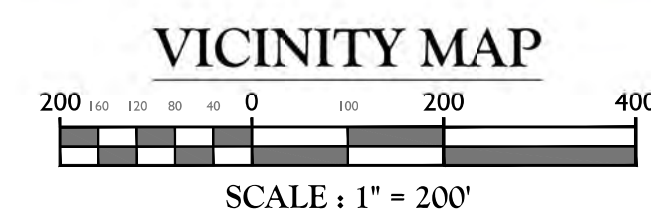


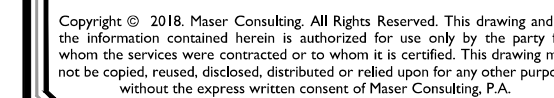
SECTION 33, TOWNSHIP 67, RANGE 25  
2600 N. ROOSEVELT BLVD, KEY WEST, FL 33040




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

MASER CONSULTING P.A.  
5471 W. WATERS AVE.  
TAMPA, FL 33634

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



  
5/6/18

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**Laurie S. Burcaw**  
FLORIDA PROFESSIONAL  
ENGINEER - LICENSE NUMBER: 46064

SHEET NUMBER: 1 OF 10



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 OF CONSTRUCTION, 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 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.

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.

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.

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.

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/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.

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 COMPLETION OF TRIALS AS REQUIRED. IF THE TESTING AGENCIES 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, SDI 1. 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.

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 MINIMUM 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 THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING UNDER WATER MAINS, THE WATER MAIN SHALL BE MAINTAINED AT 18 INCHES BETWEEN LINES, AND 10 FEET BETWEEN JOINTS CENTERED ON THE POINT OF CROSSING. SHAFT 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.

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 SLOPE, 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 SEPARATED BY AT LEAST 18 INCHES. IF IT IS NOT A VERTICAL DISTANCE OF 6 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 PO  
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, 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 AWWWA STANDARDS C502-80 THEREOF.

II. 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 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.

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.

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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REV	DATE	DRAWN BY	DESCRIPTION
1	12/17/17	JJT	ADDED RETAINING WALL DETAIL (6 OF 8) AND CROSS SECTIONS (6 OF 8) PER CITY OF KEY WEST.
2	1/23/18	JRO	REVISED LIMITS OF DISTURBANCE
3	3/6/18	JRO	REVISED PER COMMENTS FROM CITY OF KEY WEST.
4			
5			
6			
7			
8			
9			
10			
11			
12			


  
3/6/18

**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: AS SHOWN	DATE: 3/6/18	DRAWN BY: JRO	CHECKED BY: LSB
PROJECT NUMBER: 17005454A		DRAWING NAME: C-COVER	

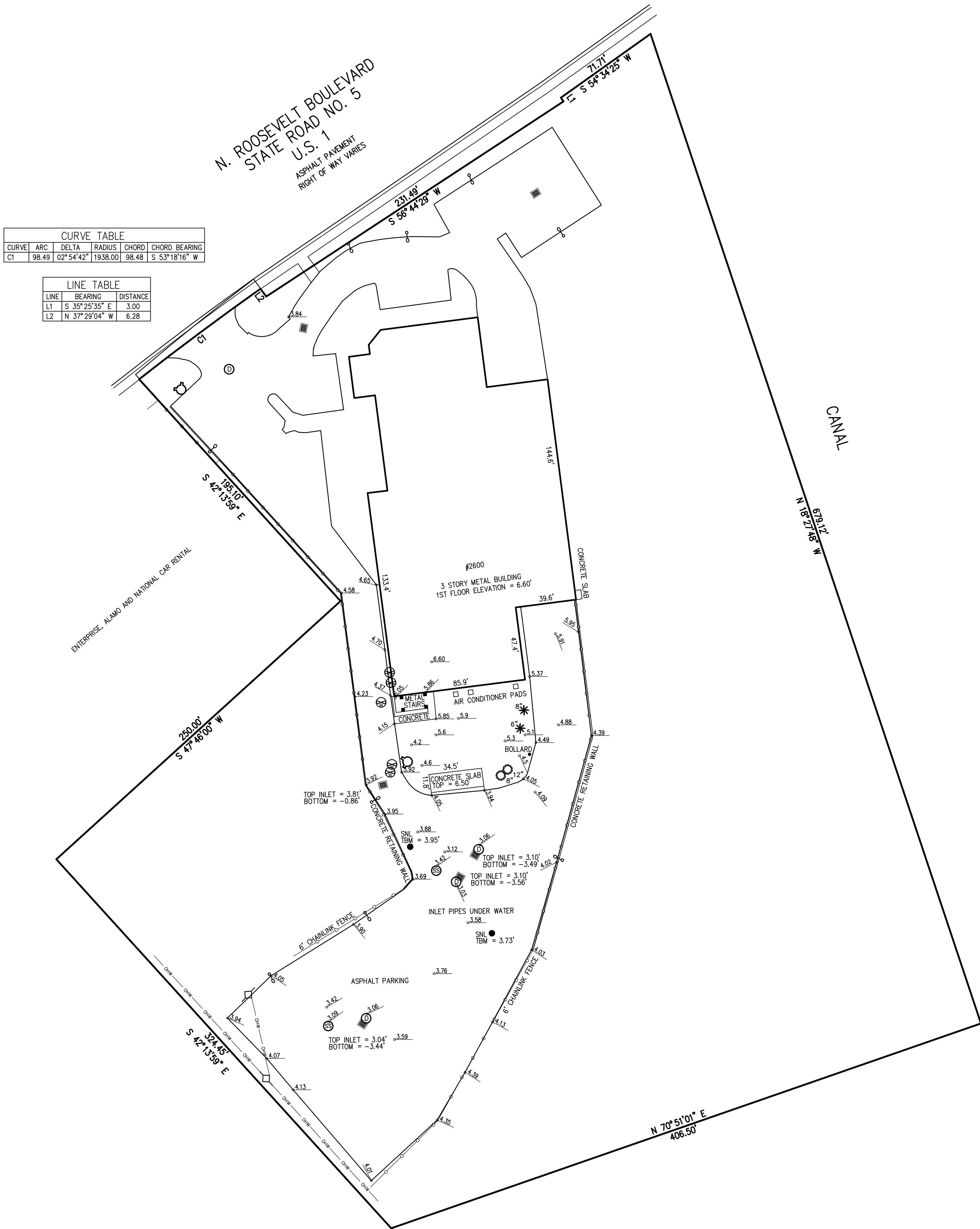
SHEET TITLE:

