MASER CONSULTING P.A.
Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

5471 West Waters Avenue, Suite 100
Tampa, FL 33634
T: 813.207.1061
F: 813.281.1050
www.maserconsulting.com

LETTER OF TRANSMITTAL

To: Key West Planning Department
1300 White Street
Key West, FL 33040

Date: 11.10.17	Job No.: 17005454A
Attention:	
Re: Conditional Use and Major Development Plan	
Choice Storage Centers	
2600 N. Roosevelt Boulevard	

WE ARE SENDING YOU:

[X] **Attached** [ ] **Under separate cover** _____ **the following items:**

[ ] **Shop Drawings** [ ] **Prints** [X] **Plans**
[ ] **Samples** [ ] **Specifications** [ ] **Copy of Letter**
[ ] **Change order**

COPIES	DATE	NO.	Description
1			Filing/Review Fee: $4,650.00 (Check No. 1144)
1			Development Plan and Conditional Use Application
1			Authorization Form – Signed by Monch Properties, Ltd., Property Owner, and Notarized
1			Amended and Restated Certificate of Limited Partnership of Monch Properties, Ltd.
1			Verification Form – Todd Lucas, Summit Construction Group
1			Verification Form – Ty Maxey, Maser Consulting, P.A.
1			Conditional Use Criteria Narrative
1			Major Development Plan (includes survey, demolition plan, site plan, dimensional, grading & utility plan and construction details)
1			USB Flash Drive including all submittal documents

THESE ARE TRANSMITTED as checked below:

[ ] **For approval** [ ] **Approved as submitted** [ ] **Resubmit copies for approval**
[ ] **For your use** [ ] **Approved as noted** [ ] **Submit copies for distribution**
[ ] **As Requested** [ ] **Returned for corrections** [ ] **Returned corrected prints**
[X] **For review and comment**
[ ] **FOR BIDS DUE:** [ ] **PRINTS RETURNED AFTER LOAN TO US**

=

REMARKS:
NOTE: The project Architect, Studio x2 Architects, will be submitting a signed and sealed set of the architectural elevations to the City of Key West Planning Department under separate cover.

Copy To: **Signed:**

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720

Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan	Conditional Use	Historic District
Major ☑	☑	Yes ☐
Minor ☐		No ☑

Please print or type:

1) Site Address 2600 N Roosevelt Blvd, Key West, FL

2) Name of Applicant Summit Construction Group and Maser Consulting, P.A.

3) Applicant is: Owner ☐ Authorized Representative ☑
(attached Authorization and Verification Forms must be completed)

4) Address of Applicant Summit: 421 S Summerlin Ave, Orlando, FL 32801
Maser: 5471 W Waters Ave, #100, Tampa, FL 33634

5) Applicant's Phone # Todd Lucas: 407.697.9616 Ty Maxey: 813.805.7300 Email (see below)

6) **Email Address**: todd.lucas@summitcmgroup.com and tmaxey@maserconsulting.com

7) Name of Owner, if different than above Monch Properties, Ltd.

8) Address of Owner 4417 Granada Blvd., Coral Gables, FL 33146

9) Owner Phone # 305.301.1390 Email N/A

10) Zoning District of Parcel CG and CM RE# 00065010-000000

11) Is Subject Property located within the Historic District? Yes ☐ No ☑

If Yes: Date of approval _____ HARC approval # _____

OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Conditional Use for self-storage (light industrial) use, per Section 122-418, City of Key West Land Development Regulations

Existing: 3-story 44,482 sf climate-controlled self-storage building and associated parking (approximately 74 spaces), accessory truck rental and outside storage of vehicles, boats, trailers, recreational vehicles, etc.

Proposed: 3-story 25,730 sf climate-controlled self-storage building addition

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3720

13) Has subject Property received any variance(s)? Yes ☐ No ☑

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ☑ No ☐

If Yes, describe and attach relevant documents.

Deed of Conservation Easement (OR 1829 PG 2196)

Easement - The Utility Board of the City of Key West (OR 1579 PG 550)

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans,* one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an Entity)

I, Ty Maxey, in my capacity as Geographic Discipline Leader - Planning Services
(print name) *(print position; president, managing member)*

of Maser Consulting, P.A.
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

2600 N Roosevelt Blvd, Key West, FL
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

T Maxey
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11/10/2017 by
date
Ty Maxey.
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Paula Taylor
Notary's Signature and Seal

Paula Taylor
Name of Acknowledger typed, printed or stamped

FF-197192
Commission Number, if any

PAULA TAYLOR
Notary Public - State of Florida
Commission # FF 197192
My Comm. Expires May 27, 2019
Bonded through National Notary Assn

City of Key West
Planning Department

Verification Form
(Where Authorized Representative is an Entity)

I, Todd Lucas, in my capacity as Director of Entitlements
(print name) *(print position; president, managing member)*

of Summit Construction Group
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

2600 N Roosevelt Blvd, Key West, FL
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9TH DAY OF NOV, 2017 by
date

TODD LUCAS.
Name of Authorized Representative

He/~~She~~ is personally known to me or has presented N/A as identification.

Deborah Ann Frye
Notary's Signature and Seal

Deborah Ann Frye
Name of Acknowledger typed, printed or stamped

DEBORAH ANN FRYE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF084159
Expires 1/16/2018

FF084159
Commission Number, if any

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, RAMON F. OYARZUN as
Please Print Name of person with authority to execute documents on behalf of entity

GENERAL MANAGING PARTNER of Monch Properties, Ltd.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Summit Construction Group and Maser Consulting, P.A.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9th day of NOV. 2017
Date

by RAMON F. OYARZUN.
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented _____ as identification.

Frances Mary LaPointe
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

FRANCES MARY LAPOINTE
Notary Public - State of Florida
My Comm. Expires Aug 12, 2018
Commission # FF 113844

Commission Number, if any

AMENDED AND RESTATED
CERTIFICATE OF LIMITED PARTNERSHIP
OF
MONCH PROPERTIES, LTD.
(formerly, Silver Eagle Distributors Ltd.

Pursuant to the provisions of Section 620.1202, of the Florida Revised Uniform Limited Partnership Act, the undersigned general partners of Monch Properties, Ltd., (formerly Silver Eagle Distributors Ltd.), whose original Certificate of Limited Partnership was filed with the Florida Department of State on July 11, 1988, document number A26722, under the name Silver Eagle Distributors Ltd., hereby adopt this Amended and Restated Certificate of Limited Partnership, which is to be effective on the date and as of the time of filing.

1. The name of the limited partnership is **Monch Properties, Ltd.**

2. The street address of the designated office of the limited partnership is:
4417 Granada Blvd.
Coral Gables, FL 33146

3. The name and street address of the registered agent and registered office of the limited partnership are:
Ramon Oyarzun
4417 Granada Blvd.
Coral Gables, FL 33146

4. The names and designated addresses of the General Partners are:

RFO, Inc.
4417 Granada Boulevard
Coral Gables, FL 33146

Chace, Inc.
4406 Anderson Road
Coral Gables, FL 33146

5. The mailing address for the limited partnership is:
P.O. Box 558207
Miami, FL 33255-8207

This Amended and Restated Certificate of Limited Partnership shall supersede and replace the original Certificate of Limited Partnership and any and all amendments thereto.

IN WITNESS WHEREOF, the undersigned general partners have duly executed and is filing this Amended and Restated Certificate of Limited Partnership pursuant to Section 620.1202, of the Florida Revised Uniform Limited Partnership Act, as of the 12th day of September, 2006.

RFO, Inc., General Partner

By: _____
Ramon F. Oyarzun, President

Chace, Inc., General Partner

By: _____
Carlos A. Acevedo, President

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-stated limited partnership, I hereby accept the continued appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

Dated: September 12TH, 2006

Ramon Oyarzun
Registered Agent

FTL 3101172

MONROE COUNTY
OFFICIAL RECORDS

FILE #1332336
BK#1829 PG#2196

Standard form – January, 1998

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 18 day of May, 1999, by Ramon Oyarzun,

(address) 1000 Park of Commerce Blvd.
Homestead, FL 33035

("Grantor") to the South Florida Water Management District ("Grantee"). As used herein, the term Grantor shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term Grantee shall include any successor or assignee of Grantee.

RCD Nov 06 2002 04:46PM
DANNY L KOLHAGE, CLERK

WITNESSETH

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

WHEREAS, the Grantor desires to construct (name of project) Silver Eagle Distributors ~~Inc.~~ LTD ("Project") at a site in Monroe County, which is subject to the regulatory jurisdiction of South Florida Water Management District ("District"); and

WHEREAS, District Permit No. 990204-15 ("Permit") authorizes certain activities which affect waters in or of the State of Florida; and

WHEREAS, this Permit requires that the Grantor preserve, enhance, restore and/or mitigate wetlands and/or uplands under the District's jurisdiction; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit, is agreeable to granting and securing to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1997), over the Property.

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Property which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

Prepared by:

F.H. Hildebrandt

EXHIBIT 7A

FILE #1332336
BK#18829 PG#2197

Standard form – January, 1998

The scope, nature, and character of this conservation easement shall be as follows:

1. It is the purpose of this conservation easement to retain land or water areas in their natural, vegetative, hydrologic, scenic, open, agricultural or wooded condition and to retain such areas as suitable habitat for fish, plants or wildlife. Those wetland and/or upland areas included in the conservation easement which are to be enhanced or created pursuant to the Permit shall be retained and maintained in the enhanced or created conditions required by the Permit.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Property at reasonable times with any necessary equipment or vehicles to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Property by Grantor at the time of such entry; and

b. To enjoin any activity on or use of the Property that is inconsistent with this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are permitted or required by the Permit, the following activities are prohibited in or on the Property:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removal or destruction of trees, shrubs, or other vegetation, except for the removal of exotic or nuisance vegetation in accordance with a District approved maintenance plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

Prepared by:
F. H. Hildebrandt

EXHIBIT 7B

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any District rule, criteria, permit and the intent and purposes of this Conservation Easement.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

Prepared by:
F. H. Hildebrandt

FILE #1332336
BK#1829 PG#2198

EXHIBIT 7c

Standard form – January, 1998

FILE #1332336
BK#1829 PG#2199

11. Grantor shall insert the terms and restrictions of this conservation easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Property.

12. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Monroe County.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purpose imposed with this conservation easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances that are inconsistent with the terms of this conservation easement and all mortgages have been joined or subordinated; that Grantor has good right and lawful authority to convey this conservation easement; and that it hereby fully warrants and defends the title to the conservation easement hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Ramon F Oyarzun has hereunto set its authorized hand this 14th day of May 1999.

Signed, sealed and delivered in our presence as witnesses:

Print Name: Nancy Krause

Print Name: Juan Cosculluela

Silver Eagle Distributors, Ltd
A Florida corporation

By:
Print Name: Ramon F. Oyarzun
Title: General Managing Partner

Prepared by:
F.H. Hildebrandt

EXHIBIT 7D

Standard form – January, 1998

FILE #1332336
BK#1829 PG#2200

STATE OF FLORIDA

) ss:

COUNTY OF Dade

On this 19th day of May, 1999 before me, the undersigned notary public, personally appeared Ramon Oyarzun personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the (position) General Managing Partner, of (corporation) Silver Eagle Dist., Ltd., a Florida corporation, and acknowledged that he executed the same on behalf of said corporation and that he was duly authorized to do so.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

Nancy Krause

Print Name: Nancy Krause

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
NANCY KRAUSE
COMMISSION NUMBER
CC522490
MY COMMISSION EXPIRES
JAN. 21,2000

South Florida Water Management District
Legal Form Approved: SFWMD – January, 1998

EXHIBIT 7E

Prepared by:
F. H. Hildebrandt

SALT RUN CANAL

FILE #1332336
BK#1829 PG#2201

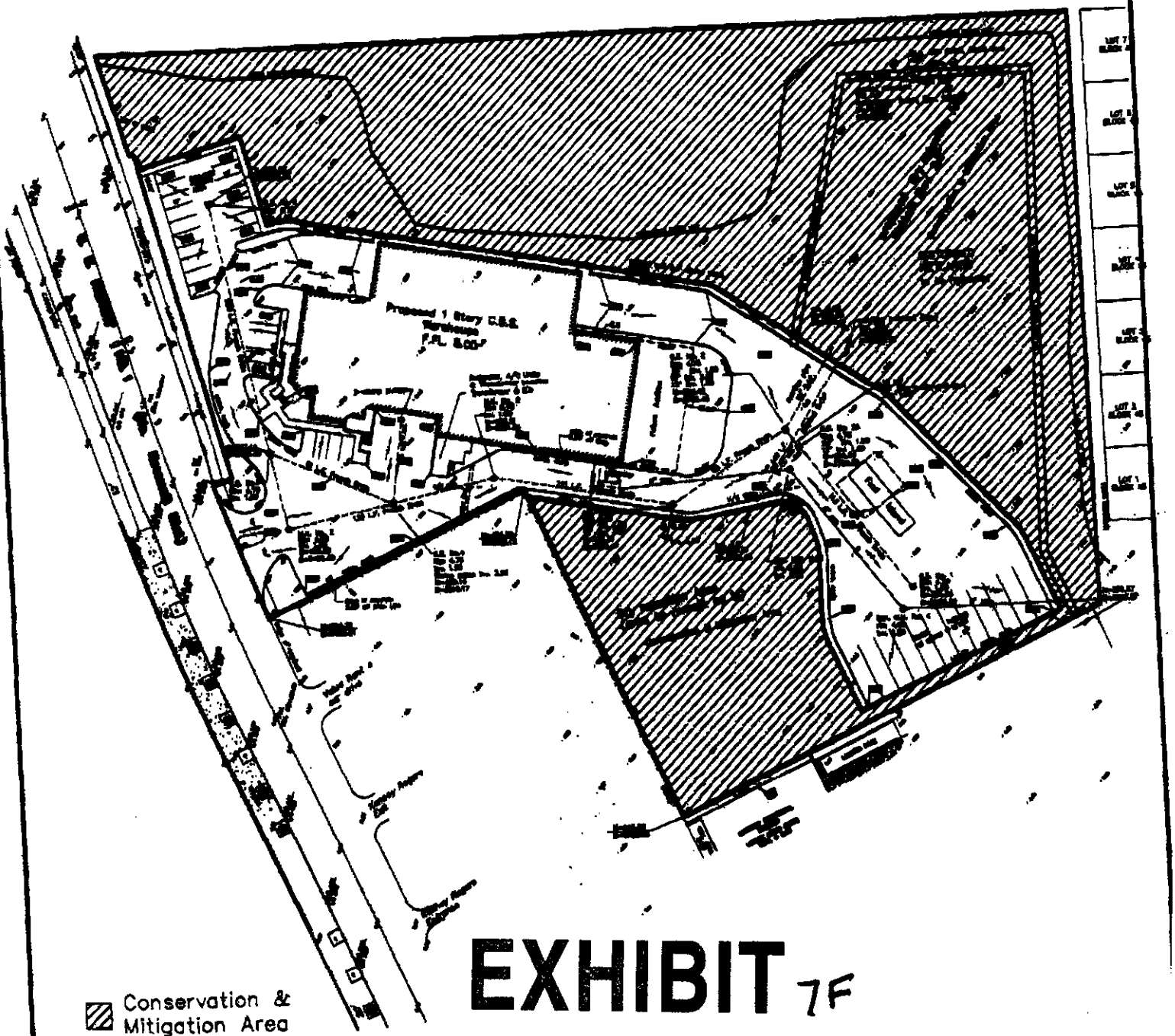


EXHIBIT 7F

Conservation & Mitigation Area
Total: 3.59± Acres

Silver Eagle Distributors No. Roosevelt Blvd., Key West, Fl. 33040			
Conservation & Mitigation Area			Dwn No.: 98-453
Scale: 1"=100'	Ref.	Flood panel No.	Dwn. By: F.H.H.
Date: 5/7/99		Flood Zone:	Flood Elev.
REVISIONS AND/OR ADDITIONS			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237

