



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:

| | | |
|---|--|--|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover _____ the following items: | |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input checked="" type="checkbox"/> Plans |
| <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications | <input type="checkbox"/> Copy of Letter |
| <input type="checkbox"/> 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:

| | | |
|---|--|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Returned corrected prints |
| <input checked="" type="checkbox"/> For review and comment | | |
| <input type="checkbox"/> FOR BIDS DUE: | <input type="checkbox"/> 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

Major ☒
Minor ☐

Conditional Use

☒

Historic District

Yes ☐
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 Email (see below)
Ty Maxey: 813.805.7300
- 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.

Ty 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



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.


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. DYARZUN 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]
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. DYARZUN
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 Assessor FRANCES MARY LAPOINTE
Name of Assessor typed, printed or stamped
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.

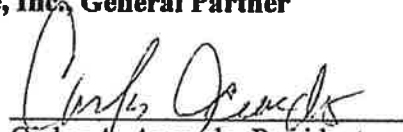
RFO, Inc., General Partner

By:


Ramon F. Oyarzun, President

Chace, Inc., General Partner

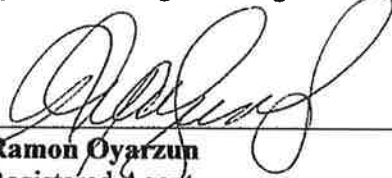
By:


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

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.

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

1 of 5

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

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

Standard form - January, 1998

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

EXHIBIT 7C

Standard form - January, 1998

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 19th day of May 1999.

Signed, sealed and delivered
in our presence as witnesses:

Nancy Krause
Print Name: Nancy Krause

Juan Cosculluela
Print Name: Juan Cosculluela

Silver Eagle Distributors, Ltd
A Florida corporation

By: Ramon F Oyarzun
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

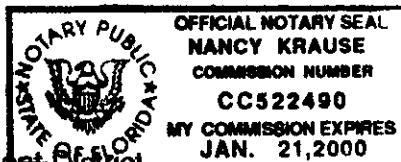
On this 19th day of May, 1999 before me, the undersigned notary public, personally appeared Ramon Oyarzun personally known to me to be the person who subscribed to the foregoing instrument and did not take an oath, as the position General Managing Partner of (corporation) Silver Eagle Dist., Ltd., a 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.