CONSTRUCTION NOTES

SHEET NUMBER: 2 OF 10



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:

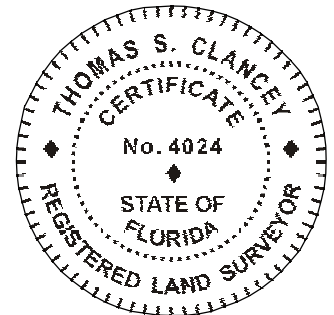
- THIS RECORD & LIMITED TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED SURVEYOR AND MAPPER. FIELD WORK WAS COMPLETED ON OCTOBER 15, 2017, WHICH IS THE DATE OF SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF N. ROOSEVELT BOULEVARD HAVING A DEED 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

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TOM 813 245-4556 JIM 813 995-4930  
TCLANCEYPLS@AOL.COM COMFORTSURVEYING052@GMAIL.COM

LIMITED  
TOPOGRAPHIC SURVEY

THOMAS S. CLANCEY, PLS No. 4024  
FLORIDA REGISTERED SURVEYOR

10/20/2017  
DATE OF SIGNATURE

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








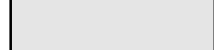
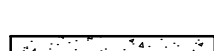






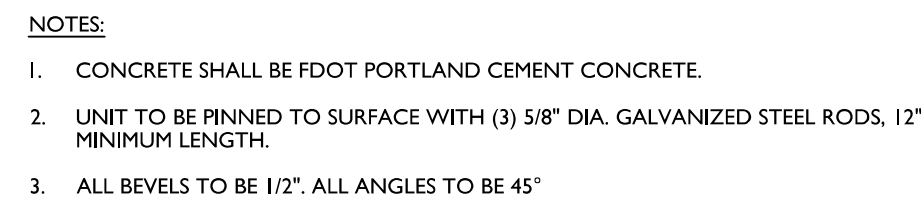
VERTICAL DATUM  
ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID  
ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

- ## 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 AWARE FROM BUILDING IN ALL AREAS AROUND BUILDING. INSTALL FRENCH DRAIN IN LANDSCAPED AREAS ADJACENT TO BUILDING AND CONNECT TO DRAINAGE SYSTEM.
  3. ALL WATER, SEWER, AND ELECTRIC SERVICES TO THE NEW BUILDING SHALL BE PROVIDED INTERNALLY.

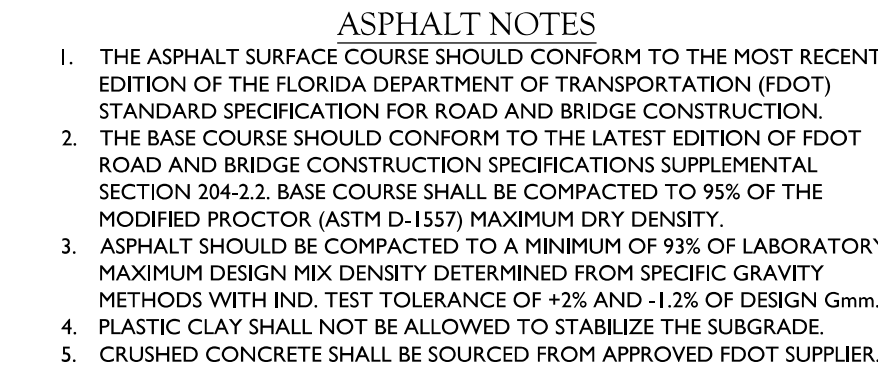
- | <u>LEGEND</u>   |   |
|---|---|
| M.E.  | MATCH EXISTING GRADE                                |
| H.P.  | HIGH POINT  |
| L.P.  | LOW POINT   |
| 4.40' X   | SPOT ELEVATION                                      |
| — . — . — .   | RIDGE LINE  |
|  | PROPOSED BUILDING FOOTPRINT                         |
|  | PROPOSED ASPHALT DRIVEWAY.<br>SEE DETAIL THIS SHEET |
|  | PROPOSED CONCRETE SIDEWALK<br>SEE DETAIL THIS SHEET |



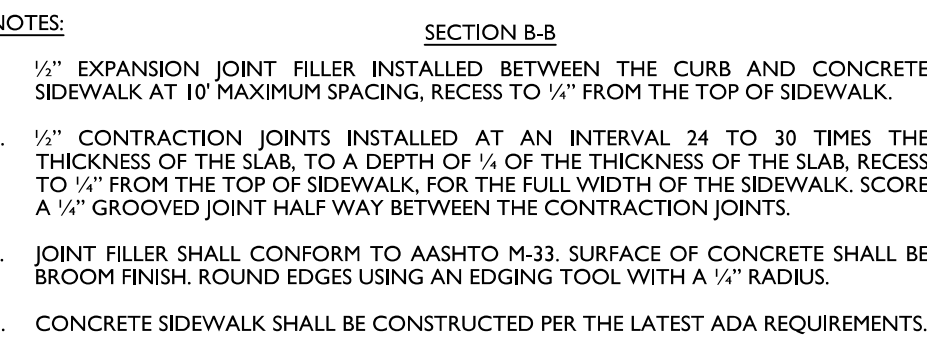
### CONCRETE CURB (ASPHALT PAVEMENT) DETAIL



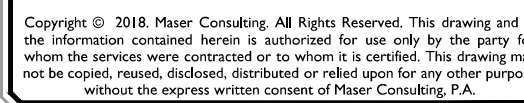
### PRECAST CONCRETE BUMPER CURB WHEEL STOP (FOR CARS) DETAIL