Prepared by: F.H. Hildebrandt

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE #1127067
BK#1579 PG#550

RCD Jun 02 1999 03:04PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
06/02/1999 DEP CLK

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Silver Eagle Distributors, Ltd. hereinafter called grantor(s) do hereby grant an easement to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, hereinafter called grantee, for public utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction and improvement, thereof, to wit:

On the Island of KEY WEST in Monroe County, Florida,

Commencing at the N.E. corner of Block 15, of the Key West Foundation Company's Plat No. 2, as recorded in Plat Book 1, Page 189, Public Records of Monroe County, Florida, run Northwesterly, Westerly, and Southwesterly along the Westerly and Southerly right-of-way line (curb line) of Roosevelt Boulevard for a distance of 9055.11 feet to a point on the Southeast right-of-way line of State Road No. 5 (Roosevelt Boulevard/U.S. 1), which is at Station 154+97.71, 25.0 feet right, of the Survey Baseline of said State Road No. 5, as shown on State of Florida Department of Transportation Right of Way Map, Section 90010-2519 (1984), said Point also being the Northeast corner of parcel of land described in Deed Book G-66 at Pages 163-164 of the Public Records of Monroe County, Florida; thence run South 19° 05' 28" East for 21.88 feet to the Point of Beginning of the parcel of land hereinafter described; thence run South 54 34' 25" West for 71.71 feet; thence run South 35° 25' 35" East for 3.0 feet; thence run South 56° 44' 29" West for 231.49 feet; thence run North 37° 28' 48" West for 14.0 feet to a point on a circular curve to the left having the elements of, Radius = 1951.85 feet; a Central Angle of 02° 54' 04"; and an Arc length of 98.83 feet; thence along the chord of said curve run South 51° 04' 03" West for 98.82 feet to the Northeast corner of the lands described in Official Record Book 1120, Page 608 of the Public Records of Monroe County, Florida; thence run South 42° 13' 59" East along the Northeasterly line of said lands for 198.98 feet; thence continue along said lands, South 47° 46' 00" West for 250.0 feet to a point along the Northeasterly line of lands described in Official Record Book 998, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeasterly line of said lands described in Official Records Book 998, Page 8, South 42° 13' 59" East for 324.45 feet; thence run North 70° 51' 01" East for 408.50 feet, more or less, to a point along the Westerly line of a canal; thence run North 18° 27' 48" West along said Westerly line of canal and basin for a distance of 879.15 feet to the Point of Beginning.

A general easement for underground primary, transformers, pad and all appurtenances necessary any further installation of service is subject to written approval by owners.

Together with the right of ingress and egress over property of the grantor(s), so as to afford the grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, over-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use of the aforesaid easement.

This easement shall terminate if at any time its use is discontinued for 6 mos.

IN WITNESS WHEREOF, these presents have been executed by the grantor(s) herein, all as of the 19th day of May A.D. 1999.

Signed, Seated and Delivered in the presence of:

Nancy Krause (Witness) (Seal)

(Witness) (Seal)

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 19th day of May 1999 by Ramon F. Oyarzun, partner, on behalf of Silver Eagle Distributors, Ltd., a partnership. He is personally known to me.

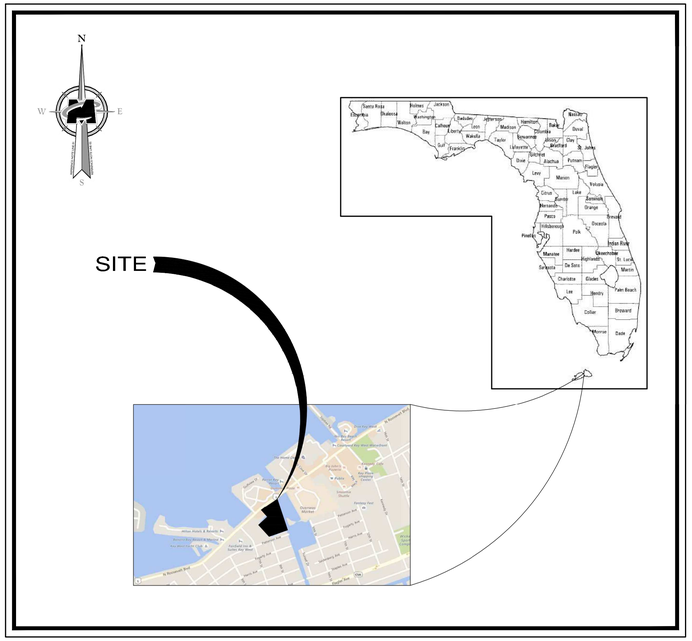
Nancy Krause
Nancy Krause

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
NANCY KRAUSE
COMMISSION NUMBER
CC622400
MY COMMISSION EXPIRES
JAN. 21,2000

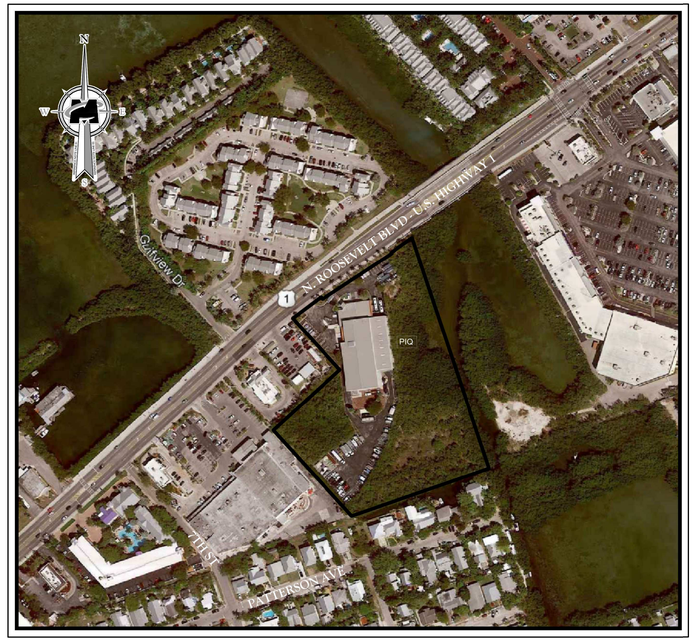
MONROE COUNTY
OFFICIAL RECORDS

MAJOR DEVELOPMENT PLAN
FOR
CHOICE STORAGE CENTERS

SECTION 33, TOWNSHIP 67, RANGE 25
2600 N. ROOSEVELT BLVD, KEY WEST, FL 33040



VICINITY MAP
N.T.S.



VICINITY MAP
200 150 100 50 0 100 200 400
SCALE : 1" = 200'

LEGAL DESCRIPTION

Commencing at the N E. corner of Block 15, of the Key West Foundation Company's Plat No. 2, as recorded Plat Book 1, Page 189, Public Records of Monroe County, Florida, run Northwesterly, Westerly and Southwesterly along the Westerly and Southerly right-of-way line (curb of Roosevelt Boulevard for a distance of 9055.11 feet to a point on the Southeast right-of-way line of State Road No. 5 (Roosevelt Boulevard/U.S.1), which is at Station 154+97.71, 25.0 feet right, of the Survey Baseline of said State Road No. 5, as shown on State of Florida Department of Transportation Right of Way Map, Section 90010-2519 (1984), said Point also being the Northeast corner of parcel of land described in Deed Book G-66 at Pages 163-164 of the Public Records of Monroe County, Florida; thence run South 19° 05' 28" East for 21.88 feet to the Point of Beginning of the parcel of land hereinafter described; thence run South 54° 34' 25" West for 71.71 feet; thence run South 35° 25' 35" East for 3.0 feet; thence run South 56° 44' 29" West for 231.49 feet; thence run North 37° 28' 48" West for 14.0 feet to a point on a circular curve to the left having the elements of. Radius = 951 feet; a Central Angle of 02° 54' 04"; and an Arc length of 98.83 feet; thence along the chord of said curve run South 51° 04' 03" West for 98.82 feet to the Northeast corner of the lands described in Official Record Book 1120, Page 698 of the Public Records of Monroe County, Florida; thence run South 42° 13' 59" East along the Northeasterly line of said lands for 198.98 feet; thence continue along said lands, South 47° 46' 00" West for 250.0 feet to a point along the Northeasterly line of lands described in Official Record Book 998, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeasterly line of said lands described in Official Records Book 998, Page 8, South 42° 13' 59" East for 324.45 feet; thence run North 70° 51' 01" East for 406.50 feet, more or less, to a point along the Westerly line of a canal; thence run North 18° 27' 48" West along said Westerly line of canal and basin for a distance of 679.15 feet to the Point of Beginning.

Less and except Right of Way taken as described in Official Records Book 2418, Page 1603 of the Public Records of Monroe County, Florida.

Containing 6.06 Acres, more or less.

DEVELOPMENT TEAM

DEVELOPER/APPLICANT
SUMMIT CONSTRUCTION GROUP
421 SOUTH SUMMERLIN AVE
ORLANDO, FL 32801
CONTACT: TODD LUCAS
PHONE: (407) 697-9616

OWNER
MONCH PROPERTIES, LTD
4417 GRANADA BLVD
CORAL GABLES, FL 33146

ENGINEER/PLANNER
MASER CONSULTING P.A.
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FOR THE LOCATION OF
UNDERGROUND FACILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

DRAWING LIST

SHT. No.	DESCRIPTION	LATEST REVISION
1 OF 7	COVER SHEET	-
2 OF 7	CONSTRUCTION NOTES	-
3 OF 7	SURVEY (BY OTHERS)	-
4 OF 7	SITE DEMOLITION PLAN	-
5 OF 7	SITE LAYOUT PLAN	-
6 OF 7	DIMENSION, GRADING & UTILITY PLAN	-
7 OF 7	CONSTRUCTION DETAILS	-

SURVEY PROVIDED BY: CLANCY & COMFORT LAND SURVEYORS LLC
DATED: 10/20/2017

PREPARED BY

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TAMPA, FL 33634

VERTICAL DATUM
ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

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REV	DATE	DRAWN BY	DESCRIPTION
-	-	-	-

LAURIE S. BURCAW
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN
FOR
CHOICE STORAGE CENTERS
SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #:
00065010-000000

CITY OF KEY WEST
MONROE COUNTY,
FLORIDA

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/10/17	JO	TS

PROJECT NUMBER:	DRAWING NAME:
17005454A	C-CVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 OF 7

GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TV, SANITARY AND STORM SEWERS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUBCONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT INSPECTION AND CERTIFICATION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRE-CAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL, PRIOR TO ORDERING. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED TO WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.

8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.

9. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

   C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.

   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FDOT INDICES AND HERNANDO COUNTY FACILITY DESIGN GUIDELINES (LATEST EDITIONS).

   E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

   IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY "ON-SITE PIPING PERMITS" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITY FACILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.

11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.

12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.

13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON-SITE BY OTHER CONTRACTORS/ SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ITS ACTIVITIES ACCORDINGLY.

AS-BUILT:

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, DRAINAGE STRUCTURES, WEIRS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS TOP OF BANK, TOE OF SLOPE AND GRADE BREAK LOCATIONS AND ELEVATIONS FOR POND AND DITCH/SWALE CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

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CLEARING AND SITE PREPARATION NOTES :

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. STRIPPED TOPSOIL REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING EXCESS EARTHWORK FROM THE SITE.

5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE, BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIERS (HAY BALES OR SILTATION CURTAINS) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTORS IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

2. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE/OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN THE SPECIFIED NTU's (NEPHELOMETRIC TURBIDITY UNITS) GOVERNED BY THE APPLICABLE GOVERNING JURISDICTION, ABOVE BACKGROUND LEVELS.

3. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

4. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES.

5. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

6. CONTRACTOR SHALL MAKE SURE THAT UNDUE SOIL/SAND IS NOT TRACKED OFFSITE, IF IT BECOMES AN ISSUE, CONTRACTOR SHALL ADD A CONSTRUCTION ENTRANCE WITH SEDIMENT REMOVAL (GRAVEL DRIVE) AND SHALL REMOVE ANY SEDIMENT/SOIL TRACKED OFFSITE DAILY OR SOONER.