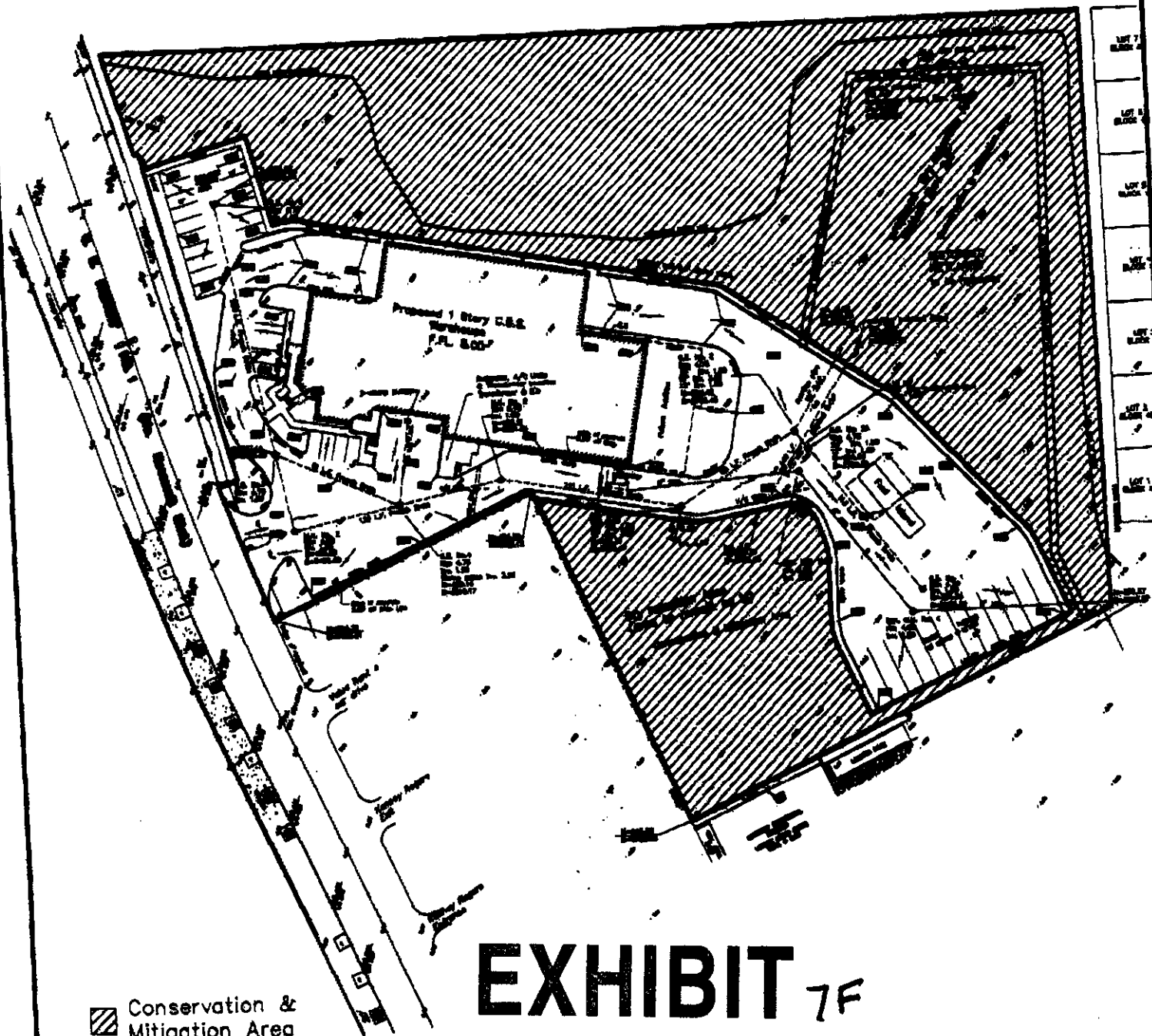
NOTARY PUBLIC, STATE OF FLORIDA

Nancy Krause
Print Name: Nancy Krause

My Commission Expires:

South Florida Water Management District
Legal Form Approved: SFWMD - January, 1998Prepared by :
F. H. Hildebrandt**EXHIBIT** TE

SALT RUN CANAL

FILE #1332336
BK#1829 PG#2201


 Conservation & Mitigation Area
 Total: 3.59± Acres

EXHIBIT 7F

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) 293-0468
Fax. (305) 293-0237

Prepared by: F.H. Hildebrandt
MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

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 grantees, 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 (1994), 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 36° 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 898 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° 48' 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, Sealed and Delivered in the presence of:

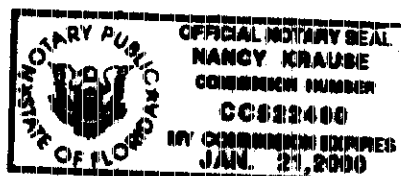
Nancy Krause
(Witness)
[Signature]
(Witness)

[Signature]
(Seal)
[Signature]
(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



MONROE COUNTY
OFFICIAL RECORDS

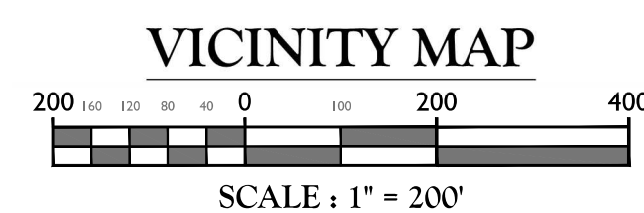
FILE #1127067
BK#1579 PG#550

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

DEED DOC STAMPS 0.70
06/02/1999 DEP CLK

600

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



SHEET NUMBER: 1 OF 7

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 RELOCATIONS 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 DAILY 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 TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION, FDOT INDICES AND HERMANDO 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.

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.

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.

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.

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.

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 SEED, MULCHED, SODDED OR PLANTED WITH 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 USED 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.

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/SAUD 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.

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 PROJECT'S 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.

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 OF THE SCHEDULED INSPECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH A TELEVIEWED 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 CONTRACTOR'S RESPONSIBILITY.

3. 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 OWNER'S 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.

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 FOOT 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 WITH ALL APPLICABLE MATERIALS AS REQUIRED BY THE SOILS ENGINEER 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 RETESTING.

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-I.8.

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. WHERE POWER POLES OR STRUCTURES ARE ENCOUNTERED, THE CROSSING SHALL BE MADE AT AN ANGLE 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 SHALL BE USED TO PROVIDE THE REQUIRED VERTICAL CLEARANCE. IF THE CROSSING IS MADE 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 UNDER WATER MAINS. WHERE SEWER SEPARATORS ARE 18 INCHES SPACING, THE SEWERS AND 10 FEET BETWEEN JOINTS CENTERED ON 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 PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (i.e., PIPES CENTERED ON THE POINT OF CROSSING). WHERE THE CROSSING IS MADE AT AN ANGLE, THE SEWER 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.

3. 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).
4. ALL DIP PIPE SHALL BE MVI CLASS 50 OR PRESSURE CLASS 250. REFER TO NOTE # 8 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
5. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH APPLICABLE UTILITY DEPARTMENT SPECIFICATIONS.
6. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 36 INCHES OF COVER, WHERE POSSIBLE, 48" MAXIMUM COVER.
7. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
8. THURST BLOCKING/RESTAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS, IN ACCORDANCE WITH APPLICABLE UTILITY DEPT. SPECIFICATIONS.
9. ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A151. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.
10. 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.
11. 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 PROVIDED 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.
12. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ALLOW ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
13. 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.
14. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND JURISDICTIONAL UTILITY DEPARTMENT SPECIFICATIONS.
15. 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.
16. ALL PVC WATER MAINS SHALL HAVE A SUITABLE MAGNETIC LOCATOR TAPE BURIED OVER THE WATER MAIN, BURIED NO LESS THAN 8 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.
17. 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.
18. FIRE PROTECTION SHALL MEET ALL THE REQUIREMENTS OF THE APPLICABLE MUNICIPALITY OR COUNTY.