## STANDARD ASPHALT PAVEMENT DETAIL



CONCRETE SIDEWALK  
(NEXT TO CURB) DETAIL

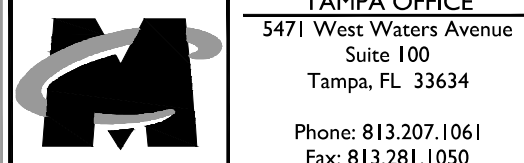
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3/6/18

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

MAJOR DEVELOPMENT  
PLAN  
FOR  
CHOICE STORAGE  
CENTERS  
SECTION 33  
TOWNSHIP 67  
RANGE 25  
PARCEL #:  
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CITY OF KEY WEST  
MONROE COUNTY,  
FLORIDA



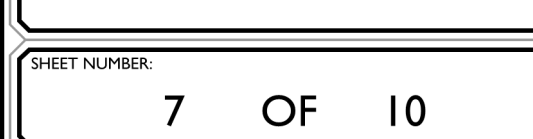
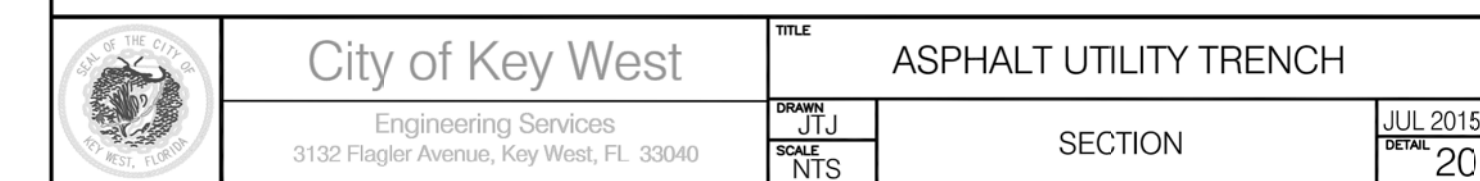
SCALE: AS SHOWN	DATE: 3/6/18	DRAWN BY: JRO	CHECKED BY: LSB
PROJECT NUMBER: 17005454A		DRAWING NAME: C-LAYT	

SHEET TITLE:

**DIMENSION, GRADING &  
UTILITY PLAN**

SHEET NUMBER:  
6 OF 10





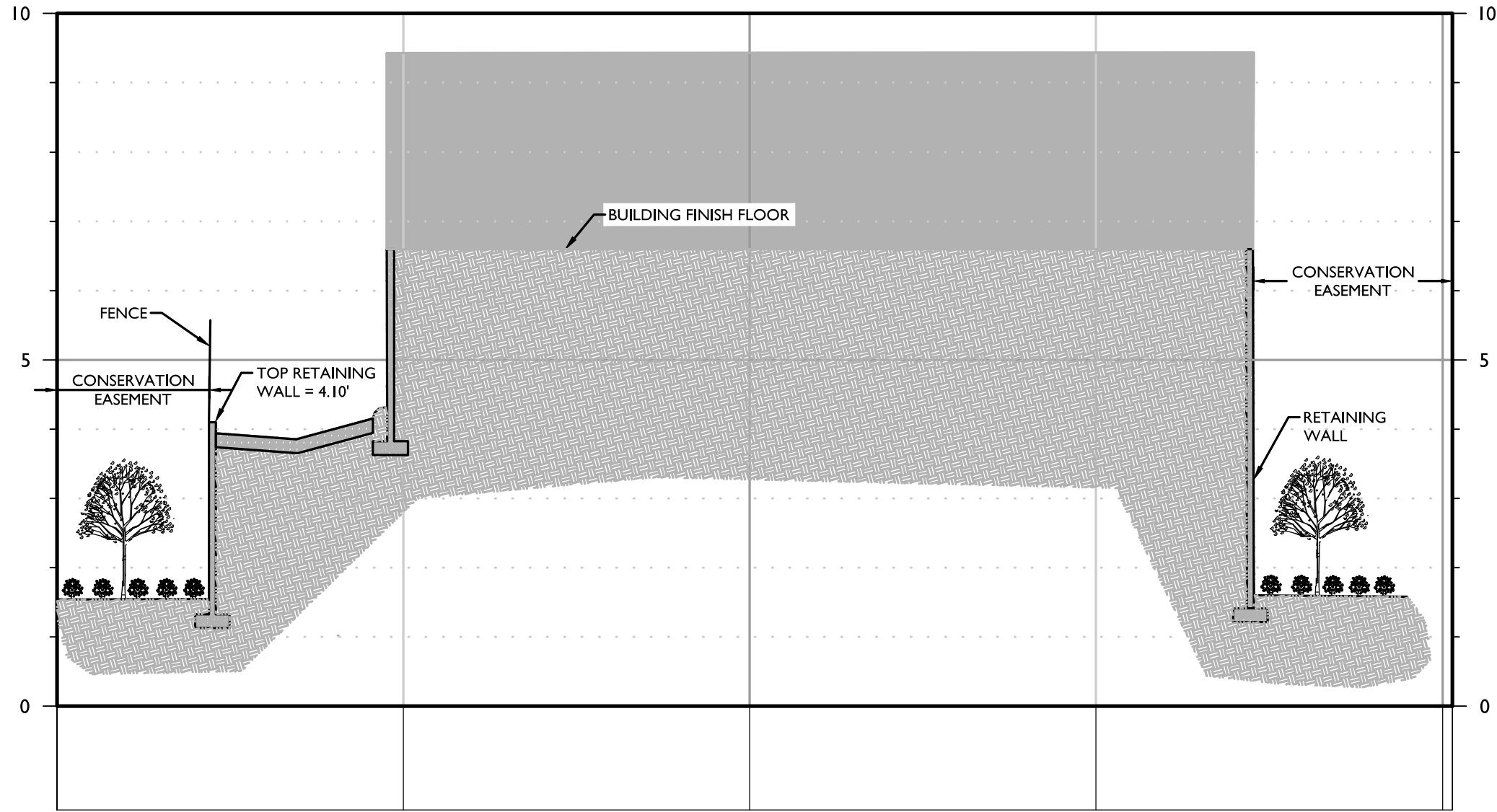
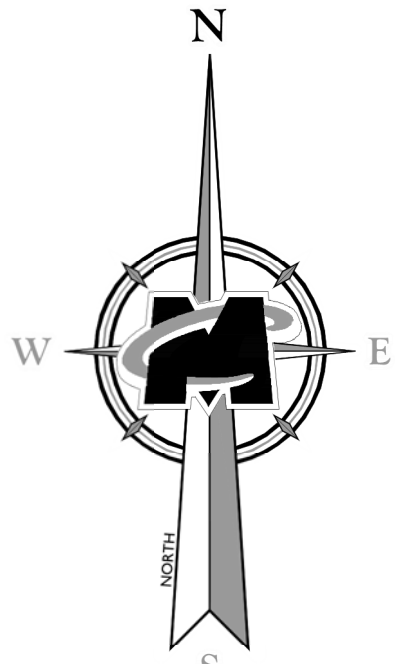