CONSTRUCTION SITE WORK TESTING:

1. ALL SITE WORK CONSTRUCTION TESTING SHALL BE PERFORMED BY A CERTIFIED/LICENSED GEOTECHNICAL ENGINEERING FIRM.

2. ALL SITE WORK CONSTRUCTION TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL REPORT AND/OR THE TESTING PARAMETERS OF THE LOCAL MUNICIPALITY/AGENCY HAVING JURISDICTION OVER THE SITE WORK. THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

3. COPIES OF PASSING TEST RESULTS SHALL BE PROVIDED TO THE DEVELOPER, ENGINEER OF RECORD, CONTRACTOR AND LOCAL MUNICIPALITY/AGENCY FOR PURPOSES, SUCH AS BUT NOT LIMITED TO, CERTIFICATION, AND ACCEPTANCE OF FACILITIES BY THE DEVELOPER AND/OR MUNICIPALITY/AGENCY.

4. THE SERVICES OF A CONSTRUCTION TESTING GEOTECHNICAL FIRM SHALL BE RETAINED BY THE DEVELOPER, UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.

5. ENGINEER WILL NOT BE RESPONSIBLE FOR SCHEDULING, COORDINATION OR EVALUATION OF THE SOILS TESTING AND CERTIFICATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO MAKE THE NECESSARY ARRANGEMENTS DIRECTLY WITH THE SOILS TESTING LABORATORY/GEOTECHNICAL FIRM AND THE SITE CONTRACTOR.

TESTING AND INSPECTION REQUIREMENTS (SANITARY):

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNERS ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.

2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

3. ALL FORCE MAINS (IF APPLICABLE) SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTORS' RESPONSIBILITY.

PAVING AND GRADING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNERS ENGINEER, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.

5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.

6. CONTRACTOR SHALL SAW CUT, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, PER DETAILS HEREIN.

7. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.

9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.)

10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX # 17346.

11. THE CONTRACTOR WILL STABILIZE, BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS, ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH SITE SPECIFIC GEOTECHNICAL REPORT FOR THE SITE, AS WELL AS THE TESTING SCHEDULE REQUIRED BY FDOT AND THE AFFECTED MUNICIPALITY. UPON COMPLETION OF WORK, THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND THE VARIOUS AGENCIES. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

SANITARY SYSTEM NOTES:

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

2. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION No. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6 " DIAMETER.

3. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, UNLESS OTHERWISE NOTED ON PLANS.

4. ALL GRAVITY SEWERS MUST BE SDR 35 PVC OR DIP CLASS 54 PIPE. ALTERNATIVES MUST BE APPROVED BY APPLICABLE JURISDICTION/ENGINEER OF RECORD. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3231 & ASTM F1336. JOINTS SHALL COMPLY WITH ASTM D3212.

5. ALL PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150, DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAINS SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 3" DIAMETER.

6. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.

7. ALL DUCTILE IRON PIPE SHALL MEET REQUIREMENTS OF AWWA C151, ANSI SPEC. A21.51.

8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH A VIRGIN POLYETHYLENE INTERIOR LINING COMPLYING WITH ASTM D 1248 (40 MILS THICK) HEAT BONDED TO THE INTERIOR OF ALL PIPES. ALL DIP PIPE SHALL HAVE A STANDARD OUTSIDE COATING COMPLYING WITH ASTM C151-8.1.

9. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 6" @ 1.00%, 8" @ 0.50%.

10. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE JURISDICTIONAL STANDARD SPECIFICATIONS.

11. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.

12. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.

13. FORCE MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE FORCE MAIN.

WATER SYSTEM NOTES :

1. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATIONS OF SANITARY SEWERS, FORCE MAINS AND STORM SEWERS, AT CROSSINGS OF WATER MAINS, SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE, WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS IF IT IS NOT AVAILABLE IN THE SIZE PROPOSED.). SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO (2) JOINTS IN LIEU OF DIP, THE SANITARY SEWER MAY BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE, AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED AT THE POINT OF CROSSING SHALL BE REQUIRED. THE WATER MAIN SHALL BE PLACED IN A SLEEVE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e.. PIPES CENTERED ON THE CROSSING). WHERE A PROPOSED PIPE CONFLICTS WITH AN EXISTING PIPE, THE PROPOSED PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED SO AS TO SATISFY THE REQUIREMENTS IDENTIFIED ABOVE.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION: MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

   WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION: THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER, AND A 10-FT. HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.

2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS, IN PARALLEL INSTALLATIONS, WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE INSTALLED IN A SEPARATE TRENCH, OR IN AN UNDISTURBED EARTH SHELF, LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN, AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, AND WATER AND SEWER JOINTS SHALL BE STAGGERED. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES, IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP (IF AVAILABLE IN THE SIZE PROPOSED), WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE LOCATED ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (i.e.. STAGGERED JOINTS).

3. ALL DIP PIPE SHALL BE MW CLASS 50 OR PRESSURE CLASS 250. REFER TO NOTE #: 8 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.

4. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.

5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER. WHERE POSSIBLE, 48" MAXIMUM COVER.

6. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.

7. THRUST BLOCKING/RESTAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.

8. ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED..

9. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO THE PREVIOUSLY REFERENCED STANDARDS AND SPECIFICATIONS.

10. ALL ON-SITE FIRE HYDRANTS SHALL BE PAINTED WITH HIGH GRADE ENAMEL FEDERAL, COLOR SHALL COMPLY WITH APPLICABLE UTILITY HAVING JURISDICTION, AND BE OSHA APPROVED, AND MUST BE LOCATED A MINIMUM OF 6 FEET, OR AS APPROVED BY THE APPLICABLE JURISDICTION, FROM THE EDGE OF PAVEMENT OR BACK OF CURB, OTHERWISE BOLLARDS WILL BE REQUIRED FOR PROTECTION. ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA STANDARDS C502-80 THEREOF. ,

11. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.

12. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY MUNICIPAL UTILITY DEPARTMENT INSPECTOR.

13. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND JURISDICTIONAL UTILITY DEPARTMENT SPECIFICATIONS.

14. ALL PVC WATER MAIN, 4" TO 12" DIAMETER PIPING, SHALL CONFORM TO AWWA C900 (DR 18) STANDARD SPECIFICATIONS, PRESSURE CLASS 150 PSI. ALL PVC WATER MAIN PIPING LESS THAN 4" DIAMETER SHALL BE SCHEDULE 80, PRESSURE CLASS 200 PSI.

15. ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAT 18 INCHES ABOVE MAIN LINES. THE TAPE SHALL BE AT LEAST 5-1/2 MILS THICK, 2 INCH MINIMUM WIDTH, AND MADE WITH AN ALUMINUM MATERIAL SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE. IT SHALL HAVE IMPRINTED, IN PERMANENT BLACK INK WITH ONE INCH TALL LETTERS, "CAUTION: WATER LINE BURIED BELOW", ON BLUE BACKGROUND. THE TAPE SHALL BE CONTINUOUS BETWEEN VALVES, AND SECURED TO EACH VALVE. WHERE OTHER LINES OR SERVICE LINES JOIN THE WATER MAIN, THE TAPE USED FOR DETECTION OF THESE LINES SHALL BE SECURED TO THE MAIN LINE TAPE.

16. FIRE LINES SHALL BE INSTALLED BY A CONTRACTOR, DULY LICENSED BY THE STATE OF FLORIDA FIRE MARSHALL'S OFFICE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO CONSTRUCTION OF THE FIRE PROTECTION SYSTEM.

17. FIRE PROTECTION SHALL MEET ALL THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY.

TESTING AND INSPECTION REQUIREMENTS (WATER):

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED, AS-BUILT, AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH APPLICABLE WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.

2. CONTRACTOR SHALL ARRANGE FOR CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER, IMMEDIATELY UPON COMPLETION OF THE WATER SYSTEM, FOR CERTIFICATION PURPOSES.

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811
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LAURIE S. BURCAW
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 46064
11/10/17

MAJOR DEVELOPMENT PLAN

FOR

CHOICE STORAGE CENTERS

SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #:
00065010-000000

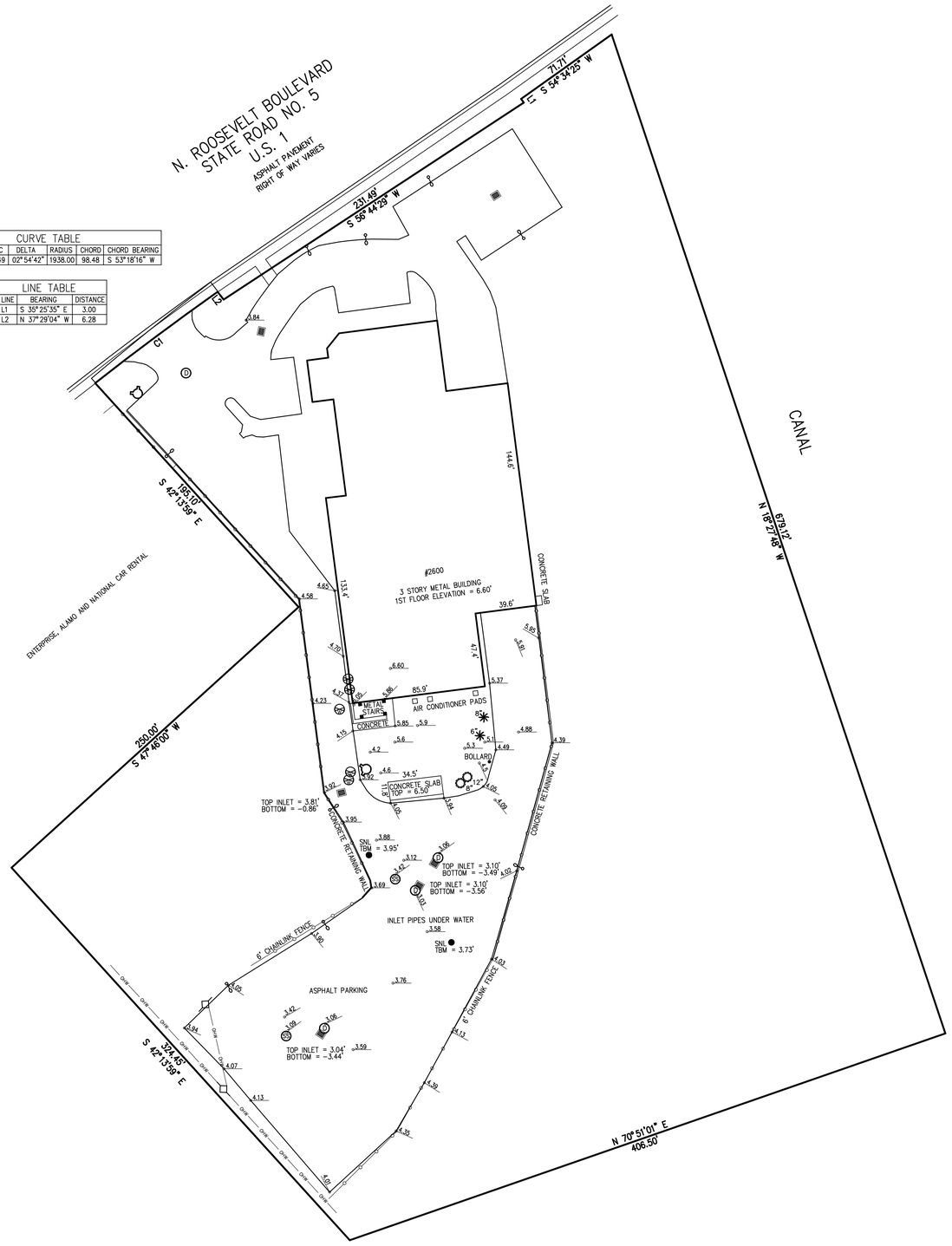
CITY OF KEY WEST
MONROE COUNTY,
FLORIDA

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/10/17	JO	TS
PROJECT NUMBER: 17005454A	DRAWING NAME: C-CVER		

SHEET TITLE: CONSTRUCTION NOTES

SECTION 33, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA



CURVE TABLE					
CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
C1	98.49	02°54'42"	1938.00	98.48	S 53°18'16" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°25'35" E	3.00
L2	N 37°29'04" W	6.28

N

GRAPHIC SCALE

40 0 40 80

(IN FEET)
1 inch = 40 feet

LEGEND:

- = PALM TREE
- = DECIDUOUS TREE
- 4.2 = EXISTING ELEVATION
- = LIGHT POLE
- = DRAINAGE MANHOLE
- = SANITARY MANHOLE
- = WATER VALVE COVER
- = SEWER VALVE COVER
- = FIRE HYDRANT
- = UTLITY POLE

ABBREVIATIONS:

OHW = OVERHEAD WIRES
SNL = SET NAIL
TBM = TEMPORARY BENCHMARK

NOTES:

1. THIS RECORD & LIMITED TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR AND MAPPER. FIELD WORK WAS COMPLETED ON OCTOBER 15, 2017, WHICH IS THE DATE OF SURVEY.
2. BEARINGS ARE BASED ON THE SOUTHELY RIGHT OF WAY LINE OF N. ROOSEVELT BOULEVARD HAVING A DEED BEARING OF S 56°44'29 W.
3. ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR UNDERGROUND FOUNDATIONS WERE MEASURED AS PART OF THIS SURVEY, UNLESS OTHERWISE NOTED.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OR TITLE REPORT. THERE MAYBE MATTERS OF PUBLIC RECORD NOT SHOWN ON THIS SURVEY.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
8. FLOOD ZONE INFORMATION:
   COMMUNITY PANEL NUMBER: 120168 1509 K
   FLOOD ZONE: AE (EL 8)
   REVISED MAP DATE: FEBRUARY 18, 2005

LEGAL DESCRIPTION:

Commencing at the N E. corner of Block 15, of the Key West Foundation Company's Plat No. 2, as recorded Plat Book 1, Page 189, Public Records of Monroe County, Florida, run Northwesterly, Westerly and Southwesterly along the Westerly and Southerly right–of–way line (curb line) of Roosevelt Boulevard for a distance of 9055.11'feet to a point on the Southeast right–of–way line of State Road No. 5 (Roosevelt Boulevard/U.S.1), which is at Station 154+97.71, 25.0 feet right, of the Survey Baseline of said State Road No. 5, as shown on State of Florida Department of Transportation Right of Way Map, Section 90010–2519 (1984), said Point also being the Northeast corner of parcel of land described in Deed Book G–66 at Pages 163–164 of the Public Records of Monroe County, Florida; thence run South 19° 05' 28" East for 21.88 feet to the Point of Beginning of the parcel of land hereinafter described; thence run South 54° 34' 25" West for 71.71 feet; thence run South 35° 25' 35" East for 3.0 feet; thence run South 56° 44' 29" West for 231.49 feet; thence run North 37° 28' 48" West for 14.0 feet to a point on a circular curve to the left having the elements of, Radius = 951 feet; a Central Angle of 02° 54' 04"; and an Arc length of 98.83 feet; thence along the chord of said curve run South 51° 04' 03" West for 98.82 feet to the Northeast corner of the lands described in Official Record Book 1120, Page 698 of the Public Records of Monroe County, Florida; thence run South 42° 13' 59" East along the Northeasterly line of said lands for 198.98 feet; thence continue along said lands, South 47° 46' 00" West for 250.0 feet to a point along the Northeasterly line of lands described in Official Record Book 998, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeasterly line of said lands described in Official Records Book 998, Page 8, South 42° 13' 59" East for 324.45 feet; thence run North 70° 51' 01" East for 406.50 feet, more or less, to a point along the Westerly line of a canal; thence run North 18° 27' 48" West along said Westerly line of canal and basin for a distance of 679.15 feet to the Point of Beginning.