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 DISTRIBUTION SPECIFICATIONS. CONTRACTOR TO OBTAIN APPROVAL FROM 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 CERTIFICATION FROM THE FIRE DEPARTMENT AND HEALTH DEPARTMENT. 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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LAURIE S. BURCAY
FLORIDA PROFESSIONAL
ENGINEER - LICENSE NUMBER: 46064


MAJOR DEVELOPMENT
PLAN

FOR

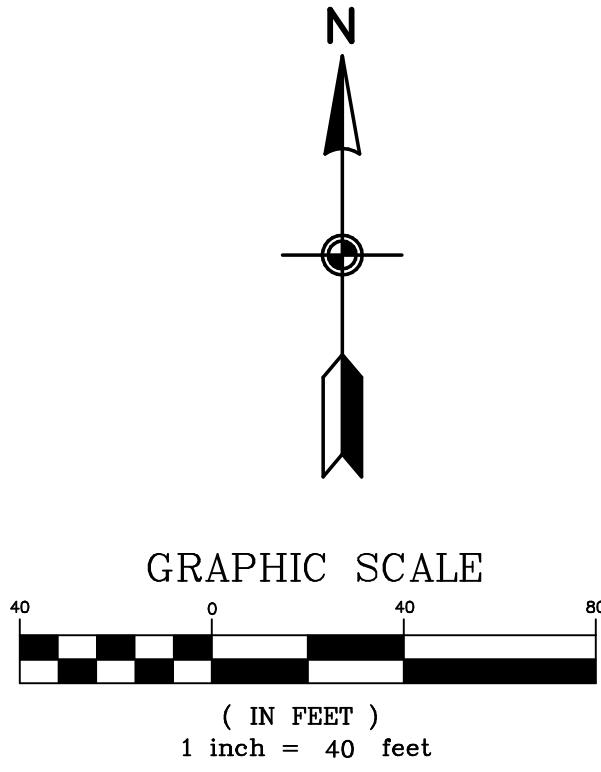
CHOICE STORAGE
CENTERS

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 | 1/1/01/17 | JO | TS |
| PROJECT NUMBER: 17005454A | | DRAWING NAME: C-COVER | |
| SHEET TITLE: CONSTRUCTION NOTES | | | |
| SHEET NUMBER: 2 OF 7 | | | |

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 |

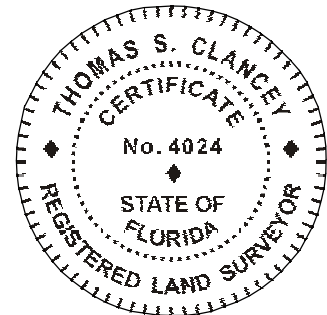
| LINE TABLE | | |
|------------|-----------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 35° 25' 35" E | 3.00 |
| L2 | N 37° 29' 04" W | 6.28 |

- LEGEND:**
- * = PALM TREE
 - ⊙ = DECIDUOUS TREE
 - 4.52 = EXISTING ELEVATION
 - ⊙ = LIGHT POLE
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = SANITARY MANHOLE
 - ⊙ = WATER VALVE COVER
 - ⊙ = SEWER VALVE COVER
 - ⊙ = FIRE HYDRANT
 - ◇ = UTILITY POLE
- ABBREVIATIONS:**
- OHW = OVERHEAD WIRES
 - SNL = SET NAIL
 - TBM = TEMPORARY BENCHMARK

- NOTES:**
- 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.
 - BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF N. ROOSEVELT BOULEVARD HAVING A DEED BEARING OF S 56° 44' 29" W.
 - ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR UNDERGROUND FOUNDATIONS WERE MEASURED AS PART OF THIS SURVEY, UNLESS OTHERWISE NOTED.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 - 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.
 - 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.
 - 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 Northwestery, Westerly and Southwestery 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 Northeastery 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 Northeastery line of lands described in Official Record Book 998, Page 8 of the Public Records of Monroe County, Florida; thence run along the Northeastery 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.