3/17/2018 4:44 PM C:\Users\jburcaw\Documents\Choice Storage Centers\Cross Sections\Cross Sections.dwg By: JDBA



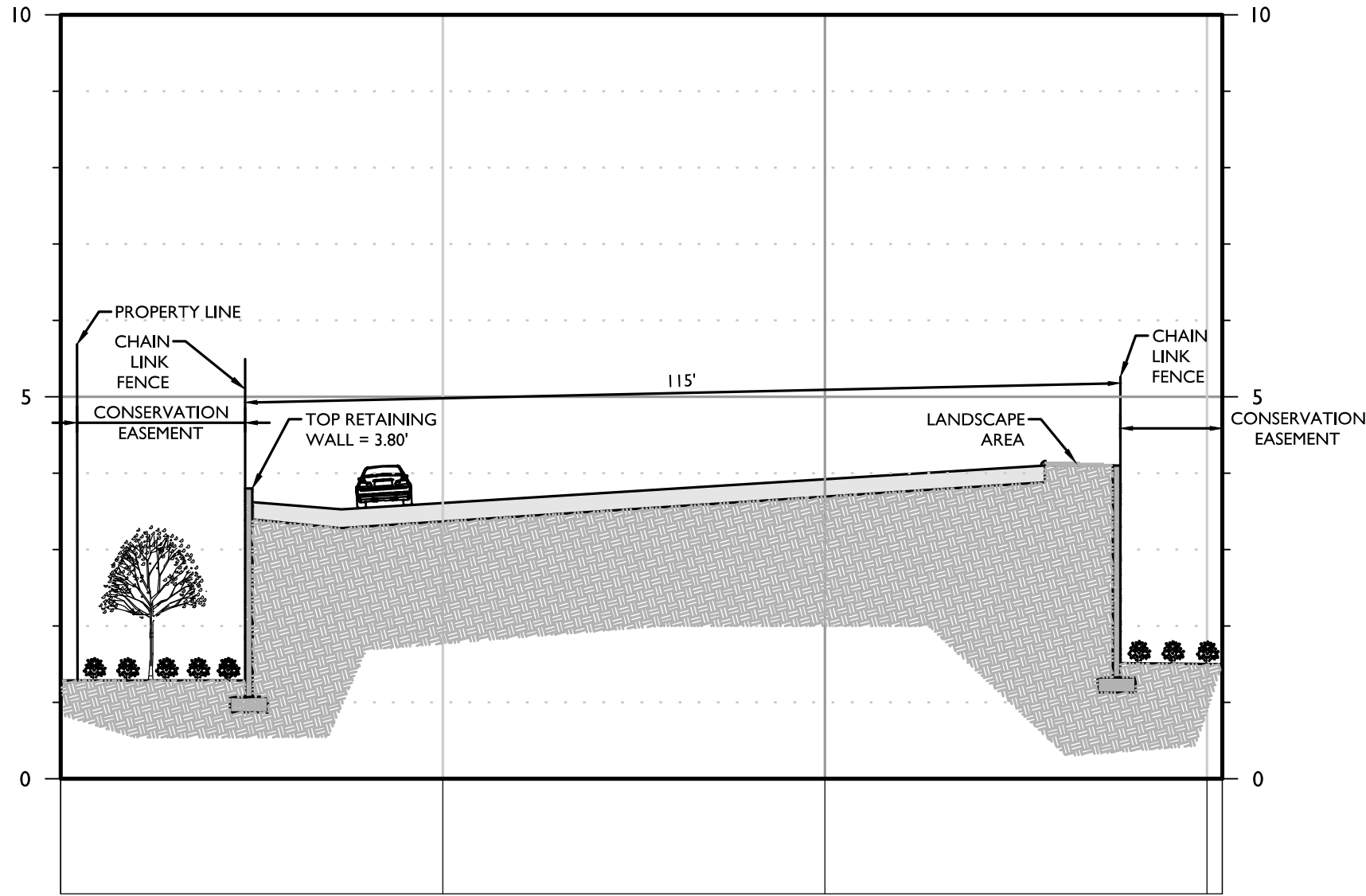
**VERTICAL DATUM**  
ELEVATIONS SHOWN HEREIN ARE BASED ON THE (NAVD) 88 AND SAID  
ELEVATIONS ARE BASED ON BENCHMARKS RESEARCHED BY THE SURVEYOR

- LEGEND**
- M.E. MATCH EXISTING GRADE
  - H.P. HIGH POINT
  - L.P. LOW POINT
  - 4.40' SPOT ELEVATION
  - FOOT TYPE "C" INLET. SEE DETAIL SHEET 7
  - PROPOSED 18" HDPE STORM PIPE
  - RIDGE LINE
  - PROPOSED BUILDING FOOTPRINT
  - PROPOSED ASPHALT DRIVEWAY. SEE DETAIL SHEET 6
  - PROPOSED CONCRETE SIDEWALK. SEE DETAIL SHEET 6



**PROFILE OF CROSS SECTION 1**  
HORIZONTAL : 1" = 20'  
VERTICAL : 1" = 2'

**CROSS SECTION #1 - THROUGH BUILDING ADDITION**



**PROFILE OF CROSS SECTION 2**  
HORIZONTAL : 1" = 20'  
VERTICAL : 1" = 2'

**CROSS SECTION #2 - THROUGH PARKING LOT**

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REV	DATE	DRAWN BY	DESCRIPTION
1	12/17/17	JRO	ADDED RETAINING WALL DETAIL (6 OF 8) AND CROSS SECTIONS (6 OF 8) PER CITY OF KEY WEST.
2	1/23/18	JRO	REVISED LIMITS OF DISTURBANCE.
3	3/6/18	JRO	REVISED PER COMMENTS FROM CITY OF KEY WEST.