Less and except Right of Way taken as described in Official Records Book 2418, Page 1603 of the Public Records of Monroe County, Florida.

Containing 6.06 Acres, more or less.

THOMAS S. CLANCEY
CERTIFICATE
No. 4024
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

DATE:	No:	REVISIONS	BY:

CHOICE SELF STORAGE SITE
KEY WEST, FLORIDA

FOR: MASER CONSULTING
405 N. REO STREET
TAMPA, FLORIDA 33609

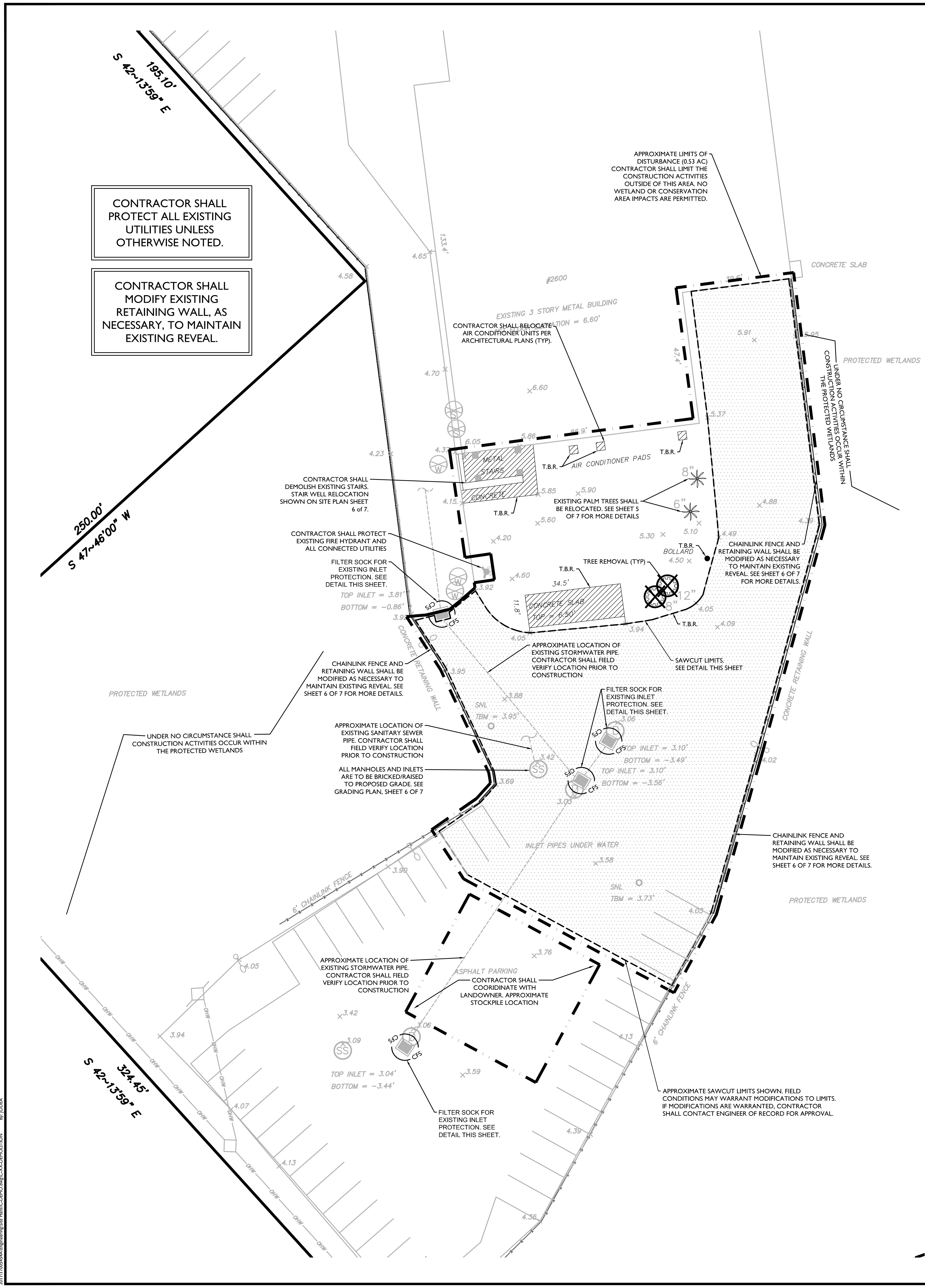
CLANCEY & COMFORT LAND SURVEYORS LLC
PROFESSIONAL SURVEYORS AND MAPPERS
30029 LYNNE DRIVE
LB 8196 WESLEY CHAPEL, FLORIDA 33543
TOM 813 245–4556 JIM 813 995–4930
TCLANCEYPLS@AOL.COM COMFORTSURVEYING052@GMAIL.COM

LIMITED TOPOGRAPHIC SURVEY

10/20/2017
THOMAS S. CLANCEY, PLS No. 4024 — DATE OF SIGNATURE
FLORIDA REGISTERED SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCALE: 1' = 40'	FIELD BOOK: 1
DRAWN BY: TSC	PAGES: 36
CHECKED BY: XXX	
JOB No.: 170090	SHEET No.: 1 OF 1



DEMOLITION NOTES

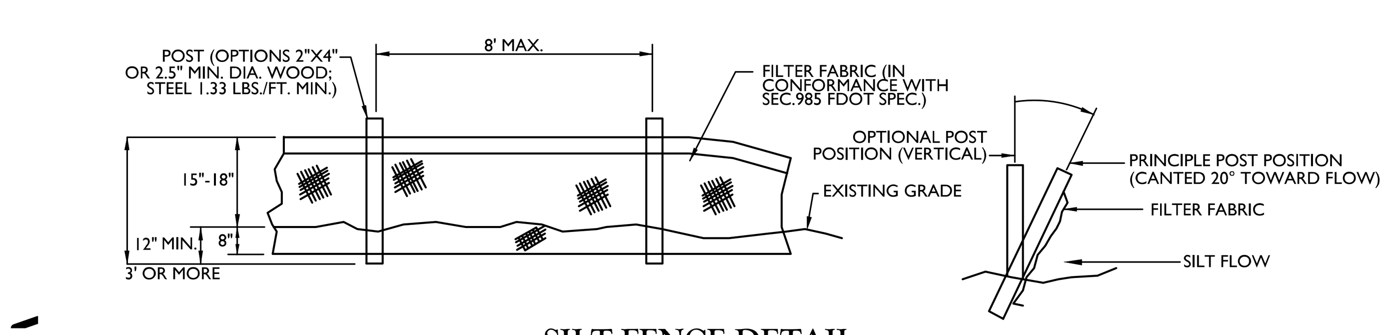
1. ALL ITEMS TO BE PROTECTED SHALL BE PROTECTED THROUGH ALL THE PHASES OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY CITY OF KEY WEST IS RECEIVED.
2. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
3. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL SUNSHINE 811 FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES
   F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTORS SHALL COORDINATE WITH ALL UTILITY COMPANIES CONCERNING THE ABANDONMENT, RELOCATION AND/OR DEMOLITION OF UTILITIES PRIOR TO CONSTRUCTION. NO WORK IS TO BE PERFORMED ON LIVE LINES UNLESS APPROVED IN WRITING BY THE UTILITY IN ALL CASES. A REPRESENTATIVE FROM THE UTILITY SHALL BE PRESENT FOR INITIAL ABANDONMENT AND/OR LIVE CUTS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR UTILITIES AND SHALL PROTECT THEM AT ALL TIMES.
5. RELOCATION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE, RELOCATE, AND INSTALL NEW ITEMS AS INDICATED ON THE PLANS.
6. THE CONTRACTOR IS FULLY AND COMPLETELY RESPONSIBLE FOR LOCATION , VERIFICATION, PROTECTION, STORAGE, MAINTENANCE, DEMOLITION, REMOVAL, RELOCATION OR ALTERATION OF ALL EXISTING SITE UTILITIES, SITE IMPROVEMENTS, STRUCTURES, OR CONSTRUCTION ELEMENTS AS REQUIRED TO COMPLETE THE WORK THAT ARE SHOWN ON THE PLANS AND OR THAT ARE OBSERVABLE IN THE FIELD, WHETHER CONSPICUOUSLY VISIBLE OR NOT. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING IMPROVEMENTS, UTILITIES, AND SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
7. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR ANY EXISTING UNDERGROUND OR OVERHEAD UTILITIES.
8. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS WITH ALL DEMOLITION ACTIVITIES. IF ADDITIONAL REQUIREMENTS ARE REQUIRED FOR HAZARDOUS WASTE REMOVAL INCLUDING BUT NOT LIMITED TO ASBESTOS, SEPTIC FIELDS, LEAD, PCB, TCP, OR OTHER WASTE OR CONTAINMENT, IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH MANDATES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL NECESSARY PERMITS.
10. DEMOLITION SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, HAULING, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO REMOVE AND PROPERLY DISPOSE OF ANY ITEM NECESSARY TO PERFORM THE REQUIRED DEMOLITION AS INDICATED ON THE PLANS.
11. ABANDONMENT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, PERMITTING, FEES, AND COORDINATION WITH PUBLIC AND/OR PRIVATE UTILITY REQUIRED TO ADEQUATELY ABANDON ITEMS AS INDICATED ON THE PLANS.
12. THE CONTRACTOR SHALL COORDINATE ALL TREE AND LANDSCAPE REMOVAL WITH THE LANDSCAPE PLANS. ANY DISCREPANCY BETWEEN THIS DEMOLITION PLAN AND THE LANDSCAPE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.
13. THIS DEMOLITION PLAN IS FOR GRAPHICAL REFERENCE ONLY. ITEMS NOT DEPICTED ON THESE PLANS MAY BE REQUIRED TO BE PROTECTED, REMOVED, OR RELOCATED. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING STRUCTURES, UTILITIES, AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION. DEMOLITION INCLUDES BUT IS NOT LIMITED TO THE ITEMS SHOWN ON THIS PLAN.
14. SAWCUT DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD STAKE AND CONSULT ENGINEER TO VERIFY PRIOR TO CONSTRUCTION.
15. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
16. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
17. THE CONTRACTOR SHALL PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
18. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
19. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
20. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
21. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
22. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
23. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
24. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
25. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
26. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
27. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
28. CONTRACTOR SHALL NOT IMPACT ANY WETLANDS THROUGH CONSTRUCTION ACTIVITIES OR ANY OTHER MEANS OF DISTURBANCE.
29. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISON. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
30. THIS DEMOLTION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.

SUBSURFACE UTILITIES

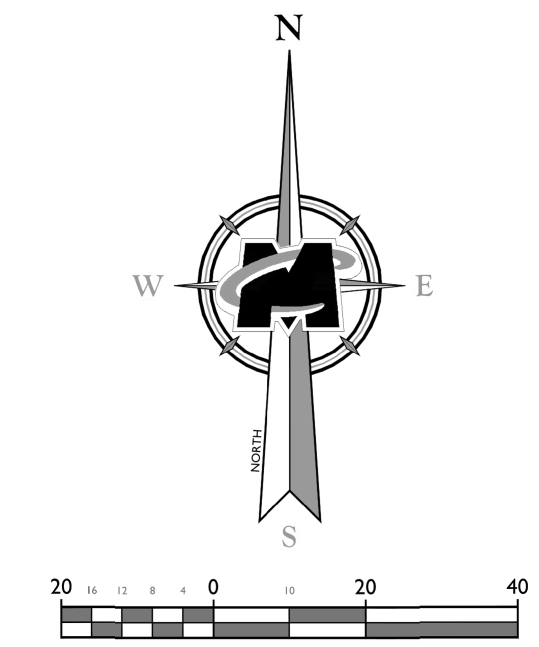
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

ENVIRONMENTAL NOTES

THE PLANS PREPARED BY MASER CONSULTING DO NOT DEPICT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. MASER CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.