**CHOICE SELF STORAGE SITE
KEY WEST, FLORIDA**

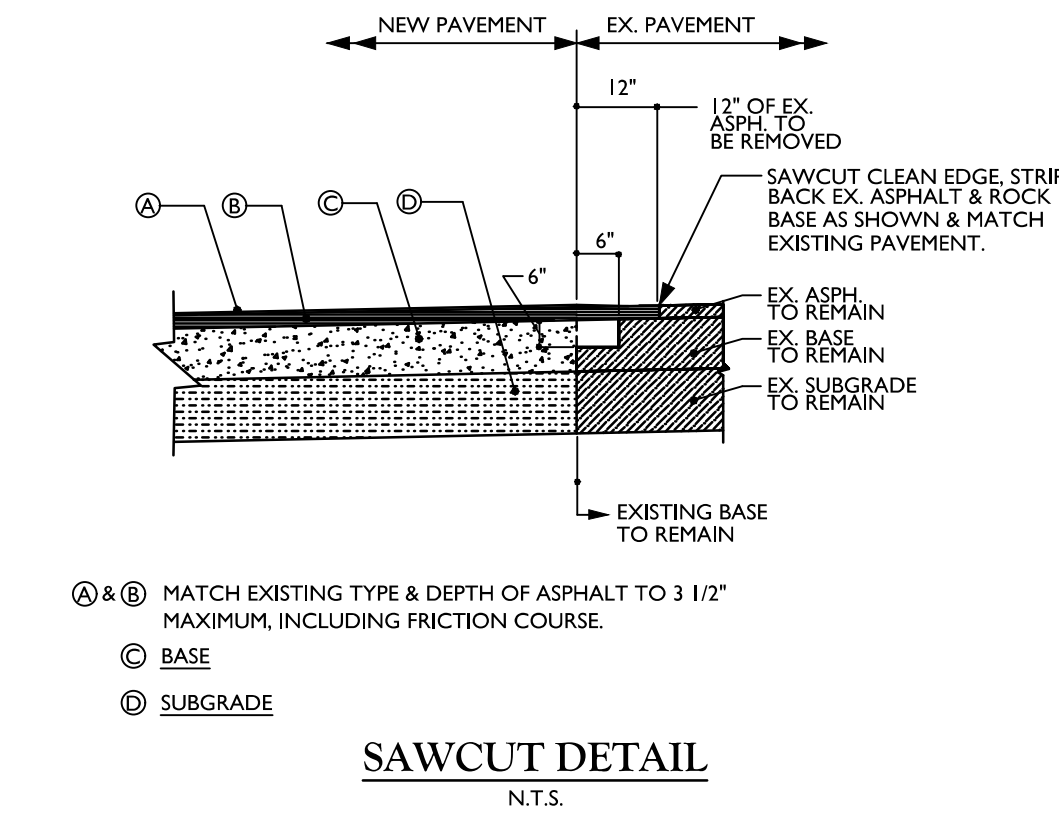
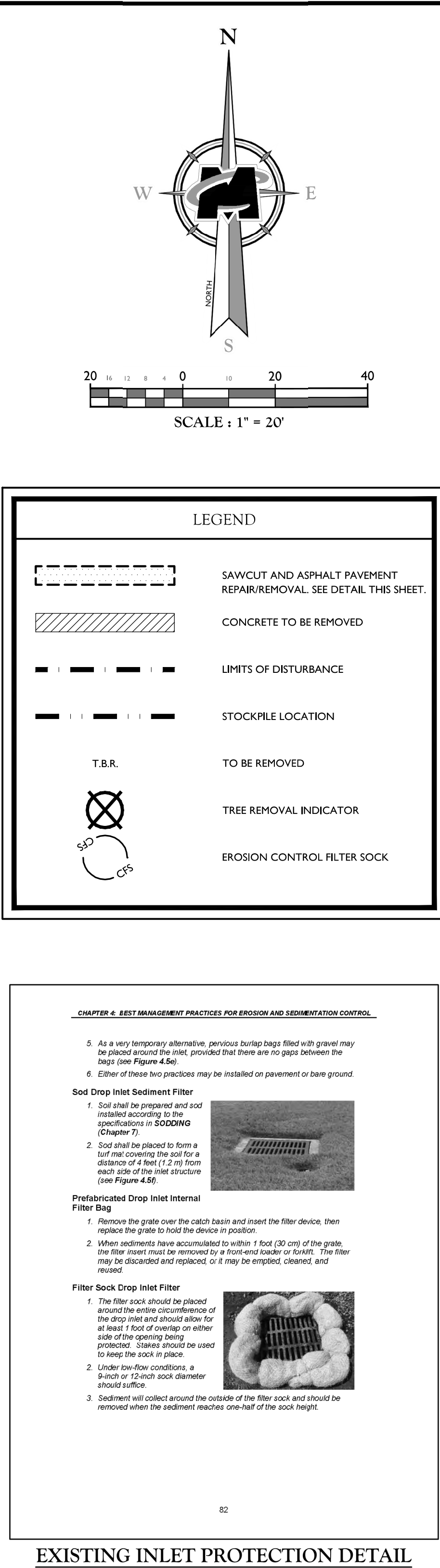
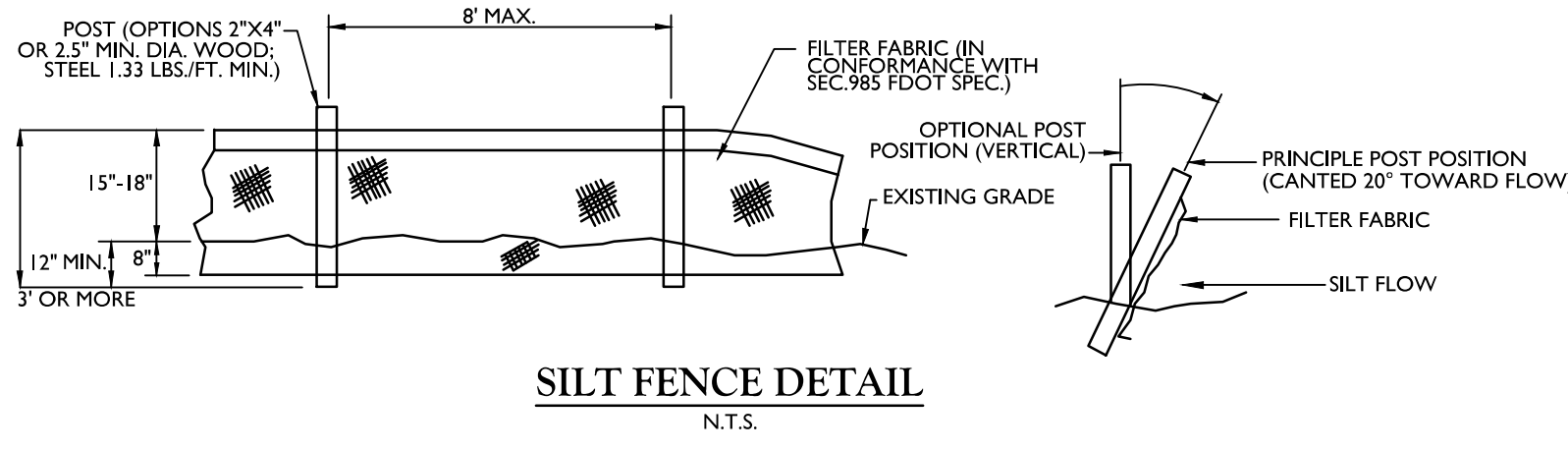
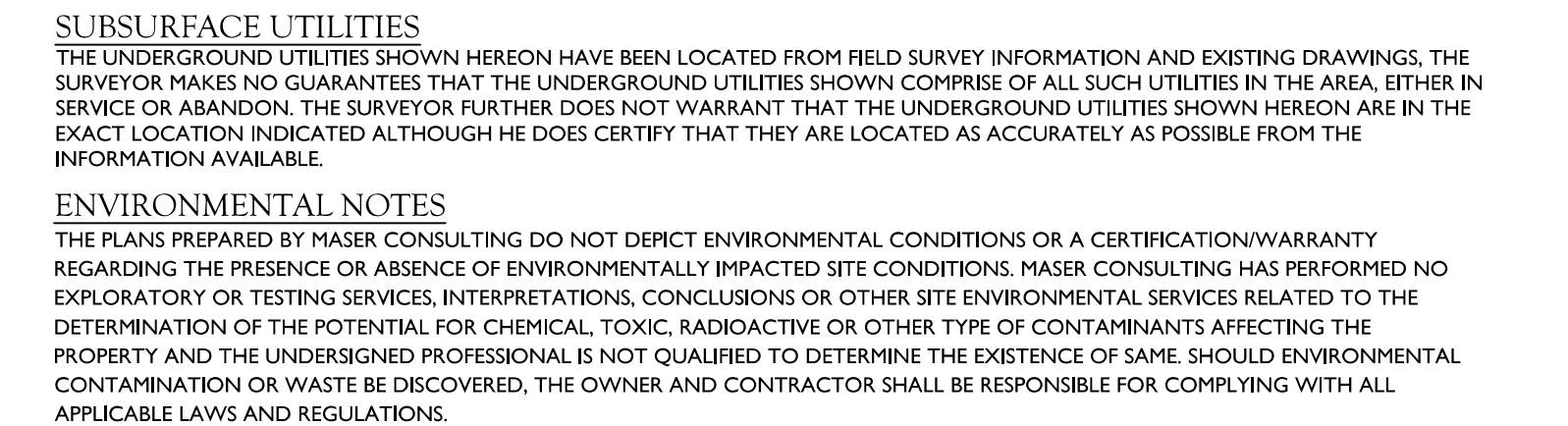
FOR: MASER CONSULTING
405 N. REO STREET
TAMPA, FLORIDA 33609