**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: AS SHOWN	DATE: 3/6/18	DRAWN BY: JRO	CHECKED BY: LSB
PROJECT NUMBER: 17005454A	DRAWING NAME: C-XSEC		

SHEET TITLE:  
**CROSS SECTIONS**

SHEET NUMBER:  
**8 OF 10**



## GENERAL LANDSCAPE NOTES

- All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS 'Grades and Standards for Nursery Stock'.
- Tree caliper measurements shall be taken at six (6") inches above natural grade. Measurements for trees over four (4") inches of caliper shall be taken at twelve (12") above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
- The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
- In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
- Landscape contractor shall provide documentation of plant 'variety' when specified. Plants specified by Genus and Species alone shall not require documentation.
- All materials shall be installed as specified on the Plans. If material and labor do not adhere to the Details and Specifications, they will be rejected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
- All necessary permits are to be provided by the installing contractor for work shown on the Plans (unless otherwise specifically stated in the Specifications or Bid Documents).
- The landscape contractor shall be responsible for verification and protection of all underground and overhead utilities. Plant material shown on the Plans that conflict with the utilities shall be brought to the attention of the Landscape Architect prior to installation.
- The General Contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/swales with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
- All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
- All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
- Mulch shall match existing mulch. Sod shall be St. Augustine 'Floratum'.
- The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturer's recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
- The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
- The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three months duration from Final Acceptance.
- Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
- All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).

## FERTILIZATION SCHEDULE

- All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
- Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
- Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.

1 Gallon Container	15 plants per cup
3 Gallon Container	1/4 cup
7 Gallon Container	1/2 cup
15 Gallon Container	3/4 cup
25 Gallon Container	1-1/2 cups
30 Gallon Container	1-3/4 cups
45 Gallon Container	2-1/4 cups
65 Gallon Container	2-1/4 cups
100 Gallon Container	3 cups
- Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Osmocote 'Classic' 19-6-12 fertilizer.
- Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to sodded or seeded areas at a rate of ten (10) pounds per one thousand (1000) square feet.
- Scotts Osmocote 'Plus' 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Osmocote 'Plus' 15-9-12 fertilizer. If dipline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the dipline of the palm.

## OPTIONAL FERTILIZATION TECHNIQUES

- The Contractor may substitute Scotts Agriform 20-10-5 Planting Tablets Plus Minors for fertilization of trees, and large containers. The application rate shall be three (3) twenty-one (21) gram tablets per inch of caliper. Use Manufacturer's recommendations for palm fertilizer tablet application rate. Contractor shall notify Landscape Architect of the election to use fertilizer tablets prior to substantial completion inspection.
- Sodded or seeded areas over one half (0.5) acre may be fertilized (at contractor's choice) with a quick release granular fertilizer with the formulation that delivers three and one half (3.5) pounds of nitrogen, one half (0.5) pound of phosphate and one and one half (1.5) pounds of potash per one thousand (1000) square feet.
- Palms may be fertilized (at contractor's choice) with Florikan 8-2-12 Plus Magnesium under entire drip line of palm. The application rate to be fifteen (15) pounds per one thousand (1000) square feet.

## IRRIGATION DESIGN NOTES

EXISTING IRRIGATION SOURCE (POTABLE WATER) IS TO PROVIDE IRRIGATION WATER TO THE PROPOSED PLANT MATERIAL.

SHRUB AND GROUND COVER BEDS ARE TO RECEIVE DRIP IRRIGATION COVERAGE TREES AND PALMS ARE TO RECEIVE SPRAY BUBBLER COVERAGE TURF AREAS ARE TO RECEIVE SPRAY HEAD COVERAGE EXISTING (NATURAL AREAS) WILL NOT BE PROVIDED IRRIGATION COVERAGE

A PROGRAMMABLE IRRIGATION CONTROLLER WITH A AUTO SHUT-OFF RAIN SENSOR WILL BE PROVIDED.