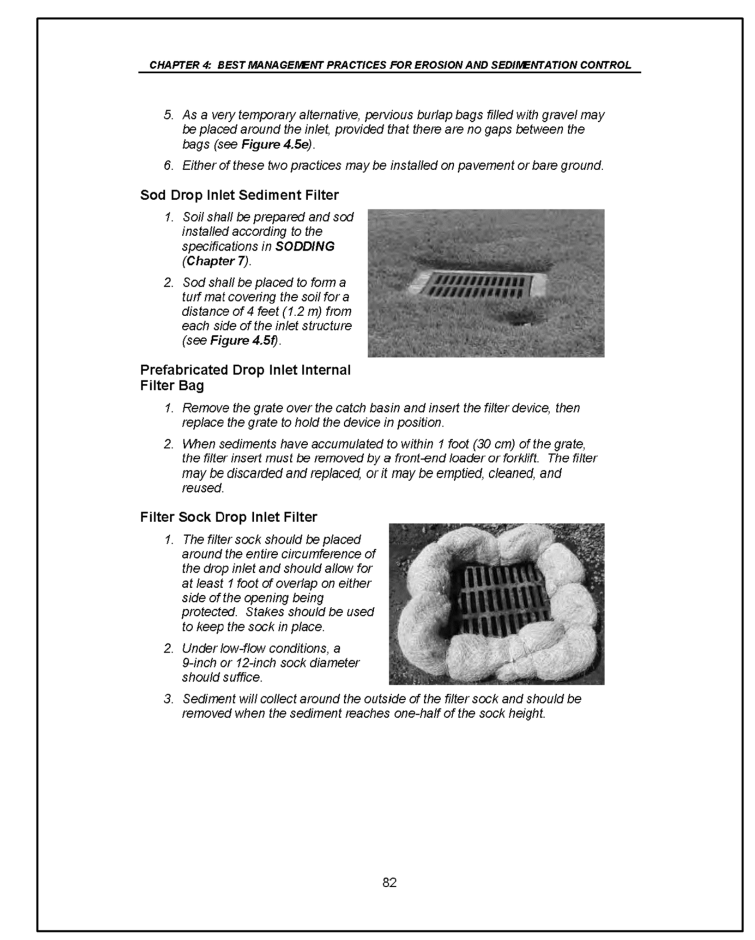
SILT FENCE DETAIL
N.T.S.



SCALE : 1" = 20'

LEGEND

Symbol	Description
(dashed box)	SAWCUT AND ASPHALT PAVEMENT REPAIR/REMOVAL. SEE DETAIL THIS SHEET.
(hatched box)	CONCRETE TO BE REMOVED
(dash-dot line)	LIMITS OF DISTURBANCE
(dash-double-dot line)	STOCKPILE LOCATION
T.B.R.	TO BE REMOVED
⊗	TREE REMOVAL INDICATOR
CFS	EROSION CONTROL FILTER SOCK


CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

5. As a very temporary alternative, pervious burlap bags filled with gravel may be placed around the inlet, provided that there are no gaps between the bags (see **Figure 4.5e**).
6. Either of these two practices may be installed on pavement or bare ground.

Sod Drop Inlet Sediment Filter

1. Soil shall be prepared and sod installed according to the specifications in **SODDING (Chapter 7)**.
2. Sod shall be placed to form a turf mat covering the soil for a distance of 4 feet (1.2 m) from each side of the inlet structure (see **Figure 4.5f**).

Prefabricated Drop Inlet Internal Filter Bag

1. Remove the grate over the catch basin and insert the filter device, then replace the grate to hold the device in position.
2. When sediments have accumulated to within 1 foot (30 cm) of the grate, the filter insert must be removed by a front-end loader or forklift. The filter may be discarded and replaced, or it may be emptied, cleaned, and reused.

Filter Sock Drop Inlet Filter

1. The filter sock should be placed around the entire circumference of the drop inlet and should allow for at least 1 foot of overlap on either side of the opening being protected. Stakes should be used to keep the sock in place.
2. Under low-flow conditions, a 9-inch or 12-inch sock diameter should suffice.
3. Sediment will collect around the outside of the filter sock and should be removed when the sediment reaches one-half of the sock height.

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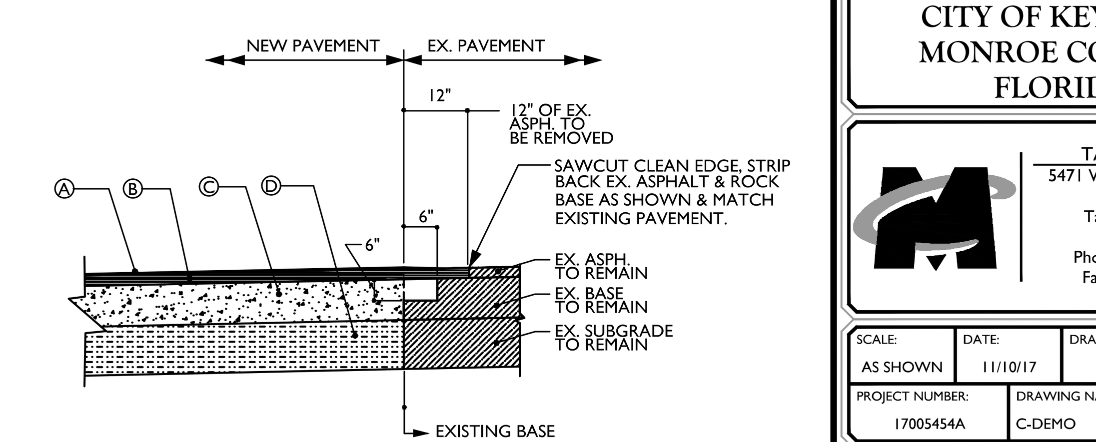
EXISTING INLET PROTECTION DETAIL



Ⓐ & Ⓑ MATCH EXISTING TYPE & DEPTH OF ASPHALT TO 3 1/2" MAXIMUM, INCLUDING FRICTION COURSE.
Ⓒ BASE
Ⓓ SUBGRADE

SAWCUT DETAIL
N.T.S.

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REV	DATE	DRAWN BY	DESCRIPTION

LAURIE S. BURCAW
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN

FOR

CHOICE STORAGE CENTERS

SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #:
00065010-000000

CITY OF KEY WEST
MONROE COUNTY,
FLORIDA

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

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AS SHOWN	11/10/17	JO	TS

PROJECT NUMBER:	DRAWING NAME:
17005454A	C-DEMO

SHEET TITLE:

SITE DEMOLITION PLAN

SHEET NUMBER:

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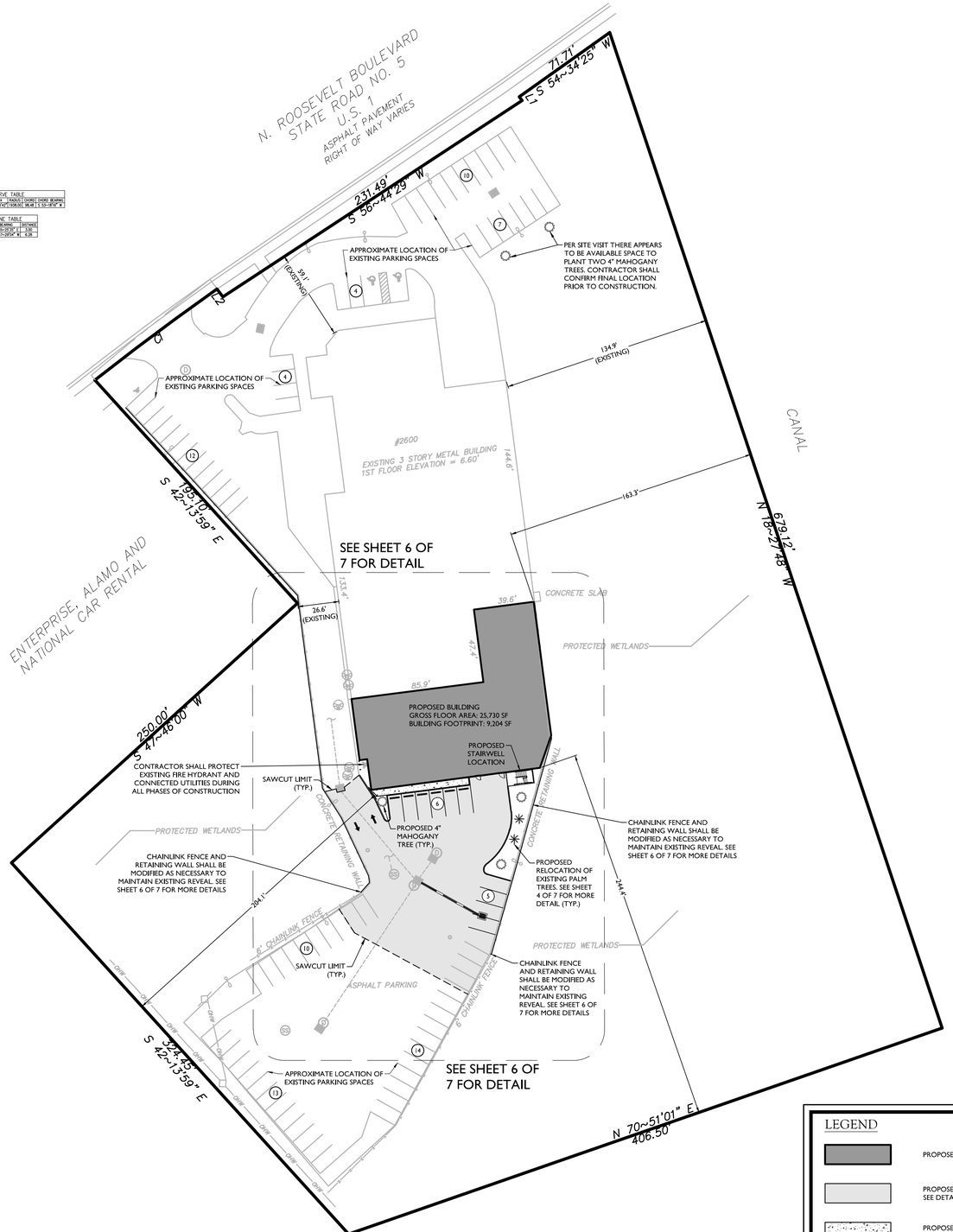


CURVE TABLE						
CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING
C1	106.48'	02~54'27"	1208.85'	106.48'	S 55~29'26" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31~30'29" E	3.50'
L2	N 31~30'54" W	4.28'

VERTICAL DATUM

ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

LEGEND

- PROPOSED BUILDING FOOTPRINT
- PROPOSED ASPHALT DRIVEWAY. SEE DETAIL SHEET 6 OF 7
- PROPOSED CONCRETE SIDEWALK. SEE DETAIL SHEET 6 OF 7
- PROPOSED 4" DBH MAHOGANY TREE
- PROPOSED RELOCATION POINT FOR EXISTING PALM TREES

SITE INFORMATION:

1. SITE DATA

TOTAL SITE AREA:	6.06 AC (264,141 SF)
DEVELOPED AREA:	±2.33 AC (101,573 SF)
CONSERVATION AREA:	±3.73 AC (162,568 SF)
ZONING JURISDICTION:	CITY OF KEY WEST
PARCEL #:	00065010-000000
EXISTING USE:	SELF-STORAGE (LIGHT INDUSTRIAL)
PROPOSED USE:	SELF-STORAGE (LIGHT INDUSTRIAL
FLOOD ZONE:	ZONE "AE" EL. 8, PER FEMA FIRM PANEL NUMBER: 12087C1509K DATED 02/18/2005
ZONING:	CG (GENERAL COMMERCIAL) & CM (CONSERVATION- MANGROVE)
FUTURE LAND USE:	GENERAL COMMERCIAL/ CONSERVATION
BUILDING FOOTPRINT:	25,150 SF (EXISTING BUILDING) 9,204 SF (NEW BUILDING) 34,354 SF (COMBINED TOTAL)
GROSS BUILDING AREA:	44,482 SF (EXISTING BUILDING) 25,730 SF (NEW BUILDING) 70,212 SF (COMBINED TOTAL)
FLOOR AREA RATIO (FAR):	70,212/264,141 = 27%

2. PARKING/LOADING

REQUIRED PARKING:	1 SPACE / 600 S.F. OF GROSS FLOOR AREA	
	44,482 / 600 =	74 SPACES (EXISTING BUILDING)
	25,730 / 600 =	43 SPACES (PROPOSED BUILDING)
		117 SPACES TOTAL
EXISTING PARKING:	74 SPACES (APPROXIMATELY; SEE NOTE 18 BELOW)	
PROPOSED PARKING:	11 SPACES (9'x18') 0 HANDICAP SPACES (12'x18')	
TOTAL PROPOSED PARKING:	85 SPACES	

3. PROPERTY OWNER

MONCH PROPERTIES, LTD (FORMERLY SILVER EAGLE DISTRIBUTORS LTD)
4417 GRANADA BLVD
CORAL GABLES, FL 33146

4. OPEN SPACE CALCULATIONS

EXISTING IMPERVIOUS:	1.96 AC / 85,354 SF / 32%
EXISTING OPEN SPACE:	4.10 AC / 178,787 SF / 68%
PROPOSED IMPERVIOUS:	2.05 AC / 89,328 SF / 34%
PROPOSED OPEN SPACE:	4.01 AC / 174,813 SF / 66%

5. SITE NOTES

3. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN INERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
4. ALL WORK SHALL COMPLY WITH CITY OF KEY WEST, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
5. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
7. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
8. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
9. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. SEE SHEET 7 OF 7 FOR DETAILS.
11. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
12. ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
13. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
14. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
15. BASE ON FLORIDA BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
16. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.
17. ALL RADII SHALL BE 3 FEET, UNLESS OTHERWISE NOTED.
18. EXISTING PARKING SPACES SHOWN ARE BASED ON REVIEW OF AERIAL PHOTOGRAPHY AND SITE VISITS.
19. ALL LANDSCAPE AREAS SHALL BE SODDED OR MULCHED, PER CITY OF KEY WEST STANDARDS.