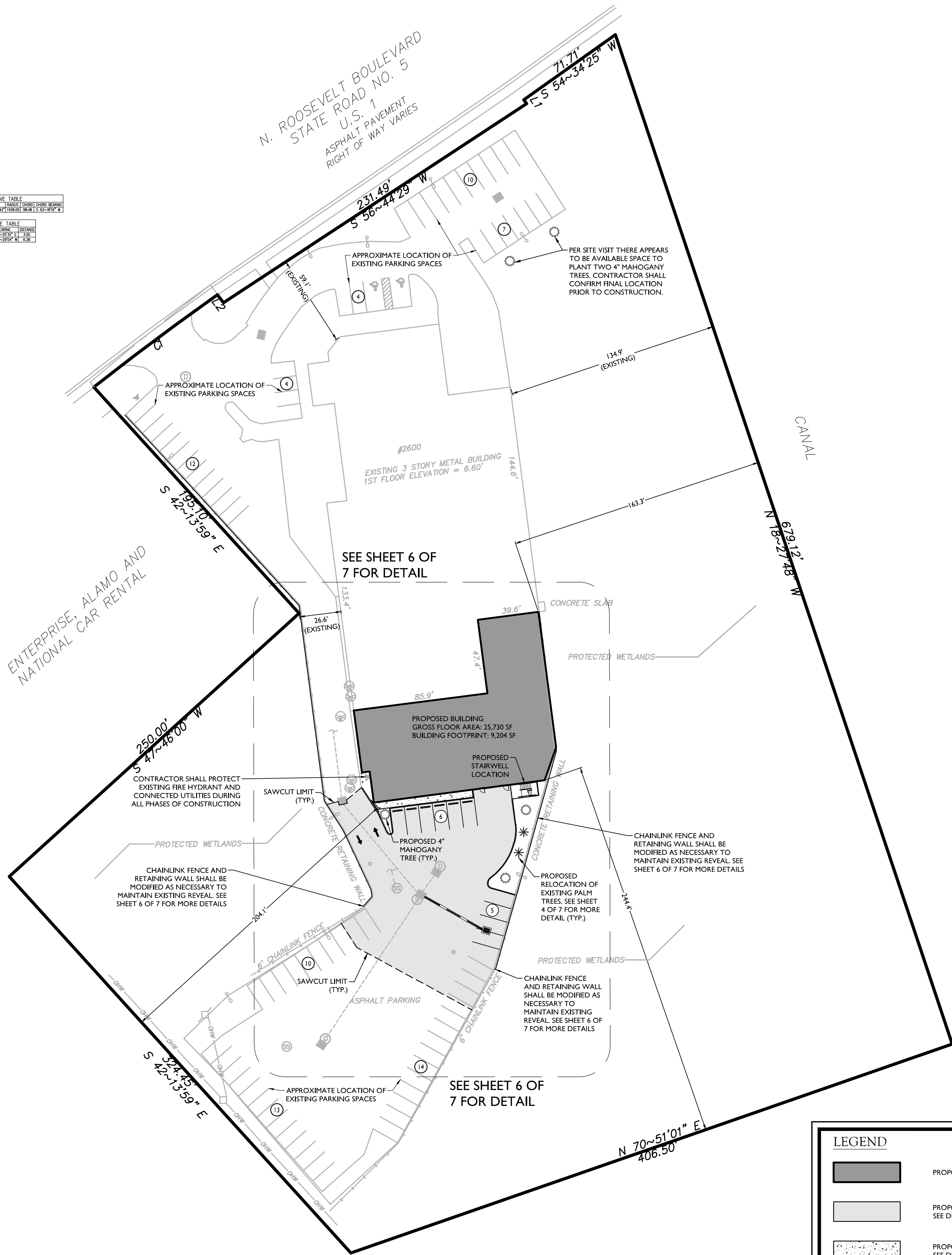
CLANCEY & COMFORT LAND SURVEYORS LLC
PROFESSIONAL SURVEYORS AND MAPPERS
30029 LYNNE DRIVE
LB 8196 WESLEY CHAPEL, FLORIDA 33543
TOM 813 245-4556 JIM 813 995-4930
TCLANCEYPLS@AOL.COM COMFORTSURVEYING052@GMAIL.COM