## EXOTIC AND NUISANCE VEGETATION REMOVAL

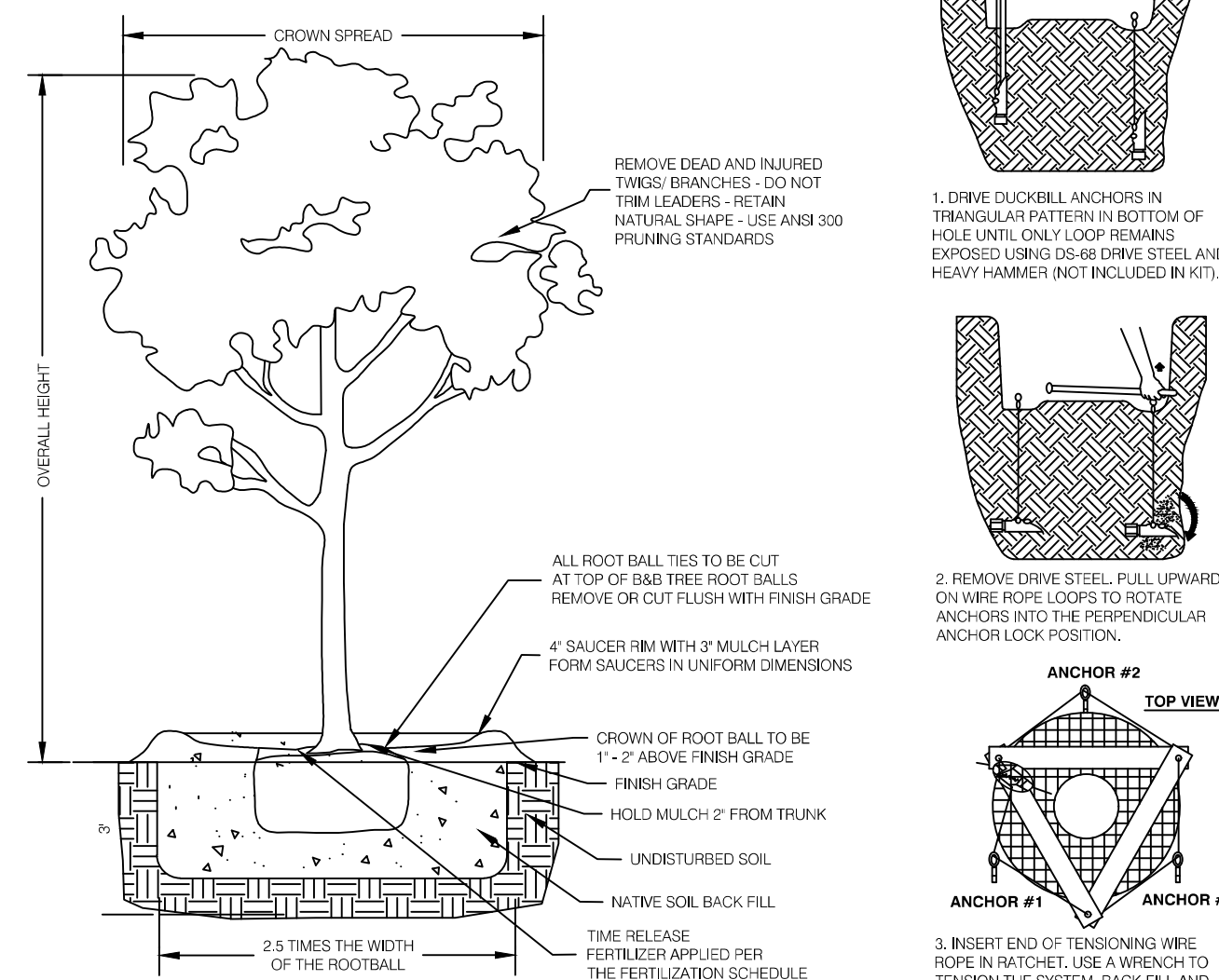
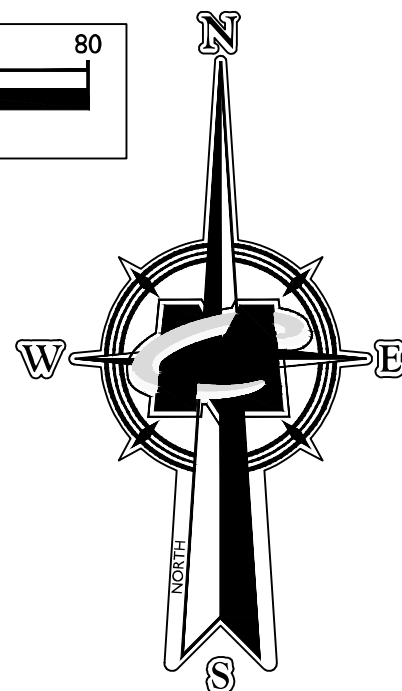
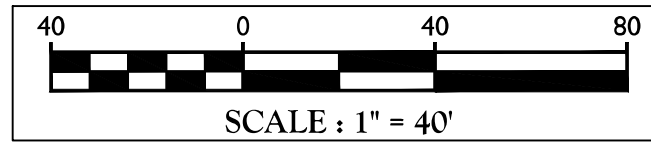
THE NATURAL LANDSCAPE OF THE SITE SHALL BE PRESERVED AS MUCH AS POSSIBLE FOR PURPOSES OF ENHANCING THE GENERAL APPEARANCE OF THE SITE AS WELL AS TO PREVENT EXCESSIVE STORMWATER RUNOFF, EROSION, SILTATION AND DUST. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A NEW DEVELOPMENT, THE OWNER/APPLICANT SHALL REMOVE ALL NUISANCE AND INVASIVE EXOTIC VEGETATION FROM THE SITE FOR WHICH A DEVELOPMENT ORDER OR PERMIT IS REQUESTED. NUISANCE PLANTS INCLUDE THOSE PLANTS WHICH MAY OR MAY NOT BE NATIVE, AND THEIR GROWTH HABITS ARE HARD TO CONTROL OR THEY EXHIBIT SOME UNDESIRABLE FEATURES. INVASIVE EXOTIC VEGETATION IS THOSE PLANTS WHICH HAVE BEEN INTRODUCED INTO THE AREA AND MAY HAVE UNDESIRABLE GROWTH HABITS OR MAINTENANCE CONSTRAINTS.

NOTE: THE REQUIRED REMOVAL OF EXOTIC VEGETATION ON THE PROPERTY INCLUDES REMOVAL WITHIN THE CONSERVATION AREAS ON THE PARCEL.