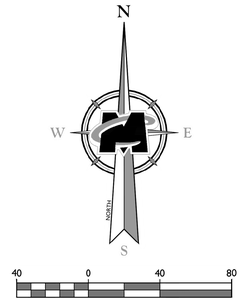
TRIP GENERATION TABLE

ITE: MINI WAREHOUSE (151)	TOTAL WEEKDAY TRIPS	AM PEAK HOUR	PM PEAK HOUR
EXISTING: 44,482 SF	112	7	12
PROPOSED: 25,730 SF	65	4	7
EXISTING + PROPOSED:	177	11	19

TABLE OF BULK REQUIREMENTS
ZONE: CG - GENERAL COMMERCIAL

ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIES
MAX. F.A.R.	.80	.17	.27	YES
MIN. LOT AREA	15,000 SF	264,141 SF (6.06 AC)	NO CHANGE	YES
MIN. LOT WIDTH	150'	231.5	NO CHANGE	YES
MIN. FRONT YARD SETBACK	25'	59.1'	NO CHANGE	YES
SIDE YARD SETBACK	15'	26.6'	NO CHANGE	YES
REAR YARD SETBACK	25'	308.8'	244.4'	YES
MAX. BUILDING HEIGHT	40'	30'	NO CHANGE	YES

V = VARIANCE REQUIRED



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11/10/17

LAURIE S. BURCAW
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN
FOR
CHOICE STORAGE CENTERS

SECTION 33
TOWNSHIP 67
RANGE 25
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00065010-000000

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PROJECT NUMBER: 17005454A
DRAWING NAME: C-LAYT

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
5 OF 7

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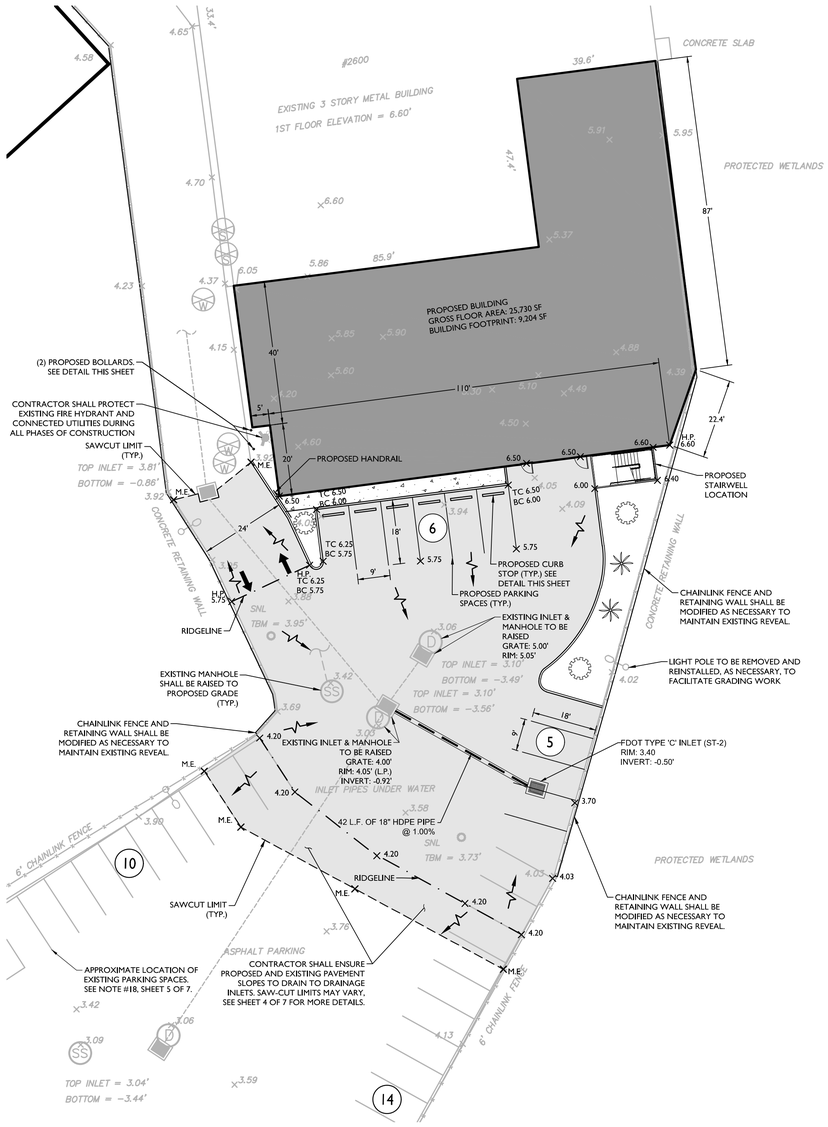


VERTICAL DATUM

ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

GRADING & DRAINAGE NOTES

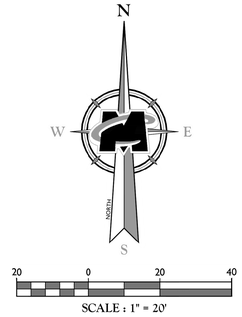
1. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION OF THE SITE.
2. SLOPE OF SURFACE GRADE SHALL BE A MINIMUM OF 1.00%
3. MAXIMUM CUT OF FILL SLOPES IS 4:1.
4. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 6") AND COMPACTED TO AT LEAST 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98%. COMPACTION MUST BE CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
5. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
6. CONTRACTOR TO ESTABLISH TWO PERMANENT BENCHMARKS ON-SITE PRIOR TO STARTING CONSTRUCTION.
7. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
8. AREAS DISTURBED OUTSIDE LIMITS OF GRADING SHOWN ON THE PLANS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER BY THE CONTRACTOR.
9. CONTRACTOR SHALL MEET AND MATCH EXISTING PAVEMENT ALONG SAW-CUT LIMITS.
10. HANDICAP AREAS SHALL HAVE A MAX 2% CROSS SLOPE.
11. ALL TRENCHING AND BACKFILL OPERATIONS SHALL COMPLY WITH CITY OF KEY WEST STANDARDS.
12. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS, HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR APPROVED EQUAL AS NOTED. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
13. THE APPLICANT/DEVELOPER OF THE LAND DEVELOPMENT ACTIVITY SHALL AT ALL TIMES PROPERLY OPERATE AND MAINTAIN ALL FACILITIES AND SYSTEMS OF TREATMENT AND CONTROL (AND RELATED APPURTENANCES) WHICH ARE INSTALLED.
14. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.

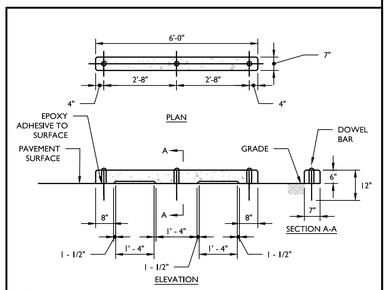
BUILDING NOTES

1. MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; i.e. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVE A CRUSHED STONE BASE ETC... WITH A MINIMUM WIDTH OF 20 FT. THE ACCESS TO BUILDINGS HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FT OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 3-1).
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.

LEGEND

M.E.	MATCH EXISTING GRADE
H.P.	HIGH POINT
L.P.	LOW POINT
4.40×	SPOT ELEVATION
	FDOT TYPE "C" INLET. SEE DETAIL SHEET 7 OF 7
	PROPOSED 18" HDPE STORM PIPE
	RIDGE LINE
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT DRIVEWAY. SEE DETAIL THIS SHEET
	PROPOSED CONCRETE SIDEWALK. SEE DETAIL THIS SHEET

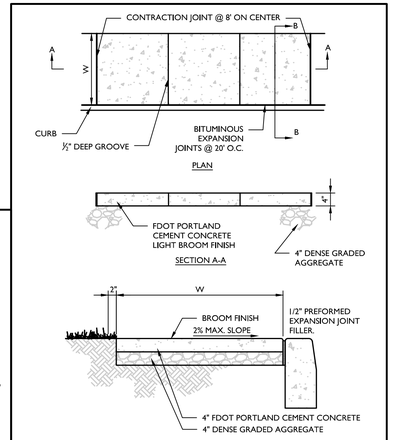




NOTES:

1. CONCRETE SHALL BE FDOT PORTLAND CEMENT CONCRETE.
2. UNIT TO BE PINNED TO SURFACE WITH (3) 5/8" DIA. GALVANIZED STEEL RODS, 12" MINIMUM LENGTH.
3. ALL BEVELS TO BE 1/2". ALL ANGLES TO BE 45°

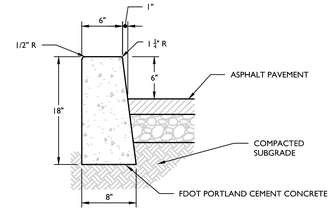
PRECAST CONCRETE BUMPER CURB WHEEL STOP (FOR CARS) DETAIL



NOTES:

1. ½" EXPANSION JOINT FILLER INSTALLED BETWEEN THE CURB AND CONCRETE SIDEWALK AT 10' MAXIMUM SPACING, RECESS TO ¼" FROM THE TOP OF SIDEWALK.
2. ½" CONTRACTION JOINTS INSTALLED AT AN INTERVAL 24 TO 30 TIMES THE THICKNESS OF THE SLAB, TO A DEPTH OF ¼ OF THE THICKNESS OF THE SLAB, RECESS TO ¼" FROM THE TOP OF SIDEWALK, FOR THE FULL WIDTH OF THE SIDEWALK. SCORE A ¼" GROOVED JOINT HALF WAY BETWEEN THE CONTRACTION JOINTS.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A ¼" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

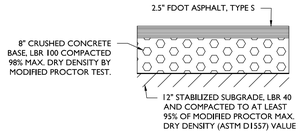
CONCRETE SIDEWALK (NEXT TO CURB) DETAIL



NOTES:

1. PREFORMED BITUMINOUS FIBER TRAVERSE JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB.

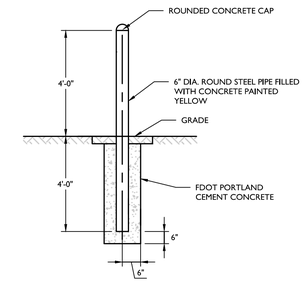
CONCRETE CURB (ASPHALT PAVEMENT) DETAIL



ASPHALT NOTES

1. THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE BASE COURSE SHOULD CONFORM TO THE LATEST EDITION OF FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS SUPPLEMENTAL SECTION 204-2.2. BASE COURSE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
3. ASPHALT SHOULD BE COMPACTED TO A MINIMUM OF 93% OF LABORATORY MAXIMUM DESIGN MIX DENSITY DETERMINED FROM SPECIFIC GRAVITY METHODS WITH IND. TEST TOLERANCE OF +2% AND -1.2% OF DESIGN Gmm.
4. PLASTIC CLAY SHALL NOT BE ALLOWED TO STABILIZE THE SUBGRADE.
5. CRUSHED CONCRETE SHALL BE SOURCED FROM APPROVED FDOT SUPPLIER.

STANDARD ASPHALT PAVEMENT DETAIL



BOLLARD 6" DIA. DETAIL

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REV	DATE	DRAWN BY	DESCRIPTION

LAURIE S. BURCAW
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 46064

MAJOR DEVELOPMENT PLAN

FOR

CHOICE STORAGE CENTERS

SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #:
00065010-000000

CITY OF KEY WEST
MONROE COUNTY,
FLORIDA

TAMPA OFFICE
5471 West Waters Avenue
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

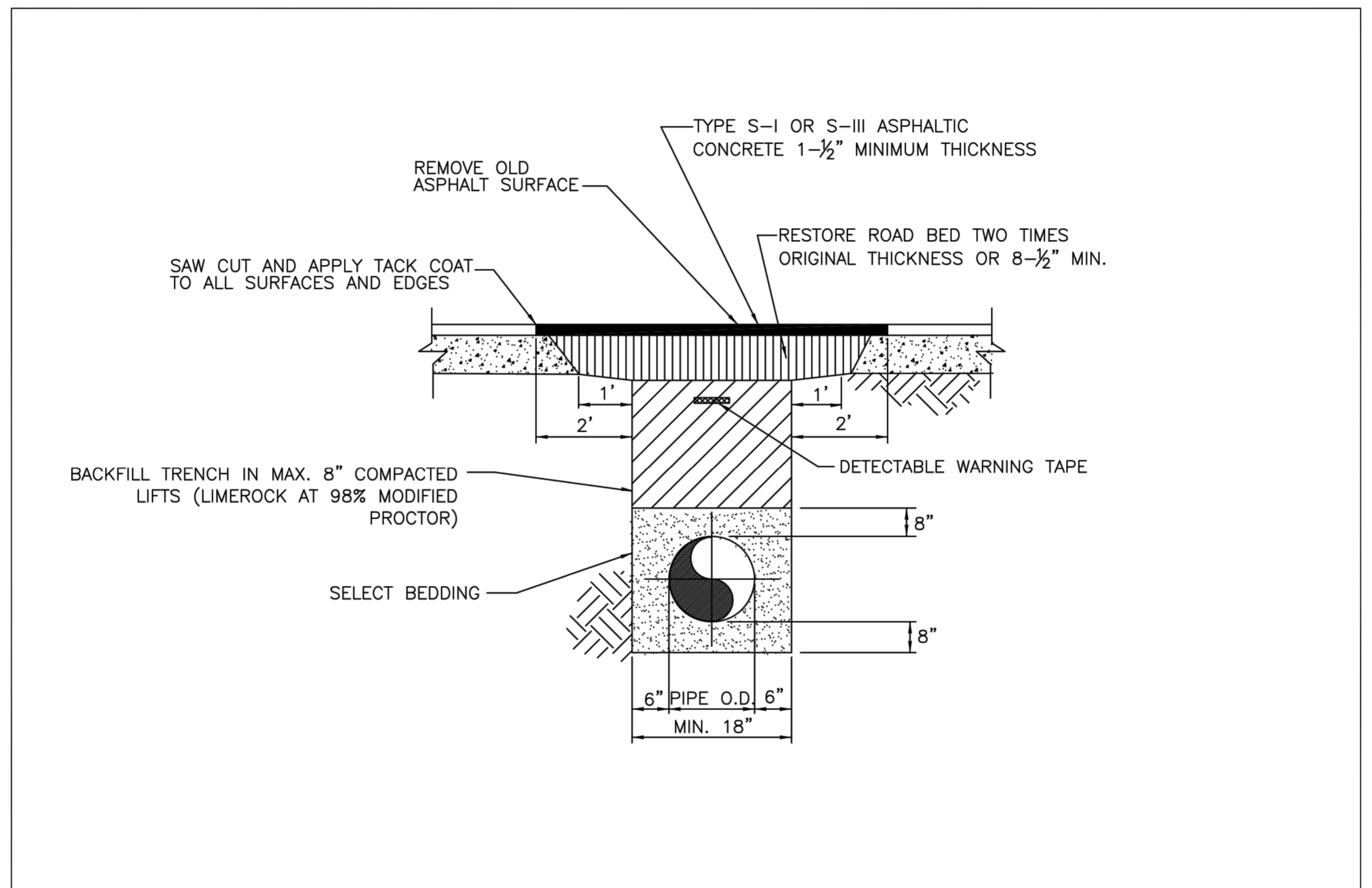
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/10/17	JO	TS