**LIMITED
TOPOGRAPHIC SURVEY**






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

0171 7005454A Engineering/Size Plans/C₃ DEMO sheet/C₃ XX₃ DEMOLITION R₃ = IOSEA



LEGEND

| | |
|---|--|
|  | <p>PROPOSED BUILDING FOOTPRINT</p> |
|  | <p>PROPOSED ASPHALT DRIVEWAY. SEE DETAIL SHEET # OF 7</p> |
|  | <p>PROPOSED CONCRETE SIDEWALK. SEE DETAIL SHEET # OF 7</p> |
|  | <p>PROPOSED 4" DBH MAHOGANY TREE</p> |
|  | <p>PROPOSED RELOCATION POINT FOR EXISTING PALM TREES</p> |






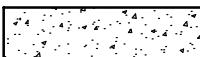
V = VARIANCE REQUIRED

SHEET NUMBER:
5 OF 7



- ## 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' X  | SPOT ELEVATION |
|  | FOOT 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 |



The drawing consists of two views: a Plan view at the top and a Section A-A view at the bottom.

Plan View: Shows a rectangular slab with a total length of 6'-0". It is divided into three sections by two vertical joints. The first section is 2'-8" long, followed by a 4'-0" section, and then another 2'-8" section. The total width of the slab is 7'-0". There are 4" wide areas at each end. A label "EPOXY ADHESIVE TO SURFACE PAVEMENT SURFACE" points to the joint area.

Section A-A View: Shows a cross-section of the slab. The total thickness is 12". The top surface is labeled "GRADE". The bottom surface is labeled "PAVEMENT SURFACE". The slab is supported by three vertical supports. The distance between the first and second support is 8", and between the second and third support is 8". The width of the slab at the bottom is 7". The top surface is 6" above the bottom surface. A "DOWEL BAR" is shown at the top of the slab, with a label "DOWEL BAR" pointing to it. The section is labeled "SECTION A-A" and "ELEVATION".

- 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°

8" CRUSHED CONCRETE BASE, LBR 100 COMPACTED 98% MAX. DRY DENSITY BY MODIFIED PROCTOR TEST.

12" STABILIZED SUBGRADE, LBR 40 AND COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D1557) VALUE.

- ### 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 OF TYPE A WITH A MINIMUM OF 93% LABORATORY MAXIMUM DESIGN MIX DENSITY DETERMINED FROM SPECIFIC GRAVITY METHODS WITH IND. TEST TOLERANCE OF +2% AND -1.2% OF DESIGN Gmm. PLASTIC CLAY SHALL NOT BE ALLOWED TO STABILIZE THE SUBGRADE.
 4. CRUSHED CONCRETE SHALL BE SOURCED FROM APPROVED FDOT SUPPLIER.