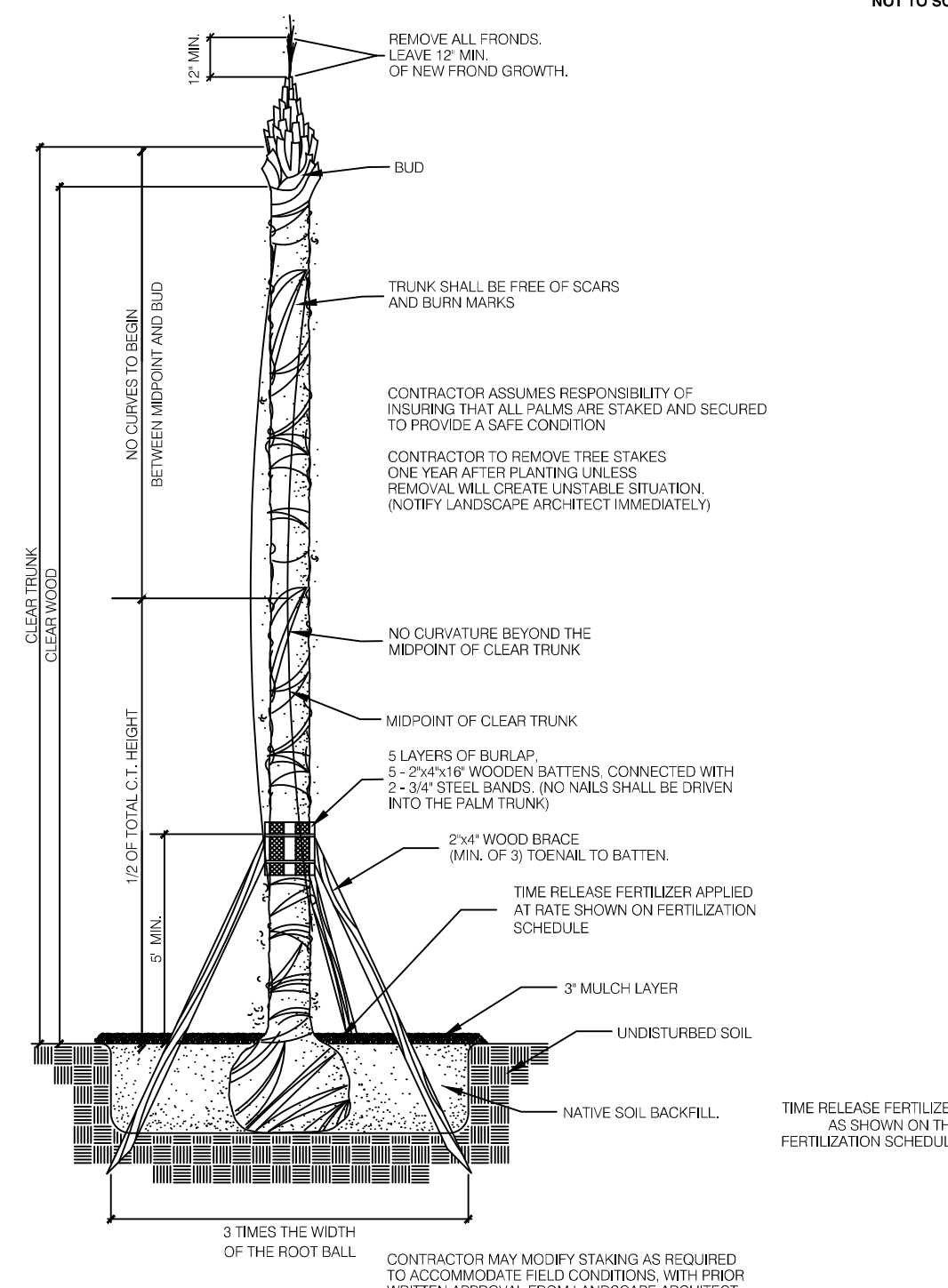
PLANT MATERIAL SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
CD	5	COCOLOBA DIVERSIFOLIA	PIGEON PLUM	3" CAL., 12' HT. X 4" SPD.	AS SHOWN	YES
CI	61	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3 GAL., 20" HT.	2.5' O.C.	YES
COS	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	30 GAL., 7' HT. X 4" SPD.	AS SHOWN	YES
EL	220	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL., 12-15" SPD.	2' O.C.	YES
ZP	77	ZAMIA PUMILA	COONTIE	3 GAL., 16-18" SPD.	2.5' O.C.	YES

### STANDING NOTES:

- STANDING DETAIL ONLY FOR TREES WITH 3 INCH OR GREATER THAN 3" CALIPER MEASUREMENTS. SEE ALTERNATE STANDING DETAIL FOR TREES LESS THAN 3 INCH CALIPER (SMALL TREE PLANTING MARKING).
- DUCKBILL ROOT BALL STRAP ANCHORS MODEL # 68 RBK BY FOREBRIGHT PRODUCTS, LLC. (800) 325-5360 WWW.ABTHORP.COM. OTHER TREE STANDING SYSTEMS MAY BE ACCEPTABLE IF APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REMOVE STAKING AND GUYSING MATERIALS AFTER ONE GROWING SEASON.
- STAKING TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1 9 LARGE TREE PLANTING DETAIL (3" OR GREATER CALIPER)



2 9 SABAL PALM PLANTING DETAIL

3 9 SHRUB & GROUND COVER PLANTING DETAIL

## LAND DEVELOPMENT CODE REQUIREMENTS

### TREE REMOVAL MITIGATION

EXISTING TREES PROPOSED FOR REMOVAL:

- (1) 8" DBH MAHOGANY
- (1) 12" DBH MAHOGANY

NOTE:

- (2) SABAL PALMS PROPOSED TO BE TRANSPLANTED

PROPOSED MITIGATION:

20" MAHOGANY IN GOOD CONDITION x .73 FACTOR = 15" REPLACEMENT TREE CALIPER - (5) PIGEON PLUM 3" CAL.

### SCREENING AND BUFFERS

REQUIRED BUFFER YARD AND SCREENING: EXISTING BUFFER YARDS WITH EXISTING VEGETATION PROVIDE SCREENING TO ADJACENT USES

ROADWAY BUFFER REQUIREMENTS ALONG STREET RIGHTS-OF-WAY FOR 6.06 ACRE SITE:

40' WIDTH BUFFER REQUIRED  
WIDTH PROVIDED WITH EXISTING PARKING LOT GEOMETRY HAS ENROACHMENTS OF HARDSCAPE INTO BUFFER  
160 PLANTING UNITS REQUIRED/100 LINEAR FT.: 160 x 4.02 = 644 PLANTING UNITS  
31 TREES/PALMS (MAHOGANY, COCONUT PALM, SABAL PALM) x 10 = 160 UNITS  
20 ORNAMENTAL TREES (THATCH PALM, SEA GRAPE) x 3 = 60 UNITS  
165 SHRUBS (COCOPLUM, COONTIE) x 1 = 165 UNITS  
ASSUMED 26 ADDITIONAL TREES WITHIN CONSERVATION AREA = 260 UNITS