PROJECT NUMBER: 17005454A
DRAWING NAME: C-LAYT

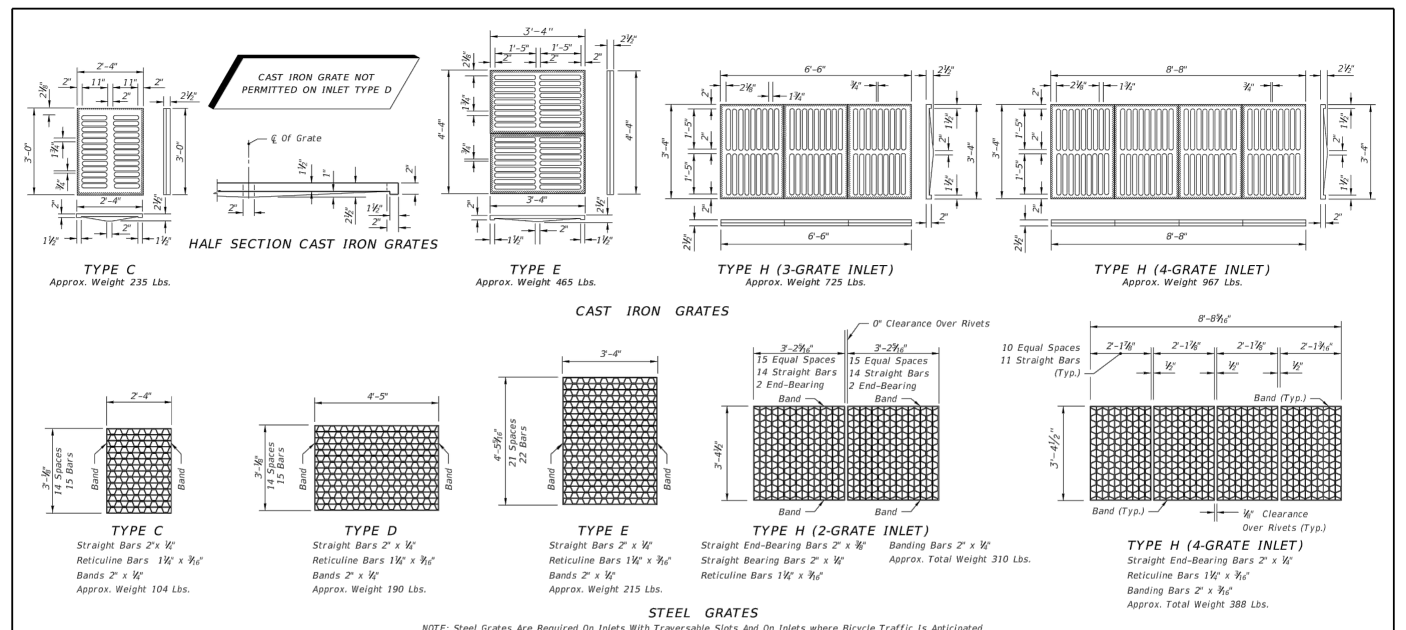
SHEET TITLE: DIMENSION, GRADING & UTILITY PLAN

SHEET NUMBER: 6 OF 7

2017\17005454A\Engineering\Site Plans\C-LAYT.dwg\C6 - DIMENSIONS GRADING & UTILITIES By: JOSEA



SCALE N.T.S. DATE 03/96 REVISED 01/14	FLORIDA KEYS AQUEDUCT AUTHORITY KEY WEST, FLORIDA	PAVEMENT RESTORATION WITH BACKFILL	STANDARD DETAIL DRAWING NO. 1a

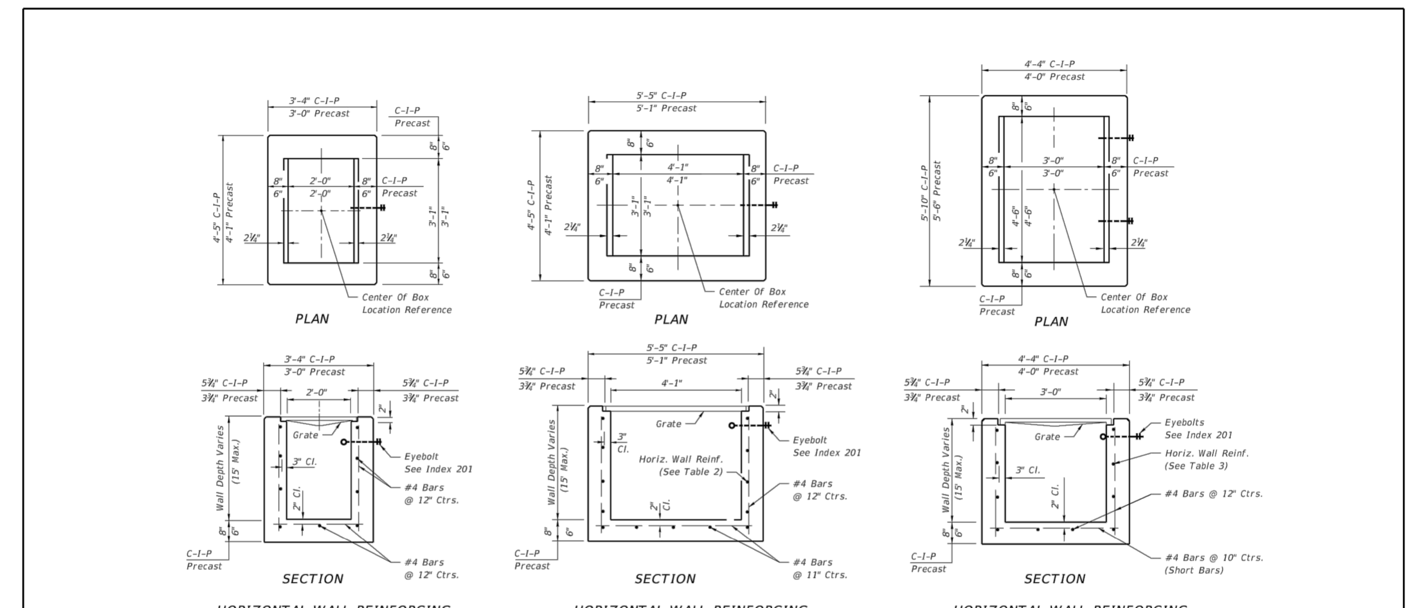


NOTE: Steel Grates Are Required On Inlets With Traversable Slots And On Inlets where Bicycle Traffic Is Anticipated.

GENERAL NOTES

1. These inlets are suitable for bicycle traffic and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads. These inlets may be placed in areas subject to occasional pedestrian traffic such as landscaped areas and pavement areas where pedestrians can walk around the inlet.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and areas subject to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans. Traversable slots shall not be used in areas subject to occasional bicycle traffic.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dip galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Size for other types of pipe must be checked for fit.
5. All exposed edges and corners shall be ¾" chamfer or tooled to ¼" radius.
6. Concrete inlet pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial. For conversion work and method of payment see 'TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS'.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Performance Turf, SY.
9. For supplementary details see Index No. 201.
10. All reinforcing is Grade 60 bars with 2" min. cover unless otherwise noted. Bars to be cut or bent for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.

LAST REVISION 07/01/10	REVISION DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX NO. 232	SHEET NO. 3 of 7



HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:

2'-0" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	5"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	5"

TYPE D

Recommended Maximum Pipe Size:

3'-1" Wall - 24" Pipe
4'-1" Wall - 36" Pipe

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

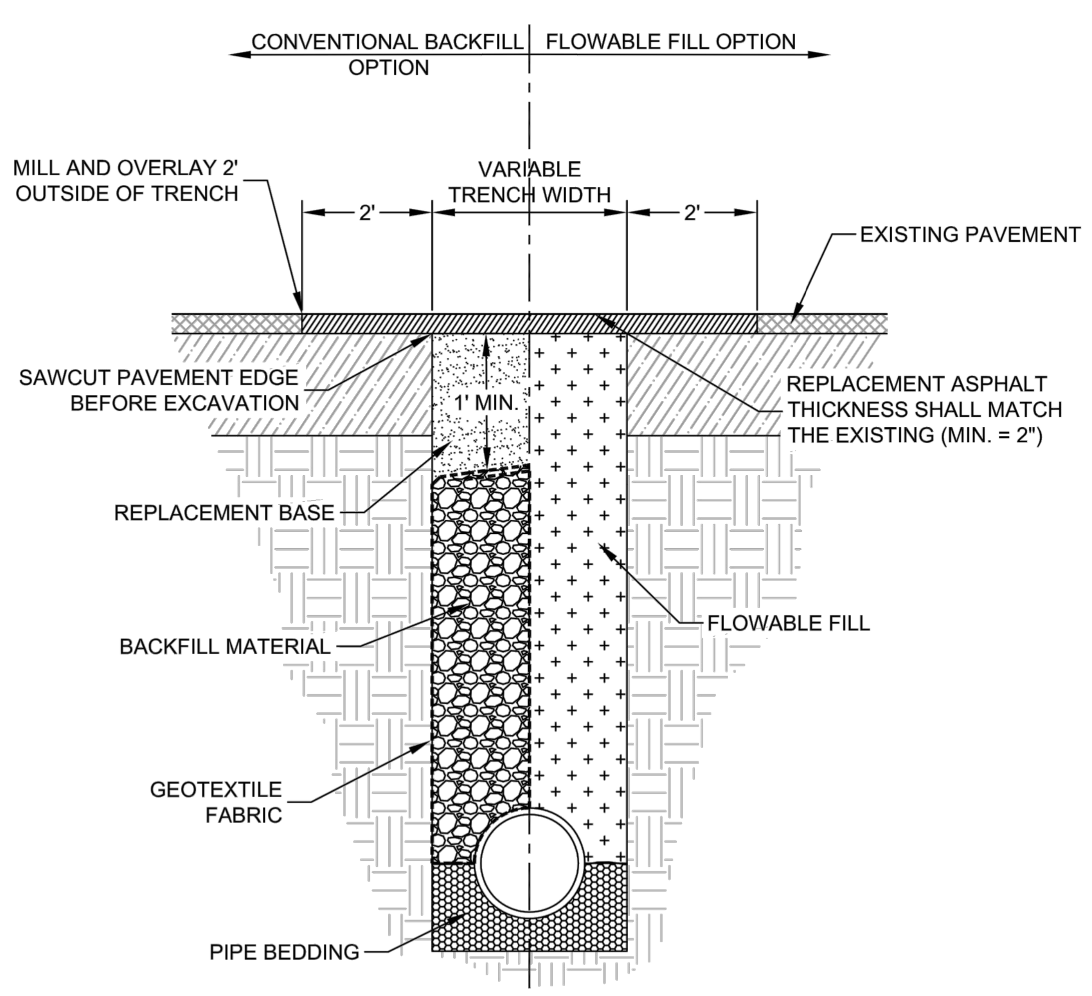
WALL DEPTH	SCHEDULE	AREA (in.²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

Recommended Maximum Pipe Size:

3'-0" Wall - 24" Pipe
4'-6" Wall - 36" Pipe

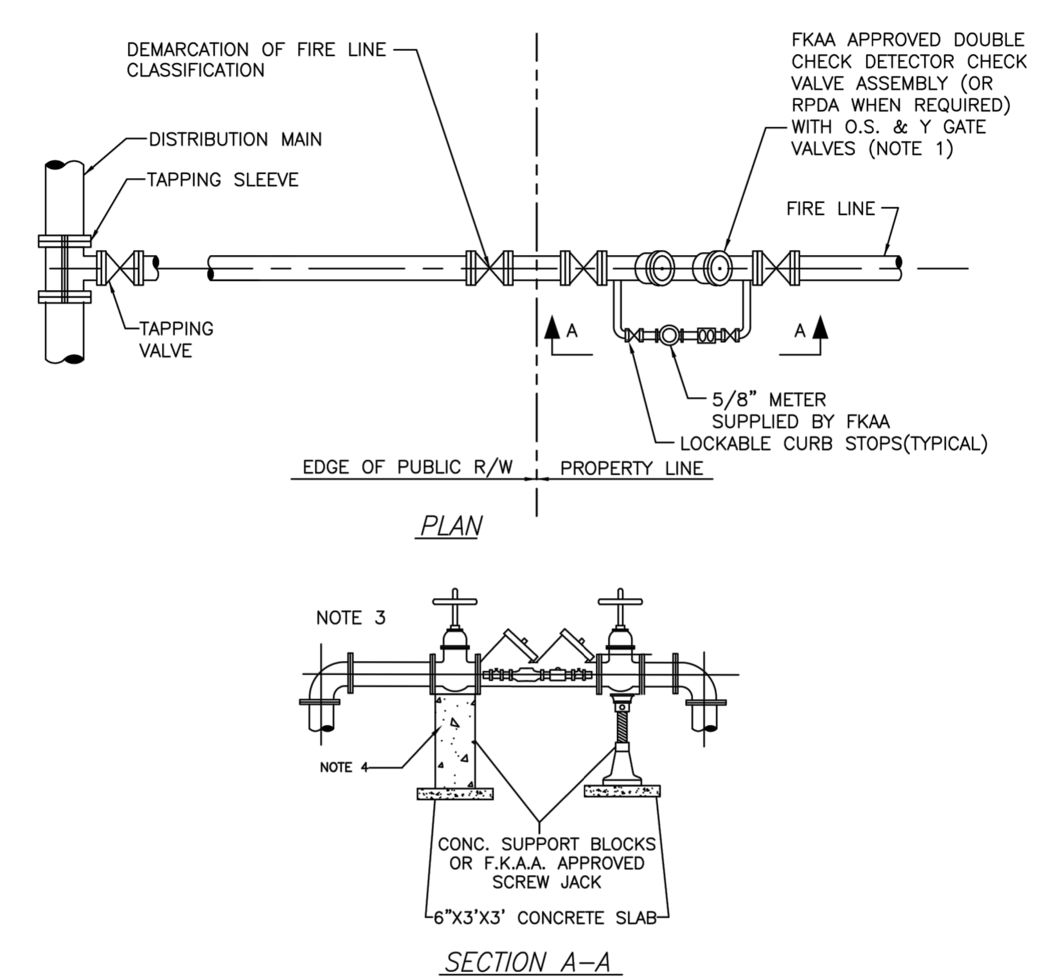
LAST REVISION 07/01/05	REVISION DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX NO. 232	SHEET NO. 1 of 7



ASPHALT UTILITY TRENCH

1. BACKFILL MATERIAL SHALL CONSIST OF #57 STONE, FLOWABLE FILL, OR OTHER SELECT BACKFILL MATERIAL APPROVED BY THE CITY. IF FLOWABLE FILL IS USED IT SHALL HAVE A MINIMUM RATING OF 500 PSI.
2. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AND SHALL GENERALLY BE COMPACTED IN 6" LIFTS WITH A VIBRATORY COMPACTOR.
3. THE REPLACEMENT BASE SHALL CONSIST OF COMPACTED LIMEROCK AND SHALL HAVE A MINIMUM DEPTH OF 12".
4. ADJUST ALL EXISTING METER BOXES AND MANHOLE RINGS IMPACTED BY CONSTRUCTION.
5. THE REPLACEMENT ASPHALT SHALL MATCH THE EXISTING STRUCTURAL AND FRICTION COURSES FOR TYPE AND THICKNESS.