CONTRACTION JOINT @ 8' ON CENTER

W

B

A

CURB

$\frac{1}{2}$ " DEEP GROOVE

BITUMINOUS EXPANSION JOINTS @ 20' O.C.

B

PLAN

FOOT PORTLAND CEMENT CONCRETE
LIGHT BROOM FINISH

SECTION A-A

4" DENSE GRADED AGGREGATE

2"

W

BROOM FINISH
2% MAX. SLOPE

$\frac{1}{2}$ " PREFORMED EXPANSION JOINT FILLER

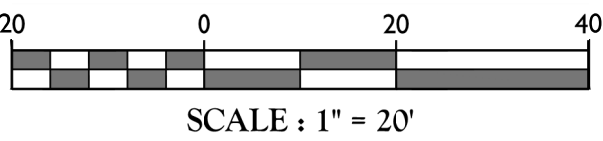
4" FOOT PORTLAND CEMENT CONCRETE

4" DENSE GRADED AGGREGATE

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

Diagram illustrating the construction of a 6" DIA. ROUND STEEL PIPE FILLED WITH CONCRETE. The diagram shows a cross-section of the pipe, which is 6" in diameter. The pipe is filled with concrete and has a rounded concrete cap at the top. The pipe is embedded in a 6" thick FOOT PORTLAND CEMENT CONCRETE base. The total height of the pipe above the base is 4'-0". The diagram also indicates the GRADE level and the 6" DIA. ROUND STEEL PIPE FILLED WITH CONCRETE PAINTED YELLOW.

BOLLARD 6" DIA. DETAIL



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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
71 West Waters Avenue
Suite 100
Tampa, FL 33634

