LED WITH P2SW - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WHT LED, 40K, 80 CRI	WDGE2_LED_P2SW_40K_80CRI_VW.ies	Absolute	0.85	14.78

NOTES

1. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCES, MEASURED CONDITIONS SUCH AS TECHNICAL AND FIELD VOLTAGES AND TEMPERATURE VARIATIONS. INPUT DATA SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE, LIGHT LOSS FACTOR, FURNITURE, ARCHITECTURAL ELEMENTS AND FOLIAGE SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT DO NOT MATCH INPUT DATA DIFFERENCES WILL OCCUR BETWEEN MEASURED AND CALCULATED VALUES.
2. POLES ARE TO BE CONCRETE 25' AFG AND 34' OL WITH A 2-3.8" TENON. LUMINAIRES ARE TO HAVE A TENON ADAPTER TO FIT POLE TENON.
3. WIND LOAD CALCULATIONS, TO MEET FLORIDA WIND LOAD REQUIREMENTS, MUST BE PREPARED AND SUBMITTED AS PART OF THE SUBMITTAL PROCESS. SAID CALCULATIONS MUST BE SIGNED AND SEALED BY FLORIDA REGISTERED ENGINEER.

REVISIONS

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ENGINEER'S BUILDING CODE STATEMENT: TO THE BEST OF THE ENGINEER'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE EIGHTH EDITION (2023) AND THE ASCE 7 SERIES FOR SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 553 FLORIDA STATUTES.

VIVIANA FRANYIE LICENSE No. 49985 STATE OF FLORIDA PROFESSIONAL ENGINEER

May 30 2025

FRANYIE ENGINEERS INC.

ENGINEERS

ALEJANDRO FRANYIE VIVIANA FRANYIE
PE # 73089 MECH PE #49985 ME
Certificate of Authorization # 0000029/06

FEI Job #25-135

Date 05/28/2025

Job # 202501

Sheet

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