City of Key West Engineering Services 3132 Flagler Avenue, Key West, FL 33040	TITLE: ASPHALT UTILITY TRENCH	
DRAWN JTJ SCALE NTS	SECTION	JUL 2015 DETAIL 20



NOTES:

1. REFER TO FKAA CROSS–CONNECTION CONTROL MANUAL AND FIRE PROTECTION SERVICE REQUIREMENTS IN FKAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. "Y" STRAINER NOT PERMITTED ON SEPARATE FIRE LINE.
3. REFER TO STANDARD DETAIL DRAWING No. 20, 21 or 22 FOR INSTALLATION DETAILS.
4. CONCRETE SUPPORT BLOCKS REQUIRED ON 2–1/2" AND LARGER DOUBLE CHECK VALVES.

SCALE N.T.S. DATE 03/96 REVISED 06/13	SEPARATE FIRE LINE INSTALLATION	STANDARD DETAIL DRAWING NO. 18 (2 of 2)

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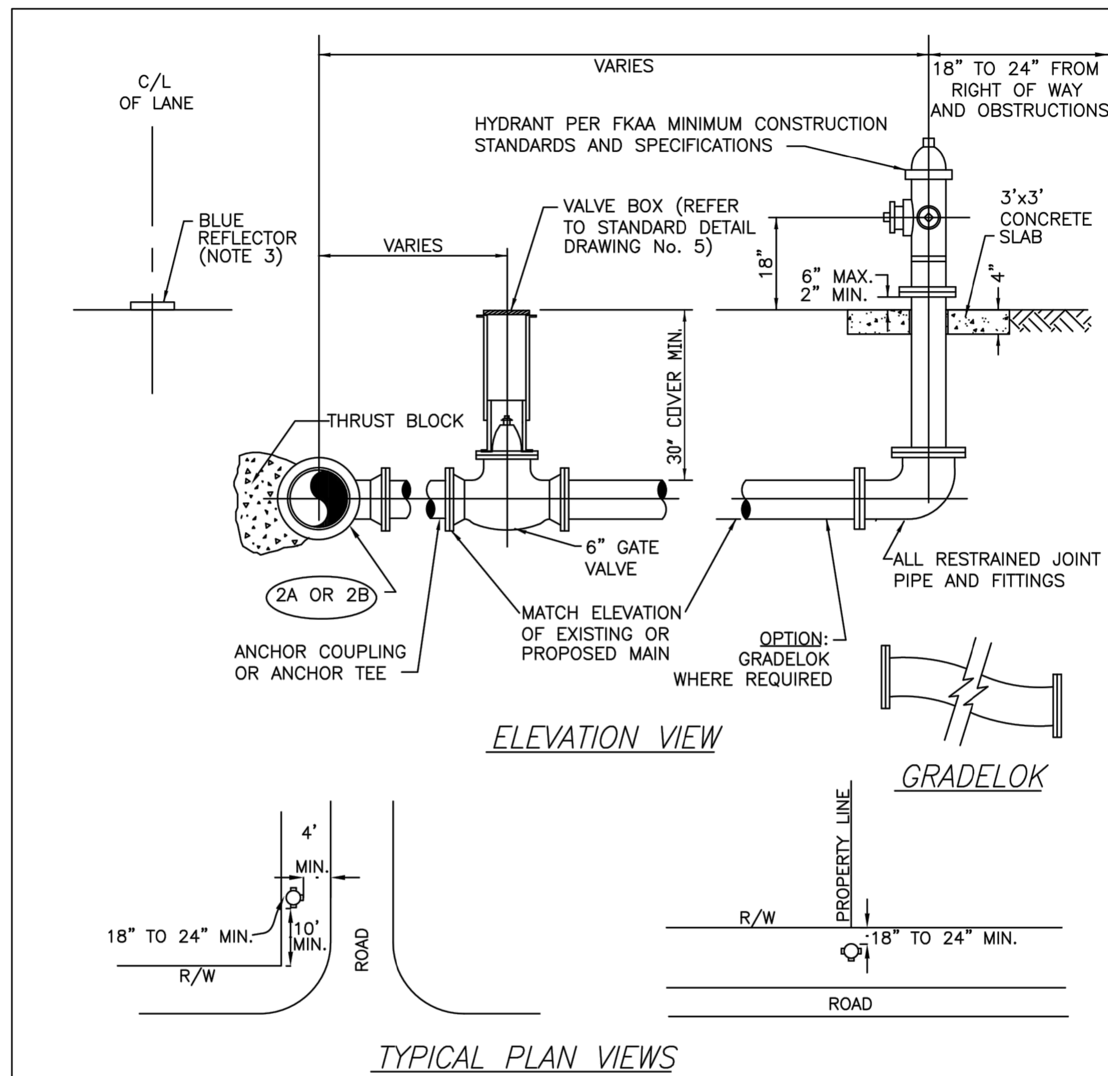
KEY WEST, FLORIDA



NOTES:

1. CONCRETE SLAB MAY BE ELIMINATED IN AREAS WHERE SIDEWALK IS INSTALLED PRIOR TO FINAL ACCEPTANCE OF THE HYDRANT.
2A. TAPPING SLEEVE AND VALVE USED WHEN EXISTING LINE IS HOT.
2B. TEE–USED WHEN LINE IS NEW.
3. INSTALL BLUE REFLECTOR IN CENTER OF LANE ON THE SIDE OF HYDRANT INSTALLATION.

SCALE N.T.S. DATE 03/96 REVISED 06/13	HYDRANT ASSEMBLY INSTALLATION	STANDARD DETAIL DRAWING NO. 9

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LAURIE S. BURCAW
FLORIDA PROFESSIONAL ENGINEER - LICENSE NUMBER: 46064
11/10/17

MAJOR DEVELOPMENT PLAN
FOR
CHOICE STORAGE CENTERS

SECTION 33
TOWNSHIP 67
RANGE 25
PARCEL #: 00065010-000000

CITY OF KEY WEST
MONROE COUNTY, FLORIDA

TAMPA OFFICE
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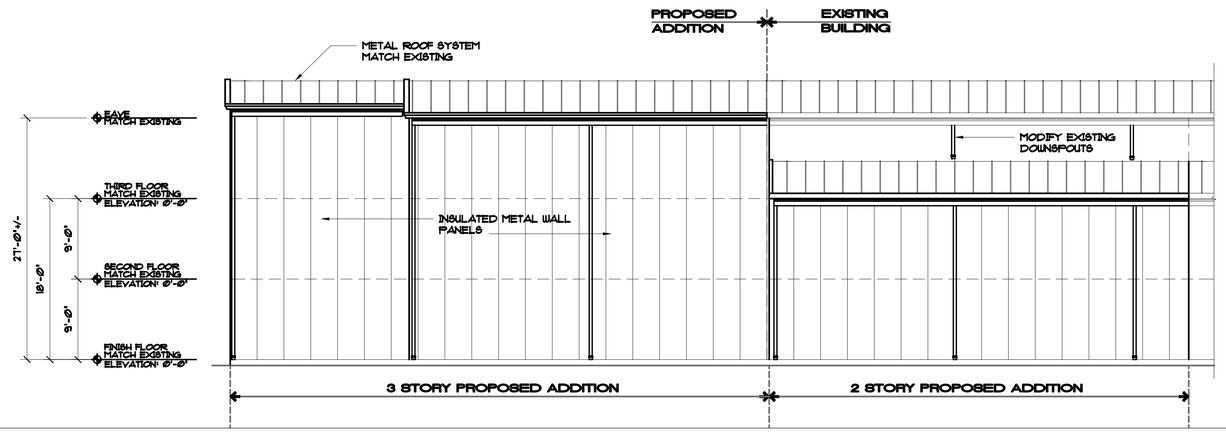
Suite 100
Tampa, FL 33634
Phone: 813.207.1061
Fax: 813.281.1050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/10/17	JO	TS
PROJECT NUMBER: 17005454A	DRAWING NAME: C-DTLS		

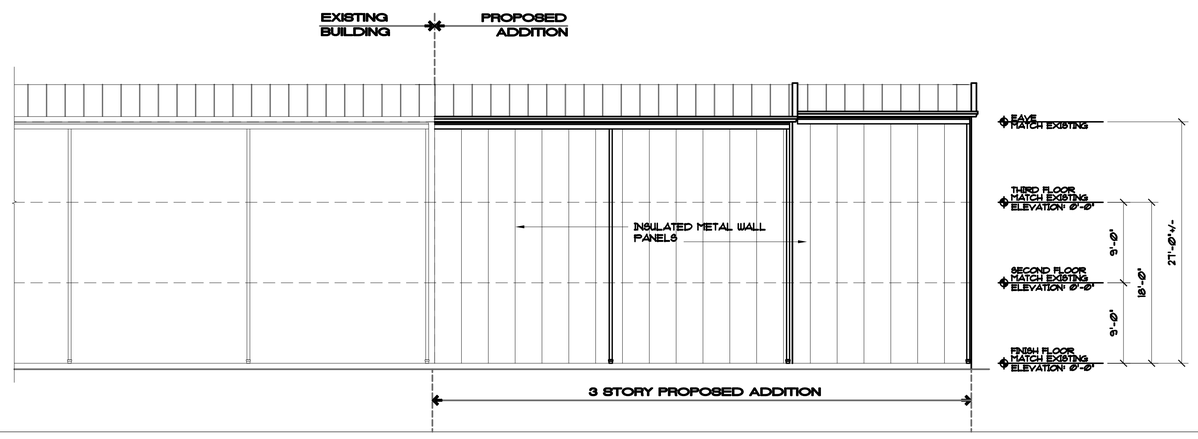
SHEET TITLE: CONSTRUCTION DETAILS

2017\17005454A\Engineering\Site Plans\C-DTLS.dwg\C-XX-DETAILS By: JODEA



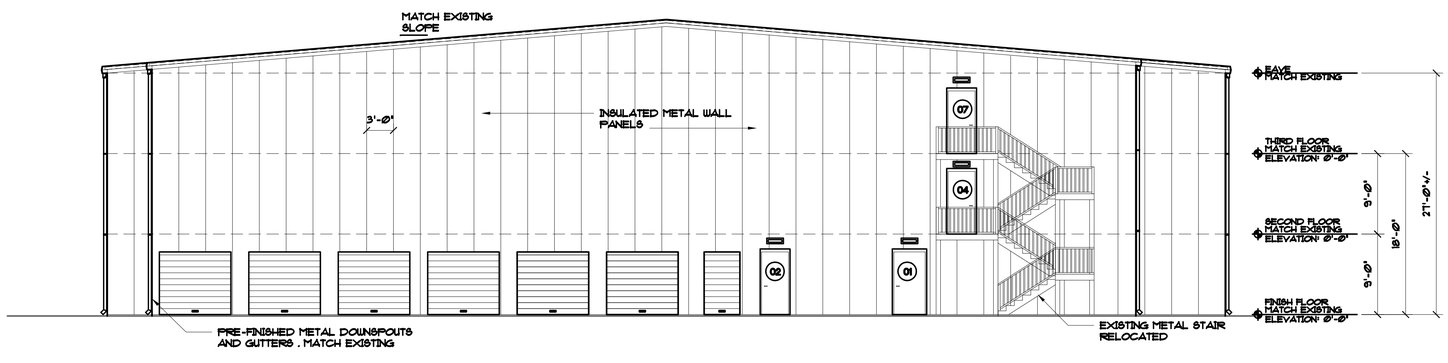
3 West Exterior Elevation

SCALE: 1/8" = 1'-0"



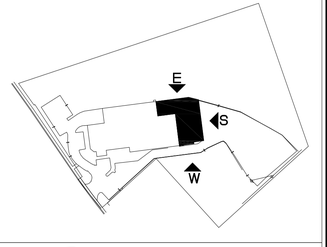
2 East Exterior Elevation

SCALE: 1/8" = 1'-0"



1 South Exterior Elevation

SCALE: 1/8" = 1'-0"



KEY PLAN

SCALE: N.T.S.

REVISIONS

DRAWN BY

SEAL

CHESTER C SCOTT III AR11553

TINA INUE LONG-FORSLUND AR15468

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