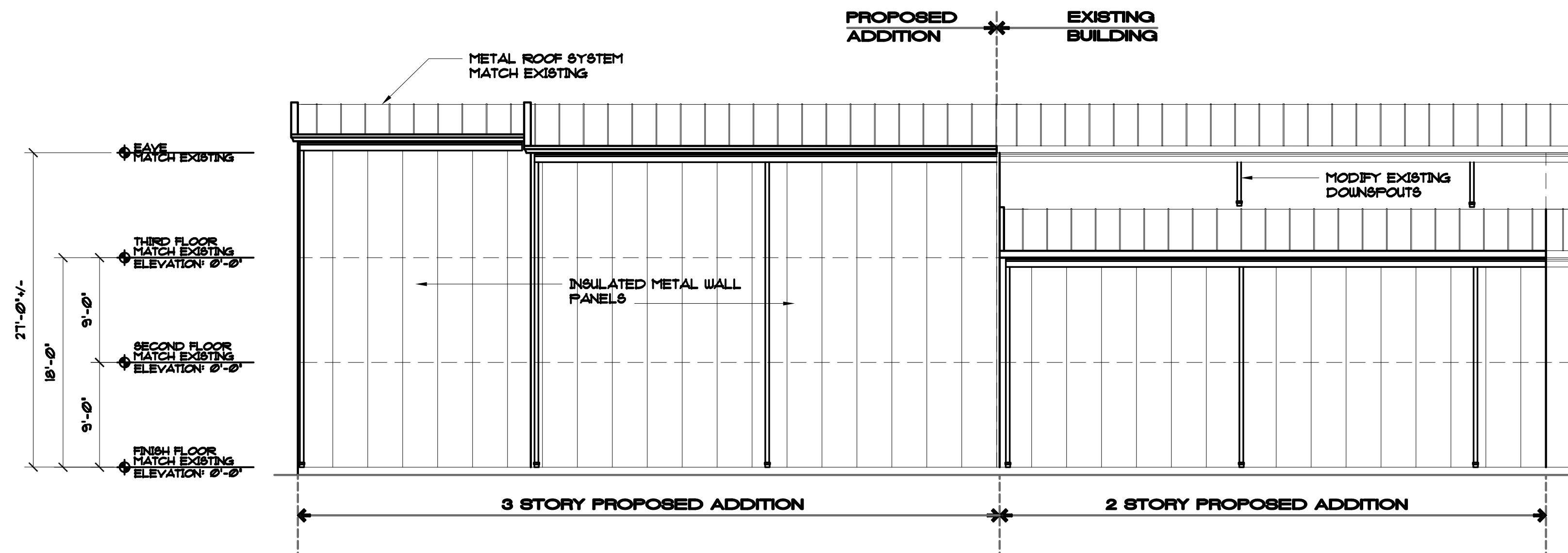
Phone: 813.207.106
Fax: 813.201.1050

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

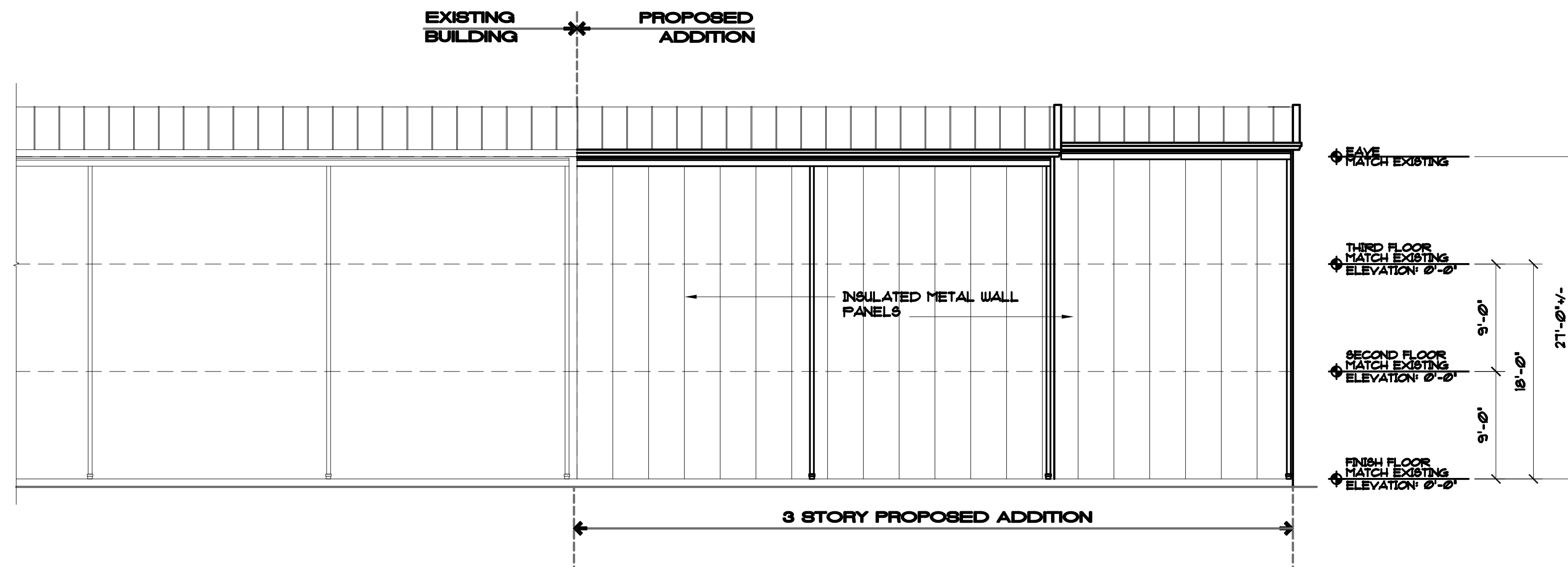
DIMENSION, GRADING & UTILITY PLAN

SHEET NUMBER:

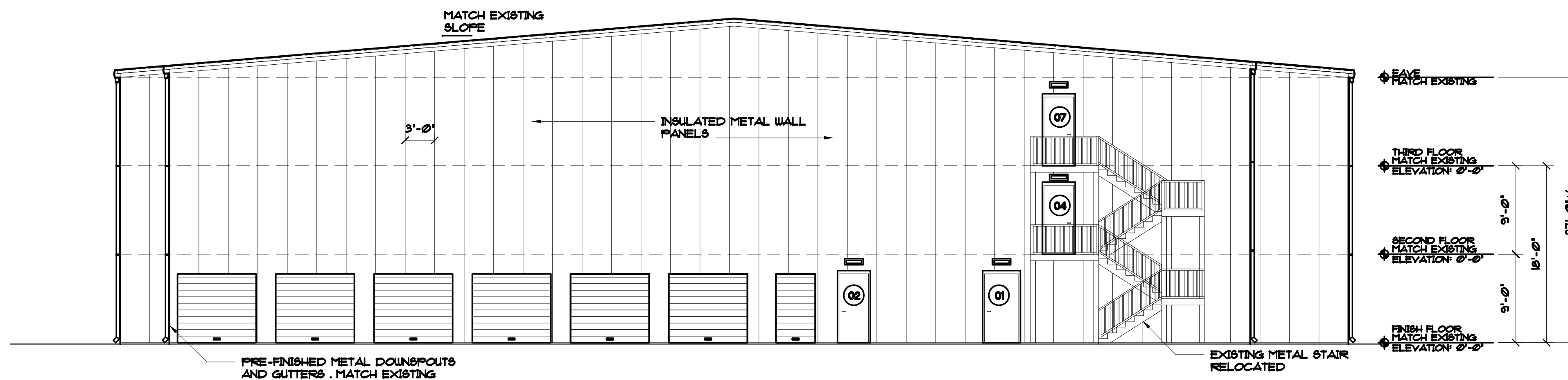
6 OF 7



West Exterior Elevation
SCALE: 1/8" = 1'-0"



East Exterior Elevation
SCALE: 1/8" = 1'-0"



South Exterior Elevation
SCALE: 1/8" = 1'-0"



REVISIONS

DRAWN BY

CHESTER C. SCOTT III ART1553

SEAL
TIMA HUE LONG-FORSUND ART1548

Studio x 2
architects, pa
510 7th Street East
Bradenton, Florida . 34208
941 . 747 . 0220
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Addition to: Choice Self Storage
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Exterior Elevations
2600 North Roosevelt Boulevard . Key West . Florida 33040

JOB NO. 2017018

A.5.1

of
DATE