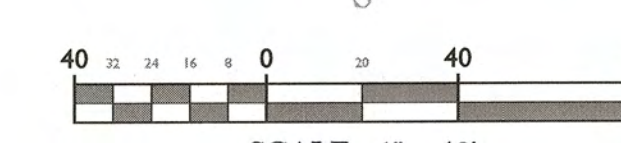
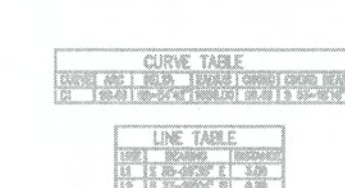
### VEHICULAR USE AREA

54,220 SQ. FT. VEHICULAR USE AREA x 20% = 10,844 SQ. FT. OF REQUIRED VUA LANDSCAPE AREAS  
4,723 SQ. FT. OF VUA LANDSCAPE AREAS PROVIDED PLUS AN ASSUMED 6,121 SQ. FT. WITHIN CONSERVATION AREA  
109 TREES REQUIRED  
20 TREES PROVIDED PLUS AN ASSUMED 89 TREES WITHIN CONSERVATION AREA

### NON-VEHICULAR USE OPEN SPACE

66% OF SITE IS OPEN SPACE = 174,813 SQ. FT.  
4 TREES REQUIRED PER 4,000 SQ. FT. OF NON-VEHICULAR OPEN SPACE  
TREES REQUIRED: 174,813 / 4000 x 4 = 175 TREES  
175 EXISTING TREES ARE ASSUMED TO BE WITHIN THE CONSERVATION AREA





1. ALL EXISTING LIGHTING SOURCES ARE DIRECTED AWAY FROM OTHER PROPERTIES, AND ARE SHIELDED TO PREVENT GLARE FROM STREETS & ROADWAYS.
2. NO ADDITIONAL LIGHTING SOURCES ARE PROPOSED AT THIS TIME.

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2. NO ADDITIONAL LIGHTING SOURCES ARE PROPOSED AT THIS TIME.

TRP

QSP

RPI

PLC

13000K and warmer CCTs only

SP

- Provides excellent illumination and uniformity

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- Durable die-cast aluminum construction
- Energy-efficient LED produces up to 6,900 lumens with up to 118 LPW efficacy
- Type II, III and IV (Forward throw) distribution
- Quick-mount adapter for J-boxes for easy installation
- LED color temperature 3000K, 4000K, and 5000K nominal
- Zero uplight, dark sky, neighbor friendly

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Occupancy sensor and photocell options available for optimum energy saving
- Listed to UL 1598 for use in wet locations

- **Battery Backup:** Designed to meet strict 1fc minimum requirements; At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard; No uplight, external test button; 120V or 277V only; Rated -20°C to 35°C

**MADE-TO-ORDER ORDERING INFORMATION**

<div></div>	-	<b>30L</b>	<div></div>	-	<div></div>	-	<div></div>	-	<div></div>	-	<div></div>	-	<div></div>
FAMILY	# OF LEDS	CCT	DRIVE CURRENT	DISTRIBUTION	VOLTAGE	FINISH	CONTROL OPTIONS	OPTIONS					
<b>TRD<sup>1</sup></b> Trapezoid	30L 30 LEDs	3K <sup>2</sup> 3000K	035V 350mA	2 Type II	U 120V-277V	<b>BL</b> Black	<b>PC<sup>1</sup></b> Photocell (determined by voltage field)	<b>F<sup>1</sup></b> Fusing (determined by voltage field)					
<b>RDP<sup>1</sup></b> Radius		4K 4000K	063 500mA	3 Type III	U 120V-277V	<b>DB</b> Bronze							
<b>OSP</b> Quartersphere		5K 5000K	070 700mA	4 Type IV	21 208V 31 240V 41 277V	<b>GR</b> Gray <b>PS</b> Platinum <b>WH</b> White <b>CU</b> Custom Color	<b>SCP<sup>2</sup></b> Programmable occupancy sensor, factory default is 10% when no motion detected (See	<b>BBU<sup>1</sup></b> Integral battery for 120 or 277V rated for -20°C to					

<sup>1</sup> Specify voltage for voltage specific options (120-277V only for Fusing, 120 or 277V for BBU)  
<sup>2</sup> Must order minimum of one SCP-RENODE program dimming settings, consult factory for details, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only  
<sup>3</sup> Consult factory for Custom Color options  
<sup>4</sup> DLC qualification 4K and 5K models TRP and R01 only  
<sup>5</sup> PC option not applicable, included in sensor.  
<sup>6</sup> BBU only available in TRP, 350mA, 120V or 277V

### ACCESSORIES (ORDER SEPARATELY)

Catalog Number	Description
SCP-REMOTE <sup>2</sup>	Remote control for SCP option. Order at least one per project to program and control dimming settings
BB-GEO-XX	Black box with 4 - 1/2" threaded conduit holes. specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

## PERFORMANCE INFORMATION

Series Number	Equivalency		Energy Savings	Delivered Lumens	System Watts	Lumens Per Watt	Mounting Height	CCT	Voltage	Drivers/Current
	MH	HPS								
TRP/RDI/OSP-30LSK-035	150	150	82%	4,000	34w	118	8-15 ft.	5000K	120-277V	1@350mA
TRP/RDI/OSP-30LSK-053	200	200	77%	5,800	53w	109	10-18 ft.	5000K	120-277V	1@525mA
TRP/RDI/OSP-30LSK-070	250	250	77%	6,900	68w	101	12-20 ft.	5000K	120-277V	1@700mA

**TRP**  
Weight: 13.2 lbs 5.98 kg

**RDI**  
Weight: 13.1 lbs 5.94 kg

**OSP**  
Weight: 11.8 lbs 5.26 kg

**HUBBLE**

Visit [www.hubbelloutdoor.com/products](http://www.hubbelloutdoor.com/products) for up-to-date availability information.

LED WALLPACK

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**811**


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 3/6/18

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

SCALE: AS SHOWN	DATE: 3/6/18	DRAWN BY: JRO	CHECKED BY: MSS
PROJECT NUMBER: 17005454A		DRAWING NAME: C-LGHT	

## LIGHTING PLAN

10 OF 10